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

CITY COMMISSION AGENDA

Regular Meeting - Monday, March 1, 2021 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Rev. John S. Liebler, St. Simon the Cyrenian Episcopal Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of minutes from the February 16, 2021 regular meeting.

6. **PROCLAMATIONS**

   a. Flood Awareness Week Proclamation

7. **LETTERS TO COMMISSION**

   a. Email from Ian Kerner complimenting the following Public Works Department staff for the clean up improvements to Moore's Creek: Ramon Perez, Equipment Operator IV, Bob Hennis, Equipment Operator III, Jeff Pederson Equipment Operator III and Jerome Scott, Equipment Operator III.

   b. Phone call from Gary Clinton expressing his gratitude to Chad Dawson, Code Enforcement Officer, for his professionalism, courtesy and politeness when he responded to a code complaint.

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

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

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

10. **MISCELLANEOUS REPORTS**

11. **CONSENT AGENDA**

a. Approval of Memorandum of Understanding between the City and the Khalil Mack Foundation for a public private partnership for site improvements at Ilous Ellis Park.

b. Approval to award Bid No. 2021-012 for Sale of Surplus Property on Cortez Boulevard (2421-500-0060-000-2) to highest ranked responder, Miguel Aguilar.

c. Approval to award Bid No. 2021-013 for Sale of Surplus Property at 1207 Avenue L to highest ranked respondent, Team Facey Real Estate, LLC.

d. Approval to award Bid No. 2021-014 for Sale of Surplus Property on South 11th Street (2409-826-0005-000-2) to highest ranked respondent, KIB Construction Corp.

e. Approval of the Certification of 2017-2018 SHIP Annual Report.

12. **PUBLIC HEARINGS**

Any Public Comment on these Public Hearing items, if not being offered in person, should be submitted by noon on the day of the meeting using the Sworn Public Comment Form which is available on the city's website at:
http://www.cityoffortpierce.com/DocumentCenter/View/8741/Sworn-Public-Comment-for-Public-Hearings

a. Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with No New Construction submitted by Property Owner, Mardi Executive Center LLC, and Representative, James Alouidor, to operate a Nursing School (College)at 1905 South 25th Street, #103 in Fort Pierce, FL. The property is zoned Office Commercial (C-1). Parcel ID: 2417-441-0001-000-8

b. Quasi-Judicial Hearing - Application for Conditional Use with No Construction submitted by Property Owner, Morris/Satnick FP Assoc LLC, and Representative Tod Mowery, to operate a 31 machine arcade amusement center at 2051 South US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2415-313-0005-010-9.

c. Quasi-Judicial Hearing - Review and approval of an application for Waiver of Distance submitted by Property Owner, Levyco LLC, and Representative Mohammad Sohid, to operate a 30-machine arcade amusement center at 2061 South US Highway 1 within 1,250 feet of an arcade located at 2051 South US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2415-341-0020-000-4.

d. Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with No New Construction submitted by Property Owner, Levyco LLC, and Representative Mohammad Sohid, to operate a 30-machine arcade amusement center at 2061 South US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2415-341-0020-000-4.

e. Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with No New Construction submitted by Property Owner, NAG Properties LLC, and Representative, Fred P. Mussari, to operate a Recycling Facility (Waste-Related Use) at 1121 Digiorgio Road in Fort Pierce, FL. The property is zoned Light Industrial (I-1). Parcel ID: 2428-421-0002-000-7.

13. **CITY COMMISSION**

a. Resolution 21-R15 appointing a Fort Pierce Business Owner to serve on the Keep Fort Pierce Beautiful Board.

b. Resolution 21-R16 Supporting the 2021 Legislative Priorities of the Florida League of Cities and Treasure Coast Regional League of Cities.

c. Submittal of applications to serve on the Communitywide Council.

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

a. Reports

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

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

Any interested party may attend the City Commission meeting in person or submit comments on agenda items in writing to the City Clerk no later than noon on the day of the meeting. All meetings are broadcast live on Comcast Cable TV Channel 27 or streamed live online at www.cityoffortpierce.com. Comments on agenda items should be submitted via email to lcox@cityoffortpierce.com; comments must include your name and address to be read into the record. The City Clerk will read all comments on agenda items submitted by the deadline. Please note that the decorum policy applies to both written and oral comments and all comments shall be limited to 3 minutes as read by the City Clerk.

Pursuant to Sec. 2-49, Fort Pierce Code of Ordinances, persons desiring to place an item on the agenda may make written request to the city manager no later than 5:00 p.m. fifteen (15) days preceding the regular city commission meeting. Such request must state the subject matter of the individual's appearance and should include any background materials pertinent to the issue. The city manager shall review the request to determine if the item might be handled administratively or whether the subject matter is an item of city business. If appropriate, the city manager shall submit the item for placement on the agenda to the city clerk no later than 5:00 p.m. ten (10) days preceding the regular city commission meeting. The mayor may impose a time limitation of five (5) minutes, or allow such additional time he or she determines necessary and appropriate for such person to make presentation. All reports, communications, ordinances, resolutions, contracts, documents or other materials to be submitted to the commission shall, no later than 12:00 noon on Wednesday prior to each meeting, be delivered to the city clerk and furnish each member thereof with a copy of the same prior to the regular meeting.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by

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

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

City Commission Regular Meeting - 6:00 pm **5. a.**

Meeting Date: 03/01/2021

Re:

SUBJECT:

Approval of minutes from the February 16, 2021 regular meeting.

Attachments

Minutes

Form Review

Form Started By: Linda Cox Started On: 02/19/2021 02:14 PM

Final Approval Date: 02/19/2021

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

1. CALL TO ORDER

Mayor Hudson called the February 16 , 2021 Regular Meeting of the City Commission to order at 4:30 PM.

2. OPENING PRAYER - Pastor Craig Cramer, Westside Church

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Curtis Johnson, Jr.; Commissioner Jeremiah Johnson; Commissioner Thomas Perona; Mayor Linda Hudson

Absent: Commissioner Rufus Alexander

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

Motion was made by Commissioner Curtis Johnson Jr ; seconded by Commissioner Jeremiah Johnson to excuse Commissioner Rufus Alexander from the Ferbruary 16 , 2021 Commission Meeting.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

5. APPROVAL OF MINUTES

a. Approval of minutes from the February 1, 2021 Regular meeting.

Motion was made by Commissioner Thomas Perona , seconded by Commissioner Jeremiah Johnson, to approve the minutes from the February 01, 2021 Regular Meeting.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

6. **PROCLAMATIONS**

a. Arbor Day Proclamation being received by the Keep Fort Pierce Beautiful Board.

b. Hazel Hoylman Proclamation

7. **LETTERS TO COMMISSION**

a. Email from Susie DeVito, Construction Superintendent for Bent Creek, thanking Susan Keller, Permit Specialist, Building Department for her outstanding customer service.

b. Voice message from Tony Schauer with Treasure Coast Auto Auction complimenting the integrity of Code Enforcement Officer Heather Debevec who found their lost dealer tag and returned it.

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

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

Dr. Julie Kittams , 11 a,b,and c

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

City Manager Nick Mimms introduced a request to consider a letter seeking substantive safety improvements and measures be implemented on Indian River Drive.This request will be addressed at 13D.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve the agenda as amended.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

10. MISCELLANEOUS REPORTS

a. Presentation by Jonathan Paul, AICP, Principal of NUE Urban Concepts regarding the development of a Mobility Plan and establishing innovative funding sources such as Mobility Fees and Tax Financing districts.

Mr. Paul provided a presentation on the future vision for community movement with mobility fees. The mobility fee is a version of the road-way impact fee. The intent of mobility fees is to replace transportation concurrency, proportionate share, and road impact fees. Mobility fee payments are paid by new development to offset its impact to the transportation system. The purpose is moving people and providing choices. These choices include walking, cycling, transit, micro mobility and low speed vehicles, shared mobility, and motor vehicles. Mr. Paul provided examples of how to implement a mobility fee based on plans from St. Augustine and Bradenton. Additionally, he provided examples of mobility options. Mr. Paul introduced Complete Streets, increased mobility through means other than typical auto. This option allows the city to collect fees and determine how they will use them as opposed to county use.
Consensus was to seek a scope of work from Mr. Paul to continue exploration of this option for the city.

b. First Quarter Financial Report

b. The Finance Director prepares and presents to the City Commission and Citizens a quarterly report on the financial status of the different funds of the City. The financial report for the period ending December 31, 2020, encompasses General, Marina, Solid Waste, Golf Course, Sunrise Theatre, Building & Code, and Urban Redevelopment Funds. The financial book shows comparative information for the first quarters of FY 2020 and 2021.

Johnna Morris, Finance Director introduced the financial report for the period ending December 31 , 2020. According to the fund evaluation report, all funds are performing as expected with the exclusion of the golf course and The Sunrise Theatre. The financial position sheet indicates where funds are lacking. Solid Wastes resources are in the negative, with an appropriation of $712,000 to fund the budget. The golf course in lagging at $23,821, and the Sunrise Theatre at $151,700. Mrs. Morris explained the city is on target with the grant funds. After significant discussion regarding the future of the Sunrise Theatre, its funding, structure and future operations, consensus was to schedule a special workshop to more fully discuss the situation.

11. CONSENT AGENDA

a. Approve amendments to the Interlocal Agreement between the City of Fort Pierce and St. Lucie County regarding the continued operations of the animal shelter located at 100 Savannah Road.

b. Approval of a lease between the City of Fort Pierce and the Sunrise Humane Society for the lease of the animal shelter located at 100 Savannah Road, for a term of one (1) year with four (4) automatic renewals.

c. Approval of the service agreement between the City of Fort Pierce and the Sunrise Humane Society for shelter and care of all domestic animals impounded by Animal Control or dropped off by residents from within the City of Fort Pierce, for a term of one (1) year with four (4) automatic renewals.

d. Approve request to reduce the Building Department lien in the amount of $154,850.00 against 135 N 15th Street, Fort Pierce, FL 34950 - Parcel ID Number: 2409-510-0012-000/4, owned by JBM Property Management LLC, 694 Terrace Dr., Paramus, NJ 07652 to $1,600.00.

e. Approval of a twelve (12) month Lease Agreement between the City of Fort Pierce and Fort Pierce Resorts, LLC, for certain parcels along Indian River Drive, that are being utilized to provide additional parking spaces for the public.

f. Approval of emergency requests to contract with EXCELL Caulking & Waterproofing, Inc. of Hollywood Florida to provide exterior waterproofing to include stucco repair, caulking, sealing, and painting of City Hall in an amount not to exceed $298,770.00.

g. Approve License Agreement No. DACW17-3-21-0001 between Department of the Army and the City of Fort Pierce granting the city the ability to install, use, repair and maintain a concrete walkway/maintenance tract, lights, benches and trash receptacles on the South Jetty for a period of 5 years with an opportunity to renew.

h. Approve award of Bid No. 2021-004, Street Sweeping Services to USA Services of Florida, Inc. in an amount not to exceed $145,152.00.

Commissioner Perona pulled item 11b.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve consent agenda items 11 a, c, d, e, f, g, and h.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

As to item 11b, Commissioner Perona commented that this is the final piece of the puzzle and Dr. Kittams and her reputation and services is just what the city needs.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve item 11b.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

12. PUBLIC HEARINGS

a. Quasi-Judicial Hearing - Application for Site Plan and Design Review submitted by property owner, FLF Crossroads Industrial I LLC and Representative Schmidt Nichols, to construct a warehouse development that will be approximately 1,133,000 square feet in size on a property located within the Crossroads Industrial Park in Fort Pierce, FL. The property is zoned Commercial Parkway Zone (CP-1). Parcel ID: 2325-122-0002-000-3.

City Clerk Linda Cox introduced a request for review and approval of an application for Site Plan and Design Review submitted by property owner, FLF Crossroads Industrial I LLC and Representative Schmidt Nichols, to construct a warehouse development that will be approximately 1,133,000 square feet in size on a property located within the Crossroads Industrial Park in Fort Pierce, FL.

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

Before commencing this Quasi-Judicial Hearing, Peter Sweeney, City Attorney, reminded the City Commission that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the commission engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the commission applies those laws and policies and is held to stricter procedural requirements.

Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal commission meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and decisions must be made based on competent substantial evidence. Therefore, Commissioners have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the commission has established the uniform procedures for quasi-judicial hearings that will be followed this evening.

Mayor Linda Hudson called the proceeding to order.

City Clerk Linda Cox confirmed the City complied with advertisement and notice requirements.
Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:
Commissioner Curtis Johnson Jr– yes.
Commissioner Jeremiah Johnson - yes.
Commissioner Perona - yes..
Mayor Hudson – none.
Mayor Linda Hudson opened the public hearing.
City Clerk Linda Cox was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.
Staff presentation: Planner Brandon Creagan, sworn, provided an overview of the development for Crossroads Industrial Park East of Ford Turnpike and South of Okeechobee Road in two different site plans. Staff is recommending approval with 1 condition, as it is consistent with surrounding uses and zoning. The proposed plan is consistent with the City Code and Comprehensive Plan; does not adversely affect the public health safety, convenience, and general welfare.
Staff recommends approval subject to the following one (1) condition:
1. The applicant shall provide architectural up lighting along he facades of the building(s) facing I-95 and the Florida Turnpike. The same architectural lighting shall be provided along the north façade of the building(s) in the areas not utilized for bay doors/loading. The applicant shall provide details of the lighting program at the tine of building permit review
Planning Staff also suggested:
1. After a minimum of six (6) months of full operation of this project site, the applicant should update the trip generation, trip distribution and level of service to verify the assumptions provided as part of this traffic study at the time of approval. If discrepancies are detected, the updated study should provide mitigation measures if needed. The updated study should be submitted to St Lucie County for review.
2. The Airborne Mountain Bike Club shall be able to maintain their club and trails within the South Florida Water Management (SFWMD) District Conservation Easement per their existing agreements with either SFWMD and or the property owner.

Commission questions for Staff: . Commissioner Jeremiah Johnson questioned if the applicant had objections to the (2) suggestions. Mr. Creagan advised the applicant had no objections. Commissioner Jeremiah Johnson also inquired if and why the parking changed by 100 parking stalls. Mr. Creagan advised that one building will occupy more of the site and that the applicant is over parked based on the International Traffic Engineers Guide.
Applicant questions for Staff : none
Applicant presentation: Josh Nichols of Schmidt Nichols of Schmidt Nichols provided an overview of the Silverman Group including the company’s operations. Mr. Nichols

provided highlights of existing projects and relationships as well as elaborated on proposed building site plans.
Mr. Pete Tesch with St Lucie EDC explained the Economic Impact Analysis and the quality sustainable jobs coming to the city.
Commission questions for Applicant: none
Public comment: none
Mayor Hudson closed the public hearing.
Comments by the City Commission: none

Motion was made by Commissioner Thomas Perona , seconded by Commissioner Curtis Johnson , Jr. to approve item 12a.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

b. Legislative Hearing - Ordinance 20-031 seeking a Future Land Use Map Amendment for three (3) properties generally located at or near 2107 Swain Road from Medium Density Residential (RM) to High Density Residential (RH) SECOND READING (Adoption Hearing)

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

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF THREE (3) PARCELS GENERALLY LOCATED AT OR NEAR **2107 SWAIN ROAD** FROM CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL (RM) TO CITY OF FORT PIERCE HIGH DENSITY RESIDENTIAL (RH); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the public hearing.

Brad Currie, EDC, willing to answer any questions from the Commission.

Mayor Hudson closed the public hearing.

Motion was made Commissioner Jeremiah Johnson , seconded by Commissioner Curtis Johnson , Jr. to approve Ordinance No 20-031.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

c. Legislative Hearing - Ordinance 20-032 rezoning three (3) properties generally located at or near 2107 Swain Road from Medium Density Residential (R-4) to High Density Residential (R-5). SECOND READING

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

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING THREE (3) PARCELS GENERALLY LOCATED AT OR NEAR **2107 SWAIN ROAD** FROM CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL, R-4 TO CITY OF FORT PIERCE HIGH DENSITY RESIDENTIAL, R-5; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Thomas Perona , seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance 20-032.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

d. Legislative Hearing - Ordinance 21-002 Amending Chapter 109 of the Code of Ordinances, Floodplain Management Ordinance. SECOND READING

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

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA BY AMENDING **CHAPTER 109 OF THE CODE OF ORDINANCES ENTITLED "FLOODPLAIN MANAGEMENT**," TO PROVIDE CRITERIA FOR ACCESSORY STRUCTURES AND AGRICULTURAL STRUCTURES IN FLOOD HAZARD AREAS; TO SPECIFY ELEVATION OF MANUFACTURED HOMES IN FLOOD HAZARD AREAS; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Curtis Johnson, Jr. to approve Ordinance 21-002.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

13. CITY COMMISSION

a. Resolution 21-R14 Accepting the proposal of Capital One Public Funding, LLC to refinance the City's $8,655,200 Stormwater Revenue Refunding Note Series 2016 and authorizing the execution and delivery of a Loan Agreement.

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

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA ACCEPTING THE PROPOSAL OF CAPITAL ONE PUBLIC FUNDING, LLC TO PURCHASE THE CITY'S NOT TO EXCEED $9,000,000 **STORMWATER REVENUE REFUNDING NOTE**, SERIES 2021, THE PROCEEDS OF WHICH WILL BE APPLIED TO PREPAY $8,420,000 PRINCIPAL AMOUNT OF THE CITY'S OUTSTANDING STORMWATER UTILITY SYSTEM REFUNDING REVENUE NOTE, SERIES 2016 AND PAY THE COSTS OF ISSUING THE 2021 NOTE; AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH THE LENDER TO SECURE THE REPAYMENT OF THE 2021 NOTE; PROVIDING FOR THE PAYMENT OF THE 2021 NOTE FROM THE CITY'S STORMWATER REVENUES ALL AS PROVIDED IN THE LOAN AGREEMENT; AUTHORIZING THE PROPER OFFICIALS OF THE CITY TO DO ANY OTHER ADDITIONAL THINGS DEEMED NECESSARY OR ADVISABLE IN CONNECTION WITH THE EXECUTION OF THE LOAN AGREEMENT, THE 2021 NOTE, AND THE SECURITY THEREFOR AND THE PREPAYMENT OF A PORTION OF THE 2016 NOTE; AUTHORIZING THE EXECUTION AND DELIVERY OF OTHER DOCUMENTS IN CONNECTION WITH THE 2021 NOTE AND THE PREPAYMENT OF A PORTION OF THE 2016 NOTE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Jeremiah Johnson , seconded by Commissioner Curtis Johnson , Jr. to approve Resolution 21-R14

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

b. Resolution 21-R15 appointing members to the Sunrise Theatre Advisory Board.

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT AND REAPPOINTMENT OF MEMBERS TO THE SUNRISE THEATER ADVISORY BOARD;** PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Jeremiah Johnson asked the Commission to considering postponing the vote until after special meeting based on the outcome of April's grant decision.

Motion was made by Commissioner Jeremiah Johnson , seconded by Commissioner Thomas Perona to postpone Resolution 21-R15.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

c. Submittal of applications to serve as a Fort Pierce Business Owner representative on the Keep Fort Pierce Beautiful Board.

This item will be on the next Agenda for vote.

d. **ADD ON ITEM**: Letter to Board of County Commissioners of St. Lucie County requesting and supporting traffic-calming measures on Indian River Drive.

Jack Andrews, City Engineer explained the need for the City Commission to support planned efforts for calming measures on Indian River Drive.

Motion was made by Commissioner Thomas Perona , seconded by Commissioner Jeremiah Johnson to approve item 13d.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

14. COMMENTS FROM THE PUBLIC

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

None.

15. COMMENTS FROM THE CITY MANAGER

City Manger Nick Mimms has no comments.
City Attorney Peter Sweeney has no comments.
City Clerk Linda Cox has no comments.

16. COMMENTS FROM THE COMMISSION

Mayor Linda Hudson suggested the Commission consider appointing replacements for the positions left vacant in the absence of Commissioner Alexander.Commissioner Peona will serve on the TDC.Commissioner Curtis Johnson, Jr. will serve on the Fire Board. Mayor Hudson will serve on the Council on Aging. Once Commissioner Alexander returns, he will resume his seats on these boards. Mayor Hudson also brought attention to the 24 th Anniversary if the Farmers Market, Saturday February 20th.

Commissioner Jeremiah Johnson inquired about the reconstruction efforts to Indian River

Drive specifically Seaway to Ave A.

Commissioner Curtis Johnson Jr brought attention to the Lincoln Park Seniors vaccine event the weekend of February 20th at the recreation center on Ave M and 13th Street. Commissioner Curtis Johnson will also lead an effort in Lincoln Park for the Great American Clean Up. Coach Fenn and Pastor Lee were highlighted for Black History Month.

Commissioner Thomas Perona expresses his appreciation for Keep Fort Pierce Beautiful and its community efforts.

17. ADJOURNMENT

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

Mayor Linda Hudson adjourned the meeting at **7:38**

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting - 6:00 pm **6. a.**

Meeting Date: 03/01/2021

Re: Flood Awareness Week

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Flood Awareness Week Proclamation

Attachments

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/24/2021 05:06 PM

Form Started By: Miriam Garcia Started On: 02/10/2021 11:38 AM

Final Approval Date: 02/24/2021

WHEREAS, Fort Pierce has experienced severe weather in the past in the form of extreme rainfall or tropical system events resulting in flooding in both coastal and riverine areas, and this flooding has caused damage and flood losses to homes and buildings in all areas whether they are high-risk special flood hazard areas or low to moderate risk flood zones; and

WHEREAS, the City of Fort Pierce is a voluntary participant in the National Flood Insurance Program that provides residents with the opportunity to protect themselves against flood loss through the purchase of flood insurance at reduced insurance premium rates as well as setting higher regulatory standards to reduce the flood risk and potential flood damage to their property; and

WHEREAS, the reduction of loss of life and property damage can be achieved when appropriate flood preparedness, control, and mitigation measures are taken before a flood; and

WHEREAS, public education and awareness of potential weather hazards and methods of protection are critical to the health, safety and welfare of residents, the Florida Floodplain Managers Association (FFMA), have declared the week of March 8-12, 2021 as Flood Awareness Week to promote awareness and increase knowledge of flood risk, the availability of flood insurance, flood protection methods, and how to prepare for emergencies.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim March 8-12, 2021 as:

Flood Awareness Week

and further encourage the citizens of Fort Pierce to increase their knowledge of how to protect themselves and their property from flooding.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 1st day of March, 2021.

MAYOR/COMMISSIONER

City Commission Regular Meeting - 6:00 pm **7. a.**

Meeting Date: 03/01/2021

Re: Email from Ian Kerner

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Ian Kerner complimenting the following Public Works Department staff for the clean up improvements to Moore's Creek: Ramon Perez, Equipment Operator IV, Bob Hennis, Equipment Operator III, Jeff Pederson Equipment Operator III and Jerome Scott, Equipment Operator III.

Attachments

Email from Ian Kerner

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/23/2021 09:23 AM
City Manager	Nick Mimms	02/23/2021 09:23 AM

Form Started By: Jennifer Robinson Started On: 02/21/2021 06:00 PM

Final Approval Date: 02/23/2021

From: ian kerner <ian@kernerenvironmental.com>
Sent: Tuesday, February 16, 2021 10:36 AM
To: Venetia Barnes <vbarnes@cityoffortpierce.com>
Cc: kyle lauritano <kyle@kernerenvironmental.com>; Doug Schramm <doug@kernerenvironmental.com>
Subject: Moores creek

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Good morning Venetia,
The guys just sent me pictures of the Moores creek clean out and I wanted to compliment you and your department on how good it looks. I'm happy to see that all of that debris will not be making it in to our waterways. Thank you for your conservation efforts.
Sincerely,
Ian Kerner

City Commission Regular Meeting - 6:00 pm **7. b.**

Meeting Date: 03/01/2021

Re: Phone Call from Gary Clinton

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Phone call from Gary Clinton expressing his gratitude to Chad Dawson, Code Enforcement Officer, for his professionalism, courtesy and politeness when he responded to a code complaint.

Attachments

Email from Peggy Arraiz

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/23/2021 09:23 AM
City Manager	Nick Mimms	02/23/2021 09:24 AM

Form Started By: Jennifer Robinson Started On: 02/21/2021 06:06 PM

Final Approval Date: 02/23/2021

From: Peggy Arraiz <parraiz@cityoffortpierce.com>
Sent: Thursday, February 18, 2021 4:42 PM
To: Nick Mimms <nmimms@cityoffortpierce.com>
Cc: Janey Vanderhorst <JVanderhorst@cityoffortpierce.com>
Subject: FW: Chad Dawson
Importance: High

This is the contact information for the caller. I spoke with him as well today. He was very complimentary. In short, Chad responded to his neighbor's property in response to a complaint. He saw violations in Mr. Clinton's yard and went over and spoke to Mr. Clinton. He was very polite when explaining what needed to be addressed and provided the time needed for Mr. Clinton to take care of the violations. He stated that Chad was a true gentleman and very good reflection on the City throughout the process.

I will be making a note for Chad's file.

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 Fax: 772.468.0457 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

From: Janey Vanderhorst <JVanderhorst@cityoffortpierce.com>
Sent: Wednesday, February 17, 2021 1:37 PM
To: Peggy Arraiz <parraiz@cityoffortpierce.com>
Cc: Chad Dawson <cdawson@cityoffortpierce.com>
Subject: Chad Dawson
Importance: High

Good afternoon Peggy,

Mr. Gary Clinton called in reference to Chad Dawson. He wanted to express his gratitude towards Dawson and also to let us know how polite and helpful he has bee. He has lived in the City of Fort pierce since 1969 and Dawson is one of the nicest people he has ever met.

He did ask if there is someone else he can share this with. I told him someone might be contacting him. His phone # is 772-618-3039, if he does not answer to please leave a message.

Chad thank you for serving our Community and for your quality of work!

Warms Regards,

Janey Vanderhorst* | *Code Compliance Supervisor | City of Fort Pierce
Code Enforcement/Animal Control Department
Florida Association of Code Enforcement (FACE), Member
Treasure Coast Association of Code Enforcement (TCACE), Vice President
Phone: 772.467.3153 Fax: 772.468.0457 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work. "

City Commission Regular Meeting - 6:00 pm **11. a.**

Meeting Date: 03/01/2021

Re: Memorandum of Understanding with the Khalil Mack Foundation

Submitted For: Audria Moore-Wells, Special Projects Coordinator, City Manager

---

SUBJECT:

Approval of Memorandum of Understanding between the City and the Khalil Mack Foundation for a public private partnership for site improvements at Ilous Ellis Park.

SUMMARY:

In October 2020, representatives of the Khalil Mack Foundation approached staff concerning Mr. Mack's interest in upgrading the field named in his honor. In the interest of moving the project along with a goal of completing renovations by the end of March 2021 or before the youth football season begins, foundation representatives asked City staff to assist with overseeing the project. The attached agreement solidifies the public private partnership with the City of Fort Pierce to oversee the renovations of Firehawks Field as outlined in the attached cost estimate of approximately $500,000. The renovations include, but may not be limited to Design Services, Selective Demolition and Renovation, Walkway Coverings, Foodservice Equipment, Play Structures, Non-Reimbursable General Conditions, Overhead, and Reimbursable General Conditions.

RECOMMENDATION:

Staff recommends approval of the agreement with the Khalil Mack Foundation.

ALTERNATIVES:

Staff will proceed as directed by the City Commission..

RESPONSIBLE STAFF:

Audria Moore-Wells, Special Projects Coordinator

COORDINATED WITH:

Nicholas C. Mimms, P.E., ICMA-CM, City Manager
Peter J. Sweeney, City Attorney

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2021
Account:	TBD
Amount:	TBD

OTHER INFORMATION:

Fiscal impact will be determined upon acceptance of the agreement by both parties

---

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Robinson	01/22/2021 02:09 PM
Finance Department	Johnna Morris	01/25/2021 09:36 AM
City Manager	Nick Mimms	02/19/2021 12:56 PM

Form Started By: Audria Moore-Wells Started On: 01/19/2021 11:35 AM

Final Approval Date: 02/19/2021

City Commission Regular Meeting - 6:00 pm **11. b.**

Meeting Date: 03/01/2021

Re: Surplus Property - Cortez Blvd.

Submitted For: Shyanne Harnage, Communications + Economic Development Manager, City Manager

SUBJECT:

Approval to award Bid No. 2021-012 for Sale of Surplus Property on Cortez Boulevard (2421-500-0060-000-2) to highest ranked responder, Miguel Aguilar.

SUMMARY:

The City of Fort Pierce is the owner of real property located on Cortez Boulevard, identified by Parcel ID: 2421-500-0060-000-2, with a legal description of: MARAVILLA S/D E 73 FT OF W 384 FT OF LOTS 48 AND 50. The subject property is mostly cleared, rectangular in shape and consists of +/- 0.34 acres or 14,600 square feet.

The subject property was declared surplus by the Fort Pierce City Commission on September 21, 2020 via Resolution 20-R42. The property was appraised by Fuller-Armfield-Wagner Appraisal & Research Inc. on October 30, 2020 and valued at $35,000.

Bid number 2021-012 was issued on December 4, 2020. The invitation was sent to 396 vendors. Ten (10) vendors requested specifications with one (1) responding. We received one bid in the amount of $51,000 from Miguel Aguilar of Fort Pierce, Florida.

City staff evaluated the response cumulatively as follows:

Respondent	**Proposed Utilization** *Max Points: 80*	**Project Timeline** *Max Points: 60*	**Economic Impact** *Max Points: 60*	**Total** *Max Points: 200*
Miguel Aguilar *Fort Pierce, FL* **Bid Amount: $51,000**	55	30	45	**130**

In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), the Planning Board reviewed the submittal and forwarded a recommendation to the City Commission for **approval** of the sale of real property located on Cortez Boulevard, identified by Parcel ID: 2421-500-0060-000-2, MARAVILLA S/D E 73 FT OF W 384 FT OF LOTS 48 AND 50 to Miguel Aguilar of Fort Pierce, Florida.

RECOMMENDATION:

Award bid to highest ranked respondent, Miguel Aguilar.

ALTERNATIVES:

Issue a new bid.

RESPONSIBLE STAFF:

Shyanne Harnage, Economic Development Manager

COORDINATED WITH:

Planning Board
Purchasing Division
Caleta Scott, Grants Administration Manager

Fiscal Impact

Fiscal Year: 2021
Amount: $51,000
OTHER INFORMATION:

Attachments

Property Card
Submittal - Miguel Aguilar

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/17/2021 05:34 PM
Finance Department	Johnna Morris	02/18/2021 03:08 PM
City Manager	Nick Mimms	02/19/2021 12:57 PM
Form Started By: Shyanne Harnage		Started On: 02/10/2021 02:57 PM
Final Approval Date: 02/19/2021		

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

Property Identification

Site Address: CORTEZ BLVD
Sec/Town/Range: 21/35S/40E
Parcel ID: 2421-500-0060-000-2
Jurisdiction: Fort Pierce

Use Type: 8000
Account #: 28093
Map ID: 24/21N
Zoning: SF Interme

Ownership

Ft Pierce City Of
PO Box 1480
Fort Pierce, FL 34954

Legal Description

MARAVILLA S/D E 73 FT OF W 384 FT OF LOTS 48 AND 50



Current Values

Just/Market Value:	$43,400
Assessed Value:	$12,577
Exemptions:	$12,577
Taxable Value:	$0

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.**

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.34
Land Size (SF):	14,600

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sale History

Date:	Jan 1, 1900
Book/Page:	
Sale Code:	
Deed:	
Grantor:	
Price:	$0

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: N/A	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

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$43,400
Just/Market:	$43,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$30,823
Assessed:	$12,577
Exemption(s):	$12,577
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020		8000	City of Ft Pierce	$12,577

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0041	0.7	Fort Pierce Stormwater Charge	$48.30

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
2020	$43,400	$12,577	$12,577	$0
2019	$28,900	$11,434	$11,434	$0
2018	$19,600	$10,395	$10,395	$0

Permits

Number	Issue Date	Description	Amount	Fee

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.
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DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 MAIL TO: City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2021-012**
Mandatory Site-Visit: **N/A**	**Bid Title: SALE OF SURPLUS PROPERTY- CORTEZ BLVD**
Mandatory Site-Visit Location: **N/A**	**Bid Opening Location:** **City of Ft. Pierce Purchasing Division** **Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Bid Due Date & Time: **3:00 PM, TUESDAY, JANUARY 5, 2021**	**If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.**
Bidder Name: Miguel Aguilar **Mailing Address:** 1508 Cortez Blvd.	***I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.*** X Miguel Aguilar **Authorized Signature (Manual)**
City, State, Zip Code: Fort Pierce, Fl 34982	**Typed or Printed Name:** Miguel Aguilar.
Type of Entity (Select one): n/a **Corporation** ____ **Partnership** ____ **Proprietorship** ____	**Title:**
Incorporated in the State of: **Year:**	**Delivery in** — **days, ARO**
Phone Number: 772-626-3702.	**Payment Terms: Net 30 Days**
Fax Number: —	**FEIN or SS Number:** 568-21-4290
E-Mail Address: lilianag176@gmail.com	**Local Business:** __Y X N **MWBE:** __Y __N
Bid Security is attached, when required, in the amount of $ 2550.00 **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:** N/A.
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

OFFER TO PURCHASE/BID RESPONSE FORM

BID NO. 2021-012

Miguel Aguilar herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2020-012, Sale of Surplus Property – Cortez Blvd.**

Name of Bidder: Miguel Aguilar

Address of Bidder: 1506 Cortez Boulevard.

City, State, Zip: Fort Pierce, FL 34982

Telephone Number: 772-626-3702

Fax Number: _____ **Email Address:** liliana g176@gmail.com

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
Cortez Blvd. 2421-500-0060-000-2	$ 51,000.00	$ 2550.00

INTENDED USE

Residential (select one):

☐ Single Family ☐ Multi-Family ☒ Other: remain as same.

Ownership (select one):

☐ Rental ☐ Resale ☐ Primary Residence ☐ Other: _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of new construction and project timeline):

Mom been leaving next door for 25 years, I have been cutting and taking care of the lawn during this time. As well. I would love to be able to get this property so that maybe in the future I can build a house for my grandkids

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $_____

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-012

Miguel Aguilar herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2020-012, Sale of Surplus Property – Cortez Blvd.**

Name of Bidder: Miguel Aguilar.

Address of Bidder: 1508 Coetez Blvd.

City, State, Zip: Fort Pierce, Fl 34982

Telephone Number: 772-626-3702

Fax Number: _____ **Email Address:** liliana9176@gmail.com

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
Cortez Blvd. 2421-500-0060-000-2	$ 51,000.00	$ 2550.00

INTENDED USE

Residential (select one):

☐ Single Family ☐ Multi-Family ☒ Other: Remain as same

Ownership (select one):

☐ Rental ☐ Resale ☐ Primary Residence ☐ Other: _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of new construction and project timeline):

I been leaving next door por 25 years, I have been cutting and taking care of the lawn during this time. as well. I would like to be able to get this property so that maybe in the future I can build a house for my grandkids.

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $_____

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-012

PROOF OF FINANCIAL ABILITY
Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT
The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Miguel Aguilar.
Typed Name

Miguel Aguilar
Bidder of Authorized Representative

12-23-2020.
Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

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

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	✓	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	✓	
Is each Addendum (when issued) signed and included?		

PLEASE SIGN AND RETURN WITH PROPOSAL Miguel Rguelor

FORM128489-0817

00100742

VOID VOID VOID VOID VOID VOID

CASHIER'S CHECK

PNC BANK

PNC Bank, National Association
Florida, Bank 001

8-9/430

No. 1426309

DATE DECEMBER 23, 2020

PAY TO THE ORDER OF CITY OF FORT PIERCE $ 2,550.00

TWO THOUSAND FIVE HUNDRED FIFTY AND 00 / 100********** DOLLARS

Security features included. Details on back.

MIGUEL AGUILAR
REMITTER

PNC Bank, National Association

OFFICIAL SIGNATURE

MP

MIX
Paper from responsible sources
FSC® C101537

⑈1426309⑈ ⑆043000096⑆ 1026403363⑈

City Commission Regular Meeting - 6:00 pm **11. c.**

Meeting Date: 03/01/2021

Re: Surplus Property - 1207 Avenue L

Submitted For: Shyanne Harnage, Communications + Economic Development Manager, City Manager

SUBJECT:

Approval to award Bid No. 2021-013 for Sale of Surplus Property at 1207 Avenue L to highest ranked respondent, Team Facey Real Estate, LLC.

SUMMARY:

The City of Fort Pierce is the owner of real property located at 1207 Avenue L, identified by Parcel ID: 2404-801-0055-000-5, with a legal description of: PROSPERITY PARK BLK 3 LOT 4. The property was declared surplus by the Fort Pierce City Commission on September 21, 2020 via Resolution 20-R42. Fuller-Armfield-Wagner Appraisal & Research Inc. performed an appraisal on November 10, 2020 and valued the property at $45,000. The CBS structure has a standard floor plan for age/design with 3 bedrooms, 1 bathroom and 1,109 square feet of gross living area above grade. The property is currently in fair/unhabitable condition. Bid number 2021-013 was issued on December 4, 2020. The invitation was sent to 396 vendors. Five (5) vendors requested specifications with five (5) responding. City staff evaluated the responses cumulatively as follows:

Bid number 2021-013 was issued on December 4, 2020. The invitation was sent to 396 vendors. Five (5) vendors requested specifications with five (5) responding.

City staff evaluated the responses cumulatively as follows:

Respondent	**Proposed Utilization** *Max Points: 80*	**Project Timeline** *Max Points: 60*	**Economic Impact** *Max Points: 60*	**Total** *Max Points: 200*
Team Facey Real Estate, LLC *Port St. Lucie, FL* **Bid Amount: $39,900**	70	60	60	**190**
JBM Properties, LLC *San Diego, CA* **Bid Amount: $10,000**	55	35	45	**135**

KIB Construction Corp. *Port St. Lucie, FL* **Bid Amount: $35,100**	55	30	45	**130**
David Talley Superior Home Svcs. *Fort Pierce, FL* **Bid Amount: $1,500**	65	35	20	**120**
Alishan Zaidi *Fort Pierce, FL* **Bid Amount: $25,000**	70	0	40	**110**

In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), the Planning Board reviewed the request and forwarded a recommendation to the City Commission for **approval** of the sale of real property located at 1207 Avenue L, identified by Parcel ID: 2404-801-0055-000-5, PROSPERITY PARK BLK 3 LOT 4 to Team Facey Real Estate, LLC, Port St. Lucie, FL.

RECOMMENDATION:

Award bid to highest ranked responder, Team Facey Real Estate, LLC.

ALTERNATIVES:

Award bid to second highest ranked respondent or have new bid issued.

RESPONSIBLE STAFF:

Shyanne Harnage, Economic Development Manager

COORDINATED WITH:

Purchasing Division
Planning Board
Caleta Scott, Grants Administration Manager

Fiscal Impact

Amount: $39,900

OTHER INFORMATION:

Attachments

Property Card - 1207 Avenue L

Submittal - Team Facey Real Estate LLC
Submittal - JBM
Submittal - KIB
Submittal - David Talley
Submittal - Alishan Zaidi

Form Review

Inbox	Reviewed By	Date
City Manager	Shyanne Harnage	02/16/2021 02:49 PM
City Manager	Nick Mimms	02/17/2021 05:46 PM
Finance Department	Johnna Morris	02/18/2021 03:08 PM
City Manager	Nick Mimms	02/19/2021 12:59 PM
Form Started By: Shyanne Harnage		Started On: 02/16/2021 11:20 AM
Final Approval Date: 02/19/2021		

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

Property Identification

Site Address: 1207 Avenue L
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-801-0055-000-5
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 17686
Map ID: 24/04S
Zoning: Medium Den

Ownership

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



Legal Description

PROSPERITY PARK BLK 3 LOT 4

Current Values

Just/Market Value:	$48,100
Assessed Value:	$48,100
Exemptions:	$0
Taxable Value:	$48,100

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.**

Total Areas

Finished/Under Air (SF):	1,118
Gross Sketched Area (SF):	1,270
Land Size (acres):	0.16
Land Size (SF):	7,050

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sale History

Date:	Feb 5, 2019
Book/Page:	4233 / 0413
Sale Code:	0118
Deed:	DE
Grantor:	St Lucie County
Price:	$0
Date:	Dec 21, 2018
Book/Page:	4217 / 2631
Sale Code:	0111
Deed:	TD
Grantor:	Goldwire (EST) Johnnie L
Price:	$0
Date:	Aug 30, 2011
Book/Page:	3321 / 0149

Sale Code:	0198
Deed:	QC
Grantor:	Goldwire (EST) Johnnie L
Price:	$100
Date:	Aug 26, 2011
Book/Page:	3319 / 0756
Sale Code:	0198
Deed:	QC
Grantor:	Goldwire (EST) Johnnie L
Price:	$100
Date:	Jan 1, 1900
Book/Page:	
Sale Code:	
Deed:	
Grantor:	
Price:	$0

Building Information (1 of 1)

Finished Area: 1,118 SF

Gross Sketched Area: 1,270 SF

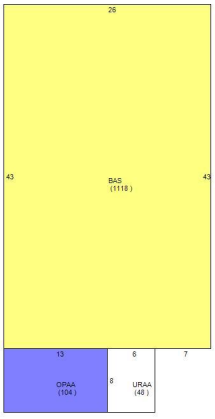
Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable
Building Type: HD	Year Built: 1979	Frame:
Grade: D	Effective Year: 1979	Primary Wall: Frm Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: N/A%





Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	500	1999
CHAINLINK 4'	1	377	1999

Current Year Values

Current Values Breakdown

Building:	$41,500
Land:	$6,600
Just/Market:	$48,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$48,100
Exemption(s):	$0
Taxable:	$48,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	$69.00

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
2020	$48,100	$48,100	$0	$48,100
2019	$43,200	$43,200	$0	$43,200
2018	$41,200	$35,090	$0	$35,090

Permits

Number	Issue Date	Description	Amount	Fee
F00-0001150	Oct 2, 2000	Alterations/Remodeling	$0	$0
F96-000198	Feb 23, 1996	Alterations/Remodeling	$22,900	$22,900

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.

/

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-013
Mandatory Site-Visit: N/A	Bid Title: SALE OF SURPLUS PROPERTY- 1207 AVENUE L
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:30 PM, TUESDAY, JANUARY 5, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: TEAM FACEY REAL ESTATE LLC Mailing Address: 2833 SW BRIGHTON ST PORT ST LUCIE, FL 34953	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual)
City, State, Zip Code: PORT ST LUCIE, FL 34953	Typed or Printed Name:
Type of Entity (Select one): Corporation X Partnership Proprietorship	Title: OWNER / MANAGING MEMBER
Incorporated in the State of: Year: 2011	Delivery in 30 days, ARO
Phone Number: 772.408.7787	Payment Terms: Net 30 Days
Fax Number: 866.787.9880	FEIN or SS Number: 45-2439228
E-Mail Address: claudefacey@gmail.com	Local Business: x Y ___N MWBE: x Y ___N
Bid Security is attached, when required, in the amount of $ 2,000 F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

TEAM FACEY REAL ESTATE, LLC herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2021-013, Sale of Surplus Property – 1207 Avenue L.**

Name of Bidder: TEAM FACEY REAL ESTATE, LLC

Address of Bidder: 2833 SW BRIGHTON ST

City, State, Zip: PORT ST LUCIE, FL 34953

Telephone Number: 772.408.7787

Fax Number: 866.787.9880 **Email Address:** claudefacey@gmail.com

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
1207 Avenue L 2404-801-0055-000-5	$ 39,900	$ 2,000

INTENDED USE

Residential (select one):

☒ Single Family ☐ Multi-Family ☐ Other: _____

Ownership (select one):

☒ Rental ☒ Resale ☐ Primary Residence ☐ Other: _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications or new construction and project timeline):

THE FOLLOWING UPDATES WILL BE DONE TO SUBJECT PROPERTY TO INCLUDE: UPDATING KITCHEN AND BATHROOM, WINDOWS & DOORS, ROOF, LANDSCAPE, PAINT INTERIOR AND EXTERIOR, NEW AIR CONDITION NEW DRIVEWAY AND INSTALL WOOD FENCE.

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $ 55,000

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

CLAUDE FACEY

Typed Name

12.4.2020

Bidder of Authorized Representative

Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

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

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	YES	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	YES	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**	N/A	
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**	N/A	
Bid envelope is marked accordingly.	YES	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	YES	
Is each Addendum (when issued) signed and included?	YES	

PLEASE SIGN AND RETURN WITH PROPOSAL_____

From: Claude Facey
To: Shyanne Harnage
Cc: Gelencia Carter
Subject: RE: Bid No. 2021-013 -- 1207 Avenue L -- Project Timeline
Date: Tuesday, January 12, 2021 7:56:55 AM
Attachments: image004.png

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Shyanne,
My timeline for completion on repairs and update in Bid application will take 3-6 months from closing date. Can I view interior of property?

Thank you,

Claude Facey, GRI -- **Broker/Owner**

FACEY REALTY
The New Face of Real Estate

2833 SW Brighton St, Port St Lucie, FL 34953
Lic #: BK3076765
Direct (772)408-7787 ~ Office (772)446-1088
Email: claudefacey@gmail.com
Like us on Facebook https://www.facebook.com/FACEY-REALTY-514208075349899/

From: Shyanne Harnage <sharnage@cityoffortpierce.com>
Sent: Monday, January 11, 2021 4:36 PM
To: claudefacey@gmail.com
Cc: Gelencia Carter <gcarter@cityoffortpierce.com>
Subject: Bid No. 2021-013 -- 1207 Avenue L

Good afternoon,

Thank you for your offer to purchase 1207 Avenue L. Please email me your **proposed project timeline** for the improvements as requested on the Offer to Purchase/Bid Response Form (page 2) by **Friday, January 15, 2021.**

Best regards,

Shyanne Harnage, FRA-RP | Communications + Economic Development Manager
City Manager's Office • City of Fort Pierce
Phone: 772.467.3034 • Email: sharnage@cityoffortpierce.com

100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY
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Florida

"Proudly providing quality public service for all citizens."

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 MAIL TO: City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-013
Mandatory Site-Visit: N/A	Bid Title: SALE OF SURPLUS PROPERTY- 1207 AVENUE L
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:30 PM, TUESDAY, JANUARY 5, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: JBM PROPERTIES LLC Mailing Address: 12723 ASHLEY FALLS DR SAN DIEGO CA 92130	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name: JOHN BENMOSHE
Type of Entity (Select one): Corporation Partnership X Proprietorship	Title: MGR
Incorporated in the State of: FL. Year: 2016	Delivery in 29 days, ARO
Phone Number: 201-681-3003	Payment Terms: Net 30 Days
Fax Number: 201-334-5841	FEIN or SS Number: 81-4658852
E-Mail Address: JBM@JBMPROPERTIES.ORG	Local Business: ___Y X N MWBE: ___Y X N
Bid Security is attached, when required, in the amount of $ 500 – F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

JBM PROPERTIES LLC herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2021-013, Sale of Surplus Property – 1207 Avenue L.**

Name of Bidder: JBM PROPERTIES LLC

Address of Bidder: 12723 ASHLEY FALLS DRIVE

City, State, Zip: SAN DIEGO CA 92130

Telephone Number: 201-681-3003

Fax Number: 201-334-5841 **Email Address:** JBM@JBMPROPERTIES.ORG

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
1207 Avenue L 2404-801-0055-000-5	$ 10,000 -	$ 500 -

INTENDED USE

Residential (select one):

☒ Single Family ☐ Multi-Family ☐ Other: _____

Ownership (select one):

☒ Rental ☐ Resale ☐ Primary Residence ☐ Other: _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications or new construction and project timeline):

REMODEL KITCHEN + BATHROOM, UPGRADE PLUMBING + ELECTRIC. PAINTING, NEW FLOORING + NEW AC + NEW ROOF

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $ 50,000

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

PROOF OF FINANCIAL ABILITY
Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT
The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

JOHN BENMOSHE
Typed Name

Bidder of Authorized Representative

1/4/2021
Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

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

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents. (NOT APPLICABLE).		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents (NOT APPLICABLE).		
Bid envelope is marked accordingly.	X	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	X	
Is each Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH PROPOSAL _____

From: John Benmoshe
To: Shyanne Harnage
Subject: Re: Bid No. 2021-013 -- 1207 Avenue L
Date: Wednesday, January 13, 2021 12:19:03 AM
Attachments: image001.png

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Hello Shyanne my intention is to renovate the home by replacing all the floors in the home with new tiles, replace kitchen cabinets, redoing the bathroom with new tiles and vanity, install a new AC system, update plumbing and electric, paint inside and outside of home, and replace the roof. Timeframe should be about 2 months.

Sincerely,

John Benmoshe
JBM Properties LLC
201-681-3003

On Mon, Jan 11, 2021 at 1:37 PM Shyanne Harnage <sharnage@cityoffortpierce.com> wrote:

> Good afternoon,
>
> Thank you for your offer to purchase 1207 Avenue L. Please email me your **proposed project timeline** for the improvements as requested on the Offer to Purchase/Bid Response Form (page 2) by **Friday, January 15, 2021.**
>
> Best regards,
>
> ---
>
> **Shyanne Harnage, FRA-RP | Communications + Economic Development Manager**
>
> **City Manager's Office • City of Fort Pierce**
>
> Phone: 772.467.3034 • Email: sharnage@cityoffortpierce.com
>
> 100 North U.S. 1 Fort Pierce, FL 34950
> Website | Facebook | Survey

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DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-013
Mandatory Site-Visit: N/A	Bid Title: SALE OF SURPLUS PROPERTY- 1207 AVENUE L
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:30 PM, TUESDAY, JANUARY 5, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: KIB Construction Corp Mailing Address: 1232 SW Abacus Ave Port St Lucie, FL 34953	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X [signature] Authorized Signature (Manual)
City, State, Zip Code: PSL, FL 34953	Typed or Printed Name: Herematie Baksh
Type of Entity (Select one): Corporation ✓ Partnership Proprietorship	Title: President
Incorporated in the State of: FL Year: 2018	Delivery in 30 days, ARO
Phone Number: 772-224-6371	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number: 83-3032740
E-Mail Address: kibconstcorp@gmail.com	Local Business: ✓Y ___N MWBE: ✓Y ___N
Bid Security is attached, when required, in the amount of $ 1755.00 F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

KIB Construction Corp herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2021-013, Sale of Surplus Property – 1207 Avenue L.**

Name of Bidder: KIB Construction Corp

Address of Bidder: 1232 SW Abacus Ave

City, State, Zip: Port St Lucie, FL 34953

Telephone Number: 772-224-6371

Fax Number: _____ **Email Address:** kibconstcorp@gmail.com

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
1207 Avenue L 2404-801-0055-000-5	$ 35,100.00	$ 1,755.00

INTENDED USE

Residential (select one):

☑ Single Family ☐ Multi-Family ☐ Other: _____

Ownership (select one):

☑ Rental ☐ Resale ☐ Primary Residence ☐ Other: _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications or new construction and project timeline):

KIB Construction Corp propose to make the following improvement. firstly we will put on a new roof, new electrical box, mold inspection, Fix ceiling that got damage from roof. Total rehabilitation inside property. Repaint ~~and~~ interior and exterior fix fence.

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $ 25,000.00

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Hersenatie Baksh

Typed Name

Bidder of Authorized Representative

01-05-2021

Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

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

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	ebidding	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	ebidding ✓	
Is each Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH PROPOSAL _____

Business Market Rate Savings

WELLS FARGO

KIB CONSTRUCTION CORP
1232 SW ABACUS AVE
PORT SAINT LUCIE FL 34953-6602

Questions?

Available by phone 24 hours a day, 7 days a week:
Telecommunications Relay Services calls accepted
1-800-CALL-WELLS (1-800-225-5935)
TTY: 1-800-877-4833
En español: 1-877-337-7454

Online: wellsfargo.com/biz

Write: Wells Fargo Bank, N.A. (287)
P.O. Box 6995
Portland, OR 97228-6995

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Statement period activity summary

Beginning balance on 12/1	$95,005.67
Deposits/Credits	12,000.84
Withdrawals/Debits	- 0.00
Ending balance on 12/31	**$107,006.51**

Account number: **5469**
KIB CONSTRUCTION CORP
Florida account terms and conditions apply
For Direct Deposit use
Routing Number (RTN): 063107513
For Wire Transfers use
Routing Number (RTN): 121000248

Interest summary

Interest paid this statement	$0.84
Average collected balance	$99,134.70
Annual percentage yield earned	0.01%
Interest earned this statement period	$0.84
Interest paid this year	$3.51

KIB CONSTRUCTION CORP
1232 SW ABACUS AVE
PORT SAINT LUCIE, FL 34953-6602

1100
63-751/631 1104

01-05-2021
Date

Pay to the Order of City of Fort Pierce $ 1755.00

Seventeen hundred & fifty five — Dollars

Photo Safe Deposit Details on t

WELLS FARGO Wells Fargo Bank, N.A.
Florida
wellsfargo.com

For Bid #013-0-2021/41

⑆063107513⑆ 1132488410⑈ 01100

eBid Response

Add Response

Supplier

Date

kib construction corp
Responded Date : 01/05/2021

Superior Home Services
Responded Date : 12/11/2020

TEAM FACEY REAL ESTATE LLC
Responded Date : 12/04/2020

Supplier Details

Edit eBid Response | View History

Supplier Name	kib construction corp
Address	abacus ave , port st lucie, Florida 34953
Phone Number	772-224-6371
Self Declarations	Small Business, Woman Owned
Bid Response Date	01/05/2021 1:37 PM Eastern
Bid Amount	$35,100.00
Response Status	Complete

Required Documents

✓ Bid Submittal Forms - Surplus Property (Electronic/Online)

Download Entire Bid Package

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

KIB Construction Corp herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2021-013, Sale of Surplus Property – 1207 Avenue L.**

Name of Bidder: KIB Construction Corp

Address of Bidder: 1232 SW Abacus Ave

City, State, Zip: Port St Lucie, FL 34953

Telephone Number: 772-224-6371

Fax Number: _____ **Email Address:** kibconstcorp@gmail.com

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
1207 Avenue L 2404-801-0055-000-5	$ 35,100.00	$ 1755.00

INTENDED USE

Residential (select one):

☑ Single Family ☐ Multi-Family ☐ Other: _____

Ownership (select one):

☑ Rental ☐ Resale ☐ Primary Residence ☐ Other: _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications or new construction and project timeline):

KIB Construction Corp propose to make the following improvement. firstly we will put on a new roof, new electrical box, mold inspection, Fix ceiling that got damage from root. total rehabilitation inside property. Repaint ~~and~~ interior and exterior fix fence.

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $ 25,000.00

BID No. 2021-013
1207 Ave L

KIB Construction is planning on firstly Reroof home, and all associated repairs that the roof acquired. We are planning on a full Rehab interior and then a freshly painted exterior, repair fence, New Electrical box.

KIB Construction is looking forward in working with city of Ft pierce for this project to rent to low income residents.

Since We are a General Contractor We can get this property ready in maxium 30 Days.

Please ask ms. Shicle Wise for (Grants Admin recommendation on Some of our Projects Completed in city of Ft Pierce.

Thank you We appreciate Your Consideration.

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE**  **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2021-013**
Mandatory Site-Visit: **N/A**	**Bid Title: SALE OF SURPLUS PROPERTY- 1207 AVENUE L**
Mandatory Site-Visit Location: **N/A**	**Bid Opening Location:** **City of Ft. Pierce Purchasing Division** **Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Bid Due Date & Time: **3:30 PM, TUESDAY, JANUARY 5, 2021**	**If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.**
Bidder Name: David Talley Superior Home Services **Mailing Address:** 1458 N Lawnwood Cir 25A	***I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.*** **X**_____ **Authorized Signature (Manual)**
City, State, Zip Code: Fort Pierce, FL 34950	**Typed or Printed Name:**
Type of Entity (Select one): **Corporation** _____ **Partnership** _____ **Proprietorship** _____	**Title:**
Incorporated in the State of: **Year:**	**Delivery in _____days, ARO**
Phone Number: 772-200-0468	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:**
E-Mail Address:	**Local Business: ___Y ___N MWBE: ___Y ___N**
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

David Talley herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2021-013, Sale of Surplus Property – 1207 Avenue L.**

Name of Bidder: David Talley

Address of Bidder: 1458 N Lawnwood cir 25A

City, State, Zip: Fort Pierce, Fl 34950

Telephone Number: 772-200-0468

Fax Number: _____ **Email Address:** DTalley1123@gmail.com

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
1207 Avenue L 2404-801-0055-000-5	$ 1500	$ 75

INTENDED USE

Residential (select one):

☑ Single Family ☐ Multi-Family ☐ Other: _____

Ownership (select one):

☐ Rental ☐ Resale ☑ Primary Residence ☐ Other: _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications or new construction and project timeline):

Fix roof, Fencing, Paint, Drywall within 90 days

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $ 5000

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

PROOF OF FINANCIAL ABILITY
Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT
The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

David Talley
Typed Name

Bidder of Authorized Representative

1/7/21
Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

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

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	X	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	X	
Is each Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH PROPOSAL Daniel Tarff

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2021-013**
Mandatory Site-Visit: **N/A**	**Bid Title: SALE OF SURPLUS PROPERTY- 1207 AVENUE L**
Mandatory Site-Visit Location: **N/A**	**Bid Opening Location:** **City of Ft. Pierce Purchasing Division** **Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Bid Due Date & Time: **3:30 PM, TUESDAY, JANUARY 5, 2021**	**If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.**
Bidder Name: --- **Mailing Address:** 2412 River Branch Dr Fort Pierce FL 34981 ---	***I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.*** X _____ **Authorized Signature (Manual)**
City, State, Zip Code: Fort Pierce FL 34981	**Typed or Printed Name:** Alishan Zaidi
Type of Entity (Select one): **Corporation** _____ **Partnership** _____ **Proprietorship** _____	**Title:**
Incorporated in the State of: **Year:**	**Delivery in _____days, ARO**
Phone Number:	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:** 593 49 7507
E-Mail Address:	**Local Business: ___Y ___N MWBE: ___Y ___N**
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

_____ herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2021-013, Sale of Surplus Property – 1207 Avenue L.**

Name of Bidder: Alishan Zaidi

Address of Bidder: 2412 River Branch Dr

City, State, Zip: Fort Pierce FL 34951

Telephone Number: 772-240-6960

Fax Number: _____ **Email Address:** szaidi95@gmail.com

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
1207 Avenue L 2404-801-0055-000-5	$ 25,100.00	$ 1,250.00

INTENDED USE

Residential (select one):

☑ Single Family ☐ Multi-Family ☐ Other: _____

Ownership (select one):

☐ Rental ☐ Resale ☑ Primary Residence ☐ Other: _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications or new construction and project timeline):

Full and complete rehab of property

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $ 30,000.00

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

PROOF OF FINANCIAL ABILITY
Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

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Alishan Zaidi

Typed Name

Alishan Zaidi

Bidder of Authorized Representative

January 5th 2020

Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

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

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	✓	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	✓	
Is each Addendum (when issued) signed and included?		

PLEASE SIGN AND RETURN WITH PROPOSAL _____

From:	Shyanne Harnage
To:	szaidi95@gmail.com
Cc:	Gelencia Carter
Subject:	Bid No. 2021-013 -- 1207 Avenue L
Date:	Monday, January 11, 2021 4:36:00 PM
Attachments:	image001.png

Good afternoon,

Thank you for your offer to purchase 1207 Avenue L. Please email me your **proposed project timeline** for the improvements as requested on the Offer to Purchase/Bid Response Form (page 2) by **Friday, January 15, 2021.**

Best regards,

Shyanne Harnage, FRA-RP | Communications + Economic Development Manager

City Manager's Office • City of Fort Pierce

Phone: 772.467.3034 • Email: sharnage@cityoffortpierce.com

100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"Proudly providing quality public service for all citizens."

City Commission Regular Meeting - 6:00 pm **11. d.**

Meeting Date: 03/01/2021

Re: Surplus Property - S 11th Street

Submitted For: Shyanne Harnage, Communications + Economic Development Manager, City Manager

SUBJECT:

Approval to award Bid No. 2021-014 for Sale of Surplus Property on South 11th Street (2409-826-0005-000-2) to highest ranked respondent, KIB Construction Corp.

SUMMARY:

The City of Fort Pierce is the owner of real property located at on South 11th Street, identified by Parcel ID: 2409-826-0005-000-2, with a legal description of: RICHARD`S S/D BLK B LOT 1 AND N 1/2 OF LOT 2.

The property was declared surplus by the Fort Pierce City Commission on September 21, 2020 via Resolution 20-R42. The subject property is located on South 11th Street in the City of Fort Pierce, Florida. The lot is mostly cleared, rectangular in shape and consists of +/- 0.23 acres or 10,150 square feet. The property abuts Goodwin Park, a passive park with mature oak trees and green space.

Bid number 2021-014 was issued on December 4, 2020. The invitation was sent to 396 vendors. Three (3) vendors requested specifications with two (2) responding.

City staff evaluated the responses cumulatively as follows:

Respondent	**Proposed Utilization** *Max Points: 80*	**Project Timeline** *Max Points: 60*	**Economic Impact** *Max Points: 60*	**Total** *Max Points: 200*
KIB Construction Corp. *Port St. Lucie, FL* **Bid Amount: $8,000**	55	35	45	**135**
David Talley Superior Home Svcs. *Fort Pierce, FL* **Bid Amount: $1,050**	15	5	15	**35**

In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), the Planning Board reviewed the request and forwarded a recommendation to the City Commission for **approval** of the sale of real property located on South 11th Street, identified by Parcel ID: 2409-826-0005-000-2, RICHARD`S S/D BLK B LOT 1 AND N 1/2 OF LOT 2 to KIB Construction Corp, Port St. Lucie, Florida.

RECOMMENDATION:

Award bid to highest ranked respondent, KIB Construction Corp.

ALTERNATIVES:

Award bid to second highest ranked respondent or issue new bid.

RESPONSIBLE STAFF:

Shyanne Harnage, Economic Development Manager

COORDINATED WITH:

Purchasing Division
Planning Board
Caleta Scott, Grants Administration Manager

Fiscal Impact

Fiscal Year: 2021
Amount: $8,000
OTHER INFORMATION:

Attachments

Property Card - S 11th St.
Submittal - KIB
Submittal - David Talley

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/17/2021 05:46 PM
Finance Department	Gelencia Carter	02/18/2021 02:53 PM
City Manager	Nick Mimms	02/19/2021 12:59 PM
Form Started By: Shyanne Harnage		Started On: 02/16/2021 02:46 PM
Final Approval Date: 02/19/2021		

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

Property Identification

Site Address: S 11th ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-826-0005-000-2
Jurisdiction: Fort Pierce

Use Type: 8000
Account #: 22986
Map ID: 24/09S
Zoning: SF Moderat

Ownership

Ft Pierce City Of
PO Box 1480
Fort Pierce, FL 34954

Legal Description

RICHARD`S S/D BLK B LOT 1 AND N 1/2 OF LOT 2



Current Values

Just/Market Value:	$6,900
Assessed Value:	$6,900
Exemptions:	$6,900
Taxable Value:	$0

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.23
Land Size (SF):	10,150

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sale History

Date:	Jan 1, 1900
Book/Page:	
Sale Code:	
Deed:	
Grantor:	
Price:	$0

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: N/A	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

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$6,900
Just/Market:	$6,900
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$6,900
Exemption(s):	$6,900
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020		8000	City of Ft Pierce	$6,900

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2001	0041	0.5	Fort Pierce Stormwater Charge	$34.50

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
2020	$6,900	$6,900	$6,900	$0
2019	$6,900	$6,900	$6,900	$0
2018	$13,800	$7,986	$7,986	$0

Permits

Number	Issue Date	Description	Amount	Fee

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.
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DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 MAIL TO: City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-014
Mandatory Site-Visit: N/A	Bid Title: SALE OF SURPLUS PROPERTY- SOUTH 11TH STREET
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 4:00 PM, TUESDAY, JANUARY 5, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: KJB Construction Corp Mailing Address: 1232 SW Abacus Ave Port St Lucie, FL 34953	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual)
City, State, Zip Code: PSL, FL 34953	Typed or Printed Name: Heremarie Baksh
Type of Entity (Select one): Corporation ✓ Partnership Proprietorship	Title: President
Incorporated in the State of: FL Year: 2018	Delivery in 15 days, ARO
Phone Number: 772-224-6371	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number: 83-3032740
E-Mail Address: kjbconstcorp@gmail.com	Local Business: ✓Y ___N MWBE: ✓Y ___N
Bid Security is attached, when required, in the amount of $ 400.00 F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

eBid Response

Add Response

Supplier

Date

Superior Home Services
Responded Date : 01/05/2021

kib construction corp
Responded Date : 01/05/2021

Supplier Details

Edit eBid Response | View History

Supplier Name	kib construction corp
Address	abacus ave , port st lucie, Florida 34953
Phone Number	772-224-6371
Self Declarations	Small Business, Woman Owned
Bid Response Date	01/05/2021 1:23 PM Eastern
Bid Amount	$8,000.00
Response Status	Complete

Required Documents

✓ Bid Submittal Forms - Surplus Property (Electronic/Online)

Download Entire Bid Package

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-014

KIB Construction Corp herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2020-014, Sale of Surplus Property – S 11th Street.**

Name of Bidder: KIB Construction Corp

Address of Bidder: 1232 Sw Abacus Ave

City, State, Zip: Port St lucie, FL 34953

Telephone Number: 772-224-6371

Fax Number: _____ **Email Address:** kibconstcorp@gmail.com

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
South 11th Street 2409-826-0005-000-2	$ 8000.00	$ 400.00

INTENDED USE

Residential (select one):

☑ Single Family ☐ Multi-Family ☐ Other: _____

Ownership (select one):

☑ Rental ☐ Resale ☐ Primary Residence ☐ Other: _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of new construction and project timeline):

KIB Construction Corp will be grateful to Develop this beautiful piece of parcel with a Single family residence or duplex & permits as a rental property. We have been working with City of Ft Pierce SHIP & CDBG we can enhance a property. would love the opportunity to beautify this area.

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $ 90,000.00

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-014

PROOF OF FINANCIAL ABILITY
Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

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Bidder of Authorized Representative

Typed Name: Hereward Baksh

Date: 01-05-2021

CITY OF FORT PIERCE BIDDER'S CHECKLIST

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Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	Ebidding	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	Ebidding	
Is each Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH PROPOSAL _____

Business Market Rate Savings



KIB CONSTRUCTION CORP
1232 SW ABACUS AVE
PORT SAINT LUCIE FL 34953-6602

Questions?

Available by phone 24 hours a day, 7 days a week:
Telecommunications Relay Services calls accepted

1-800-CALL-WELLS (1-800-225-5935)

TTY: 1-800-877-4833
En español: 1-877-337-7454

Online: wellsfargo.com/biz

Write: Wells Fargo Bank, N.A. (287)
P.O. Box 6995
Portland, OR 97228-6995

Your Business and Wells Fargo

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Statement period activity summary

Beginning balance on 12/1	$95,005.67
Deposits/Credits	12,000.84
Withdrawals/Debits	- 0.00
Ending balance on 12/31	**$107,006.51**

Account number: 5469

KIB CONSTRUCTION CORP

Florida account terms and conditions apply

For Direct Deposit use
Routing Number (RTN): 063107513

For Wire Transfers use
Routing Number (RTN): 121000248

Interest summary

Interest paid this statement	$0.84
Average collected balance	$99,134.70
Annual percentage yield earned	0.01%
Interest earned this statement period	$0.84
Interest paid this year	$3.51

KIB CONSTRUCTION CORP
1232 SW ABACUS AVE
PORT SAINT LUCIE, FL 34953-6602

1099
63-751/631 11043

01-05-2021
Date

Pay to the Order of City of Ft Pierce $ 400.00

four hundred —— Dollars

Photo Safe Deposit® Details on back

WELLS FARGO
Wells Fargo Bank, N.A.
Florida
wellsfargo.com

For Bid#-014-0-2021/LH

MP

⑆063107513⑆ 1132488410⑈ 01099

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-014

KIB Construction Corp herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2020-014, Sale of Surplus Property – S 11th Street.**

Name of Bidder: KIB Construction Corp

Address of Bidder: 1232 Sw Abacus Ave

City, State, Zip: Port St lucie, FL 34953

Telephone Number: 772-224-6371

Fax Number: _____ **Email Address:** kibconstcorp@gmail.com

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
South 11th Street 2409-826-0005-000-2	$ 8000.00	$ 400.00

INTENDED USE

Residential (select one):

☑ Single Family ☐ Multi-Family ☐ Other: _____

Ownership (select one):

☑ Rental ☐ Resale ☐ Primary Residence ☐ Other: _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of new construction and project timeline):

KIB Construction Corp will be grateful to Develop this beautiful piece of parcel with a Single family residence or duplex if Permits as a rental property. We have been working with City of Ft Pierce SHIP & CDBG we can enhance a property. would love the opportunity to beautify this area.

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $ 90,000.00

Bid No. 2021-014
South 11th St

KIR Construction would like to put up a duplex (multi family) on this parcel. for Rental.

We have a timeline of approximately 1.5 years to complete.

Thank you!

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2021-014**
Mandatory Site-Visit: **N/A**	**Bid Title: SALE OF SURPLUS PROPERTY- SOUTH 11TH STREET**
Mandatory Site-Visit Location: **N/A**	**Bid Opening Location:** **City of Ft. Pierce Purchasing Division** **Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Bid Due Date & Time: **4:00 PM, TUESDAY, JANUARY 5, 2021**	**If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.**
Bidder Name: David Talley Superior Home Services **Mailing Address:** 1458 N Lawnwood Cir 25A Ft Pierce FL 34950	***I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.*** X D **Authorized Signature (Manual)**
City, State, Zip Code: Fort Pierce, FL 34950	**Typed or Printed Name:**
Type of Entity (Select one): **Corporation** _____ **Partnership** _____ **Proprietorship** _____	**Title:**
Incorporated in the State of: **Year:**	**Delivery in _____days, ARO**
Phone Number: 772-200-0468	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:**
E-Mail Address: DTalley1123@gmail.com	**Local Business: ___Y ___N MWBE: ___Y ___N**
Bid Security is attached, when required, in the amount of $ 52.50 **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-014

David Talley herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2020-014, Sale of Surplus Property – S 11th Street.**

Name of Bidder: David Talley

Address of Bidder: 1458 N Lawnwood cir 25A

City, State, Zip: Fort Pierce, FL 34950

Telephone Number: 772-200-0468

Fax Number: _____ **Email Address:** DTalley1123@gmail.com

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
South 11th Street 2409-826-0005-000-2	$ 1,050	$ 52.50

INTENDED USE

Residential (select one):

☑ Single Family ☐ Multi-Family ☐ Other: _____

Ownership (select one):

☐ Rental ☐ Resale ☑ Primary Residence ☒ Other: investment

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of new construction and project timeline):

~~Fix roof, cosmetics, paint in and out fix ceiling~~
Fence within 90 days

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $ 3000

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-014

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

David Talley
Typed Name

Bidder of Authorized Representative

1/7/21
Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

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

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	X	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	X	
Is each Addendum (when issued) signed and included?	Y	

PLEASE SIGN AND RETURN WITH PROPOSAL Jun Tang

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

SeacoastBank
Seacoast National Bank
P.O. BOX 9012 • 815 COLORADO AVE., STUART, FL 34995-9012

No. 1094233

63-515
670

DATE January 07, 2021

PAY TO THE ORDER OF *The City Of Fort Pierce* $ **********52.50

FIFTY TWO DOLLARS AND FIFTY CENTS

Remitter: Jessjernigan LLC

CASHIER'S CHECK

RUB RED IMAGE FADES WITH HEAT

AUTHORIZED SIGNATURE

MP

BR#: 13 TLR: LB -609

⑈1094233⑈ ⑆067005158⑆ 6001486⑈

City Commission Regular Meeting - 6:00 pm **11. e.**

Meeting Date: 03/01/2021

Re: 2017-2018 SHIP Annual Report Certification

Submitted For: Sheila Wise, Reporting and Grants Specialist, Finance Department

SUBJECT:

Approval of the Certification of 2017-2018 SHIP Annual Report.

SUMMARY:

In accordance with the State Housing Initiatives Partnership (SHIP) Program, Each county or eligible municipality must submit an annual report of its affordable housing programs and accomplishments through June 30th of the report submittal year. The report must be certified as accurate and complete by the local government's chief elected official or designee. The attached certification represents this confirmation. This certification is currently due to FHFC.

RECOMMENDATION:

Certify 2017-2018 SHIP Annual Report

ALTERNATIVES:

Do not certify report

RESPONSIBLE STAFF:

Sheila Wise, Reporting and Grants Specialist
Caleta Scott, Manager, GAD
Johnna Morris, Finance Director

COORDINATED WITH:

City Attorney Office

Fiscal Impact

OTHER INFORMATION:

No Fiscal Impact

Attachments

Certification

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	02/18/2021 03:08 PM
City Manager	Nick Mimms	02/19/2021 12:58 PM

Form Started By: Sheila Wise Started On: 02/11/2021 02:43 PM
Final Approval Date: 02/19/2021

State Housing Initiatives Partnership (SHIP) Program
Annual Report and Local Housing Incentives Certification

On Behalf of the **City of Fort Pierce** (Local Government), I hereby certify that:

1. The Annual Report information submitted electronically to Florida Housing Finance Corporation is true and accurate for the closeout year **2017-2018** and interim years **2018-2019 & 2019-2020**
2. The local housing incentives or local housing incentive plan have been implemented or are in the process of being implemented. Including, at a minimum:
    a. Permits as defined in s.163.3164 (15) and (16) for affordable housing projects are expedited to a greater degree than other projects; and
    b. There is an ongoing process for review of local policies, ordinances, regulations, and plan provisions that increase the cost of housing prior to their adoption.
3. The cumulative cost per newly constructed housing per housing unit, from these actions is estimated to be $ **N/A**
4. The cumulative cost per rehabilitated housing per housing unit, from these actions is estimated to be **$ 30,833.00 .**

Staff Member responsible for submitting annual report to FHFC: **Sheila Wise**

Witness Signature Date	Chief Elected Official or Designee Signature Date
Witness Printed Name	Chief Elected Official or Designee Printed Name
Witness Signature Date	
Witness Printed Name	

or

ATTEST (Seal)

Signature Date

420.9075 (10) Each county or eligible municipality shall submit to the corporation by September 15 of each year a report of its affordable housing programs and accomplishments through June 30 immediately preceding submittal of the report. The report shall be certified as accurate and complete by the **local government's chief elected official or his or her designee.** Transmittal of the annual report by a county's or eligible municipality's chief elected official, or his or her designee, certifies that the local housing incentive strategies, or, if applicable, the local housing incentive plan, have been implemented or are in the process of being implemented pursuant to the adopted schedule for implementation.

City Commission Regular Meeting - 6:00 pm **12. a.**

Meeting Date: 03/01/2021

Re: Condtional Use - Palm Beach Career College (Nursing School - 1905 S. 25th St, #103

Submitted For: Jennifer Hofmeister, Planning Director, Planning & Zoning

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SUBJECT:

Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with No New Construction submitted by Property Owner, Mardi Executive Center LLC, and Representative, James Alouidor, to operate a Nursing School (College)at 1905 South 25th Street, #103 in Fort Pierce, FL. The property is zoned Office Commercial (C-1). Parcel ID: 2417-441-0001-000-8

SUMMARY:

- The applicant is requesting the review and approval of a Conditional Use with No New Construction to allow for the operation of a College for Nursing. The applicant is seeking to operate the school in an existing 3,119 sq. ft. suite of the Mardi Executive Center. The property is zone C-1, Office Commercial Zone with a future land use of OP, Offices – Professional and Business Services. The subject property has a total of approximately 2.8 acres.
- The property is located at the southwest corner of S. 25th Street and Rhode Island Avenue. The subject property is surrounded by institutional uses to the north, south, east, and single-family homes and multifamily residences to the west.
- The proposed facility is approximately 3,119 square-feet. There will be no food provided on-site. Students and employees will supply their own meals. The site is adjacent to 144 shared parking spaces for the use of the employees, students, and visitors. The facility can be accessed by vehicles and pedestrians from the several development entrances located on S. 25th Street, S. 26th Street, and Rhode Island Avenue.

RECOMMENDATION:

The proposed use offers a provision of Educational Facilities (Colleges) representing an institutional use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL**.

