



To: JACK ANDREWS, PE, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT
PAUL THOMAS, FP BUILDING OFFICIAL
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)
ROD REED, PLS, SLC SURVEYING
GRANT CHAMBERS, PE, SLC ENGINEERING
BEN BALCER, SLC PLANNING & DEVELOPMENT DIRECTOR
LIEUTENANT WAYNE BOYER, SLC FIRE DISTRICT
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 20-99900002

DATE: MAY 7, 2020

Rezoning and Future Land Use – Project Hunt – 2323-501-0001-000-3

Application for a Zoning Atlas Map Amendment and a Future Land Use Map Amendment. The properties are zoned Medium Density Residential (R-4) with a Future Land Use of Medium Density Residential (RM). The property size is approximately 19.55 acres, but the applicant will only be changing the Zoning and Future Land Use for approximately 9.19 acres of the property. The applicant will be bringing forward a plat for the property to reflect the areas where the Zoning and Future Land Use changes will occur within. The amendments would seek to change the Zoning to Light Industrial (I-1) and the Future Land Use to Industrial (I). The applicant would like to get the Zoning & Future Land Use in place before moving forward to the Cities Development Review process. This project will encompass a Light Industrial use. The parcel ID is 2323-501-0001-000-3.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by May 20, 2020.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan



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 acres (“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 _____ Agent Authorization Letter

1. Property Address/Location: _____
2. Property Tax ID(s): _____
3. Total Acreage: _____
4. Existing Future Land Use Designation: _____
5. Existing Zoning Classification: _____
6. Proposed Zoning Classification: _____
7. Other applications being submitted concurrent with this application, if any: _____

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

9. Are there any identified or possible historical structures on the amendment lands? _____
10. The reason for making this request: _____

11. 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

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	Total gallons per day

*Based on max building area of 600,827 SF calculated by using FAR of 1.5 times 9.1954 AC project area

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	Total gallons per day

*Based on max building area of 600,827 SF calculated by using FAR of 1.5 times 9.1954 AC project area

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 Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: https://cityoffortpierce.com/Directory.aspx?DID=26	
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	
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	FLU	Project AC	Impervious % (max)	A	c	i	Q = ciA Q
				Impervious Area (AC)	Runoff Coefficient	Rainfall Intensity (in/hr)	Flow Rate (cfs)*
	Pre: R-4	9.195	50%	4.60	0.58	9.5	25.1
	Post: Lt Industrial	9.195	60%	5.52	0.65	9.5	34.1
						Impact:	9.0

G. Transportation Analysis:

Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	791	64
Proposed Zoning	2335	421
Change in Demand	Trips 1544	Trips 357
Impact to Capacity		

12. Name of Owner(s): First Church of the Nazarene
 Mailing Address: 611 Gardenia Avenue
 City Fort Pierce State FL Zip 34950
 Phone # _____
 E-mail: _____

13. Name of Applicant: Louis Huntley Enterprises Inc. - C/O - Ward and Bogan Huntley
 Mailing Address: 1890 Kingsley Ave. S-102
 City Orange Park State FL Zip 32703
 Phone # 904-272-0435 Fax # _____
 E-mail: Ward Huntley - jffjoe@aol.com

14. Name of Representative: Tod Mowery, AICP
 Mailing Address: 100 S. 2nd Street
 City Fort Pierce State FL Zip 34950
 Phone # 772.742.1555 Fax # _____
 E-mail: todm@redtaildg.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.

Tod Mowery, AICP 4/30/2020

Applicant's Signature

Date

Address

State

Zip

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.

Property Owner's Name (Please Print)

Phone

Address

State

Zip

Property Owner's Signature

Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

Signature of Notary

(seal)

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



Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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- Current Survey
- Environmental Study N/A
- Traffic Impact Report
- *** Capacity Analysis-Separate Form
- Drainage Analysis
- Historical Report
- 1 CD of all documents submitted in PDF
- Other _____

1. Property Address/Location: _____
2. Property Tax ID(s): _____
3. Total Acreage: _____
4. Existing Future Land Use Designation: _____
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6. Proposed Zoning Classification: _____
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- 8. Describe the existing uses, improvements and structures on the amendment lands: _____

- 9. Are there any identified or possible historical structures on the amendment lands? _____
- 10. The reason for making this request: _____

11. 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
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	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: https://cityoffortpierce.com/Directory.aspx?DID=26 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
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Current Zoning	
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							Q = ciA
	FLU	Project AC	Impervious % (max)	A Impervious Area (AC)	c Runoff Coefficient	i Rainfall Intensity (in/hr)	Q Flow Rate (cfs)*
	Pre: R-4	9.195	50%	4.60	0.58	9.5	25.1
	Post: Lt Industrial	9.195	60%	5.52	0.65	9.5	34.1
						Impact:	9.0

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	791	64
Proposed Zoning	2335	421
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Impact to Capacity		

12. Name of Owner(s): First Church of the Nazarene
 Mailing Address: 611 Gardenia Avenue
 City Fort Pierce State FL Zip 34950
 Phone # _____
 E-mail: _____

13. Name of Applicant: Louis Huntley Enterprises Inc. - C/O - Ward and Bogan Huntley
 Mailing Address: 1890 Kingsley Ave. S-102
 City Orange Park State FL Zip 32703
 Phone # 904-272-0435 Fax # _____
 E-mail: Ward Huntley - jffyjoe@aol.com

14. Name of Representative: Tod Mowery, AICP
 Mailing Address: 100 S. 2nd Street
 City Fort Pierce State FL Zip 34950
 Phone # 772-742.1555 Fax # _____
 E-mail: todm@redtaildg.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.

Tod Mowery, AICP Applicant's Signature 4/30/2020 Date

Address _____ State _____ Zip _____

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.

Property Owner's Name (Please Print) _____ Phone _____

Address _____ State _____ Zip _____

Property Owner's Signature _____ Date _____

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

Signature of Notary _____ (seal)

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



April 30, 2020

Jennifer Hofmeister, AICP, LCAM
Planning Director
City of Fort Pierce
Planning Department
North U.S. 1 Fort Pierce, FL 34950

RE: Small Scale Future Land Use Amendment and Zoning Atlas Map Amendment – Project Hunt – 7325 Pruitt Research Road

Dear Ms. Hofmeister -

On behalf of Louis Huntley Enterprises Inc. and our project team, along with the St. Lucie County Economic Development Council, we are pleased to submit this request for a small scale future land use amendment and a zoning atlas map amendment. With your help, we believe that our requests will add to the City of Fort Pierce's plans and desires for additional tax base, job growth and overall quality of life. This request is going to be one piece of a much larger request.

Current Request: We request a small scale future land use request for a 9.1954 acre area located on Pruitt Research Road directly south of the Treasure Coast Education Research and Development Authority site. The property is located just west of King's Highway and there is no other development around the site. The request includes changing the existing RM Land Use and R4 Zoning to an Industrial Land Use and I1 Light Industrial Zoning.

The 3 C's: When we look at land use and zoning changes, we like to consider what we call the "3 C's." Specifically, we want to see if the proposed changes are in line with the City's Future Land Use amendment processes, procedures and standard; if they comply with the City's Zoning requirements, State law and other applicable City Ordinances. More specifically, from a planning perspective, it is crucial that we also consider the 3 C's, which are Consistency, Compatibility and Capability.

Is the subject application request Consistent with the City's Future Land Use Plan? Is the request Compatible with the surrounding area and is the subject site Capable of handling the permitted uses and consistent with the City's Land Development Ordinances? Based upon a review of the City's Future Land Use and Zoning Code, we believe our request is Consistent with the Comprehensive Plan, Compatible with the surrounding uses and the site is Capable of handling the permitted uses within the I1 Zoning District.

Future Requests and Larger Context:

At this time we are submitting for a Small Scale Future Land Use Amendment and a Zoning Atlas Amendment. The parent parcel is currently 19.55 acres and we are requesting changes to only the northern portion of the parent parcel. We are providing a metes/bounds description of the area to be changed. The southern portion of the parent parcel will continue to hold the existing Land Use and Zoning designations.

The other steps in our process include a concurrent replat process for the 19+ acre site allowing for the creation of new parcels totaling the amount included in our current request. Our request includes two development parcels and one private road parcel. The two development parcels will be separated by a private road allowing vehicular access for each respective development and for creating a POA for maintaining common areas. The two main development parcels will be the subject of a future site plan application. The replat and site plan applications will be forthcoming and will all be moving in a somewhat concurrent fashion.

