CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, July 9, 2019 - 5:30 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the June 11, 2019, meeting

6. **HEARING OF THE LOCAL PLANNING AGENCY**

   a. Future Land Use Amendment - Ft. Pierce Storage - (Parcel ID: 2415-312-0001-010-8)

   b. 1st Draft of Comprehensive Plan Evaluation & Appraisal Review (EAR)

7. **NEW BUSINESS**

   a. Amendment to Chapter 22 - Zoning. - Article III - Basic Zoning Districts - Sec. 22-22 - Allowed Uses

   b. Zoning Atlas Map Amendment - FP Aggregate Facility - 2432-123-0001-000-8

   c. Zoning Atlas Amendment - Ft. Pierce Storage - (Parcel ID: 2415-312-0001-010-8)

   d. Site Plan and Design Review - Second Street Station - 100 Avenue A (Marina Way)

   e. Major Amendment to PD - Cumberland Farms - 835 Seaway Drive

   f. Waiver of Distance - Ando Ramos Restaurant - 850 South 21st Street.

8. **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 Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board **5.a.**

Meeting Date: 07/09/2019

Information

REQUESTED ACTION

Minutes from the June 11, 2019, meeting

LOCATION

N/A

RESPONSIBLE STAFF

Alicia Rosenthal, Executive Administrative Assistant

RECOMMENDATION

Approval.

Attachments

Planning Board Minutes 6.11.19

Form Review

Form Started By: Alicia Rosenthal Started On: 07/01/2019 09:29 AM

Final Approval Date: 07/01/2019

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, JUNE 11, 2019, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: **Jovona Parker; Tim O'Connell; Michael Broderick; Gloria Johnson-Scott; Brian Paul; Frank Creyaufmiller, Chairman**

Absent: **Bob Burdge**

Staff Present: **Peter Sweeney, City Attorney**
Rebeca Guerra, Interim Planning Director
Maria Lewicka, Historic Preservation Planner
Vennis Gilmore, Planner
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant

4. CONSIDERATION OF ABSENCES

Mr. Burdge was excused.

5. APPROVAL OF MINUTES

a. Minutes from the May 14, 2019 meeting

Motion was made by Jovona Parker, and seconded by Gloria Johnson-Scott to approve the minutes from the May 14, 2019 meeting.

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

Passed

6. HEARING OF THE LOCAL PLANNING AGENCY

a. Future Land Use Map Amendment - Neill Farms - East side of South Jenkins Road, approximately 1,000 feet south of State Road 70

Mr. Creagan gave an overview of the application.

Brian Nolan, Agent for the Applicant, from Lucido and Associates, stated they are unifying the land use across the whole site.

Mr. Broderick asked staff the status of the comprehensive plan and timeline on the Evaluation and Appraisal Report (EAR).

Ms. Guerra stated the EAR is on track, and she does not anticipate any delays.

Mr. Sanders stated there are infrastructure requirements to support the development.

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to forward a recommendation of approval to City Commission.

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

Passed

b. Future Land Use Map Amendment - Blue Sky Communities - Northeast of Intersection of Jenkins Road and Okeechobee Road

Mr. Creagan gave an overview of the application and answered a question on the location in relation to the school.

Dennis Murphy, Applicant Representative from Culpepper and Terpening, provided additional information.

Motion was made by Gloria Johnson-Scott, and seconded by Michael Broderick to forward a recommendation of approval.

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

Passed

7. NEW BUSINESS

a. Zoning Atlas Map Amendment - Neill Farms - East side of South Jenkins Road, approximately 1,000 feet south of State Road 70

Item 7h, Preliminary Plat, was presented with this item.

Mr. Creagan gave an overview of the Zoning Map Amendment and Preliminary Plat and answered questions from the Board on adding conditions to the Planned Development.

Mr. Sanders asked that a condition be added that the roads be opened to allow school buses to pick up residents in the development.

Board discussion ensued on the homeowner's association making changes to the original documents.

Ms. Guerra explained that the only conditions of the approvals that can be added by a municipality are those that can be controlled by the municipality.

Brian Nolan, Agent for the Applicant, from Lucido and Associates, stated that he has had conversations with Mr. Sanders on the bus stops in the development. Mr. Nolan suggested adding layers to the Planned Development (PD) plan with a school bus drop off. Mr. Nolan stated there was a neighborhood meeting that was well attended and there were some concerns regarding the PVC fence, so the fence has been changed it to a wall with a landscape buffer on both sides.

Mr. Nolan provided details on the project and answered questions from the Board on the school bus issue. Mr. Nolan stated they were always open to the buses coming in and there concerns are with the potential for pavement wear and curbs being blown out.

Mr. Sanders said the biggest issue is the HOA deciding they don't want the bus stop.

Erin Cox, resident, stated she attended the neighborhood meeting and addressed her flooding issue concerns, which was created by the prior developer, and she would like to see 1-story homes instead of 2-story homes for privacy over her pool.

David Neill, resident, stated once the berm was created by the prior developer the natural flow of the water was stopped. Mr. Neill said he would like them to address the issue with assurances. He also stated he would like the name of the project changed from Neill's Farms because that is the name of his business and farm.

Mr. Nolan stated they need to determine where the berm is located, and they will go through the process to check to make sure the catch basins are draining properly. Mr. Nolan said all the lots will be draining back to front. Mr. Nolan also said they will be changing the project name, and they will have to look at the impact of limiting the lots to 1-story.

Board discussion ensued on the language for the condition on the bus stop site location.

Mr. Nolan suggested that Neill Farms, staff and the school district come to an agreement on the language of the condition after it has been reviewed.

Mr. Sweeney explained the language is somewhat limited but it least it gives framework to the City Commission.

Ms. Guerra proposed to the Board that they state the condition of approval and direct staff between here and the time it goes before City Commission to work with the applicant and the school district to finalize the wording of the condition.

Motion was made by Michael Broderick, and seconded by Tim O'Connell to recommend approval of the proposed Zoning Atlas Amendment to Planned Development subject to the following condition:

1. **An open accessible location within the boundaries of the Neill Farms subdivision shall be provided for the specific purpose of a designated school bus drop off/pick site. Between now and the City Commission meeting, there will be a meeting between the developer and city and county departments to formalize the condition.**

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

Passed

b. **Zoning Atlas Map Amendment - Blue Sky Communities - Northeast of Intersection of Jenkins Road and Okeechobee Road**

Mr. Creagan gave an overview of the application.

Dennis Murphy, Culpepper and Terpening, Applicant Representative, asked the Planning Board to forward a recommendation of approval to the City Commission, so he can move forward with the Conceptual Site Plan.

Mr. Sanders said having high density residential adjacent to a school is a good planning exercise, and they have incorporated access on the Sam Gaines school site.

Motion was made by Jovona Parker, and seconded by Gloria Johnson-Scott to forward a recommendation of approval to the City Commission.

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

Passed

c. **A Reconsideration of Conditional Use With No New Construction - Robbins Dwelling Rental - 1014 South 7th Street**

Mr. Sweeney shed light on how the Conditional Use process should work in the best circumstance. Mr. Sweeney stated the Board can only move forward with a majority vote of some motion because a motion has to pass to make something happen. Mr. Sweeney explained if you recommend disapproval of a Conditional Use, ultimately, the disapproval will have to meet competent substantial evidence. Mr. Sweeney said recommendations for disapproval without any findings or substance makes it difficult for the commission to act on. Mr. Sweeney stated the recommendation going forward is if a Conditional Use fails to get a majority vote for a recommendation of approval, then subsequent discussion should occur, to form a recommendation of disapproval or different conditions.

Chairman Creyaufmiller stated a vote that doesn't carry as an approval is not a disapproval of the project moving forward to City Commission; it is a motion that did not carry and at no time is a motion to approve ever a disapproval moving forward to the City Commission. Chairman Creyaufmiller explained it is the Board's responsibility to continue discussing the item until they have a motion that carries.

Chairman Creyaufmiller mentioned that in the past couple of months a motion has been made to approve an item and when the roll call is taken the motion maker voted against the motion. The Chairman said it is confusing to the audience and the other Board members.

Mr. Gilmore gave a brief presentation and showed the Board the possible recommendations so the item can be reconsidered in a manner that will be acceptable to move forward to City Commission.

Mike Robbins, owner, stated the neighbors right around him do not have a problem with him renting the house and most of the houses in the neighborhood are rented. Mr. Robbins stated the property manager is accessible and lives in St. Lucie County and the lady across the street has a key to the home.

Marcia Baker, resident, said the limited commercial use is not intended to serve the neighborhood and it is inconsistent with the City's code and Comprehensive Plan. Opening up residential neighborhoods to commercial use on the mainland is a threat to all residential neighborhoods.

Mike Menard, resident, stated he is concerned with the public health, life safety, ADA and general welfare of the structure for occupancy.

Cecelia DeFilippis, resident, said it is not safe to have transient people in the neighborhood and the Hibiscus Park Neighborhood community is opposed to the short term rental.

Clay Yates, resident, stated enabling month to month rentals in the neighborhood without any real protection is short sighted.

Luca Bradley, President of the Hibiscus Park Neighborhood Association, spoke in opposition and stated short term rentals will decrease student safety.

Mr. Broderick stated the short term rental is being taxed as a commercial enterprise but not treated the same as a commercial business. Mr. Broderick expressed to the audience that the state legislature has effectuated the local control in short term rentals.

Charlene Adair, resident, stated she did research on 14 homes around the short term rental. She said well over 50% were homesteaded and most were purchased in the early 1990's and it seems to be a stable community. Ms. Adair stated short term rentals do not serve the neighborhood.

Mke Robbins, owner, stated that the people who spoke in opposition live 1/2 a mile away. Mr. Robbins stated that 50% of his neighbors own their property and the other 50% rent. Mr. Robbins stated if there is a bus stop at Wendell and 7th Street, there are very few kids who get on the bus because most of the neighborhood is elderly people. Mr. Robbins stated when he bought the house it was listed as 3 bedrooms and 2 baths.

Chairman Creyaufmiller said based on county records the majority of the homes surrounding the property are homesteaded.

Ms. Guerra provided a quick definition of what validated evidence is so the Board could move forward with a recommendation.

Mr. Sweeney explained the objective standard evaluation process and how each application needs to be evaluated independently and if the recommendation is a disapproval, there should be findings.

Mr. Gilmore said there are no code or police violations on the property. Mr. Robbins stated he is currently living in the house, and he is looking for a short term rental for the winter, so he can still use the house.

Mr. Sweeney stated if you rent your house for over 6 months you do not have to go through the Conditional Use process.

Mr. O'Connell stated that any time you have a Conditional Use you have no control over the transient nature of the people in the house because there is a perceived uncertainty of the condition of the property, neighbors and people renting the house. Mr. O'Connell said there is an adverse effect if the neighbors try to sell their property because potential buyers will not buy if there is a threat or conditional use. Mr. O'Connell stated the neighborhood is for single family

homes and it should stay that way.

Ms. Parker stated that based on the validated competent substantial evidence that was heard, there is an impact to the local community as to their comfort, good order and convenience.

Motion was made by Tim O'Connell, and seconded by Jovona Parker to disapprove the Conditional Use because of an adverse effect on the neighbors.

AYE: **Michael Broderick, Brian Paul, Jovona Parker, Tim O'Connell, Chairman Frank Creyaufmiller**

NAY: **Gloria Johnson-Scott**

Passed

d. **Conditional Use With No New Construction - Commercial Parking Lot - 120 North Depot Drive**

Chairman Creyaufmiller explained to the Board that an application was heard once before for this project but the Conditional Use application expired and there has been changes to the approach to the parking lot.

Ms. Lewicka gave an overview of the application and answered questions from the Board. Ms. Lewicka stated the first Conditional Use had conditions to redesign the configuration of the parking lot and relocate the dumpster. Ms. Lewicka said all the past issues have been resolved.

Ms. Parker recused herself because the firm she works for has a contractual agreement with the parking lot, and she has a parking space.

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to forward a recommendation to approve the request with the following condition to be met prior to the Building Department Permit issuance:
1. Comply with City Code Section 22-60. Off-street parking and loading U) Lighting {l}a. Please provide the lighting plan with a minimum average of two (2) footcandles.

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

Other: **Jovona Parker** (RECUSE)

Passed

e. **Conditional Use With No New Construction - Synergy School of Tomorrow (St. James Christian Academy) - 2810 and 2838 South US Highway 1**

Mr. Creagan gave an overview of the application and answered questions from the Board on physical changes required for the site, reconfigured bus/car pickup locations, safety concerns regarding the Department of Corrections and sports consideration.

Jason Mittler, St. James Christian Academy, explained that all recess will be inside and because they are not a K-5 school, they do not need a playground. Mr. Mittler provided additional information on the vocational portion of the school.

Donnelyn Khourie, owner, St. James Christian Academy, stated it is not mandatory to have recess for ages 6 and up. Ms. Khourie answered questions from the Board on school security, dual enrollment staff and physical education offsite activities.

Ms. Parker addressed concerns with the proximity to the Department of Corrections.

Motion was made by Gloria Johnson-Scott, and seconded by Michael Broderick to forward a recommendation to the City Commission for Approval of the requested Conditional Use with No New Construction for a 6-12 private school.

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

Passed

f. **Conditional Use With New Construction - Drulard Dune Crossover - 620 South Ocean Drive**

Chairman Creyaufmiller stated he is a client and friend of the landscape contractor that has been involved on the project.

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

Chairman Creyaufmiller stated he went to the Building department to review the permits and inspections and asked for a clarification from the Planning department on the "after the fact" application.

Ms. Guerra explained the applicant came to the Planning department to represent what they were intending to build and the applicant constructed something different. Ms. Guerra said the building permits did not match what was constructed so the applicant agreed to submit a Conditional Use. Ms. Guerra answered questions from the Board on the grade change.

Lois Edwards, Ardea Environmental Consultants, stated the proposed project has met the State of Florida and DEP requirements. Ms. Edwards explained that as part of the DEP application she had to provide a letter to the state from the local government entity stating the proposed project met local setback and zoning codes. Ms. Edwards said part of the hick up came about from the owner pulling the local permit with incomplete information.

Gary Whitten, Landscape Solutions, provided additional details on the crossover.

Chairman Creyaufmiller commented that he had received a picture and viewed the site, and he wants to be certain the homeowner understands that this is a crossover, and he has access to the beach over the dune without walking through the dune, causing any destruction to the dune or leaving permanent or sub permanent fixtures.

Motion was made by Jovona Parker, and seconded by Gloria Johnson-Scott to forward a recommendation of approval to the City Commission for the proposed Conditional Use with no changes.

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

Passed

g. **Abandonment - Granada Street Properties - Western Portion of Frances Avenue Right-of-Way (Between Granada Street and Hernando Street)**

Mr. Gilmore gave an overview of the application and answered questions from the Board regarding a proposed development plan and the appraisal.

Henry Louden, Granada Street Properties, stated they plan on doing a townhouse development, and they will be paving the dirt road.

Motion was made by Michael Broderick, and seconded by Jovona Parker to recommend approval of the proposed abandonment.

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

Passed

h. **Preliminary Plat - Neill Farms - East side of South Jenkins Road, approximately 1,000 feet south of State Road 70**

This item was presented with item 7b.

Motion was made by Jovona Parker, and seconded by Michael Broderick to forward a recommendation of approval to the City Commission with two (2) conditions.

1. **Prior to the submittal of the Final Plat address all of the Engineering Comments on the Plat document;**
2. **Direct staff and the applicant to meet together in regards to the drainage issues.**

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

Passed

8. **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 Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

9. BOARD COMMENTS

Chairman Creyaufmiller asked the Board to restrain from any future questions concerning the city litigation issue, and he also asked the Board to pickup the packets, so they can be more prepared for the meetings.

Ms. Guerra provided the Board the Use Table Change General Repair/Limited Repair I-1 Text Amendment to review before the next meeting.

Mr. Broderick asked to review the Evaluation and Appraisal Report (EAR) staff report as soon as it is available.

Mr. Sweeney thanked the Board for doing there job right.

10. ADJOURNMENT

Planning Board **6.a.**

Meeting Date: 07/09/2019

Information

REQUESTED ACTION

Future Land Use Amendment - Ft. Pierce Storage - (Parcel ID: 2415-312-0001-010-8)

LOCATION

Parcel ID: 2415-312-0001-010-8
South of Ohio Ave. & 417 ft. West of US Highway 1, Ft. Pierce, FL. 34950

RESPONSIBLE STAFF

Vennis Gilmore, Planner

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 Local Planning Agency forward a recommendation of **APPROVAL** of the proposed amendment.

Attachments

Staff Report
Application
Authorization Letter
Deed
Legal Description
Aerial Map
Current FLU Map
Proposed FLU Map
Property Record Card
Narrative
Survey
Site Plan
Historical Report
Traffic Statement
Drainage Report
TRC Comments

Form Review

Form Started By: Vennis Gilmore Started On: 07/02/2019 12:01 PM
Final Approval Date: 07/03/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Local Planning Agency
THROUGH:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Application for Future Land Use Amendment** **Fort Pierce Self Storage** **Parcel ID: 2415-312-0001-010-8**
BOARD DATE:	July 9, 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.

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 Local Planning Agency transmit a recommendation of **APPROVAL** of the proposed amendment.

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

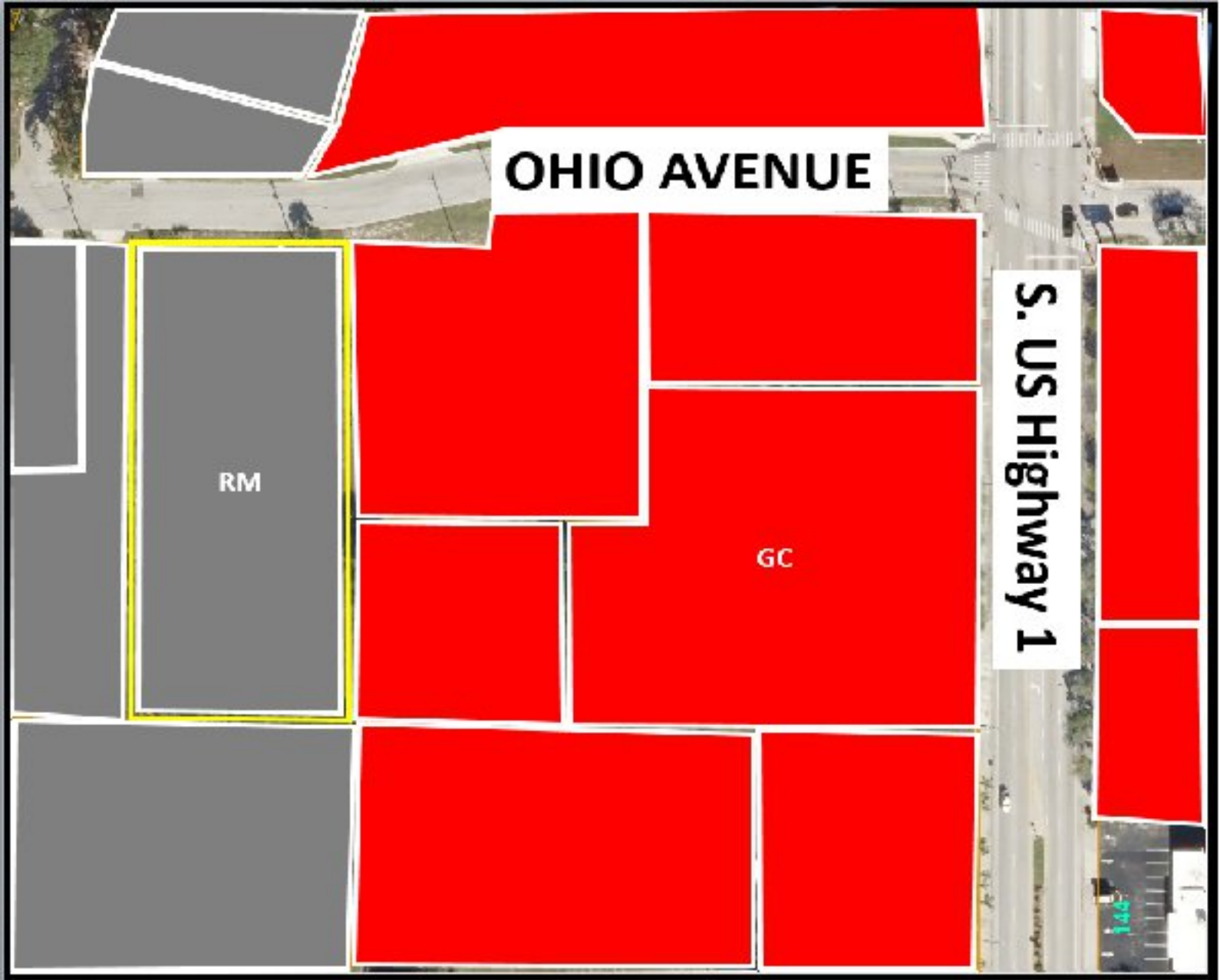
S

Ft. Pierce Self Storage

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

Aerial Map

THE SUNRISE CITY FORT PIERCE Florida



Ft. Pierce Self Storage

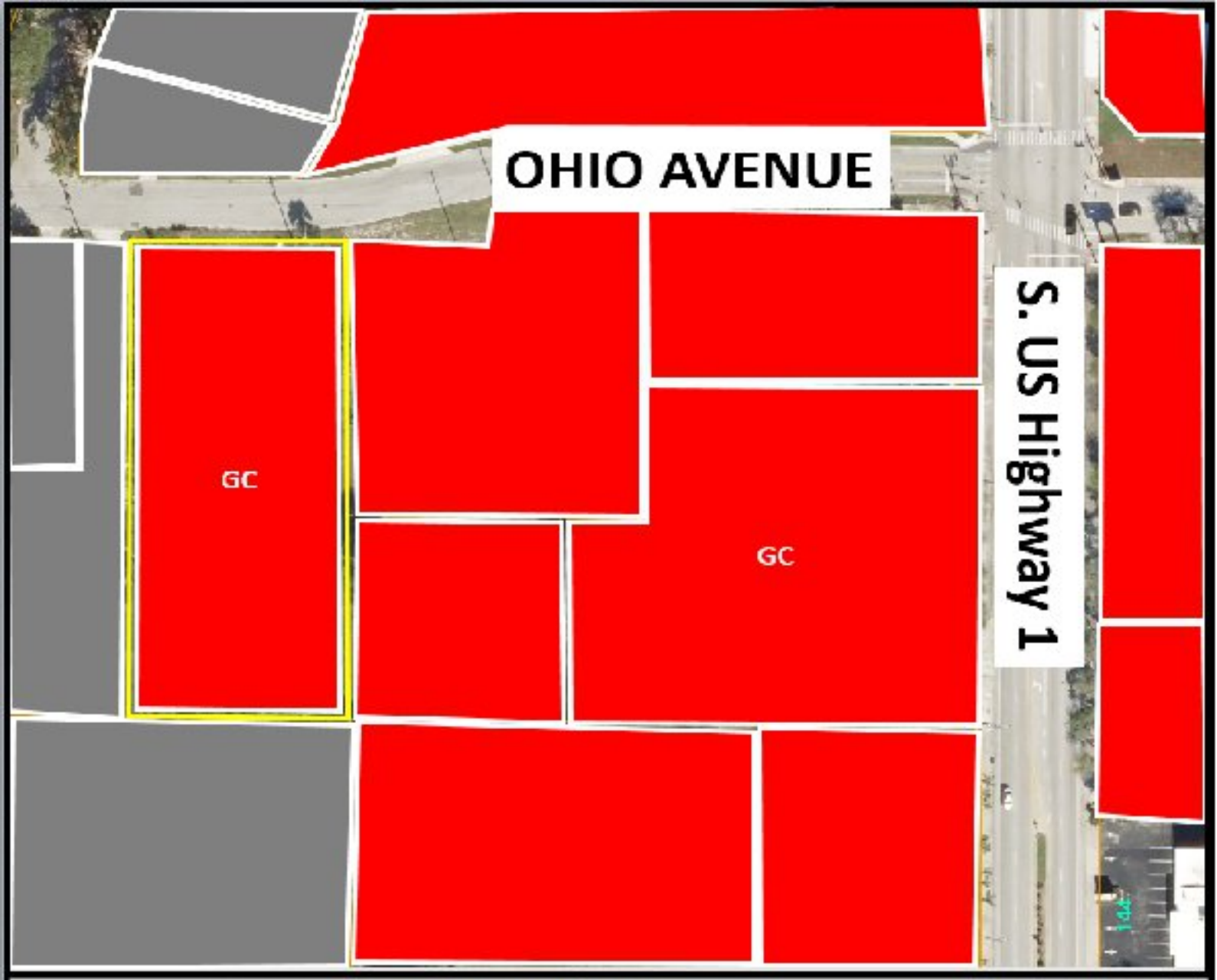
FLU Amendment

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

FND PK&D LB 696
S 2°10'28" W 9.18'(M)
FND PK&D LB 696
FND PK&D LB 696
S 49°39'20" W 13.38'(M)
S 43°58'01" E 13.34'(M)
NOT FND

SECTION DETAIL

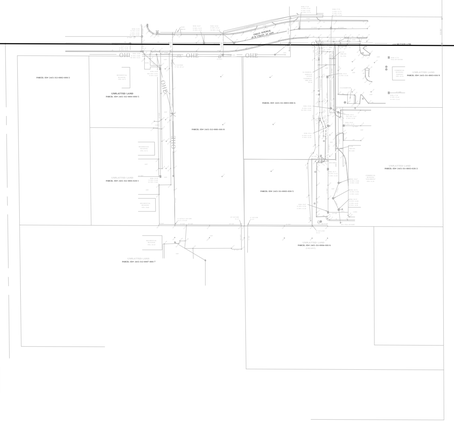
SECTION 15 N 1/4 CORNER
CERTIFIED CORNER RECORD
DOCUMENT #0003341
FND 1" IP NO ID IN CUT OUT

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 1/4 CORNER
NOT FND



NORTH

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

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 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)

25.10'(C)

S 00°16'15" E

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)

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

FND 5/8" IR NO ID
3.9' N OF CALCULATED POSITION

N 89°45'35" W 287.85'(C)
N 89°11'59" W 288.40'(M) TO FND 1/2" IP

S 0°47'40" E 659.73'(M)

S 0°46'27" E 609.67'(M)

612.00'(TM)

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

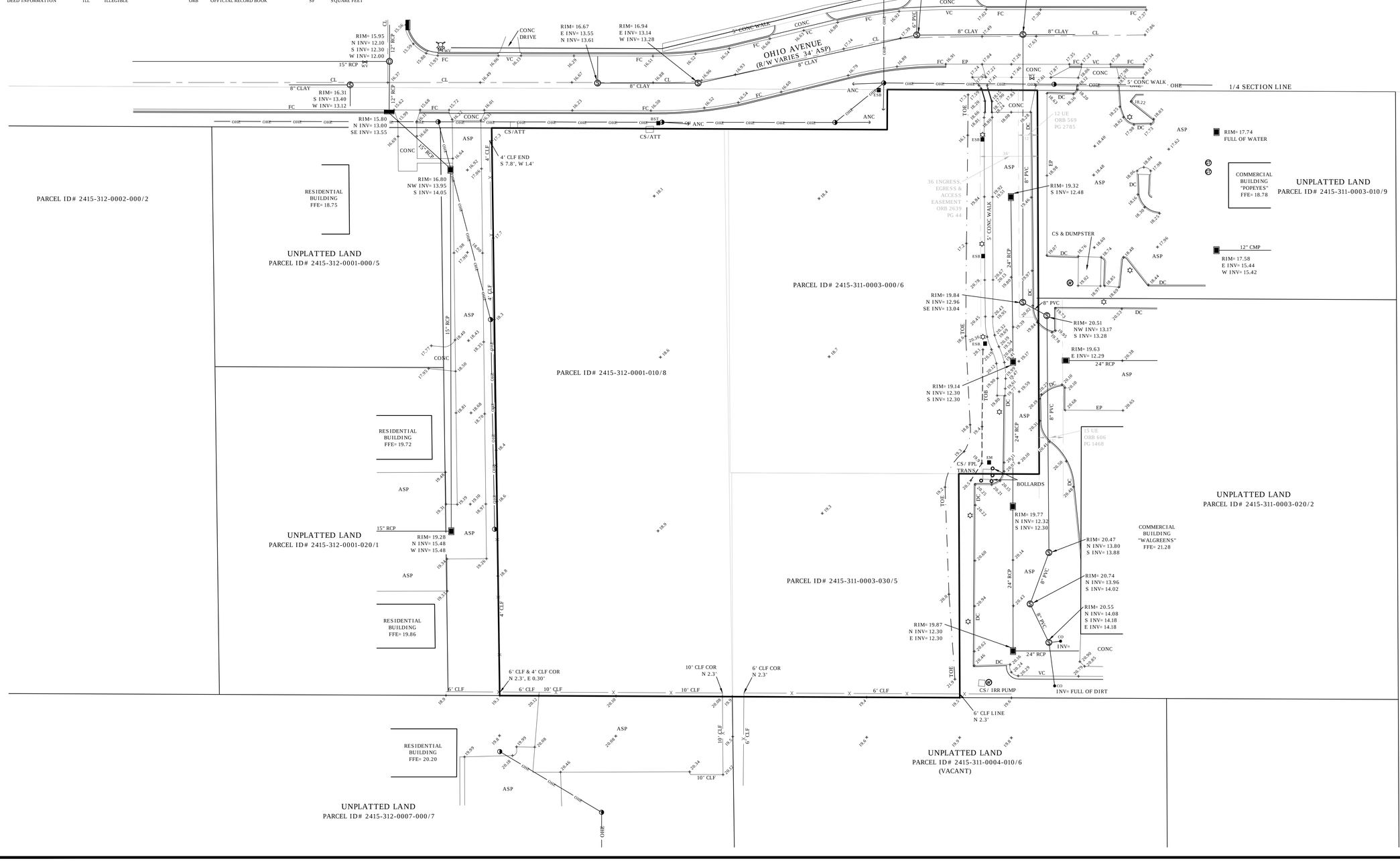
SHEET: 2 OF 3

N:\Projects\2018\18-1030 Fort Pierce Self Storage\Surveying\18-1030 BNDY.dwg, BNDY TOPO, 1/9/2019 8:44:59 AM, Velcon Group, Inc., (772)879-0477

ABBREVIATIONS LEGEND

A/C	AIR CONDITIONING	DC	"D" CURB	INT	INTERSECTION	P/C	PROPERTY CORNER	SHP	SHIP SPIKE OR BOLT
AC	ACRE	D.E.	DRAINAGE EASEMENT	INV	INVERT	P/L	PROPERTY LINE	SLCR	ST LUCIE COUNTY RECORDS
AL	ALUMINUM	DI	DROP INLET	IP	IRON PIPE	P	PLAT	SLP	STREET LIGHT SUPPORT POLE
ANC	ANCHOR	DIA	DIAMETER	IP&P	IRON PIPE & PLUG	PAVE	PAVEMENT	S.S.	SANITARY SEWER
AP	ANCHOR POLE	DIP	DUCTILE IRON PIPE	IR	IRON ROD	PB	PLAT BOOK	SPC	STATE PLANE COORDINATES
APRX	APPROXIMATE	DMH	DRAINAGE MANHOLE	IRR	IRRIGATION	PC	POINT OF CURVATURE	ST	SEPTIC TANK
ASP	ASPHALT	DUE	DRAINAGE & UTILITY EASEMENT	IV	IRRIGATION VALVE	PCC	POINT OF COMPOUND CURVATURE	STD	STANDARD
BE	BUFFER EASEMENT	EC	EDGE OF CONCRETE	ICV	IRRIGATION CONTROL VALVE	PCO	PRESSURE CLEAN OUT (SANITARY)	STU	STORY
BFP	BACK FLOW PREVENTOR	ECP	ELECTRICAL CONTROL PANEL	IW	IRRIGATION WELL	PCP	PERMANENT CONTROL POINT	SV	SANITARY VALVE
BLDG	BUILDING	EL	ELEVATION	L	LENGTH	PF	PLASTIC FENCE	SWL	SWALE
BLK	BLOCK	ELEC	ELECTRIC	LB	LICENSED BUSINESS	PG	PAGE	TA	TOP OF ASPHALT
BM	BENCHMARK	ELEV	ELEVATION	LFST	LIFT STATION	PI	POINT OF INTERSECTION	TM	TAX MAP
BOC	BACK OF CURB	EM	ELECTRIC METER	LME	LAKE MAINTENANCE EASEMENT	PRKG	PARKING	TMH	TELEPHONE MANHOLE
BP	BRICK PAVERS	ENC	ENCROACHMENT	LOC	LOCATION	PK&D	PARKER KALON NAIL AND DISK	TOB	TOP OF BANK
BOW	BACK OF WALK	EOW	EDGE OF WATER	LP	LIGHT POLE	PK/TT	**PARKER KALON NAIL** AND TIN TAB	TOE	TOE OF SLOPE
BRG	BEARING	EP	EDGE OF PAVEMENT	LS	LICENSED SURVEYOR	PLS	PROFESSIONAL LAND SURVEYOR	TP	TRAVERSE POINT
BW	BARBED WIRE	ESB	ELECTRIC SERVICE BOX	M	MEASURED	POB	POINT OF BEGINNING	TR	TELEPHONE RISER
C&G	CURB AND GUTTER	ESMT	EASEMENT	MAX	MAXIMUM	POC	POINT OF COMMENCEMENT	TRANS	TRANSFORMER
C&T	CULPEPPER & TERPENING	EX.	EXISTING	MB	MAIL BOX	PP	POWER POLE	TSB	TRAFFIC SIGNAL BOX
C/O	CUT OUT	EXT	EXTENDED	MEAS	MEASURED	PRC	POINT OF REVERSE CURVATURE	TT	TIN TAB
C	CALCULATED	FNC	FENCE	MES	MITERED END SECTION	PRO	PRORATED DISTANCE	TWP	TOWNSHIP
CATV	CABLE TELEVISION BOX	FC	"F" CURB	MH	MAN HOLE	PROP	PROPOSED	TYP	TYPICAL
CB	CATCH BASIN	FDC	FIRE DEPARTMENT CONNECTION	MHWL	MEAN HIGH WATER LINE	PRM	PERMANENT REFERENCE MONUMENT	U/C	UNDER CONSTRUCTION
CBS	CONCRETE BLOCK STRUCTURE	FECRR	FLORIDA EAST COAST RAILROAD	MIN	MINIMUM	PSM	PROFESSIONAL SURVEYOR & MAPPER	U.E.	UTILITY EASEMENT
CHD	CHORD	FFE	FINISHED FLOOR ELEVATION	MN	MAGNETIC NAIL	PSWL	PLASTIC SWALE	UP	UTILITY POLE
CI	CURB INLET	FH	FIRE HYDRANT	MAG&D	MAGNETIC NAIL & DISK	PT	POINT OF TANGENCY	UR	UTILITY RISER
CL	CENTERLINE	FND	FOUND	MIT	MITERED END	P.U.E.	PRIVATE UTILITY EASEMENT	UW	UNDER WATER
CLF	CHAIN LINK FENCE	FOC	FACE OF CURB	MW	MONITORING WELL	PVC	POLYVINYL CHLORIDE	VC	VALLEY CURB
CM	CONCRETE MONUMENT	FOW	FACE OF WALK	M&B	METES AND BOUNDS	R/C	ROD AND CAP	VLT	VAULT
CMP	CORRUGATED METAL PIPE	FPL	FLORIDA POWER & LIGHT	N&D	NAIL AND DISK	R/W	RIGHT-OF-WAY	WD	WOOD
CO	CLEAN OUT	GA	GREEN AREA	N	NAIL	R	RADIUS	WL	WATER LINE
COR	CORNER	GMH	GAS MANHOLE	NA	NON-APPLICABLE	RCP	REINFORCED CONCRETE PIPE	WM	WATER METER
CONC	CONCRETE	GND	GROUND	NAVD	NORTH AMERICAN VERTICAL DATUM	RFL	ROOF LINE	WP	WELL POINT
CONST	CONSTRUCTION	GRD	GRINDER	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RGE	RANGE	WPP	WOOD POWER POLE
COV	COVERED	HC	HEADER CURB	NO	NUMBER	RLS	REGISTERED LAND SURVEYOR	WS	WATER SERVICE
CE	COVERED ENTRY	HCP	HANDI-CAP	NTS	NOT TO SCALE	RP	RADIUS POINT	WV	WATER VALVE
COVP	COVERED PORCH	HDPE	HIGH DENSITY POLYETHYLENE	O/A	OVERALL	RR	RAILROAD		
CPP	CONCRETE POWER POLE	HGW	HOG WIRE	O/S	OFFSET	RRS	RAILROAD SPIKE		
CPPIPE	CORRUGATED PLASTIC PIPE	HW	HEADWALL	OE	OVERHEAD EASEMENT	S/W	SIDEWALK		
CS	CONCRETE SLAB	HYD	HYDRANT	OHE	OVERHEAD ELECTRIC	SMH	SANITARY SEWER MANHOLE		
Δ	DELTA ANGLE	ICV	IRRIGATION CONTROL VALVE	OHU	OVERHEAD UTILITY	SBT	SOUTHERN BELL TELEPHONE		
D/F	DRAIN FIELD	ID	IDENTIFICATION	OR	OFFICIAL RECORD	SEC	SECTION		
D	DEED INFORMATION	ILL	ILLEGIBLE	ORB	OFFICIAL RECORD BOOK	SF	SQUARE FEET		

18.0 — SPOT ELEVATION



VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
702 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FLORIDA 34953
PHONE (772) 879-0477
Web Site: www.velcongroup.com

VELCON ENGINEERING & SURVEYING

BOUNDARY & TOPOGRAPHICAL SURVEY

PREPARED FOR

FORT PIERCE SELF STORAGE

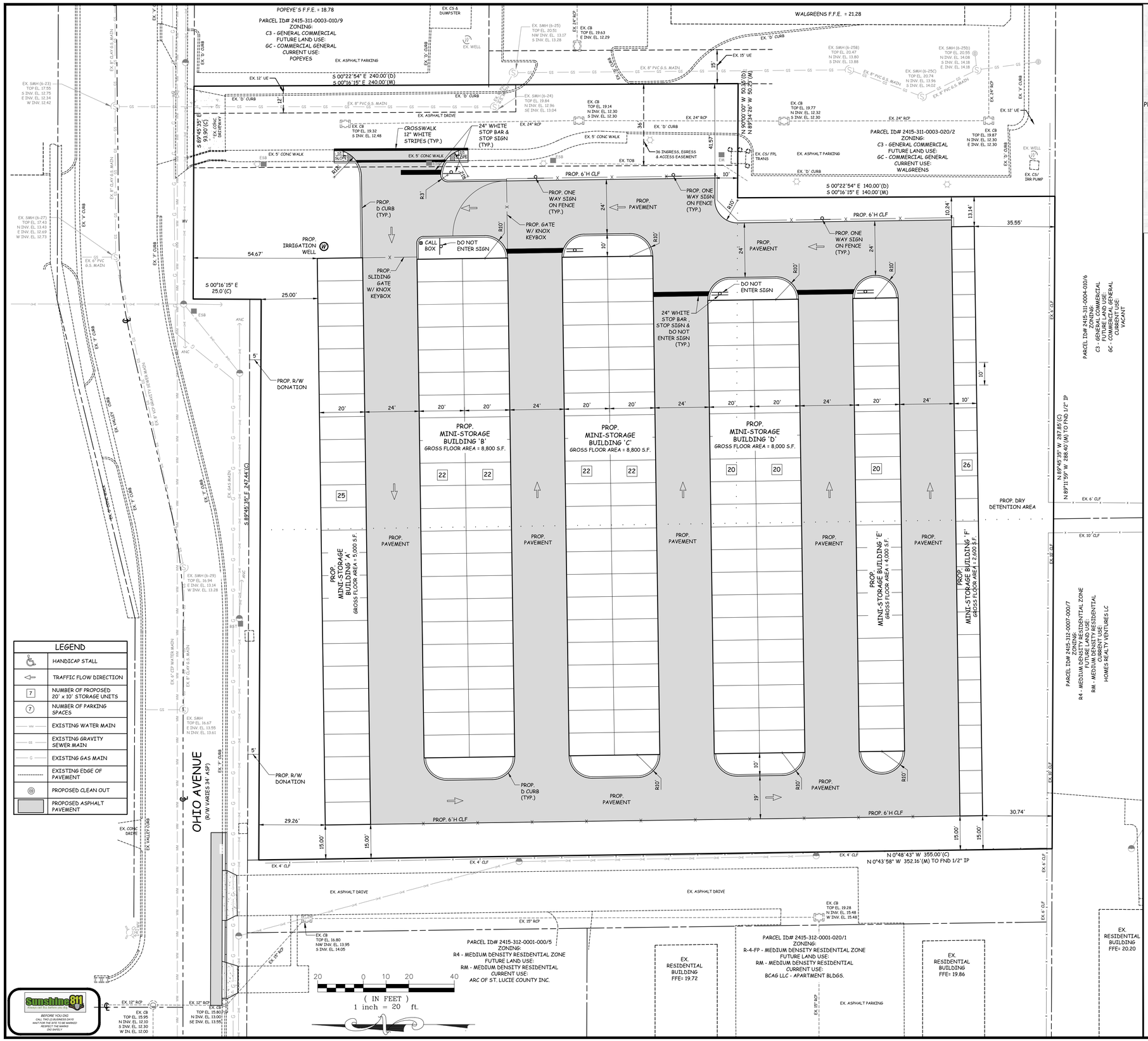
REVISIONS	DATE:	BY:

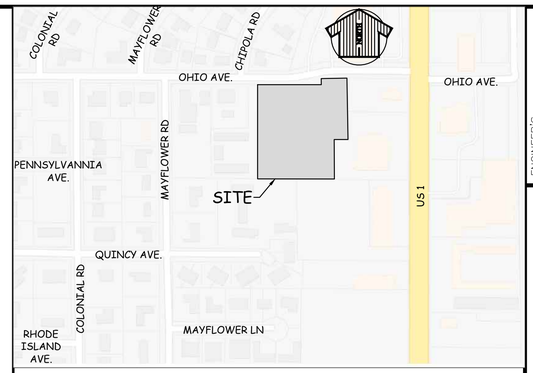
DRAWN BY: G SANTOIEMMA
APPROVED BY: R. KEMERSON
SCALE: 1" = 30'
DATE: 09/07/18
FIELD BOOK/PAGES: PLANS

JOB NUMBER: 18-1030

SHEET: 3 OF 3

N:\Projects\2018\18-1030 Fort Pierce Self Storage\Surveying\18-1030 BNDY.dwg, LOCATIONS, 1/9/2019 8:45:14 AM, Velcon Group, Inc., (772)879-0477





LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

PARCEL IDENTIFICATION NUMBER: 2415-311-0003-030-5:LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST COMER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 691.85 FEET; THENCE RUN SOUTH 00°22'54" EAST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 240.00 FEET; THENCE RUN NORTH 90°00'00" WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 114) FOR A DISTANCE OF 50.35 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°22'54"EAST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 90°00'00" WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 114) FOR A DISTANCE OF 142.00 FEET; THENCE RUN NORTH 00°22'54" WEST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 90°00'00" EAST ALONG A LINE THAT IS PARALLEL WITH THE SAID NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 2415-312-0001-010-8:

THE EAST 145.51 FEET OF THE WEST 495.51 FEET OF THE NORTH 380.01 FEET OF THE NORTHEAST 114 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL IDENTIFICATION NUMBER: 2415-311-0003-000-6:

BEING A PART OF THE NORTH 380 FEET OF THE NE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO. 1, BEING MORE FULLY DESCRIBED AS FOLLOWS: THE WEST 192.35 FEET OF THE EAST 417.35 FEET (AS MEASURED FROM THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1) OF THE NORTH 380 FEET LESS AND EXCEPT THE SOUTH 140 FEET THEREFROM, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

DEVELOPER:
Yo No Se LLC
2701 INDUSTRIAL AVENUE 3
FORT PIERCE, FL 34946
PH: 407-921-6991

SITE ADDRESS:
OHIO AVENUE
FORT PIERCE, FL

PARCEL IDENTIFICATION NUMBERS:
2415-312-0001-010/8
2415-311-0003-000/6
2415-311-0003-030/5

PROPERTY CLASSIFICATIONS:

PARCEL ID: 2415-311-0003-000/6 & 2415-311-0003-030/5
CURRENT ZONING : C3 - GENERAL COMMERCIAL
FUTURE LAND USE: GC - COMMERCIAL GENERAL

PARCEL ID: 2415-312-0001-010/8
CURRENT ZONING : R4 - MEDIUM DENSITY RESIDENTIAL
FUTURE LAND USE: RM - MEDIUM DENSITY RESIDENTIAL

BUILDING SETBACKS:

	REQUIRED
FRONT:	25 FEET
REAR/SIDE:	10 FEET
REAR/SIDE: (ABUTTING RESIDENTIAL DISTRICT)	15 FEET

PARKING CALCULATIONS:
NO PARKING REQUIRED

DRAINAGE STATEMENT:
THE PROJECT WILL BE SERVED BY SITE GRADING, INLETS AND CULVERTS THAT DIRECTS STORM WATER TO THE DRY DETENTION AREA ALONG THE SOUTH SIDE OF THE SITE PRIOR TO A CONTROLLED DISCHARGE TO THE EXISTING STORM INLET LOCATED JUST WEST OF THE PROJECT ON THE SOUTH SIDE OF OHIO AVENUE. CITY OF FT. PIERCE AND SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED.

UTILITY PROVIDERS:

POTABLE WATER	= N/A - NONE PROPOSED
WASTEWATER	= N/A - NONE PROPOSED
IRRIGATION	= WELL

CONSTRUCTION SCHEDULE:

CONSTRUCTION START:	MARCH 2019
CONSTRUCTION COMPLETION:	180 DAYS

PROJECT NOTES:
1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. THIS PROJECT WILL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES, CHAPTER 17 AND CHAPTER 22.

PROP. SITE DATA:

TOTAL PROJECT AREA	115,948 S.F.	2.661 AC	100.00%
IMPERVIOUS AREA			
PROP. BUILDINGS	37,200 S.F.	0.854 AC	32.09%
PROP. PAVEMENT / WALKS	40,014 S.F.	0.919 AC	34.54%
EX. PAVT. / WALKS (TO REMAIN)	6,459 S.F.	0.148 AC	5.56%
TOTAL IMPERVIOUS	83,673 S.F.	1.921 AC	72.19%
TOTAL PERVIOUS	32,275 S.F.	0.740 AC	27.81%

VELCON ENGINEERING & SURVEYING LLC
560 NW PEACOCK BLVD, SUITE #8
PORT ST. LUCIE, FL 34986
PHONE: (772) 878-4497
FBPE C.O.A. # 32222

SEAL

ENGINEER'S APPROVAL
M. RANDALL ROGERS P.E. No. 62212
DATE

REVISIONS

DESCRIPTION	DATE
-	-

FORT PIERCE SELF STORAGE
CITY OF FORT PIERCE, FLORIDA

SITE PLAN

SCALE : 1"=20'
DATE : 08/17/18
DRAWN BY: RP
CHECKED BY:
CADD FILE : 18-1030ENG.DWG

SHEET NO.: 1
OF : -
JOB No. : 18-1030 ENG

Velcon Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite 8, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

April 3rd, 2019

Rebecca Grohall – Planning Director
City of Fort Pierce Planning Department
100 North US 1, Fort Pierce, FL 34950

Re: Fort Pierce Self Storage
South of Ohio Avenue
S15, T35S, R 40E
Property ID # 2415-312-0001-010-8
Historical Statement - Application for Zoning Atlas Map Amendment and Future Land Use Map Amendment

Dear Ms. Grohall,

This application requests a zoning change from Medium Density Residential (R4) to General Commercial (C3) and future land use change from Medium Density Residential (RM) to General Commercial (GC) to allow the owner to open a self-storage business on his property. The project site is located on the west of U.S. highway – 1 and south of Ohio avenue in the City of Fort Pierce. Based on available historical aerials the project site appears undeveloped for at least the past 25 years. In accordance with the City of Fort Pierce comprehensive plan data, inventory, and analysis, the project site is not located in any historical districts of the city. There are no rivers, active wells or wellfield protection zones near the project location. An existing historic district map and well location and protection zones map are attached with the letter.

Should you have any questions, please do not hesitate to contact me at 772/879-0477.

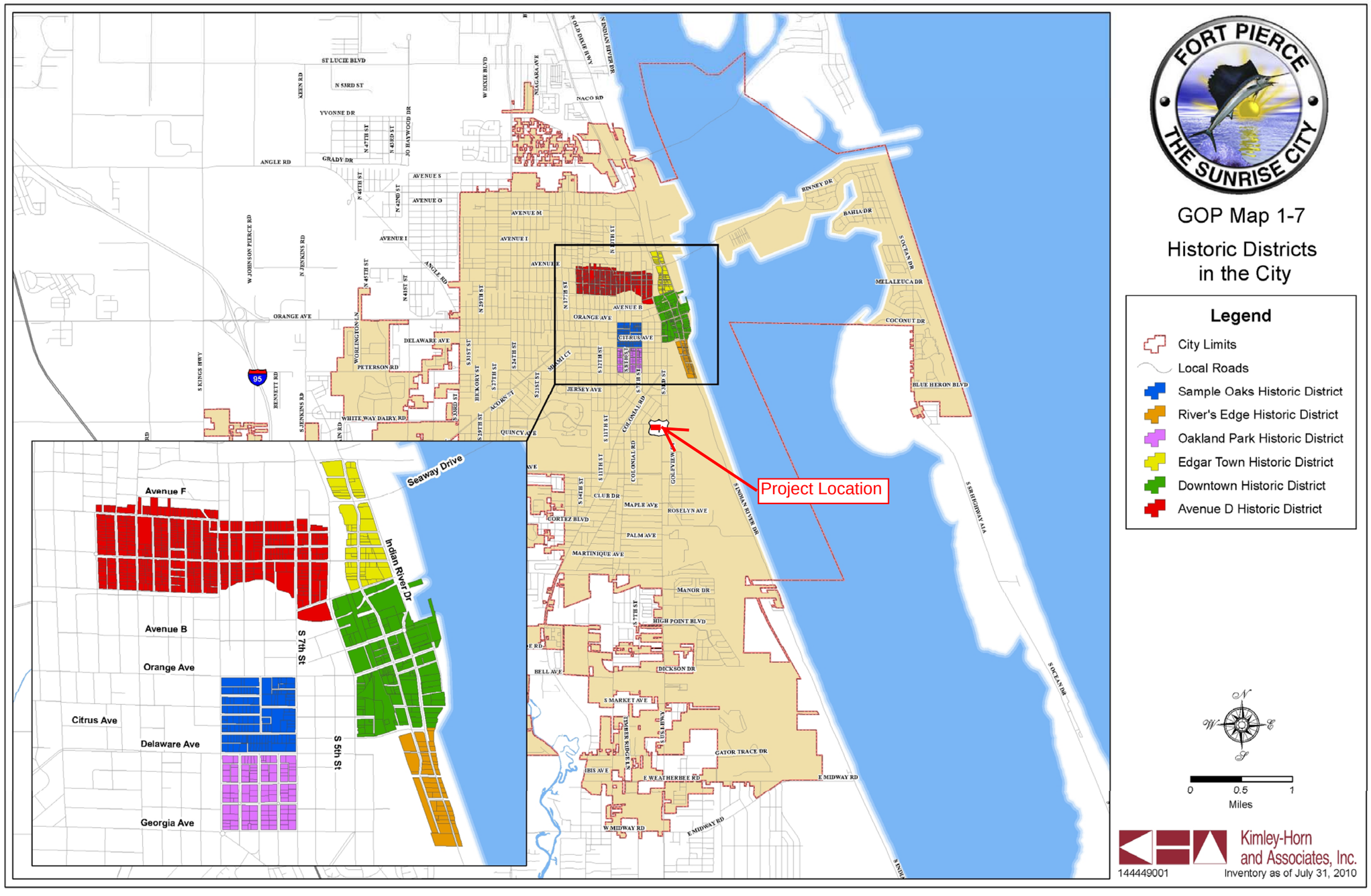
Sincerely,

Shaikha Abedin, EI

Attachments

cc: File 18-1030 (w/ att)

GOP Map 1-3 - Existing Historic Districts within the City



FORT PIERCE THE SUNRISE 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

N W E S

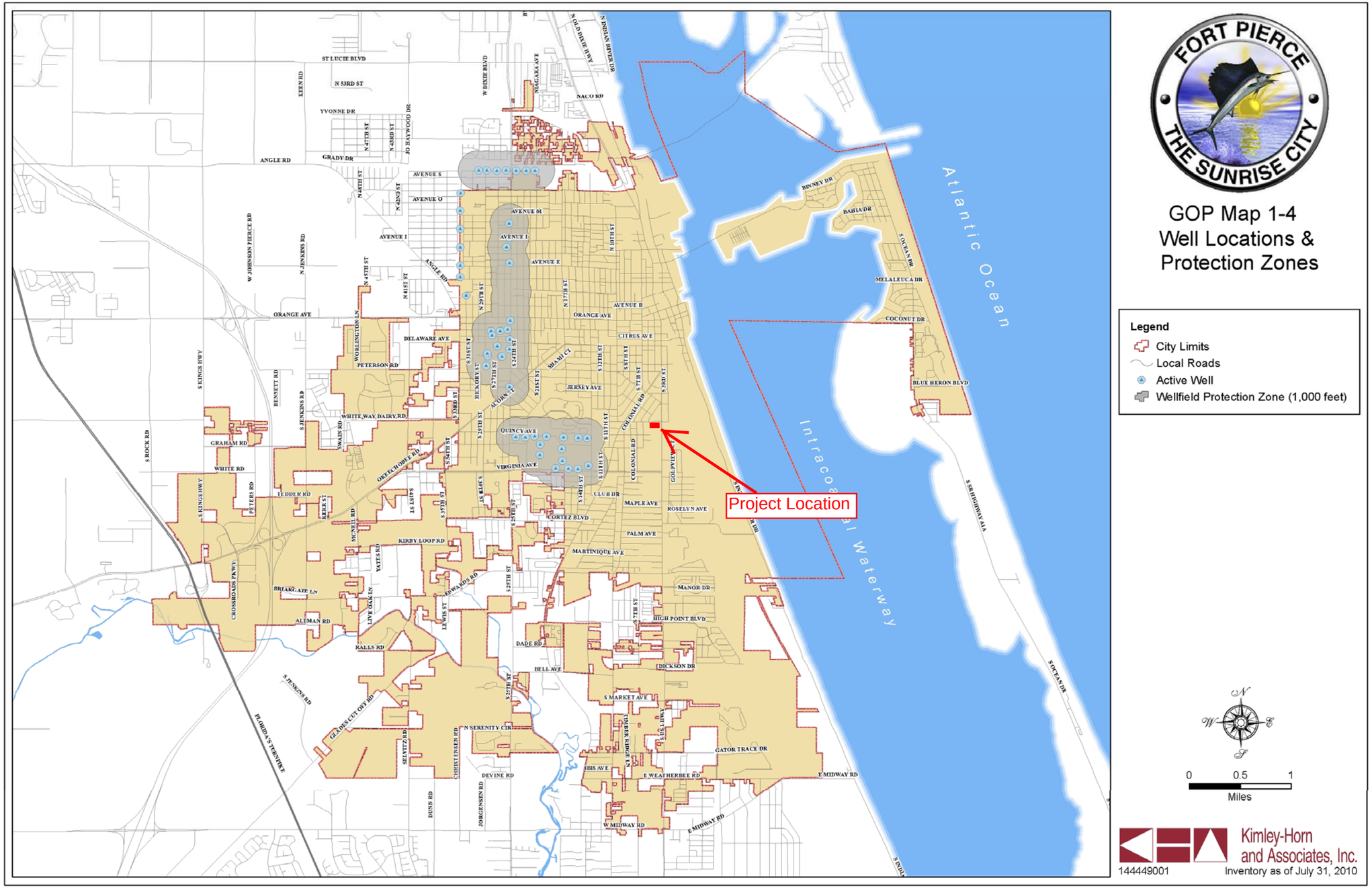
0 0.5 1

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



GOP Map 1-4
Well Locations &
Protection Zones

Legend
- City Limits
- Local Roads
- Active Well
- Wellfield Protection Zone (1,000 feet)

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

Planning Board **6.b.**

Meeting Date: 07/09/2019

Information

REQUESTED ACTION

1st Draft of Comprehensive Plan Evaluation & Appraisal Review (EAR)

LOCATION

N/A

RESPONSIBLE STAFF

Rebeca Guerra, AICP, LEED AP, CPD, Interim Planning Director
Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Staff Report
1st Draft of EAR
2019 EAR Schedule
TRC Comments

Form Review

Form Started By: Brandon Creagan Started On: 07/03/2019 12:21 PM
Final Approval Date: 07/03/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Planning Board

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

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

SUBJECT: Proposed Evaluation & Appraisal Review Amendment for 2019

BOARD DATE: July 9, 2019

TEXT AMENDMENT
Comprehensive Plan - 2019 EAR Amendment

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

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

Recommendation:

As the City of Fort Pierce is out of compliance with the Comprehensive Plan Evaluation and Appraisal Review (EAR) process, Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission.

INTRODUCTION

Under State law, the local government comprehensive plan is the ultimate regulatory authority governing all land development activities. The City Fort Pierce adopted their first comprehensive plan in 1990. In 2006, the City undertook a full rewrite of the Comprehensive Plan to meet statutory requirements and develop consensus for the long range vision of the City. The City updated the plan again in 2010 and 2019. The 2019 update was done to reflect changes in Florida statutes and to update time specific goals and policies.

The State of Florida regulates local government comprehensive planning through Chapter 163, Part II of Florida Statutes. ~~In 1985, the State Legislature amended Chapter 163 through the adoption of the Local Government Comprehensive Planning and Land Development Regulation Act~~Comprehensive planning in Florida began in the 1970s and was codified in the 1985 Growth Management Act. ~~.~~The Act substantially increased the requirements for comprehensive plans, and mandated that local governments adopt land development regulations to implement the policies of the Comprehensive Plan. In 2011 the Community Planning Act was adopted, which substantially changed the requirements for comprehensive planning in Florida. ~~The Act is implemented primarily through Rules 9J-5 and 9J-11 of the Florida Administrative Code.~~

~~These laws~~ Chapter 163 mandates that local governments ~~must~~ maintain a long-range, comprehensive planning program that functions as a continuous and ongoing process, rather than a one-time report. Pursuant to Rule Chapter 73C-49, Florida Administrative Code~~As part of this ongoing process~~, at least every seven years each local government is required to ~~periodically~~ evaluate the need to amend its Comprehensive Plan to reflect changes in state requirements since the last comprehensive plan was updated~~by researching and writing an Evaluation and Appraisal Report (EAR) on a schedule that repeats every seven years~~. ~~The EAR functions as an audit of the successes and shortcomings of the Comprehensive Plan, and provides the opportunity to identify amendments needed to address them.~~ In 2019~~2010~~, the City performed such evaluation ~~adopted the required EAR of its Comprehensive Plan~~ which was followed by ~~the~~ EAR~~-~~based amendments to update the plan accordingly. ~~The EAR based amendments generally include updates to the Comprehensive Plan necessary to reflect changes in local circumstances, address identified major issues, or address changes in state law.~~

In response to several natural disasters that have affected Florida, the Florida Division of Emergency Management created the Local Mitigation Strategy (LMS) program. The St. Lucie County LMS, originally adopted in 2010, is a multi-jurisdictional all hazards mitigation plan that includes vulnerabilities and a risk assessment. The City of Fort Pierce adopted the St. Lucie County LMS in 2011. The LMS is reviewed annually and comprehensively updated every five years. The City continues to coordinate its comprehensive plan updates with the current St. Lucie County LMS.

The Comprehensive Plan contained herein is consistent with Chapter 163, F.S.~~, and Rule 9J-5~~, as required by State law. The Comprehensive Plan is organized into 11 Elements (chapters). The~~An updated~~ Data, Inventory, and Analysis (DIA) section ~~which~~ provides the supporting data and information used as the foundation for the Goals, Objectives, and Policies (GOPs) ~~was prepared for each Element~~. The DIA for each Element of the Comprehensive Plan is not formally adopted by the City Commission. Each Element addresses an important aspect of land development and growth in Fort Pierce including, but not limited to, future land use, transportation, housing, infrastructure, parks and recreation, educational facilities, intergovernmental coordination, and capital improvements. The Future Land Use Element contains the official Future Land Use Map (FLUM) for the City, and specific definitions for the various future land use categories referenced in the FLUM. The City's official Zoning Map and Land Development Regulations must be consistent with the

FLUM and accompanying land use category specifications contained in the Future Land Use Element.

The intent of the GOPs contained within this Comprehensive Plan is to provide the overall policy framework from which zoning and other land development regulations can be developed. The City's Land Development Regulations which contains zoning, subdivision and other local development regulations, takes its purpose and direction from the goals, objectives and policies adopted in this Comprehensive Plan. Together, these implementing tools ensure that the development patterns for future land uses within Fort Pierce match the community vision and quality-of-life expectations of its residents.

STATEMENT OF LEGISLATIVE INTENT

This Statement expresses the legislative intent of the City Commission of the City of Fort Pierce with regard to the Comprehensive Plan. It is applicable to the City of Fort Pierce Comprehensive Plan in its entirety and is declared to be incorporated by reference in each element thereof.

1. Nothing in this Comprehensive Plan shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist under applicable law.

2. Nothing in this Comprehensive Plan shall be construed or implied to constitute an abrogation or removal of any private, regulatory, or governmental covenant or special condition in effect on any private or public property located within the City of Fort Pierce.

3. This Comprehensive Plan is intended to set general guidelines and principles concerning its purposes and contents. The Plan provides overall guidance for the specific implementation mechanisms that are contained in the City of Fort Pierce's Land Development Code (LDC).

4. The primary intention of the Plan is to protect the public health, safety and welfare. In the event of a conflicting provision between the Comprehensive Plan and the Land Development Code, the provisions of the Comprehensive Plan will prevail.

5. The terms "shall" and "will" are construed as mandatory in this Plan, subject, however, to this Statement of Legislative Intent. The term "should" is construed as directory and not mandatory. Wherever implementation responsibility is not explicitly stated within a particular objective or policy in this Plan, that responsibility lies with the City of Fort Pierce to the extent that the objective or policy specifies implementation.

6. Wherever the term "acres" is used in this Comprehensive Plan, it shall be taken to mean "gross acres", unless otherwise specified. In addition, standard practice rounding convention may be used in determining whether parcels meet the size or acreage standards contained in this Plan.

FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 1

The City of Fort Pierce shall regulate land uses to maintain and protect its traditional Florida small-town character by embracing its rich heritage, diverse cultural and community assets, and natural resources.

FUTURE LAND USES

1.1 Objective:
The City shall adopt and implement the Future Land Use Map to designate future land uses that regulate uses, densities and intensities that enhance its neighborhoods and districts, stimulate tourism and the local economy, and are compatible with its small-town character.

1.1.1 Policy:
Land use shall be regulated by the adopted Future Land Use Map. (GOP Map 1-1).

1.1.2 Policy:
Gross site density and intensity of the individual Future Land Use designations depicted under Policy 1.1.1 are described in GOP Table 1-1. Within each Future Land Use Category one or more zoning districts may be permitted as set forth in the Land Development Regulations, provided that the density or intensity authorizations of the particular zoning district does not exceed general limitations set forth in GOP Table 1-1.

GOP Table 1-1: Future Land Use Density/Intensity Summary Table

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
RESIDENTIAL			
Low Density Residential (RL)	1-6.5 du/ac	-	
Hutchinson Island Residential (HIR)	8 du/ac	-	
Medium Density Residential (RM)	6.5-12 du/ac	-	
High Density Residential (RH)	12-18 du/ac	-	
COMMERCIAL			
Boundary Commercial (BC)	N/A	1.0	N/A
Neighborhood Commercial (NC)	10du/ac	0.5	Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.
General Commercial (GC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
Central Business District (CBD)	30 du/ac*	3.0	Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.
Marine Commercial (MC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.
Urban Neighborhood (UN)	15 du/ac	1.2	Residential uses may comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.
MIXED USE			
Hutchinson Island Mixed Use (HIMU)	8 du/ac	1.0	Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation.
Mixed Use Development (MXD)	15 du/acre	1.5	Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
Offices - Professional and Business Services (OP)	10-18 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the OP future land use designation.
PUBLIC/INSTITUTIONAL			
Institutional (INST)	N/A	1.0	N/A
INDUSTRIAL			
Boundary Industrial (BI)	N/A	1.5	N/A
Industrial (I)	N/A	1.5	N/A
Heavy Industrial (HI)	N/A	2.0	N/A
CONSERVATION/OPEN SPACE			
Conservation and Open Space (CO)	N/A	0.25	N/A

Formatted Table

* - Density bonus provisions are outlined in Policy 1.1.5 of the City's Future Land Use Element.

1.1.3 Policy:
The City shall ensure that future land use designations are compatible with adjacent land uses both within and outside the City boundary.

1.1.4 Policy:
The City will ensure consistency between the updated Comprehensive Plan and the Land Development Regulations.

1.1.5 Policy:
The City will plan appropriately for fuel terminal infrastructure to ensure efficient and reliable multimodal transportation, consistent with Section 163.3206, Florida Statutes (F.S.).

1.1.64 Policy:
The City shall administer Land Development Regulations consistent with the future land uses in this Element. The general description of each land use category is as follows:

Formatted: Indent: Left: 0"

Formatted: Indent: Left: 0", First line: 0.5"

A. Residential

Low Density Residential (RL): The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

Hutchinson Island Residential (HIR): The Hutchinson Island Residential (HlR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed. The previous "Medium Density Residential Hutchinson Island (Rmhi)" has been renamed.

Medium Density Residential (RM): The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

High Density Residential (RH): The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to

serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

Hutchinson Island Mixed Use (HIMU): The Hutchinson Island Mixed Use (HIMU) designation is intended for parcels that are best suited for medium to high density and intensity mixed use developments on Hutchinson Island. The maximum residential density allowed within this category is 8 dwelling units per acre and the maximum floor area ratio (FAR) is 1.0. Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation. The previous Medium Density Residential Hutchinson Island/General Commercial (Rmhi/Cg) category has been renamed to Hutchinson Island Mixed Use.

B. Commercial

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

Neighborhood Commercial (NC): The Neighborhood Commercial designation permits lower intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include limited retail and commercial services such as convenience/grocery stores, beauty salons, day care facilities; offices; and multifamily residential. This land use designation allows a maximum density of 10 dwelling units per acre and a maximum FAR of 0.5. Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.

General Commercial (GC): The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Central Business District (CBD): The CBD designation mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;

- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;
- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

Marine Commercial (MC): The Marine Commercial designation is intended to promote commercial and industrial uses with a focus on marine related establishments along the waterfront. Uses allowed within this designation include marine-related light industrial activities and tourist activities, marinas, boat stores/boat repair, restaurants, retail shops, hotels, and offices. Multifamily residences also allowed in this designation. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.

Mixed Use Development (MXD): The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of three (3) of the following general land uses:

- Residential (single-family and/or multifamily)
- Commercial – General and/or Neighborhood
- Commercial – Town Center
- Hotel (minimum 100 units)
- Office Uses – Professional and/or medical
- Industrial
- Institutional

Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.

Offices – Professional and Business Services (OP): The CO designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20% of the total floor area of the OP future land use designation.

Urban Neighborhood (UN): The Urban Neighborhood designation is characterized by established pedestrian–oriented neighborhoods that allow for low-intensity boutique-scale commercial uses that support the nearby residential uses within the neighborhood; low-intensity workshops for fabrication may be appropriate as an accessory use. Design and performance standards will be based upon adopted individual neighborhood plans. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.2. Residential uses shall comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.

C. Institutional

Institutional (INST): The Institutional designation provides for public, quasi-public and private institutional uses. Permitted uses within this designation include government buildings; private and public schools; community centers; colleges; public airports; public parking structures; major community facilities, including hospitals, non-profit medical facilities, medical facilities; religious institutions, and government offices. A maximum of 1.0 FAR is permitted.

D. Industrial

Boundary Industrial (BI): The Boundary Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and industrial uses, storage and distribution facilities and warehousing. This land use designation allows a maximum FAR of 1.5.

Industrial (I): The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use office parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.5.

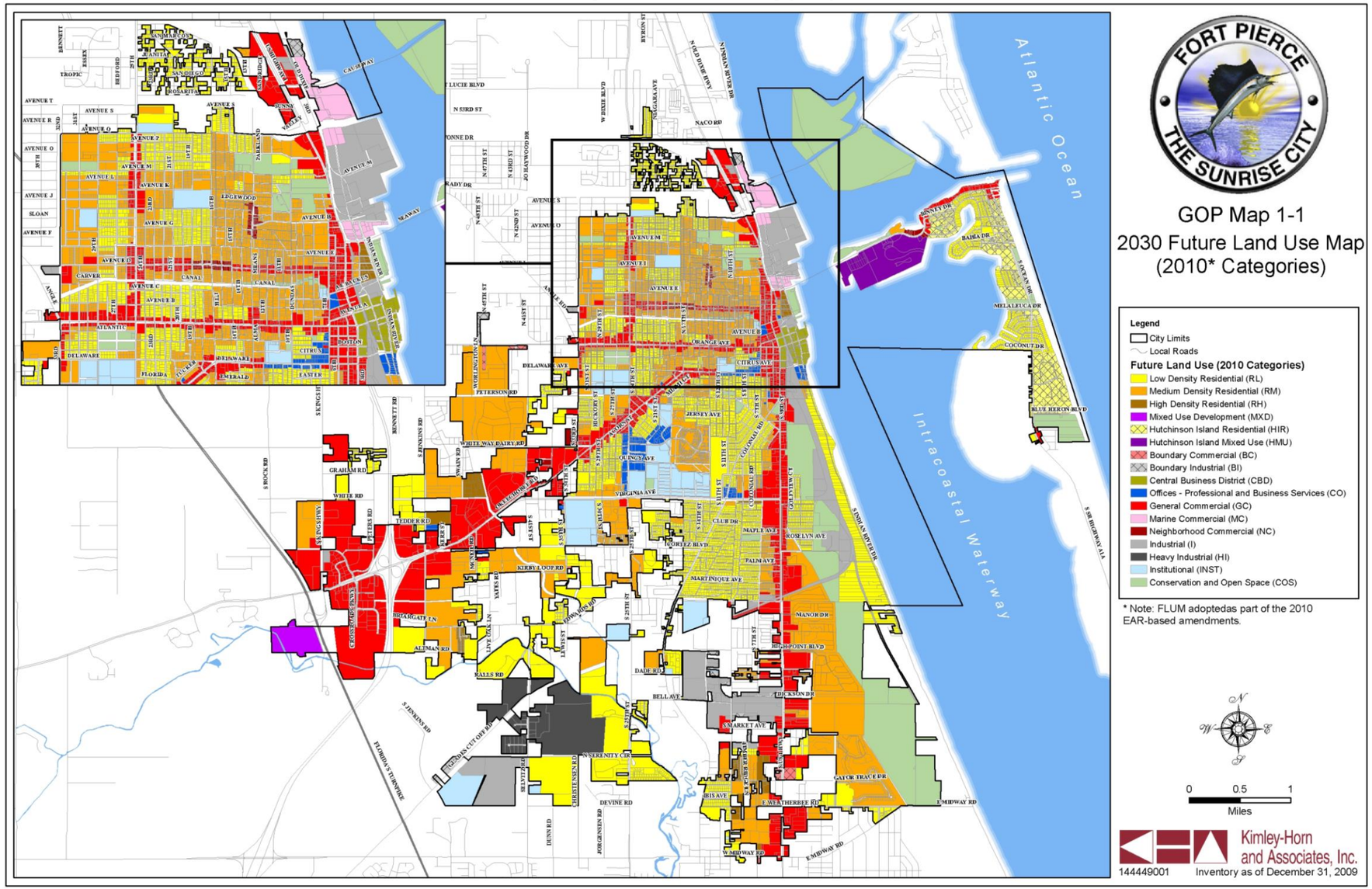
Heavy Industrial (HI): The Heavy Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution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

E. Conservation/Open Space

Conservation and Open Space (CO): The Conservation and Open Space designation is intended to provide for the preservation, continued growth, and enhancement of the City's rich resource of conservation areas, parklands, environmentally sensitive areas, recreational areas and open spaces. The designation provides for natural, managed and cultivated open space, including, natural parks, woodlands, habitat, floodplains, areas with permanent open space easements, greenways, and recreational facilities. This category combines the previously

General Open Space (Os), Recreational Open Space (Osr), and Conservation Open Space (Osc) categories. This designation allows a maximum FAR of 0.25.

GOP Map 1-1 Future Land Use Map (2030)



1.1.75 Policy:
The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop.

1.1.86 Policy:
The City will allow an additional market rate unit per affordable housing unit, up to a maximum of 40 units. Affordable housing developments must meet the following criteria:

1. Located within ¼ mile of a rail station, multimodal transit center, or transit stop;

2. Meet the definition of affordable housing as defined by the median income of the City of Fort Pierce;

3. Affordable housing developments shall include a variety of housing types.

1.1.97 Policy:
The City will allow density bonuses~~,~~ if the developer provides or makes contributions above minimum requirements to facilities that provide a public benefit. Such contributions shall include park land dedication or park facilities, infrastructure and transportation facilities, beach access and fishing piers. In establishing the value of the facilities and the appropriate density bonus, the following will be considered:

i. hard costs - all material and labor costs for the construction of the facility
ii. soft costs - fees and costs required for the design of the facility
iii. land costs - land to be transferred to the City or other public agency associated with the facility

1.1.108 Policy:
Density bonuses are not permitted in the coastal high hazard area, or environmentally sensitive areas.

1.1.119 Policy:
Uses which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions, or industrial traffic shall provide adequate buffering when located adjacent to or in close proximity to uses such as residential.

1.1.120 Policy:
The City shall maintain the South Beach overlay district in the land development code for northern South Hutchinson Island to protect the existing neighborhoods and maintain a low-density, "Tropical Village by the Sea" character. The City will promote opportunities for tourism-related development and require the developments to be consistent with the provisions of the overlay district and the neighborhood character.

1.1.131 Policy:
The City shall administer architectural guidelines for commercial and residential development to encourage historical and traditional styles native to the Fort Pierce

area and new and innovative architectural design. The Design Review Guidelines adopted in 2007 shall establish the architectural guidelines for commercial and residential development.

1.1.142 Policy:
The City shall administer the Art in Public Places Program to include enabling language for Public Art guidelines, a Public Art Committee and methods for collecting fees on development.

1.1.153 Policy:
The City shall coordinate with St. Lucie County to implement the 2002 update to the Port of Fort Pierce Master Plan. The City shall meet periodically with the County to discuss the progress and actions to implement the master plan.

1.1.164 Policy:
The City shall continue to regulate placement, size, and design of signs through the land development code.

1.1.175 Policy:
The City shall discourage the proliferation of urban sprawl by assessing development for urban sprawl potential utilizing the criteria in Section 163.3177(6)(a)(9)(a), F. S. ~~Rule 9J-5.006(5)(g), F.A.C.~~

1.1.186 Policy:
The City shall require all new residential and commercial developments to install underground telephone, cable and electrical utility lines to provide a more attractive, efficient, and safer development.

1.1.197 Policy:
Reduce vehicle miles traveled (VMT) and greenhouse gas emissions (GHG) by requiring developments to maximize internal trip capture, provide pedestrian connectivity to surrounding properties, and reduce the number of auto-oriented trips through Transportation Demand Management (TDM).

1.1.2018 Policy:
The City shall complete a feasibility study for a marine industrial zone along Taylor Creek consistent with the Taylor Creek Charrette.

1.1.2119 Policy:
The City shall encourage the utilization of green building techniques, designs, and materials that meet the Leadership in Energy and Environmental Design (LEED) rating system administered by the United States Green Building Council, the Florida Green Building Coalition standards or other nationally recognized green building rating systems, through incorporation of sustainable strormwater management practices, preservation of native species, provision of pedestrian connectivity between sites, usage of low impact building materials, and usage of renewable energy sources within the Land Development Code.

1.2 Objective:

The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

1.2.1 Policy:

The City shall amend its Land Development Regulations to establish development standards for transit-oriented developments to support transit service once the plans and location for the future AMTRAK rail service are in place to promote walkability and transit ridership. These standards shall include but not be limited to:

- designation of a Transit Oriented Overlay District around the future AMTRAK station;
- requiring minimum densities within the district;
- requiring construction of continuous sidewalks on both sides of the roadway within the district.

1.2.2 Policy:

The City shall develop a transfer of development rights (TDR) program to protect natural and historic resources and provide incentives for development within targeted areas of the City.

1.3 Objective:

As development and redevelopment occur within the City, the City shall encourage the elimination or reduction of existing land uses inconsistent with the City's character and future land use.

1.3.1 Policy:

The City shall evaluate land use amendment applications and development proposals for compatibility with the Comprehensive Plan, the City's character, future land use designation, and the adjacent properties.

1.3.2 Policy:

The City will permit the redevelopment of a non-conforming use when the redevelopment will result in a use that is more conforming to the permitted uses in the existing zoning district. The City will require such redevelopment to bring the site into compliance with parking, landscaping, signage, open space, and stormwater management requirements.

LAND USE AND TRANSPORTATION

1.4 Objective:
Coordinate transportation and land use planning activities of Fort Pierce to ensure that the roadway level of service (LOS) standards established within the Comprehensive Plan are maintained.

1.4.1 Policy:
The City shall evaluate land use with transportation impacts for all land use and development applications which will direct planned improvements in the Schedule of Capital Improvements and the Capital Improvements Element.

1.4.2 Policy:
The City will require traffic impact studies for all future land use changes, rezonings, and development applications. Applicants will be required to demonstrate the traffic impacts according to professional accepted traffic engineering practices.

1.4.3 Policy:
City shall evaluate the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the City and County.

TRAFFIC CIRCULATION

1.5 Objective:
The City shall administer Land Development Regulations that manage access to adjacent roadways, require adequate on-site traffic circulation and off-street parking for all development.

1.5.1 Policy:
The City shall protect the local, regional, and state roadway network.

1.5.2 Policy:
The City shall maintain land use regulations which ensure safe and convenient on-site traffic circulation and adequate off-street parking for all development.

1.5.3 Policy:
The City shall require all new developments to provide a pedestrian network with internal pedestrian connectivity and interconnections to existing and planned infrastructure on adjacent properties.

1.5.4 Policy:
The City shall require construction or maintenance of sidewalks for new or rehabilitated buildings throughout the City to meet the Americans with Disabilities Act.

1.5.5 Policy:
The City Planning Department shall coordinate with the City Engineer and the Florida Department of Transportation for access to state roadways.

CONCURRENCY

1.6 Objective:
The City shall administer a concurrency management system to ensure public facilities are available concurrent with development and redevelopment. Transportation facilities will be monitored through a local program which functions similar to a concurrency system but is not subject to state-mandated. It is now being referred to as a Transportation Monitoring System.

1.6.1 Policy:
Land use regulations shall require that facilities and services meet the established LOS standards, and are available concurrent with the impacts of development.

1.6.2 Policy:
If a public facility or facility capacity is not available prior to the issuance of a building permit or functional equivalent, the City may issue development orders and permits conditioned on the availability of the facilities and services necessary to serve the proposed development being provided prior to the certification of occupancy.

1.6.3 Policy:
The City shall assess new development and redevelopment a proportionate fair-share of the public facility costs to accommodate the impacts of the development to maintain the adopted LOS through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

1.6.4 Policy:
The City shall require development to contribute a proportionate share of the cost for public facility improvements required to meet the demands of the development by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions.

1.6.5 Policy:
Prior to approving a building permit, or its functional equivalent, the City shall consult with the Fort Pierce Utility Authority, to determine whether adequate water supplies will be available to serve the development no later than the anticipated date of issuance of a certificate of occupancy, or its functional equivalent, by the City.

1.7 Objective:
The City shall require that easements be dedicated prior to issuance of a building permit to accommodate utilities necessary to serve development

1.7.1 Policy:
The City's Land Development Regulations shall require dedication of suitable land for utility facilities necessary to support developments including water and wastewater, drainage ways, electricity transmission, telephone and cable television, and other required utilities, prior to issuance of a building permit.

COMMUNITY AND DOWNTOWN REDEVELOPMENT

1.8 Objective:
The City will coordinate with the Community Redevelopment Agency (CRA) to address blighted areas in the City, provide basic needs of the area, discourage urban sprawl, and take advantage of opportunities for economic, social, or aesthetic improvements.

1.8.1 Policy:
Redevelopment shall be guided by the 2001 Community Redevelopment Area Plan within the adopted CRA boundary.

1.8.2 Policy:
The City will coordinate with the CRA to encourage redevelopment and reinvestment within the Community Redevelopment Area:

1. Create a lively Downtown/Waterfront area with mixed-use development, water-enhanced activities, and historic preservation.
2. Promote affordable housing through grants and loans for homeownership, corrections of code deficiencies, land trusts, and technical assistance.
3. Enhance public open spaces, small community centers, amphitheaters, and address public access to the waterfront.
4. Encourage the construction of shared parking facilities, both public and private, to meet the current and future demand.
5. Expand historic preservation through façade grants and encourage adaptive re-use of existing historic structures in redevelopment proposals.
6. Increase employment and business opportunities in the area through a Human Development and Resources Center, relocation incentives and new business recruitment.
7. Improve street appearance through streetscape and urban design strategies that enhance the pedestrian environment.
8. Stabilize the beaches against erosion.
9. Enhance Fort Pierce's history as a transit hub by continued support for the Transit Greenways principles, a Downtown Trolley, a passenger train station and transit connections between the AMTRAK station and the beach for low and moderate-income workers.

1.8.3 Policy:
Implement the Fort Pierce Downtown Waterfront Charrette recommendations and the Citizens' Master Plan, prepared by the Treasure Coast Regional Planning Council in 2008, including the creation of a local urban destination characterized by a mix of uses, compactness, preservation of architectural integrity and functional linkages that encourage pedestrian activity, address zoning inconsistencies, develop a merchandising strategy for retailers, and develop a form-based code. ~~by 2012.~~

1.8.4 Policy:
The City shall coordinate with the CRA, Main Street Fort Pierce and Lincoln Park Main Street for Downtown area marketing, business recruitment, public artworks creation, redevelopment grants, and businesses and property owner incentives.

1.8.5 Policy:
The City shall coordinate with the CRA to create a Downtown Parking Management Plan including district-wide parking strategies.

1.8.6 Policy
The City shall develop administrative procedures that modify development requirements and streamline development approval procedures for projects with the following:

- Affordable housing
- Mixed use projects with residential
- Adaptive reuse of historic structures
- Brownfield site redevelopment

NEIGHBORHOOD PLANNING

1.9 Objective
The City shall support neighborhood planning programs that create physical and economic revitalization of neighborhoods and enhance public safety to maintain the stability and character of the City's neighborhoods.

1.9.1 Policy:
The City will continue the Neighborhood Enhancement Action Team (NEAT) Program to encourage reinvestment in central city neighborhoods through the combined efforts of City departments such as the Planning Department, the Engineering Department, the Building Department, the Public Works Department, the Police Department, and the Solid Waste Department to address multiple issues in the Fort Pierce community.

1.9.2 Policy:
The City shall target public investments such as infrastructure improvements based upon the adopted special area plans to increase homeownership and property values.

1.9.3 Policy:
The City of Fort Pierce shall undertake special area plans to stabilize and revitalize existing neighborhoods. Special area plans shall include the following:

1. Delineation of planning area.
2. Review of existing zoning and land use.
3. Analysis of existing transportation issues including continuity of existing transportation grid in new development.
4. Analysis of infrastructure (drainage, potable water, sewer, roadways)
5. Inventory of cultural and historic resources.
6. Inventory of recreation and open space areas, schools, and institutional uses.
7. Inventory of existing residential, commercial and industrial uses.
8. Goals, objectives, and polices for the special area plan that address physical and economic revitalization and public safety issues.
9. Programs and capital improvements that will enhance the neighborhood.

10. Public participation including meetings and charrettes with neighborhood associations, homeowners groups, and business groups, as appropriate.
11. As appropriate, after public participation, utilize future land use map and text amendments, the zoning atlas and text amendments, zoning overlays, and/or design standards to implement any plans.

1.9.4 Policy:
The City shall undertake the development of special area plans for the following neighborhoods (in no particular order). The City will strive to complete one plan annually.

1. Avenue D Historic District
2. Downtown Historic District
3. Edgartown Historic District
4. River's Edge Historic District
5. South Beach District
6. Performing Arts District

1.9.5 Policy:
The City shall consider incentives for neighborhood enhancement such as commercial façade and other grants for businesses, tax incentives for historic preservation, and technical assistance from City staff.

1.9.6 Policy:
The City shall continue its code enforcement program to maintain the character of residential areas and protect public health, safety, and welfare.

ECONOMIC DEVELOPMENT

1.10 Objective:
The City shall promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.

1.10.1 Policy:
The City shall coordinate with the CRA and the local chamber of commerce to implement economic development strategies to attract desired businesses and industry.

1.10.2 Policy:
The City shall ensure that the FLUM allocates sufficient lands for commercial and industrial purposes to serve future growth needs of the City.

1.10.3 Policy:
The City shall promote entrepreneurship skills programs to interested students and residents as an integral part of the economic diversity strategy.

1.10.4 Policy:
The City shall promote Fort Pierce as a tourist destination including its historic, cultural, and environmental tourism opportunities.

1.10.5 Policy:
The City shall encourage minority-owned businesses to obtain State and Federal funds to promote development of those businesses and industries.

1.10.6 Policy:
The City shall encourage expansion of degree programs at Indian River State College as well as education for job training to expand the local skilled labor force.

1.10.7 Policy:
The City shall coordinate with St. Lucie County to implement the Port of Fort Pierce Master Plan to achieve its economic development goals.

ANNEXATION

1.1~~2~~1 Objective
Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.

1.1~~2~~1.1 Policy:
The City shall evaluate proposed annexations within the urban service boundaries based upon the following criteria:

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

1.1~~2~~1.2 Policy:
The City shall develop a phased annexation program based on the City's ability to serve and benefit the City. The program shall establish phasing and timing guidelines with priority placed on annexing enclaves, pocket, and infill areas

1.1~~2~~1.3 Policy:
Annexations Plan shall include fiscal impact analyses and plans for maintaining level of service standards consistent with the Comprehensive Plan.

1.1~~2~~1.4 Policy:
The Capital Improvement Element will be updated annually to include any annexation related capital improvements that will be implemented to maintain the adopted LOS standard for all public facilities.

1.1~~2~~1.5 Policy:
Properties annexed shall receive a land use designation compatible with its county land use designation, unless otherwise approved by the City Commission.

1.1~~2~~1.6 Policy:
The proposed Future Land Use Map (GOP Map 1-2) shall be used as a guide for land use designations for annexed properties.

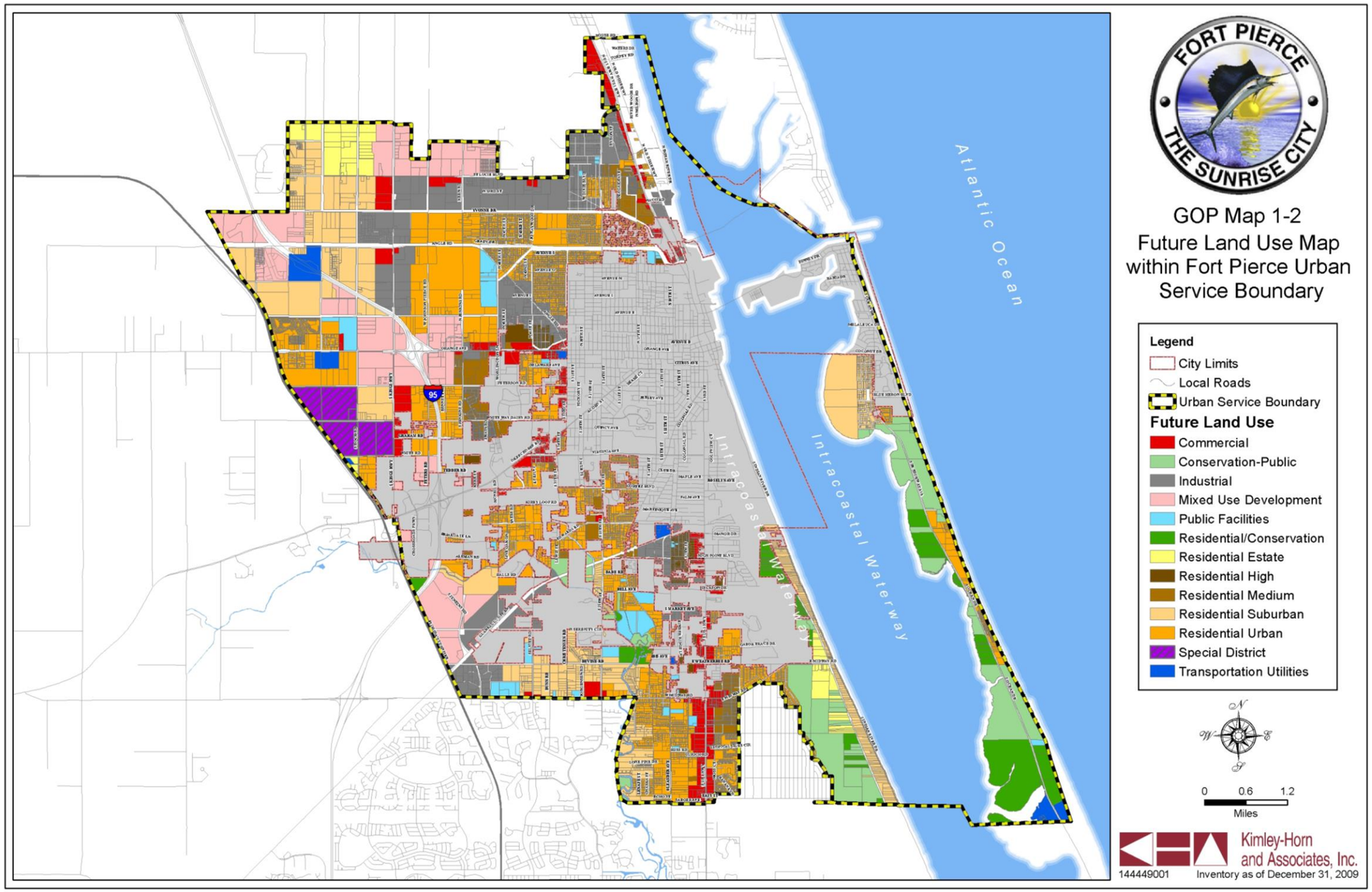
1.1~~2~~1.7 Policy:
Existing structures on properties newly annexed properties shall be assessed for historic value according to the City's historic preservation ordinance and, if found to have such value, be incorporated into the City's list of designated structures.

1.1~~2~~1.8 Policy:
Population projections reflecting annexations shall be prepared as part of the annual update of the 5-Year Schedule of Capital Improvements.

1.1~~2~~1.9 Policy:
The City shall pursue a joint planning agreement with St. Lucie County as provided in Section 163.3171(1), F.S., for the area currently outside the City's municipal boundary that is located within the urban service boundary, as identified on Map 1-2.

Formatted: Highlight

GOP Map 1-2 Proposed Future Land Use within Fort Pierce Urban Service Boundary



SCHOOL SITING

1.1~~2~~3 Objective:
Coordinate with the St. Lucie County School Board to ensure that the residents of the City of Fort Pierce are provided the highest quality educational facilities to meet the existing and future needs of the population.

1.1~~3~~2.1 Policy:
The City shall allow schools in all Future Land Use categories except the following categories: Boundary Industrial (BI), Industrial (I), Heavy Industrial (HI) and Conservation and Open Space.

1.1~~2~~3.2 Policy:
The City shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with the St. Lucie County School Board.

1.1~~2~~3.3 Policy:
The City shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

1.1~~2~~3.4 Policy:
Encourage the location of schools proximate to urban residential areas to the fullest extent possible.

1.1~~2~~3.5 Policy:
The City shall require the collocation of public facilities, such as parks, libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods.

HAZARD MITIGATION

1.1~~3~~4 Objective:
Coordinate with St. Lucie County and the State of Florida regarding coastal planning area population densities, land use planning, evacuation, and disaster-preparedness.

1.1~~3~~4.1 Policy:
The City shall maintain evacuation times by evaluating all development proposals in the Coastal High Hazard Area to determine impacts to evacuation and consistency with the City's hurricane evacuation plans.

1.1~~3~~4.2 Policy:
Proposed developments that are demonstrated to create an increase in evacuation times will be required to provide mitigation measures, including but not limited to roadway improvements, to maintain hurricane evacuation times in the hurricane vulnerability zone.

1.134.3 Policy:
The City shall coordinate with St. Lucie County and the Treasure Coast Regional Planning Council to develop standards and guidelines to assess evacuation times for development within the evacuation areas.

1.143.4 Policy:
Encourage the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the local government determines to be appropriate.

1.145 Objective:
The City shall ~~prepare~~ maintain hazard mitigation, disaster preparedness, and post-disaster redevelopment plans to effectively bring public services back on-line, coordinate cleanup efforts, and rebuild damaged or destroyed public and private property ~~by 2012~~.

1.145.1 Policy:
The post-disaster redevelopment plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions.

1.145.2 Policy:
The City shall coordinate their post-disaster redevelopment plan with the County Emergency Management Office for compliance with the Local Peacetime Emergency Plan.

1.145.3 Policy:
Post-disaster redevelopment and hazard mitigation plans should inventory hazard prone properties and implement building codes and development regulations, such as setback provisions, structural connections, and other site controls, to reduce future property damages and losses.

HISTORIC PRESERVATION

1.156 Objective:
Provide identification, protection and awareness of archeological and historic resources to preserve the City's unique economic, political, scientific, religious, and architectural history.

1.156.1 Policy:
At all times, the City of Fort Pierce shall maintain a current and complete inventory of all officially designated historic sites and historic districts.

1.156.2 Policy:
The City of Fort Pierce shall implement programs, policies and regulations to preserve and encourage the rehabilitation of historic resources through such techniques historic overlay districts and building code provisions.

1.156.3 Policy:
The City of Fort Pierce shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies and guidelines.

1.156.4 Policy:
The City of Fort Pierce shall encourage the rehabilitation and adaptive reuse of historically significant buildings and structures in lieu of demolition.

1.156.5 Policy:
The City of Fort Pierce shall promote the proper the proper maintenance, restoration, preservation, rehabilitation, or reconstruction appropriate to historic sites, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring historic buildings, sites, and streetscapes.

1.156.6 Policy:
The City of Fort Pierce shall promote the awareness of historic preservation and its community benefits to the general public and to school children through promotional materials, guidebooks, tours, informational brochures, educational tools, workshops, lectures, and presentations.

1.156.7 Policy:
The City of Fort Pierce, during the review and evaluation process, shall consider potentially harmful impacts of land use plan amendments and site development approvals on resources of historic significance.

1.156.8 Policy:
The City of Fort Pierce shall retain a Historic Preservation Board to evaluate, review and recommend to the City Commission properties for designation as historic sites and districts, and to review alterations to historic sites and structures.

1.156.9 Policy:
The City shall provide grants and loans for historic façade restoration for structures listed in the City's inventory of historic structures.

1.156.10 Policy:
No building, structure, improvement, landscape feature, or site within the city that has been designated a historic site or historic district, shall be erected, altered, restored, rehabilitate, excavated, moved or demolished until an application for a certificate of appropriateness has been reviewed and approved by the Historic Preservation Board.

1.156.11 Policy:
The City of Fort Pierce shall encourage quality new construction and developments that are harmonious with neighboring historic sites and historic districts.

1.156.12 Policy:
The City and its Historic Preservation Board shall address alteration, removal, destruction, or development of structures within the following historic districts:

1. Avenue D
2. Sample Oaks
3. Oakland Park

4. Edgar Town
5. Downtown
6. River's Edge

NATURAL RESOURCE PROTECTION

1.16~~7~~ Objective:
The City shall ensure that the natural resources are protected in accord with the goals, objectives, and policies in the Conservation and Coastal Management Elements and enforcement of the land development code, especially in the review of all new development and redevelopment.

1.16~~7~~.1 Policy:
The City shall require approval from all applicable external agencies regarding the protection of environmentally sensitive habitat and shall require consistency with the policies in the Plan that govern the following:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

1.16~~7~~.2 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the county, state or federal government as environmentally sensitive.

1.16~~7~~.3 Policy:
The City shall require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites.

1.16~~7~~.4 Policy:
When a parcel proposed for development contains more than one habitat type, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions.

1.16~~7~~.5 Policy:
The City shall coordinate their development review and permitting programs with the wetland permitting and mitigation programs of the appropriate local, state and federal jurisdictional agencies.

1.16~~7~~.6 Policy:
The City shall require all development applications to minimize tree removal as a part of land development. The City shall require a tree survey to be provided which identifies trees for removal, relocation, and protection.

1.178 *Objective:*
Develop and implement land use controls and programs to preserve and enhance the Indian River Lagoon and other surface waters for their important natural functions, and aesthetic and recreational values.

1.178.1 Policy:
The City's Land Development Regulations shall protect surface waters in conformance with State and South Florida Water Management District (SFWMD) policies.

1.178.2 Policy:
New development adjacent to or in the vicinity of surface waters shall be designed to maintain the water quality of these surface waters and provide retention and discharge of stormwater runoff in conformance with State and SFWMD policies.

1.178.3 Policy:
The City shall require open space as a part of the requirements for all development and redevelopment to promote shallow water aquifer recharge and stormwater filtration.

1.178.4 Policy:
The City shall monitor the activities of the Port Authority to ensure the goals, objectives, and policies for the Port of Fort Pierce are implemented, particularly Goal 3 regarding environmental protection and the Indian River Lagoon.

POTABLE WATER SUPPLY PROTECTION

1.189 *Objective:*
Protect the quality and quantity of Fort Pierce's potable water supply as depicted on the Fort Pierce Future Land Use Maps.

1.189.1 Policy:
Amendments to the Future Land Use Map proposing land use categories which permit industrial uses shall be discouraged, to the greatest extent feasible, within wellfield protection zones of influence.

1.189.2 Policy:
When new sewers are extended into an area currently using septic systems for wastewater disposal, all buildings must connect with the public wastewater collection system within the time frame required by Florida Statutes.

1.189.3 Policy:
New subdivisions shall provide sewerage and connections to the City's sanitary sewer system for each lot in the development.

FLOOD PROTECTION

1.19~~20~~ Objective:
Eliminate flooding occurrences in the City while preserving groundwater quality through the coordination of future land uses with topography and soil conditions, provision of drainage and stormwater management systems, and the adoption of appropriate development codes and regulations.

1.19~~20~~.1 Policy:
The land development codes shall implement floodplain protection provisions pursuant to the criteria and mapping of the Federal Emergency Management Administration (FEMA) and the South Florida Water Management District (SFWMD).

1.19~~20~~.2 Policy:
Through the land development code, public roads and parking lots shall be designed consistent with the criteria of the SFWMD.

1.19~~20~~.3 Policy:
New development encroaching into the 100-year floodplain shall incorporate elevation and flood protection measures sufficient to protect against the 100-year flood. The City shall maintain consistency with program policies of the National Flood Insurance Program and shall monitor new cost effective programs for minimizing flood damage. Such programs may include modifications to construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.

1.19~~20~~.4 Policy:
New development shall provide stormwater retention equal to that which existed under predevelopment conditions consistent with the regulations and plans of the SFWMD, St. Lucie County Environmental Resources Department and independent drainage districts, as appropriate.

1.19~~20~~.5 Policy:
Continue to implement regulations in the City's code to address stormwater management that may be attributed to local topography, flooding frequency, soil and other applicable environmental conditions including minimum design criteria for stormwater management improvements such as performance standards for maximum lot coverage and on-site retention areas.

SPOIL SITES

1.2~~0~~1 Objective:
The City shall coordinate with the Florida Inland Navigation District (FIND) and other appropriate state and federal agencies to ensure that adequate dredge spoil disposal sites are available based upon the Indian River Lagoon Spoil Island Management Plan.

1.2~~0~~1.1 Policy:
The City shall coordinate the siting of new dredge disposal sites with the County and adjacent municipalities and the Spoil Island Working Group (SIWG).

1.201.2 Policy:

Site selection criteria shall ensure sufficient sites to meet future needs, be consistent with environmental and natural resource protection policies established in this plan and meet reasonable cost and transportation requirements.

1.201.3 Policy:

The City shall consider the land use designation of future dredge spoil sites based on the following criteria: archaeological resources, wetlands, vegetation, habitat, land use, topography, soil conditions, access points, development suitability, and ability to accommodate technical and logistical requirements for conveyance and storage.

ENERGY EFFICIENCY AND CONSERVATION

1.212 Objective:

The City shall adopt and maintain Land Development Regulations which incorporate concepts for managing land, water and energy resources in a sustainable and energy efficient manner that is responsive to innovative development and conservation techniques as outlined in the policies below.

1.212.1 Policy:

Site planning standards shall be adopted which require new development and redevelopment to incorporate energy conservation measures in the site layout and design. These standards shall focus on environmental features such as landscape, sun, wind, and substitutes for energy-intensive technologies.

1.212.2 Policy:

The City shall adopt and enforce energy efficient building codes and promote energy efficiency in building heating and cooling systems which incentivizes practices such as usage of renewable, recycled and low emitting materials, indoor air quality management plan, increased ventilation, proper disposal and reuse of construction waste, optimized energy performance, on-site renewable energy and water usage reduction.

1.212.3 Policy:

The City shall require energy efficient housing through use of renewable energy resources in existing and new housing.

1.212.4 Policy:

The City shall require in all rehabilitation and replacement projects use of green, energy efficient materials as appropriate.

1.232 Objective

The City will coordinate land use and transportation decisions to reduce vehicle miles traveled (VMT) and the number of automobile trips required for daily needs to reduce greenhouse gas emissions through implementation of the following policies:

1.223.1 Policy:

The City shall maintain a well connected pedestrian and bicycle network to reduce greenhouse gas emissions by completing missing sidewalk and bicycle segments through incorporation of projects into the City's Capital Improvements Program and through regional coordination efforts with St. Lucie County and the FDOT.

1.223.2 Policy:

The City shall improve access to transit, bicycling and pedestrian facilities. The City shall implement land use and community design features which contribute to energy efficiency and green house gas reduction, including, but not limited to:

1. Promoting smaller block sizes within large scale developments and redevelopment projects through good site design criteria
2. Requiring a mix of land uses in most future land use classifications
3. Allowing higher densities and intensities in all future land use classifications, especially within the City Core and along major corridors
4. Requiring provision of pedestrian/bicycle facilities in all new developments and redevelopment proposals
5. Requiring access to existing transit facilities as well as construction of new transit shelters associated with new development
6. Providing traffic calming features within residential neighborhoods and around schools and community facilities

TRANSPORTATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 2

The City shall provide a safe, convenient, effective, and energy efficient multimodal transportation system which is coordinated with the Future Land Use and provides mobility of people and goods.

2.1 Objective:

~~The~~ ~~City of Fort Pierce is designated as a transportation concurrency exception area pursuant to Section 163.3180, Florida Statutes (F.S.)~~. ~~The City is exempt from state-mandated transportation concurrency.~~ Although transportation concurrency is no longer required, ~~T~~the City will continue to administer a roadway level of service (LOS) based management system (previously referred to as "transportation concurrency management") to review development impacts. Land use and transportation strategies to support and fund mobility shall be implemented to comply with Section 163.3180(5)~~(f)(b)4.~~ F.S.

2.1.1 Policy:
Development impacts will continue to be mitigated through the administration of a roadway LOS based management system that requires transportation facilities needed to serve new development to be in place or under construction within three years after the City approves a building permit or its functional equivalent.

2.1.2 Policy:
The City shall implement land use and transportation strategies to include, but not be limited to, capacity improvements, operational improvements, transit/bicycle/pedestrian facilities, transportation demand management (TDM), transportation system management (TSM), complete streets designs, and parking strategies.

2.1.3 Policy:
Additional land use and transportation strategies will be incorporated in the Comprehensive Plan ~~once additional rulemaking has been authorized per~~ consistent with the Joint Report on the Mobility Fee Methodology Study prepared on December 1, 2009 by the Florida Department of Community Affairs and the Florida Department of Transportation.

2.2 Objective:

Maintain the adopted LOS standards for all City roadways. The City shall coordinate with St. Lucie County and the Florida Department of Transportation (FDOT) to maintain the adopted LOS standards on County and State roadways within the City.

2.2.1 Policy:

The roadway network shall be maintained at the adopted LOS standards through capacity improvements, operational improvements, or mobility strategies. Roadway improvement projects which are needed to maintain the adopted LOS standards shall be included in the CIP or added to the CIP during the annual update to the Capital Improvements Element.

2.2.2 Policy:
Maintain the adopted LOS standard of "D" for all non-FIHS, SIS and TRIP funded roadways within the City for the peak hour. Table 2.2.2a reflects adopted level of service standards for FHIS, SIS, and TRIP Funded facilities:

Roadway	From/To	Adopted LOS
SIS Facilities		
I-95	Midway Road to SR 70/Okeechobee Road	C
I-95	SR 70/Okeechobee Road to SR 68/Orange Road	D
Florida's Turnpike	Port St. Lucie Boulevard to SR 70/Okeechobee Road	C
Florida's Turnpike	SR 70/Okeechobee Road to Indian River County Line	B
SR 70/Okeechobee Road	McCarthy Road to Florida's Turnpike	B
SR 70/Okeechobee Road	Florida's Turnpike to I-95	C
TRIP-Funded Facilities		
SR 713/Kings Highway	SR 70/Okeechobee Road to Orange Avenue	D

Formatted: Right: 0"

2.2.3 Policy:
Roadways projected to exceed the adopted LOS standard will be addressed through intergovernmental coordination and/or capacity and operational improvements, or implementation of mobility strategies. Coordination with the County and the FDOT shall be required if a proposed development impacts County or State roadways.

2.2.4 Policy:
Maintain the adopted roadway LOS standards through appropriate development review conditions and monitoring of the City's transportation facilities.

2.2.5 Policy:
The City shall coordinate with FDOT to develop strategies to encourage local traffic to utilize the local street network to support the regional travel on State roadways. In support of mobility in the City, Fort Pierce shall continue to improve connectivity of its roadways to reduce vehicle miles traveled, provide more route choices, and disperse traffic to maintain the adopted LOS standards.

2.2.6 Policy:
For new developments or redevelopments, the City shall allow the projected impacts on the roadway LOS standard to be mitigated through proportionate fair share contributions. The City shall apply the method for determining the proportionate fair

share contribution as adopted by ordinance. The contribution may be made for capacity or operational improvements.

2.2.7 Policy:
Proposed land use changes shall evaluate the net difference in traffic impacts between the current land use and the proposed land use. Any change in land use which exceeds that LOS standard for a roadway shall also be accompanied by a strategy to address the impact. The strategy may consist of a capacity or operation improvement or implementation of a mobility strategy. The LOS evaluation shall be completed using professionally accepted transportation engineering methodology including generalized roadway and detailed roadway analysis as needed.

2.3 Objective:
The City shall integrate the Future Land Use Map with the City's existing, programmed, and planned transportation system to maintain the adopted roadway LOS standards and support multimodal transportation to service the existing and projected population.

2.3.1 Policy:
The City shall require TDM strategies to reduce the peak hour demand on the City's roadways. The City shall also permit TDM strategies to be implemented as a part of a development's traffic impact mitigation plan thereby reducing single occupancy vehicle trips. The specifics of the proposed TDM strategies will be adopted within the respective development orders.

2.3.2 Policy:
Proposed Future Land Use Map amendments shall be supported by the Transportation Element. An evaluation of the net change in impacts to the roadways shall be determined. The proposed amendment shall maintain the adopted LOS standard. If the LOS standards are not maintained, the amendment shall be accompanied by strategies including capacity and operational improvements, and mobility strategies to achieve the adopted LOS standard.

2.3.3 Policy:
The City shall integrate transportation and land use to support multimodal transportation through site design and development standards that address building placement and orientation, pedestrian access, bicycle parking, and transit-oriented development principles.

2.3.4 Policy:
The City shall develop a TDM program to address car and van pooling, parking requirements, mobility strategies, accessibility to transit, and employer-based initiatives such as flexible work schedules. The TDM program shall focus on reducing travel during peak periods to improve the LOS of the City's roadways, reduce single occupancy vehicle trips, and efficiently use the existing infrastructure.

2.3.5 Policy:
The City shall implement a "complete streets" policy which is designed and operated to address the needs of drivers, public transportation vehicles and patrons, bicyclists, and pedestrians of all ages and abilities in all planning, programming, design, construction, reconstruction, retrofit, operations, and maintenance activities. The City shall view all

transportation improvements as opportunities to improve safety, access, and mobility for all travelers in Fort Pierce and recognizes bicycle, pedestrian, and transit modes as integral elements of the transportation system.

2.3.6 Policy:
The City shall seek to determine the modal split of its modes and set specific targets aimed at increasing the modal split for non-single occupancy automobile modes including transit, bicycling, and walking. The City shall coordinate with St. Lucie County, St. Lucie County Transportation Planning Organization (TPO), and FDOT to achieve a higher modal split.

2.4 Objective:
Support preservation of the Historic Districts and the redevelopment of the Downtown Area through strategies that prioritize walking, bicycling and transit and related design principles for development, thereby reducing the need to drive.

2.4.1 Policy:
Coordinate with the FDOT to develop, plan, and fund transportation improvements to support and enhance the revitalization of the US 1 corridor adjacent to the Downtown District and the Historic Districts. The priority should be Transportation System Management (TSM) strategies that enhance the efficient use of the existing infrastructure through targeted physical and operational improvements on US 1 to maintain the urban characteristics of the Downtown and Historic Districts.

2.4.2 Policy:
The City shall coordinate with St. Lucie County to enhance the transit services along US 1 by improving headways and service of existing transit lines. For developments along US 1, the City may consider a contribution to the St. Lucie County Transit system or supporting facilities within the context of the development as mitigation for projected traffic impacts.

2.4.3 Policy:
Improve pedestrian and vehicular linkages from US 1 to the Historic Districts and to the Downtown Area. The City will continue to require new developments and redevelopments to plan and provide pedestrian and vehicular circulation linking buildings directly to US 1 and connecting the Historic Districts and Downtown.

2.5 Objective:
Maintain the existing roadway network and multi-modal transportation system to enhance efficiency, convenience, safety, and energy efficiency through implementation of the following policies.

2.5.1 Policy:
Resurface and maintain badly worn or deteriorated roads on a regular basis, as needed, through programmed and funded improvements in the City's CIP.

2.5.2 Policy:
Identify poor drainage areas with roadway rights-of-way (ROWs) where the accumulation of water is becoming a safety hazard and could generate a structural deficiency. The City shall annually program and fund improvements in the City's CIP

for these areas, as needed. The City shall also coordinate with related agencies having jurisdiction over the impacted roadways for proper maintenance and facility improvements.

2.5.3 Policy:
Coordinate with agencies having jurisdiction over signs, pavement markings, transit facilities and signs, sidewalks, and any other transportation infrastructure within City limits regarding maintenance to plan, program, and implement improvements to support system efficiency and enhance safety.

2.5.4 Policy:
Apply access management standards along main arterial and collector roads to improve safety. Access management strategies such as inter-parcel or shared driveway access shall be implemented.

2.5.5 Policy:
Implement pedestrian cross-access, pedestrian features, transit features and other transportation demand strategies on all primary City corridors.

2.5.6 Policy:
The City shall require the provision of safe and convenient on-site vehicle traffic flow within the required vehicle parking areas and address the needs of non-motorized traffic as a part of this provision.

2.6 Objective:
The City shall coordinate its transportation system with the plans and programs of St. Lucie County, St. Lucie County TPO and FDOT to maintain and enhance regional mobility.

2.6.1 Policy:
Coordinate with local authorities for timely implementation of regional system improvement projects in the Five-Year Schedule of Capital Improvements.

2.6.2 Policy:
New roadways shall be designed to enhance connectivity to existing roadways and improve mobility of the City's transportation system.

2.7 Objective:
The City shall work with FDOT and St. Lucie County TPO to provide a secure transportation system for the roads that comprise the Strategic Intermodal System (SIS) through implementation of the following policies.

2.7.1 Policy:
Coordinate with the FDOT, St. Lucie TPO, and St. Lucie County to maintain a safe, convenient, and effective regional transportation system including I-95, the Florida Turnpike, SR 70/Okeechobee Road, and US 1.

2.7.2 Policy:
Coordinate with FDOT to establish guidelines for access management standards for development on all roads that comprise the Strategic Intermodal System (SIS). The

standards shall address driveway locations, number of access points, and cross access requirements with adjacent properties.

2.8 Objective:
The City shall develop a ROW plan consistent with its Future Land Use Element to preserve, plan, and acquire future ROW. The ROW plan shall identify the existing, proposed and future ROWs and the respective widths. The ROW plan shall also establish the standards for ROWs based upon the future needs of the City including all modes of transportation. The City shall administer the ROW plan regarding proposed development and associated ROW dedication requirements.

2.8.1 Policy:
The City shall not allow development to encroach an existing ROW. All development will be required to be setback from the edge of the ROW pursuant to the zoning code.

2.8.2 Policy:
The City shall prepare a ROW plan to preserve existing ROWs and plan for future ROWs. The City shall prepare the ROW plan ~~by 2012,~~ in coordination with St. Lucie County and St. Lucie Transportation planning Organization.

2.8.3 Policy:
ROW dedication requirements for proposed developments or redevelopments shall be consistent with the City's ROW plan and standards. Large developments or redevelopments may be required to provide additional ROW to enhance the City's connectivity.

2.8.4 Policy:
Administer the City's and St. Lucie County's ROW widths standards according to the functional classification of the roadways. Minimum ROW width requirements are as follows:

Functional Classification	**Width (in feet)**
Limited Access/Controlled	325 (Width may vary)
Arterials	200 – 106
Collectors	94 – 70
One-Way Pair	60'

2.9 Objective:
The City shall include projects to achieve and maintain the adopted LOS standards in the Capital Improvement Element, as required.

2.9.1 Policy:
The Capital Improvement Element will be updated annually by December 1 of each year to include transportation projects needed to address LOS issues identified as a part of the LOS analysis reporting required by the City's Transportation System Monitoring database (formerly referred to as the Concurrency Management System).

2.9.2 Policy:
The Capital Improvement Program (CIP) addressing transportation facilities shall include the entire system~~, inclusive of backlogged facilities.~~

2.9.3 Policy:
The City may also include multimodal transportation projects and related programs in the CIP for traffic impact mitigation for LOS issues. The City may also consider implementation of the City's mobility strategies as a means to address the impacts of development as appropriate and available.

2.10 Objective:
Continue to coordinate with the FDOT, the St. Lucie County TPO, the Treasure Coast Regional Planning Council (TCRPC), and adjacent municipalities to achieve safe, convenient, and energy efficient mobility of people and goods.

2.10.1 Policy:
The City representatives will attend regularly scheduled meetings with the regional agencies to provide input on regional transportation projects affecting the City, convey the City's transportation needs and direct the City's priorities through the TPO's Transportation Improvement Program (TIP).

2.10.2 Policy:
Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to plan, program, and implement transportation projects, programs, and strategies identified in the Transportation System Monitoring database.

2.10.3 Policy:
Participate in the FDOT's Five-Year Work Program development process to convey the City's transportation needs and direct the City's priorities through the FDOT.

2.10.4 Policy:
The City shall coordinate with the St. Lucie County Division of Emergency Management regarding implementation and communication of procedures for any emergency evacuation such as a hurricane threat to the region.

2.10.5 Policy:
The City shall participate in the regional public transportation planning initiatives including the St. Lucie County transit service and the proposed Amtrak service along the Florida East Coast (FEC) railway to promote and enhance regional transportation and mobility within St. Lucie County.

2.10.6 Policy:
The City shall continue to participate in the TPO's Technical Advisory Committee to assist in the annual up-date of the TPO's Congestion Management System.

2.10.7 Policy:
The Transportation Element shall be consistent with and further the transportation goals outlined in the 2035 Regional Long Range Transportation Plan (RLRTP). The City shall rely upon the goals, objectives, and policies listed in the RLRTP in addressing mobility through incorporation of multimodal considerations during the decision making process. The Comprehensive Plan and the Land Development Code will be updated, as necessary, upon adoption of the 2035 RLRTP by St. Lucie County.

2.11 Objective:

The City shall coordinate with the Port, St. Lucie County, the St. Lucie County TPO, and the FDOT to maintain a safe and effective transportation system serving the Port and integrate with all modes of surface or water transportation. The City shall also coordinate with the Army Corps of Engineers and Department of Environmental Protection regarding the Port facilities plans regarding new or expanded facilities.

2.11.1 Policy:

The City shall maintain the adopted LOS standard for roadways serving the Port. The City shall coordinate with the Port and the appropriate agencies regarding the intermodal management of surface transportation.

2.11.2 Policy:

The City shall coordinate with St. Lucie County, the St. Lucie County TPO, and FDOT to prepare a truck route study to plan, program, and implement the most effective truck routing to serve the Port. The City of Fort Pierce will coordinate with St. Lucie County and the FDOT to designate truck routes to serve the Port of Ft. Pierce.

2.11.3 Policy:

As a part of the City's Transportation Monitoring System and the requirements for developments to provide traffic impact analyses, the City shall monitor future development relative to the potential impact on the Port's transportation and operations. The City shall also coordinate with the Port regarding development proposals adjacent to the Port facilities to protect the Port from incompatible land uses.

2.11.4 Policy:

The City, in partnership with St. Lucie County, shall implement the recommendations of the Port of Ft. Pierce Master Plan.

2.11.5 Policy:

The City shall coordinate with the Port, Army Corp of Engineers, and Department of Environmental Protection to protect and conserve natural resources within the Port. The City shall work with the Port to mitigate the impacts from the Port upon adjacent natural resources and land uses.

2.12 Objective:

The City shall coordinate with regional agencies and transit providers to support and enhance the transit service to increase transit use, increase the transit mode split, reduce vehicle miles traveled, reduce greenhouse gas emissions, and promote a multimodal transportation system.

2.12.1 Policy:

The City shall coordinate with St. Lucie County Transit to identify strategic transit corridors for transit service enhancements including, reduced headways and convenient hours of operation, increased route coverage, and predictable scheduling. The City shall also coordinate with St. Lucie County Transit to establish measures for the acquisition and preservation of existing and future public transit ROWs.

2.12.2 Policy:
The City shall coordinate roadway and transit improvements with St. Lucie County, the St. Lucie TPO, the St. Lucie County Airport, the Port of Ft. Pierce, and FDOT for the update to the City's CIP.

2.12.3 Policy:
The City shall coordinate with St. Lucie County Transit to ensure that transit stops are located in areas that are accessible to a large portion of the community by reviewing the location of transit stops and evaluating the need for improvements including new shelters and to amenities.

2.12.4 Policy:
The City shall partner with the FDOT, the TCRPC and the other regional agencies planning for the provision of passenger rail service along the FEC corridor and extend commitment to implementation of transit service within the City.

2.12.5 Policy:
The City shall provide incentives, such as increased allowable densities and reduced parking requirements, to promote mixed-use developments within the City, and especially within the downtown and around the future AMTRAK passenger rail station, by requiring a mix of land uses in all non-residential future land use categories and allowing density bonuses for developments located within ¼-mile of a rail station, a multimodal transit center, or a transit stop as identified in Future Land Use Element Policy 1.1.5.

2.12.6 Policy:
The LOS standard for transit shall be consistent with St. Lucie County's adopted LOS standard for the St. Lucie County Transit system.

2.13 *Objective:*
The City shall support bicycling and walking as integral parts of the City's multi-modal transportation system by providing connected, convenient, and user-friendly facilities along with requiring developments to be designed incorporating bicycle and pedestrian-friendly principles.

2.13.1 Policy:
The City shall prepare a Citywide Sidewalk Facilities Report that inventories the existing sidewalk network including widths, condition, and other elements that contribute to pedestrian safety and comfort and evaluates the need for enhancements including filling sidewalk gaps and other pedestrian enhancements ~~to comply with Section 163.3180(5)(b)4, F.S~~.

2.13.2 Policy:
Consistent with the City's "complete streets" approach, all streets within the City shall have sidewalks on both sides. The City shall also require additional pedestrian amenities including lighting, shade, safe crosswalks, and separation from the roadways (when feasible).

2.13.3 Policy:
Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to install and/or repair sidewalks and bicycle facilities as part of any State or County roadway widening or construction project.

2.13.4 Policy:
As part of the Citywide Sidewalk Facilities Report, the City shall coordinate with the FDOT to target pedestrian improvements for intersections along US 1 including, but not limited to, freshly painted crosswalks and/or more appropriate paving materials, improved lighting, improved pedestrian signals and pedestrian refuge areas.

2.13.5 Policy:
Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to provide traffic control and design features to enhance pedestrian and bicycle safety and comfort along state and county facilities.

2.13.6 Policy:
The City shall prioritize sidewalk improvements within a one-mile area around schools to enhance its "safe routes to school" and to provide handicapped accessible pedestrian connections around all transit stops.

2.13.7 Policy:
The City shall the City shall prepare a Citywide Bicycle Facilities Report that inventories and evaluates the City's bicycle facilities network and develop a plan to provide an interconnected bicycle facilities network within the City ~~to comply with Section 163.3180(5)(b)4, F.S~~.

2.13.8 Policy:
Consistent with the City's "complete streets" approach, safe and convenient bicycle facilities shall be provided along all roadways within the City, as feasible. All new roads shall be designed to include bicycle lanes or separated facilities. For local streets where the speed differential between automobiles and bicycles is lower, the City may consider an alternative approach such as a wide shoulder or lane.

2.14 *Objective:*
The City of Fort Pierce shall coordinate with all local, state and federal agencies to execute the safe, efficient, and effective evacuation of all residents and visitors to the City in the coastal evacuation areas in the event of a hurricane or other natural disaster.

2.14.1 Policy:
The City shall maintain the effectiveness of the evacuation routes within the coastal area by reviewing all development proposals in the Coastal High Hazard Area to determine the potential impact on hurricane evacuation times. Developments which are projected to cause an increase in addition to the City's adopted evacuation times shall be required to mitigate the impacts on hurricane evacuation times caused by the development.

2.14.2 Policy:
The City shall coordinate with St. Lucie County to enhance public awareness of hurricane evacuation plans, routes and shelters in order to help prevent loss of life and property.

2.14.3 Policy
The City shall adopt the evacuation time proscribed by St. Lucie County and derived from the TCRPC Transportation Analysis Hurricane Evacuation Study, update 2003.

2.14.4 Policy:
The City shall continue to coordinate with St. Lucie County to maintain or improve hurricane evacuation times and to annually update the Local Emergency Evacuation Plan.

2.14.5 Policy:
The City shall coordinate with St. Lucie County and the TCRPC to implement strategies identified in the County Evacuation Plan to maintain efficient and timely evacuation procedures in the event of a hurricane or other catastrophic event.

2.14.6 Policy:
The City shall coordinate with St. Lucie County to prepare and implement evacuation plans and procedures to address the needs of the elderly, handicapped, hospitalized, or other special needs within the City including the provision of public transit and paratransit services.

INFRASTRUCTURE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 3

Provide high quality, healthy, effective, reliable, efficient, environmentally sound and necessary services for coordinated sanitary sewer, solid waste, drainage, potable water and natural ground water aquifer recharge to meet the current and future needs of the City residents and visitors.

SANITARY SEWER

Goal 3.1

Coordinate with the Fort Pierce Utilities Authority (FPUA) to provide cost effective, equitable and adequate sanitary sewer facilities which meet all applicable design standards and effluent water quality standards for the short and long term planning horizons.

3.1 Objective:
The City shall coordinate with the FPUA to identify existing deficiencies in the capacity of the sanitary sewer and to correct any identified deficiencies to maintain the adopted LOS standard through the short and long term planning horizons.

3.1.1 Policy:
The City shall assure through the FPUA budget approval process that FPUA will maintain funding for the system improvements identified in the Capital Improvement Element to address sanitary sewer deficiencies consistent with the priorities established in the adopted Water and Wastewater Master Plan.

3.1.2 Policy:
The City shall work with FPUA to ensure projects and programs are funded to correct system deficiencies and maintain the adopted LOS standard.

3.1.3 Policy:
The City shall coordinate with FPUA to update the Water and Wastewater Master Plan every five years to program sanitary sewer improvements to maintain the adopted LOS standard..

3.2 Objective:
Sanitary Sewer facilities shall be provided at or above the adopted LOS standard of 240 gallons per day (GPD) per equivalent residential connection (ERC) to meet the City's short and long-term needs for the adopted planning horizon.

3.2.1 Policy:
The LOS standard for sanitary sewer facilities shall be 240 GPD per ERC. The LOS standard for the FPUA wastewater treatment plants shall be measured by average daily flow. The number of ERCs provided for residential connections shall be:

- 1 ERC (240 GPD) for each single family unit
- 0.875 ERC (210 GPD) for each multi-family unit

For general service, commercial, or industrial connections, the wastewater treatment system shall be sized to provide the number of ERCs as agreed upon the FPUA in the Water and Wastewater Supply Agreement with developers. The ERC shall be based on existing wastewater flows from similar land uses, best available data, or from the Estimated Sewage Flows provided in Table 1 in Section 64E-6.008 *System Size Determinations*, Florida Administrative Code.

The LOS standard for FPUA wastewater treatment plants shall be measured by average daily flow.

The capacity of the FPUA collection system shall be measured by peak hour flow. The following peak factors will be used to assess the capacity of the collection system:

Flow Range (Maximum Month Average Daily Flow), MGD	Peak Factor
0.000 to 0.250	1.67
0.250 to 1.000	1.50
1.000 to 4.000	1.40

3.2.2 Policy:
The City shall coordinate with FPUA to prepare and submit an updated Capacity Analysis Report to the Department of Environmental Florida Protection (FDEP) at intervals described in Section 62-600.405, *Planning for Wastewater Facilities Expansion,* F.A.C. When the Capacity Analysis Report indicates that additional capacity will be needed within the next five years, design and permitting for additional capacity shall be initiated in accordance with this same code.

3.2.3 Policy:
The City shall coordinate with FPUA to devise a strategy to transition customers with private septic tanks to connect to the public sanitary sewer collection system when service is available. The City shall work with FPUA to establish criteria for connections and timing requirements.

3.2.4 Policy:
The City shall maximize the use of existing sanitary sewer facilities through the support of infill and redevelopment.

3.3 Objective:

The City shall coordinate with FPUA to ensure sanitary sewer facilities are designed, constructed, maintained and operated in a manner that protects the functions and quality of ground and surface waters, natural groundwater recharge and natural drainage features.

3.3.1 Policy:

The City shall coordinate with FPUA to implement the FDEP requirements of the St. Lucie County Public Health Unit and the Florida Department of Health to continue to protect the groundwater supply from potential sources of contamination pursuant to Chapter 1-10, "Health and Sanitation," St. Lucie County Code of Ordinances. All new developments will be required to connect to the public sanitary sewer system or provide documentation that the septic tanks are permitted by the St. Lucie County Health Department.

3.3.2 Policy:

The City shall coordinate with FPUA continue to implement the FDEP requirements prohibiting direct wastewater effluent discharges to surface and ground waters within wellfield zones of influence. The Island Wastewater Reclamation Facility will continue to be operated to meet the conditions and limits of its Industrial Wastewater Discharge Permit and an Industrial Wastewater Discharge permit will be obtained from FDEP for any future wastewater treatment facilities prior to discharging to surface and ground waters.

3.3.3 Policy:

The City shall coordinate with FPUA to reduce wastewater effluent discharges to surface and ground waters at future wastewater treatment facilities by including the infrastructure to treat wastewater to reclaimed water standards at new facilities. FPUA has already entered into an Agreement with Florida Municipal Power Agency to provide reclaimed water from the future Mainland Water Reclamation Facility (MWRF) once it is available.

3.3.4 Policy:

The City shall coordinate with FPUA to protect ground and surface waters from pollution through permitting of domestic collection and transmission systems. As part of the certification process for permitting with FDEP, FPUA will review the construction plans and specifications for their conformance to applicable FDEP standards and implement FDEP requirements to protect ground and surface waters from pollution through licensing of collection and transmission systems.

3.3.5 Policy:

The City shall require the proper maintenance of septic tanks by the owner to prevent pollution of groundwater, per requirements of the St. Lucie County Health Department.

3.3.6 Policy:

The City shall require the proper maintenance of septic tanks by property owners to prevent pollution of groundwater, per requirements of the St. Lucie County Health Department.

3.3.7 Policy:
The City shall require that properties on private sewer systems obtain permits whenever modifications are made which could affect the quantity, quality or peak to average loading ratio of their sewage.

3.3.8 Policy:
The City shall coordinate with FPUA to regularly inspect and monitor the conditions of gravity sanitary sewers, pump stations and force main systems. The inspection and monitoring should report the following parameters to locate and address areas with leaks, high infiltration and inflow, and other identified issues:

- Age, remaining service life
- Infiltration and inflow
- Capacities, compared to loading demands
- Operating pressures
- Physical conditions, need for repairs/replacement
- Reliability in emergency situations

3.3.9 Policy:
The City shall coordinate storm drainage and roadway projects with FPUA to minimize impacts on the sanitary sewer system and maintain adopted LOS standard.

3.3.10 Policy:
Water conservation practices shall be employed including maintenance and operation to minimize groundwater and surface water infiltration and informing the public about the effective use of water conservation plumbing fixtures and participation in County programs to improve water conservation.

3.3.11 Policy:
The City shall coordinate with FPUA to require that all customers who connect to the sanitary sewer system meet the water quality requirements established by FDEP and FPUA for wastewater entering the wastewater treatment facilities. The discharge from existing and proposed industrial sites shall be evaluated to determine if pretreatment prior to discharge into the sanitary sewer system is required to meet the water quality requirements.

SOLID WASTE

Goal 3.2

Provide a cost-effective and sustainable solid waste collection and disposal system which emphasizes resource recovery and meets all environmental quality standards.

3.4 Objective:
The City shall coordinate with St. Lucie County to identify existing deficiencies in the solid waste management and correct any identified deficiencies to maintain the adopted LOS through the adopted planning horizon.

3.4.1 Policy:
The LOS standard for solid waste management facilities shall be 200 tons per day of Municipal Solid Waste City wide.

3.4.2 Policy:
The City shall continue to require applicants for development permits to demonstrate available capacity of solid waste disposal sites and sufficient collection equipment of the Public Works Department prior to issuance of the permit or development order.

3.5 Objective:
The City shall coordinate with St. Lucie County to reduce demand on the solid waste disposal facilities through recycling. The City shall strive to recycle at least 30 percent of the overall solid waste stream by increasing the recycling of cardboard, metal, paper, glass, and plastic to at least 50 percent.

3.5.1 Policy:
The City shall continue to maintain or expand its recycling services and education program as a means of reducing the solid waste stream.

3.5.2 Policy:
The City shall encourage greater reliance upon electronic media to reduce the amount of paper consumed and provide recycling services in all public facilities.

3.6 Objective:
Protect the functions of the City's groundwater aquifer recharge areas and natural features from improper disposal of solid waste.

3.6.1 Policy:
The City shall maintain and implement its solid waste collection practices consistent with solid waste recycling and hazardous waste disposal requirements of the St. Lucie County solid waste disposal and recycling system.

3.6.2 Policy:
The City's contracted solid waste collection provider shall maintain collection services at the City's adopted LOS standard.

3.6.3 Policy:
The City shall participate in the hazardous waste collection and disposal programs of St. Lucie County by enforcing hazardous waste collection practices required by the county and other agencies with jurisdiction. Participation shall consist of an annual hazardous waste notification by mail insert in utility billings or local newsletter to City residents. Such notification shall indicate that the City does not provide hazardous waste collection services and inform the public that such services are provided by St. Lucie County and others.

3.6.4 Policy:
The City shall monitor the general operation of its solid waste collection services to maintain the adopted LOS standard. As appropriate, the monitoring shall provide

recommendations for capital improvements to maintain the adopted LOS standard including equipment and facilities.

DRAINAGE

Goal 3.3

Maintain a stormwater management system in the City which reduces flooding, promotes aquifer recharge, minimizes degradation of water quality in surface and ground waters and protects the functions of wetlands.

3.7 Objective:
Stormwater management facilities shall be designed in accordance with South Florida Water Management District (SFWMD) criteria.

3.7.1 Policy:
The City shall continue to implement land development regulations which establish the minimum design criteria for stormwater management. These design criteria shall serve as the LOS standard to assess adequacy of stormwater management facilities and development concurrency:

(1) Minimum roadway and parking lot elevations shall be set at the peak elevation of the 10-year one-day storm event;
(2) Minimum site perimeter elevations shall be set at the 25-year, 3-day peak stage. Site runoff up to such stage level may not overflow onto any adjacent property, unless a permanent drainage easement is obtained;
(3) Dry or wet retention/detention, stage versus storage, stage versus discharge and flood routing calculations for the 10-year, one day, 25-year, 3-day and 100-year, 3-day storm events for the site shall be submitted with the site development plans;
(4) Building floor elevations shall be at or above the 100-year flood elevation, as determined from the Federal Flood Insurance Rate Maps, City's code enforcement ordinances or calculations following the latest SFWMD methodology, whichever is greater;
(5) Off-site discharge shall be limited to pre-development runoff based on the 25-year, 3-day storm event calculated by SFWMD methods;
(6) All roof runoff shall be detained on site.

3.7.2 Policy:
The City shall adhere to its National Pollution Discharge Elimination System - Municipal Separate Storm Sewer System (NPDES-MS4) Permit and shall implement the permit conditions including monitoring of outfalls and best stormwater Management Practices.

3.7.3 Policy:
The impact of stormwater management facilities and support services on adjacent natural resources shall be considered in accordance with SFWMD regulations during the construction, siting, and operation of new or expanded stormwater management facilities.

3.7.4 Policy:
The City shall coordinate with the SFWMD and the independent drainage districts to implement applicable portions of the SFWMD regional water resource projects, the Upper East Coast Regional Water Supply Plan, and the Indian River Lagoon Stormwater Improvement and Management (SWIM) Plan which intend to reduce losses of excess stormwater to tide, recharge the surficial aquifer and water preserve areas or provide additional storage for surface waters.

3.7.5 Policy:
The City shall work with FDEP to develop an action plan to meet the objectives and requirements of FDEP's Basin Management Action Plan for the St. Lucie Basin to address stormwater management issues on a watershed (basin) basis in accordance with SFWMD permits as a means of providing cost effective water quality and water quantity solutions to specific watershed problems.

3.7.6 Policy:
The City shall continue to implement a basin-wide water management protocol that optimizes flood protection, water quality, stormwater storage, wetlands sustainability and ground water recharge functions. As part of the 2009 Stormwater Master Plan [HAS THIS BEEN COMPLETED?], a computer model of the existing surface water management system was developed that accounted for ground water levels, existing and projected stormwater flows, and canal stages. As part of the land development review process, the City shall use this model to evaluate the impact of proposed connections to the City's surface water management system and will update the model to include the new developments if the connections are approved.

3.7.7 Policy:
The City shall manage the construction and operation of its facilities which dam, divert or otherwise alter the flow of surface waters to minimize damage from flooding, soil erosion or excessive drainage.

3.8 Objective:
Maintain and protect ground water recharge of the surficial aquifer system so as to maintain all of the functions of the Floridan Aquifer.

3.8.1 Policy:
The City shall use Best Management Practices (BMPs) for stormwater management in accordance with its regulations and those of the SFWMD.

3.8.2 Policy:
The City shall work cooperatively with the SFWMD and independent drainage districts to implement plans for additional surface water storage such as water preserve areas, the Upper East Coast Regional Water Supply Plan and any other plans and operating procedures to increase recharge water to the Surficial Aquifer.

3.8.3 Policy:

Formatted: Indent: Left: 0.95"

Formatted: Highlight

Formatted: Highlight

The City shall utilize, preserve, restore and enhance natural water bodies and functions by encouraging non-structural and structural erosion control devices and discourage the channelization, installation of seawalls or other alteration of natural rivers, streams and lakes.

3.8.4 Policy:
The City shall protect the water storage and water quality enhancement functions of wetlands, floodplains and aquifer recharge areas through acquisition, enforcement of rules and the application of land and water management practices which provide for compatible uses.

3.8.5 Policy:
The City shall coordinate with St. Lucie County to protect aquifers from depletion through water conservation and preservation of the functions of high recharge areas including but not limited to the water conservation areas and water preserve areas.

3.8.6 Policy:
All new drainage facilities shall be designed to provide pollution control sufficient to meet criteria of all regulatory requirements, including but not limited to, the following:

- Retention of stormwater
- Flow of stormwater over grassed and vegetated areas
- Sumps
- Grease separation baffles
- Mosquito control
- Infiltration and percolation prior to overflow or outfall discharge

POTABLE WATER

Goal 3.4

Provide a cost-effective and sustainable potable water supply system which meets all applicable water quality standards, maintains the adopted LOS, and maintains the City's water quality standards, and does not compromise the City's future water supply.

3.9 Objective:
The City shall coordinate with FPUA to identify existing deficiencies in the potable water system and to correct any identified deficiencies to maintain the adopted LOS through the adopted planning horizon.

3.9.1 Policy:
The City shall assure, through the FPUA budget approval process, which FPUA will maintain funding for the systems improvements the Capital Improvements Element to address identified potable water deficiencies consistent with the priorities established in the adopted Water and Wastewater Master Plan.

3.9.2 Policy:

The City shall coordinate with FPUA to fund projects and programs to correct identified system deficiencies and maintain the adopted LOS standard.

3.9.3 Policy:
The City shall coordinate with FPUA to update the Water and Wastewater Master Plan every five years to assure that potable water facilities are available to provide adequate fire flow protection and to meet the existing needs of FPUA's customers. The Water and Wastewater Master Plan is next scheduled to be updated in 2011 [SHOULD WE ASSIGN A NEW DATE? IF SO, WHEN WOULD THE CITY LIKE TO UPDATE THE MASTER PLAN?]

Formatted: Highlight

Formatted: Highlight

3.10 Objective:
Potable water facilities shall be provided at the adopted LOS standard of 300 GPD per ERC for the adopted planning horizon.

3.10.1 Policy:
The LOS standard for potable water facilities shall be 300 GPD per ERC. The number of ERCs provided for residential connections shall be:

- 1 ERC (300 GPD) for each single family unit
- 0.70 ERC (210 GPD) for each multi-family unit

For general service, commercial, or industrial connections, the potable water facilities treatment system shall be sized to provide the number of ERCs as agreed upon by FPUA in the Water and Wastewater Supply Agreement with developers. The ERC shall be based on existing potable water demands from similar land uses or best available data.

The LOS standard for the FPUA water treatment plants shall be measured by maximum daily flow.

3.10.2 Policy:
The City shall work with FPUA to provide adequate fire flow protection. FPUA will review new construction projects to ensure that new projects have been designed and constructed to provide a minimum system pressure of 20 pounds per square inch during maximum day demands with fire flow.