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Staff Report & Supporting Documents
Application Packet & Supporting Documents
Affidavit of Mailing & Public Notice Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/19/2021 01:04 PM

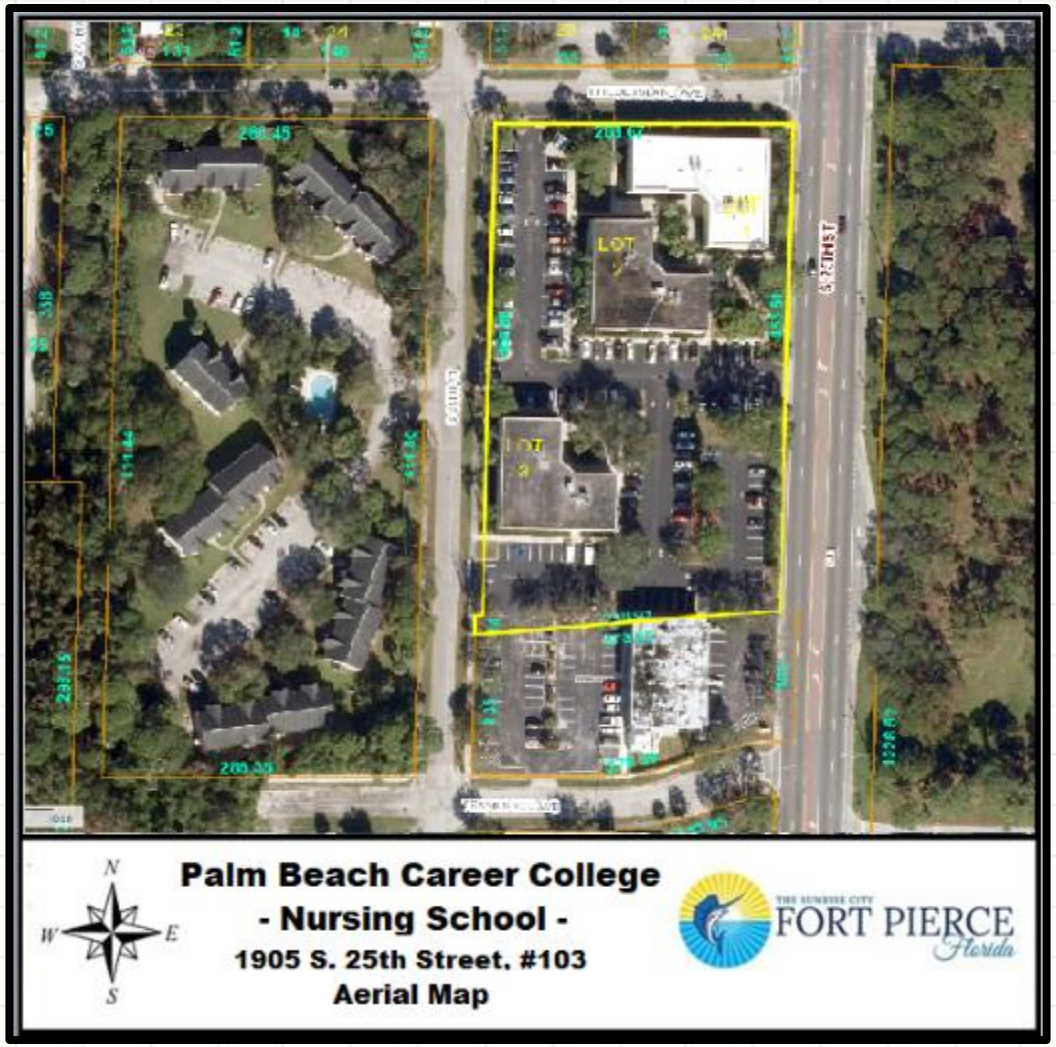
Form Started By: Vennis Gilmore
Started On: 02/16/2021 07:30 PM
Final Approval Date: 02/19/2021

Conditional Use – Palm Beach Career College (Nursing School)

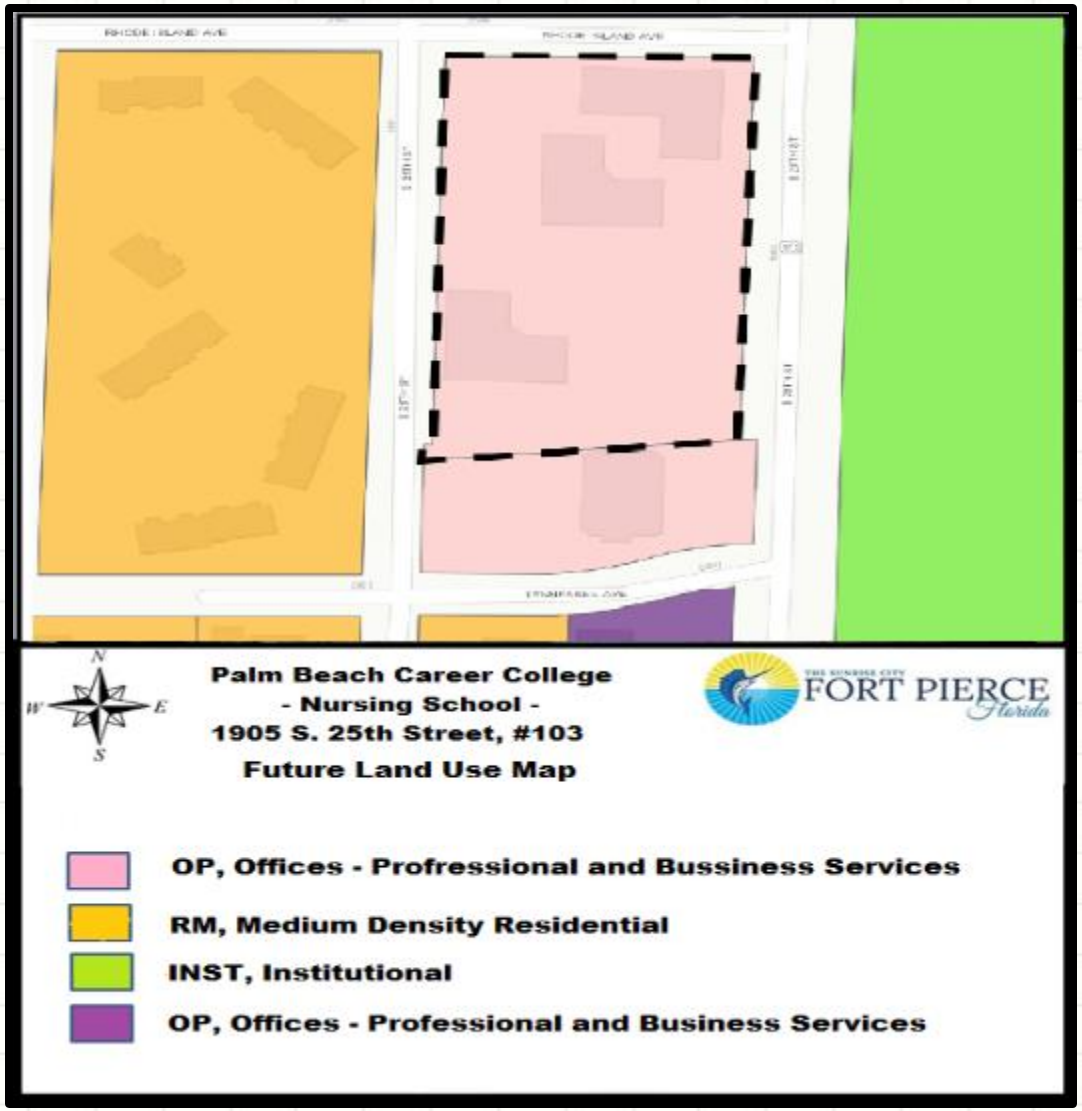


1905 S. 25th Street, #103

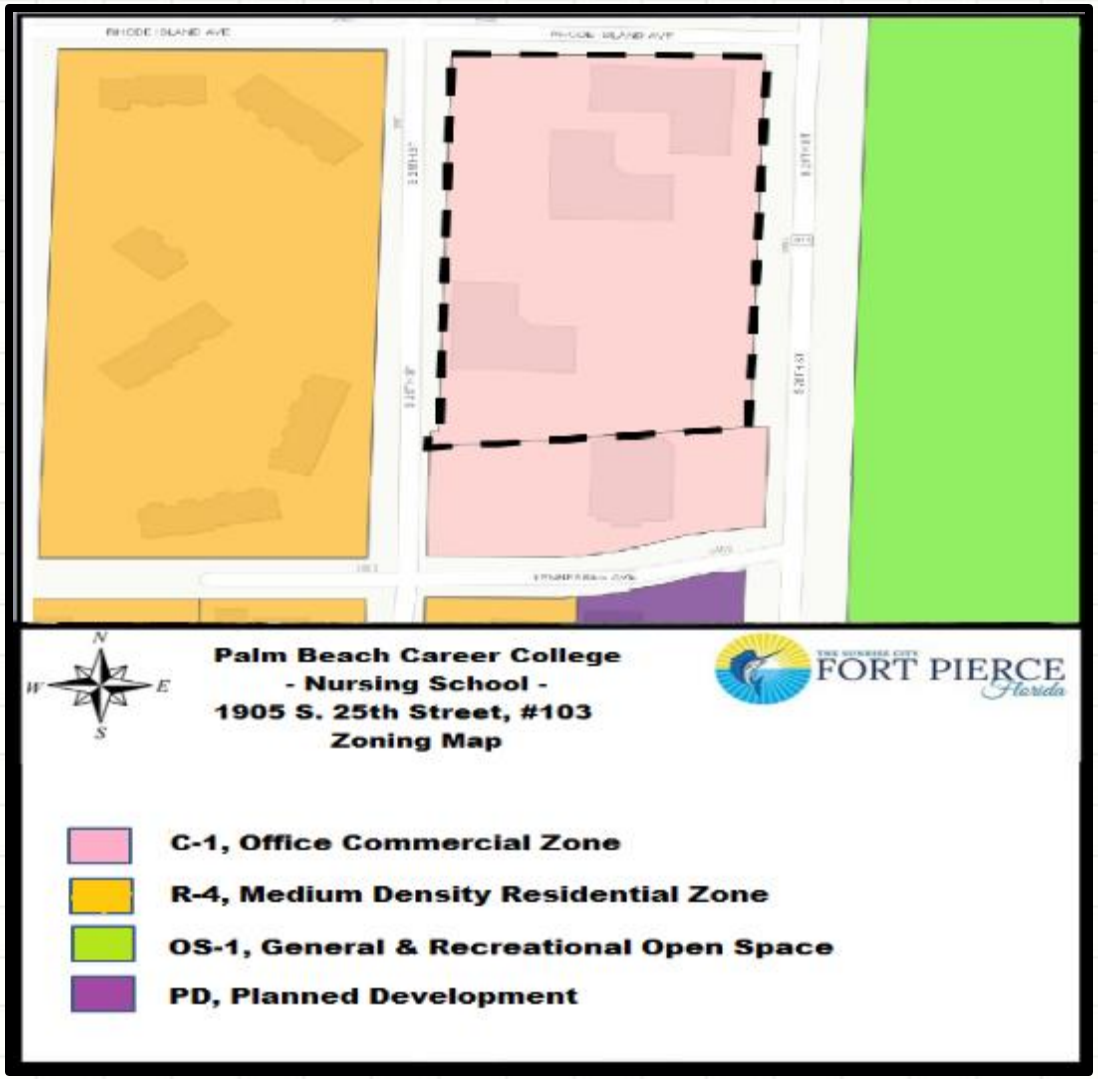
Aerial Map


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Palm Beach Career College
- Nursing School -
1905 S. 25th Street, #103
Aerial Map
FORT PIERCE
Florida

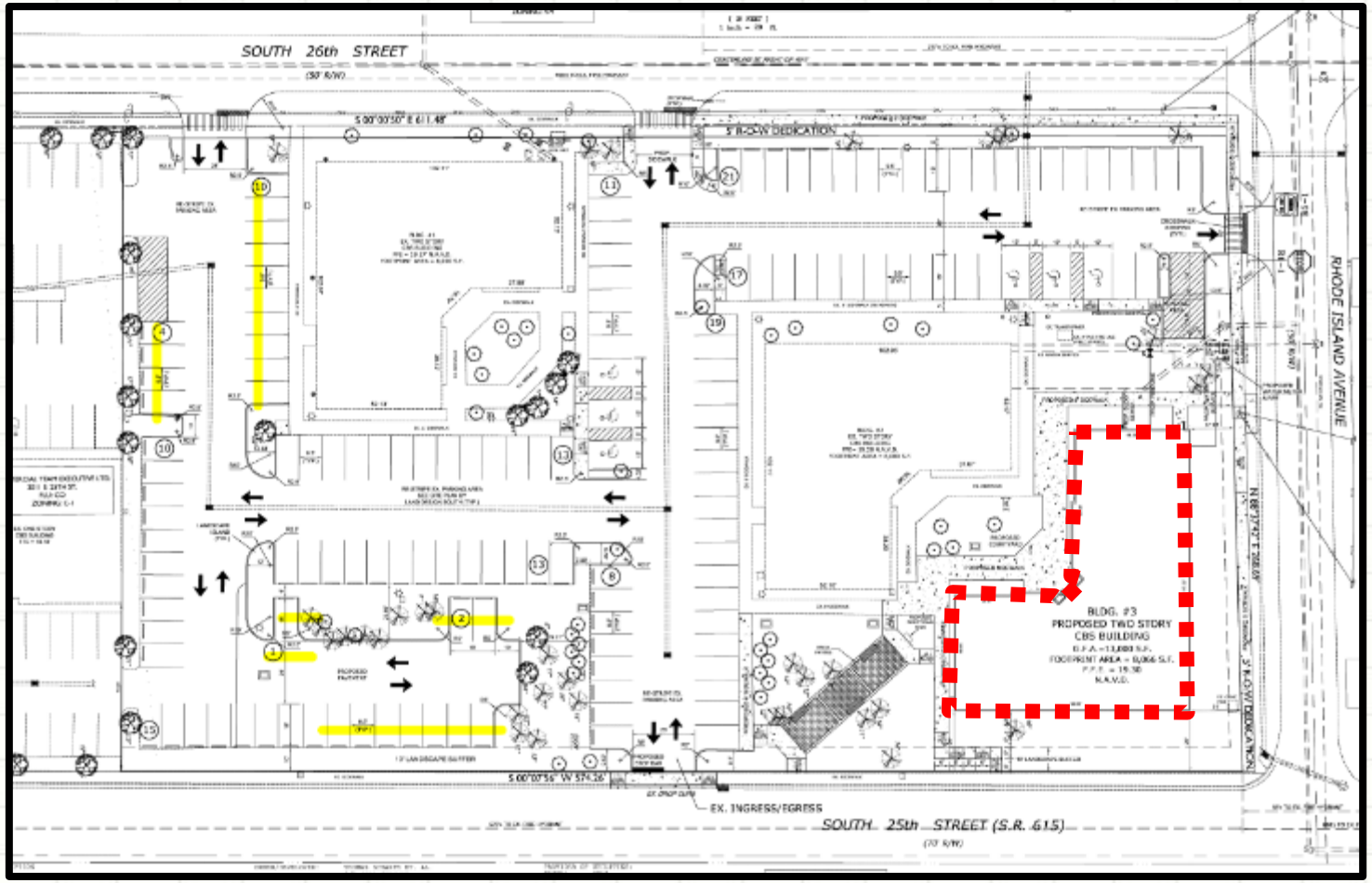
FLU Map


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Palm Beach Career College
- Nursing School -
1905 S. 25th Street, #103
Future Land Use Map
FORT PIERCE
Florida
OP, Offices - Profressional and Bussiness Services
RM, Medium Density Residential
INST, Institutional
OP, Offices - Professional and Business Services

Zoning Map


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Palm Beach Career College
- Nursing School -
1905 S. 25th Street, #103
Zoning Map
FORT PIERCE
Florida
C-1, Office Commercial Zone
R-4, Medium Density Residential Zone
OS-1, General & Recreational Open Space
PD, Planned Development

Site Plan



- 3,119 sq ft facility
- 8:00am to 6:00pm (M-F), 10:00am to 2:00pm (Sat.)
- Will employ 2-4 Instructors & 3 Staff Members (split shifts)
- Approx. 20 Students on average

Nursing School

Consideration of a Conditional Use With No New Construction – Palm Beach Career College (Nursing School) at 1905 S. 25th Street, #103.

- Approval of a Conditional Use with No New Construction to operate a 3,119 sq ft college for Nursing. The proposed College Facility will offer the following degrees and certifications:

  Bachelor of Science in Nursing (BSN)

  Associate Degree in Nursing (ADN)

  Licensed practical nurses (LPN)

  Certified Nursing Assistant (CNA)

  Home Health Aide (HHA)

- Staff recommends **APPROVAL**.

Staff Recommendation

The proposed use offers a provision of Educational Facilities (Colleges) representing an institutional use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL**.

Planning Board Recommendation

At the February 9, 2021 Board Meeting,

The Planning Board Unanimously recommendation APPROVAL of the subject application.

CC Actions

Possible actions of the City Commission:

- Recommend APPROVAL of the proposed Conditional Use, and no changes
- Recommend APPROVAL of the proposed Conditional Use with changes
- Recommend DISAPPROVAL of the proposed Conditional Use

Conditional Use

1905 S. 25th Street, #103

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Palm Beach Career College (Nursing School)** **1905 S. 25th Street, #103**
BOARD DATE:	March 1, 2021

STAFF REPORT

Owner:	Mardi Executive Center LLC, c/o Bruce Strumpft Inc. 2120 Drew Street Clearwater, FL 33765
Applicant:	Harvard Test Review, Inc. , James Alouidor 303 E. Woolbright Road, #202 Boynton Beach, FL 33435
Applicant's Request:	Approval of a Conditional Use with No New Construction to operate a 3,119 square foot college
Location(s):	1905 S. 25th Street, #103
Parcel ID:	2417-441-0001-000-8
Future Land Use:	Offices – Professional and Business Services (OP)
Current Zoning:	Office Commercial Zone (C-1)

Surrounding FLU:

North	East	South	West
OP	INST	OP	RM

Surrounding Zoning:

North	East	South	West
C-1	OS-1	C-1	R-4

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-187 and 125-237 of the City Code, the applicant is requesting the review and approval of a Conditional Use with No New Construction to allow for the operation of a College for Nursing. The applicant is seeking to operate the school in an existing 3,119 sq. ft. suite of the Mardi Executive Center. The property is zone C-1, Office Commercial Zone with a future land use of OP, Offices – Professional and Business Services. The subject property has a total of approximately 2.8 acres.

The property is located at the southwest corner of S. 25th Street and Rhode Island Avenue. The subject property is surrounded by institutional uses to the north, south, east, and single-family homes and multifamily residences to the west.

The proposed facility is approximately 3,119 square-feet. There will be no food provided on-site. Students and employees will supply their own meals. The site is adjacent to 144 shared parking spaces for the use of the employees, students, and visitors. The facility can be accessed by vehicles and pedestrians from the several development entrances located on S. 25th Street, S. 26th Street, and Rhode Island Avenue.

Operation of the proposed facility will be from 8:00am to 6:00pm; Monday through Friday and 10:00am to 2:00pm; Saturday. There will be a total of 2-4 instructors and 3 staff members with split shifts. This location will accommodate approximately 20 students on average. The facility will be offering the following degrees and certifications:

Bachelor of Science in Nursing (BSN)
Associate Degree in Nursing (ADN)
Licensed practical nurses (LPN)
Certified Nursing Assistant (CNA)
Home Health Aide (HHA)

Future Land Use & Zoning

The OP Future Land Use 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 percent of the total floor area of the OP future land use designation.

The subject site is located within the C-1 Zoning District, which is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards

indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.

Conditional Use

As stated in City Code Section 125-235, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Public Notification

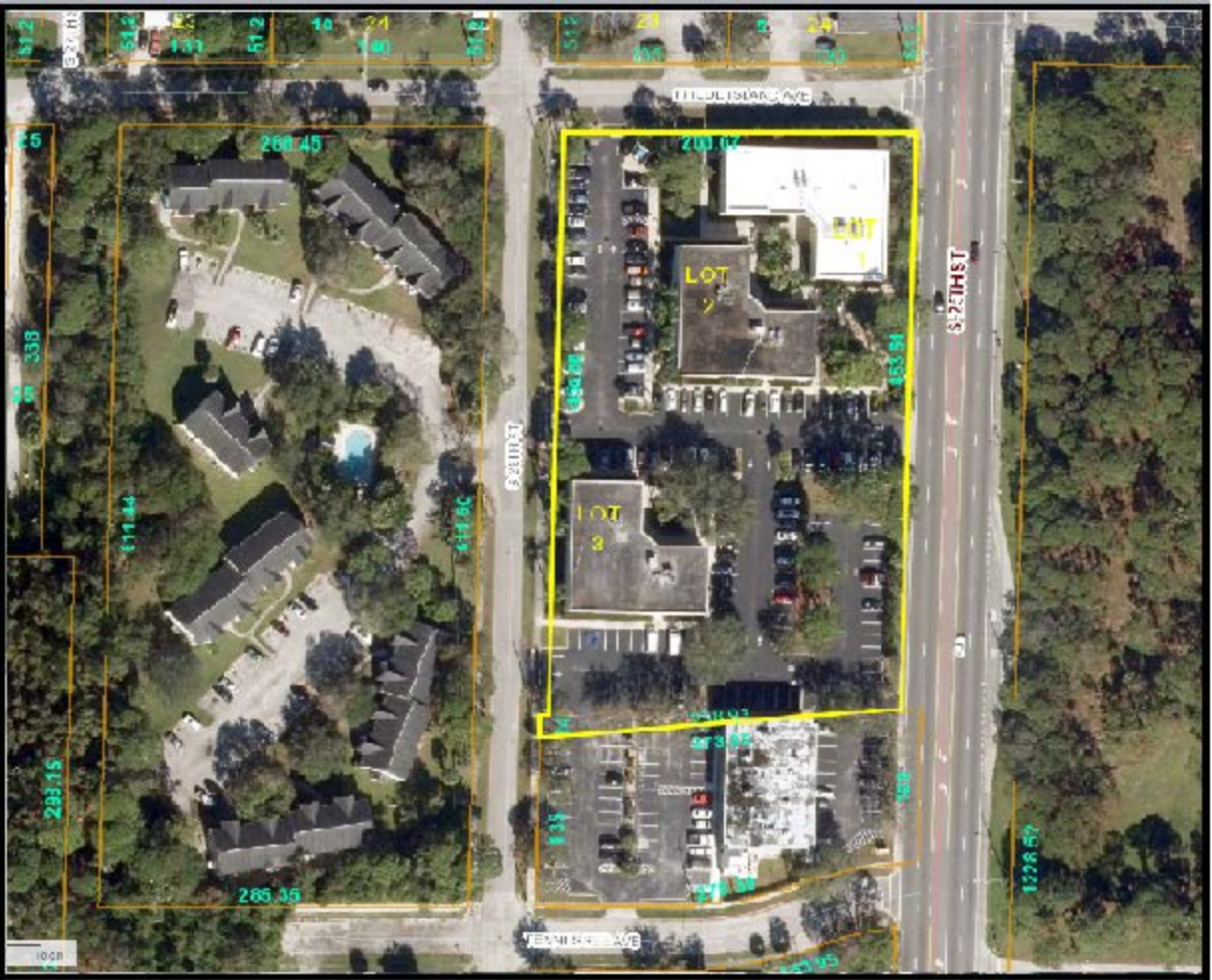
A total of 29 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property.

Planning Board Recommendation

The Planning Board, at their February 9th, 2021 meeting, voted unanimously to recommend Approval of the request.

Staff Recommendation

The proposed use offers a provision of Educational Facilities (Colleges) representing an institutional use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL**.



Palm Beach Career College
- Nursing School -
1905 S. 25th Street, #103
Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida



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Palm Beach Career College
- Nursing School -
1905 S. 25th Street, #103
Future Land Use Map

THE SUNRISE CITY FORT PIERCE Florida

- **OP, Offices - Profressional and Bussiness Services**
- **RM, Medium Density Residential**
- **INST, Institutional**
- **OP, Offices - Professional and Business Services**



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Palm Beach Career College
- Nursing School -
1905 S. 25th Street, #103
Zoning Map

THE SUNRISE CITY FORT PIERCE Florida

C-1, Office Commercial Zone

R-4, Medium Density Residential Zone

OS-1, General & Recreational Open Space

PD, Planned Development

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, FEBRUARY 9, 2021, 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

Chairman Creyaufmiller introduced new Board member, Harold Albury, and Mr. Albury gave a brief overview of himself.

Present: Gloria Johnson-Scott; Bob Burdge; Marcia Baker; Nichelle Clemons; Harold Albury; Michael Broderick; Frank Creyaufmiller, Chairman

Staff Present: Jennifer Hofmeister, Planning Director
Tanya Earley, Assistant City Attorney
Shyanne Harnage, Economic Development Manager
Rebeca Guerra, Assistant Planning Director
Vennis Gilmore, Planner
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant

Attendees: Marty Sanders, Ex-officio member, St. Lucie County School Board

4. CONSIDERATION OF ABSENCES

All Board members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the December 8, 2020 meeting

Motion was made by Marcia Baker, and seconded by Michael Broderick to approve the minutes from the December 8, 2020 meeting.

AYE: Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Chairman Frank Creyaufmiller

Passed

6. HEARING OF THE LOCAL PLANNING AGENCY

a. Future Land Use Map Amendment - Walsh Kings Highway - 2564 S. Kings Highway

Item 6a and 7d were presented together.

Mr. Creagan gave an overview of the applications and answered questions from the Board on city sewer and water and the proposed use.

Brad Currie, Applicant Representative, from Engineering, Design and Construction Inc., stated the city sewer and water wil be extended and the surrounded uses are compatible with the proposed RV storage and flex space.

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

AYE: Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Chairman Frank Creyaufmiller

Passed

7. NEW BUSINESS

a. Annexation - Project Hurricane - 2398 Peters Road (2 Parcels)

Mr. Creagan gave an overview of the application and answered questions from the Board regarding any concerns expressed by members of the community.

Brad Currie, Applicant Representative, Engineering, Design and Construction, Inc., introduced himself and entertained any questions.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

b. Text Amendment - Chapters 4 and 125: Sale of Alcoholic Beverages

Ms. Guerra provided an in depth review of the distance requirements for alcoholic beverage sales and C-6 zoning district alcohol sales.

Ms. Johnson-Scott expressed concerns with children walking the corridors to and from school, and Mr. Burdge asked why a formal statement was not provided by the police

department.

Ms. Hofmeister explained that the purpose of the text amendment is not to encourage bad types of development but to encourage redevelopment.

Chairman Creyaufmiller noted the City Commission prompted the Planning Department to look at the ordinance because the existing language was not working for the city.

Marty Sanders stated the St. Lucie County School Board looks at the distance to schools and the underlying zoning district. An overlay beyond the minimum distance will not make a fundamental difference on how the neighborhood reacts. Mr. Sanders highlighted that the Police and Code Enforcement departments will deal with the bad elements and the new language is not problematic and is consistent with Port St. Lucie and St. Lucie County.

Mr. Broderick commented that the current code has stymied progress in the commercial districts and prevented development in the Peacock Arts District and the Avenue D corridor. Mr. Broderick said the revised code is a great start.

Ms. Hofmeister stated the addition of C-6 zoning for alcohol sales is basically a clean up to the City Code.

Motion was made by Michael Broderick, and seconded by Marcia Baker to recommend approval to the City Commission.

AYE: Michael Broderick, Marcia Baker, Nichelle Clemons, Harold Albury, Chairman Frank Creyaufmiller

NAY: Gloria Johnson-Scott, Bob Burdge

Passed

c. **Text Amendment - Chapter 125: Residential Construction & Nonconforming Lots**

Ms. Guerra gave an overview of the text amendment and answered questions from the Board. Ms. Guerra stated the text amendment only effects legal non-conforming lots created by a plat or the lot had dimensions established prior to the zoning codes established by the City of Fort Pierce. She noted that the text amendment will open up the door for duplexes to be built by right and it allows for innovative, quality development in a smart, common sense manner.

Ms. Guerra answered questions from the Board on property owners asking for this change and the text amendment applying to existing buildings.

Mr. Broderick said the text amendment is a good idea because of the antiquated lots on South Beach and Avenue D.

Ms. Hofmeister highlighted that Design Review will be added to address architecture and the way structures sit on the site.

Ms. Johnson-Scott addressed concern with greater density on smaller lots.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Chairman Frank Creyaufmiller

Passed

d. **Rezoning - Walsh Kings Highway - 2564 S. Kings Highway**

This items was moved to 7a and presented with item 6a.

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

AYE: Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

e. **Conditional Use - Gateway Plaza Arcade - 2051 S. US Highway 1**

Mr. Creagan provided an overview of the application and said the 2,000 square foot unit is in conjunction with the overall transformation of the Gateway Plaza. Mr. Creagan stated the application was received first in the lineup of arcade applications being presented at the Planning Board meeting.

Tod Mowery, Applicant Representative from Red Tail, provided a brief overview on the changes being made to update the Gateway Plaza.

No one spoke against the application.

Motion was made by Marcia Baker, and seconded by Michael Broderick to forward a recommendation of Approval for the Conditional Use with No New Construction to the City Commission with the following two (2) conditions:

1. Submit a Lighting Plan or Photometric Survey to the Building Department in accordance with City Code 125-325 (2)(h) that demonstrates compliance with the City's Lighting Code 125- 315(j). This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(h).
2. Submit a Landscape Plan in accordance with City Code 125-325 (2)(i) that demonstrates compliance with the City's Landscape Code 123-37. This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(i).

AYE: Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Chairman Frank Creyaufmiller

Passed

f. **Conditional Use - ACOR Recycling - 1121 Digiorgio Road**

Mr. Gilmore gave an overview of the application and answered questions from the Board on noise levels, indoor processing, fumes, airborne debris, residential to industrial transition and buffering.

Ms. Hofmeister stated staff toured the facility and all processing is indoors and there is no noise or odors. She noted that the structure is far back from the neighborhood and the

applicant will be submitting a landscape plan.

Mr. Gilmore stated the applicant is adding large trees to the landscaping and there is a dense landscape buffer at the residential subdivision.

Fred Mussari, ACOR President, stated the operation is a pre-consumer food and beverage destruction facility and once the brand new products are de-packaged the recyclables are banded and shipped out on almost a daily basis. He said the dried food is made into cattle and hog feed pellets and the liquid food goes to either a compost facility, from waste to energy for anerobic digestion or could be transported to the local municipality wastewater plant to be used as a food source. Mr. Mussari answered questions from the Board about odors, disruption, truck traffic and how the trucks will be accessing the site. He said that the equipment does not make a lot of noise and there are no emissions. He stated there will be 20 truckloads a day and they will not pass through the residential neighborhood.

Motion was made by Gloria Johnson-Scott, and seconded by Marcia Baker to forward a recommendation of approval with the following three (3) conditions:

1. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. This must be provided prior to receiving Certificate of Occupancy.
2. All truck traffic must utilize Digiorgio Road and Oleander Avenue.
3. All storage must be under a covered structure.

AYE: Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Chairman Frank Creyaufmiller

Passed

g. **Conditional Use - Palm Beach Career College (Nursing School) - 1905 S. 25th Street, Unit 103**

Mr. Gilmore gave an overview of the application.

Dr. James Alouidor, Applicant, stated he is a trained medical doctor, who loves to educate people, especially ones that cannot get into a major college. Mr. Alouidor answered questions from the Board on the curriculum and how the school will be accredited. Mr. Alouidor stated the Licensed Practical Nurse (LPN) and Bachelor of Science in Nursing (BSN) license is new and not accredited yet and the Certified Nursing Assistant (CNA) and Home Health Aide (HHA) license are accredited at the Palm Beach school location.

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

h. **Waiver of Distance - Triple Royal Arcade - 2061 S. US Highway 1**

This item was presented with 7j.

Mr. Gilmore provided the Board with a handout from St. Lucie County Public Safety showing the number of events by nature at the shopping center.

Mr. Gilmore gave an overview of the application and answered questions from the Board on communities having two arcades in the same shopping center, impact comments from the police department, and the new right hand turn lane.

Mr. Broderick suggested that an overall landscape plan be looked at because there were landscaping challenges with the Wawa approval in the Gateway Plaza. He noted there was an arrangement with the property owner to add landscaping to other areas in the shopping center.

Mr. Gilmore stated the free standing parcel is a different owner than the shopping center.

Tod Mowery, Red Tail, stated the shopping center right hand turn lane will be 120 feet long by 20 feet wide and will not interfere with the bus shelter.

Reginal Sessions, Attorney, Applicant Representative, stated the arcade will be offering security the bulk of the hours the arcade is open.

Rod Waller, Sunrise City Construction, said that Port St. Lucie has a shopping center with two arcades. Mr. Waller stated the arcade will be moving into the old Payless shoe store, which has lighting and landscaping, and minimal construction is needed to accommodate the machines.

Ms. Baker suggested adding a charging station and Mr. Broderick said there is no conflict between the two arcades in the same center and it is a great way to re-purpose the facility.

Motion was made by Bob Burdge, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission.

AYE: Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Chairman Frank Creyaufmiller

Passed

i. **Conditional Use - Triple Royal Arcade - 2061 S. US Highway 1**

Item 7h and 7i were presented together.

Motion was made by Marcia Baker, and seconded by Bob Burdge to forward a recommendation of approval to the City Commission with the following seven (7) conditions:

1. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises. Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. Install a bicycle rack with a minimum of 6 bicycle stalls.
2. Per City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement

(1)(f): Alcohol sales or consumption shall be prohibited in amusement arcades and arcade amusement centers.

3. Please adhere to City Code Section 125 – 325. – Amusement Arcades and Arcade Amusement.
4. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. This must be provided prior to receiving Certificate of Occupancy.
5. Per City Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(i): Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt.
6. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(h): Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a business tax receipt. Commercial uses require a minimum average of two footcandles for parking areas.
7. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(1)(c): No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line. Approval of a Waiver of Distance Application from the Gateway Plaza Arcade, which is located at 2051 S. US Highway 1, must be approved prior to Conditional Use Approval.

AYE: Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Chairman Frank Creyaufmiller

Passed

j. **Conditional Use - Baker Dwelling Rental - 1577 Thumb Point Drive**

Ms. Hofmeister gave an overview of the application and answered questions from the Board regarding Code Enforcement citations and limit of two parking spaces.

Susan Baker, Owner, was called via telephone, and she answered questions from the Board on the property manager her primary residence, advertising the vacation rental, and living at the residence, . Ms. Baker stated she lives in Palm Beach.

Ms. Hofmeister stated the property manager must reside in St. Lucie County.

Jerry Walters, resident, spoke against the application and asked how Ms.Baker is going to live in the property and rent it out at the same time.

Tim Bankston, resident, spoke against the application, and said he does not want to live next door to a revolving motel and the application would put his quality of life at risk.

Terry Shafer, resident, spoke on behalf of Glynda Cavalcanti, resident, and provided a handout after she spoke. Ms. Cavalcanti said the rental will destroy the neighborhood, devalue the property and put her life at risk.

Terry Shafer, resident, spoke against the application and stated she made a complaint to Code Enforcement regarding weekend rentals in a single family neighborhood. She asked the Board to deny the application due to the safety hazard and health effects.

James Longstreet, resident, spoke against the application and stated the revolving door of

strangers is a Russian roulette situation in a low density neighborhood. He suggested a district be created for short term rentals.

Irving Shafer, resident, spoke against the application, and stated there were different people staying at the house every night of the week and the revolving door of strangers will increase crime.

Ross Crittenden, resident, spoke against the application, and stated he ask very little of the police and would appreciate not having motels in his neighborhood.

Susan Baker, stated she loves the community and is predominantly a resident in St. Lucie County. She stated she is not bringing in awful people to rent the house and she needs the income.

Board discussion ensued on how one adult and four children are going to live in the house with renters and that the property manager, Susan Baker, does not reside in St. Lucie County.

Board member Baker made a motion to deny the application because it is not compatible with the neighborhood or R-1 zoning and the existing Airbnb ads were from a few days to a week.

Chairman Creyaufmiller asked Ms. Earley to advise the Board on a motion for denial having substantial competent evidence.

Ms. Earley stated the Planning Board is an advisory Board, not a Quasi-Judicial Board, and the Board needs to take in the evidence and make a decision. Ms. Earley stated the City Commission ruling must be made and supported by competent substantial evidence. Ms Earley articulated the motion for denial being there are significant doubts that the applicant could comply with condition #1 and the application is not compatible with the community. Ms. Earley said the issue to regulate the frequency of the rentals is up to the state legislature. She suggested to the Board that they further develop the record by how the use of the property effects the criteria.

Ms. Baker amended her motion.

Motion was made by Marcia Baker, and seconded by Michael Broderick to deny the application based on the record of the applicant not being able to meet condition #1: (The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce) and the owner refused to stop renting after being cited by Code Enforcement, and the use of a short term rental is a health, safety and economic hazard to the neighborhood.

AYE: Bob Burdge, Marcia Baker, Michael Broderick

NAY: Nichelle Clemons, Harold Albury, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Failed

Ms. Baker's motion failed and Board discussion ensued on not being able to prove the items in the motion.

Chairman Creyaufmiller read a direct quote from Pete Sweeney regarding having competent substantial evidence for a recommendation of denial.

Motion was made by Michael Broderick, and seconded by Marcia Baker to deny the application with the testimony from the applicant that she does not reside in St. Lucie County so the property manager is not in compliance.

AYE: Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

k. **Conditional Use - Readler Dwelling Rental -1182 Binney Drive, Unit B**

Ms. Hofmeister gave an overview of the application and answered questions from the Board on the parcel being a single family dwelling, and only one unit being rented.

Jane Land, Property Manager, stated the owner visits twice a year for 4-6 weeks. She clarified that this will be a seasonal rental never less than 30 days. Ms Land asked if a boat with a trailer counts toward the two vehicle restriction.

Motion was made by Marcia Baker, and seconded by Michael Broderick to forward a recommendation of approval to the City Commission with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
4. There shall be a limitation of no more than two (2) vehicles per unit.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

AYE: Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Chairman Frank Creyaufmiller

Passed

l. **Site Plan - Crossroads Industrial - Parcel ID 2325-122-0002-000-3**

This item was moved to 7h.

Mr. Creagan stated the subject site is approximately 129.52 acres of vacant land and the applicant is proposing to build a 1,133,000 square foot warehouse that can be designed as either one (1) building for a single user or two (2) separate buildings for two (2) separate users. Mr. Creagan answered questions from the Board on up lighting, proposed tenants, traffic mitigation, signage, number of jobs and the location of the second building.

Ms. Hofmeister stated that an outside consultant reviews large development projects and the traffic mitigation will be handled at the building permit stage, so it will not delay development.

Mr. Creagan clarified that if there were two buildings, the large building would be split in two and additional parking would be added.

Josh Nichols, from Schmidt Nichols, representing the Silverman Group, showed a PowerPoint presentation and highlighted how the Silverman Group is a good partner for the city and the site is perfect because of the access to the Turnpike and I-95. Mr. Nichols said the proposed warehouse wll look like an office building in an industrial sector. Mr. Nichols added that approximately 150 - 200 employees will be hired, depending on the ultimate tenant. Mr. Nichols stated each building would be 550,505 square feet with parking in the middle for both buildings or one building with 1 million square feet with 47 acres capped for preservation.

Peter Tesch, President of St. Lucie County EDC, stated this is a significant project for the City of Fort Pierce that will create sustainable jobs for St. Lucie County. Mr. Tesch showed the Economic Impact Analysis of new construction and new jobs.

Motion was made by Bob Burdge, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission subject to three (3) conditions:

1. The applicant shall provide architectural up lighting along the facades of the building(s) facing I-95 and Florida's Turnpike. The same architectural lighting shall be provided along the north facade of the building(s) in the areas not utilized for bay doors/loading. The applicant shall provide details of the lighting program at the time of building permit review.
2. After a minimum of six (6)months of full operation of this project site, the applicant should update the trip generation, trip distribution and level of service to verify the assumptions provided as part of this traffic study at the time of approval. If discrepancies are detected, the updated study should provide mitigation measures if needed. The updated study should be submitted to St Lucie County for review.
3. The Airborne Mountain Bike Club shall be able to maintain their club and trails within the South Florida Water Management (SFWMD) District Conservation Easement per their existing agreements with either SFWMD and or the property owner.

AYE: Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Chairman Frank Creyaufmiller

Passed

m. **Disposal of Surplus Property - 1207 Avenue L - 2404-801-0055-000-5**

Ms. Harnage explained the purpose of disposal of surplus property is to get the property back on the tax roll for redevelopment since there is no municipal purpose for the property. Ms. Harnage stated the respondent scores are obtained by determining what is being done,how soon, economic impact and the value of improvements.

Ms. Harnage stated that the appraisal for 1207 Avenue L came in at $45,000 and the property is currently in fair/uninhabitable condition.

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

AYE: Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

n. **Disposal of Surplus Property - Cortez Boulevard - 2421-500-0060-000-2**

Ms. Harnage said this is a beautiful lot with lots of Oak trees and the city only received one response from the neighboring property owner, who has been maintaining the property for 25 years and would use the property for family use and possibly build a home for his grandchildren.

Chairman Creyaufmiller highlighted the bidder fit the City Commission description outline for disposing of surplus property. The chairman noted the bid was for more than the property value of $35,000.

Ms. Harnage explained that they are unable to negotiate the price and Ms. Baker suggested the city refund the respondent the difference.

Motion was made by Marcia Baker, and seconded by Michael Broderick to forward a recommendation of approval to the City Commission.

AYE: Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Chairman Frank Creyaufmiller

Passed

o. **Disposal of Surplus Property - S. 11th Street - 2409-826-0005-000-2**

Ms. Harnage stated the property abuts Goodwin Park and the respondent will build either a single family home or duplex rental in 1 1/2 years.

Motion was made by Bob Burdge, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission.

AYE: Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Chairman Frank Creyaufmiller

Passed

8. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

9. **DIRECTOR'S REPORT**

Ms. Hofmeister gave an update on the Vacation Rental Committee. She said Rebeca Guerra and Mr. Broderick will be chairing the committee and the property manager spot is still open. Ms. Hofmeister provided a tentative schedule with a presentation to the Planning Board over the summer.

a. **Proposed Meeting Date Change - 2nd Monday of the Month - 2:00 PM**

Mr. Burdge stated he a conflict with another meeting on the 2nd Monday of the month and may have to leave early.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to move the Planning Board meeting time to 2 PM on the 2nd Monday of each month.

AYE: Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

10. BOARD COMMENTS

Chairman Creyaufmiller stated the drafted proposals for home rule are being voted on Wednesday, February 10, 2021 and he would like to get updates on the vote from Ms. Earley. Ms. Earley stated she would provide updates on the vote to Ms. Hofmeister.

Ms. Earley said she will not be a member of the Vacation Rental committee. Mr. Broderick stated that the legal department will be drafting the Short Term Rental ordinance that will go to Conference Agenda, Planning Board and then City Commission for approval.

Chairman Creyaufmiller asked Ms. Earley how City Code Chapter 22 turned into Chapter 125. Ms. Earley stated a complete overhaul of the code was done in the summer of 2020.

Mr. Broderick commented that the no on-street parking short term rental Conditional Use discussion at the January 19, 2021 City Commission meeting was convoluted and the City Commission did not grasp the Planning Board's added condition. Mr. Broderick explained that you can't have 12 people staying at a two bedroom rental with four parking spots and the other people parking on the street. This purpose of the condition was to prevent multiple renters at a two bedroom unit.

Ms. Baker said legal on street parking helps the community, visitors and the residents.

11. ADJOURNMENT

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

January 21, 2021

Harvard Test Review
303 E Woolbright Rd, #202
Boynton Beach, FL 33435

Subject: 1905 S. 25th Street – TRC Comments for January 21, 2021 conference call

Fort Pierce Planning Department

No Comments

Fort Pierce Engineering Department

No Comments

Fort Pierce Utility Authority

No Comments

Fort Pierce Building Department

No Comments

St. Lucie County Planning Department

No Comments

St. Lucie County PW/Engineering

No Comments

City Clerk Office

No Comments

Code Enforcement

No Comments

St. Lucie County Fire District

No Comments

Florida Department of Transportation

No Comments

St. Lucie County School Board

No Comments

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 1905 S. 25th St, Suite 103, Fort Pierce, FL 34947

Parcel ID #(s) 2417-441-0001-000-8

Project description Nursing School - Special Exception Use

Mardi Executive Center LLC, c/o Bruce Strumpf Inc.	Harvard Test Review, Inc., James Alouidor
Property Owner(s)	**Applicant/Representative, Title, Company**
2120 Drew St	303 E. Woolbright Rd, #202
Street Address	Street Address
Clearwater, FL 33765	Boynton Beach, FL 33435
City State Zip	City State Zip
727-449-2020, x300	754-800-1890
Phone Number	Phone Number
jillstrumpf@brucestrumpf.com	grotete2000@yahoo.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.*

X _____

Property Owner(s) Signature(s)

STATE OF FLORIDA – Pinellas COUNTY

The foregoing instrument was acknowledged before me this 14th day of Dec., 2020, by Means of Physical Presence, Jill Strumpf who is personally known to me or has produced _____ as identification.

Karen Adriance
Signature of Notary

KAREN ADRIANCE
MY COMMISSION # GG 268766
EXPIRES: January 24, 2023
Bonded Thru Notary Public Underwriters

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 #_____

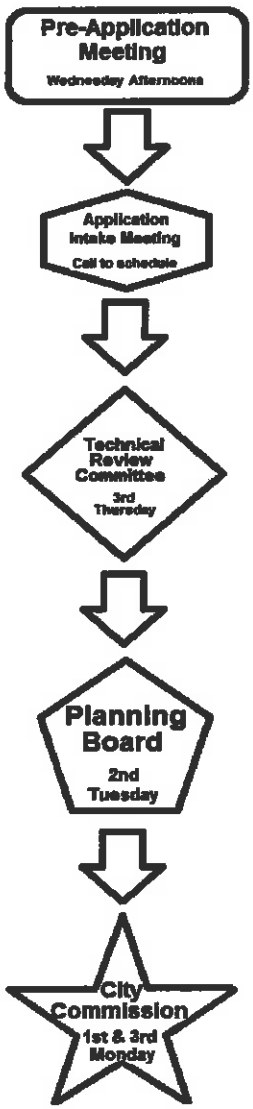
Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
  - ❑ As-built survey;
  - ❑ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑ Lighting plan
- ❑ Complete, notarized application

Application Outlook



Application Type:

- ❑ Conditional Use: No new construction with no site improvements
- ❑ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size _____ Parking Spaces:_____

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

North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

ABOUT US

Palm Career Training Center DBA Palm Beach Career College was founded in 2014 by a US trained physician, Dr. James Alouidor. He began his teaching career in 1995, as a tutor, while he was in high school. In college, at Florida Atlantic University (FAU), he continued tutoring (math & science) and volunteered at the math & science lab at Palm Beach State College; he mentored and tutored students in general chemistry, organic chemistry, physics, algebra, calculus, statistics, and biology. In graduate and medical school at Michigan State University and Boston University, he taught biochemistry, histology, anatomy/physiology, neuroscience and many more to both graduate and medical students in the School of Medicine.

During his teaching career and working in the healthcare field, Dr. Alouidor became more aware that the medical field offered flexibility, stability, and fulfillment in his life. Thereby, he set out to share his experience and knowledge with his students in hopes that they will also seek to find a similar fulfilling career (s). He is dedicated and determined to provide his students with the education and training needed to not only become successful healthcare professionals but also to become productive members of the community/society.

OUR SPECIALTY

Palm Beach Career College (PBCC) is a result-oriented institution that specializes in providing high quality training programs to prepare students for a variety of careers in the field of medicine. Our students are thoroughly screened to ensure a perfect fit between their educational goals and career needs. Our staff consists of teams with exclusive responsibilities for educating students and helping them find jobs in their chosen field. We pride ourselves with understanding the educational needs of our students and working very diligently to fulfill those needs.

OUR APPROACH

We vigorously work with students to understand their educational needs, in order, to ensure that our students obtain quality education. A good understanding of a student's behavior and educational needs make a perfect match possible. We thoroughly test students for those skills they need to be

top performers. We conduct in-depth interviews to assess student's suitability for each career choice, and they are carefully oriented to their school environment. As a result, a student is ready to perform and in a league by itself … that of SUPERSTARS! Our approach to education also incorporates moral, ethical and legal principles. This provides a sound background for a good code of conduct for a career in the medical field.

OUR IDEOLOGY

We hope to help alleviate the shortage of medical personnel in the nation's medical facilities, so our core ideology is to provide the best possible education to our students. To achieve this objective, we interview and recruit students taking into consideration their personality, life experience and goals; this assures a perfect fit to their career profile. We are aware of the level of efforts and attention that our students spend in assuring that the right education is obtained. We are also aware of the level of efforts and attention that medical facilities spend in assuring that the right candidates are hired.

As a result, we continually strive to provide medical facilities with trained students whose skills are a perfect fit to the organizational needs, who bring capabilities that complement those of the existing staff, and who will form a perfect fit with the organizational culture. Our instructors provide an atmosphere that is conducive to learning. An environment that encourages questioning, intellectual curiosity, critical thinking and self-discipline.

OUR MISSION/ COMMITMENT

To provide the highest quality education, tutoring, training needed in the community, and healthcare/health-related services to individuals who seek our expertise.
To be there when you need us … ready to serve you…. any time. Providing the best educational opportunities in the medical field is what we do, and we are extremely good at it. Whether you are a new student or training to re-enter the workforce or change careers, **PBCC** can help.

SERVICES PROVIDED

Bachelor of Science in Nursing (BSN)
Associate Degree in **Nursing** (ADN)
Licensed practical nurses (**LPN**)
Certified Nursing Assistant (CNA)

Home Health Aide (HHA)

HOURS OF OPERATION

Monday: 8:00 AM - 6:00 PM
Tuesday: 8:00 AM - 6:00 PM
Wednesday: 8:00 AM - 6:00 PM
Thursday: 8:00 AM - 6:00 PM
Friday: 8:00 AM - 6:00 PM
Saturday: 10:00 AM - 2:00 PM
Sunday: Close

NUMBER OF STUDENTS

20 STUDENTS

NUMBER OF INSTRUCTORS

2-4 instructors and 3 staff

TYPE OF SCHOOL

Nursing School

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

Property Identification

Site Address: 1903 S 25th ST	Parcel ID: 2417-441-0001-000-8	Account #: 26579	Sec/Town/Range: 17/35S/40E
		Map ID: 24/17S	Zoning: Office Co
Use Type: 1800	Jurisdiction: Fort Pierce		

Ownership

Mardi Executive Center LLC

% Bruce Strumpf Inc
2120 Drew St
Clearwater, FL 33765

Legal Description

17 35 40 FROM NE COR OF NE 1/4 OF SE 1/4 OF SE 1/4,RUN W 35 FT FOR POB,TH CONT W 271.89 FT TO E R/W S 26 ST,TH S 0 DEG 01 MIN 05 SEC E ON SD R/W 501.21 FT M/L,TH N 83 DEG 53 MIN 35 SEC E 273.22 FT TO A PT ON W R/W S 25 ST,TH NLY ON SD R/W 478.22 FT M/L TO POB-LESS N 25 FT FOR STREET R/W AS IN OR 598-943, LESS E 3.13 FT AND ADD`L RD R/W AS IN OR 3143-1253- (2.80 AC) (OR 3354-1745)

Current Values

Just/Market:	$2,278,400	Assessed:	$2,278,400
Exemptions:	$0	Taxable:	$2,278,400

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$2,278,400	$2,278,400	$0	$2,278,400
2019	$2,293,700	$2,293,700	$0	$2,293,700
2018	$2,289,100	$2,289,100	$0	$2,289,100

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-22-2011	3354 / 1745	0111	QC	Scharfe Thomas	$100
12-31-2004	2128 / 1719	XX01	QC	Scharfe Thomas	$100
06-08-1994	0914 / 2814	XX01	QC	EXECUTIVE CENTER OWNERS	$100

Primary Building Information

Finished Area of this building: 13,837 SF
Gross Sketched Area: 13,909 SF

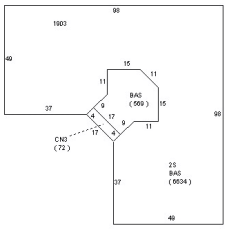
Exterior Data

View:	Roof Cover: Roll Comp	Roof Structure: BarJst/Rigid	Building Type: HROF
Year Built: 1988	Frame: Conc Blk	Grade: Y_C	Effective Year: 1988
Primary Wall: Frm Stucco	Story Height: 2 Story	No. Units: 10	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel: ELEC	Primary Floors: Carpet





Total Areas

Finished/Under Air (SF):	43,043
Gross Sketched Area (SF):	43,267
Land Size (acres):	2.8
Land Size (SF):	121,968
Total Building Count:	3

Special Features and Yard Items

Type	Qty	Units	Year Blt
SINGLE LIGHT	1	6	1986
DOUBLE LIGHT	1	4	1986
CEMENT CURB	1	198	1986
ELEVATOR	1	2000	1986
ELEVATOR	1	2000	1988
CEMENT CURB	1	468	1988
CONCRETE LOW	1	5425	1988
ELEVATOR	1	2100	2011
ASP2 LOW	1	49659	2011
CONCRETE LOW	1	5208	2011
CEMENT CURB	1	500	2011
SINGLE LIGHT	1	13	2011

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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PDK INC.
1901 S. 26TH ST.
FLU: RM
ZONING: R-4

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

SOUTH 26th STREET
(50' R/W)
CENTERLINE 50' RIGHT-OF-WAY
590'± TO EX. FIRE HYDRANT
217'± TO EX. FIRE HYDRANT

S 00°00'50" E 611.48'
5' R-O-W DEDICATION
PROPOSED 5' SIDEWALK
STOP BAR (TYP.)
PROP. SIDEWALK

RE-STRIPE EX. PARKING AREA
RE-STRIPE EX PARKING AREA
CROSSWALK STRIPING (TYP.)

BLDG. #1
EX. TWO STORY
CBS BUILDING
FFE = 19.27' N.A.V.D.
FOOTPRINT AREA = 8,000 S.F.

EX. SIDEWALK TO REMAIN
EX. 6' SIDEWALK (TO REMAIN)
EX. 6' SIDEWALK
EX. SIDEWALK

RE-STRIPE EX. PARKING AREA
SEE SITE PLAN BY
LAND DESIGN SOUTH (TYP.)

RAMESH K. NAYYAR
2580 RHODE ISLAND AVE.
FLU: CO
ZONING: C-1

RHODE ISLAND AVENUE
(50' R/W)

COMMERCIAL TEAM EXECUTIVE LTD.
2011 S. 25TH ST.
FLU: CO
ZONING: C-1

EX. ONE STORY
CBS BUILDING
FFE = 19.18'

LANDSCAPE ISLAND (TYP.)

BLDG. #2
EX. TWO STORY
CBS BUILDING
FFE= 19.28 N.A.V.D.
FOOTPRINT AREA = 8,000 S.F.

EX. TRANSFORMER
EX. 4" PVC FIRE LINE (FIELD VERIFY)
EX. WATER SERVICE
PROPOSED 6" SIDEWALK
PROPOSED WATER METER & RP2
PROP. BLDG. SEWER
PROP. FIRE LINE
PROP. WATER SERVICE
EX. WATER MAIN
EX. WATER METER
EX. RP2

PROPOSED PAVEMENT

BLDG. #3
PROPOSED TWO STORY
CBS BUILDING
G.F.A.=13,000 S.F.
FOOTPRINT AREA = 8,066 S.F.
F.F.E. = 19.30
N.A.V.D.

PROPOSED COURTYARD
PROPOSED DIRECTIONAL SIGN
BRICK PAVERS
PROPOSED 6' SIDEWALK
PROPOSED 5' SIDEWALK
EX. CONC PAD
10' LANDSCAPE BUFFER

JOHN M. FIMIAN
2500 RHODE ISLAND AVE.
FLU: CO
ZONING: C-1

N 88°37'42" E 268.69'
5' R-O-W DEDICATION

RE-STRIPE EX. PARKING AREA
PROPOSED STOP BAR
10' LANDSCAPE BUFFER
EX. SIDEWALK
S 00°07'56" W 574.26'
EX. DROP CURB
EX. INGRESS/EGRESS

ST. LUCIE COUNTY
2300 VIRGINIA AVE.
FLU: CO
ZONING: C-1

SOUTH 25th STREET (S.R. 615)
(70' R/W)
575'± TO EX. FIRE HYDRANT
55'± TO EX. FIRE HYDRANT
688'± TO EX. FIRE HYDRANT

LEGAL DESCRIPTION

PARCEL 'A'
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN S.88°43'09"W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 35.01 FEET, TO THE POINT OF BEGINNING; THENCE RUN SOUTH, A DISTANCE OF 478.22 FEET; THENCE RUN S.83°53'35"W., A DISTANCE OF 273.22 FEET, TO THE EAST RIGHT OF WAY LINE OF SOUTH 26th STREET AS NOW LAID OUT AND IN USE (50 FOOT RIGHT OF WAY); THENCE RUN N.00°01'05"W., A DISTANCE OF 501.21 FEET; THENCE RUN N.88°43'09"E., A DISTANCE OF 271.90 FEET, TO THE POINT OF BEGINNING; SUBJECT TO THE EASEMENT AS RECORDED IN O.R. BOOK 319, AT PAGE 2564 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND SUBJECT TO THAT PART OF SOUTH 25th STREET AS NOW LAID OUT AND IN USE; ALL LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST

CONTAINING 121,968 S.F., 2.80 ACRES

PARCEL ID #: 2417-441-0001-000-8

PROJECT NAME: MARDI EXECUTIVE CENTER

CAD DWG 061016SP

OWNER/DEVELOPER: THOMAS SCHARFE ET. AL.
C/O JILL STRUMPF
314 MISSOURI AVENUE, SUITE 305
CLEARWATER, FL 33756

PROPERTY LOCATION: 1901, 1903 & 1905 SOUTH 25TH STREET
FORT PIERCE, FL 34947

SITE DATA

FUTURE LAND USE: C-1
ZONING: CO

GROSS SITE AREA	121,968 S.F. (2.80 AC)	= 100.00%
IMPERVIOUS AREA	85,969 S.F. (1.97 AC)	= 70.48%
EXISTING BUILDINGS	16,000 S.F. (0.37 AC)	= 13.12%
PROPOSED BUILDING	8,066 S.F. (0.19 AC)	= 6.61%
EXISTING PAVEMENT	51,836 S.F. (1.19 AC)	= 42.50%
PROPOSED PAVEMENT	10,067 S.F. (0.23 AC)	= 8.25%
PERVIOUS AREA (OPEN SPACE):	35,999 S.F. (0.83 AC)	= 29.52%

BUILDING DATA:

PROPOSED GROSS USABLE FLOOR AREA = 13,000 S.F.

BUILDING HEIGHT:
TWO STORY (MAX. HEIGHT OF 65 FT.)

PROVIDER OF UTILITIES:
WATER: FPUA
WASTEWATER: FPUA

PARKING CALCULATIONS:

PARKING REQUIRED:

PARKING (PROFESSIONAL SERVICE ESTABLISHMENT USE)

EXISTING PARKING PROVIDED:	130 PARKING SPACES
EXISTING PARKING REQUIRED:	79 PARKING SPACES
OTHER: (23,505 S.F. @ 1 SP/300 S.F.=69 PK. SP.)	
ADDITIONAL PARKING REQUIRED BY CODE:	65 PARKING SPACES
MEDICAL AND DENTAL OFFICES: (13,000 S.F. @ 1 SP/200 S.F.=65 PK. SP.)	
ADDITIONAL PARKING PROVIDED:	14 PARKING SPACES
TOTAL PARKING REQUIRED:	144 PARKING SPACES
TOTAL PARKING PROVIDED: (INCLUDES 6 HC SPACES)	144 PARKING SPACES

DRAINAGE SYSTEM:
DRAINAGE SYSTEM WILL CONSIST OF EXFILTRATION TRENCH FOR THE NEW PARKING AREA WITH OVERFLOW TO THE EXISTING ONSITE DRAINAGE SYSTEM. THE EXISTING ONSITE DRAINAGE SYSTEM UTILIZES EXFILTRATION FOR STORMWATER TREATMENT AND ATTENUATION AND DISCHARGES TO THE EXISTING DRAINAGE SYSTEM FOR SOUTH 26th STREET.

LEGEND

	RUNOFF FLOW DIRECTION
	TRAFFIC FLOW DIRECTION
7	BLOCK NUMBER
	MITERED END SECTION
15	NUMBER OF PARKING SPACES
	HANDICAP STALL

SEE PLANS BY LAND DESIGN SOUTH FOR TREE REMOVAL

	EX. PINE TO REMAIN
	EX. OAK TO REMAIN
	EX. PALM TO REMAIN

JOSEPH T. FRISCIA, P.E.
FLA. REG. NO. 31443

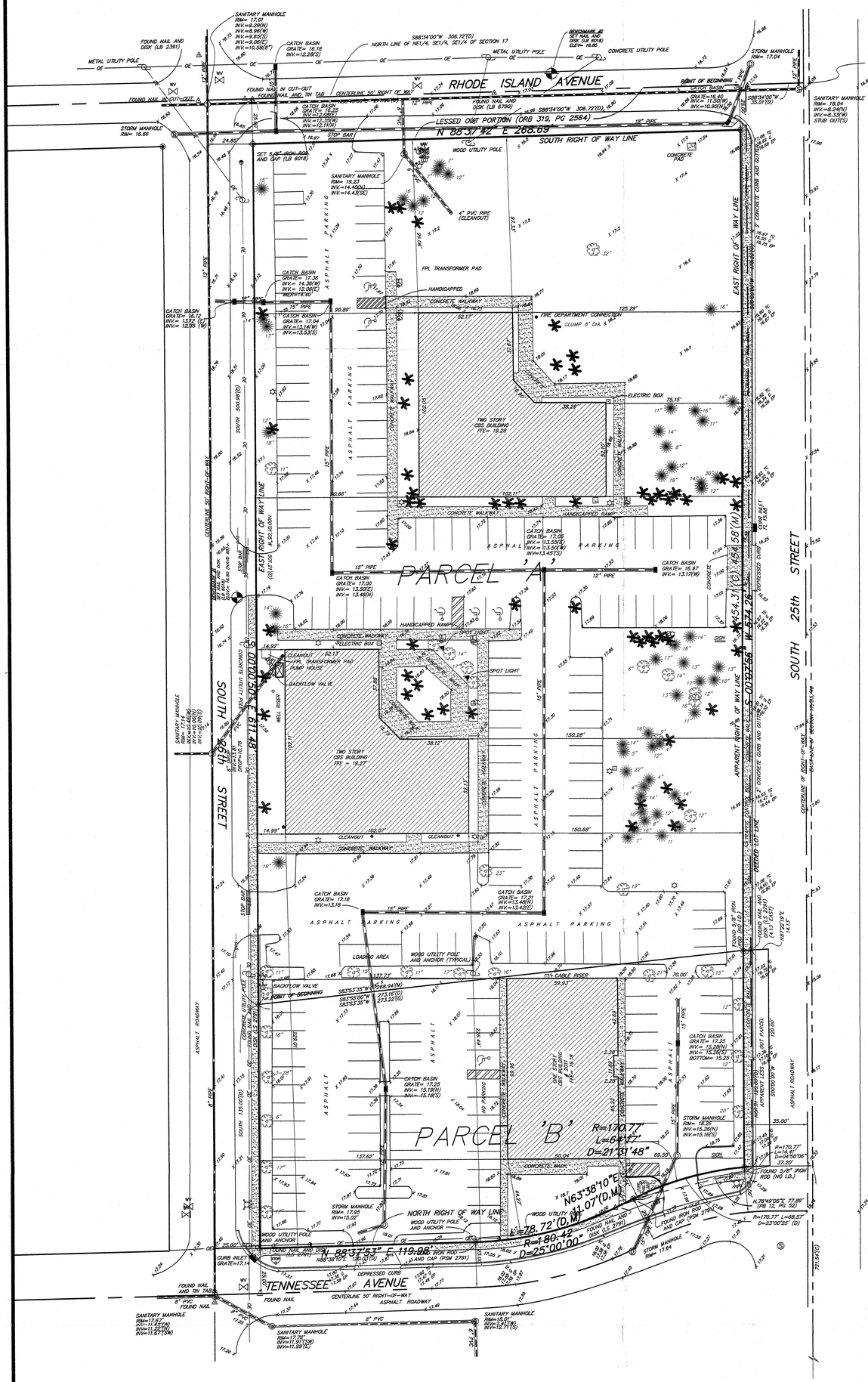
Date	Revisions	By
05-11-09	PER CLIENT	RWF

FRISCIA ENGINEERING
459 NW. Prima Vista Blvd. Port St. Lucie, FL 34983
PH. (772) 344-4101 FAX: (772) 340-7996
E-MAIL: friscians@comcast.net
BPR & FBPE License No. 6424

MARDI EXECUTIVE CENTER
HORIZONTAL CONTROL PLAN

DRAWN	RWF
CHECKED	J.T.F.
DATE	8-30-07
SCALE	1" = 20'
JOB NO.	061016
SHEET	1
OF	SHEETS

BOUNDARY AND TOPOGRAPHIC SURVEY


RHODE ISLAND AVENUE
TENNESSEE AVENUE
SOUTH 25th STREET
SOUTH 26th STREET
PARCEL 'A'
PARCEL 'B'
N 88°37'42" E 268.69'
S 88°37'42" W 306.72'(D)
N 88°37'52" E 119.98'
S 00°00'50" E 611.48'
N 54°31'(D) 45'58"(M) W 574.26'
S 00°01'05" E 566.56'
R=170.77'
L=64°12'
D=21°31'48"
R=180.42'
L=78.72'(D,M)
D=25°00'00"
N63°38'10"E
11.07'(D,M)
POINT OF BEGINNING
POINT OF COMMENCEMENT
NE CORNER OF NE1/4, SE1/4, SE1/4 OF SECTION 17 PARCEL 'A'
NORTH RIGHT OF WAY LINE
EAST RIGHT OF WAY LINE
SOUTH RIGHT OF WAY LINE
LESSED OBF PORTION (ORB 319, PG 2564)
ASPHALT PARKING
CONCRETE WALKWAY
HANDICAPPED RAMP
FPL TRANSFORMER PAD
FIRE DEPARTMENT CONNECTION
ELECTRIC BOX
TWO STORY CBS BUILDING TFE= 18.28
TWO STORY CBS BUILDING TFE = 19.27
ONE STORY CBS BUILDING TFE= 19.18
LOADING AREA
BACKFLOW VALVE
PUMP HOUSE
SPOT LIGHT
CLEANOUT
WOOD UTILITY POLE AND ANCHOR (TYPICAL)
4" PVC PIPE (CLEANOUT)
CLUMP 8' DIA, X 18.0
CATCH BASIN
STORM MANHOLE
SANITARY MANHOLE
FOUND NAIL AND DISK (LB 2391)
FOUND NAIL AND DISK (LB 6018)
FOUND NAIL AND TIN TAB
SET 5/8" IRON ROD AND CAP (LB 6018)
FOUND 5/8" IRON ROD (NO I.D.)
FOUND 5/8" IRON ROD AND CAP (PSM 2791)
FOUND 5/8" IRON ROD AND CAP (LB 2391)
BENCHMARK @ SET NAIL AND DISK (LB 6018) ELEV= 16.85
METAL UTILITY POLE
CONCRETE UTILITY POLE
CENTERLINE 50' RIGHT-OF-WAY
CENTERLINE 80' RIGHT-OF-WAY
CENTERLINE OF DITCH (TYP.)
CURB INLET GRATE=17.14
SOUTH 800 RATIO
SOUTH 135.01(D)
SOUTH 135.00'(M)
APPARENT RIGHT OF WAY LINE
APPARENT LESS 0.30' OUT PARCEL
APPARENT LESS 0.30' IN PARCEL
EAST 120.00'(D,M)
EAST 120.00'(M)
SOUTH 120.00'(D,M)
SOUTH 120.00'(M)
NORTH 120.00'(D,M)
NORTH 120.00'(M)
WEST 120.00'(D,M)
WEST 120.00'(M)
SOUTH 273.22'(D)
SOUTH 273.22'(M)
N 88°37'42" E 306.72'(D)
N 88°37'42" E 306.72'(M)
S 88°34'09" W 306.72'(D)
S 88°34'09" W 306.72'(M)
S 88°34'09" W 35.01'(D)
S 88°34'09" W 35.01'(M)
S 88°56'00" W
S 88°53'35" W
N 88°37'52" E 119.98'
N 88°38'10" E 119.98'
N 00°00'50" W 611.48'
N 00°01'05" W 566.56'
N 88°37'42" E 268.69'
N 88°38'10" E 268.69'
N 88°37'42" E 306.72'(D)
N 88°37'42" E 306.72'(M)
N 88°34'09" E 306.72'(D)
N 88°34'09" E 306.72'(M)
N 88°34'09" E 35.01'(D)
N 88°34'09" E 35.01'(M)
N 88°37'42" E 268.69'
N 88°38'10" E 268.69'
N 88°37'42" E 306.72'(D)
N 88°37'42" E 306.72'(M)
N 88°34'09" E 306.72'(D)
N 88°34'09" E 306.72'(M)
N 88°34'09" E 35.01'(D)
N 88°34'09" E 35.01'(M)
S 88°37'42" W 306.72'(D)
S 88°37'42" W 306.72'(M)
S 88°34'09" W 306.72'(D)
S 88°34'09" W 306.72'(M)
S 88°34'09" W 35.01'(D)
S 88°34'09" W

Date	Revisions	By
05-15-09	PER TRC	RWF
07-31-09	ADD DUMPSTER PER TRC	RWF
03-25-10	ADD NEW TOPO & ROOF DRAIN NOTE	RR
05-11-09	PER CLIENT	RWF
06-29-10	REV. DUMPSTER LOC. PER SOLID WASTE	RR
08-17-09	UPDATE FIRE PROTECTION	RR

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AS-BUILT SURVEY for MARDI EXECUTIVE CENTER PAVING – DRAINAGE – UTILITY PLAN

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SOUTH 26th STREET (50' R/W)

CENTERLINE 50' RIGHT-OF-WAY

590'± TO EX. FIRE HYDRANT

217'± TO EX. FIRE HYDRANT

S 00°00'50" E 611.48'

5' R-O-W DEDICATION

PROPOSED 5' SIDEWALK EL. 17.1±

EX. 8" PIPE

EX. 12" PIPE

EX. SANITARY MANHOLE RIM EL. 17.14 E INV. EL. 10.46 W INV. EL. 10.46 S INV. EL. 10.09 6" DROP INV. 13.81 DROP = 10.78

EX. STORM MANHOLE RIM EL. 16.66

EX. SANITARY MANHOLE RIM EL. 17.01 N INV. EL. 9.29 W INV. EL. 8.96 S INV. EL. 9.65 E INV. EL. 9.08 8" INV. EL. 10.58

EX. CATCH BASIN GRATE EL. 16.12 W INV. EL. 12.10 E INV. EL. 13.12

REGRADE 125 L.F. SWALE @ 0.2%

REGRADE 80 L.F. SWALE @ 0.2%

EX. CATCH BASIN GRATE EL. 16.23 E INV. EL. 12.08 W INV. EL. 12.35 N INV. EL. 12.11

EX. CATCH BASIN GRATE EL. 16.18 S INV. EL. 12.28

EX. 15" PIPE

EX. SIDEWALK

EX. 6' SIDEWALK

EX. SIDEWALK TO REMAIN

EX. 6' SIDEWALK (TO REMAIN)

EX. WATER METER & EX. RPZ

MATCH EX. PAVEMENT ELEV.

SAW CUT & CONST. NEW PAVEMENT 2' IN WIDTH

EX. CATCH BASIN GRATE EL. 17.00 E INV. EL. 13.50 N INV. EL. 13.46

EX. 150 L.F. 15" CMP & EXFILTRATION

EX. CATCH BASIN GRATE EL. 17.04 W INV. EL. 13.14 S INV. EL. 13.53

EX. CATCH BASIN GRATE EL. 17.36 W INV. EL. 14.36 E INV. EL. 12.06 WIER EL. 14.40

BLDG. #1
EX. TWO STORY
CBS BUILDING
FFE = 19.27' N.A.V.D.
FOOTPRINT AREA = 8,000 S.F.

BLDG. #2
EX. TWO STORY
CBS BUILDING
FFE= 19.28 N.A.V.D.
FOOTPRINT AREA = 8,000 S.F.

BLDG. #3
~~PROPOSED~~ TWO STORY
CBS BUILDING
G.F.A.=13,000 S.F.
FOOTPRINT AREA = 8,066 S.F.
F.F.E. = ~~19.30~~ 19.30'
N.A.V.D.

NOTE:
ALL ROOF DRAINS TO BE CONNECTED TO STORM DRAINS SD #4 AND SD #5 OR TO STORM SEWER PIPES.

EX. ONE STORY
CBS BUILDING
FFE = 19.18'

SAW CUT, & REMOVE EX. SIDEWALK & RAMP. CONST. NEW SIDEWALK & RAMP PER FDOT INDEX # 304 & 310.

FLUSH TO SIDEWALK

SAW CUT & CONST. CONC. APRON (MATCH EX. PAVT. EL.)

~~PROPOSED~~ SIDEWALK

SAW CUT & REMOVE EX. PAVEMENT IN HATCH AREA

ADJUST RIM EL. TO 17.50
EX. SANITARY MANHOLE
RIM = 19.23
N INV. EL. 14.40
SE INV. EL. 14.43

EX. TRANSFORMER

EX. 4" PVC FIRE LINE (FIELD VERIFY)

CUT IN 4" TEE

NEW 4" FDC

EX. 6" PVC

EX. WATER SERVICE

EX. BLDG. SEWER

4" PVC PIPE (CLEANOUT)

6" PVC CUT-IN WYE

PROPOSED 8" SIDEWALK

CONST. 6" PVC BLDG. SEWER @ 1.0% MIN.

CONST. 4" PVC C-900, DR-14 FIRE LINE (VERIFY SIZE W/ ARCH. PLANS)

CONST. 2" POLY WATER SERVICE

EX. 6" WATER MAIN

EX. 12" WATER METER & 1 1/2" RPZ

RHODE ISLAND AVENUE (50' R/W)

MATCH EX. SIDEWALK ELEV.

SAW CUT & REMOVE EX. SIDEWALK & RAMP. CONST. NEW SIDEWALK & RAMP PER FDOT INDEX # 304 & 310.

SAW CUT & REMOVE ~~4~~ REPLACE EX. SIDEWALK (MATCH EX. ELEV.)

SD #4
TOP EL. ~~18.10~~ 18.11'
S INV. EL. ~~14.50~~ 14.50
N INV. EL. ~~14.50~~ 14.50

SD #5
TOP EL. ~~18.50~~ 18.45'
E INV. EL. ~~14.50~~ 14.45

~~PROPOSED~~ SIDEWALK

EX. CATCH BASIN GRATE EL. 16.40 N INV. EL. 10.90 W INV. EL. 11.50

EX. 15" PIPE

EX. FIRE HYDRANT

EX. STORM MANHOLE RIM EL. 17.04

EX. SANITARY MANHOLE RIM EL. 18.04 N INV. EL. 8.24 W INV. EL. 8.33

EX. 12" PIPE

MATCH EX. SIDEWALK EL. 16.9±

55'± TO EX. FIRE HYDRANT

388'± TO EX. FIRE HYDRANT

N 88°37'42" E 268.69'

S 00°07'56" W 574.26'

EX. DROP CURB

EX. CURB INLET FL EL. 15.88

MATCH EX. SIDEWALK EL. 16.8±

EX. INGRESS/EGRESS

CONST. NEW CONC. SIDEWALK, H.C. RAMP, TYPE 'F' CURB & GUTTER, AND DROP CURB

575'± TO EX. FIRE HYDRANT

SOUTH 25th STREET (S.R. 615)
(70' R/W)

EX. CATCH BASIN GRATE EL. 17.18 INV. EL. 13.18

EX. CATCH BASIN GRATE EL. 17.28 N INV. EL. 15.18 S INV. EL. 15.18

EX. 100 L.F. 15" CMP & EXFILTRATION

SILT FENCE BARRIER PER FDOT INDEX #102.3

EX. CATCH BASIN GRATE EL. 17.21 N INV. EL. 13.48 E INV. EL. 13.42

"SAW CUT" & REMOVE EX. PAVEMENT, CONST. TYPE "D" CURB (TYP.) (WHERE INDICATED *)

EX. 189 L.F. 15" CMP & EXFILTRATION

EX. CATCH BASIN GRATE EL. 17.05 E INV. EL. 13.55 W INV. EL. 13.50 S INV. EL. 13.45

SAW CUT & CONST. NEW PAVEMENT, MATCH EX. PAVEMENT ELEV.

SAW CUT & CONST. NEW PAVEMENT MATCH EX. PAVEMENT ELEV.

CONST. TYPE "D" CURB (TYP.)

RELOCATE SD #1 LIGHT POLE

SD #1
TOP EL. ~~17.50~~ 17.40'
N INV. EL. ~~14.50~~ 14.40'

PROPOSED PAVEMENT

SD #2
CONTROL STRUCTURE
TOP EL. ~~17.80~~ 17.81
N INV. EL. ~~14.80~~ 14.30'
S INV. EL. ~~14.50~~ 14.30'
OVERFLOW EL. ~~17.80~~ 17.00'

~~134'~~ 134'± L.F. 15" CAP @ 0.00% W/ 80 L.F. EXFILTRATION
106 L.F. INV. CR. @ 0.57%

SAW CUT, REMOVE & RESTORE PAVEMENT (SEE DETAIL)

SAW CUT, REMOVE & ~~CONST.~~ NEW PAVEMENT. MATCH EX. ELEV.

EX. CATCH BASIN GRATE EL. 16.97 W INV. EL. 13.17 CORE S INV. EL. ~~13.50~~ 13.50 N INV. EL. ~~14.50~~ 14.50

SD #3
TOP EL. ~~17.75~~ 17.71'
S INV. EL. ~~14.50~~ 14.46'
N INV. EL. ~~14.50~~ 14.46'

~~45'~~ 44'± L.F. 15" CAP @ 0.00%

PROPOSED 6' SIDEWALK

PROPOSED 5' R-O-W DEDICATION

EX. CONC. PAD

LANDING ~~17.50~~ 17.50

LANDING ~~17.50~~ 17.50

EX. CATCH BASIN GRATE EL. 16.23 E INV. EL. 12.08 W INV. EL. 12.35 N INV. EL. 12.11

EX. 15" PIPE

EX. CATCH BASIN GRATE EL. 16.18 S INV. EL. 12.28

EX. 15" PIPE

EX. CATCH BASIN GRATE EL. 17.25 N INV. EL. 15.28 S INV. EL. 15.26 B/ EL. 15.25

EX. 15" PIPE

SURVEYOR'S CERTIFICATION:

THIS TOPOGRAPHIC AND AS-BUILT SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

BLOOMSTER
PROFESSIONAL LAND SURVEYORS, INC.
LB #2018
791 NORTHEAST DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

SD #2 CONTROL STRUCTURE TYPE 'C' BOX CROSS SECTION LOOKING WEST

SCALE: 1" = 2' H SD #2
1" = 2' V WEIR PLATE

ELEV. FT. NAVD: 18.00, 17.00, 16.00, 15.00, 14.00, 13.00, 12.00

TOP EL. 17.80
GROUT (TYP.)
EL. 17.00
15" CAP INV. EL. 14.50
15" CAP INV. EL. 14.00
BOTTOM EL. 13.50
2'-0"
OVERFLOW EL. 17.00
B/WEIR PLATE EL. 13.50

CAD DWG 061016SP

DUMPSTER APRON DETAIL
N.T.S.

1/2" EXP. JOINT W/ JOINT SEALANT AT TOP.
(2) NO. 4 CONT.
ASPHALT PAVING
COMPACTED EARTH
12"
EXTERIOR 6" CONCRETE SLAB W/ 6 x 6 – W2.9 x W2.9 (6/6) W.W.I.
6"

DUMPSTER BOLLARD DETAIL
N.T.S.

ROUNDED CONCRETE TOP
7" LONG x 6" DIA. STEEL PIPE FILLED WITH CONCRETE (SEE NOTES)
FIN. GRADE OR TOP OF PAVEMENT.
4'-0"
3'-0"
24" DIA. CONC. BASE
1'-0" DIA.
3"

NOTES:
1. THE MINIMUM WALL THICKNESS OF THE PIPE SHALL BE 0.18".
2. ALL POSTS SHALL HAVE 2 COATS OF PRIMER AND 2 COATS OF YELLOW TOP COAT, UNLESS OTHERWISE NOTED.
3. THE PRIMER COAT SHALL MEET THE REQUIREMENTS OF FDOT 971-5.
4. ALL CONCRETE SHALL BE FDOT CLASS 1.

CATCH BASIN SCHEDULE

STRUCTURE NO.	ELEVATION FT. N.A.V.D. TOP	NORTH	EAST	SOUTH	WEST	BLEEDER	OVERFLOW	BOX TYPE PER F.D.O.T INDEX 232	COVER
SD #1	17.50	14.50	–	–	–	–	–	C	USF 6212
SD #2	17.80	14.00	–	14.50	–	–	17.00	C	USF 6212
CONTROL STRUCTURE	–	–	–	–	–	–	–	–	–
SD #3	17.75	14.50	–	14.50	–	–	–	C	USF 6212
SD #4	18.10	14.50	–	14.50	–	–	–	C	USF 6212
SD #5	18.50	–	14.50	–	–	–	–	C	USF 6212
–	–	–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–	–	–

SIDEWALK SLOPES PER ADA

LENGTH	MAX. SLOPE	LONGITUDINAL
≤ 6'	1:12	WITHOUT HANDRAILS
> 6' < 30'	1:12	HANDRAILS BOTH SIDES
> 6' < 50'	1:20	NO HANDRAILS

NOTE:
ALL DRAINAGE PIPE JOINTS, INCLUDING ROUND CONCRETE PIPES, SHALL HAVE A FILTER FABRIC JACKET IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DRAINAGE STANDARDS. ALL RCP PIPE USED FOR EXFILTRATION ARE TO HAVE SLOTS, IN ACCORDANCE TO FDOT INDEX #285.2 OPTION 'B'.

NOTE:
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D.). TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO THE N.A.V.D. ELEVATIONS TO GET N.G.V.D. ELEVATIONS.

LEGEND

+23.5	EXISTING GRADE ELEVATION
T/CURB 21.50 21.00 B/CURB	PROPOSED ELEVATION (H.P. = HIGH POINT)
	AS-BUILT ELEVATION
(5)	PIPE INTERFERENCE POINTS
	RUNOFF FLOW DIRECTION
*	SAW CUT & REMOVE EX. PAVEMENT & CONST. TYPE 'D' CURB
	FDOT MITERED END SECTION
EOP	EDGE OF PAVEMENT
	HATCH DESIGNATES NEW PAVEMENT (TYP.)

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
CALL TOLL FREE
1-800-432-4770
IT'S THE LAW!
SUNSHINE STATE ONE CALL CENTER OF FLORIDA, INC.