We stand ready to assist with any questions or comments on our application. As always, we appreciate everyone's assistance on this new economic development effort and one of the first applications in the City performed in conjunction with the St. Lucie County's EDC.

Thank you,

Tod

Tod Mowery, AICP
President

C: Louis Huntley Enterprises Inc.
First Church of the Nazarene
Howard Ehram, Bowman Consulting
Jill Marasa, St. Lucie EDC
Phillip Parsons, Market Masters
W. Lee Dobbins, Dean Meade
Mark Walters, Mark Walters & Co.



100 S. 2nd Street
Fort Pierce, FL 34950



Pre-Application Meeting

Pre-application meetings are scheduled for Wednesday afternoons each week at 2:00 PM and 3:00 PM and must be scheduled a minimum of one week in advance. The meetings are typically held in the 2nd Floor Conference Room of City Hall. The applicant or property owner is required to attend; architects, engineers, or contractors for the proposal are encouraged to attend. The fee for a pre-application meeting is **\$300** (\$250 + \$50 Building Department Fee) with an additional \$250 fee for a "no show". To discuss or schedule a pre-application meeting please contact the Planning Department at (772) 467-3737. Please forward any applicable site surveys, site plans or details of the proposal with your application.

Briefly describe the nature of your proposed project: _____

It is our desire to replat a 19.55 acre site into smaller parcels and to apply for a small scale comprehensive plan amendment and associated rezoning, thus allowing for the development of <10 acre site with light industrial uses.

Preferred Date and Time of Meeting: April 22, 2020

Property address or location
 7325 Pruitt Research RD

Parcel ID(s)
 2323-501-0001-000-3

Property Owner(s) Name
 First Church of the Nazarene

Applicant/Representative, Company
 Tod Mowery, AICP/Redtail DG & Howard Ehrsam P.E./ Bowman Consulting

Street Address
 611 Gardenia AVE

Street Address
 100 S. 2nd Street, Fort Pierce 34949

City	State	Zip
Fort Pierce	FL	34982

City	State	Zip
Fort Pierce	FL	34950

Phone Number

Phone Number
 772.742,1555 Tod / 772.201.0006 Howard

Email Address

Email Address
 todm@redtaildg.com / hehrsam@bowmanconsulting.com

The property owner is aware that a Pre-Application meeting has been requested.

First Church of the Nazarene, Fort Pierce, FL, Inc, a not-for-profit
Property Owner's Signature Reverend Sean Carr / President Robinette G. Anthony, Secretary to the Board

The purpose of the pre-application meeting is to assist the applicant in assembling a complete application. The pre-application meeting provides an applicant or property owner with specific process information, code requirements, and feedback from representatives of the Planning, Building, Engineering and Utilities Departments, for the proposal. The meeting also provides the applicant an opportunity to address any concerns or challenges that may arise during the process.

Letter of Authorization

To Whom it May Concern:

I, Sean Carr, am an Officer/Director* of **First Church of Nazarene of Fort Pierce, FL Inc.** the Owner of the property located at **7325 Pruitt Research Road**. I hereby authorize **Bowman Consulting and/or Redtail DG** to act as a representative to apply for, sign, and file the documents necessary to obtain entitlements for Project Hunt.

*As listed on Sunbiz.org

First Church of the Nazarene, Fort Pierce, FL, Inc, a not for profit

Sean Carr
Applicant Signature

4/15/20
Date

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: St. Lucie

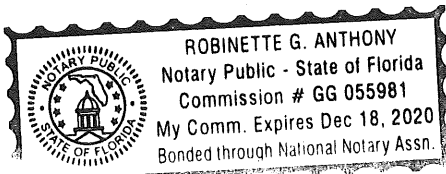
I hereby certify that the foregoing instrument was acknowledged before me this 15th day of

April, 2020, by Sean Carr, President of First Church of the Nazarene, Fort Pierce, FL, Inc.

He or ~~She~~ is personally known to me or has produced as identification.

Robnett G. Anthony
Notary Public Signature

Robinette G. Anthony
Printed name



Universal Land Title, Inc.

WARRANTY DEED
(FROM CORPORATION)

This Instrument Prepared by:
NANCY PERELLA
1908 SE Port St. Lucie Blvd.
Port St. Lucie, Florida 34952
(772) 335-1774 Fax (772) 335-1859
for the purposes of title insurance.

* Doc Assump: \$ 0.00
* Doc Tax : \$ 11,023.60
* Int Tax : \$ 0.00

Property Appraisers Parcel I.D. (Folio) Number(s):
2323-501-0001-000/3

Grantee(s) S.S.#(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made and executed the 20TH day of FEBRUARY A.D. 2004 by S&H BUSINESS, INC.,

a corporation existing under the laws of FLORIDA and having its principal place of business at 5903 NW FAVIAN AVE PORT ST. LUCIE, FL 34986 hereinafter called the grantor, to FORT PIERCE FIRST CHURCH OF THENAZARENE

whose postoffice address is 611 GARDENIA AVE. FORT PIERCE, FL 34982 hereinafter called the grantee:

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

WITNESSETH: That the Grantor, for an in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situated in St. Lucie County, Florida, viz:

Lots 1, 2, 7, 8, 9, 10 and 15, Block 1, MODEL LAND COMPANY'S SUBDIVISION in Section 23, Township 35 South, Range 39 East, according to the Plat thereof, as recorded in Plat Book 2, Page 10, public records of St. Lucie County, Florida.

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

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

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land; that it 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, 2003, restrictions, reservations, covenants and easements of record, if any.

In Witness Whereof, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(Corporate Seal)

ATTEST:

Secretary

Signed, sealed and delivered in our presence:

S&H BUSINESS, INC.,

Witness Signature

Printed Name

Witness Signature

Printed Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this
by BAKUL PATEL

20TH day of FEBRUARY 2004
of S&H BUSINESS, INC.,

a FLORIDA Corporation, on behalf of the corporation. He/she is personally known to me or who has produced in license as identification and did _____ take an oath.

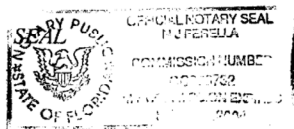
Notary Signature

Printed Notary Signature

Title or Rank:

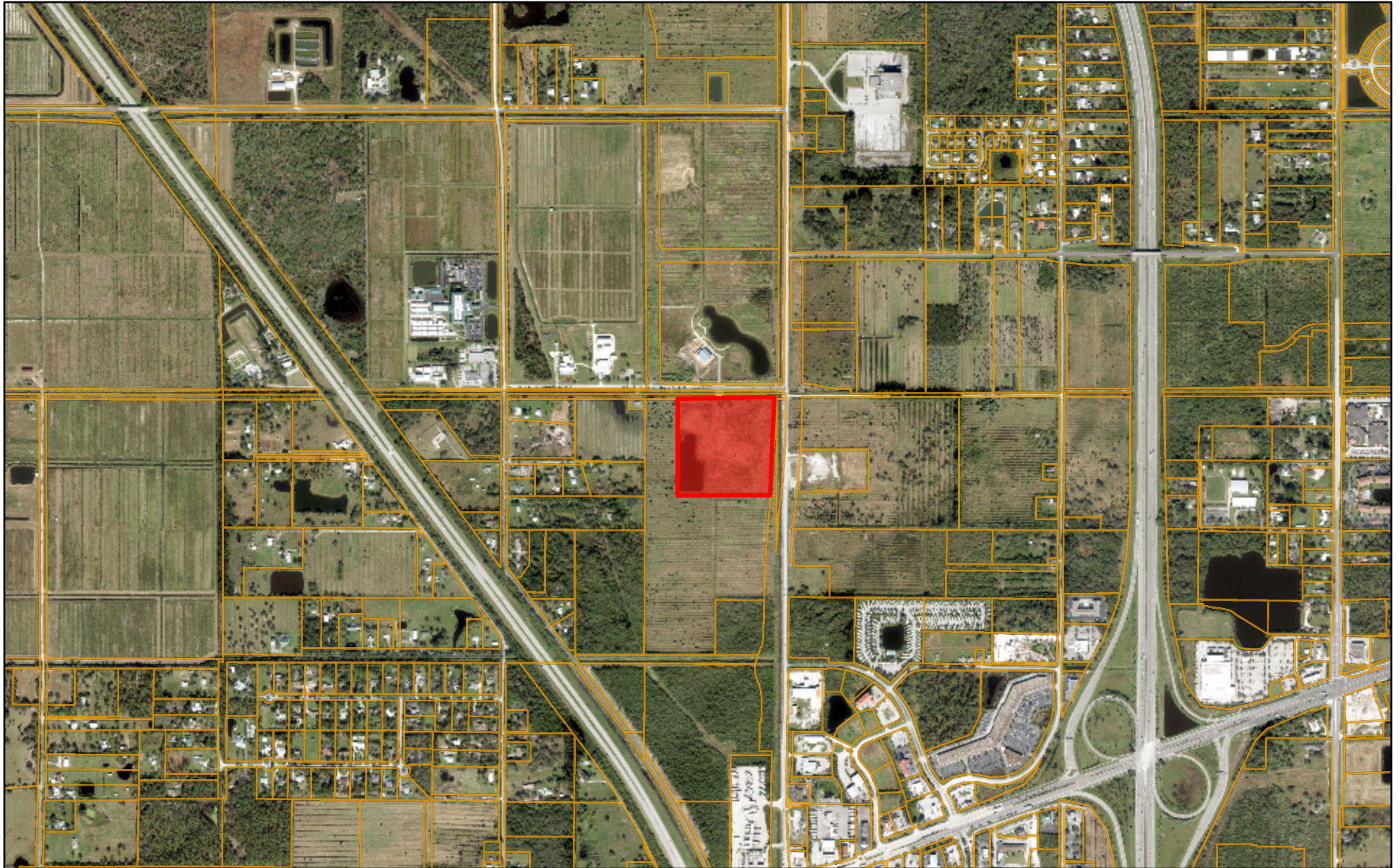
Serial Number:

My Commission Expires:

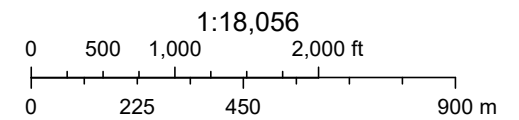


JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2357426 OR BOOK 1907 PAGE 1145
Recorded: 02/26/04 11:35

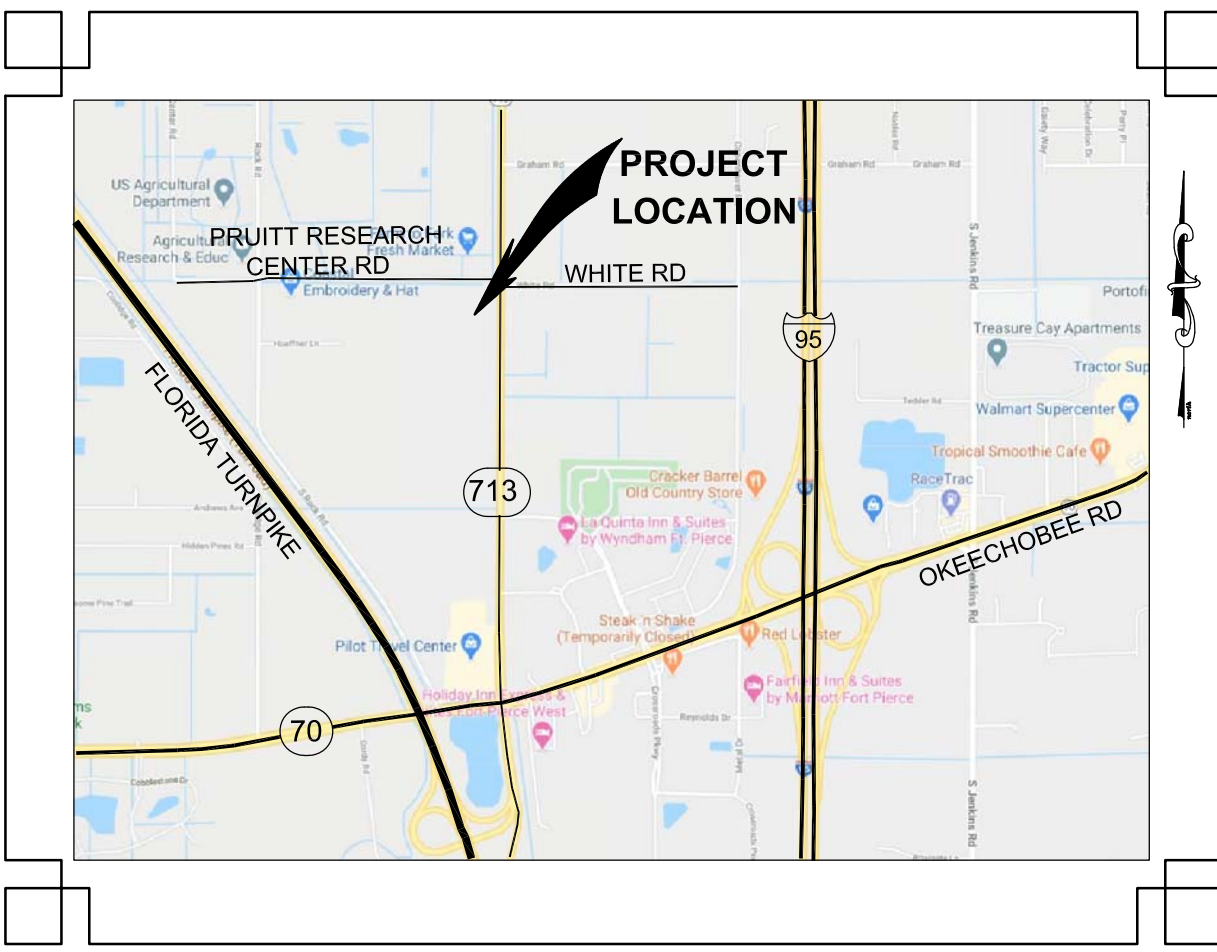
Aerial Map - Surrounding Area for 7325 Pruitt Research Road



April 30, 2020



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



LOCATION MAP
NOT TO SCALE

BOUNDARY SURVEY

LYING IN SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST
ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

PORTIONS OF LOTS 1 AND 2, BLOCK 1, ACCORDING TO THE PLAT OF MODEL LAND COMPANY, ALL LYING IN THE NE 1/4 OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 100, LESS CANAL RIGHTS-OF-WAY, LESS AND EXCEPT PORTION CONVEYED TO DOT IN OFFICIAL RECORDS BOOK 3844, PAGE 2108, ALL OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA;
 THENCE SOUTH 89°47'18" WEST ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 115.00 FEET;
 THENCE SOUTH 00°07'03" EAST, A DISTANCE OF 49.50 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (NSLRWCD) CANAL NO. 48 WITH THE WEST LINE OF THE PARCEL CONVEYED TO FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 3844, PAGE 2108, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING THE **POINT OF BEGINNING**;
 THENCE ALONG THE WEST LINE OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3844, PAGE 2108 THE FOLLOWING FOUR COURSES:
 SOUTH 00°07'03" EAST, A DISTANCE OF 269.60 FEET;
 THENCE SOUTH 89°52'57" WEST, A DISTANCE OF 10.00 FEET;
 THENCE SOUTH 00°07'03" EAST, A DISTANCE OF 35.91 FEET TO THE BEGINNING OF A NON-RADIAL CURVE CONCAVE WESTERLY HAVING A RADIUS OF 8214.00 FEET, A CENTRAL ANGLE OF 00°11'19" AND A CHORD BEARING AND DISTANCE OF SOUTH 02°09'52" WEST, 27.02 FEET;
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.02 FEET;
 THENCE SOUTH 89°47'18" WEST, A DISTANCE OF 498.76 FEET;
 THENCE SOUTH 00°12'42" EAST, A DISTANCE OF 44.67 FEET;
 THENCE SOUTH 89°47'18" WEST, A DISTANCE OF 53.67 FEET;
 THENCE SOUTH 00°12'42" EAST, A DISTANCE OF 180.30 FEET;
 THENCE SOUTH 89°47'18" WEST, A DISTANCE OF 379.60 FEET;
 THENCE NORTH 00°07'03" WEST, A DISTANCE OF 557.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (NSLRWCD) CANAL NO. 48;
 THENCE NORTH 89°47'18" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 942.72 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 400,555 SQUARE FEET OR 9.1954 ACRES, MORE OR LESS.