3.10.3 Policy:
The City shall coordinate with FPUA to prepare and submit an Updated Capacity Analysis Report to the FDEP at the scheduled intervals described in the F.A.C. Section 62-555.348, *Planning for Expansion of Public Water System Source, Treatment, or Storage Facilities.* When the Capacity Analysis Report indicates that additional capacity will be needed within the next five years, design and permitting for additional capacity shall be initiated in accordance with this same code.

The August 2009 Capacity Analysis Report prepared for FPUA indicated that there was adequate capacity to meet the projected growth demands through 2018 [SHOULD THIS DATE BE EXPENDED?]. If additional capacity is required in the future, an assessment of the impacts of the construction and operation of new or

Formatted: Highlight

Formatted: Highlight

expanded water treatment plants and support services on adjacent natural resources shall be prepared during site review, in accordance with FDEP and SFWMD regulations.

3.10.4 Policy:
The City, through FPUA, shall maximize the use of existing potable water facilities by encouraging infill and redevelopment.

3.10.5 Policy:
The City and FPUA shall continue to maintain, administer, and implement an integrated geographic information system (GIS) to make standardized land use and potable water supply facilities information available for local and regional planning purposes.

3.11 Objective:
Encourage compact urban growth patterns including infill and redevelopment to maximize the use of existing potable water facilities.

3.11.1 Policy:
The City shall work with FPUA to identify opportunities to increase the efficiency and optimize the use of existing facilities as an alternative to new potable water facilities. The FPUA will continue its planned and preventive maintenance program to maximize the useful life of existing infrastructure.

3.11.2 Policy:
The City shall work with FPUA to give priority to providing water service to areas that are infill, enclave, or redevelopment areas.

3.12 Objective:
Optimize the utilization of water resources through effective water management practices to conserve and protect potable water resources with primary focus on the Surficial Aquifer.

3.12.1 Policy:
The City shall develop a basin-wide water management protocol in accordance with SFWMD permits that optimizes flood protection, water quality, stormwater storage, wetlands sustainability and groundwater recharge functions while protecting management system, wellfield characteristics, groundwater levels, saltwater intrusion limits, flows and canal stages to better utilize the water resource.

3.12.2 Policy:
FPUA shall continue to monitor water loss within its utility system and identify strategies to minimize system loss and continue its preventive maintenance program for the distribution system.

3.12.3 Policy:
The City shall utilize the development review process of the Land Development Code to require applicants for development permits to prepare landscaping plans that incorporate xeriscape principles, encourage native plant communities, and

meet the Florida Irrigation Society's standards and specifications for turf and landscape irrigation systems. The City shall revise the Land Development Code to include more stringent requirements for these areas.

3.12.4 Policy:
The City shall continue to implement a year-round public information and education program promoting water conservation. The City shall coordinate with FPUA to encourage conservation by continuing to implement a multi-tier rate structure which increases the unit cost as consumption levels increase.

3.12.5 Policy:
The City, in conjunction with FPUA, shall implement the adopted 10-year water supply plan consistent with the SFWMD plans.

3.12.6 Policy:
The City and FPUA shall coordinate and participate in the SFWMD Upper East Coast Water Supply Plan process.

3.13 Objective:
Potable water facilities shall be designed, constructed, maintained and operated in such a manner as to protect the functions of natural groundwater recharge areas and natural drainage features.

3.13.1 Policy:
If increased capacity is required in the future, the City shall coordinate with FPUA and SFWMD for the design, construction, operation and maintenance of new or expanded potable water facilities that will focus on the use of an alternative water source as defined in the Upper East Coast Water Supply Plan. These potential sources could include the Floridan aquifer, aquifer storage and recovery (ASR) wells, desalinization, capture and storage of excess stormwater currently lost to tide, reuse and grey water where technically feasible and other technologies.

3.13.2 Policy:
The construction, operation and maintenance of new or expanded potable water facilities shall consider the short-term and long-term impacts to natural groundwater recharge areas, wetlands, surface and groundwater levels and exacerbation of saltwater intrusion. The design shall also consider whether or not the construction, operation and maintenance will harm the aquifer system. Adverse impacts of construction, operation, and maintenance to the aquifer system shall be avoided or at least minimized.

3.14 Objective:
Provide a cost-effective, sustainable potable water system meeting all applicable standards at the adopted LOS standard.

3.14.1 Policy:
The City shall continue to coordinate the provision of potable water services with the FPUA through agreements with municipalities and other service providers.

3.14.2 Policy:
The City shall coordinate storm drainage and roadway projects with FPUA to minimize impacts to the potable water system and maintain adopted LOS standard.

3.14.3 Policy:
The City shall assist FPUA to identify possible sources of financing for the water system improvements in the current and future ~~2006~~ Water and Sewer Master Plan~~s and the future 2011 Water and Sewer Master Plans~~.

3.14.4 Policy:
The City shall coordinate with FPUA to continue to provide potable water that meets the drinking water standards described in F.A.C 62-555 and to provide FPUA customers an annual report on the quality of their water as required by the EPA Safe Drinking Water Act.

3.15 Objective:
Continue to provide potable water use in the quantity and quality necessary to satisfy existing and projected growth compliant with the latest standards acceptable to the City, the County, the State and the U. S. Environmental Protection Agency, and according to the regulations implementing the "Safe Drinking Water Act" (1986).

3.15.1 Policy:
The City shall continue to rely upon the facilities and personnel of the Fort Pierce Utilities Authority to satisfy the potable water supply, treatment and distribution needs of residents and businesses.

3.15.2 Policy
The City shall coordinate with the Fort Pierce Utilities Authority to ~~consider adopting~~ establish potable water level of service standards for non-residential land uses, such as office, industrial and commercial~~, by 2011~~.

3.16 Objective:
The City shall ensure that potable water facilities and services meet the level of service standards established within the Comprehensive Plan.

3.16.1 Policy:
The City shall correct existing facility deficiencies and provide for correction of the existing water supply and replacement of facilities using the Capital Improvements Program and the Capital Improvements Element.

3.16.2 Policy:
The City shall implement the 10-Year Water Supply Plan addressing water supply facilities necessary to serve existing and future development within the City consistent with the water service districts' consumptive use permit.

NATURAL GROUNDWATER AQUIFER RECHARGE

Goal 3.5

Protect the function of natural ground water/aquifer recharge areas and natural drainage features.

3.16 *Objective:*
Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes.

3.16.1 Policy:
Improve groundwater recharge by requiring all construction projects to meet or exceed the City of Fort Pierce Site Development Technical Regulations and Stormwater Management Requirements, including:

- Requiring development and redevelopment to provide a minimum of 25% of pervious open and green space
- The City shall amend the Land Development Code to limit the stormwater runoff for new gravity connections to the volumetric equivalent of not more than 2.0 inches of depth over the area served for any 24-hour period from the 10-year frequency, 72-hour duration rainfall. The City shall amend the Land Development Code to limit the total pump capacity of new connections to surface waters (canals or bay) to not more than the volumetric equivalent of 2.0 inches of depth per day from the area to be served by the pump.

3.16.2 Policy:
The City will promote the use of reclaimed water through city-wide efforts to educate residents and business community on the merits of using reclaimed water to diminish groundwater withdrawals. The City shall coordinate with FPUA to assess the viability of providing reclaimed water to new developments and if feasible, will require new developments to utilize reclaimed water for irrigation once the MWRP is constructed and operating.

3.16.3 Policy:
The City shall continue to require that all development and redevelopment codes at a minimum comply with SFWMD environmental protection rules for stormwater disposal methods.

CONSERVATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 4

To conserve, manage, appropriately use and protect the natural resources of the City ensuring continued resource availability and environmental quality.

4.1 Objective:
Maintain the best possible air quality, meeting or exceeding state and federal air quality standards.

4.1.1 Policy:
The City shall support the enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality.

4.1.2 Policy:
Open burning shall be prohibited.

4.1.3 Policy:
Through the site plan approval process, the City shall ensure appropriate measures are taken to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and the degradation of ambient air quality through the generation of dust particles.

4.1.4 Policy:
The City shall reduce the potential for green house gas emissions by the following means:

a) Require vegetative buffer strips along all vehicular use areas;

b) Require pedestrian-friendly, transit-oriented design elements to be included in all development, such as transit stops, bicycle and pedestrian facilities, or other applicable multi-modal facility;

c) Amend the design requirements for parking lots ~~by~~ 2012 ~~,~~ to include reflective surface coatings, to require the use of shade trees and to increase island landscaping requirements.

Formatted: Highlight

4.2 Objective:
Conserve, appropriately use and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters.

4.2.1 Policy:
The City shall cooperate with St. Lucie County and the South Florida Water Management District for the implementation of water demand management

policies and programs, including mandating xeriscape principles for all development.

4.2.2 Policy:
The City shall ensure that existing and new development shall be serviced with an adequate supply of potable water at the adopted levels of service, and that, at a minimum, meet the state water quality standards.

4.2.3 Policy:
The City shall cooperate with the South Florida Water Management District (SFWMD) and St. Lucie County to conserve water resources in emergencies and during declared water shortages. The City shall continue and expand efforts to publicize and encourage water conservation.

4.2.4 Policy:
Activities and land uses known to adversely affect the quality and quantity of identified water sources and within natural groundwater recharge areas shall be restricted to protect the quality and quantity of this water source. Parking spaces that exceed minimum requirements and excessive amounts of imperious surface coverages for new development shall be discouraged.

4.2.5 Policy:
The City shall achieve compatibility with other related regional water resource planning efforts. These include the Indian River Lagoon (IRL) Surface Water Improvement and Management (SWIM) Plan, Comprehensive Everglades Restoration Plan (CERP), CERP IRL – South Project, CERP North Palm Beach County Project Part 1, Lake Okeechobee SWIM Plan, Lower East Coast and Kissimmee Basin Water Supply Plans, IRL National Estuary Program Comprehensive Conservation and Management Plan, St. Johns River Water Management District (SJRWMD) District wide Water Supply Assessment and Northern Palm Beach County Comprehensive Water Management Plan.

4.2.6 Policy:
The City will continue to implement recommendations as proposed in the Water Supply Plan.

4.2.7 Policy:
Required open space shall be consistent with the promotion of shallow water aquifer recharge and stormwater filtration and meet the criteria to be established in the Land Development Regulations ~~by 2010~~.

Formatted: Highlight

4.2.8 Policy:
The City shall monitor the activities of the Port Authority to ensure Best Management Practices (BMP) are implemented to avoid negative impacts to the lagoon and ocean water habitats.

4.2.9 Policy:
~~By 2013, t~~The City shall develop non-potable sources for irrigation in coordination with FPUA.

Formatted: Highlight

4.2.10 Policy:
~~By 2012, t~~The City shall amend the Land Development Regulations to discourage or restrict onsite septic treatment.

Formatted: Highlight

4.3 Objective:
Assure that generation, storage, transport and disposal of wastes in the City is managed with the best available technology to protect environmental quality.

4.3.1 Policy:
When new sewers are extended into an area currently using septic systems for wastewater disposal, all buildings must connect with the public wastewater collection system within the time frame required by Florida Statute.

4.3.2 Policy:
All new development shall eventually be required to provide water and wastewater connections via FPUA through implementation of a transitional strategy developed by the City in coordination with the FPUA.

4.3.3 Policy:
The City shall cooperate with appropriate public agencies to assure that solid and hazardous wastes generated within the City, are properly managed to protect the environment. The City shall report any hazardous waste violation they may become aware of to the appropriate jurisdictional agency.

4.3.4 Policy:
The City shall coordinate with St. Lucie County and the state to encourage the development of effective strategies to improve the area-wide Solid Waste Management Program to include more innovative solid and hazardous waste management technologies to save energy, produce renewable energy and effectively manage hazardous waste.

4.4 Objective:
Conserve, appropriately use and protect natural resource systems, including floodplains, in recognition of their inherent values.

4.4.1 Policy:
The City shall strictly enforce all ordinances designed to protect and conserve natural resources and shall seek funding from all state and federal agencies to support such protection. The City shall support the enforcement of related state and federal regulations.

4.4.2 Policy:
Compliance with approved permits with other local governments, state, federal and private plans and programs for conservation of natural resources shall be required prior to receiving development approval.

4.4.3 Policy:
The City shall require approval from all applicable external agencies regarding the protection environmentally sensitive habitat and shall require consistency with the policies in the Plan that govern the following:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

4.4.4 Policy:
The City shall require that surrounding land uses are compatible with lands recognized by the county, state or federal government as environmentally sensitive.

4.4.5 Policy:
The City shall require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites. Site development shall limit the ecological and environmental impacts of design and shall include a site analysis to include the following natural factors:

1. Existing drainage pattern;
2. Geology;
3. Topography;
4. Hydrography (streams, lakes, swamps);
5. Vegetation;
6. Wildlife and habitat;
7. Climate factors (solar orientation, seasonal winds, humidity, precipitation);
8. Soil (type, suitability, bearing capacity).

4.4.6 Policy:
The City shall coordinate with the Treasure Coast Regional Planning Council, St. Lucie County, the state, federal and other public agencies concerned with managing and mapping natural resources. The City may also coordinate with private environmental organizations and individuals interested in resource conservation. The goal of such coordinating activities shall be to protect the values and functions of natural systems.

4.4.7 Policy:
The City shall work cooperatively with all agencies as appropriate, to administer land acquisition programs to acquire environmentally sensitive lands. The City shall also support the efforts of state and federal and other public and private conservation agencies in the acquisition of environmentally sensitive lands.

4.4.8 Policy:
The City shall continuously identify environmentally sensitive priority sites, located within the City, for acquisition, preservation, or restoration. Priority sites shall also include those disturbed areas where restoration will result in the greatest habitat benefit at the least cost.

4.4.9 Policy:
The City shall provide for open space as a part of the requirements for all development and redevelopment. Open space areas shall be designated and treated in such a manner as to maintain the integrity, whether the primary purpose is to

serve as natural vegetative or wildlife habitat, or as cultivated landscaped space. No land shall be developed, used or occupied such that the amount of open space on the parcel proposed for development is less than the required open space established by City ordinance.

4.4.10 Policy:
When a parcel proposed for development contains more than one habitat type or native vegetative community, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions

4.4.11 Policy:
Through site plan review, the City shall provide special protection for:

1. Champion trees as recognized by Florida Department of Agriculture;
2. Specimen trees as recognized by Florida Department of Agriculture;
3. Plant species listed by the FWS as threatened or endangered; and
4. Plant species listed by the FDACS as threatened or endangered

4.5 Objective:
Conserve, appropriately use and protect natural functions of fisheries, wildlife, wildlife habitat and marine habitat.

4.5.1 Policy:
The City shall protect and conserve the natural functions of existing soils, fisheries, lakes and floodplains through enforcement of existing local, and support of state and federal regulations designed to protect and conserve these functions.

4.5.2 Policy:
The City shall support the state and federal laws for the protection of endangered and threatened species and significant plant and animal habitat.

4.5.3 Policy:
The City shall cooperate with NOAA, EPA, DEP and other agencies as applicable to restore seagrass beds within its jurisdiction.

4.5.4 Policy:
Through the development review process the City shall regulate the location, density and intensity of development activities known to adversely impact wildlife and wildlife habitats. The City shall provide for flexible development alternatives, such as density transfers and flexible development options on developable portions of a site.

4.5.5 Policy:
The City shall protect listed wildlife and wildlife habitats by promoting public acquisition of known listed species wildlife habitat and through the dedication of conservation easements or deed restrictions.

4.5.6 Policy:
The City shall protect existing natural reservations and conservation areas as identified in the Recreation and Open Space and Future Land Use Elements.

4.5.7 Policy:
The City shall coordinate with St. Lucie County, the Heathcote Botanical Gardens Board of Directors and appropriate public interest groups to promote awareness of endangered, threatened and regionally important species.

4.5.8 Policy:
The City shall coordinate and cooperate with the organizations which are monitoring and have research underway in the South Indian River Lagoon and its watershed, including but not limited to the SFWMD, DEP, Florida Department of Agriculture and Consumer Services (FDACS), Florida Fish and Wildlife Conservation Commission (FFWCC), Harbor Branch Oceanographic Institute (HBOI), Smithsonian Marine station, National Oceanic and Atmospheric Administration (NOAA), United and the states Geological Survey (USGS). Review current studies with regard to the Indian River Lagoon including a review and analysis of protective measures and their impacts on the overall quality and vitality of the area. If it is determined that current measures are not meeting overall goals, coordinate with the applicable agencies to amend existing requirements and/or provide new requirements with the goal of increasing compliance with the adopted plans of the local, regional, and state agencies.

4.5.9 Policy:
Protective landscape buffering shall be required between conservation areas and between lands recognized by the county, state or federal government as environmentally sensitive and any land uses that may negatively impact the conservation and sensitive ecosystems. These standards and criteria shall be defined in the Land Development Regulations.

4.5.10 Policy:
The City shall work cooperatively with the US Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FFWCC) to protect and promote the recovery of species designated by these agencies as threatened and endangered or of special concern. Related activities shall include:

1. Require notification to these agencies when development proposals are received for sites documented as having historic and/or current occurrences of listed species;
2. Technical assistance consultation with these agencies; or
3. Cooperation with these agencies in locating potential introduction sites for designated species.

4.5.11 Policy:
The City shall support ongoing education programs about native plant and listed animal species and the diversity of natural communities through the consideration of a natural resources division or the expansion of the urban forestry program.

4.6 Objective:
Require that development activities mitigate adverse ecological changes or improve previously degraded environmental conditions.

4.6.1 Policy:
Any development projects proposed in those areas designated on the Future Land Use Map for conservation shall be subject to review by the City Commission to ensure those projects could not be located in any other land use designation, will protect natural resources through site plan conditions, and the sole purpose of the project is to enhance conservation and recreational activities.

4.6.2 Policy:
Non-jurisdictional native vegetative communities shall be preserved during development or redevelopment and if any non-jurisdictional native vegetative community must be removed during development or redevelopment, another native vegetative community shall be replanted to replace the removed vegetative community in equal value in terms of area, quality and quantity.

4.6.3 Policy:
The City shall strictly enforce landscaping standards which require the preservation of existing natural growth, the removal of invasive, exotic plant species and the promotion of native plant materials usage. These standards shall contain limitations, restoration and mitigation measures to compensate for the loss of native vegetation and define stabilization measures for areas impacted by development.

4.6.4 Policy:
The City shall use the best available existing technical criteria and information for the formulation of regulations and ordinances to ensure that future development, to the maximum extent practicable, is compatible with the functions of existing natural systems and resources conservation.

4.6.5 Policy:
The City shall monitor the characteristics of natural resources through development review. Indications of changes shall be examined and current conservation management policies shall be refined as needed in order to remain responsive to evolving problems and issues.

4.6.6 Policy:
The City shall continue to implement the scheduled maintenance plan for the effective removal of invasive vegetation removal on City lands. This program shall include monitoring and plans for re-vegetation. The City shall coordinate these efforts with the City's Urban Forester.

4.6.7 Policy:
The City shall establish a program for the restoration of City owned beaches and beach berm areas. This program shall include monitoring and plans for re-vegetation.

4.6.8 Policy:
City restoration projects shall be completed as funding is established and sources become available. Local, state, federal and private funding sources shall be pursued and used to support restoration projects.

4.6.9 Policy:
The City shall coordinate with St. Lucie County and the Heathcote Botanical Gardens Board of Directors on the implementation plans to restore degraded lands within the Regional Botanical Park.

4.6.10 Policy:
~~By~~ 2012~~,~~ ~~t~~The City shall amend the Land Development Regulations to require the identification of natural habitats through an environmental impact study during the development review process.

Formatted: Highlight

4.7 Objective:
Assure the maintenance and conservation of open space and trees within the City, through the continued maintenance of trees within City properties and through the site plan review process for new development.

4.7.1 Policy:
Native vegetative communities shall be preserved during development or redevelopment, as outlined in the adopted City landscape and tree ordinance.

4.7.2 Policy:
The City shall provide beautification of streets, rights-of-way and public open spaces and facilities within the City through grant applications or other funding sources.

4.7.3 Policy:
The City shall encourage and educate the public in the planting and maintenance of trees through its ongoing Urban Forestry plan and through coordination with the Keep Fort Pierce Beautiful and other appropriate organizations.

4.7.4 Policy:
The City shall expand the Keep Fort Pierce Beautiful Program beyond litter removal and transfer oversight of the program to the Urban Forester.

4.7.5 Policy:
The City shall continue to be certified, as it has since 1989, as a Tree City USA by the National Arbor Day Foundation.

4.7.6 Policy:
~~By~~ 2013~~,~~ ~~t~~The City shall complete an inventory of tree species located on public lands through the application of a tree survey.

Formatted: Highlight

4.7.7 Policy:
~~By~~ 2012~~,~~ ~~t~~The City shall amend the Land Development Regulations to include open space requirements for all residential developments.

Formatted: Highlight

4.8 Objective:
Wetlands and natural functions of wetlands shall be preserved and protected pursuant to FDEP. Uses shall be directed away from wetlands and development shall be designed to preserve and protect wetlands and the natural functions of wetlands. Mitigation may be considered as one means to compensate for loss of wetland functions.

4.8.1 Policy:
Proper landscape buffering shall be required between wetlands and land uses that negatively impact the wetland ecosystem to be defined in the Land Development Regulations.

4.8.2 Policy:
Wetlands and submerged lands shall be used for purposes which are compatible with their natural values and functions, and City land development regulations shall be revised where warranted to provide these areas with the maximum possible protection.

4.8.3 Policy:
Land uses identified as being incompatible with the protection and conservation of wetlands and wetland functions shall be directed away from wetlands and when incompatible land use impacts are unavoidable these impacts shall be mitigated to compensate for loss of wetland functions.

4.8.4 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on jurisdictional wetlands recognized by the county, state or federal government as having high functional value and on undisturbed marine habitats containing listed species or recognized by the county, state or federal government as serving as essential fish habitat.

4.8.5 Policy:
This City shall support and coordinate, to establish a list of priority wetland restoration sites, with the ACOE, EPA, FWS, DEP, and FWCC or other agencies as appropriate. Priority wetland restoration sites shall include those disturbed wetlands having the greatest potential functional value after restoration.

4.8.6 Policy:
Through the site plan approval process the City shall ensure appropriate measures are taken to prevent development activities that adversely impact water quality through shoreline erosion and sedimentation over-wash onto wetlands.

4.9 Objective:
Conserve, appropriately use and protect the natural minerals and soils, in recognition of the inherent values of these areas left in their natural state.

4.9.1 Policy:
Through the development review process the City shall ensure appropriate measures are taken to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and sediment run-off.

4.9.2 Policy:
Applicants seeking permits and licenses for resource extraction or mining operation in the City shall be subject to review by the City Commission.

4.9.3 Policy:
The City shall require all development projects to adhere to the erosion control requirements as specified in the development permit application.

4.9.4 Policy:
Soil suitability shall be considered as a component of development approval in areas of undisturbed substrate.

COASTAL MANAGEMENT ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 5

The City shall protect human life and limit public expenditure in areas subject to destruction by natural disasters and, where appropriate, restrict development activities that would damage or destroy coastal resources.

5.1 Objective:
The City shall protect, conserve and enhance the remaining coastal, wetlands, water resources, living marine resources, coastal barriers and wildlife habitats and other natural resources.

5.1.1 Policy:
The City shall limit impacts to wetlands by directing uses identified as incompatible with the protection and conservation of wetlands and wetlands functions away from wetlands. When incompatible future land uses are unavoidable in wetlands, the impacts shall be mitigated to compensate for the loss of wetland functions. The City shall support no net loss of wetland functionality by requiring that all applicants for a permit to develop in jurisdictional wetlands obtain necessary permits from all applicable county, state or federal regulatory agencies prior to development approval by the City.

5.1.2 Policy:
Activities and land uses know to adversely affect the quality and quantity of identified water sources, and within natural groundwater recharge areas, shall be restricted to protect the quality and quantity of these water sources.

5.1.3 Policy:
The City shall limit the impacts of development or redevelopment upon wildlife habitat by strictly enforcing all ordinances designed to protect and conserve natural resources, and by supporting the enforcement of related county, state and federal regulations.

5.1.4 Policy:
Compliance with approved permits from other state, federal, and local programs for the conservation of natural resources shall be incorporated into the City planning process.

5.1.5 Policy:
The City shall condition City development approval on the receipt of all applicable external agency permits. The City shall require the receipt of all applicable external agency permits prior to the developer commencing development activity on the property. The City shall require consistency with the policies in the Comprehensive Plan that govern:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

5.1.6 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the county, state or federal agencies as environmentally sensitive.

5.1.7 Policy:
The City shall prevent unnecessary destruction or inappropriate use of existing natural resources through review of all applications and strict adherence to the adopted ordinances that regulate these resources.

5.1.8 Policy:
The City shall coordinate with and support all county, state and federal management measures designed to protect, preserve and enhance the coastal resources, wetlands, marine resources, wildlife habitats and other natural resources including coastal dunes, fisheries and coral reefs to limit the specific and cumulative impacts of development or redevelopment upon these marine resources.

5.1.9 Policy:
The St. Lucie County Manatee Protection Plan, dated March 1, 2002, is hereby included within this Comprehensive Plan by Reference. All development activities affected by this plan shall be governed accordingly.

5.1.10 Policy:
The City shall maximize protection of coastal and marine resources by evaluating the potential impact identified by the applicant and other public entities having jurisdiction over the impacted resources. The development review process shall ensure compliance with levels of service and policies of this Plan and shall evaluate the following:

1. Protection of natural shoreline vegetation and coastal beach berm structure and habitat;
2. Management of surface water run-off;
3. Protection of structures from the effects of long-term sea level rise;
4. Protection from and reduction of exposure to natural hazards;
5. Protecting of beaches and shorelines from erosion;
6. Protection of the character and overwater views of the community;
7. Protection of living marine resources and wildlife habitat; and
8. Prevention of the degradation of water quality and estuaries.

5.1.11 Policy:
The City shall maximize protection of sea turtles through the implementation of development review criteria which shall accomplish the following:

1. Prohibit activities disruptive to marine turtle nesting;
2. Prevent interior or exterior lighting from illuminating nesting areas

during the nesting season;
3. Enforce nesting habitat setbacks;
4. Enforce standards for mechanical beach cleaning; and
5. Protect marine turtles from predation.

5.1.12 Policy:
The City shall establish a program administered by the Urban Forester for invasive vegetation removal on City lands. This program shall include monitoring and plans for re-vegetation.

5.1.13 Policy:
The City shall establish a program administered by the Urban Forester for the restoration of City owned beaches and beach berm areas. This program shall include monitoring and plans for re-vegetation.

5.1.14 Policy:
The City shall consider development of a Natural Resources Division to better protect the City's coastal dune system.

5.1.15 Policy:
City restoration projects shall be completed as funding is established and sources become available. Local, state, federal and private funding sources shall be pursued and used to support restoration projects.

5.1.16 Policy:
When reviewing redevelopment applications for sites which contain natural resource systems, previously existing manmade alterations shall be evaluated to determine the feasibility of and whether viable benefits may accrue through their removal as part of the redevelopment project.

5.1.17 Policy:
The City shall ~~amend the~~ continue enforcing the provisions in the Land Development Regulations ~~by December 2010 to~~ that limit development east of the Coastal Construction Control Line (CCCL).

5.2 Objective:
The City shall maintain, or, to the maximum extent feasible, improve the quality of water in the Indian River Lagoon.

5.2.1 Policy:
The City shall continue to coordinate with all appropriate agencies in meeting the goals and policies of the Indian River Lagoon Aquatic Preserves Management Plan, the North Fork of the St. Lucie River Aquatic Preserve Management Plan, the Indian River Lagoon Surface Water Improvement and Management Plan and the St. Lucie County Coastal Management Plan.

5.2.2 Policy:
The City shall continue to coordinate with the county and all appropriate agencies in the efforts to reconnect the impounded marshes to the Indian River Lagoon.

5.2.3 Policy:
The City shall limit the specific and cumulative impacts of development or redevelopment upon water quality by requiring that surface water management systems be designed and operated consistent with state, federal, and regional standards and the City's adopted level of service.

5.2.4 Policy:
The City shall coordinate and cooperate with the organizations which are monitoring and have research and management plans underway in the South Indian River Lagoon and it's watershed, including but not limited to the South Florida Water Management District, Department of Environmental Protection, Florida Department of Agriculture and Consumer Services (FDACS), Florida Fish and Wildlife Conservation Commission (FFWCC), Harbor Branch Oceanographic Institute (HBOI), Smithsonian Marine Station, National Oceanic and Atmospheric Administration (NOAA) and the United States Geological Survey (USGS).

5.2.5 Policy:
The City shall achieve compatibility with other related regional water resource planning efforts. These include the Indian River Lagoon (IRL) Surface Water Improvement and Management (SWIM) Plan, Comprehensive Everglades Restoration Plan (CERP), CERP IRL – South Project, CERP North Palm Beach County Project Part 1, Lake Okeechobee SWIM Plan, Lower East Coast and Kissimmee Basin Water Supply Plans, and the IRL National Estuary Program Comprehensive Conservation and Management Plan.

5.2.6 Policy:
The City shall support county, state and federal policies and regulations concerning the permitting of dredge and fill activity and shall require that all applicants for a permit to develop in submerged lands obtain necessary permits from all jurisdictional regulatory agencies prior to application submittal to the City.

5.2.7 Policy:
The City shall evaluate the feasibility of providing guidance and technical assistance as incentives to property owners who voluntarily plant native vegetation along coastal ecosystems, or allow coastal or estuarine vegetation to remain in its natural condition. An information program will be developed to promote the guidance and technical assistance mechanisms as conservation measures to property.

5.2.8 Policy:
The City shall coordinate surface water management and protection efforts with the Indian River National Estuary Program (IRNEP), Florida Department of Environmental Protection, the South Florida Water Management District and other appropriate agencies.

5.2.9 Policy:
The City shall continue to protect submerged aquatic vegetation from the impacts of local land development by implementing the Surface Water Protection Ordinance. At a minimum, the following criteria shall be addressed:

1. Maintain upland vegetation within required setbacks to reduce runoff;
2. Require proper use of turbidity screens during construction activities;

3. Control discharge rates to promote on-site settlement of sediment loads and meet minimum retention requirements for runoff from storm events; and
4. Coordinate with FDEP Aquatic Preserve staff when development is within or adjacent to an aquatic preserve.

5.2.10 Policy:
Freshwater inputs to the Indian River Lagoon via interbasin diversions shall be regulated to ensure the health and viability of the estuarine system.

5.2.11 Policy:
The City shall adopt a Master Stormwater Management Plan ~~by December 2010~~ that ~~included~~ will include water quality monitoring to identify areas within the Indian River Lagoon of poor and fair water quality and establish priorities for correcting deficiencies. The management plan shall consider the cumulative impacts of development on water quality, and shall include recommendations to reduce or mitigate such impacts.

5.2.12 Policy:
The City shall continue to cooperate with other agencies and municipalities that perform fisheries studies and submerged aquatic vegetation mapping and use this data to assist in establishing priority areas for surface water improvement efforts.

5.2.13 Policy:
As applications for redevelopment are processed, the City shall ensure existing systems that currently do not meet stormwater management standards conform to current standards.

Formatted: Indent: Left: 0"

5.3 Objective:
The City shall give priority to water-dependent uses.

5.3.1 Policy:
When reviewing applications for shoreline development, shoreline uses shall be prioritized as identified in the Land Development Regulations as follows:

1. Approved public and private shoreline protection, re-vegetation or restoration programs;
2. Approved water-dependent shoreline uses available to the public;
3. Recreational and water related uses available to the public;
4. Commercial water related uses available to the public;
5. Docks and commercial marina expansion;
6. Water dependent uses that are available for public use;
7. Parking facilities for shoreline access;
8. Protection or preservation of sites recognized as historic resources;
9. Protection of sites designated as having unique community character;
10. Residential water dependent shoreline uses; and
11. Residential water related shoreline uses.

5.3.2 Policy
The City shall ensure adequate sites for priority water-dependent uses by:

1. Identifying environmentally suitable waterfront areas and recommending strategies for reserving such areas for water-dependent and water-related uses consistent with estimated needs;
2. Analyzing conflicts in priority of the existing shoreline uses and developing strategies for reducing or eliminating such conflicts;
3. Identifying strategies for encouraging appropriate mixed use development that includes water-dependent and water-related uses that is compatible with existing land uses;
4. Developing strategies to protect existing waterfront sites that exhibit unique community character or are identified as an historic resource; and
5. Ensuring public access facilities at the adopted level of service.

5.3.3 Policy:
The City shall coordinate~~will ensure coordination~~ with St. Lucie County in implementing the 2002 update to the Port of Ft. Pierce Master Plan. The ~~revised~~ plan, which was adopted by the St. Lucie County Board of County Commissioners (Ordinance 02-014), ~~which~~ provide~~sd~~ general goals, objectives, and policies to encourage gentrification of the Port through a mix of recreational, commercial, residential and industrial uses. The City will follow the goals, objectives, and policies within the revised Port of Ft. Pierce Master Plan to ensure orderly development and redevelopment of the Port.

5.3.4 Policy:
The City shall develop and adopt guidelines that direct the location and management of water-dependent, water-related and water-enhanced facilities~~ by December 2011~~.

5.3.5 Policy:
The City shall ensure shoreline development is consistent with all jurisdictional agency permit conditions and provides for the protection of environmentally sensitive upland, submerged land or wildlife habitats consistent with the policies of this Plan.

5.3.6 Policy:
When reviewing an application for a marina, the City shall ensure it is located in areas where maximum physical advantages exist and where no unreasonable or excessive impacts are foreseen on coastal or marine resources. Marina construction shall reflect consideration of the following:

1. Protection of benthic vegetation and faunal assemblages;
2. Adequacy of circulation and tidal flushing;
3. Access to deep water through existing channels of adequate depth;
4. Minimization of shoreline modifications;
5. Quality and size of upland areas and degree of alteration necessary;
6. Ability to restore or enhance marine resource subject to past alteration;
7. Locations of existing propeller dredging problem areas;
8. Potential impact on alligators, manatees, marine turtles or other listed plant or animal species;
9. Availability of upland support services;
10. Adequacy of the Marina Hurricane Management Plan; and

11. Protection or enhancement of historic resources.

5.3.7 Policy:
When reviewing an application for a marina, the City shall ensure all required external agency coordination and permits have been obtained and the City permit does not conflict with the conditions of the external agency conditions.

5.3.8 Policy:
The City shall implement performance standards in the Land Development Regulations for marinas and marine-related facilities within the coastal area which include at a minimum: setbacks, height limitations, parcel size, architectural guidelines, seagrass protection, and the protection of water quality including the maintenance and containment of stormwater runoff and wash-down water for dry storage areas. Marina performance standards shall include the following minimum criteria:

1. Existing marina facilities shall be allowed to continue their operation provided these facilities are not expanded. New or expanded marina facilities shall meet the City's adopted operational standards.
2. While the expansion of existing facilities is preferred over construction of new facilities, the development of new marinas shall remain a viable alternative as many existing marinas will not be capable of meeting adopted operational and environmental standards.
3. Policies and incentives should encourage new and expanded marina facilities to utilize dry storage to the fullest extent possible.
4. New marina facilities shall retain all work area runoff in a separate retention area.
5. Prior to the operation of any new marina fueling facility, a fuel management/spill contingency plan shall be developed and provided to the City for review. The plan shall describe methods to be used in dispensing fuel and all the procedures, methods, and materials to be used in the event of a fuel spill. The plan shall meet the St. Lucie County Fire Prevention Codes and the Rules of the State Fire Marshall's office.

5.3.9 Policy:
The City shall coordinate with all appropriate agencies in the identification of and the procedures and funding sources for removal of derelict vessels.

5.3.10 Policy:
The City shall coordinate with all appropriate agencies to protect submerged lands in shallow water areas from boating impacts, including strategies to reduce seagrass propeller scarring and to minimize vessel groundings. To accomplish this, the City shall assist to:

1. Identify problem areas and issues related to channel and shallows marking;
2. Establish criteria and priorities for identifying channels and shallows to be marked;
3. Make recommendations, in coordination with all appropriate local, state and federal agencies for channel marking;
4. Seek funding sources for marker installation; and

5. Identify boating restricted or "no vessel" protection zones.

5.3.11 Policy:
The City shall coordinate and cooperate with all applicable local, state, federal and private agencies to improve boater education projects designed to place particular emphasis upon the following:

1. Navigational safety, including channel locations, in near shore waters;
2. Marine sanitation along with litter and debris control regulations; and
3. Seagrass, coral reef, manatee and sea turtle protection and conservation.

5.3.12 Policy:
The City shall coordinate and cooperate with all applicable local, state, federal and private agencies to continue to improve the demarcation of submerged natural resource areas and the publication of resource maps to reduce the potential for negative impacts or damage from boating activity.

5.3.13 Policy:
Inconsistencies between the Port Master Plan and the City's Comprehensive Plan shall be resolved through the dispute resolution process provided under Chapter 186.509, F.S., in the event the City and the deep water port are unable to resolve these inconsistencies.

5.4 Objective:
The City shall protect beach and dunes and where feasible restore altered beaches or dunes. The City shall minimize the impacts of manmade structures on beach or dune systems.

5.4.1 Policy:
The City shall support and, when appropriate, assist the conservation efforts of public and private organizations which protect and promote the protection of marine turtles and turtle nesting habitat.

5.4.2 Policy:
The City's Urban Forester/Natural Resource Division shall prepare and annually review a Beach Management Plan ~~by December 2012~~ for all City owned beaches that are marine turtle nesting habitat. The plan shall review the implementation of nesting habitat protection measures and the plans for restoration and re-vegetation.

5.4.3 Policy:
For all City owned beaches, the City shall continue to reestablish damaged dunes and eroded beaches where possible to promote the enhancement of these resources and reduce the potential for damage that may result from storms.

5.4.4 Policy:
When reviewing redevelopment applications for a site which contains coastal dune systems, previously existing manmade alterations on the shoreline shall be evaluated to determine whether feasible and if benefits may accrue through their removal as part of the redevelopment project.

5.4.5 Policy:
The City shall continue to coordinate and cooperate with applicable state and federal agencies for all beach nourishment projects within the City.

5.4.6 Policy:
When reviewing an application for future development or redevelopment in the Coastal Area, the City shall ensure that permitted uses shall be limited to those which are resource dependent or compatible with the physical and environmental characteristics of the Coastal Area, or to those uses which can occur without degradation of important environmental values or interference with legally established public access to Coastal Area shorelines.

5.4.7 Policy:
When reviewing an application for development projects which contain coastal dune systems, the City shall discourages random pedestrian access across dune systems, and shall reduce pedestrian impacts to coastal vegetation and dune systems by requiring designated accessways between land uses and beach areas. The design and type of accessway or boardwalk shall use best management practices (BMP) promoted by the DEP.

5.4.8 Policy:
When reviewing an application for development or redevelopment projects on private lands which contain coastal dune systems, the City shall provide incentives outlined in the Land Development Regulations to reestablish damaged dunes and eroded beaches where possible to promote the enhancement of these resources and to reduce the potential for damage that may result from storms.

5.4.9 Policy:
The City shall continuously identify environmentally sensitive priority sites, located within the City, for acquisition, preservation, or restoration. Priority sites shall also include those disturbed areas where restoration will result in the greatest habitat benefit at the least cost.

5.4.10 Policy:
The City shall amend the Land Development Regulations to include incentives for inclusion of coastal dune systems in developments in coastal areas.

5.5 Objective:
The City shall limit public expenditures that subsidize development permitted in coastal high-hazard area.

5.5.1 Policy:
City shall examine the inventory of existing infrastructure facilities located in the Coastal High-Hazard Area to give consideration to which facilities could be relocated or which should be replaced should funding sources become available for such activities. The City shall give priority to relocating when feasible; except for restoration or enhancement of natural resources.

5.5.2 Policy:
The City shall discourage construction of new infrastructure facilities within the Coastal High-Hazard Area unless such infrastructure is necessary to serve existing

and/or the future population projected in this Plan. Such infrastructure shall be constructed in a manner that minimizes the impacts from storm events and impacts to natural resources.

5.5.3 Policy:
The City shall limit thoroughfare or other infrastructure improvements such as water and sewer system expansions in coastal high hazard or floodplain areas to those deemed necessary to correct existing infrastructure deficiencies or as part of the maintenance and repair of existing infrastructure. Prohibit the construction of bridges or causeways to spoil or barrier islands not currently served by such infrastructure.

5.5.4 Policy:
The City shall discourage public expenditures that subsidize the reconstruction or repair of existing developments destroyed by a natural disaster in the coastal high hazard and floodplain area, if it results in increased densities and intensities above what previously existed on the site.

5.5.5 Policy:
The City shall limit the construction of new commercial or public facilities which regularly use, handle, or store hazardous materials in coastal high hazard and floodplain areas or within defined wellfield zones of influence. Where such siting occurs, in accordance with local government comprehensive plans, require the development of a comprehensive facility emergency preparedness plan which clearly defines measures to mitigate the effects of a hazardous materials release.

5.5.6 Policy:
The City shall prohibit the development of new critical care, health care, and special needs facilities that allow for overnight care of patrons within the coastal high hazard and floodplain areas.

5.5.7 Policy:
Before any large infrastructure enhancements are undertaken in the coastal zones, the City should evaluate whether enhancements address existing level of service issues or provide additional capacity for new development. The City shall only fund enhancements to address existing level of service issues.

5.6 Objective:
The City shall direct population concentrations away from known or predicted coastal high-hazard areas (CHHA).

5.6.1 Policy:
As defined in ~~Chapter~~ Section 163.3178(2)(h) F.S.; the City shall recognize the "Coastal High Hazard Areas" (also "high-hazard coastal areas") to mean the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

5.6.2 Policy:
The City shall continue to enforce ~~amend~~ Land Development Regulations ~~by December 2010 to~~ restricting development in Coastal High Hazard Areas.

5.6.3 Policy:
The City shall ensure that all development and redevelopment within the CHHA comply with the following regulatory techniques for hazard mitigation:

1. State and local regulations to established shoreline setbacks;
2. State and local construction codes regulating construction activity in the coastal areas;
3. Adopted surface water management level of service standards for drainage; and
4. Surface water management improvements which mitigate loss of floodplain.

5.6.4 Policy:
The City shall limit, to the maximum extend allowable, redevelopment in areas within the CHHA shown by the Local Mitigation Strategy to be particularly susceptible to repeated damage.

5.6.5 Policy:
The City shall be diligent in coordinating with FEMA and the county to receive the most up to date information regarding the current floodplain boundaries.

5.6.6 Policy:
The City shall work with the FDEP and the County to implement a revised Coastal Construction Control Line (CCCL), which was adopted by FDEP in August of 1997. Construction seaward of the CCCL shall be consistent with Chapter 161 of the Florida Statutes.

5.6.7 Policy:
As applications for redevelopment are processed, the City shall require that measures are included to reduce the flood risks in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

Formatted: Indent: Left: 0.5", No bullets or numbering, Tab stops: 0.5", List tab + Not at 1.25"

5.7 Objective:
The City shall maintain or reduce hurricane evacuation times.

5.7.1 Policy:
The City shall coordinate with the County in disseminating information concerning the need of residents to evacuate at various hurricane threat levels. The City shall coordinate with the County Emergency Management Director in assisting the implementation of the county campaign to educate the general citizenry regarding emergency preparedness plans.

5.7.2 Policy:
The City shall coordinate with the county in annually updating the Local Peacetime Emergency Plan and in updating hurricane evacuation shelter assignments as well as other policy formulation surrounding emergency preparedness.

5.7.3 Policy:
The City shall include criteria in the 5-year schedule of Capital Improvement Projects to ensure structural transportation improvements to maintain sufficient evacuation routes.

5.7.4 Policy:
The City shall provide for safe evacuation from the coastal area by reviewing all development proposals in the hurricane vulnerability zone, which are submitted for certification through the zoning approval and development review committee processes, to determine whether the development is expected to maintain or reduce hurricane evacuations. Developments which cause an unacceptable increase shall be required to provide mitigation measures in order to mitigate the impacts on hurricane evacuation times caused by the development. These standards shall be incorporated into the Land Development Code ~~by December 2011~~.

5.7.6 Policy:
The City shall provide shelter space in accordance with the Emergency Management Plan. Where deficits exist, the City shall seek federal and state retrofit funds to reduce the deficit.

5.7.7 Policy:
The City shall implement standards to assess whether or not hurricane evacuation times will be impacted for development within the CHHA into the Land Development Regulations ~~by December 2010~~.

5.8 Objective:
The City shall prepare post disaster redevelopment plans to reduce or eliminate the exposure of human life and public and private property to natural hazards.

5.8.1 Policy:
The City shall adopt a post disaster redevelopment plan designed to increase public safety and reduce damages and public expenditures ~~by December2011~~.

5.8.2 Policy:
The Post Disaster Redevelopment Plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions. These actions shall include the following:

1. Repairs to potable water, wastewater and power facilities;
2. Removal of debris from roadways and required infrastructure;
3. Stabilization or removal of any structure which is about to collapse;
4. Minimal repairs to make structures habitable; and
5. Emergency repairs related to environmental damage.

5.8.3 Policy:
The City shall coordinate their Post Disaster Redevelopment Plan with the County Emergency Management Office for compliance with the Local Peacetime Emergency Plan. The Post Disaster Redevelopment Plan shall provide a basis to:

1. Ensure a means to restore economic activity;

2. Establish a framework for deciding whether to implement a temporary moratorium on building activity as may be required for public safety;
3. Develop procedures for reviewing and deciding upon emergency building permits;
4. Coordinate with state and federal officials to prepare disaster assistance applications;
5. Analyze and recommend to the City Commission hazard mitigation options, including reconstruction or relocation of damaged public facilities;
6. Recommend amendments to the Local Peacetime Emergency Plan and other appropriate policies and procedures; and
7. Ensure timely re-entry of City residents following an evacuation.

5.8.4 Policy:
The Post Disaster Redevelopment Plan shall plan for evaluating future options for damaged public facilities following a hurricane or other disaster event; such options shall including, but not be limited to abandonment, repair in place, relocation and reconstruction with structural modifications. The City shall consider these options based on the following considerations:

1. Construction and maintenance costs;
2. Recurring damages;
3. Impacts on land use, the environment, and the public sector;
4. Repair to any public facilities that shall be deemed an historic structure according to the National Register of Historic Places shall be guided by the Secretary of the Interior's Guidelines for Rehabilitation;
5. Consistency with federal funding provisions; and
6. Consideration of structural integrity and safety.

5.8.5 Policy:
The City shall include criteria in the 5-year schedule of Capital Improvement Projects to include and prioritize projects that are hazard mitigation initiatives.

5.8.6 Policy:
The City shall ensure that its code compliance process continues to identify and require the removal and/or rehabilitation of structures that are a hazard to the public health, safety and welfare.

5.8.7 Policy:
To reduce exposure to natural hazards the City shall ensure that all new construction, reconstruction or additions to existing facilities, regardless of type, that is permitted within the identified 100-year flood zones is subject to all applicable flood damage protection regulations.

5.8.8 Policy:
The City shall limit redevelopment in areas of damage by ensuring that any existing structure which is non-conforming in regards to the required base flood elevation that is substantially damaged (based on the definition in Chapter 161, F.S.) or abandoned, shall be rebuilt only to the extent that complies with the current flood plain management standards for the affected property.

5.8.9 Policy:
The City shall implement a transfer of development rights and other programs for the acquisition of property or property rights, as methods of compensating property owners who do not rebuild structures in those areas most vulnerable to the effects of storms. Lands so acquired shall be used for parks and other public recreational uses.

5.8.10 Policy:
The City shall consider the impact of projected sea level rise in all land use amendments in coastal areas less than 10 feet in elevation.

5.8.11 Policy:
The City shall continue to monitor updates to sea level rise forecasts and predictions and consider measures to protect or relocate all critical public facilities that are located in areas projected to be impacted by sea level rise in the next 50 years.

5.8.12 Policy:
The City shall continue to coordinate with and support the county in the preparation of the hazard mitigation component of the Local Peacetime Emergency Plan.

5.8.13 Policy:
The City will consider amendments to its comprehensive plan and land development regulations based upon any new or revised recommendations in the St. Lucie County Local Mitigation Strategy. ~~The City shall review all interagency hazard mitigation reports as they are produced and make recommendations for amendments to the comprehensive plan, as deemed appropriate, when the Plan is revised during the evaluation and appraisal process.~~

5.8.14 Policy:
The City shall increase public awareness of hazards and their impacts by providing hazard mitigation information to the public and to City personnel. Information shall address evacuation, sheltering, building techniques to reduce hazards, wildfire safety information, and any other hazard mitigation issues that could help prevent loss of life and property.

5.8.15 Policy:
The City shall continue to enforce regulations and codes, which provide for hazard mitigation. These include land use, building construction, flood elevation, septic and sanitary sewer, coastal construction setback, and stormwater facility regulations. These regulations shall also be applied to eliminate unsafe conditions and inappropriate uses.

5.8.16 Policy:
The City shall coordinate and cooperate with emergency management officials when making land use decisions, capital improvements, and creating other planning initiatives. City planners shall incorporate the recommendations of the hazard mitigation annex of the ~~l~~Local ~~p~~Peacetime ~~e~~Emergency ~~p~~Plan, the St. Lucie County Local Mitigation Strategy, and any other applicable existing interagency hazard mitigation reports, as deemed appropriate into planning programs.

Formatted: Keep with next

5.8.17 Policy:
The City shall continue to review and update as needed the City's Strategic Emergency Management Hurricane Plan.

5.8.18 Policy:
The City will continue to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for it residents.

5.8.19 Policy:
When feasible, the City shall encourage the removal of coastal real property from FEMA flood zone designations within the coastal area.

5.8.20 Policy:
The City shall seek grant opportunities from federal, state and local agencies to develop a coastal resiliency adaptation area action plan.

5.9 Objective:
The City shall increase the amount of public access to the beach or shoreline consistent with estimated public needs.

5.9.1 Policy:
The City shall continue to maintain and protect all designated public beach access points and signage indicating such points and seek opportunities to acquire new beach access points.

5.9.2 Policy:
Publicly funded projects that improve, change or in some way support shorefront development shall provide for public access to the shoreline, as well as the necessary support facilities and services, such as boardwalks, beach/dune walkovers, parking and restrooms.

5.9.3 Policy:
The City shall implement development incentives to encourage new development occurring along shoreline areas to dedicate easements or to donate land for use as public accessways leading to shoreline areas. These incentives shall be implemented into the Land Development Code ~~by December 2010~~.

5.9.4 Policy:
The City shall implement development incentives for all development for waterfront sites to include design measures, to provide, enhance or preserve scenic views of the water from public rights-of-way. These incentives shall be implemented into the Land Development Code ~~by December 2010~~.

5.9.5 Policy:
The City shall not permit the abandonment of Public Right-of-Ways that terminate on water that may be utilized to provide public access or view points.

5.9.6 Policy:

Formatted: Font: (Default) Cambria, Font color: Auto, English (United States)

Formatted: Indent: First line: 0"

Formatted: Indent: First line: 0"

Formatted: Indent: First line: 0"

Formatted: Highlight

Formatted: Highlight

The City shall continue to identify potential locations for beach access points, establish minimum design standards for beach access facilities ~~by December 2011~~, and determine annual funding sources for installation and maintenance of new facilities.

5.9.7 Policy:
The City shall continue to identify publicly owned spoil areas and evaluate their potential for environmental enhancement and recreational use. Enhancement activities shall include but are not limited to: the placement of riprap on shorelines; improving tidal exchange; planting transitional vegetation; and the planting of native vegetation such as mangroves, seagrass, Spartina spp. sea oats, and maritime hammock species.

5.10 Objective:
The City shall provide for the protection, preservation, or sensitive reuse of historic resources.

5.10.1 Policy:
The City shall require that land uses are distributed in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the City, county, state or federal government as an historic resource.

5.10.2 Policy:
The City shall strive to ensure that all municipal actions encourage and promote the preservation, sensitive use or reuse of any City owned historic resource.

5.10.3 Policy:
The City shall continue to coordinate with the State Division of Historic Resources, local historical groups, and others in continuing to identify, document and preserve historical, archaeological, and cultural resources within the City.

5.10.4 Policy:
The City shall require development review of all proposed development or redevelopment of privately owned existing historic resources to prevent unnecessary destruction or inappropriate use. The City shall provide for flexible development alternatives for recognized historic resources only when such alternatives would ensure the protection, preservation, or sensitive reuse of an historic resource. The City shall adopt flexible development alternatives ~~by December 2011~~. The development approval process shall include provisions to address and mitigate adverse impacts to historic resources created by development or redevelopment when such impacts are unavoidable.

5.10.5 Policy:
Historic resources and their environments shall be included in public acquisition programs for recreation, open space, conservation and preservation. The City shall cooperate and support the efforts of state, federal and other public and private conservation agencies, as appropriate, in administering land acquisition programs to acquire significant historic resources.

5.10.6 Policy:
The City shall ensure that as part of the Post Disaster Redevelopment Plan, a team of local "experts" determines whether structures impacted by a disaster can be

Formatted: Highlight

Formatted: Indent: Left: 0"

Formatted: Highlight

saved rather than demolished or if pieces can be saved to use in rebuilding elsewhere.

5.11 Objective:
The City shall establish level of service standards, areas of service and phasing of infrastructure in the coastal planning area.

5.11.1 Policy:
The City shall ensure that no development approval shall be granted until it is demonstrated that all required infrastructure shall be in place and available for use by the future development or redevelopment within the coastal planning area concurrent with the impacts of development. All development in the coastal planning area shall conform to the densities proposed by the future land use element and to the level of service standards adopted in the appropriate elements of this Plan.

5.11.2 Policy:
The City shall ensure that no development approval shall be granted for future development or redevelopment within the coastal area until is it demonstrated that it is consistent with coastal resource protection, access, and the safe evacuation requirements of this Plan.

5.11.3 Policy:
Through implementation of the Capital Improvements Plan the City shall ensure that funds for future needed infrastructure improvements are phased to coincide with demands generated by development or redevelopment in the coastal planning area.

5.11.4 Policy:
The City shall develop an area plan for the Coastal Planning Area ~~by December 2012~~. The area plan should define development limitations in the coastal area and establish LOS standards specific to the coastal area.

Formatted: Highlight

HOUSING ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 6

Maintain and enhance the supply of decent, safe, energy efficient and affordable housing and maximize viable options and opportunities for present and future residents of the City of Fort Pierce.

6.1 *Objective*:
The City of Fort Pierce shall provide for adequate and affordable housing for existing and future residents and households including households with special housing needs and rural and farmworker households.

6.1.1 Policy:
The City shall support the involvement of private and non-profit sectors, as well as county, regional, state and federal agencies in housing production.

6.1.2 Policy:
The City shall continue involvement in the St. Lucie County Attainable Housing Task Force to promote implementation of attainable housing policies and programs.

6.1.3 Policy:
The City will utilize federal, state and local housing subsidy programs such as CDBG, HOME, and SHIP program funds as a means to provide housing opportunities for very-low, low and moderate income persons and families.

6.1.4 Policy:
The City shall work to increase homeownership by encouraging projects that address the unique problems of first-time homebuyers.

6.1.5 Policy:
The City shall continue to discharge liens and other title encumbrances on tax reverted County properties for the purpose of providing workforce housing.

6.1.6 Policy:
The City shall promote a variety of housing sizes, types, and price points through its future land use classifications and zoning districts to meet the needs of all population groups including school-age groups, working-age groups, and retirement-age groups.

6.1.7 Policy:
The City shall continue to coordinate with state and federal agencies and other entities to provide for hurricane protection programs and post-hurricane housing repair.

6.1.8 Policy:
The land development code shall be updated to identify methods to streamline the development process and reduce the costs associated with the development of affordable housing.

6.1.9 Policy:
Encourage public and private sector cooperation in the development of rental housing alternatives including housing communities that provide social services including case management, substance abuse support networks, life skills training, and recreational activities.

6.1.10 Policy:
The City shall develop an incentive program ~~by 2012~~ to encourage the development of various types of rental housing for family households.

6.1.11 Policy
The City shall amend the Land Development Code to allow rentals by right in all residential zoning districts.

6.1.12 Policy:
The City shall conduct an affordable housing need study ~~by 2013~~ to distinguish the areas of greatest need for affordable housing in the City. The study should include a farmworker housing analysis, a method of prioritizing area need, and funding strategies.

6.1.13 Policy:
The City shall amend the Land Development Code to require all development to contribute to meeting the affordable housing needs of the City. Strategies could include financial contributions, land dedication, or enhancements to public transit.

6.2 Objective:
The City shall eliminate substandard housing and blighting influences and improve the structural and aesthetic condition of housing as defined by the City Code of Ordinances and the Florida Building Code.

6.2.1 Policy:
New housing construction and remodeling or rehabilitation of existing residences shall be in conformance with local building requirements. The City shall enforce its zoning regulations, building codes and ordinances to assure conformance.

6.2.2 Policy:
The City, utilizing ~~2010~~ the latest Census data, City records, and field visits, shall inventory and develop a database of existing housing conditions and housing stock. ~~by 2011.~~ The database shall include a means to denote structures with active code enforcement citations. The City shall maintain the accuracy of the database throughout the planning horizon.

6.2.3 Policy:
The City shall ensure that provisions exist for relocation of housing for residents displaced by City or CRA sponsored redevelopment efforts.

6.2.4 Policy:
Require demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community, as provided for by the Florida Building Code, and in accordance with the Historic Preservation Ordinance.

6.2.5 Policy:
The City shall amend the Land Development Regulations to establish a mitigation program that clearly defines criteria needed to receive a reduction in violation fines.

6.2.6 Policy:
The City shall continue to seek grants and external funding programs to establish neighborhood block programs and area redevelopment plans.

6.2.7 Policy:
The City shall consider the creation of Housing Conservation Districts that require inspections when there is a sale of a residential building or when there is a change of tenant in a residential rental unit to better conserve the existing affordable housing supply.

6.2.8 Policy
The City shall consider the addition of new code enforcement officers to help enforce existing housing code requirements.

6.2.9 Policy:
The City shall create a task force to address the overcrowding issue in the City ~~by 2012~~.

6.2.10 Policy:
The City shall consider amending the Land Development Regulations to include provisions that prevent overcrowding and strengthen enforcement capabilities.

6.2.11 Policy:
The City shall conduct a general survey to evaluate the external housing conditions in the City ~~by 2012~~.

6.3 Objective:
The City shall provide adequate sites and distribution of housing for very-low income, low income and moderate income households.

6.3.1 Policy:
The City may utilize job training, job creation and economic solutions to address a portion of its affordable housing concerns by continuing to attract non-residential development.

6.3.2 Policy:
The City shall amend the Future Land Use Map (FLUM) to include land use designations that provide sufficient densities to allow for affordable housing developments to occur ~~in a financially feasible way~~.

6.3.3 Policy:
The City will incorporate density bonuses for the provision of affordable housing within the Land Development Code ~~by December 2011~~.

6.3.4 Policy:
The City shall allow a variety of housing types including manufactured and mobile homes that are certified for hurricane protection and consistent with Section 320.8285 and Section 553.382, Florida Statutes, in residential land use and zoning categories to meet the needs of very low, low, and moderate income homes.

6.3.5 Policy:
The City shall support improvement and expansion of public transit and encourage the development of higher density mixed-use developments and affordable housing in locations best served by transit.

6.3.6 Policy:
The City shall consider the development of a Downtown Master Plan that focuses on increasing residential development in the downtown for residents of all income levels.

6.4 Objective:
The City shall provide adequate sites in residential areas or areas of residential character for group homes and foster care facilities licensed or funded by the Florida Department of Children and Families.

6.4.1 Policy:
Support the involvement of the City with private and non-profit agencies to improve coordination among participants involved in housing production through expedited plan review.

6.4.2 Policy:
Support the provision of adequate sites for Florida Department of Children and Families licensed or funded group and foster homes on a regional housing market basis (as mandated by Chapter 419, F.S.), to foster non-discrimination in housing and to encourage effective, healthful, residential alternatives to inappropriate institutionalization.

6.4.3 Policy:
Florida Department of Children and Families licensed or funded group and foster homes shall be permitted uses under all residential future land use designations except those located in the Coastal High Hazard Area.

6.4.4 Policy:
The City shall support the location of community residential facilities dispersed among the regional housing market to serve persons with special housing needs, disabilities or handicaps.

6.4.5 Policy:
The City shall allow the development of accessory dwelling units in all low and medium density zoning districts to increase the availability of affordable housing within existing residential neighborhoods.

6.4.6 Policy:
Group homes and assisted living facilities shall be prohibited within the Coastal High Hazard Area.

6.5 Objective:
The City shall provide for identification, conservation, and rehabilitation of historically significant housing in order to maintain it unique history and neighborhood character.

6.5.1 Policy:
Promote the conservation and rehabilitation of existing housing as a means of maintaining or improving residential conditions and reducing the waste of valuable resources.

6.5.2 Policy:
Historic structures shall be preserved as important components of the neighborhood to encourage infill and revitalization efforts.

6.5.3 Policy:
Preserve historically significant housing through such techniques as historic preservation ordinances, historic overlay zones, building code provisions, transfer of development rights, and preferential tax treatment.

6.5.4 Policy:
Establish principles and standards to guide techniques and strategies for conservation, rehabilitation and demolition programs.

6.5.5 Policy:
The City shall review its conservation and preservation measures ~~by 2012~~ to determine if they are creating an unnecessary burden to infill and redevelopment efforts in historic districts. Depending on results of the review, the City shall consider introducing alternative measures such as transfer of development rights (TDR) or relocation of historic structures to the conservation and preservation measures.

6.6 Objective:
The City shall preserve existing affordable housing, rehabilitate substandard housing, and stabilize neighborhoods in order to enhance the City's affordable housing stock.

6.6.1 Policy:
Residential building permit and demolition data shall be maintained by the Building Department.

6.6.2 Policy:
Wherever economically feasible, substandard housing should be rehabilitated and renovated rather than removed.

6.6.3 Policy:
The City shall continue to support the Community Redevelopment Agency's administration of the Neighborhood Revitalization Strategy and strategic use of CDBG funds.

6.6.4 Policy:
The City shall create a dedicated funding source to undertake physical upgrades to existing public housing units to improve the living conditions of residents.

6.6.5 Policy:
Pursue a multi-faceted program between local government, non-profit organizations, and neighborhood organizations in order to improve and maintain neighborhoods.

6.6.6 Policy
Continue the Neighborhood Enhancement Action Team and other neighborhood planning programs that combine relevant City departments to address multiple issues in the Fort Pierce community.

6.6.7 Policy:
The City shall cluster investment within specific neighborhoods to increase homeownership and property values.

6.6.8 Policy:
The City of Fort Pierce shall undertake special area plans to stabilize and revitalize existing neighborhoods.

6.6.9 Policy:
The City will continue to strengthen coordination efforts with the Housing Authority, Community Services, and the FPRA.

6.7 Objective:
All residential development and mixed-use development with residential components that require site plan review shall be required to incorporate energy efficient standards in design and construction.

6.7.1 Policy:
Site selection shall be compatible with the size and type of project.

6.7.2 Policy:
Site analysis shall include the following natural factors:

1. Existing drainage pattern;
2. Geology;
3. Topography (slope analysis for drainage areas and road and pathway location);
4. Hydrography (streams, lakes, swamps);
5. Vegetation (ecological basis for choosing plant materials for landscaping);
6. Wildlife and habitat;
7. Climate factors (solar orientation, seasonal winds, humidity, precipitation),
8. Soil (type, suitability bearing capacity).

6.7.3 Policy:
Site design and construction shall be consistent with, but not limited to, the following standards:

1. Merging topography and natural features into design;
2. Limitation of ecological and environmental impact of design;
3. Orientation and form of the structures based upon site analysis;
4. Use of passive solar architecture; harnessing solar energy;
5. Appropriate plant species selection for location and water efficiency;
6. Use of bio-swales and rain gardens;
7. Selection of trees related to purpose, such as for shade;
8. Use of low impact building materials such as recycled materials, including reclaimed lumber, and low VOC (volatile organic compound)-emitting materials

6.7.4 Policy:
Development shall minimize paved areas, utilize porous paving materials and limit the use of curb cuts to reduce the amount of stormwater runoff and demand on the City's storm drainage system.

6.7.5 Policy
The City shall adopt a Green Ordinance ~~by December of 2011~~ to include guidelines to facilitate green buildings and to be consistent with the Leadership and Environmental Design (LEED) rating system administered by the United States Green Building Council, the Florida Green Building Coalition standards, or other nationally recognized green building system.

6.7.6 Policy:
The City shall not prohibit the appropriate placement of photovoltaic panels. The City shall develop and adopt review criteria to establish the standards for the appropriate placement of photovoltaic panels ~~by December of 2011~~.

6.7.7 Policy:
The City shall require in all rehabilitation and replacement projects use of green, energy efficient materials as appropriate.

RECREATION AND OPEN SPACE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 7

To provide park facilities, recreation programs, and open space resources that are safe, adequate, and accessible to all City residents, and that contribute to the character and quality of life that defines Fort Pierce.

7.1 Objective:
Provide a sufficient supply of park, recreation, and open space facilities to satisfy established level of service (LOS) standards.

7.1.1 Policy:
LOS standards for public recreation and open space facilities are hereby established as follows:

Facility	Year	Unit of Measure
Neighborhood Park:		
	2010	1.36 acre/1,000 population
	2015	1.5 acre/1,000 population
	2020	1.75 acre/1,000 population
	2025	2.0 acres/1,000 population
	2030	2.0 acres/1,000 population
Community Park:		
	2010	2.50 acre/1,000 population
	2015	2.75 acre/1,000 population
	2020	2.75 acre/1,000 population
	2025	3.0 acres/1,000 population
	2030	3.0 acres/1,000 population

7.1.2 Policy:
The City of Fort Pierce shall schedule projects to address existing facility deficiencies and foreseeable facility needs as part of the Five-Year Schedule of Capital Improvements (SCI). The Capital Improvement Program shall be updated on an annual basis to reflect the identification, planning and completion of recreation and open space projects and facilities.

7.1.3 Policy:
Capital outlays for recreation and open space facilities shall be scheduled in chronological order according to the following priorities:

1. facility additions, improvements, expansions and/or replacements required to address preexisting LOS deficiencies;
2. facility additions, improvements, expansions and/or replacements required to mitigate forecasted LOS deficiencies; specifically the creation of additional neighborhood parks in strategic locations throughout the City;

3. opportunities to secure environmentally sensitive and pristine lands such as wetlands, waterfront properties, shorelines, and habitat of endangered species;
4. acquisition of lands that further the development of linked and continuous open space corridors;
5. provision of recreation and/or open space facilities that are geographically located within areas not presently served by such opportunities; and,
6. all other recreation and open space facilities not otherwise described above.

7.2 Objective:
Require a proportionate amount of open space and recreation area to be provided by both private enterprise and public agencies.

7.2.1 Policy:
The City of Fort Pierce shall require that all future site development, and modifications of existing development to the extent possible, incorporate perimeter and interior landscape areas as outlined in the City's Land Development Code.

7.2.2 Policy:
The City's Land Development Regulations will include public open space requirements for new development and modifications to existing development in all zoning classifications.

7.2.3 Policy:
The City of Fort Pierce shall require publicly accessible recreation areas to be incorporated within all planned residential developments, mixed use developments, and residential development. The size of the required areas and the corresponding amenities shall be consistent with standards incorporated into the Land Development Regulations.

7.2.4 Policy:
The City of Fort Pierce shall implement and review regulatory mechanisms to facilitate the accrual of financial and land resources for the provision of Neighborhood Park and Community Park facilities ~~by December 2012~~. Suggested mechanisms include, but are not limited to, impact fees, mandatory land dedications, preferential tax treatment, recreation and open space credits, and/or transfer of development rights.

7.2.5 Policy:
The City of Fort Pierce shall provide incentives for providing off-site publicly accessible recreation and open space areas as part of private applications for development approval. These incentives shall be established and enumerated within the City's land development regulations ~~by December 2010~~. Incentives may include such features as setback reductions, deviation from minimum lot dimensional requirements, inclusion of aquatic areas for purposes of calculating open space, and/or increases in permissible lot coverage, amongst other development characteristics and features as deemed acceptable by the City of Fort Pierce.

7.2.6 Policy:
The City shall require a proportionate fair-share contribution for recreational and open space facilities if the development contributes to a deficiency in the adopted level-of-service standard for parks and recreational facilities.

7.2.7 Policy:
The City shall establish and implement a regular evaluation of community park and recreation needs during the annual Capital Improvements Element update process, especially the needs of youth and seniors.

7.3 Objective:
Establish programs and procedures to continually monitor the quality and utility of all recreation and open space facilities within the City of Fort Pierce.

~~7.3.1 Policy:~~
~~The City of Fort Pierce shall consider and evaluate the creation of a Parks and Recreation Department by 2015. Alternatively, the City will employ a point person within the Planning or Public Works Department that will oversee Parks and Recreation Planning.~~

~~7.3.4~~7.3.1 Policy:
The City of Fort Pierce shall maintain, renovate and rehabilitate existing facilities to prevent unplanned and untimely deterioration of physical assets and to maximize the benefit of past expenditures.

~~7.3.5~~7.3.2 Policy:
The City of Fort Pierce shall develop a Parks and Recreation Master Plan to ~~by December 2011. The Plan shall~~ do the following:

- Inventory all publicly-owned recreation and open space facilities in the City
- Identify locational and accessibility criteria for locating recreational facilities with respect to neighborhoods
- Identify opportunities to develop new park facilities on City owned lands and acquire additional open space areas for public use
- Determine recreational amenity requirements for park facilities
- Establish a future vision for each such facility including recreation equipment, pedestrian accommodations and other physical improvements.

~~7.3.6~~7.3.3 Policy:
The City of Fort Pierce shall continually solicit resident input to assess satisfaction with recreation and open space facilities, as well as prioritize acquisition sites. Findings shall be contained within the Parks and Recreation Master Plan and used to determine future installations and improvements at each publicly-owned facility and development of future facilities.

7.4 Objective:
Maximize the utility and function of recreation facilities and open space resources.

7.4.1 Policy:
The City of Fort Pierce shall encourage the strategic placement of recreation and open space facilities in a manner that coincides with and affords the preservation of existing native vegetation, visual corridors, and other quality natural resources.

7.4.2 Policy:
The City of Fort Pierce, as well as private parties and organizations, shall design and improve recreation facilities and open space areas in such a manner that respects natural environmental conditions, to the maximum extent possible.

7.4.3 Policy:
The City of Fort Pierce shall actively pursue the development of linear parks and integrated open space systems along waterfront properties. This shall be accomplished by collocating pathways, pedestrian accommodations and plantings alongside waterways and water bodies such as, but not limited to, canals, creeks, streams, rivers, lakes, channels and other water features. Public access to waterfront areas shall be secured through the recordation of access easements or land dedication as outlined in the Land Development Regulations.

7.4.4 Policy:
The City of Fort Pierce shall develop a Greenways and Trailways Program as part of the City's Parks and Recreation Master Plan to ensure connectivity between existing and future recreation and open space areas in the City.

7.4.5 Policy:
The City of Fort Pierce, in conjunction with St. Lucie County, shall actively pursue the development of open space corridors that establish continuous linkages between park and recreation facilities, conservation areas, environmentally sensitive lands, non-vehicular pathways, natural water bodies, and other open space areas located throughout the city and extending beyond the city's municipal boundary.

7.4.6 Policy:
The City of Fort Pierce shall discourage development proposals that would degrade visual corridors or vistas, compromise peaceful enjoyment, or otherwise produce incompatibilities that may encroach upon public recreation facilities and open space resources. The Land Development Regulations shall be updated ~~by December 2010~~ to account for this requirement.

7.4.7 Policy:
The City of Fort Pierce shall encourage the preservation of quality natural resources and environmental areas by requiring conservation easements as a condition of development approval.

7.4.8 Policy:
The City of Fort Pierce shall consider opportunities for educational exhibits and programs, observation areas and nature trails during the planning and design process for all future publicly accessible recreation and open space facilities and renovation of existing facilities.

7.4.9 Policy:
The City of Fort Pierce shall prohibit the encroachment of unrelated easements, dedications, reservations, encumbrances, utilities and tracts within the boundaries of required recreation acreages and facilities.

7.4.10 Policy:
The City of Fort Pierce shall require that recreation areas within all future residential developments be improved with pedestrian or multi-use pathways, recreation equipment, shade structures, and other pedestrian amenities.

7.4.11 Policy:
The City of Fort Pierce shall require that all future residential developments in excess of 100 dwelling units provide a community clubhouse, recreation center or similar communal building that is "hurricane hardened," and equipped with a generator and accessory fuel storage system to supply power in the event of prolonged power outages.

7.5 Objective:
Provide unimpeded access to all public recreation facilities.

7.5.1 Policy:
All future dedications or purchases of land for public recreation use or purpose shall be located adjacent to a public right-of-way or access easement that provides a direct and continuous connection between publicly accessible lands.

7.5.2 Policy:
Pedestrian and bicycle access shall be incorporated into all future plans for new public recreation facilities and modifications to existing public recreation facilities.

7.5.3 Policy:
All existing and future parks and recreation facilities shall comply with provisions of the Americans with Disabilities Act.

7.5.4 Policy:
The City of Fort Pierce shall support and encourage the provision of mass transit services and infrastructure at all public recreation sites.

7.5.5 Policy:
The City of Fort Pierce shall amend the Land Development Regulations to require all future development and redevelopment plans for public recreation facilities to incorporate bicycle racks and vehicular parking spaces.

7.5.6 Policy:
To the maximum extent feasible, parking areas shall be located in proximity to the primary attractions of each recreation site. However, the City shall not require automobile access to neighborhood or smaller parks.

Formatted: Keep with next

7.5.7 Policy:
The City of Fort Pierce shall require paved pedestrian access between all internal facilities and buildings, vehicular use areas and access points, and peripheral pathways at the site of all future park and recreation facilities.

7.6 *Objective*:
Establish strategies to effectively coordinate the retention of existing recreation and open space opportunities, as well as the development of future opportunities, to meet public demands.

7.6.1 Policy:
The City of Fort Pierce shall continue to exchange ownership and share maintenance responsibilities with St. Lucie County for recreation and open space facilities located within city limits.

7.6.2 Policy:
The City of Fort Pierce shall refrain from liquidating recreation and open space lands located within existing city limits and future annexation areas.

7.6.3 Policy:
The City of Fort Pierce shall maintain cooperative relationships and seek to develop partnerships with both public and private agencies, groups, individuals, organizations and facilities that currently or may potentially offer recreation opportunities to City residents.

7.6.4 Policy:
The City of Fort Pierce shall pursue funding through recreation grants and bonds, as well as private donations and contributions, to meet local recreation needs.

7.6.5 Policy:
The City of Fort Pierce, in cooperation with St. Lucie County, shall coordinate efforts to facilitate the development of an urban-district park along or proximate to the western edge of the FPUA Urban Service Boundary.

7.6.6 Policy:
The City of Fort Pierce shall participate in the exchange of publicly owned land, excluding established recreation and open space properties, with private property owners as a method to secure attractive and/or desired property for the provision of public recreation and open space opportunities.

7.6.7 Policy:
The City of Fort Pierce shall evaluate the establishment of a Park and Recreation Trust Fund to accommodate financial contributions in lieu of land dedications for required recreation acreage. Financial contributions shall be considered and acceptable only in instances deemed appropriate by the City of Fort Pierce.

7.6.8 Policy:
In furtherance of an equitable distribution of recreation and open space facilities, the City of Fort Pierce, in cooperation with St. Lucie County, shall encourage the dedication, contribution and acquisition of land for neighborhood and community

park facilities both in the western area of existing city limits and throughout the western portions of the City's future annexation area.

7.7 *Objective*:
Establish parks and recreation facilities that are equally distributed throughout the City and accessible to residents of all neighborhoods.

7.7.1 Policy:
The City shall work to provide neighborhood parks according to the following criteria:

- be provided within a ½ mile of all residential neighborhoods
- be located on a minimum of 5 acres, where possible
- be connected to the surrounding neighborhoods, community facilities, and other parks through bicycle and pedestrian access
- provide opportunities for passive as well as active recreational facilities
- be developed in conjunction with school playgrounds, where possible
- be located on local streets or neighborhood collectors

7.7.2 Policy:
The City shall work to provide community parks according to the following criteria:

- be provided within 2 miles of all residential neighborhoods
- be located on a minimum of 15 acres, where possible
- be connected to the surrounding neighborhoods, community facilities, and other parks through bicycle and pedestrian access
- be served by public transportation, where possible
- provide opportunities for passive as well as active recreational facilities
- contain higher traffic generating recreational uses, such as swimming pools, recreation centers, athletic centers, and adult league playing fields
- have direct access from arterials rather than local streets
- provide protection for on-site natural areas

INTERGOVERNMENTAL COORDINATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 8

To provide accessible, effective and frequent intergovernmental coordination opportunities to achieve consistency among all government agencies that implement plans and programs which affect the City of Fort Pierce.

8.1 Objective:
The City shall maintain coordination with government agencies with planning and impact assessment duties that affect the City, as listed in Table 8A; with other units of local government that provide services but have no regulatory authority over the use of land; and with the comprehensive plans of adjacent municipalities, the county and adjacent counties.

8.1.1 Policy:
The City shall maintain an active program of monitoring and communication with agencies operating under the provisions of the ~~Local Government Comprehensive Planning and Land Development~~ Community Planning Act, Chapter 163, Part II, F.S.

8.1.2 Policy:
The City's Comprehensive Plan will be consistent with the State of Florida Comprehensive Plan, Treasure Coast Regional Planning Council Strategic Regional Policy Plan, St. Lucie County Comprehensive Plan, the Port of Ft. Pierce Master Plan, the Comprehensive Plans of adjacent local governments, and the Upper East Coast Water Supply Plan~~, and applicable campus master plans pursuant to F.S. 1013.30~~.

8.1.3 Policy:
Administer community workshops and participate in the Treasure Coast Regional Planning Council's informal mediation process as mechanisms to provide an open forum for communication and coordination of programs involving the Comprehensive Plan, and to resolve conflicts with other local governments.

8.1.4 Policy:
The City of Fort Pierce shall coordinate with St. Lucie County and the Fort Pierce Utility Authority on matters of growth management, comprehensive planning, land development regulations, and provision of public services within proposed annexation areas as provided in the joint planning agreement.

8.1.5 Policy:
The City shall coordinate future annexations with St. Lucie County, St. Lucie Village, and Port St. Lucie.

8.1.6 Policy:
The City of Fort Pierce shall maintain coordination with local, county, state, and federal agencies regarding management of the Indian River Lagoon.

8.1.7 Policy:
The City shall pursue interlocal agreements, including Joint Planning Agreements with adjacent local governments and governmental agencies. Issues to be addressed include, but are not limited to, the following:

a) Impacts of development on roadway level of service (LOS) standards.

b) Pavement of unimproved roadways within and in the vicinity of existing and future development.

c) Impacts of development on school capacity and school facilities planning.

d) Creation of a new urban-district park within the utility service boundary (future annexation area).

e) Needed infrastructure to support services provided by the St. Lucie County Fire District.

f) Beach renourishment programs related to critically eroded areas of Fort Pierce's coastline.

g) Preservation of historic resources of local, regional, and national significance.

h) TCERDA Research Park.

i) Western Annexation Lands.

j) Co-location and/or joint use of public facilities.

k) Creation of alternative modes / multi-modal transportation systems.

8.1.8 Policy:
The City shall continue participation in the St. Lucie TPO technical advisory committee in order to improve coordination of transportation improvements with St. Lucie County, FDOT and USDOT.

8.1.9 Policy:
The City shall exchange information on all current development projects with St. Lucie County, Port St. Lucie, and St. Lucie Village in order to anticipate impacts of development from other communities on the City of Fort Pierce.

8.1.10 Policy
The City shall continue to coordinate with and participate in the proceedings of: the St. Lucie County TPO, the treasure Coast Regional Planning Council (TCRPC), the South Florida Water Management District (SFWMD), adjacent and service area jurisdictions, and other organizations to foster intergovernmental coordination, especially for planning and service delivery matters.

8.1.11 Policy:
The City will maintain a water supply facilities work plan that is coordinated with the SFWMD Upper East Coast Regional Water Supply Plan and St. Lucie County by updating the City work Plan within 18 months of an update to the regional water supply plan.

8.1.12 Policy:
The City will participate in the development of updates to the SFWMD water supply assessment and the regional water supply plan and in other water supply development related initiatives facilitated by the SFWMD affecting the City service area.

8.1.13 Policy:
The City shall determine whether there will be adequate water supplies to serve development within the service area prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent.

8.1.14 Policy:
The City shall pursue cooperative efforts with SFWMD, St. Lucie County and other local jurisdictions in providing cost-effective options for augmenting the current potable water system with alternative water sources.

8.1.15 Policy:
The City shall continue to coordinate with the FPUA regarding any required expansion of water and wastewater treatment plants per Florida Statutes to meet demand through 2030.

8.1.16 Policy:
The City of Fort Pierce shall continue to coordinate with the TCRPC and FDOT to develop the potential rail passenger station within the City which is capable of serving as a regional hub for the potential Amtrak/Sun Rail expansion.

8.1.17 Policy:
Every ~~By~~ December ~~31, 2011 and annually thereafter~~, the City shall update Table 8-A to verify the nature of relationships, update coordination mechanisms and identify potential improvements in the City's coordination efforts.

8.2 Objective:
Ensure that the impacts of development, proposed in the City's Comprehensive Plan, upon development in adjacent municipalities, the County, adjacent counties, the region and the State are addressed through coordination mechanisms.

8.2.1 Policy:
The review of development proposals shall include findings that indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments.

8.2.2 Policy:
The City shall utilize the following procedures to identify and implement joint planning areas (JPAs) for the purpose of addressing issues related to annexation and mutual infrastructure service areas:

1. Coordinate planning activities mandated by the various elements of the Fort

Pierce Comprehensive Plan with local governments, the School District of St. Lucie County, other governmental units providing services but not having regulatory authority over the use of land, the region, and the state;

2. Use the Treasure Coast Regional Planning Council's informal mediation process to resolve conflicts with other local governments, when agreed to by all affected parties;

3. Work cooperatively with St. Lucie County to facilitate the annexation of unincorporated areas with consistent joint meetings or work groups, and other mechanisms;

4. Demographic and social-economic information and services shall be readily available for county, school board and municipal planning activities.

8.2.3 Policy:
The City shall utilize the following process when considering the location and extension of public facilities that are subject to concurrency and when siting facilities with countywide significance, including locally unwanted land uses such as solid waste disposal facilities that are established within a formal agreement between local, county and state governments and agencies:

1. The development review process which considers the future impact of a proposed development on the facilities and services provided by Fort Pierce and those of adjacent local governments, if any;

2. The goals, objectives and policies contained within the comprehensive plans of adjacent local governments, when reviewing proposed site-specific map amendments to the Future Land Use map.

3. Joint processes such as participation in intergovernmental task forces.

8.3 Objective:
Special emphasis shall be placed on maintaining effective lines of communication with county, regional, and state agencies when setting LOS Standards and/or permitting requirements, and initiating maintenance and capital improvement projects located within the City of Fort Pierce.

8.3.1 Policy:
The City Manager or an appointed designee shall prepare and review the annual LOS monitoring report contained within the adopted concurrency management system. The purpose of this report is to provide affected entities with timely and accurate information in order to evaluation and coordinate levels-of-service.

8.3.2 Policy:
In situations where other public or private entities are providing a public facility or service such as roads, sewer, drainage, parks, or solid waste within the City, the City shall coordinate its adopted LOS standard with the applicable entity and within the financial parameters allowed by the Capital Improvement Element of this Plan.

8.3.3 Policy:
When preparing the annual update to the Capital Improvement Element, the City shall consult with the South Florida Water Management District and the Fort Pierce Utility Authority to ensure coordination and consistency between the regional water supply plan, the FPUA 10-Year Plan and the City's water supply capital improvement projects.

8.3.4 Policy:
Coordination with Federal, State, and County authorities shall continually be practiced and refined to ensure that the City receives a proportionate share of revenue allocations, facilities and service improvements.

8.3.5 Policy:
~~By December 31, 2011, t~~The City shall review the effectiveness of its development review process and implement new policies and procedures that streamline the process and improve the coordination required between external permitting and regulatory agencies and the City.

8.4 Objective:
Continue coordination in the designation of new dredge spoil disposal sites located within the Fort Pierce City boundary With the Florida Department of Environmental Protection (DEP), SFWMD, U.S. Army Corps of Engineers, St. Lucie County and the Florida Inland Navigational District.

8.4.1 Policy:
The City of Fort Pierce shall coordinate with St. Lucie County, Florida Inland Navigational District, FDEP, and the U.S. Army Corps of Engineers to identify and regulate all existing and future spoil dredge sites within the City's municipal boundary.

8.4.2 Policy:
The City shall resolve conflicts related to dredge spoil disposal sites with the public agencies referenced in Policy 8.4.1 through a dispute resolution process.

8.5 Objective:
Continue coordination with the St. Lucie County School District regarding concurrency requirements for public school facilities.

8.5.1 Policy:
The City of Fort Pierce shall implement the Public School Facilities Element and the amended and restated Interlocal Agreement for Public Schools Facility Planning - St. Lucie County, in conjunction with the St. Lucie County School Board. The Public School Facilities Element and the Interlocal Agreement state principles and guidelines to ensure coordination of the City's Comprehensive Plan with the plans of the School Board and describe the joint processes for collaborative planning and decision making and population projections, school siting, and the local and extension of public facilities subject to concurrency.

CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 9

The City shall ensure adequate and timely public facilities and infrastructure capacity to accommodate existing and future residents and businesses maximizing the use and value of existing facilities, and effectively managing future growth consistent with the (LOS) standards established in the Comprehensive Plan.

9.1 Objective:
Maximize fiscal resources available to the City for public facility improvements necessary to accommodate existing development, redevelopment, and planned future growth, and to replace obsolete or deteriorated facilities.

9.1.1 Policy:
Ensure capital revenues and/or secured developer commitments are in place to maintain all public facilities at acceptable (LOS) standards prior to the issuance of new development orders.

9.1.2 Policy:
Utilize a variety of funding sources to implement capital improvements, within the limitation of existing law. These methods may include ad valorem taxes, general revenues, enterprise revenues, assessments, tax increment, grants, and private funds.

9.1.3 Policy:
Ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions from private development.

9.1.4 Policy:
Conduct fiscal impact analyses on future annexations to determine the impacts on revenue sources.

9.1.5 Policy:
Aggressively seek all realistic grant opportunities to fund projects in the Schedule of Capital Improvements.

9.1.6 Policy:
The City shall limit public expenditures in coastal high hazard areas.

9.1.7 Policy:
Subdivision regulations established by the City shall provide for the timely

completion and maintenance of the capital improvements required by the Comprehensive Plan.

9.1.8 Policy:
Each review of the Capital Improvements Element shall include a review of the assumptions, projections, needs, and consideration for appropriate and timely renewal of existing facilities according to the following criteria:

1) Emergency and post-disaster mitigation;
2) Deficiency determination by Concurrency Management System;
3) Public involvement in Capital Improvement Program and budget;
4) Existing land development and City master plans;
5) Plans of county state agencies including the water management district;
6) Accommodation of new development and redevelopment; and
~~7) Financial feasibility.~~

9.2 Objective:
Provide the necessary capital improvements to replace worn-out or obsolete public facilities, correct service deficiencies and accommodate planned future growth consistent with the adopted LOS standards.

9.2.1 Policy:
Prepare and adopt a Five-Year Capital Improvement Program (CIP) as part of the City's annual budgeting process. Amend the Capital Improvement Element annually to reflect these changes.

9.2.2 Policy:
Annual update of the Capital Improvement Element shall include reflect proportionate fair-share contributions.

9.2.3 Policy:
~~The Schedule of Capital Improvements shall be financially feasible.~~ Sufficient revenues shall be available for the first three years of the Schedule of Capital Improvements or will be available from committed or planned funding sources for years 4 and 5 of a 5-year capital improvement schedule.

9.2.4 Policy:
The Schedule of Capital Improvements shall be based upon the Future Land Use Element and consistent with all other Plan elements.

9.2.5 Policy:
Coordinate proportionate fair share mitigation procedures and payments with St. Lucie County.

9.2.6 Policy:
Coordinate planning for City improvements with the plans of state agencies, the South Florida Water Management District (SFWMD), St. Lucie County and adjacent municipalities when applicable.

9.2.7 Policy:
Designate those projects identified in the other elements of the Comprehensive Plan, determined to be of relatively large scale ($10,000 or greater), as capital improvement projects for inclusion within the Schedule of Capital Improvements (SCI) of this Element. All capital improvements in the SCI will be included in the Five-Year Capital Improvements Program (CIP) and Annual Capital Budget.

9.2.8 Policy:
Evaluate and rank the proposed capital improvement projects listed in the Five-Year Schedule of Capital Improvements, prioritizing them according to the following guidelines:

- Protection of public health, safety and welfare;
- Fulfills the City's legal commitment to provide facilities and services;
- Corrects existing deficiencies;
- Maintains adopted levels of service;
- Provides for the most efficient and effective use of existing and/or future facilities;
- Provides new capacity to accommodate future growth consistent with this Plan;
- Prevents or reduces future improvement costs;
- Promotes cost-effective use of time and revenue; and
- ~~Financial feasibility; and~~
- The plans of local, county and state agencies providing public facilities.

9.2.9 Policy:
Use the City's Land Development Code to ensure that all decisions regarding land use planning and the issuance of development orders and permits consider the availability of public facilities and services necessary to support such development at the adopted LOS standards concurrent with the associated impacts.

9.2.10 Policy:
Coordinate with road, utility and infrastructure service providers within the City to ensure that necessary capital improvements are implemented to support new construction and redevelopment.

9.2.11 Policy:
Repair, rehabilitate, and replace the City's capital facilities according to generally accepted engineering principles and guidelines and ensure that facilities and services provided by other agencies are held to the same standard.

9.2.12 Policy:
Assess new development a proportionate fair share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

9.3 Objective:
Develop and implement a debt management program to assist the City in providing adequate

and timely revenues for scheduled capital improvements.

9.3.1 Policy:
Incur debt within generally accepted municipal finance principles and guidelines, and only in relation to the City's ability to pay for a new capital asset or to significantly extend the life expectancy of a capital asset.

9.3.2 Policy:
Ensure that any increase in operating costs for a new or additional facility is also considered when evaluating the debt to be incurred for a facility.

9.3.3 Policy:
The City will not provide a public facility, nor accept the provision of a public facility by others, if it is unable to pay for the subsequent annual operation and maintenance costs of the facility.

9.3.4 Policy:
The City shall adopt standards for debt management ~~by 2010~~.

9.3.5 Policy:
Debt payment shall not exceed the anticipated useful life of an improvement and, in no case, shall exceed 30 years.

9.4 Objective:
Land use decisions shall be made based upon available or projected fiscal resources in coordination with a schedule of capital improvements which maintains adopted level of service standards and meets existing and future facility needs.

9.4.1 Policy:
The City shall use the Capacity and LOS Database as provided for in the Public Facilities. Management Element to determine availability of public facilities for requested land use designations.

9.4.2 Policy:
The City shall determine whether projects in the Schedule of Capital Improvements will allow LOS standard to be maintained with a proposed land use change.

9.4.3 Policy:
The uniform, district-wide LOS standards shall be 100% of the permanent program capacity for elementary, middle, and highs schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the St. Lucie County School Board annually to account for measurable programmatic changes.

9.4.4 Policy:
The City hereby incorporates by reference the St. Lucie County School Board's most current Five-Year Work Plan ~~Fiscal Years 2009-10 to 2014-15~~. This document includes school capacity sufficient to meet anticipated student demands projected by the county and municipalities, in consultation with the St. Lucie County School Board's projections for student enrollment, based on the adopted level of service LOS standards for the public schools. The Five-Year Capital Improvements Plan

ensures the LOS standards for public schools are achieved and maintained within the period of covered by the five year schedule.

SCHEDULE OF CAPITAL IMPROVEMENTS

The following Schedule of Capital Improvements (SCI) provided in Table 9-1 is the mechanism by which the City of Fort Pierce can effectively stage the timing, location, projected cost, and revenue sources for the capital improvements derived from the other comprehensive plan elements, in support of the Future Land Use Element. The Five-Year Schedule of Improvements together with the Annual Budget Report is used to document the economic feasibility of the City's Comprehensive Plan.

Table 9-1
Schedule of Capital Improvements

PROJECT	DESCRIPTION	FY10	FY11	FY12	FY13	FY14	TOTAL 5-YEAR COST	FUNDING SOURCE
City Recreation and Open Space Improvements								
1. Moore's Creek Linear Park& Pedestrian Facility	15th to 7th St.	$3,483,613					$3,483,613	FEMA, SMU, SFWMD, FDEP, FPRA
2. A1A Improvements	Kimberly Bergalis Park	201,128					201,128	FPRA
City Transportation Improvements								
1. A1A - US1 to Blue Heron Blvd.	Reconstruction, new roundabout	6,964,350	3,893,791	2,908,666			13,766,807	FDOT JPA; FPRA
2. 10th Street (Delaware Ave. to Orange Ave.)	Reconstruction	250,000	2,070,699				2,320,699	CDBG Disaster Funds,SMU
3. 13th Street (Orange Ave. to Avenue I)	Reconstruction	800,000	765,166				1,565,166	ARRA, SMU
4. 29th Street (Orange Ave. to Avenue Q)	Resurfacing, sidewalks/curbs		384,491				384,491	FDOT
City Stormwater/Drainage Improvements								
1. Pinecrest Subdivision		40,000	402,800				442,800	CDBG Disaster Funds
FPUA Water Improvements								
1. Fire Hydrants	New Installation	10,000	15,000	15,000	15,000	15,000	70,000	FPUA
2. New Construction	Oversizing Mains	95,000	100,000	100,000	200,000	300,000	795,000	FPUA
3. Water Mains	Misc. R&R	240,000	100,000	550,000	550,000	550,000	1,990,000	FPUA
4. Intergovernmental	Misc.	250,000	300,000	400,000	500,000	500,000	1,950,000	FPUA
5. Water Main Looping	Capacity and Reliability	500,000	200,000				700,000	FPUA
6. Midway Road	Turnpike to 25th Street	100,000				100,000		FPUA
7. 10th Street	Canal Terrace to Georgia Avenue	5,000	290,000				295,000	FPUA
8. South A1A	Blue Heron to Martin County Line	20,000					20,000	FPUA
9. Repump #2	Variable Frequency Drives		400,000				400,000	FPUA
10. Sunland Gardens MSBU	Phase II	2,849,122					2,849,122	FPUA
11. South A1A	Phase I and Phase IIB	135,000	605,000	60,000			800,00	FPUA
12. Second Street	Seaway Dr. to Taylor Creek	5,000	250,000	10,000			265,000	FPUA
13. Floridan Wellfield	Generators				150,000	150,000	300,000	FPUA
14. 13th Street	Virginia Avenue to Avenue Q	105,000	270,000	300,000	140,000		815,000	FPUA
15. WTP	2nd deep injection well			1,000,000	3,750,000		4,750,000	FPUA
16. Juanita Water Main	Relocation at Taylor Creek	350,000					350,000	FPUA
17. Surficial Well	Replacement			600,000			600,000	FPUA
18. Floridan Aquifer Well	Construction				150,000	1,600,000	1,750,000	FPUA
19. 17th Street	Orange Avenue to Avenue I		5,000	250,000	250,000		505,000	FPUA
20. WTP	Hypochlorite Conversion					450,000	450,000	FPUA

Table 9-11 Continued

PROJECT	DESCRIPTION	FY10	FY11	FY12	FY13	FY14	TOTAL 5-YEAR COST	FUNDING SOURCE
FPUA Wastewater Improvements								
1. Development	Oversizing	70,000	100,000	100,000	200,000	300,000	770,000	FPUA
2. Wastewater Main	Misc. R&R	400,000	100,000	600,000	600,000	600,000	2,300,000	FPUA
3. Intergovernmental	Misc.	400,000	300,000	300,000	300,000	300,000	1,600,000	FPUA
4. Lift Station 30	R&R	300,00					300,00	FPUA
5. Midway Road	Turnpike to 25th Street	50,000					50,000	FPUA
6. 10th Street	Canal Terrace to Georgia Avenue	5,000	215,000				220,000	FPUA
7. Avenue Q	25th to 29th Streets	95,000					95,000	FPUA
8. Second Street	Seaway Dr. to Taylor Creek	5,000	410,000	50,000			465,000	FPUA
9. 13th Street	Virginia Avenue to Avenue Q	95,000	260,000	240,000	170,000		775,000	FPUA
10. 17th Street	Orange Avenue to Avenue I (Design)		5,000	220,000	350,000		575,000	FPUA
11. Avenue C 16" Force Main	7th Street to Lift Station A					650,000	650,000	FPUA
12. Mainland Water Reclamation Facility						250,000	250,000	FPUA
13. Rock Road 8" Force Main	Orange Ave. to Correctional Facility			175,000			175,000	FPUA
14. IWRF DIW	Capacity Improvements			1,300,000	978,000		2,278,000	FPUA
15. 25th Street 12" Force Main	Edwards Road to Lift Station G				140,000		140,000	FPUA
16. Jenkins Road 24" Force Main	Phase I			350,000	311,500		661,500	FPUA
17. Jenkins Road 24" Force Main	Phase II			150,000	133,500		283,500	FPUA
18. Orange Avenue	16" Force Main			900,000	900,000		1,800,000	FPUA
19. North Jenkins Road	12" Force Main					450,000	450,000	FPUA
20. Lift Station D	R&R		450,000				450,000	FPUA
21. Okeechobee Road	Turnpike to I-95		200,000				200,000	FPUA

Source: City of Fort Pierce Finance Department, 2010

PUBLIC FACILITIES MANAGEMENT ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 10

To protect the public safety, health, and welfare of the City of Fort Pierce by providing sufficient public facilities concurrent with development to serve the existing and projected population.

10.1 Objective:
The City shall maintain a Capacity and Level of Service (LOS) Database of public facilities in order to assess the impacts of new development on the public facility capacity and to determine the consumption of the public facility.
Transportation

10.1.1 Policy:
The City shall monitor the following transportation data in a Transportation Monitoring System Database for all major roadways within the City:

1) The adopted (LOS) standards for all roadway types.
2) Roadway capacity at the adopted LOS standard.
3) The existing daily and peak hour volumes.
4) The existing operating LOS.
5) The existing capacities or deficiencies of the roadway network.
6) The capacities reserved/vested for approved but unbuilt development.
7) The projected capacities or deficiencies due to approved but unbuilt development.
8) The improvements to be made to the roadway network in the current fiscal year by any approved development pursuant to previous development orders and the impact of such improvements on roadway capacities.
9) The improvements to be made to the roadway network in the current fiscal year by the City, St. Lucie County, the Florida Department of Transportation, or other public agency and the impact of such improvements on roadway capacities.

Sanitary Sewer

10.1.2 Policy:
The City shall coordinate with the Fort Pierce Utilities Authority (FPUA) to monitor the following data:

1) The design capacity of the wastewater treatment facilities.
2) The existing LOS measured by the average number of gallons per day per unit based on the average flows that are experienced at the wastewater treatment facilities and the total number of equivalent residential units within the FPUA service area.
3) The adopted LOS standards for the average daily flows per equivalent residential unit.
4) The existing surpluses or deficiencies of the system.
5) The capacities that are reserved/vested for unbuilt development with a valid Certificate of Concurrency.
6) The projected capacities due to approved but unbuilt development.
7) The improvements to be made to the facilities in the current fiscal year by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities.

Potable Water

10.1.3 Policy:
The City shall coordinate with the FPUA to monitor the following potable water data:

1) The design capacities of the potable water treatment facilities.
2) The existing LOS measured by the average number of gallons per day per unit based on the average flows experienced and the total number of residential units within the FPUA service area.
3) The existing potable water storage capacities. .
4) The existing minimum water pressure in the FPUA water distribution system.
5) The adopted LOS standards for the potable water facility components.
6) The existing surpluses or deficiencies of the system.
7) The capacities reserved/vested for unbuilt developments with a valid Certificate of Concurrency.
8) The improvements scheduled to potable water facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on existing capacities.

Solid Waste

10.1.4 Policy:
The City shall monitor the following solid waste data:

1) The design capacity of solid waste facilities.
2) The adopted LOS standard for solid waste.
3) The existing LOS measured by waste generation rates approved by Director of Public Works.
4) The capacities reserved/vested for unbuilt development with a valid Certificate of Concurrency.
5) The projected capacities or deficiencies due to approved but unbuilt development.
6) The improvements scheduled to solid waste facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on the existing capacities.

Stormwater Drainage

10.1.5 Policy:
The City shall monitor the following stormwater data:

1) The existing LOS measured by storm event as determined by the City Engineer.
2) The adopted LOS standard for stormwater drainage.

Recreation and Open Space

10.1.6 Policy:
The City shall monitor the following data in regard to parks and open space:

1) The existing acreage of parkland and the existing number of recreation facilities as outlined in the Recreation and Open Space Element of this plan.
2) The existing LOS measured by the total number of public acres of parkland available per 1,000 residents of the City based on an inventory of park lands in the City and the population of the City.
3) The existing LOS for recreation facilities measured by the adopted standard based on an inventory of the facilities in the City and the population of the City.
4) The adopted LOS standards for recreation and open space facilities as outlined in the Recreation and Open Space Element of this plan.
5) The existing capacities or deficiencies of the recreation and open facility system.
6) The capacities reserved/vested for unbuilt development with a valid Certificate of Concurrency.
7) The projected capacities or deficiencies due to approved but unbuilt development.
8) The improvements scheduled recreation and open space facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on the existing capacities.

10.1.7 Policy:
The City shall monitor the following data in regard to public schools:

1) The permanent program capacity of elementary, middle and high schools.
2) The adopted LOS standard for public schools.
3) The existing LOS measured by student generation rates approved by the St. Lucie County School Board
4) The capacities reserved/vested for unbuilt residential development with a valid Certificate of Concurrency.
5) The projected capacities or deficiencies due to approved but unbuilt residential development.
6) The capital improvements scheduled to public school facilities as indicated in St. Lucie County School Board's current 5-Year Capital Facilities Work Plan and the impact of scheduled improvements on the existing school capacities.

10.2 Objective:
Certificates of Concurrency and development orders shall be issued based upon the availability of public facilities and essential services to maintain adopted LOS standards.

10.2.1 Policy:
As indicated in the applicable Elements of this Plan, the City of Fort Pierce adopts the following minimum LOS standards shown in Table 10-1 for the various public facilities.

Table 10-1: Adopted Level of Service (LOS) Standards for the City of Fort Pierce Public Facilities

Public Facility	Level of Service	
Transportation	All non-FIHS, SIS and TRIP funded roadways – D ***SIS Facilities:*** I-95 (Midway Rd. to SR 70/Okeechobee Rd.) – C I-95 (SR 70/Okeechobee Rd. to SR 68/Orange Rd.) – D Florida's Turnpike (PSL Blvd. to SR 70/Okeechobee Rd.) – C Florida's Turnpike (SR 70 to Indian River County Line) – B SR 70/Okeechobee Rd. (McCarthy Rd. to Florida's Turnpike) – B SR 70/Okeechobee Rd. (Florida's Turnpike to I-95) – C ***TRIP-Funded Facilities:*** SR 713/Kings Hwy. (SR 70/Okeechobee Rd. to Orange Ave.) – D	
Sanitary Sewer	240 gallons per day per equivalent residential connection	
Potable Water	300 gallons per day per equivalent residential unit	
Solid Waste	200 tons per day of Municipal Solid Waste	
Stormwater	25-year 3-day storm Pre vs. Post Runoff	
	Storm sewers to convey 5 year – 1 day storm event	
	Canals to convey 3 year – 1 day storm event	
Recreation and Open Space		
Neighborhood Park:	Year	Unit of Measure
	2010	1.36 acres/1,000 population
	2015	1.5 acres/1,000 population
	2020	1.75 acres/1,000 population
	2025	2.0 acres/1,000 population
	2030	2.0 acres/1,000 population
Community Park:	Year	Unit of Measure
	2010	2.50 acres/1,000 population
	2015	2.75 acres/1,000 population
	2020	2.75 acres/1,000 population
	2025	3.0 acres/1,000 population
	2030	3.0 acres/1,000 population
Public Schools		
Elementary	100% of permanent program capacity	
Middle	100% of permanent program capacity	
High	100% of permanent program capacity	

10.3 Objective:

The City of Fort Pierce will assess the potential impacts on public facilities and their adopted LOS standards for all development applications that require a development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent by the City Commission in accordance with the provisions and requirements of the Concurrency Management System prior to the granting of a development order.

10.3.1 Policy:

The City shall perform a public facilities impact analysis to ensure that public facilities are available concurrent with the impacts of proposed development.

10.3.2 Policy:

A public facilities impact assessment will determine if there is adequate capacity in each of the public facilities to accommodate the impact of the existing population, vested and exempt development projects, previously permitted development projects and the proposed new development project at or above the adopted Level of Service.

10.3.3 Policy:

A Certificate of Concurrency for potable water, wastewater, water supplies, drainage, solid waste, recreation and open space, and schools may be issued upon completion of a public facilities impact evaluation that demonstrates that public facility will operate within their adopted LOS. A certificate of available capacity or mobility will be issued for transportation facilities prior to the granting of a development order.

10.3.4 Policy:

If a public facility is currently operating below its adopted LOS standard or if a proposed development will cause a facility to operate below its adopted LOS standard, the City shall require mitigation in accordance with the adopted Proportionate Fair-Share Mitigation Program.

10.3.5 Policy:

Upon the mitigation of public facility impacts in accordance with the adopted Proportionate Fair-Share Mitigation Program, applicants for development may be entitled to receive conditional approval. The development order will be conditioned on the satisfactory execution of the provisions of a development agreement.

10.3.6 Policy:

The reservation of public facility capacity, whether or not it is conditioned, shall have a term equivalent to the term of the related development order, unless a different term is agreed by the City and specified in the development order.

10.3.7 Policy:

A reservation of public facility capacity and the related development order may be applicable to more than (one) phase of a multi-phase development. The reservation shall specify the amount of capacity reserved and the scheduled build-out date for each phase.

10.3.8 Policy:

The Certificate of Concurrency may include conditions of approval, which are deemed necessary for concurrency to be ensured.

10.4 Objective:
Mitigate the potential impacts of new development and redevelopment through enforcement of the adopted Proportionate Fair-Share Mitigation Program. Public facilities include potable water, sanitary sewer, solid waste, drainage, recreation and open space, transportation facilities, and public schools.

10.4.1 Policy:
A development may proceed if the City agrees to include required facilities to the Schedule of Capital Improvements.

10.4.2 Policy:
Coordinate with other agencies, relative to proportionate fair-share obligations, whose facilities might be potentially impacted.

10.4.3 Policy:
Transportation improvements shall mitigate the overall network through capacity improvements, operational improvements, or mobility strategies and shall be mutually agreed upon and be in place concurrent with the impacts of development as per policy 10.5.1.

10.4.4 Policy:
The City shall continue to enforce regulations in the City's Land Development Regulations regarding proportionate fair share mitigation.

10.4.5 Policy:
All payments for proportionate fair share contributions are due in full prior to issuance of the final development order or recording of the final plat.

10.5 *Objective:*
Monitor and ensure that the adopted LOS standards are maintained and any proposed improvements through the Proportionate Fair-Share Mitigation Program are available within appropriate timeframes.

Transportation

10.5.1 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new development or redevelopment, transportation facility improvements that are required to support the development and maintain the adopted LOS standards must meet the following timing requirements:

- The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a building permit or its functional equivalent as provided in the adopted Five-Year Schedule of Capital Improvements.
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Sections 163.3220-163.3243, F.S., to be in place or under actual construction no more than three years after the issuance of a building permit or it functional equivalent.

- The necessary facilities and services are guaranteed in an agreement through the Proportionate Fair-Share Mitigation Program.

Sanitary Sewer, Solid Waste, Drainage and Potable Water

10.5.2 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new development or redevelopment, sanitary sewer, solid waste, drainage, adequate water facilities and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new' development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

Recreation and Open Space

10.5.3 Policy:
Acreage for recreation and open space facilities needed to maintain the adopted LOS standard must be dedicated or acquired by the City prior to the issuance of a certificate of occupancy. Alternatively, funds in the amount of the developer's fair share shall be committed no later than the issuance of a development order; or the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Sections 163.3220-163.3243, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

Public Schools

10.5.4 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new residential development or redevelopment, verification that adequate public school facilities required to support the development and maintain the adopted school LOS standards will be verified with the St. Lucie County School Board.

The City shall not issue a Certificate of Concurrency for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

- Once the City issues a Certificate of Concurrency as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.

- The City shall notify shall notify the St. Lucie County School Board within fifteen (15) days of the approval or expiration of a Certificate of Concurrency for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency, except that any change requires review.

PUBLIC SCHOOL FACILITIES ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 11.1

The City shall collaborate with the St. Lucie County School Board to plan for public school capacity to accommodate projected enrollment demand within the five-year, 10-year and 20-year planning periods.

11.1.1 Objective:

It is the objective of City of Fort Pierce to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished recognizing the St. Lucie County School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for future land use, rezoning, and subdivision and site plans for residential development that generate students and impact the St. Lucie County school system.

11.1.1.1 Policy: Coordinated Map Series

The City shall provide the St. Lucie County School Board by October 15 of each year a report of development trends for use in school planning. The St. Lucie County School Board shall coordinate with each local government in the preparation of the annual Educational Facilities plan. Based upon the final adopted Educational Facilities plan, the City, in conjunction with the St. Lucie County School Board (School Board), St. Lucie County and other Local Governments, shall annually update and maintain a public school facilities map series as supporting data and analysis. This map series including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the City's Future Land Use Map or Map Series. The Map Series shall include at a minimum:

(a) A map or maps which identify existing location of public school facilities by type and existing location of ancillary plants.

(b) A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the end of the long range planning period of the host City.

(c) A map or map series which depicts School Capacity Planning Areas (SCPAs) for high schools, middle schools and elementary schools.

(d) A map or map series which depicts School Concurrency Service Areas (CSAs) for high schools, middle schools and elementary schools.

11.1.1.2 Policy: Coordinating School Capacity with Growth

The City shall coordinate land use decisions with the St. Lucie County School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods.

11.1.1.3 Policy: Geographic Basis for School Capacity Planning

For purposes of coordinating land use decisions with school capacity planning, the School Capacity Planning Areas (SCPAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCPA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCPA(s) shall not be considered.

11.1.1.4 Policy: Local Government Notice of Development Proposals [ILA Section 9.3]

The City agrees to give the School Board notification of land use applications and development proposals pending before them that may affect student enrollment, enrollment projections, or school facilities.

Notice to the School Board will include copies of the meeting agenda and all City staff comments and other attachments related to any pending application or development proposal potentially affecting student enrollment, enrollment projections, or school facilities.

Notice to the School Board will be provided simultaneously with provision of such materials to the LPA, DRC, or City Commission.

This notice requirement applies to any amendment to the comprehensive plan future land use map, rezoning, ~~development of regional impact,~~ or major residential or mixed-use development project that proposes to:

a. To increase the density of land with non-age-restricted residential dwelling units, that will produce more than one (1) student in any grade level, or

b. To construct or develop non-age- restricted dwelling units or lots that will produce more than one (1) student in any grade level.

11.1.1.5 Policy: St. Lucie County School Board Report to City [ILA Section 9.4]

Within 15 days after notification by the City, the School Board will advise the local government of the school enrollment impacts anticipated to result from the proposed land use application or development proposal, and whether sufficient school capacity exists or is planned to accommodate the impacts.

11.1.1.6 Policy: School Capacity Shortfalls [ILA Section 9.5]

If sufficient school capacity is not available or planned to serve the development at the time of impact, the School Board will specify how it proposes to meet the anticipated student enrollment demand; alternatively, the School Board, the City, and the developer will collaborate to find means to ensure sufficient capacity will exist to accommodate the development, such as, developer contributions, project phasing, or developer provided facility improvements.

11.1.1.7 Policy:

In reviewing and approving comprehensive plan amendments, ~~developments of regional impact,~~ rezoning, and development proposals, the City will consider the following factors:

a. School Board comments;

b. Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;

c. The provision of school sites and facilities within planned neighborhoods;

d. Compatibility of land uses adjacent to existing schools and reserved school sites;

e. The co-location of parks, recreation and neighborhood facilities with school sites;

f. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;

g. Traffic circulation plans which serve schools and the surrounding neighborhood;

h. The provision of off-site signalization, signage, access improvements, and sidewalks to serve schools; and

i. The inclusion of school bus stops and turnarounds.

11.1.1.8 Policy:

Where feasible and agreeable to the City, St. Lucie County School Board, affected jurisdictions and the applicant, Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The St. Lucie County School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

11.1.2 OBJECTIVE

The City shall consider school capacity in the formulation of Community Development Plans.

11.1.2.1Policy: Factors Considered in Formulating Community Development Plans

In formulating community development plans and programs, the City will consider the following factors:

a. Scheduling capital improvements that are coordinated with and meet the capital needs identified in the School Board's educational facilities plan;

b. Providing incentives to the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;

c. Targeting community development improvements in older and distressed neighborhoods near schools; and

d. Working to address and resolve multijurisdictional public school issues.

11.1.3 OBJECTIVE: EVALUATION AND APPRAISAL OF COMPREHENSIVE PLANS [ILA Section 9.8]

The City shall consider school needs and school capacity in the Evaluation and Appraisal of Comprehensive Plans.

11.1.3.1 Policy: Evaluation and Appraisal of Comprehensive Plans

a. In accordance with Section 163.3191, Florida Statutes, the Local Planning Agency (LPA) for each Local Government must prepare an Evaluation and Appraisal Report (EAR) on the Comprehensive Plan for its area of jurisdiction at least once every 7 years, or as otherwise scheduled by the Florida Department of ~~Community Affairs~~Economic Opportunity.

b. Whenever a meeting of or hearing before the LPA includes consideration of an EAR, the City shall provide to the School Board, prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR under consideration.

c. The City shall provide the School Board a copy of each EAR prepared by the LPA within 30 days of submission to the City Commission.

d. Whenever a meeting of or hearing before the City Commission includes consideration of an EAR or proposed amendments to the Comprehensive Plan to implement an EAR, the City shall provide to the School Board prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR or proposed Comprehensive Plan amendments under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR or proposed Comprehensive Plan amendments under consideration.

e. The School Board may submit written comments to the City about the possible affect upon the School Board of any EAR or proposed amendments to the Comprehensive Plan that are necessary to implement an EAR, and the City shall give due and appropriate consideration to such comments.

f. The City may request that the School Board provide technical assistance with respect to any EAR or proposed amendments to the Comprehensive Plan to implement an EAR and the possible affect upon the School Board, and the School Board shall endeavor to provide such assistance as time and resources permit.

GOAL 11.2:

PROVIDE ADEQUATE PUBLIC SCHOOL CAPACITY TO ACCOMMODATE ENROLLMENT DEMAND WITHIN A FINANCIALLY FEASIBLE FIVE-YEAR DISTRICT FACILITIES WORK PROGRAM.

11.2.1 OBJECTIVE: IMPLEMENTATION OF SCHOOL CONCURRENCY

The City shall coordinate with the St. Lucie County School Board to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency. [ICE Objective 8.5]

11.2.1.1 Policy: Amendment of Interlocal Agreement

The City shall coordinate amendments to the Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the St. Lucie County School Board, St. Lucie County and other Local Governments. The Interlocal Agreement shall be consistent with the goals, objectives and policies of the Element.

11.2.1.2 Policy: Ordinance Implementing School Concurrency

The City shall implement the adopted School Concurrency Ordinance to address school concurrency and ensure that the capacity of public schools is sufficient to support new residential development.

11.2.2 OBJECTIVE: LEVEL OF SERVICE STANDARDS

The City shall ensure that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements and the long range planning period. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.

11.2.2.1 Policy: Uniform Application of LOS Standards

The LOS standards established herein shall be applied consistently by all the local governments within St Lucie County and by the St. Lucie County School Board district-wide to all schools of the same type.

11.2.2.2 Policy: LOS Standards for High, Middle and Elementary Schools and for Title 1 Schools

The uniform, district-wide LOS standards shall be 100% of permanent program capacity for elementary, middle, and high schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the St. Lucie County School Board annually to account for measurable programmatic changes. ~~No later than February 1, 2011, t~~The School Board shall develop a permanent program capacity. Until such time as a permanent program capacity is developed, the permanent program capacity shall be designated as FISH.

11.2.2.3 Policy: Amendment of the LOS Standards

If there is agreement to amend the LOS standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. The amended LOS standards shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standards are financially feasible and can be achieved and maintained within the period covered by the first five years of the St. Lucie County School Board's Five-Year Work Program. After the first five-year schedule of capital improvements, the capacity shall be maintained within each subsequent five-year schedules of capital improvements.

11.2.3 OBJECTIVE: SCHOOL CONCURRENCY SERVICE AREAS

The City shall, in coordination with the St. Lucie County School Board, St. Lucie County and other Local Governments, establish Concurrency Service Areas (CSA's), as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standard.

11.2.3.1 Policy: School Concurrency Service Area Maps

CSAs for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. CSA boundaries shall be included as a part the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

11.2.3.2 Policy: Criteria for School Concurrency Service Areas

CSAs shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the local governments' within St Lucie County's development approvals within the CSA and contiguous CSAs.

11.2.3.3 Policy: Modifying School Concurrency Service Areas

The City, in coordination with the St. Lucie County School Board, St. Lucie County and other Local Governments, shall require that prior to adopting a modification to CSAs, the following standards will be met:

a. Potential modifications to the CSAs may be considered annually. Supporting data & analysis for modified CSA's shall be included in the annual update to the St. Lucie County School Board's 5 -Year Work Program;

b. Modifications to CSA boundaries shall be based upon the criteria as provided in Policy 11.2.3.2;

c. CSA boundaries shall be modified based on supporting data and analysis showing that the amended CSA's are financially feasible within the five year period described by the five year schedule of capital improvements;

d. Any party to the adopted Interlocal Agreement may propose a modification to the CSA boundary maps;

e. At such time as the St. Lucie County School Board determines that a CSA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed CSA boundary modification with data and analysis to support the changes to the Elected Officials Group. The Elected Officials Group shall review the proposed CSA boundary modifications and send its comments to the St. Lucie County School Board; and

f. Modifications to a CSA shall become effective upon final approval by the St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.

11.2.4 OBJECTIVE: SCHOOL CONCURRENCY REVIEW PROCESS

In coordination with the St. Lucie County School Board, the City will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

11.2.4.1 Policy: Development Review

The issuance of final subdivisions or plats and site plan approvals for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Element.

11.2.4.2 Policy: Exemptions

The following residential developments are exempt from the school concurrency requirements:

1. Single family lots of record that received final subdivision or plat approval prior to May 1, 2008;

2. Single Family subdivisions or plats that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary subdivision approval prior to such date, and (iii) have had no lapse in the development approval status;

3. Multi-family residential development that received final site plan approval prior to May 1, 2008, and for which there has been no lapse in the development approval status;

4. Multi-family plans that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary site plan approval prior to such date, and (iii) have had no lapse in the development approval status;

5. Amendments to subdivisions plat or site plan for residential development that was approved prior May 1, 2008, so longs as the amendment does not increase the number of students generated by the development;

6. Age restricted developments that prohibit permanent occupancy by persons of school age Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied;

7. Group quarters that do not generate students that will be housed in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities; and

8. Developments of regional impact, as defined in Section 380.06, Florida Statutes, that received development orders prior to July 1, 2005, or had filed application for development approval prior to May 1, 2005.

11.2.4.3 Policy: Student Generation Rates and Costs per Student Station

Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the St. Lucie County School Board in the 5-Year Work Program.

11.2.4.4 Policy: School Capacity and Enrollment

The uniform methodology for determining if a particular school is meeting adopted LOS standards, shall be determined by the St. Lucie County School Board. The St. Lucie County School Board shall use permanent program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the St. Lucie County School Board to the Department of Education.

11.2.4.5 Policy: Determination of Adequate Capacity

The St. Lucie County School Board shall conduct a concurrency review for all development plan approval subject to school concurrency. This review shall include findings and recommendations to the City whether there is adequate school capacity to accommodate the proposed development.

1. Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected CSA.

2. The St. Lucie County School Board's findings and recommendations shall address whether adequate capacity exists for each type of school, based on the level of service standards. If adequate capacity does not exist, the St. Lucie County School Board shall identify possible mitigation options that may be considered consistent with the policies set forth within Objective 11.2.5.

The City will issue a concurrency determination based on the St. Lucie County School Board written findings and recommendations.

11.2.4.6 Policy: Concurrency Availability Standard

School concurrency applies only to residential development or a phase of residential development requiring a subdivision or plat approval, site plan, or its functional equivalent, proposed or established after the effective date of the Public School Facilities Element (PSFE).

The City shall amend the concurrency management systems in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or final site plan. The City shall not deny a final subdivision, final plat or final site plan for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

1. Adequate school facilities will be in place or under construction within three years after the issuance of the final subdivision, final plat or final site plan for residential development; or,

2. Adequate school facilities are available in an adjacent CSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent CSA within three years after the issuance of the final subdivision, final plat or final site plan approval; or,

3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final subdivision, plat or site plan (or functional equivalent) as provided in this element.

For CSAs that do not have any school type (elementary, middle, or high), capacity will be measured in the adjacent CSAs.

11.2.4.7 Policy: Reservation of Capacity

The City shall not issue a Certificate of Concurrency Determination for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

a. Once the City issues a Certificate of Concurrency Reservation as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.

b. The City shall notify shall notify the St. Lucie County School Board within fifteen (15) days of the approval or expiration of a Concurrency Reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency Determination, except that any change requires review.

11.2.4.8 Policy: Subdivision and Site Plan Standards

In the event that the St. Lucie County School Board determines that there is not sufficient capacity in the affected CSA or an adjacent CSA to address the impacts of a proposed development, the following standards shall apply. Either (i) the site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation under Objective 11.2.5; or (ii) the final site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured; or (iii) a condition of approval of the site plan or final subdivision shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured.

11.2.4.9 Policy: Capacity Availability

In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in years 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through St. Lucie County School Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years. St. Lucie County School Board may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.

11.2.5 OBJECTIVE: PROPORTIONATE SHARE MITIGATION

The City of Fort Pierce, in coordination with the St. Lucie County School Board, shall provide for mitigation alternatives that are determined by the St. Lucie County School Board to be financially feasible and will achieve and maintain the adopted LOS standards consistent with the adopted St. Lucie County School Board's financially feasible 5-Year Work Program.

11.2.5.1 Policy: Mitigation Options

Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the St. Lucie County School Board assumes operational responsibility through incorporation in the adopted. St. Lucie County School Board financially feasible Five-Year Work Program and which will maintain adopted LOS standards.

1. The donation, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;

2. The creation a school mitigation bank in accordance with an agreement acceptable to the School Board providing for (i) the construction, in accordance with State Requirements for Educational Facilities (SREF), of a public educational facility at an acceptable location, (ii) the conveyance of such facility to the School Board at no cost, (iii) the grant of appropriate credits against the educational facilities impact fees that will be due as a result of the proposed development, and (iv) to the extent credits are insufficient to cover the reasonable cost of such facility, reimbursement from future educational facilities impact fees, received by the School Board from collections within the same CSA or adjacent CSA;

3. The establishment of a charter school with facilities constructed that are both (i) constructed in accordance with the SREF and (ii) subject to enforcement assurances that the facility will be conveyed to the School Board at no cost if the charter school ceases operations;

4. The establishment of an educational facilities benefit district, and the corresponding construction of educational facilities that are sufficient to offset the demand for public educational facilities created by the proposed development at no cost to the School Board. In accordance with Sections 1013.355 through 1013.357, Florida Statutes and other governing law; and

5. At the sole discretion of the School Board, payment of a temporary capacity charge to fund temporary educational facilities until such time as there is sufficient impact, need and demand to justify or substantiate, in accordance with SREF and other governing requirements, the construction of a new educational facility that is identified in the District facilities work program for a 5-year period.

11.2.5.2 Policy: Mitigation Must Enhance Permanent Capacity

Mitigation must be directed toward a permanent capacity improvement identified in the St. Lucie County School Board's financially feasible 5-Year Work Program, which satisfies the demands created by the proposed development consistent with the adopted LOS standards. Relocatable classrooms will not be accepted as mitigation.

11.2.5.3 Policy: Mitigation ~~to Meet Financial Feasibility~~

Mitigation shall be directed to projects on the St. Lucie County School Board's ~~financially feasible~~ 5-Year Work Plan that the St. Lucie County School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the St. Lucie County School Board, the City, and the applicant which shall be executed prior to the City's issuance of the final subdivision plat or the final site plan approval. If the St. Lucie County School Board agrees to the mitigation, the St. Lucie County School Board must commit in the agreement to placing the improvement required for mitigation on its 5-Year Work Program.

11.2.5.4 Policy: Calculating Proportionate Share

The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) = NUMBER OF DWELLING UNITS BY HOUSING TYPE X STUDENT GENERATION MULTIPLIER (BY HOUSING TYPE AND SCHOOL TYPE)

PROPORTIONATE SHARE AMOUNT = NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) X COST PER STUDENT STATION FOR SCHOOL TYPE.

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review.

The St. Lucie County School Board average cost per student station shall include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable.

The applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

11.2.6 OBJECTIVE: ADOPTION OF ST LUCIE COUNTY SCHOOL BOARD FIVE-YEAR WORK PROGRAM ~~[9J-5.025(3) (b) (1) and (3) F.A.C.]~~

Effective July 1, 2008 and no later than December 1st of each year thereafter, the City shall adopt by reference in its Capital Improvements Element, the St. Lucie County School Board's annually updated 5-Year Work Program.

11.2.6.1 Policy: Development, Adoption and Amendment of the St. Lucie County School Board 5-Year Work Program

The St. Lucie County School Board shall annually update and amend the Five-Year Work Program to reflect the (LOS) standards for schools to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools. The Five-Year Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent 5-year schedule of capital improvements. The City shall have neither obligation nor responsibility for funding the Five-Year Work Program by adopting the St. Lucie County School Board's Five-Year Work Program into the Capital Improvements Element.

11.2.7 OBJECTIVE: ADOPTION OF SCHOOL CAPACITY PLANNING AREAS.

The City shall in coordination with the St. Lucie County School Board and municipalities, establish School Capacity Planning areas (SCPA) as the areas within with long range capacity if planned and used for evaluation of comprehensive plan amendments.

11.2.7.1 Policy: School Capacity Planning Areas (SCPA) Maps

SCPA for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. SCPA boundaries shall be included as a part of the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

11.2.7.2 Policy: Criteria for School Capacity Planning Areas

SCPA shall be established to properly plan the location of schools in proximity of new development. While short or intermediate term school capacity needs may be met by student stations in the SCSA or the adjacent SCSA it is the goal to place schools in proximity of the residential areas that they serve so that student travel times and the necessary infrastructure needed is minimized for each SCPA. The SCPAs should form the basis for evaluating school capacity for all planning and preliminary regulatory review for residential development throughout St Lucie County and serve as the basis for "developer agreements" designed to preserve school sites and assure the timely commitment of school construction.

11.2.7.3 Policy: Modifying School Concurrency Planning Areas

The City, in coordination with the St. Lucie County School Board and the Municipalities, shall require that prior to adopting a modification to SCPA, the following standards will be met:

a. Potential modifications to the SCPA may be considered annually. Supporting data and analysis for modified SCPA shall be included in the annual update to the St. Lucie County School Board's 5 -Year Work Program;

b. Modifications to SCPA boundaries shall be based upon the criteria as provided in Policy PSFE 2.7.2;

c. Any party to the adopted Interlocal Agreement may propose a modification to the SCPA boundary maps;

d. At such time as the St. Lucie County School Board determines that a SCPA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed SCPA boundary modification with data and analysis to support the changes to the Elected Officials Group; and

e. The Elected Officials Group shall review the proposed SCPA boundary modifications and send its comments to the St. Lucie County School Board.

Modifications to a SCPA shall become effective upon final approval by the S St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.

11.3 GOAL: PROVIDE SAFE AND SECURE SCHOOLS SITED WITHIN WELL DESIGNED COMMUNITIES.

11.3.1 OBJECTIVE: SCHOOL LOCATION

The City shall establish standards and criteria to guide the location of future schools.

11.3.1.1 Policy: Future Land Use Map to Designate Land Use Classifications Where Schools Are Permitted

The City shall allow schools in all Future Land Use categories except the following categories: County Industrial (CI), Industrial (I), Heavy Industrial (HI), Residential Conservation (RC) and Open Space Conservation (OSC). [FLUE Policy 1.2.1]

11.3.1.2 Policy: Sufficient Land Proximate to Residential Development [FLUE Policy 1.2.2]

The City shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with the St Lucie County School Board.

11.3.1.3 Policy: Land Contiguous to Existing School Sites [FLUE Policy 1.2.3]

The City shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

11.3.2 OBJECTIVE: ENCOURAGE SCHOOLS AS FOCAL POINTS OF COMMUNITY PLANNING AND DESIGN. ~~[9J-5.025(3)(b)(4), (5) and (6)]~~

11.3.2.1 Policy: Enhance Community/Neighborhood Design

The City, in conjunction with the St. Lucie County School Board, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

11.3.3 OBJECTIVE: STANDARDS FOR SCHOOL SITE DESIGN

The City will establish standards for school siting and site design to provide security and safety of children and to provide a functional educational environment.

11.3.3.1 Policy: Encourage Schools Proximate to Residential Areas (FLUE Policy 1.2.3]

The City shall encourage the location of schools proximate to urban residential areas to the fullest extent possible.

11.3.3.2 Policy: Compatibility of Adjacent Uses

The City shall review development proposals for compatibility of uses adjacent to existing schools and known future school sites.

11.3.3.3 Policy: School Accessibility

The City shall encourage the establishment of bicycle and pedestrian facilities around schools, especially areas near schools that are not served by the school bus system.

11.3.3.4 Policy: Bus Stops

The City shall, in cooperation with the St. Lucie County School Board, develop and adopt design standards for school bus stops and turnarounds in new developments and re-development projects.

11.3.3.5 Policy: Safe Ways to School

To reduce hazardous walking conditions consistent with Florida's safe ways to school program, City of Fort Pierce, in coordination with the St. Lucie County School Board, shall implement the following strategies:

a. New developments adjacent to school properties shall be required to provide a right-of-way and a direct safe access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network;

b. For new development and redevelopment within 2 miles of an existing or planned school, the City shall require sidewalks along the property for the corridor that directly serves the school, or qualifies as an acceptable designated walk or bicycle route to the school;

c. To ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes, and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year; and

Evaluate school zones to consider safe crossing of children along major roadways, including possible speed limit reductions from 25 mph to 15 mph in school zones; and prioritize areas for sidewalk improvements including: schools with a high number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy busing for hazardous walking conditions, schools with significant walking populations, but poor pedestrian and bicycle access, and schools needing safety improvements.

11.3.4 OBJECTIVE: SCHOOL SITING STANDARDS

The City will establish siting standards for schools.

11.3.4.1 Policy: Evaluation of Potential School Sites [ILA Section 6.3]

Potential school sites shall be consistent with the following school siting standards, to the extent practicable:

a. The location of schools proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and co-location with other community facilities;

b. The location of elementary schools proximate to and, within walking distance of the residential neighborhoods served;

c. Elementary schools should be located on local or collector streets;

d. Middle and high schools should be located near arterial streets;

e. Compatibility of the school site with present and future land uses of adjacent property considering the safety of students or the effective provision of education;

f. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;

g. Site acquisition and development costs;

h. Safe access to and from the school site by pedestrians, bicyclists and motor vehicles;

i. Existing or planned availability of adequate public facilities and services to support the School;

j. Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site;

k. Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;

l. The proposed location is consistent with the local government comprehensive plan, storm water management plans, or watershed management plans;

m. The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or land development regulations;

n. The proposed site can accommodate the required parking, circulation and queuing of vehicles; and

o. The proposed location lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

11.3.5 OBJECTIVE: SCHOOL DEVELOPMENT STANDARDS

Coordinate with the St. Lucie County School Board and other educational institutions to locate future educational facilities in a manner which provides for their needs without undue negative impact on the proposed school, surrounding land uses, or public facilities.

11.3.5.1 Policy: School Development Standards.

As provided in Chapter 1013, Florida Statutes, the Land Development Code may include reasonable development standards and conditions for school site plans if those standards and conditions are not in conflict with Chapter 1013, Florida Statutes or the State Building Code.

a. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property;

b. Maximum height of the school structure shall adhere to the height requirements established for the zoning district for the school site zoning district;

c. Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district for the school site zoning district;

d. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district;

e. Access to school sites shall be governed by City and THE Florida Department of Transportation (FDOT) access management regulations, including installation

by the St. Lucie County School Board, or other party as determined by the City, of all access-related improvement required by such regulations. All school sites shall be connected to the existing network by existing paved roads;

f. The site shall be required to provide bicycle/pedestrian connections to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings; and

Development of the site shall be consistent with applicable wetland policies contained within the Conservation Element and Recreation and Open Space Element of this plan.

11.3.6 OBJECTIVE: COORDINATION OF SUPPORTING INFRASTRUCTURE ~~[9J-.025(3)(c)(5)]~~

The City shall coordinate with the St. Lucie County School Board plans for supporting infrastructure.

11.3.6.1 Policy: Coordination of Planned Improvements

The City shall annually update and amend the Capital Improvements Element to include the St. Lucie County School Board's 5-Year Work Program to reflect the infrastructure required to support new school facilities.

11.4 GOAL: PROMOTE AND OPTIMIZE INTERGOVERNMENTAL COOPERATION FOR EFFECTIVE FUTURE PLANNING OF PUBLIC SCHOOL SYSTEM FACILITIES.

11.4.1 OBJECTIVE: SCHOOL BOARD REPRESENTATION

11.4.1.1 Policy: School Board Representation on LPAs. [Section 163.3174(1) F.S.] [ILA Section 9.1]

The City will include a nonvoting representative appointed by the School Board on the LPA to attend those meetings at which the agencies consider Comprehensive Plan amendments and rezoning that would, if approved, increase residential density on the property that is the subject of the application. The appointment of a nonvoting representative for the School Board shall not affect the quorum or voting requirements of the LPA, nor entitle such representative to compensation or expense reimbursement otherwise applicable to the voting members of the LPA.

11.4.1.2 Policy: Development Review Representative. [ILA Section 9.2]

The School Board will appoint a representative to serve on the staff Technical Review Committee (TRC) of the City. The School Board representative will be provided agendas for review and invited to participate in each meeting of the TRC when development and redevelopment proposals are proposed which could have a significant impact on student enrollment or school facilities.

11.4.2 OBJECTIVE: JOINT MEETINGS

The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information.

11.4.2.1 Policy: Staff Working Group [ILA Section 2.1]

A staff working group of the Local Governments and School Board will meet on a semi-annual basis to discuss issues and formulate recommendations regarding coordination of land use and school facilities planning, including such issues as population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access.

Representatives from the Regional Planning Council will also be invited to attend. The Superintendent shall be responsible for making meeting arrangements and providing notification of meetings. [ILA Section 2.2]

11.4.2.2 Policy: Joint Workshop Sessions [ILA Section 2.2]

One or more representatives of the City, each Local Government, and the School Board will meet at least annually in joint workshop sessions. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the Local Governments and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting. [ILA Section 1.2]

11.4.3 OBJECTIVE: STUDENT ENROLLMENT & POPULATION PROJECTIONS [ILA Section 3]

The City will coordinate with the St. Lucie County School Board and the Local Governments to maintain and update student enrollment and population projections.

11.4.3.1 Policy: Review of Projections [ILA Section 3.1]

In fulfillment of their respective planning duties, the City, the School Board, the County and other Local Governments agree to coordinate and base their plans upon consistent projections of the amount, type, and distribution population growth and student enrollment. Countywide five-year population projections developed by the County and five-year student enrollment projections developed by the School Board shall be revised annually and provided at the first staff working group meeting described in Policy 11.4.2.1.

11.4.3.2 Policy: Basis of Projections [ILA Section 3.2]

The School Board shall utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, where available, as modified by the School Board based on development data and agreement with the local governments and the Office of Educational Facilities and SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request the School Board will coordinate with the Local Governments regarding development trends and future population projections.

11.4.3.3 Policy: Allocation of Enrollment [ILA Section 3.3].

The School Board, working with the Local Governments, will use the information described in Section 4.3 of the ILA to allocate projected student enrollment into sub-count planning sectors so that the District-wide projections are not exceeded. The planning sectors will be established by mutual consent of the School Board and Local Government staff. The allocation of projected student enrollment will be determined at the first joint staff working group meeting described in Policy 11.4.2.1.

11.4.3.4 Policy: Provision of Reports [ILA Section 3.4]

The Local Governments shall provide the School Board a copy of each population report, count, or projection; residential building permit report, count, or projection; and demographic study or analysis prepared or received by any of them within thirty (30) days of preparation or receipt. The School Board shall provide the Local Governments a copy of each student enrollment report, count, or projection and demographic study or analysis prepared or received by the School Board within thirty (30) days of preparation or receipt. Alternatively, the parties may comply with the requirements of this subsection by making each such report available at the next semiannual staff working group meeting that follows preparation or receipt of the report.

11.4.3.5 Policy: The School District's Five-Year Facilities Work Program [ILA Section 4.1]

On August 1st of each year, the School Board shall submit to the Local Governments the tentative District educational facilities plan prior to adoption by the Board. The plan will be consistent with the requirements of Section 1013.35, Florida Statutes, and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5-, 10-, and 20-year time periods, and options to reduce the need for additional permanent student stations. The plan will also include a financially feasible District facilities work program for a 5-year period. The Local Governments shall review the plan and comment to the School Board within 30 days on the consistency of the plan with the local Comprehensive Plan, whether a Comprehensive Plan amendment will be necessary for any proposed educational facility, and whether the Local Government supports a necessary Comprehensive Plan amendment. If the Local Government does not

support a Comprehensive Plan amendment, the matter shall be resolved pursuant to procedures established in the Interlocal Agreement for Public School Facility Planning.

11.4.3.6 Policy: Educational Plant Survey [ILA Section 4.2]

At least one year prior to preparation of the Educational Plant Survey update, the staff working group established in Policy 11.4.2.1 will assist the School Board in an advisory capacity in the preparation of the update. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31, Florida Statutes, and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with the land use plan. The staff working group will evaluate and make recommendations regarding the location and need for new, or significant renovation and expansion of existing educational facilities with the Comprehensive Plan, and relevant issues established in this Element.

11.4.3.7 Policy: Growth and Development Trends [ILA Section 4.3]

On October 15 of each year, the Local Governments will provide the School Board with a report on growth and development trends within their respective jurisdictions. This report will be in tabular, graphic, and textual formats (in electronic form using the respective Local Government's geographic information system data base) and will include the following:

a. The type, number, and location of residential units which have received zoning or site plan approval;

b. Information regarding comprehensive land use amendments which have an impact on school facilities;

c. Residential building permits and / or certificates of occupancy issued for the preceding year and their location;

d. Information regarding the conversion or redevelopment of housing or other structures into residential units which are likely to generate new students; and

e. The identification of any development orders issued which contain a requirement for the provision of a school site as a condition of development.