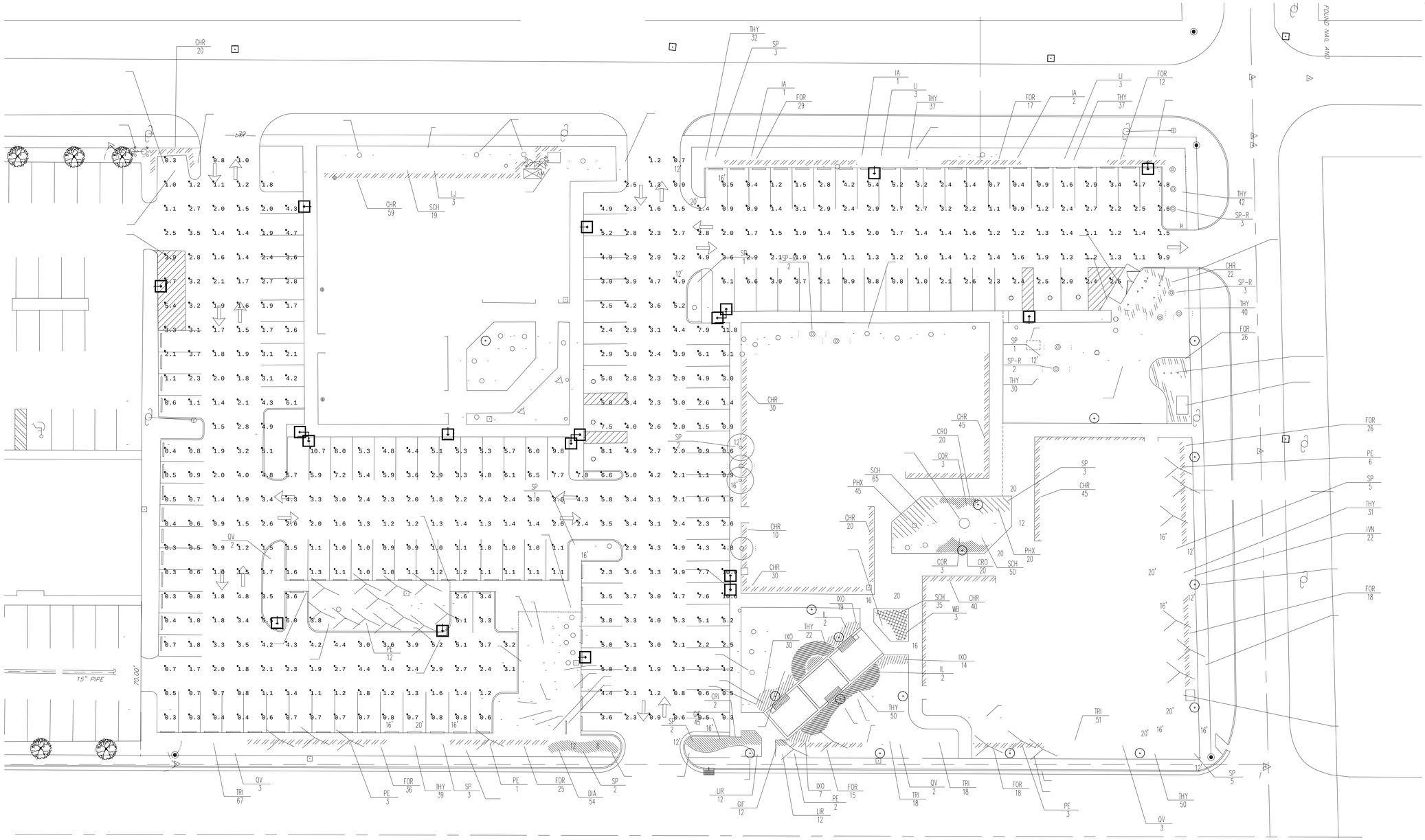
JOSEPH T. FRISCIA, P.E.
FLA. REG. NO. 31443

DRAWN	RWF
CHECKED	J.T.F.
DATE	8/30/07
SCALE	1" = 20'
JOB NO.	061016
SHEET	2
OF	SHEETS

Luminaire Schedule							
Symbol	Qty	Label	Description	Arrangement	Lum. Watts	Total Lamp Lumens	LLF
	10	S1	400 Watt Metal Halide - Single Head	SINGLE	460	39000	0.550
	3	S2	400 Watt Metal Halide - Double Head	2 @ 90 DEGREES	460	39000	0.550
	1	S3	400 Watt Metal Halide - Double Head	BACK-BACK	460	39000	0.550

Numeric Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
Parking Area	Illuminance	Fc	2.62	11.0	0.3	8.73	36.67	10	10

Luminaire Location Summary						
LumNo	Label (Qty)	X	Y	Z	Orient	Tilt
1	S1 (1)	1183.52	1202.79	20	90	0
2	S1 (1)	1119.641	1267.643	20	270	0
3	S1 (1)	1232.527	1269.455	20	270	0
4	S1 (1)	998.244	1242.62	20	0	0
5	S1 (1)	887.241	1251.065	20	180	0
6	S1 (1)	822.371	1218.16	20	0	0
7	S1 (1)	873.233	1081.902	20	270	0
8	S1 (1)	997.486	1064.999	20	0	0
9	S1 (1)	941.466	1078.736	20	270	0
10	S1 (1)	943.695	1159.831	20	270	0
11	S3 (2)	1060.266	1095.744	20	90	0
12	S2 (2)	1058.51	1205.048	20	135	0
13	S2 (2)	994.488	1156.868	20	315	0
14	S2 (2)	886.241	1157.93	20	225.003	0
Total Quantity: 14						



Date:12/23/2020

Notes:

Mardi Executive

Photometric

Mardi Executive Center Directory

1901 Building

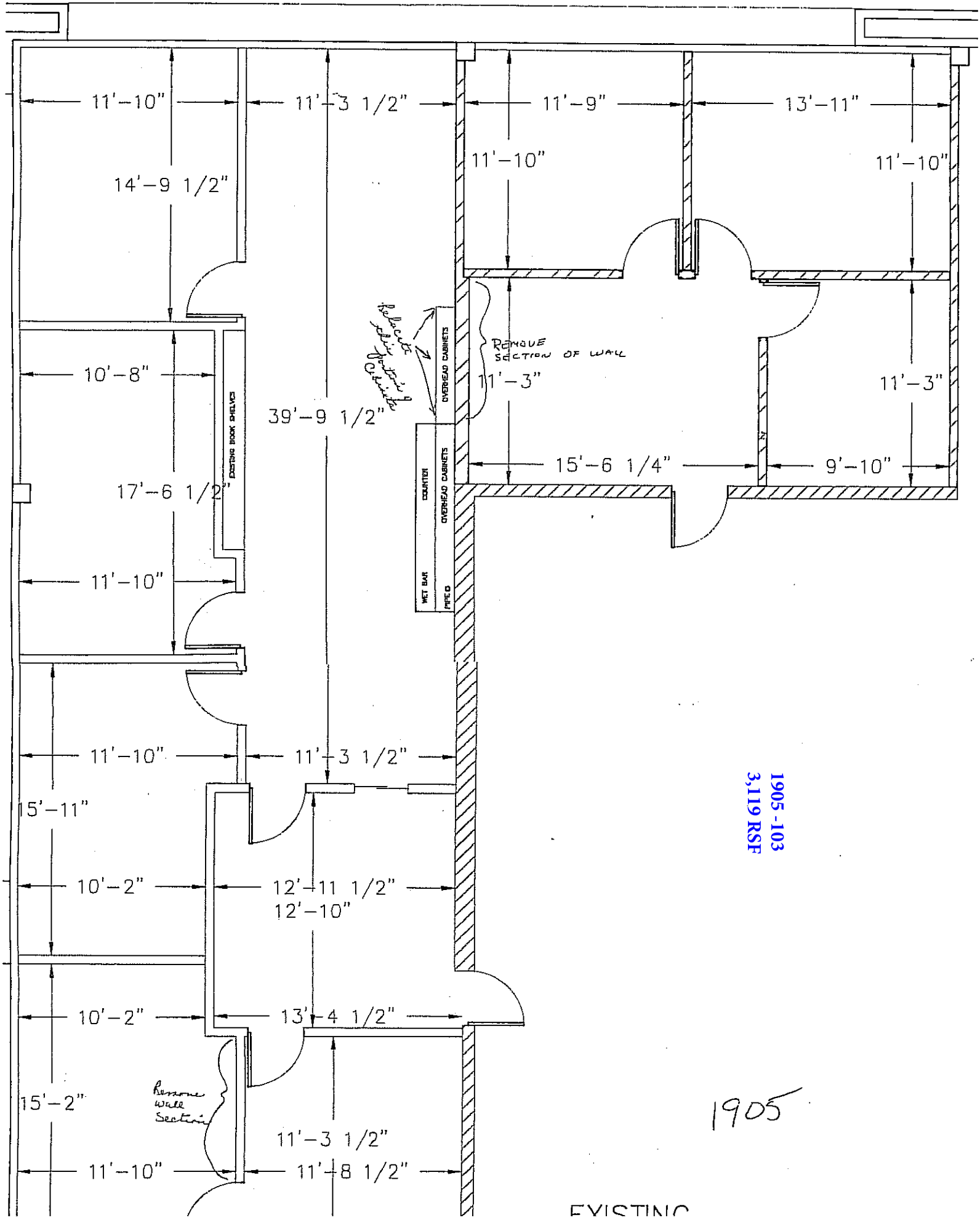
101-105 / 202,203, 205
Medmark Veteran Services, LLC
201 Vacant
205 Vacant

1903 Building

100 Vacant
101-102 Bryan & Assoc
103 Nova Ortho
104 Vacant
105 Vacant
200/202 Dean, Mead, Egerton
201 Vacant

1905 Building

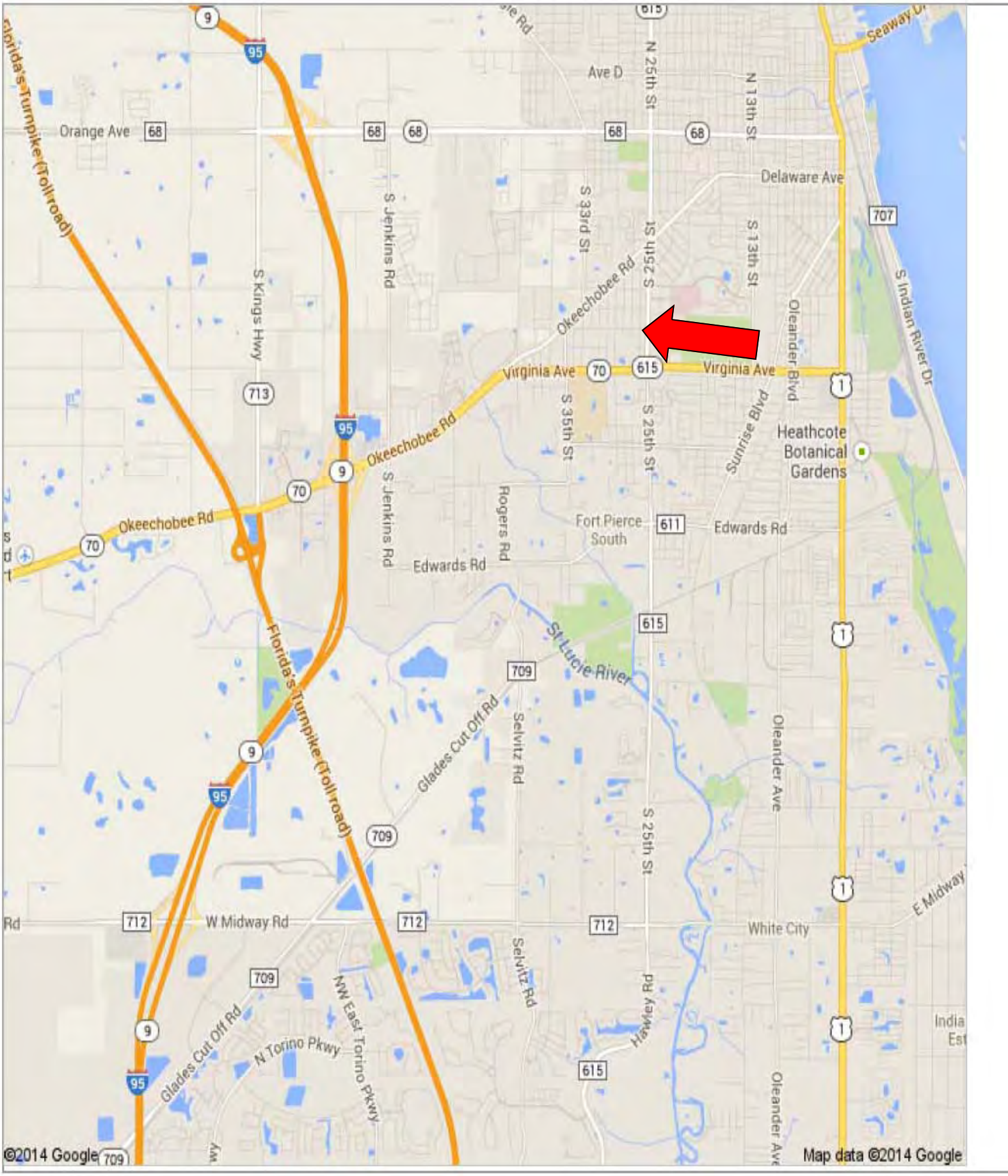
100 Vacant
103 Harvard Business Review
105 Vacant
200, 206 Treasure Coast Expan.
202 Vacant
204 Richard Sneed



1905 -103
3,119 RSF

Google

Mardi Executive Center
1905 S. 25th Street
Fort Pierce, FL 34947



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Conditional Use - PB Career College (Nursing School) - 1905 S. 25th Street, #103

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: February 14th, 2021

NOTICE BY MAIL: February 12th, 2021

NOTICE BY SIGNS: February 17th, 2021

VERIFIED BY: Vennis Gilmore **TITLE:** Planner

SIGNATURE: **DATE:** February 17th, 2021

1
Mardi Executive Center LLC
2120 Drew St
Clearwater; FL 33765-3214

2
PDK Inc
1722 Sheridan ST; Unit # 324
Hollywood; FL 33020-2275

3
FTPO LLC
1553 SW Laredo ST
Palm City; FL 34990-6205

4
Alex I Gonzales Paz
2705 Rhode Island Ave
Fort Pierce; FL 34947-4775

5
Fritz Guerrier
2701 Rhode Island Ave
Fort Pierce; FL 34947-4775

6
Dorvilmar Louis
2703 Rhode Island Ave
Fort Pierce; FL 34947-4775

7
K-3 Development Llc
PO Box 228083
Miami; FL 33222-8083

8
Gator Virginia Partners Ltd
7850 NW 146th ST; Unit Fl 4
Miami Lakes; FL 33016-1564

9
Autz Inc
375 Beverly Rd
Douglaston; NY 11365

10
Sharay L Jones
1815 S 27th ST
Fort Pierce; FL 34947-4726

11
Melquiades Silva-Larios
1823 S 31st ST
Fort Pierce; FL 34947-6927

12
Carlton Patterson (LF EST)
2702 Rhode Island Ave
Fort Pierce; FL 34947-4776

13
Quintin M Richmond (LF EST)
1807 S 26th ST
Fort Pierce; FL 34947-4718

14
Kenneth J Mittler
1810 S 27th St
Fort Pierce; FL 34947-4727

15
Katrina A McGathey
1812 S 27th St
Fort Pierce; FL 34947-4727

16
Daniel Bautista
1607 S 28th ST
Fort Pierce; FL 34947-6942

17
Rosena F Tunis
1817 S 26th ST
Fort Pierce; FL 34947-4718

18
Donald J Coble
1820 S 27th St
Fort Pierce; FL 34947-4727

19
Joseph G Hayek
2602 Rhode Island AVE
Fort Pierce; FL 34947-4767

20
Zilvio A Diaz
2610 Rhode Island Av
Fort Pierce; FL 34947

21
JJK Of 1900 Nebraska Llc
1900 Nebraska Ave #5
Fort Pierce; FL 34950-4820

22
Ramesh K Nayyar
12202 Riverbend Ct
Port St Lucie; FL 34984-6446

23
2500 Rhode Island LLC
1410 Park Ln S Ste 1
Jupiter; FL 33458-8078

24
James E Money
2105 S 26th St
Fort Pierce; FL 34947-4791

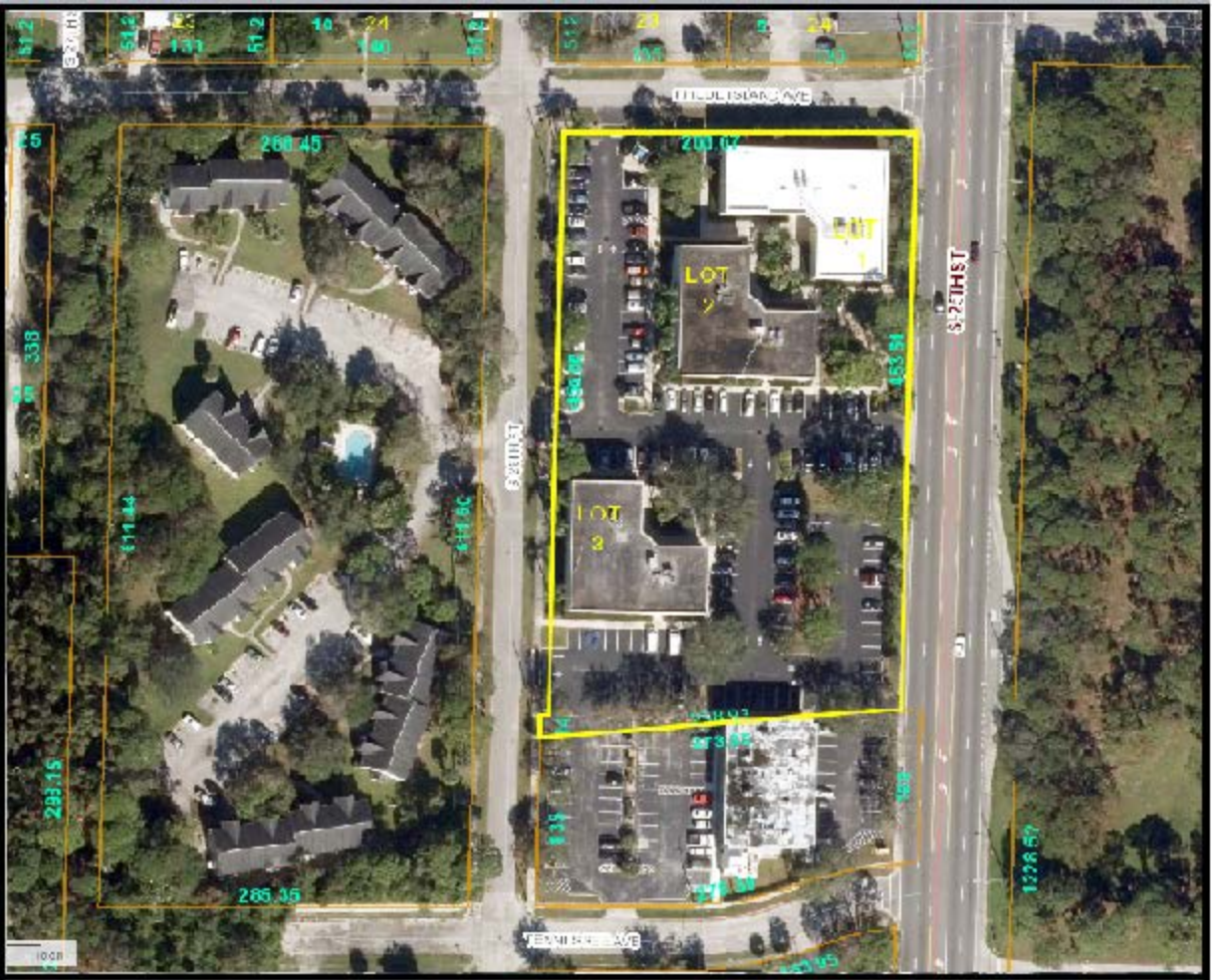
25
Deana L Hills
2103 S 26th St
Fort Pierce; FL 34947-4791

26
Lowell R Downing
2101 S 26th St
Fort Pierce; FL 34947-4791

27
Thomas C Keane
2102 S 26th St
Fort Pierce; FL 34947-4792

28
Delores J Keane
2104 S 26th St
Fort Pierce; FL 34947-4792

29
Marie N Pierre
11472 SW Fieldstone Way
Port St Lucie; FL 34987-2710



Palm Beach Career College
- Nursing School -
1905 S. 25th Street, #103
Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida

City Commission Regular Meeting - 6:00 pm **12. b.**

Meeting Date: 03/01/2021

Re: Conditional Use - Gateway Plaza Arcade - 2051 S. US Highway 1

SUBJECT:

Quasi-Judicial Hearing - Application for Conditional Use with No Construction submitted by Property Owner, Morris/Satnick FP Assoc LLC, and Representative Tod Mowery, to operate a 31 machine arcade amusement center at 2051 South US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2415-313-0005-010-9.

SUMMARY:

- In accordance with Sections 125-187, 125-200, 125-237, and 125-325 of the City Code, the applicant is seeking a Conditional Use with No New Construction approval to operate a 31 machine arcade amusement center at 2051 South US Highway 1.
- The property is 14.20 acres, and the building is a multi-tenant building consisting of 24 tenant spaces. The property has a Future Land Use of General Commercial (GC) and a compatible zoning classification of General Commercial (C-3).
- The subject building was constructed in 1969 and is approximately 117,428 square feet. Currently, 13 of the 25 tenant spaces in the shopping center are vacant. The arcade will occupy Unit 7, which is a 2,000 square foot space. The proposed arcade amusement center is anticipated to run at 100% capacity (31 machines), weekdays from 8am–12am, weekends from 8am – 2am.
- The Planning Board at their meeting on February 9, 2021 voted 7-0 to recommend approval of the request as presented.
- 213 letters were sent out to property owners within 500 feet of the subject property in accordance with City Code 125-37(b).

RECOMMENDATION:

Approve Subject to Two (2) Condition:

1. Submit a Lighting Plan or Photometric Survey to the Building Department in accordance with City Code 125-325 (2)(h) that demonstrates compliance with the City's Lighting Code 125-315(j). This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(h).
2. Submit a Landscape Plan in accordance with City Code 125-325 (2)(i) that demonstrates compliance with the City's Landscape Code 123-37. This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(i).

ALTERNATIVES:

Approve with Alternate Conditions
Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

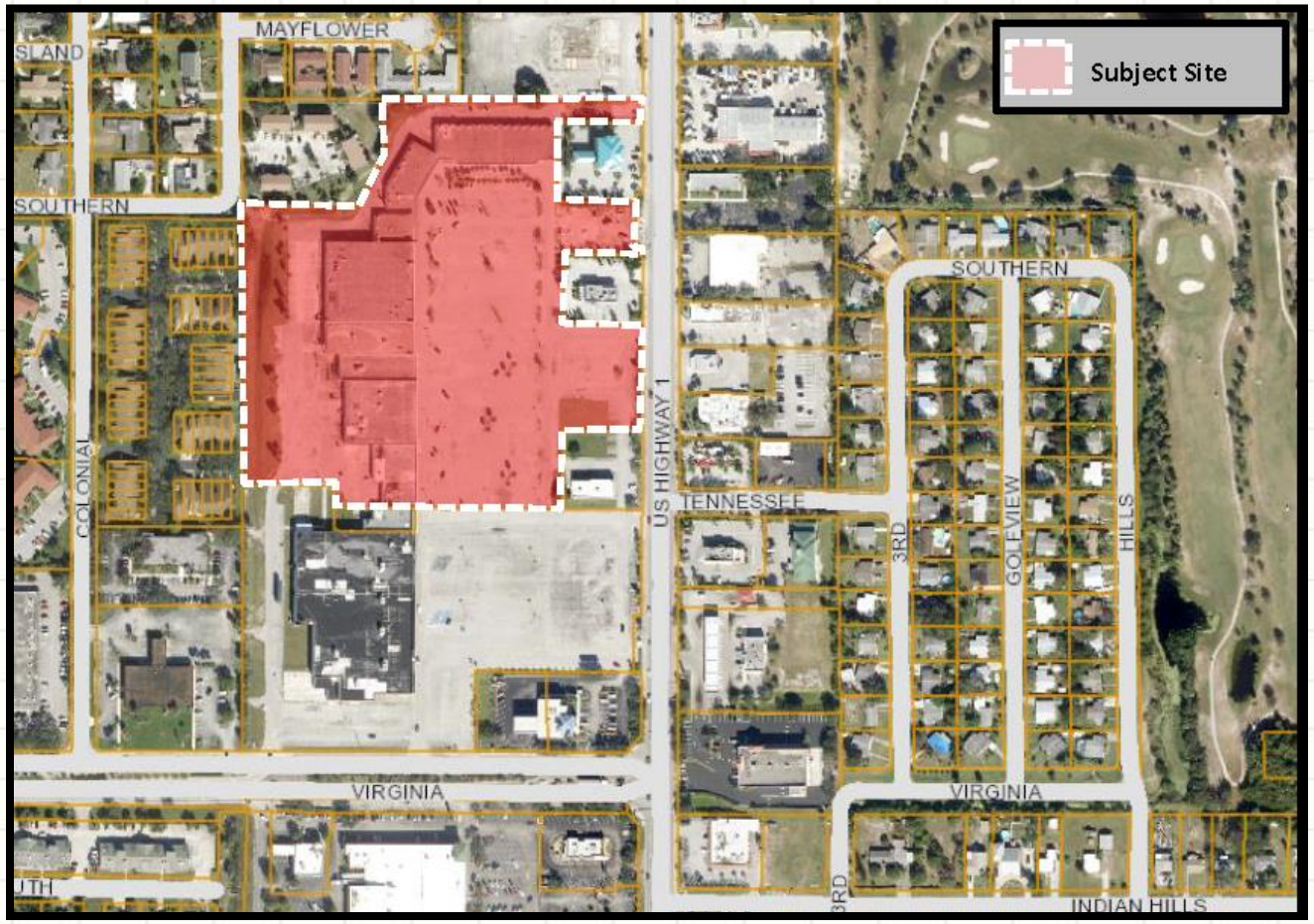
Staff Presentation
Staff Packet
Applicant Packet
Public Notification Certification
Affadavit of Notification & Mailing

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/19/2021 01:02 PM

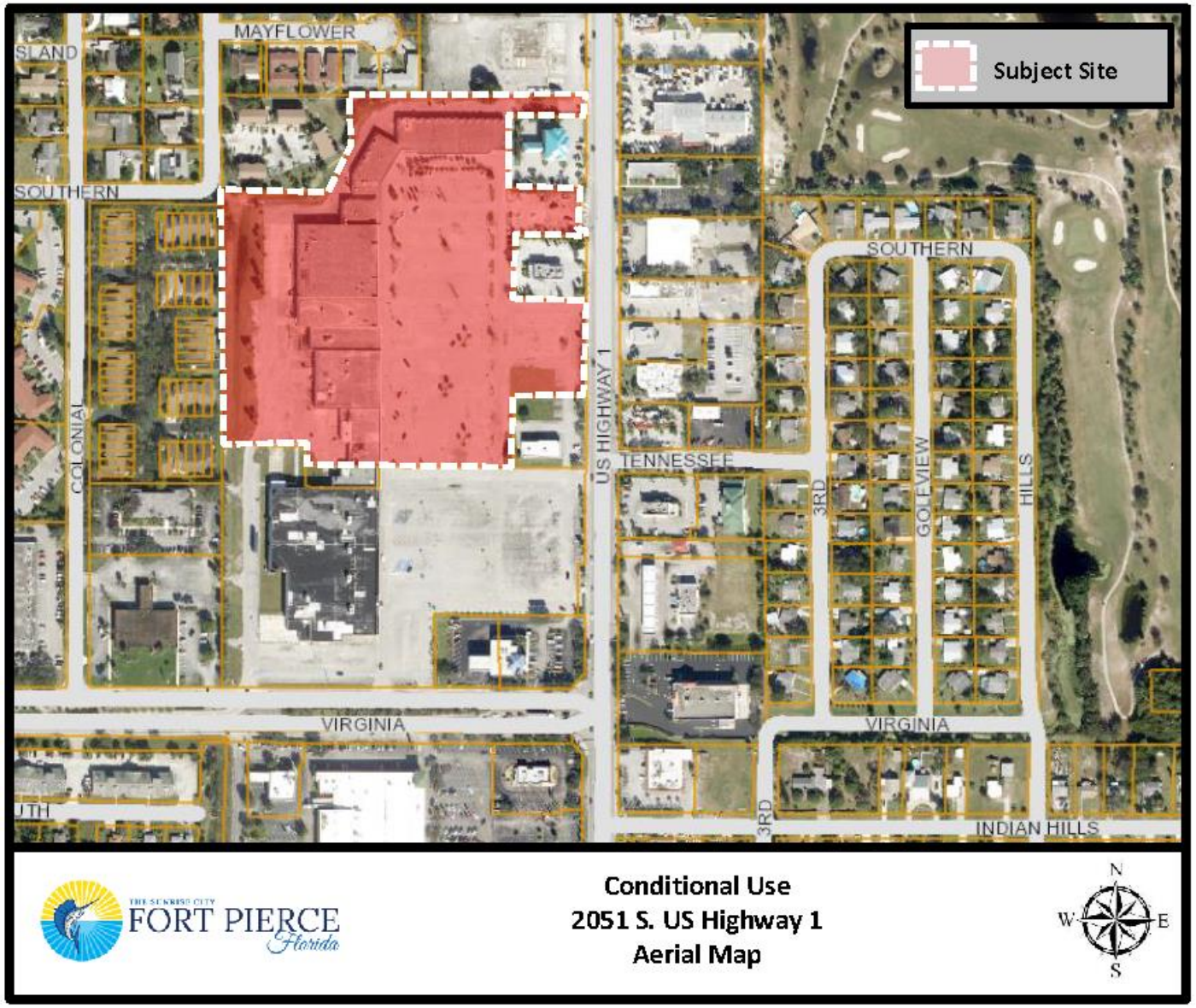
Form Started By: Brandon Creagan
Started On: 02/17/2021 01:43 PM
Final Approval Date: 02/19/2021

Application for Conditional Use with No New Construction

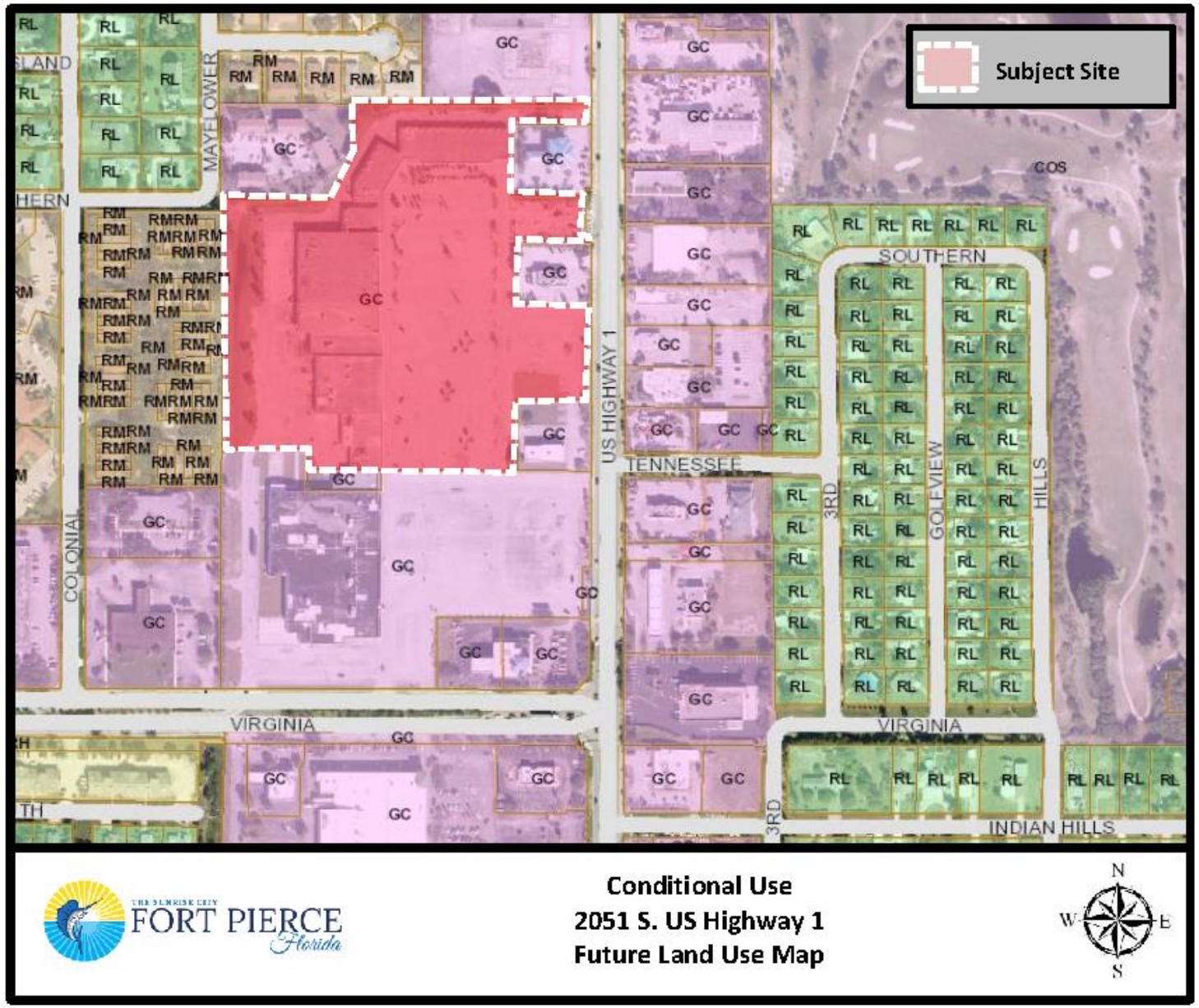


2051 S. US Highway 1

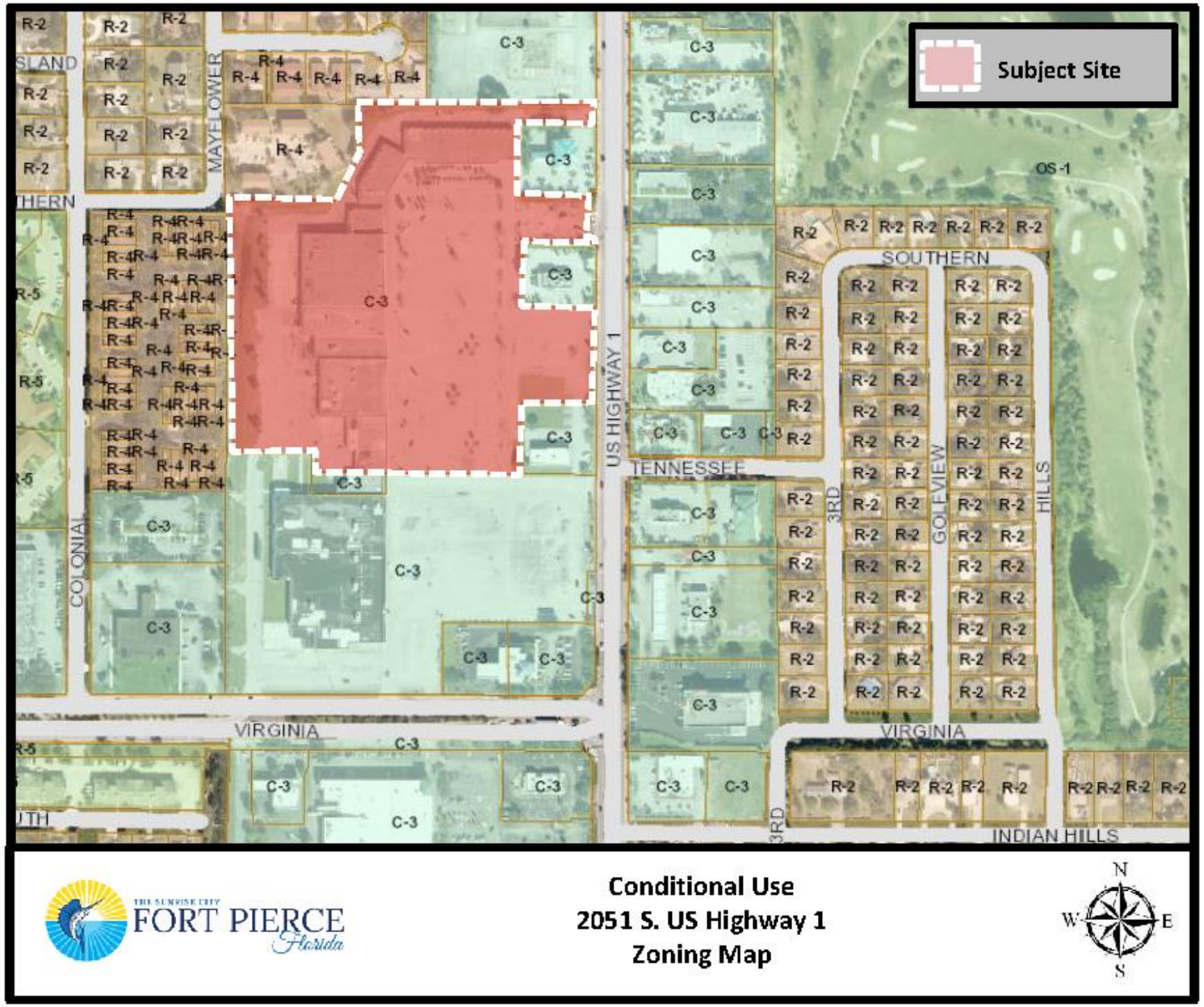
Site Aerial Map



Future Land Use Map



Zoning Map

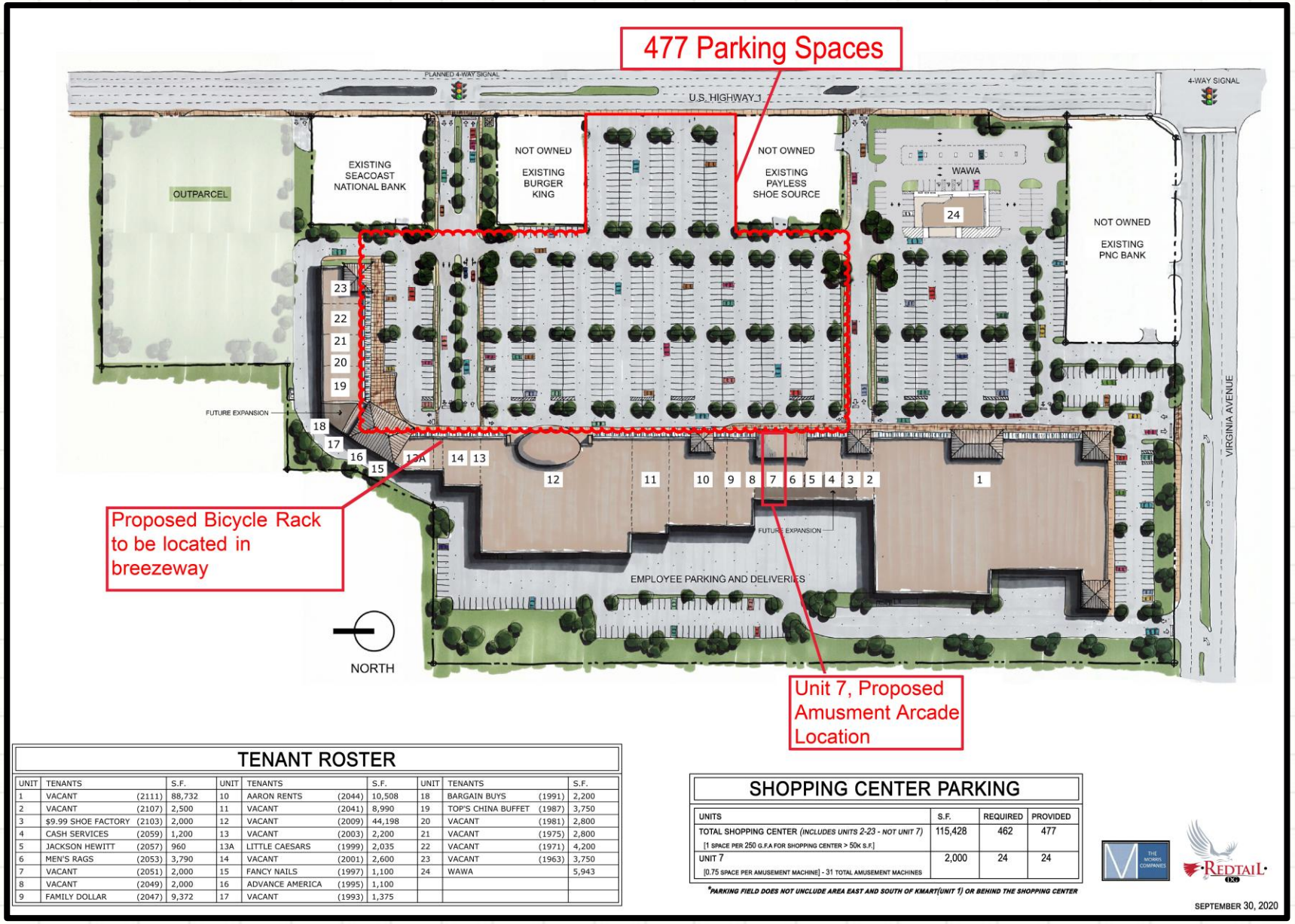

Subject Site
MAYFLOWER
US HIGHWAY 1
SOUTHERN
TENNESSEE
VIRGINIA
COLONIAL
GOLFVIEW
3RD
HILLS
INDIAN HILLS
OS-1
C-3
R-2
R-4
R-5
Conditional Use
2051 S. US Highway 1
Zoning Map
FORT PIERCE
Florida
N
W
E
S

Request

Conditional Use Approval to operate a 31 machine Arcade Amusement Center

- Staff recommends **Approval** (2 Conditions)
  - ❑ Arcade Amusement Centers are allowed as a Conditional Use in the C-3, General Commercial Zoning District.
  - ❑ The project is consistent with the City's Land Development Code and Comprehensive Plan.
  - ❑ Planning Board voted 7-0 to recommended approval of the request as presented.

Site Plan



TENANT ROSTER

UNIT	TENANTS		S.F.	UNIT	TENANTS		S.F.	UNIT	TENANTS		S.F.
1	VACANT	(2111)	88,732	10	AARON RENTS	(2044)	10,508	18	BARGAIN BUYS	(1991)	2,200
2	VACANT	(2107)	2,500	11	VACANT	(2041)	8,990	19	TOP'S CHINA BUFFET	(1987)	3,750
3	$9.99 SHOE FACTORY	(2103)	2,000	12	VACANT	(2009)	44,198	20	VACANT	(1981)	2,800
4	CASH SERVICES	(2059)	1,200	13	VACANT	(2003)	2,200	21	VACANT	(1975)	2,800
5	JACKSON HEWITT	(2057)	960	13A	LITTLE CAESARS	(1999)	2,035	22	VACANT	(1971)	4,200
6	MEN'S RAGS	(2053)	3,790	14	VACANT	(2001)	2,600	23	VACANT	(1963)	3,750
7	VACANT	(2051)	2,000	15	FANCY NAILS	(1997)	1,100	24	WAWA		5,943
8	VACANT	(2049)	2,000	16	ADVANCE AMERICA	(1995)	1,100				
9	FAMILY DOLLAR	(2047)	9,372	17	VACANT	(1993)	1,375				

SHOPPING CENTER PARKING

UNITS	S.F.	REQUIRED	PROVIDED
TOTAL SHOPPING CENTER *(INCLUDES UNITS 2-23 - NOT UNIT 7)* [1 SPACE PER 250 G.F.A FOR SHOPPING CENTER > 50k S.F.]	115,428	462	477
UNIT 7 [0.75 SPACE PER AMUSEMENT MACHINE] - 31 TOTAL AMUSEMENT MACHINES	2,000	24	24

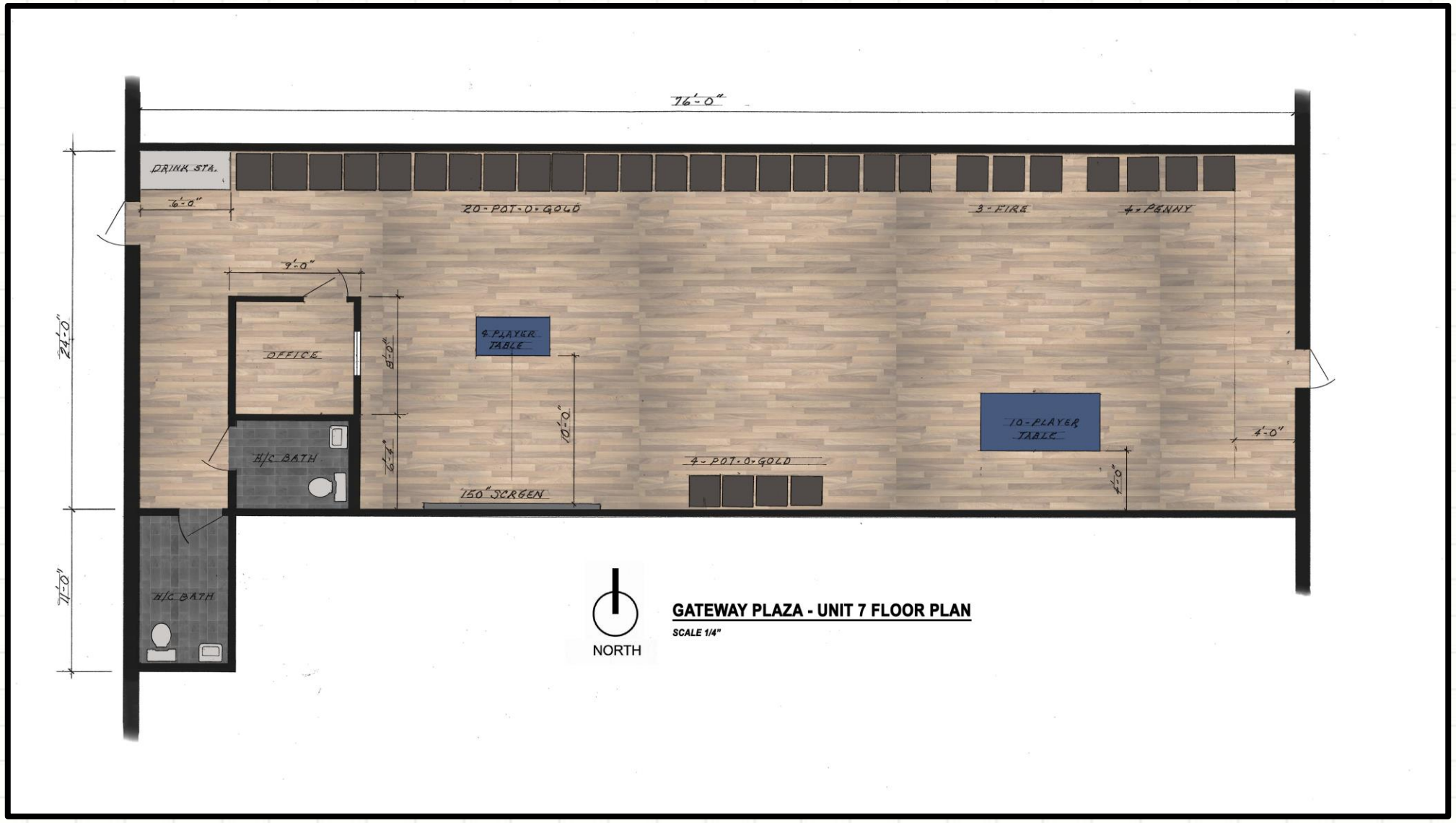
*PARKING FIELD DOES NOT UNCLUDE AREA EAST AND SOUTH OF KMART(UNIT 1) OR BEHIND THE SHOPPING CENTER

THE MORRIS COMPANIES

REDTAIL LLC

SEPTEMBER 30, 2020

Floor Plan


76'-0"
DRINK STA.
6'-0"
20-POT-O-GOLD
3-FIRE
4-PENNY
9'-0"
OFFICE
8'-0"
4-PLAYER TABLE
10'-0"
H/C BATH
4'-7"
150" SCREEN
10-PLAYER TABLE
4-POT-O-GOLD
4'-0"
1'-0"
24'-0"
11'-0"
H/C BATH
NORTH
GATEWAY PLAZA - UNIT 7 FLOOR PLAN
SCALE 1/4"

Planning Board

The Planning Board at their meeting on February 9, 2021 voted 7-0 to recommend approval of the Conditional Use as presented.

Public Notification

213 letters were sent out to property owners within 500 feet of the subject property in accordance with City Code 125-37(b).

Staff Recommendations

Staff recommends APPROVAL of the request with the following two (2) condition:

1. Submit a Lighting Plan or Photometric Survey to the Building Department in accordance with City Code 125-325 (2)(h) that demonstrates compliance with the City's Lighting Code 125-315(j). This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(h).

2. Submit a Landscape Plan in accordance with City Code 125-325 (2)(i) that demonstrates compliance with the City's Landscape Code 123-37. This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(i).

Conditional Use

- **APPROVE** of the proposed Conditional Use with no changes.
  - Staff recommends APPROVAL with two (2) Condition
  - Planning Board unanimously recommended approval of the request as presented
- **APPROVE** of the proposed Conditional Use with changes.
- **DISAPPROVE** of the proposed Conditional Use.

Application for Conditional Use with No New Construction

2051 S. US Highway 1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Conditional Use – Gateway Plaza Arcade** **2051 South US Highway 1**
BOARD DATE:	March 1, 2021

STAFF REPORT

Property Owner:	Morris/Satnick FP Assoc LLC 350 Veterans Blvd Rutherford, NJ 07070
Applicant/ Representative	Tod Mowery, AICP 100 South 2nd Street Fort Pierce, FL 34950
Applicant's Request:	Approval of a Conditional Use with No New Construction to operate an Arcade Amusement Center.
Location(s):	2051 South US Highway 1
Parcel ID:	2415-313-0005-010-9
Future Land Use:	General Commercial (GC)
Current Zoning:	General Commercial Zone (C-3)

	North	East	South	West
Surrounding FLUM:	GC/RM	GC	GC	GC/RM
Surrounding Zoning:	C-3/R-4	C-3	C-3	C-3/R-4

Utilities:	FPUA

Staff Analysis:

Request

In accordance with Sections 125-187, 125-200, 125-237, and 125-325 of the City Code, the applicant and representative Tod Mowery, and the property owner, Morris/Satnick FP Assoc LLC, are seeking a Conditional Use with No New Construction approval to operate a 31 machine arcade amusement center at 2051 South US Highway 1. The property is 14.20 acres, and the building is a multi-tenant building consisting of 24 tenant spaces. The property has a Future Land Use of General Commercial (GC) and a compatible zoning classification of General Commercial (C-3).

The subject building was constructed in 1969 and is approximately 117,428 square feet. Currently, 13 of the 25 tenant spaces in the shopping center are vacant. The arcade will occupy Unit 7, which is a 2,000 square foot space. The proposed arcade amusement center is anticipated to run at 100% capacity (31 machines), weekdays from 8am–12am, weekends from 8am – 2am.

The property currently provides 477 parking spaces on site. The parking calculation pursuant to City Code 125-325 (2)(l) is .75 parking spaces per each machine. As such, the parking requirement for the proposed number of machines is 24 parking spaces. As the Gateway Plaza is considered a shopping center, the remainder of the businesses would be parked at the parking category of "shopping centers which exceed 50,000 square feet of gross floor area". This category stipulates that one (1) parking space per 250 square feet of gross floor area will need to be provided. The Gateway Plaza with the arcade, current businesses, and future tenant spaces meets the requirements for parking stipulated in City Cde 125-315 (d)(2)(I).

The applicant has provided an explanation to TRC comments that the lighting on the property is currently being addressed with the repair and removal of broken light fixtures. The applicants will also be providing updated lighting underneath the retail canopies for each tenant. The lighting will be addressed through the Building Permit process. The property currently has landscaping, which needs updating. The applicant has noted in their response to TRC comments that a landscape contract has been awarded for the site. The landscape islands will be updated as well as a new landscape strip will be installed on the property line that is shared with Burger King and the former Payless store. The landscaping will also be addressed through the Building Permit process. Sidewalks are present around the site and no new sidewalks will need to be constructed.

Zoning & Land Use

The site is located within the C-3 District, which is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices, and tourist/entertainment facilities. The proposed use presents an indoor entertainment facility, restricted to adult occupancy, with further exclusions of alcohol consumption or smoking on the premises. In addition to the standard City regulations that any business must comply with, City Code Section 125-325 is devoted solely to the regulation of the arcade business to ensure the safety, comfort, and general welfare of the business' patrons, as well as neighboring businesses and residents.

Technical Review Committee

All affected City and County Departments have reviewed the proposed Conditional Use and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

Planning Board

The Planning Board at their meeting on February 9, 2021 voted 7-0 to recommend approval of the request as presented.

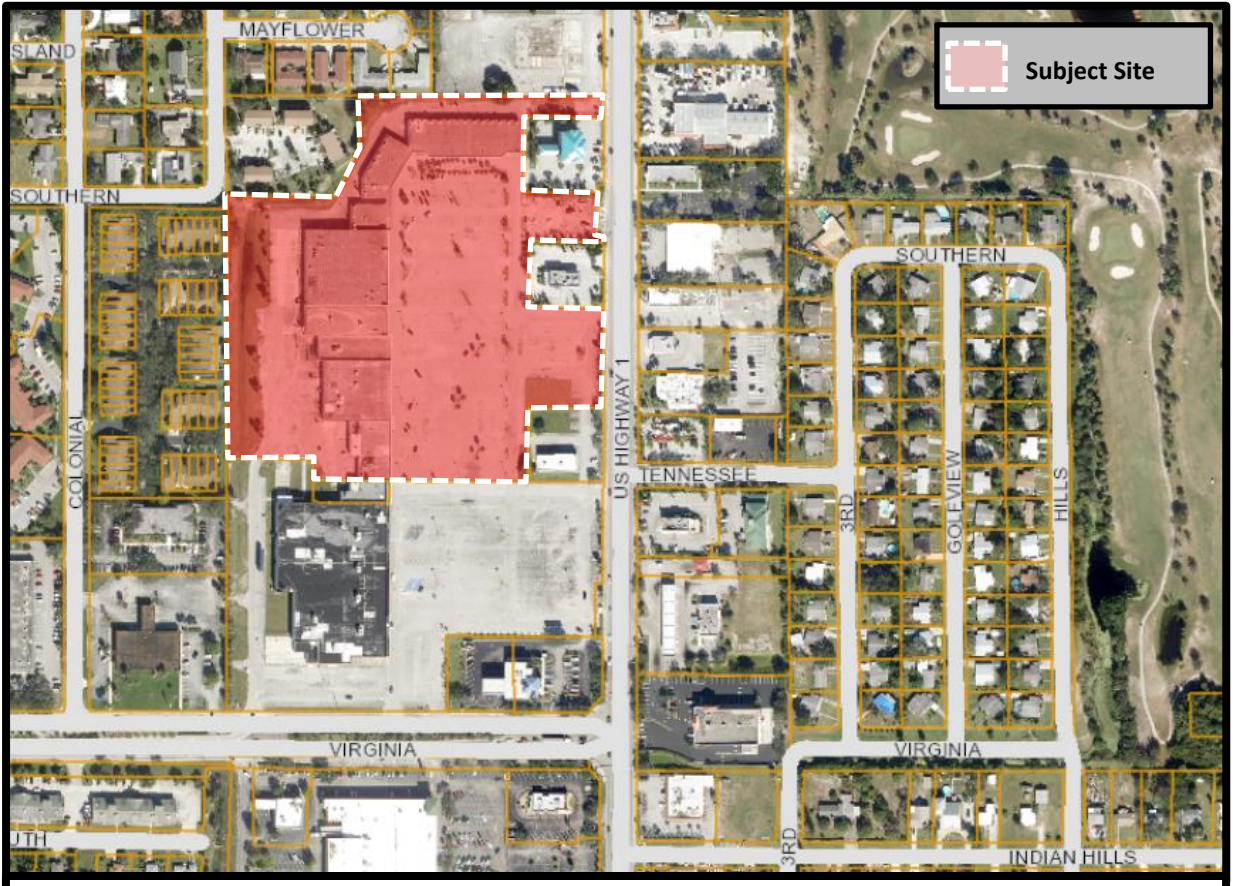
Public Notification

213 letters were sent out to property owners within 500 feet of the subject property in accordance with City Code 125-37(b).

Staff Recommendation

Staff recommends that the City Commission **Approve** the Conditional Use with No New Construction with the following two (2) conditions:

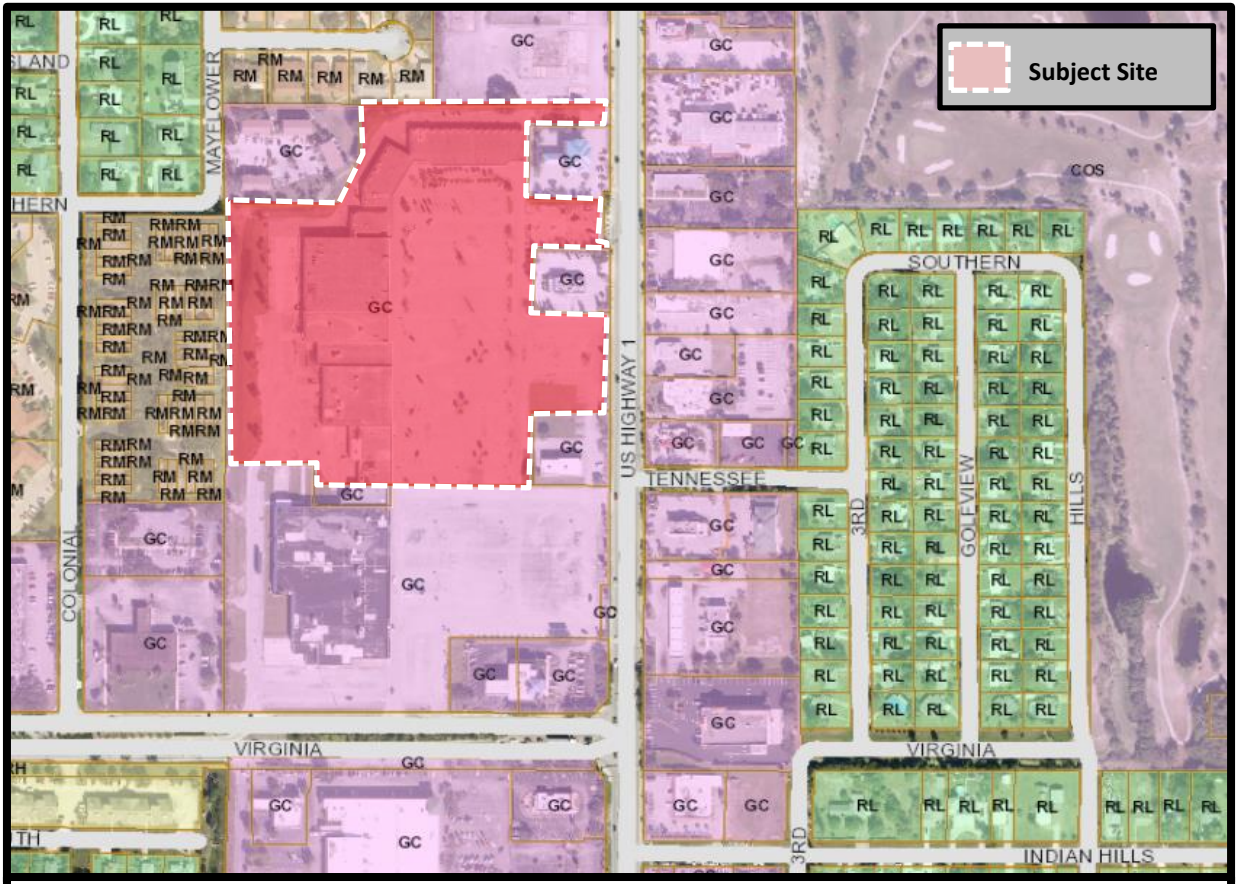
1. Submit a Lighting Plan or Photometric Survey to the Building Department in accordance with City Code 125-325 (2)(h) that demonstrates compliance with the City's Lighting Code 125-315(j). This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(h).
2. Submit a Landscape Plan in accordance with City Code 125-325 (2)(i) that demonstrates compliance with the City's Landscape Code 123-37. This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(i).



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use
2051 S. US Highway 1
Aerial Map

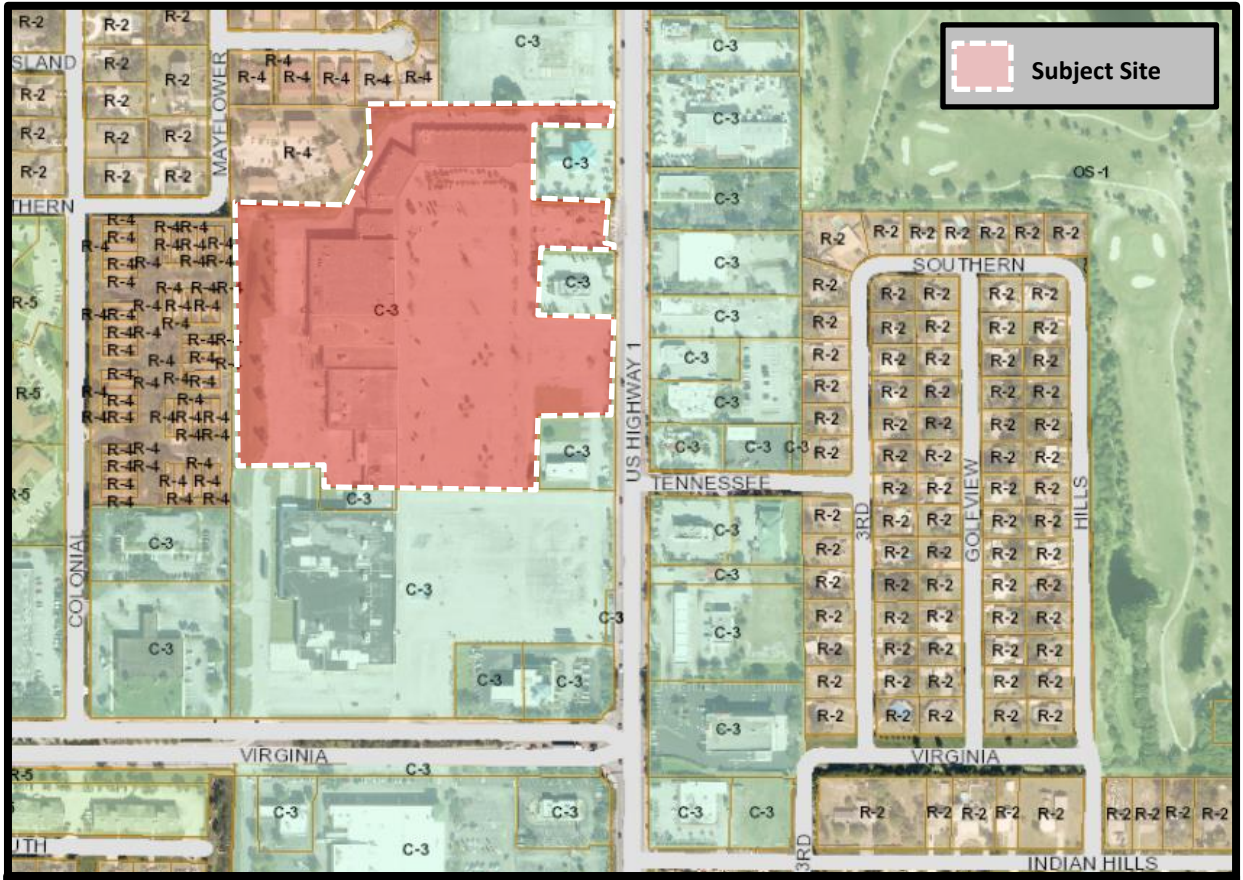
N W E S



THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use
2051 S. US Highway 1
Future Land Use Map

N
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S



THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use
2051 S. US Highway 1
Zoning Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

November 18, 2020

Tod Mowery – Redtail DG
806 Delaware Avenue
Fort Pierce, FL 34950

Subject: **Conditional Use – Gateway Plaza Arcade 2051 S. US Highway 1**
Technical Review Project # 20-04000019

Fort Pierce Planning:

1. Note that pursuant to City Code 125-325 all site landscaping must comply with the City's Landscape Ordinance prior to the issuance of a business tax receipt.
2. Note that pursuant to City Code 125-325 all lighting for the parking lot area must comply with the City's lighting requirements contained in City Code 125-315 (j)(1)(a) prior to the issuance of a business tax receipt.
3. What are the hours of operation? Include this in the narrative.
4. Provide a floor plan for the business
5. Demonstrate written compliance with all design standards contained within City Code 125-325.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). 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@cityoffortpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate, Planner

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 11.19.20
Property Address: Conditional Use with No New Construction – Gateway Plaza Arcade – 2051 S. US Highway 1

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: 11/17/2020

Technical Review Committee meeting

November 19th, 2020

Case # 20-04000019

Planner: Brandon Creagan

Conditional Use, No New Construction

2051 South Us-1, Ft. Pierce (Gateway Plaza Arcade)

Comments:

Overall, there are no concerns with regards to the business itself and the desire for it to be located within the re-imagined Gateway Plaza, which, has undergone (and still undergoing) extensive renovation and updates. However, as of 11/15/20, the luminaires for approximately 2/3 of the public parking area (southern 2/3, the northern 1/3 are operational) are not operational after dark. Therefore, for safety reasons, it is recommended that the business do not commence operation until the luminaires in the parking lot are repaired / replaced and operates to the required standards set forth by city code.

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

November 19, 2020

TECHNICAL REVIEW PROJECT # 20-04000019

Conditional Use – Gateway Plaza Arcade – 2051 S. US Highway 1

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved. Electric service is available to the unit (Existing service is fed from a 500kVA, 120/208V pad mounted transformer). For more information and project coordination, please contact Sal Scimeca @ 772-466-1600 ext. 6957

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
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: Gateway Plaza Arcade

REVIEW DATE: 11/10/2020

PLANNER: BRANDON CREAGAN

REVIEWED BY: Captain Wayne Boyer

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) **Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes.**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location: 2051 S US HWY 1

Parcel ID #(s): 2415-313-0005-010-9 - not including the Kmart building parcel

Project description: Tenant occupancy of Unit 7 in the Gateway Plaza, creating a 2,000 sqft amusement arcade.

Morris/Satnick FP Assoc LLC	Tod Mowery, AICP, President, Redtail DG
Property Owner(s)	**Applicant/Representative, Title, Company**
350 Veterans Blvd	100 S. 2nd Street
Street Address	Street Address
Rutherford NJ 07070	Fort Pierce FL 34950
City State Zip	City State Zip
	772.742.1555
Phone Number	Phone Number
	todm@redtaildg.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 _____ day of _____, 20_____, by

_____ who is personally known to me or has produced

_____as identification.

_____

Signature of Notary (seal)

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____Date _____

Comments_____

_____

_____

_____

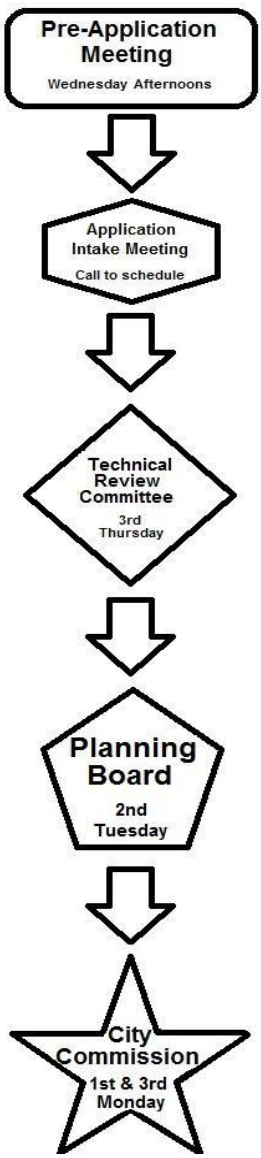
Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
  - ❑As-built survey;
  - ❑Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑Lighting plan
- ❑ Complete, notarized application

Application Outlook



Application Type:

- ❑ Conditional Use: No new construction with no site improvements
- ❑ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 115,428 Parking Spaces: 477

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

North	South	East	West
Vacant	Retail	Retail	retail/office

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

September 16, 2020

City of Fort Pierce
Planning Department
100 N U.S. Highway 1
Fort Pierce, FL 34950

Via Email

RE: Conditional Use application request for an Amusement Arcade – 2051 S US Hwy 1, Fort Pierce, FL

Dear City Staff-

On behalf of the Gateway Plaza we submit our conditional use request for a tenant improvement in the Gateway Plaza. The tenant occupant of Unit 7 in the Gateway Plaza is proposing to create a 2,000 sq ft amusement arcade. Due to this being a tenant occupancy of the Gateway Plaza where a minimal renovation will occur, we will not be submitting a design review or development review application, we will be submitting for a conditional use permit.

The Gateway Plaza's existing parking lot beginning from the north side of the former Kmart to the top of the center includes a shared parking field of 477 parking spaces. The tenant's lease agreement with the property owner says all of the parking spaces in the lot are to be shared amongst all tenants. As part of this tenant improvement, a new bicycle rack is proposed to be added to the site. See the attached Tenant Roster for clarification on the location of the parking spaces and bicycle rack.

The owners of the Gateway Plaza are committed to redeveloping the property and attracting quality tenants. This is easily seen by looking at some of the recent improvements. Recent improvements include the removal of asbestos from the Kmart building at a cost of $100,000, a new roof at approximately $1.1 m, a new asphalt patching project at a cost of around $85,000, new canopy lighting $25,000 (going in now), and plaza painting $35,000. The owners of the plaza have also installed a new traffic signal on US1 at a cost of almost $400,000, including the variance process with the FDOT and closed off several entrances, on their own, off of US1. Moving forward we will be seal coating the plaza, improving the existing sign structure, and creating a wider landscape buffer to the south of Burger King and to the north of the former Payless. Landscape island improvements begin within a short period of time followed by seal coating of the plaza. Wonderful to see so many improvements.

The owners of the Gateway Plaza have also donated land to the City for a right turn, deceleration lane on US1 to Virginia (still waiting for the City to do their part on getting the land from PNC Bank), They also donated the new bus shelter site just north of the PNC bank. All of these improvements were done of their own accord and were not required as a part of any new development project. We look forward to meeting and working with you to ensure the success of this project.

Thank you,

TOD

Tod Mowery, AICP President

Attachments:
Warranty Deed Property
Appraisers Card Proposed
Floor Plan
Tenant Roster Application
Landscape Plan

100 S. 2nd Street
Fort Pierce, FL 34950

Responses to Design Standards

(2) *Design standards.*

a. No sign, display, or merchandise, shall be placed on or adjacent to any window if such placement would interfere with the clear and unobstructed view of the entire interior of the establishment from ground level through exterior windows.

Response: Acknowledged and so noted.

b. Placement of game machines along front windows are prohibited.

Response: No machines are shown along front windows.

c. Window tinting, mirrored windows, or other obscuring elements are prohibited.

Response: Acknowledged and so noted.

d. All entrances shall be adequately lighted.

Response: Lighting is being upgraded and improved under canopies and in parking field.

e. All amusement arcades or arcade amusement centers must post at least two conspicuous signs within the premises, and one conspicuous sign at the entrance, stating the following: **Response: So noted**

1. Minimum age requirements as described above.
2. School hours use restrictions as described above.
3. No smoking.
4. No drugs.
5. No alcohol.

f. Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises. Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. **Response: A bicycle rack will be placed on the pedestrian walkway area near the Arcade.**

g. All amusement arcades or arcade amusement centers must provide public restrooms in accordance with applicable country health department requirements. **Response: Provided as required.**

100 S. 2nd Street
Fort Pierce, FL 34950

h. Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a business tax receipt. **Response: Lighting is part of a 200,000 s.f. shopping center. Lighting in parking lot being updated and canopy lighting modified.**

i. Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt. **Response: all parking islands in the front parcel are being updated with new landscape canopy trees and new landscape bed is being added between the former Payless Shoe store and the Burger King.**

j. Sidewalks shall be installed along all public rights-of-way for properties that have arcade uses and shall be installed prior to the issuance of a business tax receipt. No location shall be exempt from sidewalk provisions contained in section 125-317. **Response: Sidewalks currently exist on site. No other modifications planned at this time.**

k. Any proposed exterior change to a building used for arcade uses will be subject to city design review guidelines pursuant to section 125-314. This shall not apply to buildings located in historic districts or buildings that are individually designated. **Response: Façade was recently painted and no other changes are proposed, except for a replacement business sign.**

l. Parking shall be provided at a rate of three-fourths parking spaces per machine (or three spaces for every four machines). **Response: Parking field in front of the Arcade is part of a much larger shopping center, which holds abundant spaces both in front and behind the center. Adequate parking is available for all uses and in accordance with the parking rates stipulated for an arcade.**

Morris/Satnick Fort Pierce Associates, LLC
350 Veterans Blvd
Rutherford, NJ 07070

OWNER AUTHORIZATION FORM

Project Name: Gateway Plaza

Parcel ID: 2415-313-0005-010-9
2415-342-0001-010/1
2415-342-0001-000/8

Address: 2051-Unit 7 S US HIGHWAY 1

BEFORE ME THIS DAY PERSONALLY APPEARED Peter W. Feldman, as Agent for Morris/Satnick Fort Pierce Associates, LLC, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

We hereby give CONSENT to Redtail DG, Inc. to act on our behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining to matters representing the Gateway Plaza, Tenant Modifications or Tenant Changes, etc.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 1 day of SEPT., 2020, by Christina Schultz (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Christina Schultz
Printed Name of Notary

(Notary Seal)

Notary Public State of Florida
Christina Schultz
My Commission GG 932506
Expires 11/17/2023

My commission expires

Sr. Vice-President

Peter W. Feldman
Agent's Name

15155 Michelangelo Blvd. Suite 102
Street Address

Delray Beach, Fl 33446
City, State, Zip

561-865-9500; PFeldman@morriscompanies.com
Telephone / Email

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

Property Identification

Site Address: 2009 S US HIGHWAY 1	Parcel ID: 2415-313-0005-010-9	Account #: 24459	Sec/Town/Range: 15/35S/40E
Map ID: 24/15S	Zoning: General Co	Use Type: 1600	Jurisdiction: Fort Pierce

Ownership

Morris/Satnick FP Assoc LLC
350 Veterans Blvd
Rutherford, NJ 07070

Legal Description

15 35 40 E 876.9 FT OF THAT PARTOF S 1/2 OF SW 1/4 LYG W OF US 1-LESS BEG AT INT N R/W VA AV AND W R/W LI US 1 RUN N ALG W R/W US1 710 FT, TH W 175 FT, TH S 175 FT, TH W 501.9 FT, TH N 50 FT, TH W 200 FT, TH S 585 FT, TH E 876.9 FTTO POB AND LESS SLY 130 FT FOR RD AND CANAL AND LESS N 150 FT OF S 1222.46 FT OF E 175 FT- AND S 235 FT OF NE 1/4 OF SW 1/4 LYG W OF DIXIE HWY-LESS AS IN OR 380-2663AND LESS N 175 FT OF E 185 FT OF S 1511.18 FT OF THAT PART OF SW 1/4 LYG W OF US 1- LESS RD R/W AS IN OR 3615-2364 (14.20 AC-618,502 SF) (OR 2446-712)

Current Values

Just/Market:	$3,908,800	Assessed:	$3,908,800
Exemptions:	$0	Taxable:	$3,908,800

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$3,908,800	$3,908,800	$0	$3,908,800
2019	$3,931,600	$3,931,600	$0	$3,931,600
2018	$3,924,600	$3,734,500	$0	$3,734,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-19-2005	2446 / 0712	XX02	SP	Morris/Satnick FP Assoc LLC	$10,960,000
09-01-1983	0412 / 0301	XX01	CV		$0

Primary Building Information

Finished Area of this building: 43,510 SF
Gross Sketched Area: 47,607 SF

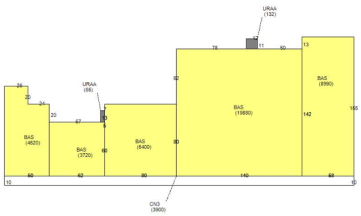
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid	Building Type: NSCT
Year Built: 1969	Frame: Masonry	Grade: Y_C	Effective Year: 1969
Primary Wall: CB Stucco	Story Height: 2 Story	No. Units: 8	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel: ELEC	Primary Floors: Carpet





Total Areas

Finished/Under Air (SF):	119,701
Gross Sketched Area (SF):	130,851
Land Size (acres):	14.2
Land Size (SF):	618,502
Total Building Count:	3

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	3630	1969
ASP2 LOW	1	36400	1970
ASP1 HIGH	1	45500	1982
CONCRET HIGH	1	15750	1982
ASP1 HIGH	1	80000	1983
SINGLE LIGHT	1	8	1983

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.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2768139 OR BOOK 2446 PAGE 712, Recorded 12/27/2005 at 11:31 AM
Doc Tax: $76720.00

2

This instrument prepared by:
Michael E. Parry, Esq.
Kimco Realty Corporation
3333 New Hyde Park Road
New Hyde Park, NY 11042

~~Record and Return to:~~
Bart Mellits, Esq.
Ballard Spahr Andrews & Ingersoll
1735 Market Street, 51st Floor
Philadelphia PA 19103

[For Recorder's Use Only]

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of this 19th day of ~~November~~ December, 2005, between **KIMCO UNIVERSITY COMPANY, LTD.**, a Florida limited partnership ("Grantor") whose address is 3333 New Hyde Park Road, New Hyde Park, New York 11042, and **MORRIS/SATNICK FORT PIERCE ASSOCIATES, LLC,** a Delaware limited liability company ("Grantee"), whose address is 350 Veterans Boulevard, Rutherford, New Jersey 07070.

WITNESSETH, Grantor for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, Grantee's, successors and assigns, forever, that certain property lying and being in St. Lucie County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof.

Subject only to those matters set forth on Exhibit "B" attached hereto and made a part hereof.

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

TO HAVE AND TO HOLD the same unto Grantee in fee simple.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor 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.

RETURN TO: 0-050757-L MP
LandAmerica - Commercial Services
1001 N. Lake Destiny Road Ste 250
Maitland, FL 32751

IN WITNESS WHEREOF, Grantor has executed this indenture as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor:

KIMCO UNIVERSITY COMPANY, LTD., a Florida limited partnership

By: Kimco Delaware, Inc., its general partner

Josh Dinstein
PRINT NAME: Josh Dinstein

Theresa Farina
PRINT NAME: Theresa Farina

By: Raymond Edwards
Name: RAYMOND EDWARDS
Title: Vice President

STATE OF NEW YORK)
) SS.
COUNTY OF NASSAU)

The foregoing instrument was acknowledged before me this 9 day of ~~November~~ Dec., 2005, by Raymond Edwards, the V. P. of Kimco Delaware, Inc., the general partner of KIMCO UNIVERSITY COMPANY, LTD., a Florida limited partnership. He/She is personally known to me ~~or has produced~~ _____ ~~as identification~~.

Notary Public, State of _____ at Large
Printed Name of Notary:_____
Commission No.:_____
My Commission Expires:_____

KATHLEEN M. GAZERRO
Notary Public, State of New York
No. 01GA4721128
Qualified in Suffolk County
My Commission Expires 4/30/06

G:\W-CEG\37844\001\Deeds\Special KUC.doc

EXHIBIT A

ALL THAT CERTAIN PARCEL OF LAND located in the City of Fort Pierce, St. Lucie County, Florida, as shown on an ALTA/ACSM Land Title Survey prepared for The Morris Companies by CPH Engineers/Surveyors dated October 6, 2005, as last revised December 7, 2005, more fully bounded and described as follows:

Parcel 3:

The East 876.9 feet of the South ½ of the SW ¼, lying West of U.S. No.1 Highway, Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida, LESS: Begin at the intersection of the North right-of-way of Virginia Avenue and the West right-of-way of U.S. No.1 Highway, North 710 feet; West 175 feet; South 175 feet; West 326.9 feet; South 50 feet; West 175 feet; North 100 feet; West 200 feet; South 585 feet; East 876.9 feet to the Point of Beginning. ALSO LESS: Southerly 130 feet for road and canal right-of-way. ALSO LESS: North 150 feet of the South 1222.46 feet of the East 175 feet.

AND

Commencing at the intersection of the West right-of-way line of South Fourth Street (U.S. Highway No. 1) and the South line of the Southwest ¼ of Section 15, Township 35 South, Range 40 East in the City of Fort Pierce, St. Lucie County, Florida, run North 00°03'34" East along that right-of-way of South Fourth Street, 1323.18 feet to the North line of the South ½ of the Southwest ¼ of said Section 15, and the POINT OF BEGINNING; thence continue North 00°03'34" East, 335 feet; thence run North 89°39'26" West, 566.9 feet; thence run South 01°10'39" West, 186.33 feet; thence run South 24°58'42" West, 136.59 feet to the North line of the South ½ of the Southwest ¼; thence run South 89°39'26" East 626.80 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING PARCEL:

Commencing at the intersection of the West right-of-way line of South Fourth Street (U.S. Highway No. 1) and of the South line of the Southeast ¼ of the Southwest ¼ of Section 15, Township 35 South, Range 40 East, in the City of Fort Pierce, St. Lucie County, Florida, run North 00°03'34" East along the West right-of-way line of South Fourth Street, 1336.18 feet to the POINT OF BEGINNING; thence run North 89°39'26" West, 175 feet; thence run North 00°03'34" East, 185 feet; thence run South 89°39'26" East, 175 feet; thence South 00°03'34" West, 185 feet to the POINT OF BEGINNING.

LESS AND EXCEPT PARCELS CONVEYED by Warranty Deed to William D. Carlton, in Official Records Book 207, page 592; by Warranty Deed to E.J. Roschman, in Official Records Book 199, page 481; by Quit Claim Deed to James F. Grimes and Susan Grimes, his wife, in Official Records Book 517, page 1232; and by Warranty Deed to Walgreen Co., an Illinois corporation, in Official Records Book 452, page 2789, all of the Public Records of St. Lucie County, Florida.

EXHIBIT "B"

Subject to the Following Exceptions

EXHIBIT B

Easement to American Telephone and Telegraph Company, recorded in Deed Book 81, page 163 as defined and limited by document recorded in Deed Book 206, page 143.

Reservations of non-exclusive easement as set forth in deed recorded November 6, 1968 in Official Records Book 174, page 884 for the purposes described in said instrument.

Agreements, Restrictions, Easements and Encumbrances created by the "Easement Agreement" set forth hereinafter between KIMCO FORT PIERCE, INC., and Albert W. Johnson and Howard L. Gibson, doing business as Fort Pierce Investments, contained in and attached to Warranty Deed and Easement Agreement dated February 13, 1969, filed February 18, 1969, and recorded in Official Records Book 175, page 2498.

Agreement among KIMCO FORT PIERCE, INC., a Florida corporation, Standard Oil Company, a division of Chevron Oil Company, a California corporation, First Federal Savings and Loan Association of Fort Pierce, a corporation existing under the laws of the United States of America, and Fort Pierce Investments, a Florida limited partnership, dated February 24, 1970, filed May 26, 1970, and recorded in Official Records Book 184, page 2415 and Official Records Book 184, page 2423.

Easement from Albert W. Johnson, General Partner doing business as Fort Pierce Investments and Margaret Hayes Johnson, his wife, to the City of Fort Pierce, a Municipal corporation of the State of Florida, recorded April 30, 1971 in Official Records Book 192, page 365 and Official Records Book 192, page 368.

Lease by and between Equity Associates, Ltd., a Limited Partnership and S.S. Kresge Company, a Michigan corporation as evidenced by Memorandum of Lease dated March 12, 1976 and recorded November 4, 1976 in Official Records Book 259, page 1889 and First Amendment to Lease dated August 30, 1976 and recorded November 4, 1976 in Official Records Book 259, page 1895 and Ratification thereof dated January 10, 1977 and recorded March 24, 1977 in Official Records Book 265, page 1781.