LEGEND

APU = APPARENT PHYSICAL USE	● = SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
CH = CHORD BEARING AND DISTANCE	▭ = ASPHALT PAVEMENT
CCR = CERTIFIED RECORD CORNER	⊕ = BENCHMARK
D.B. = DEED BOOK	⊞ = CATCH BASIN
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	△ = CENTRAL ANGLE
G.P.S. = GLOBAL POSITIONING SYSTEM	▭ = CONCRETE
L = ARC LENGTH	- X - = BARBED WIRE FENCE
LS = LICENSED SURVEYOR	▭ = CONCRETE UTILITY POLE
LTD. = LIMITED	⊞ = ELECTRIC BOX
(NR) = NON RADIAL	⊞ = ELECTRIC HAND HOLE
NSLRWCD = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT	⊞ = ELECTRIC METER
O.R.B. = OFFICIAL RECORDS BOOK	- - - = GUARDRAIL
P.B. = PLAT BOOK	- OU - = OVERHEAD UTILITY LINE
PG. = PAGE	⊞ = SEWER VALVE
PID = POINT IDENTIFICATION	⊞ = STORM MANHOLE
R = RADIUS	⊞ = SILT FENCE
R.T.K. = REAL TIME KINEMATIC	
R/W = RIGHT-OF-WAY	
S.R. = STATE ROAD	
TYP. = TYPICAL	
23 - T35S - R39 E = SECTION-TOWNSHIP SOUTH-RANGE EAST	

SURVEYOR'S NOTES:

- THIS IS A BOUNDARY IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.), PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THE PURPOSE OF THIS SURVEY IS TO DEFINE AN AREA TO CHANGE ZONING AND LAND USE PURPOSES.
- THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. THIS REFERENCE WAS ESTABLISHED BY USING TOPCON GR5 RECEIVERS WITH THE FPRN NETWORK AND VERIFIED BY MULTIPLE MEASUREMENTS ON THE FOLLOWING PUBLISHED NATIONAL GEODETIC SURVEY CONTROL POINT:

"BOUFFORD RM 4" - FOUND BRASS DISK IN CONCRETE MONUMENT STAMPED "BOUFFORD 1934 NO 4"
 PID: AF7262
 N = 1,119,305.94
 E = 849,430.91

THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF NORTH 00°07'03" WEST ALONG THE EAST LINE OF SECTION 23 SOUTH, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 94003-2510.

- THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS AND HAS A STATISTICAL HORIZONTAL AND VERTICAL POSITIONAL PRECISION OF LESS THAN 0.10.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X" - (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NUMBER 12111C0167, DATED FEBRUARY 16, 2012.
- SUBSURFACE OR UNDERGROUND UTILITIES OR FOUNDATIONS HAVE NOT BEEN LOCATED.
- APPARENT PHYSICAL USES:
 #1) THERE IS A BARBED WIRE FENCE CROSSING THE WEST PROPERTY LINE.
- ADDITIONS AND DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S CERTIFICATION:

TO: THERMO KING
WESTCOR LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-5, 6(b), 7(a), 8-9, 13, 16 AND 17 OF TABLE "A" THEREOF.

ALSO

I FURTHER CERTIFY THAT THIS "ALTA/NSPS LAND TITLE SURVEY" MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

BRION D. YANCY
FLORIDA SURVEYOR AND MAPPER
REGISTRATION No. 7162
BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

MARCH 11, 2020
DATE OF LAST FIELDWORK



Bowman Consulting Group, Ltd., Inc.
301 S.E. Ocean Blvd., Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com
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FLORIDA
THERMO-KING
BOUNDARY SURVEY
ST. LUCIE COUNTY

PROJECT NO
010735-01-001

PLAN STATUS

DATE DESCRIPTION

FIELD BOOK PAGE
19-187 19-21

FIELD CREW: JD

D.A.L. B.D.Y.
DRAWN N/A
CHKD

SCALE H: N/A
V: N/A

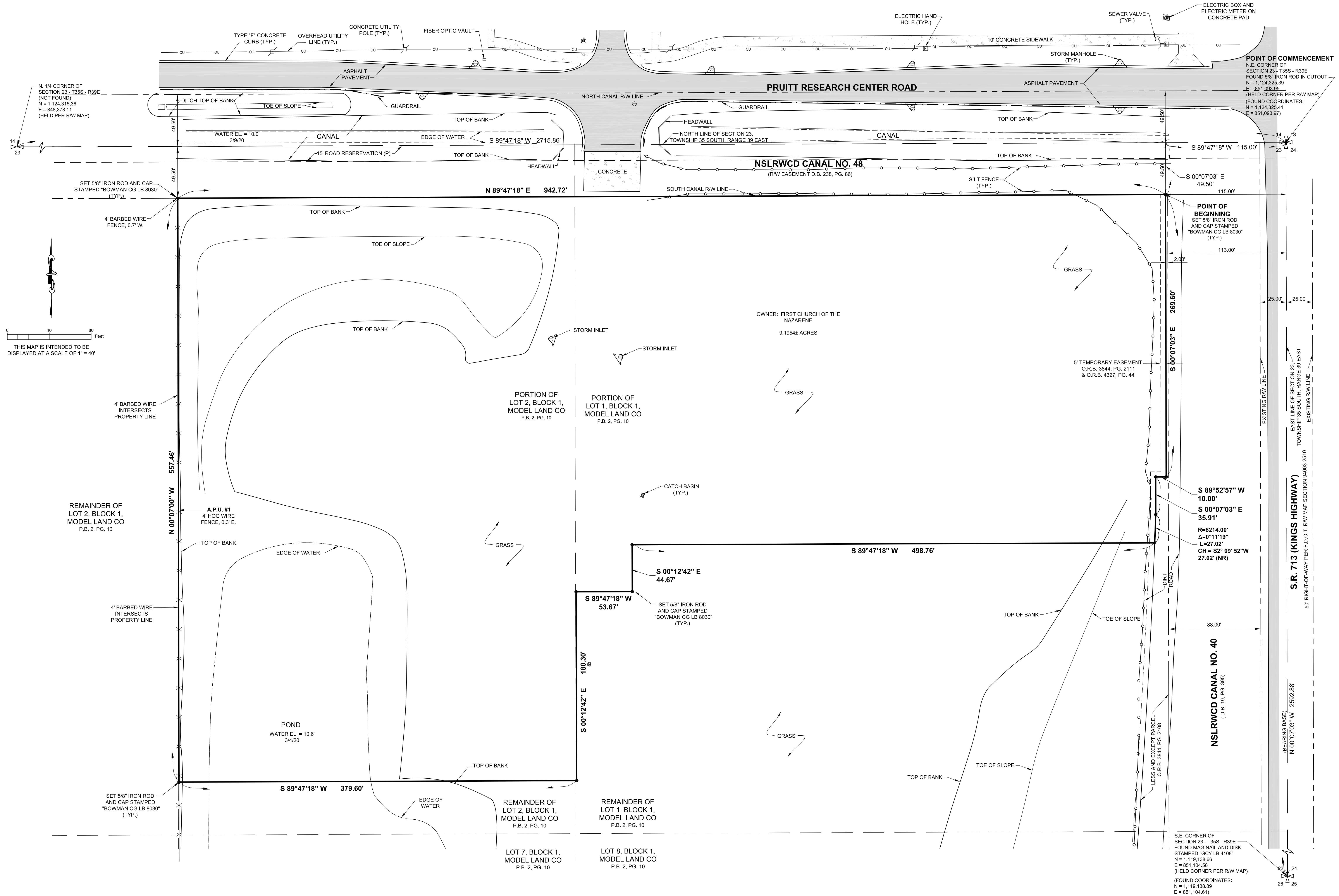
JOB No. 10735-01-001
DATE MAR. 11, 2020

FILE No.
0735 THERMO ALTA

SHEET 1 OF 2

BOUNDARY SURVEY

LYING IN SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST ST. LUCIE COUNTY, FLORIDA



N. 1/4 CORNER OF SECTION 23 - T35S - R39E (NOT FOUND)
N = 1,124,315.36
E = 848,378.11
(HELD CORNER PER R/W MAP)

POINT OF COMMENCEMENT
N.E. CORNER OF SECTION 23 - T35S - R39E
FOUND 5/8" IRON ROD IN CUTOUT
N = 1,124,325.39
E = 851,093.97
(HELD CORNER PER R/W MAP)
(FOUND COORDINATES:
N = 1,124,325.41
E = 851,093.97)

SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030" (TYP.)

POINT OF BEGINNING
SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030" (TYP.)