11.4.4 OBJECTIVE: SCHOOL SITE SELECTION, EXPANSIONS AND CLOSURES [ILA Section 6]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification and selection of school sites and for the review of significant expansions and closures.

11.4.4.1 Policy: Public Schools Advisory Committee [ILA Section 6.1]

The School Board will establish a Public Schools Advisory Committee for the purpose of reviewing potential sites for new schools and proposals for significant renovation and potential closure of existing schools. The School Board and each Local Government shall appoint a citizen member to serve on the Committee. Based on information gathered during the review, the Committee will submit recommendations to the Superintendent. The Public Schools Advisory Committee will be a standing committee and will meet on an as needed basis. In addition to citizen members, the Committee will include appropriate members of School Board staff and at least one staff member from each of the Local Governments.

11.4.4.2 Policy: Committee Review of Proposed Sites, Renovations, and Closures [ILA Section 6.2]

When the need for a new school is identified in the District educational facilities plan, the Public Schools Advisory Committee will develop a list of potential sites in the area of need. The list of potential sites for new schools and the list of schools identified in the District educational facilities plan for significant renovation and potential closure will be submitted to the City for an informal assessment regarding consistency with the Comprehensive Plan, including, as applicable: environmental suitability, transportation and pedestrian access, availability of infrastructure and services, safety concerns, land use compatibility, consistency with community vision, and other relevant issues. In addition, the issues identified in Policy 11.4.4.3 will be considered by both the City and Public Schools Advisory Committee as each site or school is evaluated. Based on the information gathered during this review, for new schools the Committee will make a recommendation to the Superintendent of one or more sites in order of preference. For significant renovations and potential closures, the Committee will make appropriate recommendations.

11.4.4.3 Policy: Factors Considered. [ILA Section 6.3]

The Public Schools Advisory Committee, the School Board, and the City will consider the factors established in Policy 11.3.4.1 when evaluating new school sites and significant renovations and potential closure of existing schools.

11.4.4.4 Policy: Notice of Proposed Educational Facility Site Acquisition. [ILA Section 6.4]

At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the St. Lucie County School Board shall provide written notice of its intent to the City. The City shall notify the St. Lucie County School Board within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's comprehensive plan. ~~This notice does not constitute the local government's determination of consistency of any proposed construction pursuant to Section 1013.33 (12), (13), (14), (15), F.S.~~

11.4.4.5 Policy: Proposed Ancillary Facility Site Acquisition [ILA Section 6.5]

When the need for a new ancillary facility is identified in a District facilities work program, the St. Lucie County School Board will follow the site selection procedures set forth in Policy 11.4.4.2 and Policy 11.4.4.3 with appropriate adjustment to the factors considered based upon the principal or predominant use proposed for the facility. At least 60 days prior to acquiring or leasing property that may be used for a new ancillary facility, the St. Lucie County School Board shall provide written notice to the City. The City, upon receipt of this notice, shall notify the St. Lucie County School Board within 45 days if the proposed new ancillary facility site is consistent with the land use categories and policies of the City's comprehensive plan. This preliminary notice does not constitute the City's determination of consistency pursuant to Section 1013.33(12), Florida Statutes.

11.4.4.6 Policy: Conforming Future Land Use Change or Rezoning [ILA Section 6.6].

Upon request of the City, the St. Lucie County School Board shall cooperate in undertaking any City-requested change to the future land use classification or zoning of property acquired or leased for an ancillary or educational facility if the City determines that such a change is appropriate to conform the future land use classification or zoning of the property to its actual or intended use by the St. Lucie County School Board, provided, however, that no such change shall render the facility inconsistent with the Comprehensive Plan, inconsistent with the applicable LDRs, or otherwise nonconforming.

11.4.4.7 Policy: Supporting Infrastructure Agreement [ILA Section 6.7]

In conjunction with the preliminary consistency determination in accordance with Policy 11.4.4.4 and Policy 11.4.4.5, the St. Lucie County School Board and the City will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or ancillary facility or the proposed significant renovation of an existing school, and will enter into a written agreement as to the timing, future maintenance, location, and the party or parties responsible for constructing, operating, and maintaining the required improvements.

11.4.5 OBJECTIVE: ANCILLARY FACILITIES SITE DEVELOPMENT [ILA Section 7]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification and selection of sites and for the review of ancillary facility and site development.

11.4.5.1 Policy: Ancillary Facilities Deemed Consistent with applicable LDRs [ILA Section 7.1]

All ancillary facilities existing or under construction as of October 2003 [Interlocal Agreement] are deemed to be consistent with the applicable LDRs.

11.4.5.2 Policy: Notice of Proposed Facility and Request for Consistency Review [ILA Section 7.2]

At least 120 days prior to commencing construction of a new ancillary facility proposed for construction, the School Board shall notify and request the City to review the proposed facility for consistency with the City's Comprehensive Plan and the Applicable LDRs. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. The site plan and related submittal materials, in turn, shall include, at a minimum, the following:

a. Site boundary;

b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and

c. Proposed staff population so that traffic impacts may be evaluated.

11.4.5.3 Policy: Consistency Determination [ILA Section 7.3]

a. Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of ancillary facilities and the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development. All new ancillary facilities proposed for construction shall be subject to the site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. Any required concurrency review of a new ancillary facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as part of the reviews provided in this Element. As provided in Section 1013.371 (1)(a), Florida Statutes, exempting ancillary facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in this Element.

b. Procedure for Review: When the School Board proposes the construction of a new ancillary facility, the following consistency determination and site plan review procedure shall apply:

1) Within 45 days of receiving from the School Board all of the site plan submittal materials applicable to the type of ancillary facility proposed, the City staff shall (i) conduct a sufficiency review of the submission and a substantive analysis of the site plan, and (ii) schedule a review with and provide comments and recommendations to School Board staff.

2) All comments and recommendations of the City shall be set forth in writing specifying the basis for the determination, including the determined inconsistency with the Applicable LDRs.

3) To the extent practicable, the school Board shall incorporate the comments and recommendations of the City into the site plan, and the School Board may then

proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, Florida Statutes.

4) Except as provided in this Element, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new ancillary facility proposed for construction within the City.

5) Following receipt of a consistency determination, and upon request of the School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the School Board has obtained all development approvals required by the City.

11.4.6 OBJECTIVE: EDUCATIONAL FACILITIES SITE DEVELOPMENT [ILA Section 8]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for the development of sites for educational facilities.

11.4.6.1 Policy: Educational Facilities Deemed Consistent with applicable LDRs [ILA Section 8.1]

All educational facilities existing or under construction as of October 2003 are deemed to be consistent with the applicable LDRs.

11.4.6.2 Policy: Notice of Proposed Facility and Request for Consistency Review [ILA Section 8.2]

At least 120 days prior to commencing construction of a new educational facility proposed for construction, the School Board shall notify and request the City to review the proposed facility for consistency with the Comprehensive Plan and the Applicable LDRs. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of educational facilities proposed. The site plan and related submittal materials, in turn, shall include, at a minimum, the following:

a. Site boundary;

b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and

c. Proposed student, faculty, and support staff populations so that traffic impacts may be evaluated.

11.4.6.3 Policy: Consistency Determination [ILA Section 8.3]

a. Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of educational facilities, the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development, and the fact that the School Board's site plans for such facilities will undergo scrutiny by several state and regional agencies. The City therefore agrees that its review of each such site plan, and each determination of consistency with the Comprehensive Plan and the applicable LDRs, shall focus upon but not be limited to the following:

   1) Whether the ingress and egress to the site, with particular reference to vehicle and pedestrian safety, convenience, traffic flow and control, including traffic flow and control on the surrounding roads, and emergency access, are consistent with the Applicable LDRs;

   2) Whether the water and wastewater capacities available to the site or to be constructed on site are sufficient for the proposed educational facility;

   3) Whether the drainage and stormwater management facilities available to the site or to be constructed on site or in conjunction with development of the site are sufficient for the proposed educational facility;

   4) Whether proposed signs and exterior lighting for the proposed educational facility, with reference to glare and traffic safety, are consistent with the applicable LDRs;

   5) Whether the site plan, as proposed or with reasonable conditions, is adequate as it relates to environmental concerns and effects on adjacent property; and

   6) If the site is located within a designated historic preservation, redevelopment, or other overlay zone, whether the site plan and design of the structure are consistent with the architectural guidelines and other LDRs governing such overlay zone.

   Any required concurrency review of a new educational facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as a part of the reviews provided in this Element. As provided in Section 1013.371(1)(a), Florida Statutes, exempting educational facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in subsection 4.6.3(b) of this Element.

b. Procedure for Review: As provided in Section 1013.33(14), Florida Statutes, when the School Board proposes the construction of a new educational facility, the following consistency determination and site plan review procedure shall apply:

   1) Within 45 days of receiving the submittals specified in this Element, the City staff shall (i) conduct a sufficiency review of the submission and a substantive

analysis of the site plan, and (ii) schedule a review with and provide comments to School Board staff.

2) All comments and recommendations from the City shall be set forth in writing specifying the basis for the determination, including the determined inconsistency with the Applicable LDRs.

3) To the extent practicable, the School Board shall incorporate the comments and recommendations of the City into the site plan, and the School Board may then proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, Florida Statutes.

4) Except as provided in this Agreement, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new educational facility proposed for construction within its respective jurisdiction.

5) Following receipt of a consistency determination, and upon request of the School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the School Board has obtained all local government development approvals required by the City.

No site plan review fee shall apply but the St. Lucie County School shall reimburse the City for the actual cost of any required publication or other notification expense

c. Exceptions: Notwithstanding any other provision of this Agreement, as provided in Section 1013.33(15), Florida Statutes, no consistency determination or site plan review shall be required for:

1) The placement of temporary or portable classroom facilities; or

2) Proposed renovation or construction on existing school sites, with the exception of construction that changes the primary use of a facility, includes stadiums, or results in a greater than 5 percent increase in student capacity.

11.4.7 OBJECTIVE: CAPITAL FUNDING MANAGEMENT

The City will support St. Lucie County School Board of efforts to effectively and efficiently manage capital funds and resources.

11.4.7.1 Policy: Alternative Funding Strategies

The City shall support the St. Lucie County School Board in its efforts to research and support alternative funding for school capital needs, including, but not limited to, educational benefit units, and Community Development Districts.

11.4.7.2 Policy: Private Partnering

The City shall coordinate with the St. Lucie County School Board to encourage the private sector to identify and implement creative solutions, such as joint use facilities and alternative design, as well as requiring land dedication and requiring adequate school facilities in residential developments.

11.4.7.3 Policy: Support for Creative Partnerships

The City shall support the St. Lucie County School Board by giving priority consideration for development approvals when property owners provide donation of site(s), reservation or sale of school sites at pre-development prices, construction of new facilities or renovations to existing facilities, and provide transportation alternatives.

11.4.8 OBJECTIVE: MAXIMIZE CO-LOCATION AND SHARED USE OPPORTUNITIES

The City shall maximize co-location and shared use opportunities between the City, the St. Lucie County School Board, and the local governments.

11.4.8.1 Policy: Co-location of Public Facilities [FLUE Policy 1.2.4]

The City shall require the collocation of public facilities, such as parks, libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods.

11.4.8.2 Policy: Co-location and Shared Use of Facilities [ILA Section 10.1]

Collocation and shared use of facilities are important to both the School Board and the City. The School Board will look for opportunities to collocate and share use of school facilities and civic facilities when preparing the District Educational Facilities Plan. Likewise, collocation and shared use opportunities will be considered by the City when preparing the annual update to the Comprehensive Plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities. For example, opportunities for collocation and shared use with public schools will be considered for libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. In addition, collocation and shared use of school and governmental facilities for health care and social services will be considered.

As part of the annual update of the Annual Facilities Work Plan, the City will provide the School Board with planned parks, libraries and community centers anticipated to be planned or constructed within the next five years. The School Board will review potential for collocation with schools.

11.4.8.3 Policy: Separate Agreement [ILA Section 10.2]

A separate agreement will be developed for each instance of collocation and shared use which addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision or any other issues that may arise from collocation and shared use.

11.4.8.4 Policy: Emergency Preparedness

New school facilities, and rehabilitation of existing facilities and expansions, may be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes. The City will coordinate with the St. Lucie County School Board, St. Lucie County and adjacent Local Governments on requirements for such efforts.

11.4.9 OBJECTIVE: SCHOOL SITE IDENTIFICATION

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification of school sites.

11.4.9.1 Policy: School Site Identification

The City shall coordinate with the St. Lucie County School Board to identify and acquire future school sites prior to or concurrent with changes in urban service lines, land use, zoning or approval of projects generating new students.

11.4.9.2 Policy: Use of Dedicated Property

The City shall require within any developer agreement, zoning condition, or development order, the condition that any property required to be conveyed for public services to the City may be transferred to the St. Lucie County School Board, with or without consideration except that, as applicable, to develop educational facilities, and conversely, if the St. Lucie County School Board deems any donated property through a developer agreement, zoning condition or development order condition unsuitable for a school site, then it may transfer or lease said property to the City for any public use with or without consideration, as applicable. Said agreements and conditions may provide that any such properties may be transferred directly to the St. Lucie County School Board.

11.4.9.3 Policy: Use of Surplus Property

Before disposing of surplus property, the City shall notify the St. Lucie County School Board and conversely, the St. Lucie County School Board shall notify the City.

11.4.9.4 Policy: Conveyance of School Sites

The City shall facilitate the conveyance of land, as required by the St. Lucie County School Board and consistent with this Element, to address the impact of new residential development on the school system.

11.4.9.5 Policy: Density Transfer

The City shall, consistent with this Comprehensive Plan, allow for the transfer of the entitled density of a school site, onto existing developable areas of the parent site proposed for residential development or redevelopment.

GOAL 11.5: MONITORING AND EVALUATION OF PUBLIC SCHOOL FACILITIES ELEMENT

11.5.1 OBJECTIVE: COORDINATE THE COMPREHENSIVE PLAN WITH SCHOOL FACILITIES PLANS

On an ongoing basis, City of Fort Pierce shall evaluate the comprehensive plan with the school facilities plans of the St. Lucie County School Board to ensure consistency with the Comprehensive Plan.

11.5.1.1 Policy: Coordination of Plan Amendments

City of Fort Pierce and the St. Lucie County School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement and amendments to the Capital Improvements Element to incorporate the School Board's adopted Work Program shall occur prior to December 1 of each year.

11.5.1.2 Policy: Annual Meeting of the School Working Group

Consistent with the Interlocal Agreement, the School Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and discuss recommendations for change.

11.5.1.3 Policy: St. Lucie County School Board to Report to the Elected Officials Group

The St. Lucie County School Board will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity.

11.5.1.4 Policy: Annual Meeting of the City and the St. Lucie County School Board

On an annual basis, the City of Fort Pierce and the School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.

Definitions. The terms used in this element shall be defined as follows:[ILA Section 1]

1. **Adequate school capacity** - the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service (LOS) standards, to accommodate the demand created by a proposed residential development.

2. **Affected Jurisdictions** – Local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same SCSA(s) as the area affected by a land use decision that may increase public school enrollment.

3. **Ancillary facilities / plant** - the buildings, sites, and site improvements necessary to provide such facilities as vehicle maintenance, warehouses, maintenance, or administrative buildings necessary to provide support services to an educational program of the School Board. [ILA Section 1.1]

4. **Applicable LDRs** - the LDRs adopted by the Local Government with jurisdiction to the extent that (a) the regulations are not in conflict with or the subject regulated is not specifically addressed by Chapter 1013, Florida Statutes, or the State Uniform Building Code for Public Educational Facilities Construction adopted as provided in Section 1013.37, Florida Statutes, including the State Requirements for Educational Facilities, and (b) such regulations are specified in this Agreement as applicable to ancillary or educational facilities of the School Board. [ILA Section 1.2]

5. **Auxiliary facilities"** - the spaces located at educational plants of the School Board that are not designed for student occupant stations. [ILA Section 1.3]

6. **Capacity** - "capacity" as defined in the FISH Manual.

7. **Capacity Enhancement Agreement** – An agreement between the St. Lucie County School Board, affected jurisdictions and a private entity (land owner, developer, applicant, etc) for the mitigation of school capacity deficiencies that are anticipated to result from a land use decision.

8. **Concurrency Management System** - the requirements relating to the availability of public facilities and services to serve new development adopted by a Local Government in the manner provided in Section 163.3180, Florida Statutes. [ILA Section 1.6]

9. **Development regulatory action** - action by the City upon any proposal, application, or request to enact, adopt, approve, amend, or rescind a comprehensive plan, land use classification, zoning ordinance, zoning classification, land development rule or regulation, conditional use, special exception, site plan, mining permit, condemnation, or other development order, permit, or approval, but not including action upon an application for a building permit. [ILA Section 1.7]

10. **TRC** - the staff development review committee, site plan technical review committee, or equivalent body, for the City. [ILA Section 1.8]

11. **Educational facilities** - shall mean the buildings and equipment, structures and special educational use areas that are built, installed, or established to serve primarily the educational purposes and secondarily the social and park and recreational purposes of the community and

that may lawfully be used as authorized by the Florida K-20 Education Code (Chapters 1000-1013, Florida Statutes) and approved by the School Board. [ILA Section 1.10]

12. **Educational plant** - the educational facilities, site, and site improvements necessary to accommodate students, faculty, administrators, staff, and the activities of the educational program of each educational plant of the School Board. [ILA Section 1.11]

13. **Existing school facilities** - school facilities constructed and operational at the time a completed application for residential development is submitted to the County and Cities.

14. **Final Subdivision or Plat / Final Site Plan** – The stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits.

15. **FISH Manual** - the document entitled "Florida Inventory of School Houses (FISH)," current edition, and that is published by the Florida Department of Education, Office of Educational Facilities (hereinafter the "FISH Manual"). [http://www.fldoe.org/edfacil/]

16. **Land Use Decisions** – future land use amendments, ~~developments of regional impact,~~ rezoning and other residential development approvals under the Land Development Code that precede the application of school concurrency and do not require a Certificate of School Concurrency.

17. **LDRs** - the land development regulations adopted by the Local Government with its jurisdiction, including but not limited to (a) for the County, the St. Lucie County Land Development Code, (b) for Fort Pierce, the Zoning Ordinance of the City of Fort Pierce, and (c) for Port St. Lucie, the Port St. Lucie Zoning Code. [ILA Section 1.17]

18. **Long-range planning** - devising a systematic method based on educational information and needs, carefully analyzed, to provide the facilities to meet the goals and objectives of the School Board. [ILA Section 1.18]

19. **LPA** - the local planning agency, planning and zoning commission, zoning board, or equivalent body, designated (a) to prepare the Comprehensive Plan for a Local Government in accordance with the Florida ~~Local Government Comprehensive Planning and Land Development Regulation Act, Part II of Chapter 163, Florida Statutes~~ Community Planning Act, and/or (b) to review and recommend approval or disapproval of applications to rezone property within the jurisdiction of, or to amend the LDRs of, a Local Government. [ILA Section 1.20]

20. **New construction** - any construction of a building or unit of a building in which the entire work is new or an entirely new addition connected to an existing building. [ILA Section 1.22]

21. **Permanent FISH Capacity** - capacity that is provided by "permanent buildings," as defined in the FISH Manual.

22. **Permanent Program Capacity** – the maximum number of students that may be housed in structure that are "permanent buildings" as defined in the FISH Manual that is adjusted by the School Board annually to account for measurable programmatic changes in order to create a permanent program capacity, as set forth in the District facilities work program for a 5-year period [ILA Section 1.23]

23. **Planned school facilities** - school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board's adopted Five Year Facilities Work Program.

24. **Preliminary Subdivision or Plat / Preliminary Site Plan** – Any conceptual approval in residential that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure.

25. **Regional Planning Council** - the Treasure Coast Regional Planning Council, a regional planning council created as provided in Section 186.504, Florida Statutes. [ILA Section 1.16]

26. **State Requirements for Educational Facilities (SREF)** – Standards established for the design and construction of public educational facilities as adopted by the Florida Administrative Code Rule 6A.2.0010.

27. **School facilities** - any or all ancillary, auxiliary, and educational facilities of the School Board. [ILA Section 1.17]

28. **Site** - a space of ground occupied or to be occupied by an ancillary or educational facility or program. [ILA Section 1.18]

29. **Site development** - work that must be performed on an unimproved site in order to make it usable for the desired purpose; or, work incidental to new construction or to make an addition usable. [ILA Section 1.19]

30. **Site improvement** - work that must be performed on an existing site to improve its utilization, correct health and safety deficiencies, meet special program needs, or provide additional service areas. [ILA Section 1.20]

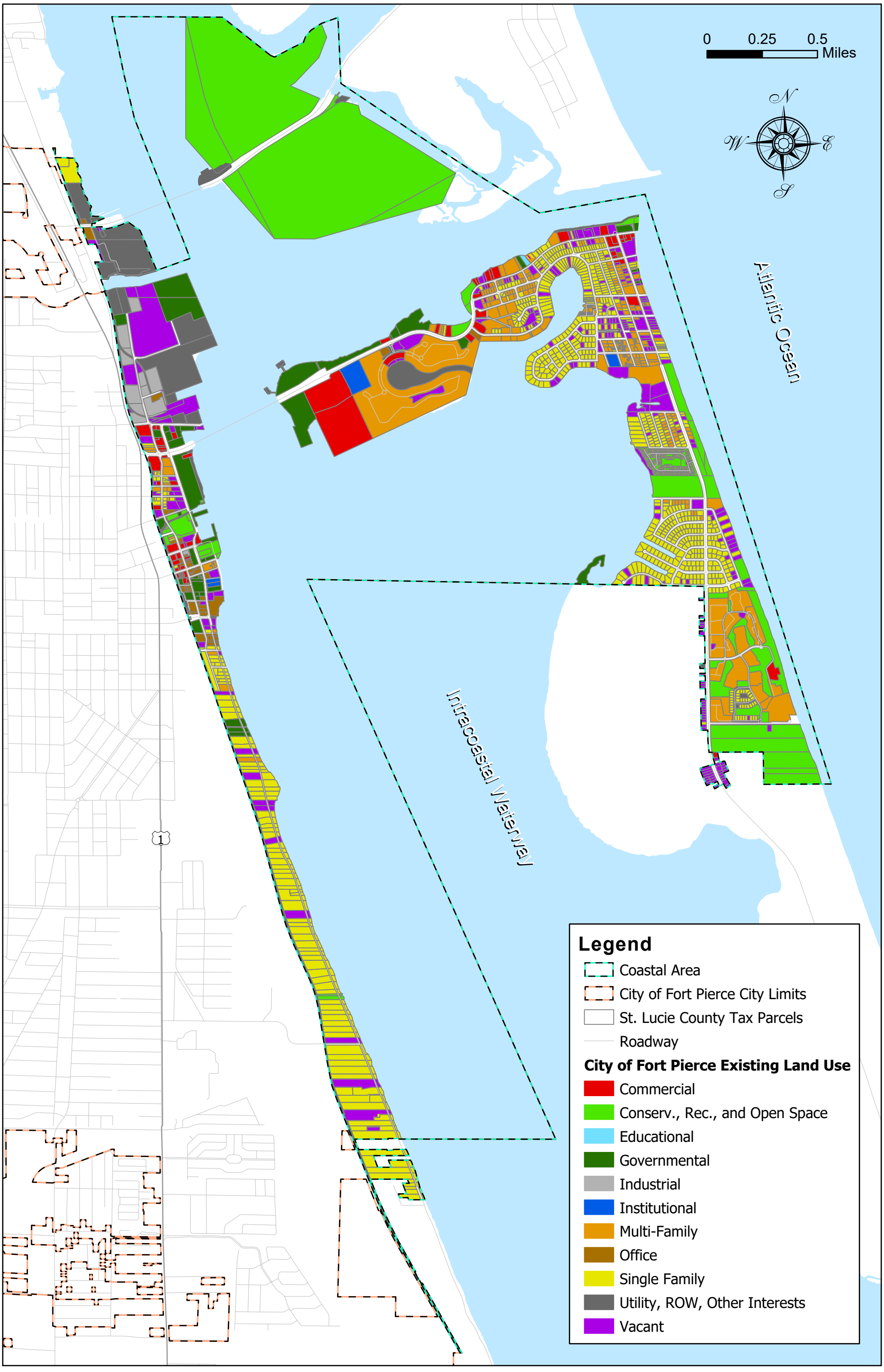
31. **Superintendent** - the Superintendent of Schools for St. Lucie County, Florida. [ILA Section 1.21]

32. **Utilization of capacity** - current enrollment at the time of a completed application for residential development.

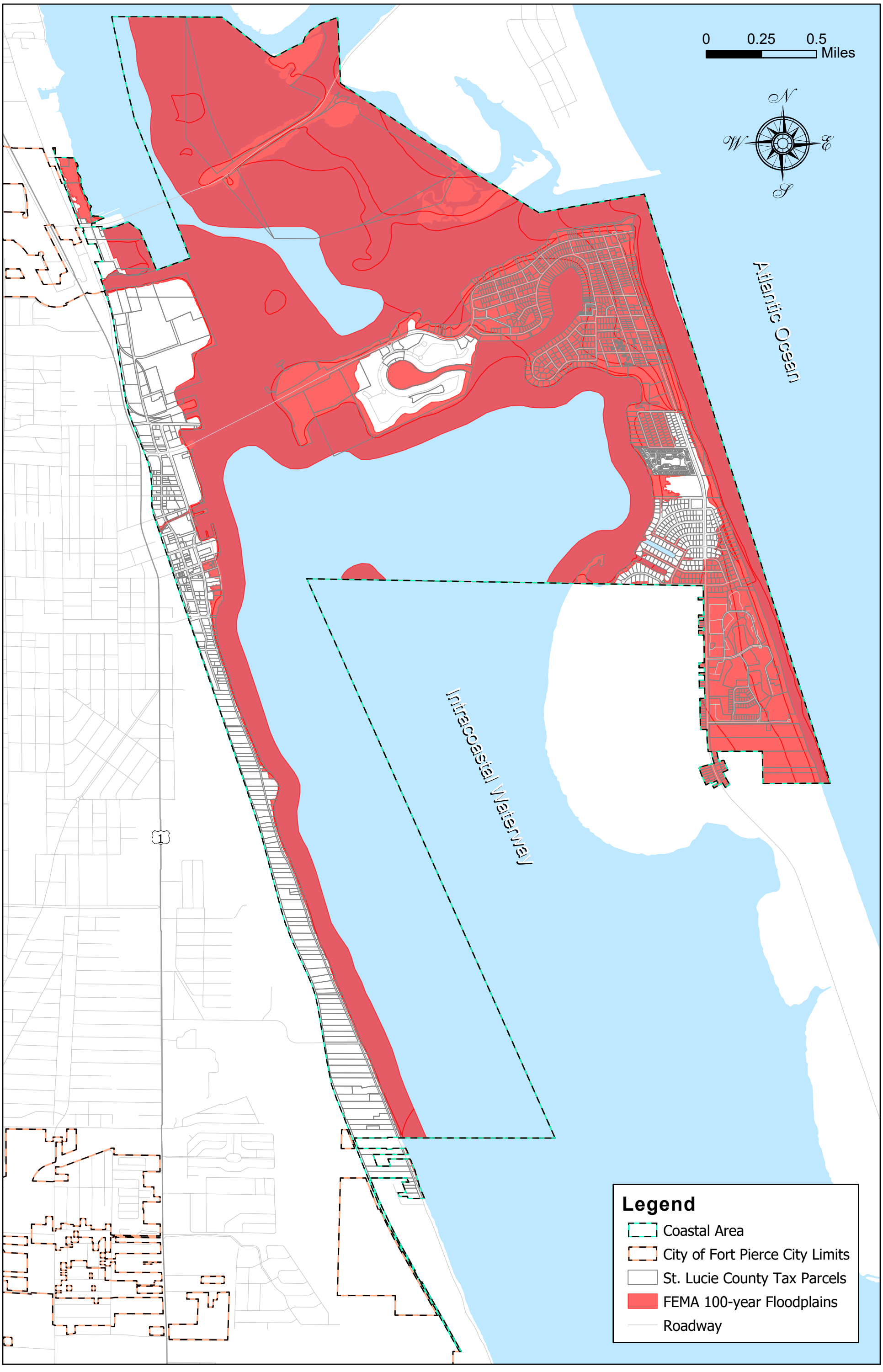
33. **Work Program** - the financially feasible School District's Five Year Facilities Work Program adopted pursuant to section 1013.35, F.S.

34. **Measurable programmatic change** - means a change to the operation of a school or the use of the school facility that has consistently and measurably modifies the capacity such as the use of classrooms for special education or other special purposes.

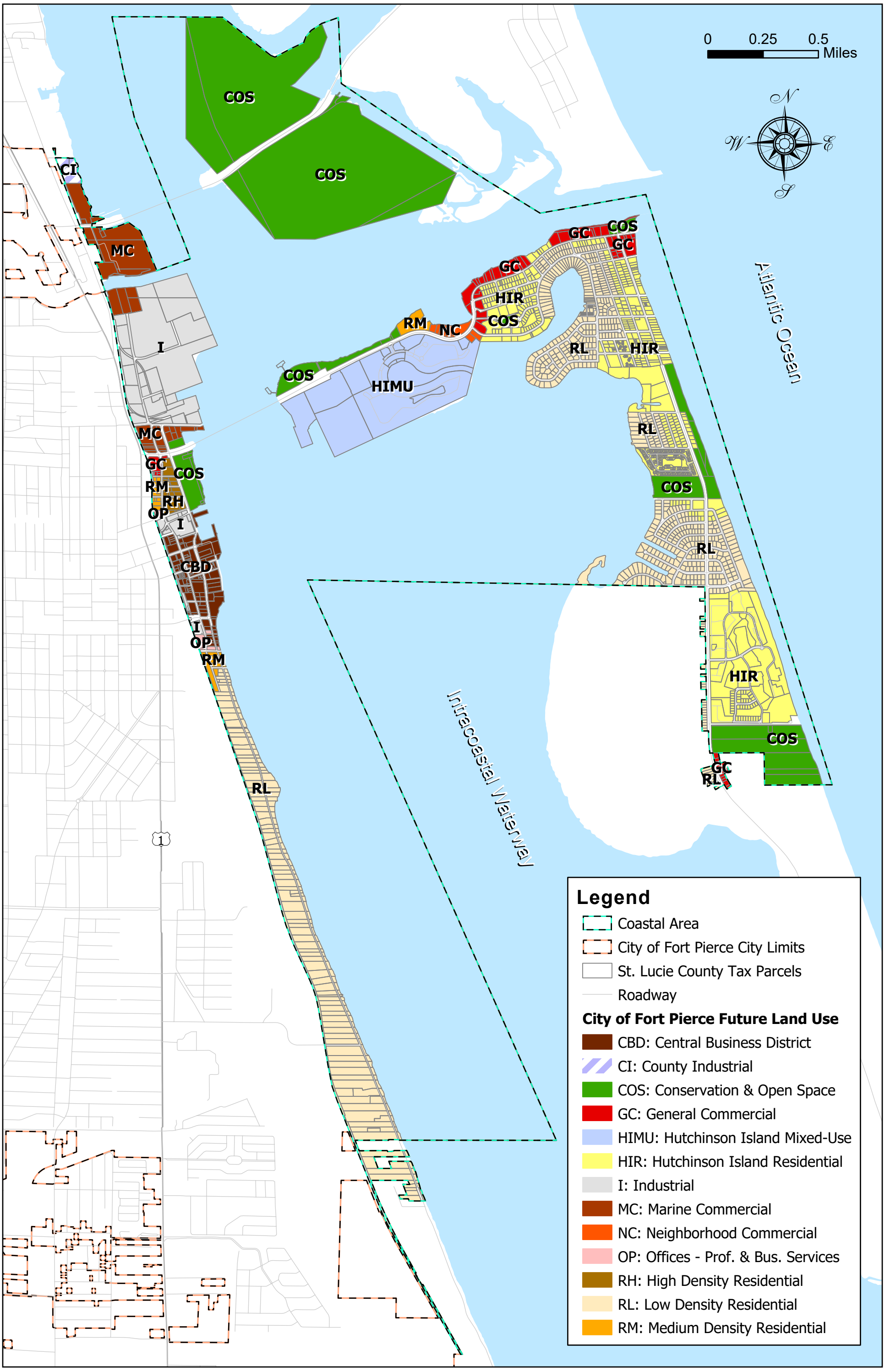
35. **School Type** - Elementary Schools are grades Pre Kindergarten Exceptional Student Education (PK- ESE) through 5; Middle Schools are grades 6 through 8; and High School are grades 9 through 12.



Existing Land Use Within the Coastal Area



FEMA 100-year Floodplains Within the Coastal Area



Future Land Use Within the Coastal Area

Worst Case Scenario Sea Level Rise (2050)

0 0.5 1 Miles

N W E S

95

1

Legend

- Coastal Area
- City of Fort Pierce City Limits
- NOAA High Rate of RSLC
- Roadway

Hurricane Surge Zones & Evacuation Routes

0 0.5 1 Miles

N W E S

OLD DIXIE HWY
NORTH BEACH CSWY
SEAWAY DR
S OCEAN DR
ORANGE AVE
KINGS HWY
JENKINS RD
S 25 ST
TURNPIKE
OKEECHOBEE RD
EDWARDS RD
GLADES CUT OFF RD
SELVITZ RD
OLEANDER AVE
MIDWAY RD
95
1

Legend

- Coastal Area
- City of Fort Pierce City Limits
- State Evacuation Routes
- Roadway

Storm Surge

- Category 1
- Category 2
- Category 3
- Category 4
- Category 5

Hurricane Surge Zone & Evacuation Routes

0 0.5 1 Miles

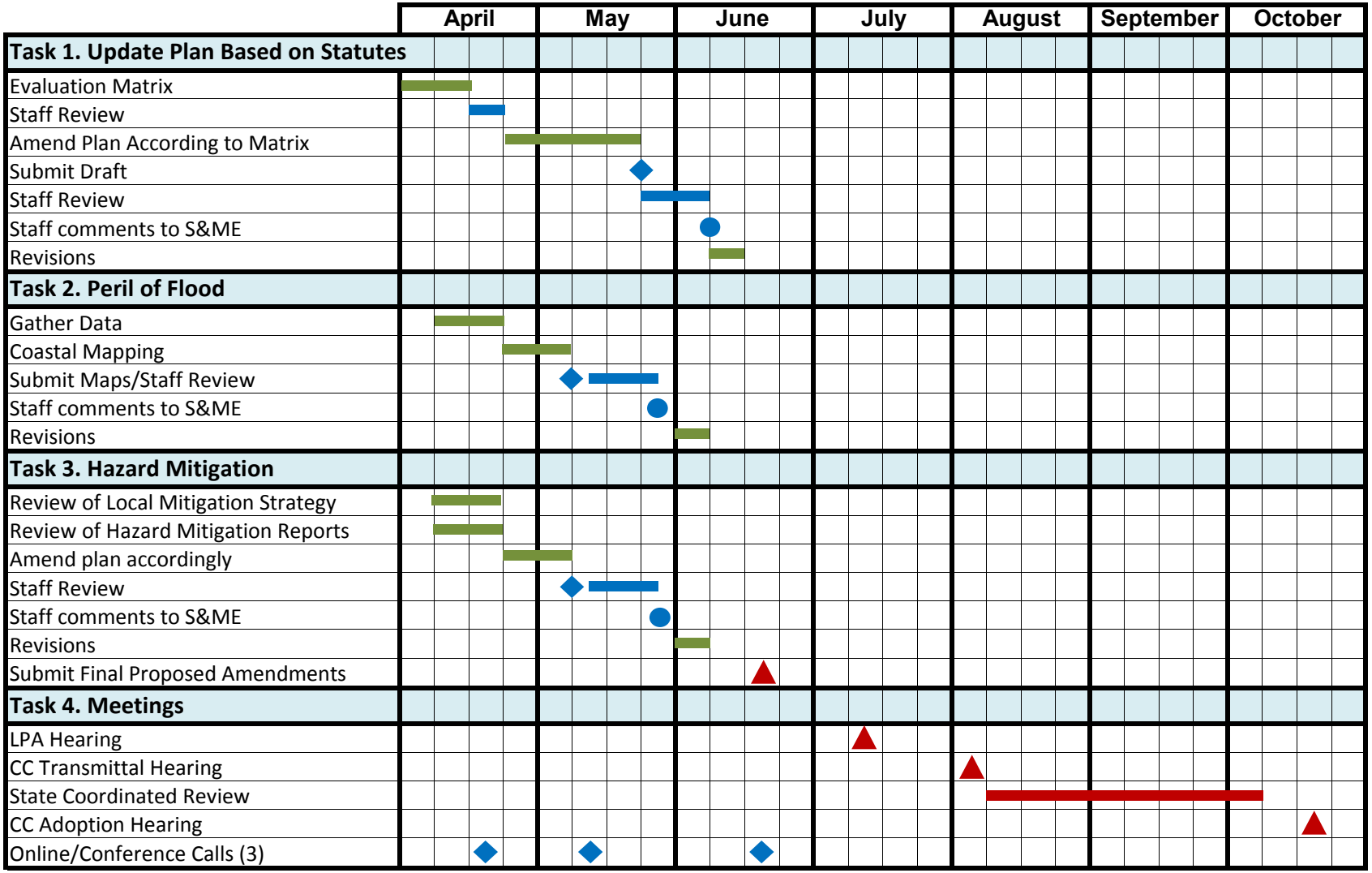
N W E S

OLD DIXIE HWY
NORTH BEACH CSWY
SEAWAY DR
S OCEAN DR
ORANGE AVE
KINGS HWY
95
TURNPIKE
JENKINS RD
S 25 ST
1
OKEECHOBEE RD
EDWARDS RD
GLADES CUT OFF RD
SELVITZ RD
OLEANDER AVE
MIDWAY RD

Legend

- Coastal Area
- City of Fort Pierce City Limits
- Category 1 Storm Surge
- State Evacuation Routes
- Roadway

EAR-Based Amendments
Schedule



Planning Board: 2nd Tuesday of month
City Commission: 1st and 3rd Monday of month

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

June 20, 2019

SUBJECT: 2019 Comprehensive Plan Evaluation & Appraisal Review (EAR)

Comments:

1. Do we need to update all comp plan elements that require an action in the Land Development Regulations right away?

2. Policy 2.9.2 should read The Capital Improvement program (CIP) addressing transportation facilities shall include the entire system, including, but not limited to roads, trails, bike paths, signage, sidewalks, etc.

3. Is policy section 4.2.7 required by State Statue?

4. 6.2.9 Take out this policy as it is not relevant to the current state of the City.

5. Table 9-1 under Policy 9 needs to be updated to reflect current numbers, projects, & years. Please coordinate with the City of Fort Pierce Engineering Department to get the current Schedule of Capital Improvements

6. Should Table 10-1 under Policy 10 be updated to start with a more recent year as the first two years are 2010 & 2015 and those years have since passed.

7. There are some policies that are highlighted, but there is no explanation for why it is highlighted. Can you provide clarification in those instances?

8. Update all of the maps contained to reflect the current City Limits unless this measure would not be a function of the EAR process.

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 : Rebeca Guerra, AICP, Interim Planning Director

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

Re : 2019 EAR Amendment

Date : July 2, 2019

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

- [ ] 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.

- [x] See attached for comments

ENGINEERING COMMENTS:

1. Page 1-12 – 1.1.15 Policy: St. Lucie County has completed the 2017 update to the Port Master Plan. Please update from 2002 revision.

2. Page 1-18 – 1.9.4 Policy: Should the Lincoln Park District and the Peacock Arts District be added to this list?

3. Page 2-10 – 2.13.7 Policy: Typographical error, duplicated "the City shall"

4. Page 3-7 – 3.7.6 Policy: The city's stormwater master plan was completed in February 2010.

5. Page 5-6 – 5.3.3 Policy: Master Plan updated 2017.

6. Page 9-6 Table 9-1: Revised Schedule of Capital Improvements will be forth coming upon updating.

JRA/jra

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 #19-01400002 (EAR Amendment)

Text Amendment – Comprehensive Plan - 2019 EAR Amendment

Comments

FPUA W/WW Engineering: Approved as Noted:

- Page 3-9, Section 3.9.3, "…FPUA's customer. Due to lower than expected growth rates between 2006 to 2015, the Water and Wastewater Master Plan is scheduled to be updated 2021."
- Page 3-9, Section 3.10.3, "The August Capacity Analysis Report prepared for FPUA initially indicated that there was adequate capacity to meet the projected growth demands through 2018. However, due to lower than expected growth rates between 2006 to 2015 and the rerating of the Water Treatment Plant from 18.99 Million Gallons per Day (MGD) to 23.32 MGD on May 3, 2018, there is adequate capacity to meet the projected growth demands through 2030."
- Pages 9-6 to 9-7, Table 9-1 Schedule of Capital Improvements - on needs to be updated to reflect the FPUA's recent Capital Budget 2018 to 2022. This can be acquired from the City of Fort Pierce Finance Department

FPUA Electric & Gas Engineering: No comment

Technical Review Committee meeting

June 20th, 2019

Case # 19-01400002

Text amendment

Comprehensive plan EAR amendment

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

TO: Rebeca Guerra, AICP, LEED-AP, CPD, Interim Planning Director

FROM: Kori Benton, AICP, Senior Planner

DATE: June 20, 2019

SUBJECT: **Comprehensive Plan - 2019 EAR Amendment**
TRC Project #19-01400002 (EAR AMENDMENT)

The St. Lucie County Planning & Development Services Department has completed a review of the distribution of Technical Review Project #19-01400002.

Background

In 2018, the City of Fort Pierce was tasked with performing an EAR Report to the State by February 1, 2018, per Rule Chapter 73C-49, Florida Administrative Code. In 2018, Staff reported to the State that indeed the City needed to amend its Comprehensive Plan. The City has contracted with a Planning consultant, S&ME, to draft the needed EAR amendment.

Review Comments

In review of the proposed Comprehensive Plan amendments, within the EAR, the following comments or concepts are offered for discussion and review:

1) The City of Fort Pierce should update the Future Land Use Map Exhibit (2010) to reflect the following:
   a) FLUMAs over the past 8-9 years,
   b) Resolution of past/active mapping discrepancies.
      An example recently brought to the City's attention is the Future Land Use of the County's proposed at 7th & Avenue D. The FLU designation is accurate in the enclosed 2010 exhibit, however not within other published maps (City's Website - FLU Map).
   c) Annexations. The FLU Map, Comprehensive Plan EAR, and Data Inventory and Analysis (DIAs) utilized for the EAR should reflect annexations completed since the 2011 comprehensive plan adoption.

2) The City of Fort Pierce should ensure the Comprehensive Plan Text Amendments adopted via ordinance since 2011 are integrated, or appropriately amended (if intending to revert), within the EAR. These are not reflected in the draft presented.

3) The City of Fort Pierce should update the DIAs to reflect changes over the past 8 years (i.e. Population, Parks, Solid Waste Projections, Transportation Facilities, LOS, Schools, etc.).

General Notes:
Other policy centered discussion and evaluation, based upon an DIAs, would include transportation facilities (City/County roads, transition of roads to the City of Fort Pierce upon annexation of blocks, CIP planning, etc.), lighting of County roadways as annexations, urban growth (City projects) extend west (i.e. Jenkins, Hartman, etc.), environmental/conservation policy updates such as wetland protection and buffer requirements, etc, and possibly proactive planning within the EAR such as amending the

land use of the HD King Plant site from Industrial to Central Business District, the Land Use of the new Fort Pierce Central to Institutional, etc… Please let me know if our team may be of assistance to coordinate a meeting or discussion.

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

Planning Board **7.a.**

Meeting Date: 07/09/2019

Information

REQUESTED ACTION

Amendment to Chapter 22 - Zoning. - Article III - Basic Zoning Districts - Sec. 22-22 - Allowed Uses

LOCATION

N/A

RESPONSIBLE STAFF

Vennis Gilmore, Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Text Amendment
TRC Comments

Form Review

Form Started By: Vennis Gilmore Started On: 07/02/2019 09:25 AM
Final Approval Date: 07/03/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

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

FROM: Vennis Gilmore, Planner

RE: Amendment to Chapter 22 - Zoning
Article III – Basic Zoning Districts
Section 22-22 – Allowed Uses

BOARD DATE: July 9, 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.

Attachments:
Proposed text amendment
TRC comments

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	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

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

Planning Board **7.b.**

Meeting Date: 07/09/2019

Information

REQUESTED ACTION

Zoning Atlas Map Amendment - FP Aggregate Facility - 2432-123-0001-000-8

LOCATION

Parcel ID: 2432-123-0001-000-8

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approved with Conditions

Attachments

Staff Report
Application & Supporting Documents
Aerial Map
Zoning Map
Future Land Use Map
TRC Comments
TRC Comment Response from Applicant

Form Review

Form Started By: Brandon Creagan Started On: 07/02/2019 11:37 AM

Final Approval Date: 07/03/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Planning Board

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

FROM: Brandon Creagan, LEED Green Associate, Planner BCC

RE: **Application for a Zoning Atlas Amendment (Rezoning)**
IH, Industrial Heavy (County) to PD, Planned Development (City)
FP Aggregate Recycling Facility – 2432-123-0001-000-8

BOARD DATE: July 9, 2019

STAFF REPORT

Property Owner/Applicant: D.S.E. Holdings Inc.
1483 Kinetic Road
West Palm Beach, FL 33403

Representative: 2GHO (Emily O'Mahoney)
1907 Commerce Lane, Suite 101
Jupiter, FL 33458

Requested Action: Approval to rezone the subject property from IH, Industrial Heavy (St. Lucie County Zoning) to PD, Planned Development (City of Fort Pierce Zoning) with accompanying development plan

Site Location: Between Glade Cut Off Road & Bandy Boulevard approximately 1,100 feet east of Selvitz Road

Parcel IDs: 2432-123-0001-000-8

Existing Use: Vacant

Parcel Size: 52 Acres

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

Future Land-Use Heavy Industrial (HI)

Proposed Zoning: Planned Development (PD)

Surrounding Zoning:

North	East	South	West
I-3/PD	R-2	I-3	I-3

Staff Analysis:
Request

In accordance with Sections 22-40, 22-128, & 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from St. Lucie County HI Heavy Industrial to City of Fort Pierce PD, Planned Development. The land size for the project is approximately 52 acres.

History

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

Three of the seven parcels annexed were designated with an IH, Industrial Heavy, zoning classification by St. Lucie County at the time of annexation. However, the City Code did not include a heavy industrial zoning classification until several years after annexation in December of 2008 via Ordinance L-63. The property was originally annexed into the City as I-1, Light Industrial. In the absence of an equivalent City of Fort Pierce zoning designation to assign, the property reverted back to its original zoning with St. Lucie County of IH, Industrial Heavy in 2011 through Ordinance L-226, as it was deemed that the City zoning that was given in 2004 was incorrect. Even though the City had a Heavy Industrial Zoning designation by 2011, it could not assign this zoning district to the parcel because it did not exist when annexed in 2004. The only option was to revert back to the previous zoning in 2004 and then the onus would be on any future property owners to go through the City's rezoning process for the property to be used for its intended purpose.

Future Land Use Designation & Comprehensive Plan

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

The requested zoning designation and proposed development plan are consistent with the Future Land Use Element of the Comprehensive Plan.

Standards for Review

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

(1) The amendment is consistent with the Comprehensive Plan;
(2) The amendment will not have an adverse effect on the ability of the City to:
    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services; and

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

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan, and Future Land Use designation of Heavy Industrial (HI). Furthermore, the amendment does not appear to have an adverse an effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the designation of lands; when location and characteristics are appropriate, to provide manufacturing and processing facilities, distribution facilities, warehousing, and intensive commercial uses to promote the City's position as a major employment center. Specific uses and developments shall comply with established land development regulations, and seek to ensure minimal impacts to neighboring uses or districts.

Planned Development Overview:

The Applicants are seeking a Planned Development to operate a facility that will be known as the "Fort Pierce Industrial Aggregate Recycling Facility." The uses of this facility will be office, warehouse, and a recycling center. The recycling facility will be used for unused and retired concrete and asphalt materials. The project will be developed in two phases, with the recycling facility portion being Phase 1 and the office/warehouse facility being Phase 2 of the project. During Phase 1, a small office will be utilized as the applicant has indicated there is not an immediate need for a full office complex at this time.

The applicant has stated that the site plan is laid out in such a way that the storing and processing of aggregate materials is as far away as possible from any residential structures or the adjacent school. Between the stored material and the residential buildings/school, there will be an equipment storage area, the future office complex, and a retention pond. All of these areas will act as separate buffers from the residential buildings and the school. To further this buffer, the applicant is providing a heavy landscaping buffer and opaque fencing along all areas of the property that it shares with the residential and school properties. This particular landscape buffer range between 33 feet to 42 feet in width. The standard requirement for a landscape buffer in the City is 10 feet wide, and the applicant is providing more than the requirement in an attempt to mitigate any potential impacts of the development on adjacent property owners.

The applicants are requesting as part of their PD that the outdoor storage of materials be stacked as high as 30 feet tall. Staff opposes this request and has placed a condition that the outdoor storage of material comply with a maximum height of 15 feet, as outlined in City Code 22-67(e)(5). With the close proximity to a school and residential communities, Staff would not recommend increasing the height above what City Code currently allows in other commercial and industrial zoning districts.

The applicants have provided a dust control plan and have expressed that they have almost 30 years of experience in operating a facility like this without a dust problem. A watering truck will be kept on site to keep all areas moistened to prevent excess dust from occurring. The specialized recycling equipment also uses a water feature to prevent the creation of dust.

The hours of operation for the site will be Monday through Friday, from 7am to 7pm, with the concrete recycling portion of the development occurring Monday through Thursday and maintenance and repairing of equipment taking place on Fridays. Saturdays are reserved for either recycling or maintenance activities.

Technical Review Committee:

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

Staff Recommendation:

The requested Application for Zoning Atlas Amendment meets the criteria specified in Sections 22-40 & 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare, Therefore Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission with the following seven (7) conditions.

1. The height of staked materials shall not exceed 15 feet pursuant to City Code 22-67(e)(5).

2. At time of Building Permit submittal, a copy of the FDEP Air General Permit shall be forwarded to the City's Engineering Department.

3. The Phase 2 parking lot shall include appropriate curbing at landscaped islands, as per the requirements listed in Section 22-187(12)(d).

4. Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180.

5. No melting or burning of any materials shall take place on site.

6. The operations shall adhere to the submitted and approved truck route to and from the site. Any deviation from this approved truck route shall be subject to review and approval by the Planning Department.

7. The operation shall adhere to the noise Ordinance, as outlined in Sections 11-52 through 11-52.22.

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: east of Selvitz Road
2. Property Tax ID(s): 2432-1230001-000-8
3. Total Acreage: 52
4. Existing Future Land Use Designation: Heavy Industrial
5. Existing Zoning Classification: SLC - HeavyIndustrial
6. Proposed Zoning Classification: City of Ft. Pierce - Planned Development
7. Other applications being submitted concurrent with this application, if any: N/A

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

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

10. The reason for making this request: Rezoning to a Planned Development to allow a recycling facility

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Industrial	Industrial - Heavy	I-3
South	Industrial	Industrial - Heavy	I-3
East	residential and school	RL	PD School
West	Industrial	Industrial - Light	IL

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HI	SLC- IH	N/A	52	
Proposed	same	PD	Phase 1 - 1,800 s.f. office Phase 2 - 15,491 s.f. office/warehouse	52	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 x 1800 s.f. = 180 gpd
Demand Analysis	Maximum 52 acres x 43560 Sf/acre x 0.125 gpd/sf x 1.5 FAR = 424,710 gpd
Current Zoning	Total gallons per day 52 acres x 43560 Sf/acre x 0.125 gpd/sf x 1.5 FAR = 4, 248 gpd
Proposed Zoning	Total gallons per day 52 acres x 43560 Sf/acre x 0.125 gpd/sf x 1.5 FAR = 4,248 gpd
Change in Demand	**Total gallons per day** 0 gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person x 1800 s.f. = 180 gpd (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 52 acres x 43560 Sf/acre x 0.1 gpd/sf x 1.5 FAR = 339,768 gpd
Current Zoning	Total gallons per day 52 acres x 43560 Sf/acre x 0.1 gpd/sf x 1.5 FAR = 3,398 gpd
Proposed Zoning	Total gallons per day 52 acres x 43560 Sf/acre x 0.1 gpd/sf x 1.5 FAR = 3,398 gpd
Change in Demand	**Total gallons per day** 0 gallons/day

C. Parks and Recreation (Residential Classifications Only): Not Applicable
(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) Not Applicable

	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 52 acres x 43560 sf/acre x 1.5 FAR x .02 ppsf/yr =67,954 ppy
Current Zoning	52 acres x 43560 sf/acre x 1.5 FAR x .02 ppsf/yr =67,954 ppy
Proposed Zoning	52 acres x 43560 sf/acre x 1.5 FAR x .02 ppsf/yr =67,954 ppy
Change in Demand	0 ppy - actual demand will be negative as site is expected to recycle 50,000 tons per year

F. Stormwater:
Water quality will be improved with the addition of fully compliant stormwater management system which will use dry pretreatment for stormwater runoff.

Impact	Presently the site discharges with no control structure to the St. Lucie River. The proposed system will retain the first 0.75" from storm events which reduces the volume discharged on at least 88% of all events.

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	351	103/112
Proposed Zoning	351	103/112
Change in Demand	Trips 0	Trips 0
Impact to Capacity	No Change	

12. Name of Owner(s): D.S.E. Holdings Inc.
Mailing Address: 1483 Kinetic Road
City West Palm Beach State FL Zip 33403
Phone # 561-842-0001
E-mail: steve@dseakins.com

13. Name of Applicant: Same
Mailing Address:
City State Zip
Phone # Fax #
E-mail:

14. Name of Representative: Emily O'Mahoney and Gentile Glas Holloway O'Mahoney & Associates, Inc.
Mailing Address: 1907 Commerce Lane Suite 101
City Jupiter State FL Zip 33458
Phone # 561-575-9557 Fax # 561-575-5260
E-mail: emily@2gho.com/pat@2gho.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

1481 Kinetic Road, Lake Park	FL	33403
Address	State	Zip

561-842-0001	561-842-0009	steve@dseakins.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.

D,.S.E. Holdings, Inc.	561-842-0001
Property Owner's Name (Please Print)	Phone

1481 Kinetic Road, Lake Park	Florida	33403
Address	State	Zip

D Steven Eakins 11/29/2018

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 29th day of November, 2018, by D. Steven Eakins, Jr. who is personally known to me or has produced _____ as ident

Esther L. Collins

Signature of Notary (Seal)

ESTHER L. COLLINS
Notary Public - State of Florida
Commission # FF 199747
My Comm. Expires May 2, 2019
Bonded through National Notary Assn.

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location: Selvitz Road

Parcel ID #(s): 2432-123-0001-000-8

Project description: Rezoning to PD for a recycling facility

D.S.E. Holdings, Inc./Douglas S. Eakins, President	Emily O'Mahoney/2GHO.com
Property Owner(s)	**Applicant/Representative, Title, Company**
1483 Kinetic Road	1907 Commerce Lane Suite 101
Street Address	Street Address
West Palm Beach FL 33403	Jupiter FL 33458
City State Zip	City State Zip
561-575-9557	561-575-9557
Phone Number	Phone Number
emily@2gho.com	emily@2gho.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY PALM BEACH

The foregoing instrument was acknowledged before me this 26 day of April, 2019, by Douglas S. Eakins who is personally known to me or has produced _____ as identification.

Signature of Notary

(seal)

PATRICIA Y LENTINI
Notary Public – State of Florida
Commission # GG 117506
My Comm. Expires Oct 18, 2021
Bonded through National Notary Assn.

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date: November 14, 2018 Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

Landscape Architects ■ Planners ■ Environmental Consultants

LC 0000177

GENTILE | GLAS | HOLLOWAY | O'MAHONEY & Associates, Inc.

George G. Gentile FASLA
M. Troy Holloway ASLA
Emily M. O'Mahoney ASLA
Dodi Buckmaster Glas AICP

Fort Pierce Industrial Aggregate Recycling Facility
Planned Development
Justification Statement
Original Submittal: November 30, 2018
Revised as Planned Development Application: April 30, 2019
Resubmittal: May 31, 2019

On behalf of the owner and applicant, D.S.E. Holdings, Inc., Gentile Glas Holloway O'Mahoney & Associates, Inc. is submitting an application for Zoning Atlas Map Amendment from St. Lucie County Heavy Industrial Zoning to City of Fort Pierce as a Planned Development District (PDD) for the purpose of a mixed industrial/commercial use allowing a Recycling facility with a contractor's storage yard. Additional permitted uses include a two story - 15,491 square foot office/warehouse (3,589 s.f. office and 11,902 s.f. of warehouse space). The subject site is 52 acres of land and is located east of Selvitz Road in the City of Ft. Pierce Florida.

Based on Section 22-40 (c).1.e, of the Planned Development Code, when applying for a Planned Development code exceptions are allow for developments. The applicant is proposing code amendments, named PD requirements, for the proposed development as it relates to the height of fences, height of outdoor storage and landscape code for both the north and south sides which are industrial uses and the northeast and east side with residential and institutional uses, along with the west side with an access easement/paved roadway.

The purpose of applying for a Planned Development District (PDD) will allow this unique use to be provided; and

- Reduces screening and changes trees from 1 tree per 200 square feet to 1 tree per 30 linear feet as the current codes are onerous and unnecessary for like to like heavy industrial uses;
- the Planned Development (PD) requirements will go above code to screen the site and buffer sound to make a good neighbor for the residential development and school, heavily vegetating a much deeper buffer on an earth berm 10' high for a total (there are 2 times the number of trees) of 15' height of non-vegetative screen/buffer and 40' minimum mature vegetative buffer;
- The Planned Development (PD) requirements will allow increased height of outdoor storage to 30' in clean organized piles which will provide for a sound barrier to the surrounding properties.

Please see the attached letter with the requested code exceptions that are part of this application.

UPDATE: Since the initial submittal on November 30, 2018, there have been several things that have happened which has resulted in changes to the site plan as resubmitted.

1. On January 22, 2019, the Applicant held a public meeting inviting property owners within a 500' radius of the site.
    a. Approximately 50 people attended

i. School Board/School staff – represented by Ft. Pierce Central Principal Todd Smith and Executive Director of Growth Management Marty Sanders plus 4 others.
ii. River Oaks homeowners – represented by HOA President John Cherveny
iii. Palm Gardens (further than 500' from the site) – represented by HOA President Jay Stewart.

b. The general consensus of the attendees was that the pre-cast facility to the south of the subject property is a nuisance. Their feelings towards that facility colored how they looked at the proposal of the Applicant.
c. Concerns voiced included air quality (dust), noise and water quality.
d. The Applicant presented that they had had no complaints against their West Palm Beach facility, by either residents or controlling agencies.

2. Keeping stakeholder concerns in mind, the Applicant redesigned the site to place the recycling processing facility as far west as possible and reduced the footprint. There is no recycling closer than 500 feet to the adjacent Residential and Institutional Uses.
3. Based on meeting with the City, the applicant is amending the application to Zoning Atlas Map amendment to allow a Planned Development.
4. Additional use of Office and Warehouse has been added to the most eastern area, closest to the stakeholders. This places non-conditional type uses on the site in an area that then becomes a buffer for the recycling facility.
5. The Applicant, his Engineer and Attorney met with Marty Sanders, representing the School Board on February 25, 2019. A copy of the email from Mr. Sanders is included with his notes from the site visit after reviewing the revised plan.
6. On March 12, 2019, Mr. Sanders and Rebeca Guerra, Assistant Planning Director (now Interim Director) visited the D.S.E. Holdings West Palm Beach Facility to observe the process. A copy of the email from Mr. Sanders is included with his notes from the site visit (same email referenced above).
7. The March 27, 2019 meeting with staff resulted in a redirection of the Conditional Use Application and possible variances, to a request by the Applicant to a Zoning Atlas Amendment to a Planned Development.

Site History:

The subject site was annexed into the City limits in 2004 via Ordinance K-310, which annexed a collection of properties generally located between Selvitz Road and 25th Street. The subject property, in a group of seven parcels, was annexed as it was identified as being contiguous to the municipal boundary, and corresponding FPUA annexation agreements were on file with the City. Based on conversation with the City of Fort Pierce staff, the subject site was annexed into the City of Fort Pierce and received a Future Land Use Designation of HI – Heavy Industrial Land Use, however, the zoning remained under the County designation as LI – Heavy Industrial Zoning. The surrounding properties listed below were approved as follows:

Fort Pierce Central High School was approved in 2008;
River Oaks at Ten Mile Creek was approved in 2007; and
Palm Lake Gardens was approved in 2004.

Currently, both the property to the north and to the south (all part of the original group) have been rezoned into the City's I3 – Industrial designation in 2017. The south property has been approved to operate as a precast concrete manufacturing facility.

Applicant & Use:
D.S.E. Holdings has a long, successful history of providing benefit to communities and to the environment. The company has been recognized and applauded as a premiere recycler for its work in reducing materials to be landfilled. Leftover or retired materials in the form of concrete and asphalt are recycled into concrete aggregate of different sizes which will be used in new concrete applications by others. This is a private company doing a public service. Their primary facility in West Palm Beach, located at 550 Benoist Farms Road in West Palm Beach, has been in operation since 1990. During that time they have recycled 13 million tons of concrete. In Palm Beach County, they are second only to SWA. D.S.E. Holdings has other operations at 800 Railroad Avenue in Lake Park and 500 Rinker Way in Lake Worth, indicating their wealth of experience.

Recycling of leftover or retired concrete and asphalt keeps these materials out of our landfills while lessoning use of raw resources which leads to a more sustainable community. Adding such a facility in Ft. Pierce REDUCES the trip length for heavy trucks to deliver rubble or pick up aggregate, therefore reducing the carbon footprint when compared to using other facilities far afield. *There is a small facility that does many things, including some concrete recycling, which is around the corner at 4880 Glades Cut-Off Road (East Coast Recycling).*

SETBACKS: The Applicant is dedicated to being a good neighbor and has such a reputation at their other facilities. It is important to **visually** block operations from the adjacent townhome owners to the north and the high school to the west by providing a generous setback for the facility, far exceeding code. With the modified Planned Development Site Plan, the operation has been pushed back west, into the site and further away from residential and institutional uses.

Table 1

Setbacks	Facility Limits*	PDD Requirement
River Oaks Property Line	489 Feet	+ 489 Feet
River Oaks Building Line	850 Feet	
High School Property Line	1,157 Feet	1,157 to 1,173 Feet
High School Classrooms	2000 Feet	

- Includes the drive aisle

By the nature of the facility, an aggregate recycling facility is an outdoor storage facility for unprocessed and processed material. This operation accepts and stores large amounts unused or retired concrete (large rubble coming off demolition of buildings and roadways) and sometimes asphalt. They then process the material into different sized aggregate by crushing. The addition of the office/warehouse and the storage yards for equipment and supplies will act as a buffer to the residential/school areas to the east and northeast.

Surrounding Zoning and Land Use:

Table 2

	North	South	East	West
Land Use	**Industrial**	**Industrial**	**RL**	**Industrial**
Zoning	**I-3**	**I-3**	**PD & R2/School**	**IL**

Site:
The site is currently vacant agriculture land as evident by the drainage ditches crossing the property. These drainage ditches will be filled as part of the proposed use. The environmental report indicates that this land was in agriculture for over 25 years. Per the report, 'The primary vegetative cover is comprised of common non-native pasture grasses, ruderal weeds, and sparse native and non-native vegetation. Field reconnaissance conducted in November 2018 indicated that there are no wetlands or native upland habitats present on the subject property.'

DRAINAGE: Please see the Drainage Statement from Jonathan T. Ricketts, Inc. Generally, the site will drain north and south to perimeter swales. These swales will drain to a retention lake on the east side of the property.

ENTRY: The entry to this site is via an easement road from Selvitz Road running east/west. It is a shared easement with the property to the south of the subject property. The access easement continues north/south across the subject property with the agreement that the property to the south would bring water and sewer through this easement which will then serve both properties.

ADJACENT LAND:

- Property to the west is developed as industrial with no landscape buffers. A canal runs within the subject property long this property line.
- The eastern portion of the north side is a townhouse development under a homeowner association called River Oaks at Three Mile Creek. There is a preserve buffer ranging from 100 to 350 feet between the subject property and improvements in the residential community. This preserve consists of large Laurel Oaks and Sabal Palms with various understory vegetation. With the re-configured site, the aggregate recycling activity is further away. See Table 1 for distances.
- The property to the east is the Ft. Pierce Central High School. Recreation fields abuts the subject property. With the re-configured site, see Table 1 for distances.
- The property to the south is a recently approved built and operational precast concrete manufacturing facility on a piece of land of similar size to the subject property. There is no landscape buffer to the north (subject property's south) as no buffer was required, at the time, adjacent to agriculture.

Function & Use:
Ft. Pierce Industrial Aggregate Recycling Facility is a recycling facility for unused and retired concrete and asphalt materials with a well-defined process and set of procedures. Part of the project, future Phase 2, will be an office warehouse building serving as the headquarters for D.S.E. Holdings, similar to their Lake Park Facility.

Bringing Waste to the Site:

1. Trucks with concrete debris arrive at the gatehouse, commonly called the ticket booth, to check in, pay, and get directed where to dump.
2. They travel on the paved road to the Unprocessed Material Area on the east side of the property and dump in pile as directed by the ticket booth.
3. Trucks then depart on the two-way roadway back towards the gatehouse and exit.

Collecting Recycled Material:

1. Trucks buying recycled material enter through the gatehouse, pay, get ticket and are directed where to go.
2. They travel along the unpaved road to the Finish Material Storage Area on the West side of the property as directed by the ticket booth and are loaded by a Wheel Loader.
3. Trucks then depart on the roadway back towards the gatehouse and exit

Process:

1. The processing occurs in the area labeled 'Processing' in the middle of the property (see Image A below).
2. Materials are taken from the Unprocessed Materials Storage Area to the Processing Area for processing.
3. Once the material is processed, it is then stacked in the Finish Material Storage Area.

Operations:

STOCK PILES | OUTDOOR STORAGE

While the code allows outdoor storage and stock piling, it is typically a condition of approval, recommended by staff, that there be no outdoor storage on industrial projects.

> Sec. 22-67 (e)(5) *Commercial and industrial buffers*. Outside storage of materials for commercial and industrial uses shall be screened ……

We respectfully request that this condition not be placed on the PDD. The whole concept of aggregate recycling is a large-scale outdoor operation which includes outdoor stockpiling of unprocessed material delivered by large trucks and processed material to be picked up by large trucks. The entire operation is outdoors baring a small office. In addition, we are proposing an area for outdoor storage yards as a complimentary use for equipment and construction materials. The operation is organized and clean, not unsightly. As mentioned in other parts of the Statement, the recycling facility has moved further west allowing for a much greater buffer distance with some use by right in between the property line on the east / northeast and the aggregate recycling facility.

DUST CONTROL PLAN

Dust control is an everyday on-going process for recycler which is mandated through licensing by the Florida Department of Environmental Protection via the Health Department. The operators of this facility have a nearly a 30 year record of successfully operating aggregate recycling facilities without a dust problem. A watering truck will be on-site to keep all of the operating areas

moistened which prevents dust from occurring. The specialized recycling equipment used to convert the larger pieces of concrete into aggregate also uses water to prevent the creation of dust on the site. All of the operators of the key equipment needed for the recycling operation are trained in monitoring keys factors that prevent dust from occurring.

Please see the DEP Operating Permit for the West Palm Beach facility attached.

HOURS OF OPERATION

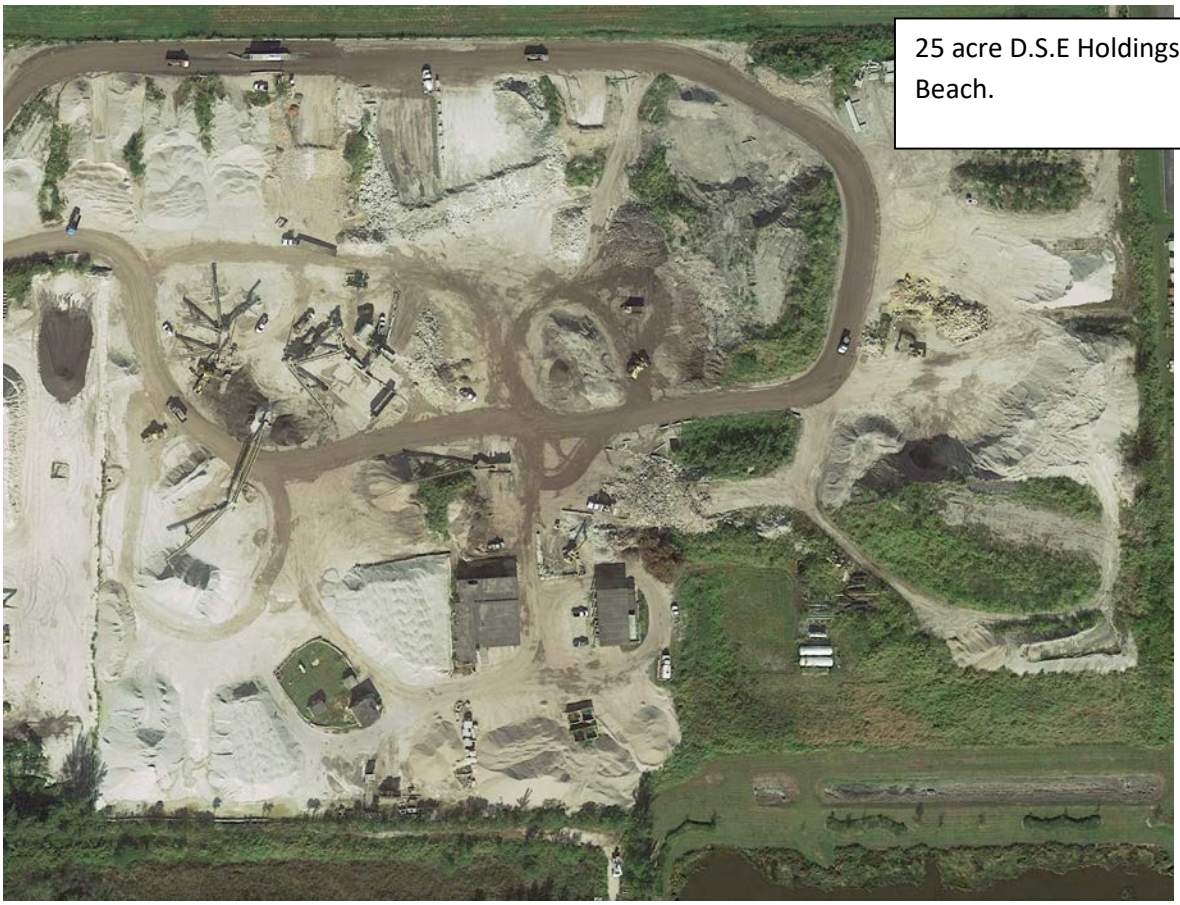
The maximum working hours for the facility will be 7 AM to 7 PM Monday through Saturday, with a typical week consisting of concrete recycling and processing occurring on Monday through Thursday 7 AM to 7 PM. One day during the week, typically Friday will be used for maintenance and repairs on the equipment. On weeks where rain prevents recycling during some portion of the week, Saturdays may be used for either recycling or maintenance.

Employees:

The gatehouse/ticket booth is manned by one employee during operating hours. The office modular building will be used by a site manager and office assistant for site coordination and dispatch. The processing equipment requires one person to run. Between 1 and 4 equipment operators will operate onsite equipment (Wheel Loaders, Track Excavators, Water Truck and Off Road Trucks).

IMAGE A

Wheel front end loader placing material into the crusher. Crushed material exits onto conveyor belts to send the material to the appropriate pile.



25 acre D.S.E Holdings facility in West Palm Beach.

The following is a list of the areas on the PDD Development Plan:

- Finished material storage area – approximately 10.74 acres
- Unprocessed materials area – approximately 8.65 acres;
- Processing area – approximately 1.48 acres;
- Equipment storage area – approximately 6.15 acres; and
- Phase 2 office/warehouse area – approximately 3.69 acres.

Landscape Buffers:

SIZE & LOCATION: The landscape buffers for this property are required to be 10' wide and run the perimeter on all sides per code. With this PDD application, the following buffers are proposed for the District:

- Buffer A (north and south) 10' wide
- Buffer B (east and northeast) 33' or 42' wide - Enhanced
- Buffer C (west) 10' wide*

*On the west side, the buffer has been placed on the east side of the road access easement.

SECURITY:

- Buffer A (north and south) 8' chain link fence on property line
- Buffer B (east and northeast) 8' chain link fence with a 95% sight obscuring wind screen on 10' high berm 33' or 42' inside the property line.
- Buffer C (west) 12' chain link fence with sight obscuring wind screen on 3' berm set 10' inside the access easement.

LANDSCAPE MATERIAL:

The landscape material is all native plant material planted in a casual, natural pattern. To avoid a monoculture in the plant material, various types of trees have been specified minimally to meet the PD requirements. The understory shrubs have been planted in a staggered meandering pattern 5-feet on-center which will allow them to reach a healthy thick plant in the 6-10' height range.

- Buffer A (north and south) 1 tree per 30 linear feet.
- Buffer B (east and northeast) 12' tall trees 1 per 30 linear feet, plus 6' tall trees at 1 per 15 linear feet, plus shrubs at 1 per 2 linear feet.
- Buffer C (west) 1 tree per 30 linear feet.

Please Note: The proposed 95% opaqueness screening that we have indicated is a heavy-duty commercial grade screening with a 5-year guarantee and 8 to 10-year life expectancy. The material that gets to 98% or 100% opaqueness has a life span of 3 to 5 years and appears to be designed for temporary construction installations. The plant material on this buffer has been planted to provide full screening from top of berm to 20-30' in the air which will greatly exceed 5% opaque missing.

Conclusion:

On behalf of the applicant, Gentile Glas Holloway O'Mahoney & Associates, Inc. respectfully request approval of the Rezoning and Conditional Use request. The Project Team at Gentile Glas Holloway O'Mahoney & Associates, Inc. are Emily O'Mahoney, Dylan Roden and Pat Lentini.

Attachments:

- Revised Planned Development District (PDD) Code Language;
- Response Letter to May 16, 2019 TRC comments;
- Revised Justification Statement;
- Proposed PDD Development Plan and Landscape plans including cross sections;
- Revised Drainage Statement and Engineering Plans;
- Revised Survey.

Landscape Architects ■ Planners ■ Environmental Consultants

LC-0000177

GENTILE | GLAS | HOLLOWAY | O'MAHONEY & Associates, Inc.

George G. Gentile FASLA
M. Troy Holloway ASLA
Emily M. O'Mahoney FASLA
Dodi Buckmaster Glas AICP

May 31, 2019

Mr. Brandon C. Creagan, MCRP,
LEED Green Associate/Planner
City of Fort Pierce Planning Department
100 North U.S.1 Fort Pierce, FL 34950

RE: **FORT PIERCE INDUSTRIAL AGGREGATE RECYCLING FACILITY - PROPOSED PLANNED DEVELOPMENT CODE EXCEPTIONS**

Dear Mr. Creagan:

Pursuant to Section 22-40 (c).1.e., please find below a list of the current code reference and proposed Planned Development (PD) criteria for the proposed Fort Pierce Industrial Aggregate Recycling Facility Planned Development District (PDD):

It is our goal to amend the City's Heavy Industrial (I-3) Zoning District, Section 22-67 for fencing and wall; and Section 22-187 for landscaping to the follow regulations for the Fort Pierce Aggregate Recycling Planned Development (PD):

Please note: the Current zoning on the property is St. Lucie County IH, Heavy Industrial, if we were not doing a PD application we would be requesting a City Heavy Industrial Use (I-3) as the compatible use.

a) *Purpose:* The Fort Pierce Aggregate Recycling Planned Development District (PDD) classification is intended as a guide for the future development of the property located on Selvitz Road, Fort Pierce, Florida (Parcel ID 2432-123-0001-000-8). Allowable uses within this District include all Heavy Industrial (I-3) uses permitted (as of date of this approval) plus aggregate recycling center.

b) *Basic use standards:* Property Development standards for Fort Pierce Aggregate Recycling Planned Development District must meet the following requirements of the I-3 District and PDD.
   1. *Lot size*.
      a. The minimum lot width shall be one hundred (100) feet;
      b. The minimum lot depth shall be one hundred (100) feet;
   2. *Yards:* The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be fifteen (15) feet. Additionally:
      a. Rear Setback/incompatible uses Twenty Five (25) feet;
      b. Side Setback (north/south): Ten (10) feet;

c. Recycling Facility Setbacks:
   1. Compatible Uses: Ten (10) feet;
   2. Access Easement: Fifteen (15) feet;
   3. Non-Compatible Uses: Per line on site plan (480) feet.

c) Other applicable use standards.

1. Minor Site Plan review shall be required for uses which have buildings with less than 3,999 square feet of floor area; Major Site Plan review shall be required for uses which have buildings with more than 4,000 square feet of floor area.
2. Accessory buildings shall comply with all yard, lot coverage and building height requirements.
3. Every lot shall abut a street other than an alley for at least fifty (50) feet.
4. Signage requirements will comply with the standards located in Chapter 15 of the Lan Development Regulations of the City of Fort Pierce.
5. Outdoor storage of recycling materials at a maximum height of thirty (30) feet;
6. Fence and Landscape requirements are indicated below.
   a. North & South buffers – perimeter fencing landscape buffers adjacent to the same Future Land Use as follows:
      1. Eight (8) foot chain link fence on property line;
      2. Ten (10) foot wide landscape buffer;
      3. Trees thirty (30) feet on center;
      4. No shrubs or opaque screening.
      5. Irrigation of trees only through establishment or a minimum of a year.
   b. East/Northeast buffers – perimeter fencing and landscape buffers adjacent to residential or institutional land use and zoning as follows:
      1. Thirty-three (33) or forty-two (42) foot wide landscape buffer;
      2. Eight (8) foot chain link fence with a 95% opaque screen;
      3. Ten (10) foot berm with a 3:1 slope (thirty-three (33) linear feet minimum) for an elevation of twenty-two (22) feet;
      4. Twelve (12) foot tall trees thirty (30) feet on center; plus
      5. Six (6) foot tall trees fifteen (15) feet on center;
      6. Shrubs – one (1) every two (2) linear feet to create a continuous shrub mass;
      7. Two (2) foot side swale at property line; and
      8. One (1) foot wide flat area at top prior to the eight (8) foot chain link fence attached with 95% opaque screen.
      9. Permanent 100% irrigation.
   c. West buffer – perimeter fencing and landscape buffers adjacent to east side of access easement as follows:
      1. Ten (10) foot wide landscape buffer;

2. Twelve (12) foot chain link fence with 95% opaque screen at 10 foot setback, on top of three (3) foot berm with a 3:1 slope for fifteen (15) feet of screening;
3. Trees thirty (30) feet on center;
4. Continuous shrub mass;
5. Permanent 100% irrigation.

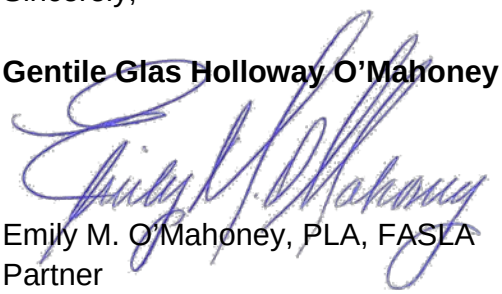
7. PDD Pervious area requirements – The minimum pervious area requirement is the area of the PDD required landscape buffers.

d) *Parking and Loading standards* will comply with the City's Code Section 22-60.

Should you have any questions regarding the above, please feel free to contact me at 561-575-9557 or email at Emily@2gho.com

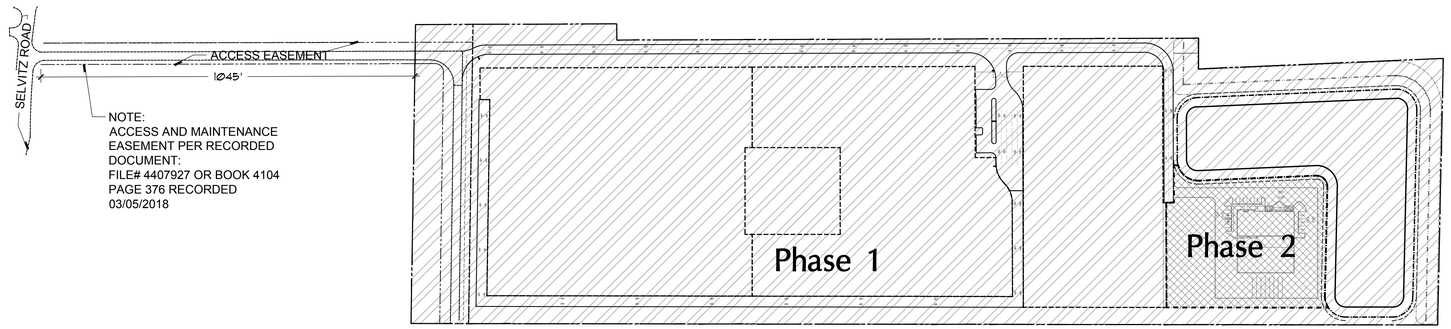
Sincerely,

Gentile Glas Holloway O'Mahoney & Associates, Inc.



Emily M. O'Mahoney, PLA, FASLA
Partner

© Copyright 2018 All Rights Reserved



Phasing Legend

PHASE 1

PHASE 2

Planned Development Phasing

Scale: 1"=200'

Ft. Pierce Industrial Aggregate Recycling Facility

Site Data 5/31/2019

Description				
Gross Site Area	**52.00 Acres**			
Road Easement	1.56 Acres			
Net Site Area	**50.44 Acres**			
Application Name	Ft. Pierce Industrial Aggregate Recycling Facility Planned Dev.			
Property Control Number	2432-123-0001-00078			
Existing Land Use Designation:	Industrial			
Existing Zoning District:	St. Lucie County - IH - Heavy Industrial District			
Proposed Zoning District:	City of Fort Pierce - PD Planned Development District			
Existing Use:	Vacant			
Proposed Uses:	Recycling Center, Warehouse, Office			
		Phase 1		**Phase 2**
Office:		1,800	s.f.	3,589 s.f.
Warehouse:		-	s.f.	11,902 s.f.
Gatehouse:		1,800	s.f.	- s.f.

Property Development Regulations	**PDD Required**		**Phase 1**	**Phase 2**
Floor Area Ratio	1.5	Max.	0.0008	0.0068
Building Height	50'	Max.	1 Floor	2 Floor
Building Setbacks				
Front (West) Access Easement	15'	Max.	1,411'	2,146'
Rear (East & Northeast)	25'	Max.	547'	403'
Side (North)	10'	Max.	112'	400'
Side (South)	10'	Max.	524'	144'
Recycling Facility Setbacks				
West Access Easement	15'	Max.	21'	-
North	15'	Max.	21'	-
South	10'	Max.	48'	-
East & North East	500'	Max.	500'	-
Pervious Area	5%	Min.	-	-

Parking Requirements	**PDD Required**		**Phase 1**		**Phase 2**	
Recycling Facility	-		2	Spaces	-	Spaces
Office	1 Space Per 200 s.f.		6	Spaces	12	Spaces
Gatehouse	-		1	Spaces	-	Spaces
Warehouse	1 Space Per 600 s.f.		-	Spaces	20	Spaces
	Total Provided		**9**		**32**	**Spaces**
	Total Provided		**15**	**Spaces**	**32**	**Spaces**
Handicap Spaces	Per Code		1	Space	2	Spaces
Loading Spaces						
Under 5,000 s.f.	0	Space	-	Space	-	Space
Each Additional 30,000 s.f.	1	Space	-	Space	1	Space

MANUFACTURER: FENCE SCREEN (OR EQUAL) www.FENCESCREEN.com
SERIES: 150 SERIES COMMERCIAL BLOCK CLOSED MESH POLY 95% BLOCKAGE
MATERIAL: 100% POLYPROPYLENE
MODEL: OBSIDIAN BLACK
MOUNTING: TO BE FASTENED WITH STEEL GALVANIZED RINGS PER MANUFACTURES RECOMMENDATIONS

Fencing Windscreen

N.T.S.

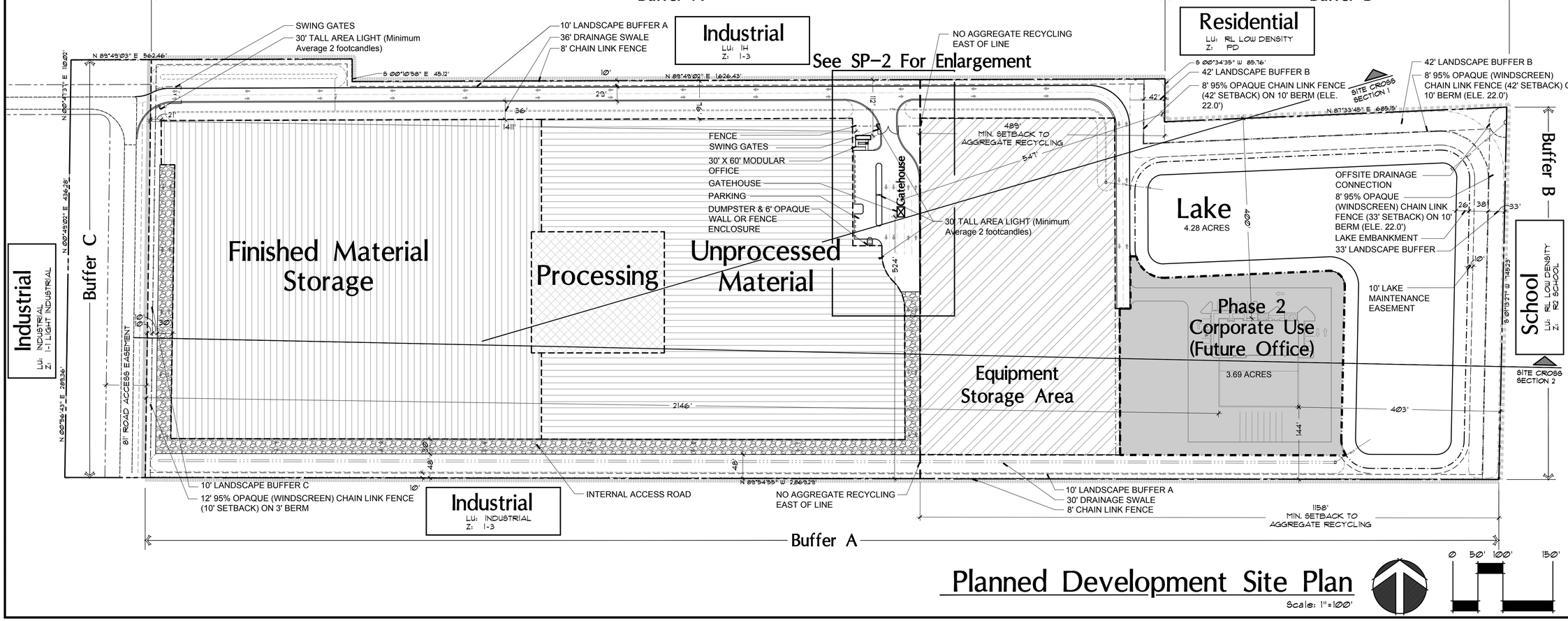
Legend

LANDSCAPE BUFFERS (SEE LP SERIES OF PLANS FOR DETAILS)

BUFFER A -

BUFFER B -

BUFFER C -



Planned Development Site Plan

Scale: 1"=100'

0 50' 100' 150'

Gentile Glas Holloway O'Mahoney & Associates, Inc.
Landscape Architects
Planners
Environmental Consultants

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-5260 FAX
www.2GHO.com

Planned Development Site Plan
Ft. Pierce Industrial Aggregate Recycling Facility
D.S. Eakins Construction Corp., Ft. Pierce, Florida

Designed: EOM
Drawn: EOM DLR
Approved: GGG/EOM/MTH
Date: 11/30/18
Job no. 17-1207
Revisions: 4/30/19
5/31/19

Seal

LC 0000177

Sheet Title:
Planned Development Site Plan

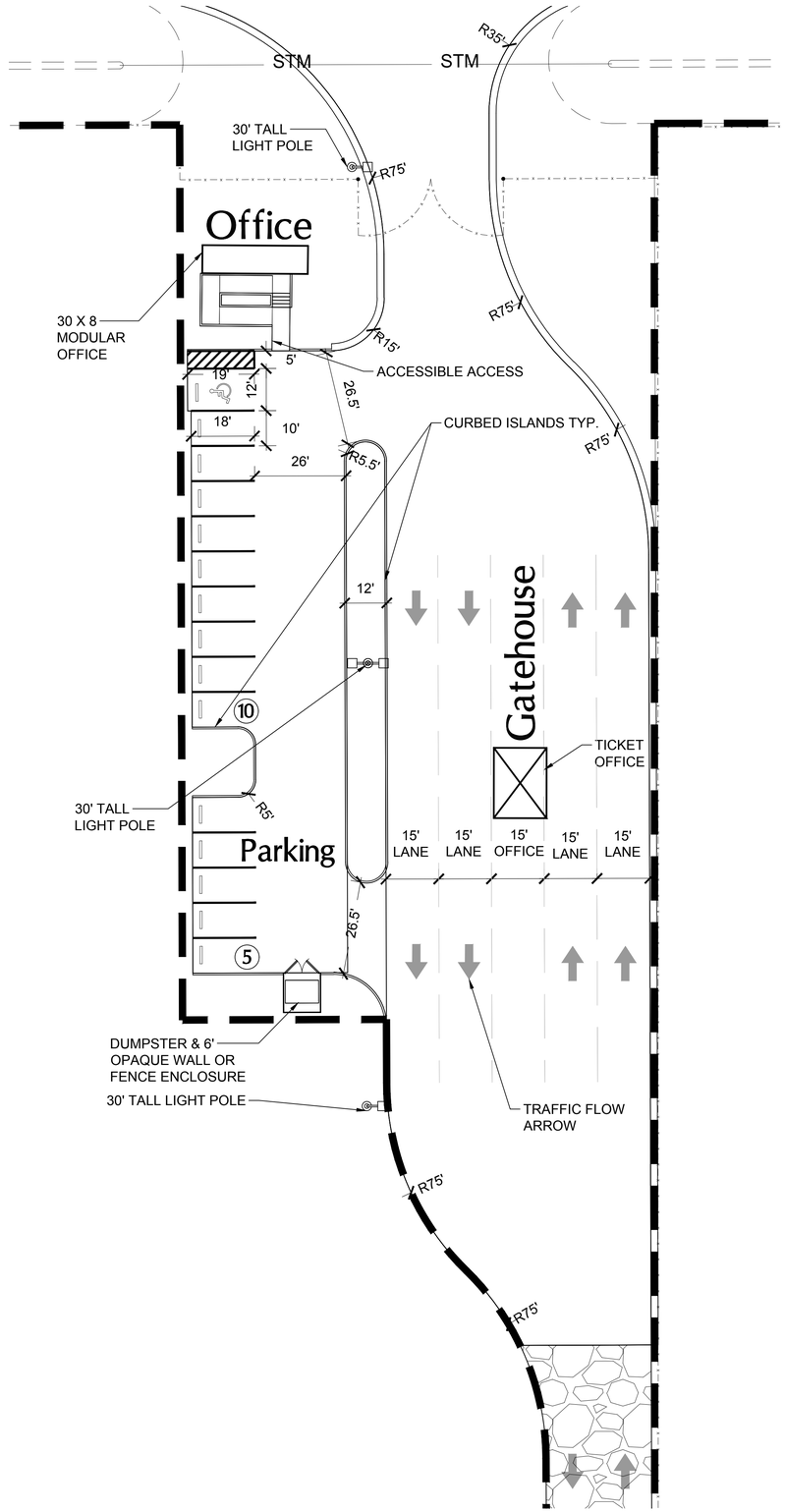
Scale: 1"=100'

Sheet No.
PDSP-1

17-1207

FILE: N:\FT. PIERCE INDUSTRIAL - EAKIN - 17-1207\DRAWINGS\CURRENT\17-1207 DESIGN BASED.DWG
PLOTTED: 5/31/19 AT 8:47AM BY: DYLAN
XREFS: EC5I206 TASK 48 REV CLIENT COPY.DWG I806-BASED.DWG

© Copyright 2018 All Rights Reserved



Parking & Gatehouse Enlargement

Gentile Glas
Holloway
O'Mahoney
& Associates, Inc.
Landscape Architects
Planners
Environmental Consultants

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-5260 FAX
www.2GHO.com

Planned Development Site Plan Enlargement
Ft. Pierce Industrial Aggregate Recycling Facility
D.S. Eakins Construction Corp., Ft. Pierce, Florida

Designed: EOM AJ
Drawn: PLR EOM AJ
Approved: GGG/EOM/MTH
Date: 11/30/18
Job no. 17-1207
Revisions: 4/30/19
5/31/19

Seal

LC 0000177

Sheet Title:
Planned Development Site Plan

Scale: 1"=20'

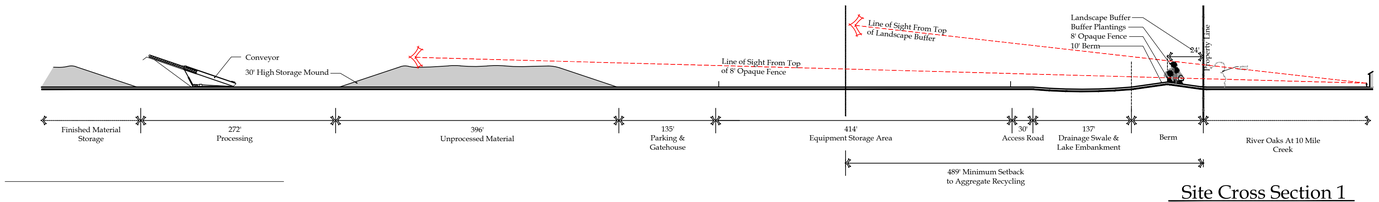
Sheet No.
PDSP-2

17-1207

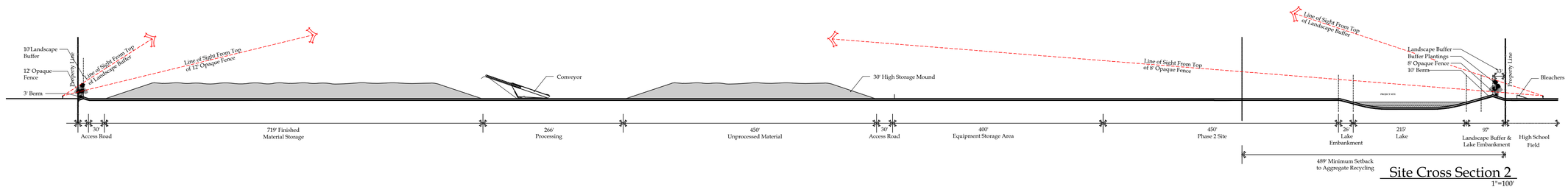
0 10' 20' 40'

FILE: N:\FT. PIERCE INDUSTRIAL - EAKIN - 17-1207\DRAWINGS\CURRENT\17-1207 DESIGN BASE.DWG
PLOTTED: 5/31/19 AT 7:46AM BY: DYLAN
XREFS: ECS1206 TASK 4B REV CLIENT COPY.DWG 1808-BASE.DWG

© Copyright 2018 All Rights Reserved

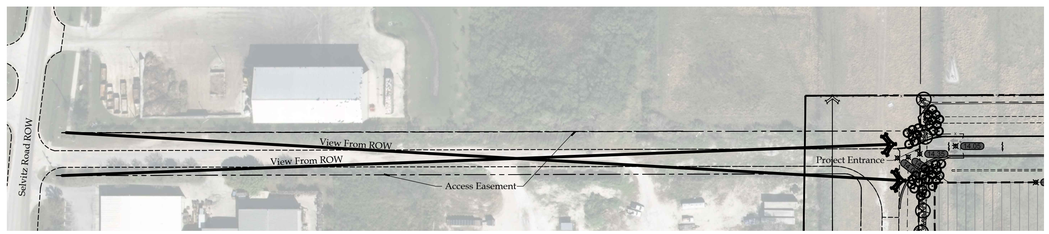


Site Cross Section 1
1"=100'



Site Cross Section 2
1"=100'

Site Cross Section 3
1"=100'



Plan View for Cross Section 3
1"=100'

Gentile Glas Holloway O'Mahoney
& Associates, Inc.
Landscape Architects
Planners
Environmental Consultants

1807 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-5260 FAX
www.2GHO.com

Planned Development Site Cross Sections
Ft. Pierce Industrial Aggregate Recycling Facility
D.S. Eakins Construction Corp., Ft. Pierce, Florida

Designed: EOM
Drawn: DLR EOM
Approved: GGG/EOM/MTH
Date: 4/30/19
Job no. 17-1207
Revisions: 5/31/19

Seal

LC 0000177

Sheet Title:
Planned Development Site Cross Sections

Scale: As Noted

Sheet No.
PDSP-3

17-1207

FILE: N:\FT. PIERCE INDUSTRIAL - EAKIN - 17-1207\DRAWINGS\CURRENT\17-1207 SECTIONS.DWG
PLOTTED: 5/31/19 AT 8:47 AM BY: DYLAN
XREFS: ECS1205 TASK 4B REV CLIENT COPY.DWG 1806 BASE.DWG 17-1207 LANDSCAPE BASE.DWG 17-1207 DESIGN BASE.DWG

Landscape Tabular

BUFFER LANDSCAPE See Plan For Calculations			Planned Development Landscape Standards	Required	Provided
North Buffer	I-3	10' Buffer	1 Tree/30 LF	69 Trees	69 Trees
	Residential	24' Buffer 15' Solid Screen	1 Tree/30 LF	26 Trees	26 Trees
			2 (6') Trees/30 LF	52 Trees	52 Trees
East Buffer	Medium Density Residential	24' Buffer 15' Solid Screen	1 Tree/30 LF	26 Trees	26 Trees
	Ft. Pierce Community High School Retention Pond		2 (6') Trees/30 LF	52 Trees	52 Trees
South Buffer	I-3	10' Buffer	1 Tree/30 LF	90 Trees	90 Trees
West Buffer (Easement)	I-3	10' Buffer 15' Solid Screen	1 Tree/30 LF	26 Trees	26 Trees

INTERIOR LANDSCAPE	Area	Calculation	Landscape	Trees		
Vehicular Use Area - Paved	7,571 SF	1 SF/30 SF	252 SF	1 Tree/100 SF =	3 Trees	3 Trees
Parking Islands					1 Tree	1 Tree
Interior Trees					-	11 Trees
TOTAL TREES					345 Trees	356 Trees

Legend

LANDSCAPE BUFFERS (SEE LP SERIES OF PLANS FOR DETAILS)

BUFFER A -

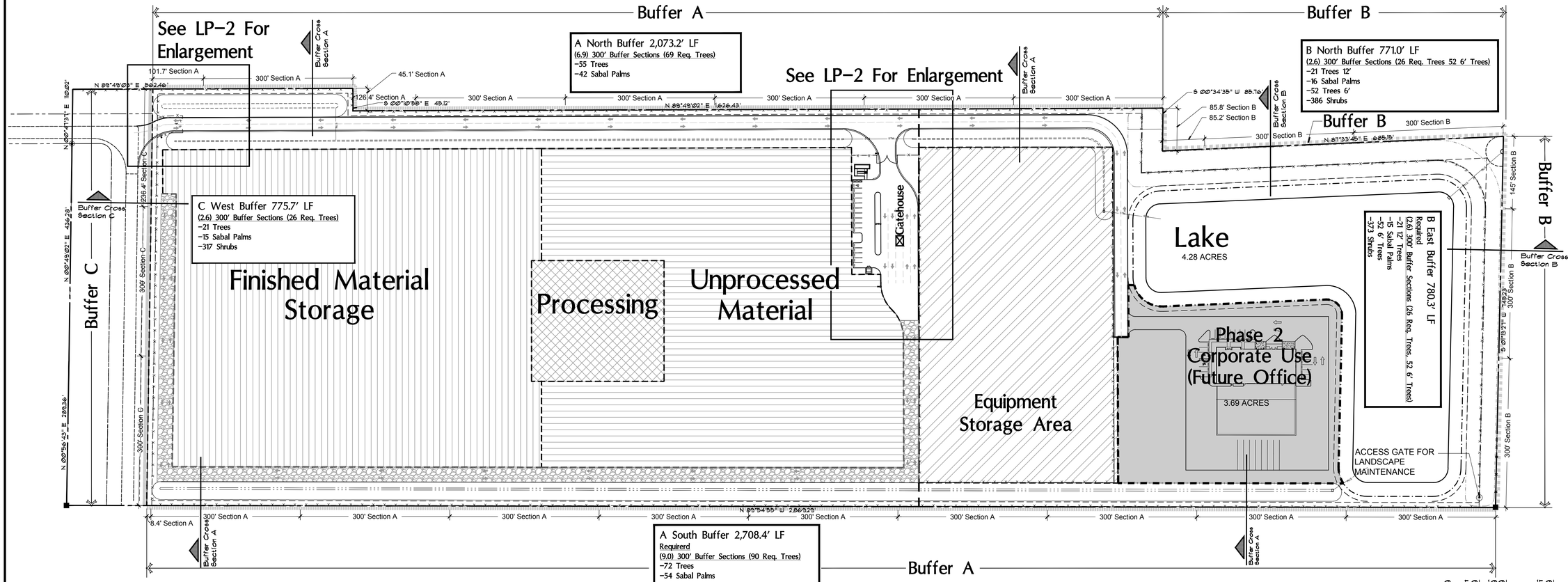
BUFFER B -

BUFFER C -

Notes:

-ALL INTERNAL PLANTING AREAS, BUFFERS B & C, SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

-BUFFER A TREES SHALL RECEIVE IRRIGATION THROUGH ESTABLISHMENT OR FOR A MINIMUM OF 1 YEAR



Overall Landscape Plan

Scale: 1"=100'

0 50' 100' 150'

FILE: N:\FT. PIERCE INDUSTRIAL - EAKIN - 17-1207\DRAWINGS\CURRENT\17-1207 LANDSCAPE BASED.DWG
PLOTTED: 5/30/19 AT 5:38PM BY: DYLAN
XREFS: EOS1206 TASK 4B REV CLIENT COPY.DWG 1806-BASED.DWG 17-1207 DESIGN BASED.DWG

© Copyright 2018 All Rights Reserved

Gentile Glas Holloway O'Mahoney & Associates, Inc.
Landscape Architects
Planners
Environmental Consultants

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-5260 FAX
www.2GHO.com

Overall Landscape Plan
Ft. Pierce Industrial Aggregate Recycling Facility
D.S. Eakins Construction Corp., Ft. Pierce, Florida

Designed: EOM
Drawn: EOM DLR
Approved: GGG/EOM/MTH
Date: 11/30/18
Job no. 17-1207
Revisions: 4/30/19
5/31/19

Seal

LC 0000177

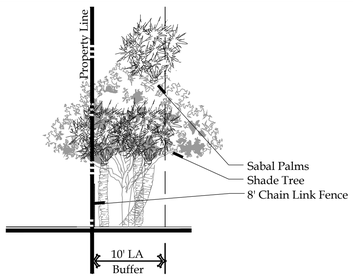
Sheet Title: Overall Landscape Plan

Scale: 1"=100'

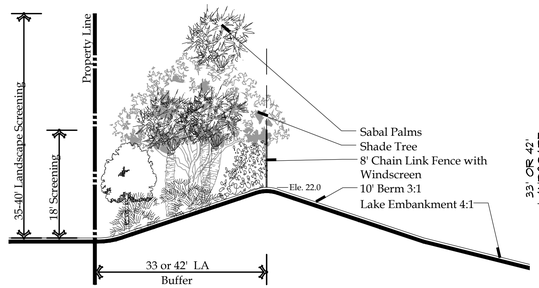
Sheet No. LP-1

17-1207

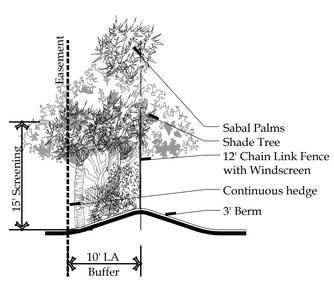
© Copyright 2018 All Rights Reserved



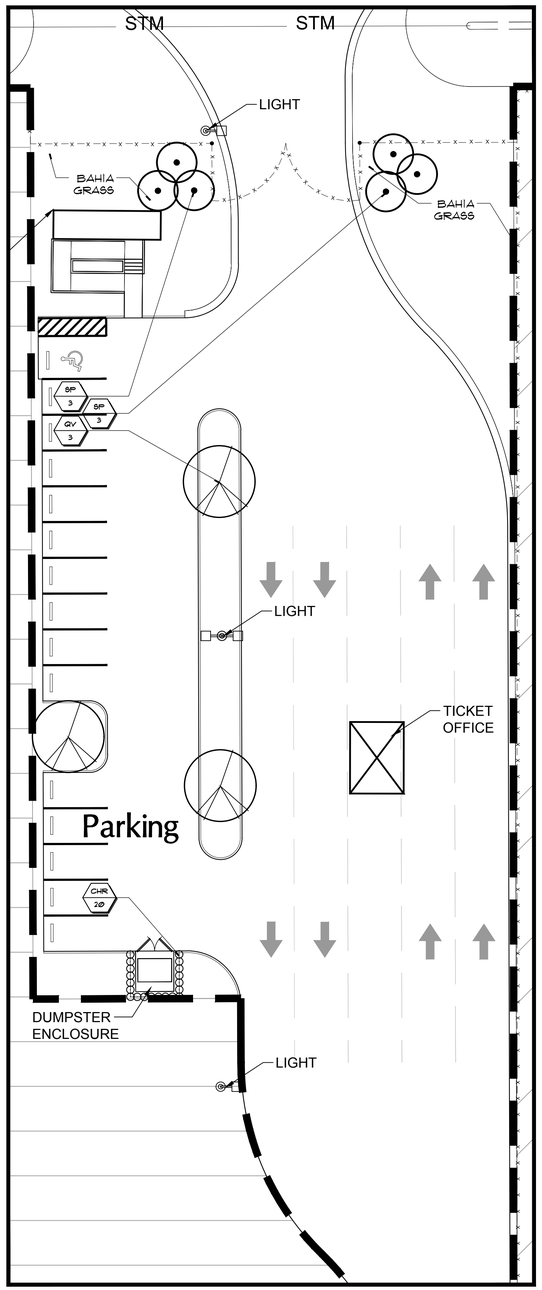
Cross Section Buffer A
Scale: 1"=10'



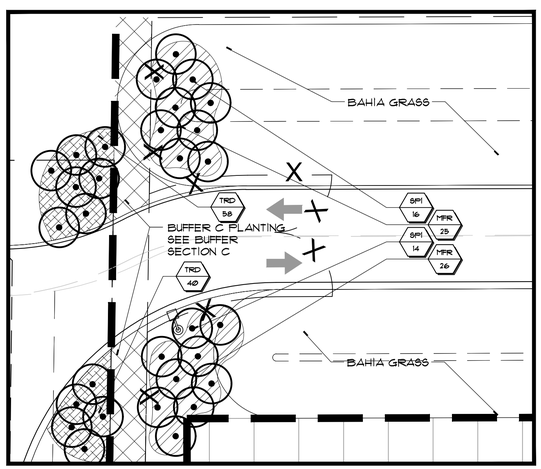
Cross Section Buffer B
Scale: 1"=10'



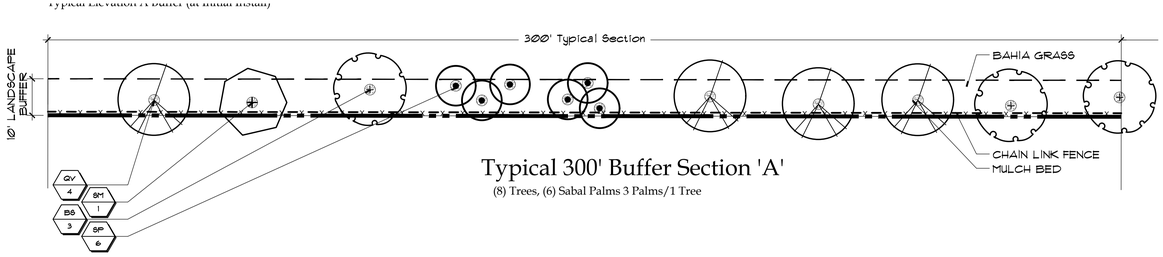
Cross Section Buffer C
Scale: 1"=10'



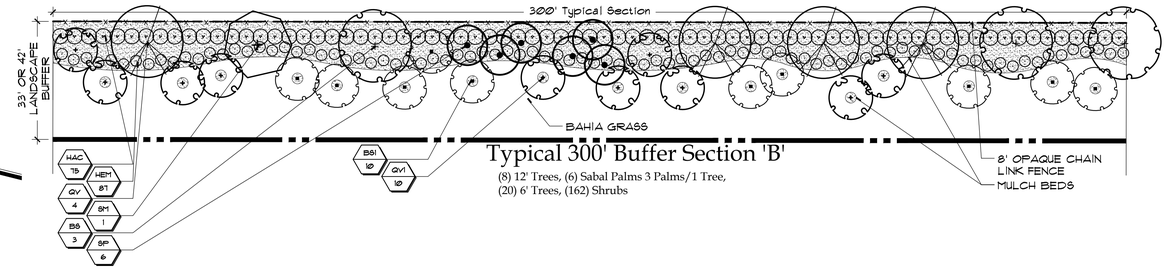
Parking/Gatehouse Enlargement
Scale: 1"=20'



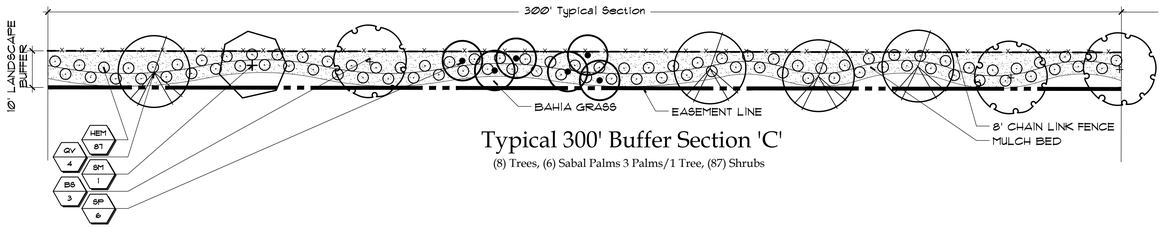
Entry Gate Enlargement
Scale: 1"=20'



Typical 300' Buffer Section 'A'
(8) Trees, (6) Sabal Palms 3 Palms/1 Tree



Typical 300' Buffer Section 'B'
(8) 12' Trees, (6) Sabal Palms 3 Palms/1 Tree,
(20) 6' Trees, (162) Shrubs



Typical 300' Buffer Section 'C'
(8) Trees, (6) Sabal Palms 3 Palms/1 Tree, (87) Shrubs

Gentile Glas Holloway O'Mahoney & Associates, Inc.
Landscape Architects
Planners
Environmental Consultants

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-5260 FAX
www.2GHO.com

Landscape Development Plan Enlargement
Ft. Pierce Industrial Aggregate Recycling Facility
D.S. Eakins Construction Corp., Ft. Pierce, Florida

Designed: EOM
Drawn: DLR EOM
Approved: GGG/EOM/MTH
Date: 11/30/18
Job no. 17-1207
Revisions: 4/30/19
5/31/19

Seal

LC 0000177

Sheet Title:
Landscape Development Plan

Scale: AS NOTED

Sheet No.
LP-2

17-1207

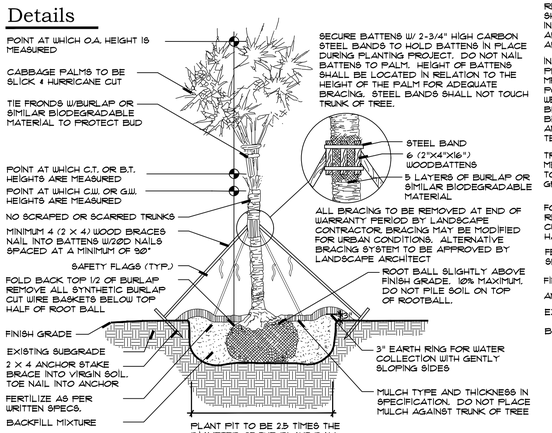
FILE: N:\FT. PIERCE INDUSTRIAL - EAKIN - 17-1207\DRAWINGS\CURRENT\17-1207 LANDSCAPE BASE.DWG
PLOTTED: 5/30/19 AT 5:39PM BY: DYLAN
XREFS: ECS1206 TASK 4B REV CLIENT COPY.DWG 1806-BASE.DWG 17-1207 DESIGN BASE.DWG

Overall Plant List

KEY	NORTH BUFFER A	NORTH BUFFER B	EAST BUFFER B	SOUTH BUFFER A	WEST BUFFER C	INTERIOR	TOTAL	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	SPACING	D.T.	NATIVE	REMARKS
BS	20	8	8	27	8	-	71	BURSERA SIMARUBA	GUMBO LIMBO	12"	5'	2.5"	A.S.	V	Y	4' CLEAR TRUNK - SINGLE LEADER
BS1	-	26	26	-	-	-	52	BURSERA SIMARUBA	GUMBO LIMBO	6'	3'	-	A.S.	V	Y	SINGLE LEADER
QV	28	10	10	36	10	3	97	QUERCUS VIRGINIANA	LIVE OAK	12"	5'	2.5"	A.S.	V	Y	4' CLEAR TRUNK - SINGLE LEADER
QV1	-	26	26	-	-	-	52	QUERCUS VIRGINIANA	LIVE OAK	6'	3'	-	A.S.	V	Y	SINGLE LEADER
SM	7	3	3	9	3	-	25	SWIETENIA MAHAGONI	MAHOGANY	12"	5'	2.5"	A.S.	V	Y	4' CLEAR TRUNK - SINGLE LEADER
PALMS								BOTANICAL NAME	COMMON NAME	HEIGHT		CALIPER	SPACING	D.T.	NATIVE	REMARKS
SP	42	15	15	54	15	6	147	SABAL PALMETTO	CABBAGE PALMETTO	12-24'	C.T.	24" MIN.	A.S.	V	Y	1/3 CURVED - HURRICANE CUT - SLICK TRUNKS; STAGGER HEIGHTS
SP1	-	-	-	-	-	30	30	SABAL PALMETTO	CABBAGE PALMETTO	12-24'	C.T.	24" MIN.	A.S.	V	Y	1/3 STRAIGHT 12-16' C.T.; 1/3 CURVED SLICK 14-24' C.T.; 1/3 "S" CURVE COLLECTED 24-32' C.T.; STAGGER HEIGHTS
SHRUBS								BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL.	SPACING	D.T.	NATIVE	REMARKS
CHR	-	-	-	-	-	20	20	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	30"	18"	-	2' O.C.	V	Y	FULL TO BASE
HAC	-	195	195	-	-	-	390	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	3'	3'	-	4' O.C.	V	Y	FULL TO BASE
HEM	-	226	226	-	226	-	678	HEDGE MIX	HEDGE MIX 5 SPECIES 35 CHRYSOBALANUS ICACO 'RED TIP' 25 CONOCARPUS ERECTUS 12 CONOCARPUS ERECTUS 'SERICUS' 10 CLUSIA GUTTIFERA 5 MYRCIA CERIFERA	24"	18"	- RED TIP COCOPLUM GREEN BUTTONWOOD SILVER BUTTONWOOD SMALL LEAF CLUSIA WAX MYRTLE	3.5' O.C.	V	Y	FULL TO BASE - TO BE PLANTED IN GROUPS OF 3-9
MFR	-	-	-	-	-	51	51	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	5'	3'	-	5' O.C.	V	Y	FULL TO BASE
TRD	-	-	-	-	-	56	56	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	30"	30"	-	3' O.C.	V	Y	FULL CLUMP

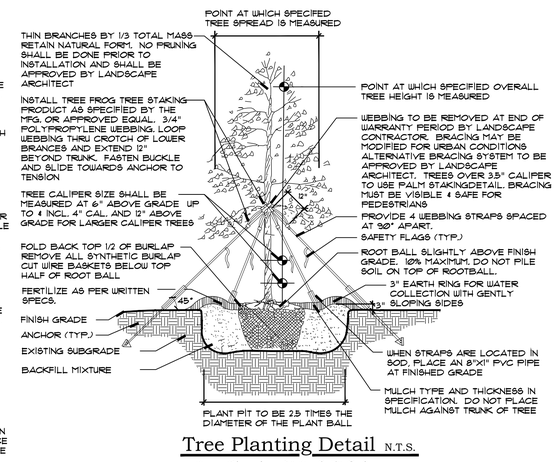
ABBREVIATIONS:
D.T.: DROUGHT TOLERANCE, V= VERY, M= MODERATE, L= LOW
NATIVE: Y= YES, N= NO
G.W.=GREY WOOD, C.T.= CLEAR TRUNK, O.A.=OVERALL, A.S.= AS SPECIFIED, O.C.=ON CENTER

Details



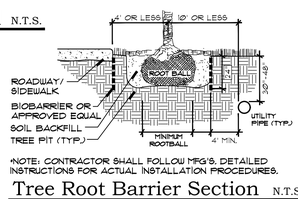
Palm Planting Detail N.T.S.

Tree Planting Over 3.5" Cal.

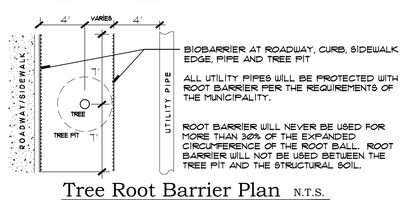


Tree Planting Detail N.T.S.

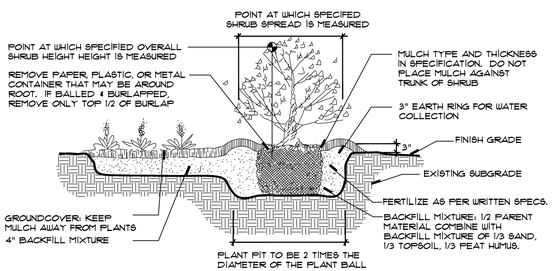
Tree Planting 1" To 3.5" Cal.



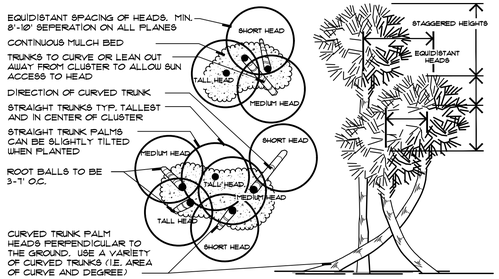
Tree Root Barrier Section N.T.S.



Tree Root Barrier Plan N.T.S.



Shrub & Ground Cover Planting Detail N.T.S.



Typical Cabbage Palm Layout N.T.S.

Specifications - Exterior Plants

1.4: QUALITY ASSURANCE:

SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDCAPE CONTACTOR PRIOR TO APPLICATION OF ANY SOIL AMENDMENTS, FERTILIZERS AND BACKFILL MIXTURES. THE LANDSCAPE CONTACTOR SHALL USE A QUALIFIED SOIL TESTING LABORATORY

THE RESULT OF THE SOIL TESTS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE APPLICATION OF SAID MATERIALS. ADJUSTMENTS TO THE SOIL AMENDENTS MAY BE MADE UPON CONSULTAION WITH THE OWNER AND THE LANDSCAPE ARCHITECT.

1.5: DELIVERY, STORAGE AND HANDLING:

PRUNING OF TREES SHALL BE DONE ON SITE AFTER PLANTING FOR DAMAGED LIMBS OR AS DIRECTED TO IMPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIATE TOOLS. LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAYED, SPLIT OR SKINNED BRANCHES, LIMBS OR ROOTS TO BE PRUNED BACK TO LIVE WOOD. THE CENTRAL LEADER OR BUD SHALL BE LEFT INTACT UNLESS SEVERELY DAMAGED.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE, THIN OUT STRUCTURE AND REMOVE NOT MORE THAN 15% OF BRANCHES.

1.6: WARRANTY:

WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. REPLACEMENTS SHALL BE MADE WITH COMPATIBLE SIZE AND QUALITY OF MATERIAL AT A TIME REQUESTED OR ACCEPTABLE BY THE OWNER OR LANDSCAPE ARCHITECT. PLANT MATERIAL REJECTED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED WITHIN FIVE (5) WORKING DAYS AND REPLACED BEFORE THE FINAL INSPECTION FOR COMPLETION WILL BE SCHEDULED. WARRANTY ON REPLACEMENT PLANTS SHALL BE 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE TOLANDSCAPE, SODDED OR SEEDED AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.

1.7: MAINTENANCE SERVICE:

MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, REMOVAL OF LITTER, MOWING, PRUNING, RESETTING SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND GUYS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND HEALTHY PLANT MATERIAL. MAINTENANCE SHALL BEGIN AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR NINETY (90) DAYS FROM THE DATE OF FINAL ACCEPTANCE.

1.8: QUANTITIES, LOCATION AND SUBSTITUTIONS:

THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.

2.1: PLANT MATERIAL:
2.2:
2.3:

PROVIDE SIZES AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED.

SPECIMEN PLANTS SHALL BE FLORIDA FANCY OR BETTER AND SHALL CONFORM TO THE LITERATURE STANDARDS LISTED ABOVE.

2.4: TOP SOIL:

TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LIME, SHELL ROCK, PLANT ROOTS, WEEDS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 7.0 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT GROWTH. IF TOPSOIL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED FROM LOCAL SOURCES WITH SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".

2.5: INORGANIC SOIL AMENDMENTS:

SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEOUS MATTER.

MYCORRHIZAL AMENDMENT SHALL BE DIEHARD™ TRANSPLANT AS MANUFACTURED BY HORTICULTURAL ALLIANCE OR EQUAL TO WITH THE FOLLOWING INGREDIENTS:

ENDOMYCORRHIZAL FUNGI
ECTOMYCORRHIZAL FUNGI
BENEFICIAL BACTERIA
HUMIC ACID
SOLUBLE SEA KELP
AMINO ACIDS
HORTA-SORB WATER MANAGEMENT GEL
TRICHODERMA
YUCCA PLANT EXTRACTS
VITAMIN B COMPLEX

2.6: ORGANIC SOIL AMENDMENTS:

PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER.

2.7: FERTILIZATION:

PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY LABELED.

FERTILIZE TREES, SHRUBS AND GROUND COVERS WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:
5.00 LBS. OR 14.5 CUPS / PALMS
3.00 LBS. OR 8.70 CUPS / 12-16' MATERIAL
2.00 LBS. OR 5.80 CUPS / 8-12- MATERIAL
0.69 LBS OR 2.00 CUPS / 6-8' MATERIAL
0.19 LBS OR 1/2 CUP / 3 GAL. MATERIAL
0.10 LBS. OR 1/4 CUP / 1 GAL MATERIAL

2.8: MULCHES:

MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN.
PINE STRAW MULCH SHALL BE APPLIED ONLY TO THOSE AREAS AS INDICATED ON THE PLAN. APPLY 6" FLUFFED, 2-3" THICK AFTER COMPACTION.

2.10:PLANTING SOIL MIX:

BACKFILL MIXTURE: 1/2 PARENT SOIL, 1/2 MIXTURE (1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS).

3.1: PLANTING BED ESTABLISHMENT:

PREPARATION: PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL MAKING THE SITE UNPLANTABLE. FOR FINAL ACCEPTANCE ALL PLANTED AREAS SHALL BE WEED FREE.

FINISH GRADING: THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL, IF NECESSARY, WITH THE GENERAL CONTRACTOR, TO INSURE THE SITE IS AT FINISH GRADE PRIOR TO INSTALLING PLANTS.

3.2: PLANTING TREES:

LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.

EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 6" DEEPER. COMPACT A LAYER OF BACKFILL MIXTURE IN PIT TO LOCATE COLLAR OF PLANT PROPERLY IN A SLIGHTLY DISHED FINISH GRADE. BACKFILL AROUND BALL WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS, WATERING THOROUGHLY AS LAYERS ARE PLACED. BUILD 3" HIGH BERM OF SOIL BEYOND EDGE OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

GUY AND STAKE TREES, LESS THAN 3.5" IN CALIPER, IN FOUR DIRECTIONS WITH "ARBORBRACE" NYLON TREE GUYING KIT WITH HARDENED NYLON ANCHOR AND 3/4" 800 LB. POLYPROP UV WEBBING, MODEL (ATG-R) OR APPROVED EQUAL. STAKE TREES IMMEDIATELY AFTER PLANTING. FOR MULTI-TRUNK PLANT MATERIAL, ATTACH GUYS TO FOUR (4) LARGEST LIMBS, CARE MUST BE TAKEN NOT TO MAKE GUYS TOO TIGHT. FOR TREES 3.5" IN CALIPER AND OVER, TREES MUST BE STAKED WITH WOOD 2X4 METHOD. FOLLOW PALM STAKING DETAIL FOR REQUIREMENTS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ELIMINATE GUYING OR STAKING. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE GUYING OR STAKING. THE LANDSCAPE CONTRACTOR SHALL REMOVE BRACING IN ONE YEAR.

3.2: PLANTING SHRUBS:

EXCAVATE PITS OR TRENCH TWO (2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF BACKFILL MIXTURE IN BOTTOM BEFORE PLACING PLANTS. CONTAINER GROWN MATERIALS SHALL BE PLANTED WITH 48 HOURS AFTER DELIVERY TO SITE. PLACE PLANT IN PIT AND BACKFILL AROUND PLANTS WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATER THOROUGHLY AS LAYERS ARE PLACED. FORM A 3" HIGH BERM OF SOIL BEYOND THE EDGES OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

3.4: PLANTING GROUNDCOVERS:

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, AND SPREAD BACKFILL MIXTURE.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST, LIFTING PLANT FOLIAGE ABOVE MULCH. MULCH SHALL BE SPREAD BEFORE PLANTING PLANTS IN POTS LESS THAN 1 GALLON SIZE (4", LINERS, ETC.).

Specifications - Lawns and Grasses

2.1: PRODUCTS:

SOD SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THATCH. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPERFECTIONS AND SUFFICIENTLY KNITTED TO SUSTAIN GROWTH. SOD SHALL BE MOWED FOR FINAL ACCEPTANCE.

2.3: FERTILIZER:

FERTILIZE TURF AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.

3.1: LAWN PREPARATION:

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

3.2: SODDING:

SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

Landscape Certificatoin

LANDSCAPE CERTIFICATION: THE LANDSCAPE ARCHITECT SHALL PROVIDE FINAL CERTIFICATION TO THE OWNER AND MUNICIPALITY THAT PLANTS ARE INSTALLED PER THE DESIGN PLAN, DETAILS AND SPECIFICATIONS. ANY CHANGES TO THE PLAN WILL NEED TO HAVE THE LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION. CONFORMITY TO FLORIDA GRADE #1 IN THE ROOT BALL REQUIRES THE LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO INSTALLATION AT THE SITE. IT IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR FOR ORGANIZING INSPECTIONS OF PLANT MATERIAL PRIOR TO INSTALLATION.

General Notes:

SOD TO BE BAHIA GRASS EITHER SOD OR SEED

ALL INTERNAL PLANTING AREAS, BUFFERS B & C, SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

BUFFER A TREES SHALL RECEIVE IRRIGATION THROUGH ESTABLISHMENT OR FOR A MINIMUM OF 1 YEAR

ALL CONSTRUCTION DEBRIS & HARDPAN TO BE REMOVED FROM PLANTING BEDS TO A DEPTH OF 30"

UTILITES:

ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA. IF UTILITY PLANS ARE AVAILABLE, THE CONTRACTOR SHALL EXAMINE THEM AND BRING ANY AND ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT. WHEN WORKING IN AN AREA WHERE KNOWN UTILITIES EXIST, UTILITY LOCATIONS MAY NEED TO BE STAKED BY A SURVEYOR OR THE UTILITY COMPANIES. THE CONTRACTOR HAS THE OPTION TO CONTACT 811TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE.

Know what's **below.**
Call before you dig.

© Copyright 2018 All Rights Reserved

Gentile Glas Holloway O'Mahoney & Associates, Inc.
Landscape Architects
Planners
Environmental Consultants

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-5260 FAX
www.2GHO.com

Landscape Development Specifications & Details
Ft. Pierce Industrial Aggregate Recycling Facility
Construction Corp., Ft. Pierce, Florida
D.S. Eakins

Designed: FOM
Drawn: DLR EOM
Approved: GGG/EOM/MTH
Date: 11/30/18
Job no. 17-1207
Revisions: 4/30/19
5/31/19

Seal

LC 0000177

Sheet Title:
Landscape Specifications & Details

Scale: N.T.S.

Sheet No.
LP-3

17-1207

FILE: N:\FT. PIERCE INDUSTRIAL - EAKIN - 17-1207\DRAWINGS\CURRENT\17-1207 LANDSCAPE BASEDWG
PLOTTED: 5/30/19 AT 5:23PM BY: DYLAN
XREFS: ECS1206 TASK 4B REV CLIENT COPY.DWG 1806 BASEDWG 17-1207 DESIGN BASEDWG

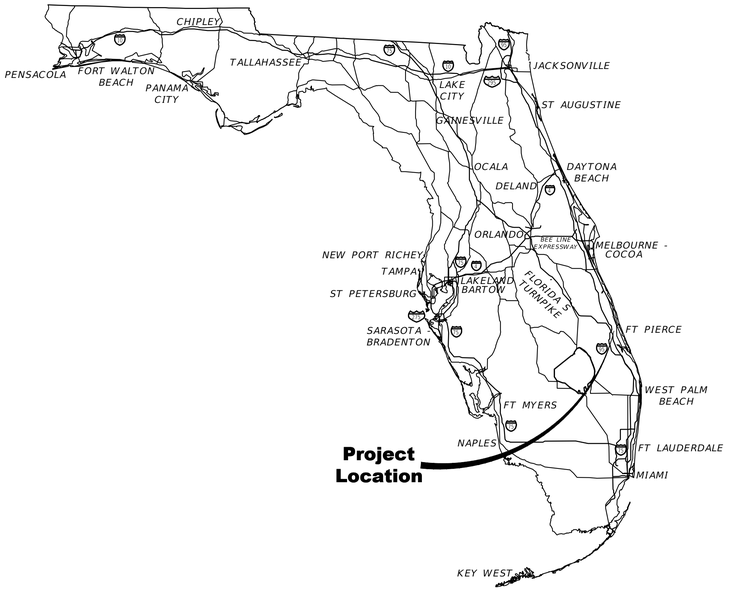
DATE: 5/31/2019 10:21:23 AM
THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

PROPOSED FACILITY FOR

D.S. EAKINS CONSTRUCTION CORPORATION

D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY

SELVITZ ROAD, FORT PIERCE
IN
ST. LUCIE COUNTY, FLORIDA



LOCATION SKETCH
not to scale

VICINITY MAP
SECTION 29, TOWNSHIP 35S, RANGE 40E
NOT TO SCALE

INDEX OF SHEETS	
Sheet Number	Sheet Title
C1.1	COVER SHEET
C2.1	EROSION CONTROL & DEMOLITION PLAN
C3.1	MASTER DRAINAGE PLAN
C4.1	SELVITZ ROAD EXISTING TURN LANE
C4.2	PAVING GRADING & DRAINAGE PLAN
C4.3	PAVING GRADING & DRAINAGE PLAN
C4.4	PAVING GRADING & DRAINAGE PLAN
C5.1	POTABLE WATER & SANITARY SEWER PLAN
C5.2	POTABLE WATER & SANITARY SEWER PLAN
C5.3	POTABLE WATER & SANITARY SEWER PLAN
C6.1	SECTIONS
C7.1	PAVING GRADING & DRAINAGE DETAILS
C8.1	WATER & WASTEWATER DETAILS

PROJECT INFORMATION

DEVELOPER: DS Eakins Construction
1481 Kinetic Rd, West Palm Beach,
FL 33403
Tel. (561) 842-0001

SURVEY PREPARED BY: MAXWELL GEOSPATIAL, INC.
565 39th Court SW
Vero Beach, Fl 32968
Tel. (772) 925-1060
Date 02/12/2019

PLANNER: Gentile Glas Holloway O'Mahoney & Associates
1907 Commerce Lane, Suite 101
Jupiter, Florida 33458
Tel. (561) 575-9557

AERIAL : Bing: 2018

PROJECT ADDRESS : 3798 Selvitz Road, Fort
Pierce, FL 34981

NOTES:

1. ELEVATIONS SHOWN HEREON ARE SHOWN IN FEET AND DECIMAL PARTS THERE OF AND ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

Always call 811 two full business days before you dig

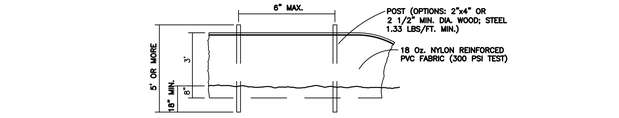
Sunshine811.com

JTR Jonathan T. Ricketts, Inc. Consulting Engineers • Construction Managers
3450 Northlake Boulevard - Suite 200
Palm Beach Gardens, Florida 33403
Phone: (561) 630-6700
Toll - Free: (877) 630-6777
Fax: (561) 625-2770
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761

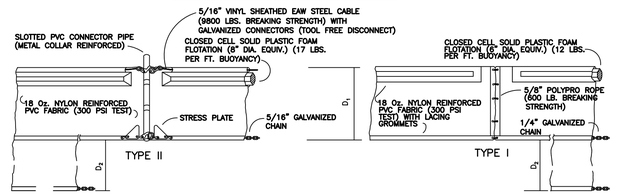
SEAL
05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C1.1-COVER.dwg Friday, May 31, 2019 10:19:58 AM

NOTE: PLANS MAY BE PRINTED IN DIFFERENT PAGE SIZES - ALWAYS CONFIRM SCALE USING SCALE BAR.

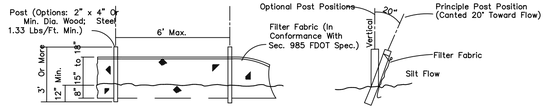


STAKED TURBIDITY BARRIER



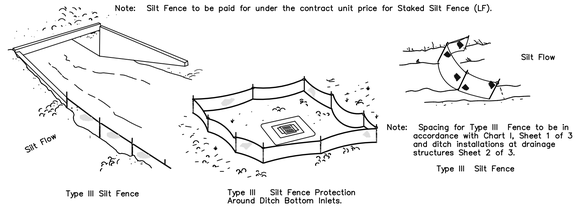
D_1 = 5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS)
D_2 = 5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5')
CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET. TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

NOTICE: COMPONENTS OF TYPES I AND 11 MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.



ELEVATION SECTION

Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

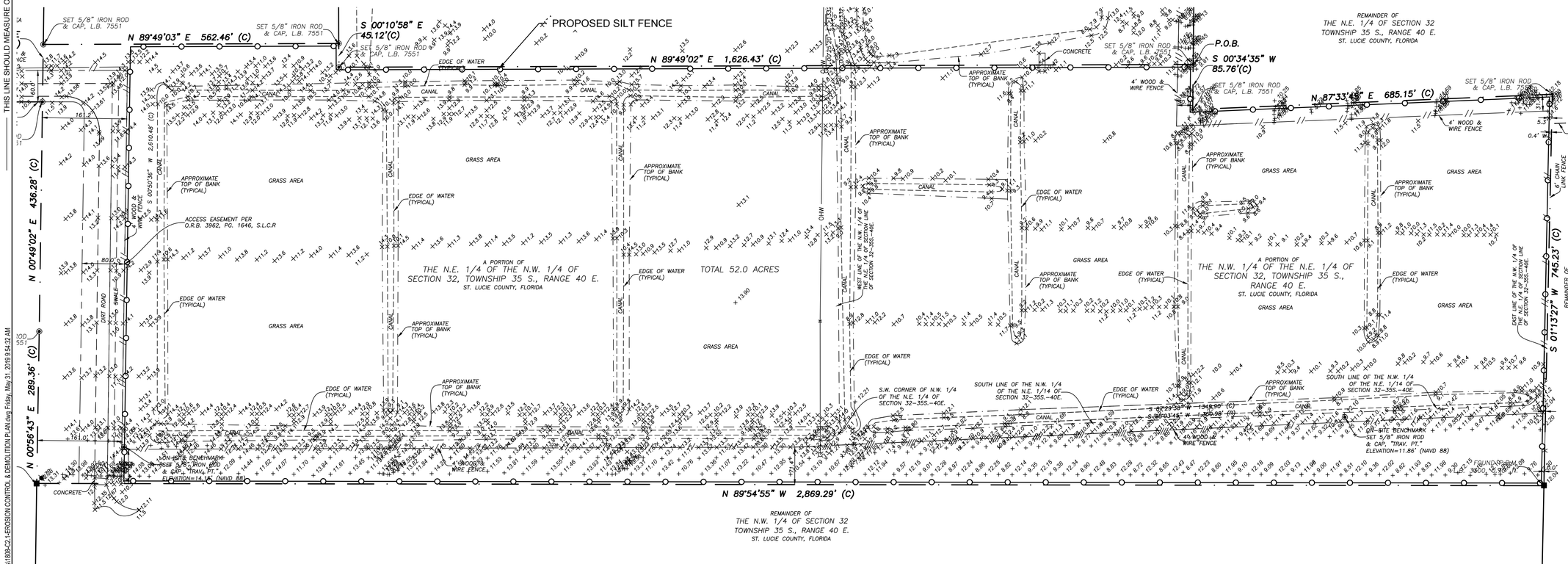


Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

(FDOT INDEX NO. 102, SHT. 3)

NOTES

1) PIPES SHOWN TO BE REMOVED WITHIN THE INTERIOR OF THE SILT FENCE AREA ARE TYPICAL - CONTRACTOR TO REMOVE ALL INTERIOR PIPES.
2) ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3) AREAS WITHIN SILT FENCE SHALL BE CLEARED.
4) DISTURBED AREAS SHALL BE SODDED AFTER GRADING IS COMPLETE.
5) CLEARED AREAS NOT GRADED WITHIN 10 DAYS SHALL BE SEEDED TO ESTABLISH TEMPORARY STABILIZATION.
6) PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENTS PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
7) AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THE AUTHORIZATION SHALL BE POSTED ON THE SITE, IN THE PERMIT BOX, ITS LOCATION SHOWN ON THIS PAGE.
8) NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL BARRICADES HAS BEEN OBTAINED.
9) ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY THE PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES.
10) PRIOR TO SCHEDULING A FINAL ENVIRONMENTAL INSPECTION FOR THE INFRASTRUCTURE, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.