Short Form Lease by and between Kimco University Co., Ltd., a Florida limited partnership and Family Dollar Stores of Florida, Inc., a Florida corporation, recorded in Official Records Book 1305, page 1543.

Easement Agreement by and between Kimco University Company, Ltd., a Florida limited partnership and Kimco Ft. Pierce 147, Inc., a Florida corporation and Fast Food Enterprises #2, a Florida general partnership, recorded in Official Records Book 2221, page 1466.

Short Form Lease by and between Kimco Ft. Pierce, Inc. and Winn-Dixie Stores, Inc. as recorded in Official Records Book 365, page 1719; Second Amendment to Short Form Lease as recorded in Official Records Book 718, page 2408 and Memorandum of Lease by and between

Winn-Dixie Stores, Inc. and CIBC National Bank as recorded in Official Records Book 1366, page 340.

Utility Easement in favor of the City of Fort Pierce as recorded in Official Records Book 177, page 136.

Easement in favor of City of Ft. Pierce as recorded in Official Records Book 180, page 2372.

Agreement by and between Kimco Ft. Pierce Inc. and William D. Carlton as recorded in Official Records Book 207, page 594.

Agreement by and between Kimco Ft. Pierce Inc. and William D. Carlton as recorded in Official Records Book 215, page 2573.

Easement in favor of Fort Pierce Utilities Authority of the City of Fort Pierce as recorded in Official Records Book 381, page 423.

Reciprocal Agreement by and between Kimco University Company, Ltd. and The Kimco Corporation as recorded in Official Records Book 412, page 1612.

Easement in favor of Fort Pierce Utilities Authority of the City of Fort Pierce as recorded in Official Records Book 422, page 1347.

Storm Sewer Easement between Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2795.

Sanitary Sewer Agreement between Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2802.

Declaration of Easements and Covenants by Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2808.

Easement Agreement by and between Kimco University Co. Ltd. and Volume Shoe Corporation as recorded in Official Records Book 748, page 1224.

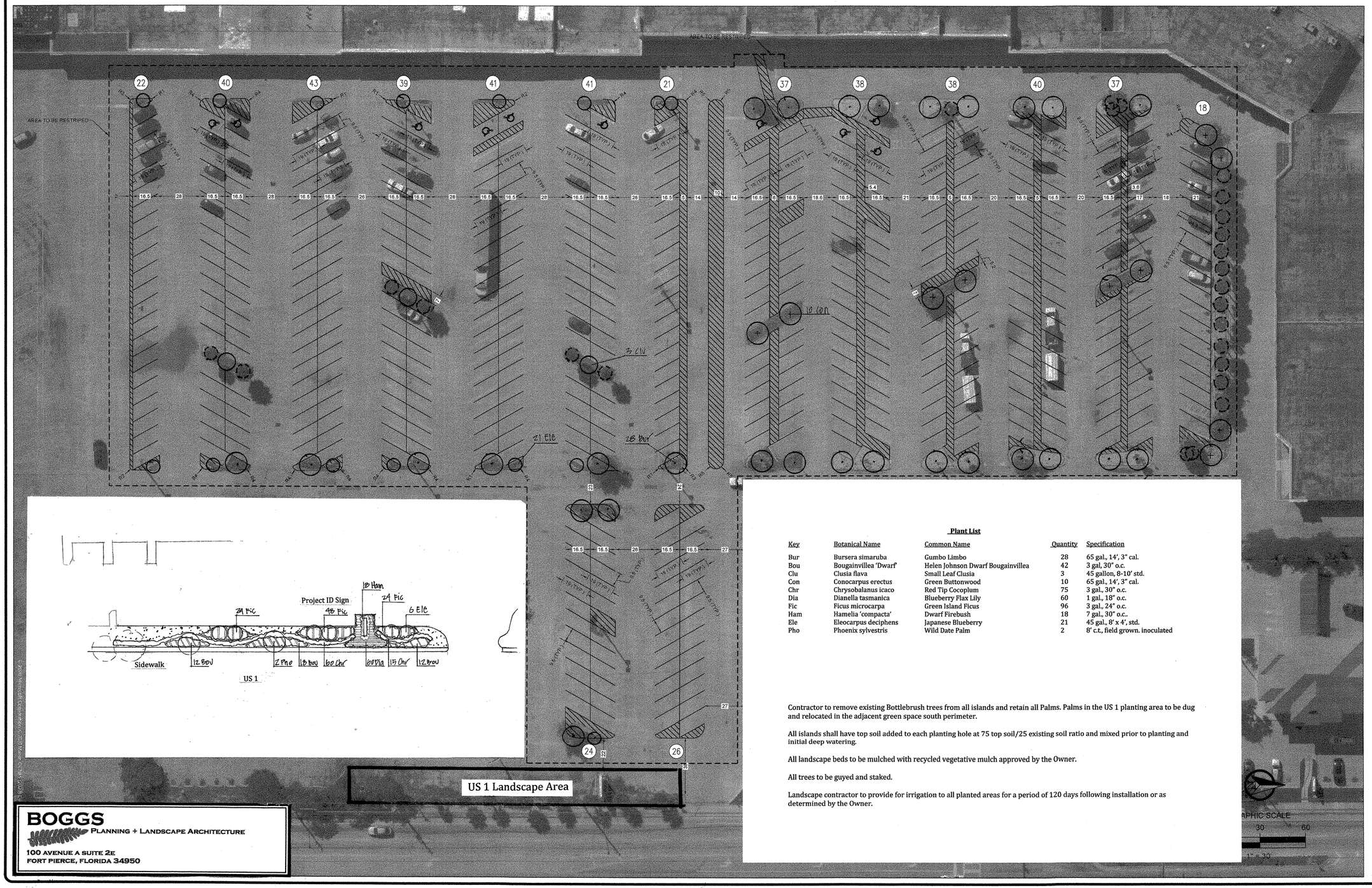
PARKING DATA

TOTAL PARKING PROVIDED: 505 SPACES

HANDICAPPED SPACES: 10 SPACES
(INCLUDED IN TOTAL)

NOTES:

1. ALL PARKING SPACES ARE TO BE 30° ANGLED PARKING STALLS.
2. UNLESS OTHERWISE NOTED, ALL PARKING STALL STRIPING TO BE 4" WIDE SINGLE SOLID WHITE STRIPE.
3. UNLESS OTHERWISE NOTED, ALL STANDARD PARKING SPACES ARE TO BE 9.5' WIDE BY 19' DEEP.
4. HANDICAPPED SPACES ARE TO BE 12' WIDE BY 19' DEEP WITH A 5' WIDE STRIPED ACCESS ROUTE AND BE IN ACCORDANCE WITH ADA GUIDELINES AND REGULATIONS.
5. ALL INTERIOR ISLANDS ARE TO BE STRIPED 4" WIDE SINGLE SOLID WHITE DIAGONAL STRIPE 45° ANGLED 3'-0" O.C.
6. IF AN EXISTING LIGHT POLE IS LOCATED IN A SPACE, THEN THAT SPACE IS TO BE STRIPED AS AN INTERIOR ISLAND.



Plant List

Key	Botanical Name	Common Name	Quantity	Specification
Bur	Bursera simaruba	Gumbo Limbo	28	65 gal., 14', 3" cal.
Bou	Bougainvillea 'Dwarf'	Helen Johnson Dwarf Bougainvillea	42	3 gal, 30" o.c.
Clu	Clusia flava	Small Leaf Clusia	3	45 gallon, 8-10' std.
Con	Conocarpus erectus	Green Buttonwood	10	65 gal., 14', 3" cal.
Chr	Chrysobalanus icaco	Red Tip Cocoplum	75	3 gal., 30" o.c.
Dia	Dianella tasmanica	Blueberry Flax Lily	60	1 gal., 18" o.c.
Fic	Ficus microcarpa	Green Island Ficus	96	3 gal., 24" o.c.
Ham	Hamelia 'compacta'	Dwarf Firebush	18	7 gal., 30" o.c..
Ele	Eleocarpus deciphens	Japanese Blueberry	21	45 gal., 8' x 4', std.
Pho	Phoenix sylvestris	Wild Date Palm	2	8' c.t., field grown. inoculated

Contractor to remove existing Bottlebrush trees from all islands and retain all Palms. Palms in the US 1 planting area to be dug and relocated in the adjacent green space south perimeter.

All islands shall have top soil added to each planting hole at 75 top soil/25 existing soil ratio and mixed prior to planting and initial deep watering.

All landscape beds to be mulched with recycled vegetative mulch approved by the Owner.

All trees to be guyed and staked.

Landscape contractor to provide for irrigation to all planted areas for a period of 120 days following installation or as determined by the Owner.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

GRAPHIC SCALE
30 0 60
1" = 30'

REDTAIL LLC
p. 561.302.4304
radia@redtailllc.com

CB — DESIGNED BY
CB — DRAWN BY
RDTL-SIT.DWG — FILENAME
SIT — LAYOUT
1" = 20' — SCALE
8/17/2020 — DATE

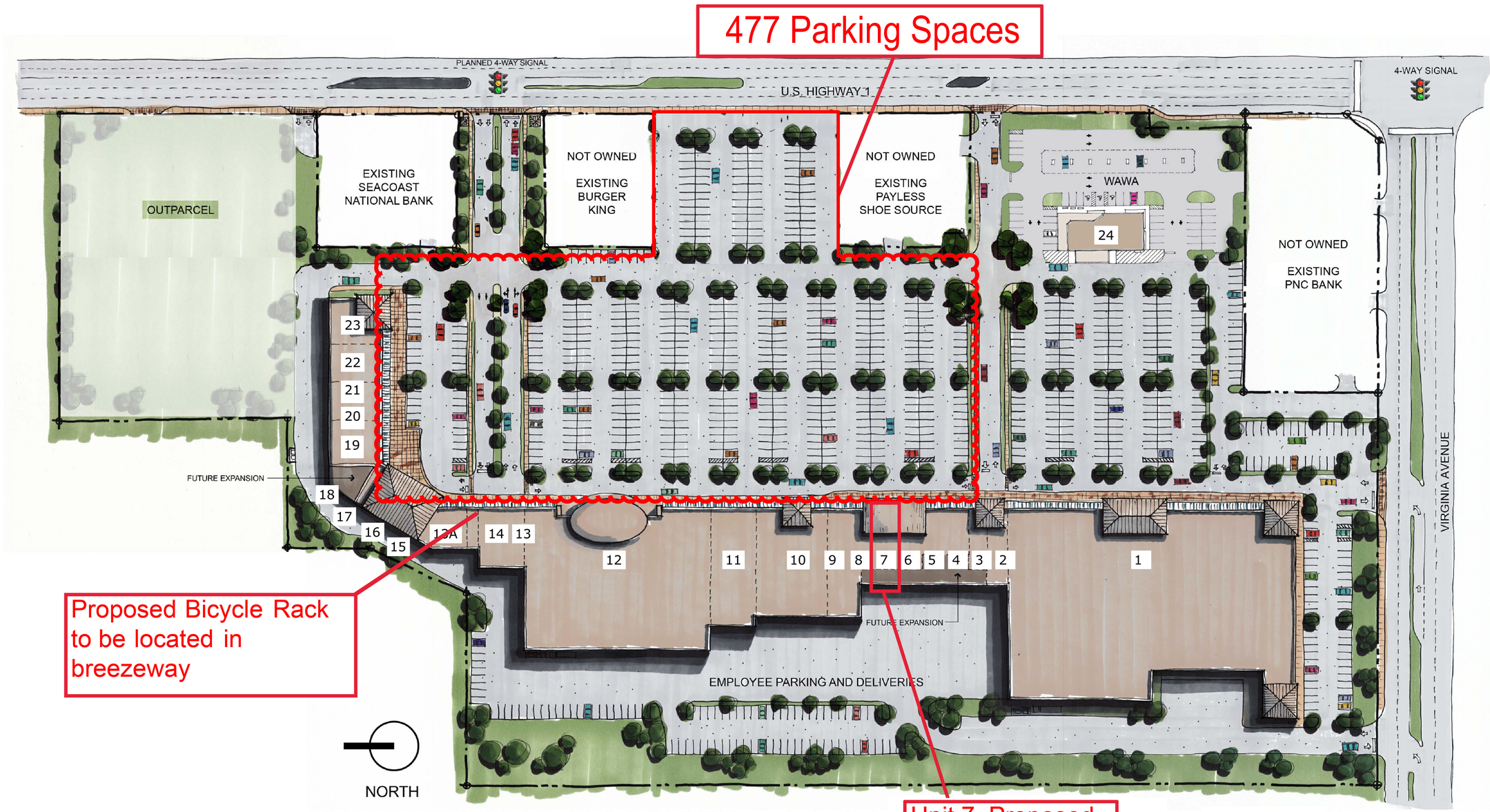
REVISION COMMENTS — DATE

GATEWAY PLAZA
Landscape Plan
FT. PIERCE FLORIDA

00-001

1 OF 1

Cad file name: C:\Users\cbeauchamp\Desktop\FW__gateway_plaza_cad\RDTL-SIT.dwg 06/22/20



TENANT ROSTER

UNIT	TENANTS		S.F.	UNIT	TENANTS		S.F.	UNIT	TENANTS		S.F.
1	VACANT	(2111)	88,732	10	AARON RENTS	(2044)	10,508	18	BARGAIN BUYS	(1991)	2,200
2	VACANT	(2107)	2,500	11	VACANT	(2041)	8,990	19	TOP'S CHINA BUFFET	(1987)	3,750
3	$9.99 SHOE FACTORY	(2103)	2,000	12	VACANT	(2009)	44,198	20	VACANT	(1981)	2,800
4	CASH SERVICES	(2059)	1,200	13	VACANT	(2003)	2,200	21	VACANT	(1975)	2,800
5	JACKSON HEWITT	(2057)	960	13A	LITTLE CAESARS	(1999)	2,035	22	VACANT	(1971)	4,200
6	MEN'S RAGS	(2053)	3,790	14	VACANT	(2001)	2,600	23	VACANT	(1963)	3,750
7	VACANT	(2051)	2,000	15	FANCY NAILS	(1997)	1,100	24	WAWA		5,943
8	VACANT	(2049)	2,000	16	ADVANCE AMERICA	(1995)	1,100				
9	FAMILY DOLLAR	(2047)	9,372	17	VACANT	(1993)	1,375				

SHOPPING CENTER PARKING

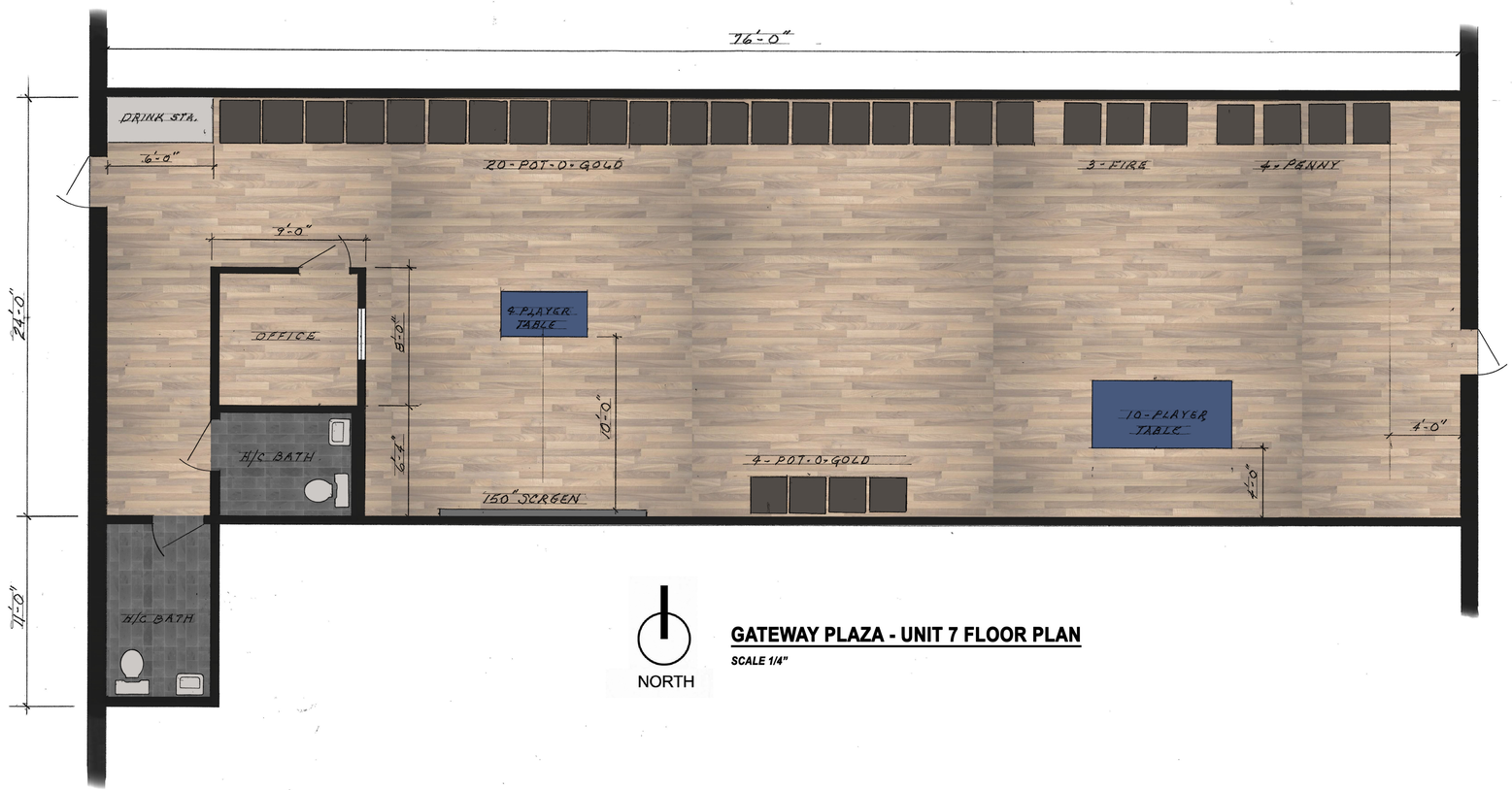
UNITS	S.F.	REQUIRED	PROVIDED
TOTAL SHOPPING CENTER *(INCLUDES UNITS 2-23 - NOT UNIT 7)* [1 SPACE PER 250 G.F.A FOR SHOPPING CENTER > 50K S.F.]	115,428	462	477
UNIT 7 [0.75 SPACE PER AMUSEMENT MACHINE] - 31 TOTAL AMUSEMENT MACHINES	2,000	24	24

**PARKING FIELD DOES NOT UNCLUDE AREA EAST AND SOUTH OF KMART(UNIT 1) OR BEHIND THE SHOPPING CENTER*

THE MORRIS COMPANIES

REDTAIL DG

SEPTEMBER 30, 2020



NORTH

GATEWAY PLAZA - UNIT 7 FLOOR PLAN

SCALE 1/4"

Design by:
RICHARD A. JEMISON
P.O. Box 5616
Ft. Pierce, Fl. 34954
(772) 215-5623

BENCHMARK ENGINEERING
OF THE TREASURE COAST
806 DELAWARE AVE.
FT. PIERCE, FL. 34950
(772) 772-267-1399

09/05/20

SEAL	SOUTHERN PLAYERS, LLC	SHEET
BOWDOIN HUTCHINSON P.E. #70878	ARCADE 2051 S US HWY 1. FT. PIERCE, FLORIDA	1 OF 1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

September 29, 2020

Tod Mowery
100 S. 2nd Street
Fort Pierce, FL 34949

Subject: **2051 S. US Highway 1 - Pre-Application Comments**
September 30, 2020 Conference Call

Dear Mr. Mowery,

Below please find received comments from the City of Fort Pierce and applicable entities:

Fort Pierce Planning:

These comments are based on the documents that are submitted at this time.

1. A Landscape Plan pursuant to City Code 123-37 shall be provided at the time of Application that is signed and sealed by a Florida Registered Landscape Architect.
   The shopping plaza is set to have all landscape islands upgraded within the next 60 days. We recently located an old well and improvements were made this past 2 weeks to the irrigation to provide irrigation water to the site. The site has not had irrigation for over 9 years. The landscape islands will have Gumbo Limbo trees and the islands will all be sodded versus mulch. Island curbs are being repaired beginning in 10 days, followed by landscape installation and then a seal coat of the center.
2. A Lighting Plan or Photometric Survey shall be provided at the time of Application that complies with parking lot lighting pursuant to City Code 125-315(j)(1)(a). **Not applicable**
3. Application for Conditional Use with No Construction will need to be submitted as an arcade amusement center/amusement arcade is a Conditional Use within the C-3 Zoning district. **Included**
4. Stop signs and stop bars will need to be placed in proper intersection locations throughout the property. **To be provided as we seal coat in the very near future.**
5. Adhere to City Code Section 125-325, Amusement Arcades and Arcade Amusement. **So Noted**
6. Provide a parking plan that demonstrates there will be enough parking spaces on site to support the proposed arcade and the other existing businesses and units in the plaza. **Please see Tenant Plan**
7. How many machines are being proposed? **31 Total**
8. What is your timeline for application submission? **September 2020**
9. Prior to submitting your Conditional Use Application, schedule an in-take meeting (can be virtually) to ensure that your application packet is complete. **So Noted**
10. Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Departments page under "*Public Notice Fee*". The City also temporarily reduced some application fees and those can be found under the link "*Fee Schedule – Temporarily Reduced Fees Expire 11/30/2020*". **OK**

11. Please note that the City of Fort Pierce adopted a new Code of Ordinances effective July 20, 2020. This new code represents a renumbering and reshuffling of code sections from what the current code reflects. The new Planning sections will start with Chapter 111, which is Historic Preservation through Chapter 125, which is Zoning. Should you have any questions the new proposed code can be found on the City website, under The Planning Department. **So Noted**

Fort Pierce Engineering:

Below please find engineering pre-application comments:

1. No Comments at this time.

Fort Pierce Code Enforcement:

1. No comments at this time.

FPUA

1. W/WW Engineering:
   - W/WW Engineering: Location is presently receiving water and wastewater service from FPUA (onsite collection and transmission system is owned and operated by property owner). If a modification of service is required, please contact James Carnes @ 466-1600 ext. 3472.
2. Electric & Gas Engineering: Approved:
   - Electric service is available to the unit (Existing service is fed from a 500kVA, 120/208V pad mounted transformer). For more information and project coordination, please contact Sal Scimeca.
     Engineering Technician II
     Electric and Gas Engineering
     1701 S. 37th Street, Fort Pierce, FL 34947
     sscimeca@fpua.com
     Office: (772)466-1600 Ext. 6957

Fort Pierce Building Comments:

1. This proposed use is a Change of Occupancy to Assembly. As such, a Building Permit is required including a Life Safety floor plan showing Exits, Exit paths of Travel, Occupant Loads, Design Criteria and Code Analysis, etc. will be required, along with Commercial Renovation plans submitted with a Permit Application. These permit documents must be designed by a Florida licensed Architect/Engineer. FBC possibly requires Fire Sprinkler. This will be determined according to square footage and Occupant Load.

2. Building Department reserves further comment until Permit Application is submitted.

Fort Pierce Urban Forester:

1. Submit a Tree Mitigation Survey (if required) and Landscape Plan for Review at time of application.

St. Lucie County Fire District

1. The SLCFD has no comments at this time. The SLCFD reserves the right to provide future comments at the time of the building permit process. If you have any questions or concerns, please reach out to me for clarification. Paul Langel: PLangel@slcfd.org

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

November 18, 2020

Tod Mowery – Redtail DG
100 S. 2nd Street
Fort Pierce, FL 34950

Subject: **Conditional Use – Gateway Plaza Arcade 2051 S. US Highway 1**
Technical Review Project # 20-04000019

Fort Pierce Planning:

1. Note that pursuant to City Code 125-325 all site landscaping must comply with the City's Landscape Ordinance prior to the issuance of a business tax receipt. **So Noted. Landscape contract has been awarded to install landscaping in existing islands and to also develop new landscape strip from the BK south to the north side of the former Payless Shoestore.**
2. Note that pursuant to City Code 125-325 all lighting for the parking lot area must comply with the City's lighting requirements contained in City Code 125-315 (j)(1)(a) prior to the issuance of a business tax receipt. **So noted. Per discussions with staff, the parking field on the east side of the subject site will be addressed by removing all of the broken light fixtures and replacing any non working light element. In addition, all lighting underneath the retail canopies will be updated to improve lighting for all shoppers and tenants.**
3. What are the hours of operation? Include this in the narrative. **Hours will be as provided by City Code for weekday and weekend operations 8am to 12am and 8am to 2am.**
4. Provide a floor plan for the business - **Reattaching floor plan for your reference.**
5. Demonstrate written compliance with all design standards contained within City Code 125-325. **- Provided under separate letter.**

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). 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@cityoffortpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate, Planner

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 11.19.20
Property Address: Conditional Use with No New Construction – Gateway Plaza Arcade – 2051 S. US Highway 1

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

Response - So noted. Thank you. Items will be dealt with at time of Tenant Improvement Building Permit and Business License.

Additional Comments/Requirements: _____

Building Official's or Representative's Signature _____ Date: 11/17/2020

Technical Review Committee meeting

November 19th, 2020

Case # 20-04000019

Planner: Brandon Creagan

Conditional Use, No New Construction

2051 South Us-1, Ft. Pierce (Gateway Plaza Arcade)

Comments:

Overall, there are no concerns with regards to the business itself and the desire for it to be located within the re-imagined Gateway Plaza, which, has undergone (and still undergoing) extensive renovation and updates. However, as of 11/15/20, the luminaires for approximately 2/3 of the public parking area (southern 2/3, the northern 1/3 are operational) are not operational after dark. Therefore, for safety reasons, it is recommended that the business do not commence operation until the luminaires in the parking lot are repaired / replaced and operates to the required standards set forth by city code.

Response: Lights will be updated as noted in our response letter. Thank you

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

November 19, 2020

TECHNICAL REVIEW PROJECT # 20-04000019

Conditional Use – Gateway Plaza Arcade – 2051 S. US Highway 1

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved. Electric service is available to the unit (Existing service is fed from a 500kVA, 120/208V pad mounted transformer). For more information and project coordination, please contact Sal Scimeca @ 772-466-1600 ext. 6957

Response - So noted. Thank you

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
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: Gateway Plaza Arcade

REVIEW DATE: 11/10/2020

PLANNER: BRANDON CREAGAN

REVIEWED BY: Captain Wayne Boyer

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) **Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes.**

Response - So noted. Thank you

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Conditional Use - Gateway Plaza Arcade - 2051 S. US Highway 1

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 2-14-2021

NOTICE BY MAIL: 2-11-2021

NOTICE BY SIGNS: 2-3-2021

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

SIGNATURE: **DATE:** 2/17/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 22, Article X, Section 22-143 of the Code of Ordinances.

Project: Conditional Use - Gateway Plaza Arcade - 2051 S. US Highway 1

Staff Name: Brandon C. Creagan

Staff Signature: [signature]

Date Mailed: 2-11-2021

Number of Mailed Letters: 213

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

February 11, 2021

Dear Property Owner(s):

The applicant, Owner, Morris/Satnick FP Assoc LLC, and representative, Tod Mowery are requesting approval of a **Conditional Use with No Construction** to operate a 31 machine arcade amusement center located at 2051 S. US Highway 1 in Fort Pierce, Florida. The property is zoned General Commercial (C-3). The Parcel ID is 2415-313-0005-010-9.

Legal Description: 15 35 40 E 876.9 FT OF THAT PARTOF S 1/2 OF SW 1/4 LYG W OF US 1-LESS BEG AT INT N R/W VA AV AND W R/W LI US 1 RUN N ALG W R/W US1 710 FT, TH W 175 FT, TH S 175 FT, TH W 501.9 FT, TH N 50 FT, TH W 200 FT, TH S 585 FT, TH E 876.9 FTTO POB AND LESS SLY 130 FT FOR RD AND CANAL AND LESS N 150 FT OF S 1222.46 FT OF E 175 FT- AND S 235 FT OF NE 1/4 OF SW 1/4 LYG W OF DIXIE HWY-LESS AS IN OR 380-2663AND LESS N 175 FT OF E 185 FT OF S 1511.18 FT OF THAT PART OF SW 1/4 LYG W OF US 1- LESS RD R/W AS IN OR 3615-2364 (14.20 AC-618,502 SF) (OR 2446-712)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, March 1, 2021** which begins at **6:00 p.m**. in the City Hall Commission Chambers, 100 North U.S. 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Conditional Use with No Construction**. If you have any inquiries, or would like to review the complete application, please contact me at 772-467-3742 or bcreagan@cityoffortpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes.

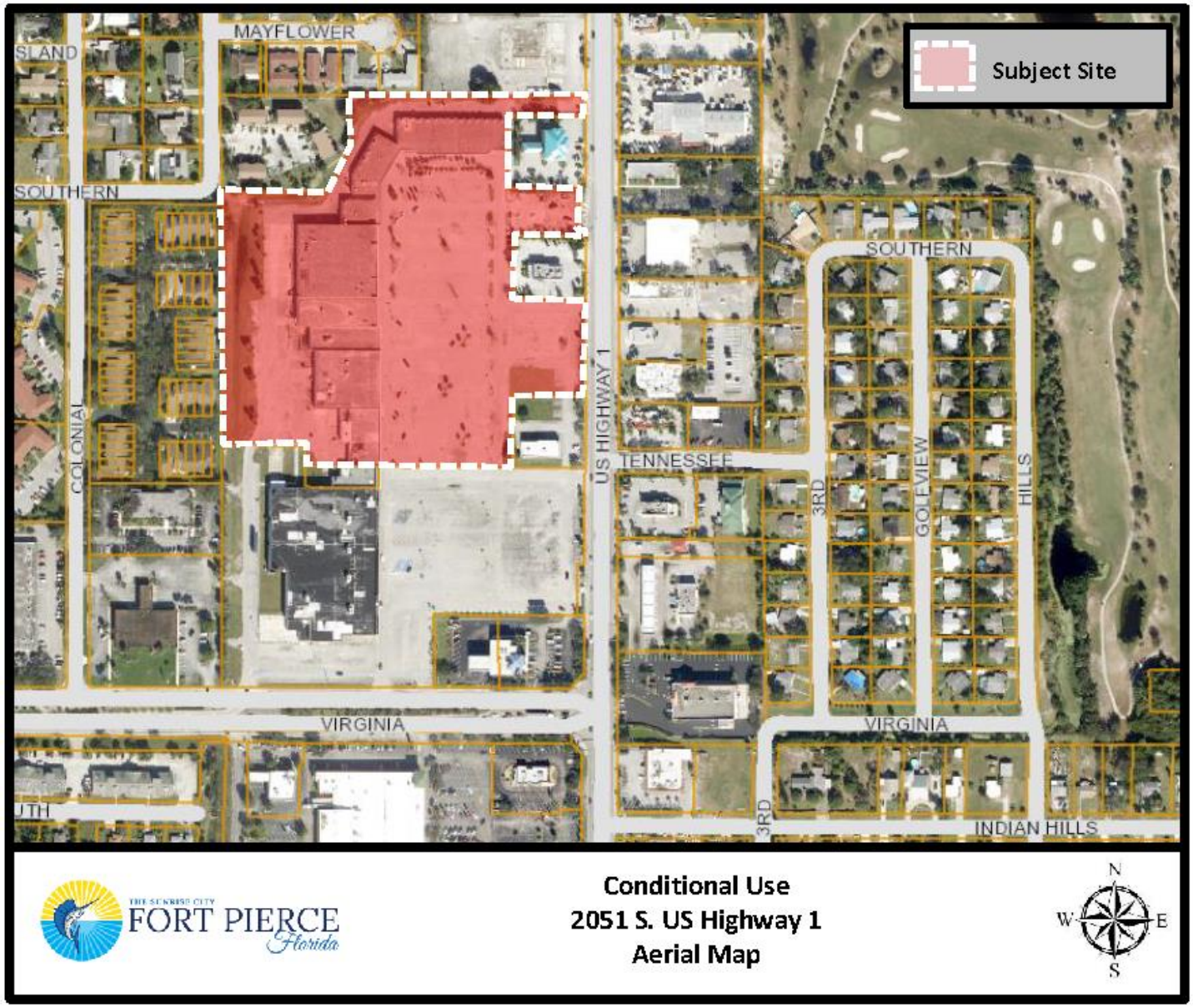
Thank you for your contribution.

Sincerely,

Brandon Creagan, MCRP, LEED Green Associate
Planner

Aerial Map

2051 South US Highway 1



Bamboo Palms LLC 1
3609 S Indian River Drive
Fort Pierce, FL 34982-7763

L & W Resorts & Enterprises of Ft Pierce LLC 2
4529 W Irlo Bronson Memorial Hwy
Kissimmee, FL 34746

St Lucie Bells LLC 3
1340 Hamlet Avenue
Clearwater, FL 33756

1850 Realty LLC 4
6010 NW 77th Court
Miami, FL 33166

Dorothy Ann Carnes Llc 5
101 W Grace Avenue
Haines City, FL 33844-5514

Morris/Satnick FP Assoc III LLC 6
350 VeTerraceans Blvd
Rutherford, NJ 07070-2579

MAYFLOWER TOWNHOMES LLC 7
809 Montclaire Court
West Palm Beach, FL 33411-5307

Indicol2 LLC 8
17 S River Road
Stuart, FL 34996-6723

Virginia Avenue Plaza LLC 9
877 NE Jensen Beach Blvd
Jensen Beach, FL 34957

Inland American St Florida Portfolio VI LLC 10
2901 ButTerracefield Road
Oak Brook, IL 60523

Colonial Associates 11
2222 Colonial Road Suite 200
Fort Pierce, FL 34950-5309

Sherwin Williams Dev Corp 12
PO Box 6027
Cleveland, OH 44101-1027

Amvets Post 15 Of Florida Inc 13
2024 S US Highway 1
Fort Pierce, FL 34950-5150

Donut Circus LLC 14
2040 S US Highway 1
Fort Pierce, FL 34950-5150

TC ORI LLC 15
2219 Belvedere Road
West Palm Beach, FL 33406-1515

DXJXM LLC 16
12301 SW 69th Court
Miami, FL 33156-5427

Jose A Montoya 17
2909 Grove Drive
Fort Pierce, FL 34981-6044

Fast Food Enterprises #2 18
144 ViStreeta Royale Sq
Vero Beach, FL 32962

Levyco LLC 19
3100 N 29th Court 2nd Floor
Hollywood, FL 33020

Dimamafo LLC 20
2112 S US Hwy 1 Suite 201 Avenue
Fort Pierce, FL 34950

KNIGHTS REAL ESTATE INC 21
1201 Oakfield Drive, Unit Suite 109
Brandon, FL 33511-4932

Gabriel Scavello 22
101 City Island Avenue
Bronx, NY 10464-1616

Harbor Federal Savings Bank 23
130 S Jefferson Street Suite 300
Chicago, IL 60661-5763

Diane Silvia 24
22934 Lookdown Lane
Cudjoe Key, FL 33042-4709

Omar Carranza 25
1902 Colonial Road
Fort Pierce, FL 34950-8116

Colonial Family Trust 26
5204 Sunset Blvd
Fort Pierce, FL 34982

Delores Ann Dotson 27
1908 Colonial Road
Fort Pierce, FL 34950-8116

Jose J Zamora 28
1910 Colonial Road
Fort Pierce, FL 34950-8116

Joyce J Henderson 29
1805 Mayflower Road
Fort Pierce, FL 34950-8144

Kelvin P Hair 30
1901 Mayflower Road
Fort Pierce, FL 34950-8144

Jon Sogluizzo 31
633 NE Moss Rose PL
Port St Lucie, FL 34983-2318

Richard D Pina 32
1909 Mayflower Road
Fort Pierce, FL 34950-8144

James Dessources 33
715 Rhode Island Avenue
Fort Pierce, FL 34950-8174

Valerie Banks 34
1905 Colonial Road
Fort Pierce, FL 34950-8112

Jane Ann Smale (LF EST) 35
1907 Colonial Road
Fort Pierce, FL 34950-8112

Judith Hernandez 36
1810 Mayflower Road
Fort Pierce, FL 34950-8143

Fritz Cyril 37
508 Mayflower Lane
Fort Pierce, FL 34950-8140

Joe and Gina Noelke LLC 38
480 River Prado
Fort Pierce, FL 34946-6421

Robert G Waltz 39
504-A Mayflower Lane
Fort Pierce, FL 34950-8140

Yvon Lorrevil 40
502 Mayflower Lane
Fort Pierce, FL 34950-8140

Eduardo E Perez Sr 41
129 SW Meade Circle
Port Saint Lucie, FL 34953-3562

Eduardo E Perez 42
129 SW N Meade Circle
Port St Lucie, FL 34953

Roselene C Louidor 43
509 Mayflower Lane
Fort Pierce, FL 34950-8140

Island House Owners Association Inc 44
2050 Oleander Blvd
Fort Pierce, FL 34950-5334

Baker And Asso The Treasure Coast LLC 45
1550 S Ocean Drive #D20
Fort Pierce, FL 34949-3305

Mark Ottenschot 46
1183 Imperial Lane
Washington, UT 84780-2226

Deborah L Weisberg 47
1904 Old River Road
Fort Pierce, FL 34982-4108

Dottie S Coker 48
2050 Oleander Blvd, Unit Apt 5-105
Fort Pierce, FL 34950-5307

Andrea C Sanchez 49
2050 Oleander Blvd, Unit Apt 5-106
Fort Pierce, FL 34950-5307

Diane Caldwell 50
2050 Oleander Blvd, Unit Apt 5-201
Fort Pierce, FL 34950-5394

Island House 5-202 LLC 51
11548 SW Apple Blossom Trail
Port St Lucie, FL 34987-2724

Martine Flageole-Fortin (LF EST) 52
31 CHURCHILL Place
Blackfalds T4M 0B6

Paola Sanchez (TR) 53
5483 NW Branch Avenue
Port Saint Lucie, FL 34986-4019

ESR Group LLC 54
10980 Bal Harbor Drive
Boca Raton, FL 33498-4547

PRINCESS LOLA LLC 55
131 N 2nd Street, Unit Suite 206
Fort Pierce, FL 34950-4405

Ronny H Franck 56
2050 Oleander Blvd, Unit Apt 5-301
Fort Pierce, FL 34950-5395

Delclif Realty Inc LLC 57
20 Hillside Road
Sayville, NY 11738-1602

Melissa J Allen 58
798 Bent Creek Drive
Fort Pierce, FL 34947

Anthony J Brown 59
3106 Maravilla Blvd
Fort Pierce, FL 34982

Alan R Partington 60
2050 Oleander Blvd, Unit Apt 5-305
Fort Pierce, FL 34950-5509

Robert Santomauro 61
2050 Oleander Blvd, Unit Apt 5-306
Fort Pierce, FL 34950-5509

Robert S Longstreth 62
2050 Oleander Blvd, Unit Apt 6-101
Fort Pierce, FL 34950-5301

Araly Montesano 63
461 SW Dagget Avenue
Port St Lucie, FL 34953-4012

SAUGUS PROPERTIES LLC 64
4334 SW Athena Drive
Port St Lucie, FL 34953-5469

Tammy A Todesco 65
2050 Oleander Blvd, Unit Apt 6-104
Fort Pierce, FL 34950-5301

Robert Miller (TR) 66
465 SE Voltair Terrace
Port St Lucie, FL 34983-3869

Espradu Blaise 67
12420 NE 2nd Avenue
North Miami, FL 33161-5337

2050 Oleander Blvd Bldg 6 Unit 201 LLC 68
2050 Oleander Blvd, Unit Apt 6-201
Fort Pierce, FL 34950-5396

Wade Head 69
1627 Laurel Leaf Lane, Unit Apt B
Fort Pierce, FL 34950-5248

John M Collins 70
11 Powder Hill Road
Enfield, CT 06082-5212

Alain Bernard 71
391 1re Avenue
Portneuf, QC G0A 2YO

Gallant Bond Holdings LLC 72
PO Box 3983
West Palm Beach, FL 33402-3983

Charles R King (TR) 73
PO Box 9
Cedar Bluff, VA 24609-0009

Norice Campbell 74
2621 SW Feather Terracerace
Port Saint Lucie, FL 34953-4136

Classario 3 Investment LLC 75
6390 Scott Street
Hollywood, FL 33024-4125

Axum Properties Inc 76
PO Box 880243
Port St Lucie, FL 34988-0243

Horst Behm 77
BartenSuiteiner Weg 30
22049 Hamburg 00000

Jacques Boivin 78
3581 CH Saint-Louis Street
Quebec, QC G1W 1S8

James G Scherer 79
2050 Oleander Blvd, Unit Apt 7-101
Fort Pierce, FL 34950-5302

Marcia Machado 80
2050 Oleander Blvd, Unit Apt 7-102
Fort Pierce, FL 34950-5302

Constance P Munzing 81
2050 Oleander Blvd, Unit Apt 7-103
Fort Pierce, FL 34950-5302

Kathryn Wareen Strickland 82
945 Linda Mar Blvd, Unit Apt 8
Pacifica, CA 94044-3520

Ines C Marriott 83
5170 SW 6th Court
Margate, FL 33068

Lane Matthews 84
3021 NE Heather Court
Jensen Beach, FL 34957-5069

Lucie Morin 85
818 De Villers #108
Quebec, QC G1V 4V5

HHLM Properties LLC 86
37 E High Point Road
Stuart, FL 34996-7004

Adriana Delorenzo PA 87
400 Kings Point Drive, Unit Apt 824
Sunny Isles Beach, FL 33160-4701

Helen L Simpson 88
2050 Oleander Blvd, Unit Apt 7-204
Fort Pierce, FL 34950-5321

Joseph W Baker 89
10622 Desert Springs Circle
Houston, TX 77095-7043

Dennis Webb (TR) 90
2407 Oakfield Drive
Aurora, IL 60503-4781

HITU Investments 2 LLC 91
12160 SW 123 Road Place
Miami, FL 33186-5435

Honore Larrivee 92
38 Ch de la Montagne
Preissac, QC J0Y 2E0

Beverlee D Smith 93
2050 Oleander Blvd, Unit Apt 7-303
Fort Pierce, FL 34950-5327

Marlin Little 94
1 N Fenwick Road
Memphis, TN 38111-2007

Michael J Harvey 95
1614 SW Lexington Drive
Port St Lucie, FL 34953-1629

2050 Oleander Blvd Bldg 7 Unit 306 LLC 96
2050 Oleander Blvd, Unit Apt 7-306
Fort Pierce, FL 34950-5510

Albert A Roper 97
PO Box 6425
Christiansted 00823-6425

Michele Caticchio (TR) 98
10547 Boul Louis-H-LaFontaine
Anjou, QC H1J 2E8

US Bank NA (TR) 99
3630 Peachtree Road NE Suite 1500
Atlanta, GA 30326-1598

Amelia Morgan 100
2512 Baywood Way
Richmond, CA 94804

Luwarner Cross 101
2050 Oleander Blvd, Unit Apt 8-105
Fort Pierce, FL 34950-5312

Nancy Hedtke 102
2050 Oleander Blvd, Unit Apt 8-106
Fort Pierce, FL 34950-5308

Equity Trust Co 103
1520 BoRoadeaux Place
Norfolk, VA 23509-1315

Rakim Kerr 104
2020 Oleander Blvd, Unit 8-108
Fort Pierce, FL 34950-5394

Larry Steeves 105
3490 Oleander Avenue
Fort Pierce, FL 34982-6571

Christine B Jones 106
2050 Oleander Blvd, Unit Apt 8-201
Fort Pierce, FL 34950-5335

Robert L Walker 107
2050 Oleander Blvd, Unit Apt 8-202
Fort Pierce, FL 34950-5322

ISLAND HOUSE 8-203 LLC 108
11548 SW Apple Blossom Trail
Port St Lucie, FL 34987-2724

Shirley D Evans 109
2050 Oleander Blvd, Unit Apt 8-204
Fort Pierce, FL 34950-5322

Khanh Hoang 110
2050 Oleander Blvd, Unit Apt 8-205
Fort Pierce, FL 34950-5322

Brittany Roxbury 111
2050 Oleander Blvd, Unit Apt 8-206
Fort Pierce, FL 34950-5511

Eddie J Powell 112
2050 Oleander Blvd, Unit Apt 8-208
Fort Pierce, FL 34950-5511

Constantino Colonna 113
6206 19th Avenue
Brooklyn, NY 11204

Key Colony Property Owners 114
2000 Colonial Road
Fort Pierce, FL 34950-5326

Henry A Ward 115
2010 Colonial Road, Unit Apt A1
Fort Pierce, FL 34950-5388

Julia S Forbus 116
2010 Colonial Road Apt A2
Fort Pierce, FL 34950-5326

Lucille M Tumminia 117
2010 Colonial Road, Unit Apt A3
Fort Pierce, FL 34950-5388

Jermaine Bryant 118
2010 Colonial Road, Unit Apt A4
Fort Pierce, FL 34950-5388

Michael J Stefenski 119
2010 Colonial Road, Unit Apt A5
Fort Pierce, FL 34950-5388

Josiah W Harmon 120
2010 Colonial Road, Unit Apt A6
Fort Pierce, FL 34950-5388

Cheryl Hickman 121
2030 Colonial Road, Unit # B1
Fort Pierce, FL 34950-5354

Sean Sherlin 122
2030 Colonial Road #2
Fort Pierce, FL 34950

Nelson Obikwu 123
2030 Colonial Road, Unit # B3
Fort Pierce, FL 34950-5354

Joram O Petersen 124
2030 Colonial Road #B4
Fort Pierce, FL 34950-5354

Olga Rodriguez 125
2030 Colonial Road, Unit # B5
Fort Pierce, FL 34950-5354

Michael Spielman 126
2030 Colonial Road, Unit Apt B6
Fort Pierce, FL 34950-5354

Margaret Asomaning 127
5601 Spanish River Road
Fort Pierce, FL 34951-2896

Alan Campbell 128
2050 Colonial Road #2
Fort Pierce, FL 34950-5361

Equity Trust Company 129
7239 Streetate Road
Wadsworth, OH 44281-9791

Jeanne Swift 130
513 8th Street
Ocean City, NJ 08226-3719

Barbara Zaloom 131
2050 Colonial Road # 5
Fort Pierce, FL 34950-5361

Irene Nixon 132
2050 Colonial Road, Unit Apt C6
Fort Pierce, FL 34950-5361

Regina Goode-Ostos 133
2070 Colonial Road Apt D1
Fort Pierce, FL 34950-5362

Suzanne B James (LF EST) 134
2070 Colonial Road Unit 2
Fort Pierce, FL 34950-5326

Robyn Durette 135
2070 Colonial Road, Unit # D3
Fort Pierce, FL 34950-5362

Mark Koenov 136
2070 Colonial Road, Unit # D4
Fort Pierce, FL 34950-5362

Randy G Payne 137
2070 Colonial Road, Unit # D5
Fort Pierce, FL 34950-5362

Stacie G Williams 138
2070 Colonial Road, Unit # D6
Fort Pierce, FL 34950-5362

Penny Grensavitch 139
2020 Colonial Road, Unit # E-1
Fort Pierce, FL 34950-5353

Lynnita Johnson 140
PO Box 2363
Fort Pierce, FL 34954

Roy Bozic 141
2020 Colonial Road, Unit Apt 3
Fort Pierce, FL 34950-5353

Douglas L Williams 142
2020 Colonial Road, Unit Apt 4
Fort Pierce, FL 34950-5353

Osvaldo J Rivera Rivera 143
2020 Colonial Road, Unit # E5
Fort Pierce, FL 34950-5353

Gwendolyn Carrigan 144
2020 Colonial Road Apt 6
Fort Pierce, FL 34950-5353

Loretta Callahan 145
2020 Colonial Road, Unit Apt 7
Fort Pierce, FL 34950-5353

Jean C Jasa 146
2040 Colonial Road Unit F1
Fort Pierce, FL 34950-5360

Raymond D Lawson 147
2040 Colonial Road #2
Fort Pierce, FL 34950-5360

Theresa B Helbach 148
2040 Colonial Road Apt 3
Fort Pierce, FL 34950-5388

Kyle Guettler 149
2040 Colonial Road Apt F4
Fort Pierce, FL 34950-5360

Michelle D Sigmon 150
2040 Colonial Road #5
Fort Pierce, FL 34950-5360

Kimberly Woods 151
2040 Colonial Road, Unit # F6
Fort Pierce, FL 34950-5360

Paul Bradshaw 152
2060 Colonial Road, Unit # G1
Fort Pierce, FL 34950-5389

Christian Tracy Prescott 153
2060 Colonial Road, Unit Apt G2
Fort Pierce, FL 34950-5389

Larry A Blagg 154
2060 Colonial Road #G3
Fort Pierce, FL 34950-5389

Jeffrey S Hogya 155
2060 Colonial Road Apt 4
Fort Pierce, FL 34950-5389

Labranne M McQuay 156
2060 Colonial Road, Unit # G5
Fort Pierce, FL 34950-5389

Danielle N Leath 157
2060 Colonial Road, Unit # G6
Fort Pierce, FL 34950-5389

Lydia Bennett 158
738 SE Lansdowne Avenue
Port St Lucie, FL 34983-3863

Tommie Williams 159
2080 Colonial Road, Unit Apt 2
Fort Pierce, FL 34950-5502

Donna Manos 160
2080 Colonial Road, Unit Apt H-3
Fort Pierce, FL 34950-5372

Barbara A Kelley 161
2080 Colonial Road Apt 4
Fort Pierce, FL 34950-5389

Amanda L Britton 162
2080 Colonial Road, Unit # H5
Fort Pierce, FL 34950-5372

Vonda Riggs (EST) 163
2080 Colonial Road Apt 6
Fort Pierce, FL 34950-5389

Angelina Jackson 164
2090 Colonial Road, Unit Apt I-1
Fort Pierce, FL 34950-5380

Laura A Woemmel 165
2090 Colonial Road Unit I-2
Fort Pierce, FL 34950

Tracey Johnson 166
2090 Colonial Road, Unit Apt I-3
Fort Pierce, FL 34950-5397

Bonnie M Harris 167
2090 Colonial Road Apt 4
Fort Pierce, FL 34950-5389

Wendy Golden 168
2090 Colonial Road, Unit Unit I5
Fort Pierce, FL 34950-5397

Kevin Brezynak 169
2090 Colonial Road, Unit Unit 16
Fort Pierce, FL 34950-5397

Robert Allen Wacker 170
1642 Thumb Point Drive
Fort Pierce, FL 34949-3527

Paporingo LLC 171
2225 N Commerce PKWY, Unit Suite 4
Weston, FL 33326-3271

Charles H McKay 172
2050 Oleander Blvd, Unit Apt 9-103
Fort Pierce, FL 34950-5387

Samuel R Chaves 173
11548 SW Apple Blossom Trail
Port St Lucie, FL 34987-2724

Sharman Mullins 174
2050 Oleander Blvd, Unit Apt 9-106
Fort Pierce, FL 34950-5313

Adrienne Fleming 175
1240 Tennessee Drive NE
Leesburg, VA 20176-6662

Corrie Merritt 176
PO Box 1044
Pembroke, MA 02359-1044

Anh Thu V Dang 177
9307 Lily Avenue
Fountain Valley, CA 92708-2263

Everton Smith 178
PO Box 349
Winter Haven, FL 33882-0349

Judy Harrison 179
11 Coral Street
Eustis, FL 32726-6723

Lilava Properties LLC 180
900 SW Saint Lucie Crescent
Stuart, FL 34994-2842

Tina Saragaglia LLC 181
13851 Oneida Drive, Unit Apt D2
Delray Beach, FL 33446-3345

Douglas L Insinga 182
2050 Oleander Blvd, Unit Apt 9-205
Fort Pierce, FL 34950-5323

Tony Philip 183
2402 Blossom Court
Fort Pierce, FL 34982-5604

Deborah A Whiting 184
2050 Oleander Blvd, Unit Apt 9-207
Fort Pierce, FL 34950-5323

Alan G Raedel 185
649 Atlantus Terracerace
Sebastian, FL 32958

Tangelia Smith 186
2050 Oleander Blvd, Unit Apt 9-209
Fort Pierce, FL 34950-5323

Deborah A Ervin 187
2050 Oleander Blvd, Unit Apt 10-101
Fort Pierce, FL 34950-5328

Miceli Realestate LLC 188
878 SW Scrub Oak Avenue
Palm City, FL 34990-1564

ISLAND HOUSE 10-103 LLC 189
11548 SW Apple Blossom Trail
Port St Lucie, FL 34987-2724

Jennifer R Palm 190
2697 N SandStreetone Way
Flagstaff, AZ 86004-7633

Island House 10-106 191
11548 SW Apple Blossom Trail
Port St Lucie, FL 34987-2724

Nancy E Vagedes 192
420 Osceola Avenue
Punta Gorda, FL 33950-4113

Greenvipes Inc 193
3450 58th Avenue
Vero Beach, FL 32966-1856

Chagani Brothers LLC 194
2442 SW Loquat Road
Port St Lucie, FL 34953-2652

ISLAND HOUSE 10-203 LLC 195
1440 N Lawnwood Circle, Unit Apt 19C
Fort Pierce, FL 34950-4993

ISLAND HOUSE 10-204 LLC 196
11548 SW Apple Blossom Trail
Port St Lucie, FL 34987-2724

Christopher J Demedeiros 197
1888 SE High Springs Drive
Port Saint Lucie, FL 34952-8011

ISLAND HOUSE 10-206 LLC 198
11548 SW Apple Blossom Trail
Port St Lucie, FL 34987-2724

M&J Chaniar Investments LLC 199
2050 Oleander Blvd, Unit Apt 10-207
Fort Pierce, FL 34950-5331

Richard C Peetrin 200
2050 Oleander Blvd, Unit Apt 10-209
Fort Pierce, FL 34950-5331

Shamika D Jones 201
1506 Halo Drive
Mahomet, IL 61853-7441

Karma Wood 202
511 Quincy Avenue
Fort Pierce, FL 34950-8164

Susan H Walter (TR) 203
1207 Switzkill Road
Berne, NY 12023-3115

Kevin McKeon 204
507 Quincy Avenue
Fort Pierce, FL 34950-8164

Hsiao D Lieu 205
25 Corlett Way
Hillsborough, CA 94010-6508

Tara Alix 206
500 Quincy Avenue
Fort Pierce, FL 34950-8163

CQI Unlimited LLC 207
2221 N 53rd Street
Fort Pierce, FL 34946-1076

Margorie Bronner 208
216 Southern Avenue
Fort Pierce, FL 34950-5433

Joseph R Pille 209
2011 S 3rd Street
Fort Pierce, FL 34950

Eva N Divine 210
2015 S 3rd Street
Fort Pierce, FL 34950-5402

Martin County Properties LLC 211
12101 SW Keating Drive
Port Saint Lucie, FL 34987-1903

Martin Agustin 212
2021 S 3rd Street
Fort Pierce, FL 34950-5402

Jeanna Delcis 213
2023 S 3rd Street
Fort Pierce, FL 34950-5402


PENNSYLVANIA AVE
S 8TH ST
QUINCY AVE
MAYFLOWER RD
S US HIGHWAY 1
RHODE ISLAND AVE
VIRGINIA AVE
VIRGINIA AVE
HILLS CT
Parcel Info:2415-313-0005-010-9
Owner
Morris/Satnick FP Assoc LLC
Site Address
2009 S US HIGHWAY 1
Jurisdiction
Fort Pierce
Acres
14.20
Last Sale Date
12/19/2005
Last Sale Price
$10960000
Zoom to
Dock Window
Report
Measure
Comparable Sales

City Commission Regular Meeting - 6:00 pm **12. c.**

Meeting Date: 03/01/2021

Re: Waiver of Distance - Triple Royal Arcade - 2061 S. US Highway 1

Submitted For: Jennifer Hofmeister, Planning Director, Planning & Zoning

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SUBJECT:

Quasi-Judicial Hearing - Review and approval of an application for Waiver of Distance submitted by Property Owner, Levyco LLC, and Representative Mohammad Sohid, to operate a 30-machine arcade amusement center at 2061 South US Highway 1 within 1,250 feet of an arcade located at 2051 South US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2415-341-0020-000-4.

SUMMARY:

The applicant is requesting the review and approval of a Waiver of Distance to operate a 3,188 sq ft Amusement Arcade Center with 30 arcade machines. The approximately 0.7 acres property is located just north of Virginia Avenue and west of S. US Highway 1. The subject site is surrounded by commercial uses to the north, south, east, and west. The subject site is considered an outparcel of the Gateway Retail Shopping Plaza. The building where the proposed use will be located was formerly a Payless Shoe Store. The property has a Future Land Use of General Commercial (GC) and is zoned General Commercial Zone (C-3).

The proposed Arcade Amusement Center is specifically dedicated for adults 21 years of age and up. The project's floor plan will consist of a registration-front desk, 30 arcade machines, 2 ADA accessible restrooms, and a storage area. Hours of operation will be Monday through Friday from 8am-12am and Sat through Sunday from 8am-2am. There will be 2 staff members present at all times and security provided from 5pm-12am daily.

Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(1)(c): No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line. A Waiver of Distance Application is required because the proposed use of Arcade Amusement Center is within 1,250 feet of another proposed Arcade Amusement Center, Gateway Plaza Arcade (2051 S. US Highway 1).

RECOMMENDATION:

The proposed use offers a provision of Arcade Amusement Centers representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL**.

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:
Vennis Gilmore, Planner

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:
N/A

Attachments

Staff Presentation
Staff Report & Supporting Documents
Application Packet & Supporting Documents
Affidavit of Mailing & Public Notice Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/19/2021 01:04 PM

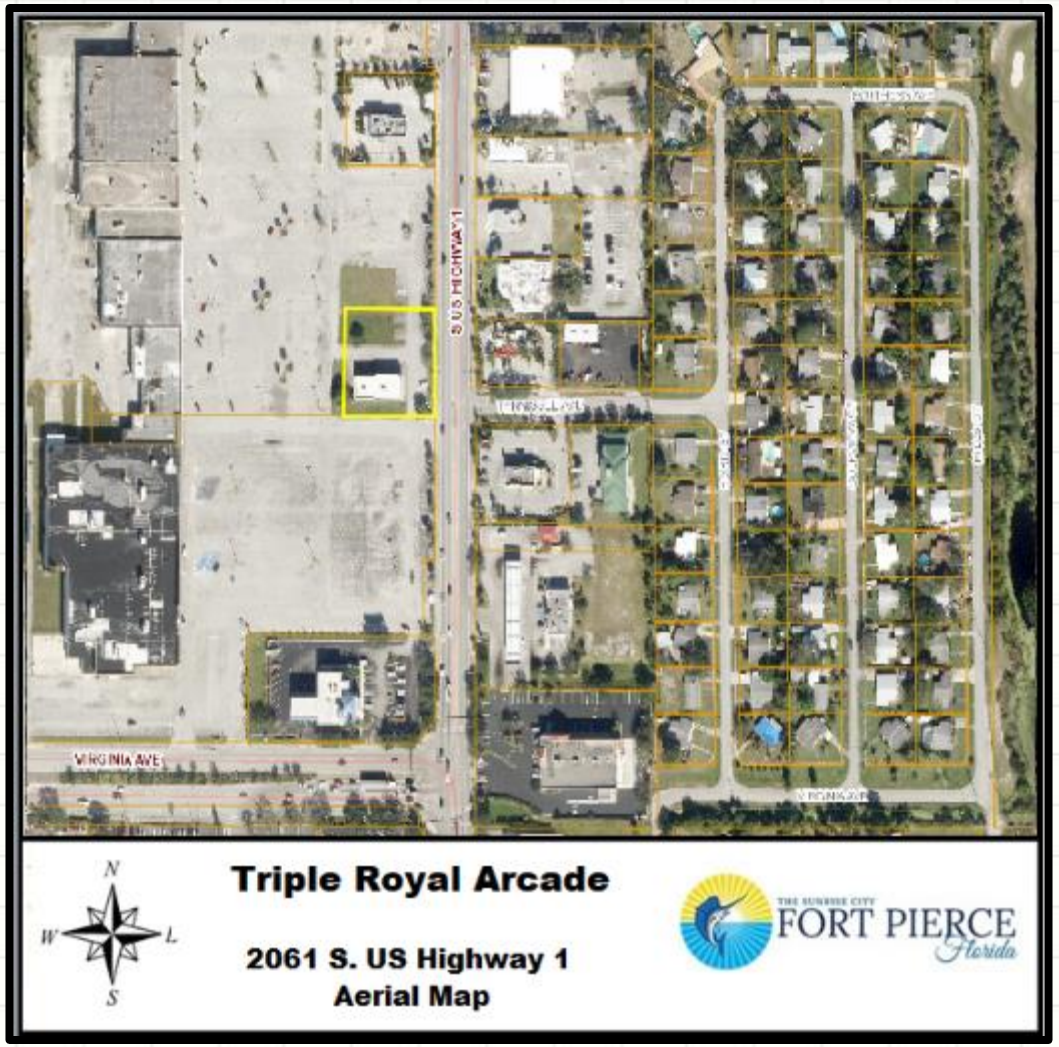
Form Started By: Vennis Gilmore
Started On: 02/16/2021 07:33 PM
Final Approval Date: 02/19/2021

Waiver of Distance & Conditional Use – Triple Royal Arcade

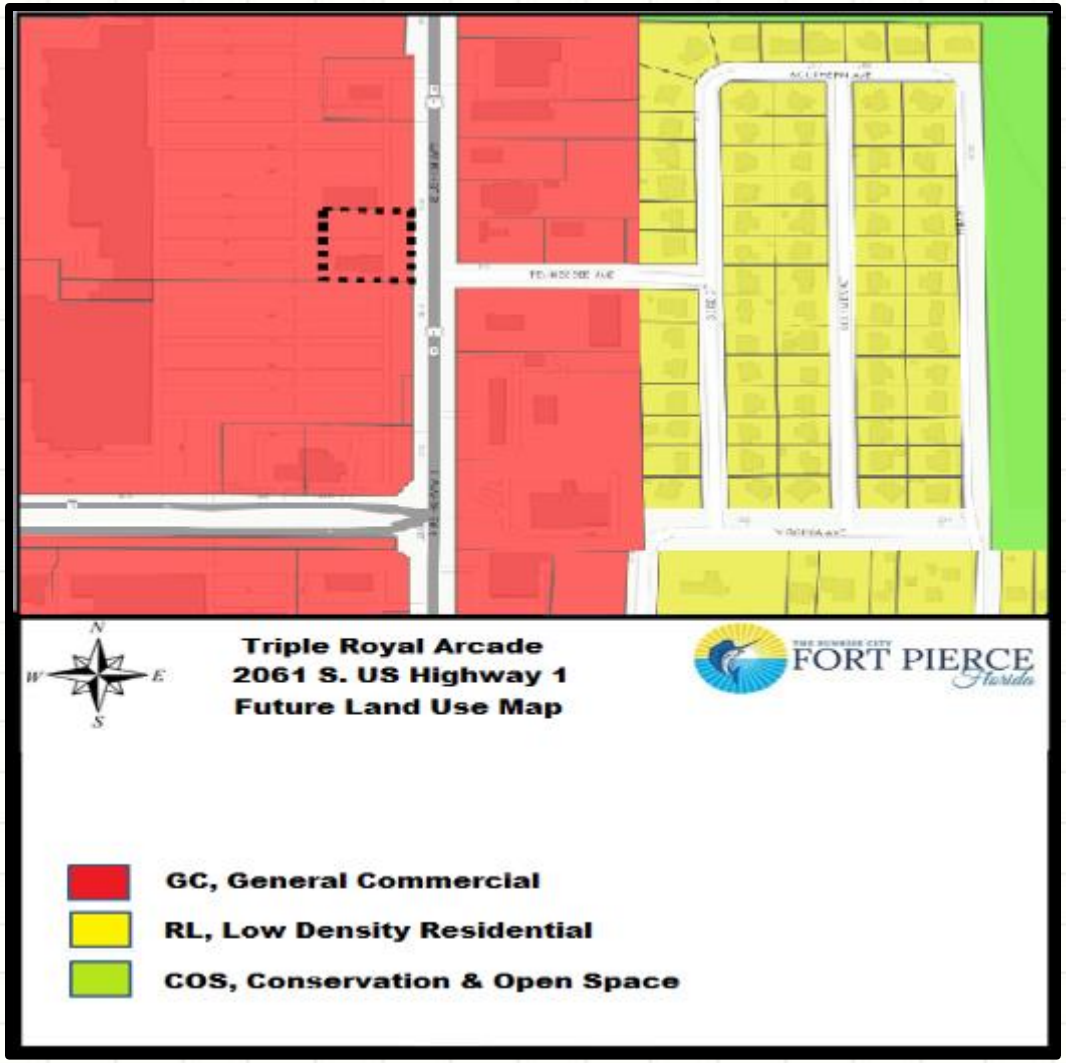


2061 S. US Highway 1

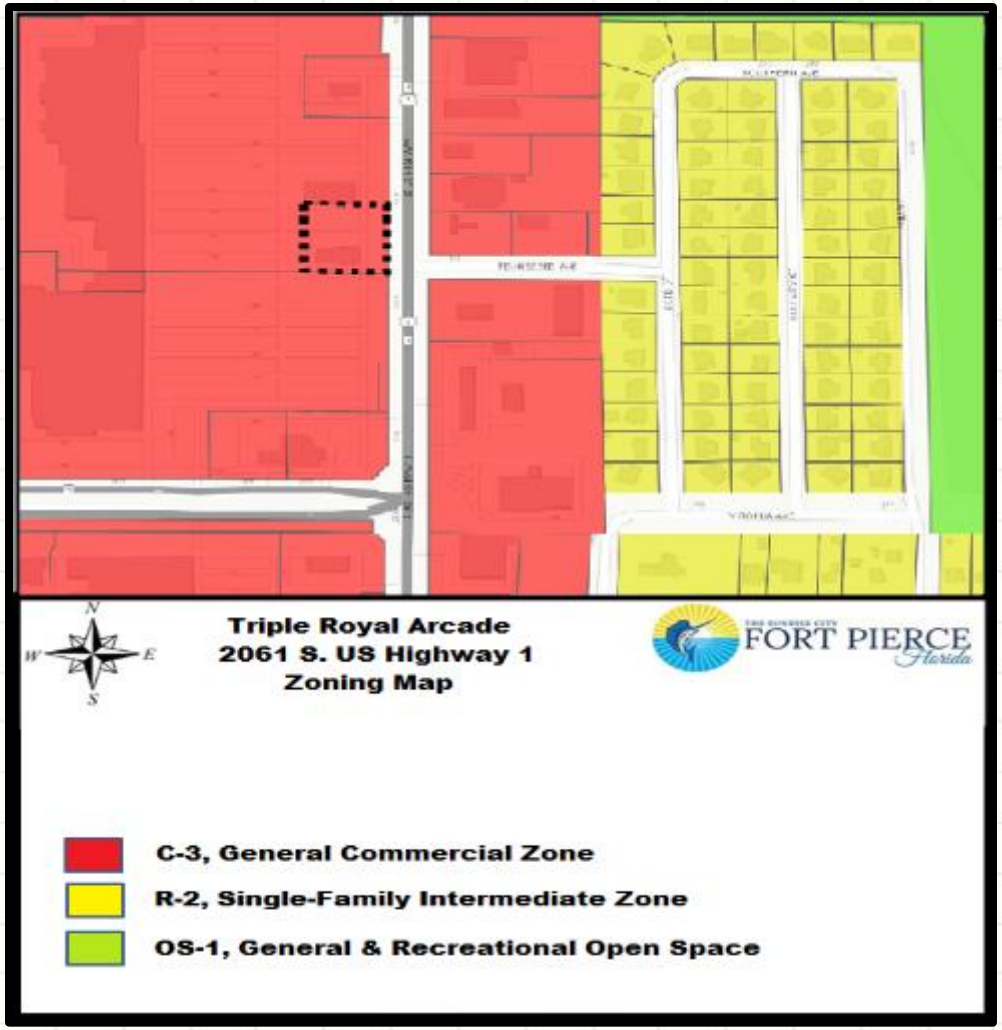
Aerial Map


S US HIGHWAY 1
VIRGINIA AVE
N
W
L
S
Triple Royal Arcade
2061 S. US Highway 1
Aerial Map
FORT PIERCE
Florida

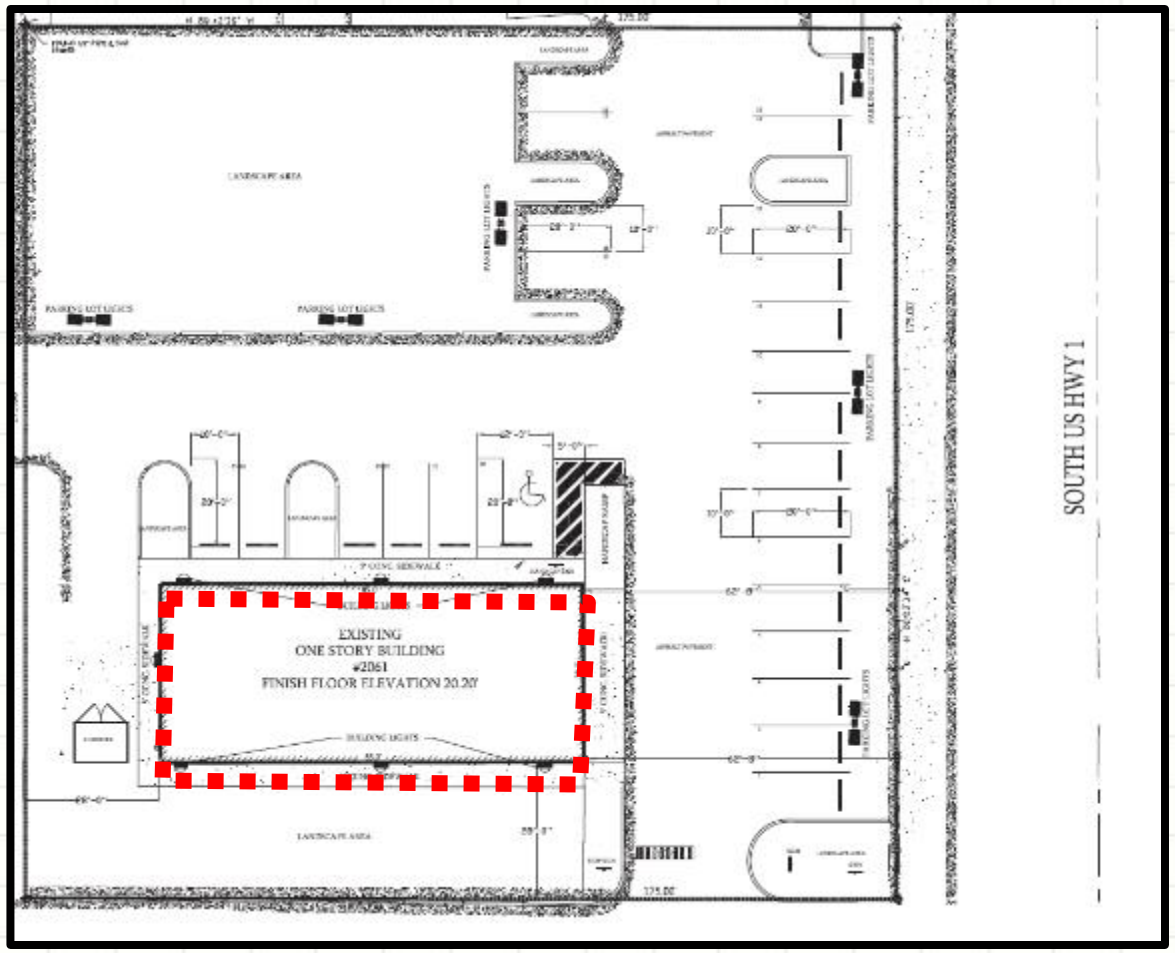
FLU Map


Triple Royal Arcade
2061 S. US Highway 1
Future Land Use Map
FORT PIERCE
Florida
GC, General Commercial
RL, Low Density Residential
COS, Conservation & Open Space

Zoning Map


Triple Royal Arcade
2061 S. US Highway 1
Zoning Map
FORT PIERCE
Florida
C-3, General Commercial Zone
R-2, Single-Family Intermediate Zone
OS-1, General & Recreational Open Space

Site Plan



- 3,188 sq ft facility
- Dedicated for adults 21 years of age & up
- Hours: 8:00am to 12:00am (M-F), 8:00am to 2:00am (Sat-Sun)
- 2 staff members present at all times
- Security provided 5:00pm to 12:00am daily

Triple Royal Arcade

Consideration of a Waiver of Distance – Triple Royal Arcade at 2061 S. US Highway 1.

- Approval of a Waiver of Distance to operate a 3,199 sq ft Amusement Arcade Center with 30 arcade machines. The proposed Arcade is located within 1,250 feet of another arcade amusement center (Gateway Plaza Arcade).

- Staff recommends **APPROVAL**.

Waiver of Distance

Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(5)(c); The city commission shall consider the following for any waiver request:

1.

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;

a. Family Dollar located at 2047 S. US Highway 1 - approximately 322 feet from the proposed arcade center (Gateway Plaza Arcade).
b. Mobil Gas Station at 2200 S. US Highway 1 – approximately 230 feet from the proposed arcade center (Gateway Plaza Arcade).
c. CVS Pharmacy at 2200 S. US Highway 1 – approximately 237 feet from the proposed arcade center (Gateway P.

2.

The type and size of the establishment, including the number of machines, 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;

a. The proposed number of machines is 30. The existing building is approximately 3,188 square feet. Both sizes are relatively small for commercial uses.

Waiver of Distance

Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(5)(c); The city commission shall consider the following for any waiver request:

3.

Whether adequate parking and landscaping for the facility is provided so as to meet the requirements set forth in sections 123-37 and 125-316;

a. 23 parking spaces with 1 designated handicap space is required for the subject Arcade Amusement Center; the applicant is providing 25 parking spaces with 1 designated handicap space. The applicant has proposed to provide additional landscaping to the existing site.

4.

Whether the facility is physically separated or well-buffered from all adjacent residentially zoned areas;

a. The subject site is surrounded by commercially zoned areas, buffering is not needed.

5.

Whether traffic generated by patrons or pickup/delivery vehicles will pass through low or moderate density residentially zoned neighborhood;

a. The proposed use does not over a service but rather entertainment, any pick-up/deliveries will be moderately low in nature or non-existent.

6.

The number of police calls to the proposed location and/or adjacent properties within the past year.

a. An update will be provided to the Planning Board at the February 9, 2021 meeting.

Triple Royal Arcade

Consideration of a Conditional Use With No New Construction – Triple Royal Arcade at 2061 S. US Highway 1.

- Approval of a Conditional Use with No New Construction to operate a 3,188 sq ft Arcade Amusement Center with 30 arcade machines.

- Staff recommends **APPROVAL** with seven (7) conditions.

Staff Recommendation (Waiver of Distance)

The proposed use offers a provision of Arcade Amusement Centers representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL**.

Staff Recommendation (Conditional Use with No New Construction)

Staff recommends **APPROVAL** with seven (7) conditions:

1. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): **Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises.** Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. **Install a bicycle rack with a minimum of 6 bicycle stalls.**
2. Per City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement (1)(f): **Alcohol sales or consumption shall be prohibited in amusement arcades and arcade amusement centers.**
3. Please adhere to City Code Section 125 – 325. – Amusement Arcades and Arcade Amusement.

Staff Recommendation (Conditional Use with No New Construction)

4. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **This must be provided prior to receiving Certificate of Occupancy.**

5. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(i): **Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt.**

6. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(h): **Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a business tax receipt. Commercial uses require a minimum average of two footcandles for parking areas.**

Staff Recommendation (Conditional Use with No New Construction)

7. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(1)(c): No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line. **Approval of a Waiver of Distance Application from the Gateway Plaza Arcade, which is located at 2051 S. US Highway 1, must be approved prior to Conditional Use Approval.**

Planning Board Recommendation

At the February 9, 2021 Board Meeting,

The Planning Board Unanimously recommended APPROVAL of the subject application.

CC Actions
(Waiver of Distance)

Possible actions of the City Commission:

- Recommend APPROVAL of the proposed Waiver of Distance, and no changes

- Recommend DISAPPROVAL of the proposed Conditional Use

CC Actions (Conditional Use)

Possible actions of the City Commission:

- Recommend APPROVAL of the proposed Conditional Use with seven (7) conditions, and no changes
- Recommend APPROVAL of the proposed Conditional Use with changes
- Recommend DISAPPROVAL of the proposed Conditional Use

Waiver of Distance & Conditional Use

2061 S. US Highway 1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Triple Royal Arcade** **2061 S. US Highway 1**
BOARD DATE:	March 1, 2021

STAFF REPORT

Owner:	Levyco LLC 3100 N. 29th Court Hollywood, FL 33020
Representative:	Reginald B. Sessions, Esquire 201 S. 2nd Street, Suite 211 Fort Pierce, FL 34950
Applicant:	Mohammad Sohid, President, Triple Royal Inc. 11420 Coral Bay Drive Boca Raton, FL 33498
Applicant's Request:	Approval of a Waiver of Distance to operate a 3,188 sq ft Amusement Arcade Center with 30 arcade machines
Location(s):	2061 S. US Highway 1
Parcel ID:	2415-341-0020-000-4
Future Land Use:	General Commercial (GC)
Current Zoning:	General Commercial Zone (C-3)

Surrounding FLU:

North	East	South	West
GC	GC	GC	GC

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-187,125-237, 125-325, and 125-314 of the City Code, the applicant is requesting the review and approval of a Waiver of Distance to operate a 3,188 sq ft Amusement Arcade Center with 30 arcade machines. The approximately 0.7 acres property is located just north of Virginia Avenue and west of S. US Highway 1. The subject site is surrounded by commercial uses to the north, south, east, and west. The subject site is considered an outparcel of the Gateway Retail Shopping Plaza. The building where the proposed use will be located was formerly a Payless Shoe Store. The property has a Future Land Use of General Commercial (GC) and is zoned General Commercial Zone (C-3).

The proposed Arcade Amusement Center is specifically dedicated for adults 21 years of age and up. The project's floor plan will consist of a registration-front desk, 30 arcade machines, 2 ADA accessible restrooms, and a storage area. Hours of operation will be Monday through Friday from 8am-12am and Sat through Sunday from 8am-2am. There will be 2 staff members present at all times and security provided from 5pm-12am daily.

Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(1)(c): No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line. A Waiver of Distance Application is required because the proposed use of Arcade Amusement Center is within 1,250 feet of another proposed Arcade Amusement Center, Gateway Plaza Arcade (2051 S. US Highway 1).

Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(5)(c); The city commission shall consider the following for any waiver request:

1.

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;

a. Family Dollar located at 2047 S. US Highway 1 - approximately 322 feet from the proposed arcade center.
b. Mobil Gas Station at 2200 S. US Highway 1 – approximately 230 feet from the proposed arcade center.
c. CVS Pharmacy at 2200 S. US Highway 1 – approximately 237 feet from the proposed arcade center.

2.
The type and size of the establishment, including the number of machines, 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;

a. The proposed number of machines is 30. The existing building is approximately 3,188 square feet. Both sizes are relatively small for commercial uses.

3.
Whether adequate parking and landscaping for the facility is provided so as to meet the requirements set forth in sections 123-37 and 125-316;

a. 23 parking spaces with 1 designated handicap space is required for the subject Arcade Amusement Center; the applicant is providing 25 parking spaces with 1 designated handicap space. The applicant has proposed to provide additional landscaping to the existing site.

4.
Whether the facility is physically separated or well-buffered from all adjacent residentially zoned areas;

a. The subject site is surrounded by commercially zoned areas, buffering is not needed.

5.
Whether traffic generated by patrons or pickup/delivery vehicles will pass through low or moderate density residentially zoned neighborhood;

a. The proposed use does not over a service but rather entertainment, any pick-up/deliveries will be moderately low in nature or non-existent.

6.
The number of police calls to the proposed location and/or adjacent properties within the past year.

a. An update will be provided to the Planning Board at the February 9, 2021 meeting.

Technical Review Committee
All affected departments have reviewed the proposed Waiver of Distance with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Public Notification
A total of 19 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property.

Planning Board Recommendation
The Planning Board, at their February 9th, 2021 meeting, voted unanimously to recommend Approval of the request.

***Staff Recommendation**:*
The proposed use offers a provision of Arcade Amusement Centers representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL**.



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Triple Royal Arcade

2061 S. US Highway 1
Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida



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Triple Royal Arcade
2061 S. US Highway 1
Future Land Use Map

THE SUNRISE CITY FORT PIERCE Florida

GC, General Commercial

RL, Low Density Residential

COS, Conservation & Open Space



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Triple Royal Arcade
2061 S. US Highway 1
Zoning Map

THE SUNRISE CITY FORT PIERCE Florida

C-3, General Commercial Zone

R-2, Single-Family Intermediate Zone

OS-1, General & Recreational Open Space

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, FEBRUARY 9, 2021, 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

Chairman Creyaufmiller introduced new Board member, Harold Albury, and Mr. Albury gave a brief overview of himself.

Present: Gloria Johnson-Scott; Bob Burdge; Marcia Baker; Nichelle Clemons; Harold Albury; Michael Broderick; Frank Creyaufmiller, Chairman

Staff Present: Jennifer Hofmeister, Planning Director
Tanya Earley, Assistant City Attorney
Shyanne Harnage, Economic Development Manager
Rebeca Guerra, Assistant Planning Director
Vennis Gilmore, Planner
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant

Attendees: Marty Sanders, Ex-officio member, St. Lucie County School Board

4. CONSIDERATION OF ABSENCES

All Board members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the December 8, 2020 meeting

Motion was made by Marcia Baker, and seconded by Michael Broderick to approve the minutes from the December 8, 2020 meeting.