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 40'

OWNER: FIRST CHURCH OF THE NAZARENE
9.1954± ACRES

PORTION OF LOT 2, BLOCK 1, MODEL LAND CO
P.B. 2, PG. 10

PORTION OF LOT 1, BLOCK 1, MODEL LAND CO
P.B. 2, PG. 10

REMAINDER OF LOT 2, BLOCK 1, MODEL LAND CO
P.B. 2, PG. 10

A.P.U. #1
4' HOG WIRE FENCE, 0.3' E.

4' BARBED WIRE INTERSECTS PROPERTY LINE

SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030" (TYP.)

REMAINDER OF LOT 2, BLOCK 1, MODEL LAND CO
P.B. 2, PG. 10

REMAINDER OF LOT 1, BLOCK 1, MODEL LAND CO
P.B. 2, PG. 10

LOT 7, BLOCK 1, MODEL LAND CO
P.B. 2, PG. 10

LOT 8, BLOCK 1, MODEL LAND CO
P.B. 2, PG. 10

S.E. CORNER OF SECTION 23 - T35S - R39E
FOUND MAG NAIL AND DISK STAMPED "GCY LB 4108"
N = 1,119,138.86
E = 851,104.69
(HELD CORNER PER R/W MAP)
(FOUND COORDINATES:
N = 1,119,138.89
E = 851,104.61)

Bowman
CONSULTING

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8939
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

Bowman Consulting Group, Ltd., Inc.
301 S.E. Ocean Blvd., Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com
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FLORIDA

THERMO-KING
BOUNDARY SURVEY

ST. LUCIE COUNTY

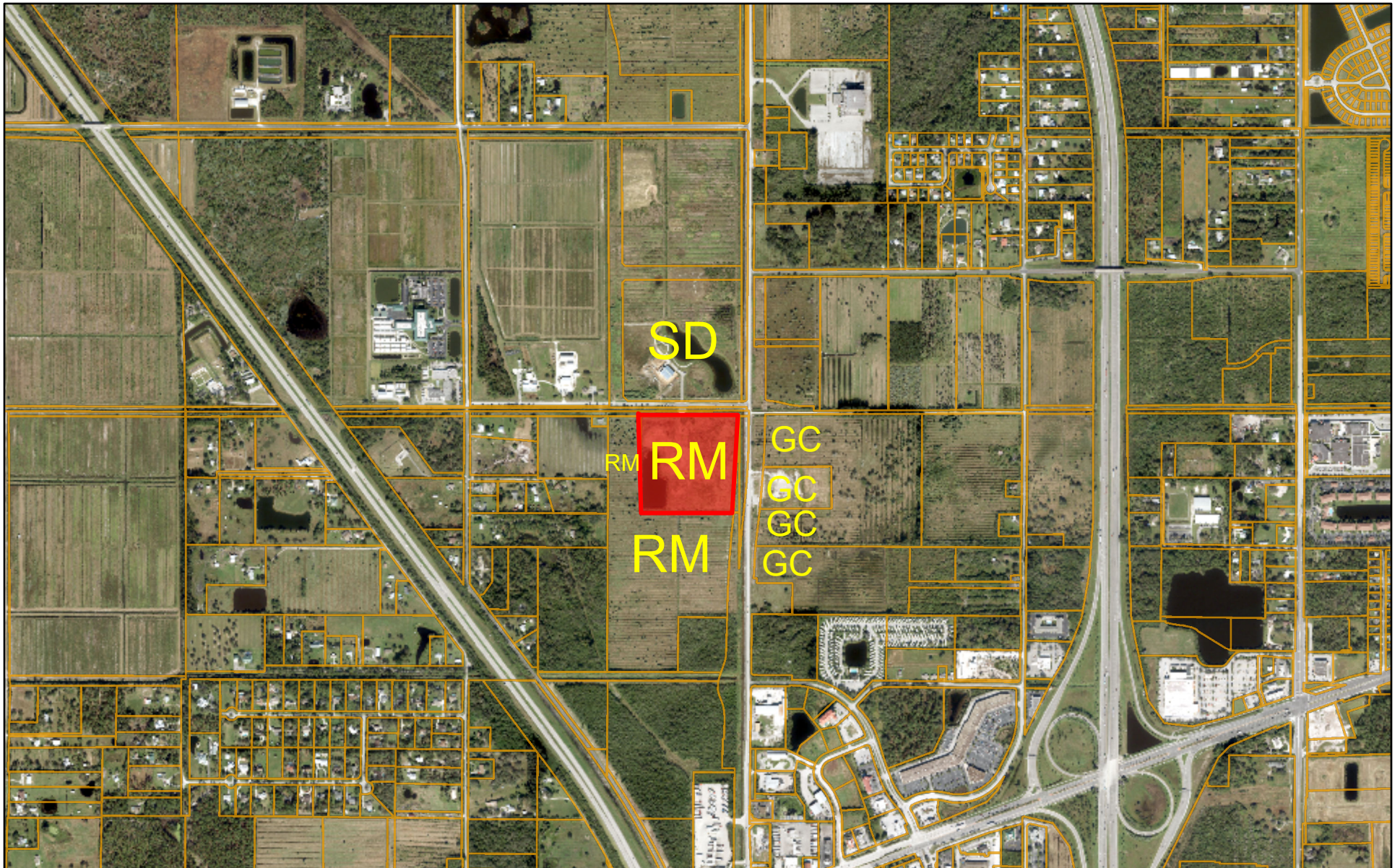
PROJECT NO
010735-01-001

PLAN STATUS

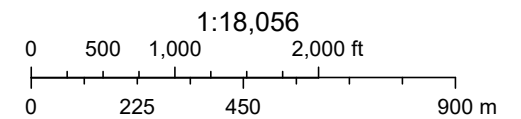
DATE	DESCRIPTION
19-187	PAGE 19-21
FIELD CREW: JD	
D.A.L.	B.D.Y.
DRAWN	CHKD
SCALE	H: 1" = 40'
	V: N/A
JOB No. 10735-01-001	
DATE MAR. 11, 2020	
FILE No. 0735 THERMO BNDY	