LEGEND

PROPERTY LINE / ROW LINE
SILT FENCE
EXISTING FENCE
EXISTING EDGE OF WATER
EXISTING APPROX. TOP OF BANK
EXISTING EASEMENTS
EXISTING OVERHEAD UTILITIES
EXISTING GRADES
PROPOSED GRADES
PROPOSED FORCE MAIN
PROPOSED WATER SERVICE
PROPOSED LANDSCAPE BUFFER
PROPOSED FENCE

0 100' 200' 300'
SCALE IN FEET

REV. No.	DATE	DESCRIPTION

SEAL
05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

3450 Northlake Boulevard - Suite 200
Palm Beach Gardens, Florida 33403
Phone: (561) 630-8700
Toll Free: (877) 630-8777
Fax: (561) 625-2770
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761
JTR Jonathan T. Rickett, Inc. Consulting Engineers • Construction Managers

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE

LAT 27°23'35.64"N
LON 80°21'32.61"W
ST. LUCIE COUNTY, FLORIDA

EROSION CONTROL & DEMOLITION PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET: C2.1

DATE: 5/31/2019 10:21:32 AM
THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.
FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C2.1-EROSION CONTROL & DEMOLITION PLAN.dwg Friday, May 31, 2019 9:54:32 AM

DATE: 5/31/2019 10:21:40 AM

THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

SOUTH CENTRAL FLORIDA EXPRESS

FLORIDA AUDUBONS SOCIETY

SOUTH FLORIDA WATER MANAGEMENT DIST

TEN MILE CREEK

BHT OF FLORIDA

DICKERSON ASPHALT

ISOLA BELLA DR

RIVER OAKS

GEORGE L SOUTHWORTH (TR)

BHT OF FLORIDA

20.0' EXISTING DRAINAGE EASEMENT (O.R. 1878, PG. 315,316)

WASTE MANAGEMEN INC OF FLORIDA

SHEET C4.1

CREEKSIDE DR

ADVANCED MACHINE AND TOOL

SHEET C4.4

LAKE 4.28 A.C.

EXISTING 60' DRAINAGE CANAL

RETENTION / DETENION SWALE

SHEET C4.2

EAKINS

SHEET C4.3

DRAINAGE PIPE AND STRUCTURE (TYP.)

BANDY BLVD

BOBBY JOHNSON

RETENTION / DETENION SWALE

EXISTING DITCH AND DRAINAGE FLOW

SELVITZ RD

S 25TH STREET

FORT PIERCE CENTRAL HIGH

BOBBY JOHNSON

PRECAST SPECIALITIES LLC

PROPERITY DR

NSLRWCD

0 100' 200' 300'

SCALE IN FEET

REV. No.	DATE	DESCRIPTION

FILE: R:\Projects\1808 Eakins\CADD\Plans\1808-C3.1-MASTER DRAINAGE PLAN.dwg, Thursday, May 30, 2019 6:39:39 PM

SEAL

05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

3450 Northlake Boulevard - Suite 200
Palm Beach Gardens, Florida 33403
Phone: (561) 630-8700
Toll Free: (877) 630-8777
Fax: (561) 625-2770
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761

JTR Jonathan T. Rickets, Inc. Consulting Engineers • Construction Managers

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE

LAT 27°23'35.64"N
LON 80°21'32.61"W

ST. LUCIE COUNTY, FLORIDA

MASTER DRAINAGE PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C3.1

DATE: 5/31/2019 10:21:52 AM

THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

PRESTIGE CORP HQ–FORT PIERCE
PARCEL ID.: 2432–222–0002–000–9
(O.R.B. 1904/803, S.L.C.R.)

PRESTIGE MOBILE CONCRETE
PARCEL ID.: 2431–505–0007–000–9
LOT 7

FORT PIERCE BUSINESS PARK
(P.B. 27/6, S.L.C.R.)

PRIME REALTY CAPITAL LLC
PARCEL ID.: 2432–222–0003–000–6
(O.R.B. 3316/701, S.L.C.R.)

STEWART AND STEVENSON FDDALLC
PARCEL ID.: 2431–505–0006–000–2
LOT 6

EAST LINE OF SECTION 31
WEST LINE OF SECTION 32

200.2'

CONCRETE WALK

CONCRETE WALK

WASTE MANAGEMENT INC.
OF FLORIDA
PARCEL ID.: 2432–222
–0004–000–3
PARCEL I
(O.R.B. 3432/1908, S.L.C.R.)

WASTE MANAGEMENT INC.
OF FLORIDA
PARCEL ID.: 2432–222–
0004–000–3
PARCEL I
(O.R.B. 3432/1908, S.L.C.R.)

WASTE MANAGEMENT INC.
OF FLORIDA
PARCEL ID.: 2432–222–0004–000–3
PARCEL II
(O.R.B. 3432/1908, S.L.C.R.)

CARGILL JUICE N AMERICA INC.
PARCEL ID.: 2432–221–0002–000–6
(O.R.B. 2116/2200, S.L.C.R.)

R30.0'

SELVITZ ROAD

24.0'

EXISTING PRIVATE ROAD

R30.0'

176.8'

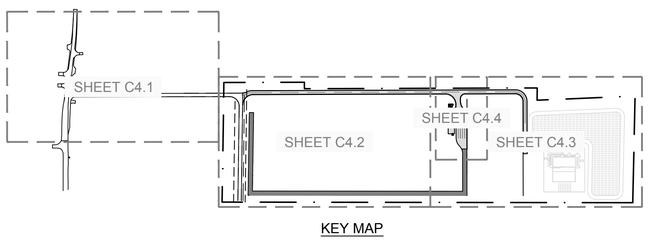
FIREHOUSE YOUTH CENTER INC
PARCEL ID.: 2431–505–0005–000–5
LOT 5

ADVANCED MACHINE AND TOOL INC.
PARCEL ID.: 2432–223–0002–000–2
(O.R.B. 1367/2517, S.L.C.R.)

ADVANCED MACHINE AND TOOL INC.
PARCEL ID.: 2432–223–0002–000–2
(O.R.B. 1367/2517, S.L.C.R.)

DON L COPELAND (TR);
ANN G COPELAND (TR)
PARCEL ID.: 2431–505–0004–000–8
LOT 4

JOON S MOON
PARCEL ID.: 2432–223–0003–000–9
(O.R.B. 420/1093, S.L.C.R.)



KEY MAP

SEC. 31 & 32 - TWP. 35 S - RGE. 40 E
LOCATION MAP
N.T.S.

NOTES:

1.THIS TURN LANE IMPROVEMENT PLAN WAS DESIGNED BY CIVIL DESIGN, INC. 1400 CENTREPARK BLVD, SUITE 905 WEST PALM BEACH, FL 33401, T: 561.659.5760. CONSTRUCTION OF THE TURN HAS BEEN COMPLETED

MATCH LINE - See Sheet C4.2

0 50' 100' 150'
SCALE IN FEET

REV. No.	DATE	DESCRIPTION

SEAL

05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

3450 Northlake Boulevard - Suite 200
Palm Beach Gardens, Florida 33403
Phone: (561) 630-8700
Toll Free: (877) 630-8777
Fax: (561) 625-2770
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761

JTR Jonathan T. Ricketts, Inc. Consulting Engineers • Construction Managers

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE
ST. LUCIE COUNTY, FLORIDA
LAT 27°23'35.64"N
LON 80°21'32.61"W

SELVITZ ROAD EXISTING TURN LANE

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C4.1

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C4.1-PAVING GRADING & DRAINAGE PLAN.dwg, Friday, May 31, 2019 9:50:40 AM

DATE: 5/31/2019 10:22:18 AM

THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

SECTION (R1-R1)

2' BERM TOP WIDTH

10' LANDSCAPE BUFFER

SECTION (R2-R2)

26' ROAD SECTION

10' LANDSCAPE BUFFER

SECTION (R1-R1)

CONSTRUCT 65 LF - 18" HDPE

36' WIDTH SWALE

SECTION (R2-R2)

PROPOSED SWALE @ INV. = 9.0

ASPHALT ACCESS ROAD

SILT FENCE (TYP.)

CRUSHED CONCRETE ACCESS ROAD

30' WIDTH INTERNAL ACCESSWAY

SECTION (R4-R4)

SECTION (R4-R4)

10' LANDSCAPE BUFFER

10'

2' WIDTH BERM

EXISTING ASPHALT DRIVE

PROCESSING AREA

161' TO PROPERTY LINE

EXIST. 81' ACCESS EASEMENT

30' WIDTH INTERNAL ACCESSWAY

SECTION (R3-R3)

36' WIDTH SWALE

PROPOSED SWALE @ INV. = 9.0

2' WIDTH BERM

10' LANDSCAPE BUFFER

SECTION (R3-R3)

MATCH LINE - See Sheet C4.1

MATCH LINE - See Sheet C4.3

LEGEND

- PROPERTY LINE / ROW LINE
- SILT FENCE
- EXISTING FENCE
- EXISTING EDGE OF WATER
- EXISTING APPROX. TOP OF BANK
- EXISTING EASEMENTS
- EXISTING OVERHEAD UTILITIES
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED FORCE MAIN
- PROPOSED WATER SERVICE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED FENCE

0 50' 100' 150'

SCALE IN FEET

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C4.2-PAVING GRADING & DRAINAGE PLAN.dwg Thursday, May 30, 2019 6:39:35 PM

SEAL

05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

3450 Northlake Boulevard - Suite 200
Palm Beach Gardens, Florida 33403
Phone: (561) 630-8700
Toll Free: (877) 627-6777
Fax: (561) 625-2770
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761

JTR Jonathan T. Ricketts, Inc. Consulting Engineers • Construction Managers

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE

LAT 27°23'35.64"N
LON 80°21'32.61"W

ST. LUCIE COUNTY, FLORIDA

PAVING GRADING & DRAINAGE PLAN

REV. No.	DATE	DESCRIPTION

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C4.2

DATE: 5/31/2019 10:22:43 AM

THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

MATCH LINE - See Sheet C4.2

PROPERTY LINE

26' PAVED ROAD

12.44 | 12.72 | 12.44

13.75

LANDSCAPE BUFFER

41' TO TOP OF BERM

SECTION (L2-L2)

2' BERM TOP WIDTH

27'

36' WIDTH SWALE

30' X 60' MODULAR OFFICE

CONSTRUCT 140 LF - 18" HDPE

SHEET C4.4

DUMPSTER

TICKET OFFICE

DS-3

10' L.M.A (TYP.)

CONSTRUCT 115 LF - 18" HDPE

13.70

13.50

EQUIPMENT STORAGE AREA 6.06 A.C.

PHASE 2 CORPORATE USE (FUTURE OFFICE) 4.3 ± A.C.

30' WIDTH INTERNAL ACCESSWAY

EXISTING DRAINAGE DITCH & OUTFALL

CONSTRUCT 138 LF - 24" HDPE

CS-1

LAKE 4.28 A.C.

SECTION (L1-L1)

32' TO TOP OF BERM

27

36' WIDTH SWALE / DETENTION @ INV. = 9.0

CONSTRUCT 84 LF - 18" HDPE

28' LAKE EMBANKMENT

10' L.M.E

DS-2

10' LANDSCAPE BUFFER

LEGEND

- PROPERTY LINE / ROW LINE
- SILT FENCE
- EXISTING FENCE
- EXISTING EDGE OF WATER
- EXISTING APPROX. TOP OF BANK
- EXISTING EASEMENTS
- EXISTING OVERHEAD UTILITIES
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED FORCE MAIN
- PROPOSED WATER SERVICE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED FENCE

0 50' 100' 150'

SCALE IN FEET

REV. No.	DATE	DESCRIPTION

SEAL

05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

3450 Northlake Boulevard - Suite 200
Palm Beach Gardens, Florida 33403
Phone: (561) 630-8700
Toll Free: (877) 630-8777
Fax: (561) 625-2770
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761

JTR Jonathan T. Rickets, Inc.
Consulting Engineers • Construction Managers

LAT 27°23'35.64"N
LON 80°21'32.61"W

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

PAVING GRADING & DRAINAGE PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C4.3

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C4.3-PAVING GRADING & DRAINAGE PLAN.dwg, Friday, May 31, 2019 9:23:21 AM

DATE: 5/31/2019 10:23:08 AM

THIS LINE - See Sheet C4.3 - THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

MATCH LINE - See Sheet C4.3

MATCH LINE - See Sheet C4.3

DUMPSTER

30' X 60' MODULAR OFFICE

TICKET OFFICE

CONSTRUCT 2" WATER SERVICE

PRIVATE SANITARY SEWER LIFT STATION

CONSTRUCT 140 LF - 18" HDPE

36' WIDTH SWALE

26' PAVED ROAD

20'

18'

10'

26'

12'

5'

R5'

R15'

R75'

R35'

15'

OHW

FM

WS

12.44

13.50

12.72

LEGEND

- PROPERTY LINE / ROW LINE
- SILT FENCE
- EXISTING FENCE
- EXISTING EDGE OF WATER
- EXISTING APPROX. TOP OF BANK
- EXISTING EASEMENTS
- EXISTING OVERHEAD UTILITIES
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED FORCE MAIN
- PROPOSED WATER SERVICE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED FENCE

0 20' 40' 60'

SCALE IN FEET

REV. No.	DATE	DESCRIPTION

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C4.4-PAVING GRADING & DRAINAGE PLAN.dwg, Thursday, May 30, 2019 6:39:31 PM

SEAL

05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

3450 Northlake Boulevard - Suite 200
Palm Beach Gardens, Florida 33403
Phone: (561) 630-8700
Toll Free: (877) 630-8777
Fax: (561) 625-2770
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761

Jonathan T. Ricketts, Inc.
Consulting Engineers • Construction Managers

LAT. 27°23'35.64"N
LON 80°21'32.61"W

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

PAVING GRADING & DRAINAGE PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C4.4

DATE: 5/31/2019 10:23:31 AM

THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C5.1-POTABLE WATER & SANITARY SEWER PLAN.dwg Thursday, May 30, 2019 6:39:28 PM

PROPOSED 8" PVC WATER MAIN (BY OTHERS)

PROPOSED 4" PVC FORCE MAIN (BY OTHERS)

CONSTRUCT 2" WATER SERVICE

CONSTRUCT 2" PVC FORCE MAIN

CONSTRUCT 2" METER & BACKFLOW DEVICE

CONSTRUCT 2" PVC FORCE MAIN

PROCESSING AREA

MATCH LINE - See Sheet C5.2

LEGEND

- PROPERTY LINE / ROW LINE
- SILT FENCE
- EXISTING FENCE
- EXISTING EDGE OF WATER
- EXISTING APPROX. TOP OF BANK
- EXISTING EASEMENTS
- EXISTING OVERHEAD UTILITIES
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED FORCE MAIN
- PROPOSED WATER SERVICE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED FENCE

0 50' 100' 150'

SCALE IN FEET

REV. No.	DATE	DESCRIPTION

SEAL

05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

3450 Northlake Boulevard - Suite 200
Palm Beach Gardens, Florida 33403
Phone: (561) 630-8700
Toll Free: (877) 630-8777
Fax: (561) 625-2770
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761

Jonathan T. Ricketts, Inc.
Consulting Engineers • Construction Managers

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE

LAT 27°23'35.64"N
LON 80°21'32.61"W
ST. LUCIE COUNTY, FLORIDA

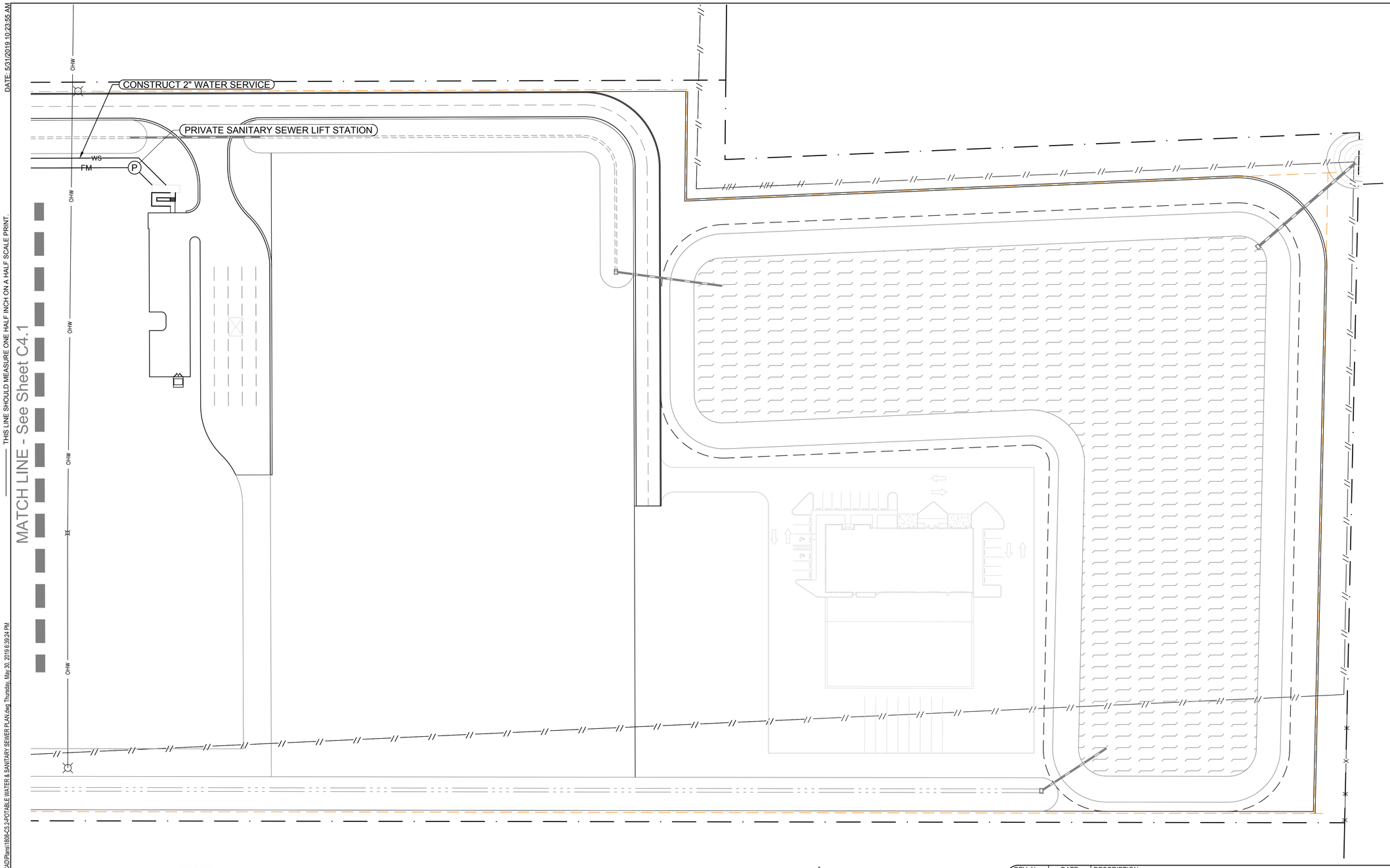
POTABLE WATER & SANITARY SEWER PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C5.1

DATE: 5/31/2019 10:23:55 AM

THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C5.2-POTABLE WATER & SANITARY SEWER PLAN.dwg, Thursday, May 30, 2019 6:39:24 PM



LEGEND

- PROPERTY LINE / ROW LINE
- SILT FENCE
- EXISTING FENCE
- EXISTING EDGE OF WATER
- EXISTING APPROX. TOP OF BANK
- EXISTING EASEMENTS
- EXISTING OVERHEAD UTILITIES
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED FORCE MAIN
- PROPOSED WATER SERVICE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED FENCE

0 50' 100' 150'
SCALE IN FEET

REV. No.	DATE	DESCRIPTION

SEAL

05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

3450 Northlake Boulevard - Suite 200
Palm Beach Gardens, Florida 33403
Phone: (561) 630-8700
Toll Free: (877) 630-8777
Fax: (561) 625-2770
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE
ST. LUCIE COUNTY, FLORIDA
LAT 27°23'35.64"N
LON 80°21'32.61"W

POTABLE WATER & SANITARY SEWER PLAN

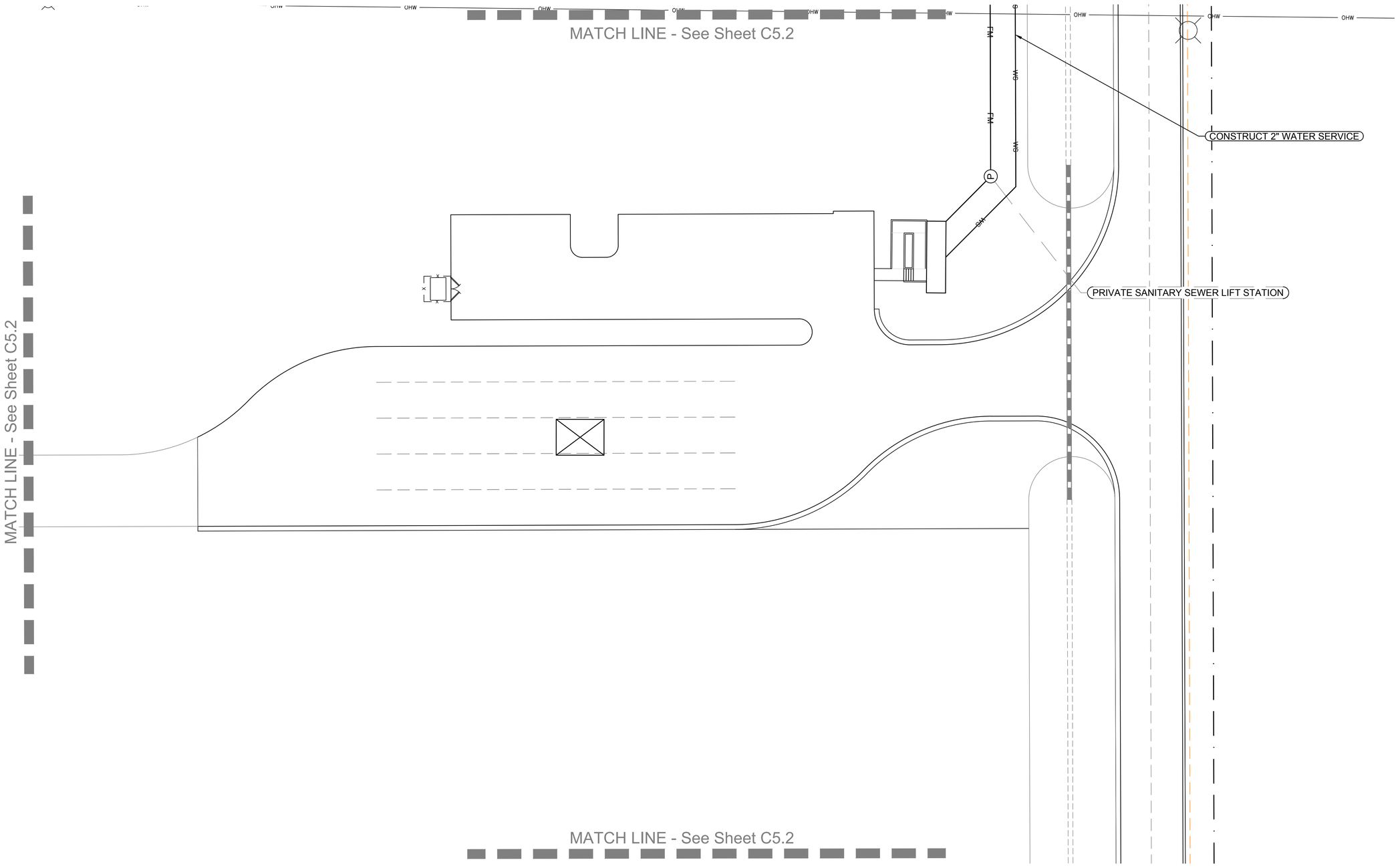
PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C5.2

DATE: 5/31/2019 10:24:23 AM

THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

MATCH LINE - See Sheet C5.2

MATCH LINE - See Sheet C5.2



MATCH LINE - See Sheet C5.2

LEGEND

- PROPERTY LINE / ROW LINE
- SILT FENCE
- EXISTING FENCE
- EXISTING EDGE OF WATER
- EXISTING APPROX. TOP OF BANK
- EXISTING EASEMENTS
- EXISTING OVERHEAD UTILITIES
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED FORCE MAIN
- PROPOSED WATER SERVICE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED FENCE

0 20' 40' 60'
SCALE IN FEET

REV. No.	DATE	DESCRIPTION

SEAL

05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

3450 Northlake Boulevard - Suite 200
Palm Beach Gardens, Florida 33403
Phone: (561) 630-8700
Toll Free: (877) 630-8777
Fax: (561) 625-2770
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761

JTR Jonathan T. Ricketts, Inc. Consulting Engineers • Construction Managers

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE
ST. LUCIE COUNTY, FLORIDA
LAT 27°23'35.64"N
LON 80°21'32.61"W

POTABLE WATER & SANITARY SEWER PLAN

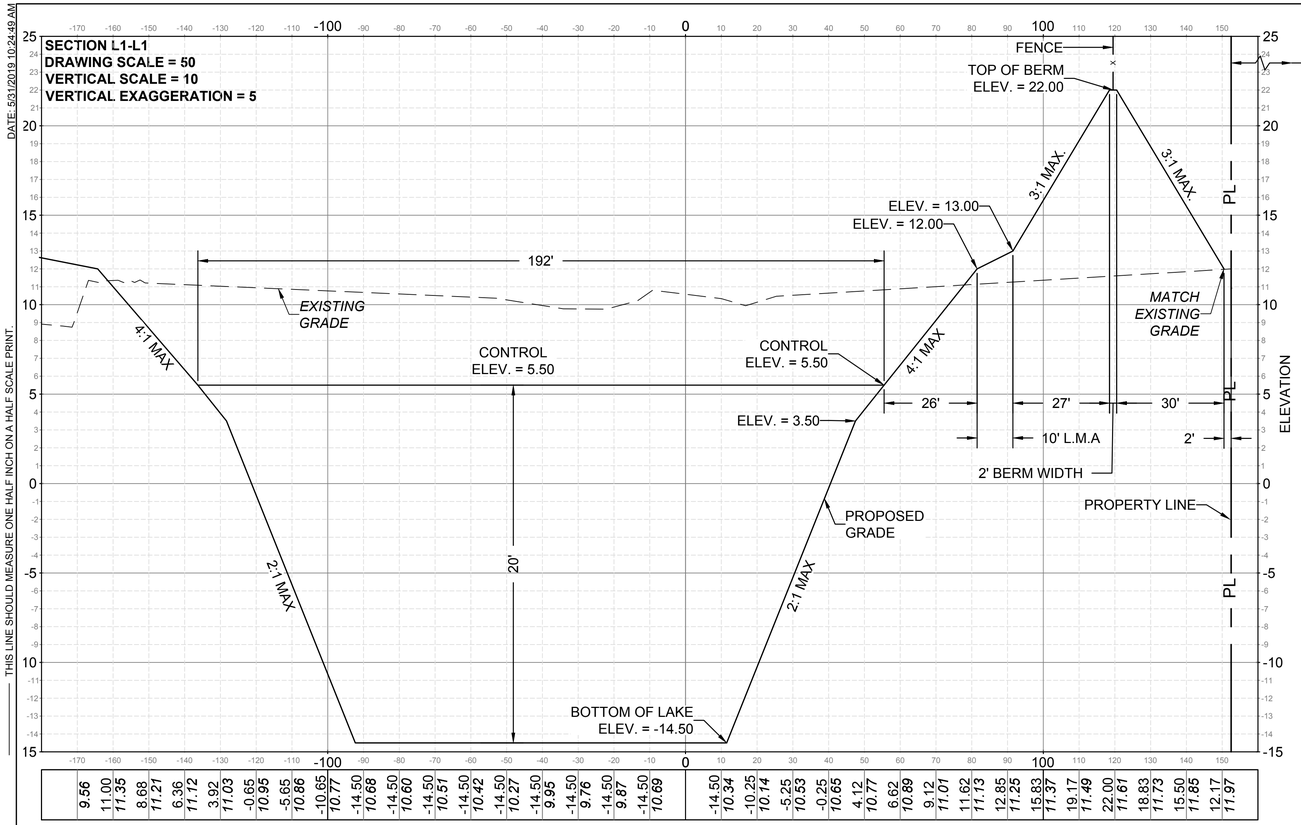
PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C5.3

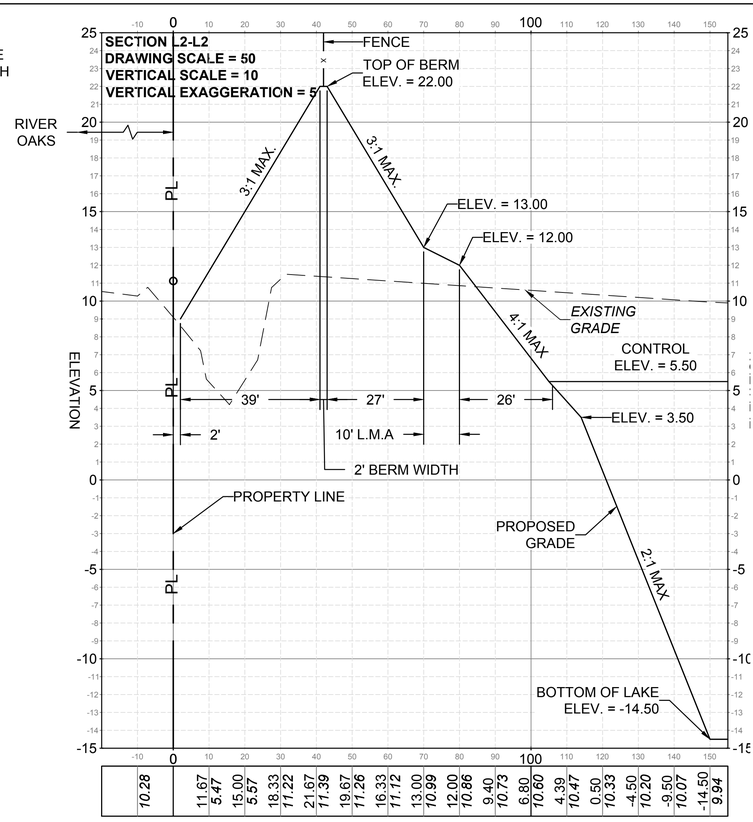
FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C5.3-POTABLE WATER & SANITARY SEWER PLAN.dwg, Thursday, May 30, 2019 6:39:23 PM

DATE: 5/31/2019 10:24:49 AM

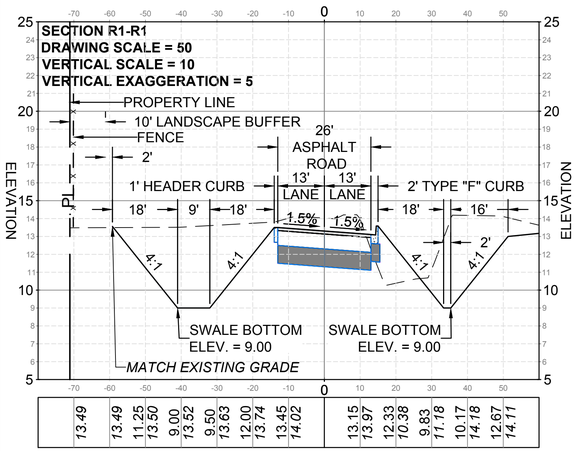
THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C6.1-SECTIONS.dwg Thursday, May 30, 2019 6:39:20 PM

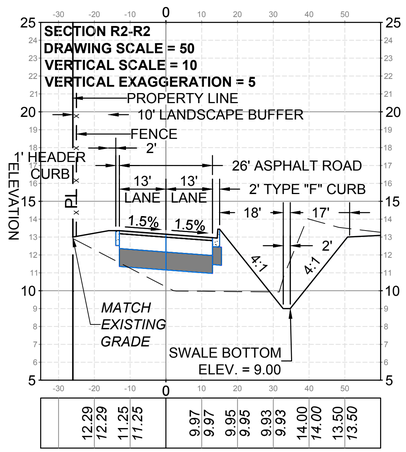




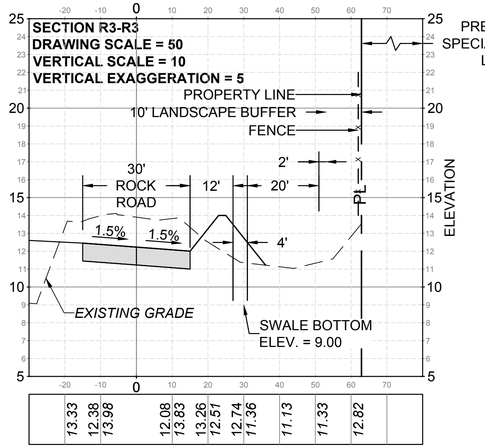
STATION 1+64.58



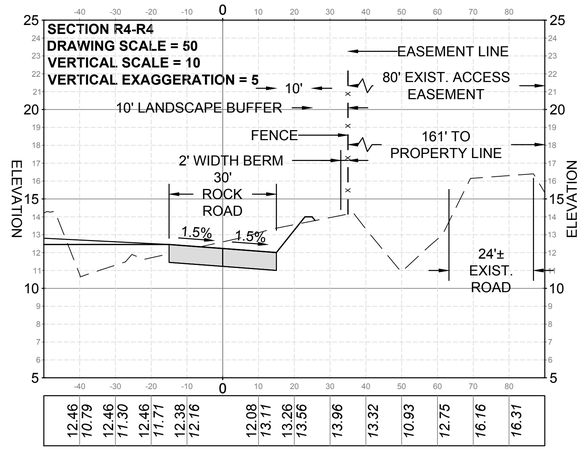
STATION 5+74.62



STATION 10+30.00



STATION 1+90.03



REV. No.	DATE	DESCRIPTION

SEAL

05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

3450 Northlake Boulevard - Suite 200
Palm Beach Gardens, Florida 33403
Phone: (561) 630-8700
Toll Free: (877) 630-8777
Fax: (561) 625-2770
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761

JTR
Jonathan T. Ricketts, Inc.
Consulting Engineers • Construction Managers

LAT 27°23'35.64"N
LON 80°21'32.61"W

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

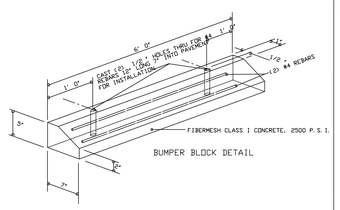
SECTIONS

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C6.1

DATE: 5/31/2019 10:24:58 AM

THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C7.1-PAVING GRADING & DRAINAGE DETAILS.dwg Thursday, May 30, 2019 6:44:52 PM



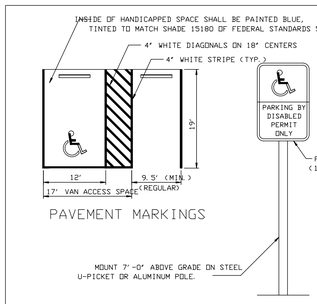
BUMPER BLOCK DETAIL

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

BUMPER BLOCK DETAIL

REVISIONS
SHEET No.
PL1

SCALE: N.T.S. | ISSUED AUGUST 1998



HANDICAPPED PARKING SIGN

NOTE:

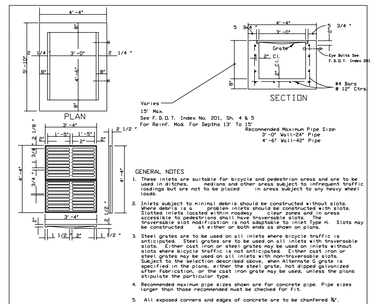
FOR PARKING REQUIREMENTS SEE FORT PIERCE CODE.

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

HANDICAPPED AND REGULAR PARKING DETAIL

REVISIONS
SHEET No.
PL2

SCALE: N.T.S. | ISSUED AUGUST 1998



GENERAL NOTES

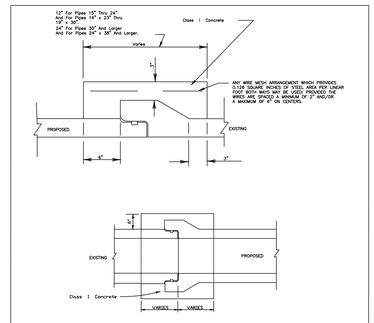
1. These inlets are suitable for bicycle and pedestrian areas and are to be used in sump conditions and where they will not be subjected to traffic loadings but are not to be placed in areas subject to any heavy wheel loads.
2. Inlets subject to minimal debris should be constructed without slots. Where debris is expected, problem inlets should be constructed with slots. Inlets located in sump conditions and in bicycle and pedestrian areas accessible to pedestrians shall have traversable slots. The traversable slot modification is not adaptable to inlet Type H. Slots may be constructed at either or both ends as shown on plans.
3. Steel grates are to be used on all inlets where bicycle traffic is expected. Inlets with slots may be used with either steel or cast iron grates. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all traversable slot inlets. Subject to the selection described above, when alternate G grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
4. Flange-type inlet tops shown are for concrete pipe. Pipe sizes larger than those shown are permitted but must be checked for fit.
5. All exposed corners and edges of concrete are to be chamfered ¾".
6. Pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans. Not required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
7. Traversable slots constructed in existing inlets shall be paid for as "Slots, Type H" and shall include the cost for slot openings, paving and any required replacement grates.
8. Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Sodding SY.
9. For supplementary details see F.D.O.T. Specifications Index No. 201.

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE "E" INLET

REVISIONS
SHEET No.
DRA 8

SCALE: N.T.S. | ISSUED AUGUST 1998



(All Pipe Sizes)

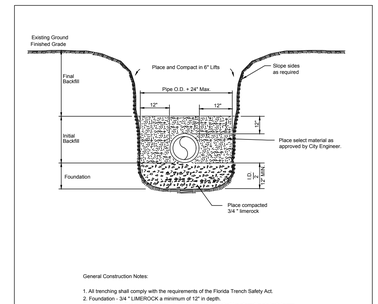
BELL AND SPIGOT

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

BELL AND SPIGOT JOINT DETAIL

REVISIONS
SHEET No.
DRA 1

SCALE: N.T.S. | ISSUED AUGUST 1998



General Construction Notes:

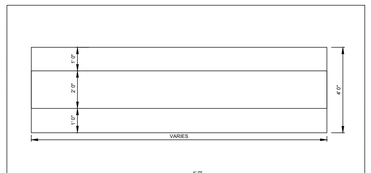
1. All trenching shall comply with the requirements of the Florida Trench Safety Act.
2. Foundation - 3/4 " LIMEROCK a minimum of 12" in depth
3. Initial backfill - The material placed to 12" above the pipe shall be placed in six inch layers and compacted with mechanical tampers to at least 95% maximum density as determined by AASHTO T-99.
4. Final Backfill - To be placed in layers not to exceed one foot in thickness and compacted with appropriate equipment to at least 95% maximum density as determined by AASHTO T-99

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TRENCH DETAIL

REVISIONS
SHEET No.
DRA 4

SCALE: N.T.S. | ISSUED AUGUST 1998



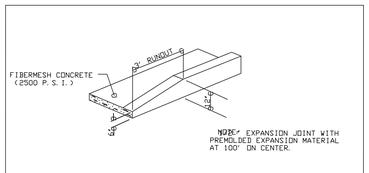
NOTE: CONCRETE SHALL BE 4" MIN. THICKNESS, 2500 PSI, WITH FIBERMESH REINFORCING. LENGTH OF FLUME TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPICAL FLUME DETAIL

REVISIONS
SHEET No.
DRA 21

SCALE: N.T.S. | ISSUED AUGUST 1998



At P.C. & P.T. of curves and at junction of existing and new sidewalks.

5' Bcenter to center on new sidewalks and 10' center to center on new curb and gutter

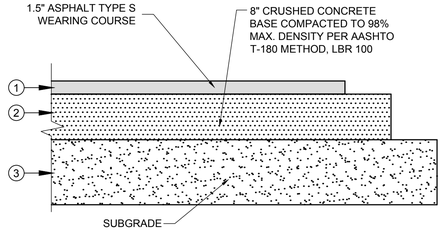
Where new sidewalk abuts concrete curbs, driveway and similar structures.

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TERMINAL CURB DETAIL WITH JOINT DETAILS

REVISIONS
SHEET No.
CG4

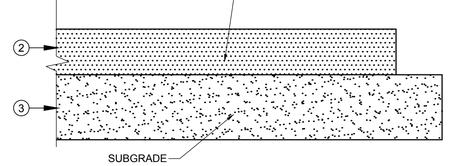
SCALE: N.T.S. | ISSUED AUGUST 1998



PROPOSED MEDIUM DUTY ASPHALT PAVEMENT SECTION 26' ACCESS ROAD

N.T.S

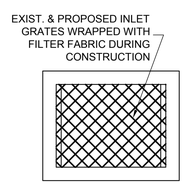
DRIVEWAY PAVEMENT SECTION				
	LAYER	MATERIAL 1	LBR/ FBV	MATERIAL THICKNESS
1	SURFACE	TYPE S	N/A	1.5"
2	BASE	CRUSHED CONCRETE	LBR=100	8"
3	SUBGRADE	COMPACTED	T-180	12"



PROPOSED SECTION FOR MATERIAL PROCESSING & STORAGE

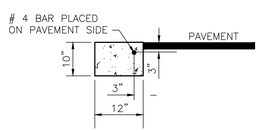
N.T.S

PAVEMENT SECTION				
	LAYER	MATERIAL 1	LBR/ FBV	MATERIAL THICKNESS
2	BASE	CRUSHED CONCRETE	LBR=100	10"
3	SUBGRADE	COMPACTED	T-180	12"



INLET PROTECTION

N.T.S.



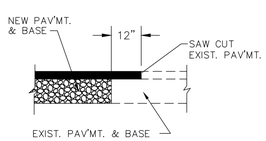
SECTION VIEW

NOTES:

1. Saw cut contraction joints on 10' centers max. within 48 hours after pouring curb.
2. All materials and construction shall be in accordance with FDOT Specifications Section 520 and FDOT Roadway & Traffic Design Standards index number 300.

FLUSH HEADER CURB

NTS



SAW CUT DETAIL

N.T.S.

REV. No.	DATE	DESCRIPTION

SEAL

05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

3450 Northlake Boulevard - Suite 200
Palm Beach Gardens, Florida 33403
Phone: (561) 630-8700
Toll Free: (877) 627-6777
Fax: (561) 625-2770
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761

JTR
Jonathan T. Rickets, Inc.
Consulting Engineers • Construction Managers

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE

LAT 27°23'35.64"N
LON 80°21'32.61"W
ST. LUCIE COUNTY, FLORIDA

PAVING GRADING & DRAINAGE DETAILS

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C7.1

DATE: 5/31/2019 10:25:06 AM
THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.
FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C2-1-WATER & WASTEWATER DETAILS.dwg Thursday, May 30, 2019 6:44:59 PM

NOTES:

1) THE CONTR-CTOR SH-LL COMPLY WITH REQUIREMENTS OF THE FLORID- TRENCH SI-FETY -CT.
2) INITI-L B-CKFILL SH-LL BE H-ND PL-CED TO 12" -BOVE THE PIPE. B-CKFILL SH-LL BE MECH-NIC-LLY T-MPED TO - MINIMUM OF 100% OF M-X. DENSITY -S DETERMINED BY -SHTO METHOD T-99.

TYPIC-L TRENCH DET-IL
N.T.S.

TYPICAL TRENCH DETAILS	M-1
03-08 NOTES / REVISIONS / BY / APD	W-TER/W-STEW-TER ENGINEERING
COMPUTER FILE # ARC_M1-A3_2000SQ.DWG	FT. PIERCE UTILITIES -UTHORITY
SCALE: N.T.S. DATE: 2019	SHEET 1 OF 1

B-CKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERT-IN SOIL CONDITIONS - FOUND-TION M-Y BE REQUIRED.
2) BEDDING IS REQUIRED PRIM-RILY TO BRING THE TRENCH BOTTOM UP TO GR-DE. BEDDING M-TER-LS SH-LL PROVIDE - UNIFORM -ND -SEDI-TE LONGITUDIN-L SUPPORT UNDER THE PIPE.
3) H-UNCHING M-TER-L SH-LL BE H-ND PL-CED TO THE SPRINGLINE OF THE PIPE. M-TERI-L SH-LL BE CONSOLID-TED UNDER THE PIPE -ND H-ND T-MPED TO PROVIDE -DEQU-TE SIDE SUPPORT.
4) INITI-L B-CKFILL M-TERI-L SH-LL BE H-ND PL-CED TO 12" -BOVE THE TOP OF PIPE. THE SOIL SH-LL BE COMPF-CTED TO 100% M-X. DENSITY.(-SHTO T-99)
5) B-CKFILL SH-LL BE COMPF-CTED TO 100% OF M-X. DENSITY -S PER -SHTO T-99, TO - POINT 30" BELOW PROPOSED PROFILE GR-DE OR EXISTING GR-DE. THE FIN-L 30" OF B-CKFILL SH-LL BE COMPF-CTED TO 95% OF M-X. DENSITY -S PER -SHTO T-180.
6) DENSITY TEST SH-LL BE PERFORMED -T -RE-S DETERMINED BY THE UTILITIES ENGINEER OR PERMIT -GENCY H-VING JURISDICTION, -T THE CONTR-CTOR'S EXPENSE.
7) CONTR-CTOR TO COMPLY WITH -LL FEDER-L, ST-TE -ND LOC-L TRENCH S-FETY REGUL-TIONS.

BACKFILLING REQUIREMENTS	M-2
03-08 NOTES / REVISIONS / BY / APD	W-TER/W-STEW-TER ENGINEERING
COMPUTER FILE # ARC_M2-A3_2000SQ.DWG	FT. PIERCE UTILITIES -UTHORITY
SCALE: N.T.S. DATE: 2019	SHEET 1 OF 1

MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
03-08 MEGALUG / REVISIONS / BY / APD	W-TER/W-STEW-TER ENGINEERING
COMPUTER FILE # ARC_M3-A3_2000SQ.DWG	FT. PIERCE UTILITIES -UTHORITY
SCALE: N.T.S. DATE: 2019	SHEET 1 OF 1

NOTE:
PLE-SE REFER TO FORT PIERCE UTILITIES ST-ND-RD SEP-R-TION ST-TEMENT FOR W-TER / SEWER CONFLICTS.

UTILITY CROSSING DET-IL
N.T.S.

UTILITY CROSSING DETAIL	M-5
03-08 REVISION / BY / APD	W-TER/W-STEW-TER ENGINEERING
COMPUTER FILE # ARC_M5-A3_2000SQ.DWG	FT. PIERCE UTILITIES -UTHORITY
SCALE: N.T.S. DATE: 2019	SHEET 1 OF 1

NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL
N.T.S.

TYPICAL GATE VALVE & VALVE BOX SETAIL	M-6
03-08 RPM PLACEMENT / REVISIONS / BY / APD	WATER/WASTEWATER ENGINEERING
COMPUTER FILE # ARC_M6-A3_2000SQ.DWG	FT. PIERCE UTILITIES AUTHORITY
SCALE: N.T.S. DATE: 2019	SHEET 1 OF 1

SECTION ---

NOTES

1) C-SING INSUL-TORS SH-LL BE M-DE WITH SPECI-L RUNNER HEIGHTS SO -S NOT TO INTERFERE WITH PIPE JOINTS.
2) -LL C-RRIER PIPES MUST H-VE MECH-NIC-LLY RESTR-INED JOINTS.
3) INSUL-TOR SP-CING SH-LL BE -S REQUIRED BY THE M-NUF-CTURER, HOWEVER, NO LESS TH-N THREE (3) C-SING INSUL-TORS SH-LL BE INST-LLED PER LENGTH OF PIPE.
4) C-SING LENGTH SH-LL EXTEND - MINIMUM OF 8 FEET BEYOND THE EDGE OF P-VEMENT OR CURBING.

J-CK & BORE DET-IL
N.T.S.

JACK & BORE DETAIL	M-7
03-08 NOTES / REVISIONS / BY / APD	W-TER/W-STEW-TER ENGINEERING
COMPUTER FILE # ARC_M7-A3_2000SQ.DWG	FT. PIERCE UTILITIES -UTHORITY
SCALE: N.T.S. DATE: 2019	SHEET 1 OF 1

NOTES:

1. L-NDSC-PING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDIN-NCE. NO PL-NTS OR TREES WITHIN 18" -ROUND METER OR B-CKFLOW. NO SOLDER JOINTS.
2. -SSEMBLY TO BE 29" FROM FINISH GR-DE TO CENTERLINE OF THE FL-NGED 90° BEND.

W-TER METER/BACKFLOW PREVENTER -SSEMBLY
DOMESTIC SERVICE (COMMERCI-L)
(N.T.S.)

W-TER METER/B-CKFLOW PREVENTER -SSEMBLY DOMESTIC SERVICE (COMMERCI-L)	W-8
03-08 REVISION / BY / APD	W-TER/W-STEW-TER ENGINEERING
COMPUTER FILE # W-TER DET-A3_2000SQ.DWG	FT. PIERCE UTILITIES -UTHORITY
SCALE: N.T.S. DATE: 2019	SHEET 1 OF 1

NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

TRACE WIRE DETAIL	M-11
03-08 REVISION / BY / APD	WATER/WASTEWATER ENGINEERING
COMPUTER FILE # ARC_M11-A3_2000SQ.DWG	FT. PIERCE UTILITIES AUTHORITY
SCALE: N.T.S. DATE: 2019	SHEET 1 OF 1

M-TERI-L UPGR-DE NOTES

M-TERI-L UPGR-DES -RE REQUIRED FOR UTILITY INST-LL-TIONS TH-T -RE IN CLOSE PROXIMITY TO S-LT W-TER (FOR EX-MPLE, HUTCHINSON ISL-ND, INDI-N RIVER FLOOD PL-IN -ND -RE-S E-ST OF U.S. HIGHW-Y 1) -ND -S DIRECTED BY FPU- W-TER/W-STEW-TER ENGINEERING DEP-RTMENT.

1) PIPE – -LL DUCTILE IRON PIPE SH-LL BE EPOXY CO-TED (EXTERIOR)
2) FITTINGS – -LL DUCTILE IRON FITTINGS SH-LL BE EPOXY CO-TED (EXTERIOR). PVC FITTINGS C-N -LSO BE USED. HOWEVER, PVC FITTINGS MUST BE EXTRUDED OR FORMED FITTINGS MEETING -LL -WW- REQUIREMENTS. NO F-BRIC-TED FITTINGS WILL BE -LLOWED. -LL NUTS -ND BOLTS SH-LL BE 316SS ONLY.
3) RESTR-INTS – -LL MECH-NIC-L JOINT RESTR-INTS SH-LL BE EPOXY CO-TED. -LL H-RDW-RE (RODS, NUTS, BOLTS, W-SHERS) SH-LL BE 316SS ONLY.
4) FIRE HYDR-NTS – -LL NUTS -ND BOLTS SH-LL BE 316SS ONLY.
5) V-LVES – -LL V-LVES SH-LL BE EPOXY CO-TED. -LL NUTS -ND BOLTS SH-LL BE 316SS. V-LVE STEM -ND 2-INCH OPER-TING NUT SH-LL BE C-ST BRONZE.
6) H-RDW-RE – 316 SS, -4-70 -ND -4-80 -RE -CCEPT-BLE NONMEVL-TURES SEEN ON F-STENERS
7) -LL OTHER M-TERI-LS SH-LL BE PROVIDED WITH M-NUF-CTURER'S ST-ND-RD UPGR-DES FOR USE IN CORROSIVE ENVIRONMENTS.

MATERIAL UPGRADE NOTES	M-13
2019 REVISION / BY / APD	W-TER/W-STEW-TER ENGINEERING
COMPUTER FILE # ARC_M13-A3_2000SQ.DWG	FT. PIERCE UTILITIES -UTHORITY
SCALE: N.T.S. DATE: 2019	SHEET 1 OF 1

REV. No.	DATE	DESCRIPTION

SEAL

05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

3450 Northlake Boulevard - Suite 200
Palm Beach Gardens, Florida 33403
Phone: (561) 630-8700
Toll Free: (800) 226-6777
Fax: (561) 625-2770
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761

JTR
Jonathan T. Ricketts, Inc.
Consulting Engineers • Construction Managers

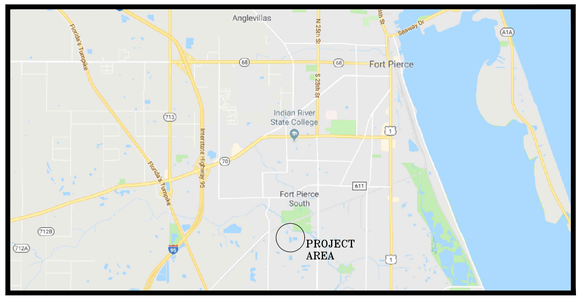
PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE

LAT 27°23'35.64"N
LON 80°21'32.61"W
ST. LUCIE COUNTY, FLORIDA

WATER & WASTEWATER DETAILS

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C8.1

VICINITY MAP



SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY OF:

A PORTION OF THE NORTHWEST ½ & THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST

(P.O.C.)
PURPORTED TO BE NW CORNER OF NE ¼ SECTION 32
FOUND 1" IRON PIPE
NO ID

N89°52'48"E 2617.17'

NORTHWEST CORNER OF SECTION 32
FOUND ½" IRC
ILLEGIBLE

FOUND 1" IRON PIPE

N89°40'23"E 77.77'

N85°15'54"E 689.14' (C)
N85°18'27"E 690.53' (D)

FOUND ½" IRC
LB 7551
1.2'W, 0.2'S

N85°15'54"E 2083.60'

NORTHEAST CORNER OF SECTION 32
FOUND N/D
LB 4286

BHT OF FLORIDA 4008 L.L.C.
(OR 4136, PG. 1437)
NOT A PART OF THIS PLAT

BHT OF FLORIDA 4008 L.L.C.
(OR 4131, PG. 1097)
NOT A PART OF THIS PLAT

RIVER OAKS
(PB. 54, PG. 31)
PREVIOUSLY PLATTED

FOUND ½" IRON ROD
0.3'E, 0.3'N

N00°47'37"E (D)
N00°46'06"E
110.02'

N89°49'03"E (D)
N89°47'32"E 562.46'

FOUND ½" IRON ROD
DESTROYED,
RESET LB 8158

S00°10'58"E (D)
S00°12'29"E
45.12'

FOUND ½" IRON ROD
0.3'E

N89°49'02"E 1626.43' (D)
N89°47'31"E 1625.60'

(P.O.B.)
SET ½" IRC
LB 8158

S00°34'35"W (D)
S00°33'01"W (C)
85.76'

FOUND 4"x4" CM (PRM)
LB 7264
4.8'E, 5.8'N

S87°54'16"W 1225.80' (D)
N87°32'11"E (C) 685.15'

S87°39'53"W (P)
N87°33'45"E (D)

FOUND ½" IRON ROD
"GCY"
1.0'E, 0.1'N

N89°50'34"E 1102.50' (D)

FOUND ½" IRC
LB 7551

(D)
r=90°00'00"
R=23.00'
L=36.52'

SITE CONTROL POINT (NW)
SET N/D
LB 8158
BENCHMARK
ELEV.=14.06'

FOUND 1" IRON PIPE
NO ID (HELD)

SITE CONTROL POINT (NE)
SET ½" IRC
LB 8158

FOUND 4"x4" CM (PRM)
LS 3333
4.5'E, 3.7'N

S00°33'01"W 683.05' (C)
S00°34'35"W 683.26' (D)

ORB. 1252 PG. 1370

N00°49'02"E (D)
N00°47'31"E 436.26'

730.92'(D)
787.62'(D)

80.0'

SET ½" IRC
LB 8158

SITE CONTROL POINT (SW)
FOUND ½" IRC
LB 7645
+14.4'

SITE CONTROL POINT (SE)
SET ½" IRC
LB 8158

N00°56'43"E (D) 14.0'
N00°55'12"E 289.36'

FOUND 4"x4" CONCRETE MONUMENT
LS 3300

S89°56'27"E 100.00'

P.O.B. ACCESS EASEMENT

S89°56'27"E 956.45'

PRM EXISTING FOUND 4"x4" CONCRETE MONUMENT
LS 3300

(BASIS OF BEARINGS)
N89°56'27"W 2869.36' (C)(P)
N89°54'55"W 2869.29' (D)

S01°07'49"W 745.21' (C)
S01°13'27"W 745.33' (D)

FOUND 4"x4" CONCRETE MONUMENT
LS 3300

ST. LUCIE COUNTY SCHOOL BOARD
(PB. 73, PG. 37)
NOT A PART OF THIS PLAT

PRECAST SPECIALTIES
(PB. 73, PG. 37)
PREVIOUSLY PLATTED

ACCESS EASEMENT PER ORB. 3962, PG. 1646 WIDTH VARIES

CENTERLINE OF DRAINAGE DITCH

CANAL

GRASS AREA

EDGE OF WATER (TYPICAL)

APPROXIMATE TOP OF BANK (TYPICAL)

POND

METAL BRIDGE

MISC. AG. BUILDINGS

CONCRETE SLAB

4' WOOD & WIRE FENCE

4' BARBED WIRE FENCE (TYP)

6' CONCRETE WALL

RETAINING AREA

CERTIFICATION

THIS MAP REPRESENTS AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. THIS MAP AND SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP AND SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE AS CODIFIED IN CHAPTER 472, FLORIDA STATUTES, AND IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

P. CHAD MAXWELL, FLORIDA REGISTRATION #7070
PROFESSIONAL SURVEYOR AND MAPPER

SIGNATURE DATE

NOTES

1. THE EXPECTED USE OF THIS SURVEY AND MAP IS COMMERCIAL.
2. THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. ANY REVISIONS MADE TO THIS DOCUMENT OR ASSOCIATED REPORTS WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED WILL VOID THE SEAL WHICH HAS BEEN PLACED HEREON.
4. NO ABSTRACT WAS MADE BY THE UNDERSIGNED TO VERIFY ACTUAL LEGAL OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER BURDENS ON THE SUBJECT PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT OR THEIR REPRESENTATIVE. DESCRIPTION SHOWN HEREON IS BASED ON INFORMATION PROVIDE AND RECORDED IN OFFICIAL RECORDS BOOK 4101, PAGE 373, ST. LUCIE COUNTY, FLORIDA.
5. SUBJECT PROPERTY CONTAINS 52.0 ACRES, MORE OR LESS (2,264,730.46 SQUARE FEET).
6. THE LAST DATE OF FIELD WORK WAS MAY 23, 2019.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. THE SOUTH LINE OF THE SUBJECT PARCEL IS ASSUMED TO BEAR N89°56'27"W; ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
9. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY.
10. IMPROVEMENTS, OTHER THAN THOSE SHOWN HEREON, WERE NOT LOCATED AS PART OF THIS SURVEY.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", BASED ON FLOOD INSURANCE RATE MAP No. 12111C0188 J, DATED FEBRUARY 16, 2012.
13. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE RELATIVE TO BENCHMARK. THE PRIMARY BENCHMARK IS ST. LUCIE COUNTY BENCHMARK "FRANK", ELEVATION = 15.63'.
14. USED REFERENCE: BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC., DATED 2/26/2018, AS PROVIDED BY CLIENT.

SYMBOLOGY

- CENTERLINE
- TELEPHONE UTILITY
- ELECTRIC BOX
- VALVE
- SANITARY MANHOLE
- CONCRETE
- CABLE TV JUNCTION BOX
- AREA LIGHTING
- WATER METER
- 6' WOOD FENCE
- ASPHALT
- SIGN
- WOOD POWER POLE
- DIRT ROAD
- OVERHEAD UTILITY
- WELL

ABBREVIATIONS

(C)	CALCULATED
(D)	DEED DATA
(M)	MEASURED
(P)	PLAT DATA
CH.B	CHORD BEARING
CH.D	CHORD DISTANCE
CM	CONCRETE MONUMENT
Δ	DELTA ANGLE
D.E.	DRAINAGE EASEMENT
FFE	FINISHED FLOOR ELEVATION
IRC	IRON ROD & CAP
L	ARC LENGTH
L.E.	LANDSCAPE EASEMENT
LB	LICENSED BUSINESS
N/D	NAIL AND DISK
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NR	NON RADIAL
ORB	OFFICIAL RECORDS BOOK
P.U.E.	PRIVATE UTILITY EASEMENT
PC	POINT OF CURVATURE
PG	PAGE
PI	POINT OF INTERSECTION
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POT	POINT OF TERMINUS
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RADIUS
R/W	RIGHT OF WAY

DATUM INFORMATION

ALL MEASUREMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE FOLLOWING DATUM, PROJECTION AND UNITS:

NORTH AMERICAN DATUM OF 1983 (2011 EPOCH)
NORTH AMERICAN VERTICAL DATUM OF 1988
FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE
U.S. SURVEY FEET

LEGAL DESCRIPTION

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

COMMENCE AT THE NW CORNER OF THE NE ¼ OF SAID SECTION 32; THENCE NORTH 85°15'27" EAST, ALONG THE NORTH LINE OF THE NW ¼ OF SAID SECTION 32, A DISTANCE OF 690.53 FEET; THENCE SOUTH 00°34'35" WEST, A DISTANCE OF 683.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°34'35" WEST, A DISTANCE OF 85.76 FEET; THENCE NORTH 87°33'45" EAST A DISTANCE OF 685.15 FEET; THENCE SOUTH 01°13'27" WEST, A DISTANCE OF 765.15 FEET; THENCE NORTH 89°54'55" WEST, A DISTANCE OF 2869.29 FEET; THENCE NORTH 00°56'43" EAST, A DISTANCE OF 289.36 FEET; THENCE NORTH 00°49'02" EAST, A DISTANCE OF 436.26 FEET; THENCE NORTH 00°47'37" EAST, A DISTANCE OF 110.02 FEET; THENCE NORTH 89°49'03" EAST, A DISTANCE OF 562.46 FEET; THENCE SOUTH 00°10'58" EAST, A DISTANCE OF 45.12 FEET; THENCE NORTH 89°49'02" EAST, A DISTANCE OF 1626.43 FEET TO THE POINT OF BEGINNING.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SHEET 1 OF 1

REVISIONS

5/30/2019	ADD TOPOGRAPHIC DATA, ETC.

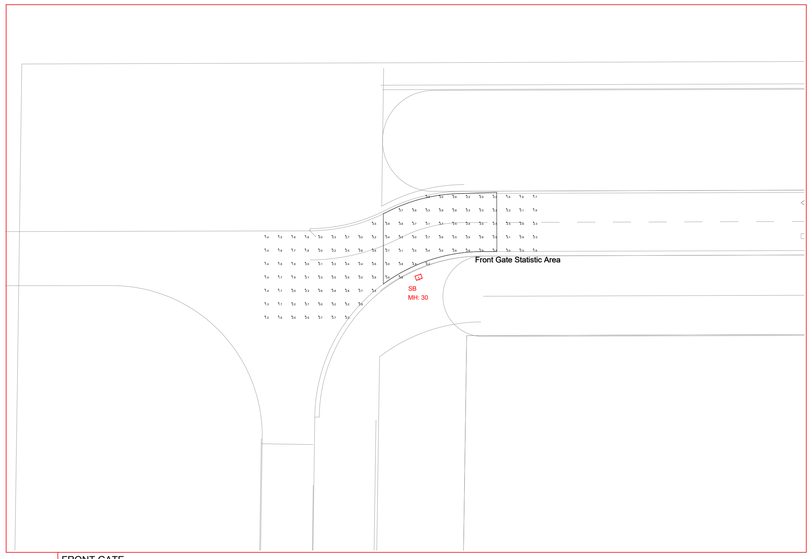
A BOUNDARY & TOPOGRAPHIC SURVEY FOR:
D.S.E. HOLDINGS, INC.
2300 GLADES RD. #410W
BOCA RATON, FL 33431

ST. LUCIE COUNTY PARCEL ID: 3435-125-0001-000-8

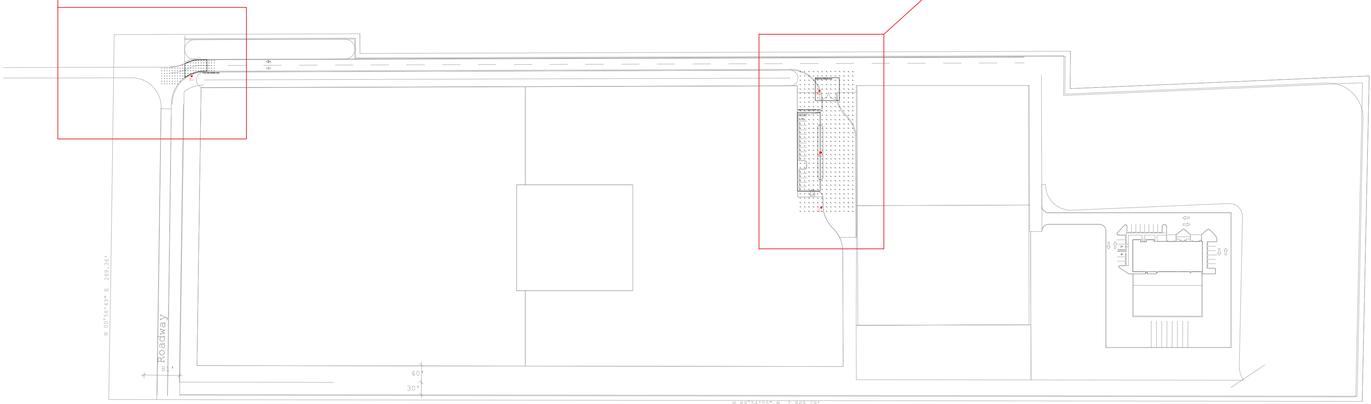
SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST
FORT PIERCE, FLORIDA, ST. LUCIE COUNTY

DATE	4/26/2019	CREATED BY	PCM
SCALE	1" = 100'	CHECKED BY	PCM
FILENAME	19000 EAKINS FP.DWG		

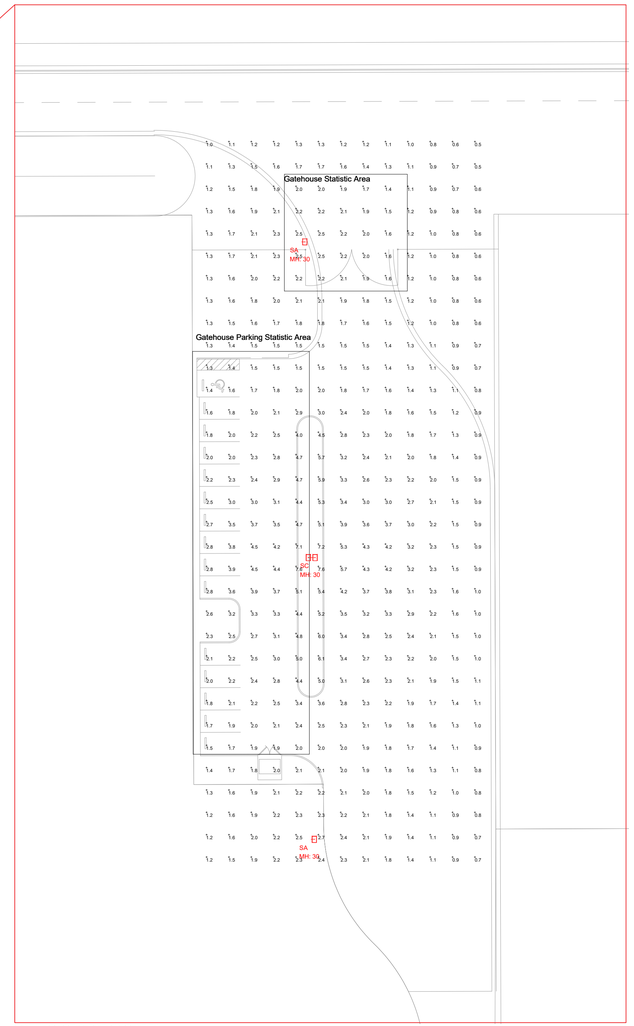
MAXWELL GEOSPATIAL, INC.
565 39th Court SW, Vero Beach, FL 32968
web: maxwellgeospatial.com, email: chad@maxwellgeospatial.com
P: (772) 925-1060, M: (337) 356-2643
Certificate of Authorization #LB8158



FRONT GATE
1/32"=1'-0"



SITE PROPERTY
NOT TO SCALE



GATEHOUSE & PARKING AREA
1/32"=1'-0"

FT PIERCE INDUSTRIAL

LIGHTING FIXTURE SCHEDULE

TYPE	DECRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	WATTS	MOUNTING	DIMMING (If Req)	NOTES
SA	LED SITE HEAD	McGRAW-EDISON	GLEON-AF-06-LED-E1-5WQ-FINISH / MA1036-XX	UNV	LED	333W	30' CONCRETE POLE	N/A	NOTE 1
SB	LED SITE HEAD	McGRAW-EDISON	GLEON-AF-06-LED-E1-T4W-FINISH/ MA1036-XX	UNV	LED	333W	30' CONCRETE POLE	N/A	NOTE 1
SC	BACK-TO-BACK LED SITE HEAD	McGRAW-EDISON	2 x GLEON-AF-06-LED-E1-T4W-FINISH/ MA1037-XX	UNV	LED	666W	30' CONCRETE POLE	N/A	NOTE 1

FIXTURE SCHEDULE NOTES

NOTE 1: MOUNTED ON USI CONCRETE POLE 30' AFG # USI40TIII-11686

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT RYAN HUFF @ LIGHTING DYNAMICS- 772-285-7169

Photometrics Calculation Software Generated Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	2	SA	SINGLE	37499	0.900	333	GLEON-AF-06-LED-E1-5WQ
	1	SB	SINGLE	35352	0.900	333	GLEON-AF-06-LED-E1-T4W
	1	SC	BACK-BACK	35352	0.900	333	GLEON-AF-06-LED-E1-T4W

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Front Gate	Illuminance	Fc	2.53	4.8	1.2	2.11	4.00
Parking Area	Illuminance	Fc	2.12	7.6	0.5	4.24	15.20
Front Gate Statistic Area	Illuminance	Fc	2.93	4.8	2.0	1.47	2.40
Gatehouse Parking Statistic Area	Illuminance	Fc	2.86	7.6	1.3	2.20	5.85
Gatehouse Statistic Area	Illuminance	Fc	2.02	2.5	1.4	1.44	1.79

LIGHTING DYNAMICS INCORPORATED

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

No.	Revision/Issue	Date
2	REVISION	04/23/19
1	PHOTOMETRIC STUDY	03/27/19

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

FT. PIERCE INDUSTRIAL SITE LIGHTING
Lighting Study: Site Revision
Ft. Pierce, FL

FILE P:\PROJECTS\2018\NOV
CLIENT 2GHO

Project: Ft. Pierce Industrial Site
Date: 04/23/19
Scale: 1/32" = 1'-0"
Sheet: L1
DRAWN BY: SR / RH

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4407927 OR BOOK 4104 PAGE 376, Recorded 03/05/2018 11:02:25 AM

Prepared By and Return To:
Steven K. Platzek, Esq.
Graner Platzek & Allison, P.A.
720 East Palmetto Park Road
Boca Raton, Florida 33432

ACCESS AND MAINTENACE AGREEMENT

This Access and Maintenance Agreement ("Agreement") entered into on this 2nd day of March, 2018, by and between BHT of Florida 4008, LLC, a Florida limited liability company (hereinafter "BHT"), with an address of 5081 SW 48th Street, Suite 103, Davie, FL 33314 and D.S.E. Holdings, Inc., a Florida corporation (hereinafter "Eakins"), with an address of 1481 Kinetic Road, West Palm Beach, FL 33403.

RECITALS

A. BHT owns a parcel of real property identified and set forth on Exhibit "A" ("Parcel A").

B. On this date, Eakins acquired from BHT a certain parcel of real property identified and set forth on Exhibit "B" ("Parcel B").

C. Parcel B is located adjacent to Parcel A.

D. A private road (hereinafter the "Roadway") was constructed on portions of Parcel A which is identified and set forth on Exhibit "C" ("Easement Parcel").

E. Part or all of the Easement Parcel is subject to those easements granted in the Easement Agreement dated October 25, 2004, and recorded December 15, 2004, in Official Record Book 2116, Page 2209, Public Records of Saint Lucie County, Florida; and the Access and Easement Agreement dated January 27, 2017, and recorded February 10, 2017, in Official Record Book 3962, Page 1646, Public Records of Saint Lucie County, Florida (collectively the "Existing Easements").

F. As part of the sale of Parcel B to Eakins, BHT agreed to provide for access and maintenance to Eakins over the Easement Parcel.

NOW, THEREFORE, in consideration of the mutual promises, terms, and conditions herein, and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, BHT and Eakins agree as follows:

1. **RECITALS**. The above recitals are hereby ratified, adopted and incorporated herein.

2. **DECLARATION OF EASEMENTS**. BHT hereby grants to Eakins, his successors and assigns or its officers, directors, members, guests, employees, agents, contractors, subcontractors, vendors, customers and invitees, a perpetual but non-exclusive easement for pedestrian and vehicular traffic and the installation of utilities over and across the Easement Parcel to and from Parcel B.

3. **MAINTENANCE/REPAIR**. BHT shall have a perpetual obligation to maintain and repair the Easement Parcel. Notwithstanding the foregoing, BHT and Eakins agree that the cost and expense of any maintenance and repair of any portion of the Easement Area shall be shared proportionately by BHT and Eakins based on acreage. Should a party fail or refuse to perform any needed material maintenance or repairs within fifteen (15) days after the other party delivers written notice of the need for such maintenance or repairs, or if such maintenance or repairs are of a nature that they cannot be completed within such fifteen (15) day period and thereafter pursue such maintenance or repairs to completion, then Eakins have the right, but not the obligation, to perform such maintenance and repairs and it shall be entitled to recover the costs of such maintenance and repairs from the other party, together with interest thereon from the date advanced until paid in full at the rate of eighteen percent (18.00%) per annum.

Notwithstanding the foregoing, nothing herein shall affect or diminish the repair, maintenance and other obligations of the grantees and the grantees' successors and assigns under any existing easements, including, but not limited to the Easement Agreement dated October 25, 2004, and recorded December 15, 2004, in Official Record Book 2116, Page 2209, Public Records of Saint Lucie County, Florida; and the Access and Easement Agreement dated January 27, 2017, and recorded February 10, 2017, in Official Record Book 3962, Page 1646, Public Records of Saint Lucie County, Florida.

4. **NON-EXCLUSIVE GRANT**. Notwithstanding the grant of easement contained herein, such easement shall be non-exclusive and BHT retains all rights to utilize the Easement Parcel and grant additional easements as long as such use and easements do not impede, prohibit, deter, or any in way interfere with Eakins' use of the easement herein. If BHT grants additional parties similar ingress/egress rights over the Easement Parcel, the parties agree that such future grantees shall be legally bound to share in the maintenance and repair of access improvements such that all parties shall equally share in the costs thereof.

5. **AGREEMENT RUNS WITH THE LAND**. All terms and conditions of this Easement Agreement and all rights and burdens hereby created shall run with the lands to which they refer, and all rights granted hereunder shall be appurtenant to the interests of the parties hereto and the lands benefitted thereby. This Easement Agreement shall be binding upon and inure to the benefit of the parties and their respective successors, assigns, heirs and personal representatives.

6. **ACCESS AVAILABILITY.** Neither BHT or Eakins nor any subsequent owner of any portion of the Easement Parcel granted herein shall construct, maintain or permit any

improvement or condition on any portion of the Easement Parcel which would impede pedestrian or vehicular traffic over, across or upon the easement granted herein.

7. **ATTORNEY'S FEES**. In connection with any litigation, including appellate proceedings, arising out of this Easement Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the non-prevailing party.

8. **RECORDATION OF AGREEMENT**. This Easement Agreement shall be recorded in the Public Records of St. Lucie County, Florida.

signatures appear on the following pages

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the date first written above.

Printed Name: Kristin Albrecht

Printed Name: State Patrol
Steven Platzek

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

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

Name: Ariel Edry
Title: Manager

STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT was acknowledged before me this 28th day of ~~March~~ February, 2018, by Ariel Edry, as Manager of BHT Manager, LLC, the Manager of **BHT OF FLORIDA 4008 LLC**, who is personally known to me or who has produced FL D/L as identification and who did take an oath.

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

NOTARY PUBLIC, State of Florida

(Seal)

WITNESSES:

Christopher Kammerer

D.S.E. Holdings, Inc., a Florida corporation

By: D. Steven Eakins, Jr.

STATE OF FLORIDA)
) ss
COUNTY OF Palm Beach)

THE FOREGOING INSTRUMENT was acknowledged before me this 1st day of March, 2018, by D. Steven Eakins, Jr. who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC, State of Florida
Commission # [illegible]25
Expires June 10, 2018
Bonded Thru Troy Fain [illegible] 395-7019

(Seal)

EXHIBIT "A" - PARCEL A

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

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

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

AND

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

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

1/4 of the Northeast 1/4 by said Chancery No. 680-E; thence run South 88°03'45" West, along the South line of said Northwest 1/4 of the Northeast 1/4 by said Chancery No. 680-E, a distance of 1350.98 feet, to the Southwest corner of the said Northwest 1/ 4 of the Northeast 1/4, by said Chancery 680-E; thence run North 00°25'20" East, along the West line of said Northwest 1/4 of the Northeast 1/4, by said Chancery No. 680-E, a distance of 1332.57 feet, to the POINT OF BEGINNING; all lying and being in Sections 29 and 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND

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

AND

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

EXHIBIT "B" - PARCEL B

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

LEGAL DESCRIPTION:

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

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

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

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

THENCE CONTINUE SOUTH 00°34'35" WEST, A DISTANCE OF 85.76 FEET;

THENCE NORTH 87°33'45" EAST, A DISTANCE OF 685.15 FEET;

THENCE SOUTH 01°13'27" WEST, A DISTANCE OF 745.23 FEET;

THENCE NORTH 89°54'55" WEST, A DISTANCE OF 2,869.29 FEET;

THENCE NORTH 00°56'43" EAST, A DISTANCE OF 289.36 FEET;

THENCE NORTH 00°49'02" EAST, A DISTANCE OF 436.28 FEET;

THENCE NORTH 00°47'37" EAST, A DISTANCE OF 110.02 FET;

THENCE NORTH 89°49'03" EAST, A DISTANCE OF 562.46 FEET;

THENCE SOUTH 00°10'58" EAST, A DISTANCE OF 45.12 FEET;

THENCE NORTH 89°49'02" EAST, A DISTANCE OF 1,626.43 FEET TO THE POINT OF BEGINNING

Said lands situate, lying and being in St. Lucie County, Florida.

TOGETHER WITH an access easement as set forth in Access Easement from BHT of Florida 4008, LLC, a Florida limited liability company, to D.S.E. Holdings, Inc., a Florida corporation, recorded in Official Records Book ____, Page ____, of the public records of St. Lucie County, Florida.

EXHIBIT "C" - EASEMENT PARCEL

A parcel of land lying in Section 32, Township 35 South, Range 40 East, City of Fort Pierce, St. Lucie, County, Florida, described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 32; thence N00°03'46"E, along the West line of said NW 1/4, a distance of 53.50 feet; thence S89°56'27"E, departing said West line, a distance of 50.00 feet to the East right-of-way line of Selvitz Road and the North right-of-way line of North St. Lucie River Water Control District (NSLRWCD) Canal No. 101; thence continue S89°56'27"E, along said North right-of-way line of NSLRWCD Canal No. 101, a distance of 1223.12 feet to the West line of the Official Records Book 1814, Page 1541, of the Public Records of St. Lucie County, Florida; thence N00°49'02"E, departing said North right-of-way line of NSLRWCD Canal No. 101 and running along the West line of the said Official Records Book 1814, Page 1541, a distance of 801.18 feet; thence N51°03'36"W, 241.52 feet; thence N00°49'02"E, 235.44 feet; thence S89°56'27"E, along the North line of the said Official Records Book 1814, Page 1541, a distance of 80.01 feet to the POINT OF BEGINNING (the preceding four courses and distances being along the Northerly and Westerly limits of the proposed PRECAST SPECIALTIES Plat); thence N00°49'02"E, departing the North line of the said Official Records Book 1814, Page 1541 and being 80.00 feet East of and parallel to the East line of the Official Records Book 1252, Page 1370, of the Public Records of St. Lucie County, Florida, a distance of 703.92 feet, to the beginning of a curve concave to the Southwest having a radius of 23.00 feet; thence Northwesterly 36.52 feet along said curve through a central angle of 90°58'28"; thence S89°50'34"W, being along the North line of the said Official Records Book 1252, Page 1370, a distance of 1102.75 feet to the East right-of-way line of Selvitz Road and to the beginning of a curve concave to the Southeast having a radius of 1,859.86 feet; thence Northeasterly 19.31 feet along said curve through a central angle of 00°35'41" and having a radial bearing of S83°22'04"E; thence N07°13'38"E, continuing along the East right-of-way line of Selvitz Road, a distance of 41.18 feet; thence N89°50'34"E, leaving the East right-of-way line of Selvitz Road and being 60.00 feet North of and parallel to the North line of the said Official Records Book 1252, Page 1370, a distance of 1199.50 feet; thence S00°49'02"W, being 160.00 feet East of and parallel to the East line of the said Official Records Book 1252, Page 1370, a distance of 787.62 feet to the North line of the said Official Records Book 1814, Page 1541; thence N89°56'27"W, along the North line of the said Official Records Book 1814, Page 1541, a distance of 80.01 feet to the POINT OF BEGINNING (the preceding course and distance being along the Northerly limits of the proposed PRECAST SPECIALTIES Plat).

Jonathan T. Ricketts, Inc. 3450 Northlake Boulevard, #200, Palm Beach Gardens, FL 33403
Phone: (561) 630-6700 Fax: (561) 625-2770 Toll Free (877) 630-6777 FL CA Lic. #6173 NC Lic. #C-2761

DRAINAGE STATEMENT

Prepared for
DSE Holdings Ft. Pierce
Aggregate Recycling Facility
Selvitz Road
St. Lucie County , FL
Section 11, Township 43 South, Range 41 East

DSE Holdings Aggregate Recycling is a proposed project to be operated on a portion of the former Cargill property located east of Selvitz Road and west of South 25th Street. The property was previously used by Cargill as both a citrus nursery and processing facility.

The Cargill facility operated the plant under South Florida Water Management District's Permit No. 56-00334-S, issued in March in 1980. The staff report contained in the permit documents that the "applicant has operated a citrus processing plant at its present location for a number of years". The site has several documented outfall routes including due north directly into Ten Mile Creek, to the east and then through a pump station and later a gravity connection to Ten Mile Creek and to the south to the North St. Lucie River Water Control District's Canal 101.

The proposed DSE Holdings Aggregate Recycling facility is located on the middle and eastern portions of the existing permitted project and has a historical drainage connection to the east and then north to the St. Lucie River. The proposed facility will have a modern and substantial water management system. The water quality element of the system will provide 150% of the standard treatment required by rule. This will greatly improve the drainage water quality which leaves the site. The majority of the water quality treatment will be in dry detention/retention swales which will be located on the north and south boundaries of the site. A lake on the east end of the property will be constructed to detain the drainage during large rainfall events and a control structure will be used to limit the site's discharges to less than the historic rates.

The project will be designed to meet or exceed all the requirements from the City of Fort Pierce, the North St. Lucie River Water Control District, the South Florida Water Management District and the Environmental Protection Agency's National Pollution Discharge Elimination System (NDPES).

8-19-2019
Jonathan T. Ricketts
FL. P.E. License No. 38799
FL. CA. License No. 6173

D.S. EAKINS CONSTRUCTION CORPORATION

Dust Mitigation Plan

For

Ft. Pierce Industrial Aggregate Recycling Facility

OVERVIEW

DS Eakins (the company) proposes to build a recycling facility at Selvitz Road in Ft. Pierce, FL. The total operating area is approximately 32 acres. The site will include the following areas:

- Unprocessed Material Area (11.4 ac.) this where offsite hardened concrete will be dumped and stored.
- Finish Material Storage Area (14.4 ac.) this where finished processed aggregate will be stored.
- Processing Area (1.5 ac.) this is where the crushing, screening and segregating of material will commence.

OPERATIONS

Dump trucks will enter the facility and dump hardened concrete from demolition projects onto the Unprocessed Material Area. The hardened concrete will then be taken to the Processing Area for crushing and screening. The finished product will then be stockpiled within the Finish Material Storage Area. Customers will enter one of the User Areas where the loading of finished product will take place.

FUGITIVE DUST EMISSIONS POTENTIAL

There are several best management practices that can eliminate or significantly reduce fugitive emissions These include the use of spraying the work areas of the site to prevent any dust from being generated and the use of spray bars within the processing equipment to keep any dust created within the confines of the equipment. All of these methods are proposed to be used

AIR GENERAL PERMIT

The company has applied for and received an Air General Permit for the processing at this site. This permit is issued by the Florida Department of Environmental Protection.. The permit contains conditions that must be met to reduce emissions both visible and fugitive. One of the conditions states that the crusher must conduct an EPA Method 9 Visible Emissions Test on an annual basis. The process equipment had such a test on October 8, 2018 and was found to be "in compliance". The permit also states what measures must be taken to reduce or eliminate visible and/or fugitive emissions. The site does propose dust control methods during the plants operation.

DUST EMISSIONS REDUCTION ENHANCEMENTS

DS Eakins is committed to be a good neighbor and has put several enhancements to reduce dust emissions. These enhancements include both mechanical as well as operation plans that all employees, vendors and customers must adhere to.

MECHANICAL ENHANCEMENTS

- Vegetation Buffers – The site will be surrounded by trees and scrubs along the outer boundaries. This vegetation will be maintained and watered to ensure the survival of the plantings. The primary job of the vegetation is to provide a wind break to prevent dust from becoming airborne. The vegetation will also help in reducing sound as well as provide a visible barrier that can enhance the ascetic appeal of the facility.
- Most of the site will be surrounded by a dirt mound to prevent stormwater from leaving the facility. All stormwater is detained onsite. The site elevations are such that stormwater will migrate to the stormwater lake that is located at the east side of the property. The lake is approximately 5 acres in size.
- While most of the site will be ,open graded base there will be paved roadways that will be maintained and cleaned on a regular basis to prevent dust both onsite and traveling offsite at the entrance and exit of the facility
- A water truck will be onsite to periodically wet roadways and work areas to prevent dust from becoming airborne.
- Speed limits signs will be posted at roadways to enforce a 15 mph limit for all vehicles. Drivers failing to adhere to the speed limit may be banned from the facility.
- The crushing and screening machinery are equipped with spray bars to reduce dust when processing material.
- All roadways will be cleaned periodically to remove residual material to prevent dust becoming airborne.

OPERATIONAL ENHANCEMENTS

- Speed limits will be strictly enforced.
- During extreme dry conditions and high winds, operations will either cease or change until conditions become more favorable.
-
- The company will install TV cameras around the facility to best manage conditions and operations to prevent the accumulation of dust and debris.
- Employees will be trained on Best Management Practices and are expected to use the BMPs to reduce the amount of dust.

In conclusion, as mentioned earlier the company is committed to operating is such as way as to be a leader in dust control as well as recycling. They have operated 3 other facilities in Palm Beach County and have done so while successfully meeting the conditions for their air permits.

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos

Trucks Entering Site @ Ticket Booth

(Picking up ticket to get loaded or instructed where to unload)

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos

Mixer Trucks Unloading Excess Concrete @ Specified Area

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos

DSE truck unloading material picked up from mixer cleanout @ concrete plants

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos

Contractor unloading of concrete from project into stockpile

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos

Track Excavator processing large concrete and concrete with rebar

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos

Wheel Loader feeding screen to remove dirt from concrete

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos

Wheel Loader Feeding Processing Plant

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos

Plant processing concrete

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos

Additional Material Processing to Make Multiple Materials

(No. 4 Stone, No. 57 Stone, No. 89 Stone & Screenings)

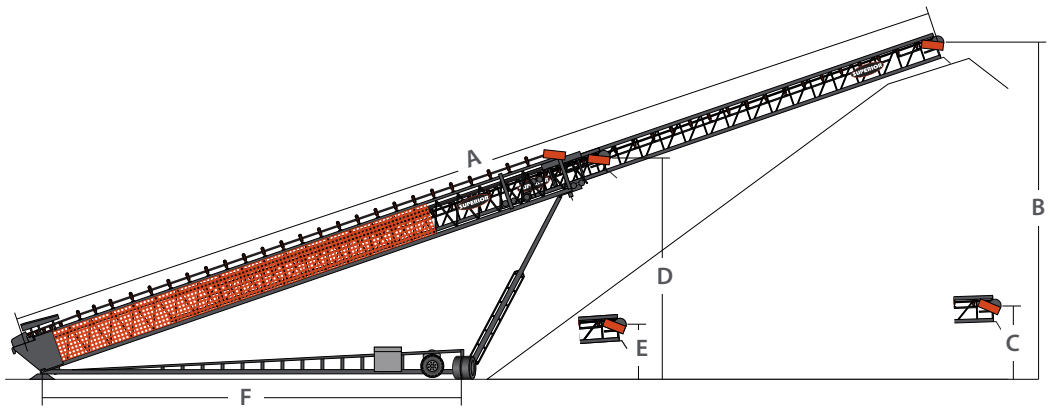
POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

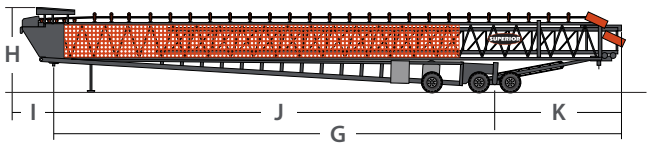
Operational Photos

Wheel Loader loading Dump Trucks with a finished product

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009



XTP SWING AXLE (TSSA) SPECIFICATIONS				
OPERATING DIMENSIONS	130′	150′	170′	190′
(A) Conveyor Length (m)	130′-0″ (39.6)	150′-0″ (45.7)	170′-0″ (51.8)	190′-0″ (57.9)
(B) Highest Extended Discharge Height (m)	44′-4″ (13.5)	52′-6″ (16.0)	61′-0″ (18.5)	67′-8″ (20.5)
(C) Lowest Extended Discharge Height (m)	14′-2″ (6.0)	15′-10″ (6.0)	14′-11″ (4.5)	16′-1″ (5.0)
(D) Highest Retracted Discharge Height (m)	26′-5″ (8.0)	31′-3″ (9.5)	38′-6″ (11.0)	38′-7″ (11.0)
(E) Lowest Retracted Discharge Height (m)	9′-7″ (2.9)	10′-9″ (3.2)	10′-8″ (3.2)	10′-9″ (3.2)
(F) Anchor Pivot to Center of Axle (m)	48′-6″ (14.5)	56′-4″ (17.0)	73′-10″ (22.5)	73′-10″ (22.5)



XTP SWING AXLE (TSSA) SPECIFICATIONS				
TRAVEL DIMENSIONS	130′	150′	170′	190′
(G) Travel Length - Kingpin to Rear (m)	69′-9″ (21.2)	80′-0″ (24.3)	100 -0″ (30.5)	100′-1″ (30.5)
(H) Travel Height (m)	12′-7″ (3.8)	13′-9″ (4.2)	13 -9″ (4.2)	14 -0″ (4.2)
Travel Width (m)	11′-11″ (3.6)	11′-11″ (3.6)	11′-11″ (3.6)	11′-11″ (3.6)
(I) Kingpin to End of Tow Eye (m)	5′-10″ (1.7)	5′-11″ (1.8)	5′-11″ (1.8)	5′-11″ (1.8)
(J) Kingpin to Axle (m)	52′-3″ (15.9)	59′-9″ (18.2)	77′-3″ (23.5)	77′-3″ (23.5)
(K) Axle to Head Pulley (m)	17′-5″ (5.3)	20′-4″ (6.1)	22′-10″ (6.9)	22′-10″ (6.9)
Weight at Axle - 36″ Belt Width (kg)	37,500 (17,000)	38,000 (17,235)	46,000 (20,865)	47,000 (21,318)
Weight at Kingpin - 36″ Belt Width (kg)	13,600 (6,168)	18,550 (8,414)	20,865 (9,464)	22,500 (10,205)

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

EAKINS SELVITZ ROAD PROPERTY

Environmental Assessment

Prepared For:
DSE Holdings, Inc.

Prepared By:
EW Consultants, Inc.

November 2018

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

INTRODUCTION

This Environmental Assessment documents and summarizes natural resource features present on a 52 +/- acre property referred to as the Eakins Selvitz Road Property. The subject site is located east of Selvitz Road, west of South 25th Street, north of Devine Road, and south of Edwards Road. The site is bordered to the north by improved pasture and residential development, to the east by Ft. Pierce Central High School, to the south by a concrete precast plant, and to the west by a mixed use commercial/industrial center. The site falls within Section 32, Township 35 south, Range 40 east within the city of Ft. Pierce, St. Lucie County, Florida. A Location Map (Figure 1), USGS Quad Map (Figure 2), and Aerial Photo (Figure 3) depicting the parcel boundaries and the immediate surrounding area are provided in the Appendix.

The site is undeveloped, comprised of lands previously converted to citrus groves, which are no longer in operation, and has since been converted to improved pasture. A chronological review of historical aerial imagery indicates that the property has been in agricultural use for more than 25 years. The pattern of ditches and furrows as well as an area previously used as a reservoir for drainage and irrigation remain in place on the site. The primary vegetative cover is comprised of common non-native pasture grasses, ruderal weeds, and sparse native and non-native vegetation. Field reconnaissance conducted in November 2018 indicated that there are no wetlands or native upland habitats present on the subject property.

SOILS

A Custom Soil Resource Report for the subject property is provided in the Appendix. This report, prepared by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) provides complete descriptions of all soil types within the subject property along with acreage summaries and soil descriptions.

VEGETATIVE COMMUNITIES

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

There were four different FLUCFCS classifications observed on the site which are described below. A land cover map of the observed vegetative community types is included as Figure 4 in the Appendix of this report. The land cover types observed on the property are described as follows:

211 – Improved Pasture –

This is the predominant land cover type on the property. Vegetation assemblages within this land cover type consist of short, herbaceous grasses and ruderal weeds with dominant species including bahia grass, smut grass, cogon grass, guinea grass, dog fennel, ragweed, shrubby false button weed, and Caesar weed. Scattered taller vegetation occurs mostly along the edges of the ditches and consists of Brazilian pepper, earleaf acacia, and cabbage palms which were observed most commonly as seedlings.

510 – Ditches –

A system of man-made linear surface waters built for the purpose of controlling the drainage and irrigation extends throughout the property. The ditches are approximately 10 to 15 feet wide and are generally un-vegetated with the exception of invasive nuisance and exotic species including cattails, Cuban bulrush, and Peruvian primrose willow, as well as scattered Carolina willow and patches of floating duckweed.

740 – Disturbed –

A portion of land extending along the western property boundary is classified as disturbed lands due to the absence of native habitat or alternative land use and dominance of exotic and invasive species. Vegetation includes Brazilian pepper, guinea grass, beggar ticks, castor bean, ragweed, jack-in-the-bush, and sandspur grass.

814 – Roads –

A portion of an access road and associated swale extends along the western portion of the property.

WILDLIFE

Observations for wildlife presence and signs of utilization were made during the November, 2018 field survey. Several common avian species were observed within the property and several others are likely to occur on a foraging or migratory basis. The following avian species were observed during site reconnaissance of the property: great blue heron, great egret, mourning dove, northern cardinal, boat tailed grackle, and northern mockingbird.

Signs of utilization by mammals were observed during the site reconnaissance including raccoons, marsh rabbits, feral hogs, and coyotes.

There were no gopher tortoises or potentially occupied gopher tortoise burrows found on the site. The land use, lack of natural habitat, and network of ditches on site makes the presence of this species unlikely.

Reptile observations include black racers, southern leopard frogs, and anoles.

Listed Species Inventory and Evaluation –

The survey methodologies used for determining the status of state and/or federally listed wildlife species occurrence on the site followed generally accepted protocols as specified in state and Federal guidance documents. The geographic range of the property and its associated habitats, vegetative cover types, and natural or disturbed status were the primary considerations in assessing potential occurrence of listed species.

Pedestrian and vehicular surveys were employed to assess the relative quality and wildlife utilization of the property. In addition, the protected species evaluations and survey methodologies have been, and will continue to be, addressed on a species-specific basis in accordance with Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS) protocols and techniques relative to the species under consideration.

The state and/or federally listed wildlife species with potential to occur on the subject site are summarized in the following table. Likelihood of occurrence has been indicated based on species-specific evaluations and best professional judgment and noted as either observed during site review or likelihood of occurrence as high, medium, or low.

Common Name	Scientific Name	Preferred Habitat	Occurrence*	Listed Status**
				State/Federal
American alligator	*Alligator mississippiensis*	Wetland and aquatic habitat	M	FT/SA
Bald Eagle	*Haliaeetus leucocephalus*	Nest in tall trees (usually pine) near coasts, rivers, lakes and wetlands	L	No longer listed Nest trees protected
Florida Burrowing Owl	*Athene cunicularia*	Sandhills, ruderal communities, dry prairies	M	ST/-
Eastern indigo snake	*Drymarchon corais couperi*	A diversity of upland/low land habitat	L	FT
Florida Sandhill Crane	*Grus canadensis pratensis*	Breed in emergent palustrine wetlands; forage in pastures/prairies	L	ST/-
Sherman's fox squirrel	*Sciurus niger shermanii*	Pine flatwoods, mixed oak forest	L	SSC/-
Gopher tortoise	*Gopherus polyphemus*	Sandhills, xeric oak scrub, sand pine scrub, scrubby flatwoods; agricultural lands	L	ST/-
Audubon's crested caracara	*Polyborus plancus audbonii*	Nest in cabbage palms, dry prairie and pastures	M	FT
Little Blue Heron	*Egretta caerulea*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	M	ST/-
Red-cockaded Woodpecker	*Picoides borealis*	Mature pine woodlands	L	FE
Roseate Spoonbill	*Ajaia ajaja*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	L	ST/-
Reddish egret	*Egretta rufescens*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	M	ST/-
Southeast American Kestrel	*Falco sparverius paulus*	Sandhill and open rangeland nest in cavities of dead trees and	M	ST/-

Common Name	Scientific Name	Preferred Habitat	Occurrence*	Listed Status**
		abandoned woodpecker nests		
Tricolored Heron	*Egretta tricolor*	Breeding: marshes, swamps, ponds, nest in shrubs and small trees	M	ST/-
Wood Stork	*Mycteria americana*	Estuarine or freshwater wetlands; nest in tops of trees in cypress or mangrove swamps	M	FT

[1] Observed transient
[2] Observed nesting and/or resident
[3] Observed utilization
*O= Observed; H= High probability; M= Medium probability; L= Low probability; **USFWS; 50 CFR 17.11-12; FFWCC: Chapter 68A-27.002-004 F.A.C.; FE = Federal Endangered; FT = Federal Threatened; FT/SA = Federal Threatened due to similarity of appearance; SSC = Species of Special Concern; ST = State Threatened;

The preferred nesting habitat for Florida sandhill cranes is native freshwater marsh habitat, which does not occur on the property. Although there is potential for sandhill cranes to frequent the site for foraging or in a transient nature, it is highly unlikely that sandhill cranes would nest on the site.

Bald eagles, while no longer listed, remain protected under the Bald and Golden Eagle Protection Act. No bald eagles were observed on site likely due to the absence of large open waterbodies for foraging and lack of mature pine trees for nesting. According to the FFWCC database the closest documented bald eagle nest is located approximately 1.5 miles northwest of the subject property.

The subject site is within the consultation area of the Audubon's crested caracara. Although the preferred habitat for crested caracara includes prairies with scattered cabbage palms, most cabbage palms found on the site are immature and too short to be suitable for caracara nesting. Use of the site by caracara for foraging and the potential of caracara nesting in the areas surrounding the site warrants further evaluation. No crested caracara were observed during the initial site review.

The wood stork is an endangered species that is considered likely to forage on site. The property does not provide suitable nesting habitat due to the absence of natural forested wetlands. The site is, however, within the 18.6-mile core forage area of wood stork rookeries as per USFWS, thus forage maintenance measures will be taken to support this species.

There is potential for several species of wading birds that are listed as State Threatened to utilize the site for foraging opportunities. These species include the little blue heron, reddish egret, roseate spoonbill, and tri-colored heron. Their occurrence would likely be limited to transient foraging as no evidence of nesting or habitat conducive to nesting was observed on the site.

The absence of pine flatwoods on the property and the current land use of the property does not provide habitat for gopher tortoises and associated commensal species. The gopher tortoise is listed as a threatened species by the FFWCC. Any gopher tortoises that may occur on the site in proposed development areas will be relocated to avoid impacts from development activity. As survey results are only valid for 90 days, a follow-up survey will be required prior to any land development activity.

A listed reptile species that was not observed but has some potential to occur on the site is the threatened eastern indigo snake. The eastern indigo snake ranges widely over a diversity of upland and wetland habitats, and is known to occur in the region. Nevertheless, the absence of xeric habitats or of a significant gopher tortoise population on site is such that indigo snakes are less likely to occur on the subject property. Standardized and specific construction awareness and notification procedures will be implemented for the protection of this species during site development.

WETLANDS

This preliminary evaluation did not identify any areas that would be considered jurisdictional wetlands under State or Federal criteria. However, final regulatory decisions as to the presence or absence of jurisdictional wetlands is determined by the relevant state (South Florida Water Management District) and Federal (US Army Corps of Engineers) agencies. The existing ditches on the site will be considered “other surface waters” in accordance with South Florida Water Management District rules and will be considered “non-wetland waters of the U.S.” by the U.S. Army Corps of Engineers.

APPENDIX

LEGEND

- SITE (52.0+/- AC)

0 2,000 Feet

N

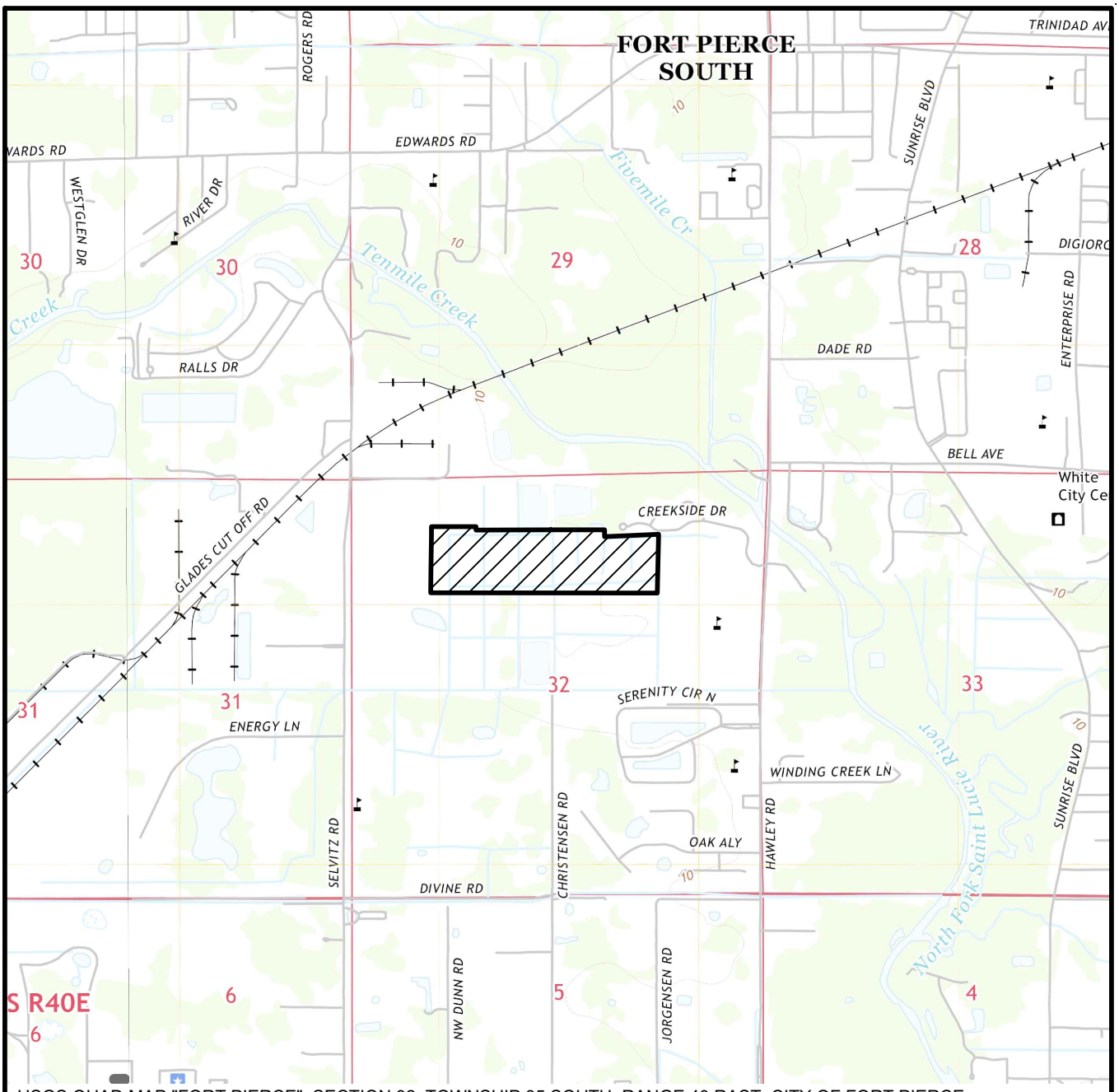
EAKINS - FORT PIERCE
LOCATION MAP

EW CONSULTANTS, INC.

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

NOV 2018

FIGURE 1



USGS QUAD MAP "FORT PIERCE", SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 RAST, CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA, LATITUDE 27°23'36" LONGITUDE -80°21'32"

LEGEND

▨ - SITE (52.0± AC)

0 2000

SCALE IN FEET

EAKINS - FORT PIERCE QUAD

EW CONSULTANTS, INC.

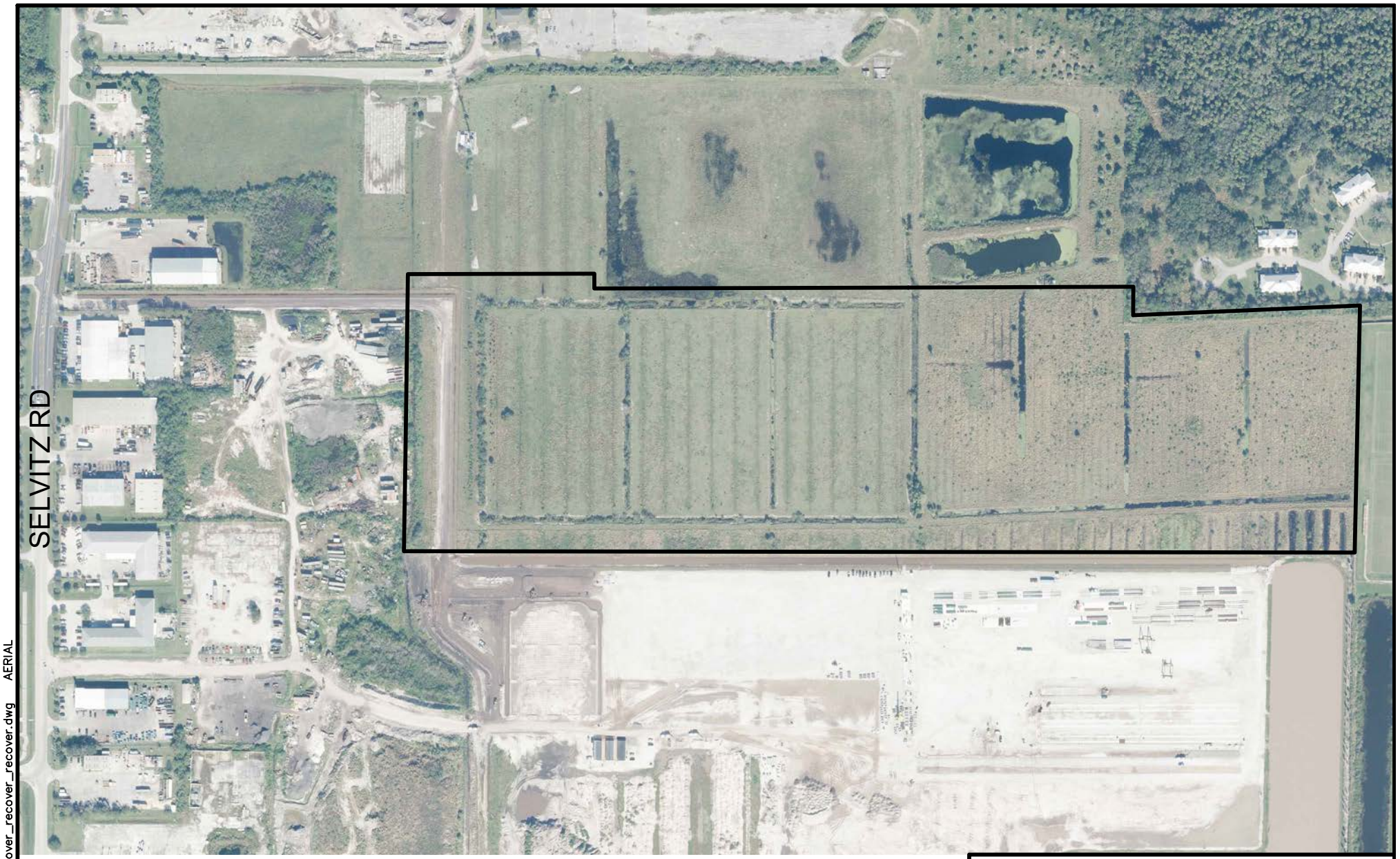
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

NOV 2018

FIGURE

2

EAKINS – FT.PIERCE_recover_recover_recover.dwg QUAD



FDOT AERIAL DATED 2018

0 400

SCALE IN FEET

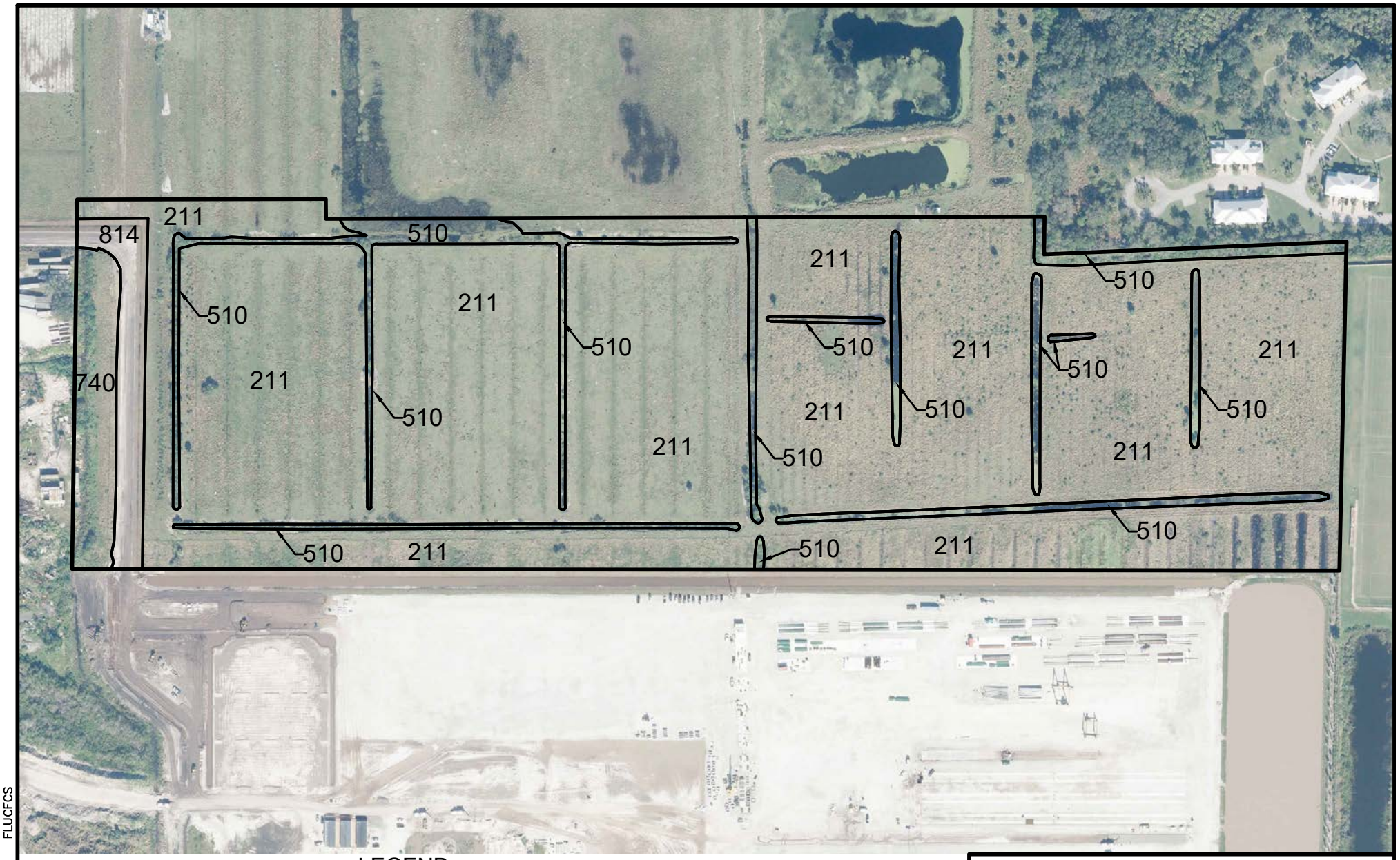
EAKINS - FORT PIERCE AERIAL

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL. 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

NOV 2018

FIGURE 3

EAKINS – FT.PIERCE_recover_recover_recover.dwg AERIAL



FDOT AERIAL DATED 2018

LEGEND

211 - IMPROVED PASTURES (45.5± AC)
510 - DITCHES (3.6± AC)
740 - DISTURBED LANDS (1.6± AC)
814 - ROADS (1.3± AC)
TOTAL SITE (52.0± AC)

0 300
SCALE IN FEET

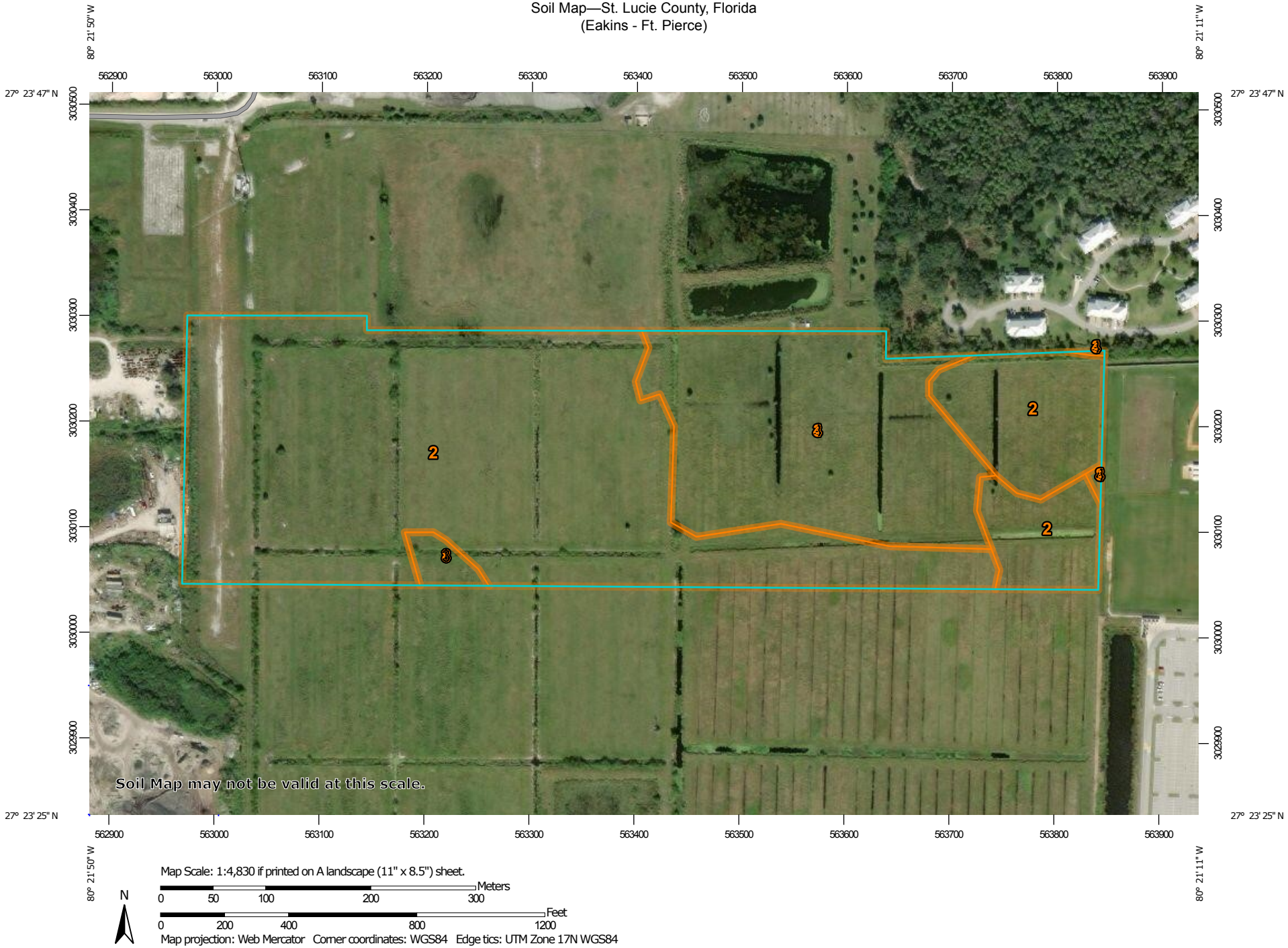
EAKINS - FORT PIERCE FLUCFCS

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL. 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

NOV 2018
FIGURE
4

EAKINS – FT.PIERCE.dwg FLUCFCS

Soil Map—St. Lucie County, Florida
(Eakins - Ft. Pierce)



Map Scale: 1:4,830 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

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

MAP LEGEND

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

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

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

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 11, Sep 17, 2018

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

Date(s) aerial images were photographed: Dec 31, 2009—Dec 15, 2017

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	35.2	67.8%
26	Oldsmar sand, depressional	2.6	4.9%
38	Riviera fine sand, 0 to 2 percent slopes	0.6	1.2%
43	Susanna and Wauchula sands	13.5	26.0%
48	Wabasso sand, 0 to 2 percent slopes	0.1	0.1%
Totals for Area of Interest		**52.0**	**100.0%**

FT. PIERCE AGGREGATE RECYCLING FACILITY
TRAFFIC IMPACT ANALYSIS

Prepared for

D.S. EAKINS CONSTRUCTION CORP.

PINDER TROUTMAN CONSULTING, INC.
Certificate of Authorization Number: 7989
2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411
(561) 296-9698

Linda Riccardi, P.E.
Florida Registration #45359

#PTC18-090
November 26, 2018
Revised March 20, 2019

FT. PIERCE AGGREGATE RECYCLING FACILITY
TRAFFIC IMPACT ANALYSIS

Introduction

Pinder Troutman Consulting, Inc. (PTC) has been retained to conduct a traffic impact analysis for a proposed aggregate recycling facility project located in the City of Ft. Pierce. It is proposed to develop a 52 acre aggregate recycling facility. The purpose of this study is to examine the traffic impacts of the proposed development on the surrounding roadway network and to determine compliance with Chapter V – Adequate Public Facilities, of the St. Lucie County Land Development Code.

Site Data

The site is located on the east side of Selvitz Road, south of Glades Cut-Off Road, as shown on Exhibit 1. Proposed access to the site is via one driveway connection to Selvitz Road. The site operations involve trucks delivering excess or unused concrete, fill and asphalt materials to the site. The recycling plant will process the materials and store the products onsite. Trucks will enter the site to collect the processed aggregate materials and remove them from the site to use as a source of construction materials. The recycling plant will have up to nine employees. The site also includes 5 acres of outdoor storage yards for contractor storage and a 15,491 SF warehouse. Issues related to driveway location, turn lanes and geometrics would be addressed during final design. Any reference to intersection geometrics is conceptual in nature and subject to final design and approval by others. A buildout year of 2022 is proposed.

Existing Traffic Conditions

The latest available daily and peak hour traffic volumes and adopted level of service volumes for the surrounding roadway network were used. The source of the traffic count data for the links is the St. Lucie Transportation Planning Organization (TPO) which is provided in Appendix B. The source of the historic traffic data utilized in growth rate analyses is the TPO "Traffic Counts and Level of Service Report, Fall 2017", which is also provided in Appendix B.

Roadway Improvements

The Transportation Improvement Program from the St. Lucie TPO was reviewed to determine if any roadways within the study area are scheduled to be improved. Midway Road from 25th Street to US 1 is currently under construction for widening to four lanes.

Trip Generation

The Institute of Transportation Engineers (ITE), Trip Generation, *10th Edition* was reviewed to determine an appropriate trip generation rate for the warehouse use and the proposed recycling facility. The warehouse trip generation rate was obtained from the ITE Trip Generation, *10th Edition*. Since there was no ITE Trip Generation, *10th Edition* rate available for a recycling facility, a traffic count at an existing concrete recycling facility owned by the applicant was conducted in October-November 2018. The existing facility is located on Benoist Farms Road, south of Belvedere Road, in Palm Beach County. The proposed recycling facility is expected to operate at the same capacities and vehicular volumes as the existing facility, in terms of truck traffic. Future hours of operation of the recycling facility and site characteristics have been provided by the applicant in Appendix A. The truck count data is provided in Exhibit 2A and in Appendix A. Exhibit 2B provides the daily, AM and PM peak hour trip generation data for the proposed development. Based on the net external daily trip generation of 384 and the St. Lucie County TPO standards, a one-half mile Radius of Area of Influence was utilized.

Trip Distribution and Assignment

A directional distribution was developed based on a review of land use patterns, approved traffic studies in the area and existing travel patterns. The project traffic distribution is shown on Exhibit 3A. Exhibits 3B and 3C show the assignment of AM and PM peak hour project traffic on the surrounding roadway network, as well as the project's impact percentage (% of peak hour directional service volume) to determine project significance. Project traffic is considered to be significant on the directly accessed Major Road where Project traffic consumes one percent or more of the directional capacity, and on any other Major Road within one-half mile where Project traffic consumes five percent or more of the directional capacity.

Committed Trips

Committed development traffic from projects located within the one-half mile radius must be included in the projection of future traffic volumes. Information on committed projects was obtained from St. Lucie County. The City of Fort Pierce also provided information on approved projects within the one-half mile radius. Committed development data from the following projects are included in Appendix C:

Ft. Pierce Precast Concrete Plant	Redhawk Rebar Manufacturing	Becker Parcel

Historic Growth

Historic growth trends must be analyzed in the projection of future background traffic volumes. Historic growth data for a three-year period is shown on Exhibit 4A for the surrounding roadway links. Exhibit 4B provides a nine-year growth comparison for use in the intersection analyses to coincide with the intersection count year for Midway Road and Selvitz Road. The average of the three-year historical growth rates for the legs of the intersection was used in the intersection analyses to account for background growth to year 2022.

Intersection Analysis

Intersection capacity analyses are required for the major intersections within a significantly impacted roadway segment. The intersections of Midway Road with Selvitz Road and Edwards Road with Selvitz Road were analyzed using Highway Capacity Manual procedures. Recent turning movement counts for the intersection of Midway Road with Selvitz Road were unavailable, and the intersection was recently under construction. Therefore, the latest available counts were used and are included in Appendix D. Projected background traffic was calculated based on a combination of nine-year and three-year growth rates for the intersection of Midway Road and Selvitz Road. A peak hour turning movement count dated August 24, 2016 was adjusted to peak season and used for the intersection of Edwards Road and Selvitz Road. The average of the three-year historical growth rate for each leg of the intersection was utilized for projected background traffic for the intersection of Edwards Road and Selvitz Road. The traffic counts, volume development sheets, signal timing, and capacity analyses for the intersections are provided in Appendix D. The signal timing for both of the

intersections was optimized based on projected turning movements. The results are summarized on Exhibit 5. Both intersections are projected to operate at the adopted level of service standards.

Roadway Link Capacity Analysis

Exhibit 6 provides future peak hour traffic projections for the significantly impacted roadway links. The total traffic consists of existing traffic plus the highest of historic growth or Committed Development and 1% growth, whichever is greatest, plus Project traffic. The roadway links are projected to operate at the adopted peak hour level of service standards.

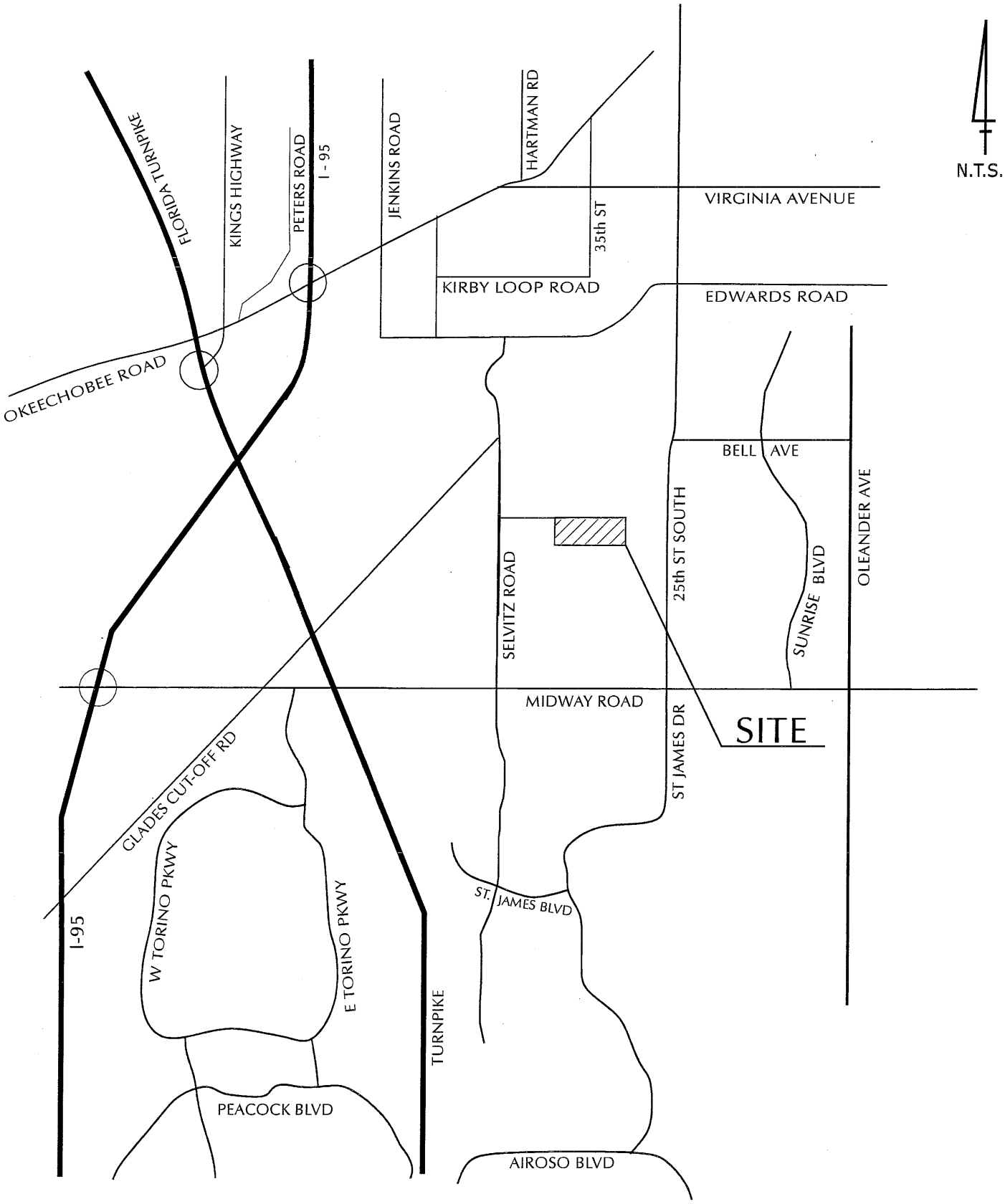
Driveway Volumes

Driveway volumes are shown on Exhibit 7. Full access to the site is provided by the existing driveway on Selvitz Road. Projected peak hour turning movements are also provided on Exhibit 7 for the existing Ft Pierce Precast Concrete Plant which utilizes the same driveway on Selvitz Road. There is an existing right and turn lane at the existing driveway. No additional turn lanes are required.

Conclusions

This analysis shows that roadway links and intersections surrounding the site are projected to operate at the adopted level of service standards with the proposed development. Therefore, the project is in conformance with the requirement of Chapter V – Adequate Public Facilities, of the St. Lucie County Land Development Code.

EXHIBITS



11/19/18
18-090

FT PIERCE RECYCLING

EXHIBIT 1 PROJECT LOCATION

PTC

Exhibit 2A
Ft. Pierce Aggregate Recycling Facility
Truck Count Summary (1)

DS Eakins Aggregate Recycling Facility in West Palm Beach, Florida

Day / Date	AM PEAK HOUR 6:30am - 7:30am			PM PEAK HOUR 3:45pm - 4:45pm		
	Entering	Exiting	Total	Entering	Exiting	Total
Friday, 10/12/18	11	11	22	13	13	26
Monday, 10/15/18	5	5	10	10	10	20
Tuesday, 10/16/18	5	5	10	10	10	20
Wednesday, 10/17/18	12	12	24	7	7	14
Thursday, 10/18/18	11	11	22	8	8	16
Friday, 10/19/18	14	14	28	5	5	10
Average	10	10		9	9	

(1) Information provided by D.S. Eakins Construction Corporation based on Truck Count onsite. Refer to Appendix A.

Exhibit 2B
Ft. Pierce Aggregate Recycling Facility
Trip Generation

DAILY

Land Use	ITE Code (3)	Land Use Intensity	Trip Generation Rate	Total Trips
Trucks with Aggregate Material (1)	IND	80 Trucks	2 /Truck	160
Employees (2)	IND	9 Employees	2 /Employee	18
Deliveries	IND	2 Deliveries	2 /Delivery	4
Contractor's Outdoor Storage	PBC	5.0 Acres	35 /Acre	175
Warehouse (5)	150	15,491 SF	1.74 /1,000 SF	27
TOTALS				384

AM PEAK HOUR

Land Use	ITE Code (3)	Land Use Intensity	Trip Generation Rate	Total Trips		
				In	Out	Total
Trucks with Aggregate Material (1)	IND	10 Trucks	2 /Truck	10	10	20
Employees (2)	IND	9 Employees	1 /Employee	9	-	9
Deliveries	IND	2 Deliveries	2 /Delivery	2	2	4
Contractor's Outdoor Storage	PBC	5.0 Acres	5.6% of Daily (55/45) (4)	5	5	10
Warehouse (5)	150	15,491 SF	0.17 /1,000 SF (77/23)	2	1	3
TOTALS				28	18	46

PM PEAK HOUR

Land Use	ITE Code (3)	Land Use Intensity	Trip Generation Rate	Total Trips		
				In	Out	Total
Trucks with Aggregate Material (1)	IND	9 Trucks	2 /Truck	9	9	18
Employees (2)	IND	9 Employees	1 /Employee	-	9	9
Deliveries	IND	- Deliveries	2 /Delivery	-	-	-
Contractor's Outdoor Storage	PBC	5.0 Acres	10.4% of Daily (50/50) (4)	9	9	18
Warehouse (5)	150	15,491 SF	0.19 /1,000 SF (27/73)	1	2	3
TOTALS				19	29	48

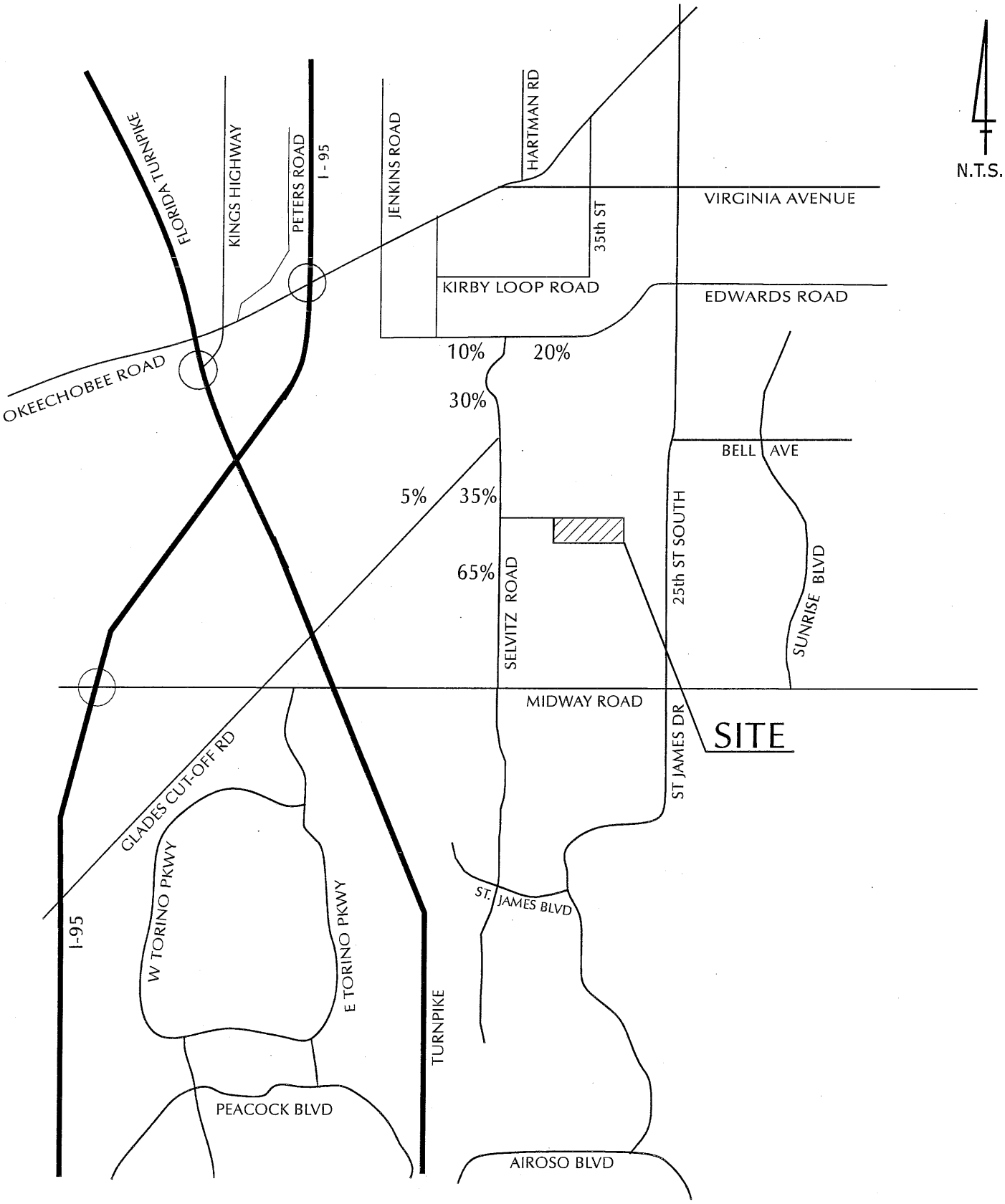
(1) Based on the average count data at the West Palm Beach Concrete Recycling Facility per D.S. Eakins Construction Co. Refer to Exhibit 2A.

(2) Assumes nine full time employees entering at 6:30am and leaving at 5:30 pm (Monday - Friday) per D.S. Eakins Construction Co.

(3) IND indicates Independent Study for similar Recycling Plant. Refer to Appendix A. PBC indicates Palm Beach County approved Trip Gen. rate.

(4) Source: ITE, Trip Generation, 9th Edition peak hour to daily ratio for Self Storage facility.

(5) Source: ITE, Trip Generation, 10th Edition, peak hour of adjacent street traffic.



11/19/18
18-090

FT PIERCE RECYCLING

EXHIBIT 3A PROJECT TRAFFIC DISTRIBUTION

PTC

Exhibit 3B
Ft. Pierce Aggregate Recycling Facility
Project Traffic Assignment

AM Peak

Roadway	Link	Existing Lanes	Road Class	Dir	Project Traffic 28 / 18 % Dist	Project Traffic In / Out Trips	Total Project Impact	Service Volume (1)	Significant Impact? (Yes/No)
Selvitz Rd	Glades Cut Off Rd to Edwards Rd	2L	II	NB	30%	5	0.74%	675	No
				SB	30%	8	1.19%	675	No
	Site to Glades Cut-Off Rd (2)	2L	I	NB	35%	6	0.76%	790	No
				SB	35%	10	1.27%	790	YES
	Midway Rd to Site (2)	2L	I	NB	65%	18	2.28%	790	YES
				SB	65%	12	1.52%	790	YES
Glades Cut-Off Rd	Jenkins Rd to Selvitz Rd	2L	I	EB	5%	1	0.13%	790	No
				WB	5%	1	0.13%	790	No

(1) Based on 2012 FDOT Quality/Level of Service Handbook Tables for a Non-State Signalized Roadway.

(2) First accessed roadway link.

Exhibit 3C
Ft. Pierce Aggregate Recycling Facility
Project Traffic Assignment

PM Peak

Roadway	Link	Existing Lanes	Road Class	Dir	Project Traffic 19 29 % Dist	Project Traffic In Out Trips	Total Project Impact	Service Volume (1)	Significant Impact? (Yes/No)
Selvitz Rd	Glades Cut Off Rd to Edwards Rd	2L	II	NB	30%	9	1.33%	675	No
				SB	30%	6	0.89%	675	No
	Site to Glades Cut-Off Rd (2)	2L	I	NB	35%	10	1.27%	790	YES
				SB	35%	7	0.89%	790	No
	Midway Rd to Site (2)	2L	I	NB	65%	12	1.52%	790	YES
				SB	65%	19	2.41%	790	YES
Glades Cut-Off Rd	Jenkins Rd to Selvitz Rd	2L	I	EB	5%	1	0.13%	790	No
				WB	5%	1	0.13%	790	No

(1) Based on 2012 FDOT Quality/Level of Service Handbook Tables for a Non-State Signalized Roadway.
(2) First accessed roadway link.

Exhibit 4A
Ft. Pierce Aggregate Recycling Facility
Historic Growth - Three Year

Roadway	Link	AADT Traffic Volumes [1]		Growth Rate
		2014	2017	
Edwards Rd	McNeil Rd to Selvitz Rd	9,000	10,500	5.27% /Year
	Selvitz Rd to 25th St	11,500	14,500	8.03% /Year
Selvitz Rd	Glades Cut-Off Rd to Edwards Rd	12,500	13,000	1.32% /Year
	Midway Rd to Glades Cut-Off Rd (2)	7,800	11,000	12.14% /Year (2)
Midway Road	West of Selvitz Rd to Selvitz Rd	19,000	20,500	2.57% /Year
	Selvitz Rd to Christensen Rd	17,000	17,500	0.97% /Year

(1) Count data from St. Lucie County. See Appendix B.
(2) Not used due to abnormally high growth rate.