AYE: Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Chairman Frank Creyaufmiller

Passed

6. HEARING OF THE LOCAL PLANNING AGENCY

a. Future Land Use Map Amendment - Walsh Kings Highway - 2564 S. Kings Highway

Item 6a and 7d were presented together.

Mr. Creagan gave an overview of the applications and answered questions from the Board on city sewer and water and the proposed use.

Brad Currie, Applicant Representative, from Engineering, Design and Construction Inc., stated the city sewer and water wil be extended and the surrounded uses are compatible with the proposed RV storage and flex space.

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

AYE: Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Chairman Frank Creyaufmiller

Passed

7. NEW BUSINESS

a. Annexation - Project Hurricane - 2398 Peters Road (2 Parcels)

Mr. Creagan gave an overview of the application and answered questions from the Board regarding any concerns expressed by members of the community.

Brad Currie, Applicant Representative, Engineering, Design and Construction, Inc., introduced himself and entertained any questions.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

b. Text Amendment - Chapters 4 and 125: Sale of Alcoholic Beverages

Ms. Guerra provided an in depth review of the distance requirements for alcoholic beverage sales and C-6 zoning district alcohol sales.

Ms. Johnson-Scott expressed concerns with children walking the corridors to and from school, and Mr. Burdge asked why a formal statement was not provided by the police

department.

Ms. Hofmeister explained that the purpose of the text amendment is not to encourage bad types of development but to encourage redevelopment.

Chairman Creyaufmiller noted the City Commission prompted the Planning Department to look at the ordinance because the existing language was not working for the city.

Marty Sanders stated the St. Lucie County School Board looks at the distance to schools and the underlying zoning district. An overlay beyond the minimum distance will not make a fundamental difference on how the neighborhood reacts. Mr. Sanders highlighted that the Police and Code Enforcement departments will deal with the bad elements and the new language is not problematic and is consistent with Port St. Lucie and St. Lucie County.

Mr. Broderick commented that the current code has stymied progress in the commercial districts and prevented development in the Peacock Arts District and the Avenue D corridor. Mr. Broderick said the revised code is a great start.

Ms. Hofmeister stated the addition of C-6 zoning for alcohol sales is basically a clean up to the City Code.

Motion was made by Michael Broderick, and seconded by Marcia Baker to recommend approval to the City Commission.

AYE: Michael Broderick, Marcia Baker, Nichelle Clemons, Harold Albury, Chairman Frank Creyaufmiller

NAY: Gloria Johnson-Scott, Bob Burdge

Passed

c. **Text Amendment - Chapter 125: Residential Construction & Nonconforming Lots**

Ms. Guerra gave an overview of the text amendment and answered questions from the Board. Ms. Guerra stated the text amendment only effects legal non-conforming lots created by a plat or the lot had dimensions established prior to the zoning codes established by the City of Fort Pierce. She noted that the text amendment will open up the door for duplexes to be built by right and it allows for innovative, quality development in a smart, common sense manner.

Ms. Guerra answered questions from the Board on property owners asking for this change and the text amendment applying to existing buildings.

Mr. Broderick said the text amendment is a good idea because of the antiquated lots on South Beach and Avenue D.

Ms. Hofmeister highlighted that Design Review will be added to address architecture and the way structures sit on the site.

Ms. Johnson-Scott addressed concern with greater density on smaller lots.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Chairman Frank Creyaufmiller

Passed

d. **Rezoning - Walsh Kings Highway - 2564 S. Kings Highway**

This items was moved to 7a and presented with item 6a.

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

AYE: Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

e. **Conditional Use - Gateway Plaza Arcade - 2051 S. US Highway 1**

Mr. Creagan provided an overview of the application and said the 2,000 square foot unit is in conjunction with the overall transformation of the Gateway Plaza. Mr. Creagan stated the application was received first in the lineup of arcade applications being presented at the Planning Board meeting.

Tod Mowery, Applicant Representative from Red Tail, provided a brief overview on the changes being made to update the Gateway Plaza.

No one spoke against the application.

Motion was made by Marcia Baker, and seconded by Michael Broderick to forward a recommendation of Approval for the Conditional Use with No New Construction to the City Commission with the following two (2) conditions:

1. Submit a Lighting Plan or Photometric Survey to the Building Department in accordance with City Code 125-325 (2)(h) that demonstrates compliance with the City's Lighting Code 125- 315(j). This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(h).
2. Submit a Landscape Plan in accordance with City Code 125-325 (2)(i) that demonstrates compliance with the City's Landscape Code 123-37. This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(i).

AYE: Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Chairman Frank Creyaufmiller

Passed

f. **Conditional Use - ACOR Recycling - 1121 Digiorgio Road**

Mr. Gilmore gave an overview of the application and answered questions from the Board on noise levels, indoor processing, fumes, airborne debris, residential to industrial transition and buffering.

Ms. Hofmeister stated staff toured the facility and all processing is indoors and there is no noise or odors. She noted that the structure is far back from the neighborhood and the

applicant will be submitting a landscape plan.

Mr. Gilmore stated the applicant is adding large trees to the landscaping and there is a dense landscape buffer at the residential subdivision.

Fred Mussari, ACOR President, stated the operation is a pre-consumer food and beverage destruction facility and once the brand new products are de-packaged the recyclables are banded and shipped out on almost a daily basis. He said the dried food is made into cattle and hog feed pellets and the liquid food goes to either a compost facility, from waste to energy for anerobic digestion or could be transported to the local municipality wastewater plant to be used as a food source. Mr. Mussari answered questions from the Board about odors, disruption, truck traffic and how the trucks will be accessing the site. He said that the equipment does not make a lot of noise and there are no emissions. He stated there will be 20 truckloads a day and they will not pass through the residential neighborhood.

Motion was made by Gloria Johnson-Scott, and seconded by Marcia Baker to forward a recommendation of approval with the following three (3) conditions:

1. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. This must be provided prior to receiving Certificate of Occupancy.
2. All truck traffic must utilize Digiorgio Road and Oleander Avenue.
3. All storage must be under a covered structure.

AYE: Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Chairman Frank Creyaufmiller

Passed

g. **Conditional Use - Palm Beach Career College (Nursing School) - 1905 S. 25th Street, Unit 103**

Mr. Gilmore gave an overview of the application.

Dr. James Alouidor, Applicant, stated he is a trained medical doctor, who loves to educate people, especially ones that cannot get into a major college. Mr. Alouidor answered questions from the Board on the curriculum and how the school will be accredited. Mr. Alouidor stated the Licensed Practical Nurse (LPN) and Bachelor of Science in Nursing (BSN) license is new and not accredited yet and the Certified Nursing Assistant (CNA) and Home Health Aide (HHA) license are accredited at the Palm Beach school location.

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

h. **Waiver of Distance - Triple Royal Arcade - 2061 S. US Highway 1**

This item was presented with 7j.

Mr. Gilmore provided the Board with a handout from St. Lucie County Public Safety showing the number of events by nature at the shopping center.

Mr. Gilmore gave an overview of the application and answered questions from the Board on communities having two arcades in the same shopping center, impact comments from the police department, and the new right hand turn lane.

Mr. Broderick suggested that an overall landscape plan be looked at because there were landscaping challenges with the Wawa approval in the Gateway Plaza. He noted there was an arrangement with the property owner to add landscaping to other areas in the shopping center.

Mr. Gilmore stated the free standing parcel is a different owner than the shopping center.

Tod Mowery, Red Tail, stated the shopping center right hand turn lane will be 120 feet long by 20 feet wide and will not interfere with the bus shelter.

Reginal Sessions, Attorney, Applicant Representative, stated the arcade will be offering security the bulk of the hours the arcade is open.

Rod Waller, Sunrise City Construction, said that Port St. Lucie has a shopping center with two arcades. Mr. Waller stated the arcade will be moving into the old Payless shoe store, which has lighting and landscaping, and minimal construction is needed to accommodate the machines.

Ms. Baker suggested adding a charging station and Mr. Broderick said there is no conflict between the two arcades in the same center and it is a great way to re-purpose the facility.

Motion was made by Bob Burdge, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission.

AYE: Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Chairman Frank Creyaufmiller

Passed

i. **Conditional Use - Triple Royal Arcade - 2061 S. US Highway 1**

Item 7h and 7i were presented together.

Motion was made by Marcia Baker, and seconded by Bob Burdge to forward a recommendation of approval to the City Commission with the following seven (7) conditions:

1. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises. Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. Install a bicycle rack with a minimum of 6 bicycle stalls.
2. Per City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement

(1)(f): Alcohol sales or consumption shall be prohibited in amusement arcades and arcade amusement centers.

3. Please adhere to City Code Section 125 – 325. – Amusement Arcades and Arcade Amusement.
4. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. This must be provided prior to receiving Certificate of Occupancy.
5. Per City Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(i): Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt.
6. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(h): Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a business tax receipt. Commercial uses require a minimum average of two footcandles for parking areas.
7. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(1)(c): No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line. Approval of a Waiver of Distance Application from the Gateway Plaza Arcade, which is located at 2051 S. US Highway 1, must be approved prior to Conditional Use Approval.

AYE: Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Chairman Frank Creyaufmiller

Passed

j. **Conditional Use - Baker Dwelling Rental - 1577 Thumb Point Drive**

Ms. Hofmeister gave an overview of the application and answered questions from the Board regarding Code Enforcement citations and limit of two parking spaces.

Susan Baker, Owner, was called via telephone, and she answered questions from the Board on the property manager her primary residence, advertising the vacation rental, and living at the residence, . Ms. Baker stated she lives in Palm Beach.

Ms. Hofmeister stated the property manager must reside in St. Lucie County.

Jerry Walters, resident, spoke against the application and asked how Ms.Baker is going to live in the property and rent it out at the same time.

Tim Bankston, resident, spoke against the application, and said he does not want to live next door to a revolving motel and the application would put his quality of life at risk.

Terry Shafer, resident, spoke on behalf of Glynda Cavalcanti, resident, and provided a handout after she spoke. Ms. Cavalcanti said the rental will destroy the neighborhood, devalue the property and put her life at risk.

Terry Shafer, resident, spoke against the application and stated she made a complaint to Code Enforcement regarding weekend rentals in a single family neighborhood. She asked the Board to deny the application due to the safety hazard and health effects.

James Longstreet, resident, spoke against the application and stated the revolving door of

strangers is a Russian roulette situation in a low density neighborhood. He suggested a district be created for short term rentals.

Irving Shafer, resident, spoke against the application, and stated there were different people staying at the house every night of the week and the revolving door of strangers will increase crime.

Ross Crittenden, resident, spoke against the application, and stated he ask very little of the police and would appreciate not having motels in his neighborhood.

Susan Baker, stated she loves the community and is predominantly a resident in St. Lucie County. She stated she is not bringing in awful people to rent the house and she needs the income.

Board discussion ensued on how one adult and four children are going to live in the house with renters and that the property manager, Susan Baker, does not reside in St. Lucie County.

Board member Baker made a motion to deny the application because it is not compatible with the neighborhood or R-1 zoning and the existing Airbnb ads were from a few days to a week.

Chairman Creyaufmiller asked Ms. Earley to advise the Board on a motion for denial having substantial competent evidence.

Ms. Earley stated the Planning Board is an advisory Board, not a Quasi-Judicial Board, and the Board needs to take in the evidence and make a decision. Ms. Earley stated the City Commission ruling must be made and supported by competent substantial evidence. Ms Earley articulated the motion for denial being there are significant doubts that the applicant could comply with condition #1 and the application is not compatible with the community. Ms. Earley said the issue to regulate the frequency of the rentals is up to the state legislature. She suggested to the Board that they further develop the record by how the use of the property effects the criteria.

Ms. Baker amended her motion.

Motion was made by Marcia Baker, and seconded by Michael Broderick to deny the application based on the record of the applicant not being able to meet condition #1: (The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce) and the owner refused to stop renting after being cited by Code Enforcement, and the use of a short term rental is a health, safety and economic hazard to the neighborhood.

AYE: Bob Burdge, Marcia Baker, Michael Broderick

NAY: Nichelle Clemons, Harold Albury, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Failed

Ms. Baker's motion failed and Board discussion ensued on not being able to prove the items in the motion.

Chairman Creyaufmiller read a direct quote from Pete Sweeney regarding having competent substantial evidence for a recommendation of denial.

Motion was made by Michael Broderick, and seconded by Marcia Baker to deny the application with the testimony from the applicant that she does not reside in St. Lucie County so the property manager is not in compliance.

AYE: Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

k. **Conditional Use - Readler Dwelling Rental -1182 Binney Drive, Unit B**

Ms. Hofmeister gave an overview of the application and answered questions from the Board on the parcel being a single family dwelling, and only one unit being rented.

Jane Land, Property Manager, stated the owner visits twice a year for 4-6 weeks. She clarified that this will be a seasonal rental never less than 30 days. Ms Land asked if a boat with a trailer counts toward the two vehicle restriction.

Motion was made by Marcia Baker, and seconded by Michael Broderick to forward a recommendation of approval to the City Commission with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
4. There shall be a limitation of no more than two (2) vehicles per unit.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

AYE: Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Chairman Frank Creyaufmiller

Passed

l. **Site Plan - Crossroads Industrial - Parcel ID 2325-122-0002-000-3**

This item was moved to 7h.

Mr. Creagan stated the subject site is approximately 129.52 acres of vacant land and the applicant is proposing to build a 1,133,000 square foot warehouse that can be designed as either one (1) building for a single user or two (2) separate buildings for two (2) separate users. Mr. Creagan answered questions from the Board on up lighting, proposed tenants, traffic mitigation, signage, number of jobs and the location of the second building.

Ms. Hofmeister stated that an outside consultant reviews large development projects and the traffic mitigation will be handled at the building permit stage, so it will not delay development.

Mr. Creagan clarified that if there were two buildings, the large building would be split in two and additional parking would be added.

Josh Nichols, from Schmidt Nichols, representing the Silverman Group, showed a PowerPoint presentation and highlighted how the Silverman Group is a good partner for the city and the site is perfect because of the access to the Turnpike and I-95. Mr. Nichols said the proposed warehouse wll look like an office building in an industrial sector. Mr. Nichols added that approximately 150 - 200 employees will be hired, depending on the ultimate tenant. Mr. Nichols stated each building would be 550,505 square feet with parking in the middle for both buildings or one building with 1 million square feet with 47 acres capped for preservation.

Peter Tesch, President of St. Lucie County EDC, stated this is a significant project for the City of Fort Pierce that will create sustainable jobs for St. Lucie County. Mr. Tesch showed the Economic Impact Analysis of new construction and new jobs.

Motion was made by Bob Burdge, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission subject to three (3) conditions:

1. The applicant shall provide architectural up lighting along the facades of the building(s) facing I-95 and Florida's Turnpike. The same architectural lighting shall be provided along the north facade of the building(s) in the areas not utilized for bay doors/loading. The applicant shall provide details of the lighting program at the time of building permit review.
2. After a minimum of six (6)months of full operation of this project site, the applicant should update the trip generation, trip distribution and level of service to verify the assumptions provided as part of this traffic study at the time of approval. If discrepancies are detected, the updated study should provide mitigation measures if needed. The updated study should be submitted to St Lucie County for review.
3. The Airborne Mountain Bike Club shall be able to maintain their club and trails within the South Florida Water Management (SFWMD) District Conservation Easement per their existing agreements with either SFWMD and or the property owner.

AYE: Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Chairman Frank Creyaufmiller

Passed

m. **Disposal of Surplus Property - 1207 Avenue L - 2404-801-0055-000-5**

Ms. Harnage explained the purpose of disposal of surplus property is to get the property back on the tax roll for redevelopment since there is no municipal purpose for the property. Ms. Harnage stated the respondent scores are obtained by determining what is being done,how soon, economic impact and the value of improvements.

Ms. Harnage stated that the appraisal for 1207 Avenue L came in at $45,000 and the property is currently in fair/uninhabitable condition.

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

AYE: Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

n. **Disposal of Surplus Property - Cortez Boulevard - 2421-500-0060-000-2**

Ms. Harnage said this is a beautiful lot with lots of Oak trees and the city only received one response from the neighboring property owner, who has been maintaining the property for 25 years and would use the property for family use and possibly build a home for his grandchildren.

Chairman Creyaufmiller highlighted the bidder fit the City Commission description outline for disposing of surplus property. The chairman noted the bid was for more than the property value of $35,000.

Ms. Harnage explained that they are unable to negotiate the price and Ms. Baker suggested the city refund the respondent the difference.

Motion was made by Marcia Baker, and seconded by Michael Broderick to forward a recommendation of approval to the City Commission.

AYE: Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Chairman Frank Creyaufmiller

Passed

o. **Disposal of Surplus Property - S. 11th Street - 2409-826-0005-000-2**

Ms. Harnage stated the property abuts Goodwin Park and the respondent will build either a single family home or duplex rental in 1 1/2 years.

Motion was made by Bob Burdge, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission.

AYE: Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Chairman Frank Creyaufmiller

Passed

8. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

9. **DIRECTOR'S REPORT**

Ms. Hofmeister gave an update on the Vacation Rental Committee. She said Rebeca Guerra and Mr. Broderick will be chairing the committee and the property manager spot is still open. Ms. Hofmeister provided a tentative schedule with a presentation to the Planning Board over the summer.

a. **Proposed Meeting Date Change - 2nd Monday of the Month - 2:00 PM**

Mr. Burdge stated he a conflict with another meeting on the 2nd Monday of the month and may have to leave early.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to move the Planning Board meeting time to 2 PM on the 2nd Monday of each month.

AYE: Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

10. BOARD COMMENTS

Chairman Creyaufmiller stated the drafted proposals for home rule are being voted on Wednesday, February 10, 2021 and he would like to get updates on the vote from Ms. Earley. Ms. Earley stated she would provide updates on the vote to Ms. Hofmeister.

Ms. Earley said she will not be a member of the Vacation Rental committee. Mr. Broderick stated that the legal department will be drafting the Short Term Rental ordinance that will go to Conference Agenda, Planning Board and then City Commission for approval.

Chairman Creyaufmiller asked Ms. Earley how City Code Chapter 22 turned into Chapter 125. Ms. Earley stated a complete overhaul of the code was done in the summer of 2020.

Mr. Broderick commented that the no on-street parking short term rental Conditional Use discussion at the January 19, 2021 City Commission meeting was convoluted and the City Commission did not grasp the Planning Board's added condition. Mr. Broderick explained that you can't have 12 people staying at a two bedroom rental with four parking spots and the other people parking on the street. This purpose of the condition was to prevent multiple renters at a two bedroom unit.

Ms. Baker said legal on street parking helps the community, visitors and the residents.

11. ADJOURNMENT

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

January 25, 2021 (UPDATED COMMENTS)

Mohammad Sohid, President, Triple Royal Inc.
11420 Coral Bay Drive
Boca Raton, FL 33498

Subject: 2061 S US Highway 1 – TRC Comments for January 21, 2021 conference call

Please make a written response to these comments. Any changes or resubmittals must be done by January 29th, 2021 to move forward to the February Planning Board Meeting.

Fort Pierce Planning Department

1. Per City Code Section 125-317. – Sidewalks - (b)Applicability. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur:

   (4)Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements**. Include a sidewalk connection (sidewalk striping) to the Building from the parking areas to the entrance.**

2. The Waiver of Distance Application states that you have 30 parking spaces; this is incorrect. There are a total of 25 parking spaces. **Please correct this with a new notarized application.**

3. The Waiver of Distance Application and your Narrative have different hours of operation that are not allowed. Per City Code Section 125-325; No amusement arcade or arcade amusement centers shall operate after the hour of 12:00 midnight and before the hour of 8:00 a.m. on weekdays, and between 2:00 a.m. and 8:00 a.m. on weekends. **Please correct this with a new narrative and new notarized application.**

4. The Waiver of Distance Application states that the building size is 3,230 square feet but the St. Lucie County Property Appraiser states that the gross square footage is at maximum 3,188 square feet. **Please correct this with a new notarized application.**

5. Per City Code Section 123-37. – General Landscaping Requirements - (10) Screening of refuse collection areas. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick-up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view. This subsection shall apply to dumpsters servicing structures built on or after June 1, 1996. **Please re-install a gate to the refuse-collection dumptser for screening.**

6. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): **Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises.** Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas.

7. Per City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement (1)(f): **Alcohol sales or consumption shall be prohibited in amusement arcades and arcade amusement centers.**

8. Please adhere to City Code Section 125 – 325. – Amusement Arcades and Arcade Amusement.

9. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **This must be provided prior to receiving Certificate of Occupancy.**

10. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(h): **Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a business tax receipt. Commercial uses require a minimum average of two footcandles for parking areas.**

11. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(i): **Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt.**

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
JAN 13 2021
CITY OF FORT PIERCE
PLANNING & ZONING

To : Vennis Gilmore, Planner

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

Re : Conditional Use – 2061 S. US Highway 1
TRC No. 21-04000001

Date : January 14, 2021

This is to advise you that we have completed the review of the following documents as received by this office on January 8, 2021:

- [x] Conditional Use 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

- [x] Approval of Conditional Use
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] No comments

JRA/tst/tst TST

Q:\ENGINEERING\Site Development Projects\Addresses\2061 S US HWY 1\CU\Submittal No. 1 - 011221\CU Approval - 011421.docx

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

January 21, 2021

TECHNICAL REVIEW PROJECT # 21-04000001

Conditional Use, Design Review, & Waiver of Distance – Triple Royal Arcade – 2061 S US HWY 1

Comments

FPUA W/WW Engineering: Location is presently a water and wastewater customer of FPUA. Please visit Customer service @ 206 South 6th Street to address any items that will be required to reactivate these services if they are currently off.

FPUA Electric & Gas Engineering: There is currently electric infrastructure to the site from US 1, directly east of the area. Please provide electric load information and AutoCAD drawings if additional service will be needed. The customer will be responsible for all transformer pads, conduits, and secondary conductors. For more information and project coordination, please contact Sal Scimeca.
Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772) 466-1600 Ext. 6957

Gas service is also available to the site from a gas main directly adjacent. Please provide a copy of the gas riser diagram with the anticipated load if the developer is interested in natural gas service. For more information and incentives that are available, please contact Billy Dupre.
Billy Dupre
Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpua.com
Office: (772) 466-1600 Ext. 4705

A utility easement will be required for all proposed FPUA electric and gas facilities within site.
If the developer should have any questions, please have them contact the individuals listed above.
Attached is a copy of the FPUA GIS Map detailing both electric and gas utilities.



ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
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: Triple Royal Arcade

REVIEW DATE: 1/13/2021

PLANNER: GILLMORE

REVIEWED BY: Captain Wayne Boyer

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 at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
4. **Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes**

Vennis Gilmore

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Tuesday, January 12, 2021 3:13 PM
To: Vennis Gilmore
Subject: 21-04000001 Triple Royal Arcade 2061 S US Hwy 1

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

The St. Lucie County School District has reviewed the above reference project and have we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986



St. Lucie
PUBLIC SCHOOLS

office 772.429.7547
cell 772.216.5755

Vennis Gilmore

From: Reginald B. Sessions, Attorney at Law <sessionslawfirm@aol.com>
Sent: Thursday, January 21, 2021 3:43 PM
To: Vennis Gilmore
Cc: pslauto69@yahoo.com
Subject: Triple Royal Arcade

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Notice of Representation: Office of Reginald Sessions

Hello Mr. Gilmore,

This office has been retained by Zyad Qasem, for the future, all correspondence, emails or phone communication should be forwarded to this office. Our client has forwarded me your email regarding the trc proceedings at 1:30 today. He was under the impression that he should have been afforded an opportunity to be heard at this meeting. However in light of his absence and his contractor also, we hope he was not prejudiced in not participating.

I look forward to hearing from you on behalf of our client regarding all future matters regarding this procedure. On behalf of the Law Offices of Reginald Sessions we look forward to hearing from you soon to expeditiously resolve this matter.

Sincerely,

Trena Washington, Legal Assistant
201 South 2nd Street, Suite 211
Fort Pierce, FL 34950
Office 772-595-0060
Cell 772-971-3958
sessionslawfirm@aol.com

COMMUNICATIONS

Number of Events by Nature

Nature	# Events
<<No Nature Entered>>	48
ALTERED CONCIOUSNESS L3	1
ALTERED CONSCIOUSNESS L2	1
ANIMAL COMPLAINT	1
ARMED ROBBERY	1
ASSAULT L3	3
ASSAULT L4	3
ASSIST OTHER AGENCY	9
ASSIST TO MOTORIST	33
ATTEMPT TO CONTACT	2
BEHAVIORAL L3	2
BEHAVIORAL L4	1
BRUSH FIRE L3	2
BURGLARY ATTEMPT	1
CAR FIRE L1	4
CARDIAC PROBLEM L2	2
CARDIAC PROBLEM L3	1
CHILD ABUSE	1
CIVIL MATTER	1
CIVIL PAPERS	1
CLOSE PATROL	42
CONDUCT INVESTIGATION	24
COVID-19 RELATED CALL	1
DIABETIC L3	2
DISTURBANCE	9
DISTURBANCE IN PROGRESS	13
DOMESTIC TROUBLE	5
DRUNK OR IMPAIRED DRIVER	1
DRUNK PEDESTRIAN	1

Certified under penalty of perjury that
the attached documents are true and
accurate copies of records for the
St. Lucie County Public Safety/911

Certified under penalty of perjury that
the attached documents are true and
accurate copies of records for the
St. Lucie County Public Safety/911.

Nature	# Events
ENVIRONMENTAL ILLNESS L3	4
FALL L2	2
FALL L3	4
FIGHT	3
FLAGDOWN	10
FOOT PATROL OR PARK AND WALK	30
FORT PIERCE CITY ORDINANCE	1
FRAUD OR EMBEZZLEMENT	5
HANG UP OR NO VOICE CALL	9
HIT AND RUN	10
IDENTITY THEFT	1
INFORMATION	2
LARCENY	13
MISC TRAFFIC COMPLAINT	21
MISSING PERSON RUNAWAY	1
MOTOR VEHICLE CRASH L1	49
MOTOR VEHICLE CRASH L2	1
MOTOR VEHICLE CRASH L3	2
MOTOR VEHICLE CRASH L4	2
MVC FLIGHT CRITERIA	6
NARCOTICS CASE	3
OBSCENE OR HARRASSING CALLS	2
OBSTRUCTION IN ROAD	10
OD OR POISONING L2	2
OPEN DOOR OR WINDOW	1
PHONE MESSAGE	7
PREMISE ALARM	14
RADAR DETAIL	2
RECKLESS DRIVER	55
RECOVERED PROPERTY	3
RESPIRATORY L2	2
SEIZURE L1	1

Certified under penalty of perjury that the attached documents are true and accurate copies of records for the St. Lucie County Public Safety/911

Nature	# Events
SEIZURE L2	2
SEIZURE L3	2
SHOOTING ACTIVITY	2
SICK L3	1
SICK L4	6
STOLEN AUTO	1
STRONGARM ROBBERY	2
SUICIDE THREATS WITHOUT INJ	1
SUSPICIOUS INCIDENT	5
SUSPICIOUS PERSON	89
SUSPICIOUS VEHICLE	8
TRANSPORT OR ESCORT	2
TRAUMA L4	3
TRESPASSING COMPLAINT	5
UNCONSCIOUS L1	2
UNKNOWN L2	15
UNKNOWN L3	4
UNWELCOME PERSON	18
VEHICLE ACCIDENT NO INJ	54
VEHICLE OR TRAFFIC STOP	286
Total	**1002**

Certified under penalty of perjury that the attached documents are true and accurate copies of records for the St. Lucie County Public Safety/911

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 2061 S US Hwy 1, Fort Pierce, FL 34950

Parcel ID #(s) 2415-341-0020-000-4

Project description Video Games

Levyco LLC	Mohammad Sohid, President, Triple Royal Inc
Property Owner(s)	**Applicant/Representative, Title, Company**
3100 N 29th Court	11420 Coral Bay Drive
Street Address	Street Address
Hollywood FL 33020	Boca Raton, FL 33498
City State Zip	City State Zip
954-394-9535	954-274-3080
Phone Number	Phone Number
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 28th day of October, 2020, by Mohammad Sohid who is personally known to me or has produced FL DL as identification.

Sophia Harris

Signature of Notary

Notary Public
Sophia Harris
Notary Public State of Florida
My Commission HH 005263
Expires 05/31/2024
(Seal)

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

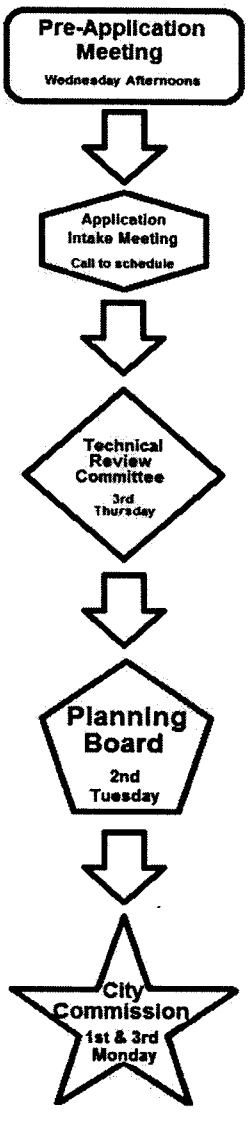
Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
  - ❑As-built survey;
  - ❑Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑Lighting plan
- ❑ Complete, notarized application

Application Outlook



Application Type:

- ❑ Conditional Use: No new construction with no site improvements
- ❑ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size _____ Parking Spaces:_____

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

North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location 2061 S US Hwy 1, Fort Pierce, FL 34950

Parcel ID #(s) 2415-341-0020-000-4

Project Description Video Games

Levyco LLC	Mohammad Sohid, President, Triple Royal Inc
Property Owner(s)	Applicant/Representative, Title, Company
3100 N 29th Court	11420 Coral Bay Drive
Street Address	Street Address
Hollywood FL 33020	Boca Raton, FL 33498
City State Zip	City State Zip
954-394-9535	954-274-3080
Phone Number	Phone Number
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 Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 28th day of October, 2020, by Mohammad Sohid who is personally known to me or has produced FL DL as identification.

Sophia Harris
Signature of Notary

Notary Public State of Florida
Sophia Harris
My Commission HH 005263
Expires 05/31/2024

(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.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

WAIVER OF DISTANCE

Property address or Location 2061 S US Hwy 1 Fort Pierce FL 34950

Parcel ID #(s) 2415-341-0020-000-4

Project description Change of Use (Arcade)

Levyco LLC	Mohammad Sohid, President, Tripple Royal Ir
Property Owner(s)	**Applicant/Representative, Title, Company**
3100 N 29th Ct	11420 Coral Bay Drive
Street Address	Street Address
Hollywood FL 33020	Boca Raton FL 33498
City State Zip	City State Zip
954-394-9535	954-274-3080
Phone Number	Phone Number
	pslauto69@yahoo.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 St Lucie

The foregoing instrument was acknowledged before me this 26th day of January, 20 21, by Mohammad Sohid who is personally known to me or has produced FL DL as identification.

Eric Harrell
Signature of Notary

(seal)

Notary Public State of Florida
Eric Harrell
My Commission GG 913269
Expires 09/15/2023

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
- ☑ Arcade

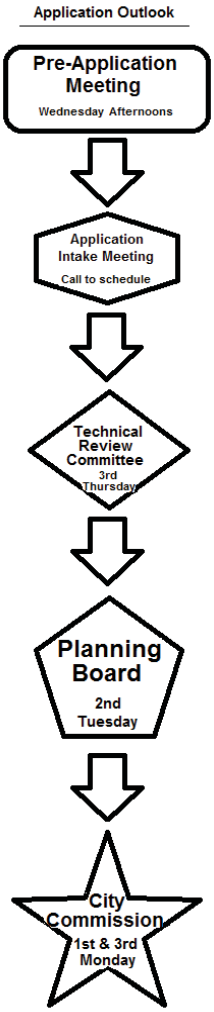
Business Information:

- ☑ New Business
- ❑ Transfer from:_____ Open since:_____
  address *year*

Building Size 3,188 sf Maximum Occupancy 35 Total Seating 30 Parking Spaces 25

Hours of Operation:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
to 8:00am - 12:00pm	to 8:00am - 12:00pm	to 8:00am - 12:00pm	to 8:00am - 12:00pm	to 8:00am - 12:00pm	to 8:00am - 2:00am	to 8:00am - 2:00am



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.

Sec. 125-325. - Amusement arcades and arcade amusement centers.

Amusement arcades and arcade amusement centers shall comply with the following regulations:

(1) *General operating standards.*

c. No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line.

e. No amusement arcade or arcade amusement centers shall be located within 250 feet of the Downtown Business and Entertainment Overlay District boundaries.

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

Property Identification

Site Address: 2061 S US HIGHWAY 1
Sec/Town/Range: 15/35S/40E
Parcel ID: 2415-341-0020-000-4
Jurisdiction: Fort Pierce

Use Type: 1100
Account #: 24494
Map ID: 24/15S
Zoning: General Co

Ownership

Levyco LLC
3100 N 29th Ct 2nd Floor
Hollywood, FL 33020

Legal Description

15 35 40 FROM INT N R/W VA AV AND W R/W US 1 RUN N 535 FT FOR POB, TH CONT N ALG SD R/W 175 FT, TH W 175 FT, TH S 175 FT, TH E 175 FT TO POB (OR 1801-100)



Current Values

Just/Market Value:	$305,300
Assessed Value:	$305,300
Exemptions:	$0
Taxable Value:	$305,300

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 □

Total Areas

Finished/Under Air (SF):	3,060
Gross Sketched Area (SF):	3,188
Land Size (acres):	0.7
Land Size (SF):	30,625

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date:	Sep 11, 2003
Book/Page:	1801 / 0100
Sale Code:	XX01
Deed:	WD
Grantor:	Moeby Management LP
Price:	$775,000

Date:	Nov 17, 2000
Book/Page:	1426 / 2455
Sale Code:	XX01
Deed:	SP
Grantor:	Moeby Realty Corporation
Price:	$100

Date:	Aug 28, 1991
Book/Page:	0754 / 0184
Sale Code:	XX01
Deed:	WD
Grantor:	KTBC-MAY 1991 INVESTMENT PORT
Price:	$751,700
Date:	Jul 9, 1991
Book/Page:	0754 / 0182
Sale Code:	XX00
Deed:	WD
Grantor:	VOLUME SHOE CORP
Price:	$624,700
Date:	Jan 24, 1991
Book/Page:	0725 / 0506
Sale Code:	XX01
Deed:	WD
Grantor:	M Elaine Roschman
Price:	$350,000
Date:	Jun 26, 1990
Book/Page:	0699 / 1688
Sale Code:	XX01
Deed:	QC
Grantor:	M Elaine Roschman
Price:	$100
Date:	Feb 1, 1980
Book/Page:	0350 / 0256
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$0

Building Information (1 of 1)

Finished Area: 3,060 SF

Gross Sketched Area: 3,188 SF

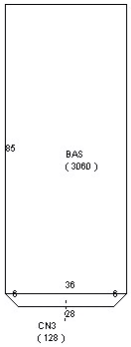
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: STRH	Year Built: 1991	Frame:
Grade: Y_B	Effective Year: 1995	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 100%





Special Features and Yard Items

Type	Qty	Units	Year Blt
SINGLE LIGHT	1	5	1991
6FT CB Wall	1	30	1991
ASP2 LOW	1	9000	1991
CEMENT CURB	1	495	1991

Current Year Values

Current Values Breakdown

Building:	$126,100
Land:	$179,200
Just/Market:	$305,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$305,300
Exemption(s):	$0
Taxable:	$305,300

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	9.5	Fort Pierce Stormwater Charge	$655.50

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
2020	$305,300	$305,300	$0	$305,300
2019	$307,400	$307,400	$0	$307,400
2018	$306,700	$306,700	$0	$306,700

Permits

Number	Issue Date	Description	Amount	Fee
BP2005-784	Feb 16, 2005	Roof	$18,000	$305
F900001470	Dec 17, 1990	Commercial New Construction	$160,000	$160,000
F90001470A	Dec 17, 1990	Demolition	$5,000	$5,000
F90001470B	Feb 25, 1991	Heat and Air Conditioning	$14,000	$14,000
CR2004118	Feb 2, 2005	Alterations/Remodeling	$40,250	$608

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.
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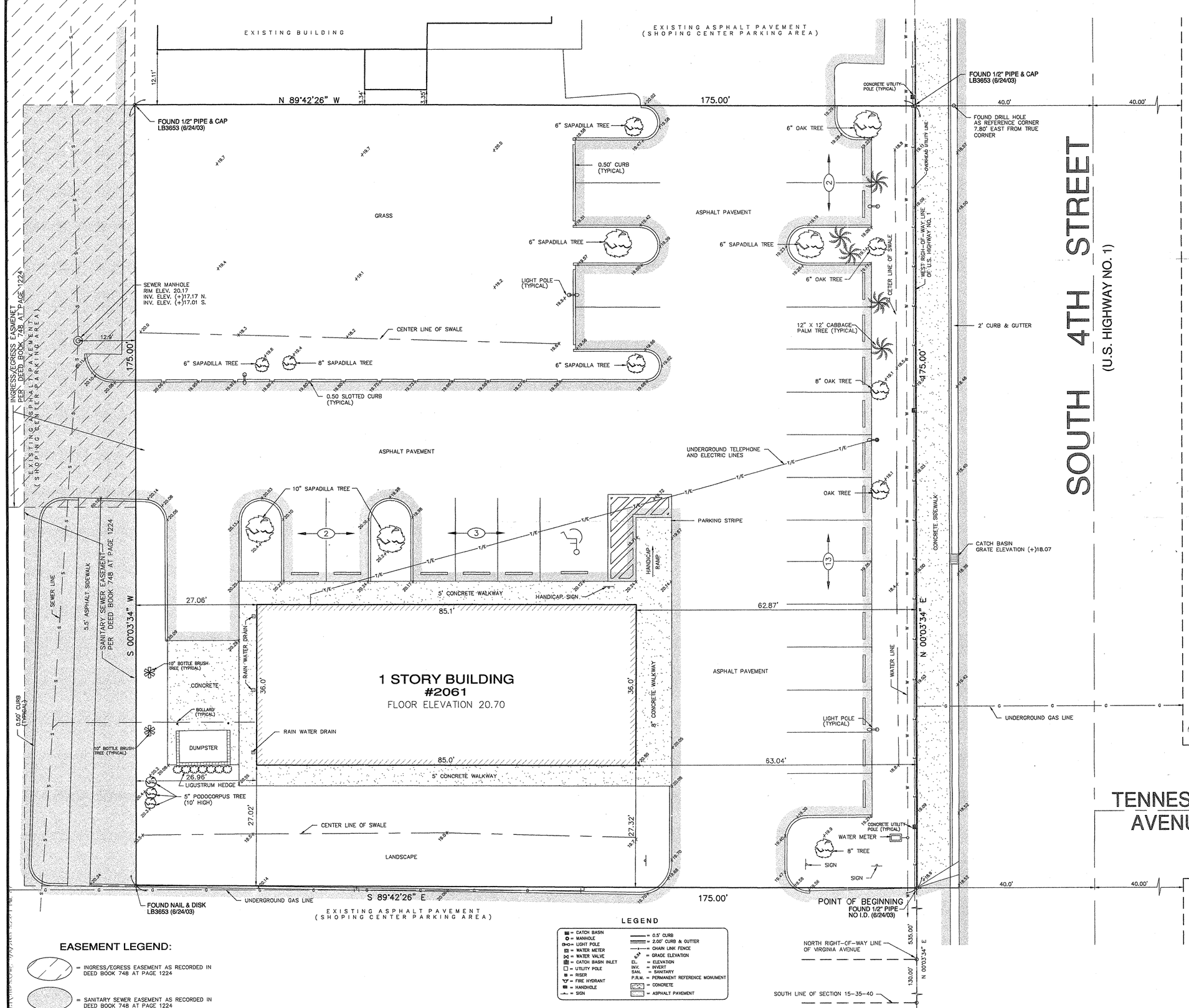
Triple Royal Inc

2061 US HIGHWAY 1
FT PIERCE, FL 34950

Triple Royal Inc Business Narrative

To Whom It May Concern,

Triple Royal Inc is a new establishment that will be offering fun adult entertainment to the public. It will be a great place for adults to get away and enjoy themselves in the community by enjoying adult gaming entertainment and communicate with one another. This will be a fun and relaxed environment for all adult ages 21 and up while keeping it safe and friendly for all who enter the establishment. Hours of operation will be 8am to 12pm with 2 employees on staff and 1 security guard from 5pm to 12pm. We will be offering coffee, beverage machine and snacks to all customers entering the premises on there behalf. The premises will have a total of 30 machines with 2 ADA bathrooms, an enclosed counter for the staff working, emergency exit door, front door to enter and LED lighting around windows. We will also have 4 TV's hung up for entertainment for customers to watch while they enjoy their adult gaming. It will have an ATM machine on premises for customers that need to use it. Triple Royal will also have a sign on the building with its name on it. There will be 7 bicycle racks and a side walk connection to the building



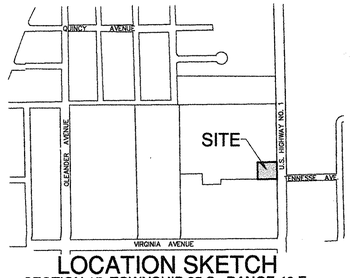
EASEMENT LEGEND:

= INGRESS/EGRESS EASEMENT AS RECORDED IN DEED BOOK 748 AT PAGE 1224

= SANITARY SEWER EASEMENT AS RECORDED IN DEED BOOK 748 AT PAGE 1224

LEGEND

= CATCH BASIN	= 0.5' CURB
= MANHOLE	= 2.00' CURB & GUTTER
= LIGHT POLE	= CHAIN LINK FENCE
= WATER METER	= GRADE ELEVATION
= WATER VALVE	EL. = ELEVATION
= CATCH BASIN INLET	INV. = INVERT
= UTILITY POLE	SAN. = SANITARY
= RISER	P.R.M. = PERMANENT REFERENCE MONUMENT
= FIRE HYDRANT	= CONCRETE
= HANDHOLE	= ASPHALT PAVEMENT
= SIGN	



LOCATION SKETCH
SECTION 15, TOWNSHIP 35 S., RANGE 40 E.
FORT PIERCE, FLORIDA.
NOT TO SCALE

LEGAL DESCRIPTION:

Part of the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

From the Intersection of the West right-of-way line of U.S. Highway No. 1 and the South line of said Section 15, run North 0°03'34" East, 130 feet to the Intersection of the North right-of-way line of Virginia Avenue; thence continue North 0°03'34" East, along said West right- of-way line of U.S. Highway No. 1, a distance of 535 feet for the POINT OF BEGINNING; thence continue North along said West right-of-way line, 175 feet; thence run North 89°42'26" West, 175 feet; thence run South 0°03'34" West on a line parallel with the said West right-of-way line of U.S. Highway No. 1, 175 feet; thence run South 89°42'26" East, 175 feet to the POINT OF BEGINNING.

SURVEYOR'S NOTES:

- This site lies in Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida.
- All documents are recorded in the Public Records of St. Lucie County, Florida
- Bearings hereon are referred to an assumed value of N 00°03'34" E for the West right-of-way line of Highway No. 1 per Official Record Book 699, page 1688, St. Lucie County, Florida, and evidenced by a found 1/2" iron pipe no i.d. and a found 1/2" pipe & cap LB3653.
- Lands shown hereon abstracted for easements and/or rights-of-way of records per First American Title Insurance Company, Office file No. 1083-273470, effective date of June 17, 2003.

  Deed Book 206 at page 143, and Deed Book 81 at page 163, being an easement for the right to construct and maintain its lines of telephone and telegraph along the route presently occupied by said lines.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929.
- Lands shown hereon are located in Federal Flood Zone B, per Community Panel No. 120286-00003, Dated January 5, 1984.
- Dimensions indicated hereon are field measured using a total station electronic distance
- Building setbacks: Front - 25; Side & Back - None.
- Zone: C-3 - General Commercial.
- Precision of closure 1:10,000 - Commercial Class Survey.
- Lands shown hereon containing 30,625 square feet, or 0.7030 acres, more or less.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- Roof overhang not located unless otherwise shown.
- The approximate location of all utilities shown hereon were determined from As-Built Plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client.

SURVEYOR'S CERTIFICATION TO:

Wachovia Bank, its successors and/or assigns
First American Title Insurance Company
Levyco, LLC, a Florida limited liability company

I hereby certify that this "Boundary Survey" was made under my responsible charge on May 17, 1991, and last updated on June 24, 2003, and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

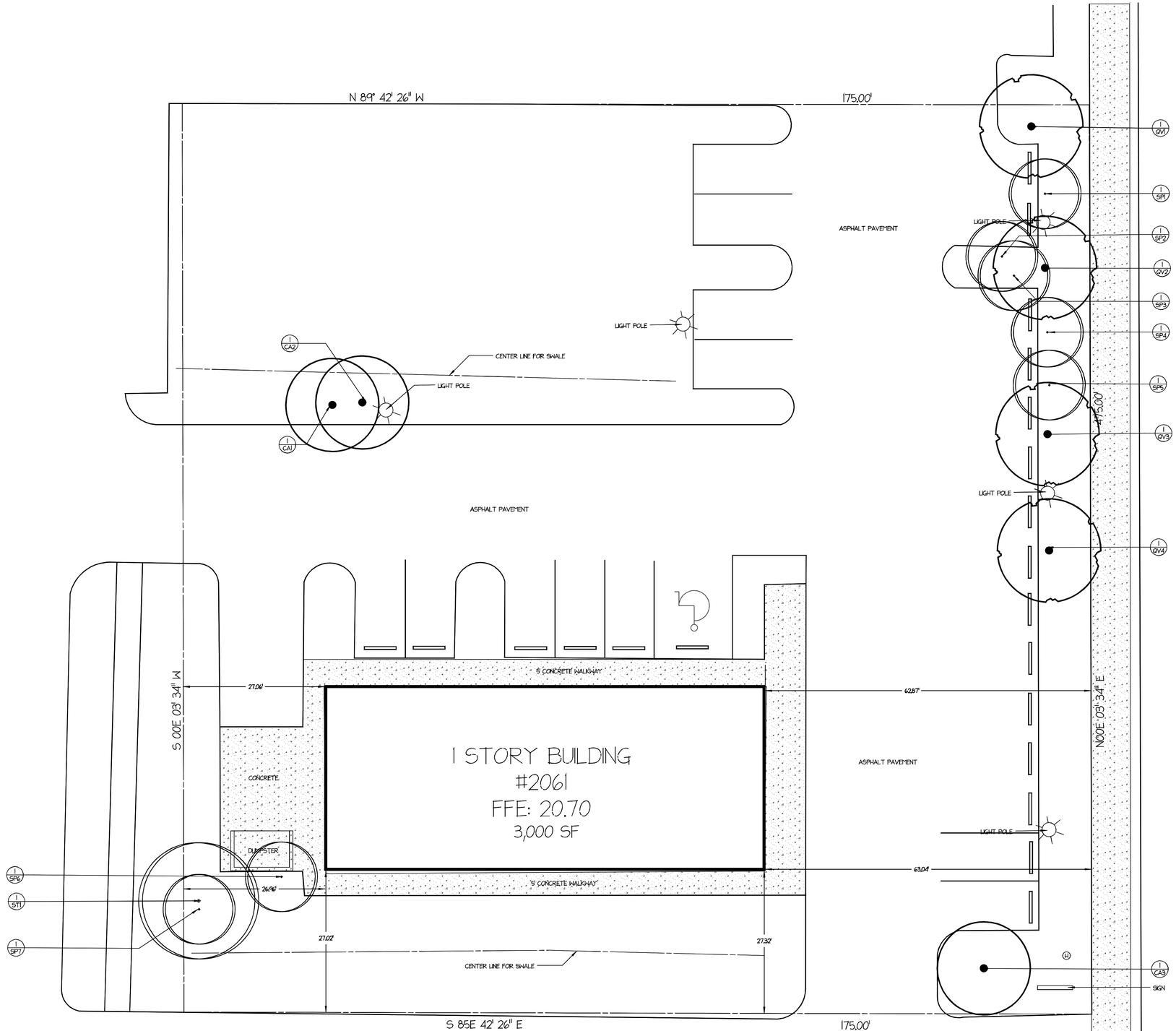
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	Revision Description	
2	REVISE PER NEW TITLE COMMITMENT	9/8/03 - DJR
1	UPDATE SURVEY (6/24/03)	ACS
	O.R.	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email flt@flsurvey.com

BOUNDARY SURVEY
PAYLESS SHOESOURCE
ST. LUCIE COUNTY, FLORIDA

Date	5/17/91
Scale	1" = 10'
Drawn By.	ACS
Cad. No.	910453
Plotted:	6/30/03 3:58p
Ref. Dwg.	--
Field Book.	FLD SHT - JWL
Job. No.	031042
Dwg. No.	291-163
Sheet	1 of 1



TREE DISPOSITION TABLE

SYM	BOTANICAL NAME	COMMON NAME	SIZE (HT X SPR, DBH)	REMAIN, REMOVE, RELOCATE
PALMS				
SP1	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP2	Sabal Palmetto	Cabbage Palm	18' HT x 12' SPR	Remain
SP3	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP4	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP5	Sabal Palmetto	Cabbage Palm	18' HT x 12' SPR	Remain
SP6	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP7	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remove
TREES				
CA1	Cupaniopsis anacardioides	Carrotwood	20' HT x 18' SPR, 45" Calip.	Remain
CA2	Cupaniopsis anacardioides	Carrotwood	18' HT x 16' SPR, 50" Calip.	Remain
CA3	Cupaniopsis anacardioides	Carrotwood	16' HT x 24' SPR, 54" Calip.	Remain
ST1	Schinus terebinthifolia	Brazillian Pepper	24' HT x 42' SPR, 16" Calip.	Remove
QV1	Quercus virginiana	Live Oak	18' HT x 24' SPR, 30" Calip.	Remain
QV2	Quercus virginiana	Live Oak	18' HT x 18' SPR, 30" Calip.	Remain
QV3	Quercus virginiana	Live Oak	24' HT x 18' SPR, 63" Calip.	Remain
QV4	Quercus virginiana	Live Oak	16' HT x 24' SPR, 34" Calip.	Remain

M. HUDSON DESIGN
1522 Limetree Bay Avenue Jupiter, FL 33458
561-319-2474 | MHudsonDesign.com

TIPLE ROYAL, INC.

2061 S. US HWY1
FT. PIERCE, FL 34950

TREE DISPOSITION PLAN

DATE: 10/9/20
DRAWN BY: MH
SCALE: 1"=10'
PROJECT NO: 20-043

REVISIONS:
1- 10/9/20

N

LP1

PARKING LOT

N 89° 42' 26" W

175.00'

EXISTING TURF TO REMAIN

ASPHALT PAVEMENT

INTERIOR VEHICULAR USE AREA SF= 13,394

CENTER LINE FOR SWALE

LIGHT POLE

ASPHALT PAVEMENT

SOUTH 4TH STREET

(U.S. HIGHWAY NO. 1)

175.00'

LANDSCAPE STRIP SF: 1,762

PARKING LOT

S 00E 03' 34" W

EXISTING TURF TO REMAIN

ADD NEW SOD AFTER TREE & PALM REMOVAL. FIELD MEASURE SF.

5' CONCRETE WALKWAY

CONCRETE

DUMPSTER

1 STORY BUILDING
#2061
FFE: 20.70

27.06'

62.87'

63.04'

26.98'

27.02'

27.32'

EXISTING TURF TO REMAIN

CENTER LINE FOR SWALE

S 85E 42' 26" E

175.00'

ASPHALT PAVEMENT

N89E 03' 34" E

SOD

MULCH

LIGHT POLE

SIGN

PARKING LOT

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TIPLE ROYAL, INC.
2061 S. US HWY1
FT. PIERCE, FL 34950
LANDSCAPE PLAN

DATE: 10/9/20
DRAWN BY: MH
SCALE: 1"=10'
PROJECT NO: 20-043

REVISIONS:
1- 10/9/20

N

LP2

LANDSCAPE SPECIFICATIONS:

1.0 GENERAL LANDSCAPE REQUIREMENTS

Landscape contract work includes, but is not limited to, soil preparation, fine or finish grading, furnishing and installing plant material, watering, staking, guying and mulching.

The landscape contractor shall not make any changes and/ or substitutions without the authorization of the owner and the landscape architect.

Prior to construction, the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of work. Locations of existing buried utility lines shown on the plans are based upon the best available information and considered approximate it shall be the responsibility of the contractor 1) to verify the locations of utility lines and adjacent to the work area 2) to protect all utility lines during the construction period 3) to repair any and all damage to utilities, structures, site appurtenances, etc. Which occurs as a result of construction activities.

The landscape contractor shall be responsible for all permits.

The landscape contractor shall review the project drainage and utility plans prior to construction and avoid all conflicts.

Sod and irrigation shall be installed in any adjacent right of way between the sidewalk and the curb.

Field grown trees and palms previously root pruned shall obtain a root ball with sufficient roots for continued growth without resulting in shock.

All plastic fabric shall be removed from plant material at time of installation.

Contractor shall not mark or scar the trunk in any fashion.

Plants shall be watered as necessary or within 24 hours after notification by the landscape architect.

Earth berms shall not exceed a 3:1 slope 4:1 slopes or greater are preferable.

All trees planted under or adjacent to FPL power lines will comply with the FPL right tree in the right place guidelines (rev 5/95).

Catch basins and drainage shall not be located within required perimeter buffers or preserve areas.

The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions.

Major adjustments to the layout are to be approved by the landscape architect.

Existing trees and vegetation to remain shall be staked and barricaded prior to any land clearing.

Existing trees preserved or relocated on site shall be pruned according to ANSI A300 standards or by an ISA Certified Arborist.

Sabal palms may be hurricane cut. Do not allow air pockets to form when backfilling plant materials All trees shall be spiked in utilizing water and a tree bar.

The landscape contractor shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until completion of contract or acceptance by the landscape architect.

Settled plants shall be reset to proper grade, planting saucers restored, and defective work corrected.

The landscape contractor shall at all times keep the premises free from accumulation of waste materials or debris caused by his crews during the performance of the work.

Upon completion of the work, the contractor shall promptly remove all waste materials, debris, unused plant material, empty plant containers and all equipment from the project site.

All labor and material for soil amendments and fertilizer that is required to insure the successful establishment and survival of the proposed vegetation, as well as all the cost for the removal of unsuitable or excess backfill material, shall be included in the contractor's bid to perform the work represented in this plan set.

Upon completion of the work, the landscape contractor shall notify the landscape architect and request a final inspection. Any items that are judged incomplete or unacceptable by the landscape architect or owner's representative shall be corrected by the landscape contractor within 14 days.

2.0 PLANTING BED PREPARATION

All planting beds shall be free from shell rock and construction debris, excavated to a depth of 30 inches or to clean native soils and filled with the specified backfill mixture.

All landscape islands and beds shall be free from shell rock and construction debris, excavated to a depth of 30 inches or to clean native soils and filled with the specified backfill mixture.

All landscaped areas are to receive a minimum of 3" of topsoil.

3.0 SOIL & PLANTING MIXTURE

All soil must be loose, friable and free of limestone, construction materials, road base material, rocks, weeds, grasses, hard pan, clay or other debris.

PH shall be adjusted where necessary to be compatible with the plant species being installed

PLANTING BED MIXTURE: (1) part recycled organic material added to three (3) parts existing native soil.

ANNUAL BED MIXTURE: (1) part potting soil, (1) part peat moss and fertilized with Osmocote 15-9-12 Slow Release Fertilizer.

Replacement soil shall be used as specified to replace existing soils that are determined by the landscape architect to be unsuitable for planting, ie. Road base, pavement, etc.

All shrubs, trees and ground cover will have improved soil as per planting soil notes.

The soils shall be placed in the hole during planting. Top dressing only is not acceptable.

4.0 FERTILIZER

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K of which 50 of the nitrogen shall be derived from an organic source as per CSI specifications.

5.0 PLANT SIZE AND QUALITY: TREES, PALMS, SHRUBS, GROUNDCOVERS:

Plant species and sizes shall conform to those indicated on the drawings, nomenclature shall conform to Standard Plant Names, 1942 edition.

All sizes shown for plant material on the plans are to be considered minimums. All plant materials must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, Latest Edition published by the Florida Department of Agriculture and Consumer Services, Unless specified otherwise.

All plants shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

All trees shall have a straight trunk and full head and meet all requirements specified.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold.

All plant material shall be healthy, vigorous and free of pests and disease.

All plant material shall be container grown or balled and burlapped as indicated in the plant list.

An established container grown plant shall be transplanted into a container and grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container.

6.0 PLANTING TREES & PALMS

Excavate pit as per planting details.

Backfill around the ball with standard planting mixture and slightly compact, water thoroughly as layers are placed to eliminate voids and air pockets. Build a 6" high berm of standard planting mixture beyond the edge of excavation. Apply 3" (after settlement) of mulch except within 6" of the trunk.

All trees must be staked as shown on the planting details within 24 hours of planting. Stakes to remain for a minimum of 9 months, but no longer than 18 months. Contractor is responsible for maintenance and removal of the stakes.
Prune trees to remove damaged branches, improve natural shape and thin out structure.

Do not remove more than 15 of branches. Do not prune back terminal leader.

Guy and stake tree in accordance with the staking details immediately after planting.

All trees must be guyed or staked as shown in the details.

All trees shall be spiked in utilizing water and a tree bar.

Trees to be relocated shall be root pruned and protected during construction.

Existing trees preserved or relocated on site shall be pruned according to ANSI A300 standards or by an ISA Certified Arborist.

Trees within planting islands less than five (5) feet in width shall be located to avoid conflicts with vehicles.

7.0 ROOT BARRIER

19.5" 'Bio barrier' root barrier shall be provided for shade trees planted within six (6') feet of public curbs, sidewalks or public right of ways.

All root barriers shall be installed in accordance with the manufacturer's recommendations.

8.0 PLANTING SHRUBS

Excavate pit or trench to 1-1/2 times the diameter of the balls or containers or 1'-0" wider than the spread of roots for positioning at proper height.

Backfill around plants with standard planting mixture, compacted to eliminate voids and air pockets.

Form grade slightly dished and bermed at edges of excavation. Apply 3" of mulch except within 3" of stems.

Prune shrubs to remove damaged branches, improve natural shape and thin out structure. Do not remove more than 15% of branches.

9.0 PLANTING GROUND COVERS

Loosen subgrade to depth of 4" in areas where topsoil has been stripped and spread smooth.

Space plants as otherwise indicated. Dig holes large enough to allow spreading of roots.

Compact backfill to eliminate voids and leave grade slightly dished at each plant.

Water thoroughly.

Apply 3" of mulch over the entire planting bed, lifting plant foliage above the mulch.

During periods of hot sun and/or wind at time of planting, provide protective cover for several days or as needed.

10.0 PLANTING LAWNS

Sodding: sod type specified on plant list shall be machine stripped not more than 24 hours prior to laying.

Loosen subgrade to depth of 4" and grade with topsoil either provided on site or imported standard planting mix to finish design elevations.

Roll prepared lawn surface.

Water thoroughly, but do not create muddy soil conditions.

Fertilize soil at the rate of approximately 10 lbs. Per 1,000 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.

Lay sod strips with tight joints, do not overlap, stagger strips to offset joints in adjacent courses.

Work sifted standard planting mixture into minor cracks between pieces of sod and remove excess soil deposits from sodded areas.

Roll or stamp lightly and water thoroughly with a fine spray immediately after planting.

Sod on slopes greater than 3:1 shall be staked in place with sod staples.

11.0 MULCH

All planting areas shall be completely mulch as specified. All mulch is to be applied to a depth of 3", except as otherwise noted. Mulch shall be shredded melaleuca, eucalyptus or grade "A" recycled mulch. Cypress mulch is not allowed.

All mulch is to be applied to a depth of 3", except as otherwise noted.

12.0 STAKING

All plastic fabric shall be removed from plant material at time of installation.

All trees must be staked as shown on the planting details within 24 hours of planting.

Stakes to remain for a minimum of 9 months, but no longer than 18 months. Contractor is responsible for maintenance and removal of the stakes.

13.0 IRRIGATION

All areas shall be fully irrigated in accordance with the requirements of the City of Ft. Pierce, FL.

The irrigation system shall be designed to provide 100 overlap coverage to all landscape and sod areas.

The irrigation system shall be equipped with a rain sensor/cut off switch in accordance with state and local requirements.

It is the sole responsibility of the landscape contractor to ensure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

NEW TREE IRRIGATION SCHEDULE:
-Bubblers should be applied to all newly planted trees.
-Irrigation Schedule:
- 1-30 days- Daily
- 31-60 days- 3 Times Per Week
- 61+ days- 1 Time Per Week
-At each irrigation, apply about 2-3 gallons of water per inch of trunk diameter over the root ball.

14.0 LANDSCAPE WARRANTY

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous plant materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

At the time of conditional acceptance, the warranty periods shall commence. Any materials which have died or declined to the point where they no longer meet Florida #1 condition during this period shall be promptly replaced with specimens that meet the minimum requirements called for on the drawings.

The landscape contractor shall not be held responsible for the death or damage resulting from acts of god such as lightning, vandalism, and automobiles or from negligence by the owner. Contractor shall be responsible for watering and otherwise maintaining plants up to the conditional acceptance period, unless a written agreement with the Landscape Architect provides for a different arrangement.

EXISTING PLANT KEY

SYM	BOTANICAL NAME	COMMON NAME	SIZE (HT X SPR, DBH)	REMAIN, REMOVE, RELOCATE
PALMS				
SP1	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP2	Sabal Palmetto	Cabbage Palm	18' HT x 12' SPR	Remain
SP3	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP4	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP5	Sabal Palmetto	Cabbage Palm	18' HT x 12' SPR	Remain
SP6	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
TREES				
CA1	Cupaniopsis anacardioides	Carrotwood	20' HT x 18' SPR, 45" Calip.	Remain
CA2	Cupaniopsis anacardioides	Carrotwood	18' HT x 16' SPR, 50" Calip.	Remain
CA3	Cupaniopsis anacardioides	Carrotwood	16' HT x 24' SPR, 54" Calip.	Remain
QV1	Quercus virginiana	Live Oak	18' HT x 24' SPR, 30" Calip.	Remain
QV2	Quercus virginiana	Live Oak	18' HT x 18' SPR, 30" Calip.	Remain
QV3	Quercus virginiana	Live Oak	24' HT x 18' SPR, 63" Calip.	Remain
QV4	Quercus virginiana	Live Oak	16' HT x 24' SPR, 34" Calip.	Remain

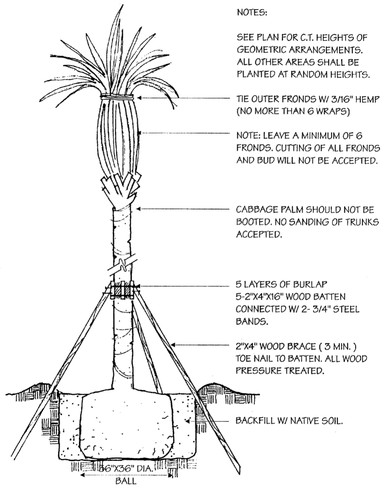
LANDSCAPE AREA CALCULATIONS

Area: Lanscape Strips

Reqirements:	1 Tree / 300 SF	
Total SF:	1762	
Credits Required	6	
Existing Trees To Remain:	3	3
Existing Palms To Remain:	3	1
Proposed Trees:	1	1
Proposed Palms:	3	1
	Total Credits:	**6**

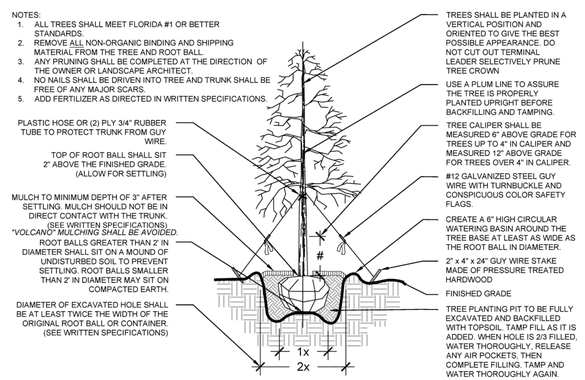
Area: Interior Vehicular Use Areas

Landscape Area Reqirements:	1 SF / 15 SF of Vehicular Use Area	
Total SF of Vehicular Use Area:	13,394	
Landscape Area Required (SF):	893	
Landsacpe Area Provided (SF):	1,276	
Tree Requirements:	1 Tree / 100 SF of Landsape Area	
Credits Required	9	
Existing Trees To Remain:	4	4
Existing Palms To Remain:	2	0
Proposed Trees:	5	5
Proposed Palms:	1	1
	Total Credits:	**10**



TYPICAL PALM PLANTING/STAKING DETAIL

NOT TO SCALE 8/06

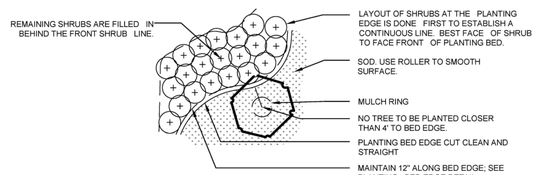


TREE PLANTING DETAIL

NOT TO SCALE

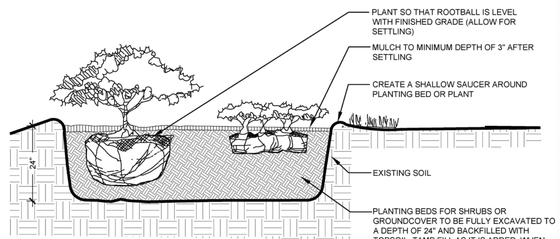
PLANT & MATERAILS LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING	REMARKS
PALMS						
SP	3	Sabal Palmetto	Cabbage Palm	18' HT, 10' CT	A.S.	Florida #1
TREES						
QV	5	Quercus virginiana	Live Oak	12' HT X 5' SPR, 5' CT, 2.5" CAL	A.S.	Florida #1
ACCENTS, SHRUBS, GROUNDCOVERS AND VINES						
CM	187	Carissa macrocarpa 'Emerald Blanket'	Natal Plum	12" HT X 12" SPR, FULL	2.5' O.C.	Florida #1
CI	59	Chrysobalanus icaco 'Red Tip'	Cocoplum	24" HT X 18" SPR, FULL	3' O.C.	Florida #1
CRN	8	Clusia rosea 'Nana'	Dwarf Pitch Apple	18" HT X 12' SPR, FULL	2.5' O.C.	Florida #1
SOD, MULCH, GRAVEL & OTHER MATERIALS						
(SF)	(UNITS)					
820	2	St. Augustine 'Floratam'	500 stl/palett			Sod Quantity To Be Field Verified
1950	163	Mulch	2 cu ft bag			Mulch Quantity To Be Field Verified



SHRUB & GROUNDCOVER LAYOUT DETAIL

NOT TO SCALE



SHRUB AND GROUND COVER PLANTING DETAIL

NOT TO SCALE

M.HUDSON DESIGN
1522 Limetree Bay Avenue Jupiter, FL 33458
561-319-2474 | MHudsonDesign.com

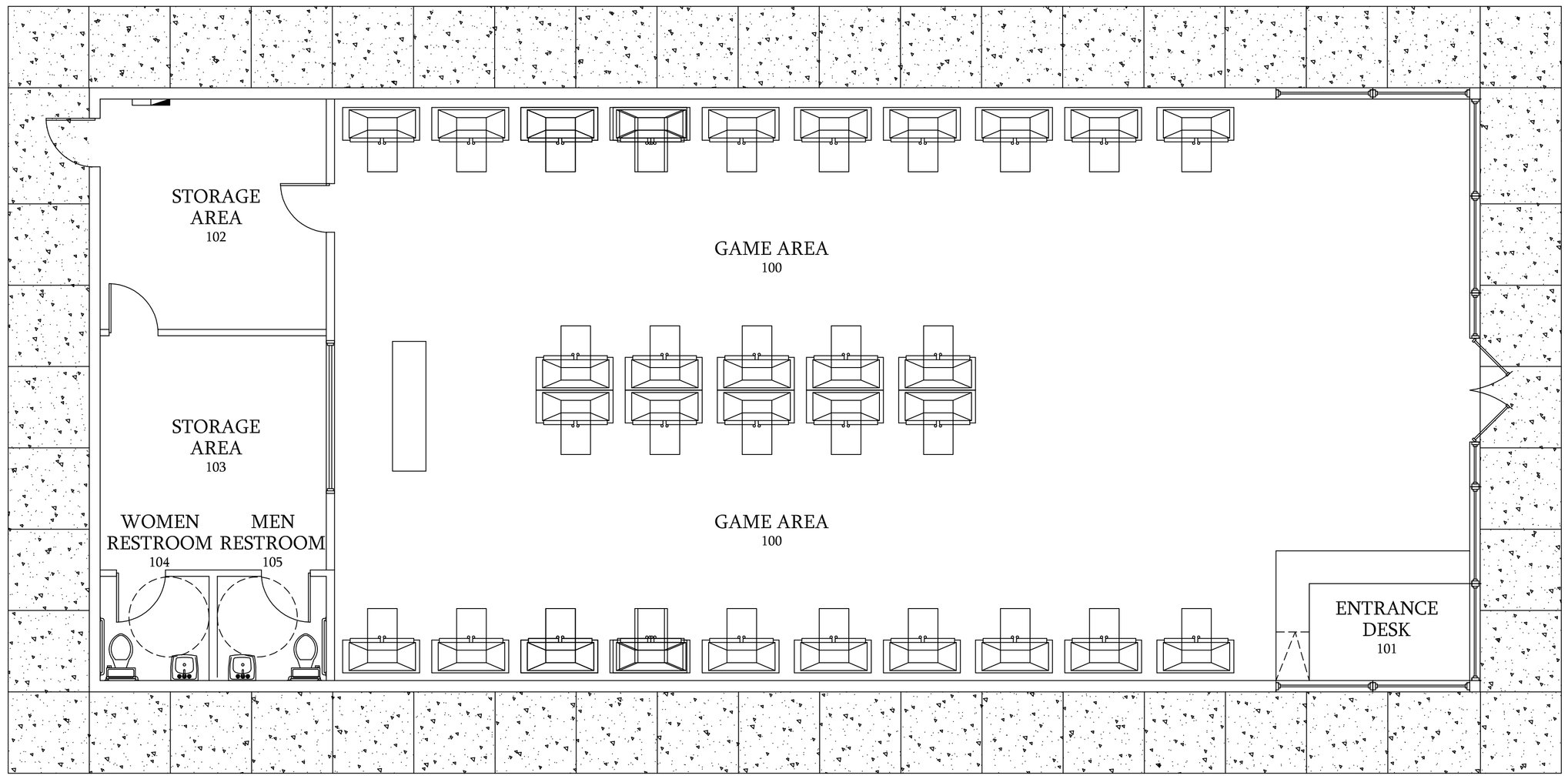
TIPLE ROYAL, INC.
2061 S. US HWY 1
FT. PIERCE, FL 34950

LANDSCAPE DETAILS & SPECIFICATIONS

DATE: 10.21.20
DRAWN BY: MH
SCALE:
PROJECT NO: 20-043

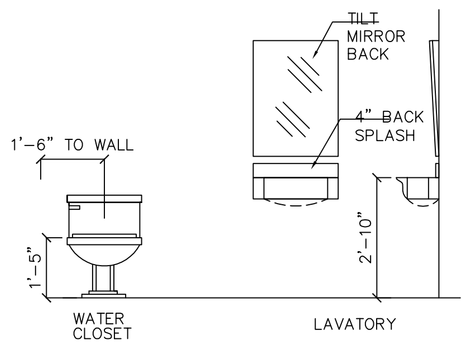
REVISIONS:

LP3



GAME ROOM BUILDING PLAN

SCALE: 1/ 4"= 1'-0"



MEN/WOMEN RESTROOM

Area Tabulatuons

RETAIL BUILDING :

EXISTING BUILDING : 3,100 SF.

1-HOUR INTERIOR FIRE RATED WALLS.

4" 20GA. INTERIOR METAL STUDS AT 16" O.C.

6" 20GA. INTERIOR METAL STUDS AT 16" O.C.

DESIGNWEST ENGINEERS AND ASSOCIATE INC.

DESIGN CRITERIA MEETS OR EXCEEDS, 2017 6TH EDITION FLORIDA BUILDING CODE.
ENGINEERING NOTES: 1. ENGINEERING DESIGN CRITERIA 2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
CONSTRUCTION 160 MPH WIND SPEED. 2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
FACTOR= 1.0 INTERNAL PRESSURE COEFFICIENT = + .55. 3. WINDOWS, DOORS , AND CLADDING ARE TO BE DESIGNED TO MEET

TRIPLE ROYAL INC.
GAME ARCADE
2061 SOUTH HWY US1
FORT PIERCE, FL. 34950

CONSULTING ENGINEERS
NASEEM GHANDOUR, P.E.
PE 81984
DESIGNWEST ASSOCIATE

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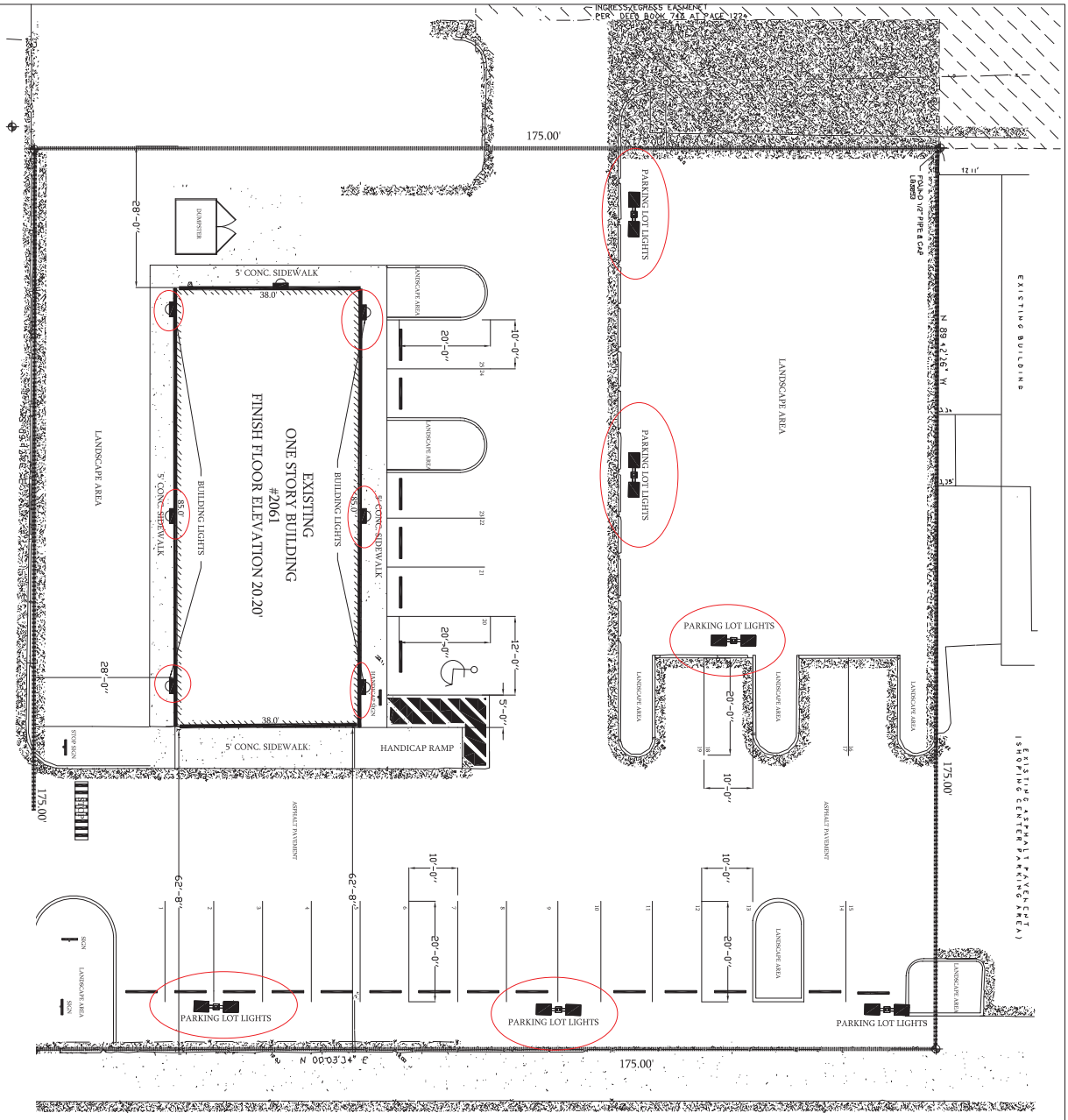
Fine Architectural and Egineering Design
111 MONUMENT DR.STE.300,KISSIMMEE,FL.34741
Ph. 203-514-4221 DESIGNWESTASSOC@AOL.COM

BUILDER:
DATE:
DRAWN BY: JT
CHK BY: JT/ NG
SCALE: AS SHOWN
SUBDIVISION:
REVISIONS:

SHEET NO

DATE:

NASEEM A. GHANDOUR LICENSE NO. 81984 STATE OF FLORIDA PROFESSIONAL ENGINEER
Not valid without the signature and original raised seal of a Florida licensed engineer. Printed copies of this document are considered unsigned and unsealed and the Architect is not responsible for any electronic copies.



Lighting Plan

1. EXISTING PARKING LOT LIGHTING HAS 20' AVERAGES FOOT-CANDELS PER FBC 2017 SEC 802 (20,000 lumens per light pole and top of building)

DESIGNWEST ASSOCIATES INC.

SHEET NO C-1 OF__SHEETS

Fine Architectural Design
1510 E. COLONIAL DR.STE.230,ORLANDO,FL.32803
Ph. 203-514-4221 DESIGNWESTASSOC@AOL.COM

BUILDER:	DATE:	DRAWN BY	REVISIONS:
		JT	
SUBDIVISION:	SCALE	CHK BY	
	AS SHOWN	JT	

ENGINEERING NOTES: 1. ENGINGEERING DESIGN CRITERIA MEETS OR EXCEEDS 2017 6TH ADDITION FLORIDA BUILDING CODE, ENGINEERED CONSTRUCTION 160 MPH WIND SPEED. 2. BUILDING WIND EXPOSURE CATEGORY B AND WIND IMPORTANCE FACTOR= 1.0 INTERNAL PRESSURE COEFFICIENT= + - .18 WINDOWS, DOORS , AND CLADDING ARE TO BE DESIGNED TO MEET

JAMES TAYLOR P.E.PA.
WYANE GANDY PE.
NASEEM GANDOUR PE.

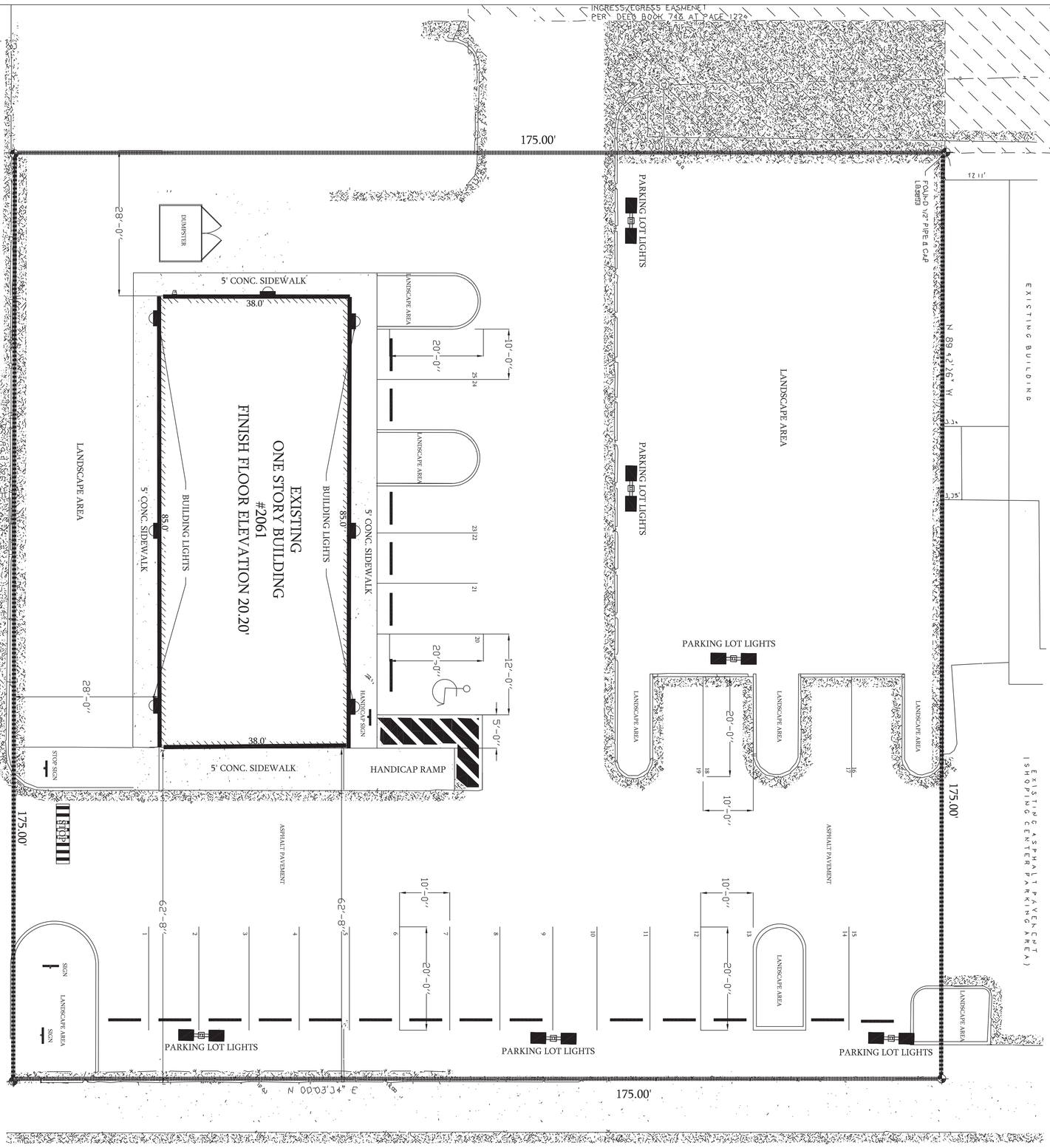
Phone: (203) 514-4221

PA0 76897
PE.84984
PE 33134

TRIPLE ROYAL INC.
GAME ARCADE
2061 SOUTH HWY US1
FORT PIERCE, FL. 34950

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Parking Plan

1. ALL EXISTING PARKING SPACES ARE 10'-0" x 20'-0"
2. ALL EXISTING PARKING HANDICAP PARKING SPACES ARE 17'-0" x 20'-0"

SOUTH US HWY 1

DESIGNWEST ASSOCIATES INC.