SHEET 2 OF 2

Existing Future Land Use for 7325 Pruitt Research Road



April 30, 2020

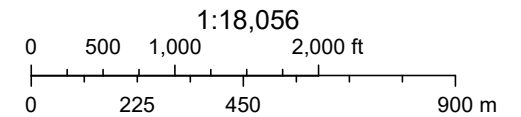


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Retail DG

Proposed Future Land Use for 7325 Pruitt Research Road



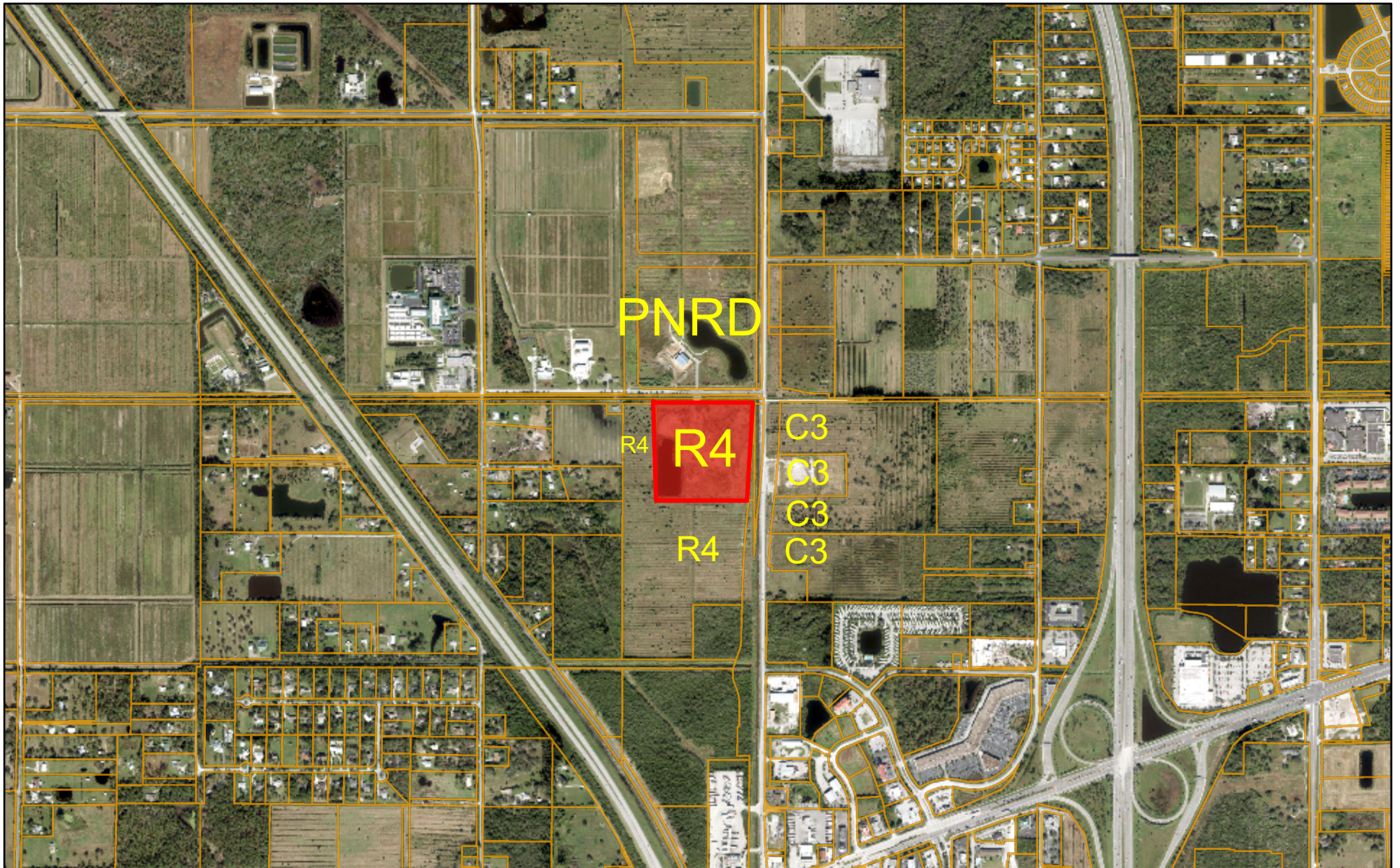
April 30, 2020



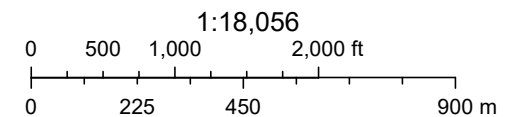
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Redtail DG

Existing Zoning for 7325 Pruitt Research Road



April 30, 2020

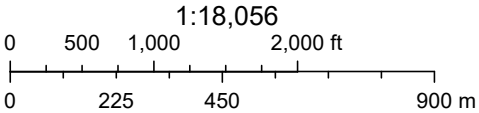


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),
Retail DG

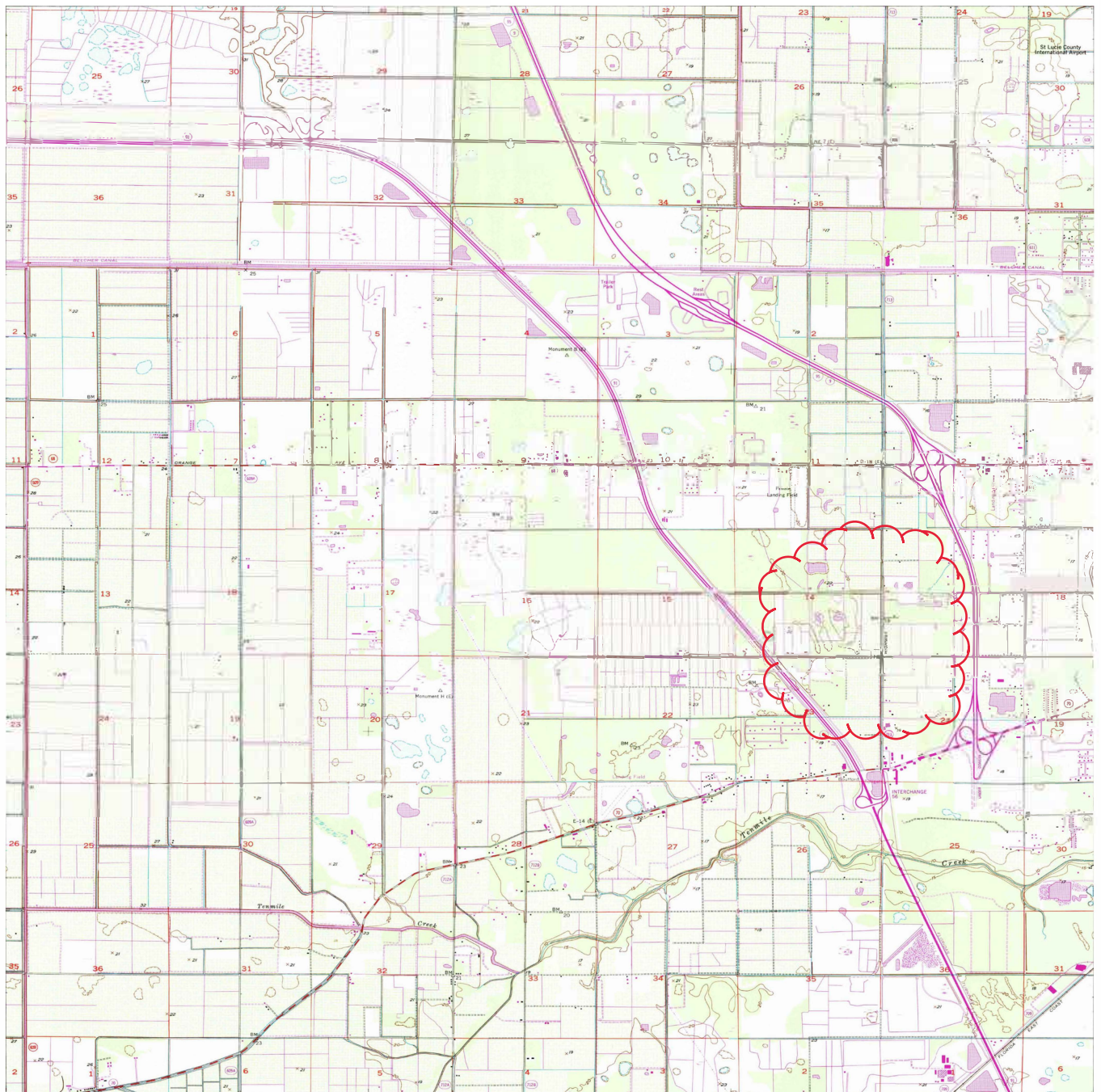
Proposed Zoning for 7325 Pruitt Research Road



April 30, 2020



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Retail DG



Historical Report

As listed by the St. Lucie County Property Appraiser's site, the site is currently a 19.55 acre vacant site. It's first known use came when Raymond Hoeffner developed the property into a Citrus Grove. The citrus grove was sold in 2002 and then later resold two years later to the Nazarene Church in 2004. The site was cleared in early 2009 to allow for the development of their new church. The church received site plan and building permit approvals for a 35,540 sf sanctuary and they graded the site. They dug a retention pond, however they stopped all construction activities and never erected their new buildings or did other site improvements. The site is up for sale and through this application request, the site would be developed with light industrial uses, focusing on the location and proximity to the 3 nearby interchanges.

Rtqrgrtv{ #f gpvk ecvkrp

Site Address: 7325 Pruitt Research RD
 Sec/Town/Range: 23/35S/39E
 Map ID: 23/23N
 Zoning: Medium Den

Parcel ID: 2323-501-0001-000-3
 Account #: 14080
 Use Type: 7000
 Jurisdiction: Fort Pierce

Q y pgtuj kr

First Church of the Nazarene
 611 Gardenia AVE
 Fort Pierce, FL 34982



Ngicr# guetkr vkrp

MODEL LAND CO'S S/D 23 35 39 ALL OF LOT 1 AND THAT PART OF LOTS 2, 7 AND 8 MPDAF:FROM NE COR OF SEC RUN S 89 46 47 W ALG N LI OF SEC 113 FT TO W R/W LI OF NSLRWMD CANAL NO 40,TH S 00 07 31 E ALG W R/W LI 49.50 FT TO POB,TH CONT S 00 07 31 E 922.18 FT,TH S 89 46 47 W 944.72 FT,TH N 00 07 31 W 922.18 FT TO S LI OF NSLRWMD CANAL NO. 48,TH N 89 46 47 E ALG S R/W LI 944.72 FT TO W R/W LI OF NSLRWMD CANAL NO. 40 AND POB-LESS THAT PART TO DOT AS IN OR 3844-2108- (19.55 AC - 851,598 SF) (OR 1907-1145; 2181-1161)