Exhibit 4B
Ft. Pierce Aggregate Recycling Facility
Historic Growth (2008 to 2017)

Roadway	Link	AADT Traffic Volumes [1]		Growth Rate
		2008	2017	
Edwards Rd	McNeil Rd to Selvitz Rd	9,725	10,500	0.86% /Year
	Selvitz Rd to 25th St	13,195	14,500	1.05% /Year
Selvitz Rd	Glades Cut-Off Rd to Edwards Rd	N/A	13,000	NA /Year
	Midway Rd to Glades Cut-Off Rd	N/A	11,000	NA /Year
Midway Road	West of Selvitz Rd to Selvitz Rd	18,508	20,500	1.14% /Year
	Selvitz Rd to Christensen Rd	17,892	17,500	-0.25% /Year
Glades Cut-Off Road	Jenkins Rd to Selvitz Rd	5,920	6,176	0.47% /Year
Areawide		65,240	69,176	0.65% /Year

(1) Count data from St. Lucie County. See Appendix B.
N/A: Not Available.

Exhibit 5
Ft. Pierce Aggregate Recycling Facility
Intersection Analysis (1)

Intersection	2022 AM Peak Hour		2022 PM Peak Hour	
	Inters. Delay (sec)	LOS	Inters. Delay (sec)	LOS
Midway Rd / Selvitz Road	41.1	D	40.1	D
Edwards Road / Selvitz Road	42.2	D	43.1	D

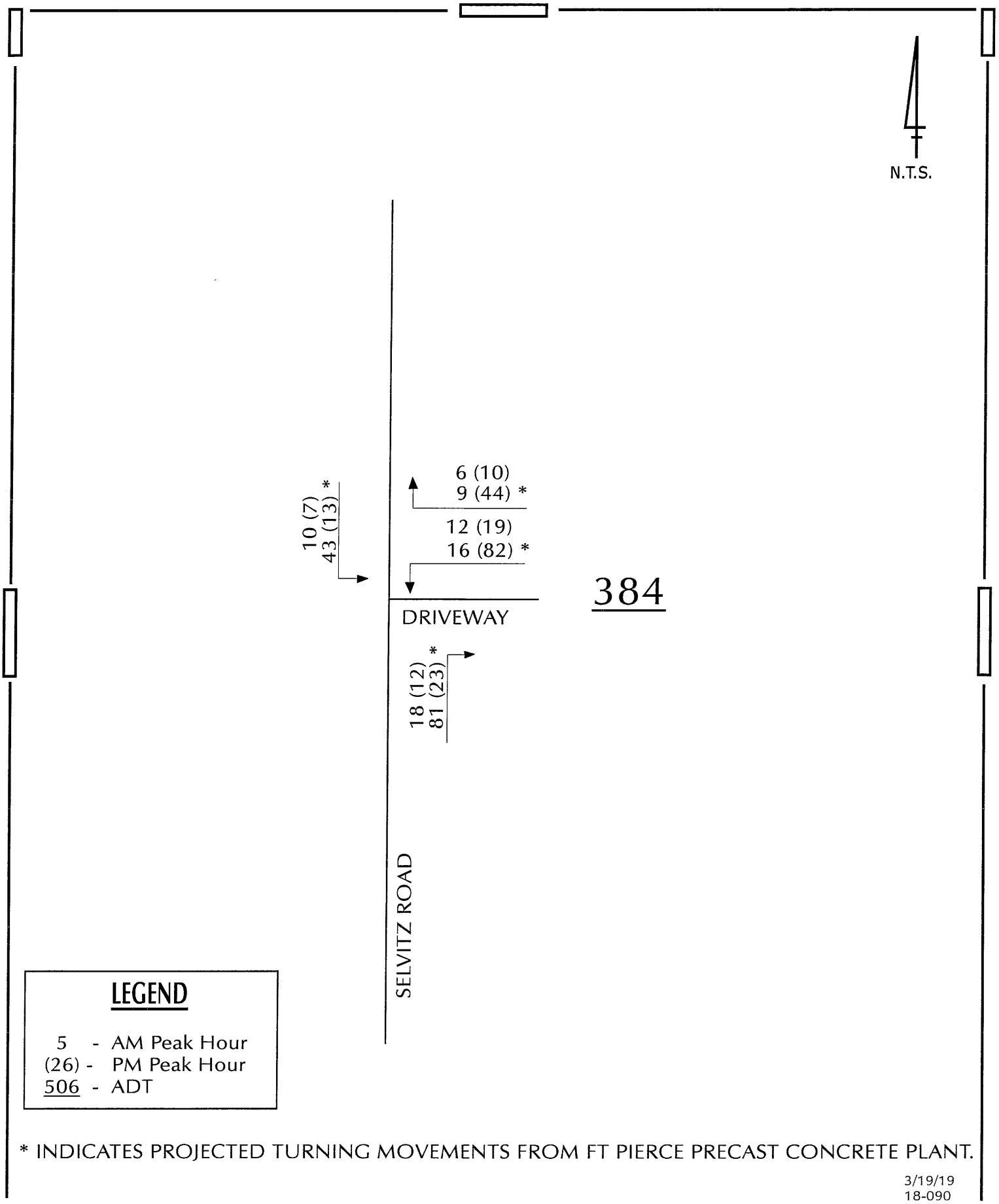
(1) See Appendix D for intersection capacity analyses.

Exhibit 6
Ft. Pierce Aggregate Recycling Facility
Link Analysis

Roadway	Link	Lanes	Dir	AM PEAK HOUR										
				Existing (2017) [1]	Committed Dev. Analysis [2]			Growth (2022)		Total Bkgd.[3]	Project	Total (2022)	Service Volume (4)	Meets Std?
					Projects	Growth	Total	Volume	%/Year					
Selvitz Road	Site to Glades Cut-Off Road	2L	SB	657	69	33	102	44	1.32%	759	10	769	790	Yes
	Midway Rd to Site	2L	NB	449	61	23	84	30	1.32%	533	18	552	790	Yes
			SB	657	38	33	71	44	1.32%	728	12	740	790	Yes

Roadway	Link	Lanes	Dir	PM PEAK HOUR										
				Existing (2017) [1]	Committed Dev. Analysis [2]			Growth (2022)		Total Bkgd.[3]	Project	Total (2022)	Service Volume (4)	Meets Std?
					Projects	Growth	Total	Volume	%/Year					
Selvitz Road	Site to Glades Cut-Off Road	2L	NB	318	67	16	83	22	1.32%	401	10	412	790	Yes
	Midway Rd to Site	2L	NB	318	47	16	63	22	1.32%	381	12	394	790	Yes
			SB	661	68	34	102	45	1.32%	762	19	781	790	Yes

[1] Count data from St. Lucie County adjusted to peak season using 1.01 seasonal factor on Count sheet. See Appendix B.
[2] Committed development data provided in Appendix C.
[3] Background traffic includes Existing plus the highest of Committed Development and 1% growth or historic growth.
[4] Based on 2012 FDOT Quality/Level of Service Handbook Tables for a Class I non-State signalized roadway.



LEGEND

5 - AM Peak Hour
(26) - PM Peak Hour
506 - ADT

* INDICATES PROJECTED TURNING MOVEMENTS FROM FT PIERCE PRECAST CONCRETE PLANT.

3/19/19
18-090

FT PIERCE RECYCLING FACILITY	EXHIBIT 7 PROJECT DRIVEWAY VOLUMES	PTC

APPENDIX A

APPENDIX B

ALTERNATIVE STUDY NETWORK IDENTIFICATION METHODOLOGY

Area of Influence Based

a. The area to be studied will be based on the New External Trip Generation of the proposed development. The table below shall determine the development's area of influence.

New External Daily Trip Generation	Radius of Area of Influence
0 – 200	Only segments directly accessed by the proposed development
201 – 500	0.5 miles *
501 – 1,000	1.0 miles
1,001 – 5,000	2.0 miles
5,001 – 10,000	3.0 miles
10,001 – 20,000	4.0 miles
Over 20,000	5.0 miles

b. The radius of influence shall be measured from each connection of the project to the Major Road Network.

c. All major signalized and unsignalized intersections on the roadway segments within the area of influence shall be studied.

d. If the study radius ends between intersections identified in c above, the study area shall extend to the next major intersection.

Linda Riccardi

To: lriccardi@pindertroutman.com
Subject: FW: Ft Pierce Concrete Recycling Plant Traffic
Attachments: Benoist Traffic Study.pdf

From: Steve Eakins [mailto:steve@dseakins.com]
Sent: Thursday, November 15, 2018 3:06 PM
To: Linda Riccardi
Cc: 'Jonathan Ricketts'
Subject: RE: Ft Pierce Concrete Recycling Plant Traffic

Linda,

We will have 9 employees and they will work from 6:30am to 5:00pm Monday through Friday

Per the attached study we conduct at our Benoist farms facility we will have the below Counts (6 day Average) of Customer traffic:

Monday through Friday between 6:30am & 7:30am: 20 Trips (10 In & 10 Out) Per day Average
Monday through Friday between 3:45pm & 4:45pm: 18 Trips (9 In & 9 Out) Per day Average

The average customers (trucks) arrive and leave within 15 to 20 min

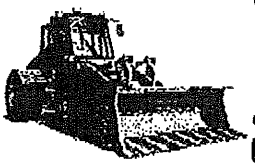
Please let me know if you have any questions or need anything else.

Thanks,

Steven Eakins
Vice President

D.S. EAKINS
CONSTRUCTION CORPORATION

1481 Kinetic Road
Lake Park, Florida 33403
Phone: (561) 842-0010
Fax: (561) 842-0009
Cell: (561) 346-1549
Steve@dseakins.com



D.S. EAKINS
CONSTRUCTION CORPORATION

POST OFFICE BOX 530185
LAKE PARK, FLORIDA 33403
(561) 842-0010

Fax Transmittal Cover Sheet

To: KAY / CRICKET Fax No. _____

Total No. of Pages: 2

From: PAUL Date: 9-23-18

RE: Truck Count (Steven)
For Week
6:30 - 7:30 A.M.
3:45 - 4:45 P.M.

	AM	PM
10/12 Fri	11	13
Sat.		
10/15 Mon.	5	10
10/16 Tues	5	10
10/17 Wed.	12	7
10/18 Thurs.	11	8
10/19 Fri	14	5

Linda Riccardi

From: Steve Eakins [steve@dseakins.com]
Sent: Tuesday, November 20, 2018 12:40 PM
To: Linda Riccardi
Cc: 'jricketts@jtrinc.com'
Subject: RE: Ft Pierce Concrete Recycling Plant Traffic

Good afternoon Linda,

Sounds good.

Hours of operation are from 6:30am to 5:30 pm M-F & 6:30am to Noon Saturday

In a 24 Hour period M-F, we average 40 loads of material in for processing and 40 Loads of Materials out to customers. This is based on a 15,000 CY monthly volume that we sell, which has to be hauled in as well. (80 Trips in and 80 trips out for 160 trips total per day)

Please let me know if you need anything else.

Thanks,

Steven Eakins
Vice President

D.S. EAKINS
CONSTRUCTION CORPORATION

1481 Kinetic Road
Lake Park, Florida 33403
Phone: (561) 842-0010
Fax: (561) 842-0009
Cell: (561) 346-1549
Steve@dseakins.com

APPENDIX B

48 Hour Traffic Volume Summary

St. Lucie TPO

Count Station: 703

Location: SELVITZ RD 0.23 MILES NORTH OF MIDWAY RD

Summary Begin Date: November 15, 2017

Hour Ending	Day 1		Day 2	
	North	South	North	South
01:00	14	30	11	24
02:00	3	10	6	16
03:00	3	14	4	11
04:00	17	29	14	25
05:00	34	68	52	77
06:00	149	191	139	174
07:00	321	507	338	554
08:00	485	711	405	588
09:00	298	465	301	450
10:00	233	351	232	381
11:00	222	364	182	314
12:00	220	392	238	386
13:00	220	367	234	353
14:00	197	391	234	402
15:00	297	460	241	434
16:00	305	599	325	664
17:00	325	668	302	640
18:00	231	495	246	490
19:00	158	304	126	262
20:00	79	162	68	168
21:00	65	132	52	99
22:00	34	84	51	91
23:00	29	60	31	73
24:00	11	34	20	33
Totals:	3,950	6,888	3,852	6,709

Average			Hour Ending
North	South	Total	
12	27	39	01:00
4	13	17	02:00
3	12	15	03:00
15	27	42	04:00
43	72	115	05:00
144	182	326	06:00
330	531	861	07:00
445	650	1,095	08:00
300	458	758	09:00
233	366	599	10:00
202	339	541	11:00
229	389	618	12:00
227	360	587	13:00
216	397	613	14:00
269	447	716	15:00
315	632	947	16:00
314	654	968	17:00
239	493	732	18:00
142	283	425	19:00
73	165	238	20:00
58	115	173	21:00
42	87	129	22:00
30	66	96	23:00
15	33	48	24:00
3,900	6,798	10,698	

Day 1: Wednesday, November 15, 2017

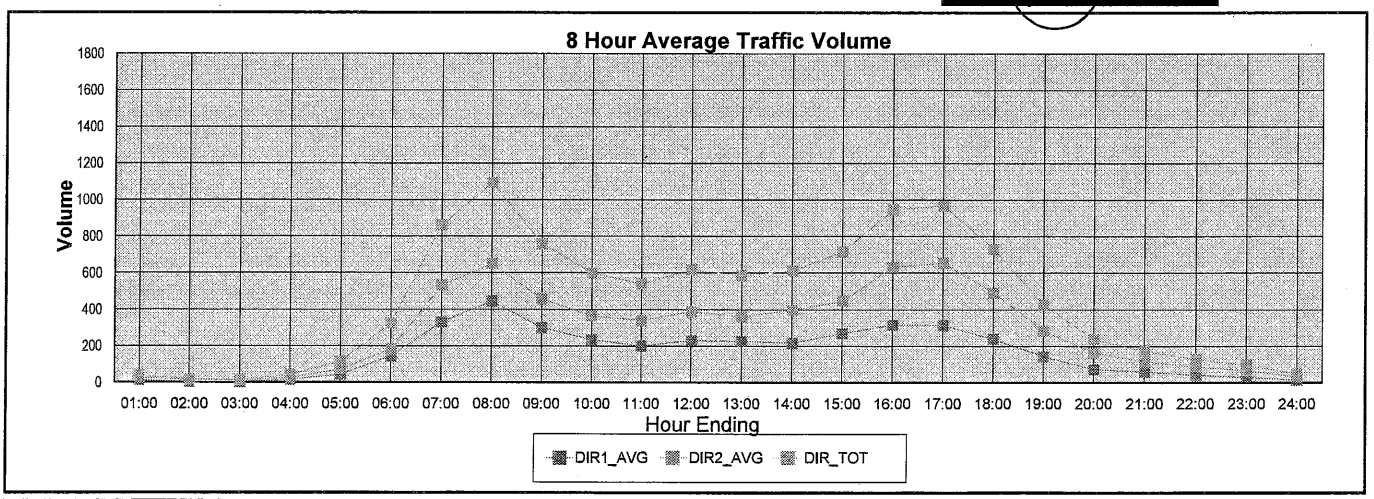
Day 2: Thursday, November 16, 2017

11/15/17 - 11/16/17	Wednesday	Thursday	Average
AM P:D:	0.110	0.100	0.107
AM DFac:	0.59	0.61	0.60
AM Pk Hr Begins:	0700	0630	n/a
PM P:D:	0.090	0.100	0.094
PM DFac:	0.66	0.66	0.66
PM Pk Hr Begins:	1530	1515	n/a

AM Peak Hr Peak Season Vol	1,227
PM Peak Hr Peak Season Vol	1,081

P:D	MOCF	K100
0.107	0.94	0.113

ADT	SF	AADT
10,698	1.01	11,000



COUNTS USED TO DEVELOP HISTORICAL GROWTH RATES

Transportation Planning Organization
ST. LUCIE URBAN AREA

Spring 2008 Traffic Count Analysis

Roadway Name	Location	Roadway Classification	No Ln	Count Date	2008 ADT	2008 ADT LOS[1]	AM Pk Time	AM Pkhr Vol	2008 AM Pkhr LOS[2]	PM Peak Time	PM Pkhr Vol	2008 PM Pkhr LOS[2]
13th Street North	N. of Georgia Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/5/2008	6,139	C	1130-1230	410	C	1645-1745	484	C
13th Street North	N. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/5/2008	7,224	C	1145-1245	479	C	1700-1800	658	C
13th Street North	N. of Delaware Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/5/2008	5,666	C	845-945	379	B	1600-1700	504	C
13th Street South	N. of Ave D	Major City/County Road	2	2/25/2008	4,243	C	800-900	294	C	1630-1730	369	C
13th Street South	N. of Orange Ave	Major City/County Road	2	2/20/2008	4,622	C	745-845	355	C	1615-1715	406	C
25th Street North	S. of St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	6/17/2008	8,040	B	730-830	579	B	1615-1715	718	B
25th Street North	N. of Juanita Ave	State Two-Way Arterial - Interrupted Flow Class I	4	6/18/2008	8,329	B	1145-1245	555	B	1630-1730	783	B
25th Street South	N. of Edwards Rd	State Two-Way Arterial - Interrupted Flow Class I	4	7/1/2008/	19,382	B	715-815	1549	B	1630-1730	1746	B
25th Street South	N. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	4	6/24/2008	21,821	B	730-830	1602	B	1630-1730	1877	B
25th Street South	S. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	4	3/5/2008	20,241	B	730-830	1702	B	1615-1715	1790	B
25th Street South/St J	S. of Midway Rd West	State Two-Way Arterial - Interrupted Flow Class I	4	5/14/2008	16,415	B	730-830	1609	B	1645-1745	1634	B
7th Street South	S. of Delaware Ave	Major City/County Road	2	3/2/2008	1,834	C	1130-1230	142	C	1615-1715	211	C
7th Street South	S. of Georgia Ave	Major City/County Road	2	3/2/2008	1,113	C	1115-1215	98	C	1600-1700	119	C
Airoso Blvd	N. of Prima Vista Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	4/16/2008	12,624	B	730-830	1271	B	1700-1800	1188	B
Airoso Blvd	N. of West Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	4	4/14/2008	16,489	B	715-815	1524	B	1700-1800	1481	B
Airoso Blvd	N. of Floresta Dr	State Two-Way Arterial - Interrupted Flow Class I	4	4/14/2008	20,420	B	730-830	2090	B	1700-1800	1954	B
Airoso Blvd	N. of Port St. Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	4/16/2008	16,489	B	715-815	1535	B	1700-1800	1398	B
Angle Rd	N. of Orange Ave	State Two-Way Arterial - Interrupted Flow Class I	2	2/20/2008	9,325	C	730-830	902	C	1600-1700	936	C
Avenue D	E. of 7th St	Major City/County Road	2	2/27/2008	3,726	C	1100-1200	311	C	1545-1645	313	C
Avenue D	E. of 13th St	Major City/County Road	2	2/27/2008	5,981	C	1130-1230	426	C	1630-1730	474	C
Avenue D	E. of 17th St	Major City/County Road	2	2/27/2008	6,313	C	1115-1215	432	C	1630-1730	525	C
Avenue D	E. of 25th St	Major City/County Road	2	2/27/2008	6,724	C	1115-1215	436	C	1700-1800	535	C
Avenue D	W. of 25th St	State Two-Way Arterial - Interrupted Flow Class I	2	2/27/2008	4,287	C	730-830	315	B	1700-1800	363	B
Bayshore Blvd	N. of Prima Vista Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	4/16/2008	15,354	B	745-845	1179	B	1700-1800	1299	B
Bayshore Blvd	N. of West Virginia Dr	State Two-Way Arterial - Interrupted Flow Class I	4	4/16/2008	23,574	B	730-830	1772	B	1645-1745	1935	B
Bayshore Blvd	N. of Port St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	5/7/2008	24,747	B	730-830	1985	B	1700-1800	2268	B
Becker Rd	E. of Port St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	5/12/2008	7,852	C	630-730	807	C	1715-1815	802	C
Bell Ave	E. of Sunrise Blvd	Other County Road	2	3/26/2008	3,047	C	715-815	384	C	1630-1730	311	C
Bell Ave	W. of Sunrise Blvd	Other County Road	2	3/24/2008	2,646	C	745-845	283	C	1645-1745	254	C
California Blvd	S of St Lucie West Blvd	Major City/County Road	2	4/30/2008	15,924	F	730-830	1291	D	1645-1745	1398	E
California Blvd	N of St Lucie West Blvd	Major City/County Road	2	4/30/2008	7,139	C	715-815	568	C	1730-1830	662	C
Cashmere Blvd	N of St Lucie West Blvd	Major City/County Road	2	4/30/2008	9,810	D	700-800	956	D	1700-1800	843	C
Cashmere Blvd	S of St Lucie West Blvd	Major City/County Road	2	4/30/2008	14,390	D	800-900	1032	D	1715-1815	1308	D
Citrus Ave	E. of US 1 South	State Two-Way Arterial - Interrupted Flow Class I	2	6/24/2008	5,607	C	1145-1245	523	C	1230-1330	575	C
Darwin Rd	N. of Becker Rd	State Two-Way Arterial - Interrupted Flow Class I	2	5/12/2008	4,869	C	745-845	384	B	1700-1800	549	C
Del Rio Blvd	N. of Port St Lucie Blvd	Major City/County Road	2	5/7/2008	11,822	D	715-815	918	D	1700-1800	981	D
Delaware Ave	W. of 25th St South	Major City/County Road	4	3/5/2008	6,504	C	700-800	621	C	1645-1745	642	C
East Torino Pkwy	S of Midway Rd	Major City/County Road	2	5/14/2008	9,716	D	700-800	1003	D	1645-1745	988	D
Edwards Rd	W. of 25th St South	State Two-Way Arterial - Interrupted Flow Class I	2	4/9/2008	13,195	C	715-815	1051	C	1530-1630	1200	C
Edwards Rd	W. of Selvitz Rd	State Two-Way Arterial - Interrupted Flow Class I	2	4/9/2008	9,725	C	715-815	775	C	1630-1730	888	C

Transportation Planning Organization
ST. LUCIE URBAN AREA

Spring 2008 Traffic Count Analysis

Roadway Name	Location	Roadway Classification	No Ln	Count Date	2008 ADT	2008 ADT LOS[1]	AM Pk Time	AM Pkhr Vol	2008 AM Pkhr LOS[2]	PM Peak Time	PM Pkhr Vol	2008 PM Pkhr LOS[2]
Edwards Rd	W. of Sunrise Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	4/9/2008	17,719	B	730-830	1559	B	1630-1730	1542	B
Edwards Rd	W. of US 1	State Two-Way Arterial - Interrupted Flow Class I	4	4/9/2008	9,003	B	730-830	730	B	1645-1745	810	B
Edwards Rd	W. of Oleander Ave	State Two-Way Arterial - Interrupted Flow Class I	4	4/9/2008	14,242	B	730-830	1130	B	1630-1730	1274	B
Emerson Ave	N. of Indrio Rd	State Two-Way Arterial - Uninterrupted Flow	2	2/20/2008	5,586	B	700-800	495	B	1645-1745	592	B
Farmer's Market Rd	W. of US 1 South	Other County Road	2	3/26/2008	2,314	C	1130-1230	212	C	1645-1745	208	C
Floresta Dr	S. of Prima Vista Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	4/23/2008	13,458	C	730-830	1090	C	1700-1800	1211	C
Floresta Dr	W. of Airoso Blvd	Major City/County Road	2	4/23/2008	3,575	C	830-930	459	C	1515-1615	357	C
Floresta Dr	N. of Port St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	4/23/2008	17,493	F	730-830	1396	D	1700-1800	1570	E
Floresta Dr	S. of Port St Lucie Blvd	Major City/County Road	2	4/23/2008	11,930	D	730-830	1001	D	1700-1800	1130	D
Floresta Dr	E. of Airoso Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	5/7/2008	10,004	C	815-915	824	C	1700-1800	970	C
Fort Pierce Blvd	W. of West Seminole Rd	State Two-Way Arterial - Interrupted Flow Class I	2	2/20/2008	2,642	B	700-800	254	B	1630-1730	253	B
Gatlin Blvd	E. of I-95	State Two-Way Arterial - Interrupted Flow Class I	6	8/6/2008	38,506	B	715-815	2745	B	1715-1815	3354	B
Georgia Ave	W. of US 1 South	Major City/County Road	2	3/6/2008	2,336	C	1145-1245	205	C	1645-1745	245	C
Georgia Ave	W. of 7th St South	Major City/County Road	2	3/5/2008	2,449	C	1115-1215	176	C	1700-1800	228	C
Georgia Ave	W. of 13th St South	Major City/County Road	2	3/5/2008	5,219	C	1115-1215	359	C	1630-1730	492	C
Gilson Rd	N. of Martin County Line	Major City/County Road	2	5/14/2008	11,451	D	715-815	983	D	1645-1745	1209	D
Glades Cut-Off Rd	W. of Selvitz Rd	Major City/County Road	2	2/25/2008	5,920	C	630-730	501	C	1615-1715	582	C
Glades Cut-Off Rd	N. of Midway Rd West	Major City/County Road	2	2/27/2008	4,703	C	615-715	434	C	1615-1715	443	C
Glades Cut-Off Rd	N. of Reserve Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	3/19/2008	3,738	B	630-730	441	C	1515-1615	391	B
Glades Cut-Off Rd	S. of Reserve Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	3/19/2008	2,799	B	630-730	393	B	1515-1615	324	B
Glades Cut-Off Rd	S. of Midway Rd West	State Two-Way Arterial - Interrupted Flow Class I	2	3/19/2008	2,605	B	630-730	272	B	1530-1630	259	B
Green River Pkwy	S. of Walton Rd	Major City/County Road	2	4/9/2008	2,498	C	715-815	200	C	1645-1745	290	C
Header Canal Rd	S. of Orange Ave	Major City/County Road	2	2/27/2008	408	C	715-815	43	C	1700-1800	48.8	C
Indian River Dr	N. of Midway Rd East	Major City/County Road	2	3/25/2008	4,352	C	730-830	458	C	1645-1745	533	C
Indian River Dr	N. of Walton Rd	Major City/County Road	2	3/26/2008	5,416	C	730-830	534	C	1645-1745	630	C
Indian River Dr	N. of Martin County Line	Major City/County Road	2	3/26/2008	7,467	C	715-815	580	C	1630-1730	762	C
Indian River Dr	N. of Savannah Rd	Major City/County Road	2	3/25/2008	4,720	C	730-830	422	C	1630-1730	547	C
Indian River Dr	N. of Citrus Ave	State Two-Way Arterial - Interrupted Flow Class I	2	7/8/2008	5,333	C	730-831	410	C	1645-1745	535	C
Indian River Dr	N. of Orange Ave	State Two-Way Arterial - Interrupted Flow Class I	2	7/8/2008	5,102	C	1145-1245	375	B	1630-1730	506	C
Indian River Dr	S. of A1A/Bridge	State Two-Way Arterial - Interrupted Flow Class I	2	6/24/2008	5,351	C	1145-1246	375	B	1600-1700	460	C
Indrio Rd	E. of Kings Hwy	State Two-Way Arterial - Interrupted Flow Class I	2	2/19/2008	6,277	C	715-815	575	C	1645-1745	578	C
Indrio Rd	E. of I-95	State Two-Way Arterial - Interrupted Flow Class I	2	7/2/2008	8,836	C	645-745	775	C	1630-1730	735	C
Indrio Rd	W. of I-95	State Two-Way Arterial - Interrupted Flow Class I	2	6/25/2008	2,413	B	1100-1200	295	B	1230-1330	269	B
Indrio Rd	W. of Kings Hwy	State Two-Way Arterial - Interrupted Flow Class I	2	6/17/2008	9,280	C	0715-0815	663	C	1630-1730	805	C
Jenkins Rd South	N. of Okeechobee Rd	Major City/County Road	2	2/28/2008	10,292	D	715-815	818	C	1645-1745	942	D
Jenkins Rd South	S. of Okeechobee Rd	State Two-Way Arterial - Interrupted Flow Class I	2	2/28/2008	7,478	C	730-830	632	C	1630-1730	641	C
Johnston Rd	N. of Indrio Rd	Major City/County Road	2	2/20/2008	6,665	C	715-815	643	C	1645-1745	669	C
Juanita Ave	W. of US 1 North	Major City/County Road	2	2/21/2008	3,765	C	1145-1245	274	C	1645-1745	322	C
Juanita Ave	E. of 25th St	Major City/County Road	2	2/19/2008	3,917	C	715-815	269	C	1700-1800	343	C
Juanita Ave	W. of 25th St	Major City/County Road	2	2/21/2008	6,378	C	730-830	398	C	1715-1815	567	C

Transportation Planning Organization
ST. LUCIE URBAN AREA

Spring 2008 Traffic Count Analysis

Roadway Name	Location	Roadway Classification	No Ln	Count Date	2008 ADT	2008 ADT LOS[1]	AM Pk Time	AM Pkhr Vol	2008 AM Pkhr LOS[2]	PM Peak Time	PM Pkhr Vol	2008 PM Pkhr LOS[2]
Keen Rd	S. of St Lucie Blvd	Major City/County Road	2	2/21/2008	2,950	C	715-815	318	C	1630-1730	336	C
Kings Hwy North	S. of Indrio Rd	State Two-Way Arterial - Interrupted Flow Class I	2	6/17/2008	13,377	C	700-800	1028	C	1630-1730	1181	C
Kings Hwy North	N. of Orange Ave	State Two-Way Arterial - Interrupted Flow Class I	2	6/24/2008	14,265	D	715-815	1195	C	1645-1745	1253	C
Kings Hwy North	SW of US 1 North	State Two-Way Arterial - Interrupted Flow Class I	2	6/17/2008	8,268	C	1145-1245	605	C	1630-1730	859	C
Kings Hwy North	N. of Indrio Rd	State Two-Way Arterial - Interrupted Flow Class I	2	6/17/2008	12,430	C	715-815	894	C	1645-1745	1059	C
Kings Hwy North	N. of St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	6/17/2008	12,101	C	715-815	915	C	1630-1730	1001	C
Kings Hwy North	S. of St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	2/20/2008	13,165	C	715-815	324	B	1630-1730	342	B
Kings Hwy South	S. of Orange Ave	State Two-Way Arterial - Interrupted Flow Class I	2	6/24/2008	10,261	C	715-815	761	C	1700-1800	798	C
Kings Hwy South	N. of Okeechobee Rd	State Two-Way Arterial - Interrupted Flow Class I	2	6/18/2008	7,277	C	730-830	558	C	1700-1800	550	C
Lennard Rd	S. of Walton Rd	Major City/County Road	4	5/7/2008	5,488	C	630-730	428	C	1715-1815	502	C
Lennard Rd	N. of Port St Lucie Blvd	Major City/County Road	4	4/16/2008	16,945	C	730-830	1293	C	1700-1800	1486	C
Mariposa Ave	E. of Lennard Rd	Major City/County Road	2	4/16/2008	7,892	C	730-830	1013	D	1745-1845	750	C
Mariposa Ave	W. of Lennard Rd	Major City/County Road	4	4/14/2008	10,605	C	730-830	812	C	1645-1745	1064	C
Midport Rd	W. of US 1 South	Major City/County Road	4	4/14/2008	11,580	C	715-815	977	C	1630-1730	1067	C
Midway Rd East	W. of Indian River Dr	State Two-Way Arterial - Interrupted Flow Class I	2	3/26/2008	4,146	B	730-830	353	B	1700-1800	470	C
Midway Rd West	W. of Sunrise Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	3/10/2008	19,756	F	730-830	1643	F	1645-1745	1730	F
Midway Rd West	W. of Selvitz Rd	State Two-Way Arterial - Interrupted Flow Class I	2	3/10/2008	18,508	F	715-815	1488	D	1545-1645	1576	E
Midway Rd West	W. of Oleander Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/26/2008	17,892	F	730-830	1513	D	1615-1715	1498	D
Midway Rd West	W. of I-95	State Two-Way Arterial - Uninterrupted Flow	2	8/6/2008	3,948	B	645-745	357	B	1615-1716	340	B
Midway Rd West	W. of East Torino Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	3/12/2008	18,943	B	715-815	2000	B	1630-1730	1572	B
Morningside Blvd	N. of Port St Lucie Blvd	Major City/County Road	2	5/7/2008	5,337	C	745-845	885	D	1430-1530	743	C
Morningside Blvd	S. of Port St Lucie Blvd	Major City/County Road	2	5/5/2008	4,104	C	830-930	417	C	1600-1700	486	C
Morningside Blvd	E. Westmoreland Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	5/5/2008	2,543	B	800-900	210	B	1630-1730	227	B
Okeechobee Rd	W. of Florida's Turnpike	State Two-Way Arterial - Interrupted Flow Class I	4	8/5/2008	8,266	B	715-815	611	B	1630-1730	624	B
Okeechobee Rd	E. of I-95	State Two-Way Arterial - Interrupted Flow Class I	4	6/18/2008	30,671	C	715-815	2574	B	1645-1745	2390	B
Okeechobee Rd	W. of Header Canal Rd	State Two-Way Arterial - Uninterrupted Flow	2	7/9/2008	6,635	B	645-745	494	B	1645-1745	662	B
Okeechobee Rd	W. of I-95	State Two-Way Arterial - Interrupted Flow Class I	4	7/9/2008	29,460	C	1145-1245	2045	B	1645-1745	2092	B
Okeechobee Rd	W. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	6	7/8/2008	32,794	B	1145-1245	2327	B	1630-1730	2830	B
Old Dixie Hwy	N. St. Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	2/21/2008	1,563	B	730-830	145	B	1630-1730	174	B
Oleander Ave	S. of Farmers Market Rd	State Two-Way Arterial - Interrupted Flow Class I	2	3/12/2008	11,599	C	730-830	1454	D	1645-1745	1071	C
Oleander Ave	S. of Midway Rd West	Major City/County Road	2	3/12/2008	8,278	C	730-830	810	C	1700-1800	833	C
Oleander Ave	N. of Kitterman Rd	Major City/County Road	2	3/12/2008	6,884	C	730-830	614	C	1645-1745	677	C
Oleander Ave	S.of Edwards Rd	State Two-Way Arterial - Interrupted Flow Class I	2	3/12/2008	13,883	D	745-845	987	C	1645-1745	1240	C
Oleander Ave	N. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/12/2008	4,835	C	1115-1215	330	B	1630-1730	483	C
Oleander Ave	S. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/12/2008	11,737	C	1130-1230	729	C	1630-1730	1049	C
Orange Ave	W. of Shinn Rd	State Two-Way Arterial - Uninterrupted Flow	2	2/27/2008	4,201	B	645-745	451	B	1700-1800	388	B
Orange Ave	W. of 13th St	State Two-Way Arterial - Interrupted Flow Class II	4	7/2/2008	12,914	C	1145-1245	1052	C	1615-1715	1154	C
Orange Ave	W. of 25th St	State Two-Way Arterial - Interrupted Flow Class II	4	6/24/2008	17,066	C	730-830	1203	C	1630-1730	1429	C
Orange Ave	W. of US 1 North	State Two-Way Arterial - Interrupted Flow Class II	2	6/24/2008	7,514	C	1130-1230	604	C	1615-1715	618	C
Orange Ave	E. of US 1 North	State Two-Way Arterial - Interrupted Flow Class II	2	7/8/2008	7,514	C	1115-1215	294	B	1300-1400	322	B

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	48,065	3,170	3,214	F	1.014	2,917	C	0.944
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	47,160	3,020	2,981	D	0.987	2,953	D	0.978
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	48,285	3,020	2,972	D	0.984	2,605	C	0.886
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	63,123	3,020	4,523	F	1.498	3,374	F	1.117
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	42,168	3,020	2,538	C	0.863	2,252	C	0.766
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	40,985	3,170	3,112	D	0.982	1,941	C	0.628
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	19,000	2,100	868	C	0.432	858	C	0.427
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	24,500	2,100	1,252	C	0.623	1,220	C	0.607
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	37,000	2,100	2,426	F	1.155	2,302	F	1.096
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	37,000	2,000	2,426	F	1.213	2,302	F	1.151
PRIMA VISTA BLVD	RIO MAR DR to US 1	24,500	2,100	1,317	C	0.655	1,102	C	0.548
PRIMA VISTA BLVD	US 1 to LENNARD RD	3,800	1,710	257	C	0.334	232	C	0.301
RANGE LINE RD	MARTIN C.L. to BECKER RD	1,388	810	113	B	0.377	116	B	0.387
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	1,388	810	113	B	0.377	116	B	0.387
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF...	1,388	810	113	B	0.377	116	B	0.387
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	5,494	710	335	C	0.957	380	D	0.535
RIO MAR DR	BEACH AVE to US 1	5,494	790	335	C	0.859	380	C	0.974
ROSSER BLVD	APRICOT RD to GATLIN BLVD	7,900	920	0	B	0.000	0	B	0.000
ROSSER BLVD	PAAR DR to APRICOT RD	7,900	800	0	B	0.000	0	B	0.000
SAVONA BLVD	BECKER RD to PAAR DR	6,008	790	604	D	0.765	526	D	0.666
SAVONA BLVD	PAAR DR to GATLIN BLVD	6,008	710	604	D	0.851	526	D	0.741
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	13,500	790	740	D	0.937	744	D	0.942
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	3,903	920	234	C	0.269	255	C	0.293
SAVANNAH RD	US 1 to INDIAN RIVER DR	2,317	510	169	C	0.676	160	C	0.640
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	7,400	710	0	B	0.000	0	B	0.000
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	7,400	710	0	B	0.000	0	B	0.000
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	7,800	660	471	C	0.760	508	C	0.819
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	12,500	790	799	E	0.951	684	D	0.866
SHINN RD	MIDWAY RD to OKEECHOBEE RD	600	540	47	C	0.098	44	C	0.092

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

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd. Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
DELAWARE AVE	HARTMAN RD to 33RD ST	1,367	560	294	D	0.525	207	C	0.739
DELAWARE AVE	33RD ST to 25TH ST	3,700	1,710	272	C	0.353	277	C	0.360
DELAWARE AVE	25TH ST to OKEECHOBEE RD	4,600	1,220	0	B	0.000	0	B	0.000
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	9,267	790	476	D	0.603	507	D	0.642
DELAWARE AVE	13TH ST to 10TH ST	7,600	710	424	D	0.597	403	D	0.568
DELAWARE AVE	10TH ST to 7TH ST	7,600	560	424	D	0.757	403	D	0.720
DELAWARE AVE	7TH ST to US 1	7,600	710	425	D	0.599	408	D	0.575
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	6,600	830	455	C	0.583	380	C	0.487
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	11,000	840	720	C	0.911	710	C	0.899
EASY ST	US 1 to BUCHANAN DR	10,397	710	869	F	1.143	683	D	0.962
EASY ST	BUCHANAN DR to YUCCA DR	10,397	510	869	F	1.609	683	F	1.265
EDWARDS RD	JENKINS RD to MCNEIL RD	9,000	590	485	C	0.866	469	C	0.838
EDWARDS RD	MCNEIL RD to SELVITZ RD	9,000	660	485	C	0.782	469	C	0.756
EDWARDS RD	SELVITZ RD to 25TH ST	11,500	840	690	C	0.873	694	C	0.878
EDWARDS RD	25TH ST to SUNRISE BLVD	17,039	1,630	901	D	0.553	884	D	0.542
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	14,634	1,630	718	C	0.984	700	C	0.959
EDWARDS RD	OLEANDER AVE to US 1	8,848	1,630	448	C	0.614	460	C	0.630
FARMER'S MARKET RD	OLEANDER AVE to US 1	1,943	710	113	C	0.323	116	C	0.331
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	11,500	920	789	C	0.907	715	C	0.822
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	16,500	840	1,209	F	1.439	1,029	F	1.225
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	16,500	840	1,209	F	1.439	1,029	F	1.225
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	11,500	920	813	C	0.934	703	C	0.808
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	9,100	920	512	C	0.589	571	C	0.656
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	4,057	590	349	C	0.623	300	C	0.536
FLORESTA DR	AIROSO BLVD to SELVITZ RD	4,057	840	349	C	0.442	300	C	0.380
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	3,041	510	224	C	0.896	196	C	0.784
GARDENIA AVE	OLEANDER AVE to US 1	2,600	710	195	C	0.557	184	C	0.526
GATLIN BLVD	W OF I-95 to E OF I-95	39,000	3,170	2,935	C	0.950	2,392	C	0.774
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	39,000	3,170	2,935	C	0.950	2,392	C	0.774

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

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
MIDWAY RD	SHINN RD to MCCARTY RD	4,802	590	277	C	0.495	352	C	0.629
MIDWAY RD	MCCARTY RD to I-95	4,802	660	277	C	0.447	352	C	0.568
MIDWAY RD	I-95 to GLADES CUT-OFF RD	15,369	2,100	854	C	0.425	947	C	0.471
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	16,000	2,100	983	C	0.489	954	C	0.475
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	19,000	920	950	F	1.033	985	F	1.071
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	17,000	920	899	D	0.977	891	D	0.968
MIDWAY RD	CHRISTENSEN RD to 25TH ST	17,000	790	899	F	1.070	891	F	1.061
MIDWAY RD	25TH ST to SUNRISE BLVD	18,500	790	992	F	1.181	1,010	F	1.202
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	18,500	790	992	F	1.181	1,010	F	1.202
MIDWAY RD	OLEANDER AVE to US 1	16,500	790	853	F	1.015	862	F	1.026
MIDWAY RD	US 1 to WALLACE ST	3,600	790	279	C	0.715	308	C	0.790
MIDWAY RD	WALLACE ST to WEATHERBEE RD	3,600	920	279	C	0.321	308	C	0.354
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	3,600	590	279	C	0.498	308	C	0.550
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	2,300	920	127	C	0.146	135	C	0.155
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	4,970	880	429	C	0.517	415	C	0.500
NEBRASKA AVE	25TH ST to 13TH ST	3,800	1,710	260	C	0.338	201	C	0.261
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	4,100	660	244	C	0.394	215	C	0.347
OHIO AVE	SUNRISE BLVD to COLONIAL RD	3,400	510	209	C	0.836	225	C	0.900
OHIO AVE	COLONIAL RD to US 1	3,400	710	209	C	0.597	225	C	0.643
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	4,900	1,010	250	B	0.248	248	B	0.246
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	4,900	1,270	250	B	0.197	248	B	0.195
OKEECHOBEE RD	CARLTON RD to SNEED RD	6,208	1,340	331	B	0.247	323	B	0.241
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	6,208	1,340	331	B	0.247	323	B	0.241
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	6,208	1,340	331	B	0.247	323	B	0.241
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	6,208	1,740	331	B	0.190	323	B	0.186
OKEECHOBEE RD	MIDWAY RD to SHINN RD	6,208	1,740	331	B	0.190	323	B	0.186
OKEECHOBEE RD	SHINN RD to MCCARTY RD	4,303	1,810	0	B	0.000	0	B	0.000
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	5,933	1,810	297	B	0.164	307	B	0.170
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	5,933	2,010	297	C	0.148	307	C	0.153

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

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2017

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	13,000	2017	880	889	F	1.010	844	D	0.959
EASY ST	US 1 to BUCHANAN DR	106	9,176	2016	750	825	F	1.031	636	D	0.848
EASY ST	BUCHANAN DR to YUCCA DR	106	9,176	2016	540	825	F	1.422	636	F	1.097
EDWARDS RD	JENKINS RD to MCNEIL RD	174	10,500	2017	630	545	C	0.908	549	C	0.915
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	10,500	2017	700	545	C	0.826	549	C	0.832
EDWARDS RD	SELVITZ RD to 25TH ST	110	14,500	2017	880	770	C	0.928	781	C	0.941
EDWARDS RD	25TH ST to SUNRISE BLVD	108	16,135	2015	1,630	885	D	0.543	1,220	D	0.748
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	14,943	2015	1,630	748	D	0.459	730	C	10
EDWARDS RD	OLEANDER AVE to US 1	173	8,955	2015	1,630	433	C	0.593	432	C	0.592
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,784	2015	750	116	C	0.314	102	C	0.276
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	12,500	2017	920	841	C	0.967	660	C	0.759
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	315	17,000	2017	880	1,274	F	1.448	1,052	F	1.195
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	315	17,000	2017	880	1,274	F	1.448	1,052	F	1.195
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	12,000	2017	920	773	C	0.889	682	C	0.784
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	9,700	2017	920	520	C	0.598	548	C	0.630
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,070	2015	630	327	C	0.545	317	C	0.528
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,070	2015	880	327	C	0.394	317	C	0.382
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,527	2015	540	270	C	10	213	C	0.789
GARDENIA AVE	OLEANDER AVE to US 1	666	2,700	2017	750	180	C	0.486	192	C	0.519
GATLIN BLVD	W OF I-95 to E OF I-95	945075	39,345	2015	3,170	-	-	-	-	-	-
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	39,345	2015	3,170	-	-	-	-	-	-
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	39,345	2015	3,170	-	-	-	-	-	-
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	39,345	2015	3,170	-	-	-	-	-	-
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	39,345	2015	3,170	-	-	-	-	-	-
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,667	2016	600	287	C	0.957	295	C	0.983

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

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

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2017

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,667	2016	750	287	C	0.776	295	C	0.797
GEORGIA AVE	17TH ST to 13TH ST	508	4,640	2015	600	244	C	0.813	243	C	0.810
GEORGIA AVE	13TH ST to 7TH ST	506	1,958	2015	600	128	C	0.427	136	C	0.453
GEORGIA AVE	7TH ST to US 1	504	1,894	2015	600	137	C	0.457	127	C	0.423
GILSON RD	MARTIN C.L. to BECKER RD	111	10,500	2017	710	939	F	1.236	981	F	1.291
GILSON RD	BECKER RD to LAKERIDGE DR	111	10,500	2017	540	939	F	1.619	981	F	1.691
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,600	2017	1,070	184	B	0.484	231	B	0.608
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,485	2016	1,070	322	B	0.847	322	B	0.847
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,600	2017	390	184	B	0.836	231	C	0.592
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,611	2015	920	-	-	-	-	-	-
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	9,100	2017	790	562	D	0.711	545	D	0.690
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,176	2016	830	392	C	0.503	377	C	0.483
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,400	2017	630	233	C	0.388	221	C	0.368
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	4,339	2015	1,070	327	B	0.861	327	B	0.861
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	4,339	2015	1,070	327	B	0.861	327	B	0.861
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	4,339	2015	1,070	327	B	0.861	327	B	0.861
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	5,400	2017	750	357	C	0.965	328	C	0.886
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	5,400	2017	540	357	D	0.661	328	D	0.607
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	5,400	2017	790	357	C	0.915	328	C	0.841
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	483	2015	670	28	B	0.127	28	B	0.127
HILLMOOR DR	US 1 to LENNARD RD	671	7,487	2016	790	426	D	0.539	365	C	0.936
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	74,692	2015	4,580	-	-	-	-	-	-
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	58,368	2015	4,580	-	-	-	-	-	-
I-95	MIDWAY RD to OKEECHOBEE RD	941902	70,109	2015	4,580	-	-	-	-	-	-
I-95	OKEECHOBEE RD to ORANGE AVE	941903	45,500	2009	7,320	-	-	-	-	-	-

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Volumes, LOS and V/C values with " - " designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2017

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	9,100	2017	790	480	D	0.608	499	D	0.632
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	9,100	2017	540	480	D	0.889	499	D	0.924
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	350	2017	540	30	C	0.111	32	C	0.119
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	300	2015	540	29	C	0.107	22	C	0.081
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	10,500	2017	920	684	C	0.786	630	C	0.724
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	20,500	2017	880	1,084	F	1.232	1,085	F	1.233
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	20,500	2017	790	1,084	F	1.372	1,085	F	1.373
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	4,742	2015	760	-	-	-	-	-	-
MIDWAY RD	SHINN RD to MCCARTY RD	940732	4,742	2015	630	-	-	-	-	-	-
MIDWAY RD	MCCARTY RD to I-95	940732	4,742	2015	700	-	-	-	-	-	-
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	16,293	2015	2,100	-	-	-	-	-	-
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	18,000	2017	2,100	1,105	C	0.550	1,037	C	0.516
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	20,500	2017	920	1,084	F	1.178	1,085	F	1.179
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	17,500	2017	920	912	D	0.991	896	D	0.974
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	17,500	2017	790	912	F	1.086	896	F	1.067
MIDWAY RD	25TH ST to SUNRISE BLVD	130	18,663	2016	790	1,018	F	1.212	935	F	1.113
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	18,663	2016	790	1,018	F	1.212	935	F	1.113
MIDWAY RD	OLEANDER AVE to US 1	242	15,533	2016	790	820	E	0.976	811	E	0.965
MIDWAY RD	US 1 to WALLACE ST	940023	3,600	2015	790	-	-	-	-	-	-
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,600	2015	920	-	-	-	-	-	-
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,600	2015	630	-	-	-	-	-	-
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,700	2017	920	162	C	0.186	155	C	0.178
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	4,637	2016	880	315	C	0.380	303	C	0.365
NEBRASKA AVE	25TH ST to 13TH ST	684	3,900	2017	1,710	242	C	0.314	204	C	0.265
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,900	2016	700	368	C	0.558	321	C	0.486

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Volumes, LOS and V/C values with " - " designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2017

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	39,062	2015	3,170	-	-	-	-	-	-
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	25,000	2017	2,100	1,138	C	0.566	1,192	C	0.593
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	26,500	2017	2,100	1,220	C	0.607	1,144	C	0.569
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	39,000	2017	2,100	2,308	F	1.099	2,193	F	1.044
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	39,000	2017	2,000	2,308	F	1.154	2,193	F	1.097
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	26,500	2017	2,100	1,213	C	0.603	1,402	C	0.698
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	8,600	2017	1,710	522	C	0.678	526	C	0.683
RANGE LINE RD	MARTIN C.L. to BECKER RD	145	1,396	2015	1,080	111	B	0.271	135	B	0.329
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	145	1,396	2015	1,080	111	B	0.271	135	B	0.329
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF...	145	1,396	2015	1,080	111	B	0.271	135	B	0.329
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	5,649	2016	750	288	C	0.778	360	C	0.973
RIO MAR DR	BEACH AVE to US 1	147	5,649	2016	790	288	C	0.738	360	C	0.923
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	4,790	2015	920	-	-	-	-	-	-
ROSSER BLVD	PAAR DR to APRICOT RD	948510	4,790	2015	1,070	-	-	-	-	-	-
SAVONA BLVD	BECKER RD to PAAR DR	236	8,000	2017	790	775	D	0.981	694	D	0.878
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	8,000	2017	750	775	E	0.969	694	D	0.925
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	13,000	2017	790	707	D	0.895	686	D	0.868
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	3,403	2015	920	233	C	0.268	212	C	0.244
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,202	2015	540	136	C	0.504	149	C	0.552
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	7,440	2015	750	-	-	-	-	-	-
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	7,440	2015	750	-	-	-	-	-	-
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	11,000	2017	700	807	F	1.153	883	F	1.261
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	704	13,000	2017	790	761	D	0.963	764	D	0.967
SHINN RD	MIDWAY RD to OKEECHOBEE RD	705	750	2017	580	49	C	0.096	47	C	0.092
SHINN RD	OKEECHOBEE RD to ORANGE AVE	149	731	2015	1,080	52	B	0.127	57	B	0.139

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Volumes, LOS and V/C values with " - " designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.**

APPENDIX C

Ft Pierce Aggregate Recycling Facility
Committed Development Traffic (1)

Roadway	Link	Dir	AM PEAK HOUR						
			Precast Concrete (2)		Becker Parcel (3)		Redhawk Rebar		
			In/Out:	74	In/Out:	25	In/Out:	21	
			Distr.	15		73	Distr.	10	Total
Selvitz Road	Site to Glades Cut-Off Road	NB	35%	5	35%	9	80%	8	22
		SB	35%	26	35%	26	80%	17	69
	Midway Rd to Site	NB	65%	48	35%	9	20%	4	61
		SB	65%	10	35%	26	20%	2	38

Roadway	Link	Dir	PM PEAK HOUR						
			Precast Concrete (2)		Becker Parcel (3)		Redhawk Rebar		
			In/Out:	22	In/Out:	83	In/Out:	16	
			Distr.	76	Distr.	48	Distr.	14	Total
Selvitz Road	Site to Glades Cut-Off Road	NB	35%	26	35%	29	80%	12	67
		SB	35%	8	35%	17	80%	12	37
	Midway Rd to Site	NB	65%	14	35%	29	20%	4	47
		SB	65%	49	35%	17	20%	2	68

(1) Based on information provided from St. Lucie County Planning Department and City of Ft Pierce on approved and unbuilt projects.
(2) Based on the approved Ft.Pierce Precast Concrete Plant Traffic Study by PTC, dated August 30, 2016.
(3) Based on 131 Single family homes approved and not built for the Becker Parcel.

PC TRAFFIC STUDY DATED 8/31/18

Exhibit 2
Ft Pierce Precast Concrete Plant
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
General Heavy Industrial	120	75 Acre	6.75 /Acre	506
TOTALS				506

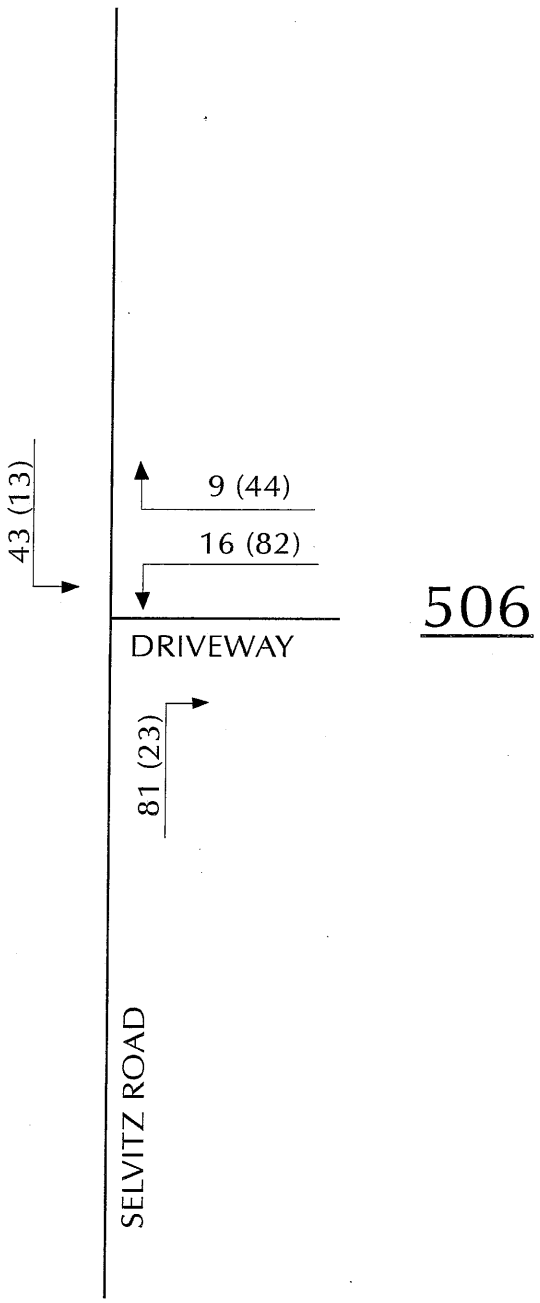
AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
General Heavy Industrial	120	75 Acre	1.98 /Acre (83/17)	124	25	149
TOTALS				124	25	149

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
General Heavy Industrial	120	75 Acre	2.16 /Acre (22/78)	36	126	162
TOTALS				36	126	162

(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition. Used peak hour in/out percentages from General Light Industrial, ITE Code 110.



LEGEND

5 - AM Peak Hour
(26) - PM Peak Hour
506 - ADT

8/25/16
16-071

FT PIERCE PRECAST CONCRETE PLANT

EXHIBIT 7
PROJECT DRIVEWAY VOLUMES

PTC

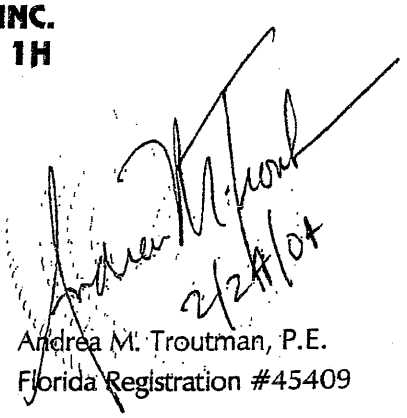
BECKER PARCEL
TRAFFIC IMPACT ANALYSIS

Prepared for

LBFH, INC.

Prepared by

PINDER TROUTMAN CONSULTING, INC.
2324 South Congress Avenue, Suite 1H
West Palm Beach, FL 33406
(561) 434-1644



Andrea M. Troutman, P.E.
Florida Registration #45409

#PTC04-035
February 24, 2004

Committed Projects Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Becker Parcel	210	131 DUs	9.52 /DU	1,247

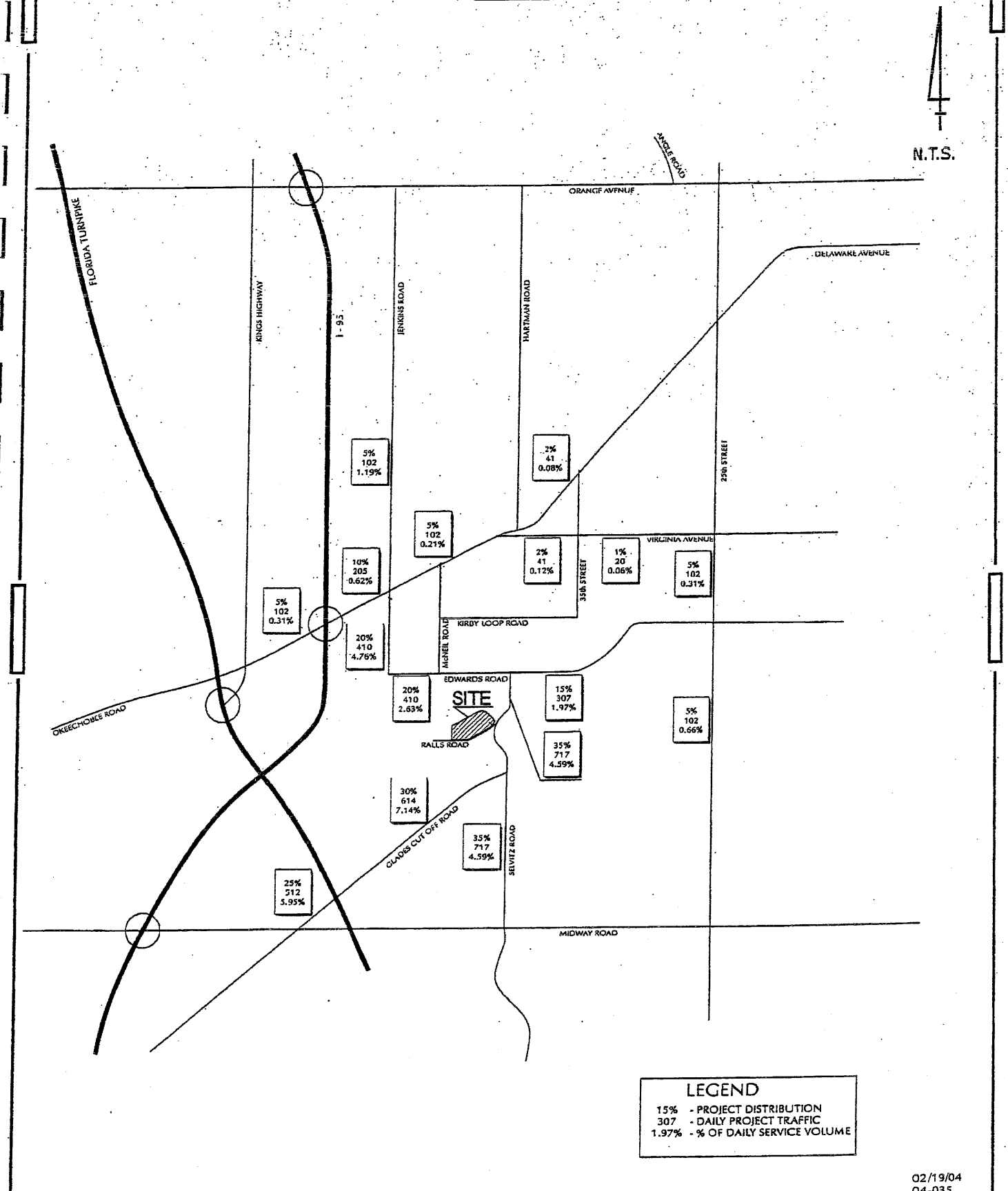
AM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Becker Parcel	210	131 DUs	0.75 /DU (25/75)	25	73	98

PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Becker Parcel	210	131 DUs	1.00 /DU (63/37)	83	48	131

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition.



02/19/04
04-035

BECKER PARCEL

EXHIBIT 4
PROJECT TRAFFIC ASSIGNMENT

PTC

TRAFFIC IMPACT STATMENT

REDHAWK REBAR MANUFACTURING FACILITY
FORT PIERCE

Prepared By:

Culpepper and Terpening, Inc.
2980 S. 25th Street, Fort Pierce, FL
Authorization # 4286

Introduction:

Redhawk Rebar (Redhawk) is proposing to construct a new 40,000 square-foot, manufacturing facility on a 1.3 acre parcel of land, located west of CR 611B/Selvitz Road, approximately 1 mile south of CR 611/Edwards Road and 1.2 miles north of Midway Road in St. Lucie County, Florida. This facility will be constructed in two (2) phases, each approximately 20,000 square feet in area. Phase 1 construction is projected to begin in late 2018, and Phase two is projected to begin no sooner than 2021.

The particular property under Site Plan review is referenced as Lot 8 of the Ft. Pierce Business Park PNRD Subdivision, and was the subject of a previous Site Plan approval granted by St. Lucie County in 1990 for the commercial/industrial project referred to as Ft. Pierce Business Park, Lot 8 & 9. That particular project, included the adjoining Lot 9 of this subdivision, where the first 27,200 square feet of the project was constructed. Under St. Lucie County development guidelines, since a principal portion of this previously approved site plan was completed, the balance of the site plan project (the Ft. Pierce Business Park, Lot 8 & 9) and its associated impacts are considered to be 'vested' for future permitting purpose. The previously approved building on Lot 8 (totaling 32,000 sf) was never built.

This traffic statement addresses the net change in anticipated trip impacts to be generated by the operation of the Redhawk facility, after buildout, onto the local area transportation network.

Trip Generation:

Trip generation rates for the Redhawk facility are based on the ITE (Institute of Transportation Engineers) Trip Generation Manual (10th Edition), using the land use code #140, Manufacturing Use. Applying the rates under this heading to the proposed Redhawk site results in a project impact summary as follows:

TRIP RATES/ PER 1,000 SQ FEET (BY PHASE)

	TRIP RATE/1,000 SF			ADT	AM PEAK HR	PM PEAK HR
RATE/ SQ FT	3.82	PH 1	20,000	76.4		
AM PEAK	0.79		20,000		15.8	
PM PEAK	0.75		20,000			15.0
RATE/ SQ FT	2.13	PH 2	20,000	76.4		
AM PEAK	~~0.39~~		20,000		15.8	
PM PEAK	~~0.4~~		20,000			15.0
				152.8	31.6	30.0

Based on the application of these trip rates, the Average Daily Trip (ADT) generation for this particular land use category, at buildout, results in an estimated 152.8 trip impacts onto the local area network. Noting that the subject site has already received a prior site plan approval from St. Lucie County (1990) for development of up to 32,000 square feet of industrial/commercial uses, and as an existing approved development project, the trip impacts from this property are presumably already factored as part of the existing plus committed (E+C) impacts onto the area network, it may be concluded that there are no 'new impacts' from the *first phase and approximately half of the second phase of* development on this location onto the area network. In the case of the second phase of the proposed, since 12,000 square feet can be seen as being 'vested', only 6,000 square feet needs to be addressed.

Applying these same rates as shown in the above Trip Generation Table, the projected impacts from this remaining 6,000 square feet onto the local area network are estimated to be:

TRIP RATES/ PER 1,000 SQ FEET (Net New Area)

	TRIP RATE/1,000 SF			ADT	AM PEAK HR	PM PEAK HR
RATE/ SQ FT	2.13	PH 2	6,000	22.92		
AM PEAK	0.39		6,000		4.7	
PM PEAK	0.4		6,000			4.5
				22.92	4.7	4.5

Background Traffic:

Existing background traffic within the radius of impact from the project site includes CR 611/Edwards Road; CR 611B/Selvitz Road; CR 709/Glades Cutoff Road and CR 712/West Midway Road.

The existing traffic volumes provided in the Fall 2017 St. Lucie County TPO Traffic Counts and Level of Service (LOS) Report show that CR 611B/Selvitz Road has an AADT of 11,000 from CR 712/W. Midway Road to CR 611/Edwards Road. In addition, the PM peak hour directional volume of this roadway north of CR 712/W. Midway Road is 883, and south of CR 611/Edwards Road is 764.

CR 611/Edwards Road has an AADT of 10,500 west of CR 611B/Selvitz Road and 14,500 to the east. The PM peak hour directional volume west of CR 611B/Selvitz Road is 549 and east to SR 615/South 25th Street is 781.

CR 709/Glades Cutoff Road has an AADT of 9,100 from CR 712/Midway Road to Jenkins Road and 6,176 from Jenkins Road to CR 611B/Selvitz Road. The PM peak hour directional volume north of CR 712/W. Midway Road is 545 and south of CR 611B/Selvitz Road is 377.

CR 712/W. Midway Road has an AADT of 20,500 west of CR 611B/Selvitz Road and 17,500 to the east. The PM peak hour directional volume west of CR 611B/Selvitz Road is 1,085 and east to CR 615/South 25th Street is 896.

Trip Distribution:

It is conservatively estimated that the project distribution of trips on CR 611B/Selvitz Road are such that approximately 80% of the overall trips will come from the north and 20% from the south. The distribution is based upon the assumption that the majority of employees and deliveries will be from the Fort Pierce

APPENDIX D

SHORT REPORT

General Information		Site Information	
Analyst	PTC	Intersection	Midway Rd & Selvitz Rd
Agency or Co.	#18-090	Area Type	All other areas
Date Performed	3/19/19	Jurisdiction	SLC
Time Period	AM Peak Hour	Analysis Year	2022 Optimized Timing

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	2	2	1	1	2	0	2	2	0	1	2	0
Lane Group	L	T	R	L	TR		L	TR		L	TR	
Volume (vph)	114	657	94	60	547	87	168	317	69	72	107	138
% Heavy Vehicles	5	5	5	5	5	5	5	5	5	5	5	5
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Extension of Effective Green	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Arrival Type	3	3	3	3	3		3	3		3	3	
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0	0	0	0		0	0		0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	Excl. Left	Thru & RT	03	04	Excl. Left	Thru & RT	07	08
Timing	G = 16.0	G = 40.0	G =	G =	G = 18.0	G = 30.0	G =	G =
	Y = 6	Y = 6	Y =	Y =	Y = 6	Y = 6	Y =	Y =

Duration of Analysis (hrs) = 0.25 — Cycle Length C = 128.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	120	692	99	63	668		177	407		76	258	
Lane Group Capacity	417	1077	769	215	1054		469	786		242	739	
v/c Ratio	0.29	0.64	0.13	0.29	0.63		0.38	0.52		0.31	0.35	
Green Ratio	0.13	0.31	0.50	0.13	0.31		0.14	0.23		0.14	0.23	
Uniform Delay d_1	50.8	37.8	17.1	50.9	37.7		49.9	42.7		49.4	40.9	
Delay Factor k	0.11	0.22	0.11	0.11	0.21		0.11	0.12		0.11	0.11	
Incremental Delay d_2	0.4	1.3	0.1	0.8	1.3		0.5	0.6		0.7	0.3	
PF Factor	1.000	1.000	1.000	1.000	1.000		1.000	1.000		1.000	1.000	
Control Delay	51.2	39.2	17.2	51.6	39.0		50.4	43.3		50.2	41.1	
Lane Group LOS	D	D	B	D	D		D	D		D	D	
Approach Delay	38.4			40.1			45.5			43.2		
Approach LOS	D			D			D			D		
Intersection Delay	41.1			Intersection LOS						D		

Copyright © 2010 University of Florida, All Rights Reserved

SHORT REPORT

General Information		Site Information	
Analyst	*PTC*	Intersection	*Midway Rd & Selvitz Rd*
Agency or Co.	*#18-090*	Area Type	*All other areas*
Date Performed	*3/19/19*	Jurisdiction	*SLC*
Time Period	*PM Peak Hour*	Analysis Year	*2022 Optimized timing*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*2*	*2*	*1*	*1*	*2*	*0*	*2*	*2*	*0*	*1*	*2*	*0*
Lane Group	*L*	*T*	*R*	*L*	*TR*		*L*	*TR*		*L*	*TR*	
Volume (vph)	*134*	*619*	*218*	*86*	*581*	*43*	*96*	*123*	*45*	*80*	*315*	*132*
% Heavy Vehicles	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*
PHF	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup Lost Time	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Extension of Effective Green	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Arrival Type	*3*	*3*	*3*	*3*	*3*		*3*	*3*		*3*	*3*	
Unit Extension	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*		*3.0*	*3.0*		*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Lane Width	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*		*12.0*	*12.0*		*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour	*0*	*0*	*0*	*0*	*0*		*0*	*0*		*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	Excl. Left	Thru & RT	03	04	Excl. Left	Thru & RT	07	08
Timing	G = *16.0*	G = *40.0*	G =	G =	G = *18.0*	G = *30.0*	G =	G =
	Y = *6*	Y = *6*	Y =	Y =	Y = *6*	Y = *6*	Y =	Y =
Duration of Analysis (hrs) = *0.25*					Cycle Length C = *128.0*			

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	*141*	*652*	*229*	*91*	*657*		*101*	*176*		*84*	*471*	
Lane Group Capacity	*417*	*1077*	*769*	*215*	*1066*		*469*	*775*		*242*	*772*	
v/c Ratio	*0.34*	*0.61*	*0.30*	*0.42*	*0.62*		*0.22*	*0.23*		*0.35*	*0.61*	
Green Ratio	*0.13*	*0.31*	*0.50*	*0.13*	*0.31*		*0.14*	*0.23*		*0.14*	*0.23*	
Uniform Delay d_1	*51.2*	*37.3*	*18.8*	*51.7*	*37.5*		*48.7*	*39.6*		*49.7*	*43.8*	
Delay Factor k	*0.11*	*0.19*	*0.11*	*0.11*	*0.20*		*0.11*	*0.11*		*0.11*	*0.20*	
Incremental Delay d_2	*0.5*	*1.0*	*0.2*	*1.3*	*1.1*		*0.2*	*0.2*		*0.9*	*1.4*	
PF Factor	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*		*1.000*	*1.000*		*1.000*	*1.000*	
Control Delay	*51.6*	*38.3*	*19.0*	*53.1*	*38.5*		*49.0*	*39.8*		*50.6*	*45.2*	
Lane Group LOS	*D*	*D*	*B*	*D*	*D*		*D*	*D*		*D*	*D*	
Approach Delay	*35.8*			*40.3*			*43.1*			*46.0*		
Approach LOS	*D*			*D*			*D*			*D*		
Intersection Delay	*40.1*			Intersection LOS						*D*		

Copyright © 2010 University of Florida, All Rights Reserved

INTERSECTION ANALYSIS SHEET
Ft Pierce Aggregate Recycling Facility

Midway Rd & Selvitz Rd

Growth 2017 - 2022	1.62%
Growth 2008 - 2017:	0.65%
Peak Season =	1.13
Buildout Year =	2022

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (9/18/08)	129	244	53	53	82	100	78	506	73	46	421	64
Peak Season Volume	**146**	**276**	**60**	**60**	**93**	**113**	**88**	**572**	**82**	**52**	**476**	**72**
Growth 2008 - 2017	9	17	4	4	6	7	5	34	5	3	29	4
Growth 2017 - 2022	13	24	5	5	8	10	8	51	7	5	42	6
Total Growth	**22**	**41**	**9**	**9**	**14**	**17**	**13**	**85**	**12**	**8**	**71**	**10**
% Project Traffic	0%	2%	0%	18%	2%	45%	45%	0%	0%	0%	0%	18%
Direction	in	in	in	out	out	out	in	in	in	out	out	in
Project Traffic	**0**	**1**	**0**	**3**	**0**	**8**	**13**	**0**	**0**	**0**	**0**	**5**
Total	**168**	**317**	**69**	**72**	**107**	**138**	**114**	**657**	**94**	**60**	**547**	**87**

PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (9/18/08)	74	95	35	57	243	92	96	477	168	66	448	31
Peak Season Volume	**84**	**107**	**40**	**64**	**275**	**104**	**108**	**539**	**190**	**75**	**506**	**35**
Growth 2008 - 2017	5	6	2	4	16	6	7	32	11	4	30	2
Growth 2017 - 2022	7	9	3	6	24	9	10	48	17	7	45	3
Total Growth	**12**	**15**	**5**	**10**	**40**	**15**	**17**	**80**	**28**	**11**	**75**	**5**
% Project Traffic	0%	2%	0%	18%	2%	45%	45%	0%	0%	0%	0%	18%
Direction	in	in	in	out	out	out	in	in	in	out	out	in
Project Traffic	**0**	**0**	**0**	**5**	**1**	**13**	**9**	**0**	**0**	**0**	**0**	**3**
Total	**96**	**123**	**45**	**80**	**315**	**132**	**134**	**619**	**218**	**86**	**581**	**43**

3/19/2019 18:19

TRAFFIC SURVEY SPECIALISTS, INC.
624 GARDENIA TERRACE
DELRAY BEACH, FLORIDA 33444
(561) 272-3255 FAX (561) 272-4381

MIDWAY ROAD & SELVITZ ROAD
PORT ST LUCIE, FLORIDA
COUNTED BY: MAXIE ESPINOSA
SIGNALIZED

Site Code : 00080161
Start Date: 09/18/08
File I.D. : MIDWSELV
Page : 1

ALL VEHICLES

	SELVITZ ROAD From North				MIDWAY ROAD From East				SELVITZ ROAD From South				MIDWAY ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 09/18/08																	
07:00	0	6	17	20	0	8	65	11	0	26	39	10	0	17	85	11	315
07:15	0	10	18	16	0	7	91	14	0	34	63	11	0	26	97	17	404
07:30	0	13	18	24	0	12	98	12	0	23	68	18	0	28	145	19	478
07:45	0	21	12	28	0	14	132	29	0	37	70	11	0	26	156	15	551
Hr Total	0	50	65	88	0	41	386	66	0	120	240	50	0	97	483	62	1748
08:00	0	9	30	30	0	10	77	10	0	38	52	16	0	18	105	21	416
08:15	0	10	22	18	0	10	114	13	0	31	54	8	0	6	100	18	404
08:30	0	8	19	18	0	2	103	8	0	25	36	14	0	24	102	16	375
08:45	0	16	24	10	0	5	93	10	0	23	43	6	0	21	78	24	353
Hr Total	0	43	95	76	0	27	387	41	0	117	185	44	0	69	385	79	1548
* BREAK *																	
16:00	0	8	44	25	0	16	108	9	0	24	22	11	0	18	129	45	459
16:15	0	15	47	14	0	12	115	12	0	25	34	8	0	21	117	36	456
16:30	1	16	67	28	0	13	102	7	0	18	19	8	0	22	120	37	458
16:45	0	13	54	20	0	16	92	8	0	16	25	11	0	24	109	39	427
Hr Total	1	52	212	87	0	57	417	36	0	83	100	38	0	85	475	157	1800
17:00	0	18	48	18	0	15	132	8	0	21	22	5	0	28	139	57	511
17:15	0	9	74	26	0	22	122	8	0	19	29	11	0	22	109	35	486
17:30	0	10	42	29	0	24	120	9	0	11	30	16	0	8	97	43	439
17:45	0	10	40	20	0	26	116	6	0	16	27	9	0	17	99	20	406
Hr Total	0	47	204	93	0	87	490	31	0	67	108	41	0	75	444	155	1842
TOTAL	1	192	576	344	0	212	1680	174	0	387	633	173	0	326	1787	453	6938

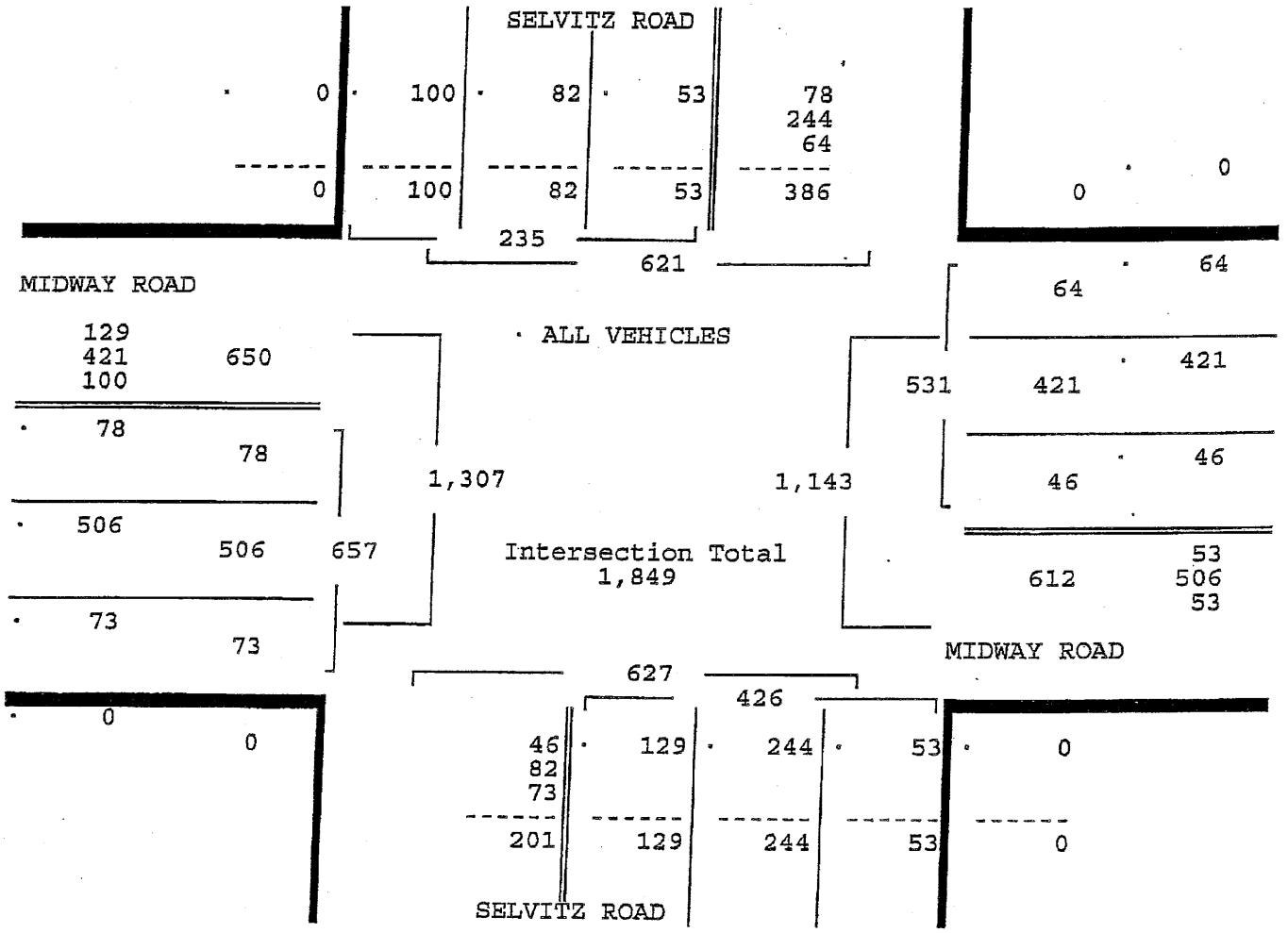
TRAFFIC SURVEY SPECIALISTS, INC.
624 GARDENIA TERRACE
DELRAY BEACH, FLORIDA 33444
(561) 272-3255 FAX (561) 272-4381

MIDWAY ROAD & SELVITZ ROAD
PORT ST LUCIE, FLORIDA
COUNTED BY: MAXIE ESPINOSA
SIGNALIZED

Site Code : 00080161
Start Date: 09/18/08
File I.D. : MIDWSELV

ALL VEHICLES

	SELVITZ ROAD From North				MIDWAY ROAD From East				SELVITZ ROAD From South				MIDWAY ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 09/18/08																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 09/18/08																	
Peak start 07:30					07:30				07:30				07:30				
Volume	0	53	82	100	0	46	421	64	0	129	244	53	0	78	506	73	
Percent	0%	23%	35%	43%	0%	9%	79%	12%	0%	30%	57%	12%	0%	12%	77%	11%	
Pk total	235				531				426				657				
Highest	08:00				07:45				07:45				07:45				
Volume	0	9	30	30	0	14	132	29	0	37	70	11	0	26	156	15	
Hi total	69				175				118				197				
PHF	.85				.76				.90				.83				



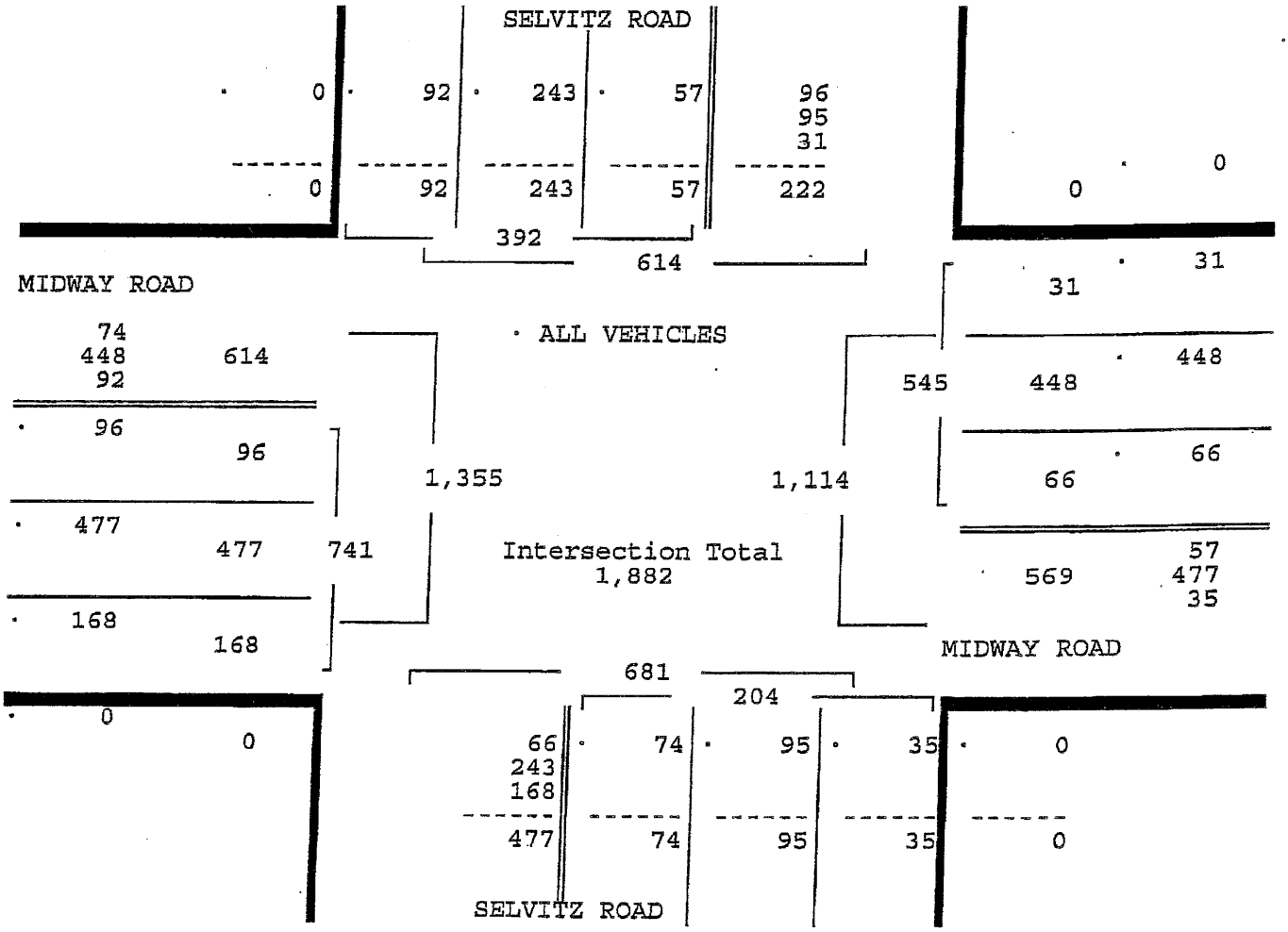
MIDWAY ROAD & SELVITZ ROAD
PORT ST LUCIE, FLORIDA
COUNTED BY: MAXIE ESPINOSA
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
624 GARDENIA TERRACE
DELRAY BEACH, FLORIDA 33444
(561) 272-3255 FAX (561) 272-4381

Site Code : 00080161
Start Date: 09/18/08
File I.D. : MIDWSELV

ALL VEHICLES

	SELVITZ ROAD From North				MIDWAY ROAD From East				SELVITZ ROAD From South				MIDWAY ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 09/18/08																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 09/18/08																	
Peak start 16:30					16:30				16:30				16:30				
Volume	1	56	243	92	0	66	448	31	0	74	95	35	0	96	477	168	
Percent	0%	14%	62%	23%	0%	12%	82%	6%	0%	36%	47%	17%	0%	13%	64%	23%	
Pk total	392				545				204				741				
Highest	16:30				17:00				17:15				17:00				
Volume	1	16	67	28	0	15	132	8	0	19	29	11	0	28	139	57	
Hi total	112				155				59				224				
PHF	.88				.88				.86				.83				

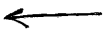


2008 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.94

WEEK	DATES	SF	PSCF
1	01/01/2008 - 01/05/2008	0.99	1.06
2	01/06/2008 - 01/12/2008	0.98	1.05
3	01/13/2008 - 01/19/2008	0.97	1.04
* 4	01/20/2008 - 01/26/2008	0.96	1.03
* 5	01/27/2008 - 02/02/2008	0.94	1.00
* 6	02/03/2008 - 02/09/2008	0.93	0.99
* 7	02/10/2008 - 02/16/2008	0.91	0.97
* 8	02/17/2008 - 02/23/2008	0.92	0.98
* 9	02/24/2008 - 03/01/2008	0.92	0.98
*10	03/02/2008 - 03/08/2008	0.92	0.98
*11	03/09/2008 - 03/15/2008	0.93	0.99
*12	03/16/2008 - 03/22/2008	0.93	0.99
*13	03/23/2008 - 03/29/2008	0.94	1.00
*14	03/30/2008 - 04/05/2008	0.95	1.02
*15	04/06/2008 - 04/12/2008	0.95	1.02
*16	04/13/2008 - 04/19/2008	0.96	1.03
17	04/20/2008 - 04/26/2008	0.97	1.04
18	04/27/2008 - 05/03/2008	0.98	1.05
19	05/04/2008 - 05/10/2008	0.99	1.06
20	05/11/2008 - 05/17/2008	1.00	1.07
21	05/18/2008 - 05/24/2008	1.00	1.07
22	05/25/2008 - 05/31/2008	1.01	1.08
23	06/01/2008 - 06/07/2008	1.02	1.09
24	06/08/2008 - 06/14/2008	1.02	1.09
25	06/15/2008 - 06/21/2008	1.03	1.10
26	06/22/2008 - 06/28/2008	1.04	1.11
27	06/29/2008 - 07/05/2008	1.06	1.13
28	07/06/2008 - 07/12/2008	1.07	1.14
29	07/13/2008 - 07/19/2008	1.09	1.17
30	07/20/2008 - 07/26/2008	1.08	1.15
31	07/27/2008 - 08/02/2008	1.08	1.15
32	08/03/2008 - 08/09/2008	1.08	1.15
33	08/10/2008 - 08/16/2008	1.08	1.15
34	08/17/2008 - 08/23/2008	1.08	1.15
35	08/24/2008 - 08/30/2008	1.07	1.14
36	08/31/2008 - 09/06/2008	1.07	1.14
37	09/07/2008 - 09/13/2008	1.06	1.13
38	09/14/2008 - 09/20/2008	1.06	1.13
39	09/21/2008 - 09/27/2008	1.05	1.12
40	09/28/2008 - 10/04/2008	1.04	1.11
41	10/05/2008 - 10/11/2008	1.03	1.10
42	10/12/2008 - 10/18/2008	1.02	1.09
43	10/19/2008 - 10/25/2008	1.01	1.08
44	10/26/2008 - 11/01/2008	1.01	1.08
45	11/02/2008 - 11/08/2008	1.00	1.07
46	11/09/2008 - 11/15/2008	1.00	1.07
47	11/16/2008 - 11/22/2008	1.00	1.07
48	11/23/2008 - 11/29/2008	1.00	1.07
49	11/30/2008 - 12/06/2008	0.99	1.06
50	12/07/2008 - 12/13/2008	0.99	1.06
51	12/14/2008 - 12/20/2008	0.99	1.06
52	12/21/2008 - 12/27/2008	0.98	1.05
53	12/28/2008 - 12/31/2008	0.97	1.04



* PEAK SEASON

St. Lucie County

ECONOLITE

MOVING TRAFFIC FORWARD

00026 - MIDWAY RD @ SELVITZ RD - Econolite Type - Cobalt

Controller Timing Plan (MM) 2-1

Plan 1 - ""

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	N-L	S-T	E-L	W-T	S-L	N-T	W-L	E-T	N	N	N	N	N	N	N	N
Min Green	10	10	12	10	10	10	10	10	5	5	5	5	5	5	5	5
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	7	0	7	0	10	0	10	0	10	0	10
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	24	0	26	0	26	0	29	0	16	0	16	0	16	0	16
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	5.0	3.0	5.0	5.0	5.0	3.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	14	60	22	24	13	60	16	24	35	35	35	35	35	35	35	35
Max2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

SHORT REPORT

General Information		Site Information	
Analyst	PTC	Intersection	Edwards Rd & Selvitz Rd
Agency or Co.	#18-090	Area Type	All other areas
Date Performed	3/19/19	Jurisdiction	SLC
Time Period	AM Peak Hour	Analysis Year	2022 - Proposed Timing

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes		1	0	1	1		1		1			
Lane Group		TR		L	T		L		R			
Volume (vph)		327	271	307	426		486		476			
% Heavy Vehicles		5	5	5	5		5		5			
PHF		0.95	0.95	0.95	0.95		0.95		0.95			
Pretimed/Actuated (P/A)		A	A	A	A		A		A			
Startup Lost Time		2.0		2.0	2.0		2.0		2.0			
Extension of Effective Green		2.0		2.0	2.0		2.0		2.0			
Arrival Type		3		3	3		3		3			
Unit Extension		3.0		3.0	3.0		3.0		3.0			
Ped/Bike/RTOR Volume	0	0	0	0	0		0	0	60	0	0	
Lane Width		12.0		12.0	12.0		12.0		12.0			
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0		0	0		0		0			
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	WB Only	EW Perm	03	04	NB Only	06	07	08
Timing	G = 13.0	G = 42.0	G =	G =	G = 35.0	G =	G =	G =
	Y = 5	Y = 5	Y =	Y =	Y = 6	Y =	Y =	Y =

Duration of Analysis (hrs) = 0.25 | Cycle Length C = 106.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		629		323	448		512		438			
Lane Group Capacity		673		358	1025		568		508			
v/c Ratio		0.93		0.90	0.44		0.90		0.86			
Green Ratio		0.40		0.57	0.57		0.33		0.33			
Uniform Delay d_1		30.7		18.1	13.3		33.9		33.2			
Delay Factor k		0.45		0.42	0.11		0.42		0.39			
Incremental Delay d_2		20.3		25.1	0.3		17.6		14.2			
PF Factor		1.000		1.000	1.000		1.000		1.000			
Control Delay		51.0		43.2	13.6		51.4		47.4			
Lane Group LOS		D		D	B		D		D			
Approach Delay	51.0			26.0			49.6					
Approach LOS	D			C			D					
Intersection Delay	42.2			Intersection LOS			D					

Copyright © 2010 University of Florida, All Rights Reserved

SHORT REPORT

General Information		Site Information	
Analyst	*PTC*	Intersection	*Edward Rd & Selvitz Rd*
Agency or Co.	*#18-090*	Area Type	*All other areas*
Date Performed	*3/19/19*	Jurisdiction	*SLC*
Time Period	*PM Peak Hour*	Analysis Year	*2022 Proposed Timing*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes		*1*	*0*	*1*	*1*		*1*		*1*			
Lane Group		*TR*		*L*	*T*		*L*		*R*			
Volume (vph)		*451*	*377*	*350*	*446*		*334*		*411*			
% Heavy Vehicles		*5*	*5*	*5*	*5*		*5*		*5*			
PHF		*0.95*	*0.95*	*0.95*	*0.95*		*0.95*		*0.95*			
Pretimed/Actuated (P/A)		*A*	*A*	*A*	*A*		*A*		*A*			
Startup Lost Time		*2.0*		*2.0*	*2.0*		*2.0*		*2.0*			
Extension of Effective Green		*2.0*		*2.0*	*2.0*		*2.0*		*2.0*			
Arrival Type		*3*		*3*	*3*		*3*		*3*			
Unit Extension		*3.0*		*3.0*	*3.0*		*3.0*		*3.0*			
Ped/Bike/RTOR Volume	*0*	*0*	*0*	*0*	*0*		*0*	*0*	*60*	*0*	*0*	
Lane Width		*12.0*		*12.0*	*12.0*		*12.0*		*12.0*			
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour		*0*		*0*	*0*		*0*		*0*			
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	WB Only	EW Perm	03	04	NB Only	06	07	08
Timing	G = *12.0*	G = *55.0*	G =	G =	G = *23.0*	G =	G =	G =
	Y = *5*	Y = *5*	Y =	Y =	Y = *6*	Y =	Y =	Y =
Duration of Analysis (hrs) = *0.25*						Cycle Length C = *106.0*		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		*872*		*368*	*469*		*352*		*369*			
Lane Group Capacity		*881*		*386*	*1229*		*373*		*595*			
v/c Ratio		*0.99*		*0.95*	*0.38*		*0.94*		*0.62*			
Green Ratio		*0.52*		*0.68*	*0.68*		*0.22*		*0.39*			
Uniform Delay d_1		*25.2*		*17.4*	*7.4*		*40.9*		*26.2*			
Delay Factor k		*0.49*		*0.46*	*0.11*		*0.46*		*0.20*			
Incremental Delay d_2		*27.7*		*33.8*	*0.2*		*32.4*		*2.0*			
PF Factor		*1.000*		*1.000*	*1.000*		*1.000*		*1.000*			
Control Delay		*52.9*		*51.2*	*7.6*		*73.2*		*28.2*			
Lane Group LOS		*D*		*D*	*A*		*E*		*C*			
Approach Delay	*52.9*			*26.7*			*50.2*					
Approach LOS	*D*			*C*			*D*					
Intersection Delay	*43.1*			Intersection LOS			*D*					

Copyright © 2010 University of Florida, All Rights Reserved

SHORT REPORT

General Information		Site Information	
Analyst	*PTC*	Intersection	*Edwards Rd & Selvitz Rd*
Agency or Co.	*#18-090*	Area Type	*All other areas*
Date Performed	*3/19/19*	Jurisdiction	*SLC*
Time Period	*AM Peak Hour*	Analysis Year	*2022 Existing Timing*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes		*1*	*0*	*1*	*1*		*1*		*1*			
Lane Group		*TR*		*L*	*T*		*L*		*R*			
Volume (vph)		*327*	*271*	*307*	*426*		*486*		*476*			
% Heavy Vehicles		*5*	*5*	*5*	*5*		*5*		*5*			
PHF		*0.95*	*0.95*	*0.95*	*0.95*		*0.95*		*0.95*			
Pretimed/Actuated (P/A)		*A*	*A*	*A*	*A*		*A*		*A*			
Startup Lost Time		*2.0*		*2.0*	*2.0*		*2.0*		*2.0*			
Extension of Effective Green		*2.0*		*2.0*	*2.0*		*2.0*		*2.0*			
Arrival Type		*3*		*3*	*3*		*3*		*3*			
Unit Extension		*3.0*		*3.0*	*3.0*		*3.0*		*3.0*			
Ped/Bike/RTOR Volume	*0*	*0*	*0*	*0*	*0*		*0*	*0*	*60*	*0*	*0*	
Lane Width		*12.0*		*12.0*	*12.0*		*12.0*		*12.0*			
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour		*0*		*0*	*0*		*0*		*0*			
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	WB Only	EW Perm	03	04	NB Only	06	07	08
Timing	G = *15.0*	G = *35.0*	G =	G =	G = *40.0*	G =	G =	G =
	Y = *5*	Y = *5*	Y =	Y =	Y = *6*	Y =	Y =	Y =

Duration of Analysis (hrs) = *0.25* | Cycle Length C = *106.0*

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		*629*		*323*	*448*		*512*		*438*			
Lane Group Capacity		*561*		*317*	*939*		*649*		*580*			
v/c Ratio		*1.12*		*1.02*	*0.48*		*0.79*		*0.76*			
Green Ratio		*0.33*		*0.52*	*0.52*		*0.38*		*0.38*			
Uniform Delay d_1		*35.5*		*30.7*	*16.3*		*29.3*		*28.7*			
Delay Factor k		*0.50*		*0.50*	*0.11*		*0.34*		*0.31*			
Incremental Delay d_2		*75.9*		*55.5*	*0.4*		*6.5*		*5.6*			
PF Factor		*1.000*		*1.000*	*1.000*		*1.000*		*1.000*			
Control Delay		*111.4*		*86.2*	*16.7*		*35.8*		*34.4*			
Lane Group LOS		*F*		*F*	*B*		*D*		*C*			
Approach Delay	*111.4*			*45.8*			*35.1*					
Approach LOS	*F*			*D*			*D*					
Intersection Delay	*59.0*			Intersection LOS			*E*					

Copyright © 2010 University of Florida, All Rights Reserved

HCS+™ Version 5.5 Generated: 3/19/2019 6:44 PM

SHORT REPORT

General Information		Site Information	
Analyst	PTC	Intersection	Edward Rd & Selvitz Rd
Agency or Co.	#18-090	Area Type	All other areas
Date Performed	3/19/19	Jurisdiction	SLC
Time Period	PM Peak Hour	Analysis Year	2022 Existing Timing

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes		1	0	1	1		1		1			
Lane Group		TR		L	T		L		R			
Volume (vph)		451	377	350	446		334		411			
% Heavy Vehicles		5	5	5	5		5		5			
PHF		0.95	0.95	0.95	0.95		0.95		0.95			
Pretimed/Actuated (P/A)		A	A	A	A		A		A			
Startup Lost Time		2.0		2.0	2.0		2.0		2.0			
Extension of Effective Green		2.0		2.0	2.0		2.0		2.0			
Arrival Type		3		3	3		3		3			
Unit Extension		3.0		3.0	3.0		3.0		3.0			
Ped/Bike/RTOR Volume	0	0	0	0	0		0	0	60	0	0	
Lane Width		12.0		12.0	12.0		12.0		12.0			
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0		0	0		0		0			
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	WB Only	EW Perm	03	04	NB Only	06	07	08
Timing	G = 15.0	G = 35.0	G =	G =	G = 40.0	G =	G =	G =
	Y = 5	Y = 5	Y =	Y =	Y = 6	Y =	Y =	Y =

Duration of Analysis (hrs) = 0.25 | Cycle Length C = 106.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		872		368	469		352		369			
Lane Group Capacity		561		311	939		649		580			
v/c Ratio		1.55		1.18	0.50		0.54		0.64			
Green Ratio		0.33		0.52	0.52		0.38		0.38			
Uniform Delay d_1		35.5		22.0	16.6		25.8		27.0			
Delay Factor k		0.50		0.50	0.11		0.14		0.22			
Incremental Delay d_2		258.2		110.4	0.4		0.9		2.3			
PF Factor		1.000		1.000	1.000		1.000		1.000			
Control Delay		293.7		132.4	17.0		26.8		29.4			
Lane Group LOS		F		F	B		C		C			
Approach Delay	293.7			67.7			28.1					
Approach LOS	F			E			C					
Intersection Delay	137.0			Intersection LOS			F					

Copyright © 2010 University of Florida, All Rights Reserved

INTERSECTION ANALYSIS SHEET
Ft Pierce Aggregate Recycling Facility

Edwards Rd & Selvitz Rd

Growth	4.87%
Peak Season =	1.12
Buildout Year =	2022
Years =	6

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (8/24/16)	325	0	317	0	0	0	0	220	180	202	286	0
Peak Season Volume	**364**	**0**	**355**	**0**	**0**	**0**	**0**	**246**	**202**	**226**	**320**	**0**
Growth 2016 - 2022	120	0	117	0	0	0	0	81	67	75	106	0
Total Growth	**120**	**0**	**117**	**0**	**0**	**0**	**0**	**81**	**67**	**75**	**106**	**0**
% Project Traffic	10%	0%	20%	0%	0%	0%	0%	0%	10%	20%	0%	0%
Direction	out	in	out	out	in	out	in	in	in	in	out	in
Project Traffic	**2**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**3**	**6**	**0**	**0**
Total	**486**	**0**	**476**	**0**	**0**	**0**	**0**	**327**	**271**	**307**	**426**	**0**

PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (8/24/16)	222	0	272	0	0	0	0	303	252	232	299	0
Peak Season Volume	**249**	**0**	**305**	**0**	**0**	**0**	**0**	**339**	**282**	**260**	**335**	**0**
Growth 2016 - 2022	82	0	101	0	0	0	0	112	93	86	111	0
Total Growth	**82**	**0**	**101**	**0**	**0**	**0**	**0**	**112**	**93**	**86**	**111**	**0**
% Project Traffic	10%	0%	20%	0%	0%	0%	0%	0%	10%	20%	0%	0%
Direction	out	in	out	out	in	out	in	in	in	in	out	in
Project Traffic	**3**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**2**	**4**	**0**	**0**
Total	**334**	**0**	**411**	**0**	**0**	**0**	**0**	**451**	**377**	**350**	**446**	**0**

3/19/2019 18:21

EDWARDS ROAD & SELVITZ ROAD
FORT PIERCE, FLORIDA
COUNTED BY: JOHN FLOOD
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00160174
Start Date: 08/24/16
File I.D. : EDWASELV
Page : 1

ALL VEHICLES

	From North				EDWARDS ROAD From East				SELVITZ ROAD From South				EDWARDS ROAD From West				
Date 08/24/16	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
07:00	0	0	0	0	0	63	60	0	0	36	0	50	0	0	63	43	315
07:15	0	0	0	0	0	55	67	0	0	77	0	73	0	0	52	33	357
07:30	0	0	0	0	0	62	80	0	0	58	0	66	0	0	64	54	384
07:45	0	0	0	0	0	57	72	0	0	99	0	92	0	0	47	47	414
Hr Total	0	0	0	0	0	237	279	0	0	270	0	281	0	0	226	177	1470
08:00	0	0	0	0	0	28	67	0	0	91	0	86	0	0	57	46	375
08:15	0	0	0	0	0	52	67	0	0	67	0	65	0	0	51	38	340
08:30	0	0	0	0	0	38	64	0	0	54	0	48	0	0	46	30	280
08:45	0	0	0	0	0	32	49	0	0	53	0	39	0	0	71	36	280
Hr Total	0	0	0	0	0	150	247	0	0	265	0	238	0	0	225	150	1275
---------- * BREAK * ----------																	
16:00	0	0	0	0	0	51	65	0	0	66	0	71	0	0	80	55	388
16:15	0	0	0	0	0	61	79	0	0	50	0	70	0	0	83	56	399
16:30	0	0	0	0	0	60	69	0	0	53	0	67	0	0	71	73	393
16:45	0	0	0	0	0	51	84	0	0	53	0	67	0	0	70	67	392
Hr Total	0	0	0	0	0	223	297	0	0	222	0	275	0	0	304	251	1572
17:00	0	0	0	0	0	60	67	0	0	66	0	68	0	0	79	56	396
17:15	0	0	0	0	0	60	72	0	0	47	0	64	0	0	80	76	399
17:30	0	0	0	0	0	50	84	0	0	50	0	73	0	0	63	53	373
17:45	0	0	0	0	0	39	67	0	0	52	0	57	0	0	57	49	321
Hr Total	0	0	0	0	0	209	290	0	0	215	0	262	0	0	279	234	1489
TOTAL	0	0	0	0	0	819	1113	0	0	972	0	1056	0	0	1034	812	5806

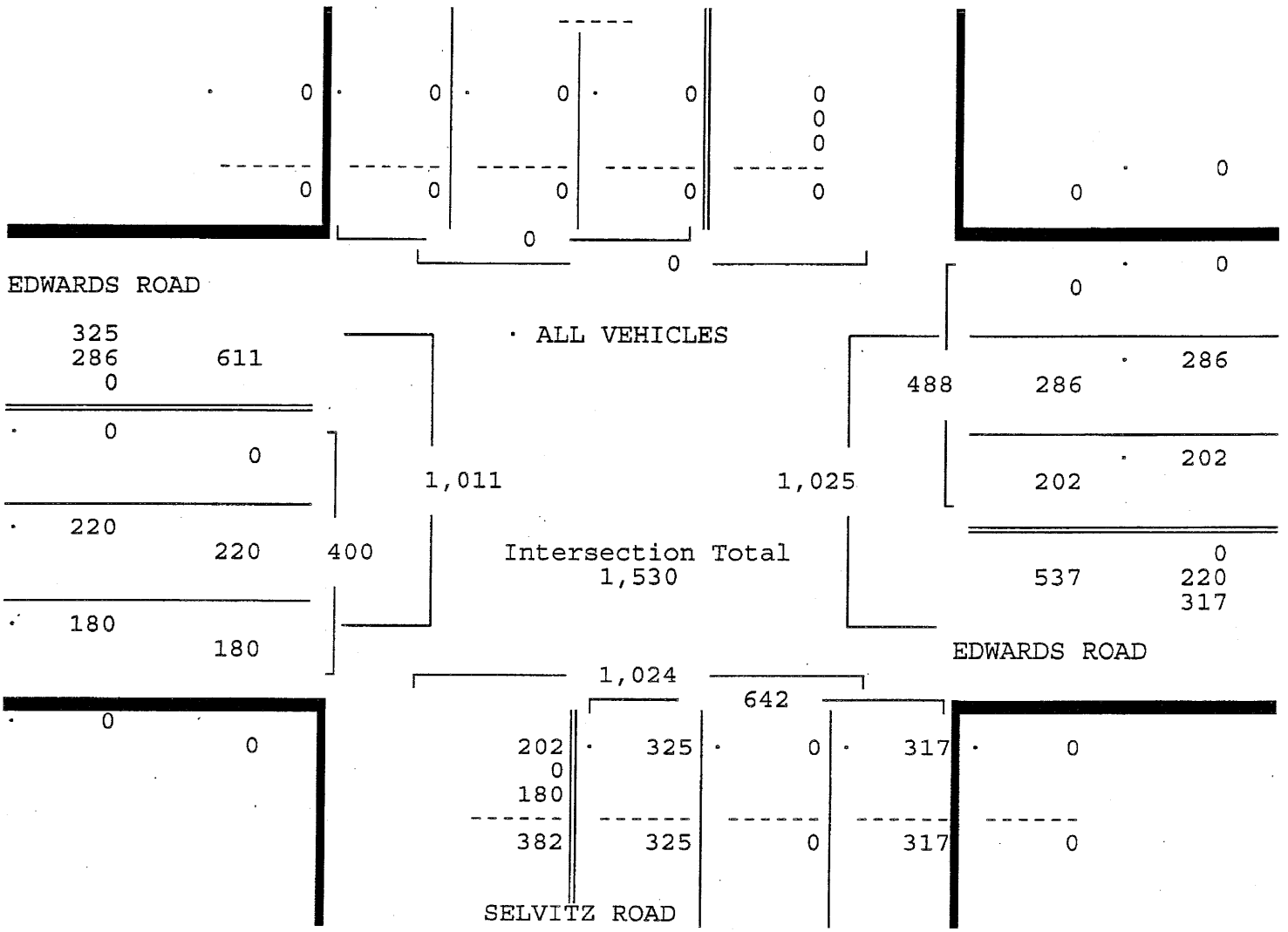
EDWARDS ROAD & SELVITZ ROAD
FORT PIERCE, FLORIDA
COUNTED BY: JOHN FLOOD
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00160174
Start Date: 08/24/16
File I.D. : EDWASELV

ALL VEHICLES

	From North				EDWARDS ROAD From East				SELVITZ ROAD From South				EDWARDS ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 08/24/16																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 08/24/16																	
Peak start 07:15					07:15				07:15				07:15				
Volume	0	0	0	0	0	202	286	0	0	325	0	317	0	0	220	180	
Percent	0%	0%	0%	0%	0%	41%	59%	0%	0%	51%	0%	49%	0%	0%	55%	45%	
Pk total	0				488				642				400				
Highest	07:00				07:30				07:45				07:30				
Volume	0	0	0	0	0	62	80	0	0	99	0	92	0	0	64	54	
Hi total	0				142				191				118				
PHF	.0				.86				.84				.85				



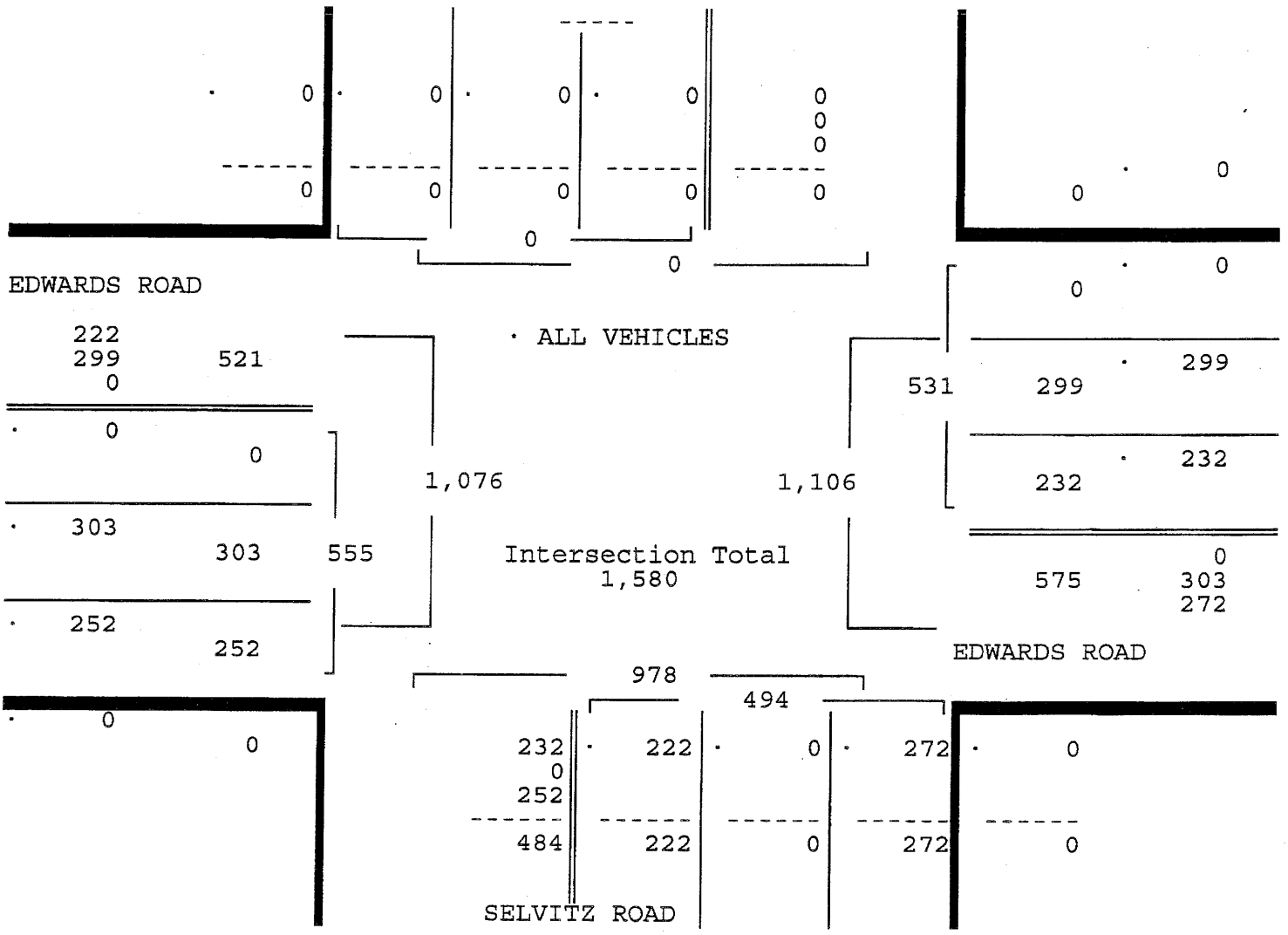
EDWARDS ROAD & SELVITZ ROAD
FORT PIERCE, FLORIDA
COUNTED BY: JOHN FLOOD
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

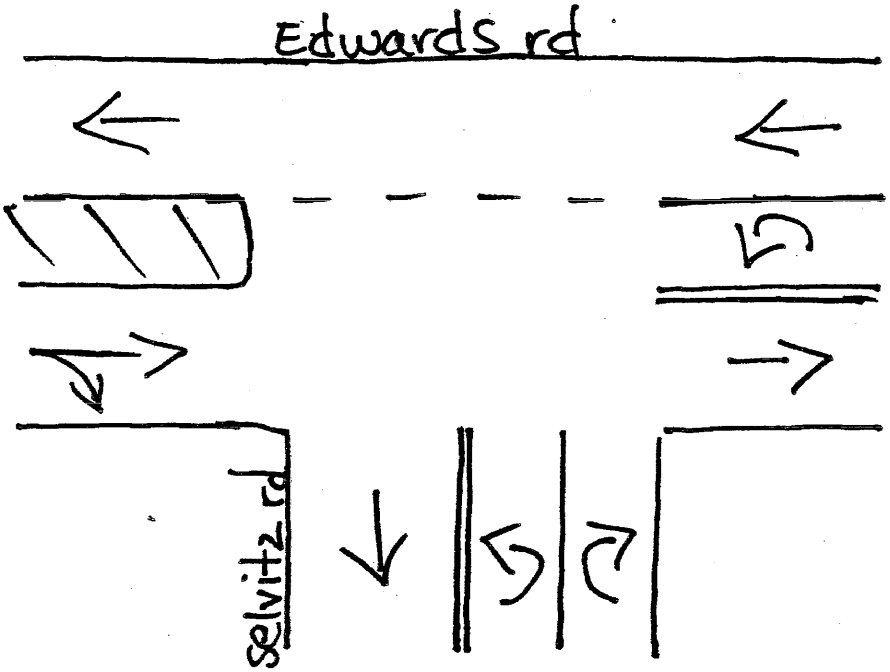
Site Code : 00160174
Start Date: 08/24/16
File I.D. : EDWASELV

ALL VEHICLES

	From North				From East				From South				From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 08/24/16																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 08/24/16																	
Peak start	16:15				16:15				16:15				16:15				
Volume	0	0	0	0	0	232	299	0	0	222	0	272	0	0	303	252	
Percent	0%	0%	0%	0%	0%	44%	56%	0%	0%	45%	0%	55%	0%	0%	55%	45%	
Pk total	0				531				494				555				
Highest	07:00				16:15				17:00				16:30				
Volume	0	0	0	0	0	61	79	0	0	66	0	68	0	0	71	73	
Hi total	0				140				134				144				
PHF	.0				.95				.92				.96				



North



Fort Pierce, Florida
August 25, 2016
drawn by: Luis Palomino
signalized

ST. LUCIE

2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

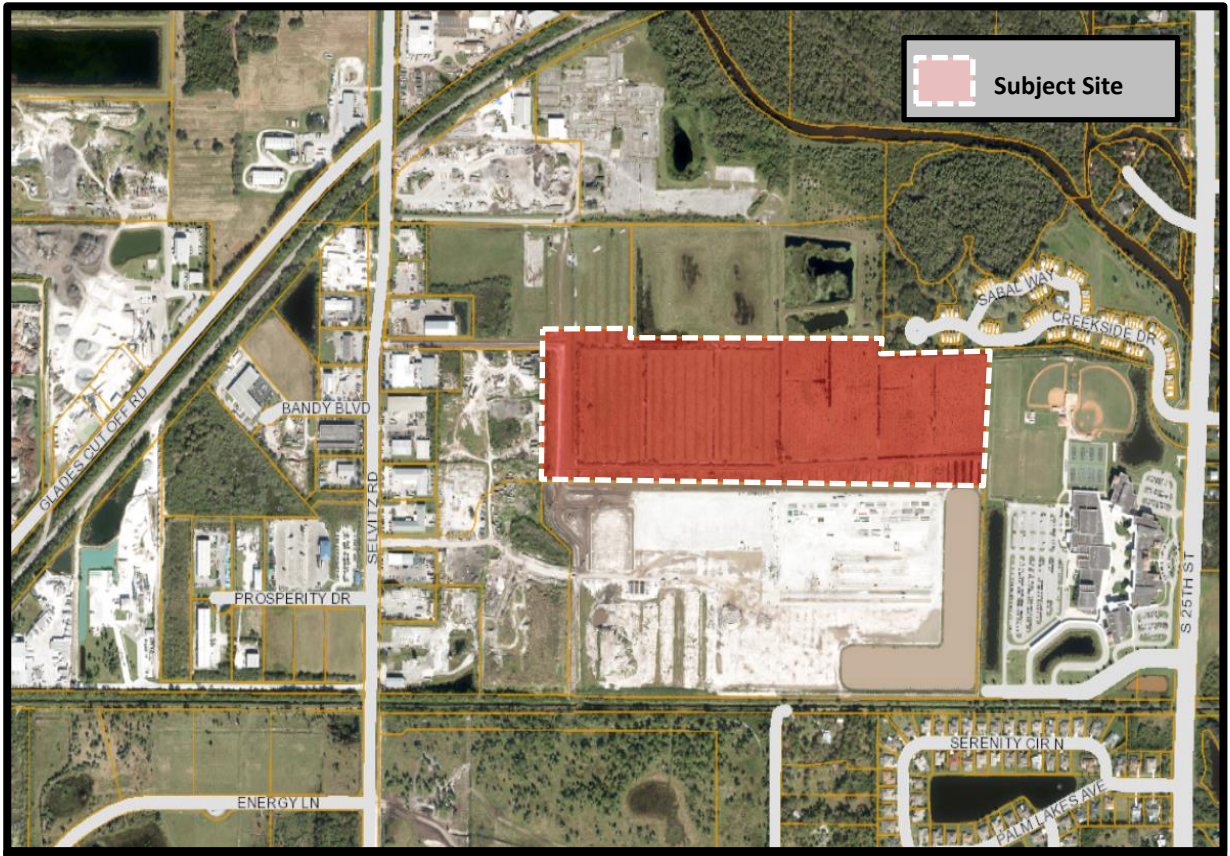
MOCF: 0.95

WEEK	DATES	SF	PSCF
1	01/01/2017 - 01/07/2017	0.99	1.04
2	01/08/2017 - 01/14/2017	0.98	1.03
3	01/15/2017 - 01/21/2017	0.97	1.02
* 4	01/22/2017 - 01/28/2017	0.96	1.01
* 5	01/29/2017 - 02/04/2017	0.96	1.01
* 6	02/05/2017 - 02/11/2017	0.95	1.00
* 7	02/12/2017 - 02/18/2017	0.94	0.99
* 8	02/19/2017 - 02/25/2017	0.94	0.99
* 9	02/26/2017 - 03/04/2017	0.94	0.99
*10	03/05/2017 - 03/11/2017	0.93	0.98
*11	03/12/2017 - 03/18/2017	0.93	0.98
*12	03/19/2017 - 03/25/2017	0.94	0.99
*13	03/26/2017 - 04/01/2017	0.95	1.00
*14	04/02/2017 - 04/08/2017	0.95	1.00
*15	04/09/2017 - 04/15/2017	0.96	1.01
*16	04/16/2017 - 04/22/2017	0.97	1.02
17	04/23/2017 - 04/29/2017	0.98	1.03
18	04/30/2017 - 05/06/2017	0.99	1.04
19	05/07/2017 - 05/13/2017	1.00	1.05
20	05/14/2017 - 05/20/2017	1.01	1.06
21	05/21/2017 - 05/27/2017	1.02	1.07
22	05/28/2017 - 06/03/2017	1.03	1.08
23	06/04/2017 - 06/10/2017	1.04	1.09
24	06/11/2017 - 06/17/2017	1.05	1.11
25	06/18/2017 - 06/24/2017	1.06	1.12
26	06/25/2017 - 07/01/2017	1.06	1.12
27	07/02/2017 - 07/08/2017	1.07	1.13
28	07/09/2017 - 07/15/2017	1.07	1.13
29	07/16/2017 - 07/22/2017	1.07	1.13
30	07/23/2017 - 07/29/2017	1.06	1.12
31	07/30/2017 - 08/05/2017	1.06	1.12
32	08/06/2017 - 08/12/2017	1.05	1.11
33	08/13/2017 - 08/19/2017	1.05	1.11
34	08/20/2017 - 08/26/2017	1.06	1.12 ←
35	08/27/2017 - 09/02/2017	1.07	1.13
36	09/03/2017 - 09/09/2017	1.07	1.13
37	09/10/2017 - 09/16/2017	1.08	1.14
38	09/17/2017 - 09/23/2017	1.07	1.13
39	09/24/2017 - 09/30/2017	1.06	1.12
40	10/01/2017 - 10/07/2017	1.04	1.09
41	10/08/2017 - 10/14/2017	1.03	1.08
42	10/15/2017 - 10/21/2017	1.02	1.07
43	10/22/2017 - 10/28/2017	1.02	1.07
44	10/29/2017 - 11/04/2017	1.01	1.06
45	11/05/2017 - 11/11/2017	1.01	1.06
46	11/12/2017 - 11/18/2017	1.00	1.05
47	11/19/2017 - 11/25/2017	1.00	1.05
48	11/26/2017 - 12/02/2017	1.00	1.05
49	12/03/2017 - 12/09/2017	0.99	1.04
50	12/10/2017 - 12/16/2017	0.99	1.04
51	12/17/2017 - 12/23/2017	0.98	1.03
52	12/24/2017 - 12/30/2017	0.98	1.03
53	12/31/2017 - 12/31/2017	0.97	1.02

* PEAK SEASON

By-Phase Timing Data — Edwards Rd / Selvitz Rd

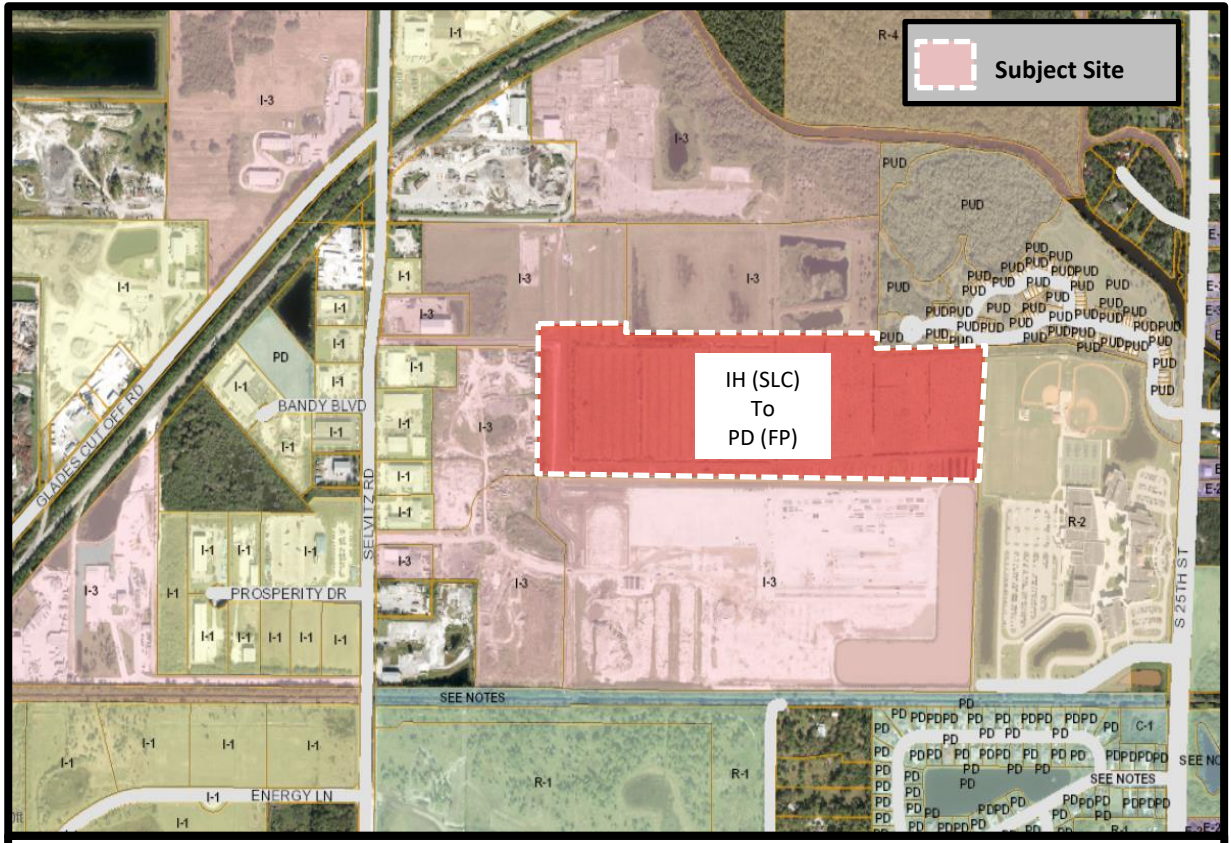
	Phase											
Direction	1	2	3	4	5	6	7	8	9	10	11	12
Minimum Green	7	15	0	7	7	15	0	0	5	5	5	5
Bike Min Green	0	0	0	0	0	0	0	0	0	0	0	0
Cond Serv Min Grn	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	0	0	0	0	0	0	0	0	10	0	10
Ped Clearance	0	16	0	16	0	16	0	16	0	16	0	16
Veh Extension	5.0	5.0	0.0	5.0	5.0	5.0	6.0	0.0	5.0	5.0	5.0	5.0
Alt Veh Exten	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Extension	0	0	0	5	0	0	0	0	0	0	0	0
Max 1	0	35	0	40	15	35	30	35	35	35	35	35
Max 2	40	40	40	40	40	40	40	40	40	40	40	40
Max 3	0	0	0	40	0	0	0	0	0	0	0	0
Det. Fail Max	0	0	0	0	0	0	0	0	0	0	0	0
Yellow Change	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	3.0	3.0	3.0	3.0
Red Clearance	1.0	1.0	1.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act. B4 Init	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Actuation	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Initial	30	30	30	30	30	30	30	30	30	30	30	30
Time B4 Reduction	0	0	0	0	0	0	0	0	0	0	0	0
Cars Waiting	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0



THE SUNRISE CITY FORT PIERCE Florida

Zoning Atlas Map Amendment
Fort Pierce Aggregate Facility
Aerial Map

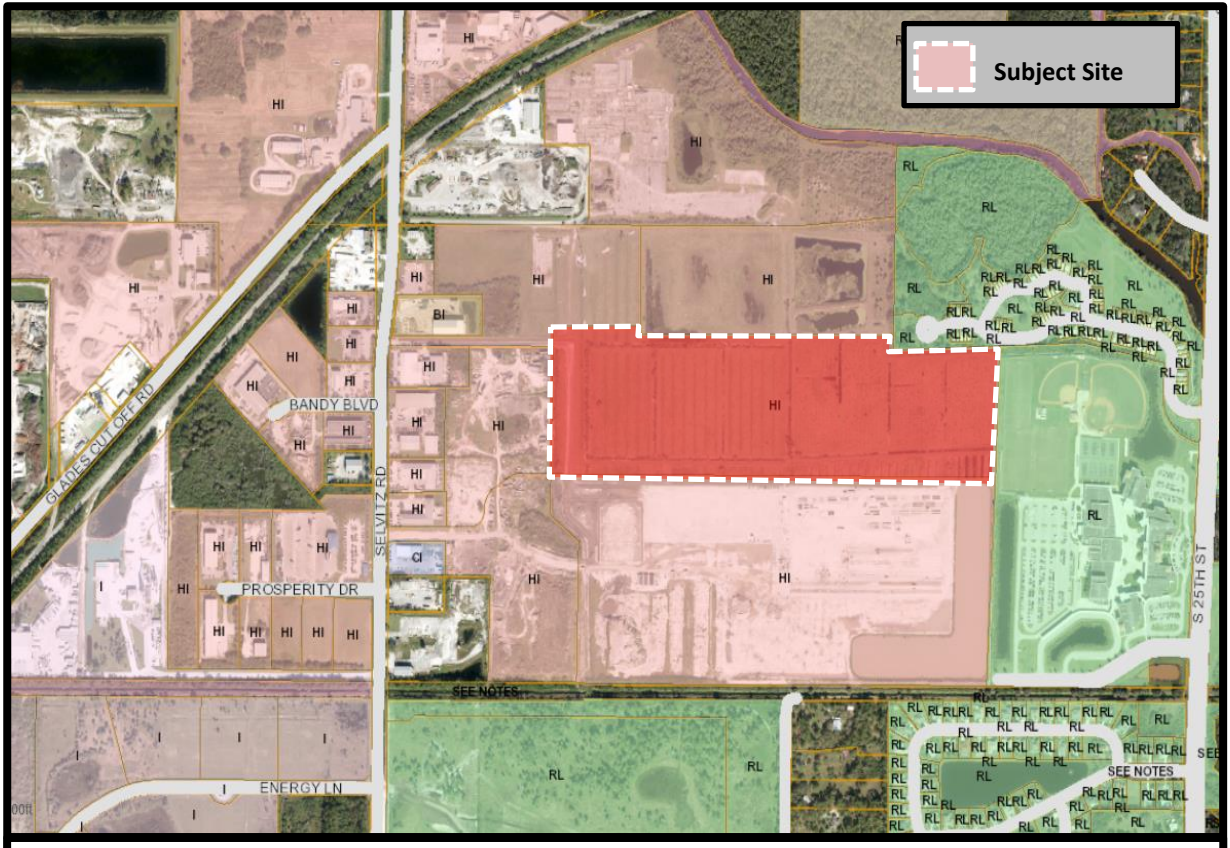
N W E S



THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment
Fort Pierce Aggregate Facility
Zoning Map

N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment
Fort Pierce Aggregate Facility
Future Land Use Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

May 16, 2019

Emily O'Mahoney, (Gentile, Glas, Holloway, O'Mahoney & Associates Inc.)
1907 Commerce Lane
Jupiter, FL 33458

SUBJECT: **FP Aggregate Facility – 3896 Selvitz Road**
TECHNICAL REVIEW PROJECT: # 19-43900003
ZONING ATLAS MAP AMENDMENT TO PD

Comments:

1. Staff cannot support the storage of outdoor materials at 30 feet as proposed. Staff would support between 8-15 feet, but all fences around the storage site would need to be at the height of stored material.
2. As the City Commission decides the thresholds for site plan review. The proposal of review for all site plans 25,000 square feet & over cannot be supported. Please note that the City now has a minor and major site plan review. All major site plan review is 4,000 square feet & over, with minor site plan review being 3,999 square feet & under.
3. The opaque fence should be 100% not 95% as shown. Adjust the plans to show this change.
4. All irrigation of landscaping & vegetation should be a permanent system and not temporary as proposed. With a temporary system how would the plants get watered if the system were to be discontinued? Adjust the system to a permanent system to allow for continued watering of all onsite landscaping & vegetation.
5. As a note the parking standards are located in City Code 22-60 and not the I-3 zoning district code as laid out in the proposed PD plan. Make this minor adjustment to your PD Zoning Plan.
6. As a note the property still has a St. Lucie County zoning of IH, Industrial Heavy and not a City zoning of I-3, Heavy Industrial. Adjust the plans and Narrative where I-3 is mentioned as the zoning on the property.

Please provide a written response to all TRC comments and provide submittal (10 hard copies/1 digital copy) of all materials by May 31, 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

RECEIVED
JUN 04 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Fort Pierce Industrial Aggregate Recycling – 3896 Selvitz Road
Planned Development Application
TRC No. 19-43900003

DATE : June 4, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 31, 2019:

- [x] Planned Development Application
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend w/ Conditions
- [ ] Do not Recommend

- [x] Approval of PD
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering conditions of approval

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

ENGINEERING COMMENTS:

1. At time of Building Permit submittal, please forward a copy of the FDEP Air General Permit.
2. The Phase II parking lot shall include the appropriate curbing at all landscaped islands as per the requirements listed in the City of Fort Pierce Code of Ordinances Section 22-187(12)(d).

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 : Fort Pierce Industrial Aggregate Recycling – 3896 Selvitz Road
Planned Development Application
TRC No. 19-43900003

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] Planned Development Application
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] Approval of PD
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\F\Fort Pierce Industrial Aggregate Recycling\Plat and PD\Submittal No. 1 - 050319\Planned Development\Plannned Development Comments - 051519.docx

ENGINEERING COMMENTS:

1. Update the survey to include the total acreage of the property and include existing grade elevations extending a minimum of 50' off-site.
2. At time of Building Permit submittal, please forward a copy of the FDEP Air General Permit.
3. Update the site plan to include parking lot dimensions for the Gatehouse parking stalls and access aisle.
4. What is the composition of the material utilized to construct the 30' access road?

JRA/TST/tst

TST

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.16.19
Property Address: 3896 Selvitz Rd.
Property Name: DSE Holdings
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: 5/13/19

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 # 19-09000003 & 19-43900003

Final Plat & Planned Development – D.S.E. Holdings, Inc. – 3896 Selvitz Road

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Electric is available, but I need more info on service size and operating voltage

Technical Review Committee meeting

May 16th, 2019

Case # 19-09000003 / 19-43900003

Final Plat and planned development

D.S.E Holdings, 3896 Selvitz Rd., Ft. Pierce

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

May 15, 2019

Project: **D.S.E. Holdings Selvitz Road**
Subject: **Design Review Comments**
To: Brandon Creagan
From: Grant Chambers

1. Are improvements to the driveway on Selvitz road proposed? Please identify the existing driveway on the survey and dimension the radius of return to verify the driveway will be functional for the intended uses.
2. A review of the traffic report may be required by an outside consultant at the cost of the applicant.

ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO:	Brandon Creagan, LEED Green Associate, Planner
FROM:	Kori Benton, Senior Planner
DATE:	May 15, 2019
SUBJECT:	**Final Plat & Planned Development – D.S.E. Holdings, Inc. – 3896 Selvitz Road** Technical Review Project#s 19-09000003 & 19-43900003

The St. Lucie County Planning & Development Services Department has completed a review of the distribution (resubmittal) of Technical Review Projects 19-09000003 & 19-43900003.

Background

Application for a Zoning Atlas Map Amendment and Final Plat for the construction and operation of a Concrete Aggregate Recycling Facility located at 3896 Selvitz Road. The property is zoned St. Lucie County IH, Industrial Heavy with a City of Fort Pierce Future Land Use of HI, Heavy Industrial. The property size is approximately 52 acres. The rezoning would seek to change the zoning to City of Fort Pierce PD, Planned Development. The Final Plat would seek to plat the property as this property has been split off more than once from the former parent tract and platting is required per Chapter 18 of the Fort Pierce City Code and Florida State Statue Chapter 177.

Review Comments

Thank you for providing responses to previous comments and notes. The redesigned development plan presents notable improvements in layout and orientation, with adjacent uses.

General Notes:

- The City may encouraged to use an alternative to chain link fence with an opaque screen or appropriate conditions applied to maintenance.
- The small modular office facility (permanent) is encouraged to meet any applicable design review guidelines.
- In the absence of the property featuring any roadway/street frontage, the City may consider requesting the applicant detail this waiver/deviation as part of the proposed PD, Planned Development.
- The Traffic Report references TPO counts for 2017, whereas the 2018 counts may be available. Is the TPO standard evaluation for this project, 1-mile (used) or 2-miles? The City of Fort Pierce may consider any vested or committed trips from the LTC Ranch Project to review potential impacts.
- The landscape plan (current or revised) could not be located within the transmitted packet.

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

Landscape Architects ■ Planners ■ Environmental Consultants

LC-0000177

GENTILE | GLAS | HOLLOWAY | O'MAHONEY & Associates, Inc.

George G. Gentile FASLA
M. Troy Holloway ASLA
Emily M. O'Mahoney FASLA
Dodi Buckmaster Glas AICP

April 30, 2019

Mr. Brandon Creagan, Planner
City of Fort Pierce Planning and Zoning Division
100 North U.S.1
Fort Pierce, FL 34950

RE: AGGREGATE RECYCLING FACILITY – RESPONSE LETTER TO TRC COMMENTS FOR REZONING AND CONDITIONAL USE – 2432-123-0001-000-8 – TRC PROJECT #18-04000025 – ***APPLICATION HAS BEEN AMENDED TO A PLANNED DEVELOPMENT DISTRICT REQUEST***

Dear Mr. Creagan,

Pursuant to comments received from staff on December 20, 2018 based on the TRC meeting on December 20 for the submittal of November 30, 2018, please accept this letter as a written response. Also, included with this letter are the revised plans, which address the comments where applicable. For your convenience we have prepared our responses in **bold italics.**

Please note the Applicant has met with the City staff and it was determined the application will be modified to request a Planned Development District (PDD) Zoning for the subject site, Ft. Pierce Aggregate Recycling Planned Development (PD). The PD application allows code language to be written specifically for the subject site. Responses to the comments received on November 30th, 2018 have been modified accordingly to reflect the proposed PDD.

PLANNING AND ZONING COMMENTS – BRANDON CREAGAN:

1. The Lighting Plan (Sheet L1) shall be revised consistent with Section 22- 60(j)(1)(a) to reflects a minimum average foot-candle of 2.0 in lieu of the 1.5 foot-candles shown.
   Response: The Lighting Plan has been revised and adjusted to the new PD site plan.

2. Revise the Landscape Plan (Sheet LP-1) to be consistent with Section 22-187, with particular attention to the proposed fencing and buffering landscaping. Clarify what is meant by the "300-foot Buffer Section."
   Response: The landscape plans have been revised to reflect the proposed PDD Code Language for the project. There are three typical sections as follows:
   A. North & South buffers – perimeter fencing landscape buffers adjacent to the same Future Land Use as follows:
      1. Eight (8) foot chain link fence on property line;

2. Ten (10) foot wide landscape buffer;
3. Trees thirty (30) feet on center;
4. No shrubs or opaque screening.

B. East/Northeast buffers – perimeter fencing and landscape buffers adjacent to residential or institutional land use and zoning as follows:
1. Twenty-four (24) foot wide landscape buffer;
2. Eight (8) foot chain link fence with a 95% opaque screen;
3. Seven (7) foot berm with a 3:1 slope (twenty-one (21) linear feet);
4. Twelve (12) foot tall trees thirty (30) feet on center; plus
5. Six (6) foot tall trees fifteen (15) feet on center;
6. Shrubs – one (1) every two (2) linear feet to create a continuous hedge;
7. Two (2) foot side swale at property line; and
8. One (1) foot wide flat area at top prior to the eight (8) foot chain link fence attached with 95% opaque screen.