ENGINEERING NOTES: 1. ENGINGEERING DESIGN CRITERIA MEETS OR EXCEEDS, 2017 6TH ADDITION FLORIDA BUILDING CODE, ENGINEERED CONSTRUCTION 160 MPH WIND SPEED. 2. BUILDING WIND EXPOSURE CATEGORY B AND WIND IMPORTANCE FACTOR= 1.0 INTERNAL PRESSURE COEFFICIENT= + - .18 WINDOWS, DOORS , AND CLADDING ARE TO BE DESIGNED TO MEET

SHEET NO C-1 OF _ SHEETS

Fine Architectural Design
1510 E. COLONIAL DR.STE.230,ORLANDO,FL.32803
Ph. 203-514-4221 DESIGNWESTASSOC@AOL.COM

BUILDER:	DATE:	DRAWN BY	REVISIONS:
		JT	
SUBDIVISION:	SCALE	CHK BY	
	AS SHOWN	JT	

JAMES TAYLOR P.E.PA.
WYANE GANDY PE.
NASEEM GANDOUR PE.

Phone: (203) 514-4221

PA0 76897
PE.84984
PE 33134

TRIPLE ROYAL INC.
GAME ARCADE
2061 SOUTH HWY US1
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TRIPLE ROYAL ARCADE


ROYAL ARCADE

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Waiver of Distance - Triple Royal Arcade - 2061 S. US Highway 1

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: February 14th, 2021

NOTICE BY MAIL: February 12th, 2021

NOTICE BY SIGNS: February 17th, 2021

VERIFIED BY: Vennis Gilmore **TITLE:** Planner

SIGNATURE: **DATE:** February 17th, 2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Conditional Use - Triple Royal Arcade - 2061 S. US Highway 1

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: February 14th, 2021

NOTICE BY MAIL: February 12th, 2021

NOTICE BY SIGNS: February 17th, 2021

VERIFIED BY: Vennis Gilmore **TITLE:** Planner

SIGNATURE: **DATE:** February 17th, 2021

1
Indicol2 LLC
17 S River RD
Stuart; FL 34996-6723

2
Sherwin Williams Dev Corp
PO Box 6027
Cleveland; OH 44101-1027

3
Amvets Post 15 Of Florida Inc
2024 S US Highway 1
Fort Pierce; FL 34950-5150

4
Donut Circus LLC
2040 S US Highway 1
Fort Pierce; FL 34950-5150

5
TC ORI LLC
2219 Belvedere RD
West Palm Beach; FL 33406-1515

6
DXJXM LLC
12301 SW 69th CT
Miami; FL 33156-5427

7
Jose A Montoya
2909 Grove DR
Fort Pierce; FL 34981-6044

8
Fast Food Enterprises #2
144 Vista Royale Sq
Vero Beach; FL 32962

9
Levyco LLC
3100 N 29th Ct 2nd Floor
Hollywood; FL 33020

10
Morris/Satnick FP Assoc LLC
350 Veterans Blvd
Rutherford; NJ 07070

11
Dimamafo LLC
2112 S US Hwy 1 Ste 201 AVE
Fort Pierce; FL 34950

12
Gabriel Scavello
101 City Island AVE
Bronx; NY 10464-1616

13
KNIGHTS REAL ESTATE INC
1201 Oakfield DR; Unit Ste 109
Brandon; FL 33511-4932

14
Harbor Federal Savings Bank
130 S Jefferson St Ste 300
Chicago; IL 60661-5763

15
Martin County Properties LLC
12101 SW Keating DR
Port Saint Lucie; FL 34987-1903

16
Martin Agustin
2021 S 3rd St
Fort Pierce; FL 34950-5402

17
Jeanna Delcis
2023 S 3rd ST
Fort Pierce; FL 34950-5402

18
Miguel A Ponce de Leon
2618 W Orange BLVD
Kissimmee; FL 34741-3951

19
Francisco Ramirez
1119 Alameda AVE
Fort Pierce; FL 34982-3524



N
W L
S

Triple Royal Arcade

2061 S. US Highway 1
Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida

City Commission Regular Meeting - 6:00 pm **12. d.**

Meeting Date: 03/01/2021

Re: Conditional Use - Triple Royal Arcade - 2061 S. US Highway 1

Submitted For: Jennifer Hofmeister, Planning Director, Planning & Zoning

SUBJECT:

Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with No New Construction submitted by Property Owner, Levyco LLC, and Representative Mohammad Sohid, to operate a 30-machine arcade amusement center at 2061 South US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2415-341-0020-000-4.

SUMMARY:

- The applicant is requesting the review and approval of a Conditional Use with New Construction and Design Review to operate a 3,188 sq ft Amusement Arcade Center with 30 arcade machines. The approximately 0.7 acres property is located just north of Virginia Avenue and west of S. US Highway 1. The subject site is surrounded by commercial uses to the north, south, east, and west. The subject site is considered an outparcel of the Gateway Retail Shopping Plaza. The building where the proposed use will be located was formerly a Payless Shoe Store. The property has a Future Land Use of General Commercial (GC) and is zoned General Commercial Zone (C-3).
- The proposed Arcade Amusement Center is specifically dedicated for adults 21 years of age and up. The project's floor plan will consist of a registration-front desk, 30 arcade machines, 2 ADA accessible restrooms, and a storage area. Hours of operation will be Monday through Friday from 8am-12am and Sat through Sunday from 8am-2am. There will be 2 staff members present at all times and security provided from 5pm-12am daily.

RECOMMENDATION:

The proposed use offers a provision of Arcade Amusement Center representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following seven (7) conditions:

1. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): **Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises.**Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. **Install a bicycle rack with a minimum of 6 bicycle stalls.**
2. Per City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement (1)(f): **Alcohol sales or consumption shall be prohibited in amusement arcades and arcade amusement centers.**
3. Please adhere to City Code Section 125 – 325. – Amusement Arcades and Arcade Amusement.

4. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **This must be provided prior to receiving Certificate of Occupancy.**

5. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(i): **Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt.**

1. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(h): **Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a business tax receipt. Commercial uses require a minimum average of two footcandles for parking areas.**

2. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(1)(c): No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line. **Approval of a Waiver of Distance Application from the Gateway Plaza Arcade, which is located at 2051 S. US Highway 1, must be approved prior to Conditional Use Approval.**

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Staff Report & Supporting Documents
Application Packet & Supporting Documents

Affidavit of Mailing & Public Notice Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/19/2021 01:03 PM

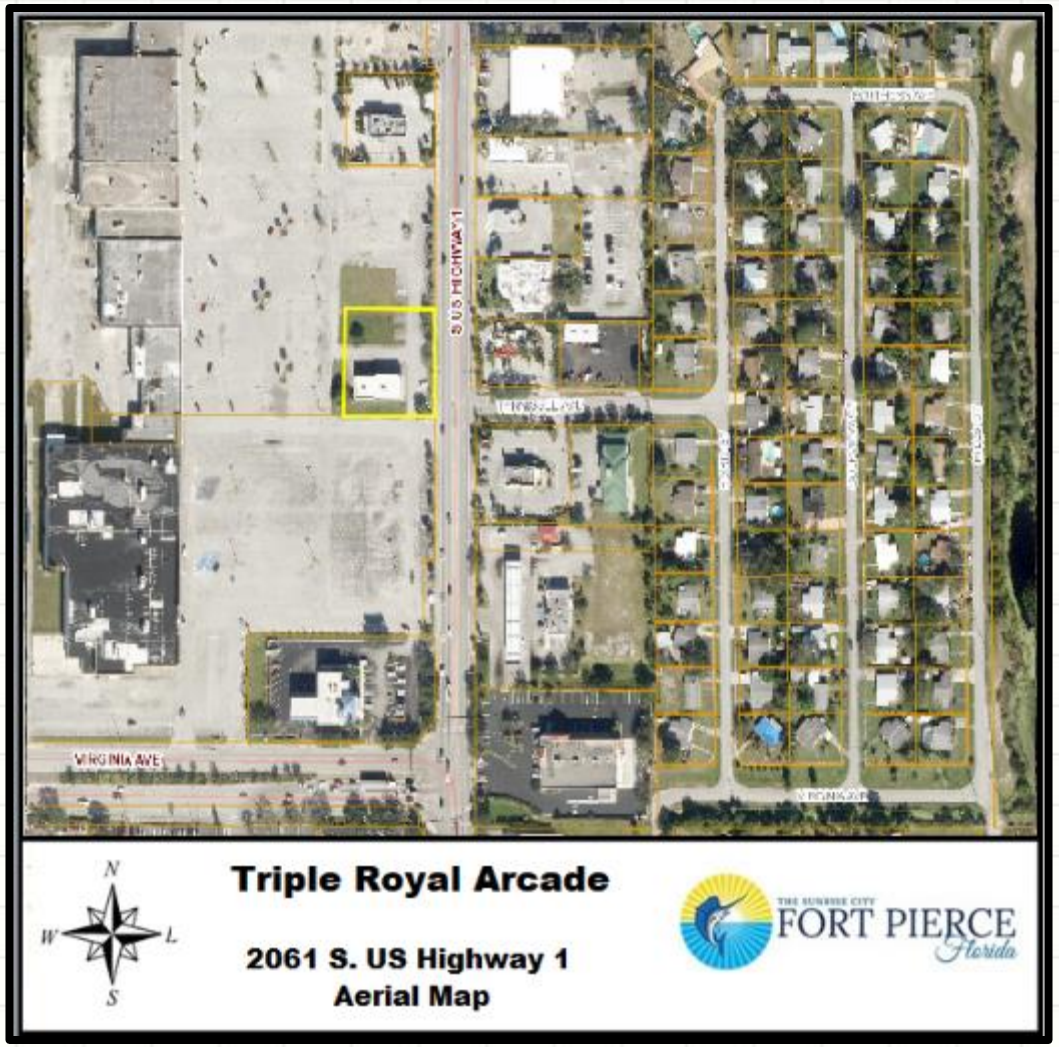
Form Started By: Vennis Gilmore
Started On: 02/16/2021 07:35 PM
Final Approval Date: 02/19/2021

Waiver of Distance & Conditional Use – Triple Royal Arcade

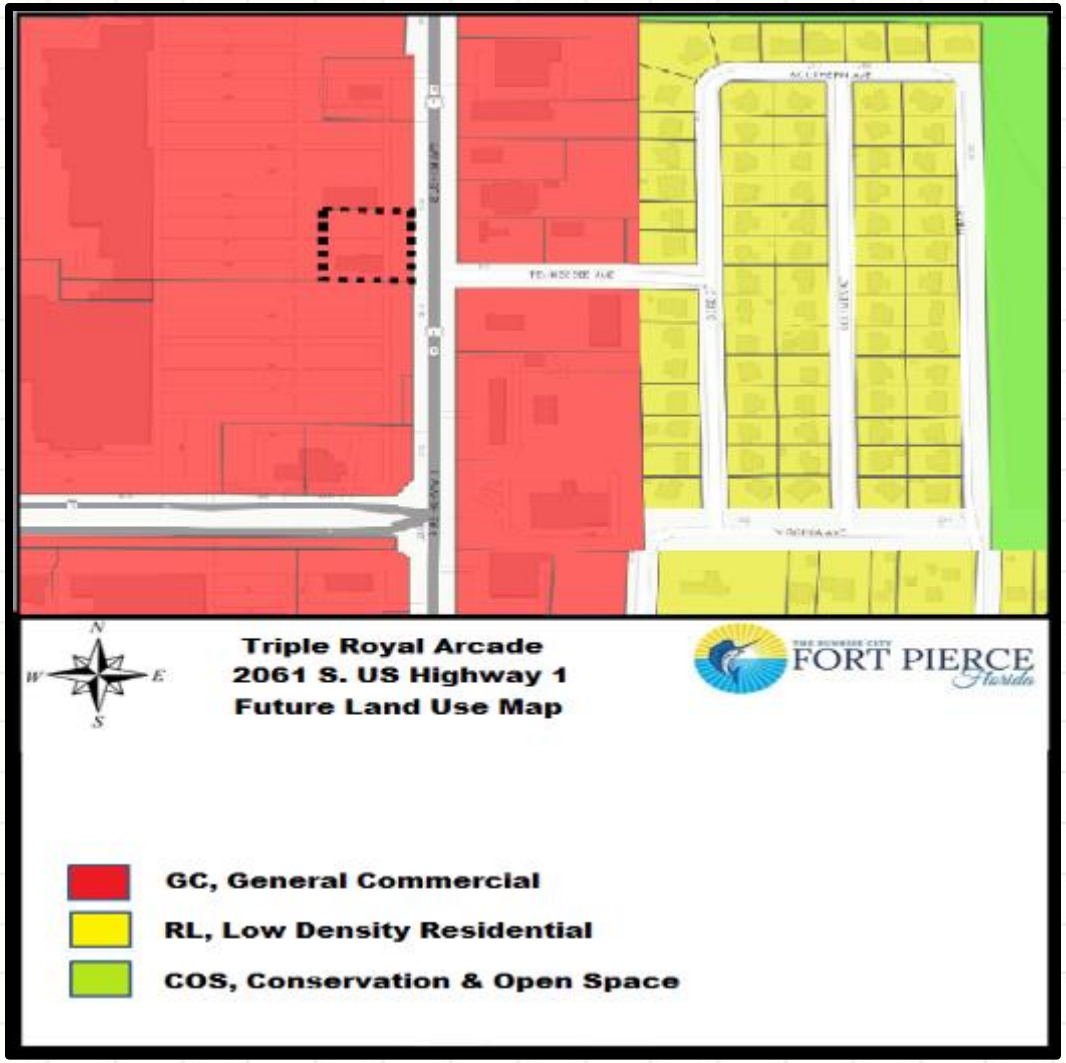


2061 S. US Highway 1

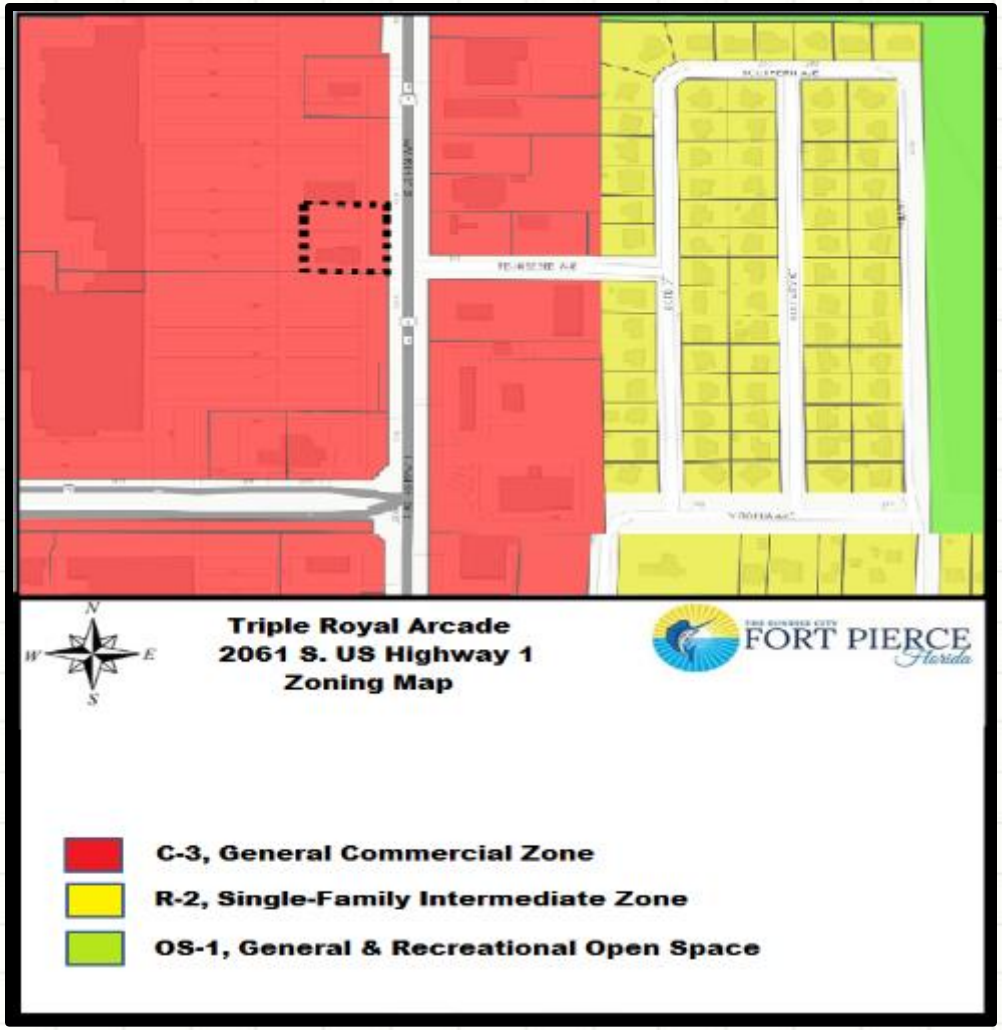
Aerial Map


S US HIGHWAY 1
VIRGINIA AVE
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W
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S
Triple Royal Arcade
2061 S. US Highway 1
Aerial Map
FORT PIERCE
Florida

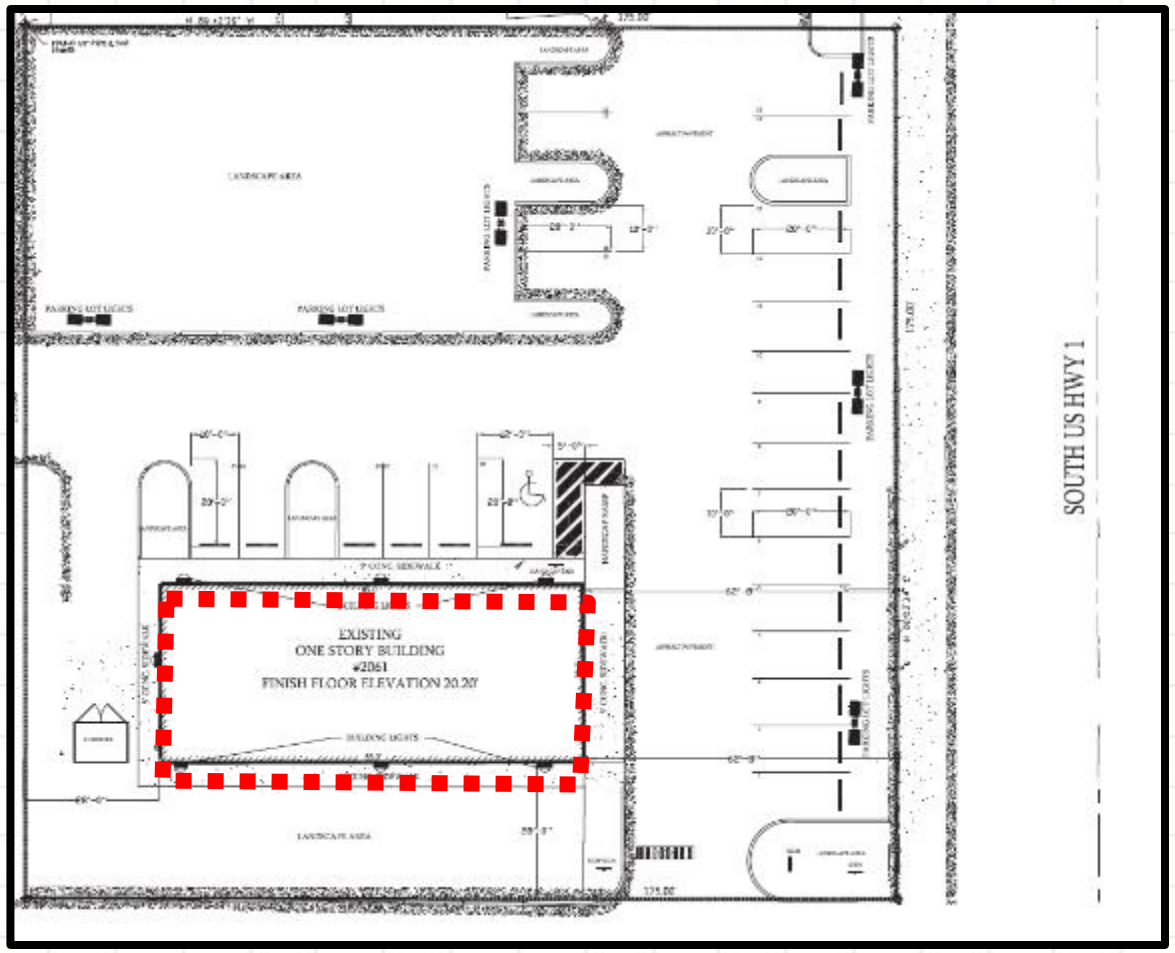
FLU Map


Triple Royal Arcade
2061 S. US Highway 1
Future Land Use Map
FORT PIERCE
Florida
GC, General Commercial
RL, Low Density Residential
COS, Conservation & Open Space

Zoning Map


Triple Royal Arcade
2061 S. US Highway 1
Zoning Map
FORT PIERCE
Florida
C-3, General Commercial Zone
R-2, Single-Family Intermediate Zone
OS-1, General & Recreational Open Space

Site Plan



- 3,188 sq ft facility
- Dedicated for adults 21 years of age & up
- Hours: 8:00am to 12:00am (M-F), 8:00am to 2:00am (Sat-Sun)
- 2 staff members present at all times
- Security provided 5:00pm to 12:00am daily

Triple Royal Arcade

Consideration of a Waiver of Distance – Triple Royal Arcade at 2061 S. US Highway 1.

- Approval of a Waiver of Distance to operate a 3,199 sq ft Amusement Arcade Center with 30 arcade machines. The proposed Arcade is located within 1,250 feet of another arcade amusement center (Gateway Plaza Arcade).

- Staff recommends **APPROVAL**.

Waiver of Distance

Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(5)(c); The city commission shall consider the following for any waiver request:

1.

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;

a. Family Dollar located at 2047 S. US Highway 1 - approximately 322 feet from the proposed arcade center (Gateway Plaza Arcade).
b. Mobil Gas Station at 2200 S. US Highway 1 – approximately 230 feet from the proposed arcade center (Gateway Plaza Arcade).
c. CVS Pharmacy at 2200 S. US Highway 1 – approximately 237 feet from the proposed arcade center (Gateway P.

2.

The type and size of the establishment, including the number of machines, 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;

a. The proposed number of machines is 30. The existing building is approximately 3,188 square feet. Both sizes are relatively small for commercial uses.

Waiver of Distance

Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(5)(c); The city commission shall consider the following for any waiver request:

3.

Whether adequate parking and landscaping for the facility is provided so as to meet the requirements set forth in sections 123-37 and 125-316;

a. 23 parking spaces with 1 designated handicap space is required for the subject Arcade Amusement Center; the applicant is providing 25 parking spaces with 1 designated handicap space. The applicant has proposed to provide additional landscaping to the existing site.

4.

Whether the facility is physically separated or well-buffered from all adjacent residentially zoned areas;

a. The subject site is surrounded by commercially zoned areas, buffering is not needed.

5.

Whether traffic generated by patrons or pickup/delivery vehicles will pass through low or moderate density residentially zoned neighborhood;

a. The proposed use does not over a service but rather entertainment, any pick-up/deliveries will be moderately low in nature or non-existent.

6.

The number of police calls to the proposed location and/or adjacent properties within the past year.

a. An update will be provided to the Planning Board at the February 9, 2021 meeting.

Triple Royal Arcade

Consideration of a Conditional Use With No New Construction – Triple Royal Arcade at 2061 S. US Highway 1.

- Approval of a Conditional Use with No New Construction to operate a 3,188 sq ft Arcade Amusement Center with 30 arcade machines.

- Staff recommends **APPROVAL** with seven (7) conditions.

Staff Recommendation (Waiver of Distance)

The proposed use offers a provision of Arcade Amusement Centers representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL**.

Staff Recommendation (Conditional Use with No New Construction)

Staff recommends **APPROVAL** with seven (7) conditions:

1. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): **Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises.** Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. **Install a bicycle rack with a minimum of 6 bicycle stalls.**
2. Per City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement (1)(f): **Alcohol sales or consumption shall be prohibited in amusement arcades and arcade amusement centers.**
3. Please adhere to City Code Section 125 – 325. – Amusement Arcades and Arcade Amusement.

Staff Recommendation (Conditional Use with No New Construction)

4. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **This must be provided prior to receiving Certificate of Occupancy.**

5. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(i): **Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt.**

6. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(h): **Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a business tax receipt. Commercial uses require a minimum average of two footcandles for parking areas.**

Staff Recommendation (Conditional Use with No New Construction)

7. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(1)(c): No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line. **Approval of a Waiver of Distance Application from the Gateway Plaza Arcade, which is located at 2051 S. US Highway 1, must be approved prior to Conditional Use Approval.**

Planning Board Recommendation

At the February 9, 2021 Board Meeting,

The Planning Board Unanimously recommended APPROVAL of the subject application.

CC Actions
(Waiver of Distance)

Possible actions of the City Commission:

- Recommend APPROVAL of the proposed Waiver of Distance, and no changes

- Recommend DISAPPROVAL of the proposed Conditional Use

CC Actions (Conditional Use)

Possible actions of the City Commission:

- Recommend APPROVAL of the proposed Conditional Use with seven (7) conditions, and no changes
- Recommend APPROVAL of the proposed Conditional Use with changes
- Recommend DISAPPROVAL of the proposed Conditional Use

Waiver of Distance & Conditional Use

2061 S. US Highway 1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Triple Royal Arcade** **2061 S. US Highway 1**
BOARD DATE:	March 1, 2021

STAFF REPORT

Owner:	Levyco LLC 3100 N. 29th Court Hollywood, FL 33020
Representative:	Reginald B. Sessions, Esquire 201 S. 2nd Street, Suite 211 Fort Pierce, FL 34950
Applicant:	Mohammad Sohid, President, Triple Royal Inc. 11420 Coral Bay Drive Boca Raton, FL 33498
Applicant's Request:	Approval of a Conditional Use with New Construction and Design Review to operate a 3,188 sq ft Amusement Arcade Center with 30 arcade machines
Location(s):	2061 S. US Highway 1
Parcel ID:	2415-341-0020-000-4
Future Land Use:	General Commercial (GC)
Current Zoning:	General Commercial Zone (C-3)

Surrounding FLU:

North	East	South	West
GC	GC	GC	GC

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-187,125-237, 125-325, and 125-314 of the City Code, the applicant is requesting the review and approval of a Conditional Use with New Construction and Design Review to operate a 3,188 sq ft Amusement Arcade Center with 30 arcade machines. The approximately 0.7 acres property is located just north of Virginia Avenue and west of S. US Highway 1. The subject site is surrounded by commercial uses to the north, south, east, and west. The subject site is considered an outparcel of the Gateway Retail Shopping Plaza. The building where the proposed use will be located was formerly a Payless Shoe Store. The property has a Future Land Use of General Commercial (GC) and is zoned General Commercial Zone (C-3).

The proposed Arcade Amusement Center is specifically dedicated for adults 21 years of age and up. The project's floor plan will consist of a registration-front desk, 30 arcade machines, 2 ADA accessible restrooms, and a storage area. Hours of operation will be Monday through Friday from 8am-12am and Sat through Sunday from 8am-2am. There will be 2 staff members present at all times and security provided from 5pm-12am daily.

Future Land Use & Zoning

The GC Future Land Use 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 percent of the total floor area of the General Commercial future land use designation.

The subject site is located within the C-3, which is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

Parking
Pursuant to City Code Section 125-325 (2)(l)(f), Design Standards, Amusement Arcade Centers shall provide 0.75 parking spaces for each arcade gaming machine and shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises. Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. The required parking is 23 parking spaces with one (1) designated handicap parking space. The subject site plan features 25 parking spaces with one (1) designated handicap parking space. The submitted site plan does not show the proposed location of the required bicycle rack with 6 bicycle stalls. The applicant has however stated in their narrative that they propose to install a 7 stall-bicycle rack. The required bicycle rack will be a condition of approval.

Design Review
The proposed use is for an existing one (1)-story building with approximately 3,188 square feet. The structures design will continue its existing smooth stucco siding and commercial flat-roof system. The painted stucco wall exterior will be white. The buildings painted front wall sign area will be a "Matte Black". The applicant proposes to add a multi-color wall sign that mirrors existing attributes of the surrounding community.

Landscaping
The tree and palm installation total will consist of the following:

6 – Live Oaks
4 – Cabbage Palms

Additionally, a total of (254) accents and shrubs will be installed on site. Those species consist of (187) Natal Plums, (59) Cocoplums, and (8) Dwarf Pitch Apples.

Conditional Use
As stated in City Code Section 125-235, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee
All affected departments have reviewed the proposed Conditional Use and Design Review with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Public Notification
A total of 19 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property.

Planning Board Recommendation
The Planning Board, at their February 9th, 2021 meeting, voted unanimously to recommend Approval of the request.

***Staff Recommendation**:*
The proposed use offers a provision of Arcade Amusement Center representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following seven (7) conditions:

1. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): **Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises.** Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. **Install a bicycle rack with a minimum of 6 bicycle stalls.**

2. Per City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement (1)(f): **Alcohol sales or consumption shall be prohibited in amusement arcades and arcade amusement centers.**

3. Please adhere to City Code Section 125 – 325. – Amusement Arcades and Arcade Amusement.

4. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **This must be provided prior to receiving Certificate of Occupancy.**

5. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(i): **Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt.**

6. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(h): **Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a**

business tax receipt. Commercial uses require a minimum average of two footcandles for parking areas.

7. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(1)(c): No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line. **Approval of a Waiver of Distance Application from the Gateway Plaza Arcade, which is located at 2051 S. US Highway 1, must be approved prior to Conditional Use Approval.**



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Triple Royal Arcade

2061 S. US Highway 1
Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida



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Triple Royal Arcade
2061 S. US Highway 1
Future Land Use Map

THE SUNRISE CITY FORT PIERCE Florida

GC, General Commercial

RL, Low Density Residential

COS, Conservation & Open Space



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Triple Royal Arcade
2061 S. US Highway 1
Zoning Map

THE SUNRISE CITY FORT PIERCE Florida

C-3, General Commercial Zone

R-2, Single-Family Intermediate Zone

OS-1, General & Recreational Open Space

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, FEBRUARY 9, 2021, 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

Chairman Creyaufmiller introduced new Board member, Harold Albury, and Mr. Albury gave a brief overview of himself.

Present: Gloria Johnson-Scott; Bob Burdge; Marcia Baker; Nichelle Clemons; Harold Albury; Michael Broderick; Frank Creyaufmiller, Chairman

Staff Present: Jennifer Hofmeister, Planning Director
Tanya Earley, Assistant City Attorney
Shyanne Harnage, Economic Development Manager
Rebeca Guerra, Assistant Planning Director
Vennis Gilmore, Planner
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant

Attendees: Marty Sanders, Ex-officio member, St. Lucie County School Board

4. CONSIDERATION OF ABSENCES

All Board members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the December 8, 2020 meeting

Motion was made by Marcia Baker, and seconded by Michael Broderick to approve the minutes from the December 8, 2020 meeting.

AYE: Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Chairman Frank Creyaufmiller

Passed

6. HEARING OF THE LOCAL PLANNING AGENCY

a. Future Land Use Map Amendment - Walsh Kings Highway - 2564 S. Kings Highway

Item 6a and 7d were presented together.

Mr. Creagan gave an overview of the applications and answered questions from the Board on city sewer and water and the proposed use.

Brad Currie, Applicant Representative, from Engineering, Design and Construction Inc., stated the city sewer and water wil be extended and the surrounded uses are compatible with the proposed RV storage and flex space.

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

AYE: Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Chairman Frank Creyaufmiller

Passed

7. NEW BUSINESS

a. Annexation - Project Hurricane - 2398 Peters Road (2 Parcels)

Mr. Creagan gave an overview of the application and answered questions from the Board regarding any concerns expressed by members of the community.

Brad Currie, Applicant Representative, Engineering, Design and Construction, Inc., introduced himself and entertained any questions.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

b. Text Amendment - Chapters 4 and 125: Sale of Alcoholic Beverages

Ms. Guerra provided an in depth review of the distance requirements for alcoholic beverage sales and C-6 zoning district alcohol sales.

Ms. Johnson-Scott expressed concerns with children walking the corridors to and from school, and Mr. Burdge asked why a formal statement was not provided by the police

department.

Ms. Hofmeister explained that the purpose of the text amendment is not to encourage bad types of development but to encourage redevelopment.

Chairman Creyaufmiller noted the City Commission prompted the Planning Department to look at the ordinance because the existing language was not working for the city.

Marty Sanders stated the St. Lucie County School Board looks at the distance to schools and the underlying zoning district. An overlay beyond the minimum distance will not make a fundamental difference on how the neighborhood reacts. Mr. Sanders highlighted that the Police and Code Enforcement departments will deal with the bad elements and the new language is not problematic and is consistent with Port St. Lucie and St. Lucie County.

Mr. Broderick commented that the current code has stymied progress in the commercial districts and prevented development in the Peacock Arts District and the Avenue D corridor. Mr. Broderick said the revised code is a great start.

Ms. Hofmeister stated the addition of C-6 zoning for alcohol sales is basically a clean up to the City Code.

Motion was made by Michael Broderick, and seconded by Marcia Baker to recommend approval to the City Commission.

AYE: Michael Broderick, Marcia Baker, Nichelle Clemons, Harold Albury, Chairman Frank Creyaufmiller

NAY: Gloria Johnson-Scott, Bob Burdge

Passed

c. **Text Amendment - Chapter 125: Residential Construction & Nonconforming Lots**

Ms. Guerra gave an overview of the text amendment and answered questions from the Board. Ms. Guerra stated the text amendment only effects legal non-conforming lots created by a plat or the lot had dimensions established prior to the zoning codes established by the City of Fort Pierce. She noted that the text amendment will open up the door for duplexes to be built by right and it allows for innovative, quality development in a smart, common sense manner.

Ms. Guerra answered questions from the Board on property owners asking for this change and the text amendment applying to existing buildings.

Mr. Broderick said the text amendment is a good idea because of the antiquated lots on South Beach and Avenue D.

Ms. Hofmeister highlighted that Design Review will be added to address architecture and the way structures sit on the site.

Ms. Johnson-Scott addressed concern with greater density on smaller lots.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Chairman Frank Creyaufmiller

Passed

d. **Rezoning - Walsh Kings Highway - 2564 S. Kings Highway**

This items was moved to 7a and presented with item 6a.

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

AYE: Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

e. **Conditional Use - Gateway Plaza Arcade - 2051 S. US Highway 1**

Mr. Creagan provided an overview of the application and said the 2,000 square foot unit is in conjunction with the overall transformation of the Gateway Plaza. Mr. Creagan stated the application was received first in the lineup of arcade applications being presented at the Planning Board meeting.

Tod Mowery, Applicant Representative from Red Tail, provided a brief overview on the changes being made to update the Gateway Plaza.

No one spoke against the application.

Motion was made by Marcia Baker, and seconded by Michael Broderick to forward a recommendation of Approval for the Conditional Use with No New Construction to the City Commission with the following two (2) conditions:

1. Submit a Lighting Plan or Photometric Survey to the Building Department in accordance with City Code 125-325 (2)(h) that demonstrates compliance with the City's Lighting Code 125- 315(j). This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(h).
2. Submit a Landscape Plan in accordance with City Code 125-325 (2)(i) that demonstrates compliance with the City's Landscape Code 123-37. This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(i).

AYE: Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Chairman Frank Creyaufmiller

Passed

f. **Conditional Use - ACOR Recycling - 1121 Digiorgio Road**

Mr. Gilmore gave an overview of the application and answered questions from the Board on noise levels, indoor processing, fumes, airborne debris, residential to industrial transition and buffering.

Ms. Hofmeister stated staff toured the facility and all processing is indoors and there is no noise or odors. She noted that the structure is far back from the neighborhood and the

applicant will be submitting a landscape plan.

Mr. Gilmore stated the applicant is adding large trees to the landscaping and there is a dense landscape buffer at the residential subdivision.

Fred Mussari, ACOR President, stated the operation is a pre-consumer food and beverage destruction facility and once the brand new products are de-packaged the recyclables are banded and shipped out on almost a daily basis. He said the dried food is made into cattle and hog feed pellets and the liquid food goes to either a compost facility, from waste to energy for anerobic digestion or could be transported to the local municipality wastewater plant to be used as a food source. Mr. Mussari answered questions from the Board about odors, disruption, truck traffic and how the trucks will be accessing the site. He said that the equipment does not make a lot of noise and there are no emissions. He stated there will be 20 truckloads a day and they will not pass through the residential neighborhood.

Motion was made by Gloria Johnson-Scott, and seconded by Marcia Baker to forward a recommendation of approval with the following three (3) conditions:

1. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. This must be provided prior to receiving Certificate of Occupancy.
2. All truck traffic must utilize Digiorgio Road and Oleander Avenue.
3. All storage must be under a covered structure.

AYE: Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Chairman Frank Creyaufmiller

Passed

g. **Conditional Use - Palm Beach Career College (Nursing School) - 1905 S. 25th Street, Unit 103**

Mr. Gilmore gave an overview of the application.

Dr. James Alouidor, Applicant, stated he is a trained medical doctor, who loves to educate people, especially ones that cannot get into a major college. Mr. Alouidor answered questions from the Board on the curriculum and how the school will be accredited. Mr. Alouidor stated the Licensed Practical Nurse (LPN) and Bachelor of Science in Nursing (BSN) license is new and not accredited yet and the Certified Nursing Assistant (CNA) and Home Health Aide (HHA) license are accredited at the Palm Beach school location.

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

h. **Waiver of Distance - Triple Royal Arcade - 2061 S. US Highway 1**

This item was presented with 7j.

Mr. Gilmore provided the Board with a handout from St. Lucie County Public Safety showing the number of events by nature at the shopping center.

Mr. Gilmore gave an overview of the application and answered questions from the Board on communities having two arcades in the same shopping center, impact comments from the police department, and the new right hand turn lane.

Mr. Broderick suggested that an overall landscape plan be looked at because there were landscaping challenges with the Wawa approval in the Gateway Plaza. He noted there was an arrangement with the property owner to add landscaping to other areas in the shopping center.

Mr. Gilmore stated the free standing parcel is a different owner than the shopping center.

Tod Mowery, Red Tail, stated the shopping center right hand turn lane will be 120 feet long by 20 feet wide and will not interfere with the bus shelter.

Reginal Sessions, Attorney, Applicant Representative, stated the arcade will be offering security the bulk of the hours the arcade is open.

Rod Waller, Sunrise City Construction, said that Port St. Lucie has a shopping center with two arcades. Mr. Waller stated the arcade will be moving into the old Payless shoe store, which has lighting and landscaping, and minimal construction is needed to accommodate the machines.

Ms. Baker suggested adding a charging station and Mr. Broderick said there is no conflict between the two arcades in the same center and it is a great way to re-purpose the facility.

Motion was made by Bob Burdge, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission.

AYE: Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Chairman Frank Creyaufmiller

Passed

i. **Conditional Use - Triple Royal Arcade - 2061 S. US Highway 1**

Item 7h and 7i were presented together.

Motion was made by Marcia Baker, and seconded by Bob Burdge to forward a recommendation of approval to the City Commission with the following seven (7) conditions:

1. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises. Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. Install a bicycle rack with a minimum of 6 bicycle stalls.
2. Per City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement

(1)(f): Alcohol sales or consumption shall be prohibited in amusement arcades and arcade amusement centers.

3. Please adhere to City Code Section 125 – 325. – Amusement Arcades and Arcade Amusement.
4. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. This must be provided prior to receiving Certificate of Occupancy.
5. Per City Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(i): Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt.
6. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(h): Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a business tax receipt. Commercial uses require a minimum average of two footcandles for parking areas.
7. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(1)(c): No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line. Approval of a Waiver of Distance Application from the Gateway Plaza Arcade, which is located at 2051 S. US Highway 1, must be approved prior to Conditional Use Approval.

AYE: Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Chairman Frank Creyaufmiller

Passed

j. **Conditional Use - Baker Dwelling Rental - 1577 Thumb Point Drive**

Ms. Hofmeister gave an overview of the application and answered questions from the Board regarding Code Enforcement citations and limit of two parking spaces.

Susan Baker, Owner, was called via telephone, and she answered questions from the Board on the property manager her primary residence, advertising the vacation rental, and living at the residence, . Ms. Baker stated she lives in Palm Beach.

Ms. Hofmeister stated the property manager must reside in St. Lucie County.

Jerry Walters, resident, spoke against the application and asked how Ms.Baker is going to live in the property and rent it out at the same time.

Tim Bankston, resident, spoke against the application, and said he does not want to live next door to a revolving motel and the application would put his quality of life at risk.

Terry Shafer, resident, spoke on behalf of Glynda Cavalcanti, resident, and provided a handout after she spoke. Ms. Cavalcanti said the rental will destroy the neighborhood, devalue the property and put her life at risk.

Terry Shafer, resident, spoke against the application and stated she made a complaint to Code Enforcement regarding weekend rentals in a single family neighborhood. She asked the Board to deny the application due to the safety hazard and health effects.

James Longstreet, resident, spoke against the application and stated the revolving door of

strangers is a Russian roulette situation in a low density neighborhood. He suggested a district be created for short term rentals.

Irving Shafer, resident, spoke against the application, and stated there were different people staying at the house every night of the week and the revolving door of strangers will increase crime.

Ross Crittenden, resident, spoke against the application, and stated he ask very little of the police and would appreciate not having motels in his neighborhood.

Susan Baker, stated she loves the community and is predominantly a resident in St. Lucie County. She stated she is not bringing in awful people to rent the house and she needs the income.

Board discussion ensued on how one adult and four children are going to live in the house with renters and that the property manager, Susan Baker, does not reside in St. Lucie County.

Board member Baker made a motion to deny the application because it is not compatible with the neighborhood or R-1 zoning and the existing Airbnb ads were from a few days to a week.

Chairman Creyaufmiller asked Ms. Earley to advise the Board on a motion for denial having substantial competent evidence.

Ms. Earley stated the Planning Board is an advisory Board, not a Quasi-Judicial Board, and the Board needs to take in the evidence and make a decision. Ms. Earley stated the City Commission ruling must be made and supported by competent substantial evidence. Ms Earley articulated the motion for denial being there are significant doubts that the applicant could comply with condition #1 and the application is not compatible with the community. Ms. Earley said the issue to regulate the frequency of the rentals is up to the state legislature. She suggested to the Board that they further develop the record by how the use of the property effects the criteria.

Ms. Baker amended her motion.

Motion was made by Marcia Baker, and seconded by Michael Broderick to deny the application based on the record of the applicant not being able to meet condition #1: (The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce) and the owner refused to stop renting after being cited by Code Enforcement, and the use of a short term rental is a health, safety and economic hazard to the neighborhood.

AYE: Bob Burdge, Marcia Baker, Michael Broderick

NAY: Nichelle Clemons, Harold Albury, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Failed

Ms. Baker's motion failed and Board discussion ensued on not being able to prove the items in the motion.

Chairman Creyaufmiller read a direct quote from Pete Sweeney regarding having competent substantial evidence for a recommendation of denial.

Motion was made by Michael Broderick, and seconded by Marcia Baker to deny the application with the testimony from the applicant that she does not reside in St. Lucie County so the property manager is not in compliance.

AYE: Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

k. **Conditional Use - Readler Dwelling Rental -1182 Binney Drive, Unit B**

Ms. Hofmeister gave an overview of the application and answered questions from the Board on the parcel being a single family dwelling, and only one unit being rented.

Jane Land, Property Manager, stated the owner visits twice a year for 4-6 weeks. She clarified that this will be a seasonal rental never less than 30 days. Ms Land asked if a boat with a trailer counts toward the two vehicle restriction.

Motion was made by Marcia Baker, and seconded by Michael Broderick to forward a recommendation of approval to the City Commission with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
4. There shall be a limitation of no more than two (2) vehicles per unit.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

AYE: Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Chairman Frank Creyaufmiller

Passed

l. **Site Plan - Crossroads Industrial - Parcel ID 2325-122-0002-000-3**

This item was moved to 7h.

Mr. Creagan stated the subject site is approximately 129.52 acres of vacant land and the applicant is proposing to build a 1,133,000 square foot warehouse that can be designed as either one (1) building for a single user or two (2) separate buildings for two (2) separate users. Mr. Creagan answered questions from the Board on up lighting, proposed tenants, traffic mitigation, signage, number of jobs and the location of the second building.

Ms. Hofmeister stated that an outside consultant reviews large development projects and the traffic mitigation will be handled at the building permit stage, so it will not delay development.

Mr. Creagan clarified that if there were two buildings, the large building would be split in two and additional parking would be added.

Josh Nichols, from Schmidt Nichols, representing the Silverman Group, showed a PowerPoint presentation and highlighted how the Silverman Group is a good partner for the city and the site is perfect because of the access to the Turnpike and I-95. Mr. Nichols said the proposed warehouse wll look like an office building in an industrial sector. Mr. Nichols added that approximately 150 - 200 employees will be hired, depending on the ultimate tenant. Mr. Nichols stated each building would be 550,505 square feet with parking in the middle for both buildings or one building with 1 million square feet with 47 acres capped for preservation.

Peter Tesch, President of St. Lucie County EDC, stated this is a significant project for the City of Fort Pierce that will create sustainable jobs for St. Lucie County. Mr. Tesch showed the Economic Impact Analysis of new construction and new jobs.

Motion was made by Bob Burdge, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission subject to three (3) conditions:

1. The applicant shall provide architectural up lighting along the facades of the building(s) facing I-95 and Florida's Turnpike. The same architectural lighting shall be provided along the north facade of the building(s) in the areas not utilized for bay doors/loading. The applicant shall provide details of the lighting program at the time of building permit review.
2. After a minimum of six (6)months of full operation of this project site, the applicant should update the trip generation, trip distribution and level of service to verify the assumptions provided as part of this traffic study at the time of approval. If discrepancies are detected, the updated study should provide mitigation measures if needed. The updated study should be submitted to St Lucie County for review.
3. The Airborne Mountain Bike Club shall be able to maintain their club and trails within the South Florida Water Management (SFWMD) District Conservation Easement per their existing agreements with either SFWMD and or the property owner.

AYE: Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Chairman Frank Creyaufmiller

Passed

m. **Disposal of Surplus Property - 1207 Avenue L - 2404-801-0055-000-5**

Ms. Harnage explained the purpose of disposal of surplus property is to get the property back on the tax roll for redevelopment since there is no municipal purpose for the property. Ms. Harnage stated the respondent scores are obtained by determining what is being done,how soon, economic impact and the value of improvements.

Ms. Harnage stated that the appraisal for 1207 Avenue L came in at $45,000 and the property is currently in fair/uninhabitable condition.

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

AYE: Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

n. **Disposal of Surplus Property - Cortez Boulevard - 2421-500-0060-000-2**

Ms. Harnage said this is a beautiful lot with lots of Oak trees and the city only received one response from the neighboring property owner, who has been maintaining the property for 25 years and would use the property for family use and possibly build a home for his grandchildren.

Chairman Creyaufmiller highlighted the bidder fit the City Commission description outline for disposing of surplus property. The chairman noted the bid was for more than the property value of $35,000.

Ms. Harnage explained that they are unable to negotiate the price and Ms. Baker suggested the city refund the respondent the difference.

Motion was made by Marcia Baker, and seconded by Michael Broderick to forward a recommendation of approval to the City Commission.

AYE: Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Chairman Frank Creyaufmiller

Passed

o. **Disposal of Surplus Property - S. 11th Street - 2409-826-0005-000-2**

Ms. Harnage stated the property abuts Goodwin Park and the respondent will build either a single family home or duplex rental in 1 1/2 years.

Motion was made by Bob Burdge, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission.

AYE: Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Chairman Frank Creyaufmiller

Passed

8. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

9. **DIRECTOR'S REPORT**

Ms. Hofmeister gave an update on the Vacation Rental Committee. She said Rebeca Guerra and Mr. Broderick will be chairing the committee and the property manager spot is still open. Ms. Hofmeister provided a tentative schedule with a presentation to the Planning Board over the summer.

a. **Proposed Meeting Date Change - 2nd Monday of the Month - 2:00 PM**

Mr. Burdge stated he a conflict with another meeting on the 2nd Monday of the month and may have to leave early.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to move the Planning Board meeting time to 2 PM on the 2nd Monday of each month.

AYE: Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

10. BOARD COMMENTS

Chairman Creyaufmiller stated the drafted proposals for home rule are being voted on Wednesday, February 10, 2021 and he would like to get updates on the vote from Ms. Earley. Ms. Earley stated she would provide updates on the vote to Ms. Hofmeister.

Ms. Earley said she will not be a member of the Vacation Rental committee. Mr. Broderick stated that the legal department will be drafting the Short Term Rental ordinance that will go to Conference Agenda, Planning Board and then City Commission for approval.

Chairman Creyaufmiller asked Ms. Earley how City Code Chapter 22 turned into Chapter 125. Ms. Earley stated a complete overhaul of the code was done in the summer of 2020.

Mr. Broderick commented that the no on-street parking short term rental Conditional Use discussion at the January 19, 2021 City Commission meeting was convoluted and the City Commission did not grasp the Planning Board's added condition. Mr. Broderick explained that you can't have 12 people staying at a two bedroom rental with four parking spots and the other people parking on the street. This purpose of the condition was to prevent multiple renters at a two bedroom unit.

Ms. Baker said legal on street parking helps the community, visitors and the residents.

11. ADJOURNMENT

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

January 25, 2021 (UPDATED COMMENTS)

Mohammad Sohid, President, Triple Royal Inc.
11420 Coral Bay Drive
Boca Raton, FL 33498

Subject: 2061 S US Highway 1 – TRC Comments for January 21, 2021 conference call

Please make a written response to these comments. Any changes or resubmittals must be done by January 29th, 2021 to move forward to the February Planning Board Meeting.

Fort Pierce Planning Department

1. Per City Code Section 125-317. – Sidewalks - (b)Applicability. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur:

   (4)Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements**. Include a sidewalk connection (sidewalk striping) to the Building from the parking areas to the entrance.**

2. The Waiver of Distance Application states that you have 30 parking spaces; this is incorrect. There are a total of 25 parking spaces. **Please correct this with a new notarized application.**

3. The Waiver of Distance Application and your Narrative have different hours of operation that are not allowed. Per City Code Section 125-325; No amusement arcade or arcade amusement centers shall operate after the hour of 12:00 midnight and before the hour of 8:00 a.m. on weekdays, and between 2:00 a.m. and 8:00 a.m. on weekends. **Please correct this with a new narrative and new notarized application.**

4. The Waiver of Distance Application states that the building size is 3,230 square feet but the St. Lucie County Property Appraiser states that the gross square footage is at maximum 3,188 square feet. **Please correct this with a new notarized application.**

5. Per City Code Section 123-37. – General Landscaping Requirements - (10) Screening of refuse collection areas. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick-up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view. This subsection shall apply to dumpsters servicing structures built on or after June 1, 1996. **Please re-install a gate to the refuse-collection dumptser for screening.**

6. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): **Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises.** Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas.

7. Per City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement (1)(f): **Alcohol sales or consumption shall be prohibited in amusement arcades and arcade amusement centers.**

8. Please adhere to City Code Section 125 – 325. – Amusement Arcades and Arcade Amusement.

9. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **This must be provided prior to receiving Certificate of Occupancy.**

10. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(h): **Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a business tax receipt. Commercial uses require a minimum average of two footcandles for parking areas.**

11. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(i): **Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt.**

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
JAN 13 2021
CITY OF FORT PIERCE
PLANNING & ZONING

To : Vennis Gilmore, Planner

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

Re : Conditional Use – 2061 S. US Highway 1
TRC No. 21-04000001

Date : January 14, 2021

This is to advise you that we have completed the review of the following documents as received by this office on January 8, 2021:

- [x] Conditional Use 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

- [x] Approval of Conditional Use
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] No comments

JRA/tst/tst TST

Q:\ENGINEERING\Site Development Projects\Addresses\2061 S US HWY 1\CU\Submittal No. 1 - 011221\CU Approval - 011421.docx

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

January 21, 2021

TECHNICAL REVIEW PROJECT # 21-04000001

Conditional Use, Design Review, & Waiver of Distance – Triple Royal Arcade – 2061 S US HWY 1

Comments

FPUA W/WW Engineering: Location is presently a water and wastewater customer of FPUA. Please visit Customer service @ 206 South 6th Street to address any items that will be required to reactivate these services if they are currently off.

FPUA Electric & Gas Engineering: There is currently electric infrastructure to the site from US 1, directly east of the area. Please provide electric load information and AutoCAD drawings if additional service will be needed. The customer will be responsible for all transformer pads, conduits, and secondary conductors. For more information and project coordination, please contact Sal Scimeca.
Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772) 466-1600 Ext. 6957

Gas service is also available to the site from a gas main directly adjacent. Please provide a copy of the gas riser diagram with the anticipated load if the developer is interested in natural gas service. For more information and incentives that are available, please contact Billy Dupre.
Billy Dupre
Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpua.com
Office: (772) 466-1600 Ext. 4705

A utility easement will be required for all proposed FPUA electric and gas facilities within site.
If the developer should have any questions, please have them contact the individuals listed above.
Attached is a copy of the FPUA GIS Map detailing both electric and gas utilities.



ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
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: Triple Royal Arcade

REVIEW DATE: 1/13/2021

PLANNER: GILLMORE

REVIEWED BY: Captain Wayne Boyer

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 at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
4. **Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes**

Vennis Gilmore

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Tuesday, January 12, 2021 3:13 PM
To: Vennis Gilmore
Subject: 21-04000001 Triple Royal Arcade 2061 S US Hwy 1

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

The St. Lucie County School District has reviewed the above reference project and have we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986



St. Lucie
PUBLIC SCHOOLS

office 772.429.7547
cell 772.216.5755

Vennis Gilmore

From: Reginald B. Sessions, Attorney at Law <sessionslawfirm@aol.com>
Sent: Thursday, January 21, 2021 3:43 PM
To: Vennis Gilmore
Cc: pslauto69@yahoo.com
Subject: Triple Royal Arcade

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Notice of Representation: Office of Reginald Sessions

Hello Mr. Gilmore,

This office has been retained by Zyad Qasem, for the future, all correspondence, emails or phone communication should be forwarded to this office. Our client has forwarded me your email regarding the trc proceedings at 1:30 today. He was under the impression that he should have been afforded an opportunity to be heard at this meeting. However in light of his absence and his contractor also, we hope he was not prejudiced in not participating.

I look forward to hearing from you on behalf of our client regarding all future matters regarding this procedure. On behalf of the Law Offices of Reginald Sessions we look forward to hearing from you soon to expeditiously resolve this matter.

Sincerely,

Trena Washington, Legal Assistant
201 South 2nd Street, Suite 211
Fort Pierce, FL 34950
Office 772-595-0060
Cell 772-971-3958
sessionslawfirm@aol.com

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 2061 S US Hwy 1, Fort Pierce, FL 34950

Parcel ID #(s) 2415-341-0020-000-4

Project description Video Games

Levyco LLC	Mohammad Sohid, President, Triple Royal Inc
Property Owner(s)	**Applicant/Representative, Title, Company**
3100 N 29th Court	11420 Coral Bay Drive
Street Address	Street Address
Hollywood FL 33020	Boca Raton, FL 33498
City State Zip	City State Zip
954-394-9535	954-274-3080
Phone Number	Phone Number
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 28th day of October, 2020, by Mohammad Sohid who is personally known to me or has produced FL DL as identification.

Sophia Harris

Signature of Notary

Notary Public
Sophia Harris
Notary Public State of Florida
My Commission HH 005263
Expires 05/31/2024
(Seal)

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

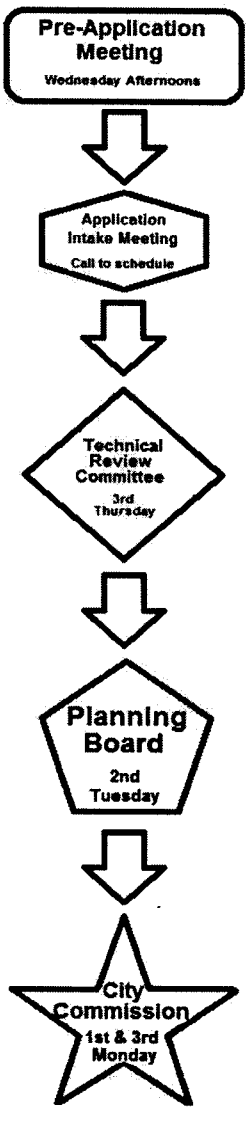
Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
  - ❑As-built survey;
  - ❑Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑Lighting plan
- ❑ Complete, notarized application

Application Outlook



Application Type:

- ❑ Conditional Use: No new construction with no site improvements
- ❑ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size _____ Parking Spaces:_____

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

North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location 2061 S US Hwy 1, Fort Pierce, FL 34950

Parcel ID #(s) 2415-341-0020-000-4

Project Description Video Games

Levyco LLC	Mohammad Sohid, President, Triple Royal Inc
Property Owner(s)	Applicant/Representative, Title, Company
3100 N 29th Court	11420 Coral Bay Drive
Street Address	Street Address
Hollywood FL 33020	Boca Raton, FL 33498
City State Zip	City State Zip
954-394-9535	954-274-3080
Phone Number	Phone Number
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 Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 28th day of October, 2020, by Mohammad Sohid who is personally known to me or has produced FL DL as identification.

Sophia Harris
Signature of Notary

Notary Public State of Florida
Sophia Harris
My Commission HH 005263
Expires 05/31/2024

(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.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

WAIVER OF DISTANCE

Property address or Location 2061 S US Hwy 1 Fort Pierce FL 34950

Parcel ID #(s) 2415-341-0020-000-4

Project description Change of Use (Arcade)

Levyco LLC	Mohammad Sohid, President, Tripple Royal Ir
Property Owner(s)	**Applicant/Representative, Title, Company**
3100 N 29th Ct	11420 Coral Bay Drive
Street Address	Street Address
Hollywood FL 33020	Boca Raton FL 33498
City State Zip	City State Zip
954-394-9535	954-274-3080
Phone Number	Phone Number
	pslauto69@yahoo.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 St Lucie

The foregoing instrument was acknowledged before me this 26th day of January, 20 21, by Mohammad Sohid who is personally known to me or has produced FL DL as identification.

Eric Harrell
Signature of Notary

(seal)

Notary Public State of Florida
Eric Harrell
My Commission GG 913269
Expires 09/15/2023

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
- ☑ Arcade

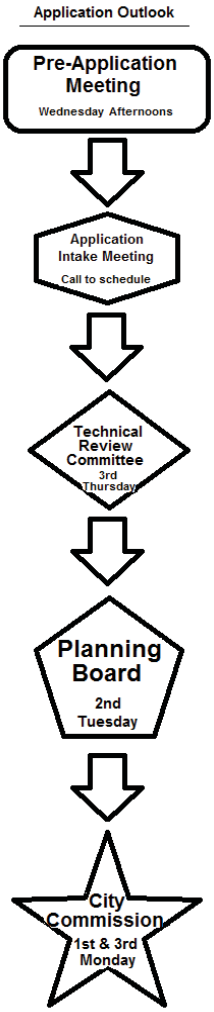
Business Information:

- ☑ New Business
- ❑ Transfer from:_____ Open since:_____
  address *year*

Building Size 3,188 sf Maximum Occupancy 35 Total Seating 30 Parking Spaces 25

Hours of Operation:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
to 8:00am - 12:00pm	to 8:00am - 12:00pm	to 8:00am - 12:00pm	to 8:00am - 12:00pm	to 8:00am - 12:00pm	to 8:00am - 2:00am	to 8:00am - 2:00am



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.

Sec. 125-325. - Amusement arcades and arcade amusement centers.

Amusement arcades and arcade amusement centers shall comply with the following regulations:

(1) *General operating standards.*

c. No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line.

e. No amusement arcade or arcade amusement centers shall be located within 250 feet of the Downtown Business and Entertainment Overlay District boundaries.

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

Property Identification

Site Address: 2061 S US HIGHWAY 1
Sec/Town/Range: 15/35S/40E
Parcel ID: 2415-341-0020-000-4
Jurisdiction: Fort Pierce

Use Type: 1100
Account #: 24494
Map ID: 24/15S
Zoning: General Co

Ownership

Levyco LLC
3100 N 29th Ct 2nd Floor
Hollywood, FL 33020

Legal Description

15 35 40 FROM INT N R/W VA AV AND W R/W US 1 RUN N 535 FT FOR POB, TH CONT N ALG SD R/W 175 FT, TH W 175 FT, TH S 175 FT, TH E 175 FT TO POB (OR 1801-100)



Current Values

Just/Market Value:	$305,300
Assessed Value:	$305,300
Exemptions:	$0
Taxable Value:	$305,300

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 □

Total Areas

Finished/Under Air (SF):	3,060
Gross Sketched Area (SF):	3,188
Land Size (acres):	0.7
Land Size (SF):	30,625

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date:	Sep 11, 2003
Book/Page:	1801 / 0100
Sale Code:	XX01
Deed:	WD
Grantor:	Moeby Management LP
Price:	$775,000

Date:	Nov 17, 2000
Book/Page:	1426 / 2455
Sale Code:	XX01
Deed:	SP
Grantor:	Moeby Realty Corporation
Price:	$100

Date:	Aug 28, 1991
Book/Page:	0754 / 0184
Sale Code:	XX01
Deed:	WD
Grantor:	KTBC-MAY 1991 INVESTMENT PORT
Price:	$751,700
Date:	Jul 9, 1991
Book/Page:	0754 / 0182
Sale Code:	XX00
Deed:	WD
Grantor:	VOLUME SHOE CORP
Price:	$624,700
Date:	Jan 24, 1991
Book/Page:	0725 / 0506
Sale Code:	XX01
Deed:	WD
Grantor:	M Elaine Roschman
Price:	$350,000
Date:	Jun 26, 1990
Book/Page:	0699 / 1688
Sale Code:	XX01
Deed:	QC
Grantor:	M Elaine Roschman
Price:	$100
Date:	Feb 1, 1980
Book/Page:	0350 / 0256
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$0

Building Information (1 of 1)

Finished Area: 3,060 SF

Gross Sketched Area: 3,188 SF

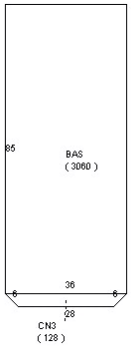
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: STRH	Year Built: 1991	Frame:
Grade: Y_B	Effective Year: 1995	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 100%





Special Features and Yard Items

Type	Qty	Units	Year Blt
SINGLE LIGHT	1	5	1991
6FT CB Wall	1	30	1991
ASP2 LOW	1	9000	1991
CEMENT CURB	1	495	1991

Current Year Values

Current Values Breakdown

Building:	$126,100
Land:	$179,200
Just/Market:	$305,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$305,300
Exemption(s):	$0
Taxable:	$305,300

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	9.5	Fort Pierce Stormwater Charge	$655.50

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
2020	$305,300	$305,300	$0	$305,300
2019	$307,400	$307,400	$0	$307,400
2018	$306,700	$306,700	$0	$306,700

Permits

Number	Issue Date	Description	Amount	Fee
BP2005-784	Feb 16, 2005	Roof	$18,000	$305
F900001470	Dec 17, 1990	Commercial New Construction	$160,000	$160,000
F90001470A	Dec 17, 1990	Demolition	$5,000	$5,000
F90001470B	Feb 25, 1991	Heat and Air Conditioning	$14,000	$14,000
CR2004118	Feb 2, 2005	Alterations/Remodeling	$40,250	$608

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.
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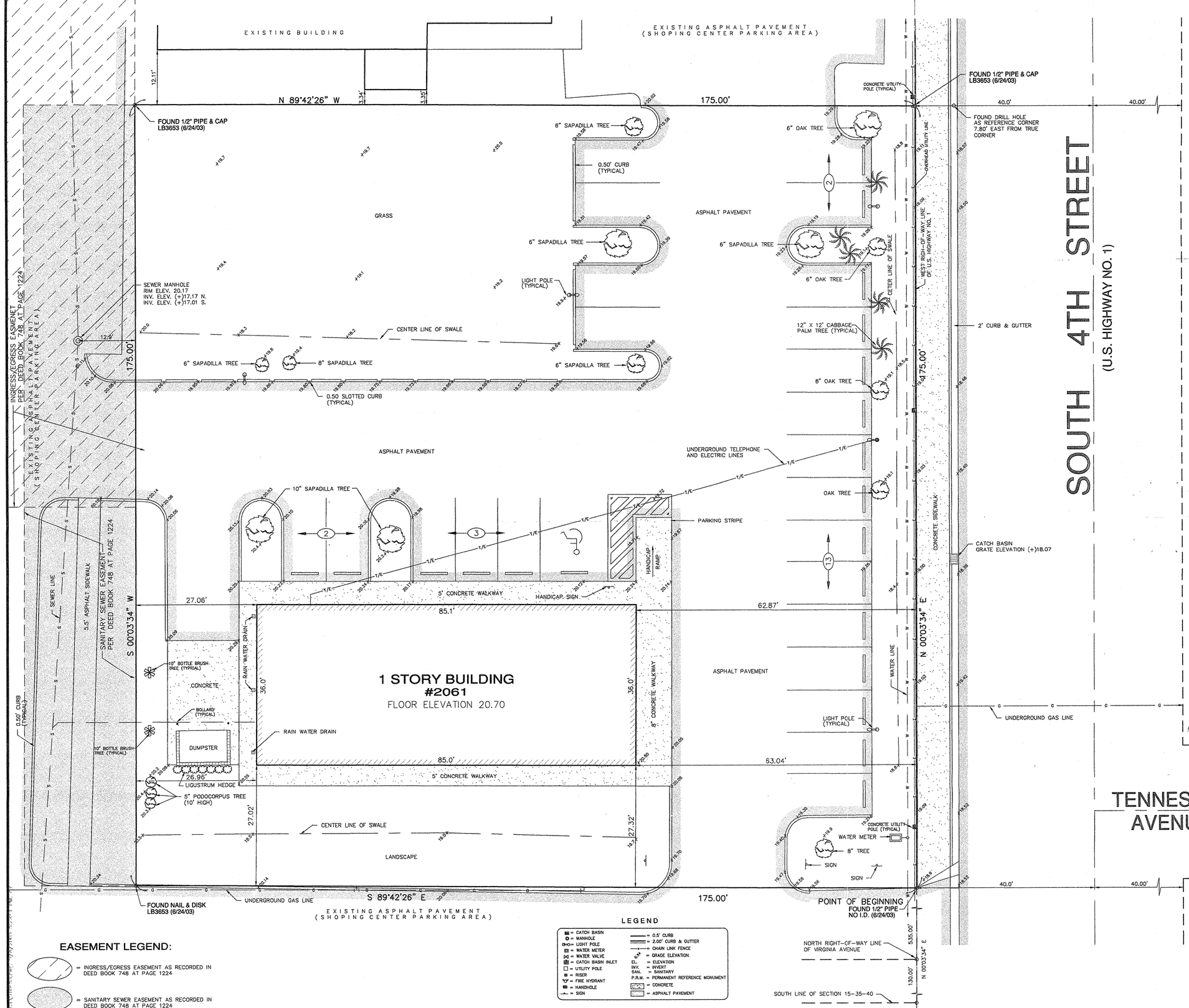
Triple Royal Inc

2061 US HIGHWAY 1
FT PIERCE, FL 34950

Triple Royal Inc Business Narrative

To Whom It May Concern,

Triple Royal Inc is a new establishment that will be offering fun adult entertainment to the public. It will be a great place for adults to get away and enjoy themselves in the community by enjoying adult gaming entertainment and communicate with one another. This will be a fun and relaxed environment for all adult ages 21 and up while keeping it safe and friendly for all who enter the establishment. Hours of operation will be 8am to 12pm with 2 employees on staff and 1 security guard from 5pm to 12pm. We will be offering coffee, beverage machine and snacks to all customers entering the premises on there behalf. The premises will have a total of 30 machines with 2 ADA bathrooms, an enclosed counter for the staff working, emergency exit door, front door to enter and LED lighting around windows. We will also have 4 TV's hung up for entertainment for customers to watch while they enjoy their adult gaming. It will have an ATM machine on premises for customers that need to use it. Triple Royal will also have a sign on the building with its name on it. There will be 7 bicycle racks and a side walk connection to the building



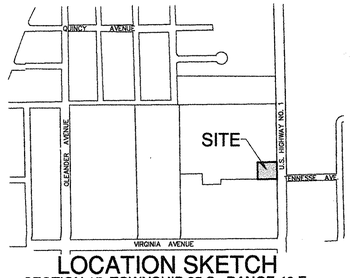
EASEMENT LEGEND:

= INGRESS/EGRESS EASEMENT AS RECORDED IN DEED BOOK 748 AT PAGE 1224

= SANITARY SEWER EASEMENT AS RECORDED IN DEED BOOK 748 AT PAGE 1224

LEGEND

= CATCH BASIN	= 0.5' CURB
= MANHOLE	= 2.00' CURB & GUTTER
= LIGHT POLE	= CHAIN LINK FENCE
= WATER METER	= GRADE ELEVATION
= WATER VALVE	EL. = ELEVATION
= CATCH BASIN INLET	INV. = INVERT
= UTILITY POLE	SAN. = SANITARY
= RISER	P.R.M. = PERMANENT REFERENCE MONUMENT
= FIRE HYDRANT	= CONCRETE
= HANDHOLE	= ASPHALT PAVEMENT
= SIGN	



LOCATION SKETCH
SECTION 15, TOWNSHIP 35 S., RANGE 40 E.
FORT PIERCE, FLORIDA.
NOT TO SCALE

LEGAL DESCRIPTION:

Part of the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

From the Intersection of the West right-of-way line of U.S. Highway No. 1 and the South line of said Section 15, run North 0°03'34" East, 130 feet to the Intersection of the North right-of-way line of Virginia Avenue; thence continue North 0°03'34" East, along said West right- of-way line of U.S. Highway No. 1, a distance of 535 feet for the POINT OF BEGINNING; thence continue North along said West right-of-way line, 175 feet; thence run North 89°42'26" West, 175 feet; thence run South 0°03'34" West on a line parallel with the said West right-of-way line of U.S. Highway No. 1, 175 feet; thence run South 89°42'26" East, 175 feet to the POINT OF BEGINNING.

SURVEYOR'S NOTES:

- This site lies in Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida.
- All documents are recorded in the Public Records of St. Lucie County, Florida
- Bearings hereon are referred to an assumed value of N 00°03'34" E for the West right-of-way line of Highway No. 1 per Official Record Book 699, page 1688, St. Lucie County, Florida, and evidenced by a found 1/2" iron pipe no i.d. and a found 1/2" pipe & cap LB3653.
- Lands shown hereon abstracted for easements and/or rights-of-way of records per First American Title Insurance Company, Office file No. 1083-273470, effective date of June 17, 2003.

  Deed Book 206 at page 143, and Deed Book 81 at page 163, being an easement for the right to construct and maintain its lines of telephone and telegraph along the route presently occupied by said lines.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929.
- Lands shown hereon are located in Federal Flood Zone B, per Community Panel No. 120286-00003, Dated January 5, 1984.
- Dimensions indicated hereon are field measured using a total station electronic distance
- Building setbacks: Front - 25; Side & Back - None.
- Zone: C-3 - General Commercial.
- Precision of closure 1:10,000 - Commercial Class Survey.
- Lands shown hereon containing 30,625 square feet, or 0.7030 acres, more or less.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- Roof overhang not located unless otherwise shown.
- The approximate location of all utilities shown hereon were determined from As-Built Plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client.

SURVEYOR'S CERTIFICATION TO:

Wachovia Bank, its successors and/or assigns
First American Title Insurance Company
Levyco, LLC, a Florida limited liability company

I hereby certify that this "Boundary Survey" was made under my responsible charge on May 17, 1991, and last updated on June 24, 2003, and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

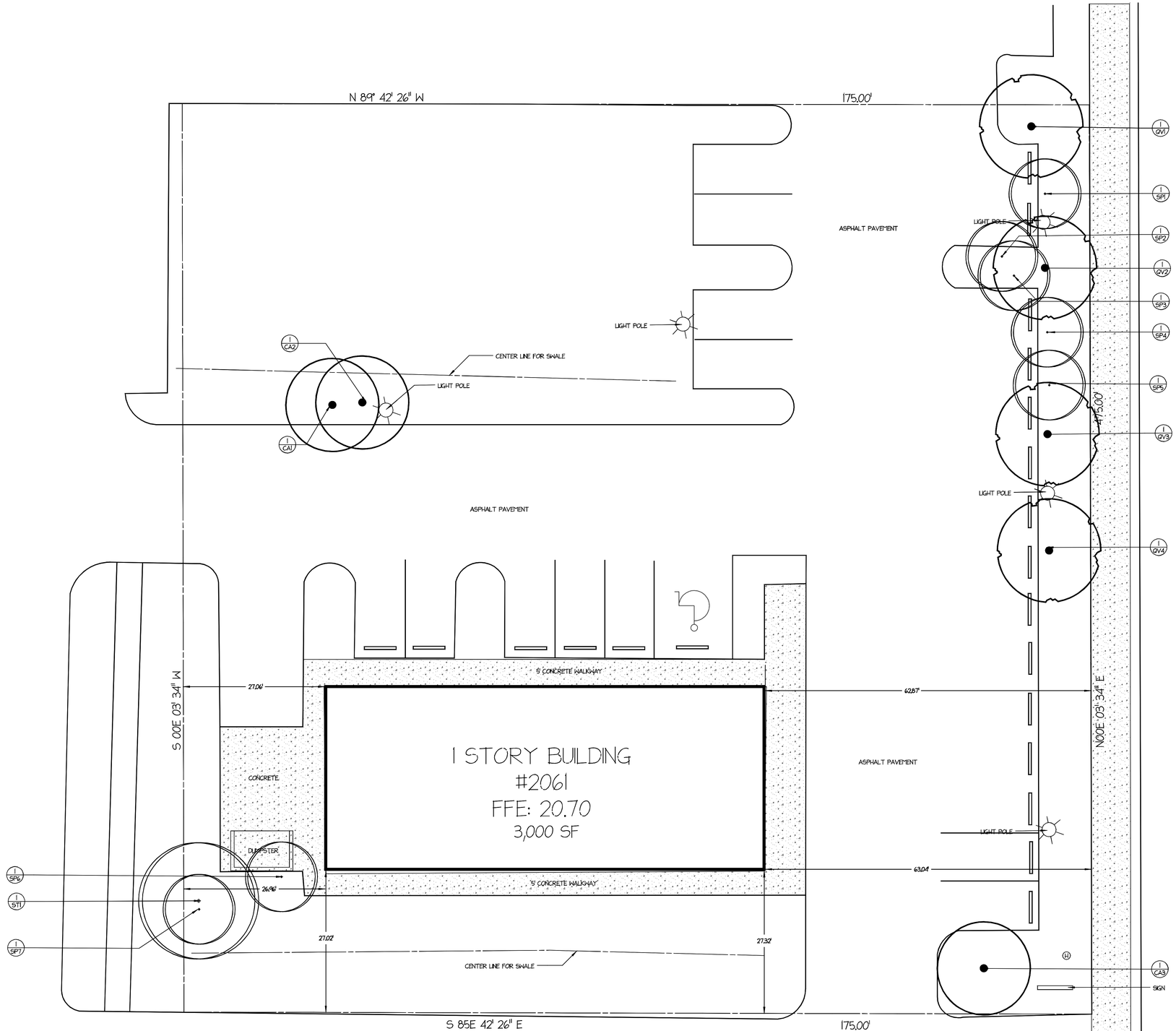
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	Revision Description	
2	REVISE PER NEW TITLE COMMITMENT	9/8/03 - DJR
1	UPDATE SURVEY (6/24/03)	ACS
	O.R.	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email flt@flsurvey.com

BOUNDARY SURVEY
PAYLESS SHOESOURCE
ST. LUCIE COUNTY, FLORIDA

Date	5/17/91
Scale	1" = 10'
Drawn By.	ACS
Cad. No.	910453
Plotted:	6/30/03 3:58p
Ref. Dwg.	--
Field Book.	FLD SHT - JWL
Job. No.	031042
Dwg. No.	291-163
Sheet	1 of 1



TREE DISPOSITION TABLE

SYM	BOTANICAL NAME	COMMON NAME	SIZE (HT X SPR, DBH)	REMAIN, REMOVE, RELOCATE
PALMS				
SP1	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP2	Sabal Palmetto	Cabbage Palm	18' HT x 12' SPR	Remain
SP3	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP4	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP5	Sabal Palmetto	Cabbage Palm	18' HT x 12' SPR	Remain
SP6	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP7	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remove
TREES				
CA1	Cupaniopsis anacardioides	Carrotwood	20' HT x 18' SPR, 45" Calip.	Remain
CA2	Cupaniopsis anacardioides	Carrotwood	18' HT x 16' SPR, 50" Calip.	Remain
CA3	Cupaniopsis anacardioides	Carrotwood	16' HT x 24' SPR, 54" Calip.	Remain
ST1	Schinus terebinthifolia	Brazillian Pepper	24' HT x 42' SPR, 16" Calip.	Remove
QV1	Quercus virginiana	Live Oak	18' HT x 24' SPR, 30" Calip.	Remain
QV2	Quercus virginiana	Live Oak	18' HT x 18' SPR, 30" Calip.	Remain
QV3	Quercus virginiana	Live Oak	24' HT x 18' SPR, 63" Calip.	Remain
QV4	Quercus virginiana	Live Oak	16' HT x 24' SPR, 34" Calip.	Remain

M. HUDSON DESIGN
1522 Limetree Bay Avenue Jupiter, FL 33458
561-319-2474 | MHudsonDesign.com

TIPLE ROYAL, INC.

2061 S. US HWY1
FT. PIERCE, FL 34950

TREE DISPOSITION PLAN

DATE: 10/9/20
DRAWN BY: MH
SCALE: 1"=10'
PROJECT NO: 20-043

REVISIONS:
1- 10/9/20

N

LP1

PARKING LOT

N 89° 42' 26" W

175.00'

EXISTING TURF TO REMAIN

ASPHALT PAVEMENT

INTERIOR VEHICULAR USE AREA SF= 13,394

CENTER LINE FOR SWALE

LIGHT POLE

ASPHALT PAVEMENT

SOUTH 4TH STREET

(U.S. HIGHWAY NO. 1)

175.00'

LANDSCAPE STRIP SF: 1,762

PARKING LOT

S 00E 03' 34" W

EXISTING TURF TO REMAIN

ADD NEW SOD AFTER TREE & PALM REMOVAL. FIELD MEASURE SF.

5' CONCRETE WALKWAY

CONCRETE

DUMPSTER

1 STORY BUILDING
#2061
FFE: 20.70

27.06'

62.87'

63.04'

26.98'

27.02'

27.32'

EXISTING TURF TO REMAIN

CENTER LINE FOR SWALE

S 85E 42' 26" E

175.00'

ASPHALT PAVEMENT

N89E 03' 34" E

SOD

MULCH

LIGHT POLE

SIGN

PARKING LOT

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TIPLE ROYAL, INC.
2061 S. US HWY1
FT. PIERCE, FL 34950
LANDSCAPE PLAN

DATE: 10/9/20
DRAWN BY: MH
SCALE: 1"=10'
PROJECT NO: 20-043

REVISIONS:
1- 10/9/20

N

LP2

LANDSCAPE SPECIFICATIONS:

1.0 GENERAL LANDSCAPE REQUIREMENTS

Landscape contract work includes, but is not limited to, soil preparation, fine or finish grading, furnishing and installing plant material, watering, staking, guying and mulching.