Fwtgprv#Kcnwgu

Just/Market Value: \$383,900
 Assessed Value: \$383,900
 Exemptions: \$383,900
 Taxable Value: \$0

Vqvr#Dtgcu

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 19.55
 Land Size (SF): 851,598

Rtqrgrtv{ #czgu#tg#wdlgev#q#ej cpig#wrqp#
 ejcpig#h#y pgtuj kr #

- 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

Ucrq#K kvvt{

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 20, 2004	1907 / 1145	XX02	WD	S & H Business Inc	\$1,574,800
May 9, 2002	1528 / 1363	XX00	WD	Hoeffner Raymond P	\$300,000
Mar 1, 1979	0306 / 2362	XX01	CV		\$0

Ewkrf#i#p#h#to cvkrp#4#h# ,

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: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

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



Image
 or
 Sketch
 unavailable
 for display

Umgvej #dtgc#ngigpf

Sub Area	Description	Area	Fin. Area	Perimeter
----------	-------------	------	-----------	-----------

Urgelcn#lgcwgtgu#p f #lctf #xgo u

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

Fwttgpv#l gct#Kcnwgu

Current Values Breakdown

Current Year Exemption Value Breakdown

		Tax Year	Grant Year	Code	Description	Amount
Building:	\$0					
Land:	\$383,900	2019	2005	3600	Church	\$383,900
Just/Market:	\$383,900					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$383,900					
Exemption(s):	\$383,900					
Taxable:	\$0					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0054	19.55	North St. Lucie Water Management District	\$342.13

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

K kvqt lcrn#Kcnwgu

Year	Just/Market	Assessed	Exemptions	Taxable
2019	\$383,900	\$383,900	\$383,900	\$0
2018	\$383,900	\$365,640	\$365,640	\$0
2017	\$332,400	\$332,400	\$332,400	\$0

Rgto kvu

Number	Issue Date	Description	Amount	Fee
C54212	Dec 18, 1990	Slab	\$5,000	\$5,000
0800001370	Nov 21, 2008	Cleared Lot Permit	\$0	\$150
bp09-0051	Apr 1, 2009		\$362,384	\$15,321

Additions to
existing
construction

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 2020 Saint Lucie County Property Appraiser. All rights reserved.

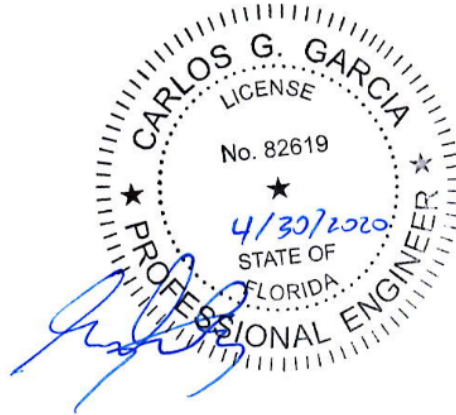
Memorandum

To: Ward Huntley
Louis L. Huntley Enterprises, Inc.

From: Evan W. Robohm
Carlos G. Garcia, P.E.

Date: 04/30/2020

Re: Project Hunt – Traffic Statement



Introduction

The purpose of this Traffic Statement is to discuss the existing roadway configuration adjacent to the project site and provide general information pertinent to the anticipated trips generated by the proposed development.

Background Information

The project Hunt is proposed to be located at the south-west quadrant of the intersection of Pruitt Research Center Drive and Kings Highway, shown in **Figure 1**.



Figure 1. Site Location

The project site is located south of Pruitt Research Center Road and west of Kings Highway as Shown in **Figure 1**. The site includes two parcels totaling approximately 9.1954 acres. This site is currently zoned R-4 “Medium Density Residential”.

The current zoning of R-4 allows a maximum density of 12 units per acre, according to City of Fort Pierce Code (Chapter 22, Article 3, Section 22-27). The maximum number of residential homes (ITE Land Use Code 220) that could be constructed is 110 dwelling units.

The proposed project Hunt development is looking to rezone these two parcels from R-4 “Medium Density Residential” to I-1 “Light Industrial.” Based on the proposed zoning, the maximum size of the proposed Light Industrial Facility was calculated based on the floor area ratio (FAR) of 1.5 for industrial land uses, according to the City of Fort Pierce Comprehensive Plan, “Future Land Use Element Goals, Objectives, and Policies” (Table 1-1) to maximize the proposed land use at the project site. The calculations indicate that approximately 600,827 S.F. of Light Industrial can be accommodated within these two parcels. **Figure 2** further depicts the site location and proposed driveway.

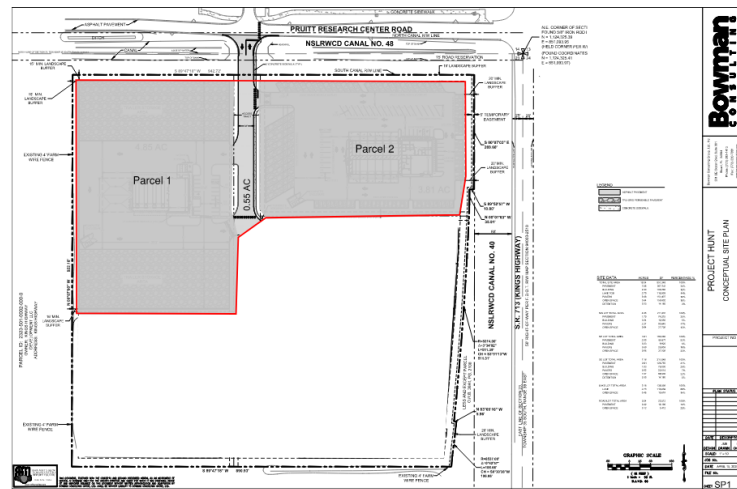


Figure 2. Site Parcel Plan

The proposed Light Industrial Facility is expected to have one full access driveway that connects to Pruitt Research Center Road as shown in **Figure 2**. Site access relating to the neighboring road network is shown in **Figure 3**.



Figure 3. Site Access Points

It is our understating the several roadway improvement projects are underway in the vicinity of the site. South Kings Highway is currently under construction. This roadway will be widened from a two-lane undivided roadway to a four-lane divided roadway with auxiliary lanes. The project is expected to be completed in 2022 (The conceptual plans attached in **Appendix A**). This project is expected to modify the intersection of Pruitt Research Center Road and South Kings Highway to eliminate the westbound left turning movement from Pruitt Research Center Road onto South Kings Highway.

Also, a new roadway connector project is being discussed by the County, City, and FDOT. The project is expected to connect Graham Road to Pruitt Research Center Road. The time frame for the development of this project is currently unknown.

Existing Roadway Network

South Kings Highway (FL 713) is currently a two-lane paved undivided roadway with a posted speed limit of 40 miles per hour. It has a north-south alignment and is listed as a Principal Arterial on FDOT's 2010 Functional Classification Map. ADT on South Kings Highway in 2018 was 13,600 vehicles/day, obtained from FDOT. The peak hour volume on South Kings Highway is expected to be approximately 1,360 vehicles/hour using the 2018 ADT, and assuming a K factor of 10%.

South Kings Highway is currently under construction (FDOT Project 230256-6-52-01) and is expected to be widened to a four-lane divided roadway with auxiliary lanes and access management (see conceptual plans attached in **Appendix A**).

Pruitt Research Center Road is currently a two-lane paved undivided roadway with a posted speed limit of 25 miles per hour. It has an east-west alignment and is listed as a local road on FDOT's 2010 Functional Classification Map. This road is under jurisdiction of the City of Fort Pierce.

White Road is currently a two-lane unpaved undivided roadway with a posted speed limit of 20 miles per hour. It has an east-west alignment and is listed as a local road on FDOT's 2010 Functional Classification Map.

Graham Road is currently a two-lane undivided paved roadway with a posted speed limit of 40 miles per hour. It has an east-west alignment and is listed as a local road on FDOT's 2010 Functional Classification Map. The County and City have proposed to connect Graham Road to Pruitt Research Center Road with a signalized intersection. The time frame for this project is currently unknown.

Intersection of Pruitt Research Center Road and South Kings Highway is currently a three-legged stop-controlled intersection. The northbound approach consists of one shared left/through lane. The southbound approach consists of one shared through/right lane. The eastbound approach is stop-controlled and consists of one shared left/right lane. This intersection is expected to be modified as a result of the Kings Highway widening project (see conceptual plans attached in **Appendix A**).