C. West buffer – perimeter fencing and landscape buffers adjacent to east side of access easement as follows:
1. Ten (10) foot wide landscape buffer;
2. Twelve (12) foot chain link fence with 95% opaque screen;
3. Three (3) foot berm with a 3:1 slope for fifteen (15) feet of screening;
4. Trees thirty (30) feet on center;
5. Continuous hedge.

3. The proposed modular office shall require a Temporary Use Permit which shall be renewed on a yearly basis.
Response: Acknowledged. It will be submitted for building permit as a permanent structure.

4. Provide the anticipated days and hours of operation for the proposed facility by noon on December 31, 2018.
Response: The maximum working hours for the facility will be 7 AM to 7 PM Monday through Saturday, with a typical week consisting of concrete recycling and processing occurring on Monday through Thursday 7 AM to 7 PM. One day during the week, typically Friday will be used for maintenance and repairs on the equipment. On weeks where rain prevents recycling during some portion of the week, Saturdays may be used for either recycling or maintenance.

5. Provide a dust mitigation plan for the proposed facility by noon on December 31, 2018.
Response: Dust mitigation is discussed in the Statement of Use with support documentation.

6. A Re-plat shall be required prior to Planning Board review.
Response: Acknowledged and submitted at the same time as this resubmittal.

7. The following comments need to be addressed with the Planning Department prior to Planning Board review of the proposed development:
   a) The operation shall submit and have approved by the Planning Department truck routes to and from the site.

   Response: The traffic report by Pinder Troutman Consulting shows the projected routing of the project traffic on Exhibit 3A. Additionally, the report analysis shows that the roadway links and intersections surrounding the site are projected to operate at the adopted level of service standards with the proposed development. Therefore, the project is in conformance with the requirement of Chapter V – Adequate Public Facilities, of the St. Lucie County Land Development Code.

   b) No melting or burning of materials onsite shall be allowed.
      Response: Acknowledged
   c) No outdoor storage, including recycled materials, shall be allowed onsite.

   Response: As stated above, the application has been amended to a PDD Zoning with code language to specifically allow for Outdoor Storage since that is the nature of an aggregate recycling facility. Please see the revised Justification Statement for further discussion on this topic.

PLANNING COMMENTS BASED ON DISCUSSION WITH STAFF – TRAFFIC COMMENTS:

1. The scale of the property seems wrong on the map exhibits. Is it exaggerated? They thought we had the wrong property but I said that the relationship is about right – coming off a road and being rectangular.
   Response: The maps in the Traffic Study are Not To Scale (NTS). The size of the property is slightly exaggerated for ease of identification.

2. In the tables (1) refers generally to WPB facility on the #2 exhibits. Staff has concerns and question on whether the numbers were run from that facility or modified to the proposed facility. The size of the parcels is different and Staff feels that the numbers should reflect the potential change in intensity.
   Response: The trip generation information was obtained from a traffic count at the Applicant's existing West Palm Beach Recycling facility. The West Palm Beach (WPB) Facility operates at the same intensity and type of traffic as the proposed Ft Pierce facility. The Applicant has provided the data and stated that the Ft Pierce Recycling facility will be able to process recycled materials based on the mechanical equipment onsite and at the same rate as their WPB Facility. The intensity of use, and thus the traffic to the site, is not based on the acreage of the proposed site. Part of the Ft Pierce Recycling project includes 5 acres of outdoor storage yard for contractor storage which has been accounted for with a separate trip generation rate. Therefore the acreage of the WPB site and the Ft Pierce site should not be compared in terms of traffic generated by the site. In

addition, the revised site plan adds other uses thereby decreasing the actual site for recycling activity.

3. On the #3 exhibits, when there is a YES for impacts, staff wanted to know how or what the impacts look like. What is the ramification?
   Response: On Exhibits 3B and 3C, roadway links which have a "YES" for a significant Impact include roads where the project trips on the directly accessed Major Road (Selvitz Road) have a 1% or more impact (% of peak hour directional service volume). Also any other Major Road within the Radius of Development Influence which has a 5% or more peak hour directional impact of project trips based on the Level of Service volume will be considered to have a significant impact. This only means that these roads with a Significant Impact must be analyzed in the Link Analysis provided on Exhibit 6. The future peak hour traffic projections for the significantly impacted links are shown on Exhibit 6. All roadway links with a significant impact meet the Level of Service standards. There are no expected Level of Service failures to the area roadways based on the proposed construction of the facility.

4. There was a question from Staff as to why the Becker Parcel was used as it is residential.
   Response: The Becker Parcel is an approved residential project in the City of Ft Pierce which is considered "Committed Development." Since the project is approved, yet unbuilt, the proposed trips from the project were added to the roadway links analysis as background growth. These approved, yet unbuilt, projects are required to be added to the traffic study per the St. Lucie County TPO TIS Methodology and Procedures and the County's Land Development Code.

ADVISORY COMMENTS

1. The Planning Department recommends that the applicant hold a community meeting with the school and adjacent residences prior to Planning Board review.
   Response: A neighborhood meeting with held on January 22, 2019, please see the justification statement for an outline of the discussion.

2. The Planning Department recommends that the existing and proposed chain link fence be replaced with a minimum 8-foot masonry wall, particularly adjacent to the school and residences.
   Response: The site plan has changed, moving the recycling activity further west with a greater distance between the residential and institutional uses on the east. As distance is a better buffer to visual and audible impacts, the proposed wall has been removed and replaced with 8' tall fencing, a 95% opaque screen and placed on a 7' tall earth mounted berm for a total of 15' in height.

CITY ENGINEERING – JOHN R. ANDREWS:

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.

Response: The applicant acknowledges that they are in consultation with the other Federal, State and local government authorities having jurisdiction on the project and agree that the project will be designed and permitted in accordance with all of the applicable rules and statutes.

BUILDING DEPARTMENT:

No Comments at this time.

FPUA ELECTRIC & GAS ENGINEERING:

FPUA W/WW Engineering: Conditional use and rezoning approved:
Water and sewer are available to proposed site from a 12" water main and a 12" force main along Selvitz Road. The property would be required to install a commercial grinder station for connection to the force main. Final approval for development of site will require full plan submittal to FPUA for review and approval.

Response: The applicant acknowledges that it is proposing a commercial private grinder station and will provide the appropriate construction to connect to the existing water and sewer facilities. Prior to construction, construction plans designed, signed and sealed by a Florida licensed engineer will be submitted for review and approval to the FPUA.

ST. LUCIE COUNTY PLANNING & DEVELOPMENT SERVICES – KORI BENTON:
Review Comments

1. The application doesn't appear to state the days/hours of operation for the proposed facility (Conditional Use). The City is encouraged to consider operation parameters which minimize potential impacts to adjacent residential/institutional uses, where appropriate.
   Response: The hours of operation will be 7am to 7pm Monday through Saturday.

2. The Site Plan denotes a "Proposed Solid Wall/Fence along the north and east property line, however typical sections and/or height wasn't pronounced.
   Response: Typical sections have been added to the landscape sheets for clarity. The proposed PDD code language is as following for the north and northeast buffers adjacent to residential or institutional land use and zoning as follows:
   1. ***Twenty-four (24) foot wide landscape buffer;***

2. ***Eight (8) foot chain link fence with a 95% opaque screen;***
3. ***Seven (7) foot berm with a 3:1 slope (twenty-one (21) linear feet);***
4. ***Twelve (12) foot tall trees thirty (30) feet on center; plus***
5. ***Six (6) foot tall trees fifteen (15) feet on center;***
6. ***Shrubs – one (1) every two (2) linear feet to create a continuous hedge;***
7. ***Two (2) foot side swale at property line; and***
8. ***One (1) foot wide flat area at top prior to the eight (8) foot chain link fence attached with 95% opaque screen.***

3. How tall will aggregates and materials be stored? Is a condition of height restriction considered by Staff?
   Response: The proposed PDD code is allowing a maximum of 30' for aggregate and materials to be stored.

4. What type of equipment (height, noise, positioning) is considered for the operation? Has the applicant provided detail of the process and example equipment?
   Response: The statement of use has been modified to further detail the operations. Photos have been added. In addition, Staff has visited the West Palm operations to observe the dust and noise, or lack thereof, first hand. Email from Marty Sanders summarizing his findings has been attached to the revised Justification Statement.

5. Has the City engaged services from a Traffic Engineer to evaluate the traffic report, and the impacts to intersections of Selvitz & Edwards, or Glades Cut-off and Edwards. The City may consider defining a traffic routing plan for large trucks. Use of Edwards Road may be considered for avoidance.
   Response: The Applicant's traffic report addresses this. See response Planning & Zoning 7.a.

6. Is the proposed "modular office" temporary? And if not, does it comply with the City's Site Plan & Design Review guidelines?
   Response: The small modular office facility associated with the recycling is a permanent structure and will meet all codes.

   With this resubmittal, the Applicant is proposing another permanent facility as a future Phase 2. This will comprise an office warehouse building of 15,491 s.f., 1st floor will be 3,589 s.f. of office and 8,448 s.f. of warehouse space; the 2nd floor will be 3,454 s.f. of warehouse space.

7. A neighborhood meeting is encouraged, if not already held/scheduled.
   Response: A neighborhood meeting with held on January 22, 2019, please see the justification statement for an outline of the discussion.

General Note(s):

- The subject parcel appears to be non-conforming, not featuring any roadway/street frontage.
  Response: Please see the attachment: Signed (Easement & Property) Document notating an access easement to Selvitz Road.

- The plan does not denote any plan(s) for refuse collection.
  Response: A dumpster has been provided.

- Has the City considered how the proposed facility will be classified for Impact Fee assessment, as the "Impact Units" are exclusive from the proposed building square footage? Please coordinate with St. Lucie County to ensure appropriate fees are evaluated and applied at the time of permitting.
  Response: Acknowledged.

ST. LUCIE COUNTY PUBLIC WORKS ENGINEERING – ROD REED:
Survey Review Comments

Note: The surveyor has changed with this resubmittal package.

1. Please add to the notes. "The expected use of the survey and map is commercial.
   Response: Acknowledged

2. Please add to the notes. All measurements are in accordance with the United States standard, in feet."
   Response: Acknowledged

3. A reference to all bearings shown on a survey map or report must be **clearly stated, i.e., whether to "True North"; "Grid North as established by the NOS"; "Assumed North based on a bearing for a well-defined line, such as the center line of a road or right of way, etc."; "a Deed Call for a particular line"; or "the bearing of a particular line shown upon a plat.**" References to Magnetic North should be avoided except in the cases where a comparison is necessitated by a Deed Call. **In all cases, the bearings used shall be referenced to some well-established and monumented line.** Please state if the bearings are assumed, grid etc., describe the monumentation used for the establishment of the bearing base, add the word "Florida" under survey note 2 before the words East Zone and add the verbiage "Bearing Base" above the bearing you are using for the bearing base. I can't identify the line you are using.
   Response: Acknowledged and clarified.

4. Please add the Legal Description contained in the Title Block to the space following the Type of Survey at the top of the Map and move the Property address to the Title Block. This address is not consistent with the Property Description.
   Response: Acknowledged, an application for the permanent address has been submitted the City of Fort Pierce.

SCHOOL DISTRICT – MARTIN SANDERS

1. We recommend a wall as the appropriate buffer between the school and the project. Please provide a cross section along the property line to scale showing the buffer and the activity yard in relation to the school.
   Response: With the reconfiguration of the Site Plan, moving all recycling activity westward, distance has become the effective buffer. An 8' fence is proposed with required landscape screening. There is a 500' setback with an enhanced 24' wide buffer comprising 15' non-vegetation screening and 2 times the number of trees.

2. The plans show the project discharging into an area on the School District's property. We have the following questions:
   a. The topographic survey does not show a ditch at that location of the northeast corner of the site. Please provide topographic information showing the ditch.
   Response: The survey has been updated to provide the topographic information for the ditch.

   b. Please provide the legal documentation of the outfall through the school site.
   Response: The applicant's discharge is a historic route that has been in existence for at least 40 years and it existence and function has been recognized in all of the current permits for the adjacent properties.

3. What permits are required for the recycling facility from state or other federal agencies?
   Response: A Florida Department of Environmental Protection Air General Permit to operate a nonmetallic mineral processing plant under the authority of Rule 62-210.310 of the Florida Administrative Code will be required for the equipment operating on this site. The equipment to be used on this site already has a permit in effect.

4. What methods will be used to prevent dust or other airborne material from impacting students on the athletic fields at Fort Pierce Central High School?
   Response: The applicant will have watering truck stationed at the job site and the truck will place water on all of the travel lanes of the plant to minimize the potential of dust generation. Additionally, the processing areas will have additional dust control methods such as watering and wind curtains.

5. Has the applicant done any sediment transport study to determine the impact on the site?
   Response: The applicant will utilize the Florida Department of Environmental Protections study "Evaluation of Current Design Stormwater criteria within the State of Florida" by Dr. Harvey Harper, PhD, PE and David Baker, PE. This study suggest that the standard treatments utilized will remove in excess of 90% of any potential sediment generated onsite. Additionally, the site will employ 150% of the standard treatments providing a percentage removal efficiency in the high 90s.

6. With the construction equipment working the recycling facility what is the anticipated noise levels at the property line?

Response: The noise levels occurring at the property line will be within the levels prescribed by Fort Pierce Ordinance 11-52.18 and the Florida State Statutes Chapter 403

Should you have any questions or concerns, please feel free to contact us at 561-575-9557 or emails at Emily@2gho.com or pat@2gho.com.

Respectfully,

Gentile Glas Holloway O'Mahoney & Associates, Inc.

Emily M. O'Mahoney, PLA, FASLA,
Partner

Planning Board **7.c.**

Meeting Date: 07/09/2019

Information

REQUESTED ACTION

Zoning Atlas Amendment - Ft. Pierce Storage - (Parcel ID: 2415-312-0001-010-8)

LOCATION

Parcel ID: 2415-312-0001-010-8
South of Ohio Ave. & 417 ft. West of US Highway 1, Ft. Pierce, FL. 34950

RESPONSIBLE STAFF

Vennis Gilmore, Planner

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 Planning Board forward a recommendation of **APPROVAL** of the proposed amendment.

Attachments

Staff Report
Application
Property Record Card
Authorization Letter
Legal Description
Aerial Map
Current Zoning Map
Proposed Zoning Map
Narrative
Survey
Site Plan
Deed
Historical Report
Traffic Statement
Drainage Report
TRC Comments

Form Review

Form Started By: Vennis Gilmore Started On: 07/02/2019 09:17 AM
Final Approval Date: 07/03/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Application for Zoning Atlas Amendment** **Fort Pierce Self Storage** **Parcel ID: 2415-312-0001-010-8**
BOARD DATE:	July 9, 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.

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 Planning Board forward a recommendation of **APPROVAL** of the proposed amendment.

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

Yo No Se LLC
2701 Industrial Avenue 3
Fort Pierce, FL 34946

To Whom It May Concern:

This letter authorizes Velcon Engineering & Surveying LLC. to act as agent for the purposes of obtaining permits and approvals from state and local government agencies for the property described on the attached legal description.

If you have any questions, please call me at 407-921-6991.

Sincerely,

ANTONIO HUERTA, MANAGER

Date: 12/27/2018

State of: Florida
County of: St Lucie

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 27 day of Dec, 2018, by _____, who ( ) is personally known to me, or (X) has produced FL DL as identification.

NOTARY PUBLIC

Name Printed: Deanna M Gerhart
State of Florida at-large
My Commission expires: June 26, 2022

File: 18-1030 aut.doc

DEANNA M GERHART
MY COMMISSION #GG232255
EXPIRES: JUN 26, 2022
Bonded through 1st State Insurance

LEGAL DESCRIPTION:

PARCEL IDENTIFICATION NUMBER: 2415-311-0003-030-5

COMMENCE AT THE NORTHWEST COMER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 691.85 FEET; THENCE RUN SOUTH 00°22'54" EAST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 240.00 FEET; THENCE RUN NORTH 90°00'00" WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 114) FOR A DISTANCE OF 50.35 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°22'54"EAST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 90°00'00" WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 114) FOR A DISTANCE OF 142.00 FEET; THENCE RUN NORTH 00°22'54" WEST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 90°00'00" EAST ALONG A LINE THAT IS PARALLEL WITH THE SAID NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 2415-312-0001-010-8

THE EAST 145.51 FEET OF THE WEST 495.51 FEET OF THE NORTH 380.01 FEET OF THE NORTHEAST 114 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL IDENTIFICATION NUMBER: 2415-311-0003-000-6

BEING A PART OF THE NORTH 380 FEET OF THE NE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO. 1, BEING MORE FULLY DESCRIBED AS FOLLOWS: THE WEST 192.35 FEET OF THE EAST 417.35 FEET (AS MEASURED FROM THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1) OF THE NORTH 380 FEET LESS AND EXCEPT THE SOUTH 140 FEET THEREFROM. SUBJECT TO ALL

LEGAL DESCRIPTION:

PARCEL IDENTIFICATION NUMBER: 2415-312-0001-010-8

THE EAST 145.51 FEET OF THE WEST 495.51 FEET OF THE NORTH 380.01 FEET OF THE NORTHEAST 114 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

N

W E

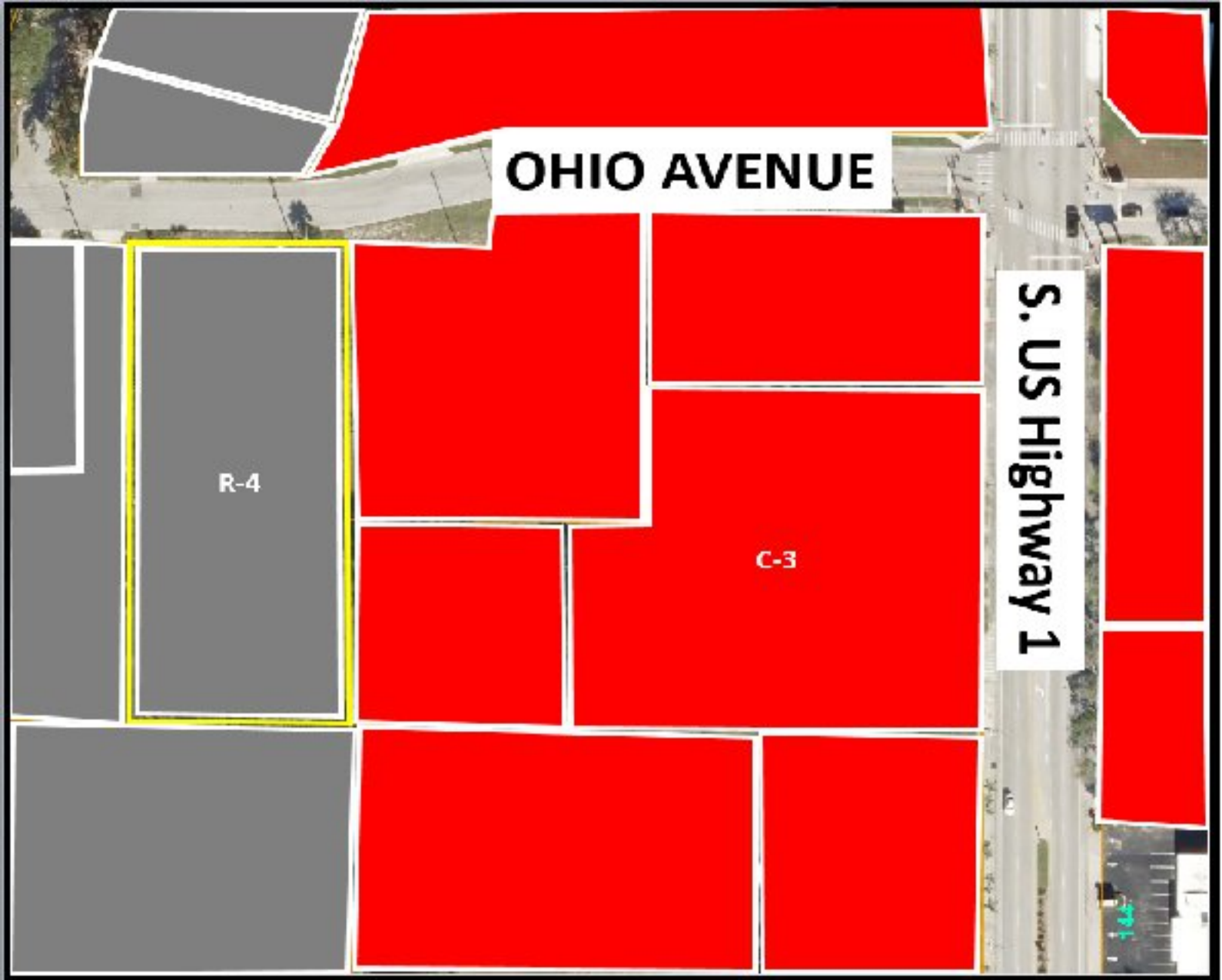
S

Ft. Pierce Self Storage

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

Aerial Map

THE SUNRISE CITY FORT PIERCE Florida



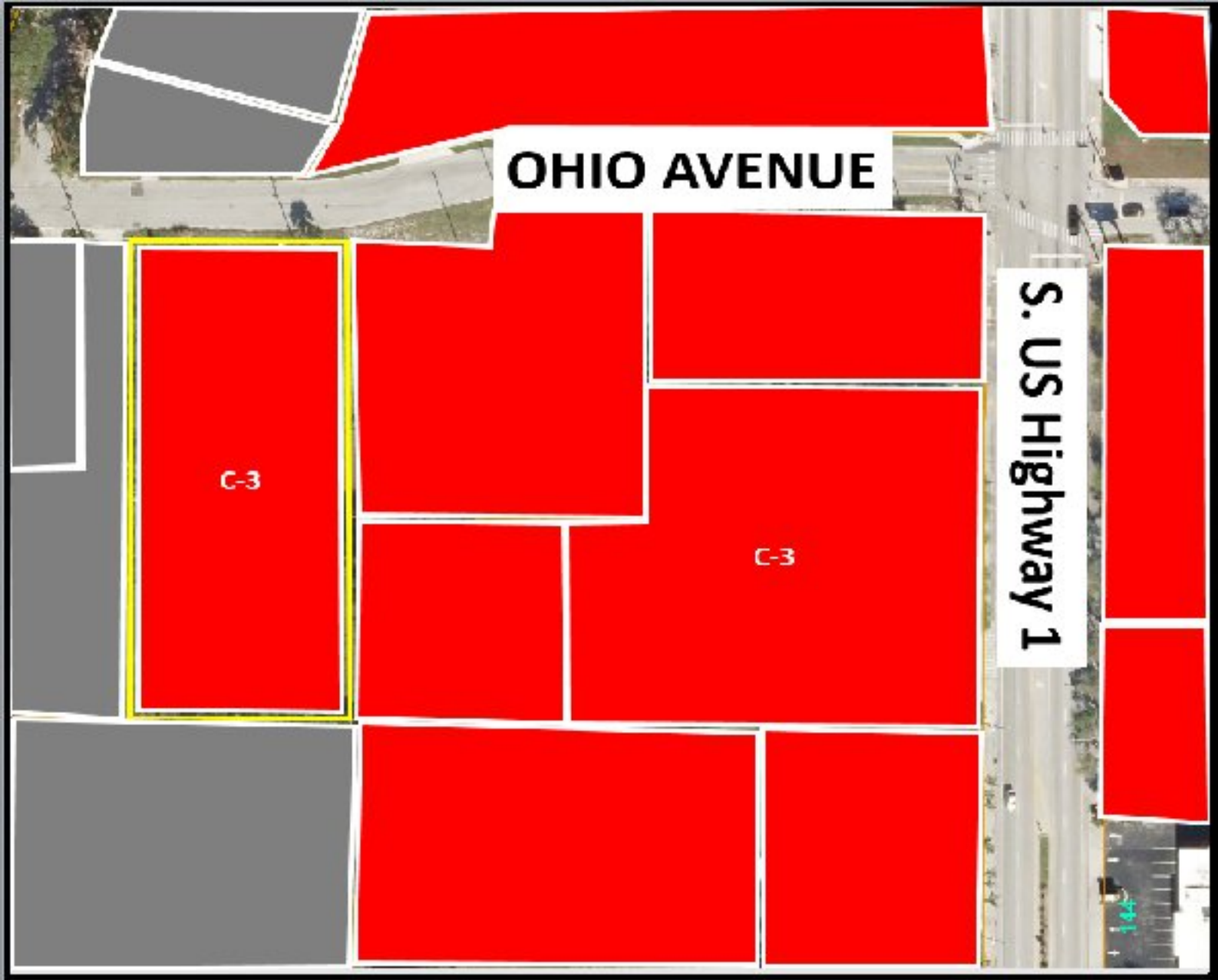
N
W E
S

Ft. Pierce Self Storage
Rezoning
Parcel ID: 2415-312-0001-010-8

THE SUNRISE CITY
FORT PIERCE
Florida

C-3 = **R-4 =**

Current Zoning Map



N
W E
S

Ft. Pierce Self Storage
Rezoning
Parcel ID: 2415-312-0001-010-8

THE SUNRISE CITY
FORT PIERCE
Florida

C-3 = **R-4 =**

Proposed Zoning Map

Velcon Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite 8, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

April 3, 2019

Rebecca Grohall – Planning Director
City of Fort Pierce Planning Department
100 North US 1, Fort Pierce, FL 34950

Re: Fort Pierce Self Storage
South of Ohio Avenue
S15, T35S, R 40E
Property ID # 2415-312-0001-010-8
Application for Zoning Atlas Map Amendment

Dear Ms. Grohall,

This application requests a zoning change from Medium Density Residential (R4) to General Commercial (C3) and future land use change from Medium Density Residential (RM) to General Commercial (GC) to allow the owner to open a self-storage business on his property. The owner wishes to use three of the parcels he owns: 2415-312-0001-010-8, 2415-311-0003-000-6, and 2415-311-0003-030-5 for his self-storage business. The two other parcels on the east of the subject parcel is zoned C3 - General Commercial. Since self-storage business is not permitted in R4 - Medium Density Residential zoning district, the subject parcel needs to be rezoned to C3 General Commercial to match the zoning districts to the other two parcels. The future land uses of the properties to the North, South and East of the subject property are GC - Commercial General and to the west is RM – Medium Density Residential all of which are compatible with the proposed future land use of the subject parcel.

Following items are attached with the subject application:

1. Application for Zoning Atlas Map Amendment
2. Application Fee – $2,155.00
3. Warranty Deed
4. Property Card
5. Authorization Letter
6. Environmental Study
7. Traffic Impact Statement
8. Capacity Analysis
9. Drainage Statement
10. Historical Report
11. Boundary & Topographical Survey
12. Conceptual Site Plan
13. CD

Velcon Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite 8, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

Should you have any questions, please do not hesitate to contact me at 772/879-0477.

Sincerely,

Shaikha Abedin, EI

Attachments

cc: File 18-1030 (w/ att)

SECTION 15 W 1/4 CORNER
REFERENCE MEASUREMENTS TO CORNER

FND PK&D LB 696
S 2°10'28" W 9.18'(M)
FND PK&D LB 696
FND PK&D LB 696
S 49°39'20" W 13.38'(M)
S 43°58'01" E 13.34'(M)
NOT FND

SECTION DETAIL

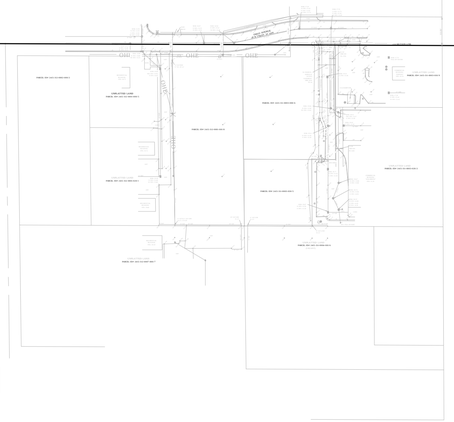
SECTION 15 N 1/4 CORNER
CERTIFIED CORNER RECORD
DOCUMENT #0003341
FND 1" IP NO ID IN CUT OUT

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 1/4 CORNER
NOT FND



NORTH

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

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 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)

25.10'(C)

S 00°16'15" E

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)

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

FND 5/8" IR NO ID
3.9' N OF CALCULATED POSITION

N 89°45'35" W 287.85'(C)
N 89°11'59" W 288.40'(M) TO FND 1/2" IP

S 0°47'40" E 659.73'(M)

S 0°46'27" E 609.67'(M)

612.00'(TM)

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

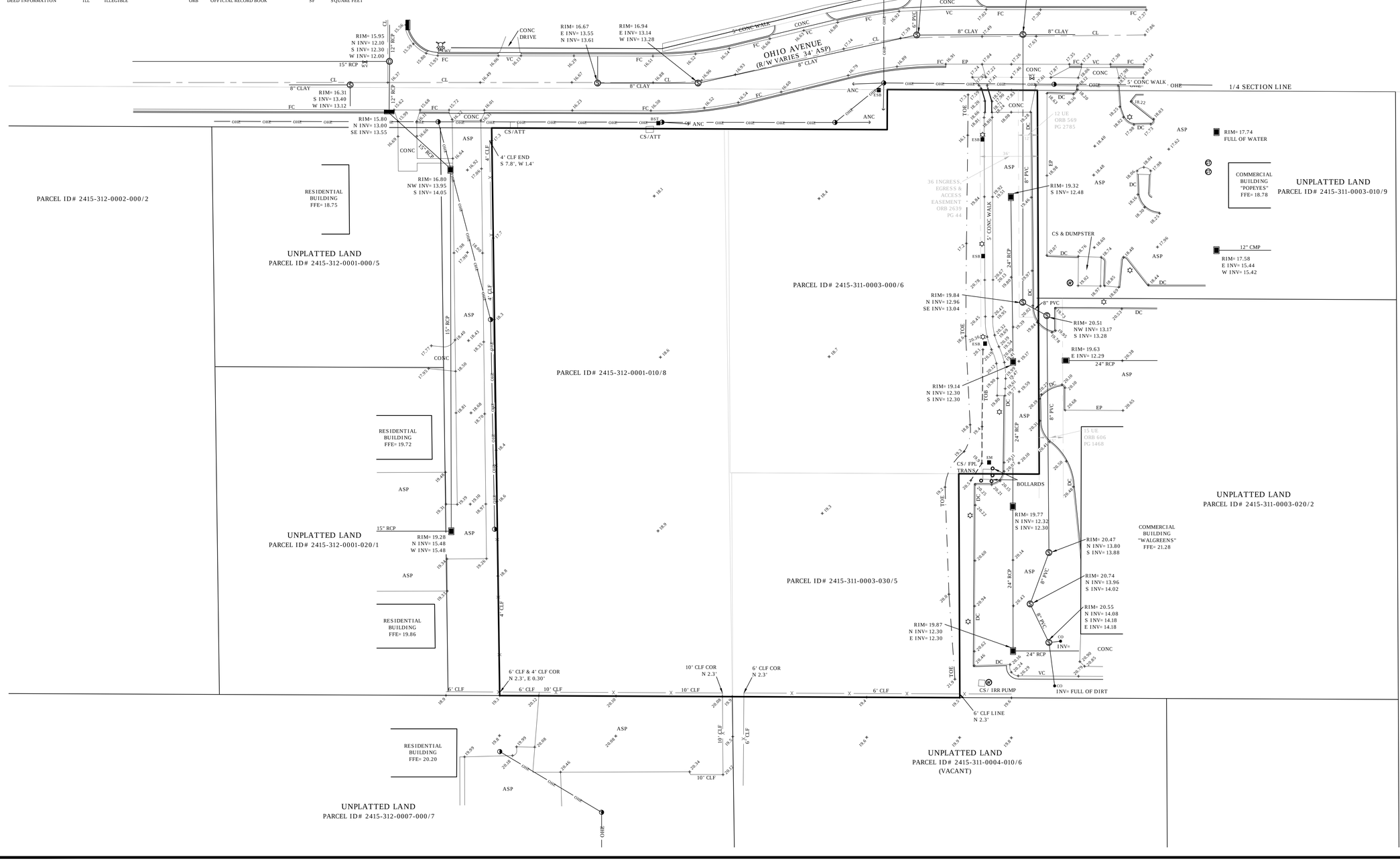
SHEET: 2 OF 3

N:\Projects\2018\18-1030 Fort Pierce Self Storage\Surveying\18-1030 BNDY.dwg, BNDY TOPO, 1/9/2019 8:44:59 AM, Velcon Group, Inc., (772)879-0477

ABBREVIATIONS LEGEND

A/C	AIR CONDITIONING	DC	"D" CURB	INT	INTERSECTION	P/C	PROPERTY CORNER	SHP	SHIP SPIKE OR BOLT
AC	ACRE	D.E.	DRAINAGE EASEMENT	INV	INVERT	P/L	PROPERTY LINE	SLCR	ST LUCIE COUNTY RECORDS
AL	ALUMINUM	DI	DROP INLET	IP	IRON PIPE	P	PLAT	SLP	STREET LIGHT SUPPORT POLE
ANC	ANCHOR	DIA	DIAMETER	IP&P	IRON PIPE & PLUG	PAVE	PAVEMENT	S.S.	SANITARY SEWER
AP	ANCHOR POLE	DIP	DUCTILE IRON PIPE	IR	IRON ROD	PB	PLAT BOOK	SPC	STATE PLANE COORDINATES
APRX	APPROXIMATE	DMH	DRAINAGE MANHOLE	IRR	IRRIGATION	PC	POINT OF CURVATURE	ST	SEPTIC TANK
ASP	ASPHALT	DUE	DRAINAGE & UTILITY EASEMENT	IV	IRRIGATION VALVE	PCC	POINT OF COMPOUND CURVATURE	STD	STANDARD
BE	BUFFER EASEMENT	EC	EDGE OF CONCRETE	ICV	IRRIGATION CONTROL VALVE	PCO	PRESSURE CLEAN OUT (SANITARY)	STU	STORY
BFP	BACK FLOW PREVENTOR	ECP	ELECTRICAL CONTROL PANEL	IW	IRRIGATION WELL	PCP	PERMANENT CONTROL POINT	SV	SANITARY VALVE
BLDG	BUILDING	EL	ELEVATION	L	LENGTH	PF	PLASTIC FENCE	SWL	SWALE
BLK	BLOCK	ELEC	ELECTRIC	LB	LICENSED BUSINESS	PG	PAGE	TA	TOP OF ASPHALT
BM	BENCHMARK	ELEV	ELEVATION	LFST	LIFT STATION	PI	POINT OF INTERSECTION	TM	TAX MAP
BOC	BACK OF CURB	EM	ELECTRIC METER	LME	LAKE MAINTENANCE EASEMENT	PRKG	PARKING	TMH	TELEPHONE MANHOLE
BP	BRICK PAVERS	ENC	ENCROACHMENT	LOC	LOCATION	PK&D	PARKER KALON NAIL AND DISK	TOB	TOP OF BANK
BOW	BACK OF WALK	EOW	EDGE OF WATER	LP	LIGHT POLE	PK/TT	**PARKER KALON NAIL** AND TIN TAB	TOE	TOE OF SLOPE
BRG	BEARING	EP	EDGE OF PAVEMENT	LS	LICENSED SURVEYOR	PLS	PROFESSIONAL LAND SURVEYOR	TP	TRAVERSE POINT
BW	BARBED WIRE	ESB	ELECTRIC SERVICE BOX	M	MEASURED	POB	POINT OF BEGINNING	TR	TELEPHONE RISER
C&G	CURB AND GUTTER	ESMT	EASEMENT	MAX	MAXIMUM	POC	POINT OF COMMENCEMENT	TRANS	TRANSFORMER
C&T	CULPEPPER & TERPENING	EX.	EXISTING	MB	MAIL BOX	PP	POWER POLE	TSB	TRAFFIC SIGNAL BOX
C/O	CUT OUT	EXT	EXTENDED	MEAS	MEASURED	PRC	POINT OF REVERSE CURVATURE	TT	TIN TAB
C	CALCULATED	FNC	FENCE	MES	MITERED END SECTION	PRO	PRORATED DISTANCE	TWP	TOWNSHIP
CATV	CABLE TELEVISION BOX	FC	"F" CURB	MH	MAN HOLE	PROP	PROPOSED	TYP	TYPICAL
CB	CATCH BASIN	FDC	FIRE DEPARTMENT CONNECTION	MHWL	MEAN HIGH WATER LINE	PRM	PERMANENT REFERENCE MONUMENT	U/C	UNDER CONSTRUCTION
CBS	CONCRETE BLOCK STRUCTURE	FECRR	FLORIDA EAST COAST RAILROAD	MIN	MINIMUM	PSM	PROFESSIONAL SURVEYOR & MAPPER	U.E.	UTILITY EASEMENT
CHD	CHORD	FFE	FINISHED FLOOR ELEVATION	MN	MAGNETIC NAIL	PSWL	PLASTIC SWALE	UP	UTILITY POLE
CI	CURB INLET	FH	FIRE HYDRANT	MAG&D	MAGNETIC NAIL & DISK	PT	POINT OF TANGENCY	UR	UTILITY RISER
CL	CENTERLINE	FND	FOUND	MIT	MITERED END	P.U.E.	PRIVATE UTILITY EASEMENT	UW	UNDER WATER
CLF	CHAIN LINK FENCE	FOC	FACE OF CURB	MW	MONITORING WELL	PVC	POLYVINYL CHLORIDE	VC	VALLEY CURB
CM	CONCRETE MONUMENT	FOW	FACE OF WALK	M&B	METES AND BOUNDS	R/C	ROD AND CAP	VLT	VAULT
CMP	CORRUGATED METAL PIPE	FPL	FLORIDA POWER & LIGHT	N&D	NAIL AND DISK	R/W	RIGHT-OF-WAY	WD	WOOD
CO	CLEAN OUT	GA	GREEN AREA	N	NAIL	R	RADIUS	WL	WATER LINE
COR	CORNER	GMH	GAS MANHOLE	NA	NON-APPLICABLE	RCP	REINFORCED CONCRETE PIPE	WM	WATER METER
CONC	CONCRETE	GND	GROUND	NAVD	NORTH AMERICAN VERTICAL DATUM	RFL	ROOF LINE	WP	WELL POINT
CONST	CONSTRUCTION	GRD	GRINDER	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RGE	RANGE	WPP	WOOD POWER POLE
COV	COVERED	HC	HEADER CURB	NO	NUMBER	RLS	REGISTERED LAND SURVEYOR	WS	WATER SERVICE
CE	COVERED ENTRY	HCP	HANDI-CAP	NTS	NOT TO SCALE	RP	RADIUS POINT	WV	WATER VALVE
COVP	COVERED PORCH	HDPE	HIGH DENSITY POLYETHYLENE	O/A	OVERALL	RR	RAILROAD		
CPP	CONCRETE POWER POLE	HGW	HOG WIRE	O/S	OFFSET	RRS	RAILROAD SPIKE		
CPPIPE	CORRUGATED PLASTIC PIPE	HW	HEADWALL	OE	OVERHEAD EASEMENT	S/W	SIDEWALK		
CS	CONCRETE SLAB	HYD	HYDRANT	OHE	OVERHEAD ELECTRIC	SMH	SANITARY SEWER MANHOLE		
Δ	DELTA ANGLE	ICV	IRRIGATION CONTROL VALVE	OHU	OVERHEAD UTILITY	SBT	SOUTHERN BELL TELEPHONE		
D/F	DRAIN FIELD	ID	IDENTIFICATION	OR	OFFICIAL RECORD	SEC	SECTION		
D	DEED INFORMATION	ILL	ILLEGIBLE	ORB	OFFICIAL RECORD BOOK	SF	SQUARE FEET		

18.0 — SPOT ELEVATION



VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
702 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FLORIDA 34953
PHONE (772) 879-0477
Web Site: www.velcongroup.com

VELCON ENGINEERING & SURVEYING

BOUNDARY & TOPOGRAPHICAL SURVEY

PREPARED FOR

FORT PIERCE SELF STORAGE

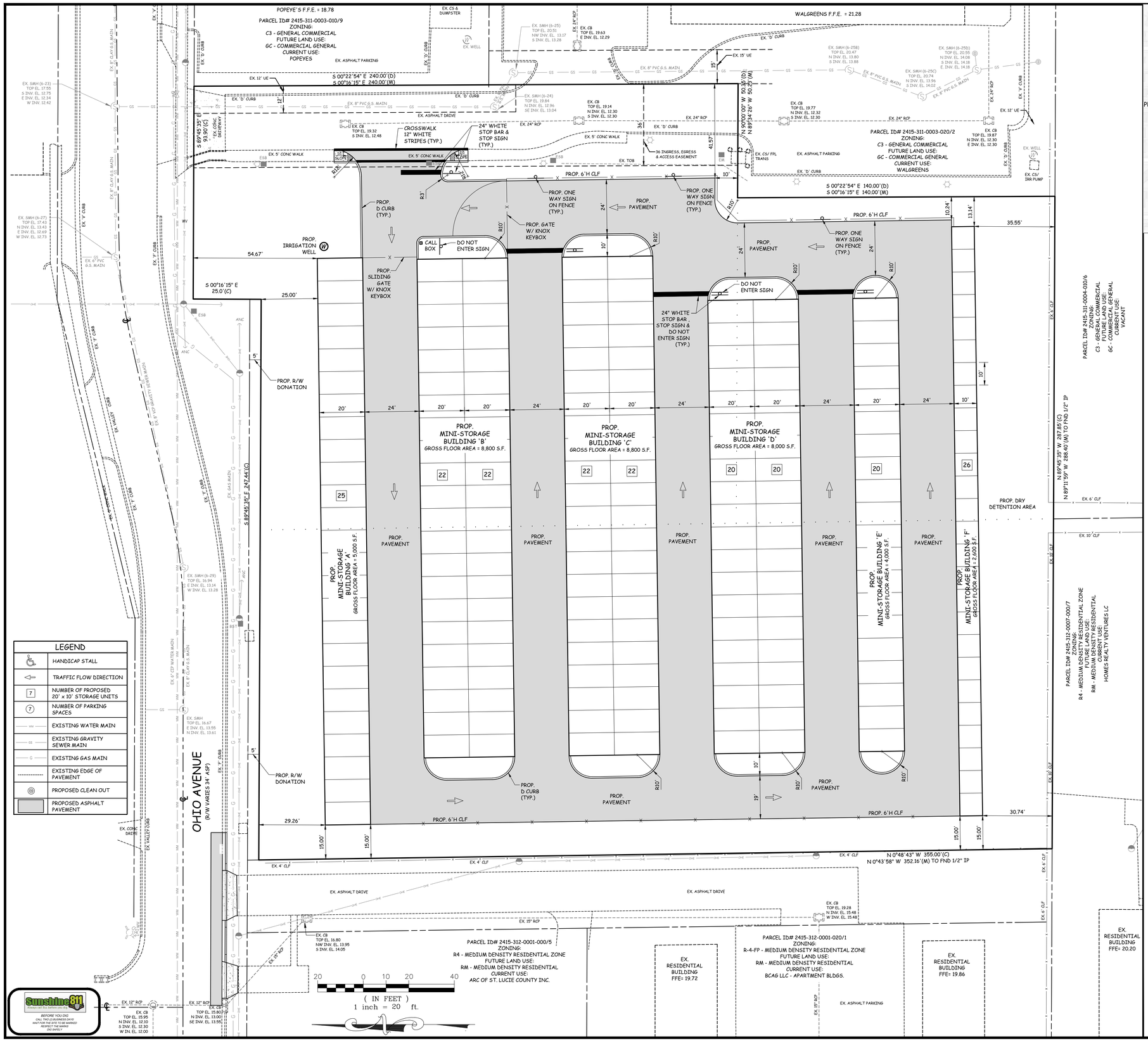
REVISIONS	DATE:	BY:

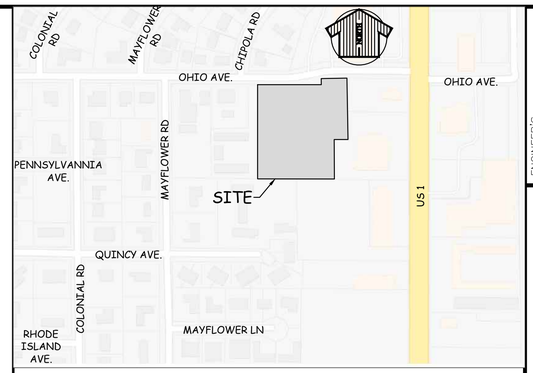
DRAWN BY: G SANTOIEMMA
APPROVED BY: R. KEMERSON
SCALE: 1" = 30'
DATE: 09/07/18
FIELD BOOK/PAGES: PLANS

JOB NUMBER: 18-1030

SHEET: 3 OF 3

N:\Projects\2018\18-1030 Fort Pierce Self Storage\Surveying\18-1030 BNDY.dwg, LOCATIONS, 1/9/2019 8:45:14 AM, Velcon Group, Inc., (772)879-0477





LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

PARCEL IDENTIFICATION NUMBER: 2415-311-0003-030-5:LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST COMER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 691.85 FEET; THENCE RUN SOUTH 00°22'54" EAST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 240.00 FEET; THENCE RUN NORTH 90°00'00" WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 114) FOR A DISTANCE OF 50.35 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°22'54"EAST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 90°00'00" WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 114) FOR A DISTANCE OF 142.00 FEET; THENCE RUN NORTH 00°22'54" WEST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 90°00'00" EAST ALONG A LINE THAT IS PARALLEL WITH THE SAID NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 2415-312-0001-010-8:

THE EAST 145.51 FEET OF THE WEST 495.51 FEET OF THE NORTH 380.01 FEET OF THE NORTHEAST 114 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL IDENTIFICATION NUMBER: 2415-311-0003-000-6:

BEING A PART OF THE NORTH 380 FEET OF THE NE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO. 1, BEING MORE FULLY DESCRIBED AS FOLLOWS: THE WEST 192.35 FEET OF THE EAST 417.35 FEET (AS MEASURED FROM THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1) OF THE NORTH 380 FEET LESS AND EXCEPT THE SOUTH 140 FEET THEREFROM, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

DEVELOPER:
Yo No Se LLC
2701 INDUSTRIAL AVENUE 3
FORT PIERCE, FL 34946
PH: 407-921-6991

SITE ADDRESS:
OHIO AVENUE
FORT PIERCE, FL

PARCEL IDENTIFICATION NUMBERS:
2415-312-0001-010/8
2415-311-0003-000/6
2415-311-0003-030/5

PROPERTY CLASSIFICATIONS:

PARCEL ID: 2415-311-0003-000/6 & 2415-311-0003-030/5
CURRENT ZONING : C3 - GENERAL COMMERCIAL
FUTURE LAND USE: GC - COMMERCIAL GENERAL

PARCEL ID: 2415-312-0001-010/8
CURRENT ZONING : R4 - MEDIUM DENSITY RESIDENTIAL
FUTURE LAND USE: RM - MEDIUM DENSITY RESIDENTIAL

BUILDING SETBACKS:

	REQUIRED
FRONT:	25 FEET
REAR/SIDE:	10 FEET
REAR/SIDE: (ABUTTING RESIDENTIAL DISTRICT)	15 FEET

PARKING CALCULATIONS:
NO PARKING REQUIRED

DRAINAGE STATEMENT:
THE PROJECT WILL BE SERVED BY SITE GRADING, INLETS AND CULVERTS THAT DIRECTS STORM WATER TO THE DRY DETENTION AREA ALONG THE SOUTH SIDE OF THE SITE PRIOR TO A CONTROLLED DISCHARGE TO THE EXISTING STORM INLET LOCATED JUST WEST OF THE PROJECT ON THE SOUTH SIDE OF OHIO AVENUE. CITY OF FT. PIERCE AND SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED.

UTILITY PROVIDERS:

POTABLE WATER	= N/A - NONE PROPOSED
WASTEWATER	= N/A - NONE PROPOSED
IRRIGATION	= WELL

CONSTRUCTION SCHEDULE:

CONSTRUCTION START:	MARCH 2019
CONSTRUCTION COMPLETION:	180 DAYS

PROJECT NOTES:
1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. THIS PROJECT WILL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES, CHAPTER 17 AND CHAPTER 22.

PROP. SITE DATA:

TOTAL PROJECT AREA	115,948 S.F.	2.661 AC	100.00%
IMPERVIOUS AREA			
PROP. BUILDINGS	37,200 S.F.	0.854 AC	32.09%
PROP. PAVEMENT / WALKS	40,014 S.F.	0.919 AC	34.54%
EX. PAVT. / WALKS (TO REMAIN)	6,459 S.F.	0.148 AC	5.56%
TOTAL IMPERVIOUS	83,673 S.F.	1.921 AC	72.19%
TOTAL PERVIOUS	32,275 S.F.	0.740 AC	27.81%

VELCON ENGINEERING & SURVEYING LLC
560 NW PEACOCK BLVD, SUITE #8
PORT ST. LUCIE, FL 34986
PHONE: (772) 878-4497
FBPE C.O.A. # 32222

SEAL

ENGINEER'S APPROVAL
M. RANDALL ROGERS P.E. No. 62212
DATE

REVISIONS

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

Planning Board **7.d.**

Meeting Date: 07/09/2019

Information

REQUESTED ACTION

Site Plan and Design Review - Second Street Station - 100 Avenue A (Marina Way)

LOCATION

100 Avenue A (Marina Way)

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst
Rebecca Grohall, Planning Director

RECOMMENDATION

The proposed Site Plan meets the criteria specified in Section 22-32 and 22-59 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends that the Planning Board forward a recommendation to, **approve** the proposed Site Plan with the following **conditions**:

1) The applicant obtains a Right of Way permit with the Engineering Department for re-construction of the adjacent sidewalk and construction of an elevated patio.
2) Please provide 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. Provide an accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
3) Please provide a final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
4) Per City Code Section 22-59 and Chapter 23; the design features must be reasonably consistent with the historic character of the predominant architectural style within the historic district (Downtown). Please seek approval by the Historic Preservation Board for compliance with terms and conditions of applicable certificates of appropriateness, prior to issuance of any building permit.

Attachments

Staff Report 7.3.19
Development Review Application
Property Record Card
Deed
Survey

Location Map
Zoning Map
Proposed Zoning Map
Stormwater Report
Traffic Report
Site Plan
Elevations
TRC Comments
TRC Responses

Form Review

Form Started By: Linda Cox Started On: 07/03/2019 01:26 PM
Final Approval Date: 07/03/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Application for Site Plan and Design Review** **Second Street Station** **100 Avenue A (Marina Way)**
BOARD DATE:	July 9, 2019

STAFF REPORT

Owner(s):
Kraaz and Kraaz Finance LLC
201 S. 2nd Street, Suite 206
Fort Pierce, FL. 34950

Applicant:
John H. Blum – Carter Associates, Inc.
1708 21st Street
Vero Beach, FL. 32960

Applicant's Request:
Approval to build a building consisting of 3,000 sq. ft. of mercantile and 1,986 sq. ft. of business office in the C-4, Central Commercial Zone.

Location:
100 Avenue A (Marina Way)

Parcel ID:
2410-503-0042-000-5

Zoning:
Central Commercial Zone (C-4)

Surrounding Zoning:

North	East	South	West
I-1	C-4	C-4	C-4

Site Size:
1.02 acres

Utilities:
FPUA

Staff Analysis:

The Planning Board has previously reviewed this application on March 13, 2018. The Planning Board forwarded a recommendation of Approval to the City Commission with four conditions. The City Commission approved this Site Plan and Design Review application with four conditions on May 7, 2018. The approved Site Plan has become expired. Per the direction of the City Manager's office, the applicant is requesting an extension of the approved Site Plan and Design Review application with the four conditions.

Request

The applicant is seeking approval to build a building consisting of 3,000 sq. ft. of mercantile and 1,986 sq. ft. of business office. The project will consist of four (4) units; totaling 4, 896 sq. ft. The proposed development is an extension of an existing downtown commercial building – Second Street Station. The 0.138 acre lot of the subject 1.02 acres property is located on the north side of Avenue A; between the existing PP Cobb and Second Street Station buildings. The subject parcel is currently vacant and consists of an unimproved parking lot.

The subject site has a Zoning of C-4, Central Commercial Zone with Future Land Use (FLU) designation of CBD, Central Business District.

History

The City Commission at their meeting on February 7, 2005; approved the Planned Unit Redevelopment Plan for the subject parcel. The proposed development "One Marina Place" consisted of a five-story building with approximately 7,200 square feet of retail space on the ground floor and a total of 41 units on the other four floors. The proposed density was 40 units per acre on a total of 1.04 acres. A total of 98 parking spaces were proposed in a basement, on the ground floor, and along Avenue B which was proposed to be realigned. In addition, a gym and an outdoor pool were proposed to be located on the 5th floor of the mixed-use building. Because the construction of the project had not started; as defined by the Building Department, nor an extension for the Plan had been requested within 12 months of the City Commission approval, the Plan expired. After discussion by the City Commission, Staff committed to place the Plan on the April 11th Planning Board agenda for re-approval. The Planning Board reapproved the Plan at their April 11, 2006 meeting. The Plan was submitted for re-approval and approved by the City Commission at their May 15, 2006 meeting.

Site Plan

The current applicant is proposing to build a building consisting of 3,000 sq. ft. of mercantile and 1,986 sq. ft. of business office. The project will consist of four (4) units; totaling 4, 896 sq. ft. The proposed development is an extension of an existing downtown commercial building – Second Street Station. The site is located in the "Downtown Business and Entertainment Overlay District" and is exempt from off-street parking requirements. Also in the "Downtown Business and Entertainment Overlay District", there is no minimum setback. With that said, the proposed building will consist of a monolithic slab with footers in-line with the proposed exterior building walls. There will be no encroachment of the foundation on the neighboring properties. The proposed construction will include an elevated patio seating area and re-construction of the existing sidewalk pavers to

the south and west of the proposed building. Due to the sloping sidewalk (drops approximately one-foot west to east along the property's 50-foot frontage), the proposed finished floor elevation has been established to match the adjacent buildings and therefore cannot provide ADA accessibility to the public sidewalk without the ramp and elevated patio. The patio will lend itself to "sidewalk café seating."

Design Review

The proposed mixed-use building is designed to match the adjacent buildings on each side with "on-street" frontage (i.e. – zero front setback). This configuration occurs predominately throughout the downtown area. The property to the west (i.e. – Second Street Station) is also owned by the applicant. The subject property is also within the Downtown District; a City of Fort Pierce Historic District. A Certificate of Appropriateness for Design Review by the City of Fort Pierce Historic Preservation Board, has been approved. The proposed development is considered to be conforming with regard to use. The (C-4) Central Commercial Zoning District is intended to serve as a primary center of commercial and institutional activity and as a readily identifiable focal point of the community and surrounding area.

The proposed development's modern architectural design and construction are compatible with the scale and character of the city's mix of existing buildings and land uses. The design is architecturally compatible with surrounding structures. The property is located within a historic preservation district (Downtown Historic District), the design features are reasonably consistent with the historic character of the predominant architectural style within the district. The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty. The design avoids undue monotony in structural design features. Per City Code Section 22-59. – Design Review (d)(2); the following standards are considered for approval:

(i)
The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color;
(ii)
If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district;
(iii)
The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty;
(iv)
The design avoids undue monotony in structural design features.
The board may condition recommendation for approval upon an applicant obtaining of a suitable variance pursuant to article VIII from the board of adjustment.

Traffic Impact Study

An analysis of the traffic impacts associated with the proposed mixed use building was performed using data provided by the latest edition of the ITE Trip Generation Manual. The calculations demonstrate that the proposed mixed use building will cause a nominal increase in traffic volumes. Therefore, the results indicate that an acceptable level of service will be maintained on the roadways servicing this project. The study suggests an increase of 404 daily trips with an average morning total of 39 trips and average evening total of 37 trips.

Staff Recommendation

The proposed Site Plan meets the criteria specified in Section 22-32 and 22-59 of the City Code and promotes and protects the public health, safety, and general welfare; therefore Staff recommends that the Planning Board forward a recommendation to, **APPROVE** the proposed Site Plan with the following conditions:

1) The applicant obtains a Right of Way permit with the Engineering Department for re-construction of the adjacent sidewalk and construction of an elevated patio.

2) Please provide 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. Provide an accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.

3) Please provide a final landscape plan that meets the requirements of Article XII, Landscaping and Trees.

4) Per City Code Section 22-59 and Chapter 23; the design features must be reasonably consistent with the historic character of the predominant architectural style within the historic district (Downtown). Please seek approval by the Historic Preservation Board for compliance with terms and conditions of applicable certificates of appropriateness, prior to issuance of any building permit.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 100 Avenue A Fort Pierce, Florida 34950

Parcel ID #(s) 2410-503-0042-000-5

Project description Development of a 4,986 sq. ft. mercantile and business building.

Kraaz and Kraaz Finance LLC	John H. Blum, Principal, Carter Associates, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
201 S 2nd St Suite 206	1708 21st Street
Street Address	Street Address
For Pierce FL 34950	Vero Beach FL 32960
City State Zip	City State Zip
~~(772) 464-5885~~ 772-370-4777	(772)-562-4191
Phone Number	Phone Number
Bstone@boatloan.com	JohnB@carterassoc.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY ST LUCIE

The foregoing instrument was acknowledged before me this 23 day of January, 2018, by Hans Kraaz who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

NIKKI BATES
MY COMMISSION #FF991939
EXPIRES: SEP 10, 2020
Bonded through 1st State Insurance

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information:

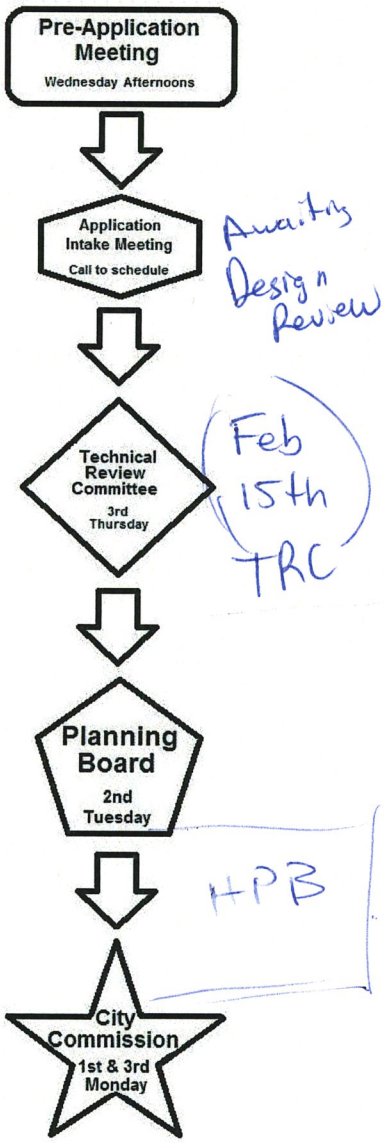
Non-Residential: Proposed Sq. Ft.: 4,986

Residential: Proposed Units: N/A

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

North	South	East	West
Vacant	Restaurant/Brewery	Retail	Restaurant

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☒ Complete notarized application
- ☒ Warranty Deed
- ☒ SLC Property Record Card
- ☒ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ☒ General location map (see Section 22-58.d.2)
- ☒ Survey (see Section 22-58.d.3)
- ☒ Site Plan (see Section 22-58.d.4)
- N/A ❑ Landscaping Plan (see Section 22-187)
- ☒ Storm Drainage Plan (see Section 22-58.d.6)
- N/A ❑ Environmental Impact Report
- N/A ❑ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- N/A ❑ Lighting Plan (see Section 22-58.d.8)
- ☒ Design Review submittals (see Design Review application)
- N/A ❑ Traffic Impact Report
- ☒ Concurrency Review submittals (see Concurrency Review application)

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

Property Identification

Site Address: 100 Avenue A	Parcel ID: 2410-503-0042-000-5	Account #: 23052	Sec/Town/Range: 10/35S/40E
Map ID: 24/10N	Zoning: PUR	Use Type: 1000	Jurisdiction: Fort Pierce

Ownership

Kraaz and Kraaz Finance LLC
201 S 2nd St Ste 206
Fort Pierce, FL 34950

Legal Description

AARON LEE`S MAP OF FORT PIERCE BLK F-E 50 FT OF LOTS 4 AND 6 AND ALL OF LOTS 5, 7, 10 AND 11 AND N 50.5 FT OF VAC ALLEY ADJ ON E OF LOT 10 AND THAT PART OF VAC ALLEY LYG BTW E 50 FT OF LOT 6 AND 10 AND THAT PART OF A TRACT OF LAND OF AARON LEE`S MAP OF FORT PIERCE LYG W OF INDIAN RIVER DR MPDAF: FROM INT OF N RD R/W LI OF AVE A AND SW COR OF LOT 10 BLK F OF AARON LEE`S MAP OF FORT PIERCE, TH N 71 47 25 E ALG N R/W LI 189.47 FT TO WLY R/W LI OF INDIAN RIVER DR, TH N 12 28 30 E ALG WLY R/W LI 23.75 FT, TH N 07 12 19 W 83.89 FT, TH N 13 15 55 E 0.85 FT TO POB: TH CONT N 13 15 55 E 70.47 FT, TH N 28 22 25 E 52.66 FT, TH N 16 22 30 E 21.79 FT, TH N 58 17 09 W 28.55 FT, TH S 71 35 21 W 14.88 FT, TH N 18 13 53 W 14.47 FT, TH S 71 47 25 W 84.84 FT TO NE COR OF LOT 5 BLK F OR AARON LEE`S MAP OF FORT PIERCE, TH S 18 15 39 E 150.50 FT TO SE COR OF LOT 11, TH S 71 47 25 E 29.94 FT M/L TO POB- (1.03 AC) (MAP 24/10B) (OR 4003-2123)

Current Values

Just/Market:	$773,100	Assessed:	$708,620
Exemptions:	$0	Taxable:	$708,620

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	$773,100	$708,620	$0	$708,620
2016	$644,200	$644,200	$0	$644,200
2015	$644,200	$644,200	$0	$644,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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

Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.02
Land Size (SF):	44,430.41
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4315385 OR BOOK 4003 PAGE 2123, Recorded 06/02/2017 02:05:27 PM Doc Tax: $2800.00

Prepared by and return to:
LINDSAY DEMMERY, Esq.
120 Butler Street, Suite B
West Palm Beach, FL 33407

Property Control: 2410-503-0042-000/5

TRUSTEE'S DEED

THIS INDENTURE, made this 31 day of May, 2017, between **FP-100, LLC, a Florida Limited Liability Company,** Grantor, whose mailing address is: 3777 West Fork Road, Cincinnati, OH 45247 and **Kraaz & Kraaz Finance, LLC, a Florida Limited Liability Company,** Grantee, whose mailing address is: 201 S. 2nd Street, Suite 206, Fort Pierce, FL 34950.

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable considerations to said Grantor in hand paid by Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed to said Grantees and Grantees heirs, successors and assigns forever, the following described land, situate, lying and being in County of St. Lucie, State of Florida, to wit:

SEE EXHIBIT "A"

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or otherwise pertaining.

SUBJECT to taxes for 2017 and subsequent years; covenants, conditions, restrictions, zoning, easements, reservations, and limitations of record, if any, however this reference shall not operate to reimpose same.

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

The above referenced property is not Grantors' homestead.

REPRESENTATION

I represent to you that:

(a) I am duly appointed and qualified to act as authorized Agent identified in Paragraph 1;

(b) In all things preliminary to and in and about this conveyance of the Real Property, the terms and conditions of such have been met; and

(c) I have the power and authority to execute this Deed.

IN WITNESS WHEREOF, Grantor has hereunto set his hands and seals and date and year first above written.

Signed, sealed, delivered
in the presence of:

Print Name: Josh Bassinger

Print Name: Rachael Coates

FP-100, LLC, a Florida Limited
Liability Company

By: Tara Adams on behalf of Johnston Trust Company
Print: Tara Adams
as Agent of FP-100, LLC

STATE OF Ohio

COUNTY OF Hamilton

The foregoing instrument was acknowledged before me, this 25th day of April, 2017 by Tara Adams as Agent for FP-100, LLC, who is personally known to me or who has produced _____ as identification and who did take an oath and state: he/she is the individual described in and who executed the foregoing for the purposes therein expressed.

Notary Public, State of
My Commission Expires:

NOTARIAL SEAL STATE OF OHIO

Jody Christine Warren, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

EXHIBIT "A"
Page 1 of 2

DESCRIPTION

A PORTION OF LAND LYING IN SECTION 10,TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 4: THE EAST 50 FEET OF LOTS 4 AND 6, ALL OF LOTS 5, 7, 10, 11, 12 AND 13 OF BLOCK "F", AND THE ADJACENT 10 FOOT VACATED ALLEY, ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

TOGETHER WITH: A TRACT OF LAND 158.8 FEET EAST AND WEST AND 254 FEET NORTH AND SOUTH, LYING EAST OF SAID LOTS 5, 7, 11, 12 AND 13 OF BLOCK "F" OF AARON LEE'S MAP OF FORT PIERCE, FLORIDA.

LESS AND EXCEPTING PARCEL 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 10, BLOCK F ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN N 71°47'25" E, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A, A DISTANCE OF 189.47 FEET TO THE POINT OF BEGINNING; THENCE RUN N 12°28'30" E, A DISTANCE OF 23.75 FEET; THENCE RUN N 07°12'19" W, A DISTANCE OF 83.89 FEET; THENCE RUN N 13°15'55" E, A DISTANCE OF 71.32 FEET; THENCE RUN N 28°22'25" E, A DISTANCE OF 52.66 FEET; THENCE RUN N 16°22'30" E, A DISTANCE OF 21.79 FEET; THENCE RUN N 58°17'09" W, A DISTANCE OF 28.55 FEET; THENCE RUN S 71°35'21" W, A DISTANCE OF 14.88 FEET; THENCE RUN N 18°13'53" W, A DISTANCE OF 14.47 FEET; THENCE RUN N 71°47'25" E, A DISTANCE OF 74.58 FEET; THENCE RUN S 18°15'39" E, A DISTANCE OF 254.00 FEET; THENCE RUN S 71°47'25" W, A DISTANCE OF 157.53 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

ALSO LESS AND EXCEPTING PARCEL 4a BEING MORE PARTICAULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF LOT 10, BLOCK F, ACCORDING TO THE "PLAT OF FORT PIERCE MADE BY AARON LEE" AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

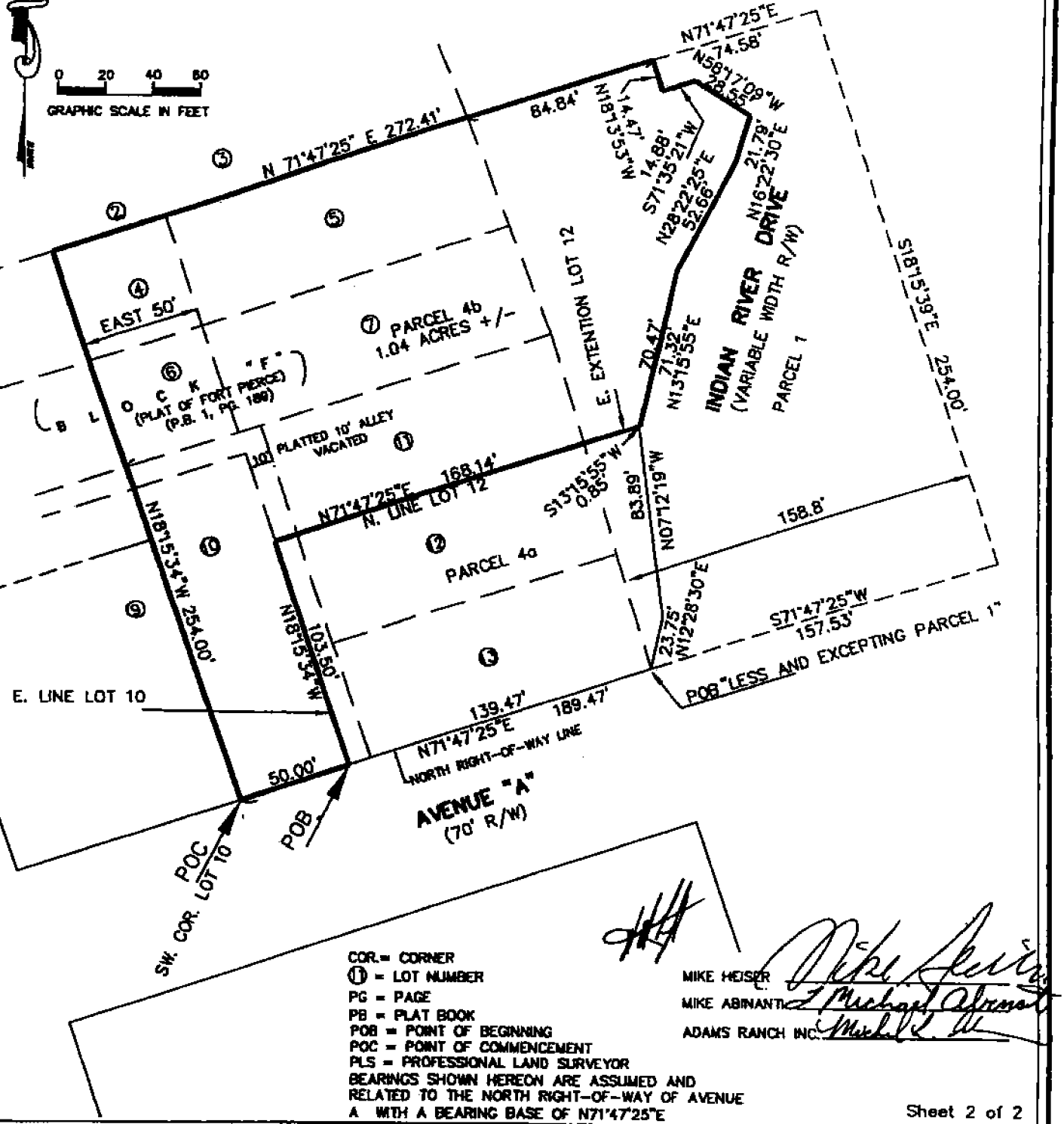
THENCE RUN NORTH 71°47'25" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF LOT 10, BLOCK F, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH 18°15'34" WEST, ALONG THE EAST LINE OF LOT 10, BLOCK F, A DISTANCE OF 103.50 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 12, BLOCK F; THENCE RUN NORTH 71°47'25" EAST, ALONG THE NORTH LINE OF LOT 12, A DISTANCE OF 168.14 FEET TO THE EAST LINE OF PARCEL 4, AS DESCRIBED IN O.R. BOOK 584, PAGE 1421, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 13°15'55" WEST, A DISTANCE OF 0.85 FEET ALONG SAID EAST LINE OF PARCEL 4; THENCE RUN SOUTH 07°12'19" EAST, A DISTANCE OF 83.89 FEET, ALONG THE AFOREMENTIONED EAST LINE OF PARCEL 4; THENCE RUN SOUTH 12°28'30" WEST, A DISTANCE OF 23.75 FEET, ALONG THE AFOREMENTIONED EAST LINE OF PARCEL 4, TO THE NORTH RIGHT-OF-WAY LINE OF AVENUE A; THENCE RUN SOUTH 71°47'25" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A, A DISTANCE OF 139.47 FEET, TO THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION
OF
Parcel 4b
Prepared For
BUD ADAMS

File: 0108S&D.DWG
Date: 1-17-2001
Tech: ER

CULPEPPER & TERPENING INC.
CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34982
(407) 464-3537

EXHIBIT "A"
Page 2 of 2
THIS IS NOT A SURVEY



COR.= CORNER
① = LOT NUMBER
PG = PAGE
PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PLS = PROFESSIONAL LAND SURVEYOR
BEARINGS SHOWN HEREON ARE ASSUMED AND RELATED TO THE NORTH RIGHT-OF-WAY OF AVENUE A WITH A BEARING BASE OF N71°47'25"E

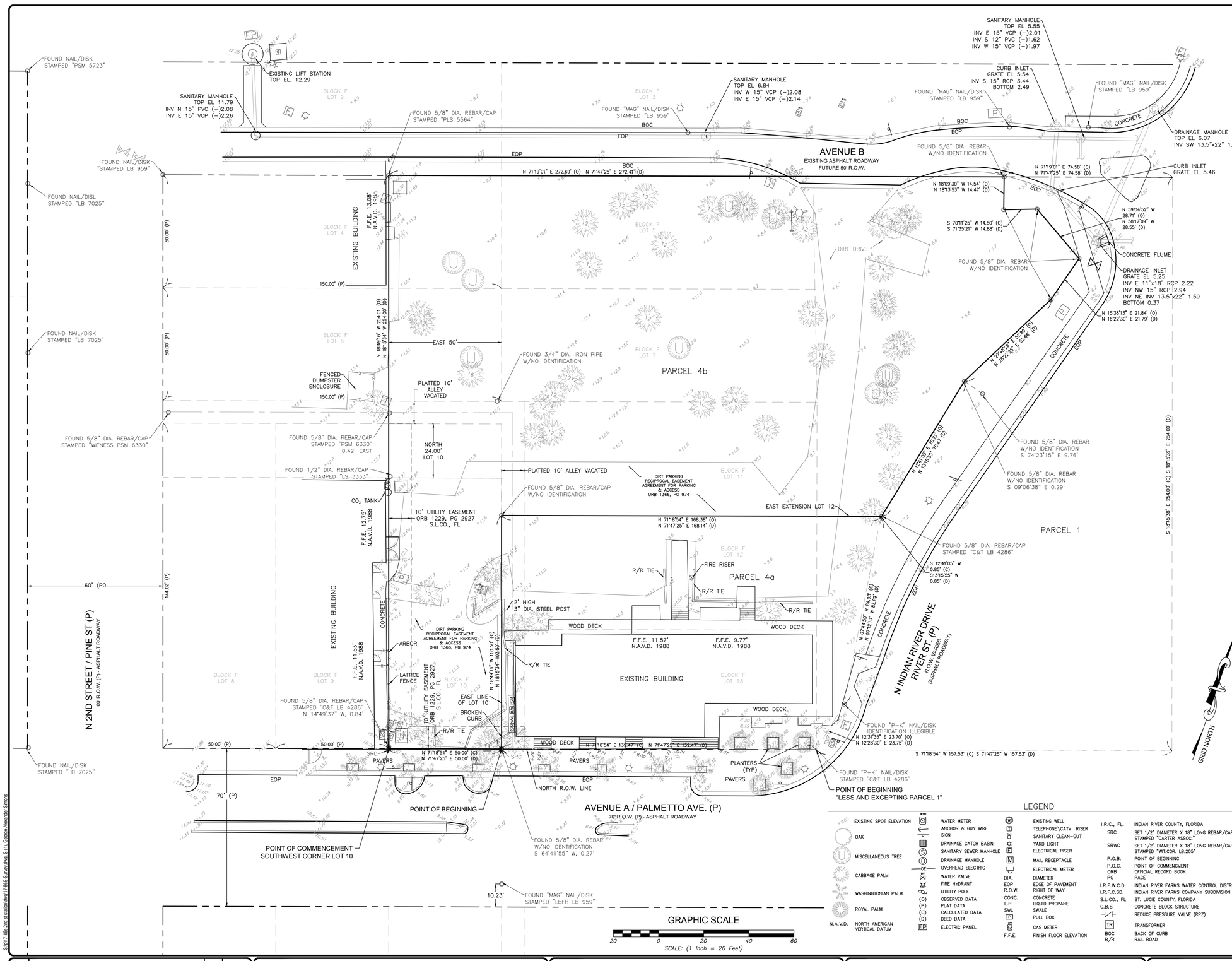
MIKE HEISER
MIKE ABINANTI
ADAMS RANCH INC

Sheet 2 of 2

SKETCH OF DESCRIPTION
OF
PARCEL 4b
Prepared For
BUD ADAMS

File: 0108S&D.DWG
Date: 1-17-2001
Tech: ER

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34982
(561) 464-3537



LEGEND

EXISTING SPOT ELEVATION	WATER METER	EXISTING WELL	I.R.C., FL.	INDIAN RIVER COUNTY, FLORIDA
OAK	ANCHOR & GUY WIRE	TELEPHONE\CATV RISER	SRC	SET 1/2" DIAMETER X 18" LONG REBAR/CAP STAMPED "CARTER ASSOC."
MISCELLANEOUS TREE	SIGN	SANITARY CLEAN–OUT	SRWC	SET 1/2" DIAMETER X 18" LONG REBAR/CAP STAMPED "WT.COR. LB.205"
CABBAGE PALM	DRAINAGE CATCH BASIN	YARD LIGHT	P.O.B.	POINT OF BEGINNING
WASHINGTONIAN PALM	SANITARY SEWER MANHOLE	ELECTRICAL RISER	P.O.C.	POINT OF COMMENCEMENT
ROYAL PALM	DRAINAGE MANHOLE	MAIL RECEPTACLE	ORB	OFFICAL RECORD BOOK
N.A.V.D. NORTH AMERICAN VERTICAL DATUM	OVERHEAD ELECTRIC	ELECTRICAL METER	PG	PAGE
	WATER VALVE	DIAMETER	I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
	FIRE HYDRANT	EDGE OF PAVEMENT	I.R.F.C.SD.	INDIAN RIVER FARMS COMPANY SUBDIVISION
	UTILITY POLE	RIGHT OF WAY	S.L.CO., FL	ST. LUCIE COUNTY, FLORIDA
	(0) OBSERVED DATA	CONCRETE	C.B.S.	CONCRETE BLOCK STRUCTURE
	(P) PLAT DATA	LIQUID PROPANE		REDUCE PRESSURE VALVE (RPZ)
	(C) CALCULATED DATA	SWALE		TRANSFORMER
	(D) DEED DATA	PULL BOX	BOC	BACK OF CURB
	ELECTRIC PANEL	GAS METER	R/R	RAIL ROAD
		FINISH FLOOR ELEVATION F.F.E.		

DESCRIPTION:

OFFICIAL RECORD BOOK 4003, PAGE 2123 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

A PORTION OF LAND LYING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. PARCEL 4: THE EAST 50 FEET OF LOTS 4 AND 5, ALL OF LOTS 5, 7, 10, 11, 12 AND 13 OF BLOCK "F", AND THE ADJACENT 10 FOOT VACATED ALLEY, ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

TOGETHER WITH: A TRACT OF LAND 158.8 FEET EAST AND WEST AND 254 FEET NORTH AND SOUTH, LYING EAST OF SAID LOTS 5, 7, 11, 12 AND 13 OF BLOCK "F" OF AARON LEE'S MAP OF FORT PIERCE, FLORIDA.

LESS AND EXCEPTING PARCEL 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 10, BLOCK F ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN N 71°47'25" E, ALONG THE NORTH RIGHT OF WAY LINE OF AVENUE A, A DISTANCE OF 189.47 FEET TO THE POINT OF BEGINNING; THENCE RUN N 12°28'30" E, A DISTANCE OF 23.75 FEET; THENCE RUN N 07°12'19" W, A DISTANCE OF 83.89 FEET; THENCE RUN N 13°15'55" E, A DISTANCE OF 71.32 FEET; THENCE RUN N 28°22'25" E, A DISTANCE OF 52.66 FEET; THENCE RUN N 16°22'30" E, A DISTANCE OF 21.79 FEET; THENCE RUN N 58°17'09" W, A DISTANCE OF 28.55 FEET; THENCE RUN S 71°35'21" W, A DISTANCE OF 14.88 FEET; THENCE RUN N 18°13'53" W, A DISTANCE OF 14.47 FEET; THENCE RUN N 71°47'25" E, A DISTANCE OF 74.58 FEET; THENCE RUN S 18°15'39" E, A DISTANCE OF 254.00 FEET; THENCE RUN S 71°47'25" W, A DISTANCE OF 157.33 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

ALSO LESS AND EXCEPTING PARCEL 4a BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 10, BLOCK F, ACCORDING TO THE "PLAT OF FORT PIERCE MADE BY AARON LEE" AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 71°47'25" EAST, ALONG THE NORTH RIGHT OF WAY LINE OF AVENUE A, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF LOT 10, BLOCK F, SAID POINT OF BEGINNING BEING THE POINT OF BEGINNING; THENCE RUN NORTH 18°15'34" WEST, ALONG THE EAST LINE OF LOT 10, BLOCK F, A DISTANCE OF 103.50 FEET TO THE WESTERLY EXTENSION OF THE NORTH LONE OF LOT 12, BLOCK F; THENCE RUN NORTH 71°47'25" EAST, ALONG THE NORTH LINE OF LOT 12, A DISTANCE OF 168.14 FEET TO THE EAST LINE OF PARCEL 4, AS DESCRIBED IN O.R. BOOK 584, PAGE 1421, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 13°15'55" WEST, A DISTANCE OF 0.85 FEET ALONG SAID EAST LINE OF PARCEL 4; THENCE RUN SOUTH 07°12'19" EAST, A DISTANCE OF 83.89 FEET, ALONG THE AFOREMENTIONED EAST LINE OF PARCEL 4; THENCE RUN SOUTH 12°28'30" WEST, A DISTANCE OF 23.75 FEET, ALONG THE AFOREMENTIONED EAST LINE OF PARCEL 4, TO THE NORTH RIGHT OF WAY LINE OF AVENUE A; THENCE RUN SOUTH 71°47'25" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF AVENUE A, A DISTANCE OF 139.47 FEET, TO THE POINT OF BEGINNING.

SURVEYOR'S GENERAL NOTES AND REPORT:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. THE LAST DAY OF FIELD WORK PERFORMED FOR THE INITIAL SURVEY EFFORT WAS JANUARY 10, 2018. SUBSEQUENT ADDITIONS, DELETIONS AND/OR UPDATES, IF ANY, ARE REFLECTED IN THE DRAWING REVISIONS.
3. BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011, AND ARE PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901) AND ARE REFERENCED TO THE ESTABLISHED AND MONUMENTED LINE SHOWN HEREON LABELED AS THE BEARING BASIS.
4. UNLESS A DIFFERENCE IS SHOWN, OBSERVED AND RECORD DIMENSIONS ARE THE SAME. ALL DIMENSIONS SHOWN HEREON ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
5. THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPALS AND PRACTICES OF LAND SURVEYING AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HERON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.
7. THE LEGAL DESCRIPTION AND MATTERS OF PUBLIC RECORD WERE FURNISHED BY THE CLIENT. THIS PROPERTY(S) WAS NOT ABSTRACTED OR RESEARCHED BY THIS OFFICE FOR ENCUMBRANCES OF RECORD. THE HEREON DESCRIBED PROPERTY IS SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS–OF–WAY OF RECORD, IF ANY. MATTERS OF RECORD NOT BROUGHT TO THE SURVEYOR'S ATTENTION BY THE CLIENT, THEIR AGENT OR AS DISCLOSED BY A FURNISHED TITLE INSURANCE POLICY WERE NOT INCLUDED. NO INVESTIGATION WAS MADE BY THIS OFFICE INTO THE VALIDITY OF ANY EASEMENTS CITED IN THE LEGAL DESCRIPTION OR FOR ANY ENCUMBRANCES NOT OF RECORD IN THE INFORMATION FURNISHED BY THE CLIENT. A TITLE REPORT OR COMMITMENT WAS FURNISHED THROUGH STEWART TITLE GUARANTY COMPANY POLICY SERIAL NUMBER 0–2281–772751, DATE OF POLICY JUNE 2, 2017 AT 2:05 PM. THIS SURVEY IS SUBJECT TO SCHEDULE B PART II EXCEPTIONS OF THE ABOVE MENTIONED TITLE REPORT OR COMMITMENT. EXCEPTIONS FROM STEWART TITLE GUARANTY COMPANY COMMITMENT AS STATED ABOVE AS FOLLOWS: NO EXCEPTIONS LISTED.
8. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J17 F.A.C.) IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY OF BOUNDARIES FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY MEETS OR EXCEEDS THE STATED ACCURACY REQUIREMENT.
9. WITH EXCEPTION TO WHAT HAS BEEN FIELD LOCATED AND SHOWN ON THIS SURVEY, THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. SUBSURFACE AND/OR AERIAL ENCROACHMENTS, IF ANY, WERE NOT LOCATED AND/OR DEPICTED ON THIS SURVEY UNLESS NOTED OR IDENTIFIED.
10. THE HEREON DESCRIBED PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12111C0179, COMMUNITY NUMBER 120286, PANEL 0179, SUFFIX 'J' MAP REVISED DATE FEBRUARY 16, 2012, MAP INDEX DATE FEBRUARY 16, 2012.

VERTICAL DATUM AND CONTROL NOTES:

THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.

ORIGINATING BENCH MARK:

DESIGNATION: H 231
PID: AF3246
STATE/COUNTY: FL/ ST LUCIE
USGS QUAD: FORT PIERCE (1983)
NAD 83 (2011) POSITION: 27 27 04.95327 (N) 080 19 25.28512 (W)
NAD 83 (2011) ELLIP HEIGHT: –25.456 (METERS)
NAVD 88 ORTHO HEIGHT: 2.086 (METERS) 6.84 (FEET)
GEOID HEIGHT: –27.547 (METERS)
DESCRIPTION: BENCH MARK DISK STAMPED "H 231 1965 SET IN THE NORTHWEST CORNER OF BRIDGE ABUTMENT OVER MOORES CREEK AND INDIAN RIVER DRIVE.
LOCATION: IN FORT PIERCE, AT THE INTERSECTION OF AVENUE C AND NORTH INDIAN RIVER DRIVE, SET IN TOP OF AND 1.6 FEET EAST OF THE WEST END OF THE NORTH CONCRETE ABUTMENT OF THE INDIAN RIVER DRIVE

TEMPORARY BENCHMARK(S):

TBM #11 SET 1/2"x18" REBAR/CAP STAMPED 'CARTER ASSOC. LB 205' N 1133289.07 E 875646.24 EL. 5.68'

TBM #12 FOUND "P–K" NAIL/DISK STAMPED "C&T LB 4286" N 1133046.29 E 875596.05 EL. 7.42'

TBM #13 SET 1/2"x18" REBAR/CAP STAMPED 'CARTER ASSOC. LB 205' N 1132982.24 E 875457.91 EL. 9.38'

TBM #14 SET 1/2"x18" REBAR/CAP STAMPED 'CARTER ASSOC. LB 205' N 1133105.69 E 875386.82 EL. 12.71'

TBM # 15 SET 1/2"x18" REBAR/CAP STAMPED 'CARTER ASSOC. LB 205' N 1133249.99 E 875334.02 EL. 9.96'

TBM #16 SET 1/2"x18" REBAR/CAP STAMPED 'CARTER ASSOC. LB 205' N 1133253.83 E 875593.53 EL. 5.66'

SURVEYOR'S GLOBAL POSITIONING SYSTEM (G.P.S.) NOTES:

1. G.P.S. SURVEY METHOD: REAL TIME KINEMATIC (RTK)
2. G.P.S. RECEIVER TYPE: DUAL FREQUENCY LEICA GS 14 / CS 15 GPS/GLONASS GNSS (GLOBAL NAVIGATION SATELLITE SYSTEM), SBAS, CODE AND PHASE (L1 AND L2)
3. THE ORIGINAL GPS RTK MEASUREMENTS BEGAN JANUARY 5, 2018 AND WERE COMPLETED ON JANUARY 10, 2018. TWO LEICA DUAL FREQUENCY GPS RECEIVERS EQUIPPED WITH RT–SKI (REAL TIME MEASUREMENT CAPABILITIES) WERE USED TO GATHER GPS DATA. TYPICALLY A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND/OR TOPOGRAPHIC DATA AND CONTROL THROUGHOUT THE PROJECT AREA. REAL–TIME COORDINATE COMPUTATIONS AND PRECISION INFORMATION ARE DETERMINED VIA RADIO / MODEM LINK WITH THE BASE STATION AND RECORDED AS THREE DIMENSIONAL (3D) POSITIONS.
4. G.P.S. SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING LEICA INFINITY, VERSION 2.1.0
5. THE HORIZONTAL TARGET ACCURACY FOR THIS SURVEY IS AS FOLLOWS:
   HORIZONTAL: 8MM + 1PPM (RMS)
   VERTICAL: 15MM + 1PPM (RMS).
6. HORIZONTAL POSITIONS OF SITE CONTROL WERE ESTABLISHED UTILIZING THE FDOT FPRN "MAX" NETWORK CORRECTION. LOCAL SITE CONTROL VALUES ARE NETWORK CORRECTED (ADJUSTED) POSITIONS.

NO.	REVISION	BY	DATE
1	Added information from Title Commitment	DJM	01/22/2018
2			
3			
4			
5			

KRAAZ AND KRAAZ FINANCE, LLC
201 SOUTH 2nd STREET
SUITE 206
FORT PIERCE, FLORIDA 34950
TEL: 772-464-5885 FAX:

CARTER ASSOCIATES, INC.
Serving Florida Since 1911
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET, VERO BEACH, FL 32960
TEL: (772) 562-4191 FAX: (772) 562-7180
COPYRIGHT © 2018 Carter Associates, Inc. - This document and associated electronic files are the property of Carter Associates, Inc. and are intended for use only on the specific project for which they were originally issued. This document and associated electronic files may not be reproduced, copied, revised, modified, or changed in any way without the written permission of Carter Associates, Inc.

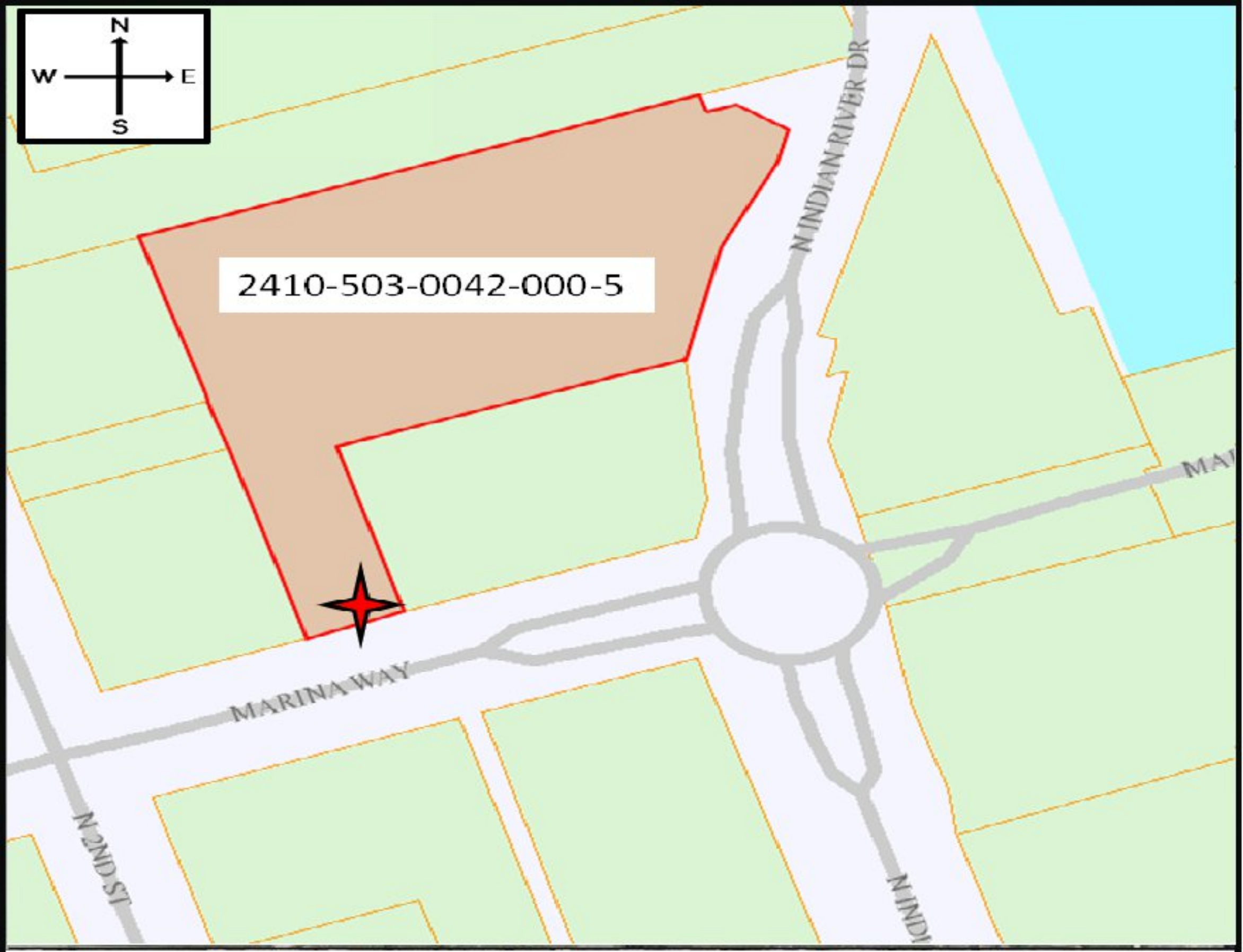
DAVID E. LUETHJE, P.S.M. SIGNATURE DATE
FLORIDA LICENSE No. 5728
CARTER ASSOCIATES, INC. COA 205 / LB 205

DATE : JANUARY 2018
PROJ. # : 17-86E
DRAWN BY: DJM
APPD. BY : DEL
PLOT BY : George Alexander Simons
FILE NAME : 17-86E-Survey.dwg
REF. # : -
F.B. & PG. : 859WB/42+

BOUNDARY AND TOPOGRAPHIC SURVEY
100 AVENUE A
FORT PIERCE, FLORIDA 34950
LYING IN PART OF SEC. 10, TWP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

SHEET
S-1
Dwg. #: 20802-C

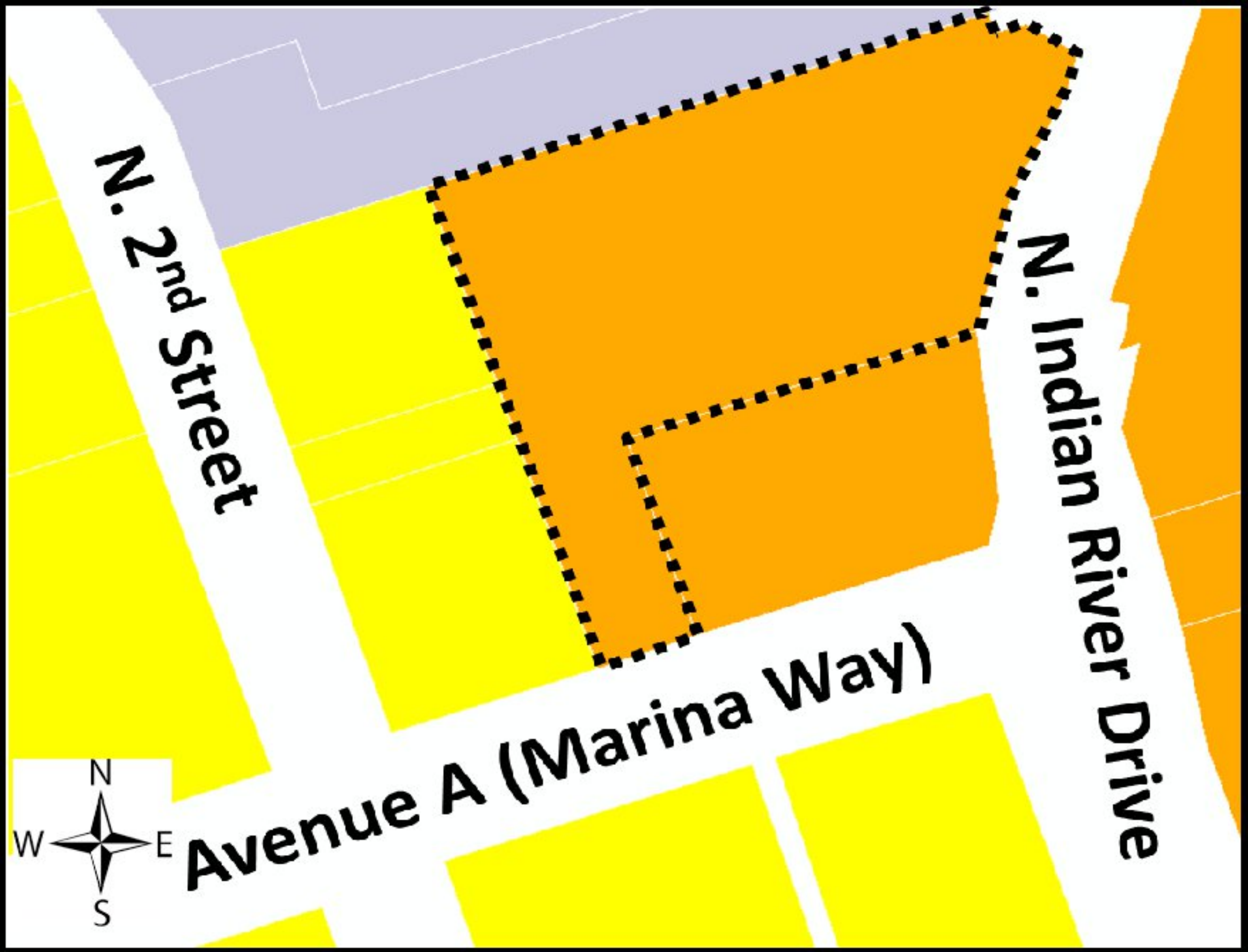
Mar 1, 18 - 1:34 PM
S:\2017 Files Post Restoration\17-86E Survey.dwg, S-1 1, George Alexander Simons



Location Map

100 Avenue A (Marina Way) - Second Street Station

THE SUNRISE CITY
FORT PIERCE
Florida



Legend

Subject Site

C-4, Central Commercial Zone

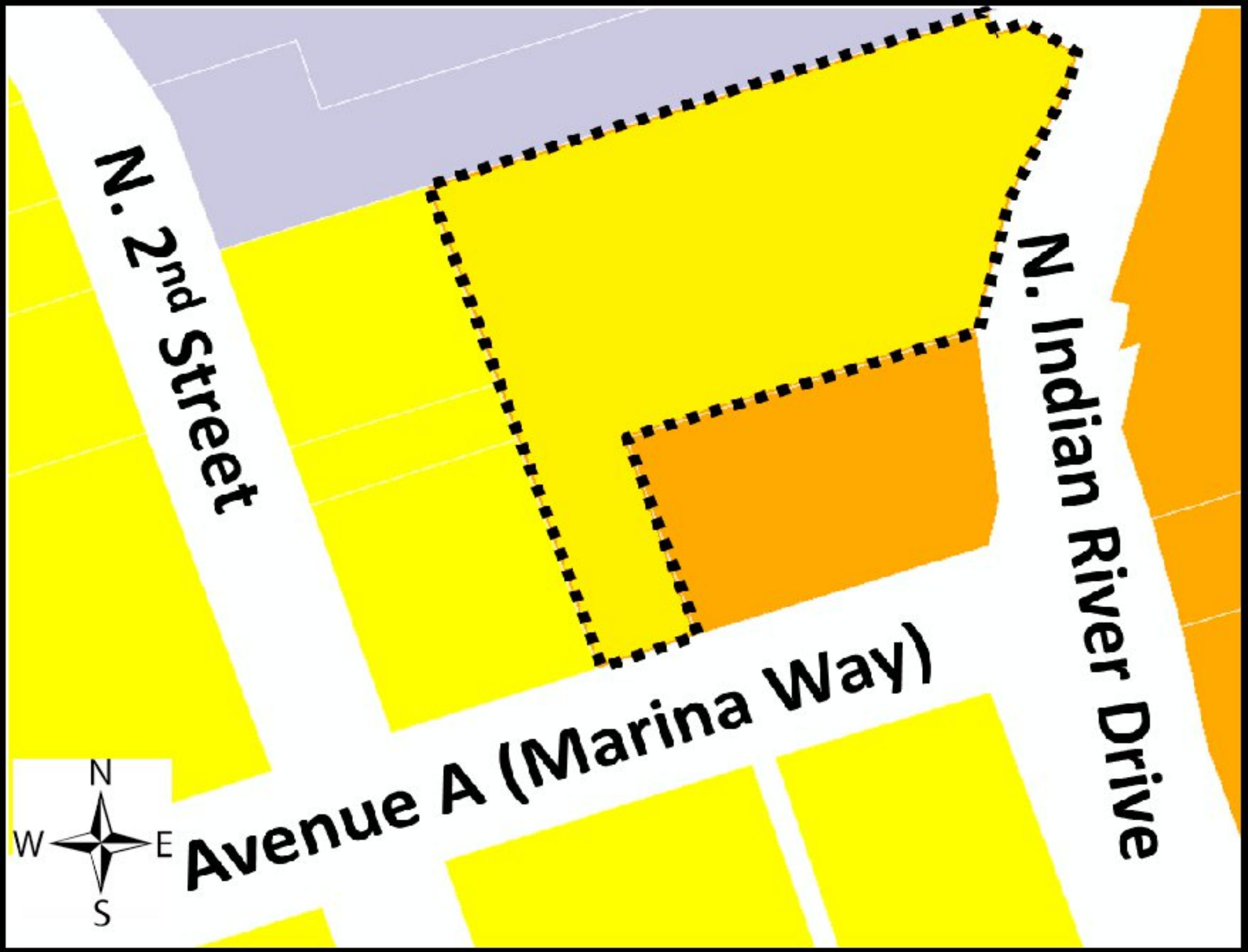
I-1, Light Industrial Zone

PUR, Planned Unit Redevelopment

Zoning Map

Second Street Station -
100 Avenue A (Marina Way)

THE SUNRISE CITY
FORT PIERCE
Florida



Legend

Subject Site

C-4, Central Commercial Zone

I-1, Light Industrial Zone

PUR, Planned Unit Redevelopment

Proposed Zoning Map

Second Street Station -
100 Avenue A (Marina Way)

THE SUNRISE CITY
FORT PIERCE
Florida

STORMWATER MANAGEMENT
PERMIT APPLICATION
FOR
Second Street Station II
Fort Pierce, Florida
January 2018

John H. Blum, P.E.
Florida Reg. No. 45813

PREPARED BY

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
C.O.A. #205
1708 21st Street
Vero Beach, FL 32960
(772) 562-4191

TABLE OF CONTENTS

TITLE **PAGE**

INTRODUCTION **2**
OBJECTIVE / METHODOLOGY **2**
PROCEDURE **2**
CONCLUSION **2**

APPENDIX A – PRE & POST DATA INPUT
APPENDIX B – PRE & POST BASIN 25 YEAR 72 HOUR VOLUME RESULTS
APPENDIX C – EXFILTRATION TRENCH CALCULATIONS
APPENDIX D – ARDAMAN & ASSOCIATES, INC. (SOILS EXPLORATION)

I. INTRODUCTION

The proposed project location is 100 Avenue A Fort Pierce, Florida. Currently the site is a marl parking lot used as over flow parking for the adjacent properties. The existing topography of the site allows for runoff to flow to the southeast of the site.

II. OBJECTIVE / METHODOLOGY

The proposed project, consists of the construction of a 4-unit business/mercantile building (4,896 sf). The construction will include a patio seating area and reconstruction of the existing sidewalk pavers to the south and west of the proposed building. The total proposed parcel will be 6,000.67 sf, of that area 5,308 sf (88.5%) will be impervious. In the City of Ft. Pierce Florida Ordinance No. J-216 Sec. 17-28. (e)(5) when using an exfiltration trench without overflow capabilities the volume must provide the runoff difference of the Pre and Post 25-year-3-day storm event.

III. PROCEDURE

The stormwater system for the proposed construction will consist of roof gutters conveying the runoff that will tie into one Type 'C' inlet structure. The Type 'C' inlet will capture all of the runoff to the north of the building and tie into an underground exfiltration trench. The exfiltration trench has been sized to hold a volume greater than ±676 cubic feet of storage, using the Pre and Post 25-year-3-day event volume difference.

IV. CONCLUSION

As shown in the exfiltration trench calculations in Appendix C, the total storage volume meets the requirement stated in the City of Ft. Pierce Florida Ordinance No. J-216 Sec. 17-28. (e)(5). The volume in the proposed structure can hold ±697 ft^3, while the difference in volume of the Pre and Post 25-year-3-day event is ±676 ft^3. Thus, the exfiltration trench volume satisfies the required volume storage needed.

APPENDIX A

```
================================================================================
==== Basins ====================================================================
================================================================================

         Name: Site                    Node: Site Pre              Status: Onsite
        Group: 2nd Street Pre          Type: SCS Unit Hydrograph CN

        Unit Hydrograph: Uh484                  Peaking Factor: 484.0
          Rainfall File:                 Storm Duration(hrs): 0.00
    Rainfall Amount(in): 0.000             Time of Conc(min): 5.00
              Area(ac): 0.138               Time Shift(hrs): 0.00
          Curve Number: 85.00           Max Allowable Q(cfs): 999999.000
               DCIA(%): 0.00

Second Street - Pre

--------------------------------------------------------------------------------------------------------
         Name: Site                    Node: Exfiltration          Status: Onsite
        Group: 2nd Street Post         Type: SCS Unit Hydrograph CN

        Unit Hydrograph: Uh484                  Peaking Factor: 484.0
          Rainfall File:                 Storm Duration(hrs): 0.00
    Rainfall Amount(in): 0.000             Time of Conc(min): 5.00
              Area(ac): 0.138               Time Shift(hrs): 0.00
          Curve Number: 96.00           Max Allowable Q(cfs): 999999.000
               DCIA(%): 0.00

Second Street - Post

================================================================================
==== Hydrology Simulations =====================================================
================================================================================

         Name: Post25-3
     Filename: N:\JHB\P\17-86E 2nd Street Station II\Calcs\Storm-ICPR\Model\Post25-3.R32

      Override Defaults: Yes
    Storm Duration(hrs): 72.00
          Rainfall File: Sfwmd72
    Rainfall Amount(in): 9.50

Time(hrs)       Print Inc(min)
--------------- ---------------
72.000          15.00

--------------------------------------------------------------------------------------------------------
         Name: Pre25-3
     Filename: N:\JHB\P\17-86E 2nd Street Station II\Calcs\Storm-ICPR\Model\Pre25-3.R32

      Override Defaults: Yes
    Storm Duration(hrs): 72.00
          Rainfall File: Sfwmd72
    Rainfall Amount(in): 9.50

Time(hrs)       Print Inc(min)
--------------- ---------------
72.000          15.00

================================================================================
==== Routing Simulations =======================================================
================================================================================

         Name: Post25-96           Hydrology Sim: Pst25-96
     Filename: N:\JHB\P\17-76E JHL Partners\Model\Post25-96.I32

      Execute: No          Restart: No           Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                   Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                   End Time(hrs): 96.00
     Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
        Boundary Stages:                        Boundary Flows:



Time(hrs)       Print Inc(min)
--------------- ---------------
96.000          15.000

Group           Run
--------------- -----
2nd Street Post Yes
```

```
-------------------------------------------------------------------------------------------------
         Name: Pre25-96            Hydrology Sim: Pre25-96
     Filename: N:\JHB\P\17-76E JHL Partners\Model\Pre25-96.I32

      Execute: No          Restart: No            Patch: No
  Alternative: No

       Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
       Start Time(hrs): 0.000                    End Time(hrs): 96.00
     Min Calc Time(sec): 0.5000               Max Calc Time(sec): 60.0000
       Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
96.000          15.000

Group           Run
--------------- -----
2nd Street Pre  Yes
```

APPENDIX B

2nd Street
Max Volume
1/22/18

Simulation	Basin	Group	Time Max hrs	Flow Max cfs	Volume in	Volume ft3
Post25-3	Site2nd Street Post		59.99	0.657	9.006	4511.227
Pre25-3	Site 2nd Street Pre		59.99	0.628	7.657	3835.906

APPENDIX C

EXFILTRATION TRENCH CALCULATION

Pipe		
	pi	3.14
	Radius	1 ft
	length	19 ft
Volume (For 2 Pipes)		119.38 ft^3
Trench	width	13.5 ft
	depth	4.5 ft
	length	21 ft
Volume		578.18 ft^3
Total Volume		697.57 ft^3

Volume Comparison

25 Year 3 Day - Volume

Pre:	3835.906 ft^3
Post:	4511.227 ft^3
Difference:	675.321 ft^3

Exfiltration Trench Volume		25 Year 3 Day Volume Difference
697.57 ft^3	>	675.321 ft^3

APPENDIX D

Subsurface Soil Exploration
Historic Cobb Corner
Property Improvements
Indian River Drive
Fort Pierce, Florida

Ardaman & Associates, Inc.

OFFICES

Orlando – 8008 S. Orange Avenue, Orlando Florida 328098 – Phone (407) 855-3860

Alexandria – 3609 Mac Lee Drive, Alexandria, Louisiana 71302 – Phone (318) 443-2888

Bartow – 1525 Centennial Drive, Bartow, Florida 33830 – Phone (863) 533-0858

Baton Rouge – 316 Highlandia Drive, Baton Rouge, Louisiana 70884 – Phone (225) 752-4790

Cocoa – 1300 N. Cocoa Blvd., Cocoa, Florida 32922 – Phone (321) 632-2503

Fort Myers – 9970 Bavaria Road, Fort Myers, Florida 33913 – Phone (239) 768-6600

Miami – 2608 W. 84th Street, Hialeah, Florida 33016 – Phone (305) 825-2683

Monroe – 1122 Hayes Street, West Monroe, Louisiana 71292 – Phone (318) 387-4103

New Orleans – 1305 Distributors Row, Suite I, Jefferson, Louisiana 70123 – Phone (504) 835-2593

Port St. Lucie – 460 Concourse Place NW, Unit 1, Port St. Lucie, Florida 34986 – Phone (772) 878-0072

Sarasota – 78 Sarasota Center Blvd., Sarasota, Florida 34240 – Phone (941) 922-3526

Shreveport – 7222 Greenwood Road, Shreveport, Louisiana 71119 – Phone (318) 636-3673

Tallahassee – 3175 West Tharpe Street, Tallahassee, Florida 32303 – Phone (850) 576-6131

Tampa – 3925 Coconut Palm Drive, Suite 115, Tampa, Florida 33619 – Phone (813) 620-3389

West Palm Beach – 2200 North Florida Mango Road, Suite 101, West Palm Beach, Florida 33409 – Phone (561) 687-8200

MEMBERS:
A.S.F.E.
American Concrete Institute
ASTM International
Florida Institute of Consulting Engineers

Ardaman & Associates, Inc.
Geotechnical, Environmental and
Materials Consultants

September 27, 2017
File No. 17-5464

Kraaz and Kraaz Finance, Inc.
201 South 2nd Street, Unit 206
Fort Pierce, Florida 34950

Attention: Mr. Brian Stone

Subject: **Subsurface Soil Exploration**
Historic Cobb Corner Property Improvements
Indian River Drive
Fort Pierce, Florida

Mr. Stone:

As requested and authorized, we have completed a shallow subsurface soil exploration and geotechnical engineering evaluation for the subject project. The purposes of performing this exploration were to evaluate the general subsurface conditions within the proposed two-story or three-story building and associated parking/driving areas, and to provide recommendations for site preparation and foundation support. This report documents our findings and presents our engineering recommendations.

SITE LOCATION AND SITE DESCRIPTION

The Historic Cobb Corner Property is located at the northwest corner of the intersection on Indian River Drive and Avenue A in Fort Pierce, St. Lucie County, Florida (Section 10, Township 35 South, Range 40 East). The general site location is shown superimposed on the Fort Pierce, Florida USGS quadrangle map presented on Figure 1. The subject area for the proposed building is currently undeveloped, sparsely wooded and unimproved parking areas.

PROPOSED CONSTRUCTION AND GRADING

Based on the information provided, it is our understanding that the project entails the design and construction of a two-story or three-story building and associated parking/dive areas to the north of the historical P.P. Cobb Building. For the purpose of our analysis, we assumed that the proposed building will consist of load bearing walls and interior columns with a slab-on-grade floor. Typical anticipated loading conditions for the two-story or three-story structure were not provided, but have been assumed to be on the order of 3 to 5 kips per linear foot for wall foundations and 50 to 70 kips for individual column foundations. We have assumed less than 4 feet of fill is anticipated to bring the building and parking areas to final elevation. If actual building loads or fill heights exceed our assumptions, then the recommendations in this report may not be valid.

REVIEW OF SOIL SURVEY MAPS

The Soil Survey of St. Lucie County, Florida, which was issued by the U.S. Department of Agriculture, Soil Conservation Service in 1980, states that the predominant surficial soil type in the area where the site is located is *Urban land*. A brief description of this soil type, as taken from the Soil Survey, is presented below.

According to the USDA Soil Survey, *Urban land* consists of areas that are more than 70 percent covered by airports, shopping centers, parking lots, large buildings, streets, and sidewalks. Other areas, for example, lawns, parks, vacant lots, and playgrounds are made up mostly of Ankona, Lawnwood, Nettles, Pendarvis, Pepper, Tantile, St. Lucie, Paola, and Waveland soils. The surface of these soils, to a depth of about 12 inches, has been covered with fill material consisting of sandy and loamy materials which contain limestone and shell fragments in places. These areas of soils are too small to be mapped separately.

FIELD EXPLORATION PROGRAM

The field exploration program included performing two (2) Standard Penetration Test (SPT) borings (B-1 and B-2 on Figure 2) in the vicinity of the proposed building area and two (2) auger borings (AB-1 and AB-2) within or in the vicinity of the surrounding parking/drive areas. The SPT borings were advanced to an approximate depth of 20 feet below the existing ground surface using the general methodology outlined in ASTM D-1586. The auger borings were conducted using a 4-inch diameter continuous flight auger to the depth of 10 feet below the existing ground surface. Descriptions of these field procedures are included in the Appendix.

Soil samples were recovered from the sampler or auger during performance of the borings. The samples were visually classified in the field and representative portions of the samples were transported to our laboratory in sealed sample jars. The groundwater level at each of the boring locations was measured during drilling. Upon completion, the borings were backfilled with soil cuttings. The approximate locations of the borings are shown on Figure 2. These locations were determined in the field by estimating distances from existing site features and should be considered accurate only to the degree implied by the method of measurement used.

In order to estimate the hydraulic conductivity of the shallow soils, two constant-head exfiltration tests (Exfil-1 and Exfil-2) were performed in the vicinity of the proposed stormwater treatment areas as shown on Figure 2. These tests were performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Permit Information Manual, Volume IV. In brief, the hydraulic conductivities obtained from exfiltration tests Exfil-1 and Exfil-2 are shown in the table below.

Test Number	Boring location	Hydraulic Conductivity ($cfs/ft^2 - ft$)
Exfil-1	Exfil-1	5.49×10^{-4}
Exfil-2	Exfil-2	5.92×10^{-4}

It is noted that a suitable factor of safety should be used with this value. In addition, for the type of soils tested, a transformation ratio of 1 horizontal to 1 vertical is appropriate (i.e; the estimated ratio of horizontal to vertical permeability).

LABORATORY PROGRAM

Representative soil samples obtained during our field sampling operation were packaged and transferred to our laboratory for further visual examination and classification. The soil samples were visually classified in general accordance with the Unified Soil Classification System (ASTM D-2488). The resulting soil descriptions are shown on the soil boring profiles presented on Figures 3 and 4.

GENERAL SUBSURFACE CONDITIONS

General Soil Profile

The results of the field exploration and laboratory programs are graphically summarized on the soil boring profiles presented on Figures 3 and 4. The stratification of the boring profiles represents our interpretation of the field boring logs and the results of laboratory examinations of the recovered samples. The stratification lines represent the approximate boundary between soil types. The actual transitions may be more gradual than implied.

As shown on the soil boring profiles on Figures 3, the SPT borings typically encountered loose to dense, light brown to brown and light gray to gray fine sand (Unified Soil Classification SP), fine sand with silt (SP-SM), and fine sand with clay (SP-SC) to the boring termination depths of 20 feet. As shown on Figure 4, the auger borings encountered similar soils to a depth of 10 feet below the existing ground surface. These soil profiles are outlined in general terms only. Please refer to Figures 3 and 4 for soil profile details.

Groundwater Level

The groundwater level was measured in the boreholes on the day drilled. As shown on Figures 3 and 4, groundwater was encountered in the borings at approximate depths ranging from 7 to 9 feet below the existing ground surface on the date indicated. Fluctuations in groundwater levels should be anticipated throughout the year primarily due to seasonal variations in rainfall and other factors that may vary from the time the borings were conducted.

NORMAL SEASONAL HIGH GROUNDWATER LEVEL

The normal seasonal high groundwater level each year is the level in the August-September period at the end of the rainy season during a year of normal (average) rainfall. The water table elevations associated with a higher than normal rainfall and in the extreme case, flood, would be higher to much higher than the normal seasonal high groundwater level. The normal high water levels would more approximate the normal seasonal high groundwater levels.

The seasonal high groundwater level is affected by a number of factors. The drainage characteristics of the soils, the land surface elevation, relief points such as drainage ditches, lakes, rivers, swamp areas, etc., and distance to relief points are some of the more important factors influencing the seasonal high groundwater level.

Based on our interpretation of the site conditions using the soil borings and the Soil Survey, we preliminarily estimate the normal seasonal high groundwater level at the boring locations to be approximately 1 to 2 feet above the groundwater level measured in the boreholes at the time of our field exploration.

ENGINEERING EVALUATION AND RECOMMENDATIONS

General

The results of our exploration and analysis indicate that, with proper site preparation as recommended in this report, the existing soils are suitable for supporting the proposed two-story or three-story building on a conventional shallow foundation system. Spread footings should

provide an adequate support system for the structure. The soil borings typically encountered suitable sandy soils at the locations and depths explored.

The following are our recommendations for overall site preparation and foundation support which we feel are best suited for the proposed buildings and existing soil conditions. The recommendations are made as a guide for the design engineer and/or architect, parts of which should be incorporated into the project's specifications.

Stripping and Grubbing

The "footprint" of the proposed building area, plus a minimum margin of five feet, should be stripped of all surface vegetation, stumps, debris, concrete, asphalt, organic topsoil or other deleterious materials, as encountered. Buried utilities should be removed or plugged to eliminate conduits into which surrounding soils could erode.

After stripping, the site should be grubbed or root-raked such that roots with a diameter greater than ½ inch, stumps, or small roots in a dense state, are completely removed. The actual depth(s) of stripping and grubbing must be determined by visual observation and judgment during the earthwork operation.

Special care should be taken to ascertain that all existing foundations, slabs, and any other underground structures are removed from the proposed construction area. If pipes or any collapsible or leak prone utilities are not removed or completely filled (with grout or concrete), they may serve as conduits for subsurface erosion resulting in excessive settlements. Over-excavated areas resulting from the removal of underground structures and unsuitable materials should be backfilled in accordance with the fill soils section of this report. This excavation must not undermine the existing facilities and/or building foundations. Provide shoring, bracing, and/or underpinning of existing footings as necessary to protect from failure.

It has been our experience that soils surrounding existing buildings sometimes contain pockets of construction debris or other deleterious materials requiring removal and replacement with compacted clean fine sands. Therefore, we strongly recommend that the stripped surface be inspected and approved by Ardaman & Associates, Inc. prior to filling the site.

Proof-rolling

We recommend proof-rolling the cleared surface to locate any unforeseen soft areas or unsuitable surface or near-surface soils, to increase the density of the upper soils, and to prepare the existing surface for the addition of the fill soils (as required). Proof-rolling of the building areas should consist of at least 10 passes of a compactor capable of achieving the density requirements described in the next paragraph. Each pass should overlap the preceding pass by 30 percent to achieve complete coverage. If deemed necessary, in areas that continue to "yield", remove all deleterious material and replace with clean, compacted sand backfill. The proof-rolling should occur after cutting and before filling. The number of passes can be reduced to three within the parking/drive areas.

A density equivalent to or greater than 95 percent of the modified Proctor (ASTM D-1557) maximum dry density value for a depth of 1 foot must be achieved beneath the stripped and grubbed ground surface. Additional passes and/or over-excavation and recompaction may be

required if these minimum density requirements are not achieved. The soil moisture should be adjusted as necessary during compaction.

We recommend that the existing surface be level and firm prior to the addition of fill soils. Proof-rolling with a front-end loader may help achieve the desired surface and compaction condition before adding the fill soils. The site should be dewatered as necessary.

Care should be exercised to avoid damaging any neighboring structures while the compaction operation is underway. Prior to commencing compaction, occupants of adjacent structures should be notified and the existing condition (i.e. cracks) of the structures documented with photographs and survey (if deemed necessary). Compaction should cease if deemed detrimental to adjacent structures, and Ardaman & Associates should be notified immediately.

Vibrations

We recommend that the site preparation contractor closely monitor the vibrations produced during the compaction operations so that they do not adversely affect the adjacent structures. A seismograph with a suitable indicator range should be arranged on the site during the compaction operations to verify that ground vibrations are maintained within acceptable levels, and special attention given to limiting ground vibrations with acceptable levels adjacent to nearby existing structures. Additionally, the contractor and design engineer should determine if existing structures will be especially susceptible to vibrations caused during this phase of the project. A pre-condition survey should also be performed prior to construction to document pre-existing cracks or other signs of existing damage to the structures. Ardaman and Associates would be pleased to provide these services, if requested.

Suitable Fill Material and the Compaction of Fill Soils

All fill soil should be free of organic materials, such as roots and vegetation. We recommend using fill with less than 12 percent by dry weight of material passing the U.S. Standard No. 200 sieve size. Soils with more than 12 percent passing the No. 200 sieve can be used in some applications, but will be more difficult to compact due to their inherent nature to retain soil moisture.

All structural fill should be placed in level lifts not to exceed 12 inches in uncompacted thickness. Each lift should be compacted to at least 95 percent of the modified Proctor (ASTM D-1557) maximum dry density value. The filling and compaction operations should continue in lifts until the desired elevation(s) is achieved. If hand-held compaction equipment is used, the lift thickness should be reduced to no more than 6 inches.

Foundation Support by Spread Footings and Foundation Compaction Criteria

Excavate the foundations to the proposed bottom of footing elevations and, thereafter, verify the in-place compaction for a depth of 1 foot below the footing bottoms. If necessary, compact the soils at the bottom of the excavations to at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557) for a depth of 1 foot below the footing bottoms. Based on the existing soil conditions and, assuming the above outlined proof-rolling and compaction criteria are implemented, an allowable soil bearing pressure of 2,500 pounds per square foot (psf) may be used in the foundation design. This bearing pressure should result in foundation settlement within tolerable limits (i.e., 1 inch or less).

All bearing wall foundations should be a minimum of 18 inches wide and column foundations 24 inches wide. A minimum soil cover of 24 inches should be maintained from the bottom of the foundations to the adjacent finished grades.

Floor Slab Moisture Reducer and Slab Compaction Requirements

Compaction beneath all floor slabs should be verified for a depth of 12 inches and meet the 95 percent criteria (modified Proctor, ASTM D-1557).

Precautions should be taken during the slab construction to reduce moisture entry from the underlying subgrade soils. Moisture entry can be reduced by installing a membrane between the subgrade soils and floor slab. Care should be exercised when placing the reinforcing steel (or mesh) and slab concrete such that the membrane is not punctured. We note that the membrane alone does not prevent moisture from occurring beneath or on top of the slab.

If interior columns are isolated from the floor slab, an expansion joint should be provided around the columns and sealed with a water-proof sealant. We note that the site has a relatively high groundwater table level which needs to be considered if any recessed slabs or sump pits (i.e., loading docks, etc.) are being planned for the site.

Typical Asphaltic Concrete Surface Pavement Section

Site Preparation

All areas to be paved should be prepared as previously outlined. Prior to stabilized subgrade and pavement base installation, the subgrade soil compaction should be verified for a depth of 2 feet (i.e., compacted to at least 95 percent of the modified Proctor (ASTM D-1557, AASHTO T-180) maximum dry density value).

Limerock/Coquina Base

An 8-inch thick limerock or coquina base course having a minimum Limerock Bearing Ratio (LBR) value of 100, overlying a 12-inch thick stabilized subgrade can be used provided that grading and drainage plans preclude periodic saturation of the base material. The periodic saturation of a limerock/coquina base material could lead to premature pavement distress. A minimum clearance of 18 inches must be maintained between the bottom of the limerock/coquina base and the seasonal high groundwater table.

The limerock or coquina should be compacted to at least 98 percent of the modified Proctor (ASTM D-1557, AASHTO T-180) maximum density value. For bus and/or truck parking and drive areas, the base thickness should be increased to a minimum of 10 inches.

A minimum 12-inch thick stabilized subgrade having a minimum Limerock Bearing Ratio (LBR) value of 40 must be achieved beneath the base. The natural soils will have to be stabilized with suitable clayey soil or another approved stabilization material in order to achieve the required LBR value. The stabilized subgrade must be compacted to at least 98 percent of the modified Proctor maximum dry density (ASTM D-1557, AASHTO T-180). The stabilized subgrade must be firm and unyielding immediately prior to placement of the base material.

Wearing Surface

A minimum 1½ inch layer of Type SP-9.5 or SP-12.5 asphaltic concrete should be used for a wearing surface in automobile parking/drive areas. For bus and/or truck parking/drive areas, at least 2½ inches of Type SP-9.5 or SP-12.5 asphaltic concrete should be used. The asphalt wearing surface must be placed on an adequately compacted and unyielding base course. Specific requirements for the Type-SP asphaltic concrete wearing surface are outlined in Section 334 in the Florida Department of Transportation, Standard Specifications for Road and Bridge Construction, Latest Edition.

The latest specifications of Florida Department of Transportation shall govern the design and placement of the base and asphaltic concrete wearing surface. The above minimum requirements will satisfactorily support Traffic Level A*. If a heavier traffic pattern is anticipated, the design section should be increased accordingly.

Retention Ponds

We understand that dry bottom retention ponds or exfiltration trenches are planned for the site. For this study, soil conditions were explored in the proposed stormwater treatment areas with two auger boring to a depth of 5 feet in conjunction with field exfiltration tests (Exfil – 1 and Exfil – 2). The fine sand, fine sand with silt and fine sand with clay soils (Strata Nos. 1, 2 and 3 on Figure 3) encountered in the borings are considered to be relatively permeable.

For dry bottom retention ponds, pond performance will be significantly influenced by the soil permeability and the vertical separation between the pond bottom and the seasonal high groundwater level. Ardaman & Associates, Inc. would be pleased to assist in evaluating the design exfiltration rates, underdrains and/or groundwater baseflow as pond geometry and stormwater volume requirements become available.

QUALITY ASSURANCE

We recommend establishing a comprehensive quality assurance program to verify that all site preparation and foundation and pavement construction is conducted in accordance with the appropriate plans and specifications. Materials testing and inspection services should be provided by Ardaman & Associates, Inc.

As a minimum, an on-site engineering technician should monitor all stripping and grubbing to verify that all deleterious materials have been removed and should observe the proof-rolling operation to verify that the appropriate numbers of passes are applied to the subgrade. In-situ density tests should be conducted during filling activities and below all footings, floor slabs and pavement areas to verify that the required densities have been achieved. In-situ density values should be compared to laboratory Proctor moisture-density results for each of the different natural and fill soils encountered.

Additionally for the pavements, Limerock Bearing Ratio tests should be performed. The base course(s) should be tested for density and thickness. Samples of the asphaltic concrete should

* Reference: "Flexible Pavement Design Manual", Florida Department of Transportation. (Latest Edition)

be obtained and tested in the laboratory for Marshall stability, flow, asphalt content, and aggregate gradation. Also, the asphaltic concrete thickness should be verified in the field.

Finally, we recommend inspecting and testing the construction materials for the foundations and other structural components.

IN-PLACE DENSITY TESTING FREQUENCY

In Southeast Florida, earthwork testing is typically performed on an on-call basis when the contractor has completed a portion of the work. The test result from a specific location is only representative of a larger area if the contractor has used consistent means and methods and the soils are practically uniform throughout. The frequency of testing can be increased and full-time construction inspection can be provided to account for variations. We recommend that the following minimum testing frequencies be utilized.

In proposed structural areas, the minimum frequency of in-place density testing should be one test for each 2,500 square feet of structural area (minimum of five test locations per building). In-place density testing should be performed at this minimum frequency for a depth of 1 foot below natural ground and for every 1-foot lift of fill placed in the structural areas. In addition, density tests should be performed in each column footing for a depth of 1 foot below the bearing surface. For continuous or wall footings, density tests should be performed at a minimum frequency of one test for every 50 lineal feet of footing, and for a depth of 1 foot below the bearing surface.

In proposed parking areas, a minimum frequency of one In-place density test for each 5,000 square feet of area should be used. The existing, natural ground should be tested to a depth of 12 inches at the prescribed frequency. Each 12-inch lift of fill, as well as the stabilized subgrade (where applicable) and base should be tested at this frequency. Utility backfill should be tested at a minimum frequency of one In-place density test for each 12-inch lift for each 200 lineal feet of pipe. Additional tests should be performed in backfill for manholes, inlets, etc.

Representative samples of the various natural ground and fill soils should be obtained and transported to our laboratory for Proctor compaction tests. These tests will determine the maximum dry density and optimum moisture content for the materials tested and will be used in conjunction with the results of the in-place density tests to determine the degree of compaction achieved.

CLOSURE

The analyses and recommendations submitted herein are based on the data obtained from the soil borings presented on Figures 3 and 4, and on the assumed loading conditions. This report does not reflect any variations which may occur adjacent to or between the borings. The nature and extent of the variations between the borings may not become evident until during construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations presented in this report after performing on-site observations during the construction period and noting the characteristics of the variations. This study does not include an evaluation of the environmental (ecological or hazardous/toxic material related) condition of the site and subsurface.

This report has been prepared for the exclusive use of Kraaz and Kraaz Finance, Inc. in accordance with generally accepted geotechnical engineering practices. In the event any changes

occur in the design, nature, or location of the proposed facility, we should review the applicability of conclusions and recommendations in this report. We recommend a general review of final design and specifications by our office to verify that earthwork and foundation recommendations are properly interpreted and implemented in the design specifications. Ardaman and Associates should attend the pre-bid and preconstruction meetings to verify that the bidders/contractor understand the recommendations contained in this report.

We are pleased to be of assistance to you on this phase of the project. When we may be of further service to you or should you have any questions, please contact us.

Best regards,

ARDAMAN & ASSOCIATES, INC.
Certificate of Authorization No. 5950

9/27/17

Dan J. Zrallack, P.E.
Branch Manager
Florida License No. 63911

9/27/17

Sharmila Pant
Assistant Project Engineer

SECTION 10
TOWNSHIP 35 SOUTH
RANGE 40 EAST

OBTAINED FROM U.S.G.S. QUAD MAPS: FORT PIERCE, FLORIDA 1949
(PHOTOREVISED 1970)

N

NOT TO SCALE

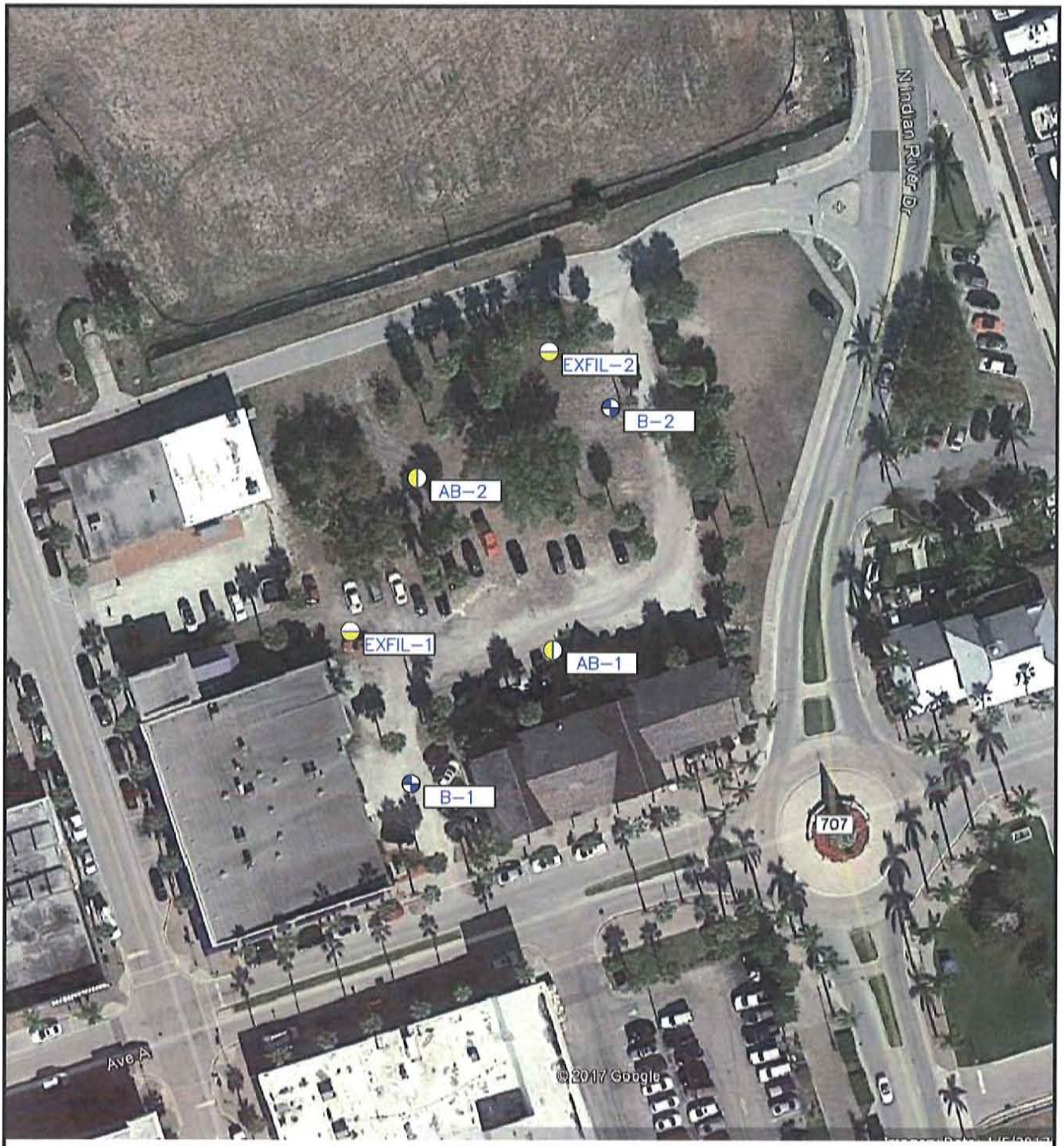
QUADRANGLE LOCATION

SITE LOCATION MAP

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

Subsurface Soil Exploration
Historic Cobb Corner Property Improvements
Indian River Drive
Fort Pierce, Florida

DRAWN BY: SP	CHECKED BY:	DATE: 09/25/17
FILE NO. 17-5464	APPROVED BY:	FIGURE: 1



N

NOT TO SCALE

AB AUGER BORING LOCATION

B STANDARD PENETRATION TEST (SPT) BORING LOCATION

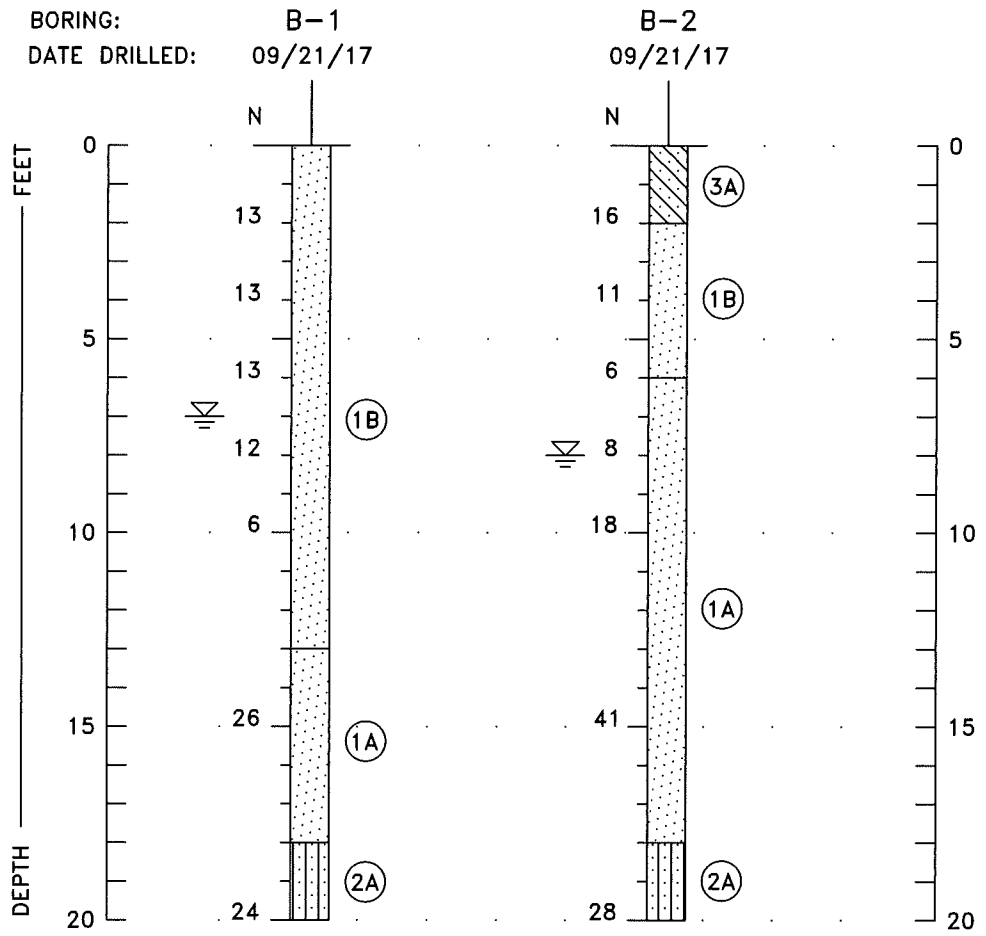
EXFIL EXFILTRATION TEST LOCATION

SOIL BORING LOCATIONS

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

Subsurface Soil Exploration
Historic Cobb Corner Property Improvements
Indian River Drive
Fort Pierce, Florida

DRAWN BY: SP	CHECKED BY:	DATE: 09/25/17
FILE NO. 17–5464	APPROVED BY:	FIGURE: 2



LEGEND

SOIL DESCRIPTIONS

- (1) FINE SAND (SP)
- (2) FINE SAND WITH SILT (SP-SM)
- (3) FINE SAND WITH CLAY (SP-SC)

COLORS

- (A) LIGHT BROWN TO BROWN
- (B) LIGHT GRAY TO GRAY

ENGINEERING CLASSIFICATION

I COHESIONLESS SOILS

DESCRIPTION	BLOW COUNT "N"
VERY LOOSE	<4
LOOSE	4 TO 10
MEDIUM DENSE	10 TO 30
DENSE	30 TO 50
VERY DENSE	>50

N STANDARD PENETRATION RESISTANCE IN BLOWS PER FOOT

GROUNDWATER LEVEL MEASURED ON DATE DRILLED

SP,SP-SM
SM,SC,CH — UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D-2487)

NOTE: ALL SPT BORINGS WERE PERFORMED USING A HAND AUGER IN THE UPPER 4 FEET AND AN AUTOMATIC HAMMER BELOW 4 FEET TO THE BORING TERMINATION DEPTH. AUTOMATIC HAMMER N-VALUES MAY BE CONVERTED TO EQUIVALENT SAFETY HAMMER N-VALUES BY MULTIPLYING BY 1.24.