The landscape contractor shall not make any changes and/ or substitutions without the authorization of the owner and the landscape architect.

Prior to construction, the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of work. Locations of existing buried utility lines shown on the plans are based upon the best available information and considered approximate it shall be the responsibility of the contractor 1) to verify the locations of utility lines and adjacent to the work area 2) to protect all utility lines during the construction period 3) to repair any and all damage to utilities, structures, site appurtenances, etc. Which occurs as a result of construction activities.

The landscape contractor shall be responsible for all permits.

The landscape contractor shall review the project drainage and utility plans prior to construction and avoid all conflicts.

Sod and irrigation shall be installed in any adjacent right of way between the sidewalk and the curb.

Field grown trees and palms previously root pruned shall obtain a root ball with sufficient roots for continued growth without resulting in shock.

All plastic fabric shall be removed from plant material at time of installation.

Contractor shall not mark or scar the trunk in any fashion.

Plants shall be watered as necessary or within 24 hours after notification by the landscape architect.

Earth berms shall not exceed a 3:1 slope 4:1 slopes or greater are preferable.

All trees planted under or adjacent to FPL power lines will comply with the FPL right tree in the right place guidelines (rev 5/95).

Catch basins and drainage shall not be located within required perimeter buffers or preserve areas.

The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions.

Major adjustments to the layout are to be approved by the landscape architect.

Existing trees and vegetation to remain shall be staked and barricaded prior to any land clearing.

Existing trees preserved or relocated on site shall be pruned according to ANSI A300 standards or by an ISA Certified Arborist.

Sabal palms may be hurricane cut. Do not allow air pockets to form when backfilling plant materials All trees shall be spiked in utilizing water and a tree bar.

The landscape contractor shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until completion of contract or acceptance by the landscape architect.

Settled plants shall be reset to proper grade, planting saucers restored, and defective work corrected.

The landscape contractor shall at all times keep the premises free from accumulation of waste materials or debris caused by his crews during the performance of the work.

Upon completion of the work, the contractor shall promptly remove all waste materials, debris, unused plant material, empty plant containers and all equipment from the project site.

All labor and material for soil amendments and fertilizer that is required to insure the successful establishment and survival of the proposed vegetation, as well as all the cost for the removal of unsuitable or excess backfill material, shall be included in the contractor's bid to perform the work represented in this plan set.

Upon completion of the work, the landscape contractor shall notify the landscape architect and request a final inspection. Any items that are judged incomplete or unacceptable by the landscape architect or owner's representative shall be corrected by the landscape contractor within 14 days.

2.0 PLANTING BED PREPARATION

All planting beds shall be free from shell rock and construction debris, excavated to a depth of 30 inches or to clean native soils and filled with the specified backfill mixture.

All landscape islands and beds shall be free from shell rock and construction debris, excavated to a depth of 30 inches or to clean native soils and filled with the specified backfill mixture.

All landscaped areas are to receive a minimum of 3" of topsoil.

3.0 SOIL & PLANTING MIXTURE

All soil must be loose, friable and free of limestone, construction materials, road base material, rocks, weeds, grasses, hard pan, clay or other debris.

PH shall be adjusted where necessary to be compatible with the plant species being installed

PLANTING BED MIXTURE: (1) part recycled organic material added to three (3) parts existing native soil.

ANNUAL BED MIXTURE: (1) part potting soil, (1) part peat moss and fertilized with Osmocote 15-9-12 Slow Release Fertilizer.

Replacement soil shall be used as specified to replace existing soils that are determined by the landscape architect to be unsuitable for planting, ie. Road base, pavement, etc.

All shrubs, trees and ground cover will have improved soil as per planting soil notes.

The soils shall be placed in the hole during planting. Top dressing only is not acceptable.

4.0 FERTILIZER

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K of which 50 of the nitrogen shall be derived from an organic source as per CSI specifications.

5.0 PLANT SIZE AND QUALITY: TREES, PALMS, SHRUBS, GROUNDCOVERS:

Plant species and sizes shall conform to those indicated on the drawings, nomenclature shall conform to Standard Plant Names, 1942 edition.

All sizes shown for plant material on the plans are to be considered minimums. All plant materials must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, Latest Edition published by the Florida Department of Agriculture and Consumer Services, Unless specified otherwise.

All plants shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

All trees shall have a straight trunk and full head and meet all requirements specified.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold.

All plant material shall be healthy, vigorous and free of pests and disease.

All plant material shall be container grown or balled and burlapped as indicated in the plant list.

An established container grown plant shall be transplanted into a container and grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container.

6.0 PLANTING TREES & PALMS

Excavate pit as per planting details.

Backfill around the ball with standard planting mixture and slightly compact, water thoroughly as layers are placed to eliminate voids and air pockets. Build a 6" high berm of standard planting mixture beyond the edge of excavation. Apply 3" (after settlement) of mulch except within 6" of the trunk.

All trees must be staked as shown on the planting details within 24 hours of planting. Stakes to remain for a minimum of 9 months, but no longer than 18 months. Contractor is responsible for maintenance and removal of the stakes.
Prune trees to remove damaged branches, improve natural shape and thin out structure.

Do not remove more than 15 of branches. Do not prune back terminal leader.

Guy and stake tree in accordance with the staking details immediately after planting.

All trees must be guyed or staked as shown in the details.

All trees shall be spiked in utilizing water and a tree bar.

Trees to be relocated shall be root pruned and protected during construction.

Existing trees preserved or relocated on site shall be pruned according to ANSI A300 standards or by an ISA Certified Arborist.

Trees within planting islands less than five (5) feet in width shall be located to avoid conflicts with vehicles.

7.0 ROOT BARRIER

19.5" 'Bio barrier' root barrier shall be provided for shade trees planted within six (6') feet of public curbs, sidewalks or public right of ways.

All root barriers shall be installed in accordance with the manufacturer's recommendations.

8.0 PLANTING SHRUBS

Excavate pit or trench to 1-1/2 times the diameter of the balls or containers or 1'-0" wider than the spread of roots for positioning at proper height.

Backfill around plants with standard planting mixture, compacted to eliminate voids and air pockets.

Form grade slightly dished and bermed at edges of excavation. Apply 3" of mulch except within 3" of stems.

Prune shrubs to remove damaged branches, improve natural shape and thin out structure. Do not remove more than 15% of branches.

9.0 PLANTING GROUND COVERS

Loosen subgrade to depth of 4" in areas where topsoil has been stripped and spread smooth.

Space plants as otherwise indicated. Dig holes large enough to allow spreading of roots.

Compact backfill to eliminate voids and leave grade slightly dished at each plant.

Water thoroughly.

Apply 3" of mulch over the entire planting bed, lifting plant foliage above the mulch.

During periods of hot sun and/or wind at time of planting, provide protective cover for several days or as needed.

10.0 PLANTING LAWNS

Sodding: sod type specified on plant list shall be machine stripped not more than 24 hours prior to laying.

Loosen subgrade to depth of 4" and grade with topsoil either provided on site or imported standard planting mix to finish design elevations.

Roll prepared lawn surface.

Water thoroughly, but do not create muddy soil conditions.

Fertilize soil at the rate of approximately 10 lbs. Per 1,000 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.

Lay sod strips with tight joints, do not overlap, stagger strips to offset joints in adjacent courses.

Work sifted standard planting mixture into minor cracks between pieces of sod and remove excess soil deposits from sodded areas.

Roll or stamp lightly and water thoroughly with a fine spray immediately after planting.

Sod on slopes greater than 3:1 shall be staked in place with sod staples.

11.0 MULCH

All planting areas shall be completely mulch as specified. All mulch is to be applied to a depth of 3", except as otherwise noted. Mulch shall be shredded melaleuca, eucalyptus or grade "A" recycled mulch. Cypress mulch is not allowed.

All mulch is to be applied to a depth of 3", except as otherwise noted.

12.0 STAKING

All plastic fabric shall be removed from plant material at time of installation.

All trees must be staked as shown on the planting details within 24 hours of planting.

Stakes to remain for a minimum of 9 months, but no longer than 18 months. Contractor is responsible for maintenance and removal of the stakes.

13.0 IRRIGATION

All areas shall be fully irrigated in accordance with the requirements of the City of Ft. Pierce, FL.

The irrigation system shall be designed to provide 100 overlap coverage to all landscape and sod areas.

The irrigation system shall be equipped with a rain sensor/cut off switch in accordance with state and local requirements.

It is the sole responsibility of the landscape contractor to ensure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

NEW TREE IRRIGATION SCHEDULE:
-Bubblers should be applied to all newly planted trees.
-Irrigation Schedule:
- 1-30 days- Daily
- 31-60 days- 3 Times Per Week
- 61+ days- 1 Time Per Week
-At each irrigation, apply about 2-3 gallons of water per inch of trunk diameter over the root ball.

14.0 LANDSCAPE WARRANTY

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous plant materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

At the time of conditional acceptance, the warranty periods shall commence. Any materials which have died or declined to the point where they no longer meet Florida #1 condition during this period shall be promptly replaced with specimens that meet the minimum requirements called for on the drawings.

The landscape contractor shall not be held responsible for the death or damage resulting from acts of god such as lightning, vandalism, and automobiles or from negligence by the owner. Contractor shall be responsible for watering and otherwise maintaining plants up to the conditional acceptance period, unless a written agreement with the Landscape Architect provides for a different arrangement.

EXISTING PLANT KEY

SYM	BOTANICAL NAME	COMMON NAME	SIZE (HT X SPR, DBH)	REMAIN, REMOVE, RELOCATE
PALMS				
SP1	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP2	Sabal Palmetto	Cabbage Palm	18' HT x 12' SPR	Remain
SP3	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP4	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP5	Sabal Palmetto	Cabbage Palm	18' HT x 12' SPR	Remain
SP6	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
TREES				
CA1	Cupaniopsis anacardioides	Carrotwood	20' HT x 18' SPR, 45" Calip.	Remain
CA2	Cupaniopsis anacardioides	Carrotwood	18' HT x 16' SPR, 50" Calip.	Remain
CA3	Cupaniopsis anacardioides	Carrotwood	16' HT x 24' SPR, 54" Calip.	Remain
QV1	Quercus virginiana	Live Oak	18' HT x 24' SPR, 30" Calip.	Remain
QV2	Quercus virginiana	Live Oak	18' HT x 18' SPR, 30" Calip.	Remain
QV3	Quercus virginiana	Live Oak	24' HT x 18' SPR, 63" Calip.	Remain
QV4	Quercus virginiana	Live Oak	16' HT x 24' SPR, 34" Calip.	Remain

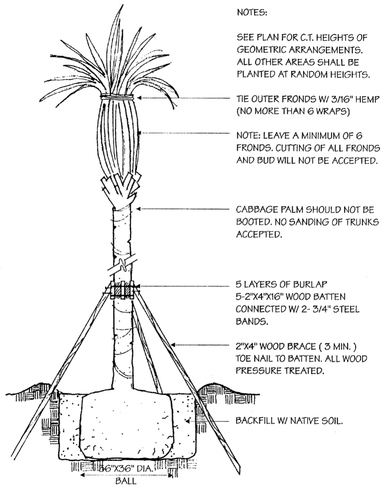
LANDSCAPE AREA CALCULATIONS

Area: Lanscape Strips

Reqirements:	1 Tree / 300 SF	
Total SF:	1762	
Credits Required	6	
Existing Trees To Remain:	3	3
Existing Palms To Remain:	3	1
Proposed Trees:	1	1
Proposed Palms:	3	1
	Total Credits:	**6**

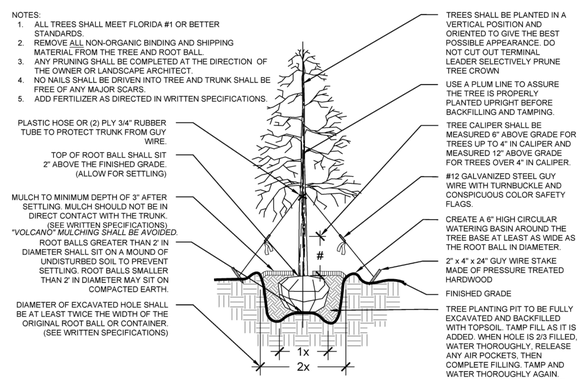
Area: Interior Vehicular Use Areas

Landscape Area Reqirements:	1 SF / 15 SF of Vehicular Use Area	
Total SF of Vehicular Use Area:	13,394	
Landscape Area Required (SF):	893	
Landsacpe Area Provided (SF):	1,276	
Tree Requirements:	1 Tree / 100 SF of Landsape Area	
Credits Required	9	
Existing Trees To Remain:	4	4
Existing Palms To Remain:	2	0
Proposed Trees:	5	5
Proposed Palms:	1	1
	Total Credits:	**10**



TYPICAL PALM PLANTING/STAKING DETAIL

NOT TO SCALE 8/06

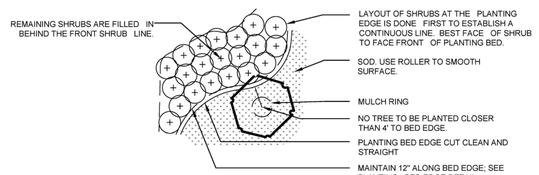


TREE PLANTING DETAIL

NOT TO SCALE

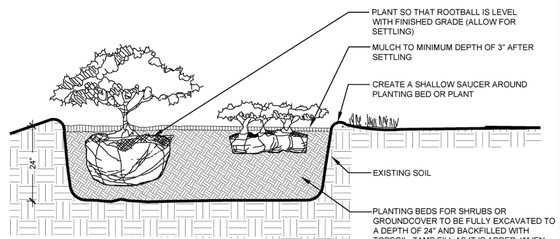
PLANT & MATERAILS LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING	REMARKS
PALMS						
SP	3	Sabal Palmetto	Cabbage Palm	18' HT, 10' CT	A.S.	Florida #1
TREES						
QV	5	Quercus virginiana	Live Oak	12' HT X 5' SPR, 5' CT, 2.5" CAL	A.S.	Florida #1
ACCENTS, SHRUBS, GROUNDCOVERS AND VINES						
CM	187	Carissa macrocarpa 'Emerald Blanket'	Natal Plum	12" HT X 12" SPR, FULL	2.5' O.C.	Florida #1
CI	59	Chrysobalanus icaco 'Red Tip'	Cocoplum	24" HT X 18" SPR, FULL	3' O.C.	Florida #1
CRN	8	Clusia rosea 'Nana'	Dwarf Pitch Apple	18" HT X 12' SPR, FULL	2.5' O.C.	Florida #1
SOD, MULCH, GRAVEL & OTHER MATERIALS						
(SF)	(UNITS)					
820	2	St. Augustine 'Floratam'	500 stl/palett			Sod Quantity To Be Field Verified
1950	163	Mulch	2 cu ft bag			Mulch Quantity To Be Field Verified



SHRUB & GROUNDCOVER LAYOUT DETAIL

NOT TO SCALE



SHRUB AND GROUND COVER PLANTING DETAIL

NOT TO SCALE

M.HUDSON DESIGN
1522 Limetree Bay Avenue Jupiter, FL 33458
561-319-2474 | MHudsonDesign.com

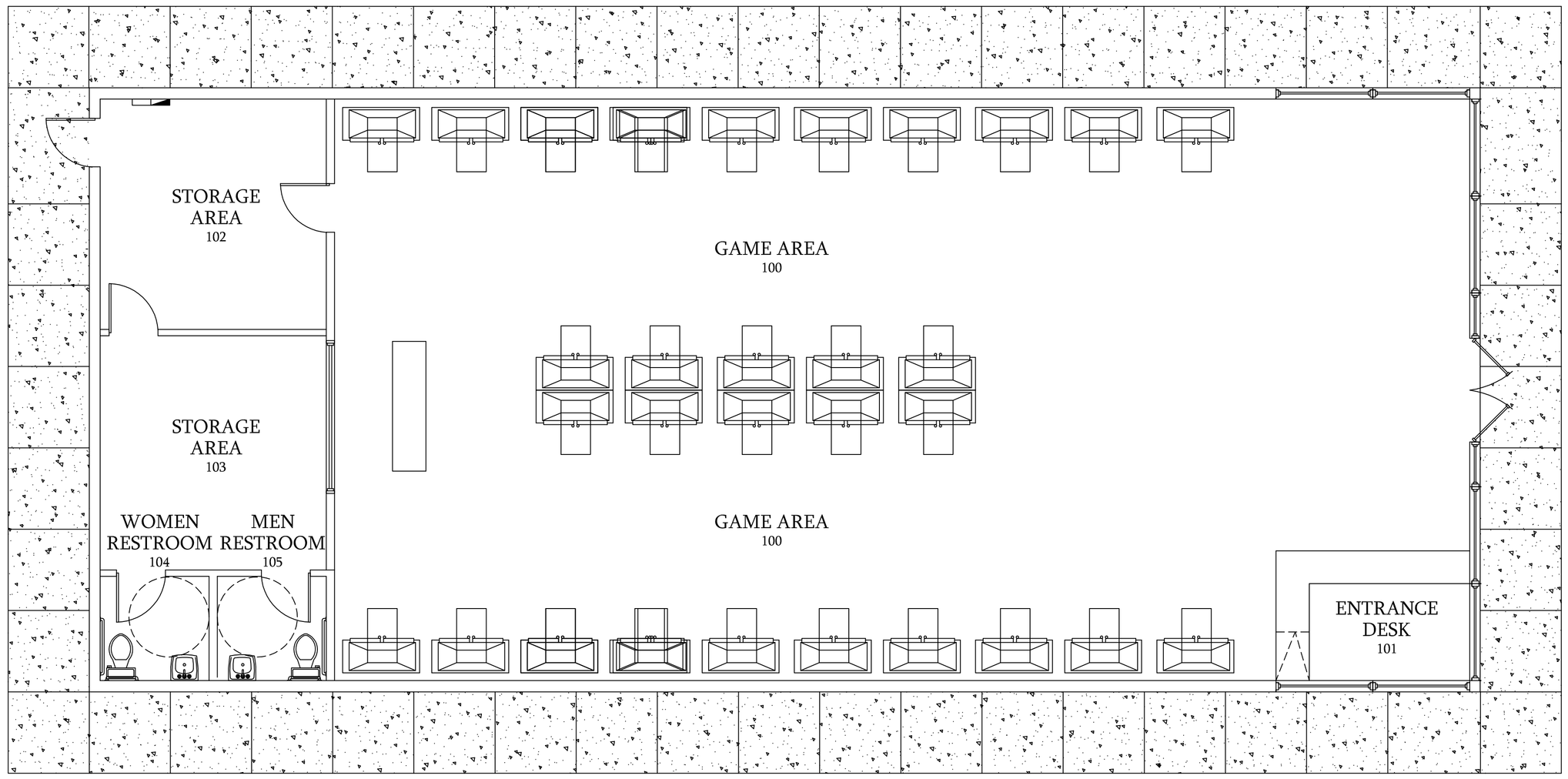
TIPLE ROYAL, INC.
2061 S. US HWY 1
FT. PIERCE, FL 34950

LANDSCAPE DETAILS & SPECIFICATIONS

DATE: 10.21.20
DRAWN BY: MH
SCALE:
PROJECT NO: 20-043

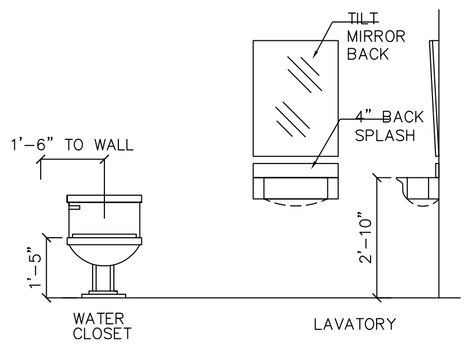
REVISIONS:

LP3



GAME ROOM BUILDING PLAN

SCALE: 1/ 4"= 1'-0"



MEN/WOMEN RESTROOM

Area Tabulatuons

RETAIL BUILDING :

EXISTING BUILDING : 3,100 SF.

1-HOUR INTERIOR FIRE RATED WALLS.

4" 20GA. INTERIOR METAL STUDS AT 16" O.C.

6" 20GA. INTERIOR METAL STUDS AT 16" O.C.

DESIGNWEST ENGINEERS AND ASSOCIATE INC.

DESIGN CRITERIA MEETS OR EXCEEDS, 2017 6TH EDITION FLORIDA BUILDING CODE.
ENGINEERING NOTES: 1. ENGINEERING DESIGN CRITERIA 2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
CONSTRUCTION 160 MPH WIND SPEED. 2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
FACTOR= 1.0 INTERNAL PRESSURE COEFFICIENT = + .55. 3. WINDOWS, DOORS , AND CLADDING ARE TO BE DESIGNED TO MEET

TRIPLE ROYAL INC.
GAME ARCADE
2061 SOUTH HWY US1
FORT PIERCE, FL. 34950

CONSULTING ENGINEERS
NASEEM GHANDOUR, P.E.
PE 81984
DESIGNWEST ASSOCIATE

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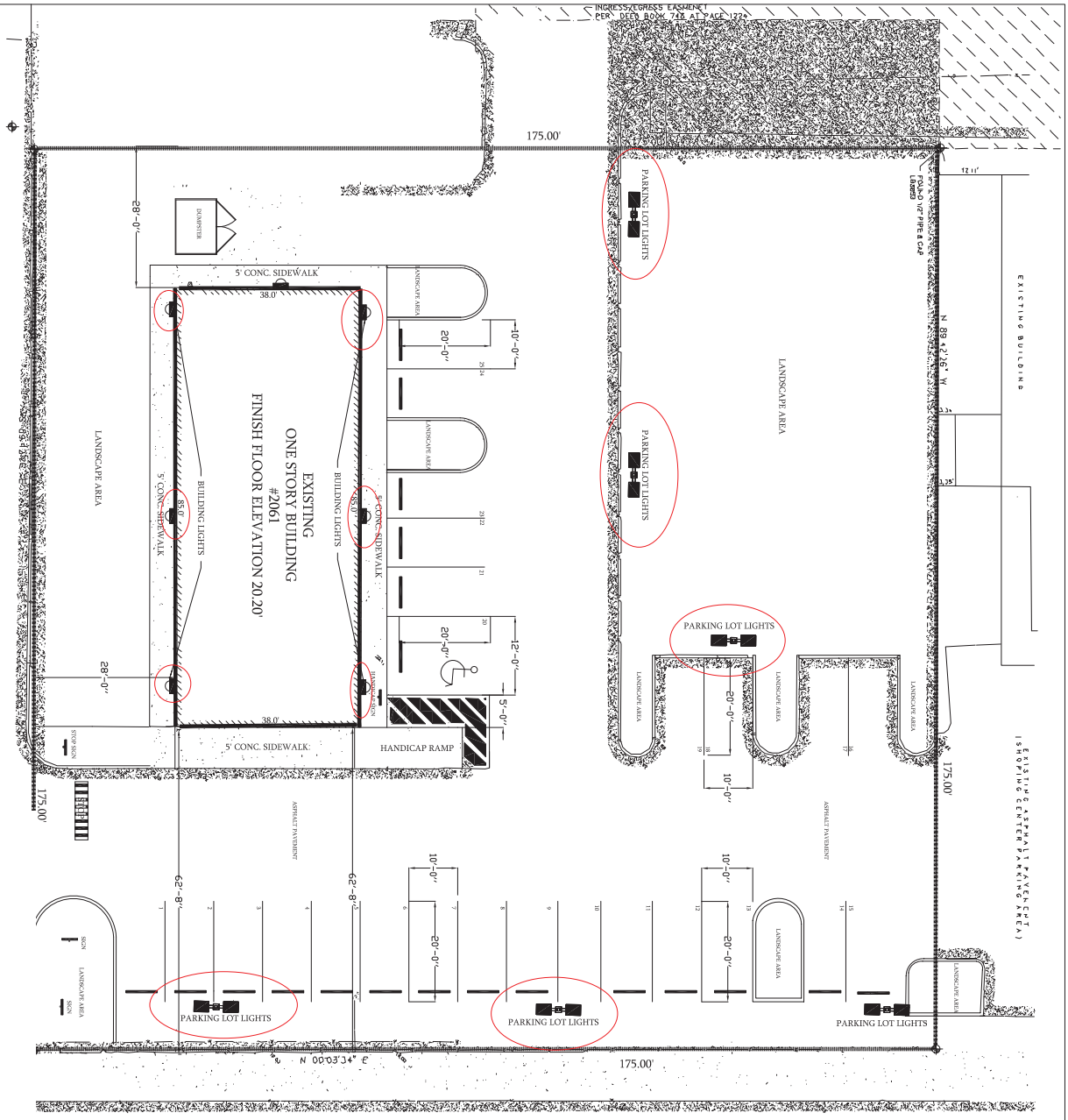
Fine Architectural and Egineering Design
111 MONUMENT DR.STE.300,KISSIMMEE,FL.34741
Ph. 203-514-4221 DESIGNWESTASSOC@AOL.COM

BUILDER:
DATE:
DRAWN BY: JT
CHK BY: JT/ NG
SCALE: AS SHOWN
SUBDIVISION:
REVISIONS:

SHEET NO

DATE:

NASEEM A. GHANDOUR LICENSE NO. 81984 STATE OF FLORIDA PROFESSIONAL ENGINEER
Not valid without the signature and original raised seal of a Florida licensed engineer. Printed copies of this document are considered unsigned and unsealed and the Architect is not responsible for any electronic copies.



Lighting Plan

1. EXISTING PARKING LOT LIGHTING HAS 20' AVERAGES FOOT-CANDELS PER FBC 2017 SEC 802 (20,000 lumens per light pole and top of building)

DESIGNWEST ASSOCIATES INC.

SHEET NO C-1 OF__SHEETS

Fine Architectural Design
1510 E. COLONIAL DR.STE.230,ORLANDO,FL.32803
Ph. 203-514-4221 DESIGNWESTASSOC@AOL.COM

BUILDER:	DATE:	DRAWN BY	REVISIONS:
		JT	
SUBDIVISION:	SCALE	CHK BY	
	AS SHOWN	JT	

ENGINEERING NOTES: 1. ENGINGEERING DESIGN CRITERIA MEETS OR EXCEEDS 2017 6TH ADDITION FLORIDA BUILDING CODE, ENGINEERED CONSTRUCTION 160 MPH WIND SPEED. 2. BUILDING WIND EXPOSURE CATEGORY B AND WIND IMPORTANCE FACTOR= 1.0 INTERNAL PRESSURE COEFFICIENT= + - .18 WINDOWS, DOORS , AND CLADDING ARE TO BE DESIGNED TO MEET

JAMES TAYLOR P.E.PA.
WYANE GANDY PE.
NASEEM GANDOUR PE.

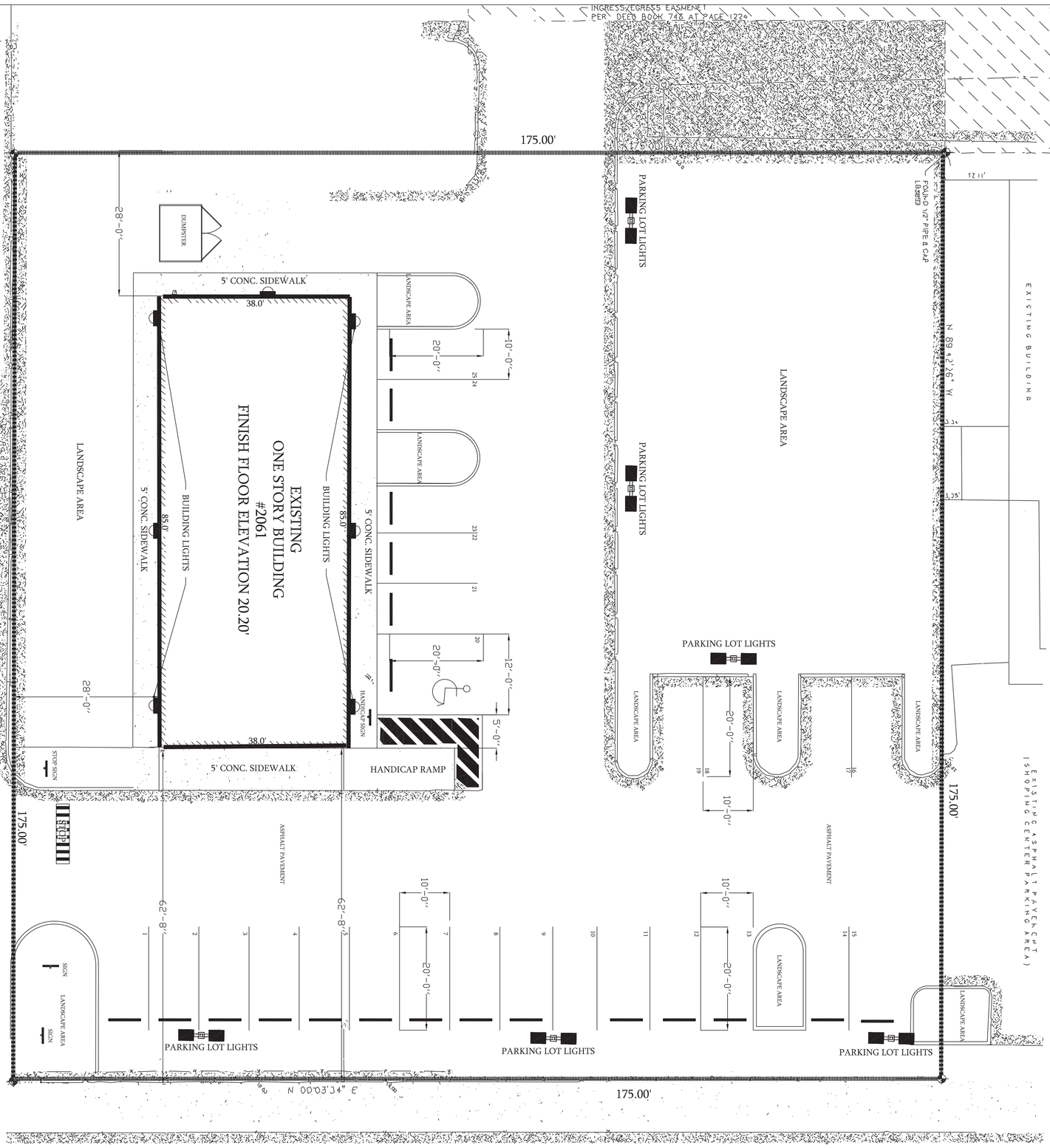
Phone: (203) 514-4221

PA0 76897
PE.84984
PE 33134

TRIPLE ROYAL INC.
GAME ARCADE
2061 SOUTH HWY US1
FORT PIERCE, FL. 34950

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Written Dimensions on these drawings shall have precedence over scaled dimensions.Contractors shall verify and be responsible for all dimensions and conditions on the Job and this office must be notified of any variation from the dimensions and conditions shown by these drawings.



Parking Plan

1. ALL EXISTING PARKING SPACES ARE 10'-0" x 20'-0"
2. ALL EXISTING PARKING HANDICAP PARKING SPACES ARE 17'-0" x 20'-0"

SOUTH US HWY 1

DESIGNWEST ASSOCIATES INC.

ENGINEERING NOTES: 1. ENGINGEERING DESIGN CRITERIA MEETS OR EXCEEDS, 2017 6TH ADDITION FLORIDA BUILDING CODE, ENGINEERED CONSTRUCTION 160 MPH WIND SPEED. 2. BUILDING WIND EXPOSURE CATEGORY B AND WIND IMPORTANCE FACTOR= 1.0 INTERNAL PRESSURE COEFFICIENT= + - .18 WINDOWS, DOORS , AND CLADDING ARE TO BE DESIGNED TO MEET

SHEET NO C-1 OF _ SHEETS

Fine Architectural Design
1510 E. COLONIAL DR.STE.230,ORLANDO,FL.32803
Ph. 203-514-4221 DESIGNWESTASSOC@AOL.COM

BUILDER:	DATE:	DRAWN BY	REVISIONS:
		JT	
SUBDIVISION:	SCALE	CHK BY	
	AS SHOWN	JT	

JAMES TAYLOR P.E.PA.
WYANE GANDY PE.
NASEEM GANDOUR PE.

Phone: (203) 514-4221

PA0 76897
PE.84984
PE 33134

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2061 SOUTH HWY US1
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TRIPLE ROYAL ARCADE


ROYAL ARCADE

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Waiver of Distance - Triple Royal Arcade - 2061 S. US Highway 1

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: February 14th, 2021

NOTICE BY MAIL: February 12th, 2021

NOTICE BY SIGNS: February 17th, 2021

VERIFIED BY: Vennis Gilmore **TITLE:** Planner

SIGNATURE: **DATE:** February 17th, 2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Conditional Use - Triple Royal Arcade - 2061 S. US Highway 1

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: February 14th, 2021

NOTICE BY MAIL: February 12th, 2021

NOTICE BY SIGNS: February 17th, 2021

VERIFIED BY: Vennis Gilmore **TITLE:** Planner

SIGNATURE: **DATE:** February 17th, 2021

1
Indicol2 LLC
17 S River RD
Stuart; FL 34996-6723

2
Sherwin Williams Dev Corp
PO Box 6027
Cleveland; OH 44101-1027

3
Amvets Post 15 Of Florida Inc
2024 S US Highway 1
Fort Pierce; FL 34950-5150

4
Donut Circus LLC
2040 S US Highway 1
Fort Pierce; FL 34950-5150

5
TC ORI LLC
2219 Belvedere RD
West Palm Beach; FL 33406-1515

6
DXJXM LLC
12301 SW 69th CT
Miami; FL 33156-5427

7
Jose A Montoya
2909 Grove DR
Fort Pierce; FL 34981-6044

8
Fast Food Enterprises #2
144 Vista Royale Sq
Vero Beach; FL 32962

9
Levyco LLC
3100 N 29th Ct 2nd Floor
Hollywood; FL 33020

10
Morris/Satnick FP Assoc LLC
350 Veterans Blvd
Rutherford; NJ 07070

11
Dimamafo LLC
2112 S US Hwy 1 Ste 201 AVE
Fort Pierce; FL 34950

12
Gabriel Scavello
101 City Island AVE
Bronx; NY 10464-1616

13
KNIGHTS REAL ESTATE INC
1201 Oakfield DR; Unit Ste 109
Brandon; FL 33511-4932

14
Harbor Federal Savings Bank
130 S Jefferson St Ste 300
Chicago; IL 60661-5763

15
Martin County Properties LLC
12101 SW Keating DR
Port Saint Lucie; FL 34987-1903

16
Martin Agustin
2021 S 3rd St
Fort Pierce; FL 34950-5402

17
Jeanna Delcis
2023 S 3rd ST
Fort Pierce; FL 34950-5402

18
Miguel A Ponce de Leon
2618 W Orange BLVD
Kissimmee; FL 34741-3951

19
Francisco Ramirez
1119 Alameda AVE
Fort Pierce; FL 34982-3524



N
W L
S

Triple Royal Arcade

2061 S. US Highway 1
Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida

City Commission Regular Meeting - 6:00 pm **12. e.**

Meeting Date: 03/01/2021

Re: Condtional Use - ACOR Recycling - 1121 Digiorgio Road

Submitted For: Jennifer Hofmeister, Planning Director, Planning & Zoning

---

SUBJECT:

Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with No New Construction submitted by Property Owner, NAG Properties LLC, and Representative, Fred P. Mussari, to operate a Recycling Facility (Waste-Related Use) at 1121 Digiorgio Road in Fort Pierce, FL. The property is zoned Light Industrial (I-1). Parcel ID: 2428-421-0002-000-7.

SUMMARY:

- The applicant is requesting the review and approval of a Conditional Use with No New Construction to operate a 42,000 sq ft Recycling Center. The approximately 13.84 acres property is located at the southwest corner of Digiorgio Road and Enterprise Road. The subject site is surrounded by industrial uses to the north, south, east, and residential to the west.
- The building where the proposed use will be located was formerly occupied by 84 Lumber, a lumber company and Tentlogix, a tent rental company. The property has a Future Land Use of Industrial (I) and is zoned Light Industrial Zone (I-1).

RECOMMENDATION:

The proposed use offers a provision of Recycling Center (Waste Related) Use representing a limited industrial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following three (3) conditions:

1. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **This must be provided prior to receiving Certificate of Occupancy.**
2. All truck traffic must only utilize Digiorgio Road and Oleander Avenue.
3. All storage must be under a covered structure.

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

staff presentation
Staff Report & Supporting Documents
Applicant Outline
Applicant Presentation & Supporting Documents
Affidavit of Mailing & Public Notice Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/19/2021 01:05 PM

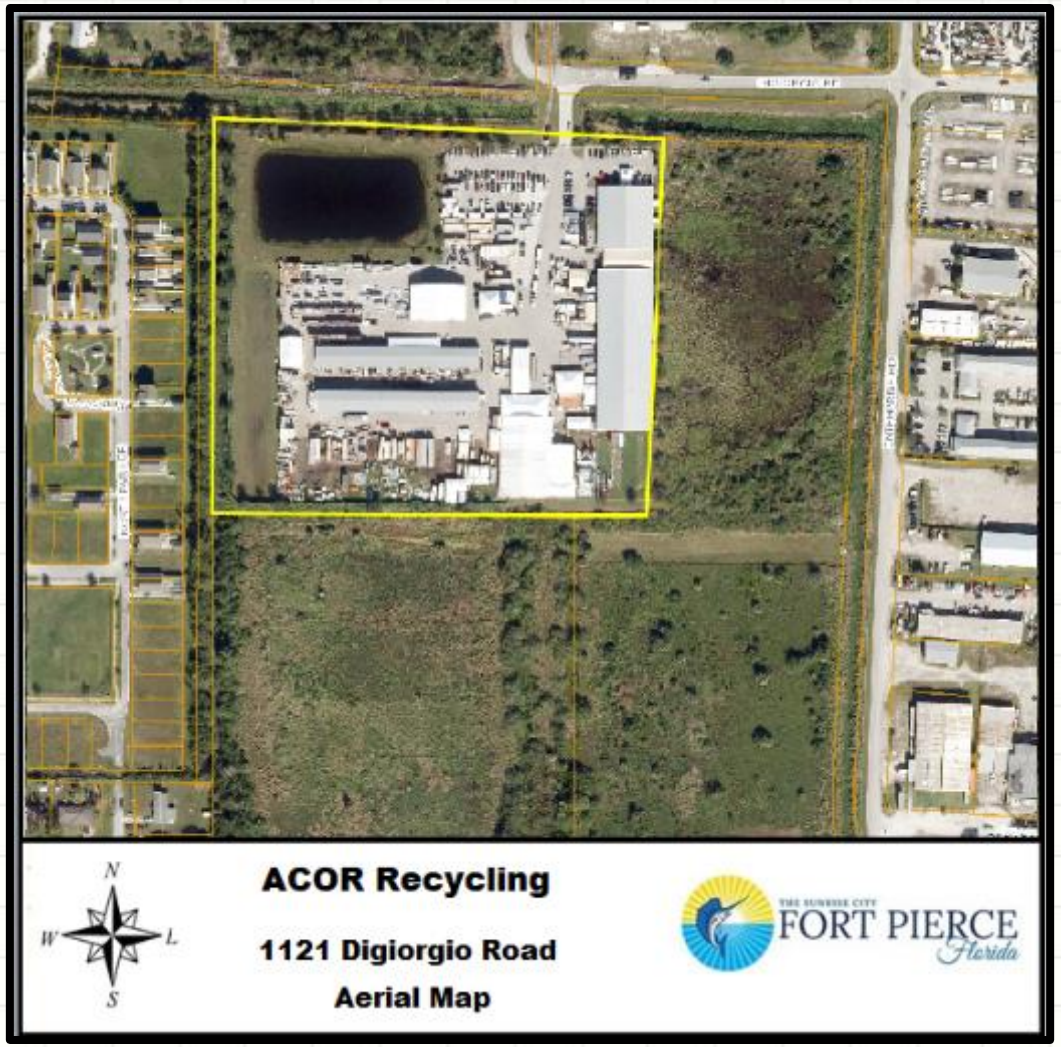
Form Started By: Vennis Gilmore
Started On: 02/16/2021 05:50 PM
Final Approval Date: 02/19/2021

Conditional Use – ACOR Recycling

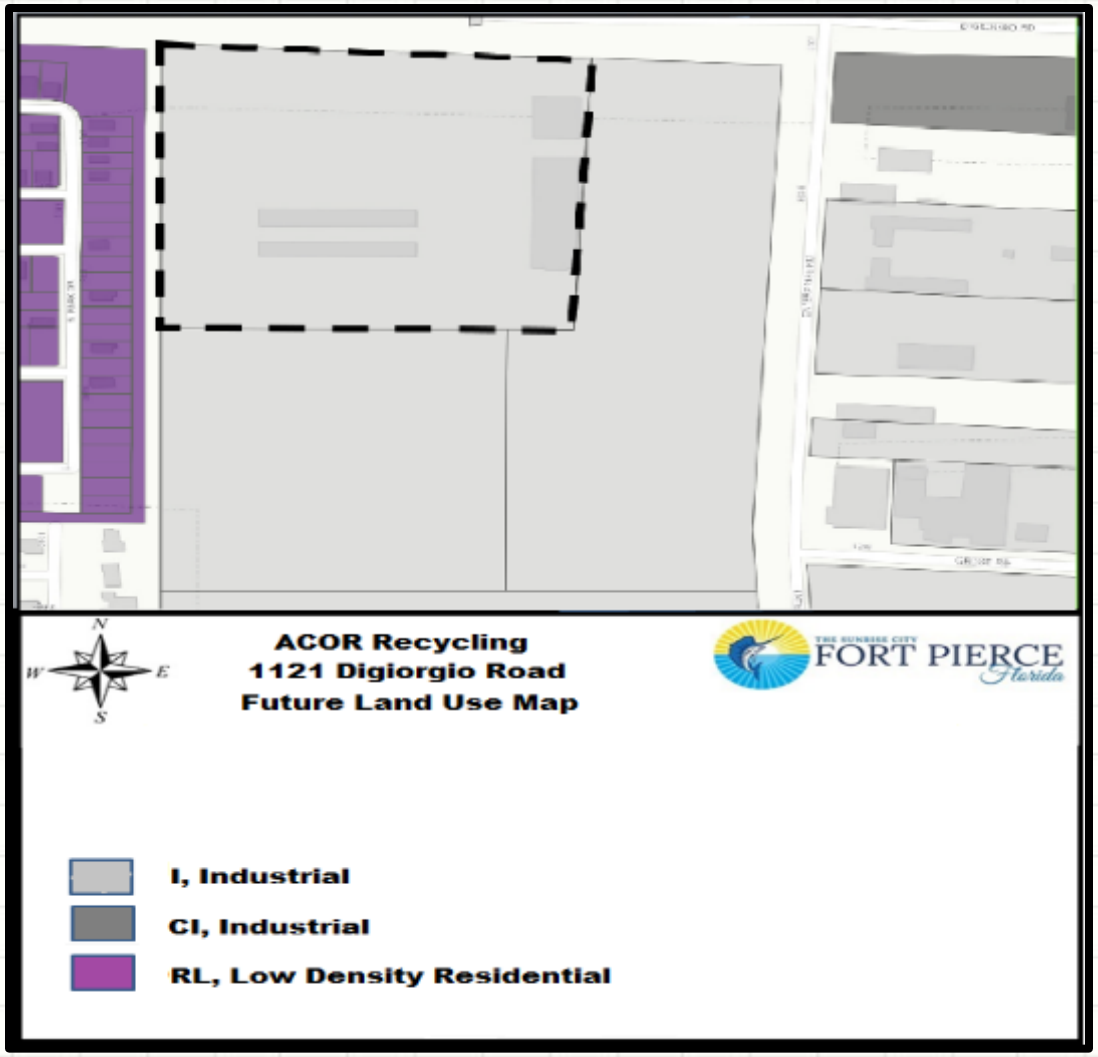


1121 Digiorgio Road

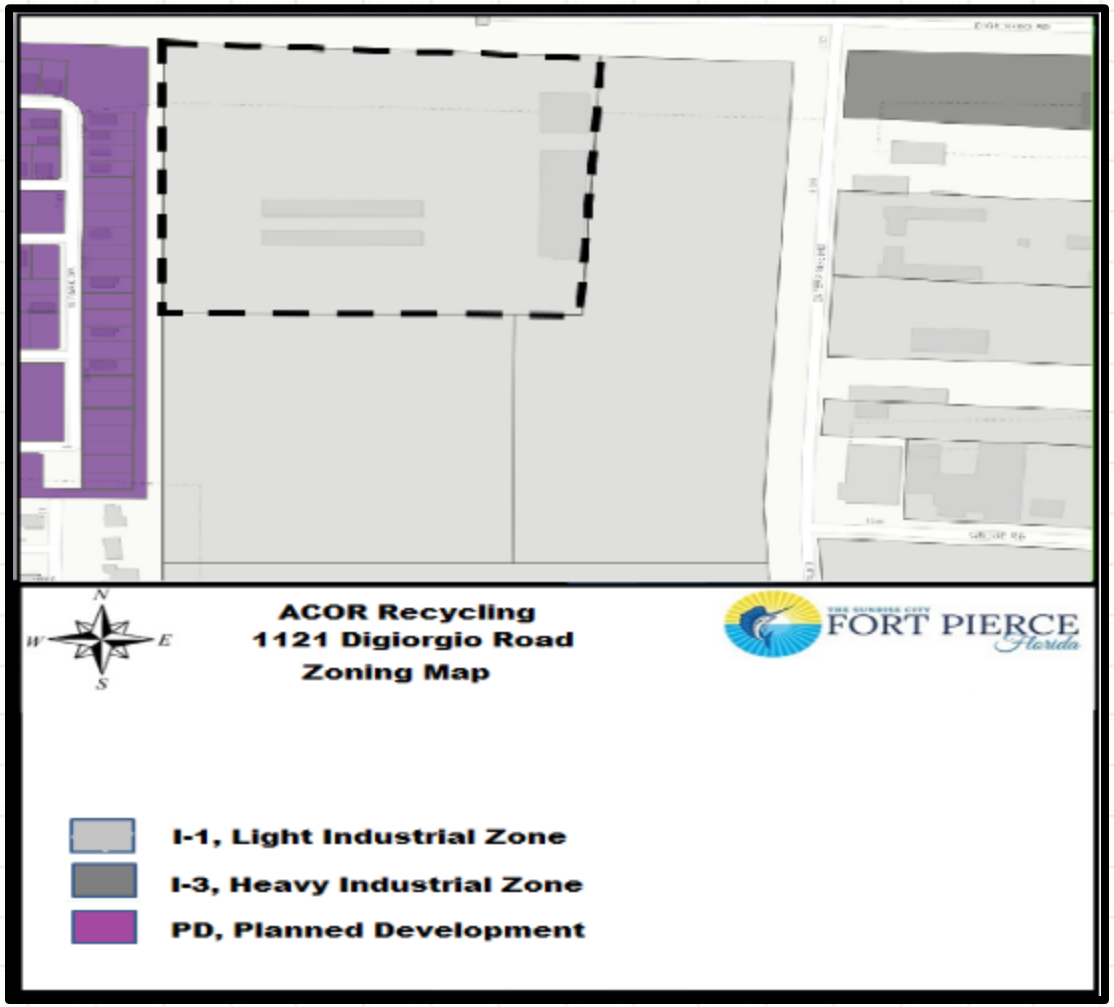
Aerial Map


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ACOR Recycling
1121 Digiorgio Road
Aerial Map
FORT PIERCE
Florida

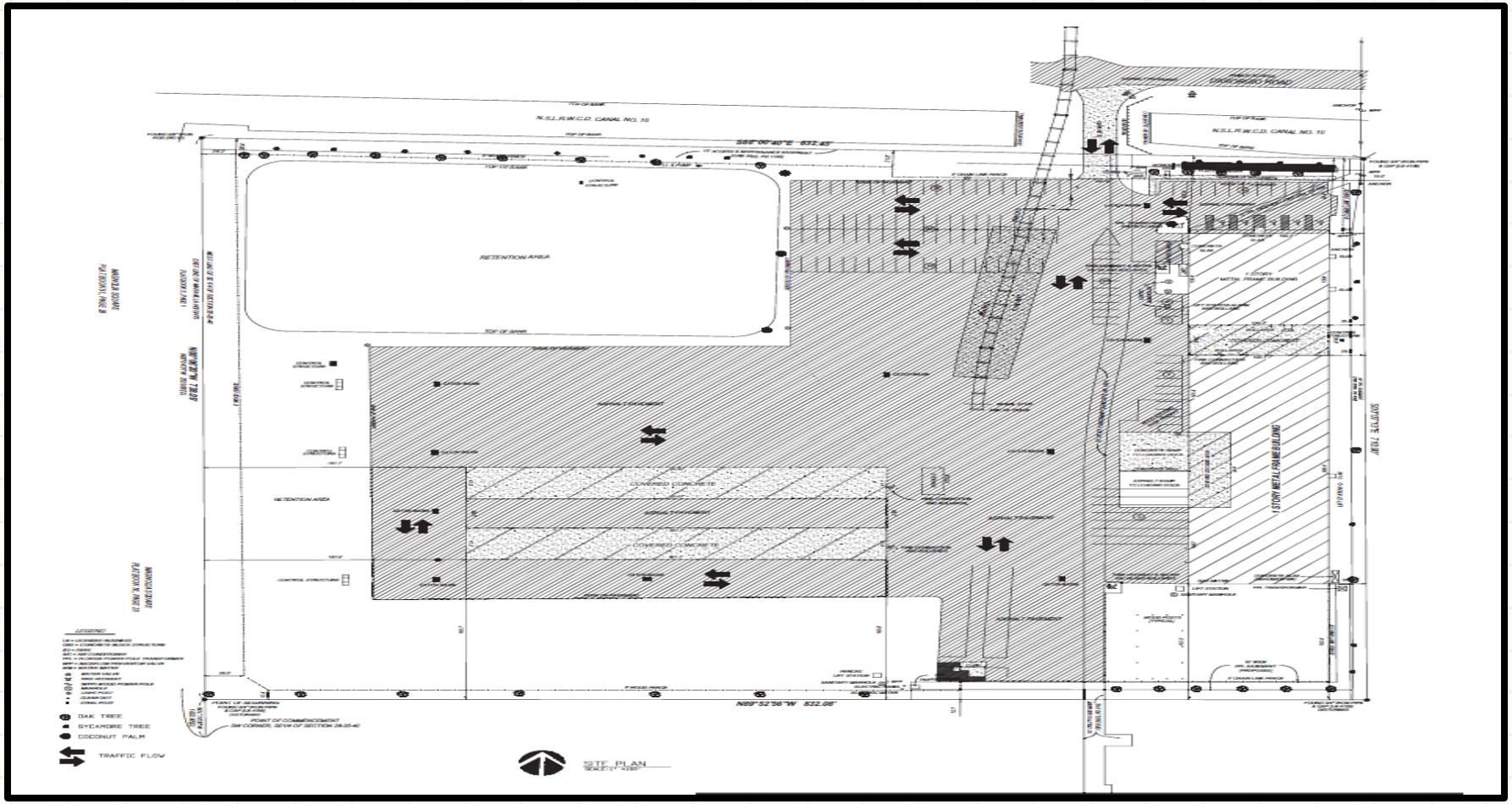
FLU Map


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ACOR Recycling
1121 Digiorgio Road
Future Land Use Map
FORT PIERCE
Florida
I, Industrial
CI, Industrial
RL, Low Density Residential

Zoning Map


N
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ACOR Recycling
1121 Digiorgio Road
Zoning Map
FORT PIERCE
Florida
I-1, Light Industrial Zone
I-3, Heavy Industrial Zone
PD, Planned Development

Site Plan



- 42,000 sq ft facility
- 7:00am to 6:00pm (M-F)
- Will employ up to 25 employees at full capacity
- Livable (above-average) wages

ACOR Recycling

Consideration of a Conditional Use With No New Construction – ACOR Recycling (American Complete Organics Recycling) at 1121 Digiorgio Road.

- Approval of a Conditional Use with No New Construction to operate a 42,000 sq ft Recycling Center. The proposed Recycling Center is specifically dedicated to pre-consumer food and beverage de-packaging.

- Staff recommends **APPROVAL** with three (3) conditions.

Staff Recommendation

Staff recommends **APPROVAL** of the Conditional Use with No New Construction with the following three (3) conditions:

1. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **This must be provided prior to receiving Certificate of Occupancy.**
2. All truck traffic must utilize Digiorgio Road and Oleander Avenue.
3. All storage must be under a covered structure.

Planning Board Recommendation

At the February 9, 2021 Board Meeting,

The Planning Board Unanimously recommendation APPROVAL of the subject application.

CC Actions

Possible actions of the City Commission:

- Recommend APPROVAL of the proposed Conditional Use with three (3) conditions, and no changes
- Recommend APPROVAL of the proposed Conditional Use with changes
- Recommend DISAPPROVAL of the proposed Conditional Use

Conditional Use

1121 Digiorgio Road

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**ACOR Recycling** **1121 Digiorgio Road**
BOARD DATE:	March 1, 2021

STAFF REPORT

Owner: NAG Properties LLC
2820 SE Martin Square Corporate PKWY
Stuart, FL 34994

Applicant: ACOR, LLC/Fred Mussari, President
783 Co Rd 13 S
St Augustine, FL 32092

Applicant's Request: Approval of a Conditional Use with No New Construction to operate a 42,000 sq ft Recycling Center.

Location(s): 1121 Digiorgio Road

Parcel ID: 2428-421-0002-000-7

Future Land Use: Industrial (I)

Current Zoning: Light Industrial Zone (I-1)

Surrounding FLU:

North	East	South	West
IND (SLC)	I	I	RL

Surrounding Zoning:

North	East	South	West
IL (SLC)	I-1	I-1	PD

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-187 and 125-237 of the City Code, the applicant is requesting the review and approval of a Conditional Use with No New Construction to operate a 42,000 sq ft Recycling Center. The approximately 13.84 acres property is located at the southwest corner of Digiorgio Road and Enterprise Road. The subject site is surrounded by industrial uses to the north, south, east, and residential to the west. The building where the proposed use will be located was formerly occupied by 84 Lumber, a lumber company and Tentlogix, a tent rental company. The property has a Future Land Use of Industrial (I) and is zoned Light Industrial Zone (I-1).

The proposed Recycling Center is specifically dedicated to pre-consumer food and beverage de-packaging. Pre-consumer food and beverage products are food-grade materials that are still in the packaging, shrink-wrapped on pallets. The business will de-package this material using automated processing equipment located inside the large warehouse building. Food material is recovered in an enclosed auger system and loaded directly into trucks for daily transport to a local (FL) company as an ingredient for the production of cattle and hog feed pellets. Beverages are de-packaged in automated processing equipment, and liquid is sent to FPUA under agreement and in accordance with their pre-treatment program requirements. Because the inbound products are pre-consumer material (new, in the packaging), there is a significant amount of clean recyclable or recoverable materials (cardboard, aluminum, steel, plastic and glass) which are capable of being reclaimed and processed for reuse and which would otherwise be disposed of as solid waste. These materials are separated during de-packaging and are sold into the recycling industry.

Generally, the process for de-packaging and processing pre-consumer food and beverage products involves the following:

- Materials arrive at the warehouse by tractor-trailer and pallets are unloaded from the trucks.
- Pallets are inventoried, warehoused, and scheduled for production (de-packaging).
- De-packaged liquids are transferred from the de-packaging equipment to the FPUA collection system.
- De-packaged foods are transferred by auger into a tanker or trailer and transported daily to the cattle and hog feed producer.
- Commodities (aluminum, cardboard, steel, plastics and glass) are compacted inside the warehouse and delivered to the County Recycling Facility.

Please note that all processing activities are performed inside the large warehouse building, more than 250 yds from the nearest neighbor on N Park Drive.

The proposed conditional use does not require any additions or structural modifications to the existing structure. Some minor internal electrical work will be required for the processing needs and any such work will be permitted in accordance with the City's local codes and standards.

The business will employ up to twenty-five employees at full capacity operation. Shifts are generally from 7 am to 6 pm, Monday through Friday, with occasional later closing times as production cycles dictate.

Future Land Use & Zoning
The I, Industrial Future Land Use 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.

The subject site is located within the I-1 Zoning district, which is intended to provide for industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged. Uses in the district may perform a support role for uses in other industrial areas.

Parking
Pursuant to City Code Section 125-315, Manufacturing, wholesale trade and warehouse establishments shall provide 1 parking space for each 600 square feet of gross floor area. The required parking is 70 parking spaces with three (3) designated handicap parking space. The subject site plan features 112 parking spaces with five (5) designated handicap parking space. The submitted site plan exceeds the required 1 space per 600 sq ft; providing 1.6 parking spaces per 600 square feet of gross floor area.

Landscaping
The perimeter landscaping will be brought up to Code by following the recommended plantings in the landscape Plan.

The tree installation total will consist of the following:

29 – Dahoon Holly

Conditional Use
As stated in City Code Section 125-235, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee
All affected departments have reviewed the proposed Conditional Use with No New Construction with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Public Notification
A total of 45 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property.

Planning Board Recommendation
The Planning Board, at their February 9th, 2021 meeting, voted unanimously to recommend Approval of the request.

Staff Recommendation
The proposed use offers a provision of Recycling Center (Waste Related) Use representing a limited industrial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following three (3) conditions:

1. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **This must be provided prior to receiving Certificate of Occupancy.**
2. All truck traffic must only utilize Digiorgio Road and Oleander Avenue.
3. All storage must be under a covered structure.



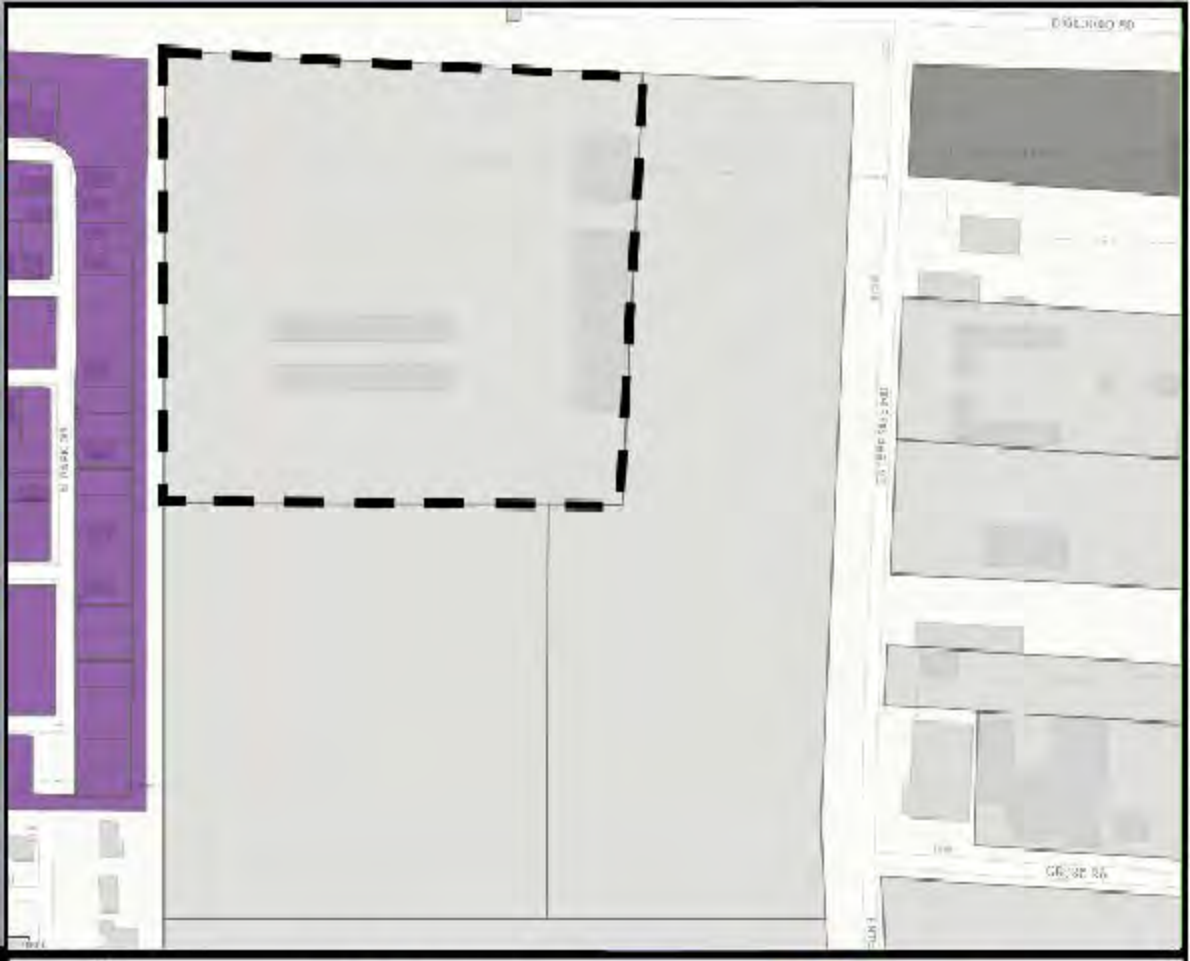
N
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ACOR Recycling

1121 Digiorgio Road

Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida



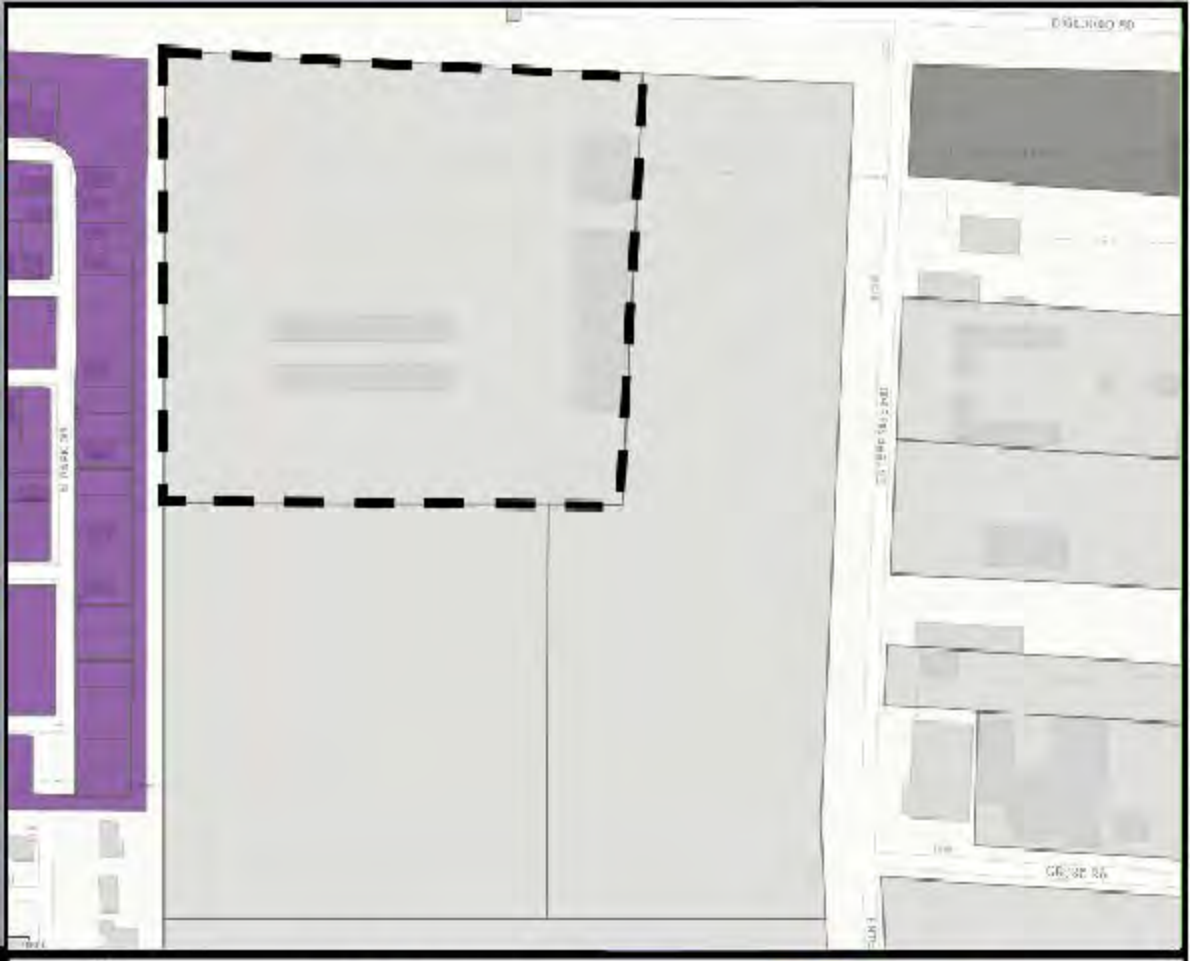
ACOR Recycling
1121 Digiorgio Road
Future Land Use Map

THE SUNRISE CITY FORT PIERCE Florida

I, Industrial

CI, Industrial

RL, Low Density Residential



ACOR Recycling
1121 Digiorgio Road
Zoning Map

THE SUNRISE CITY FORT PIERCE Florida

I-1, Light Industrial Zone

I-3, Heavy Industrial Zone

PD, Planned Development

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

December 17, 2020

ACOR, LLC/Fred Mussari, President
783 Co Rd 13 S
St Augustine, FL 32092

Subject: ACOR Recycling – 1121 Digiorgio Road – TRC Comments for December 17, 2020 conference call

City of Fort Pierce Planning Department

No Comments

Fort Pierce Engineering Department

No Comments

Fort Pierce Building Department

The 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.

St. Lucie County Planning Department

No Comments

St. Lucie County PW/Engineering

No Comments

City Clerk Office

No Comments

Code Enforcement

Fort Pierce Police Department

No Comments

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Approved
FPUA Electric & Gas Engineering: Approved

St. Lucie County Fire District

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 at https://www.slcfd.com

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

3. Please send the Fire District electronic plans for the site and buildings.

4. Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes.

Florida Department of Transportation

No Comments

TRAFFIC IMPACT STATEMENT

For

84 Lumber

In

The City of Ft. Pierce

Prepared for

84 LUMBER COMPANY, LP

Prepared By

Culpepper & Terpening, Inc.
2980 South 25th Street
Ft. Pierce, FL 34981

April 2007



Stefan K. Matthes, P.E.
Florida Reg. No. 38723

84 Lumber – Traffic Impact Study
Executive Summary

Project Description

- Location: North of Bell Avenue on Enterprise Drive
- Size: a 57,600 SF truss plant
- Major Area on Influence Boundaries: Edwards Road, South 25th Street, Midway Road, US Highway No. 1
- Significant Roads: Edwards Road, Bell Avenue, Oleander Avenue, Sunrise Boulevard
- Significant Intersections: Oleander Avenue & Edwards Road, Oleander Avenue & Bell Avenue, Sunrise Boulevard & Bell Avenue, Sunrise Boulevard & Edwards Road

Project Traffic

- Trip Generation: "ITE Manual - Code 140" 57,600 SF
  - ADT = 203 Vehicles/day
  - AM Peak Hour = 30 Vehicles/peak hour
  - PM Peak Hour = 39 Vehicles/peak hour
- AM Peak Hour Directional %(Ingress/egress): 68% entering (20 vph)/32% exiting (10 vph).
- PM Peak Hour Directional %(Ingress/egress): 52% entering (20 vph)/48% exiting (19 vph).
- Traffic Count Factors Applied: 3% annual growth to 2013 build-out.
- Internal Capture: none
- Pass-by Capture: 0% (new trips = 100%)

Findings

- The traffic impact of the proposed 84 Lumber truss plant will have a minimal effect on the levels of service within the project impact area. This report shows that the changes in the Level of Services are a function of the growth the study area will encounter through the 2013 horizon year and not a result of project traffic.
- Project impact will result in less than 2% impact on all links within the study area.
- The links on US Highway No. 1 south of Virginia Avenue, north and south of Midway Road will decrease in level of service when analyzed in 2013.
- In the PM Peak Directional condition, east of Sunrise Boulevard (east & west of the site) on Bell Avenue the level of service will decrease from C to D.
- The intersection of Sunrise Boulevard and Bell Avenue during the P.M. Peak Hour decreases in an overall Level of Service from B to C.

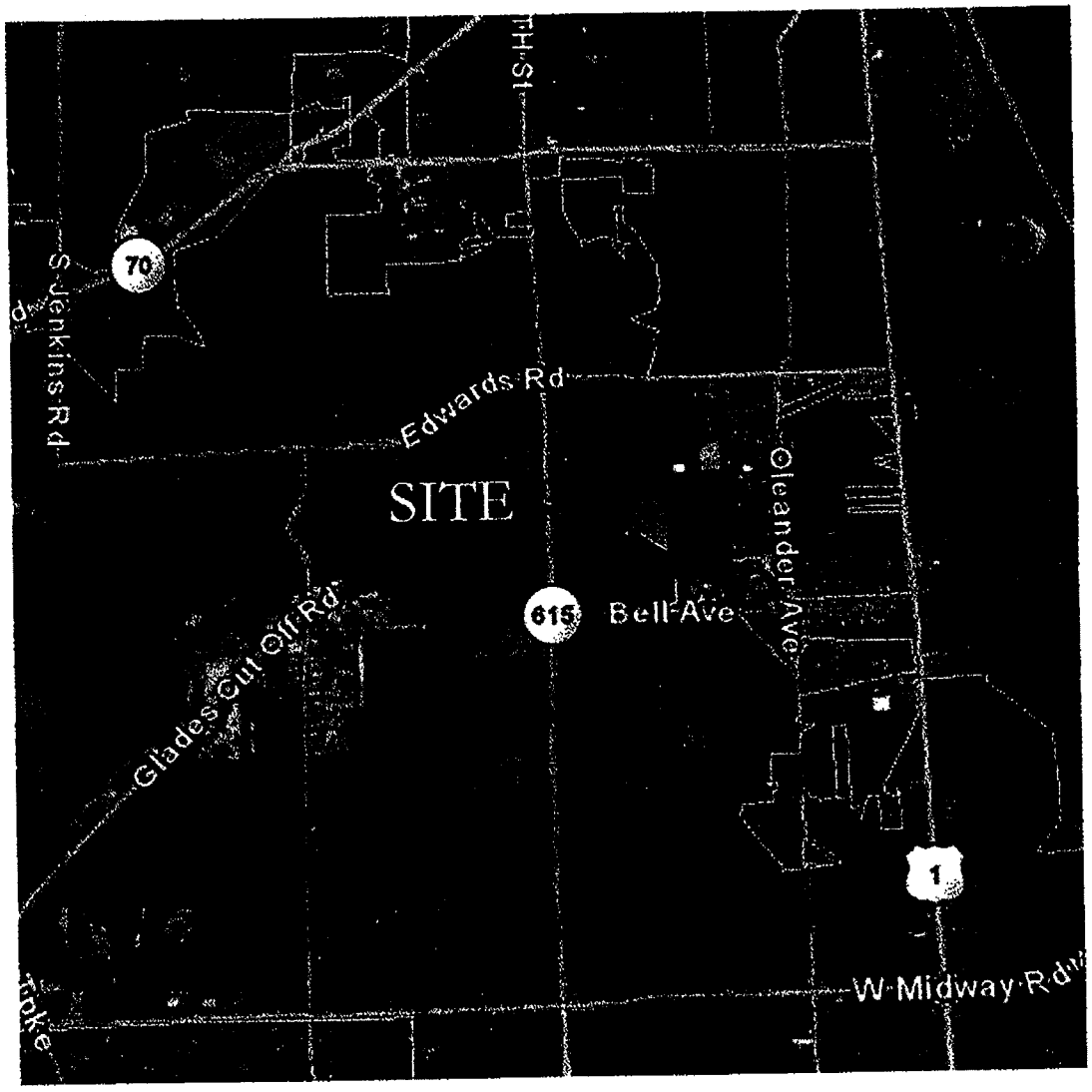
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Project Description

The proposed project, 84 Lumber, is located northwest of Enterprise Road and Bell Avenue. The site can be accessed via Digiorgio Road off of Oleander Boulevard or Enterprise Road off of Bell Avenue. The sole project entrance will be along Enterprise Road. The project resides in an industrial area in St. Lucie County, Florida (See Figure No. 1, Location Map). The parcel ID number for the project is 2428-421-0002-000-7 and the proposed site contains approximately 13.84 acres. The site is located in Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida. The proposed design calls for a 57,600 square foot truss plant.

In developing the Scope and Methodology of this report, it was determined that the impacts of project development will be analyzed in 2013 a forecast of 5 years after build-out condition.



CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
(772) 464-3537
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

84 Lumber

Location Map

Study Methodology

Section A – Definition of Study Area

The study area as defined by the City of Fort Pierce Chapter 22.217.f.2 shall be according to the table below:

Table I

Size of Project	Trips Generated	Study Area
Minimal Scale	Trips 9-50	1.0 Mile Radius
Small Scale	Trips 51-100	1.5 Mile Radius
Intermediate Scale	Trips 101-500	2.0 Mile Radius
Medium Scale	Trips 501-1000	3.0 Mile Radius
Large Scale	Trips 1000-Up	5.0 Mile Radius

The Study Area includes all major roadways and intersections within the zone of influence. From the data collected in Table IV it has been determined that the 84 Lumber truss plant is an Intermediate Scale project. The study area shall include the following intersections:

- Sunrise Boulevard and Edwards Road
- Sunrise Boulevard and Bell Avenue
- Oleander Avenue and Edwards Road
- Oleander Avenue and Bell Avenue

Section B – Inventory of Existing Facilities

Roadways:

Edwards Road

The Edwards Road Corridor located in the study area consists of a 4-lane divided roadway section containing two (2) 12' lanes in both the east and westbound directions. The existing right-of-way of Edwards Road is from 100' to 120' in width.

This corridor is classified as a State Two-Way Class I Arterial and is under the jurisdiction of the St. Lucie County. Edwards Road currently operates at a LOS B, based upon the Average Daily Volume as provided in the St. Lucie Urban Area Metropolitan Planning Organization Spring, 2005 Traffic Counts, applied to the generalized daily Level of Service maximum volumes for the Florida FDOT 2002 Quality / Level of Service Handbook as shown on Table 4-1.

Bell Avenue

Bell Avenue consists of a 2-lane undivided rural roadway consisting of one (1) 10' lane eastbound and one (1) 10' lane westbound. The existing right-of-way of Bell Avenue is approximately 75' in width.

Bell Avenue is classified as an Other County Road under the jurisdiction of St. Lucie County. Bell Avenue corridor currently operates at a LOS C based upon the Average Daily Volume applied to the generalized daily Level of Service maximum volumes for the Florida FDOT 2002 Quality / Level of Service Handbook as shown on Table 4-1 and upon the Spring 2005 Traffic Volumes as established by the St. Lucie Urban Area MPO.

Weatherbee Road

The portion of Weatherbee Road located in the study area consists of a 2-lane undivided rural roadway section containing one (1) 12' lane eastbound and one (1) 12' lane westbound. The existing right-of-way of Weatherbee Road within the study area is from 60' to 80' in width. The Weatherbee Road corridor is classified as a Major City/County Road and is under the jurisdiction of St. Lucie County. Weatherbee Road currently operates at a LOS C.

Midway Road

The Midway Road Corridor within the defined study area in its existing condition consists of a 2-lane undivided roadway. Improvements will be made to the corresponding links and for the purpose of this study will be analyzed as a 4-lane divided corridor containing two (2) 12' lanes eastbound and two (2) 12' lanes westbound. On Midway Road additional right and left turn lanes are located at the intersection with U.S. Highway No. 1. The existing right-of-way of Midway Road is 65' to 86' in width.

This corridor is classified as a State Two-Way Class I Arterial and the portion of which is within the study area is under the jurisdiction of the FDOT. Midway Road currently operates at a LOS F west of Oleander Avenue, however this link is in the FDOT 5 year CIP and has approximately 12 million dollars budgeted for improvements as can be found in Appendix C. Midway Road east of U.S. Highway No. 1 has an existing LOS B.

25th Street

25th Street is classified as a State Two-Way Arterial Interrupted Flow Class I roadway. The portion of 25th St, which is located within the study area, is currently under construction and will become a 4-lane divided rural roadway. All of the travel lanes will be 12 feet in width. The existing right-of-way varies from 80 to 120 foot in width.

25th Street is maintained by St. Lucie County and currently operates at LOS F south of Edwards Road. The LOS is based on the Annual Average Daily Traffic volumes as established in the "St. Lucie Urban Area Metropolitan Planning Organization Spring, 2005 Traffic Counts" and applied to the FDOT Generalized Daily Level of Service tables. Construction in the study area is approximately 50% complete.

Sunrise Boulevard

Sunrise Boulevard located within the study area and consists of a 2-lane undivided rural roadway consisting of one (1) 10' lane northbound and one (1) 10' lane soundbound. The existing right-of-way of Sunrise is approximately 60' in width.

Sunrise Boulevard is classified as a Major City/County Road and is under the jurisdiction of St. Lucie County. The Sunrise Boulevard corridor currently operates at a LOS C based upon the Average Daily Volume applied to the generalized daily Level of Service maximum volumes for the Florida FDOT 2002 Quality / Level of Service Handbook as shown on Table 4-1 and upon the Spring 2005 Traffic Volumes as established by the St. Lucie Urban Area MPO.

Oleander Avenue

The portion of Oleander Avenue located in the study area consists of a 2-lane undivided rural roadway section containing one (1) 12' lane northbound and one (1) 12' lane southbound. The existing right-of-way of Oleander Avenue within the study area is from 66' to 100' in width.

The Oleander Avenue corridor is classified as a State Two-Way Class I – Interrupted Flow Arterial and is under the jurisdiction of St. Lucie County. Oleander Avenue currently operates at a LOS C based upon the Average Daily Volume applied to the generalized daily Level of Service maximum volumes for the Florida FDOT 2002 Quality / Level of Service Handbook as shown on Table 4-1 and upon the Spring 2005 Traffic Volumes as established by the St. Lucie Urban Area MPO.

US Highway No. 1

US Highway No. 1 within the defined study area currently consists of a 5-lane undivided roadway section containing two (2) 12' lanes northbound, two (2) 12' lanes southbound and a continuous common turn lane. For the purpose of this study US Highway No. 1 will be analyzed as a 6-lane divided roadway. The FDOT is reconstructing this roadway, as well as has budgeted another 12 million dollars in additional improvements from N. of Midway to N. of Edwards Road as can be found in Appendix C. The existing right-of-way of US Highway No. 1 is 80' to 150' in width. This roadway is classified as a State Two-Way Class I – Interrupted Flow Arterial and a Class II - Interrupted Flow Arterial and is under the jurisdiction of the FDOT. US Highway No. 1 in its existing condition operates at a LOS F.

TABLE 4 - 1
GENERALIZED ANNUAL AVERAGE DAILY VOLUMES FOR FLORIDA'S URBANIZED AREAS*

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	2,000	7,000	13,800	19,600	27,000
4	Divided	20,400	33,000	47,800	61,800	70,200
6	Divided	30,500	49,500	71,600	92,700	105,400

STATE TWO-WAY ARTERIALS

Class I (>0.00 to 1.99 signalized intersections per mile)

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	4,200	13,800	16,400	18,900
4	Divided	4,800	29,300	34,700	35,700	***
6	Divided	7,300	44,700	52,100	53,500	***
8	Divided	9,400	58,000	66,100	67,800	***

Class II (2.00 to 4.50 signalized intersections per mile)

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	1,900	11,200	15,400	16,300
4	Divided	**	4,100	26,000	32,700	34,500
6	Divided	**	6,500	40,300	49,200	51,800
8	Divided	**	8,500	53,300	63,800	67,000

Class III (more than 4.5 signalized intersections per mile and not within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	**	5,300	12,600	15,500
4	Divided	**	**	12,400	28,900	32,800
6	Divided	**	**	19,500	44,700	49,300
8	Divided	**	**	25,800	58,700	63,800

Class IV (more than 4.5 signalized intersections per mile and within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	**	5,200	13,700	15,000
4	Divided	**	**	12,300	30,300	31,700
6	Divided	**	**	19,100	45,800	47,600
8	Divided	**	**	25,900	59,900	62,200

NON-STATE ROADWAYS

Major City/County Roadways

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	**	9,100	14,600	15,600
4	Divided	**	**	21,400	31,100	32,900
6	Divided	**	**	33,400	46,800	49,300

Other Signalized Roadways
(signalized intersection analysis)

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	**	4,800	10,000	12,600
4	Divided	**	**	11,100	21,700	25,200

Source: Florida Department of Transportation
Systems Planning Office
605 Suwannee Street, MS 19
Tallahassee, FL 32399-0450
http://www11.myflorida.com/planning/systems/sm/los/default.htm

02/22/02

FREEWAYS

Interchange spacing ≥ 2 mi. apart

Lanes	Level of Service A	B	C	D	E
4	23,800	39,600	55,200	67,100	74,600
6	36,900	61,100	85,300	103,600	115,300
8	49,900	82,700	115,300	140,200	156,000
10	63,000	104,200	145,500	176,900	196,400
12	75,900	125,800	175,500	213,500	237,100

Interchange spacing < 2 mi. apart

Lanes	Level of Service A	B	C	D	E
4	22,000	36,000	52,000	67,200	76,500
6	34,800	56,500	81,700	105,800	120,200
8	47,500	77,000	111,400	144,300	163,900
10	60,200	97,500	141,200	182,600	207,600
12	72,900	118,100	170,900	221,100	251,200

BICYCLE MODE

(Note: Level of service for the bicycle mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not number of bicyclists using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/ Bicycle Lane Coverage	Level of Service A	B	C	D	E
0-49%	**	**	3,200	13,800	>13,800
50-84%	**	2,500	4,100	>4,100	***
85-100%	3,100	7,200	>7,200	***	***

PEDESTRIAN MODE

(Note: Level of service for the pedestrian mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not number of pedestrians using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-49%	**	**	**	6,400	15,500
50-84%	**	**	**	9,900	19,000
85-100%	**	2,200	11,300	>11,300	***

BUS MODE (Scheduled Fixed Route)

(Buses per hour)

(Note: Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-84%	**	>5	≥4	≥3	≥2
85-100%	>6	>4	≥3	≥2	≥1

ARTERIAL/NON-STATE ROADWAY ADJUSTMENTS

DIVIDED/UNDIVIDED

(alter corresponding volume by the indicated percent)

Lanes	Median	Left Turns Lanes	Adjustment Factors
2	Divided	Yes	+5%
2	Undivided	No	-20%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

ONE-WAY FACILITIES

Decrease corresponding two-directional volumes in this table by 40% to obtain the equivalent one directional volume for one-way facilities.