Trip Generation

The Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition* was used to determine the number of trips generated by the proposed land use of Light Industrial (Land Use Code 110) and for the existing land use of Medium Density Residential (ITE Land Use Code 220). The Land Use description from the ITE publication is included in **Appendix A**.

The trip generation for the existing and proposed sites is summarized in **Tables 1** and **2**. **Table 1** displays the trip generation for the proposed development, including the morning and evening peak hours. **Table 2** displays the trip generation for the existing land use, including the morning and evening peak hours. Both land uses are not expected to generate pass-by trips.

Table 1. Proposed Development Trip Generation Analysis
 Trip Generation (Per ITE Trip Generation Manual - 10th Edition)

Development	Land Use	Size	Units	Weekday	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Light Industrial	110	600,827	S.F.	2335	370	51	421	49	330	379

Table 2. Existing land use Trip Generation Analysis
 Trip Generation (Per ITE Trip Generation Manual - 10th Edition)

Development	Land Use	Size	Units	Weekday	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Multifamily Housing	220	110	D.U.	791	12	40	52	40	24	64

Conclusions

Based on the information contained in this memorandum and its attachments, it is our opinion that the existing roadway network can handle the anticipated trips generated by the proposed Light Industrial Facility.

The current Kings Highway project is expected to add capacity along the corridor. This facility provides a direct connection to I-95 and I-91. The planned connector roadway from Graham Road to Pruitt Research Center Road is expected to improve traffic flow and operation on the adjacent roadway system. Both roadway improvement projects are expected to provide a great benefit to the surrounding community and greater flexibility of drivers to access the proposed development.

Appendix A

Site Plan

Trip Projections

ITE Land Use Description

South Kings Highway Conceptual Plans

Land Use: 110

General Light Industrial

Description

A light industrial facility is a free-standing facility devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing, and assembly of data processing equipment. Industrial park (Land Use 130) and manufacturing (Land Use 140) are related uses.

Additional Data

Time-of-day distribution data for this land use are presented in Appendix A. For the 30 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:30 and 8:30 a.m. and 4:30 and 5:30 p.m., respectively.

The sites were surveyed in the 1980s, the 2000s, and the 2010s in Colorado, Connecticut, Indiana, New Jersey, New York, Oregon, Pennsylvania, and Texas.

Source Numbers

106, 157, 174, 177, 179, 184, 191, 251, 253, 286, 300, 611, 874, 875, 912

Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

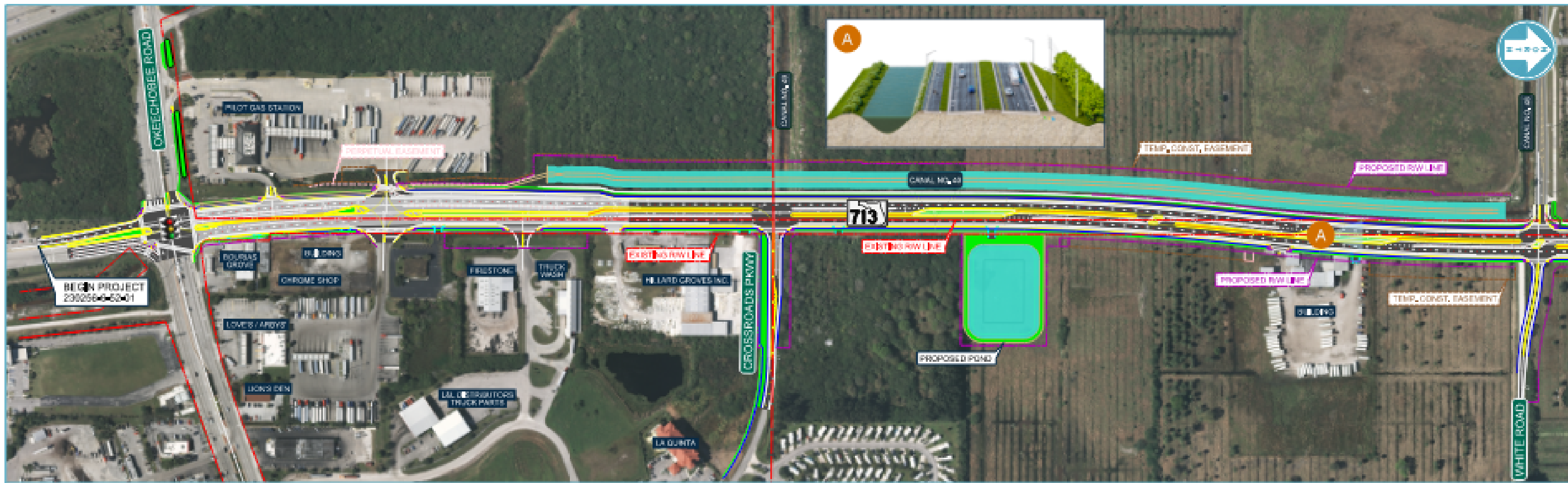
- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, District of Columbia, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Minnesota, New Jersey, New York, Ontario, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Virginia, and Washington.

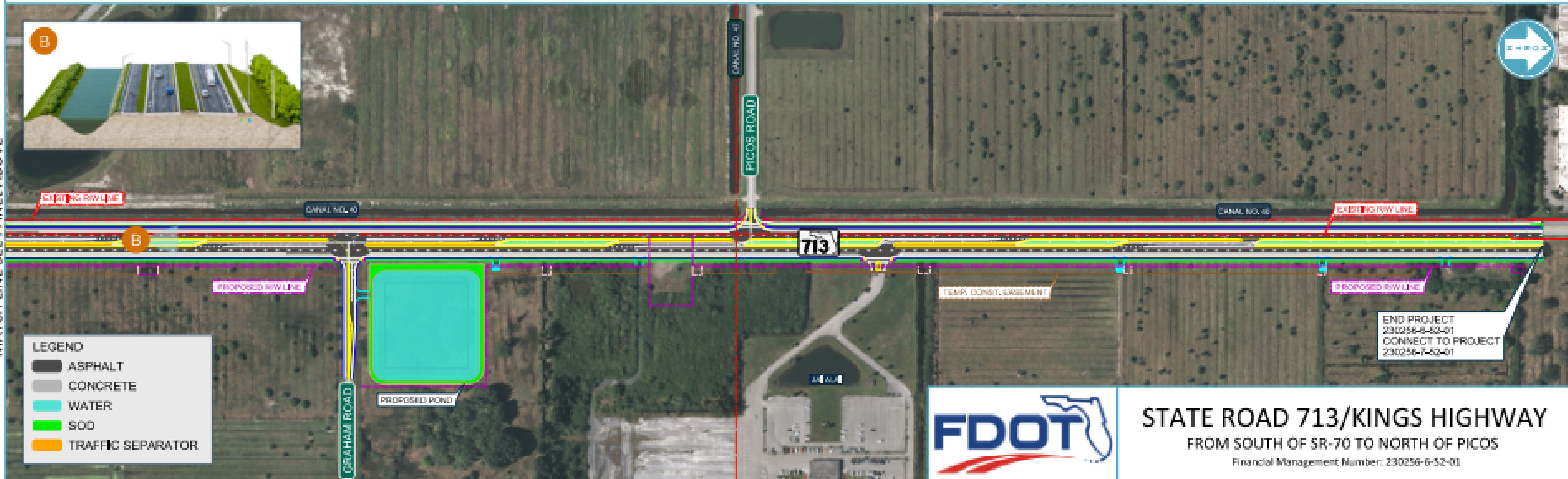
It is expected that the number of bedrooms and number of residents are likely correlated to the number of trips generated by a residential site. Many of the studies included in this land use did not indicate the total number of bedrooms. To assist in the future analysis of this land use, it is important that this information be collected and included in trip generation data submissions.

Source Numbers

168, 187, 188, 204, 211, 300, 305, 306, 319, 320, 321, 357, 390, 412, 418, 525, 530, 571, 579, 583, 864, 868, 869, 870, 896, 903, 918, 946, 947, 948, 951



MATCH LINE SEE PANEL BELOW



MATCH LINE SEE PANEL ABOVE

- LEGEND**
- ASPHALT
 - CONCRETE
 - WATER
 - SOD
 - TRAFFIC SEPARATOR



STATE ROAD 713/KINGS HIGHWAY
 FROM SOUTH OF SR-70 TO NORTH OF PICOS
 Financial Management Number: 230256-6-52-01