WHILE THE BORINGS ARE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT THEIR RESPECTIVE LOCATIONS AND FOR THEIR RESPECTIVE VERTICAL REACHES, LOCAL VARIATIONS CHARACTERISTIC OF THE SUBSURFACE MATERIALS OF THE REGION ARE ANTICIPATED AND MAY BE ENCOUNTERED. THE BORING LOGS AND RELATED INFORMATION ARE BASED ON THE DRILLER'S LOGS AND VISUAL EXAMINATION OF SELECTED SAMPLES IN THE LABORATORY. THE DELINEATION BETWEEN SOIL TYPES SHOWN ON THE LOGS IS APPROXIMATE AND THE DESCRIPTION REPRESENTS OUR INTERPRETATION OF SUBSURFACE CONDITIONS AT THE DESIGNATED BORING LOCATIONS ON THE PARTICULAR DATE DRILLED.

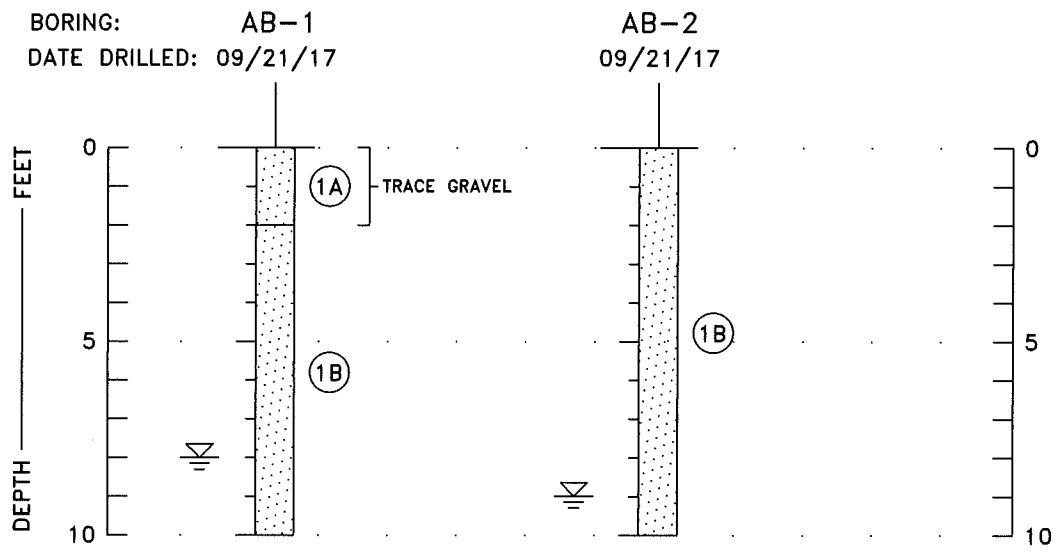
GROUNDWATER ELEVATIONS SHOWN ON THE BORING LOGS REPRESENT GROUNDWATER SURFACES ENCOUNTERED ON THE DATES SHOWN. FLUCTUATIONS IN WATER TABLE LEVELS SHOULD BE ANTICIPATED THROUGHOUT THE YEAR.

SOIL BORING PROFILES

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

Subsurface Soil Exploration
Historic Cobb Corner Property Improvements
Indian River Drive
Fort Pierce, Florida

DRAWN BY: SP	CHECKED BY:	DATE: 09/25/17
FILE NO. 17-5464	APPROVED BY:	FIGURE: 3



LEGEND

SOIL DESCRIPTIONS	COLORS
(1) FINE SAND (SP)	(A) LIGHT BROWN TO BROWN
(2) FINE SAND WITH SILT (SP-SM)	(B) LIGHT GRAY TO GRAY
(3) FINE SAND WITH CLAY (SP-SC)	

GROUNDWATER LEVEL MEASURED ON DATE DRILLED

SP,SP-SM
SM,SC,CH — UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D-2487)

NOTE:

WHILE THE BORINGS ARE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT THEIR RESPECTIVE LOCATIONS AND FOR THEIR RESPECTIVE VERTICAL REACHES, LOCAL VARIATIONS CHARACTERISTIC OF THE SUBSURFACE MATERIALS OF THE REGION ARE ANTICIPATED AND MAY BE ENCOUNTERED. THE BORING LOGS AND RELATED INFORMATION ARE BASED ON THE DRILLER'S LOGS AND VISUAL EXAMINATION OF SELECTED SAMPLES IN THE LABORATORY. THE DELINEATION BETWEEN SOIL TYPES SHOWN ON THE LOGS IS APPROXIMATE AND THE DESCRIPTION REPRESENTS OUR INTERPRETATION OF SUBSURFACE CONDITIONS AT THE DESIGNATED BORING LOCATIONS ON THE PARTICULAR DATE DRILLED.

GROUNDWATER ELEVATIONS SHOWN ON THE BORING LOGS REPRESENT GROUNDWATER SURFACES ENCOUNTERED ON THE DATES SHOWN. FLUCTUATIONS IN WATER TABLE LEVELS SHOULD BE ANTICIPATED THROUGHOUT THE YEAR.

SOIL BORING PROFILES

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

Subsurface Soil Exploration
Historic Cobb Corner Property Improvements
Indian River Drive
Fort Pierce, Florida

DRAWN BY: SP	CHECKED BY:	DATE: 09/25/17
FILE NO. 17-5464	APPROVED BY:	FIGURE: 4

Ardaman & Associates, Inc.

HYDRAULIC CONDUCTIVITY TEST LOG
SFWMD USUAL OPEN-HOLE TEST
Exfil-1

PROJECT: Historic Cobb Corner Property Improvements

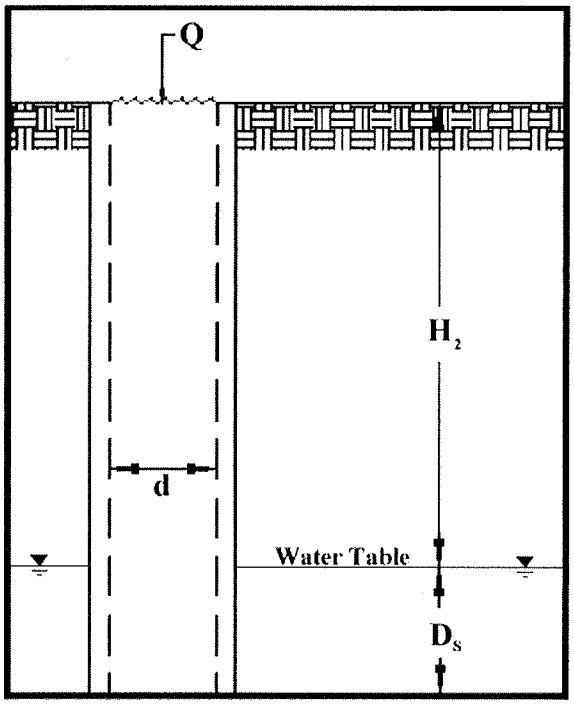
FILE No.: 17-5464

TEST LOCATION: Exfil-1

DRILL CREW: AR

GROUNDWATER OBSERVED AT DEPTH 7 ft.

TEST DATE: 08/29/2017



$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2 D_s + H_2 d)}$$

Q ["Stabilized" Flow Rate (cfs)] = 9.80×10^{-3}

K [Hydraulic Conductivity (cfs/sqf - ft head)] = 5.49 x 10^{-4}

d [Diameter of Test Hole (ft)] = 0.5

H_2 [Depth to Water Table (ft)] = 7

* D_S [Saturated Hole Depth (ft)] = -2

* By Groundwater

DEPTH	SYMBOLS	SOIL DESCRIPTION	SAMPLE No.
0		Brown fine sand (SP)	1
1		Light gray fine sand (SP)	2
2			
3			
4			
5		End of Boring	
6			

NOTES:

Ardaman & Associates, Inc.

HYDRAULIC CONDUCTIVITY TEST LOG
SFWMD USUAL OPEN-HOLE TEST
Exfil-2

PROJECT: Historic Cobb Corner Property Improvements

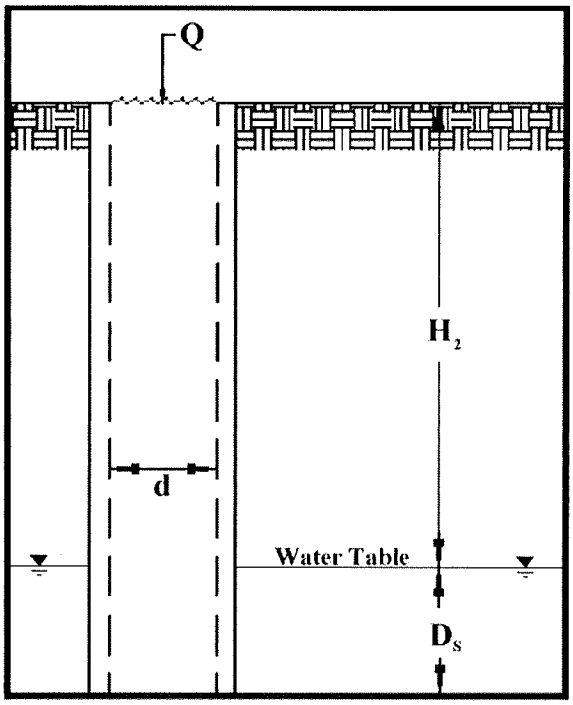
FILE No.: 17-5464

TEST LOCATION: Exfil-2

DRILL CREW: AR

GROUNDWATER OBSERVED AT DEPTH 7 ft.

TEST DATE: 08/29/2017



$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2 D_s + H_2 d)}$$

Q ["Stabilized" Flow Rate (cfs)] = 1.06×10^{-2}

K [Hydraulic Conductivity (cfs/sqf - ft head)] = 5.92 x 10^{-4}

d [Diameter of Test Hole (ft)] = 0.5

H_2 [Depth to Water Table (ft)] = 7

* D_S [Saturated Hole Depth (ft)] = -2

* By Groundwater

DEPTH	SYMBOLS	SOIL DESCRIPTION	SAMPLE No.
0		Brown fine sand (SP)	1
1			
2		Light gray fine sand (SP)	2
3			
4			
5		End of boring	
6			

NOTES:

APPENDIX

Drilling Procedures

STANDARD PENETRATION TEST

The standard penetration test is a widely accepted test method of *in situ* testing of foundation soils (ASTM D 1586). A 2-foot long, 2-inch O.D. split-barrel sampler attached to the end of a string of drilling rods is driven 18 inches into the ground by successive blows of a 140-pound hammer freely dropping 30 inches. The number of blows needed for each 6 inches of penetration is recorded. The sum of the blows required for penetration of the second and third 6-inch increments of penetration constitutes the test result or N-value. After the test, the sampler is extracted from the ground and opened to allow visual examination and classification of the retained soil sample. The N-value has been empirically correlated with various soil properties allowing a conservative estimate of the behavior of soils under load.

The tests are usually performed at 5-foot intervals. However, more frequent or continuous testing is done by our firm through depths where a more accurate definition of the soils is required. The test holes are advanced to the test elevations by rotary drilling with a cutting bit, using circulating fluid to remove the cuttings and hold the fine grains in suspension. The circulating fluid, which is a bentonitic drilling mud, is also used to keep the hole open below the water table by maintaining an excess hydrostatic pressure inside the hole. In some soil deposits, particularly highly pervious ones, NX-size flush-coupled casing must be driven to just above the testing depth to keep the hole open and/or prevent the loss of circulating fluid.

Representative split-spoon samples from the soils at every 5 feet of drilled depth and from every different stratum are brought to our laboratory in air-tight jars for further evaluation and testing, if necessary. Samples not used in testing are stored for 30 days prior to being discarded. After completion of a test boring, the hole is kept open until a steady state groundwater level is recorded. The hole is then sealed, if necessary, and backfilled.

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET • VERO BEACH, FLORIDA 32960-3472 • 772-562-4191 • 772-562-7180 (FAX)

JOHN H. BLUM, P.E., PRINCIPAL
DAVID E. LUETHJE, P.S.M., PRINCIPAL
GEORGE A. SIMONS, P.E., PRINCIPAL
PATRICK S. WALTHER, P.E., PRINCIPAL
MARVIN E. CARTER, P.S.M., Consultant to the Firm
DEAN F. LUETHJE, P.E., (FL & NC) Consultant to the Firm

FRANK S. CUCCURESE, P.S.M.
CLINTON J. RAHJES, P.E.

SECOND STREET STATION II
CITY OF FORT PIERCE

TRAFFIC IMPACT STATEMENT
January 29, 2018

Prepared by:
CARTER ASSOCIATES, INC.

INTRODUCTION

This is a Traffic Impact Statement prepared for a proposed 4,986 sq. ft. mixed use building. This statement is being supplied to City of Fort Pierce in conjunction with a development review application.

EXISTING CONDITIONS

The 0.138 acre site is located on the north side of Avenue 'A' between the existing PP Cobb and Second Street Station buildings. The subject parcel is currently vacant and consists of an unimproved parking lot.

PROPOSED CONDITIONS

The proposed building will consist of 3,000 sq. ft. of mercantile and 1,986 sq. ft. of business office. The site is located in the "Downtown Business and Entertainment Overlay District" and is exempt from off-street parking requirements.

TRIP GENERATION

Using the latest Edition of the ITE Trip Generation Report, the following average daily trips and peak hour trip volumes for the proposed building uses were determined:

CAI Serving Florida Since 1911

Land Use	ITE Code	Intensity	Daily Trips	AM Total	AM in	AM out	PM Total	PM in	PM out
Mercantile *(Assume High Turnover Sit-Down Restaurant)*	932	3,000	381	35	18	17	33	20	13
Business Office *(Assume Single Tenant Office Building)*	715	1,986	23	4	3	1	4	1	3
Totals		4,986	404	39	21	18	37	21	16

Trip generation was computed using the following data from the latest edition of the ITE Trip Generation Manual.

Daily Trip Generation

Mercantile *(High-Turnover (Sit-Down) Restaurant)*	ITE #932	127.15 Average Vehicle Trip Ends per 1,000 Sq. Ft. of Gross Floor Area
Business Office *(Single Tenant Office Building)*	ITE #715	11.57 Average Vehicle Trip Ends per 1,000 Sq. Ft. of Gross Floor Area

AM Peak Hour

Mercantile *(High-Turnover (Sit-Down) Restaurant)*	ITE #932	11.52 Average Vehicle Trip Ends per 1,000 Sq. Ft. of Gross Floor Area (52% entering, 48% exiting)
Business Office *(Single Tenant Office Building)*	ITE #715	1.80 Average Vehicle Trip Ends per 1,000 Sq. Ft. of Gross Floor Area (89% entering, 11% exiting)

PM Peak Hour

Mercantile *(High-Turnover (Sit-Down) Restaurant)*	ITE #932	11.15 Average Vehicle Trip Ends per 1,000 Sq. Ft. of Gross Floor Area (59% entering, 41% exiting)
Business Office *(Single Tenant Office Building)*	ITE #715	1.73 Average Vehicle Trip Ends per 1,000 Sq. Ft. of Gross Floor Area (15% entering, 85% exiting)

CONCLUSION

As seen above, an analysis of the traffic impacts associated with the proposed mixed use building was performed using data provided by the latest edition of the ITE Trip Generation Manual. The calculations demonstrate that the proposed mixed use building will cause a nominal increase in traffic volumes. Therefore, the results indicate that an acceptable level of service will be maintained on the roadways servicing this project.

CAI Serving Florida Since 1911

DESCRIPTION OF PARCEL A:

A PORTION OF LAND LYING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

LOT 10 OF BLOCK "F", ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THE NORTH 24.00 FEET.

CONTAINING 6,000.67 S.F. OR 0.138 ACRES MORE OR LESS.

DESCRIPTION OF PARCEL B:

A PORTION OF LAND LYING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 4: THE EAST 50 FEET OF LOTS 4 AND 5, THE NORTH 24.00 FEET OF LOT 10, ALL OF LOTS 5, 7, 11, 12 AND 13 OF BLOCK "F", AND THE ADJACENT 10 FOOT VACATED ALLEY, ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

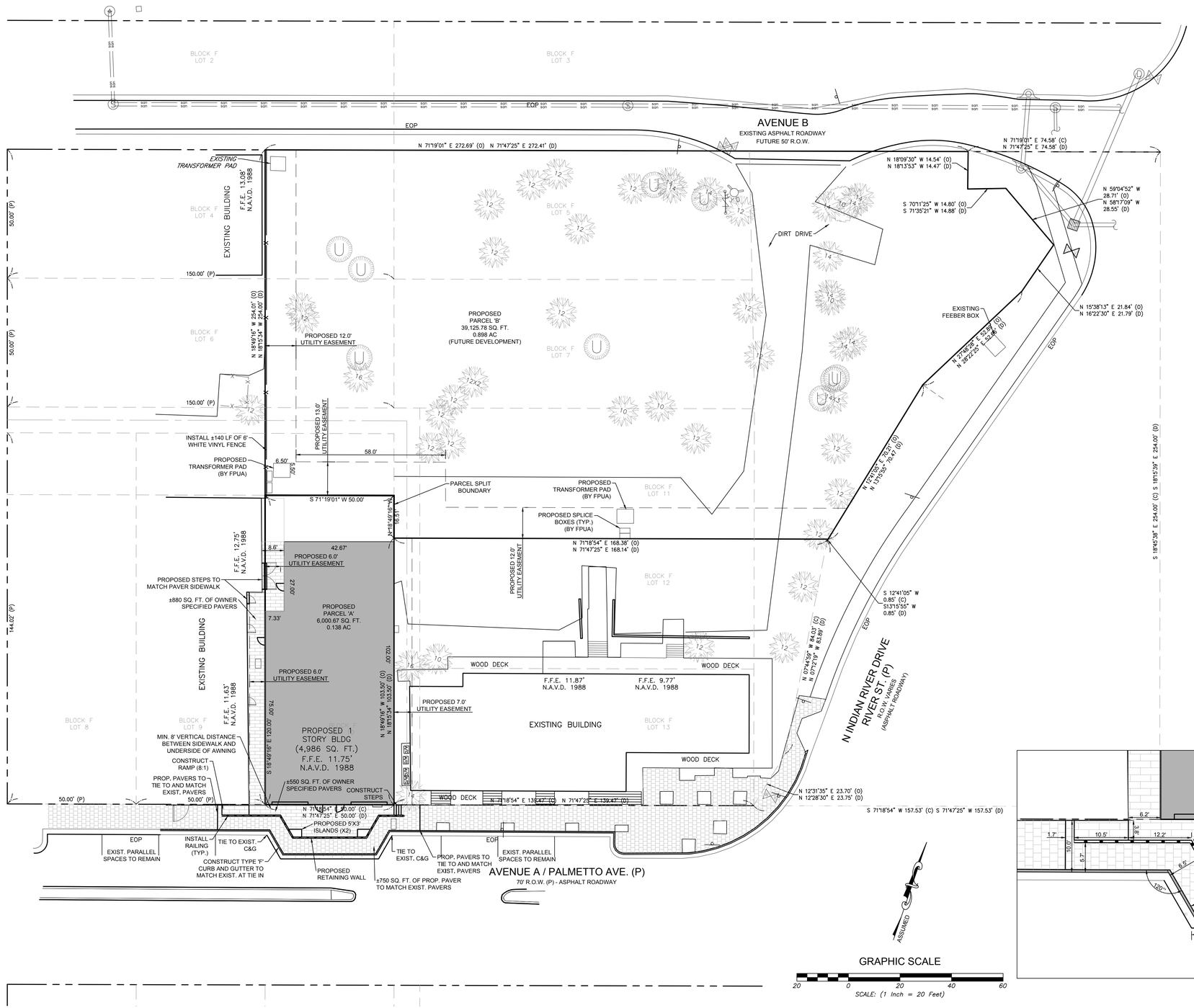
TOGETHER WITH: A TRACT OF LAND 158.8 FEET EAST AND WEST AND 254 FEET NORTH AND SOUTH, LYING EAST OF SAID LOTS 5, 7, 11, 12 AND 13 OF BLOCK "F" OF AARON LEE'S MAP OF FORT PIERCE, FLORIDA.

LESS AND EXCEPTING PARCEL 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 10, BLOCK F ACCODRING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN N 71°47'25" E, ALONG THE NORTH RIGHT OF WAY LINE OF AVENUE A, A DISTANCE OF 189.47 FEET TO THE POINT OF BEGINNING; THENCE RUN N 12°28'30" E, A DISTANCE OF 23.75 FEET; THENCE RUN N 07°12'19" W, A DISTANCE OF 83.89 FEET; THENCE RUN N 13°15'55" E, A DISTANCE OF 71.32 FEET; THENCE RUN N 28°22'25" E, A DISTANCE OF 52.66 FEET; THENCE RUN N 16°22'30" E, A DISTANCE OF 21.79 FEET; THENCE RUN N 58°17'09" W, A DISTANCE OF 28.55 FEET; THENCE RUN S 71°35'21" W, A DISTANCE OF 14.88 FEET; THENCE RUN N 18°13'53" W, A DISTANCE OF 14.47 FEET; THENCE RUN N 71°47'25" E, A DISTANCE OF 74.58 FEET; THENCE RUN S 18°15'39" E, A DISTANCE OF 254.00 FEET; THENCE RUN S 71°47'25" W, A DISTANCE OF 157.33 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

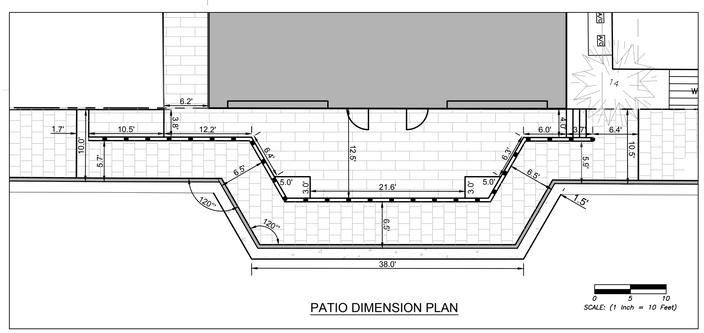
ALSO LESS AND EXCEPTING PARCEL 4a BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 10, BLOCK F, ACCORDING TO THE "PLAT OF FORT PIERCE MADE BY AARON LEE" AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

THENCE RUN NORTH 71°47'25" EAST, ALONG THE NORTH RIGHT OF WAY LINE OF AVENUE A, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF LOT 10, BLOCK F, SAID POINT OF BEGINNING BEING THE POINT OF BEGINNING; THENCE RUN NORTH 18°15'34" WEST, ALONG THE EAST LINE OF LOT 10, BLOCK F, A DISTANCE OF 103.50 FEET TO THE WESTERLY EXTENSION OF THE NORTH LONE OF LOT 12, BLOCK F; THENCE RUN NORTH 71°47'25" EAST, ALONG THE NORTH LINE OF LOT 12, A DISTANCE OF 168.14 FEET TO THE EAST LINE OF PARCEL 4, AS DESCRIBED IN O.R. BOOK 584, PAGE 1421, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 13°15'55" WEST, A DISTANCE OF 0.85 FEET ALONG SAID EAST LINE OF PARCEL 4; THENCE RUN SOUTH 07°12'19" EAST, A DISTANCE OF 83.89 FEET, ALONG THE AFOREMENTIONED EAST LINE OF PARCEL 4; THENCE RUN SOUTH 12°28'30" WEST, A DISTANCE OF 23.75 FEET, ALONG THE AFOREMENTIONED EAST LINE OF PARCEL 4, TO THE NORTH RIGHT OF WAY LINE OF AVENUE A; THENCE RUN SOUTH 71°47'25" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF AVENUE A, A DISTANCE OF 139.47 FEET, TO THE POINT OF BEGINNING.

CONTAINING 39,125.78 S.F. OR 0.898 ACRES MORE OR LESS.



GRAPHIC SCALE
20 0 20 40 60
SCALE: (1 Inch = 20 Feet)



PATIO DIMENSION PLAN

SITE DATA

PROJECT NAME:	Second Street Station II
PROJECT USE:	Buisness & Mercantile Building
APPLICANT/OWNER:	Kraaz and Kraaz Finance LLC Attn: Brian Stone 201 S 2nd St Ste 206 Fort Pierce, Florida 34950 (772) 370-4777
ENGINEER/SURVEYOR:	Carter Associates, Inc. Attn: John H. Blum, P.E. 1708 21st Street Vero Beach, Florida 32960 (772) 562-4191
SITE ADDRESS:	100 Avenue A Fort Pierce, Florida 34950
LOT SIZE:	Parcel 'A' 6,000.67 sf (±0.138 ac) Parcel 'B' 39,125.78 sf (±0.898 ac) Total Area 45,126.45 sf (±1.036 ac)
TAX ID NUMBER:	Section 10, Township 35S, Range 40E 2410-503-0042-000-5
100-YR FLOOD ZONE:	Zone 'X' Per Map No. 12111CO179J (Dated 2/16/2012)
CURRENT ZONING:	PUR - Planned Unit Redevelopment (Downtown Business and Entertainment Overlay District)
FUTURE ZONING:	PARCEL 'A' - C-4 (Central Commercial Zone) PARCEL 'B' - PUR (Planned Unit Redevelopment) (Downtown Business and Entertainment Overlay District)
FUTURE LAND USE:	CBD - Central Business District
BUILDING USE:	3,000 sf Mercantile 1,986 sf Business Office 4,986 sf Total
LOT COVER: (PARCEL 'A')	Net Lot Size 6,000.67 sf Proposed Impervious Area: Building 4,986 sf Concrete Sidewalks/Pavement/Misc. 322 sf Total Impervious: 5,308 sf (88.5 %)
SETBACKS:	Front: 0 Feet Side: 0 Feet Rear: 0 Feet
START / FINISH DATE:	April 2018 / November 2018
PARKING:	Required Parking Spaces: No offstreet parking required per Downtown Business and Entertainment Overlay District
PROPOSED ELECTRIC:	FPUA Electric
PROPOSED WATER:	Connect to existing FPUA water
PROPOSED SEWER:	Connect to existing FPUA sewer
STORMWATER:	Collect stormwater runoff and convey to the proposed retention.
REQUIRED PERMITS:	City of Fort Pierce • Development Review • Sidewalk Cafe • Driveway, Sidewalk & Drainage Permit • Right-Of-Way Permit • Land Clearing Permit / Tree Removal Permit Fort Pierce Utilities Authority • Water / Sewer Permit S.F.W.M.D. • 10-2 " No Notice" ERP F.D.E.P. • NPDES Notice Of Intent

NOTE: ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES

NO.	REVISION	BY	DATE
1	CITY OF FORT PIERCE RESUBMITTAL	GS	3/1/18
2			
3			
4			
5			
6			

KRAAZ AND KRAAZ FINANCE, LLC
201 S 2ND STREET, SUITE 206
FORT PIERCE, FLORIDA 34950
TEL: (772)464-5885 FAX:

CARTER ASSOCIATES, INC.
Serving Florida Since 1911
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET, VERO BEACH, FL 32960
TEL: (772) 562-4191 FAX: (772) 562-7180

COPYRIGHT © 2018 Carter Associates, Inc. - This document and associated electronic files are the property of Carter Associates, Inc. and are intended for use only on the specific project for which they were originally issued. This document and associated electronic files may not be reproduced, copied, revised, modified, or changed in any way without the written permission of Carter Associates, Inc.

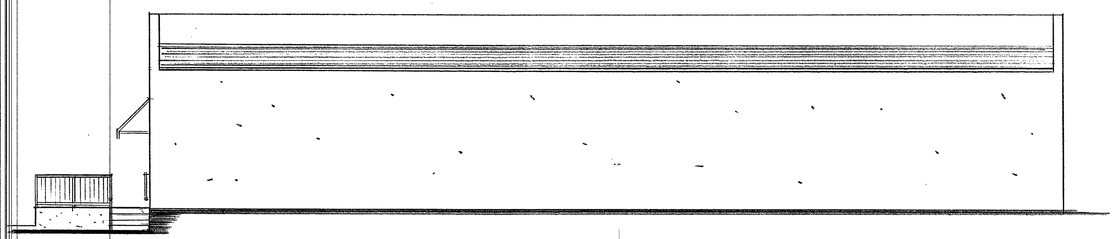
JOHN H. BLUM
FLORIDA LICENSE No. 45813
CARTER ASSOCIATES, INC.
SIGNATURE DATE
COA 205 / LB 205

DATE : Mar 2018
PROJ. # : 17-86 E
DRAWN BY: GS
APPD. BY : JHB
PLOT BY : George Alexander Simons
FILE NAME :
REF. # :
F.B. & PG. :

SECOND STREET STATION II
100 AVENUE A
FORT PIERCE, FLORIDA 34950
SITE PLAN

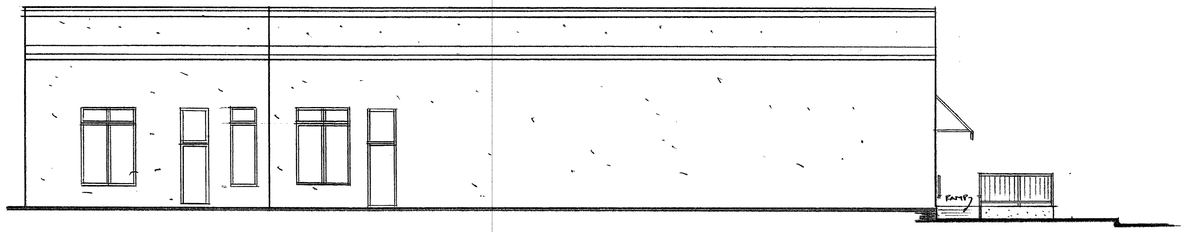
SHEET
C-2

N:\#EPA17-86E 2nd Street Station II\dwg\17-86E.dwg, C-2 SITE PLAN, George Alexander Simons
Mar 1, '18 - 12:23 PM



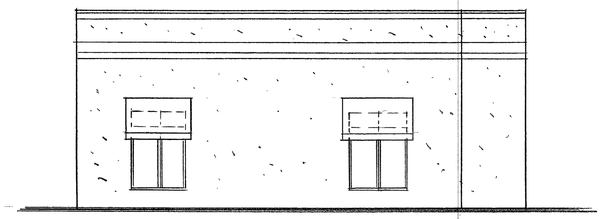
RIGHT SIDE ELEVATION

1/8"



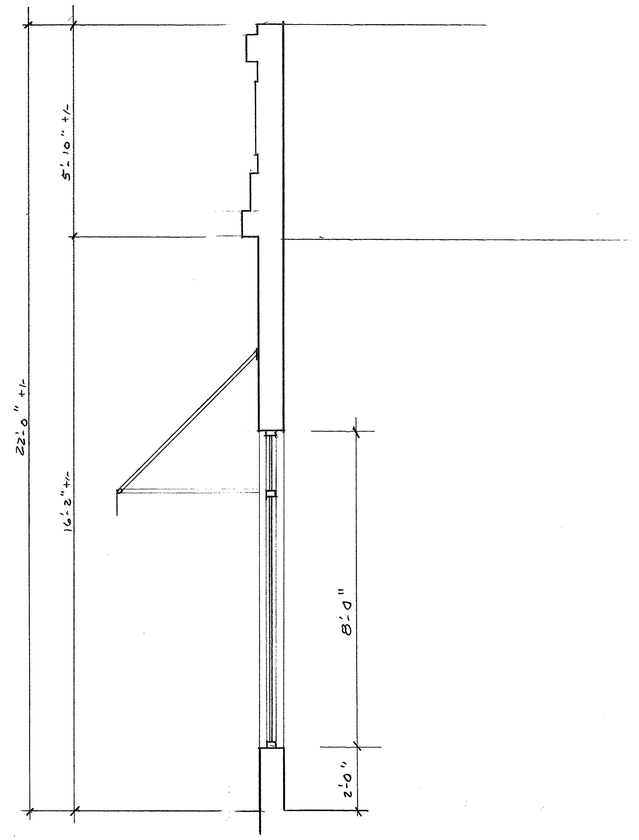
LEFT SIDE ELEVATION

1/8"



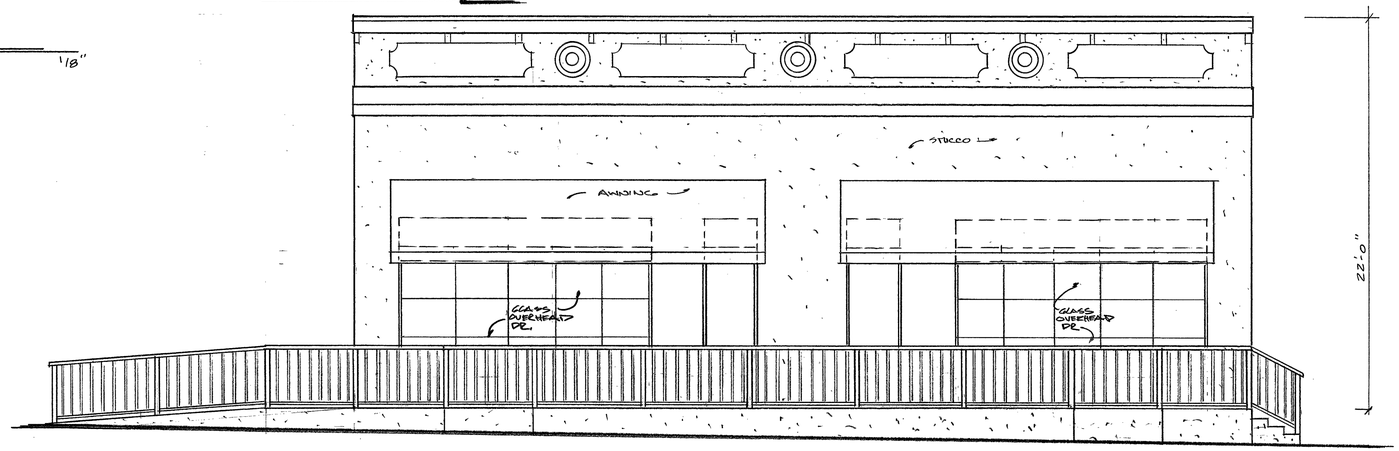
REAR ELEVATION

1/8"



WALL PROFICE SECTION

1/2"



FRONT ELEVATION

(AVENUE A)

1/4"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

COPYRIGHT 2017

PROJECT

K & K
2ND STREET
STATION
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96896

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-2 OF 5

PROJECT NUMBER C17018

DATE 6/12/17 10/30/17 3/6/18
HISTORICAL BSB PLANNING & HISTORICAL

K & K 2ND ST

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

RECEIVED
MAR 08 2018
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Vennis Gilmore, Planning Analyst

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

RE : Second Street Station II - 100 Marina Way - Site Plan
TRC No. 18-07000001

DATE : February 13, 2018 – REVISED March 6, 2018

This is to advise you that we have completed the review of the following documents as received by this office on February 6, 2018:

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

Based on our reviews and appropriate site final inspection, we

- ☐ Recommend
- ☑ Do Not Recommend

- ☑ Approval of Site Plan
- ☐ Building Permit
- ☐ C/O

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

☑ See attached for engineering comments

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

ENGINEERING COMMENTS:

1. The City has begun the process of securing a public right-of-way from the city owned parcel located immediately north of the subject property. The existing Avenue B was improved by the city, but the right-of-way was never separated from the parent parcel.
2. The engineering department recognizes the fact that it is the desire of the applicant to construct a raised porch that encroaches into the city right-of-way. The applicant must secure a right-of-way construction permit and satisfy all ADA requirements necessary for pedestrian access. If the area is to be used as an outdoor dining area, a Sidewalk Café permit will also be required.
3. Provide a note on the Site Plan that all construction will comply with Sections 17 and 22 of the City of Fort Pierce Code of Ordinances.
4. The submitted Grading and Utility Plan was reviewed for conceptual compliance only and will be thoroughly reviewed at time of Building Permit submittal.
5. Please demonstrate that all construction activities will be confined to the limits of the property as this department has reservations that the building construction can be built without encroaching onto the adjacent properties located on the east and west sides of the development.
6. Provide the appropriate front building setback to allow for the building footer construction without encroachment into the City's right-of-way.
7. Provide a vertical dimension between the sidewalk and the lowest part of the proposed building awning.
8. Will a formal lot split be completed in order to separate parcel A from parcel B?
9. Advisory comment: Finished floor elevation shall be set at the peak stage for a 100 yr-3day storm event.

JRA/jra

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

ST. LUCIE COUNTY FLORIDA

PUBLIC WORKS
ENGINEERING DIVISION
TECHNICAL REVIEW
COMMITTEE

February 14, 2018

Project: **SECOND STREET STATION**
Subject: **SITE PLAN**
To: Vennis Gilmore
From: Grant Chambers
SLC-Engineering Division

1. Indian River Drive is a County maintained road that is classified as an urban collector. The Right-of-Way width varies along this stretch of Indian River Drive and is substandard in some areas. A Right-of-Way dedication with a consistent Right-of-Way line will be required. The preferred Right-of-Way width in this location is 80 feet with a minimum width of 70 feet.

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: Second Street Station

REVIEW DATE: 2/12/2018

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)**~~ **Received 2/12/2018**

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

Comments for the TRC meeting on 2-15-18
Martha Kerr to: Vennis Gilmore 02/13/2018 08:39 AM

Good morning,

Below are FPUA comments regarding the submissions for the TRC meeting on Feb. 15th.

c. Site Plan, Design Review, Zoning Map Amendment –Second Street Station – 100 Avenue A (Marina Way) - Vennis Gilmore

- W/WW Engineering: Utility easement needs to be 12' from the outer edge around the grease trap as well as the easement shown
  Electric & Gas Engineering: We have no objection. However, we do ask that the standard process regarding easement abandonment and new easement is followed accordingly. Being that a new easement will be needed for FPUA Utilities (as shown on the consultant plans) and some existing easements will be abandon. City Planning can elaborate more on the process.

d. Conditional Use with No New Construction - Broderick Dwelling Rental - 1042 Windward Drive #3043 - Vennis Gilmore

- W/WW Engineering: No comment
  Electric & Gas Engineering: No comment

Thank you

Regards,
Martha Kerr

Staff Assistant
W/WW Engineering Department
Fort Pierce Utilities Authority
1701 S. 37th Street
Fort Pierce, FL 34947
Telephone: (772) 466-1600, Ext. 3473
Fax: (772) 468-2414
mkerr@fpua.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official

RE : 100 Avenue A (Marina Way) Second St. Station SP, Design Review, Zoning Map Amendment (VG)

DATE : February 15, 2018

The proposed requires:

1. Build to satisfy the 2017, 6th Edition of the Florida Building Code.
2. Historic approval required
3. ADA parking and accessibility requirements shall be satisfied.

PT/km

Project: **SECOND STREET STATION**

Subject: Review Comments
To: Vennis Gilmore
From: Rod Reed, County Surveyor
PW-Engineering Division
Date February 16, 2018

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

SURVEY:

I have no comments

Please provide a written response to all comments

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

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET • VERO BEACH, FLORIDA 32960-3472 • 772-562-4191 • 772-562-7180 (FAX)

JOHN H. BLUM, P.E., PRINCIPAL
DAVID E. LUETHJE, P.S.M., PRINCIPAL
GEORGE A. SIMONS, P.E., PRINCIPAL
PATRICK S. WALTHER, P.E., PRINCIPAL
MARVIN E. CARTER, P.S.M., Consultant to the Firm
DEAN F. LUETHJE, P.E., (FL & NC) Consultant to the Firm

FRANK S. CUCCURESE, P.S.M.
CLINTON J. RAHJES, P.E.

March 1, 2018

Mr. Vennis Gilmore, Planning Analyst
City of Fort Pierce
Planning Department
100 N. US Highway 1
Fort Pierce, Florida 34950

RE: Second Street Station II
Site Plan
100 Avenue A
TRC No. 18-07000001

Dear Mr. Gilmore:

Please find attached seven (7) copies and one original of the revised site plan for the above referenced project. Also included is an electronic version of the submittal. In addition, the following comments are in response to Technical Review Committee meeting held on February 15, 2018:

Engineering Department

1. Based on the meetings between the applicant and City Manager (see attached letter), a 50-foot wide dedicated public right-of-way will be established for the existing Avenue 'B' roadway. The survey has been revised to reflect this future dedication.

2. Pursuant to meetings with the City Manager and City Engineer, the applicant requests approval from the City for the sidewalk and elevated patio area as currently configured on the site plan. The re-routed public sidewalk and patio area is located within the limits of the existing driveway planned for removal with no loss of existing street parking.

3. A note has been added to the site plan that all construction shall comply with Sections 17 and 22 of the City of Fort Pierce Code of Ordinances.

4. It is acknowledged that the submitted "Grading and Utility Plan" (sheet C-3) was reviewed for conceptual compliance only and will be thoroughly reviewed at the time of Building Permit submittal.

CAI Serving Florida Since 1911

5. As allowed in the "Downtown Business and Entertainment Overlay District", there is no minimum building setback. With that said, the proposed building will consist of a monolithic slab with footers in-line with the proposed exterior building walls. There will be no encroachment of the foundation onto the neighboring properties. The property to the west (i.e. Second Street Station) is also owned by the applicant and an internal agreement will be prepared to allow for the re-constructed paver sidewalk. A temporary construction easement will be obtained if necessary for any construction activities on the neighboring property to the east (i.e. PP Cobb).

6. See response #5 above.

7. The vertical dimension between the sidewalk and lowest part of the proposed building awning is eight (8) feet.

8. As stated in response #2 above, the applicant is requesting approval from the City for the elevated patio and associated steps/ramp to be located within the Avenue 'A' right-of-way. The proposed mixed-use building is designed to match the adjacent buildings on each side with "on-street" frontage (i.e. zero front setback). This configuration occurs predominantly throughout the downtown area. Due to the sloping sidewalk (drops approximately one-foot west to east along the property's 50-foot frontage), the proposed finished floor elevation has been established to match the adjacent buildings and therefore cannot provide ADA accessibility to the public sidewalk without the ramp and elevated patio. The patio will lend itself to "sidewalk café seating" as encouraged by City planning staff. Furthermore, the development of this building will remove a long standing "eye-sore" that has existed for years with the unimproved parking area and bring a vibrant business addition to the downtown area that is long overdue.

9. A formal lot split is proposed with the creation of parcels 'A' and 'B' as shown.

10. It is acknowledged that the finished floor elevation shall be set above the peak stage for a 100-year, 3-day storm event.

SLC Engineering

1. It is acknowledged that a right-of-way dedication for Indian River Drive will be needed to create a width of 80-feet. This dedication can occur with the future site plan for parcel 'B'.

Bureau of Fire Prevention

1. An application for Development/Site Plan Review (SLC Fire District Department) will be submitted under separate cover to the Fire District.

2. The Fire District review fees will be paid with submittal of the Site Plan Review.

CAI Serving Florida Since 1911

3. Acknowledged.

4. The proposed building will not be sprinkled for fire protection.

FPUA

1. A 13-foot utility easement has been provided north of parcel 'A' as provided in documentation from FPUA electric.

2. It is acknowledged that existing utility easements will need to be abandoned and new easements created for this project.

SLC Survey

1. Acknowledged. No comments.

Building Department

1. It is acknowledged that the building plans will need to satisfy the 2017, 6th Edition of the Florida Building Code.

2. The architect has made the necessary submittal for Historic approval.

3. The plans submitted comply with ADA accessibility requirements.

Hopefully we have addressed all of your concerns, however, if you should have any questions or need additional information, please do not hesitate to contact me at our office.

Sincerely,

CARTER ASSOCIATES, INC.

John H. Blum, P.E.
Principal

Cc: Brian Stone, Kraaz and Kraaz Finance LLC

CAI Serving Florida Since 1911

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER' S OFFICE Florida

February 22, 2018

Frank H. Fee, III
Fee, Yates & Fee, PLLC
426 Avenue A
Fort Pierce, FL 34950

Dear Mr. Fee:

Thank you for your letter dated February 21, 2018, which communicated the concerns of your client that are jointly shared with Hans Kraaz regarding the designation of Avenue B as a City street. Following the meeting of February 20, 2018, when Mr. Kraaz presented these concerns directly to the Fort Pierce City Commission, a meeting was scheduled with Mr. Kraaz for the next day. Pursuant to the meeting held February 21, 2018, which was attended by Hans Kraaz, Brian Stone, Jack Andrews and me, it was mutually agreed that it is in the best interest of the community to establish a 50ft wide dedicated public right-of-way. The right-of-way will provide conveyance for transportation and municipal utilities. This will be accomplished by performing a boundary survey, along with a legal map and description that will be recorded and held by the public in perpetuity.

I would like to personally thank you for bringing your concerns to me. Please do not hesitate to contact me directly if I can be of assistance.

We thank your client and Mr. Kraaz for their continued commitment toward the improvement of the beautiful City of Fort Pierce.

Sincerely,

Nicholas C. Mimms, P.E.
City Manager

NCM:jdr

Attachment

c: Mayor and Commissioners
Hans Kraaz

Planning Board **7.e.**

Meeting Date: 07/09/2019

Information

REQUESTED ACTION

Major Amendment to PD - Cumberland Farms - 835 Seaway Drive

LOCATION

835 Seaway Drive

RESPONSIBLE STAFF

Brandon C. Creagan. LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application & Supporting Documents
Aerial Map
Zoning Map
Future Land Use Map
TRC Comments
TRC Comment Response from Applicant

Form Review

Form Started By: Brandon Creagan Started On: 07/02/2019 11:22 AM

Final Approval Date: 07/03/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Planning Board

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

FROM: Brandon Creagan, LEED Green Associate, Planner BCC

SUBJECT: **Application for Major Amendment to a PD and Design Review**
Cumberland Farms
835 Seaway Drive

BOARD DATE: July 9, 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 August 5, 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 11, 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 is 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.

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. 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.

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 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.

CITY OF FORT PIERCE

DEVELOPMENT REVIEW PACKAGE

835 SEAWAY DRIVE/ TBD

May 21, 2019

Submitted by:

SNC·LAVALIN

ATKINS

Member of the SNC-Lavalin Group

CONTENTS

Contents 2

A. PD AMENDMENT PACKAGE 3

A.1. AMENDMENT NARRATIVE 4

A.2. COMPLETE NOTARIZED APPLICATION 5

A.3. WARRANTY DEED 6

A.4. SLC PROPERTY RECORD CARD 7

A.5. STATEMENTS OF OWNERSHIP & CONTROL OF PROPOSED DEVELOPMENT 8

A.6. GENERAL LOCATION MAP 9

A.7. DEVELOPMENT PLANS (SEE SECTION D) 10

B. CONCURRENCY REVIEW SUBMITTAL 11

C. DESIGN REVIEW SUBMITTAL PACKET 12

C.1. DESIGN INTENT NARRATIVE 13

C.2. CONTEXT PHOTOGRAPHS 14

C.3. ARCHITECTURAL PRECEDENT 15

C.4. PHOTOGRAPHS OF EXISTING STRUCTURES 16

C.5. TRAFFIC IMPACT REPORT 17

C.6. DEVELOPMENT PLANS (SEE SECTION D) 18

D. DEVELOPMENT PLANS 19

D.1. SURVEY 19

D.2. DEMOLITION PLAN 19

D.3. SITE PLAN 19

D.4. STORM DRAINAGE PLAN 19

D.5. LANDSCAPE MITIGATION (DISPOSITION) PLAN 19

D.6. LANDSCAPE PLAN 19

D.7. PHOTOMETRIC PLAN 19

D.8. PHOTOMETRIC DETAILS 19

D.9. AUTOTURN ANALYSIS 19

D.10. EXTERIOR ELEVATIONS 19

D.11. SECURITY CAMERA EXHIBIT 19

D.12. SIGN RENDERINGS 19

A. **PD AMENDMENT PACKAGE**

A.1. AMENDMENT NARRATIVE

Atkins
7175 Murrell Road
Melbourne, FL 32940-7999
Tel: +1 321 242 4942
atkinsglobal.com
snclavalin.com

TO: City of Fort Piece Planning Department
Att: Rebecca Grohall, AICP, Planning Director
100 North U.S. Highway 1
Fort Pierce, FL 34950

FROM: Jeffrey Lucas – Atkins N.A
Authorized Representative

SUBJECT: **Application for Development Review (Major PD Amendment)**
Cumberland Farms @ Harbour Isles
835 Seaway Drive / TBD

DATE: April 29, 2019

AMENDMENT NARRATIVE

Owner(s)/Applicant(s): Harbour Isle Development Commercial, LLC
835 Seaway Drive
Fort Pierce, FL 34949

Representative: Atkins, NA
Jeffrey Lucas
7175 Murrell Road
Melbourne, FL 34940

Requested Action: Approval with Conditions to allow for a Major Amendment to the Planned Development Plan for Harbour Isle Concerning Property Located at 835 Seaway Drive / TBD

Location: 835 Seaway Drive / TBD

Parcel IDs: 2402-501-0001-010-8

Zoning: PD, Planned Development

Future Land Use: HIMU, Hutchinson Island Mixed Use

Surrounding Zoning:

North	East	South	West
OS1	PD	PD	PD

Land Use: 1.50 acres

Amendment Request:

In accordance with Section, 22-40 of the City Code, Cumberland Farms, Inc. is requesting the review and approval of a Development Review (Major Amendment) to the previously approved PD as follows:

1. Revise the previously approved site plan for property that is located at 835 Seaway Drive. The proposal is to construct a 5,625 square foot convenience store with fuel sales and associated infrastructure.

2. Revise the previously approved 15,000 square foot commercial allocation by ±1,675 square feet to allow for a Cumberland Farms to be developed on a portion of the original parent parcel that received Commission approval on August 5, 2004. This development will effectively provide for "infill" development of this original parent parcel that received Commission approval of a retail building on January 11, 2019. the second infill parcel of the parent parcel to increase the remaining allotted commercial building square footage from 3,950 square feet to 5,625 square feet.

3. Revise the previously permitted uses to allow convenience stores with fuel sales.

Background Information:

On August 5, 2004, the City Commission granted approval for the Planned Development know as Harbour Isle at Hutchinson Island. This PD consisted of both residential and commercial components. The commercial aspects of the project were located along Seaway drive. A 15,000 square foot retail use was approved for a single parcel as a part of this 2004 Commission approval. On January 11, 2019, the City Commission approved an 11,050 square foot retail development on a portion of this parent parcel that was subdivided into two parcels. This request seeks to development the remaining acreage with a Cumberland Farms that will require a 1,675 square foot commercial allocation increase and permission to have fuel sales.

Site Plan Review:

Cumberland Farms, Inc. is requesting review and approval of a Major Amendment to the Harbour Isle Planned Development for the commercial component of the development that is located at 835 Seaway Drive. As noted above, the previously approved site plan had a commercial building of 15,000 square feet. The parent parcel with the previously approved commercial component has been legally split into two parcels of 1.5 acres and 1.54 acres. The approved site plan of the Planned Development has been revised. The 1.54-acre parcel has been granted a Major Amendment approval by the City Commission on January 11, 2019 for an ±11,050 square feet commercial building. Cumberland Farms, Inc. is proposing a 5,625 square feet commercial building on the remaining infill parcel. The combined buildings square footage has exceeded the previously approved the 15,000 square feet commercial building by 1,675 square feet.

There are proposed to be two driveways on the property along Seaway Drive. One driveway will be egress (right-out only) only and the second driveway will be a shared driveway with the adjacent commercial development and will be both ingress and egress. The egress for the second driveway will be a left-out and a right-out. There will be no driveway that connects to the interior of the Harbour Isle development, instead there will be a pedestrian path with a secure electronic gate that only the Harbour Isle residents will be able to access.

The proposed building size would require twenty-nine (29) parking spaces with two (2) of those spaces being designated as handicap spaces. The proposed development is providing thirty (30) parking spaces with two (2) of these spaces designated as handicap. Five (5) bicycle stalls will also be provided onsite.

The Lighting Plan provided will have minimal light spill onto both Seaway Drive and on the property line that is shared with the residential component of Harbour Isle. The lighting in the parking area was designed to be in compliance with City Code 22-60 (j)(1)(a) that required a minimum average of two (2) foot-candles in the parking area.

The Landscape Plan proposes the following vegetation:

TYPE	COMMON NAME	QUANTITY
TREES		
	Live Oak	3
	Sabal Palm	14
	Mahogany	6
SHRUBS/GROUNDCOVERS		
	Perennial Peanut	295
	Red Tip cocoplum	138
	Wax Jasmine (Shrub)	78
	Podocarpus	21
TURF		
	St. Augustine Floratam	1,265 SY

The Landscape Plan was designed to be in compliance with the requirements of City Code 22-187, General Landscaping requirements. A fully automatic irrigation system will be installed and will provide 100% coverage in winds up to 15 miles per hour.

Development Review

Section 22.58 of the City of Fort Pierce Code of Ordinances outlines the requirements for development review. The attached material includes the necessary items required for review and approval.

Design Review

Section 22.59 of the City of Fort Pierce Code of Ordinances outlines the requirements for design review. The attached material includes necessary items required for review and approval.

Based on the above justification and attached information, the Petitioner respectfully requests approval of these requests.

A.2. COMPLETE NOTARIZED APPLICATION

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 835 Seaway Dr / TBD., Fort Pierce, FL 34949

Parcel ID #(s) 2402-501-0001-010-8

Project description 5,625 SF 1-story convenience store with outdoor seating and 6 fueling pumps

Harbour Isle Dev Commercial, LLC
Property Owner(s)
825 Seaway Drive
Street Address
Fort Pierce FL 34949
City State Zip
(561)-623-8801
Phone Number
cmason@masondc.com
Email Address

Laura Sherman, Assistant Secretary, Cumberland Farms Inc.
Applicant/Representative, Title, Company
165 Flanders Rd.
Street Address
Westborough MA 01581
City State Zip
(508) 270-1400
Phone Number
lsherman@cumberlandfarms.com
Email Address

Representative
Jeffrey Lucas - ATKINS
7175 Murrell Road
Melbourne, FL 32940
321-242-4942
jeffrey.lucas@atkinglobal.com

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- 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, retail, industrial, 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

M A, 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

Map Last Updated: 3/9/2019

PREPARED FOR
Michelle Franklin, CFA
SAINT LUCIE COUNTY PROPERTY APPRAISER

0 50 100 200 300 400
Feet

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
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 (Applicant contracting to purchase)
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 Mar, 20 15 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

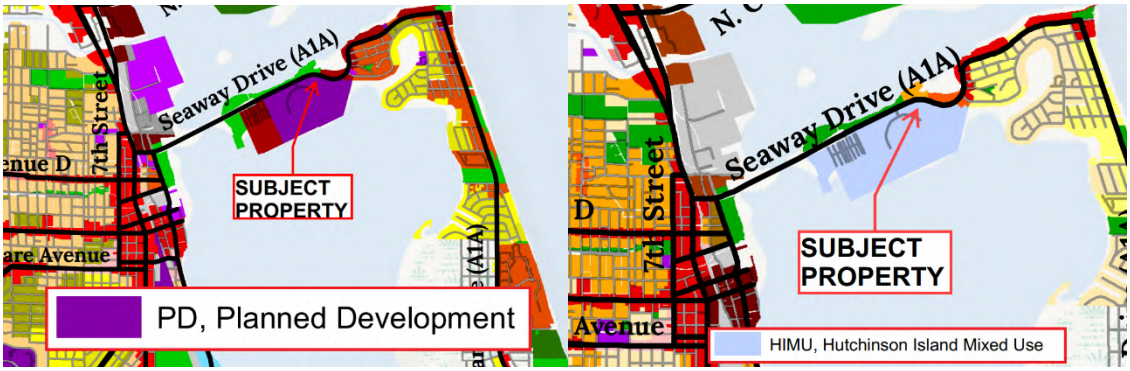
Date: **February 19, 2019**

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

Ocilla Bank
1929
132

DINER
Coca-Cola

C.3. ARCHITECTURAL PRECEDENT

Photos of surrounding uses and styles

DINER
Coca-Cola

Cumberland
ARMS
69¢

AVAILABLE
COMMERCIAL
3+ ACRES
(772) 461-9060

WARNING

FOR SALE
RESTAURANT SITE
Harbour Isle Resales, LLC
772 463 9060

835 Seaway Dr
Fort Pierce FL

FOR INFORMATIONAL AND ILLUSTRATION PURPOSES ONLY. ALL PRODUCT, SERVICE AND CORPORATE NAMES ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. THESE IMAGES ARE NOT INTENDED FOR ENGINEERING PURPOSES. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR ANY DIMINSIONS LISTED ON THE ILLUSTRATIONS PROVIDED

RLAtechnolgy.com
513-57 4-9500

RLA TECHNOLOGY SOLUTIONS

Cumberland
FARMS
REGULAR
2.34 9/10
SmartPay MEMBER
2.34 9/10
WE HAVE DIESEL
Cumberland

C.4. PHOTOGRAPHS OF EXISTING STRUCTURES

C.5. TRAFFIC IMPACT REPORT

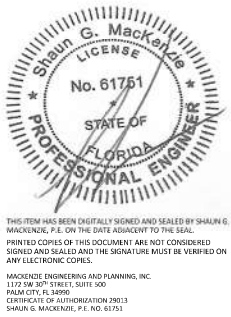
TRAFFIC IMPACT ANALYSIS

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
© MacKenzie Engineering and Planning, Inc.
CA 29013

EXECUTIVE SUMMARY

MacKenzie Engineering and Planning, Inc. (MEP) was retained to prepare a traffic study update for the development of property on the south side of Seaway Drive east of the Harbor Isle roundabout, Fort Pierce, FL (Parcel ID: 2402-501-0001-000-5). The applicant proposes a 3,250 SF of high-turnover restaurant, 4,745 SF apparel store, 1,040 SF gift shop, 1,495 SF liquor store, and 5,625 SF of convenience store with 12 vehicle fueling positions.

The project has a prior approval through Ft. Pierce and a pre-approval through FDOT for 1 right-in, 1 right-out, and one full access driveway to Seaway Drive along with a full access driveway to Harbor Isle. The project proposes to remove the Harbor Isle access. The project will provide cross-access to the undeveloped parcel to the west.

The site proposes a 2020 buildout. The project's net new trips compared to the prior use approval is a decrease of 969 daily, 66 AM peak hour, and 84 PM peak hour trips.

The proposed project is expected to generate the following net external trips:

- 1,128 daily, 72 AM peak hour (39 in/33 out), and 81 PM peak hour (42 in/39 out)

The proposed project is expected to generate the following cumulative driveway trips:

- 3,918 daily, 268 AM peak hour (139 in/129 out), and 277 PM peak hour (143 in/134 out)

The driveways are projected to operate acceptably without ingress turn lanes. The project will provide left and right-turn egress lanes from the project.

TABLE OF CONTENTS

EXECUTIVE SUMMARY i
TABLE OF CONTENTS ii
LIST OF TABLES iii
LIST OF FIGURES iii
LIST OF EXHIBITS iii
INTRODUCTION 1
INVENTORY AND PLANNING DATA 2
PROJECT TRAFFIC 2
Use 2
Traffic Generation 2
Internal Capture 3
Pass-by Trip Capture 3
Area of Impact 5
TRAFFIC DISTRIBUTION 6
TRAFFIC ASSIGNMENT 6
PROJECTED GROWTH 6
BACKGROUND TRAFFIC 6
ASSURED AND PROGRAMMED CONSTRUCTION 7
ROADWAY ANALYSIS 7
Adopted Level of Service 7
Total Peak Hour 8
DRIVEWAYS 9
Driveway Dimensions 13
Turn Lanes 13
Right-Turn Lane 13
Left-Turn Lane 13
Access Management 14
CONCLUSION 15
APPENDICES 16

LIST OF TABLES

Table 1. Proposed Changes 2
Table 2. Trip Generation 4
Table 3. Net External Trip Generation 5
Table 4. Driveway Trip Generation 5
Table 5. Growth Rate Calculation 6
Table 6. Driveway Volumes 13

LIST OF FIGURES

Figure 1. Site Location 1
Figure 2. Traffic Assignment 7
Figure 3. Projected Harbor Cay Driveway Volumes 10
Figure 4. Undeveloped Western Property Driveway Volumes 11
Figure 5. Total Projected Driveway Volumes 12

LIST OF EXHIBITS

Exhibit 1. Trip Generation
Exhibit 2. AM Peak Hour Project Trips
Exhibit 3. AM Peak Hour Roadway Analysis
Exhibit 4. PM Peak Hour Project Trips
Exhibit 5. PM Peak Hour Roadway Analysis
Exhibit 6. Harbor Cay Driveway Volumes
Exhibit 7. Adjacent Parcel Trip Generation
Exhibit 8. Adjacent Parcel Driveway Volumes
Exhibit 9. Total Projected Driveway Volumes
Intersection Development Sheet – Seaway Drive @ Driveway

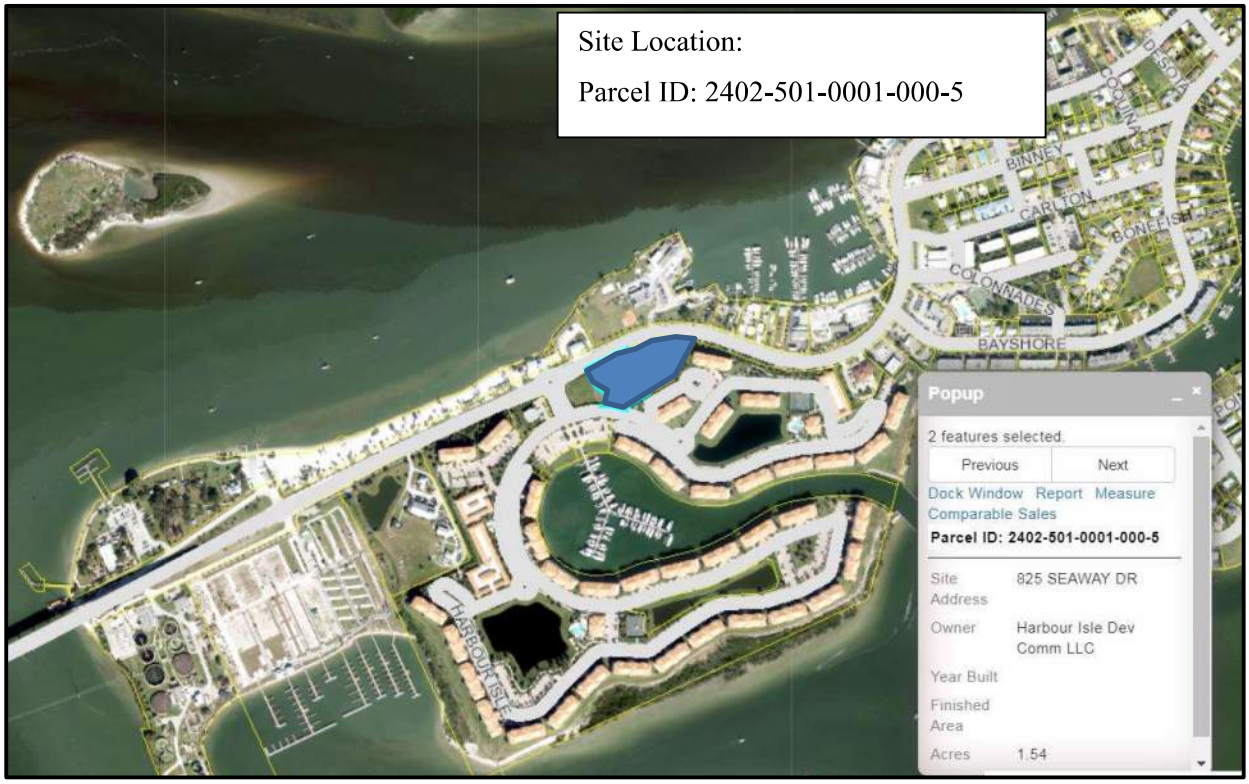
INTRODUCTION

MacKenzie Engineering and Planning, Inc. (MEP) was retained to prepare a traffic study update for the development of property on the south side of Seaway Drive east of the Harbor Isle roundabout, Fort Pierce, FL (Parcel ID: 2402-501-0001-000-5). The applicant proposes a 3,250 SF of high turnover restaurant, 4,745 SF apparel store, 1,040 SF gift shop, 1,495 SF liquor store, and 5,625 SF of convenience store with 12 vehicle fueling positions.

The project has a prior approval through Ft. Pierce and a pre-approval through FDOT for 1 right-in, 1 right-out, and one full access driveway to Seaway Drive along with a full access driveway to Harbor Isle. The project proposes to remove the Harbor Isle access. The purpose of this report is to assess the ability of the driveway and roadways surrounding the project accommodate the projected change in traffic.

The concept plan is shown in Appendix A.

Figure 1. Site Location



INVENTORY AND PLANNING DATA

The traffic data used in this analysis were obtained from FDOT.
Atkins & EDC provided site information.

PROJECT TRAFFIC

Use

The following changes are proposed:

Table 1. Proposed Changes

Use	Approved	Proposed	Change (P – A)
Medical Office	8,600 SF	-	-8,600 SF
Shopping Center	4,000 SF	0 SF	+4,000 SF
Restaurant	7,050 SF	3,250 SF	-3,800 SF
Apparel Store	-	4,745 SF	+4,745 SF
Gift Shop	-	1,040 SF	+1,040 SF
Liquor Store	-	1,495 SF	+1,495 SF
Convenience Store with Fuel Pumps			
Convenience Store	5,618 SF	5,625 SF	7 SF
Fueling Positions	12 F.P.	12 F.P.	0 F.P.

Traffic Generation

Daily and peak hour rates and equations contained in the Institute of Transportation Engineers' (ITE) report, Trip Generation (10th Edition) were applied to the following uses:

- Restaurant – ITE Land Use 932 – High-Turnover Sit-Down Restaurant
- Beachwear – ITE Land Use 876 – Apparel Store
- Gift Shop – ITE Land Use 876 – Apparel Store
- Liquor Store – ITE Land Use 899 – Liquor Store

The report uses FDOT's Trip Generation Recommendations Report (October 2014) for Convenience Market with Gas Pumps. The FDOT PM peak hour Gasoline plus convenience store equation was also applied to the AM peak hour because FDOT did not publish AM Peak Hour equations.

The proposed project is expected to generate the following net external trips:

- 1,128 daily, 72 AM peak hour (39 in/33 out), and 81 PM peak hour (42 in/39 out)

The proposed project is expected to generate the following cumulative driveway trips:

- 3,918 daily, 268 AM peak hour (139 in/129 out), and 277 PM peak hour (143 in/134 out)

Internal Capture

AM and PM peak hour internal capture is conservatively estimated at 1.8 and 4.8 percent, respectively. This is a conservation rate given the potential interaction between the uses on the site.

Pass-by Trip Capture

MEP utilized the available pass-by rate capture rates published within the ITE's report, *Trip Generation (10th Edition)*. Apparel Store and Liquor Store do not have published pass-by rates, therefore a 34 percent pass-by rate was applied based the average shopping center rate (ITE Land Use 820). The report uses the pass-by capture rate published within FDOT's Trip Generation Recommendations Report (October 2014) for Convenience Market with Gas Pumps as show in Table 2.

MacKenzie
Engineering & Planning, Inc.

Table 2. Trip Generation

Land Use	Intensity			Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Proposed Site Traffic										
High Turnover Sit-Down Rest	3.250		1000 SF	365	32	18	14	32	20	12
Apparel Store	5.785		1000 SF	384	6	5	1	24	12	12
Conv. Mrkt w/ Gas Pumps	5.625 ksf + 12 f.p.			3,361	235	118	117	235	118	117
Liquor Store	1.495		1000 SF	152	1	1	0	26	13	13
Subtotal				4,110	273	141	132	291	150	141
Internal Capture	AM	PM	DAILY							
High Turnover Sit-Down Rest	6.3%	12.5%	12.5%	46	2	1	1	4	2	2
Apparel Store	0.0%	8.3%	8.3%	32	0	0	0	2	1	1
Conv. Mrkt w/ Gas Pumps	1.3%	3.4%	3.4%	114	3	1	2	8	4	4
Liquor Store	0.0%	7.7%	7.7%	12	0	0	0	2	1	1
Subtotal	1.8%	4.8%	4.7%	192	5	2	3	14	7	7
Pass-By Traffic										
High Turnover Sit-Down Rest	43.0%			137	13	7	6	12	8	4
Apparel Store	34.0%			120	2	2	0	7	4	3
Conv. Mrkt w/ Gas Pumps	78.0%			2,533	181	91	90	177	89	88
Liquor Store	34.0%			48	0	0	0	8	4	4
Subtotal				2,790	196	100	96	196	101	95
NET PROPOSED TRIPS				***1,128***	***72***	***39***	***33***	***81***	***42***	***39***
Total Proposed Driveway Volumes				***3,918***	***268***	***139***	***129***	***277***	***143***	***134***
NET EXTERNAL TRIPS (FOR THE PURPOSES OF CONCURRENCY)				**1,128**	**72**	**39**	**33**	**81**	**42**	**39**
NET CHANGE IN DRIVEWAY VOLUMES				**3,918**	**268**	**139**	**129**	**277**	**143**	**134**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
High Turnover Sit-Down Rest	932	1000 SF	112.18	43%	55/45	9.94	62/38	9.77
Apparel Store	876	1000 SF	66.4	34%	80/20	1.00	51/49	4.12
Conv. Mrkt w/ Gas Pumps	FDOT	1000 SF & Pumps	14.3 x PM Trips	78%	50/50	used PM information	50/50	12.3 x Fuel Pumps + 15.5 x 1,000 SF Conv. Store
Liquor Store	899	1000 SF	101.49	34%	51/49	0.51	50/50	17.12

Area of Impact

The proposed changes on the site, reductions in intensity and use of the more accurate ITE 10th Edition and FDOT equations resulted in a significant reduction in net external and driveway trips. The most recent traffic study was performed by O'Rourke Engineering & Planning and is dated August 10, 2018. The summary of trips is shown below in Tables 3 and 4.

Table 3. Net External Trip Generation

Traffic Study	Daily Trips	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
O'Rourke	2,097	138	80	58	165	83	82
MEP	1,128	72	39	33	81	42	39
Change	-969	-66	-41	-25	-84	-41	-43

Table 4. Driveway Trip Generation

Traffic Study	Daily Trips	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
O'Rourke	4,699	309	166	143	357	178	179
MEP	3,918	268	139	129	277	143	134
Change	-781	-41	-27	-14	-80	-35	-45

The reduction in net external trips is attributed to the FDOT's studies of convenience stores with gasoline pumps which demonstrates approximately 78 percent of the traffic is related to traffic passing by the site. The study also eliminated the medical office use from the site and applied the anticipated actual uses (apparel store, gift shop, and liquor store) rather than the general shopping center trip generation.

TRAFFIC DISTRIBUTION

Consistent with the prior approved traffic study, the overall distribution is summarized by general directions and is depicted below:

WEST	-	70 percent
EAST	-	30 percent

TRAFFIC ASSIGNMENT

The distributed external trips for the project were assigned to the roadway network within the radius of influence based on the distribution and are consistent with the O'Rourke August 10, 2018 traffic study. The traffic assignment is illustrated in Figure 2.

PROJECTED GROWTH

Projected growth is estimated using the historical growth in the area. The study uses a 3.4 percent annual growth rate as shown in Table 5 based the weighted average of growth on Seaway Drive and Ocean Drive.

Table 5. Growth Rate Calculation

ROAD	FROM	TO	Station	LANES	2014	2015	2016	2017	2018	GROWTH RATE
Seaway Drive	ICWW	Harbour Isle	940115	2	12,900	15,100	14,800	14,800	16,600	4.28%
Ocean Drive	Seaway Dr	Jaycee Park	945016	2	7,800	8,000	8,800	8,100	8,400	1.55%

Average Weighted Growth Rate	**3.4%**

BACKGROUND TRAFFIC

Background traffic identifies how the study area's transportation system is forecast to operate in the buildout year. This includes traffic growth that is associated with the general (historic) growth in the area and the growth due the development of unbuilt portions of approved major developments.

Figure 2. Traffic Assignment

ASSURED AND PROGRAMMED CONSTRUCTION

A review was conducted of the Five-Year Plans of FDOT. No capacity enhancements are identified in the area.

ROADWAY ANALYSIS

Adopted Level of Service

Seaway Drive (SR A1A) has an adopted level of service of D based on the City's comprehensive plan. Seaway Drive is 4-lanes west of Causeway Cove Marina. Seaway Driveway is uninterrupted flow segment from Causeway Cove Marina to Harbour Isle Drive and transitions from 4-lanes to 2-lanes. East of Harbour Isle Drive, Seaway Drive is 2-lanes. The corresponding vehicular roadway capacities for Seaway Drive are 1,300, 1,190 and 750 peak hour peak direction vehicles, respectively, obtained from FDOT's 2013 Quality/Level of Service Manual.

Total Peak Hour

Roadway analysis was performed on Seaway Drive from Indian River Drive to Ocean Drive. The project related traffic and total traffic for the AM and PM peak hours for one-way peak hour conditions are shown in Exhibits 2 through 5. As shown in Exhibits 3 and 5, Seaway is projected to operate acceptably at project buildout in the AM and PM peak hours, respectively.

DRIVEWAYS

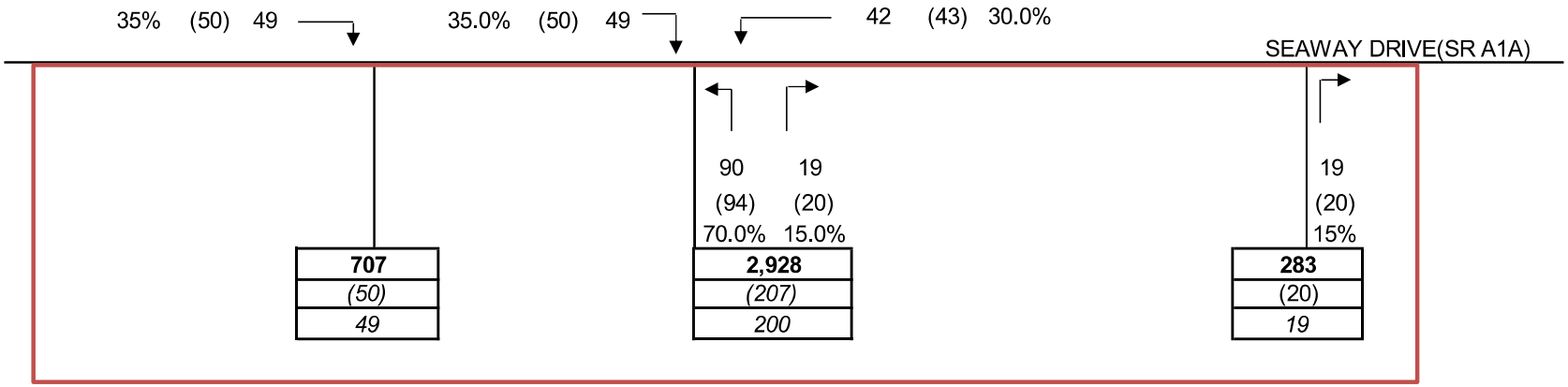
The Project site proposes three points of access onto Seaway Drive (SR A1A). The access is as follows:

- Seaway Drive west access – right-in only
- Seaway Drive central access – full access
- Seaway Drive east access – right-out only

In addition, the project will provide cross-access to an undeveloped parcel to the west. The parcel was previously analyzed as an 8,000 SF medical office. This analysis will continue to analyze the project as an 8,000 SF medical office in order to provide a conservative analysis. Trip generation is provided in Exhibit 6 in the Appendix and the traffic assignment is consistent with the proposed project.

The Harbor Cay project, Undeveloped Western Parcel, and Total driveway trips are shown in Figures 3, 4, and 5, respectively.

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

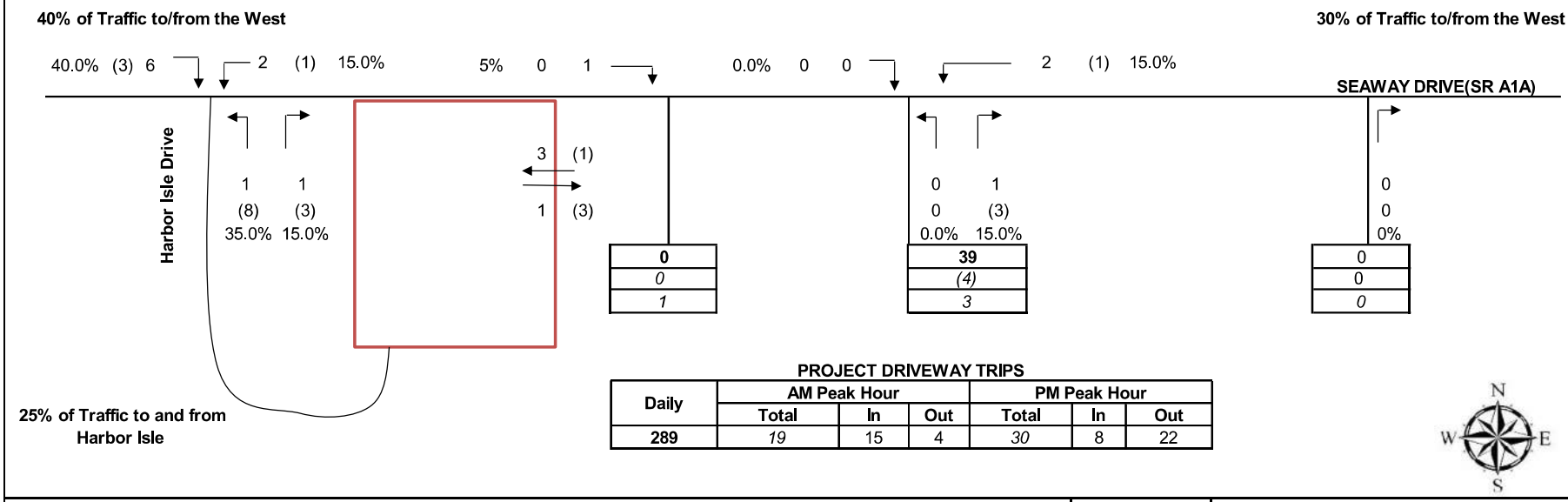
Harbor Cay

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

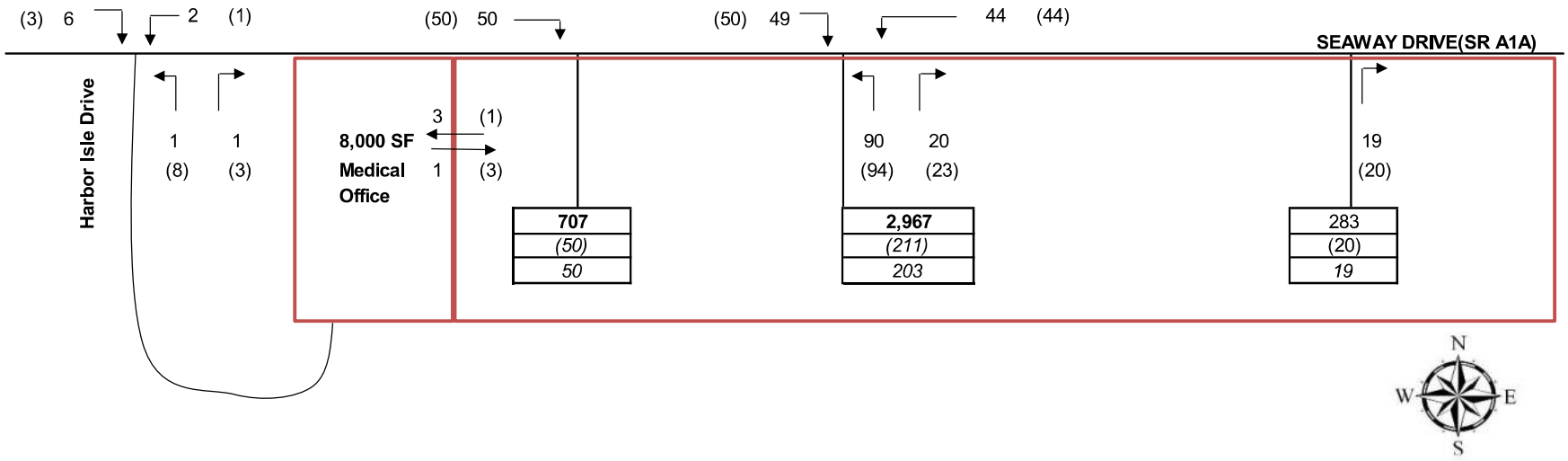


Possible Medical Office adjacent to Harbor Cay

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



TOTAL

PROJECTED DRIVEWAY VOLUMES

289	Total daily driveway trips
(30)	PM peak hour driveway trips
19	AM peak hour directional driveway trips

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

Copyright © 2019, MacKenzie Engineering and Planning, Inc.

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

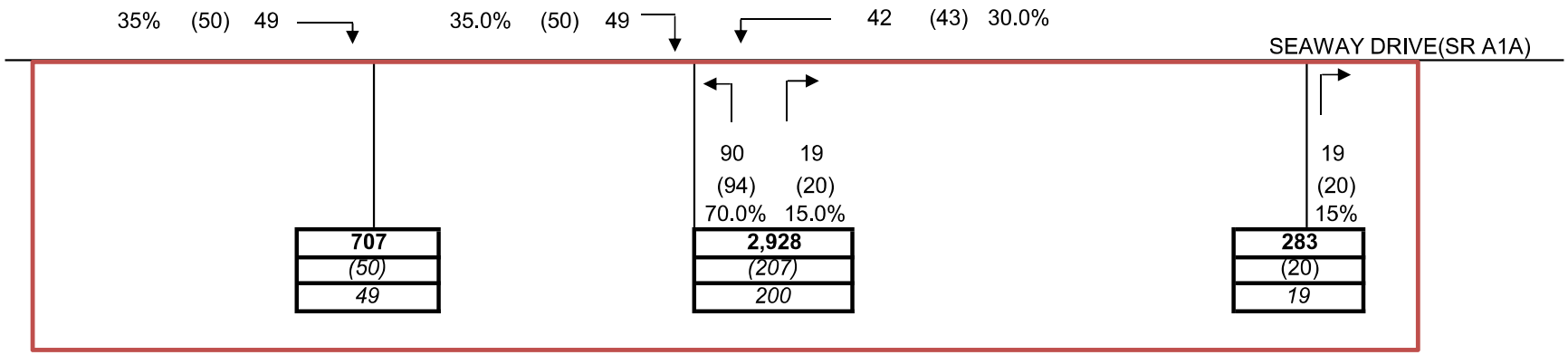
EXHIBIT 4 - PM PEAK HOUR
Harbor Cay
PM PEAK HOUR PROJECT TRIPS

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 From	To	Class	Committed Number Of Lanes	Committed LOS 'D' Capacity	Project Trips NB/EB	Project Trips SB/WB	2018 PM PHPD Volume NB/EB	2018 PM PHPD Volume SB/WB	Growth Rate	Growth from Growth Rate NB/EB	Growth from Growth Rate SB/WB	2020 Bckgrnd Peak Hr Vol NB/EB	2020 Bckgrnd Peak Hr Vol SB/WB	2020 Total Pk Hour Volume NB/EB	2020 Total Pk Hour Volume SB/WB	Meets Standard ? NB/EB	Meets 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

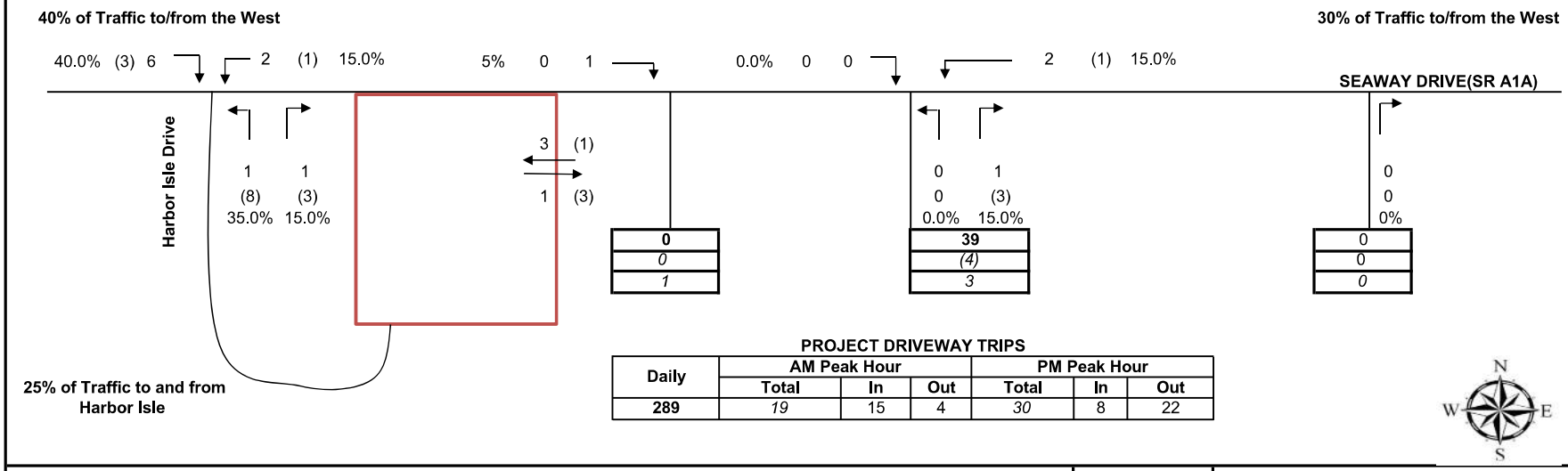
Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Proposed Site Traffic									
Medical Office	8.000	1000 SF	289	19	15	4	30	8	22

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

Copyright © 2019, MacKenzie Engineering and Planning, Inc.

EXHIBIT 8



PROJECT DRIVEWAY TRIPS

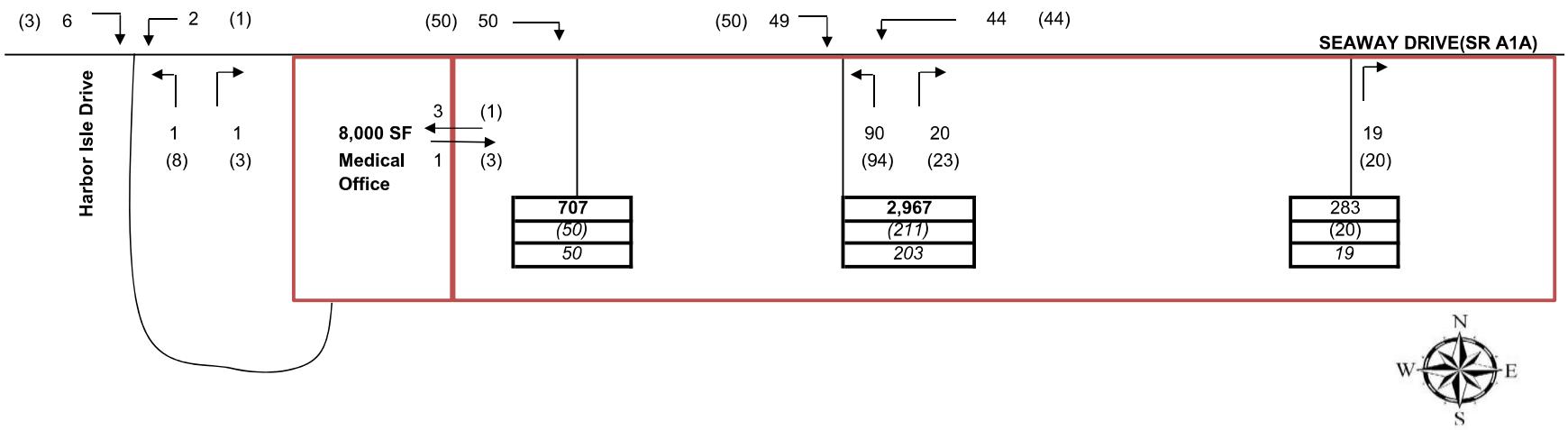
Daily	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
289	*19*	15	4	*30*	8	22

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

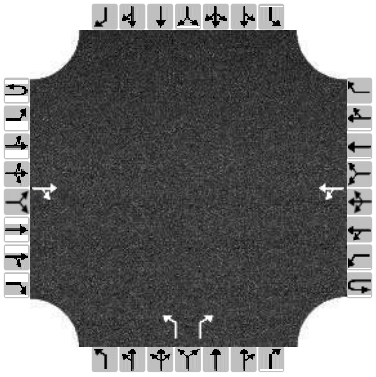
General Information

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						

Copyright © 2019 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

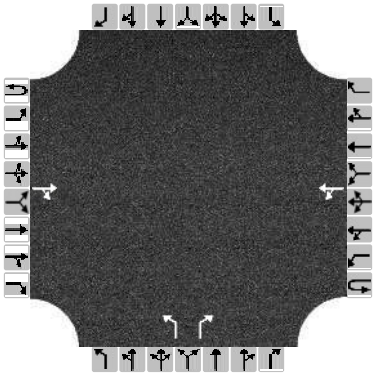
General Information

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													

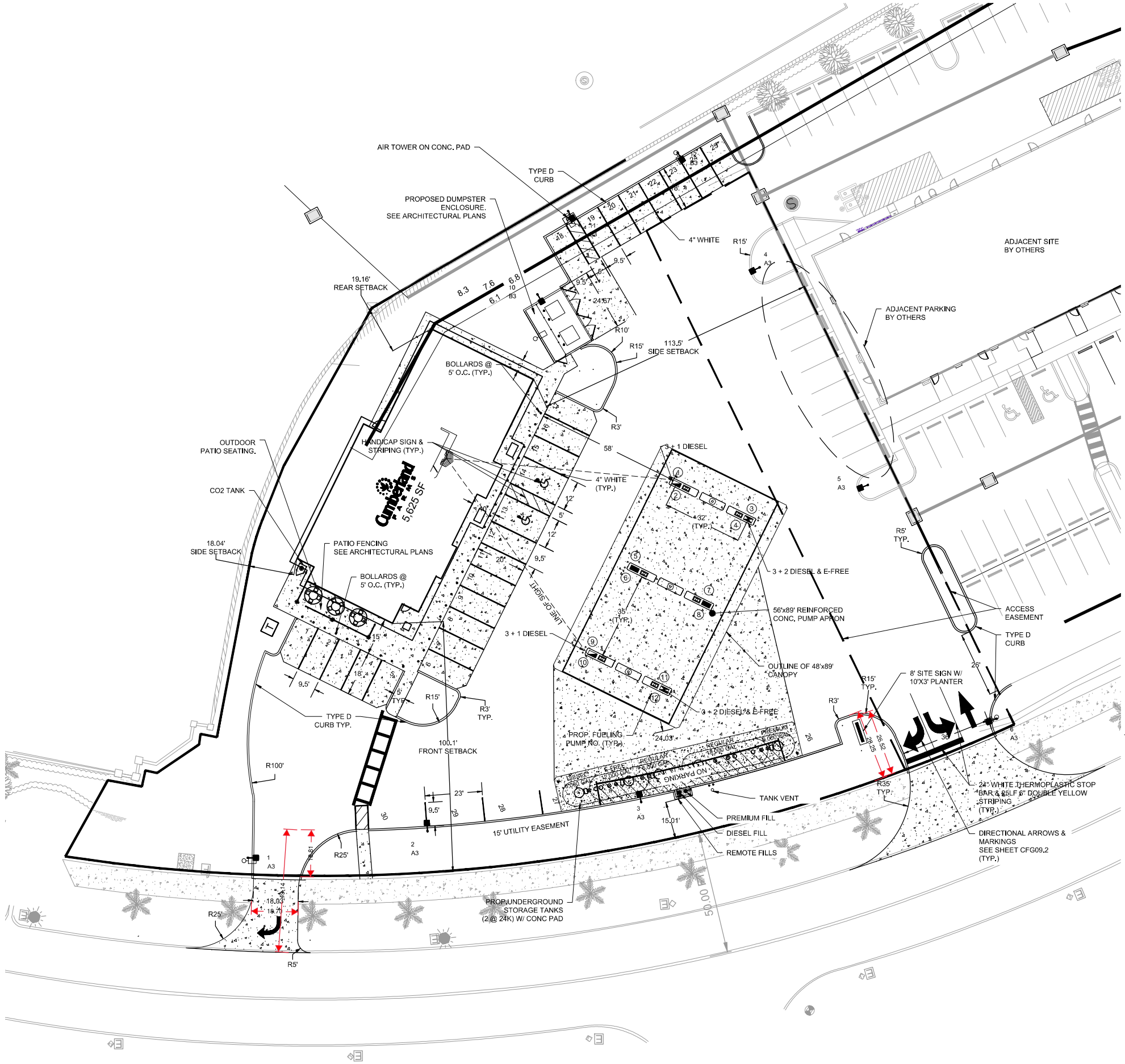
Critical and Follow-up Headways

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						

Copyright © 2019 University of Florida. All Rights Reserved.



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

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document leaves the possession of ATKINS. Changes or alterations may be safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained therein and to further insure that no changes, alterations or modifications have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original. ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

Rev.	Date	Description	By	Ch'd	Ap'd

Drawing Status: CONCEPT PLAN
Suitability: SO

ATKINS
LOCAL OFFICE:
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
www.atkinsglobal.com

Copyright © Atkins Limited (2017)

Client: Cumberland FARMS
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

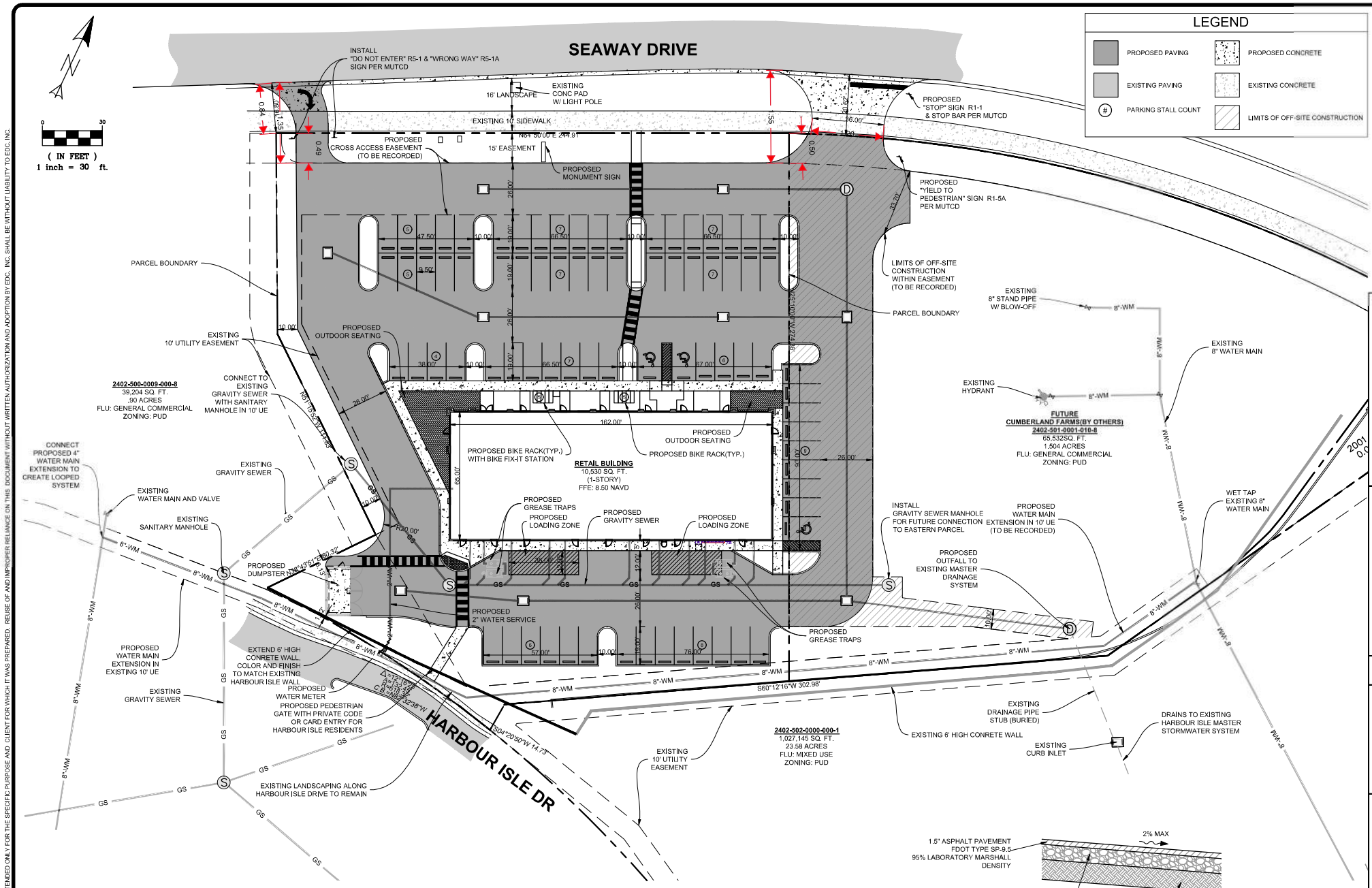
Project Title: 835 SEAWAY DR
FT. PIERCE, FL 34949

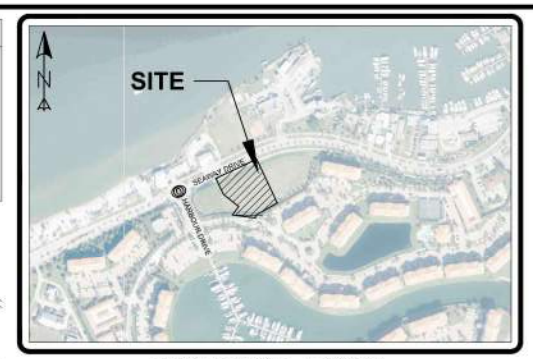
Drawing Title: SITE PLAN

Scale	Designed	Drawn	Checked	Authorized
Original Size: ARCH D	JAL	DF		
	Date	Date	Date	Date

Drawing Number: CFG04.0
Revision:

User: FAR4400
G:\PROJECTS\100062844 - CF - 801Seaway (Ft. Pierce)\10 CAD\CFG04.0 - SITE PLAN.dwg





FORT PIERCE, FLORIDA

VICINITY MAP

SCALE: 1"= 500'

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.

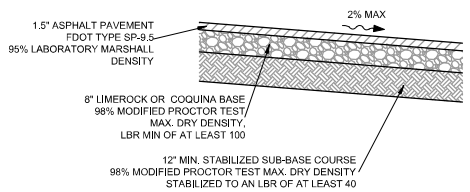
SOLID WASTE:
THIS PROJECT WILL UTILIZE A DOUBLE DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS. THE PROPOSED ENCLOSURE SHALL MEET THE CITY OF FORT PIERCE STANDARDS. GARBAGE AND RECYCLING PICKUP SERVICE TO BE PROVIDED BY THE FORT PIERCE SOLID WASTE DIVISION.

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.

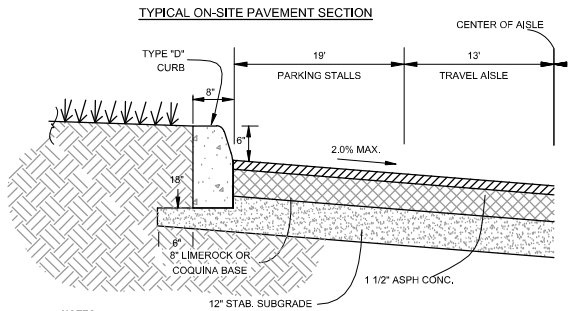
FIRE PROTECTION:
ALL HYDRANTS WITHIN 1000' ARE SHOWN. IF REQUIRED BY THE FLORIDA BUILDING CODE A SPRINKLER SYSTEM FOR FIRE PROTECTION WILL BE INSTALLED AND AN FDC WILL BE LOCATED NO LESS THAN 40' FROM THE BUILDING. EMERGENCY ACCESS FOR FIRE DISTRICT VEHICLES WILL BE PROVDED.

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

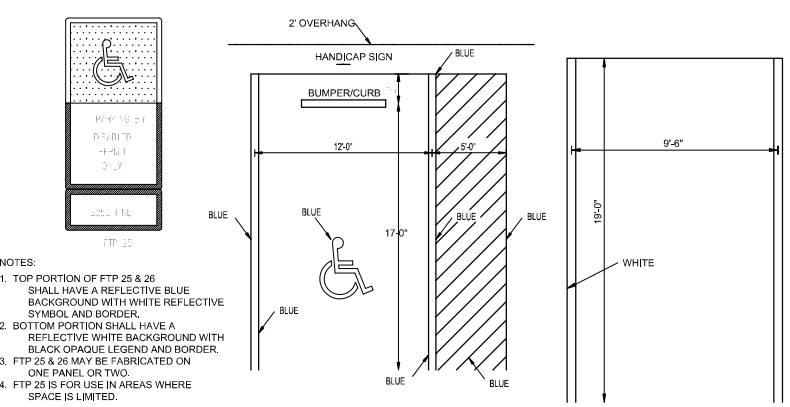


TYPICAL ON-SITE PAVEMENT SECTION



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.

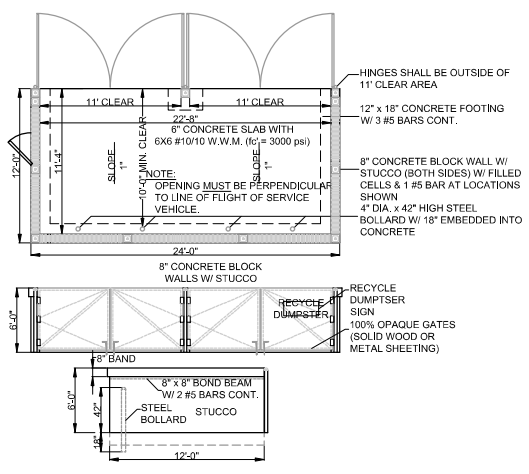
PARKING LOT SECTION W/ TYPE "D" CURB (S-3)



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

ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
F.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 (10/14/2018)

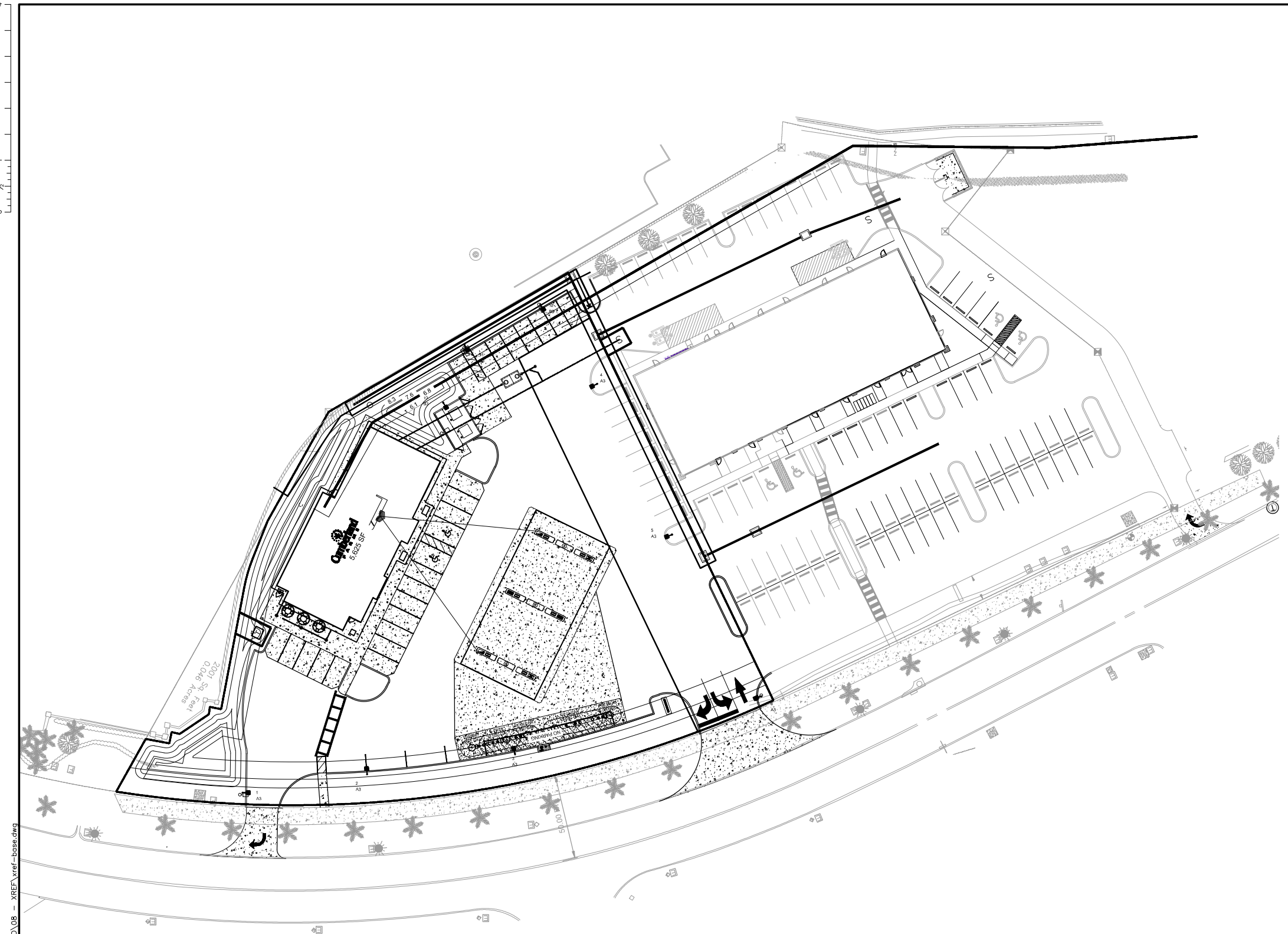
HARBOUR CAY
SITE PLAN
FORT PIERCE FLORIDA

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

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.



User: FAR4400
G:\PROJECTS\100062844 - 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

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document leaves the possession of ATKINS. Changes or alterations may be safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained therein and to further insure that no changes, alterations or modifications have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original. ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

Rev.	Date	Description	By	Ch'kd	App'd

Drawing Status: CONCEPT PLAN
Suitability: S0

ATKINS
LOCAL OFFICE:
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

www.atkinsglobal.com

Copyright © Atkins Limited (2017)

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**

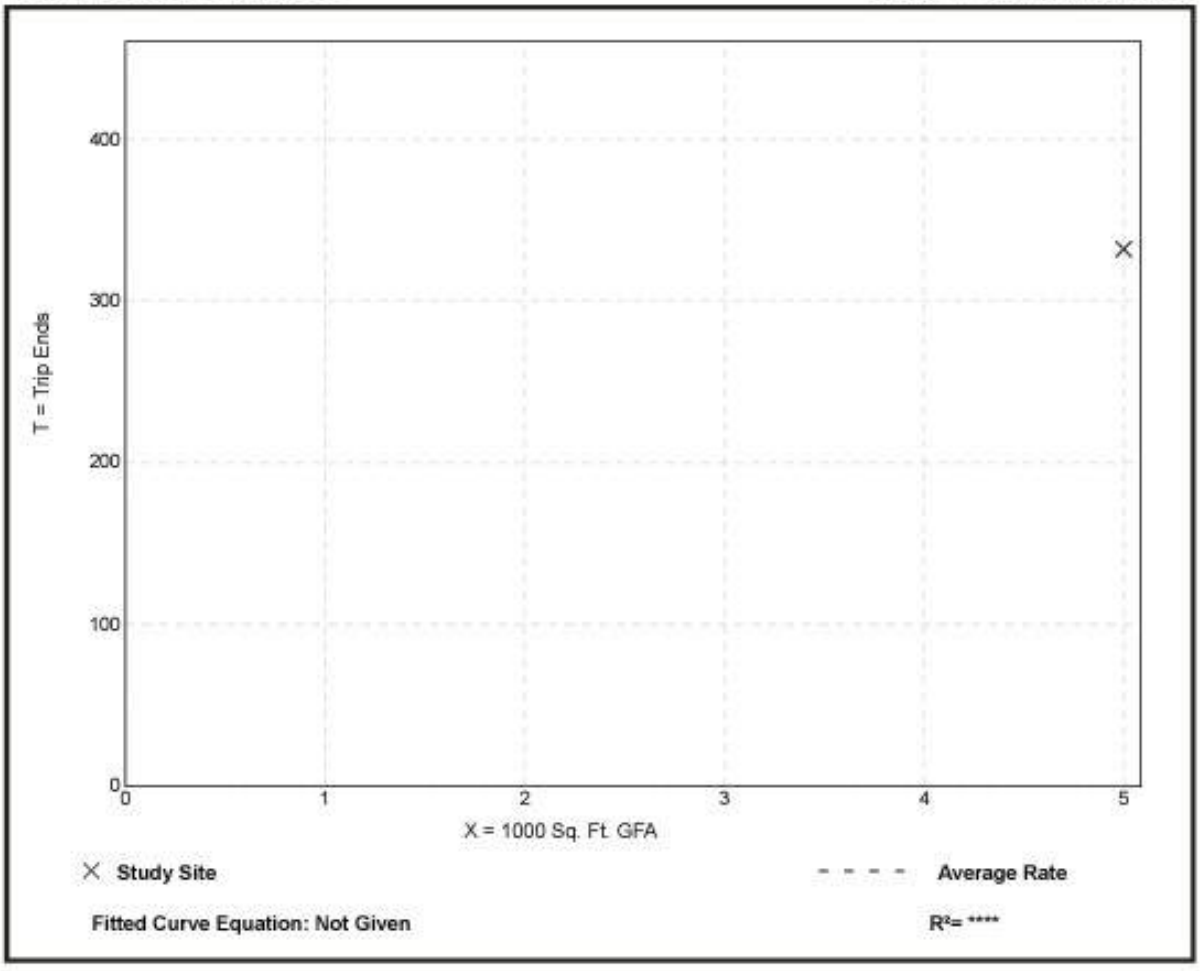
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

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)

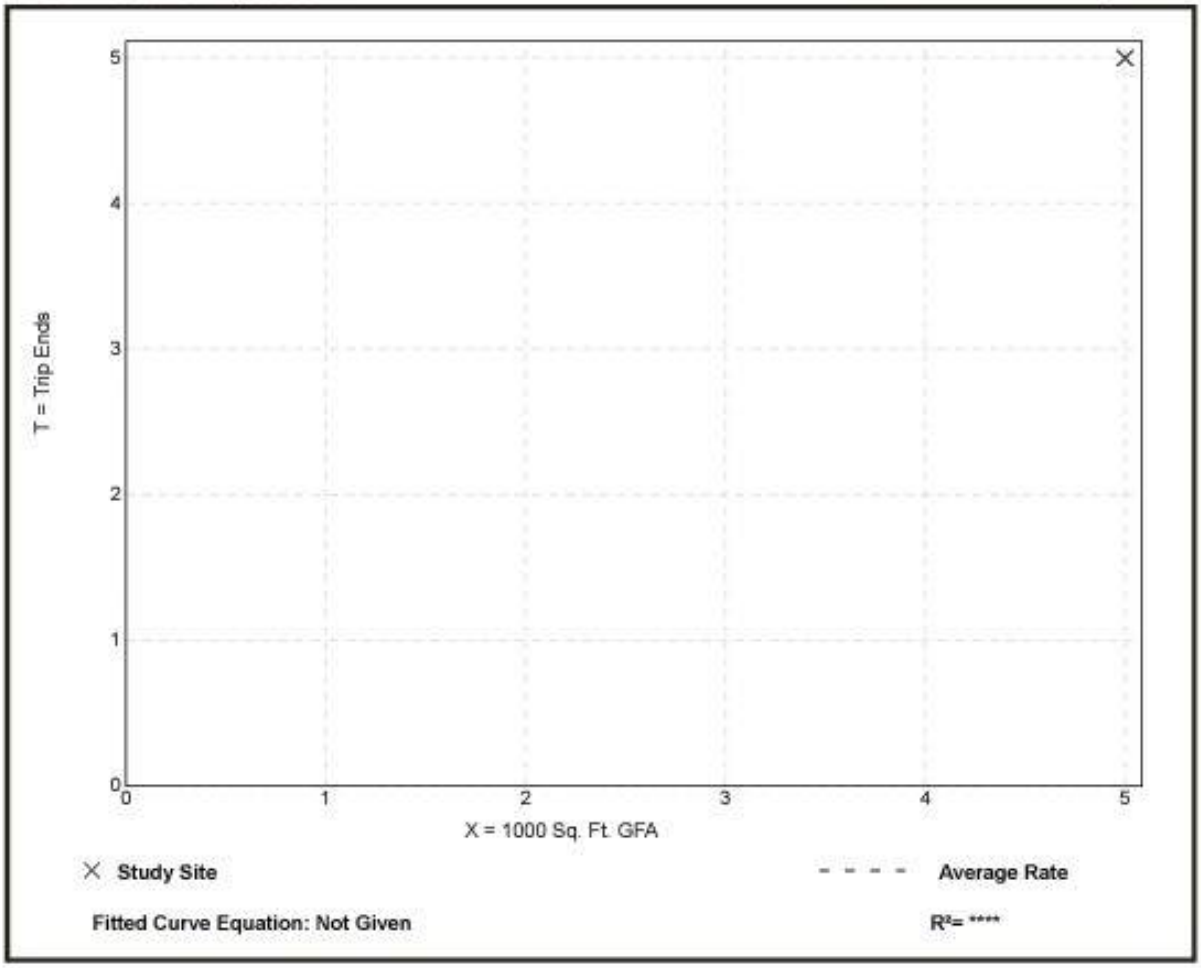
Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 7 and 9 a.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	1
1000 Sq. Ft. GFA:	5
Directional Distribution:	80% entering, 20% exiting

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



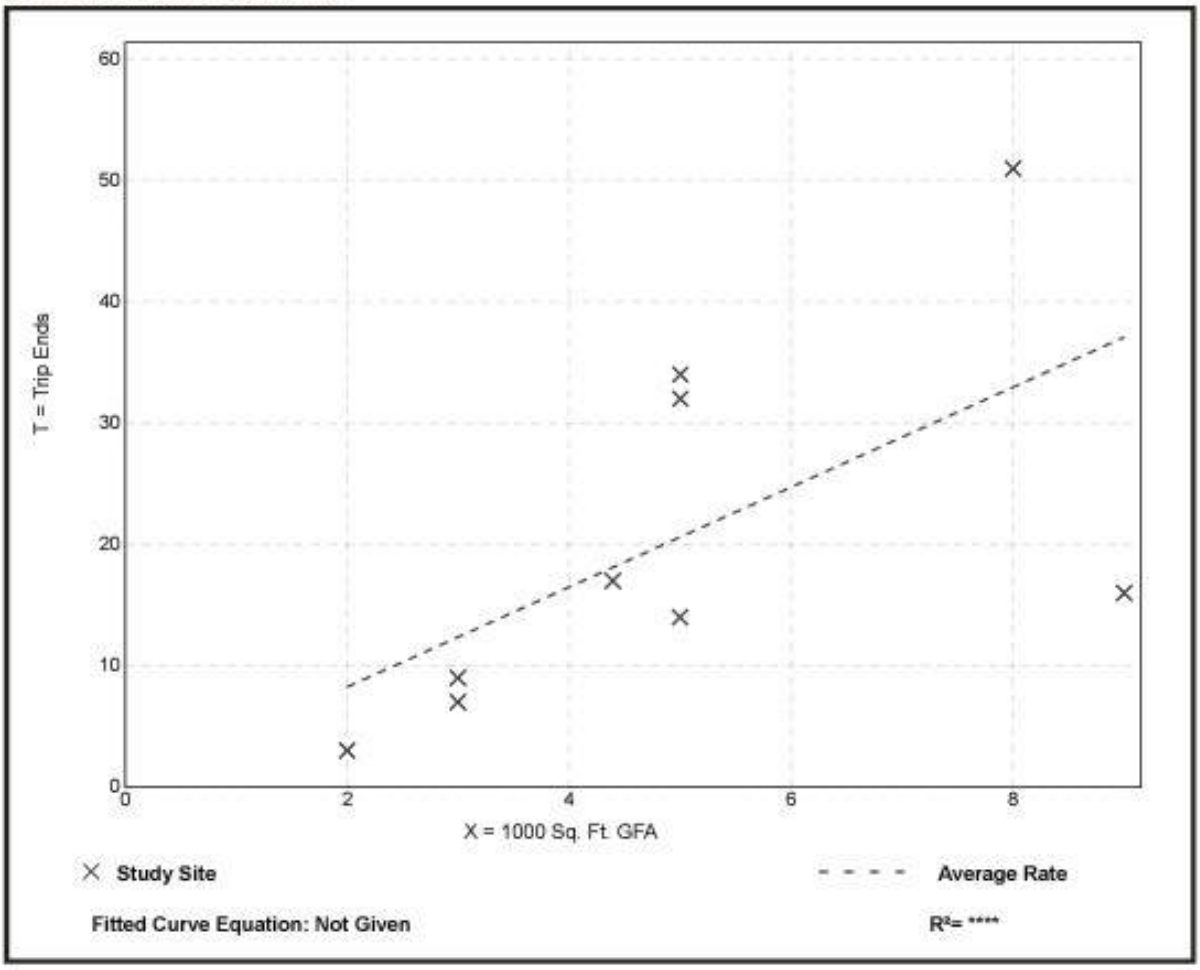
Apparel Store
(876)

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

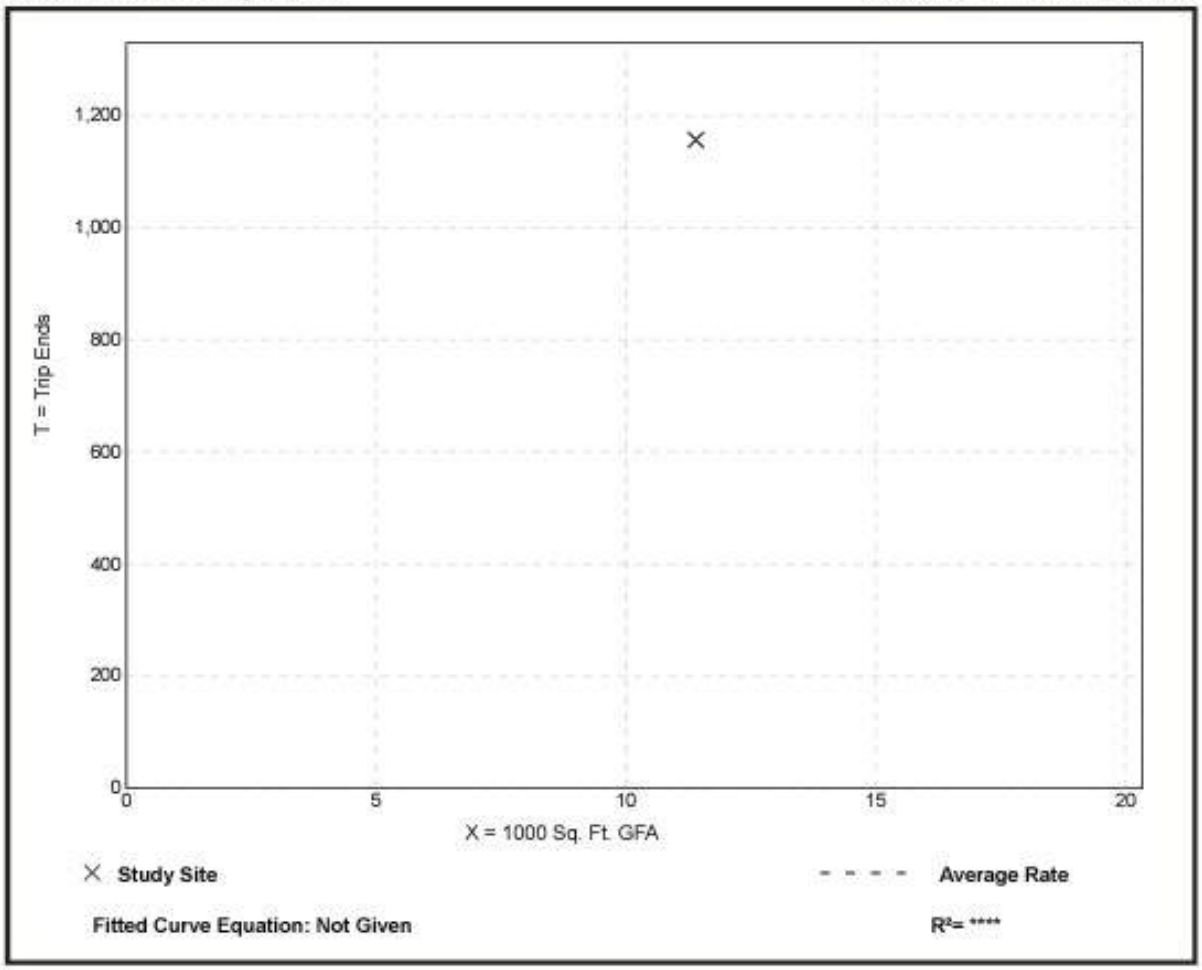
Setting/Location: General Urban/Suburban
Number of Studies: 1
1000 Sq. Ft. GFA: 11
Directional Distribution: 50% entering, 50% exiting

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)

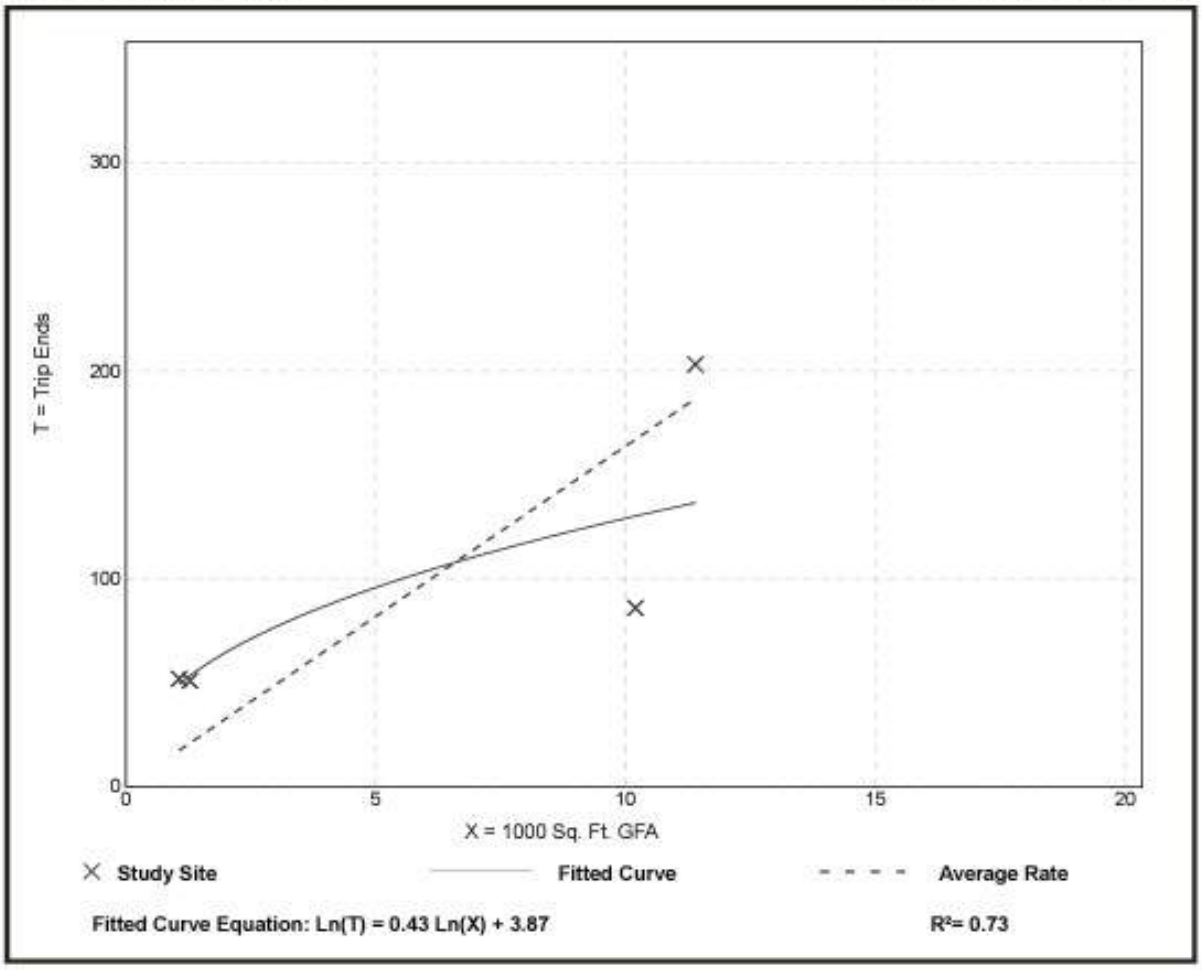
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 4
1000 Sq. Ft. GFA: 6
Directional Distribution: 50% entering, 50% exiting

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



Fitted Curve Equation: Ln(T) = 0.43 Ln(X) + 3.87

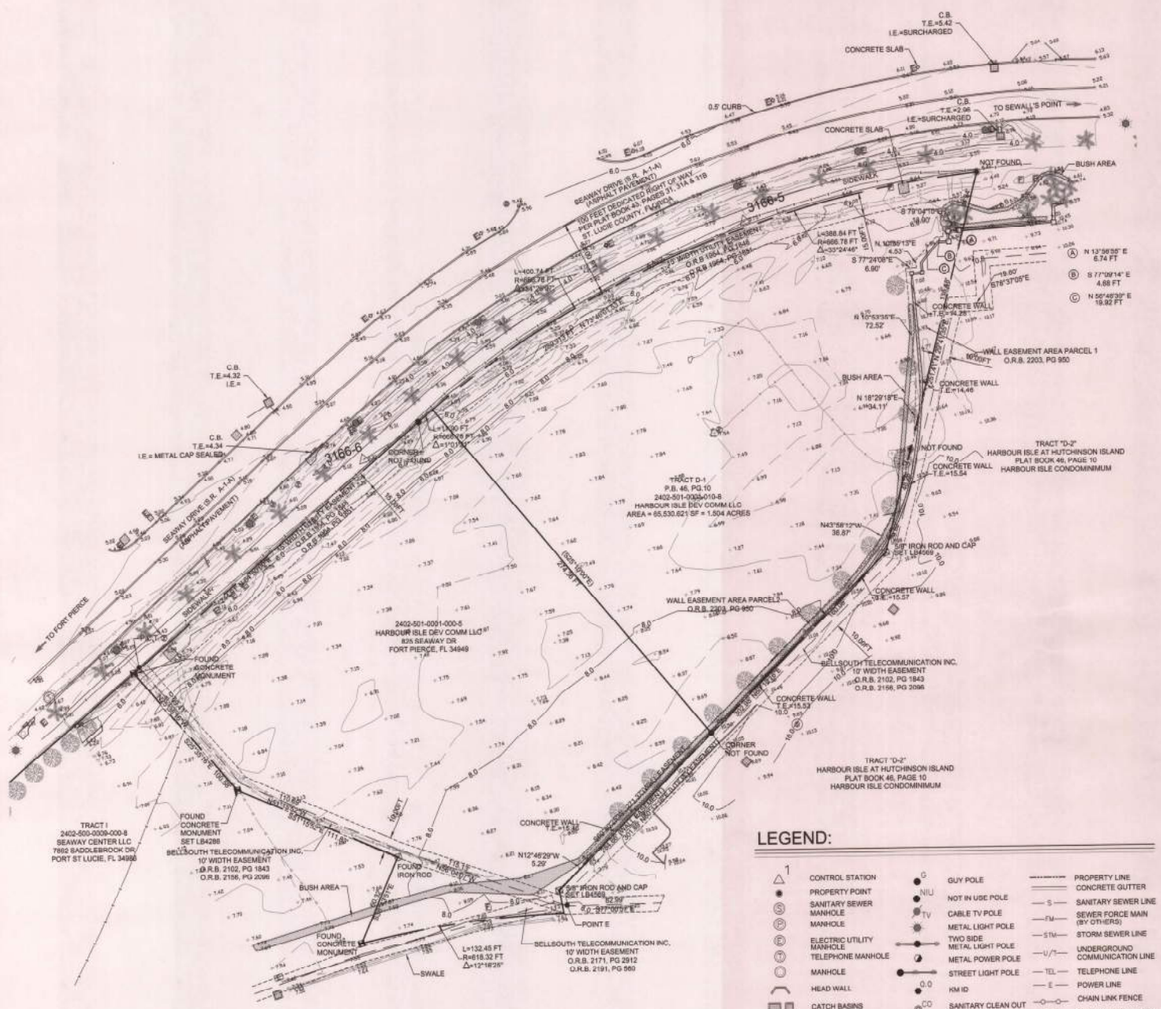
R^2= 0.73

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 13.84 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 TO 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 2586, 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 502, DEED BOOK 165, 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 2847, 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

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

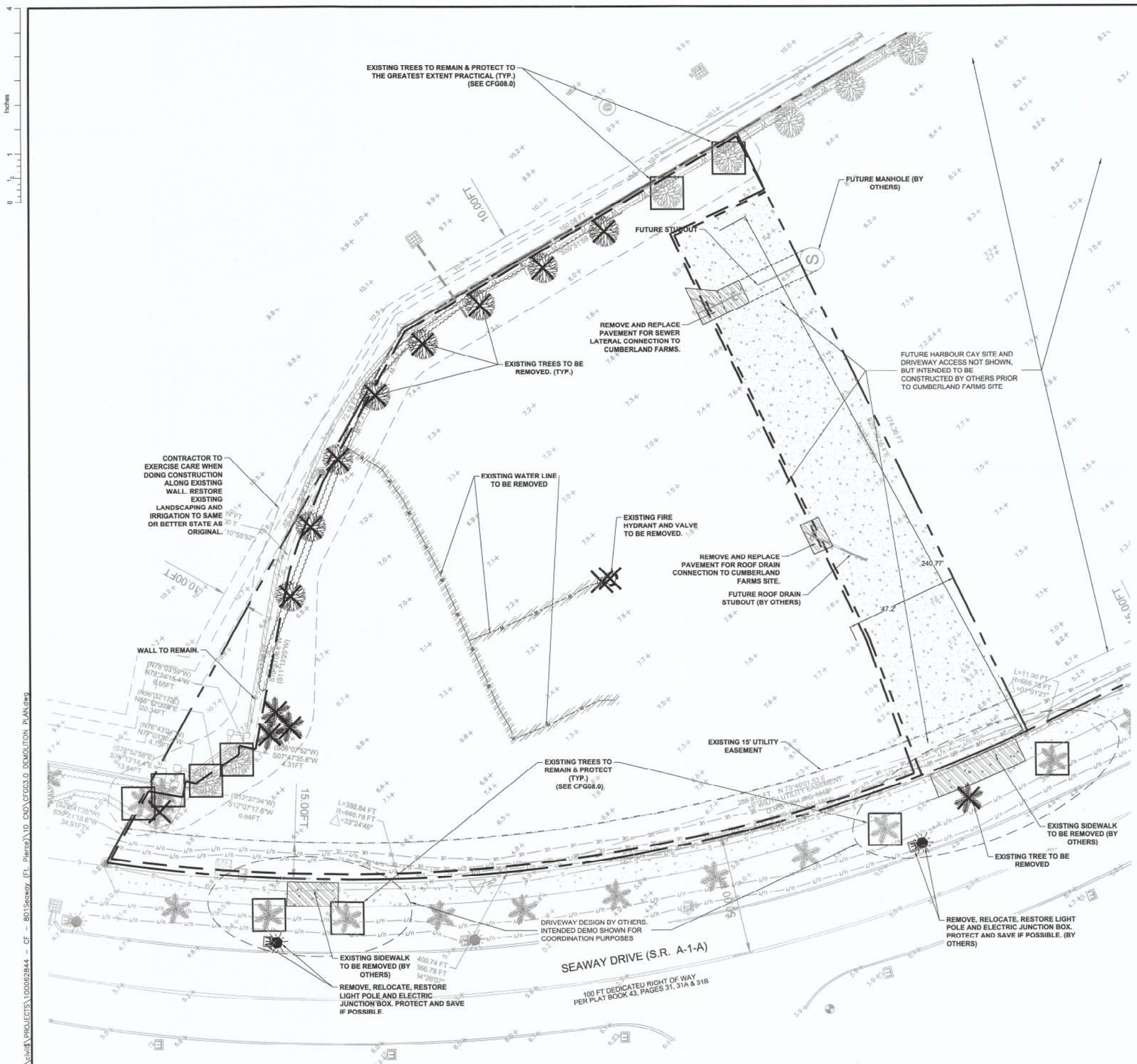
Prepared For: CUMBERLAND FARMS, INC.

Project Address: 801 SEAWAY DRIVE

Project Name: ALTA / NSPS LAND TITLE SURVEY

Project Location: CITY OF FT. PIERCE, FLORIDA

Job Number: JEB - 3166



811 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
JEFFREY A. LUCAS LICENSE No 71621 STATE OF FLORIDA PROFESSIONAL ENGINEER
SIGNATURE 5-27-15 DATE

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document leaves the possession of ATKINS. Changes or alterations may be safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.
This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained therein and to further insure that no changes, alterations or modifications have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original. ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

Rev.	Date	Description	By	Ch'd	App'd

Drawing Status: FOR INFORMATION
Suitability: S0

ATKINS
LOCAL OFFICE:
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
www.atkinsglobal.com
Copyright © Atkins Limited (2017)

Client: Cumberland Farms
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

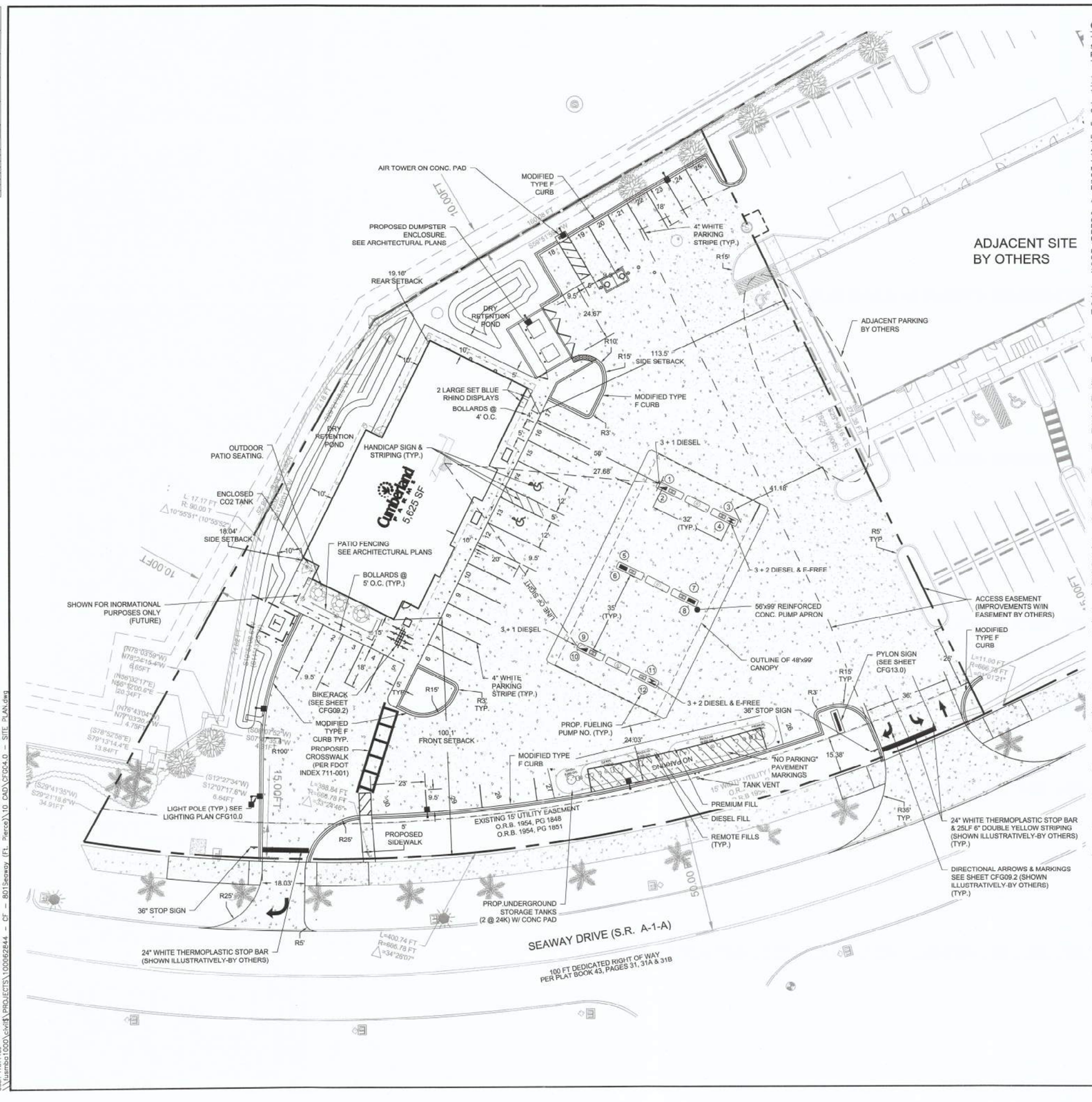
Project Title: 835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title: DEMOLITION PLAN

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG03.0
Revision:

User: FAR4403
\\usmbo1000\civil\PROJECTS\100052844 - CF - 801Seaway (Ft. Pierce)\10 CAD\CFG03.0 DEMOLITION PLAN.dwg



GENERAL STATEMENT

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A NEW 5,625 SF CUMBERLAND FARMS SINGLE-STORY CONVENIENCE STORE WITH OUTDOOR SEATING AND 6 DISPENSING PUMPS (WITH 12 FUELING POSITIONS) ON VACANT PROPERTY. THE PROPOSED SITE IS EQUIPPED WITH UNDERGROUND STORAGE TANKS, CANOPY, OUTDOOR SEATING, AIR TOWER, AND DUMPSTER ENCLOSURE.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

TRACT "D-1" OF THE SECOND REPLAT OF HARBOUR ISLE, RECORDED IN PLAT BOOK 46, PAGE 10, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

LEGAL DESCRIPTION:
THAT PORTION OF TRACT D-1, OF SECOND REPLAT OF HARBOUR ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 10, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING EAST OF THE FOLLOWING DESCRIBED LINE:COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT D-1;
THENCE NORTH 64°50'00" EAST, ALONG THE NORTH LINE OF SAID TRACT D-1 (THE NORTH LINE OF SAID TRACT D-1 IS ASSUMED TO BEAR NORTH 64°50'00 EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 244.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 666.78 FEET AND A CENTRAL ANGLE OF 1°01'21", THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.90 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED LINE;THENCE SOUTH 25°10'00" EAST, A DISTANCE OF 274.36 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT D-1 AND THE POINT OF TERMINUS.

AND LESS AND EXCEPT

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT D-1;THENCE SOUTH 29°41'35" WEST, ALONG THE EAST LINE OF SAID TRACT D-1 (THE EAST LINE OF SAID TRACT D-1 IS ASSUMED TO BEAR SOUTH 29°41'35" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 34.91 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL;THENCE NORTH 78°52'58" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 13.84 FEET TO A POINT;THENCE SOUTH 12°27'34" WEST, A DISTANCE OF 6.84 FEET TO A POINT;THENCE NORTH 76°43'04" WEST, A DISTANCE OF 4.75 FEET TO A POINT; THENCE SOUTH 56°32'17" WEST, A DISTANCE OF 20.34 FEET TO A POINT;THENCE SOUTH 08°07'53" WEST, A DISTANCE OF 4.31 FEET TO A POINT;THENCE NORTH 76°03'58" 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

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document leaves the possession of ATKINS. Changes or alterations may be safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained therein and to further insure that no changes, alterations or modifications have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original. ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

Rev.	Date	Description	By	Ch'd	Ap'd

Drawing Status: FOR INFORMATION
Suitability: S0

ATKINS
LOCAL OFFICE:
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
www.atkinsglobal.com

Copyright © Atkins Limited (2017)

Client: Cumberland FARMS
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

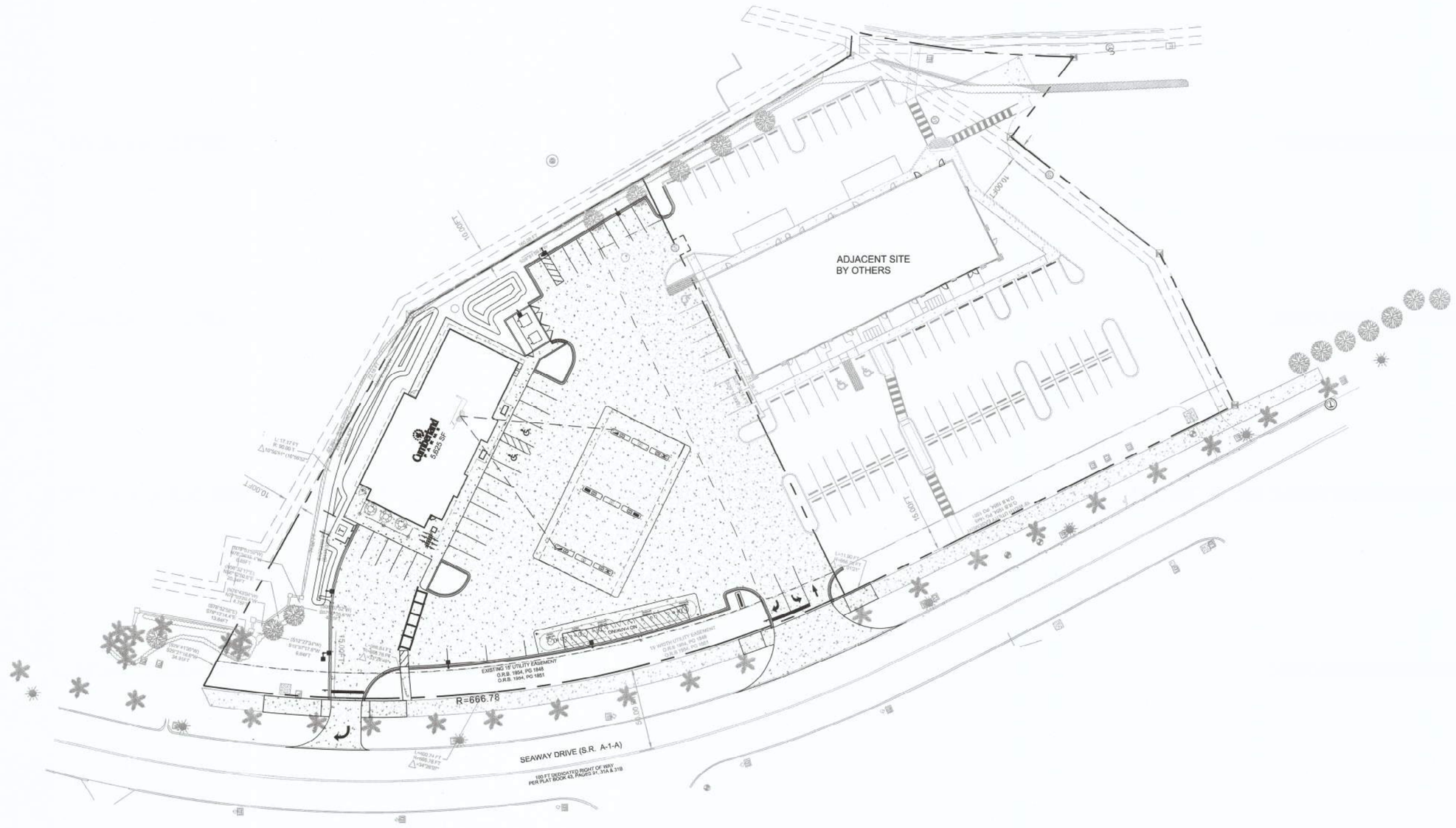
Project Title: 835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title: SITE PLAN

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG04.0
Revision:

User: FAR4402
\\Uamba1000\civil$\PROJECTS\100662844 - CF - 801Seaway (Ft. Pierce)\10 CAD\CFG04.0 - SITE 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

SIGNATURE 5-22-17 DATE

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document leaves the possession of ATKINS. Changes or alterations may be safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained therein and to further insure that no changes, alterations or modifications have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original. ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

Rev.	Date	Description	By	Ch'd	Ap'd

Drawing Status: FOR INFORMATION
Suitability: S0

ATKINS
LOCAL OFFICE:
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
www.atkinsglobal.com

Copyright © Atkins Limited (2017)

Client: Cumberland Farms
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

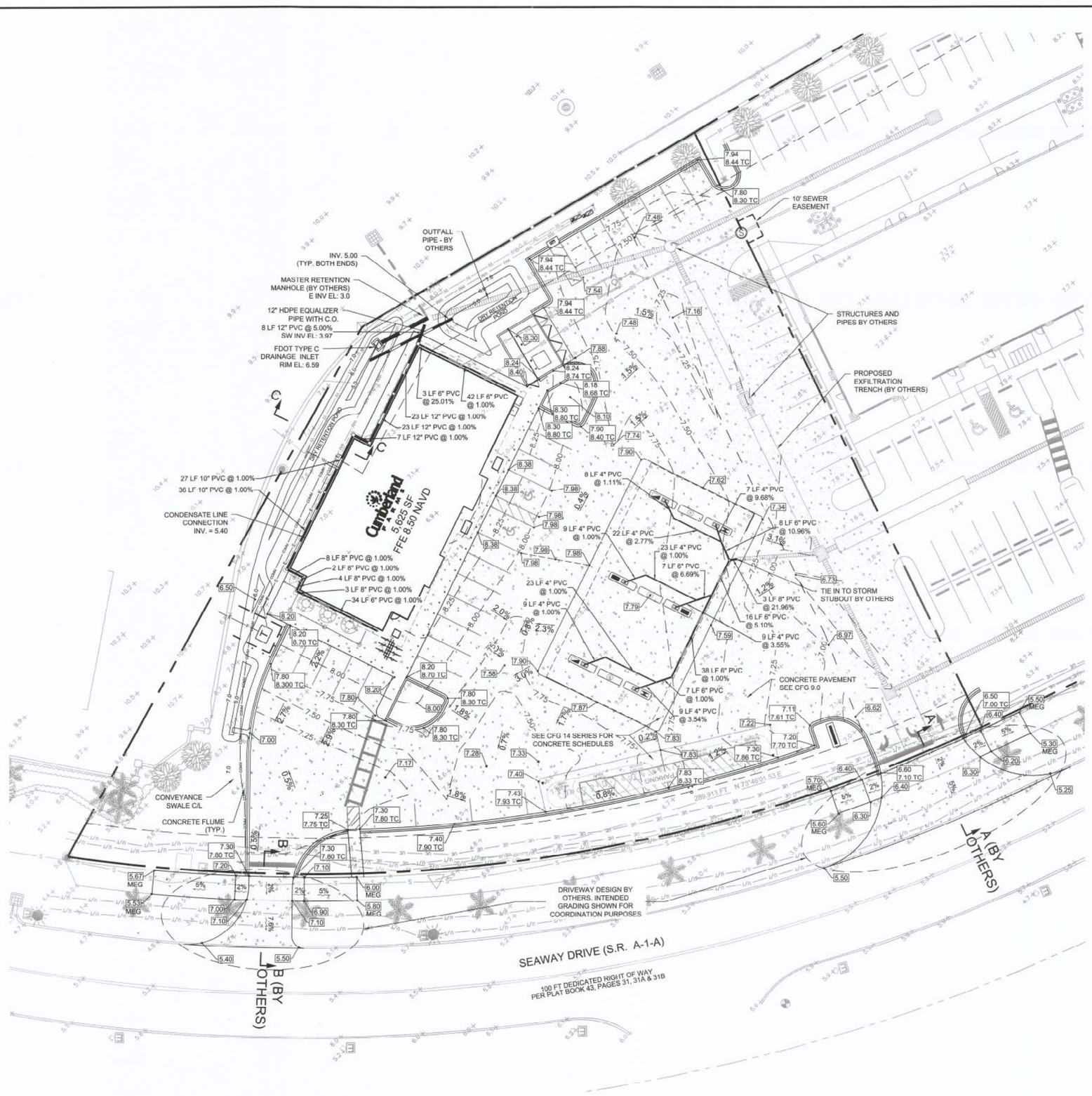
Project Title: 835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title: OVERALL SITE PLAN

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG04.1
Revision:

User: FA00400
\\Ukmia1000\civil$\PROJECTS\100062844 - CF - 801Seaway (Ft. Pierce)\10 CAD\CFG04.0 - SITE PLAN.dwg



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 LUCAS, P.E.
FLORIDA REG. NO. 71621

JEFFREY A. LUCAS LICENSE No.71621 STATE OF FLORIDA PROFESSIONAL ENGINEER

SIGNATURE DATE

NOTICE:
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document leaves the possession of ATKINS. Changes or alterations may be safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained therein and to further insure that no changes, alterations or modifications have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original. ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

Rev.	Date	Description	By	Ch'd	Appr'd

Drawing Status: FOR INFORMATION
Suitability: S0

ATKINS
LOCAL OFFICE:
7175 MURRELL ROAD
MELBOURNE, FL 32940
TEL. 321.242.4942
FAX. 321.242.6101

CORPORATE OFFICE:
4030 W. BOY SCOUT BLVD
TAMPA, FLORIDA 33607
FBPE CERTIFICATE OF AUTHORIZATION NO.24
www.atkinsglobal.com

Copyright © Atkins Limited (2017)

Client: Cumberland FARMS
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

Project Title:
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title:
PAVING, GRADING AND DRAINAGE

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

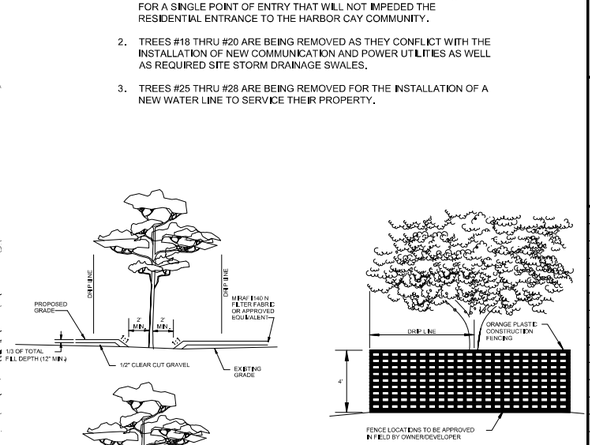
Drawing Number: CFG05.0
Revision:

User: FAR4400
\\usmbo1000\civil$\PROJECTS\100062844 – CF – 801 Seaway (Ft. Pierce)\10 CAD\CFG05.0 – PAVING, GRADING AND DRAINAGE.dwg

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.



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 SAVE GRADING AND PROTECTION DETAILS

NO FILL WITHIN DRIP LINE

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. ERECT 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 "SHEARING" 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 MARRED 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 STATE OF FLORIDA

SIGNATURE DATE

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document leaves the possession of ATKINS. Changes or alterations may be safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained therein and to further insure that no changes, alterations or modifications have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original. ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

Rev.	Date	Description	By	Ch'kd	Appr'd

Drawing Status: FOR INFORMATION

Suitable By: SO

ATKINS
LOCAL OFFICE:
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

www.atkinsglobal.com

Copyright © Atkins Limited (2017)

Client: Cumberland Farms
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA. 01581

Project Title:
835 SEAWAY DR
FT. PIERCE, FL 34949

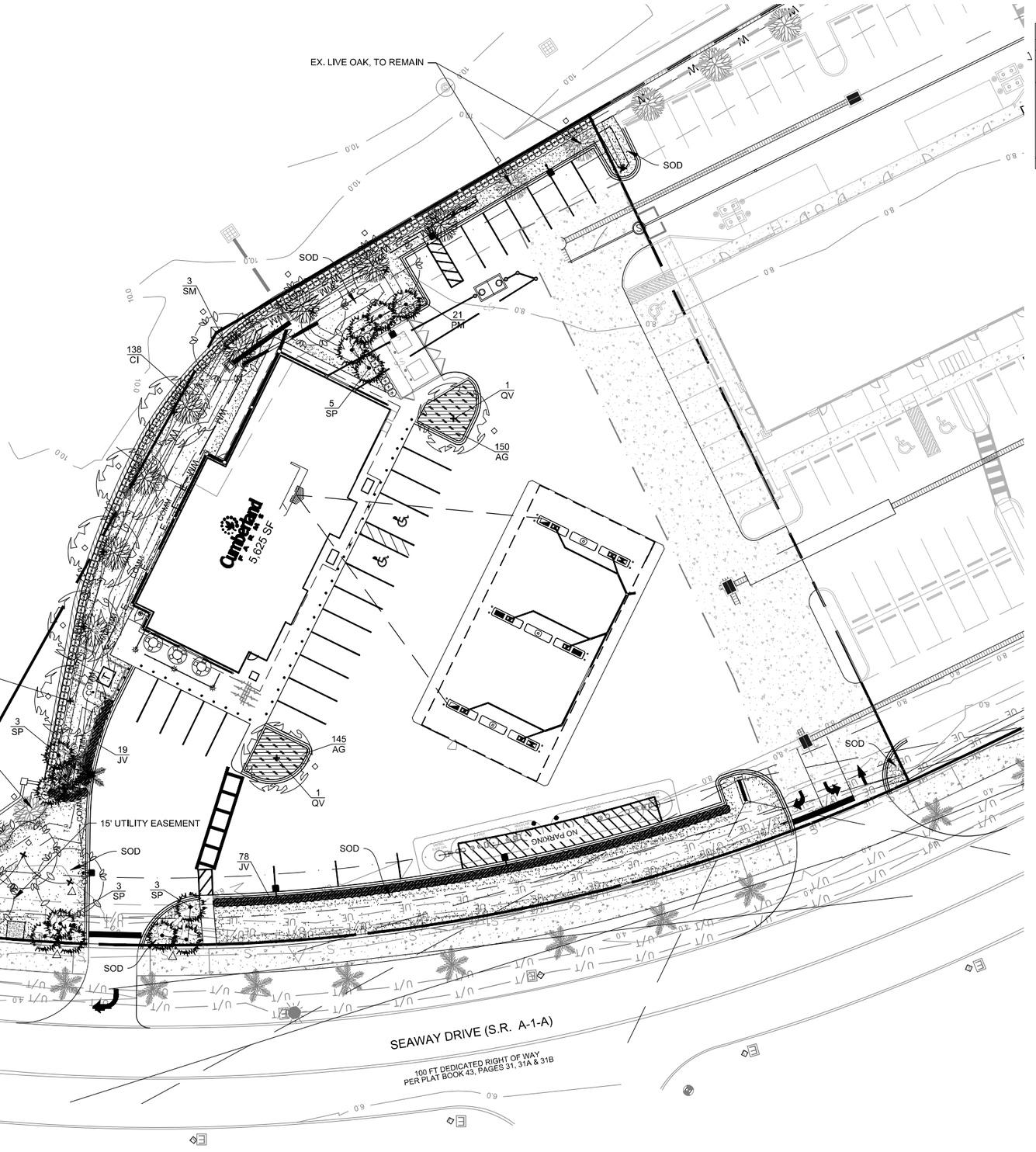
Drawing Title:
DISPOSITION PLAN

Scale	Designed	Drawn	Checked	Authorized
1" = 20'	JKL	BF	HB	JK
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG 08.0

Revision:

User: KEESJ1810
V:\atmos1000\Civil\$(PROJECTS)\100092644 — CF — 801Seaway (Ft. Pierce)\10 CAD\CFG08.0 — TREE DISPOSITION.dwg



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, P.L.A.
FLORIDA REG. NO. 6667398

REGISTERED LANDSCAPE ARCHITECT JASON L KEESE STATE OF FLORIDA

SIGNATURE DATE

NOTICE
The information in this document was prepared by ATKINS. Inc.While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnelafter the document leaves the possession of ATKINS.Changes or alterations may be safety related and result in damage to property, personalinjury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the originalhard copy, with certified raised seal(if applicable), in order to insure the accuracy of the information contained therein and to further insure that no changes, alterations or modifications have been made to the document.,No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original.ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

Rev.	Date	Description	By	Ch kd	Ap pd

Drawing Status: FOR INFORMATION
Suitability: SO

ATKINS
LOCAL OFFICE:
7175 MURRELL ROAD
MELBOURNE, FL 32940
TEL. 321.242.4942
FAX. 321.242.8101

CORPORATE OFFICE:
4030 W. BOY SCOUT BLVD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24

www.atkinsglobal.com

Copyright © Atkins Limited (2017)

Client: Cumberland FARMS
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

Project Title: 835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title: LANDSCAPE PLAN

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG08.1
Revision:

Inches 0 ½ 1 4

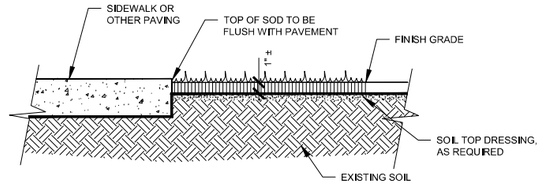
User: KEES1810
V:\Tampa\1000\civil\$_PROJECTS\100062844 – CF – 801Seaway (Ft. Pierce)\10 CAD\CFG08.1 – LANDSCAPE.dwg

LANDSCAPE NOTES

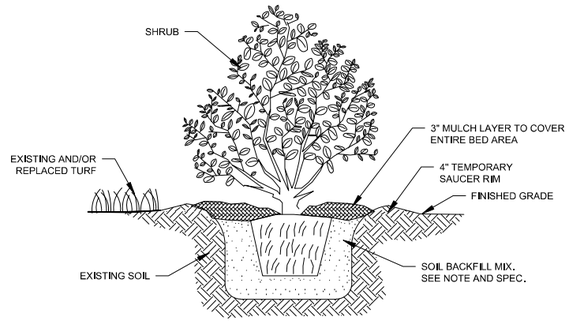
1. ALL PLANTING TO CONFORM TO ALL APPLICABLE LAWS OF THE CITY OF FORT PIERCE.
2. ALL PLANTED AREAS, INCLUDING SOD, ARE TO RECEIVE 100% COVERAGE WITH 75% MINIMUM OVERLAP BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM.
3. ABOVE AND BELOW GRADE UTILITY LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR 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

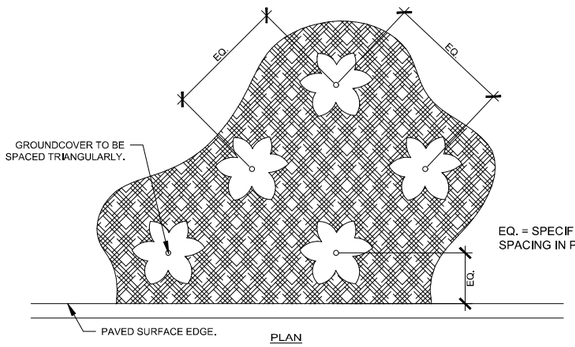
KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
QV	QUERCUS VIRGINIANA	LIVE OAK	7	14' HT., 2.5" DBH.	5' CLEAR TRUNK
SP	SABAL PALMETTO	SABAL PALM	14	10' CLEAR TRUNK	
SM	SWIETENIA MAHAGONI	MAHOGANY	6	14' HT., 2.5" DBH.	5' CLEAR TRUNK
	SHRUBS/GROUNDCOVERS				
AG	ARACHIS GLABRATA	PERENNIAL PEANUT	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		



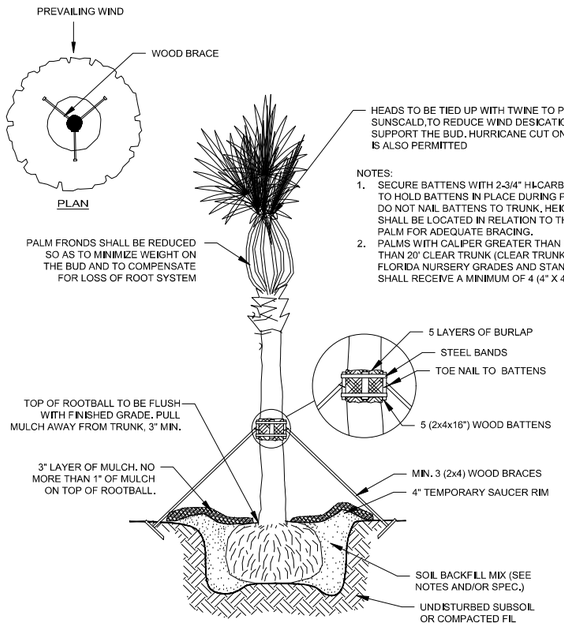
TYPICAL SOD PLANTING
N.T.S.



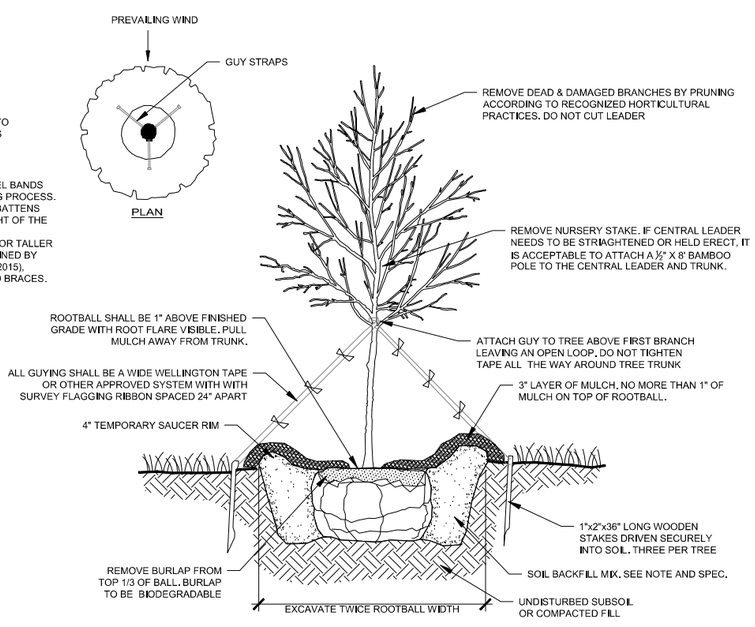
TYPICAL SHRUB PLANTING
N.T.S.



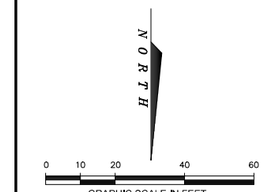
TYPICAL GROUNDCOVER PLANTING
N.T.S.



TYPICAL SINGLE TRUNK PALM
N.T.S.



TYPICAL TREE INSTALLATION
N.T.S.



JASON L KEESE, R.L.A.
FLORIDA REG. NO. 6667398

DATE

SIGNATURE

NOTICE
The information in this document was prepared by ATKINS, Inc.While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document leaves the possession of ATKINS.Changes or alterations may be safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained therein and to further insure that no changes, alterations or modifications have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original. ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

Rev.	Date	Description	By	Ch'k'd	Appr'd

Drawing Status: FOR INFORMATION
Suitability: SO

ATKINS
LOCAL OFFICE:
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
www.atkinsglobal.com

Copyright © Atkins Limited (2017)

Client: Cumberland Farms
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

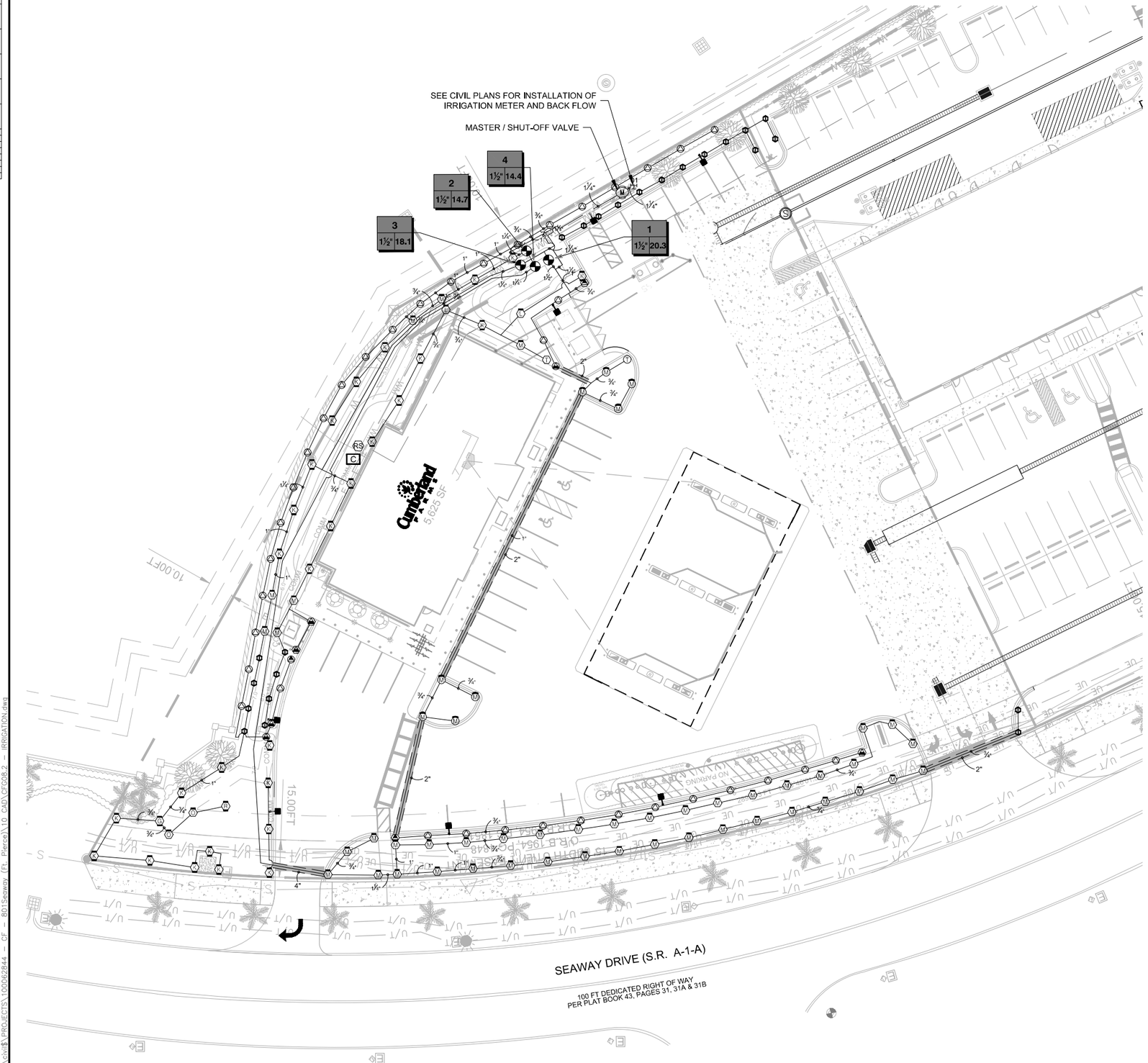
Project Title:
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title:
LANDSCAPE NOTES, SCHEDULE, & DETAILS

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG08.2
Revision:

User: KEES1810
J:\Jacksonville\Projects\100062844 - CF - 801 Seaway (Ft. Pierce)\10 CAD\CFG08.1 - LANDSCAPE.dwg



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
SR RST SST	Hunter MP Strip PROS-06-PRS40-CV
	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	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

REGISTERED LANDSCAPE ARCHITECT JASON L KEESE LA #6667398 STATE OF FLORIDA

SIGNATURE DATE

NOTICE
The information in this document was prepared by ATKINS, Inc.While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnelafter the document leaves the possession of ATKINS.Changes or alterations may be safety related and result in damage to property, personalinjury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the originalhard copy, with certified raised seal if applicable, in order to insure the accuracy of the information containedt therein and to further insure that no changes, alterations or modifications have been made to the document.,No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original.ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

Rev.	Date	Description	By	Ch ks	Ap pd

Drawing Status: **FOR INFORMATION**
Suitability: **S0**

ATKINS
LOCAL OFFICE:
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

www.atkinsglobal.com

Copyright © Atkins Limited (2017)

Client: Cumberland Farms
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

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
V:\Lambda1000\civil\PROJECTS\100062844 - CF - 801Seaway (Ft. Pierce)\10 CAD\CFG08.2 - IRRIGATION.dwg

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 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21	242.5 l.f.

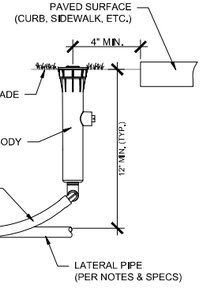
Valve Callout

Valve Number
Valve Flow
Valve Size

N O R T H

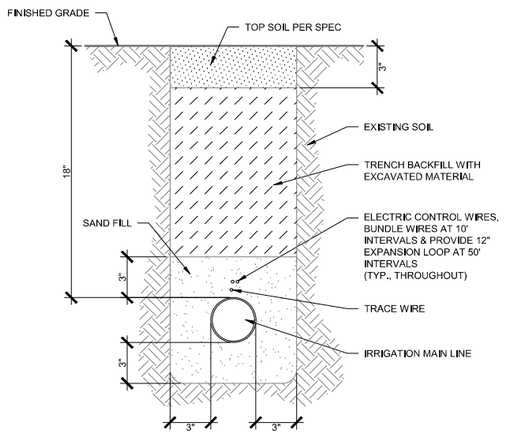
0 10 20 40 60

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'



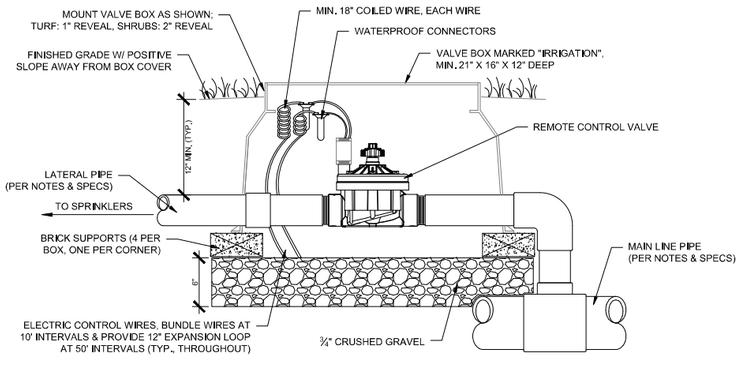
6" SPRAY BODY INSTALLATION

FOR USE WITH ALL NOZZLES (SPRAY, BUBBLER, ROTARY)
N.T.S.



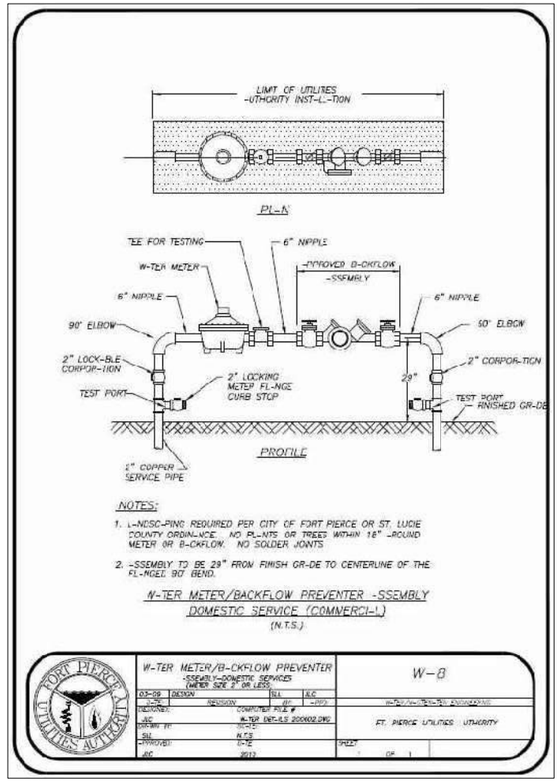
TRENCHING DETAIL

N.T.S.



REMOTE CONTROL GLOBE VALVE INSTALLATION

N.T.S.



JASON L KEESE, P.L.A.
FLORIDA REG. NO. 6667398

REGISTERED LANDSCAPE ARCHITECT JASON L. KEESE STATE OF FLORIDA 6667398

SIGNATURE DATE

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document leaves the possession of ATKINS. Changes or alterations may be safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained therein and to further insure that no changes, alterations or modifications have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original. ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

Rev.	Date	Description	By	Ch'k'd	Ap'pd

Drawing Status: FOR INFORMATION
Suitable By: SO

ATKINS
LOCAL OFFICE:
7175 MURRELL ROAD
MELBOURNE, FL 32940
TEL. 321.242.4942
FAX. 321.242.8101

CORPORATE OFFICE:
4030 W. BOY SCOUT BLVD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24
www.atkinsglobal.com

Copyright © Atkins Limited (2017)

Client: Cumberland Farms
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

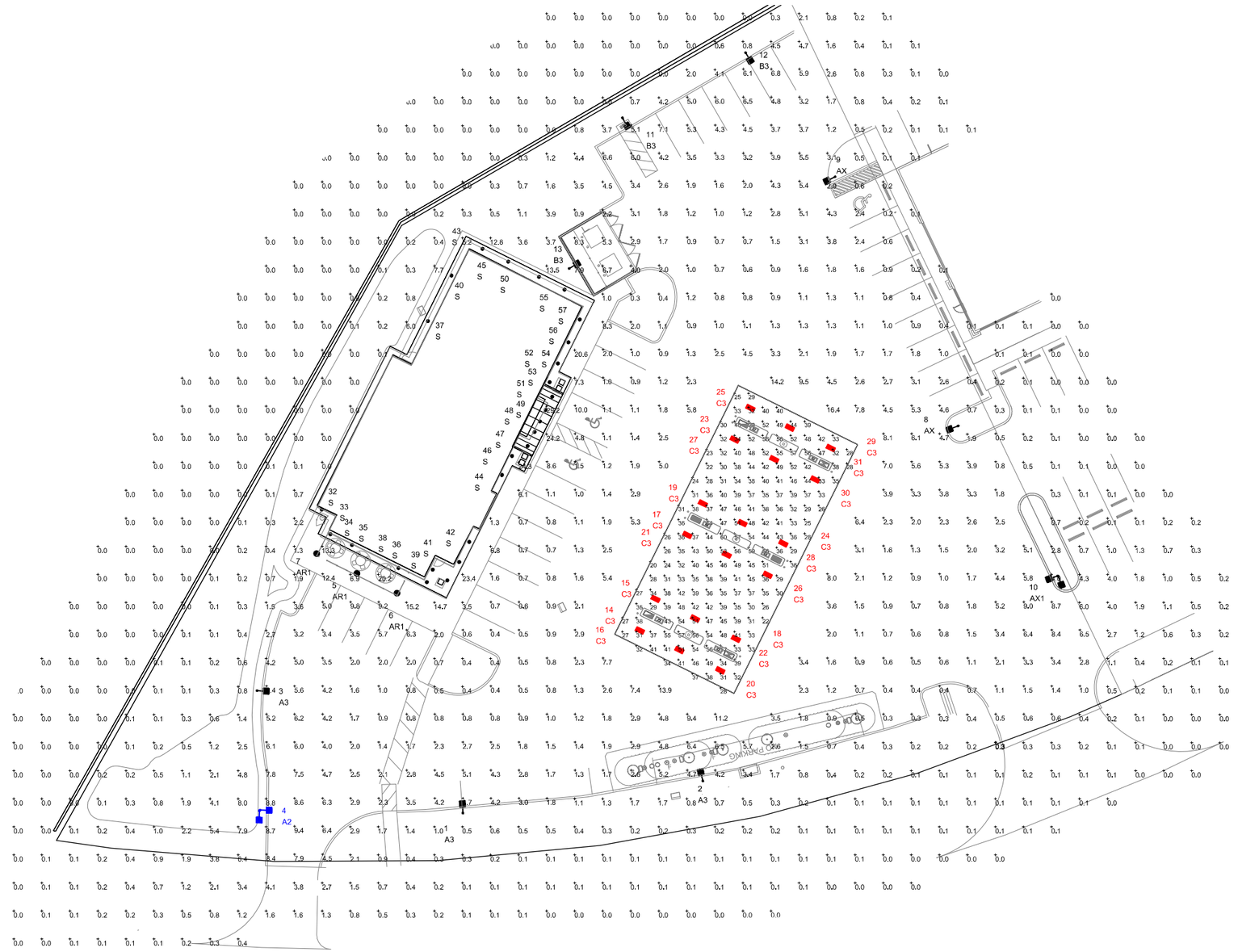
Project Title:
835 SEAWAY DR
FT. PIERCE, FL 34949

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
\\Fsmba1000\Civil$\PROJECTS\100052844 - CF - 801Seaway (Ft. Pierce)\10 CAD\CFG08.2 - IRRIGATION.dwg



red leonard associates
1340 Kemper Meadow Dr. | Cincinnati, OH 45240 | 513-574-9500
www.redleonard.com

NOTE:
- EXCEPT FOR TYPE "AR1" FIXTURES, ALL POLE MOUNTED FIXTURES ARE MOUNTED ON A 15FT POLE ATOP A CONCRETE BASE FLUSH AT GRADE.
-TYPE "AR1" FIXTURE IS MOUNTED ON AN 8 FT POLE ATOP A CONCRETE BASE FLUSH AT GRADE.

LUMINAIRE LOCATION SUMMARY

LUM NO.	LABEL	MTG. HT.
1	A3	15
2	A3	15
3	A3	15
4	A2	15
5	AR1	8
6	AR1	8
7	AR1	8
8	AX	15
9	AX	15
10	AX1	15
11	B3	15
12	B3	15
13	B3	15
14	C3	14
15	C3	14
16	C3	14
17	C3	14
18	C3	14
19	C3	14
20	C3	14
21	C3	14
22	C3	14
23	C3	14
24	C3	14
25	C3	14
26	C3	14
27	C3	14
28	C3	14

LUMINAIRE LOCATION SUMMARY

LUM NO.	LABEL	MTG. HT.
29	C3	14
30	C3	14
31	C3	14
32	S	12
33	S	12
34	S	12
35	S	12
36	S	12
37	S	12
38	S	12
39	S	12
40	S	12
41	S	12
42	S	12
43	S	12
44	S	12
45	S	12
46	S	12
47	S	15.5
48	S	16.945
49	S	16.945
50	S	12
51	S	16.945
52	S	12
53	S	15.5
54	S	12
55	S	12
56	S	12
57	S	12

CALCULATION SUMMARY

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	39.38	60	20	1.97	3.00
PAVED AREA	3.00	16.4	0.2	15.00	82.00
UNDEFIND AREA	0.95	29.2	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LATF	DIMMING LUMEN MULTIPLIER	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	DESCRIPTION
	1	A2	2 @ 90 DEGREES	10706	1,000	1,000	1,000	B3-U0-G3	132.5	265	CREE, INC.	ARE-EDG-3M-DA-06-E-UL-WH-700-57K
	3	A3	SINGLE	7896	1,010	1,000	1,010	B1-U0-G2	134	402	CREE, INC.	ARE-EDG-3MB-DA-06-E-ULWH-700-57K
	3	AR1	SINGLE	5325	1,010	1,000	1,010	B1-U0-G2	92	276	CREE, INC.	ARE-EDR-3MB-R5-04-E-UL-BK-700-57K
	2	AX	SINGLE	7896	1,010	1,000	1,010	B1-U0-G2	134	268	CREE, INC.	ARE-EDG-3MB-DA-06-E-ULWH-700-57K (FURNISHED AND INSTALLED BY OTHERS)
	1	AX1	2 @ 90 DEGREES_1	7896	1,010	1,000	1,010	B1-U0-G2	134	268	CREE, INC.	ARE-EDG-3MB-DA-06-E-ULWH-700-57K (FURNISHED AND INSTALLED BY OTHERS)
	3	B3	SINGLE	8480	1,010	1,000	1,010	B1-U0-G2	134	402	CREE INC.	ARE-EDG-4MB-DA-06-E-UL-WH-700-57K
	18	C3	SINGLE	21340	1.010	0.670	0.677	B4-U0-G1	138	2484	Cree Inc	CAN-228-SL-RM-09-E-UL-WH-700-57K (SWITCH SETTING 3)
	26	S	SINGLE	2483	1.010	1.000	1.010	B2-U0-G0	37.4	972.4	Cree Inc	KR6-30L-40K-120V-10V + KR6T-SSGC-WF

REV.	BY	DATE	DESCRIPTION
R1	TAS	2/20/19	UPDATED SITE PLAN
R2	TAS	4/3/19	REVISED FIXTURE TYPES AND ADDED ONE LIGHT POLE
R3	TAS	5/21/19	RELOCATED POLES AT ENTRANCES

PERSONS USING THIS PROGRAM ARE ADVISED THAT THIS PROGRAM MAY CONTAIN ERRORS WHICH RED LEONARD ASSOCIATES, INC., OR ITS SOFTWARE PROVIDER HAVE NOT OBSERVED. IN ADDITION, THE LIMITS OF INFORMATION TO BE INPUT AND THE LIMITS OF THE CALCULATIONS QUANTITIES IS NOT INTENDED TO DESCRIBE THE RESPONSIBILITY OF THIS USER TO VERIFY THE COMPLETENESS OF ANY BILL OF MATERIAL AND THAT THE LAYOUT OR USE OF LUMINAIRES IS IN FULL ACCORDANCE WITH ALL LOCAL, STATE, OR FEDERAL CODES, ORDINANCES, OR OTHER REQUIREMENTS, OR THE RECOMMENDATIONS OF ANY INSURANCE GROUP, ORGANIZATION OR CARRIER REGARDING LUMINAIRES AND THEIR APPLICATION.

FOR INFORMATIONAL AND ILLUSTRATION PURPOSES ONLY. ALL PRODUCT, SERVICE AND CORPORATE NAMES ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. PRODUCT SPECIFICATIONS AND QUANTITIES MAY VARY. THESE DOCUMENTS ARE THE PROPERTY OF RED LEONARD ASSOCIATES, INC. ANY USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF JAVIER J. LEONARD OF RED LEONARD ASSOCIATES, INC. IS STRICTLY PROHIBITED.

ILLUMINATION RESULTS SHOWN ON THIS LIGHTING APPLICATION ARE BASED ON PROJECT PARAMETERS PROVIDED BY THE MANUFACTURER LISTED, USED IN CONJUNCTION WITH LUMINAIRE TEST PROCEDURES CONDUCTED UNDER LABORATORY CONDITIONS. ACTUAL PROJECT CONDITIONS DIFFERING FROM THOSE LISTED MAY RESULT IN VARIANCE. THE USER IS SOLELY RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY APPLICABLE ELECTRICAL, LIGHTING, OR ENERGY CODE.

SCALE: | LAYOUT BY: TAS | DWG SIZE: D | DATE: 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

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document leaves the possession of ATKINS. Changes or alterations may be safely related and result in damage to property, personal injury or death if verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained therein and to further insure that no changes, alterations or modifications have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original. ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

Rev.	Date	Description	By	Ch k'd	Ap p'd

Drawing Status: FOR INFORMATION
Suitability: S0

ATKINS
LOCAL OFFICE:
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
www.atkinsglobal.com
Copyright © Atkins Limited (2017)

Client: Cumberland Farms
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

Project Title
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title
PHOTOMETRIC PLAN

Scale	Designed	Drawn	Checked	Authorized
Original Size ARCH D	JAL	DF		
	Date	Date	Date	Date

Drawing Number: CFG10.0
Revision:

Inches 0 ½ 1 4

User: FNR4400
G:\PROJECTS\100062844 - CF - 801Seaway (Ft. Pierce)\10 CAD\CFG10.0 - PHOTOMETRIC PLAN.dwg

AREA

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
	4	A3

ARE-EDG-3MB-DA-06-E-ULWH-700-57K

	3	AX

ARE-EDG-3MB-DA-06-E-ULWH-700-57K (FURNISHED AND INSTALLED BY OTHERS)

	3	B3

ARE-EDG-4MB-DA-06-E-UL-WH-700-57K

AREA

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
	3	AR1

ARE-EDR-3MB-R5-04-E-UL-BK-700-57K

CANOPY

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
	18	C3

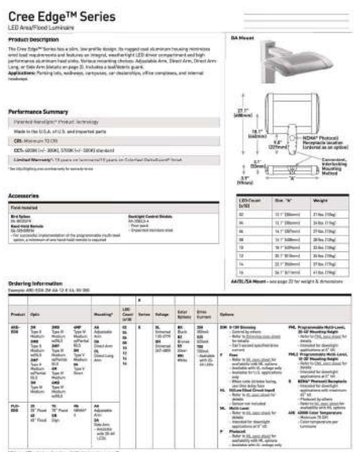
CAN-228-SL-RM-09-E-UL-WH-700-57K (SWITCH SETTING 3)

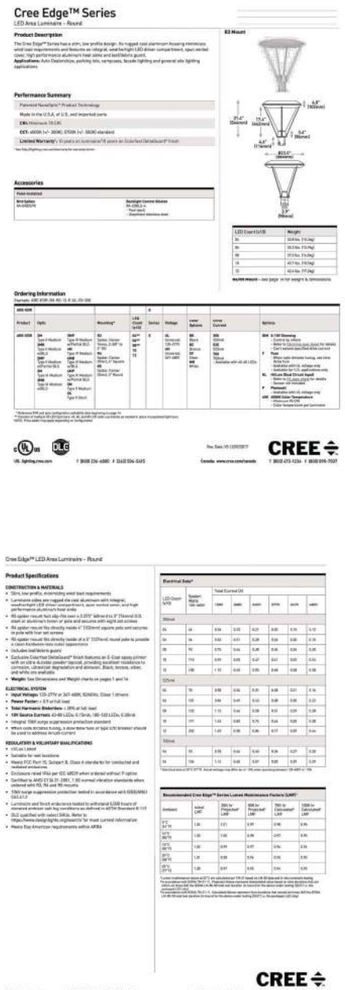
SOFFIT

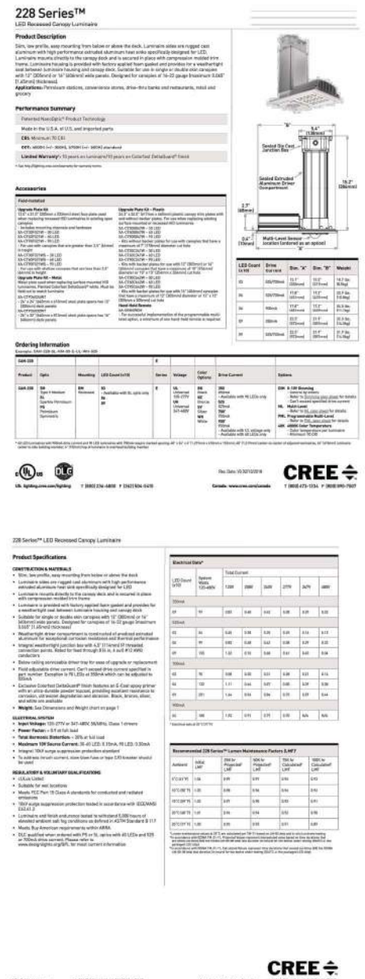
PRODUCT INFORMATION

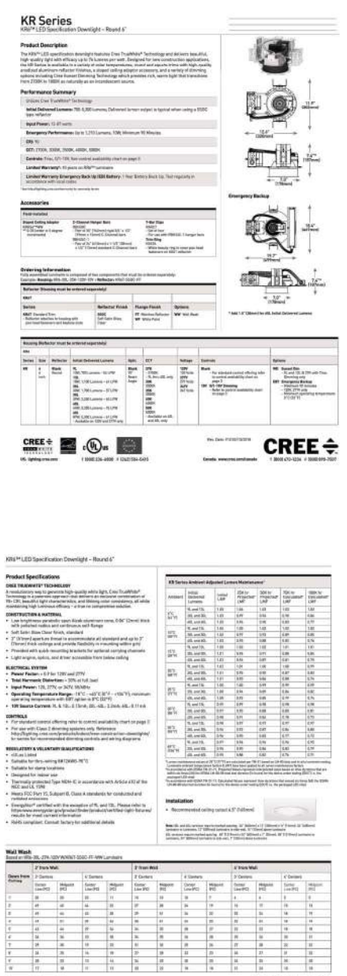
SYMBOL:	QTY:	LABEL:
	26	S

KR6-30L-40K-120V-10V + KR6T-SSGC-WF









rla
For informational and illustration purposes only. All product, service and corporate names are the property of their respective owners. Product specifications and quantities may vary.
These documents are the property of Red Leonard Associates, inc. Any use of these documents without the written consent of Jayme J. Leonard of Red Leonard Associates, Inc. is strictly prohibited.

RL-5964-S1-R2

NOTICE:
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document leaves the possession of ATKINS. Changes or alterations may be safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained therein and to further insure that no changes, alterations or modifications have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original. ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

SIGNATURE DATE

Rev.	Date	Description	By	Ch'd	Ap'd

Drawing Status: FOR INFORMATION
Suitability: S0

ATKINS
LOCAL OFFICE:
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
www.atkinsglobal.com
Copyright © Atkins Limited (2017)

Client: Cumberland Farms
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

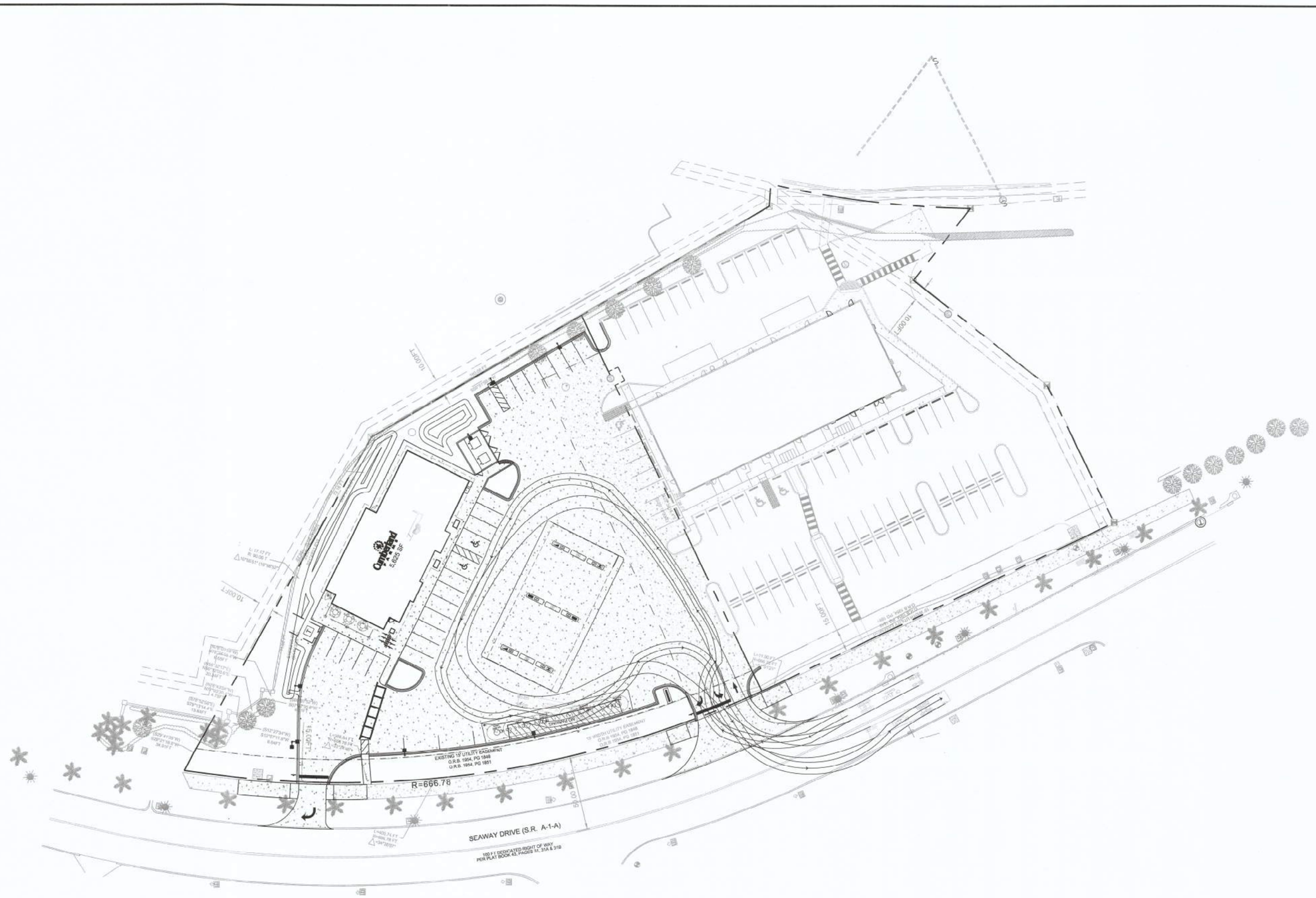
Project Title: 835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title: SITE LIGHTING PLAN DETAILS

Scale	Designed	Drawn	Checked	Authorized
Original Size: ARCH D	JAL	DF		
	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

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document leaves the possession of ATKINS. Changes or alterations may be safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained therein and to further insure that no changes, alterations or modifications have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original. ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

Rev.	Date	Description	By	Ch'kd	Ap'vd

Drawing Status: FOR INFORMATION
Suitability: S0

ATKINS
LOCAL OFFICE:
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
www.atkinsglobal.com

Copyright © Atkins Limited (2017)

Client: CUMBERLAND FARMS
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

Project Title: 835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title: TURNING MOVEMENT PLAN

Scale	Designed	Drawn	Checked	Authorized
Original Size: ARCH D	JAL	DF		
	Date	Date	Date	Date

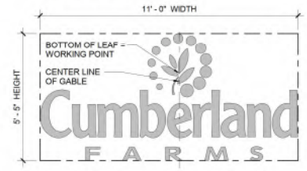
Drawing Number: CFG16.0
Revision:

User: Fl2k440
\\turnbo1090.civil$\PROJECTS\100062844 – CF – 801 Seaway (Ft. Pierce)\10 CAD\CFG24.0 – SITE PLAN.dwg

WALL SIGNAGE SPECIFICATION

CUSTOM FABRICATED INTERNALLY ILLUMINATED SIGN THAT IS SUPPLIED BY OWNER AND IS INSTALLED BY SIGN VENDOR.

SIGN AREA = 37.6 ft²



EXTERIOR FINISH SCHEDULE

MARK	DESCRIP.	MANUF.	MODEL	COLOR	NOTES
CS-1	CULTURED STONE	BORAL	COUNTRY LEDGESTONE	ECHO RIDGE	INSTALL DRYSTACK ONLY
FB-1	FIBERGLASS COLUMN SHROUD	PACIFIC COLUMNS	-	WHITE	16'x9' ENDURA STONE PLAIN COLUMN ROUND SHAFT WITH TRUE ENTASIS TAPERED SMOOTH FINISH.
MT-1	METAL STANDING SEAM ROOF			PREFIN; B.D.	
GU-1	ALUMINUM GUTTER SYSTEM	ATAS	.032	WHITE	PROVIDE ALL ACCESORIES REQ'D FOR A COMPLETE CONTINUOUS INSTALLATION. INSTALL PER MANUF. INSTRUCTIONS. ENSURE SEALED, WATERTIGHT CORNER CONNECTIONS. FLASH& SEAL TO DOWNSPOUTS AS REQ'D. PROVIDE SUPPORT STIFFENERS AT 12" MIN. O.C. GUTTER SHALL BE SEAMLESS & 6" MIN.
SW-1	SYNTHETIC WOOD TRIM	CERTAINTEED	-	WHITE	PROVIDE SCARF JOINTS ON ALL EXTERIOR SYNTHETIC WOOD TRIM. G.C. TO PUTTY ALL NAIL HOLES & PAINT ALL SYNTHETIC WOOD TRIM & PANELS.
SW-2	SYNTHETIC WOOD TRIM	CERTAINTEED	-	GREEN	PROVIDE SCARF JOINTS ON ALL EXTERIOR SYNTHETIC WOOD TRIM. G.C. TO PUTTY ALL NAIL HOLES & PAINT ALL SYNTHETIC WOOD TRIM & PANELS.
FC-1	FIBER CEMENT SIDING	JAMES HARDIE	HARDIEPLANK	PREFIN. TBD	6" EXPOSURE. CEDARMILL FINISH. PROVIDE ALL REQ'D ACCESSORIES AND TRIM FOR A COMPLETE INSTALLATION.
FC-2	FIBER CEMENT SHINGLES	JAMES HARDIE	HARDIESHINGLE	PREFIN. TBD	5" EXPOSURE. STRAIGHT EDGE PANEL. PROVIDE ALL REQ'D ACCESSORIES AND TRIM FOR A COMPLETE INSTALLATION.

3 FRONT SIDE PERSPECTIVE - SD

2 LEFT SIDE ELEVATION - SD
3/16" = 1'-0"

1 FRONT ELEVATION - SD
3/16" = 1'-0"

HFA
Creative Solutions Meaningful Places
HARRISON FRENCH & ASSOCIATES, LTD
t 508.528.0770
31 Hayward Street
Franklin, Massachusetts 02038
www.hfa-ar.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THIS PROJECT ONLY. CONTRACTOR WARRANTS(ONLY WITH ITS SUBCONTRACTORS) THAT NO PERSON SHALL USE OR PERMIT THE USE OF THIS DRAWING FOR REFERENCE ON ANY OTHER PROJECT. ANY SUCH USE REQUIRES THE EXPRESS (IF PROPERLY PAID) WRITTEN CONSENT OF THE ENGINEERS. REPRODUCTION OF THIS DRAWING FOR USE ON ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY INFRINGE ON THE ARCHITECT'S COPYRIGHT.

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

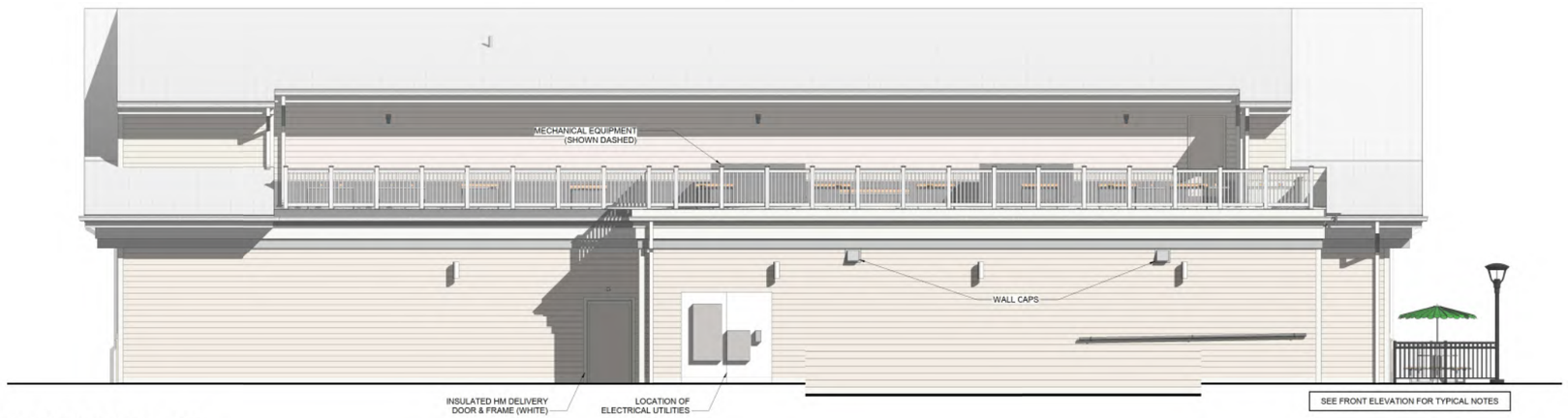
EXTERIOR ELEVATIONS

SHEET: A-200

8/30/2018 1:25:18 PM
C:\Users\david.farmer\Documents\2018 Revit Projects\41-18-00230_AM03-LVL_Ft Pierce Seaway_v18_david.farmer.rvt

3 REAR SIDE PERSPECTIVE - SD

2 RIGHT SIDE ELEVATION - SD
3/16" = 1'-0"



1 REAR ELEVATION - SD
3/16" = 1'-0"

HFA
Creative Solutions
Meaningful Places
HARRISON FRENCH
& ASSOCIATES, LTD
t 508.528.0770
31 Hayward Street
Franklin, Massachusetts 02038
www.hfa-ar.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THIS PROJECT ONLY AND NOT FOR USE ON ANY OTHER PROJECT. CONTRACTOR'S WARRANTS ONLY WITH ITS SUBCONTRACTORS AND SUPPLIERS THAT SUCH SHALL NOT USE ANY PART OF THIS DRAWING FOR ANY OTHER PROJECT. CONTRACTOR'S AGREEMENT WITH OWNER REQUIRES THE SERVICES OF PROPERLY REGISTERED ARCHITECTS AND/OR ENGINEERS. REPRODUCTION OF THIS DRAWING WITHOUT THE ARCHITECT'S PROJECT IS NOT AUTHORIZED AND MAY BE UNLAWFUL.

Cumberland FARMS

Store # TBD
VSH # TBD
Oracle # FL8719
801 Seaway
Ft. Pierce, FL 34949

JOB NUMBER: 41-18-00230

ISSUE BLOCK

CHECKED BY: Checker
DRAWN BY: Author

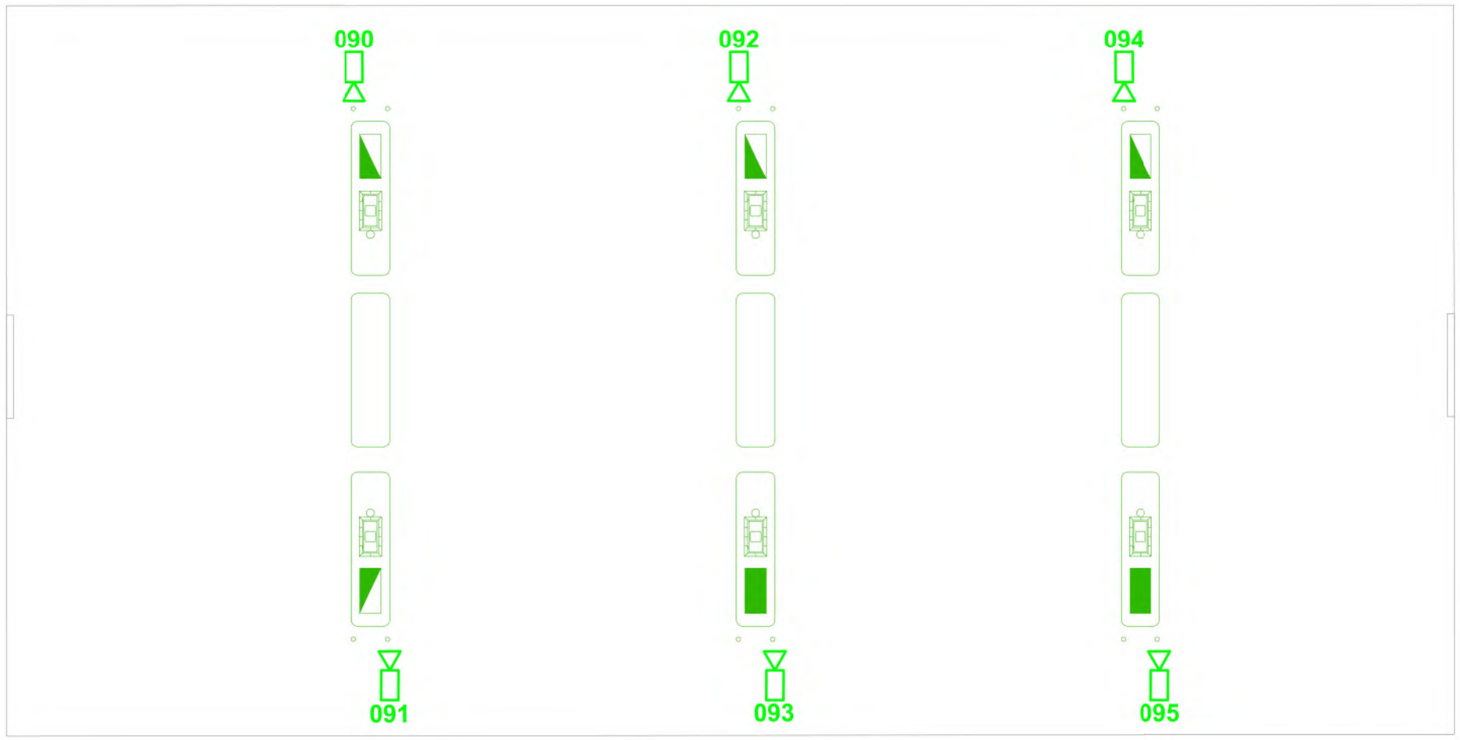
EXTERIOR ELEVATIONS

SHEET:
A-201

3/30/2018 1:25:47 PM
C:\Standard Server\Documents2018 Revit Projects\41-18-00232_A003-LFL_Ft Pierce Seaway_v18_dandl.server.rvt
4.0/1.0/2018/41-18-00230

SECURITY LEGEND

EXTERIOR BULLET CAM



REVISIONS

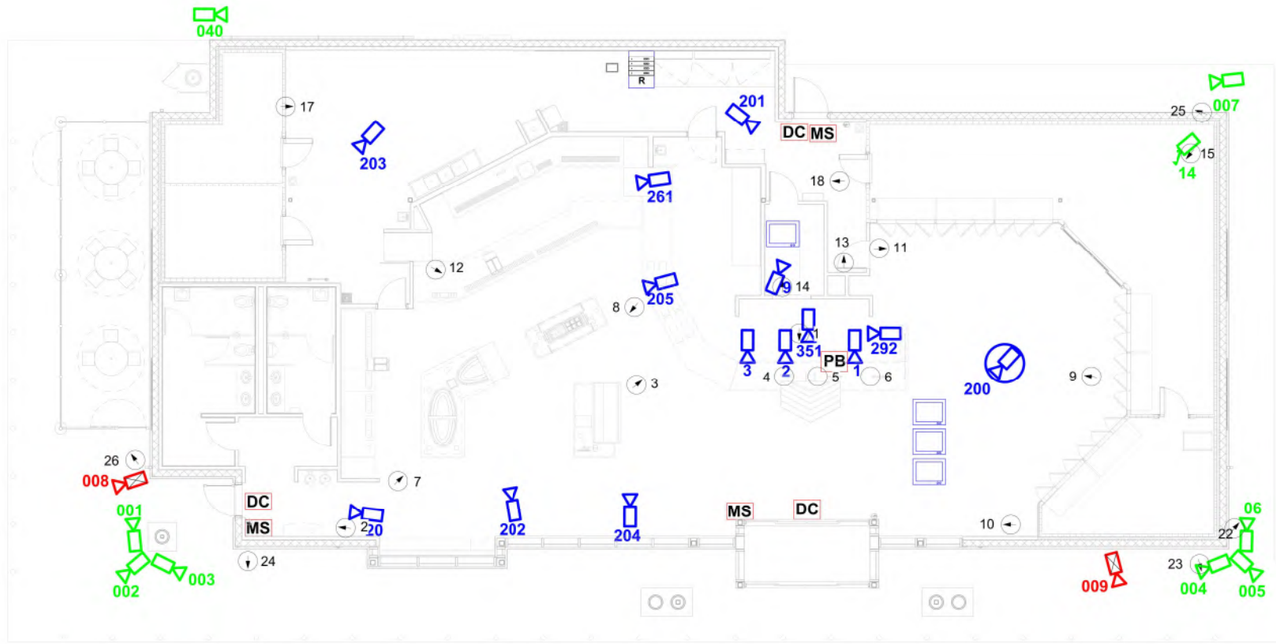
NO.	DATE	BY	REVISION

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
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 - STORE
PROJECT: CUMBERLAND FARMS STORE
CLIENT: CUMBERLAND FARMS
FORT PIERCE, FL

JOB NO.
DWG. NO
SEC01

Cumberland

FARMS

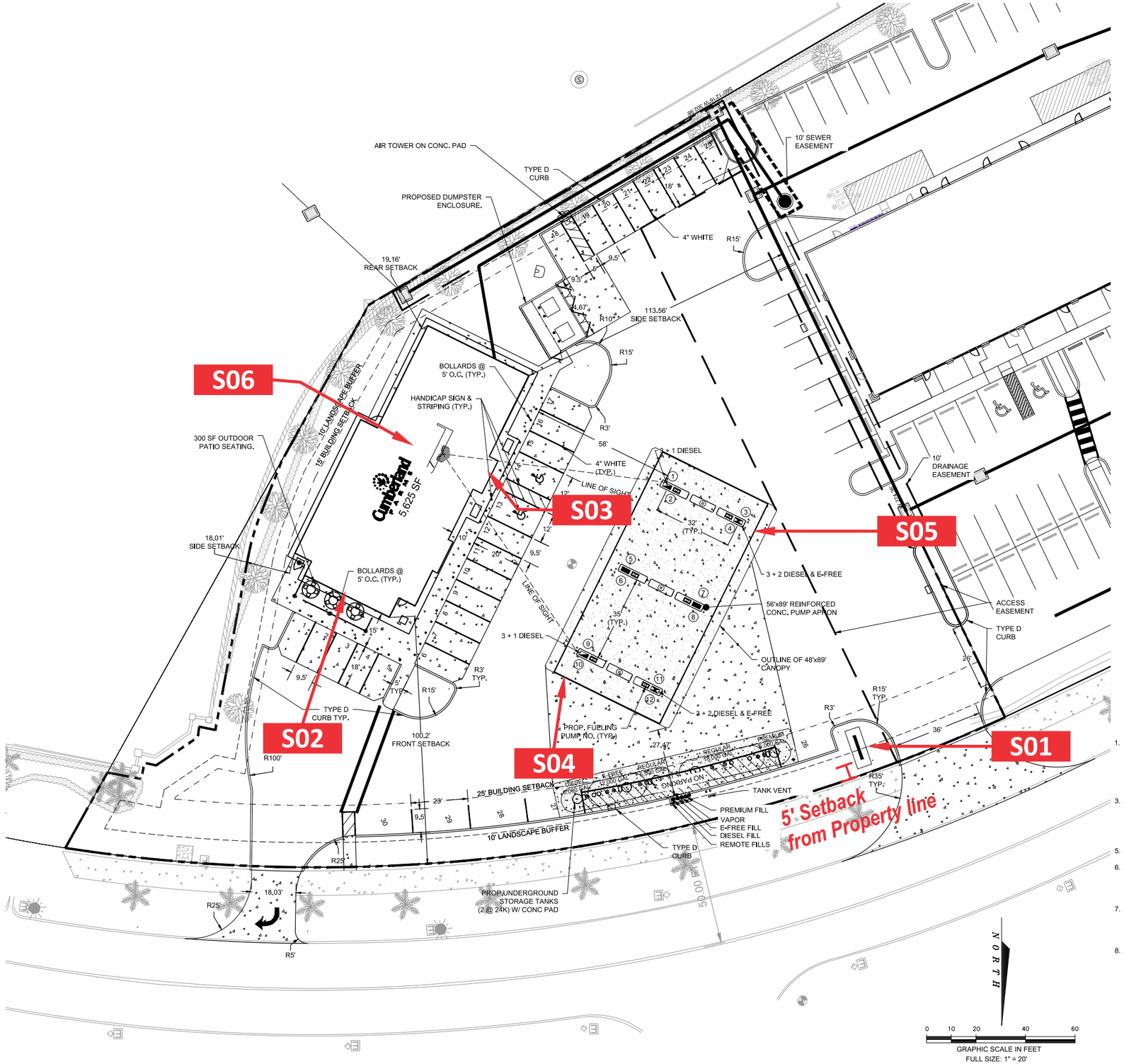
Location #835
801 Seaway Dr
Fort Pierce, FL

SO #99677
Created: 03.07.2019
Revised: 04.25.2019

atlas
BRANDING THE WORLD

National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Site Plan



atlas BRANDING THE WORLD

National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

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:

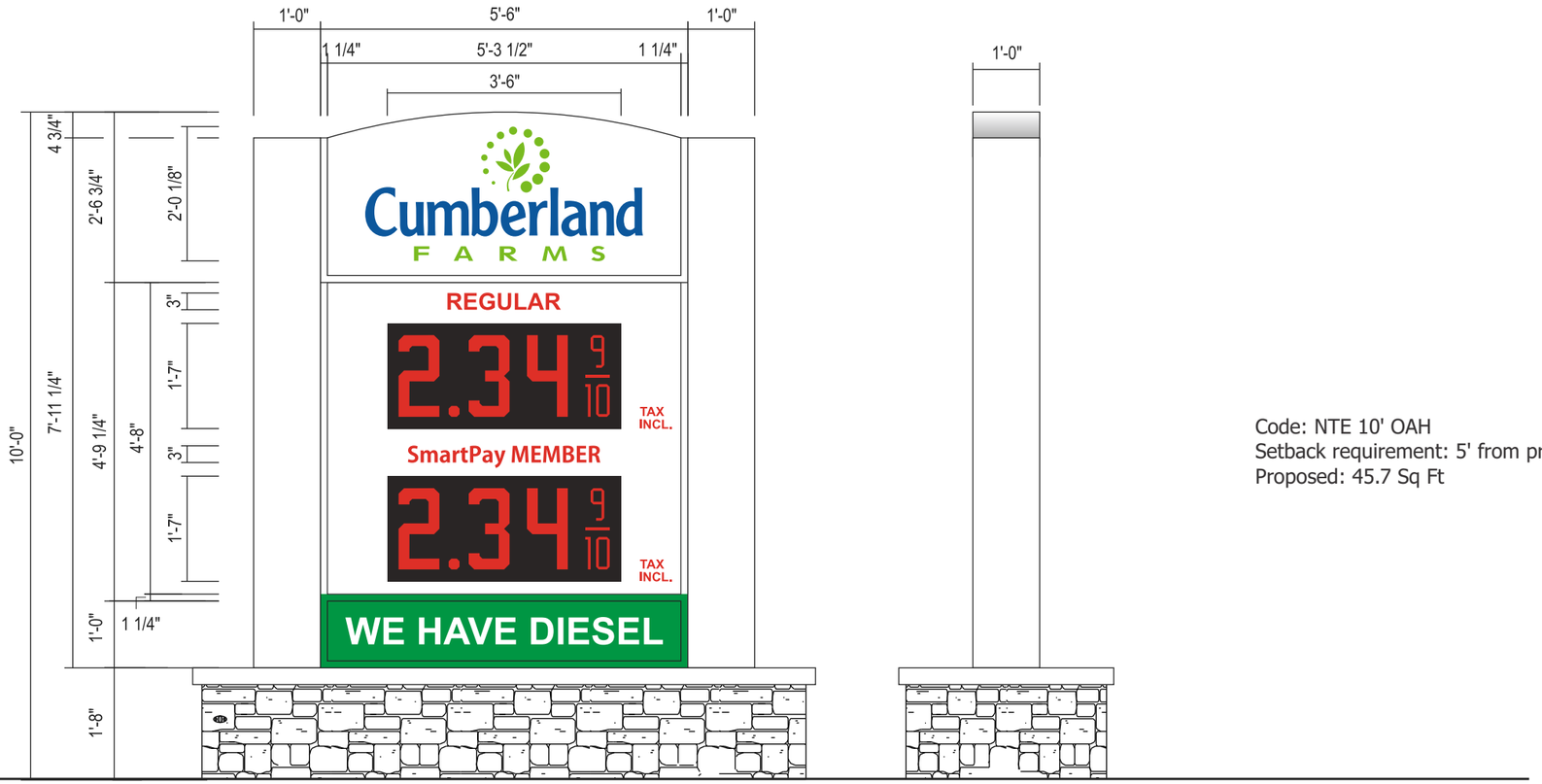
C1 Pantone Color: **301C**
Opaque Vinyl: **3M Vivid Blue 180C-17**
Translucent Vinyl: **3M Bristol Blue 3630-97**

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

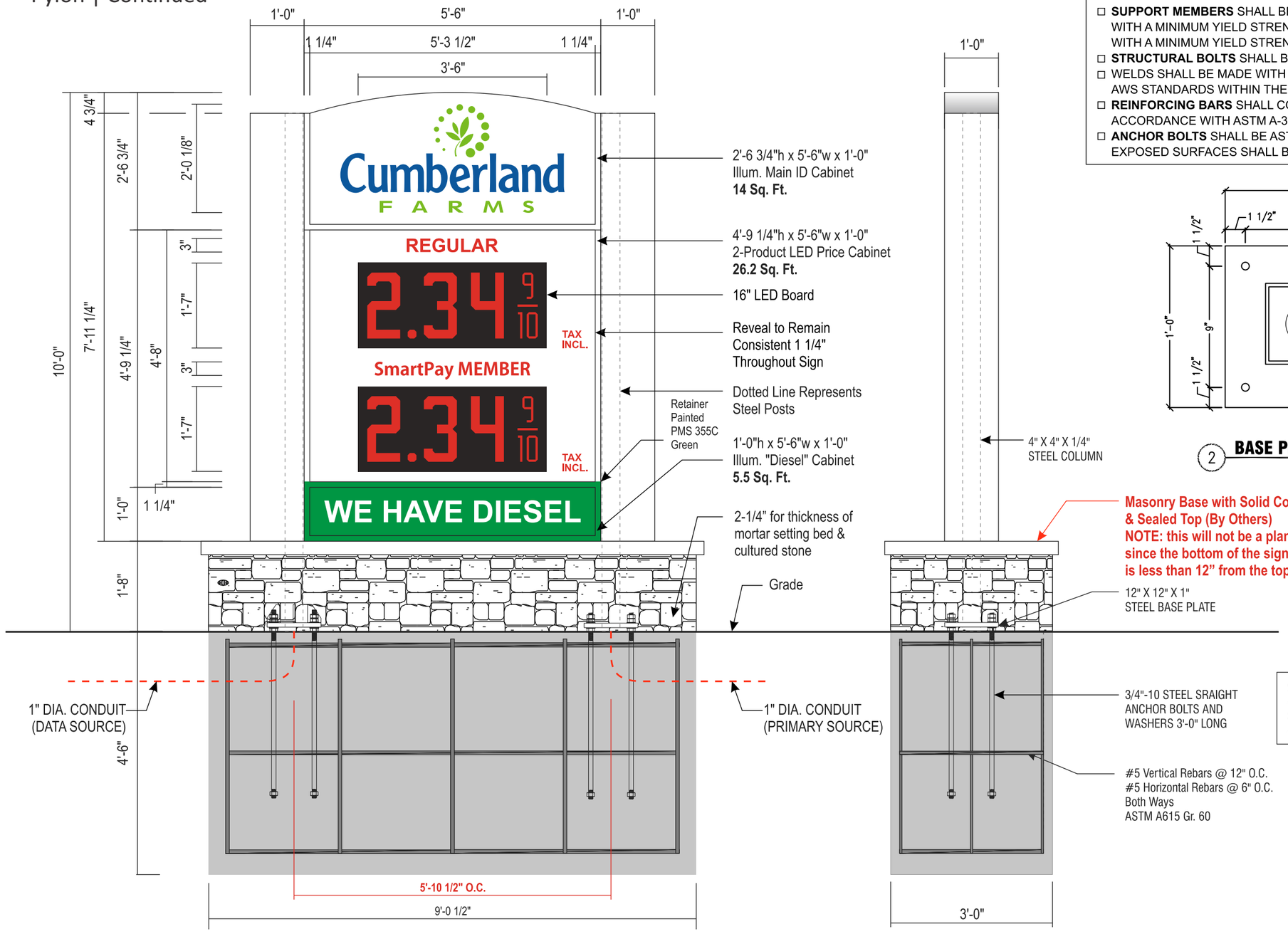
atlas BRANDING THE WORLD
National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

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

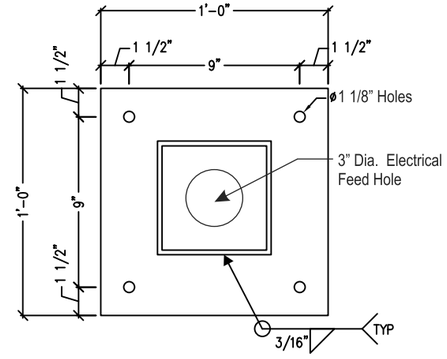
D.F. ILLUMINATED PYLON - 45.7 SQ. FT.

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.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

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

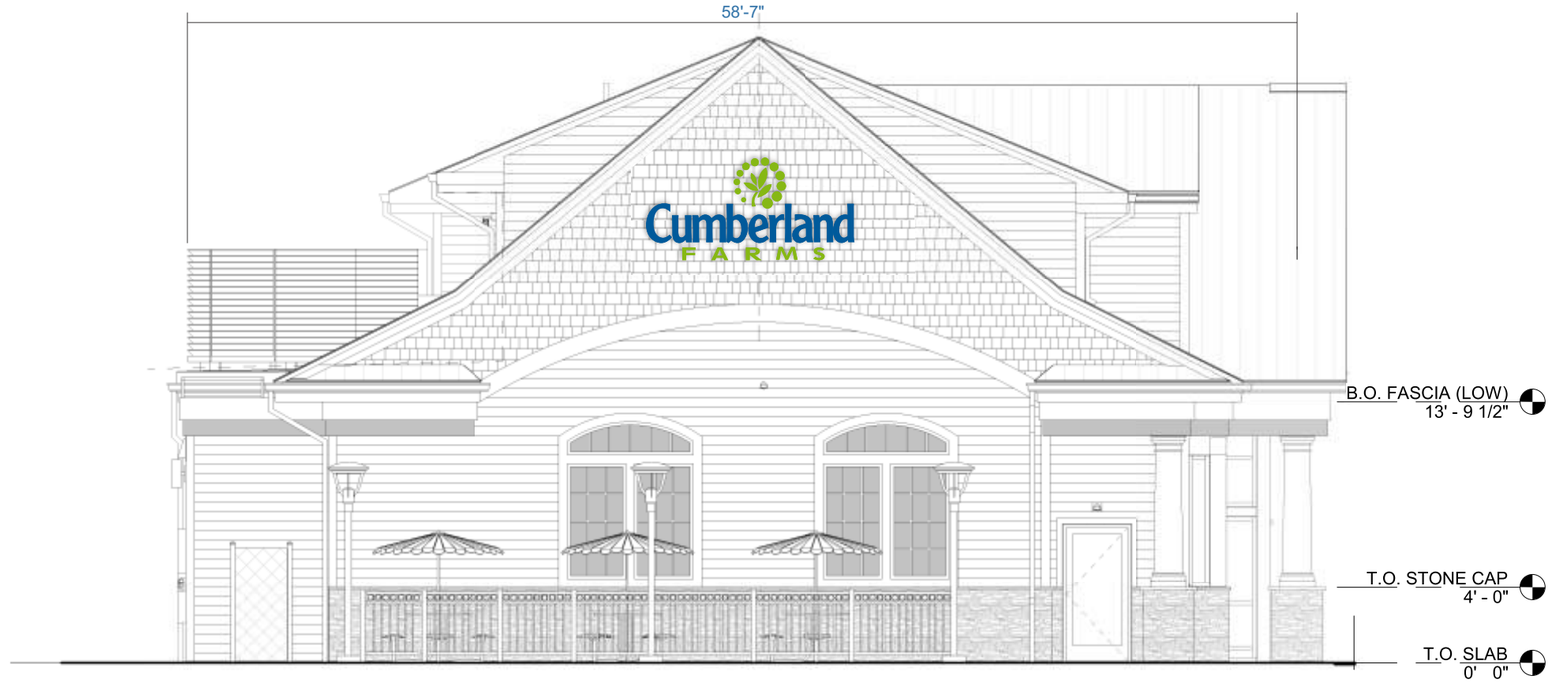
Channel Letters | Remote
(West Elevation)

Action:

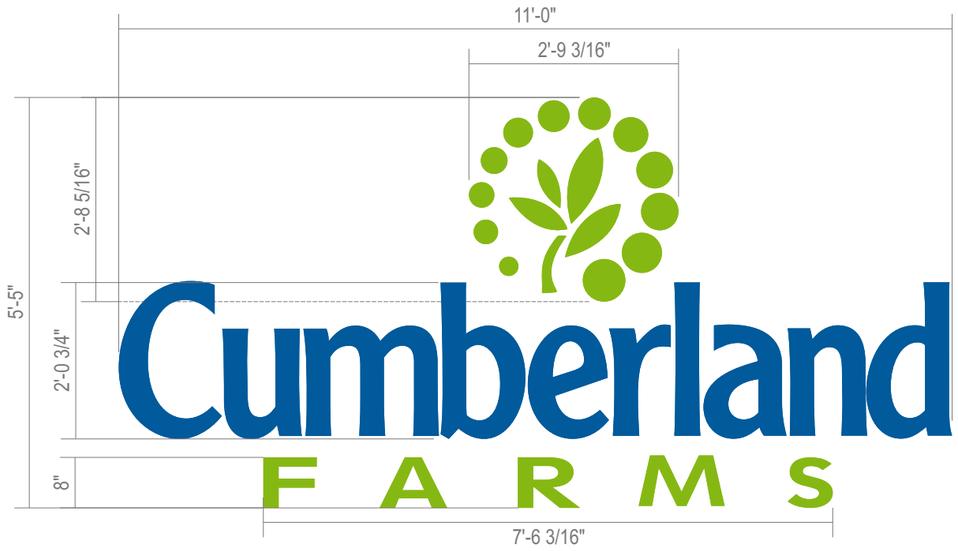
- Install new letterset as shown.
- Channel letters to be mounted to clapboard siding with non corrosive hardware and
- standoffs.
  All holes and seams to be sealed and caulked.

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

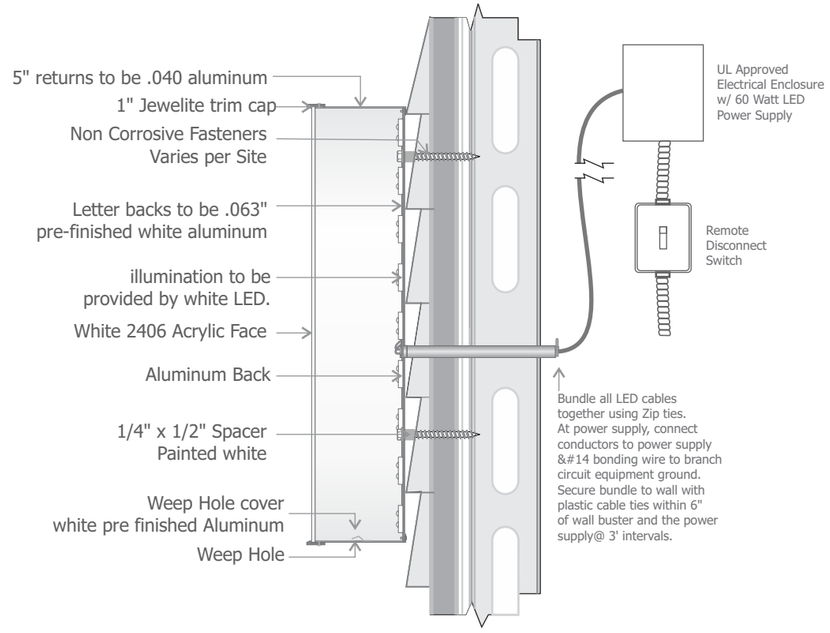


WEST ELEVATION
1/8" = 1'



CF-CHLTR-24
Modified Logo

37.6 Sq Ft



Scale 1:30

atlas BRANDING THE WORLD

National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:	
Revised letterset 03.26.2019 TLD	...
...	...
...	...
...	...
...	...

S02

PM: M.G	Address: 801 Seaway Dr.
Drawn By: TLD	City State: Fort Pierce, FL
Date: 03/06/2019	Drawing Number: 99677-S02

Channel Letters | Remote

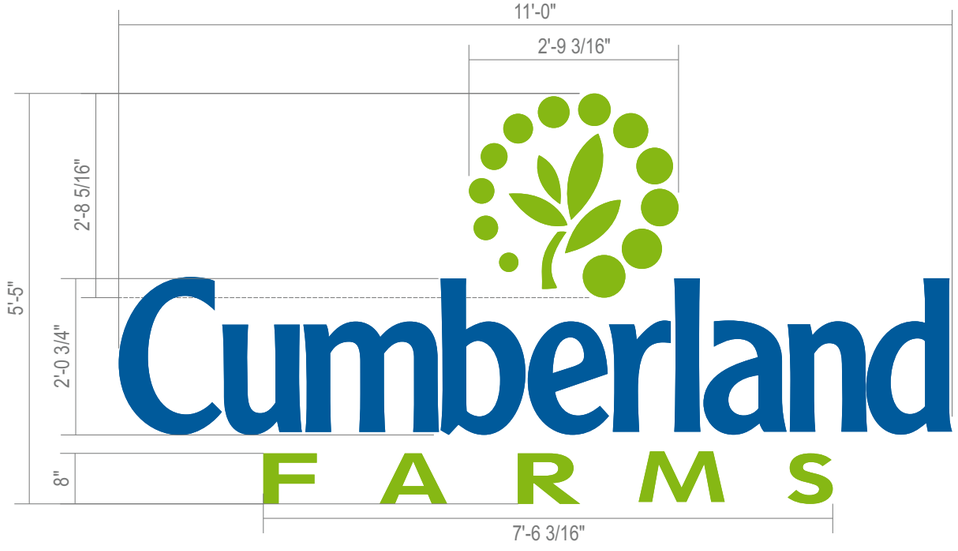
Action:

- Install new letterset as shown.
- Channel letters to be mounted to clapboard siding with non corrosive hardware and
- standoffs.
  All holes and seams to be sealed and caulked.

Material & Color:

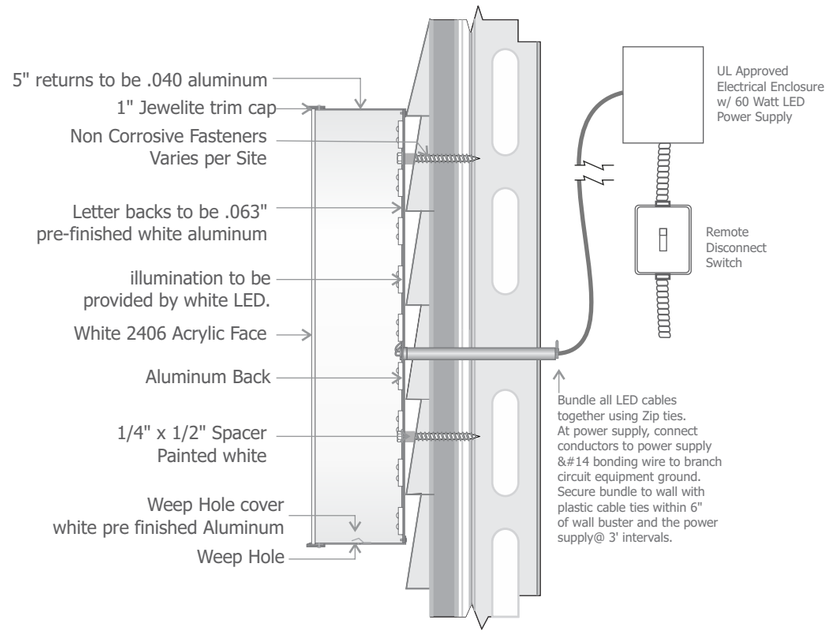
- Vinyl - 3M 3630-97 Bristol Blue
- Vinyl - 3M 3630-106 Brilliant Green
- Returns - Painted to match PMS 301C
- Returns = Painted to match PMS 376C
- Trim Cap - Blue Jewelite
- Trim Cap = Green Jewelite
- Faces - 2406 White Acrylic
- Illumination - White LED

NORTH ELEVATION
3/32" = 1'



CF-CHLTR-24
Modified Logo

37.6 Sq Ft



Scale 1:30

atlas BRANDING THE WORLD

National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

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

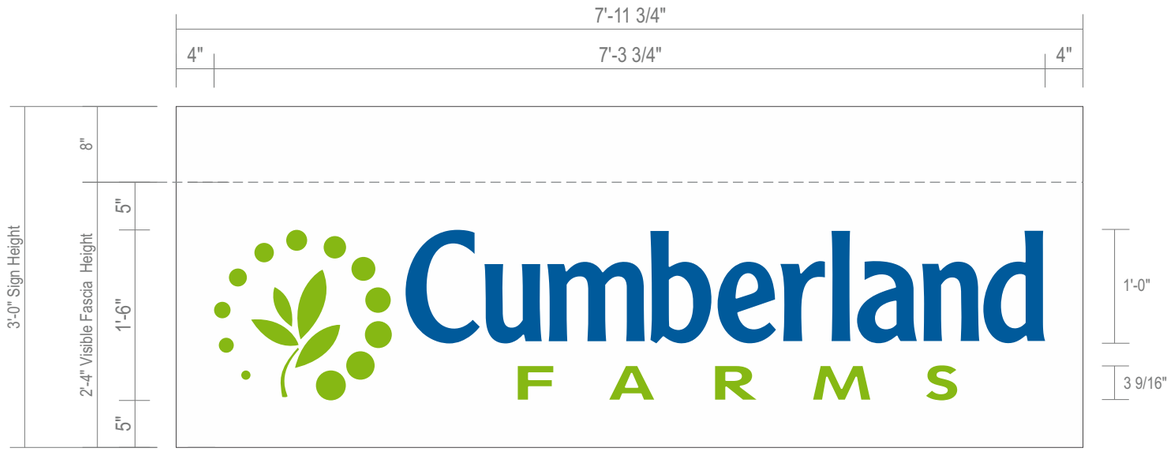
Illuminated Canopy Sign | Left

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.

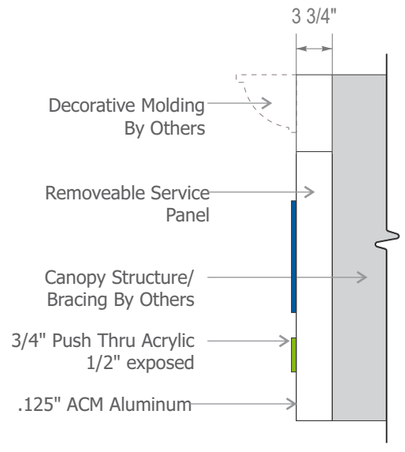
Material & Color:

- 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



atlas
BRANDING THE WORLD

National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

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

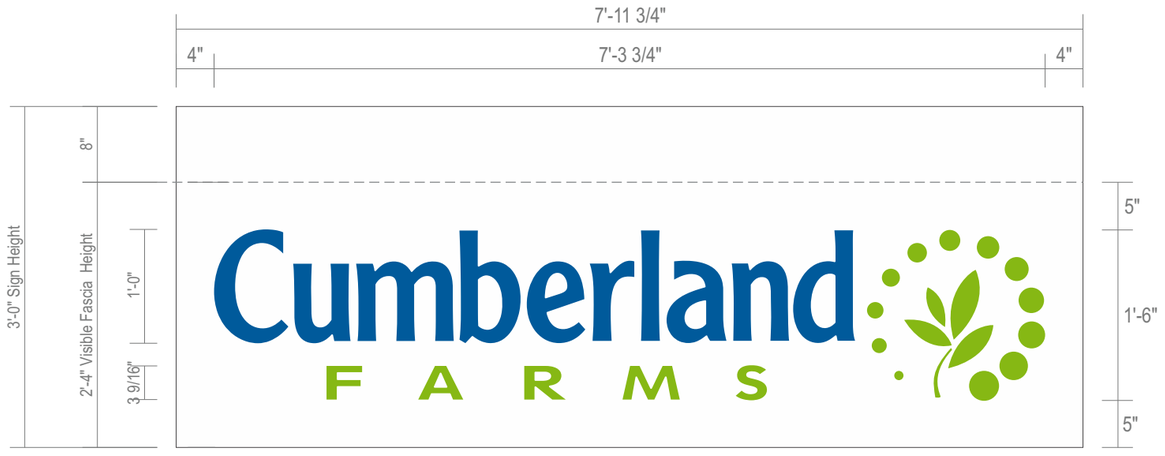
Illuminated Canopy Sign | Right

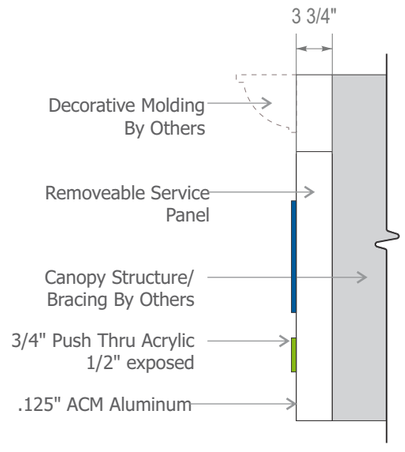
Action:

- 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

atlas BRANDING THE WORLD

National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

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)

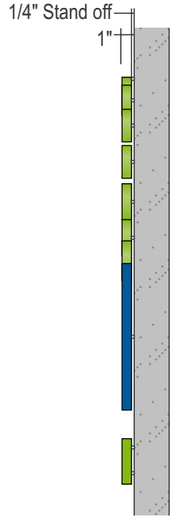
Action:

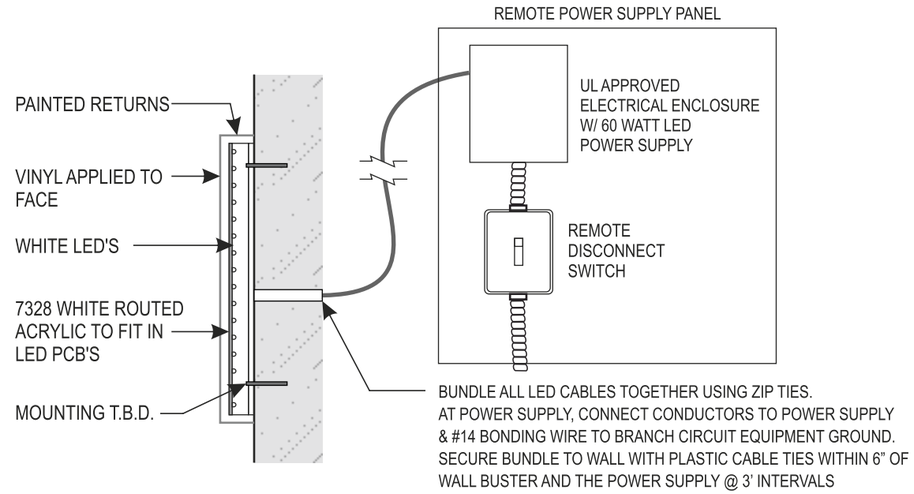
- Install new letterset as shown.
- Letterset to be 1" deep clear acrylic with 1/2" pocket routed out for LEDs.
- Vinyl applied to face of letters. Returns to be painted to match specs below. Letter backs to have .040" aluminum applied to back. Letterset to be stud mounted to wall with 1/4" spacers.

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





atlas BRANDING THE WORLD

National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

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

FOR INFORMATIONAL AND ILLUSTRATION PURPOSES ONLY. ALL PRODUCT, SERVICE AND CORPORATE NAMES ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. THESE IMAGES ARE NOT INTENDED FOR ENGINEERING PURPOSES. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR ANY DIMINSIONS LISTED ON THE ILLUSTRATIONS PROVIDED

RLAtechnolgy.com
513-57 4-9500

RLA TECHNOLOGY SOLUTIONS

FOR INFORMATIONAL AND ILLUSTRATION PURPOSES ONLY. ALL PRODUCT, SERVICE AND CORPORATE NAMES ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. THESE IMAGES ARE NOT INTENDED FOR ENGINEERING PURPOSES. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR ANY DIMINSIONS LISTED ON THE ILLUSTRATIONS PROVIDED

RLAtechnolgy.com
513-57 4-9500

RLA TECHNOLOGY SOLUTIONS

THE SUNRISE CITY
FORT PIERCE
Florida

Major Amendment to PD
Cumberland Farms
Aerial 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
Florida

Major Amendment to PD
Cumberland Farms
Future Land Use 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
- [ ] 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 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):

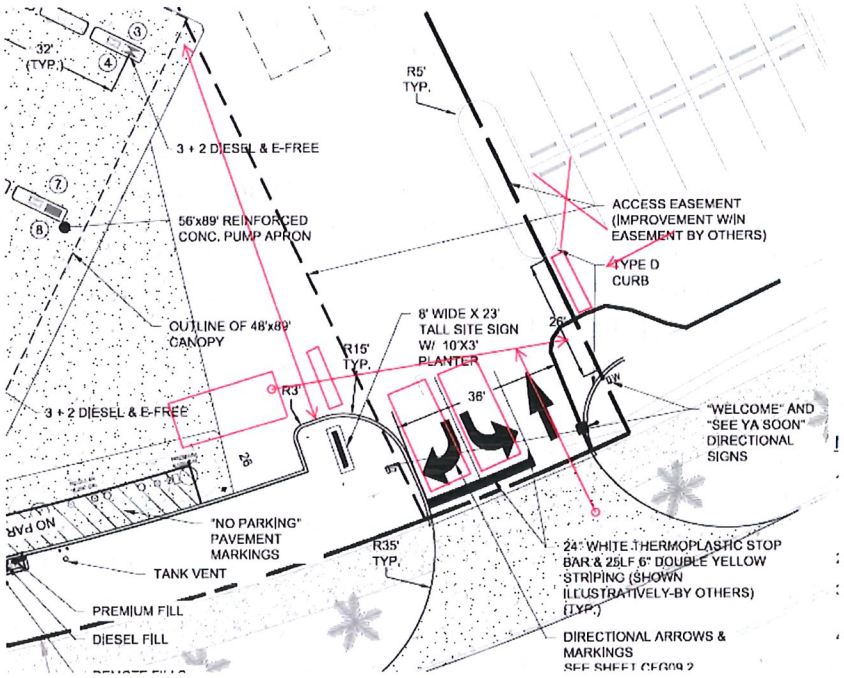
- What are the proposed hours of operation for this establishment? The previously approved project encompassed a neighborhood commercial use, whereas the proposal appears to be a general commercial use, increase intensity for the Planned Development, with adjacent residences. The original plan adopted 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.

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

Planning Board **7.f.**

Meeting Date: 07/09/2019

Information

REQUESTED ACTION

Waiver of Distance - Ando Ramos Restaurant - 850 South 21st Street.

LOCATION

850 South 21st Street (Parcel ID: 2416-504-0079-000-4)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Staff recommends that the Planning Board forward a recommendation of Approvalto the City Commission with the following condition:

- Provide a lighting plan with a minimum average of three (3) footcandles, consistent with Section 22-60. Off-street parking and loading (j) Lighting (1) d.

Attachments

Staff Report
Application
Location Map
Zoning Map
Floor Plan
TRC Comments
Property Card

Form Review

Form Started By: Maria Lewicka Started On: 07/02/2019 02:03 PM
Final Approval Date: 07/03/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebeca Guerra, AICP, LEED-AD, CPD, Interim Planning Director

FROM: Maria Lewicka, AICP, Historic Preservation Planner

RE: **Application for Waiver of Distance – 2 COP Alcoholic Beverage License**
Ando Ramos Restaurant
850 S 21st Street, Suite A

DATE: July 1, 2019

STAFF REPORT

Applicant/Business Owner:	Ando Lilian Ramos 1921 Grand Club Blvd. Fort Pierce, FL 34952
Property Owner	Saucier Realty LLC 8351 Chinaberry Road Vero Beach, FL 32963
Applicant's Request:	Approval of a Waiver of Distance for an Alcoholic Beverage License
Type of License:	2COP: Sale of Beer and Wine for Consumption On Premises and Package Sales of Sealed Containers.
Type of Establishment:	Restaurant
Site Location:	850 S 21st Street, Suite A
Parcel ID:	2416-504-0079-000-4
Current Zoning:	C-3, General Commercial
Future Land Use:	RH, High Density Residential
Site Size:	1.08 acres

Surrounding Zoning

North	East	South	West
C-3/R-3	R-4	OS1	C-3

Request:
Application for a Waiver of Distance for Beer and Wine Consumption. The applicant is seeking to utilize one of the suites within the commercial plaza for a new sit down restaurant.

Background:
The proposed restaurant is located approximately 1,400 feet from the Fort Pierce Korean Baptist Church and in proximity of *Pupuseria* and *Taqueria* restaurants located within the same commercial plaza.

Staff Analysis:
Section 3-7 of the City Code prohibits the City from granting approval for the sale of alcoholic beverages for consumption on the premises when the establishment is located within 1,600 feet of other licensed establishments, a church, or a school unless a Waiver of Distance is granted.

The applicant is requesting a "2COP" license to serve beer and wine for consumption on premises in a restaurant. However, two (2) licensed establishments and a church are located within 1,600 feet of the proposed establishment. Therefore, in accordance with Section 3-9 of the City Code, the applicant is requesting a waiver of the minimum required distance of 1,600 feet between the applicant's establishment, the two neighboring licensed establishments, and the Fort Pierce Korean Baptist Church.

As specified by Section 3-15 of the City Code, a Waiver of Distance shall be granted only if it does not adversely affect the community health, safety or general welfare and the following are considered:

a. **The actual location and distance of the proposed establishment with respect to other places of business licensed to sell intoxicating beverages, whether on or off the premises, as well as churches and schools.**

Per the manner of measurement outlined in City Code Section 3-8, there are two (2) similar licensed establishments located within 1,600 feet of the proposed establishment. The Pupuseria Restaurant and Taqueria Restaurant are located in closed proximity, and within the same plaza. The Fort Pierce Korean Baptist Church is located approximately 1,400 feet away from the proposed restaurant location.

b. **The type and size of the establishment, including any bar floor space and seating capacity, and whether, in view of such type or size, the proposed establishment is likely to create a public nuisance or traffic impediment by drawing crowds or persons milling about outside the building.**

The proposed restaurant is planned to seat 32 patrons via traditional dining tables. Given the type and size of the proposed establishment (typical restaurant serving lunch and dinner), staff finds that it is not likely to create a public nuisance or traffic impediment by drawing crowds or persons milling about outside the building.

c. **Whether adequate parking and landscaping for the facility are provided so as to meet the requirements set forth in sections 22-59 through 22-61.**

The existing site contains adequate parking and landscaping, consistent with City applicable Codes.

d. **Whether the facility is physically separated or well buffered from all adjacent residentially zoned areas.**

The proposed establishment is physically separated from residentially-zoned areas by the street and alley right-of-ways and a six-foot high chain link fence. The perimeter landscaping and abutting roadways offer a sufficient landscape buffer for the surrounding uses.

e. **Whether traffic generated by patrons or pickup/delivery vehicles will pass through low or moderate density residentially zoned neighborhoods.**

The proposed establishment's access is from South 21st Street. It would not appear to be necessary for either customers or commercial vehicles to pass through low or moderate density residentially zoned neighborhoods.

Technical Review Committee

The Technical Committee reviewed the request for a Waiver of Distance at their June 20, 2019, meeting. All provided comments ware acknowledged by the applicant.

Staff Recommendation

The proposed establishment does not present factors that adversely affect the community health, safety or general welfare, and meets the criteria set by City Code. Staff recommends that the Planning Board forward a recommendation of Approval to the City Commission with the following condition to be met prior to the Building Department Permit issuance:

- Provide a lighting plan with a minimum average of three (3) footcandles, consistent with Section 22-60. *Off-street parking and loading* (j) *Lighting (1) d.*

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

RECEIVED
MAY 23 2019
CITY OF FORT PIERCE
PLANNING & ZONING

WAIVER OF DISTANCE

Property address or Location 850 S 21st Suite A, Fort Pierce, FL 34950

Parcel ID #(s)

Project description Restaurant

Ando Lilian Ramos	Ando Lilian Ramos
Property Owner(s)	**Applicant/Representative, Title, Company**
1921 Grand club Blvd	
Street Address	Street Address
Fort Pierce FL 34952	
City State Zip	City State Zip
(769) 663-2997	
Phone Number	Phone Number
andolilian69@icloud.com.	
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 21 day of May, 2019, by Ando Lilian Ramos who is personally known to me or has produced Florida Driver License as identification.

Signature of Notary

(seal)

Notary Public State of Florida
Alziraida Lasalde
My Commission GG 308990
Expires 05/29/2023

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

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

☐ WAIVER OF DISTANCE

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☐ As-built site drawing, to scale, including the building, front door, parking area, traffic ingress and egress, sidewalks, landscaping and exterior lighting
- ☐ Sketch of the building's interior layout including square footage of the following: kitchen, bar area, seating arrangement, and restrooms
- ☐ Complete, notarized

Application Type:

- ☐ 1 APS/2APS: Beer Only / Package Sales or On-Premises Consumption
- ☑ 1 COP/2COP: Beer and Wine/Package Sales or On-Premises Consumption
- ☐ 3 APS: Beer, Wine & Liquor/Package Sales Only
- ☐ 4 COP: Beer, Wine & Liquor/On-Premises Consumption

Business Information:

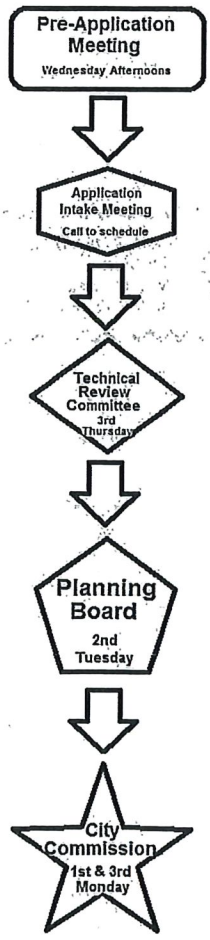
- ☒ New Business
- ☐ Transfer from:_____ Open since:_____
  address *year*

Building Size _____ Maximum Occupancy_____ Total Seating_____ Parking Spaces_____

Hours of Operation:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
to	to	to	to	to	to	to

Application Outlook



Minimum requirements for on-premises consumption.

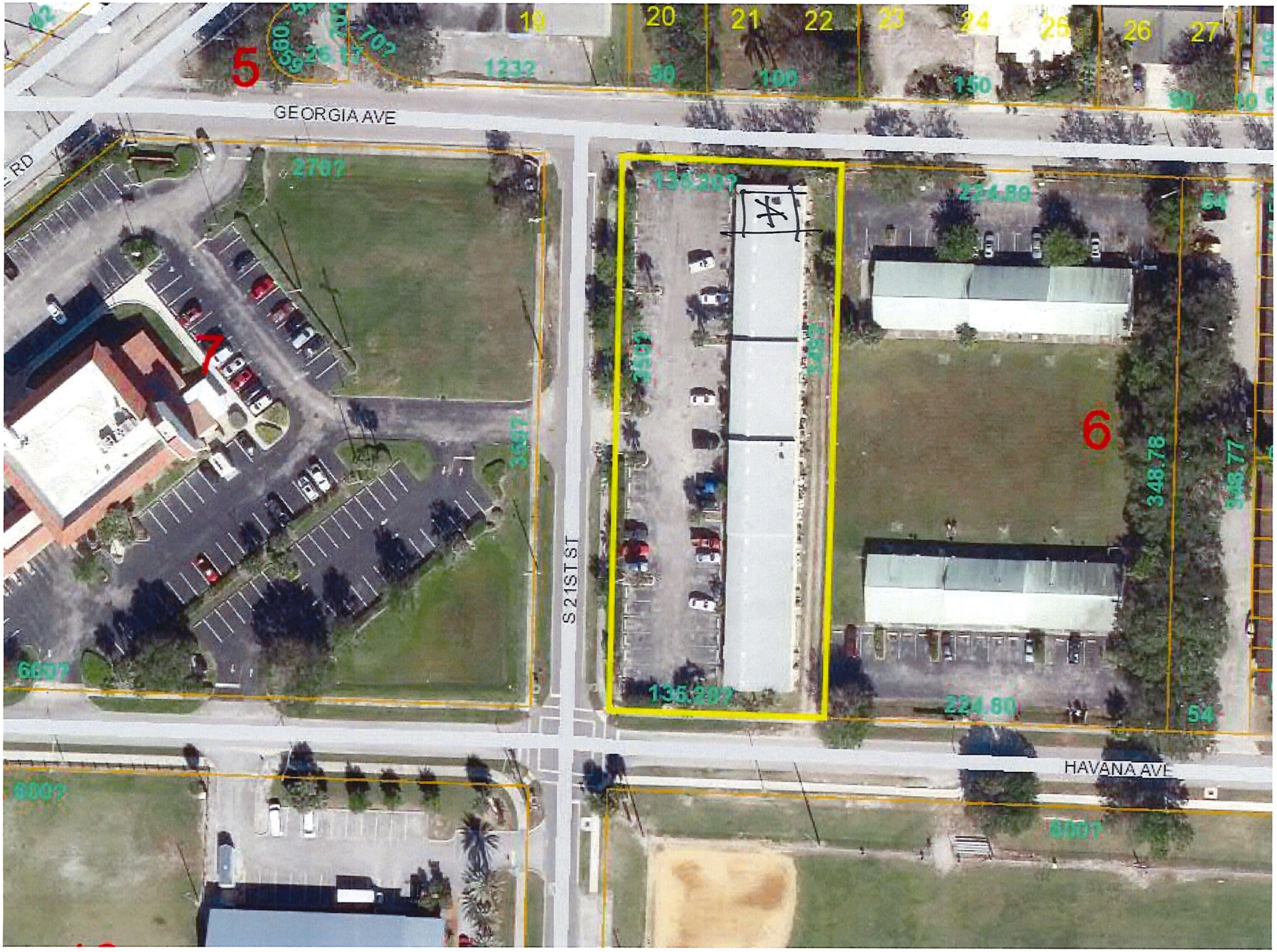
(1) An applicant holding a "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a bona fide restaurant establishment, for which such waiver is sought, and to qualify as a bona fide restaurant the restaurant must:

(a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;

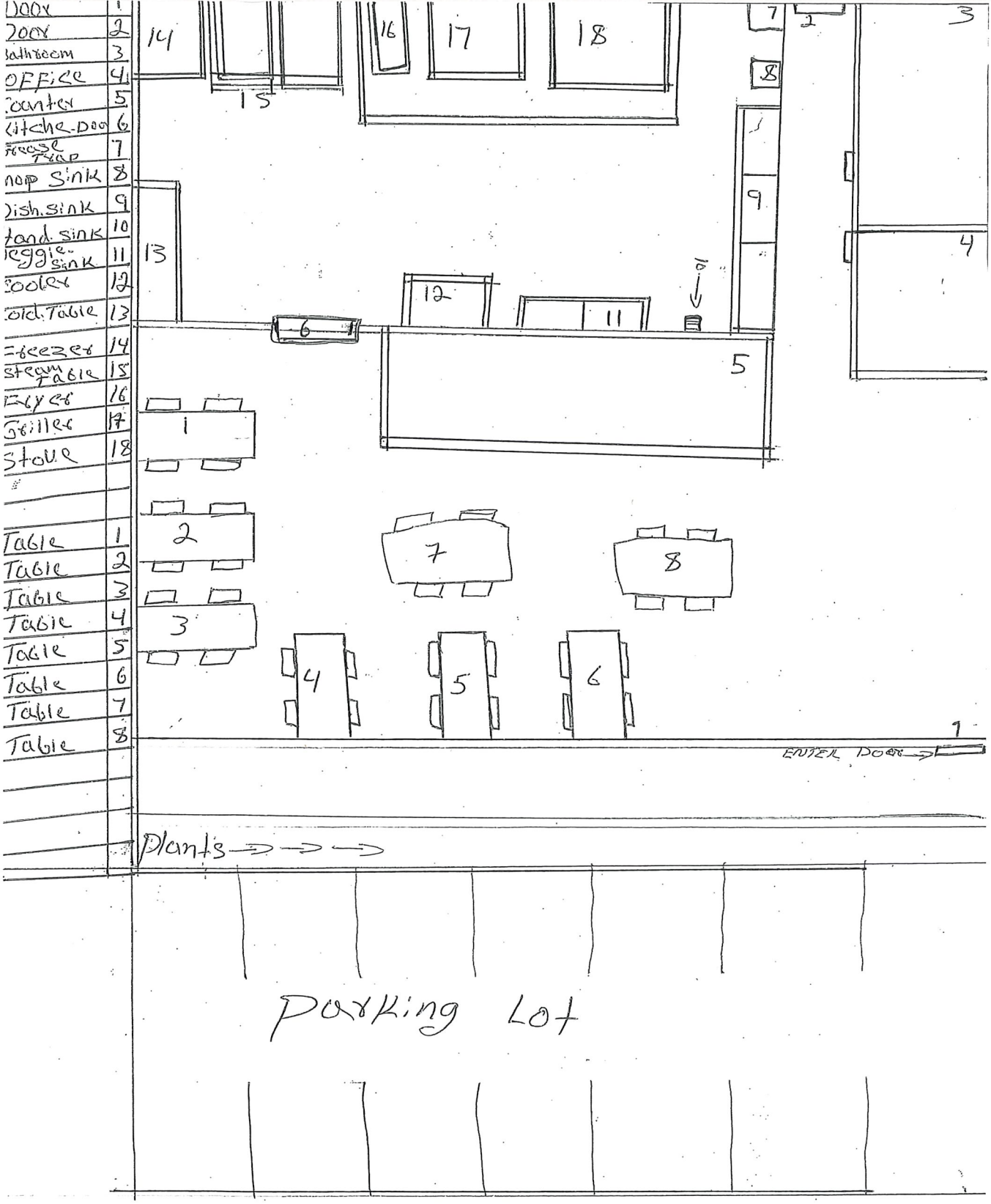
(b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;

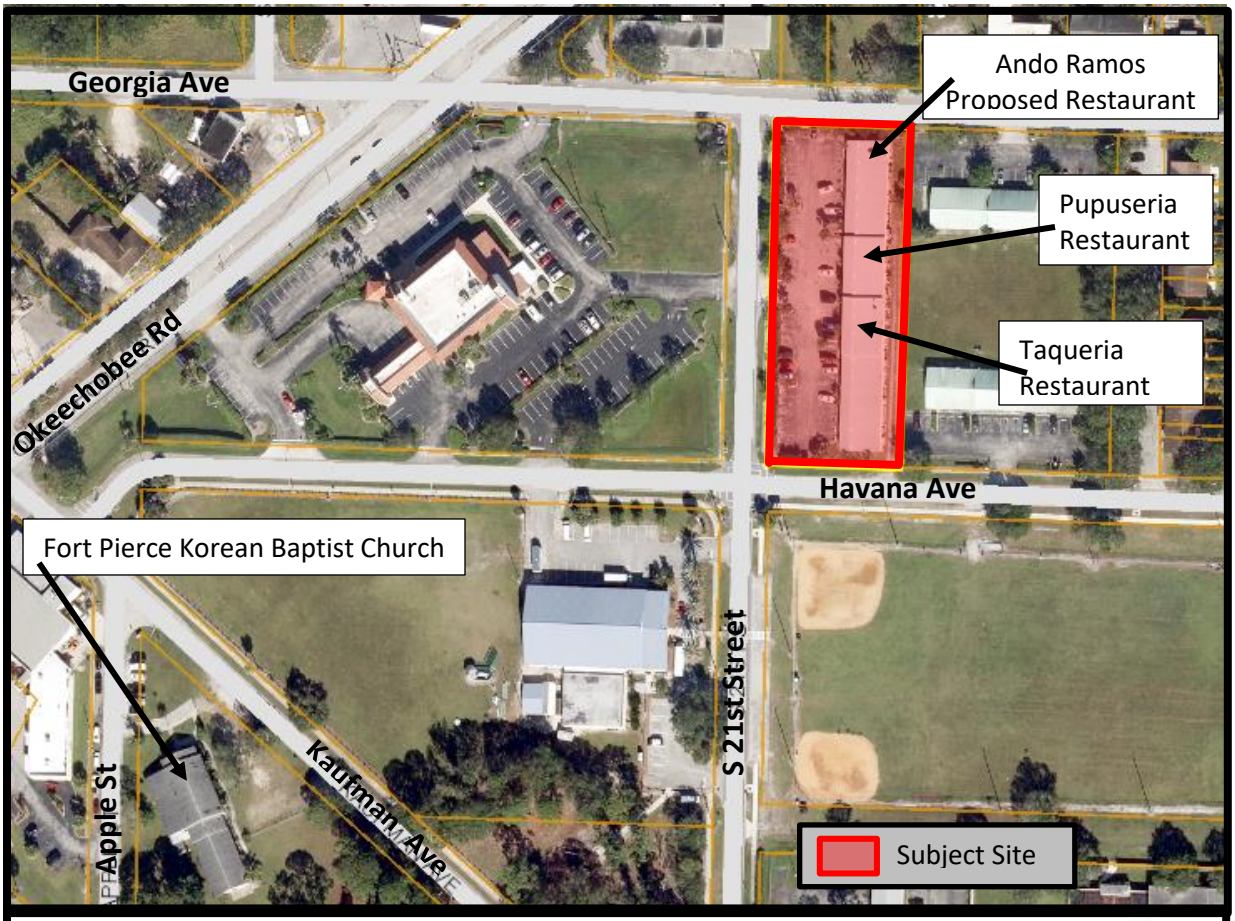
(c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.

(2) An applicant holding a "Beer, Wine and Liquor—Consume on Premises and Package Sales" license must demonstrate that any parking area provided for is illuminated by not less than three (3) footcandles per square foot of parking lot area.


GEORGIA AVE
S 21ST ST
HAVANA AVE
5
6
7
19
20
21
22
23
24
25
26
27
1232
50
100
150
90
2707
135.20?
224.80
348.78
348.77
54
350?
350?
600?
600?
600?

123'
50'
100'
135.20'
PROPOSED RESTAURANT
PUPUSERIA RESTAURANT
TAQUERIA RESTAURANT
135.20'
S 21ST ST

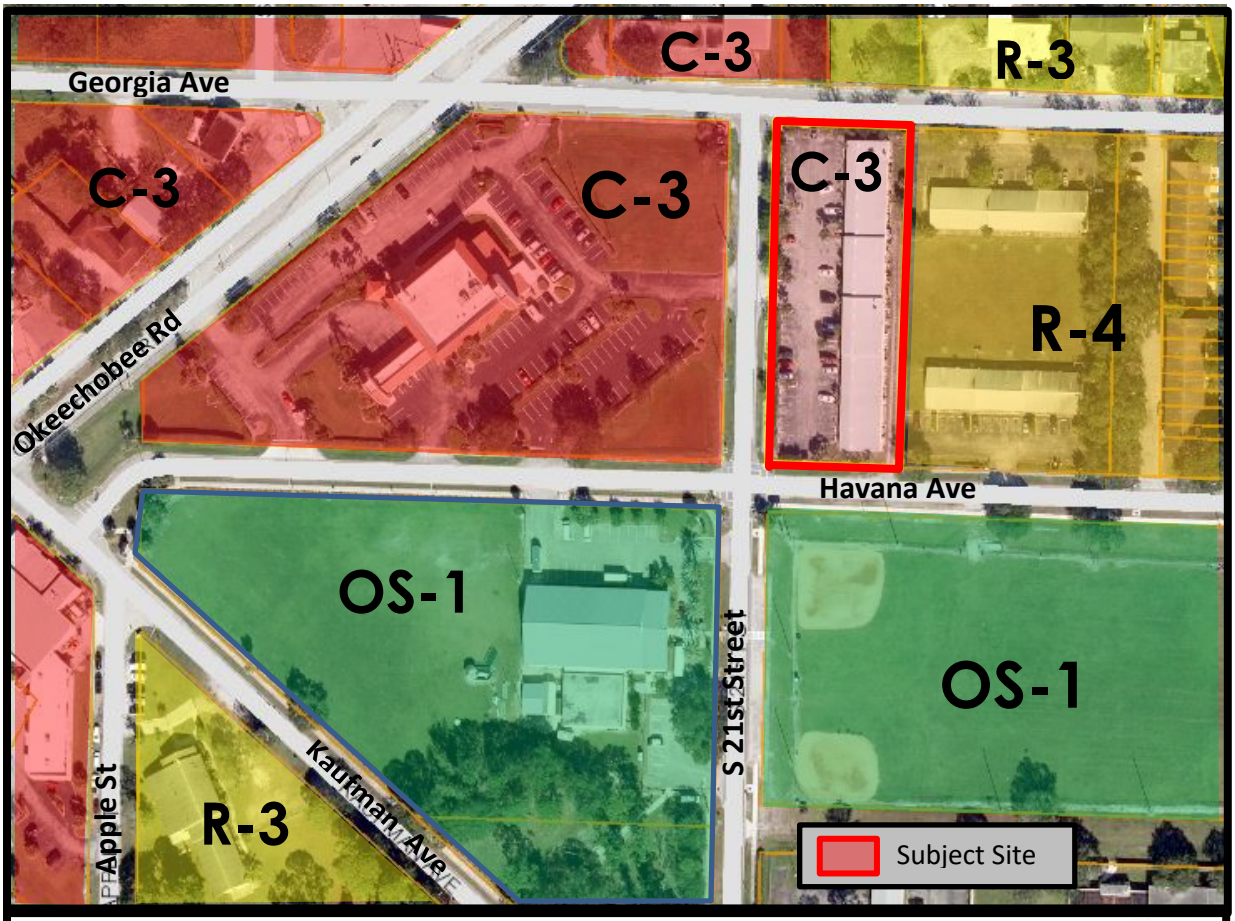

DOOR 1
DOOR 2
Bathroom 3
OFFICE 4
Counter 5
Kitche-Door 6
Freeze Fridge 7
Prep Sink 8
Dish Sink 9
Hand Sink 10
Veggie Sink 11
Cooler 12
Cold Table 13
Freezer 14
Steam Table 15
Fryer 16
Griller 17
Stove 18
Table 1
Table 2
Table 3
Table 4
Table 5
Table 6
Table 7
Table 8
ENTER DOOR
Plants
Parking Lot



THE SUNRISE CITY FORT PIERCE Florida

Application for Waiver of Distance
850 S 21st Street, Suite A
Location Map

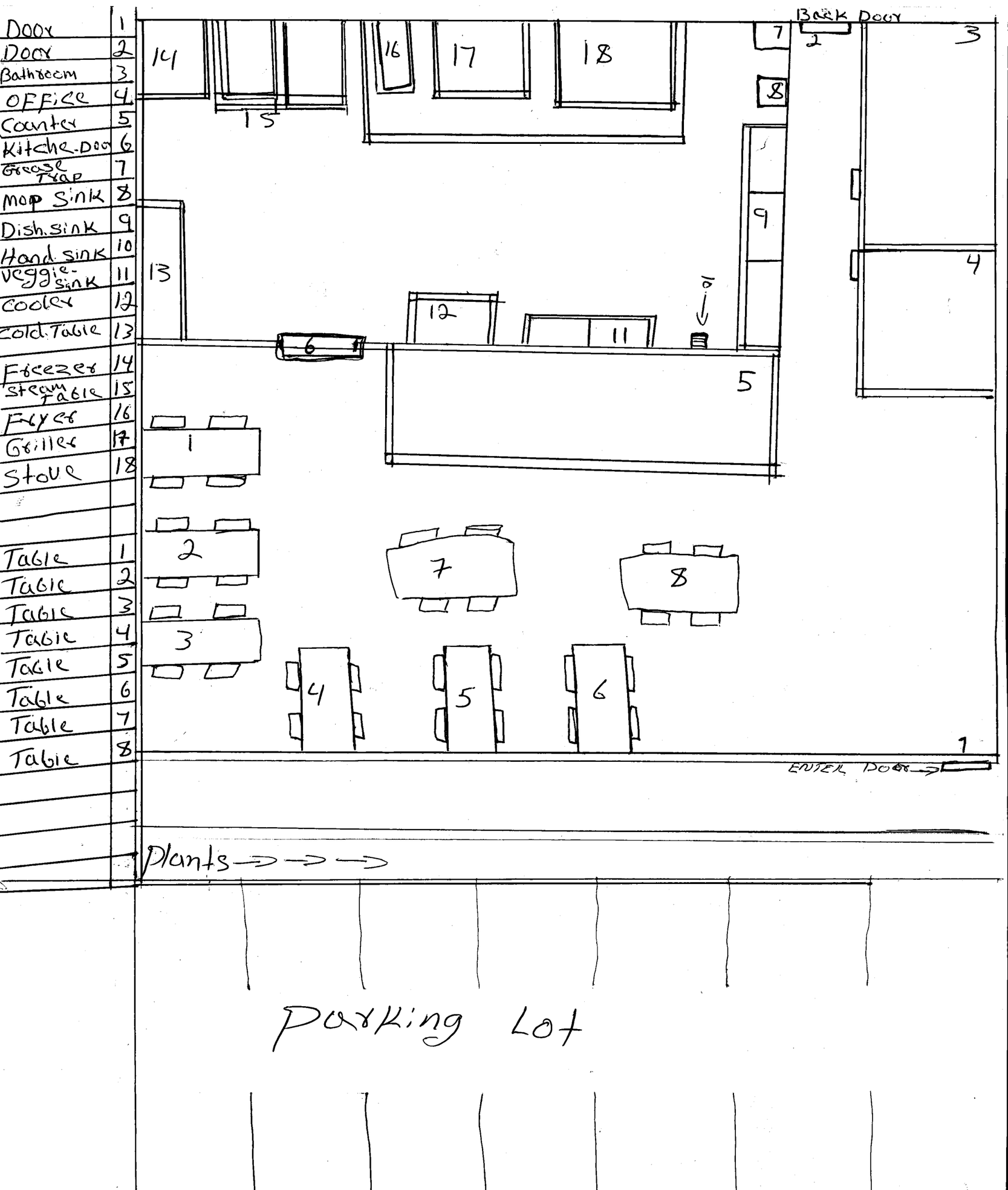
N W E S



THE SUNRISE CITY FORT PIERCE Florida

Application for Waiver of Distance
850 S 21st Street, Suite A
Zoning Map

N W E S


Door 1
Door 2
Bathroom 3
OFFICE 4
Counter 5
Kitche-Door 6
Grease Trap 7
Mop Sink 8
Dish sink 9
Hand sink 10
Veggie-sink 11
Cooler 12
Cold Table 13
Freezer 14
Steam Table 15
Fryer 16
Griller 17
Stove 18
Table 1
Table 2
Table 3
Table 4
Table 5
Table 6
Table 7
Table 8
BACK DOOR
ENTER DOOR
Plants
Parking Lot

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

June 20, 2019

TRC Review Comments
Waiver of Distance – Ando Ramos Restaurant
850 S 21st Street, Suite A

The following are comments from the Planning Department's review of the application:

- Provide a lighting plan with a minimum average of two (2) footcandles, consistent with Section 22-60. *Off-street parking and loading* (j) *Lighting (1)a.*

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Maria Lewicka, AICP, Historic Preservation Planner

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

RE : Ramos Restaurant Waiver of Distance - 850 S. 21st Street
TRC No. 19-08000002

RECEIVED
JUN 12 2019
CITY OF FORT PIERCE
PLANNING & ZONING

DATE : June 11, 2019

This is to advise you that we have completed the review of the following documents as received by this office on June 7, 2019:

- [x] Waiver of Distance Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [ ] Approval of Site Plan
- [x] Waiver of Distance Approval
- [ ] 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/TST/tst

Q:\ENGINEERING\Site Development Projects\R\Ramos Restaurant\Waiver of Distance\Submittal No. 1 - 060719\Waiver of Distance Approval - 061119.docx

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: 850 S 21st St A
Property Name: Ando Ramos Restaurant
Type: Waiver of Distance
Planner: Maria Lewicka

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

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

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

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

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

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

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

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☑ 15. Other

Additional Comments/Requirements:

Existing plumbing violations require Attention.
Business Tax Renewal required

Building Official's or Representative's Signature _____ Date: 6/19/19

THE SUNRISE CITY
FORT PIERCE
Florida
POLICE DEPARTMENT
"In Honor We Serve"

Technical Review Committee meeting

June 20th, 2019

Case # 19-08000002

Waiver of distance

Ando Ramos Restaurant, 850 S.21st Street, Ft. Pierce.

Comments:

Please ensure the lighting in the parking lot meets the 3 foot candles standards set forth for premises serving alcohol for consumption on premise. (Fort Pierce city code 3-14 subsection 2)

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

June 20, 2019

TECHNICAL REVIEW PROJECT # 19-08000002

Waiver of Distance – Ando Ramos Restaurant – 850 S 21st Street, Suite A

Comments

FPUA W/WW Engineering: Approved, no comment

FPUA Electric & Gas Engineering: No comment

PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

June 18, 2019

Project:	**Waiver of Distance-Ando Ramos Restaurant**
Subject:	**SURVEY REVIEW**
To:	Maria Lewicka
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, Chapter 5J-17.050 thru 5J-17.052 Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes.

SURVEY:

1) I have no comments for this project.

Please provide a written response to all comments

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

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

Property Identification

Site Address: 850 S 21st ST
Sec/Town/Range: 16/35S/40E
Map ID: 24/16N
Zoning: C-3 -Gen C

Parcel ID: 2416-504-0079-000-4
Account #: 25586
Use Type: 1600
Jurisdiction: Fort Pierce

Ownership

Saucier Realty LLC
8351 Chinaberry Road
Vero Beach, FL 32963

Legal Description

LAWNWOOD ADDN BLK 6 ALL AND 16 FT VAC ALLEY-LESS E 464.80 FT- (1.08 AC) (OR 493-1451: 820-2570: 1234-716 : 1794-2248: 3471-1154; 3593-196: 3669-155)

Current Values

Just/Market Value:	$598,100
Assessed Value:	$556,270
Exemptions:	$0
Taxable Value:	$556,270

Total Areas

Finished/Under Air (SF):	11,200
Gross Sketched Area (SF):	13,120
Land Size (acres):	1.08
Land Size (SF):	47,155

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	Book/Page	Sale Code	Deed	Grantor	Price
Sep 3, 2014	3669 / 0155	0111	WD	Saucier Realty LLC	$100
Dec 28, 2012	3593 / 0196	0311	WD	Saucier Realty LLC	$0
Dec 28, 2012	3471 / 1154	0311	QC	Saucier Fred	$100
Sep 2, 2003	1794 / 2248	XX04	WD	Demora,Julian	$350,000
Jul 2, 1999	1234 / 0716	XX01	QC	Julian Demora	$100
Nov 1, 1992	0820 / 2570	XX01	QC	Julian Demora	$100
Mar 1, 1986	0493 / 1451	XX01	CV		$35,000
Mar 1, 1976	0250 / 1756	XX01	CV		$90,000

Building Information (1 of 1)

Finished Area: 11,200 SF

Gross Sketched Area: 13,120 SF

Exterior Data

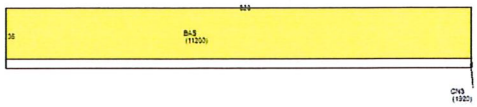
View:	Roof Cover: Dim Shingle	Roof Structure: Wood Truss
Building Type: NSCT	Year Built: 1986	Frame:
Grade: Y_D	Effective Year: 1986	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 10	Secondary Wall:

Interior Data

Half Baths: 0
A/C %: 100%

Heat Fuel: ELEC
Heated %: 100%

Primary Floors: Tile-Ceramic
Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	11200	11200	710
CN3	CANOPY	1920	0	652

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	21450	1977
SINGLE LIGHT	1	2	1986
CEMENT CURB	1	413	1986

Current Year Values

Current Values Breakdown

Building:	$466,100
Land:	$132,000
Just/Market:	$598,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$41,830
Assessed:	$556,270
Exemption(s):	$0
Taxable:	$556,270

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	21.7	Fort Pierce Stormwater Charge	$1,171.80

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable

Permits

Number	Issue Date	Description	Amount	Fee
BP10-2794	Jul 20, 2012	Alterations/Remodeling	$350	$129
BP10-2801	Jul 20, 2012	Alterations/Remodeling	$170	$129
BP11-2604	Jul 20, 2012	Alterations/Remodeling	$450	$129
BP12-2795	Jul 18, 2012	Alterations/Remodeling	$350	$129
RF2003-39	Feb 14, 2003	Roof	$4,500	$365
SHTR2003-26	Jul 16, 2003	Alterations/Remodeling	$2,000	$100
BP10-0685	Apr 8, 2010	Alterations/Remodeling	$1,500	$75
BP10-1168	Jun 25, 2010	Alterations/Remodeling	$0	$75
BP10-2499	Nov 3, 2010	Air Conditioning Only	$2,210	$162
BP10-2794	Apr 25, 2011	Alterations/Remodeling	$350	$80
BP10-2795	Apr 25, 2011	Alterations/Remodeling	$350	$80
BP10-2796	Apr 25, 2011	Alterations/Remodeling	$350	$80
BP10-2797	Apr 25, 2011	Alterations/Remodeling	$170	$80
BP10-2798	Apr 25, 2011	Alterations/Remodeling	$350	$80
BP10-2799	Apr 25, 2011	Alterations/Remodeling	$170	$80
BP10-2800	Apr 25, 2011	Alterations/Remodeling	$350	$80
BP10-2801	Apr 25, 2011	Alterations/Remodeling	$170	$80
BP10-2802	Apr 25, 2011	Alterations/Remodeling	$170	$80
BP11-1295	Jul 5, 2011	Air Conditioning Only	$2,210	$162
BP11-2601	Nov 28, 2011	Alterations/Remodeling	$300	$80
BP11-2602	Nov 28, 2011	Alterations/Remodeling	$150	$80
BP11-2603	Nov 28, 2011	Alterations/Remodeling	$150	$80
BP11-2604	Nov 28, 2011	Alterations/Remodeling	$450	$80
BP11-2599	Nov 28, 2011	Alterations/Remodeling	$150	$80
BP11-2600	Nov 28, 2011	Alterations/Remodeling	$300	$80
BP11-2006	Aug 31, 2011	Air Conditioning Only	$3,400	$162
BP11-1560	Aug 3, 2011	Air Conditioning Only	$1,500	$162
BP11-2845	Nov 22, 2011	Air Conditioning Only	$3,400	$162
BP11-2846	Nov 22, 2011	Air Conditioning Only	$3,200	$162
BP12-1508	Aug 20, 2012	Electric	$500	$155
BP11-2599	Jan 14, 2013	Alterations/Remodeling	$75,000	$129
BP10-2795	Jan 14, 2013	Alterations/Remodeling	$350	$129
BP10-2796	Jan 14, 2013	Alterations/Remodeling	$350	$129
BP13-0921	Feb 28, 2013	Air Conditioning Only	$2,681	$169
BP13-1101	Mar 22, 2013	Re Roof Permit	$35,000	$469
BP13-1370	Mar 29, 2013	Air Conditioning Only	$3,500	$155
BP13-3085	Oct 14, 2013	Electric	$500	$154
BP13-3557	Dec 20, 2013	Alterations/Remodeling	$5,000	$155
bp17-3509	Dec 7, 2017	Electric	$1,200	$1,200

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2019 Saint Lucie County Property Appraiser. All rights reserved.