*This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Values shown are two-way annual average daily volumes (based on K_{100} factors) for levels of service and are for the automobile/truck modes unless specifically stated. Level of service letter grade thresholds are probably not comparable across modes and, therefore, cross modal comparisons should be made with caution. Furthermore, combining levels of service of different modes into one overall roadway level of service is not recommended. The table's input value defaults and level of service criteria appear on the following page. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, Pedestrian LOS Model and Transit Capacity and Quality of Service Manual, respectively for the automobile/truck, bicycle, pedestrian and bus modes.

**Cannot be achieved using table input value defaults.

***Not applicable for that level of service letter grade. For automobile/truck modes, volumes greater than level of service D become F because intersection capacities have been reached. For bicycle and pedestrian modes, the level of service letter grade (including F) is not achievable, because there is no maximum vehicle volume threshold using table input value defaults.

TABLE 4 - 7
GENERALIZED **PEAK HOUR DIRECTIONAL** VOLUMES FOR FLORIDA'S **URBANIZED AREAS***

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	100	340	670	950	1,300
2	Divided	1,060	1,720	2,500	3,230	3,670
3	Divided	1,600	2,590	3,740	4,840	5,500

STATE TWO-WAY ARTERIALS

Class I (>0.00 to 1.99 signalized intersections per mile)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	220	720	860	890
2	Divided	250	1,530	1,810	1,860	***
3	Divided	380	2,330	2,720	2,790	***
4	Divided	490	3,030	3,460	3,540	***

Class II (2.00 to 4.50 signalized intersections per mile)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	100	590	810	850
2	Divided	**	220	1,360	1,710	1,800
3	Divided	**	340	2,110	2,570	2,710
4	Divided	**	440	2,790	3,330	3,500

Class III (more than 4.5 signalized intersections per mile and not within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	280	660	810
2	Divided	**	**	650	1,510	1,720
3	Divided	**	**	1,020	2,330	2,580
4	Divided	**	**	1,350	3,070	3,330

Class IV (more than 4.5 signalized intersections per mile and within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	270	720	780
2	Divided	**	**	650	1,580	1,660
3	Divided	**	**	1,000	2,390	2,490
4	Divided	**	**	1,350	3,130	3,250

NON-STATE ROADWAYS

Major City/County Roadways

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	480	760	810
2	Divided	**	**	1,120	1,620	1,720
3	Divided	**	**	1,740	2,450	2,580

Other Signalized Roadways
(signalized intersection analysis)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	250	530	660
2	Divided	**	**	580	1,140	1,320

Source: Florida Department of Transportation 02/22/02
Systems Planning Office
605 Suwannee Street, MS 19
Tallahassee, FL 32399-0450
http://www11.myflorida.com/planning/systems/sm/los/default.htm

FREEWAYS

Interchange spacing ≥ 2 mi. apart

Lanes	Level of Service A	B	C	D	E
2	1,270	2,110	2,940	3,580	3,980
3	1,970	3,260	4,550	5,530	6,150
4	2,660	4,410	6,150	7,480	8,320
5	3,360	5,560	7,760	9,440	10,480
6	4,050	6,710	9,360	11,390	12,650

Interchange spacing < 2 mi. apart

Lanes	Level of Service A	B	C	D	E
2	1,130	1,840	2,660	3,440	3,910
3	1,780	2,890	4,180	5,410	6,150
4	2,340	3,940	5,700	7,380	8,380
5	3,080	4,990	7,220	9,340	10,620
6	3,730	6,040	8,740	11,310	12,850

BICYCLE MODE

(Note: Level of service for the bicycle mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not number of bicyclists using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine maximum service volumes.)

Paved Shoulder/ Bicycle Lane Coverage	Level of Service A	B	C	D	E
0-49%	**	**	170	720	>720
50-84%	**	130	210	>210	***
85-100%	160	380	>380	***	***

PEDESTRIAN MODE

(Note: Level of service for the pedestrian mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not the number of pedestrians using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine maximum service volumes.)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-49%	**	**	**	330	810
50-84%	**	**	**	520	990
85-100%	**	120	590	>590	***

BUS MODE (Scheduled Fixed Route)

(Buses per hour)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-84%	**	>5	≥4	≥3	≥2
85-100%	>6	>4	≥3	≥2	≥1

ARTERIAL/NON-STATE ROADWAY ADJUSTMENTS

DIVIDED/UNDIVIDED

(alter corresponding volumes by the indicated percent)

Lanes	Median	Left Turns Lanes	Adjustment Factors
1	Divided	Yes	+5%
1	Undivided	No	-20%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

ONE WAY FACILITIES
Increase corresponding volume 20%

*This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Values shown are hourly directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. Level of service letter grade thresholds are probably not comparable across modes and, therefore, cross modal comparisons should be made with caution. Furthermore, combining levels of service of different modes into one overall roadway level of service is not recommended. To convert to annual average daily traffic volumes, these volumes must be divided by appropriate D and K factors. The table's input value defaults and level of service criteria appear on the following page. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, Pedestrian LOS Model and Transit Capacity and Quality of Service Manual, respectively for the automobile/truck, bicycle, pedestrian and bus modes.

**Cannot be achieved using table input value defaults.

***Not applicable for that level of service letter grade. For automobile/truck modes, volumes greater than level of service D become F because intersection capacities have been reached. For bicycle and pedestrian modes, the level of service letter grade (including F) is not achievable, because there is no maximum vehicle volume threshold using table input value defaults.

Intersections:

Oleander Avenue and Edwards Road

The intersection of Oleander Avenue and Edwards Road is signalized. The intersection geometry is as follows:

Eastbound	1 Lane	Left	Westbound	1 Lane	Left
	2 Lanes	Thru		1 Lanes	Thru
	1 Lane	Thru		1 Lane	Thru
Southbound	1 Lane	Left	Northbound	1 Lane	Left
	1 Lane	Thru/Rt		1 Lane	Thru/Rt

Oleander Avenue & Bell Avenue

The intersection of Oleander Avenue and Bell Avenue is an unsignalized "T" intersection with Bell Avenue being the leg of the "T". Bell Avenue is required to stop upon entering the intersection while traffic on Oleander Avenue is unrestricted. The intersection geometry is as follows:

Northbound	1 Lane	Lt/Thru	Southbound	1 Lane	Thru/Rt
Westbound	1 Lane	Left/Rt			

Sunrise Boulevard and Bell Avenue

The intersection of Sunrise Boulevard and Bell Avenue has mast arms installed with flashing red beacons and is currently used as a four way stop. The intersection geometry is as follows:

Eastbound	1 Lane	Lt/Th/Rt	Westbound	1 Lane	Lt/Th/Rt
Southbound	1 Lane	Lt/Th/Rt	Northbound	1 Lane	Lt/Thru
				1 Lane	Right

Sunrise Boulevard and Edwards Road

The intersection of Oleander Avenue and Edwards Road is signalized. The intersection geometry is as follows:

Eastbound	1 Lane	Left	Westbound	1 Lane	Left
	1 Lane	Thru		1 Lane	Thru
	1 Lane	Thru/Rt		1 Lane	Thru/Rt
Southbound	1 Lane	Left	Northbound	1 Lane	Left
	1 Lane	Thru		1 Lane	Thru
	1 Lane	Thru/Rt		1 Lane	Right

Existing Traffic Conditions

The Peak Season Average Daily Traffic Volume for the roadway of the project area were obtained from the Spring 2005, St. Lucie Urban Area Metropolitan Planning Organization Counts, and augmented by Culpepper & Terpening, Inc. These counts include the committed trips as provided in the MPO data sheets.

Table II
Existing Traffic Conditions

Roadway	Station Number		Classification		LOS Capacity	ADT	Committed Trips	Total /LOS	
	Map MPO	IDs	Type	Lanes					
Edwards Road									
W. of US Hwy No. 1	173	E	CI	4 ln	35,700	9,000	-	9,000	B
W. of Oleander Ave	502	D	CI	4 ln	35,700	13,200	-	13,200	B
W. of Sunrise Blvd.	108	C	CI	4 ln	35,700	19,100	-	19,100	B
Bell Avenue									
E. of Sunrise Blvd. (E. of site)	102	K	OCR	2 ln	10,000	3,700	-	3,700	C
E. of Sunrise Blvd. (W. of site)	102	J	OCR	2 ln	10,000	3,700	-	3,700	C
W. of Sunrise Blvd.	104	I	OCR	2 ln	10,000	3,000	-	3,000	C
Weatherbee Road									
E. of US Hwy No.1 (W. of US hwy No. 1)	158	Q	Mc/Mc	2 ln	14,600	4,700	-	4,700	C
Midway Road									
W. of Oleander Ave	128	U	CI	4 ln	35,700	18,600	44	18,644	B
W. of Sunrise Blvd.	130	T	CI	4 ln	35,700	19,100	44	19,144	B
W. of 25th Street	132	S	CI	4 ln	35,700	13,900	88	13,988	B
W. of Selvitz Road	134	-	CI	4 ln	35,700	16,900	66	16,966	B
25th Street									
S. of Virginia Ave	21	A	CI	4 ln	35,700	19,400	-	19,400	B
N. of Midway Rd (N. of Bell Avenue)	171	B	CI	4 ln	35,700	16,100	-	16,100	B
N. of Midway Rd (S. of Bell Avenue)	171	N	CI	4 ln	35,700	16,100	-	16,100	B
S. of Midway Rd	172	R	CI	4 ln	35,700	15,400	-	15,400	B
N. of Airoso Blvd	345	-	CI	4 ln	35,700	17,200	-	17,200	B

84 Lumber – Traffic Impact Study
Executive Summary

Project Description

- Location: North of Bell Avenue on Enterprise Drive
- Size: a 57,600 SF truss plant
- Major Area on Influence Boundaries: Edwards Road, South 25th Street, Midway Road, US Highway No. 1
- Significant Roads: Edwards Road, Bell Avenue, Oleander Avenue, Sunrise Boulevard
- Significant Intersections: Oleander Avenue & Edwards Road, Oleander Avenue & Bell Avenue, Sunrise Boulevard & Bell Avenue, Sunrise Boulevard & Edwards Road

Project Traffic

- Trip Generation: "ITE Manual - Code 140" 57,600 SF
  - ADT = 203 Vehicles/day
  - AM Peak Hour = 30 Vehicles/peak hour
  - PM Peak Hour = 39 Vehicles/peak hour
- AM Peak Hour Directional %(Ingress/egress): 68% entering (20 vph)/32% exiting (10 vph).
- PM Peak Hour Directional %(Ingress/egress): 52% entering (20 vph)/48% exiting (19 vph).
- Traffic Count Factors Applied: 3% annual growth to 2013 build-out.
- Internal Capture: none
- Pass-by Capture: 0% (new trips = 100%)

Findings

- The traffic impact of the proposed 84 Lumber truss plant will have a minimal effect on the levels of service within the project impact area. This report shows that the changes in the Level of Services are a function of the growth the study area will encounter through the 2013 horizon year and not a result of project traffic.
- Project impact will result in less than 2% impact on all links within the study area.
- The links on US Highway No. 1 south of Virginia Avenue, north and south of Midway Road will decrease in level of service when analyzed in 2013.
- In the PM Peak Directional condition, east of Sunrise Boulevard (east & west of the site) on Bell Avenue the level of service will decrease from C to D.
- The intersection of Sunrise Boulevard and Bell Avenue during the P.M. Peak Hour decreases in an overall Level of Service from B to C.

TRAFFIC IMPACT STATEMENT

For

84 Lumber

In

The City of Ft. Pierce

Prepared for

84 LUMBER COMPANY, LP

Prepared By

Culpepper & Terpening, Inc.
2980 South 25th Street
Ft. Pierce, FL 34981

April 2007



Stefan K. Matthes, P.E.
Florida Reg. No. 38723

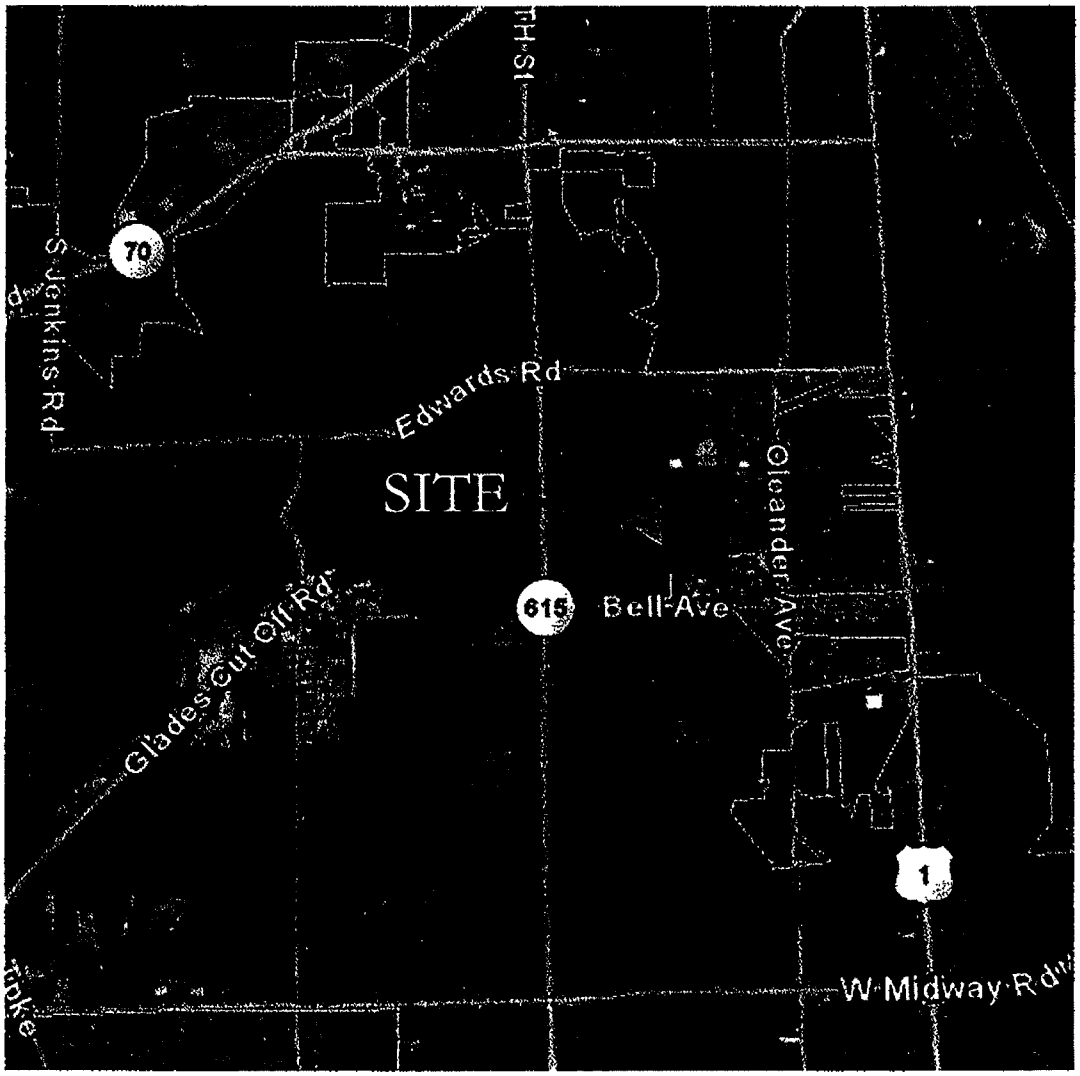
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Project Description

The proposed project, 84 Lumber, is located northwest of Enterprise Road and Bell Avenue. The site can be accessed via Digiorgio Road off of Oleander Boulevard or Enterprise Road off of Bell Avenue. The sole project entrance will be along Enterprise Road. The project resides in an industrial area in St. Lucie County, Florida (See Figure No. 1, Location Map). The parcel ID number for the project is 2428-421-0002-000-7 and the proposed site contains approximately 13.84 acres. The site is located in Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida. The proposed design calls for a 57,600 square foot truss plant.

In developing the Scope and Methodology of this report, it was determined that the impacts of project development will be analyzed in 2013 a forecast of 5 years after build-out condition.



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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

84 Lumber

Location Map

Study Methodology

Section A – Definition of Study Area

The study area as defined by the City of Fort Pierce Chapter 22.217.*f*.2 shall be according to the table below:

Table I		
Size of Project	**Trips Generated**	**Study Area**
Minimal Scale	Trips 9-50	1.0 Mile Radius
Small Scale	Trips 51-100	1.5 Mile Radius
Intermediate Scale	Trips 101-500	2.0 Mile Radius
Medium Scale	Trips 501-1000	3.0 Mile Radius
Large Scale	Trips 1000-Up	5.0 Mile Radius

The Study Area includes all major roadways and intersections within the zone of influence. From the data collected in Table IV it has been determined that the 84 Lumber truss plant is an Intermediate Scale project. The study area shall include the following intersections:

- Sunrise Boulevard and Edwards Road
- Sunrise Boulevard and Bell Avenue
- Oleander Avenue and Edwards Road
- Oleander Avenue and Bell Avenue

Section B – Inventory of Existing Facilities

Roadways:

Edwards Road

The Edwards Road Corridor located in the study area consists of a 4-lane divided roadway section containing two (2) 12' lanes in both the east and westbound directions. The existing right-of-way of Edwards Road is from 100' to 120' in width.

This corridor is classified as a State Two-Way Class I Arterial and is under the jurisdiction of the St. Lucie County. Edwards Road currently operates at a LOS B, based upon the Average Daily Volume as provided in the St. Lucie Urban Area Metropolitan Planning Organization Spring, 2005 Traffic Counts, applied to the generalized daily Level of Service maximum volumes for the Florida FDOT 2002 Quality / Level of Service Handbook as shown on Table 4-1.

Bell Avenue

Bell Avenue consists of a 2-lane undivided rural roadway consisting of one (1) 10' lane eastbound and one (1) 10' lane westbound. The existing right-of-way of Bell Avenue is approximately 75' in width.

Bell Avenue is classified as an Other County Road under the jurisdiction of St. Lucie County. Bell Avenue corridor currently operates at a LOS C based upon the Average Daily Volume applied to the generalized daily Level of Service maximum volumes for the Florida FDOT 2002 Quality / Level of Service Handbook as shown on Table 4-1 and upon the Spring 2005 Traffic Volumes as established by the St. Lucie Urban Area MPO.

Weatherbee Road

The portion of Weatherbee Road located in the study area consists of a 2-lane undivided rural roadway section containing one (1) 12' lane eastbound and one (1) 12' lane westbound. The existing right-of-way of Weatherbee Road within the study area is from 60' to 80' in width. The Weatherbee Road corridor is classified as a Major City/County Road and is under the jurisdiction of St. Lucie County. Weatherbee Road currently operates at a LOS C.

Midway Road

The Midway Road Corridor within the defined study area in its existing condition consists of a 2-lane undivided roadway. Improvements will be made to the corresponding links and for the purpose of this study will be analyzed as a 4-lane divided corridor containing two (2) 12' lanes eastbound and two (2) 12' lanes westbound. On Midway Road additional right and left turn lanes are located at the intersection with U.S. Highway No. 1. The existing right-of-way of Midway Road is 65' to 86' in width.

This corridor is classified as a State Two-Way Class I Arterial and the portion of which is within the study area is under the jurisdiction of the FDOT. Midway Road currently operates at a LOS F west of Oleander Avenue, however this link is in the FDOT 5 year CIP and has approximately 12 million dollars budgeted for improvements as can be found in Appendix C. Midway Road east of U.S. Highway No. 1 has an existing LOS B.

25th Street

25th Street is classified as a State Two-Way Arterial Interrupted Flow Class I roadway. The portion of 25th St, which is located within the study area, is currently under construction and will become a 4-lane divided rural roadway. All of the travel lanes will be 12 feet in width. The existing right-of-way varies from 80 to 120 foot in width.

25th Street is maintained by St. Lucie County and currently operates at LOS F south of Edwards Road. The LOS is based on the Annual Average Daily Traffic volumes as established in the "St. Lucie Urban Area Metropolitan Planning Organization Spring, 2005 Traffic Counts" and applied to the FDOT Generalized Daily Level of Service tables. Construction in the study area is approximately 50% complete.

Sunrise Boulevard

Sunrise Boulevard located within the study area and consists of a 2-lane undivided rural roadway consisting of one (1) 10' lane northbound and one (1) 10' lane soundbound. The existing right-of-way of Sunrise is approximately 60' in width.

Sunrise Boulevard is classified as a Major City/County Road and is under the jurisdiction of St. Lucie County. The Sunrise Boulevard corridor currently operates at a LOS C based upon the Average Daily Volume applied to the generalized daily Level of Service maximum volumes for the Florida FDOT 2002 Quality / Level of Service Handbook as shown on Table 4-1 and upon the Spring 2005 Traffic Volumes as established by the St. Lucie Urban Area MPO.

Oleander Avenue

The portion of Oleander Avenue located in the study area consists of a 2-lane undivided rural roadway section containing one (1) 12' lane northbound and one (1) 12' lane southbound. The existing right-of-way of Oleander Avenue within the study area is from 66' to 100' in width.

The Oleander Avenue corridor is classified as a State Two-Way Class I – Interrupted Flow Arterial and is under the jurisdiction of St. Lucie County. Oleander Avenue currently operates at a LOS C based upon the Average Daily Volume applied to the generalized daily Level of Service maximum volumes for the Florida FDOT 2002 Quality / Level of Service Handbook as shown on Table 4-1 and upon the Spring 2005 Traffic Volumes as established by the St. Lucie Urban Area MPO.

US Highway No. 1

US Highway No. 1 within the defined study area currently consists of a 5-lane undivided roadway section containing two (2) 12' lanes northbound, two (2) 12' lanes southbound and a continuous common turn lane. For the purpose of this study US Highway No. 1 will be analyzed as a 6-lane divided roadway. The FDOT is reconstructing this roadway, as well as has budgeted another 12 million dollars in additional improvements from N. of Midway to N. of Edwards Road as can be found in Appendix C. The existing right-of-way of US Highway No. 1 is 80' to 150' in width. This roadway is classified as a State Two-Way Class I – Interrupted Flow Arterial and a Class II - Interrupted Flow Arterial and is under the jurisdiction of the FDOT. US Highway No. 1 in its existing condition operates at a LOS F.

TABLE 4 - 1
GENERALIZED ANNUAL AVERAGE DAILY VOLUMES FOR FLORIDA'S URBANIZED AREAS*

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	2,000	7,000	13,800	19,600	27,000
4	Divided	20,400	33,000	47,800	61,800	70,200
6	Divided	30,500	49,500	71,600	92,700	105,400

STATE TWO-WAY ARTERIALS

Class I (>0.00 to 1.99 signalized intersections per mile)

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	4,200	13,800	16,400	16,900
4	Divided	4,800	29,300	34,700	35,700	***
6	Divided	7,300	44,700	52,100	53,500	***
8	Divided	9,400	58,000	66,100	67,200	***

Class II (2.00 to 4.50 signalized intersections per mile)

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	1,900	11,200	15,400	16,300
4	Divided	**	4,100	26,000	32,700	34,500
6	Divided	**	6,500	40,300	49,200	51,800
8	Divided	**	8,500	53,300	63,800	67,000

Class III (more than 4.5 signalized intersections per mile and not within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	**	5,300	12,600	15,500
4	Divided	**	**	12,400	28,900	32,800
6	Divided	**	**	19,500	44,700	49,300
8	Divided	**	**	25,800	58,700	63,800

Class IV (more than 4.5 signalized intersections per mile and within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	**	5,200	13,700	15,000
4	Divided	**	**	12,300	30,300	31,700
6	Divided	**	**	19,100	45,800	47,600
8	Divided	**	**	25,900	59,900	62,200

NON-STATE ROADWAYS

Major City/County Roadways

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	**	9,100	14,600	15,600
4	Divided	**	**	21,400	31,100	32,900
6	Divided	**	**	33,400	46,800	49,300

Other Signalized Roadways
(signalized intersection analysis)

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	**	4,800	10,000	12,600
4	Divided	**	**	11,100	21,700	25,200

Source: Florida Department of Transportation 02/22/02
Systems Planning Office
605 Suwannee Street, MS 19
Tallahassee, FL 32399-0450
http://www11.myflorida.com/planning/systems/sm/los/default.htm

FREEWAYS

Interchange spacing ≥ 2 mi. apart

Lanes	Level of Service A	B	C	D	E
4	23,800	39,600	55,200	67,100	74,600
6	36,900	61,100	85,300	103,600	115,300
8	49,900	82,700	115,300	140,200	156,000
10	63,000	104,200	145,500	176,900	196,400
12	75,900	125,800	175,500	213,500	237,100

Interchange spacing < 2 mi. apart

Lanes	Level of Service A	B	C	D	E
4	22,000	36,000	52,000	67,200	76,500
6	34,800	56,580	81,700	105,800	120,200
8	47,500	77,000	111,400	144,300	163,900
10	60,200	97,500	141,200	182,600	207,600
12	72,900	118,100	170,900	221,100	251,200

BICYCLE MODE

(Note: Level of service for the bicycle mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not number of bicyclists using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/ Bicycle Lane Coverage	Level of Service A	B	C	D	E
0-49%	**	**	3,200	13,800	>13,800
50-84%	**	2,500	4,100	>4,100	***
85-100%	3,100	7,200	>7,200	***	***

PEDESTRIAN MODE

(Note: Level of service for the pedestrian mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not number of pedestrians using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-49%	**	**	**	6,400	15,500
50-84%	**	**	**	9,900	19,000
85-100%	**	2,200	11,300	>11,300	***

BUS MODE (Scheduled Fixed Route)

(Buses per hour)

(Note: Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-84%	**	>5	≥4	≥3	≥2
85-100%	>6	>4	≥3	≥2	≥1

ARTERIAL/NON-STATE ROADWAY ADJUSTMENTS

DIVIDED/UNDIVIDED

(alter corresponding volume by the indicated percent)

Lanes	Median	Left Turns Lanes	Adjustment Factors
2	Divided	Yes	+5%
2	Undivided	No	-20%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

ONE-WAY FACILITIES

Decrease corresponding two-directional volumes in this table by 40% to obtain the equivalent one directional volume for one-way facilities.

*This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Values shown are two-way annual average daily volumes (based on K_{100} factors) for levels of service and are for the automobile/truck modes unless specifically stated. Level of service letter grade thresholds are probably not comparable across modes and, therefore, cross modal comparisons should be made with caution. Furthermore, combining levels of service of different modes into one overall roadway level of service is not recommended. The table's input value defaults and level of service criteria appear on the following page. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, Pedestrian LOS Model and Transit Capacity and Quality of Service Manual, respectively for the automobile/truck, bicycle, pedestrian and bus modes.

**Cannot be achieved using table input value defaults.

***Not applicable for that level of service letter grade. For automobile/truck modes, volumes greater than level of service D become F because intersection capacities have been reached. For bicycle and pedestrian modes, the level of service letter grade (including F) is not achievable, because there is no maximum vehicle volume threshold using table input value defaults.

TABLE 4 - 7
GENERALIZED **PEAK HOUR DIRECTIONAL** VOLUMES FOR FLORIDA'S **URBANIZED AREAS***

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	100	340	670	950	1,300
2	Divided	1,060	1,720	2,500	3,230	3,670
3	Divided	1,600	2,590	3,740	4,840	5,500

STATE TWO-WAY ARTERIALS

Class I (>0.00 to 1.99 signalized intersections per mile)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	220	720	860	890
2	Divided	250	1,530	1,810	1,860	***
3	Divided	380	2,330	2,720	2,790	***
4	Divided	490	3,030	3,460	3,540	***

Class II (2.00 to 4.50 signalized intersections per mile)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	100	590	810	850
2	Divided	**	220	1,360	1,710	1,800
3	Divided	**	340	2,110	2,570	2,710
4	Divided	**	440	2,790	3,330	3,500

Class III (more than 4.5 signalized intersections per mile and not within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	280	660	810
2	Divided	**	**	650	1,510	1,720
3	Divided	**	**	1,020	2,330	2,580
4	Divided	**	**	1,350	3,070	3,330

Class IV (more than 4.5 signalized intersections per mile and within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	270	720	780
2	Divided	**	**	650	1,580	1,660
3	Divided	**	**	1,000	2,390	2,490
4	Divided	**	**	1,350	3,130	3,250

NON-STATE ROADWAYS

Major City/County Roadways

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	480	760	810
2	Divided	**	**	1,120	1,620	1,720
3	Divided	**	**	1,740	2,450	2,580

Other Signalized Roadways (signalized intersection analysis)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	250	530	660
2	Divided	**	**	580	1,140	1,320

Source: Florida Department of Transportation 02/22/02
Systems Planning Office
605 Suwannee Street, MS 19
Tallahassee, FL 32399-0450
http://www11.myflorida.com/planning/systems/sm/los/default.htm

FREEWAYS

Interchange spacing ≥ 2 mi. apart

Lanes	Level of Service A	B	C	D	E
2	1,270	2,110	2,940	3,580	3,980
3	1,970	3,260	4,550	5,530	6,150
4	2,660	4,410	6,150	7,480	8,320
5	3,360	5,560	7,760	9,440	10,480
6	4,050	6,710	9,360	11,390	12,650

Interchange spacing < 2 mi. apart

Lanes	Level of Service A	B	C	D	E
2	1,130	1,840	2,660	3,440	3,910
3	1,780	2,890	4,180	5,410	6,150
4	2,340	3,940	5,700	7,380	8,380
5	3,080	4,990	7,220	9,340	10,620
6	3,730	6,040	8,740	11,310	12,850

BICYCLE MODE

(Note: Level of service for the bicycle mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not number of bicyclists using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine maximum service volumes.)

Paved Shoulder/ Bicycle Lane Coverage	Level of Service A	B	C	D	E
0-49%	**	**	170	720	>720
50-84%	**	130	210	>210	***
85-100%	160	380	>380	***	***

PEDESTRIAN MODE

(Note: Level of service for the pedestrian mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not the number of pedestrians using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine maximum service volumes.)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-49%	**	**	**	330	810
50-84%	**	**	**	520	990
85-100%	**	120	590	>590	***

BUS MODE (Scheduled Fixed Route)

(Buses per hour)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-84%	**	>5	≥4	≥3	≥2
85-100%	>6	>4	≥3	≥2	≥1

ARTERIAL/NON-STATE ROADWAY ADJUSTMENTS

DIVIDED/UNDIVIDED

(alter corresponding volumes by the indicated percent)

Lanes	Median	Left Turns Lanes	Adjustment Factors
1	Divided	Yes	+5%
1	Undivided	No	-20%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

ONE WAY FACILITIES

Increase corresponding volume 20%

*This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Values shown are hourly directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. Level of service letter grade thresholds are probably not comparable across modes and, therefore, cross modal comparisons should be made with caution. Furthermore, combining levels of service of different modes into one overall roadway level of service is not recommended. To convert to annual average daily traffic volumes, these volumes must be divided by appropriate D and K factors. The table's input value defaults and level of service criteria appear on the following page. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, Pedestrian LOS Model and Transit Capacity and Quality of Service Manual, respectively for the automobile/truck, bicycle, pedestrian and bus modes.

**Cannot be achieved using table input value defaults.

***Not applicable for that level of service letter grade. For automobile/truck modes, volumes greater than level of service D become F because intersection capacities have been reached. For bicycle and pedestrian modes, the level of service letter grade (including F) is not achievable, because there is no maximum vehicle volume threshold using table input value defaults.

Intersections:

Oleander Avenue and Edwards Road

The intersection of Oleander Avenue and Edwards Road is signalized. The intersection geometry is as follows:

Eastbound	1	Lane	Left	Westbound	1	Lane	Left
	2	Lanes	Thru		1	Lanes	Thru
	1	Lane	Thru		1	Lane	Thru
Southbound	1	Lane	Left	Northbound	1	Lane	Left
	1	Lane	Thru/Rt		1	Lane	Thru/Rt

Oleander Avenue & Bell Avenue

The intersection of Oleander Avenue and Bell Avenue is an unsignalized "T" intersection with Bell Avenue being the leg of the "T". Bell Avenue is required to stop upon entering the intersection while traffic on Oleander Avenue is unrestricted. The intersection geometry is as follows:

Northbound	1	Lane	Lt/Thru	Southbound	1	Lane	Thru/Rt
Westbound	1	Lane	Left/Rt				

Sunrise Boulevard and Bell Avenue

The intersection of Sunrise Boulevard and Bell Avenue has mast arms installed with flashing red beacons and is currently used as a four way stop. The intersection geometry is as follows:

Eastbound	1	Lane	Lt/Th/Rt	Westbound	1	Lane	Lt/Th/Rt
Southbound	1	Lane	Lt/Th/Rt	Northbound	1	Lane	Lt/Thru
					1	Lane	Right

Sunrise Boulevard and Edwards Road

The intersection of Oleander Avenue and Edwards Road is signalized. The intersection geometry is as follows:

Eastbound	1	Lane	Left	Westbound	1	Lane	Left
	1	Lane	Thru		1	Lane	Thru
	1	Lane	Thru/Rt		1	Lane	Thru/Rt
Southbound	1	Lane	Left	Northbound	1	Lane	Left
	1	Lane	Thru		1	Lane	Thru
	1	Lane	Thru/Rt		1	Lane	Right

Existing Traffic Conditions

The Peak Season Average Daily Traffic Volume for the roadway of the project area were obtained from the Spring 2005, St. Lucie Urban Area Metropolitan Planning Organization Counts, and augmented by Culpepper & Terpening, Inc. These counts include the committed trips as provided in the MPO data sheets.

Table II
Existing Traffic Conditions

Roadway	Station Number		Classification		LOS Capacity	ADT	Committed Trips	Total /LOS	
	Map MPO	IDs	Type	Lanes					
Edwards Road									
W. of US Hwy No. 1	173	E	CI	4 ln	35,700	9,000	-	9,000	B
W. of Oleander Ave	502	D	CI	4 ln	35,700	13,200	-	13,200	B
W. of Sunrise Blvd.	108	C	CI	4 ln	35,700	19,100	-	19,100	B
Bell Avenue									
E. of Sunrise Blvd. (E. of site)	102	K	OCR	2 ln	10,000	3,700	-	3,700	C
E. of Sunrise Blvd. (W. of site)	102	J	OCR	2 ln	10,000	3,700	-	3,700	C
W. of Sunrise Blvd.	104	I	OCR	2 ln	10,000	3,000	-	3,000	C
Weatherbee Road									
E. of US Hwy No.1 (W. of US hwy No. 1)	158	Q	Mc/Mc	2 ln	14,600	4,700	-	4,700	C
Midway Road									
W. of Oleander Ave	128	U	CI	4 ln	35,700	18,600	44	18,644	B
W. of Sunrise Blvd.	130	T	CI	4 ln	35,700	19,100	44	19,144	B
W. of 25th Street	132	S	CI	4 ln	35,700	13,900	88	13,988	B
W. of Selvitz Road	134	-	CI	4 ln	35,700	16,900	66	16,966	B
25th Street									
S. of Virginia Ave	21	A	CI	4 ln	35,700	19,400	-	19,400	B
N. of Midway Rd (N. of Bell Avenue)	171	B	CI	4 ln	35,700	16,100	-	16,100	B
N. of Midway Rd (S. of Bell Avenue)	171	N	CI	4 ln	35,700	16,100	-	16,100	B
S. of Midway Rd	172	R	CI	4 ln	35,700	15,400	-	15,400	B
N. of Airoso Blvd	345	-	CI	4 ln	35,700	17,200	-	17,200	B

Table II (Continued)
Existing Traffic Conditions

Roadway	Station Number		Classification		LOS Capacity	ADT	Committed Trips	Total /LOS	
	Map MPO	IDs	Type	Lanes					
Sunrise Blvd									
N. of Edwards Rd	513	-	Mc/Mc	2 ln	14,600	4,400	-	4,400	C
S. of Edwards Rd	153	G	Mc/Mc	2 ln	14,600	5,700	-	5,700	C
S. of Bell Ave	155	L	Mc/Mc	2 ln	14,600	3,400	-	3,400	C
N. of Midway Rd	157	M	Mc/Mc	2 ln	14,600	2,700	-	2,700	C
Oleander Blvd									
N. of Edwards Rd	507	-	CI	2 ln	16,400	9,300	-	9,300	C
N. of Midway Rd (S. of Edwards Rd)	139	H	CI	2 ln	16,400	9,900	-	9,900	C
N. of Midway Rd (N. of Weatherbee Rd)	139	O	CI	2 ln	16,400	9,900	-	9,900	C
N. of Midway Rd	139	P	CI	2 ln	16,400	9,900	-	9,900	C
US Hwy No. 1									
S. of Virginia Ave	5002	F	CII	6 ln	49,200	35,600	-	35,600	C
N. of Midway Rd	20	X	CI	6 ln	53,500	37,900	22	37,922	C
S. of Midway Rd	5156	W	CI	6 ln	53,500	41,300	22	41,322	C

Legend - Roadway Classification Type

OCR	Other County Roadway
Mc/Mc	Major City/ County Roadway
CI-I	State Two-Way Arterial- Interrupted Flow Class I
CI-II	State Two-Way Arterial- Interrupted Flow Class II

The PM Peak Hour Directional Volume for the roadways located within the study area were obtained by using the Spring 2005 St. Lucie County MPO Traffic Counts and applying the ***K*** (.092) and ***D*** (.568) values and are tabulated as follows:

Table III
Existing Traffic Conditions

Roadway	Map IDs	Classification		ADT LOS Capacity	ADT Committed /LOS		PM Peak Hr/LOS Capacity	PM PK Hr Directional Volumes/LOS	
		Type	Lanes						
Edwards Road									
W. of US Hwy No. 1	E	CI	4 ln	35,700	9,000	B	1,860	470	B
W. of Oleander Ave	D	CI	4 ln	35,700	13,200	B	1,860	690	B
W. of Sunrise Blvd.	C	CI	4 ln	35,700	19,100	B	1,860	998	B
Bell Avenue									
E. of Sunrise Blvd. (E. of site)	K	OCR	2 ln	10,000	3,700	C	530	193	C
E. of Sunrise Blvd. (W. of site)	J	OCR	2 ln	10,000	3,700	C	530	193	C
W. of Sunrise Blvd.	I	OCR	2 ln	10,000	3,000	C	530	157	C
Weatherbee Road									
E. of US Hwy No.1 (W. of US hwy No. 1)	Q	Mc/Mc	2 ln	14,600	4,700	C	760	246	C
Midway Road									
W. of Oleander Ave	U	CI	4 ln	35,700	18,644	B	1,860	974	B
W. of Sunrise Blvd.	T	CI	4 ln	35,700	19,144	B	1,860	1,000	B
W. of 25th Street	S	CI	4 ln	35,700	13,988	B	1,860	731	B
W. of Selvitz Road	-	CI	4 ln	35,700	16,966	B	1,860	887	B
25th Street									
S. of Virginia Ave	A	CI	4 ln	35,700	19,400	B	1,860	1,014	B
N. of Midway Rd (N. of Bell Avenue)	B	CI	4 ln	35,700	16,100	B	1,860	841	B
N. of Midway Rd (S. of Bell Avenue)	N	CI	4 ln	35,700	16,100	B	1,860	841	B
S. of Midway Rd	R	CI	4 ln	35,700	15,400	B	1,860	805	B
N. of Airoso Blvd	-	CI	4 ln	35,700	17,200	B	1,860	899	B

Table III (Continued)
Existing Traffic Conditions

Roadway	Map IDs	Classification		ADT LOS Capacity	ADT Committed /LOS		PM Peak Hr/LOS Capacity	PM PK Hr Directional Volumes/LOS	
		Type	Lanes						
Sunrise Blvd									
N. of Edwards Rd	-	Mc/Mc	2 ln	14,600	4,400	C	760	230	C
S. of Edwards Rd	G	Mc/Mc	2 ln	14,600	5,700	C	760	298	C
S. of Bell Ave	L	Mc/Mc	2 ln	14,600	3,400	C	760	178	C
N. of Midway Rd	M	Mc/Mc	2 ln	14,600	2,700	C	760	141	C
Oleander Blvd									
N. of Edwards Rd	-	CI	2 ln	16,400	9,300	C	860	486	C
N. of Midway Rd (S. of Edwards Rd)	H	CI	2 ln	16,400	9,900	C	860	517	C
N. of Midway Rd (N. of Weatherbee Rd)	O	CI	2 ln	16,400	9,900	C	860	517	C
N. of Midway Rd	P	CI	2 ln	16,400	9,900	C	860	517	C
US Hwy No. 1									
S. of Virginia Ave	F	CII	6 ln	49,200	35,600	C	2,570	1,860	C
N. of Midway Rd	X	CI	6 ln	53,500	37,922	B	2,790	1,982	B
S. of Midway Rd	W	CI	6 ln	53,500	41,322	B	2,790	2,159	B

Legend - Roadway Classification Type

OCR	Other County Roadway
Mc/Mc	Major City/ County Roadway
CI-I	State Two-Way Arterial- Interrupted Flow Class I
CI-II	State Two-Way Arterial- Interrupted Flow Class II

Trip Generation

The Trip Generation for the proposed 84 Lumber truss plant was developed by utilizing the "Institute of Transportation Engineers Trip Generation Manual, Seventh Edition" which established the Trip Generation Rates for the proposed facility.

In developing the Trip Generation Rates, the ITE Manual was utilized for both the AADT volumes and the P.M. Peak Hour Movements. The following Tables have been provided to depict the Trip Generation Rates for this development. Table 1 depicts the 24-Hour Daily Volumes and Table II depicts the P.M. Peak Hour Volumes:

The Land Use Code 140 "Manufacturing" was determined the most appropriate description of the project. Both ADT and PM Peak Hour trip generation is provided in the following tables:

Trip Generation

Table IV
Average Daily Traffic

Land Use	ITE Code	Units/Size	ADT Rates	ADT
Manufacturing	140	57,600 SF	3.88(x)-20.70	203 vpd

Table V
AM Peak Hour Traffic

Land Use	Units/Size	Peak Hour Avg. Rate	Directional Distribution		Directional Volumes	
			Enter	Exit	Enter	Exit
Manufacturing	57,600 SF	0.83(x)-17.71	.68%	.32%	20 vph	10 vph

Table VI
PM Peak Hour Traffic

Land Use	Units/Size	Peak Hour Avg. Rate	Directional Distribution		Directional Volumes	
			Enter	Exit	Enter	Exit
Manufacturing	57,600 SF	0.76(x)-5.15	52%	48%	20 vph	19 vph

Trip Distribution

The Trip Distribution from the site onto local streets was derived based upon the surrounding developments as well as the existing Transportation Network. The Distribution onto the surrounding links was then derived and is portrayed as Figure No. 2.

A summary of the Major Trip Assignments were estimated as follows:

Table VII
Trip Distribution

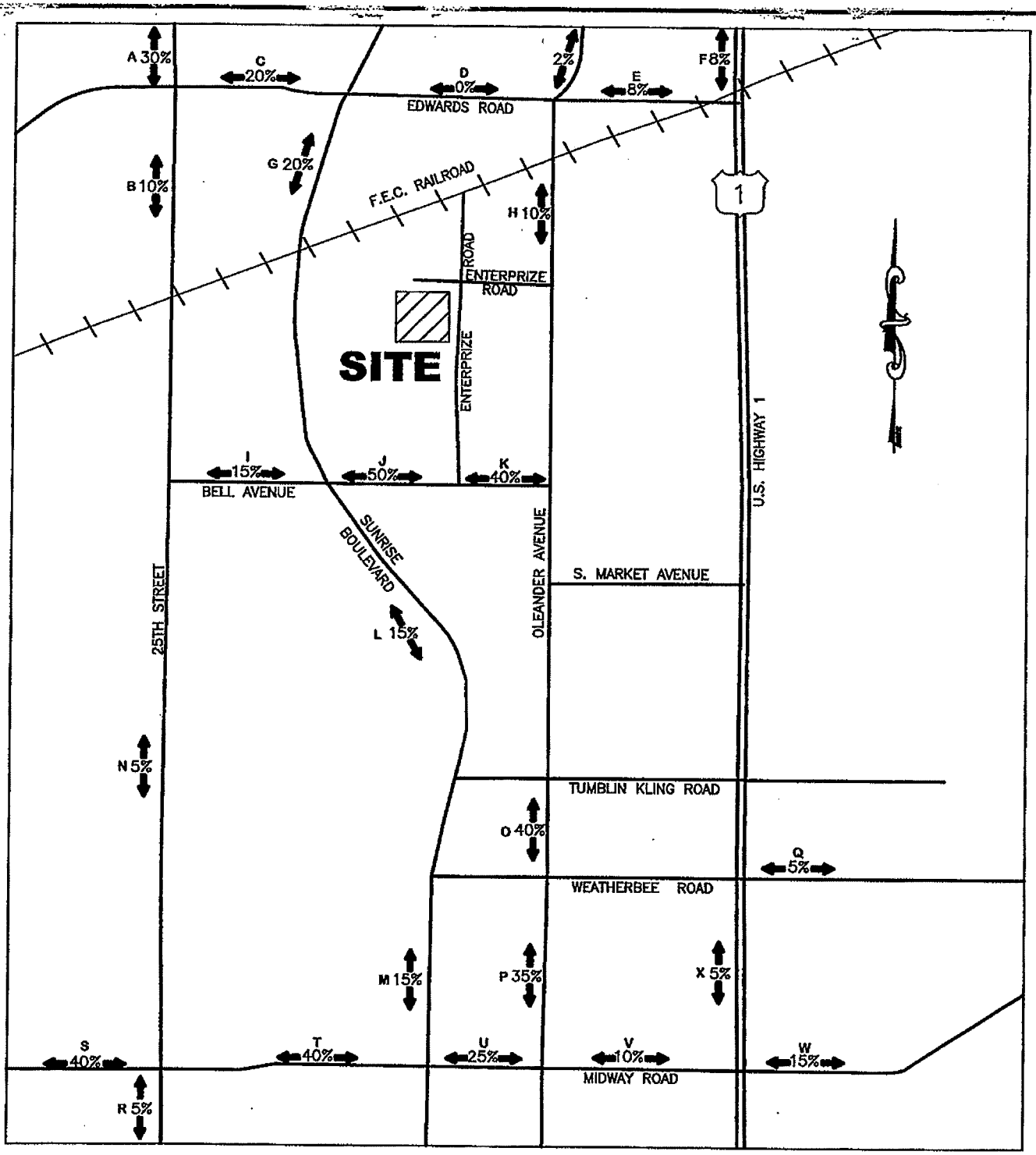
Link	Map IDs	%	ADT	PM Peak Hr. Dir.
Edwards Road				
W. of US Hwy No. 1	E	8%	16	2
W. of Oleander Ave	D	0%	0	0
W. of Sunrise Blvd.	C	20%	41	4
Bell Avenue				
E. of Sunrise Blvd. (E. of site)	K	50%	102	10
E. of Sunrise Blvd. (W. of site)	J	40%	81	8
W. of Sunrise Blvd.	I	15%	30	3
Weatherbee Road				
E. of US Hwy No.1 (W. of US hwy No. 1)	Q	5%	10	1
Midway Road				
W. of Oleander Ave	U	25%	51	5
W. of Sunrise Blvd.	T	40%	81	8
W. of 25th Street	S	40%	81	8
W. of Selvitz Road	-	40%	81	8
25th Street				
S. of Virginia Ave	A	30%	61	6
N. of Midway Rd (N. of Bell Avenue)	B	10%	20	2
N. of Midway Rd (S. of Bell Avenue)	N	5%	10	1

Table VII (Continued)
Trip Distribution

Link	Map IDs	%	ADT	PM Peak Hr. Dir.
Sunrise Blvd				
N. of Edwards Rd	-	0%	0	0
S. of Edwards Rd	G	20%	41	4
S. of Bell Ave	L	15%	30	3
N. of Midway Rd	M	15%	30	3
Oleander Blvd				
N. of Edwards Rd	-	2%	4	0
N. of Midway Rd (S. of Edwards Rd)	H	40%	81	8
N. of Midway Rd (N. of Weatherbee Rd)	O	40%	81	8
N. of Midway Rd	P	35%	71	7
US Hwy No. 1				
S. of Virginia Ave	F	8%	16	2
N. of Midway Rd	X	5%	10	1
S. of Midway Rd	W	15%	30	3

A complete trip assignment by percentage is shown on Figure No. 2.

The Trip Assignments for the Peak Hour Movements were derived based upon the distributions and associated turning movements as shown in Figure No. 5-12. The Exit/Enter splits as well as the volumes are shown in Table VI for the P.M. Peak Hour. The Assignments, based upon the directional movements were then made on the studied intersection and these volumes are also shown in Figure No. 5-12.



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FIGURE 2

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FORT PIERCE, FLORIDA 34981
(772) 464-3537
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

84 LUMBER

TRIP DISTRIBUTION BY PERCENT

Capacity Analysis

Arterial Analysis:

The Trip Assignment Volumes calculated in the previous sections were added to the existing volumes and background trips assigned to the roadway links within the study area. Volume distribution onto the surrounding links was then derived and is portrayed as Figure No. 2. The local developments within the study area have been taken into account for this study and appear as *Other Projects' Traffic* (this includes Shadow Oaks, SLC County Cancer Center, and Ravania). The existing traffic volumes provided in the St. Lucie MPO Spring 2005 count data were increased by 3% per year to account for growth through the 2013 forecasting year.

Level of Service, Table 4-1, of the Florida FDOT 2002 Quality / Level of Service Handbook was used for both the existing (Pre-Development, including background) and Post-Development Levels of Service. The following is a summary of the results.

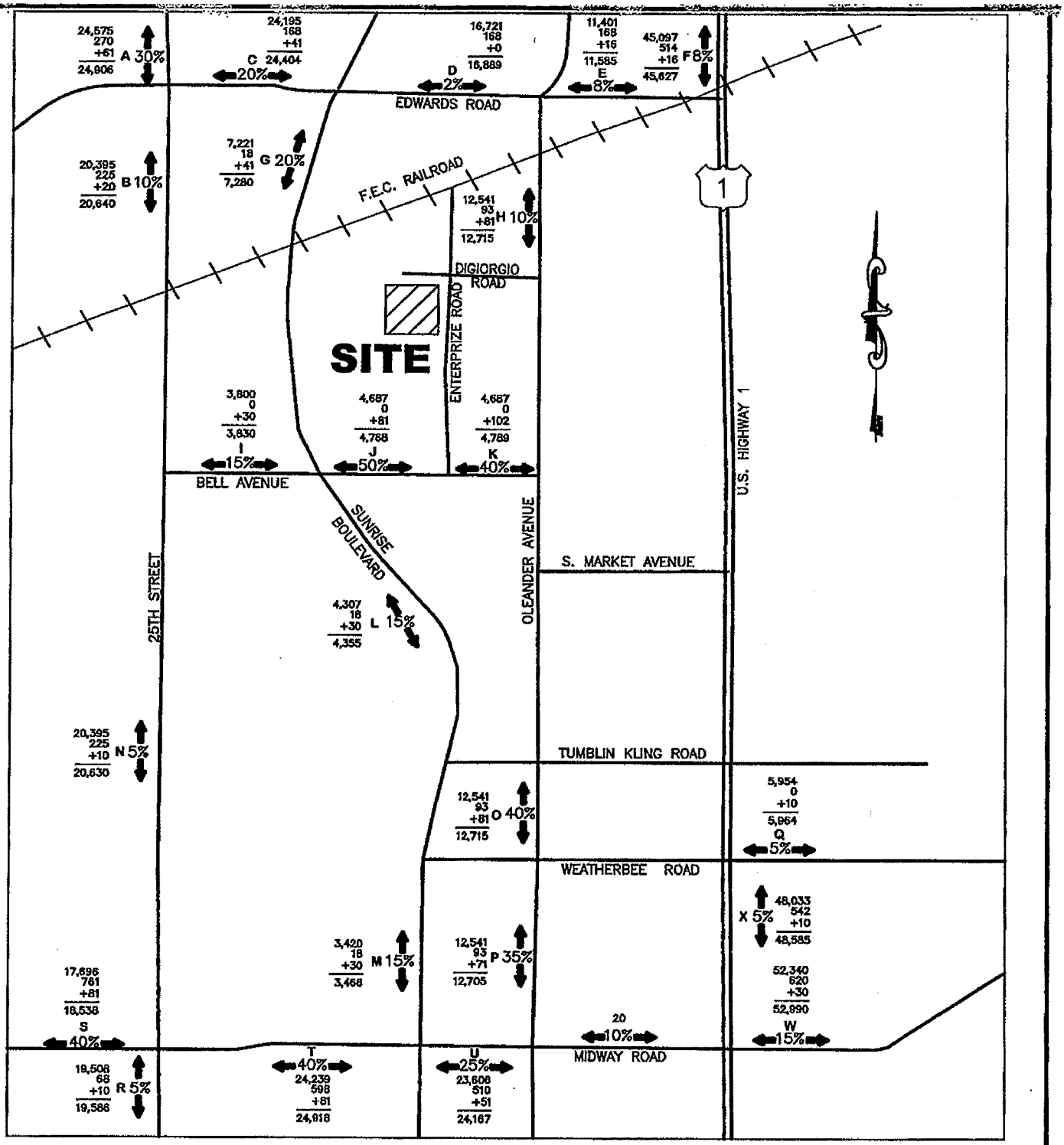
Table VIII
Local Roadway Network by ADT

Roadway	Map ID	LOS Capacity	Existing Conditions		Growth (2013)*	Other Projects' Traffic	Pre-Development Conditions		Project Traffic	Post-Development Conditions	
					3%						
Edwards Road											
W. of US Hwy No. 1	E	35,700	9,000	B	2,401	168	11,569	B	16	11,585	B
W. of Oleander Ave	D	35,700	13,200	B	3,521	168	16,889	B	0	16,889	B
W. of Sunrise Blvd.	C	35,700	19,100	B	5,095	168	24,363	B	41	24,404	B
Bell Avenue											
E. of Sunrise Blvd. (E. of site)	K	10,000	3,700	C	987	-	4,687	C	102	4,789	C
E. of Sunrise Blvd. (W. of site)	J	10,000	3,700	C	987	-	4,687	C	81	4,768	C
W. of Sunrise Blvd.	I	10,000	3,000	C	800	-	3,800	C	30	3,830	C
Weatherbee Road											
E. of US Hwy No.1 (W. of US hwy No. 1)	Q	14,600	4,700	C	1,254	-	5,954	C	10	5,964	C
Midway Road											
W. of Oleander Ave	U	35,700	18,644	B	4,962	510	24,116	B	51	24,167	B
W. of Sunrise Blvd.	T	35,700	19,144	B	5,095	598	24,837	B	81	24,918	B
W. of 25th Street	S	35,700	13,988	B	3,708	761	18,457	B	81	18,538	B
W. of Selvitz Road	-	35,700	16,966	B	4,508	589	22,063	B	81	22,144	B

Table VIII (Continued)
Local Roadway Network by ADT

Roadway	Map ID	LOS Capacity	Existing Conditions		Growth (2013)*	Other Projects' Traffic	Pre-Development Conditions		Project Traffic	Post-Development Conditions	
					3%						
25th Street											
S. of Virginia Ave	A	35,700	19,400	B	5,175	270	24,845	B	61	24,906	B
N. of Midway Rd (N. of Bell Avenue)	B	35,700	16,100	B	4,295	225	20,620	B	20	20,640	B
N. of Midway Rd (S. of Bell Avenue)	N	35,700	16,100	B	4,295	225	20,620	B	10	20,630	B
S. of Midway Rd	R	35,700	15,400	B	4,108	68	19,576	B	10	19,586	B
N. of Airoso Blvd	-	35,700	17,200	B	4,588	68	21,856	B	10	21,866	B
Sunrise Blvd											
N. of Edwards Rd	-	14,600	4,400	C	1,174	-	5,574	C	0	5,574	C
S. of Edwards Rd	G	14,600	5,700	C	1,521	18	7,239	C	41	7,280	C
S. of Bell Ave	L	14,600	3,400	C	907	18	4,325	C	30	4,355	C
N. of Midway Rd	M	14,600	2,700	C	720	18	3,438	C	30	3,468	C
Oleander Blvd											
N. of Edwards Rd	-	16,400	9,300	C	2,481	75	11,856	C	4	11,860	C
N. of Midway Rd (S. of Edwards Rd)	H	16,400	9,900	C	2,641	93	12,634	C	81	12,715	C
N. of Midway Rd (N. of Weatherbee Rd)	O	16,400	9,900	C	2,641	93	12,634	C	81	12,715	C
N. of Midway Rd	P	16,400	9,900	C	2,641	93	12,634	C	71	12,705	C
US Hwy No. 1											
S. of Virginia Ave	F	49,200	35,600	C	9,497	514	45,611	D	16	45,627	D
N. of Midway Rd	X	53,500	37,922	B	10,111	542	48,575	C	10	48,585	C
S. of Midway Rd	W	53,500	41,322	B	11,018	620	52,960	D	30	52,990	D

*Grown Trips do not include the MPO Committed Trips.
A complete trip assignment by AADT volumes is shown graphically in Figure No. 3.



LEGEND	
XXX	PRE DEVELOPMENT
XXX	COMMITTED
XXX	PROJECT TRIPS
XXX	TOTAL

4-13-07
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FIGURE 3

DULEPPER & TERPENING, INC.
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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

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TRIP DISTRIBUTION BY AVERAGE DAILY TRAFFIC

Table IX
Impact on Local Roadway Network (ADT)

Roadway	Map ID	ADT LOS Capacity	Project Traffic	ADT Post-Development Conditions		ADT % Impact	Remaining Capacity
Edwards Road							
W. of US Hwy No. 1	E	35,700	16	11,585	B	0.05%	24,115
W. of Oleander Ave	D	35,700	0	16,889	B	0.00%	18,811
W. of Sunrise Blvd.	C	35,700	41	24,404	B	0.11%	11,296
Bell Avenue							
E. of Sunrise Blvd. (E. of site)	K	10,000	102	4,789	C	1.02%	5,211
E. of Sunrise Blvd. (W. of site)	J	10,000	81	4,768	C	0.81%	5,232
W. of Sunrise Blvd.	I	10,000	30	3,830	C	0.30%	6,170
Weatherbee Road							
E. of US Hwy No.1 (W. of US hwy No. 1)	Q	14,600	10	5,964	C	0.07%	8,636
Midway Road							
W. of Oleander Ave	U	35,700	51	24,167	B	0.14%	11,533
W. of Sunrise Blvd.	T	35,700	81	24,918	B	0.23%	10,782
W. of 25th Street	S	35,700	81	18,538	B	0.23%	17,162
W. of Selvitz Road	-	35,700	81	22,144	B	0.23%	13,556
25th Street							
S. of Virginia Ave	A	35,700	61	24,906	B	0.17%	10,794
N. of Midway Rd (N. of Bell Avenue)	B	35,700	20	20,640	B	0.06%	15,060
N. of Midway Rd (S. of Bell Avenue)	N	35,700	10	20,630	B	0.03%	15,070
S. of Midway Rd	R	35,700	10	19,586	B	0.03%	16,114
N. of Airoso Blvd	-	35,700	10	21,866	B	0.03%	13,834

Table IX (Continued)
Impact on Local Roadway Network (ADT)

Roadway	Map ID	ADT LOS Capacity	Project Traffic	ADT Post-Development Conditions		ADT % Impact	Remaining Capacity
Sunrise Blvd							
N. of Edwards Rd	-	14,600	0	5,574	C	0.00%	9,026
S. of Edwards Rd	G	14,600	41	7,280	C	0.28%	7,320
S. of Bell Ave	L	14,600	30	4,355	C	0.21%	10,245
N. of Midway Rd	M	14,600	30	3,468	C	0.21%	11,132
Oleander Blvd							
N. of Edwards Rd	-	16,400	4	11,860	C	0.02%	4,540
N. of Midway Rd (S. of Edwards Rd)	H	16,400	81	12,715	C	0.50%	3,685
N. of Midway Rd (N. of Weatherbee Rd)	O	16,400	81	12,715	C	0.50%	3,685
N. of Midway Rd	P	16,400	71	12,705	C	0.43%	3,695
US Hwy No. 1							
S. of Virginia Ave	F	49,200	16	45,627	D	0.03%	3,573
N. of Midway Rd	X	53,500	10	48,585	C	0.02%	4,915
S. of Midway Rd	W	53,500	30	52,990	D	0.06%	510

Table X
Local Roadway Network & Impact (PM Peak Hour Directional)

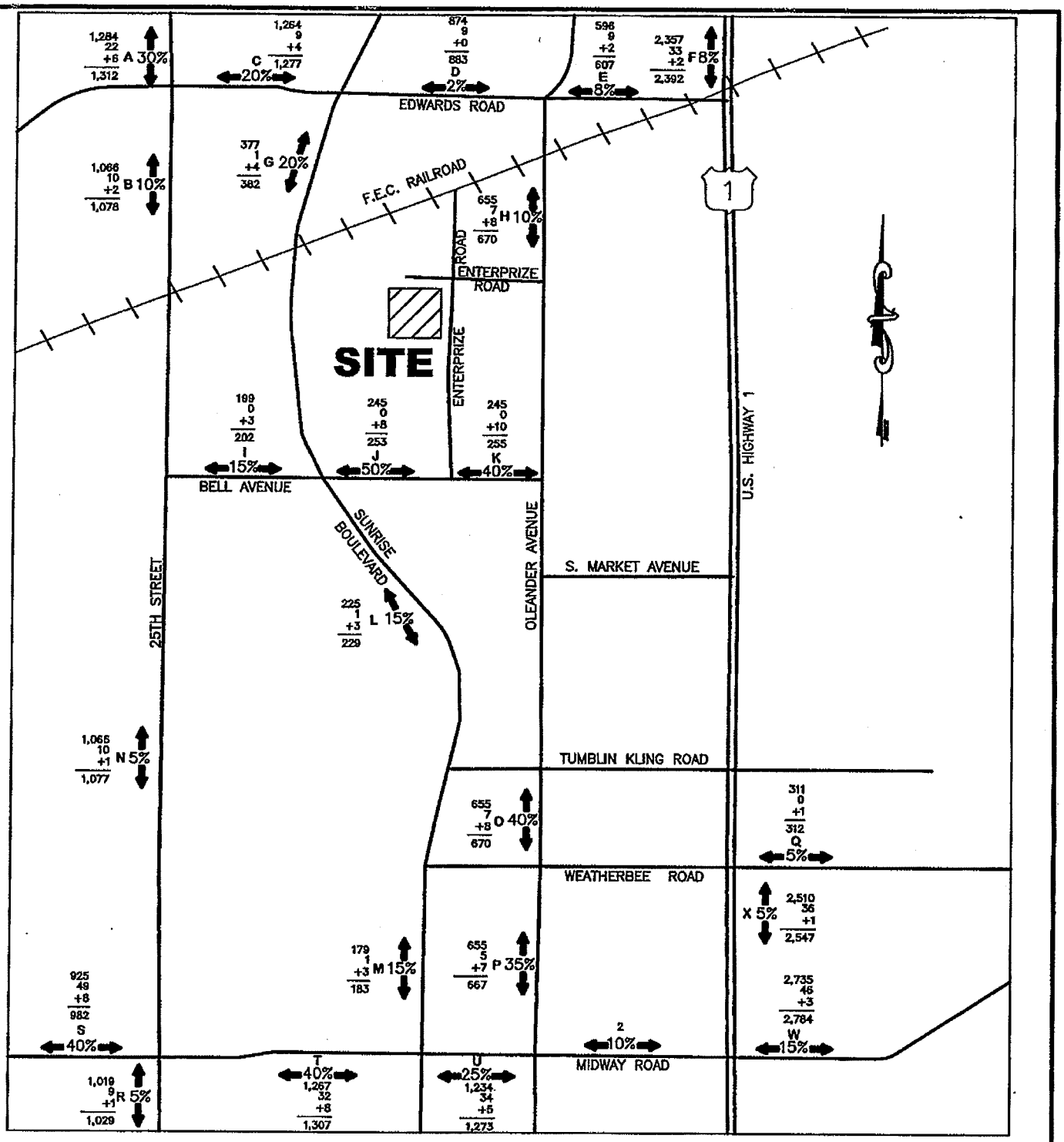
Roadway	Map ID	PM Peak LOS Capacity	PM Peak Pre-Development			Project Traffic	PM Peak Post-Development Conditions		% Impact	Remaining Capacity
			Other Projects' Traffic	Pre /Total LOS*						
Edwards Road				2013						
W. of US Hwy No. 1	E	1,860	9	596	B	2	607	B	0.11%	1,253
W. of Oleander Ave	D	1,860	9	874	B	0	883	B	0.00%	977
W. of Sunrise Blvd.	C	1,860	9	1,264	B	4	1,277	B	0.22%	583
Bell Avenue										
E. of Sunrise Blvd. (E. of site)	K	530	-	245	C	10	255	D	1.89%	275
E. of Sunrise Blvd. (W. of site)	J	530	-	245	C	8	253	D	1.51%	277
W. of Sunrise Blvd.	I	530	-	199	C	3	202	C	0.57%	328
Weatherbee Road										
E. of US Hwy No.1 (W. of US hwy No. 1)	Q	760	-	311	C	1	312	C	0.13%	448
Midway Road										
W. of Oleander Ave	U	1,860	34	1,234	B	5	1,273	B	0.27%	587
W. of Sunrise Blvd.	T	1,860	32	1,267	B	8	1,307	B	0.43%	553
W. of 25th Street	S	1,860	49	925	B	8	982	B	0.43%	878
W. of Selvitz Road	-	1,860	38	1,122	B	8	1,168	B	0.43%	692
25th Street										
S. of Virginia Ave	A	1,860	22	1,284	B	6	1,312	B	0.32%	548
N. of Midway Rd (N. of Bell Avenue)	B	1,860	10	1,066	B	2	1,078	B	0.11%	782
N. of Midway Rd (S. of Bell Avenue)	N	1,860	10	1,066	B	1	1,077	B	0.05%	783
S. of Midway Rd	R	1,860	9	1,019	B	1	1,029	B	0.05%	831
N. of Airoso Blvd	-	1,860	9	1,139	B	1	607	B	0.05%	711

* LOS Value includes Other Projects' Traffic

Table X (Continued)
Local Roadway Network & Impact (PM Peak Hour Directional)

Roadway	Map ID	PM Peak LOS Capacity	PM Peak Pre-Development			Project Traffic	PM Peak Post-Development Conditions		% Impact	Remaining Capacity
			Other Projects' Traffic	Pre /Total LOS*						
				2013						
Sunrise Blvd										
N. of Edwards Rd	-	760	-	291	C	0	291	C	0.00%	469
S. of Edwards Rd	G	760	1	377	C	4	382	C	0.53%	378
S. of Bell Ave	L	760	1	225	C	3	229	C	0.39%	531
N. of Midway Rd	M	760	1	179	C	3	183	C	0.39%	577
Oleander Blvd										
N. of Edwards Rd	-	860	5	616	C	0	621	C	0.00%	239
N. of Midway Rd (S. of Edwards Rd)	H	860	7	655	C	8	670	C	0.93%	190
N. of Midway Rd (N. of Weatherbee Rd)	O	860	7	655	C	8	670	C	0.93%	190
N. of Midway Rd	P	860	5	655	C	7	667	C	0.81%	193
US Hwy No. 1										
S. of Virginia Ave	F	2,570	33	2,357	D	2	2,392	D	0.08%	178
N. of Midway Rd	X	2,790	36	2,510	C	1	2,547	C	0.04%	243
S. of Midway Rd	W	2,790	46	2,735	D	3	2,784	D	0.11%	6

* LOS Value includes Other Projects' Traffic
A complete trip assignment by PM Peak Hour Directional volumes is shown graphically in Figure No. 4.



LEGEND	
XXX	PRE DEVELOPMENT
XXX	COMMITTED
XXX	PROJECT TRIPS
XXX	TOTAL

4-13-07
07-048 TRAF.DWG

FIGURE 4

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
(772) 464-3537
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4258

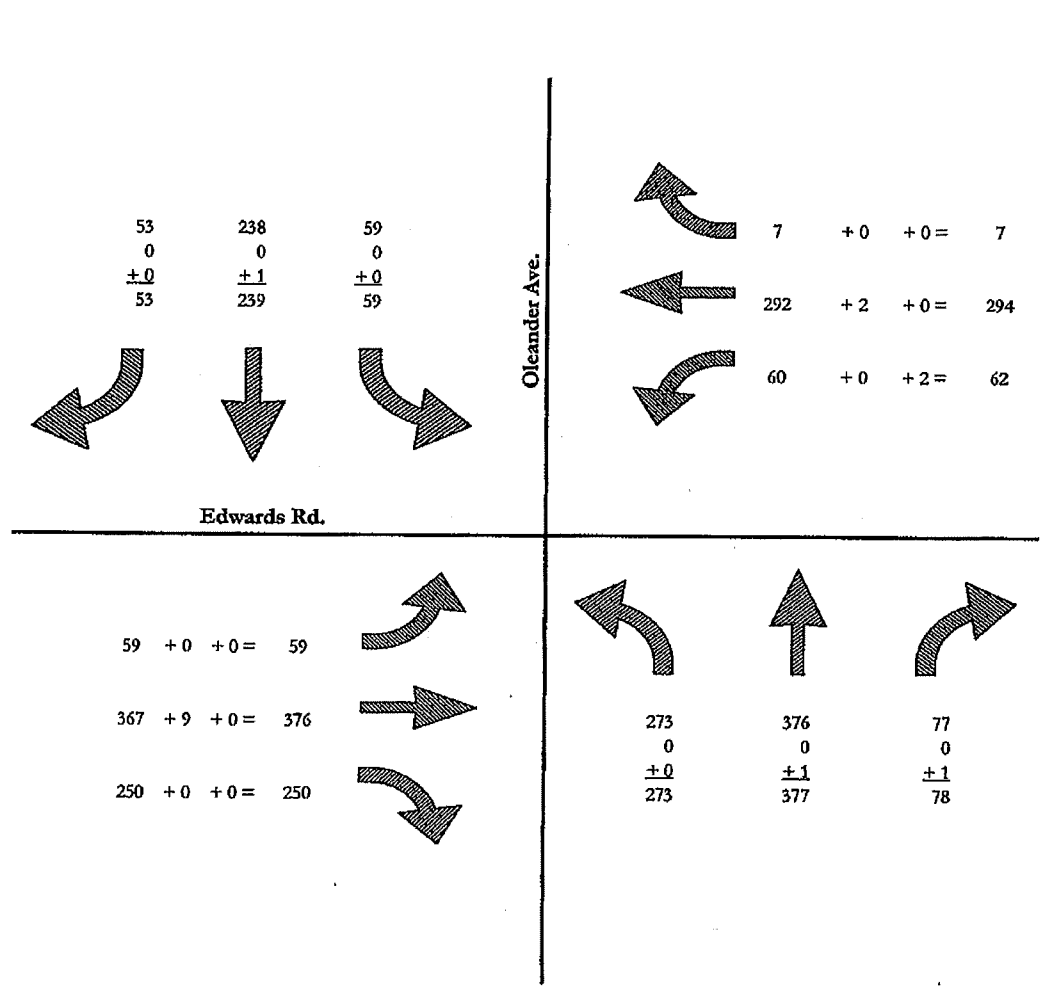
84 LUMBER

TRIP DISTRIBUTION BY PEAK HOUR DIRECTIONAL

Intersection Analysis

In order to determine what the project's impact is on the intersecting roadways, analysis has been conducted during the time periods that experience the most traffic volumes within any hour of the weekday. The AM and PM Peak Hour Traffic conditions typically experience the highest traffic volumes during the weekday. The Peak Hour Volumes produced by the project as well as The Exit/Enter splits can be found in Tables IV and VI. The Peak Hour Volumes were applied to the Trip Assignments for the Peak Hour Movements, which have been derived based upon the distributions and associated turning movements as shown in Figure No. 2.

The Pre-Development and Post-Development AM and PM Peak Hour turning movements for the project intersections are depicted in Figures No. 5-12. The pre-development volumes are based upon traffic counts taken by Culpepper & Terpening, Inc. and background traffic from other projects. The Appendices provide the respective data.



LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX PROJECT

XXX TOTAL TRAFFIC

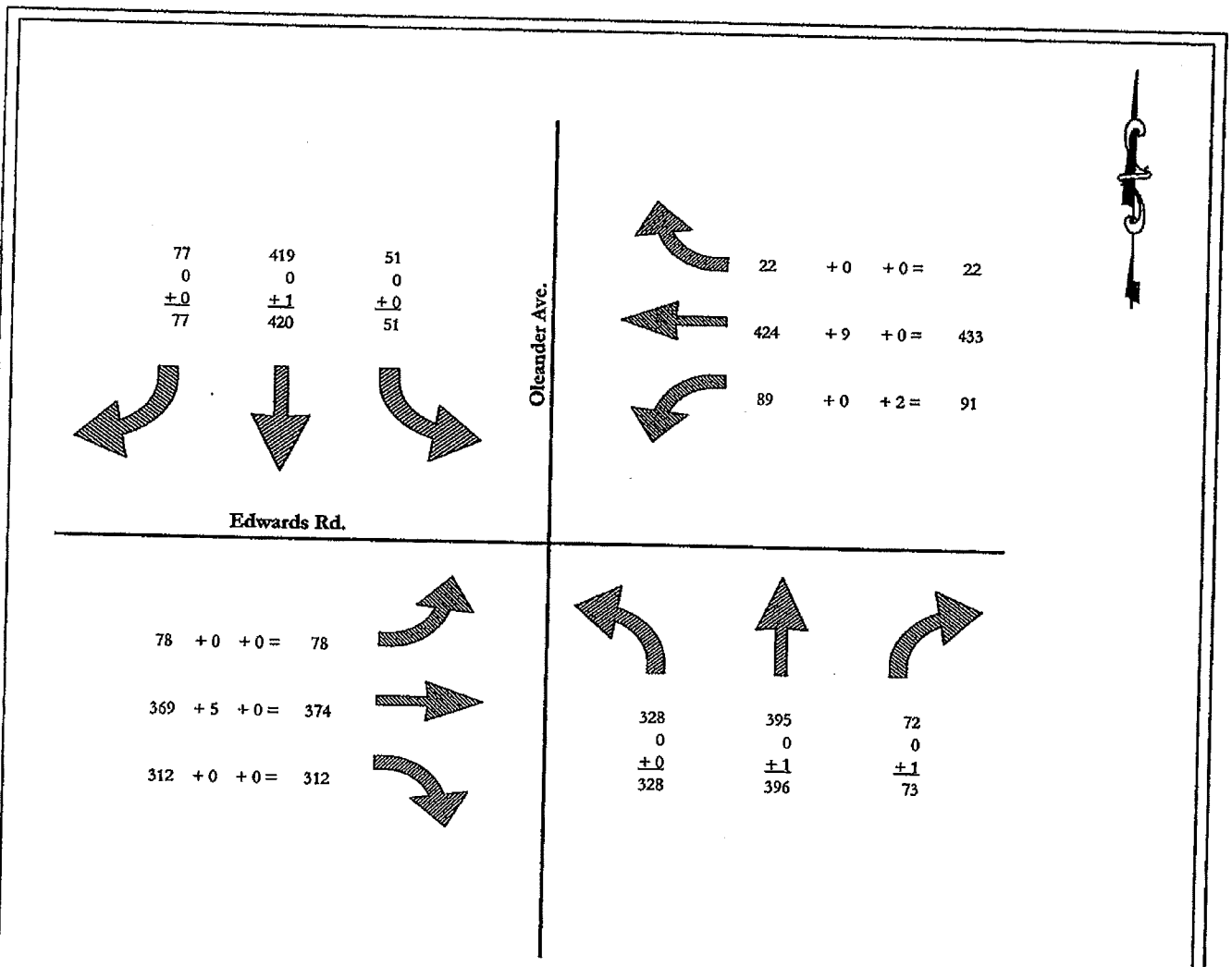
Background Traffic Includes: Shadow Oaks, St. Lucie County Cancer Center, and Ravinia

FIGURE 5

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

AM PEAK HOUR TURNING MOVEMENTS
Oleander Ave. & Edwards Rd.

84 Lumber



LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX PROJECT

XXX TOTAL TRAFFIC

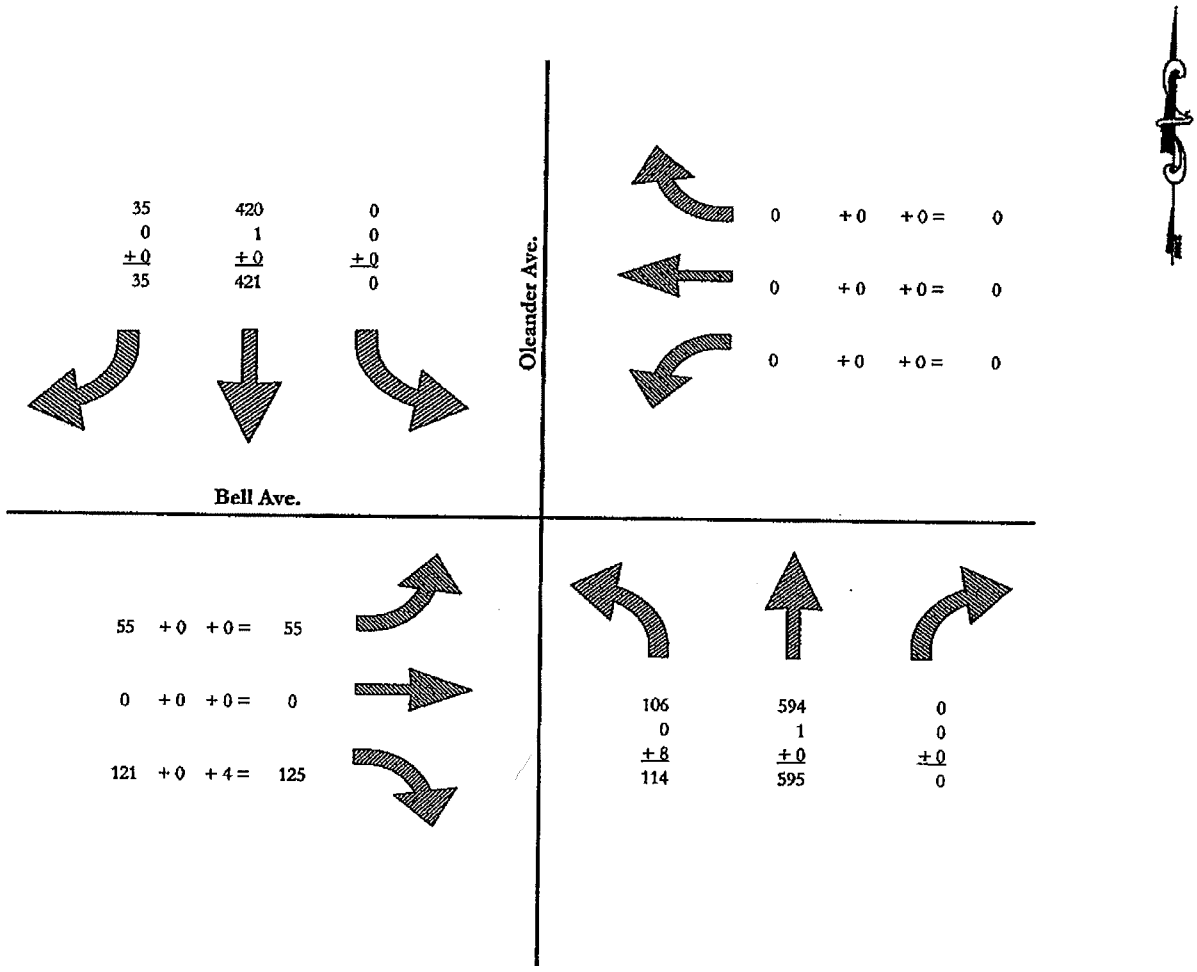
Background Traffic Includes: Shadow Oaks, St. Lucie County Cancer Center, and Ravinia

FIGURE 6

CULPEPPER & TERPENING, INC
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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

PM PEAK HOUR TURNING MOVEMENTS
Oleander Ave. & Edwards Rd.

84 Lumber



LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX PROJECT

XXX TOTAL TRAFFIC

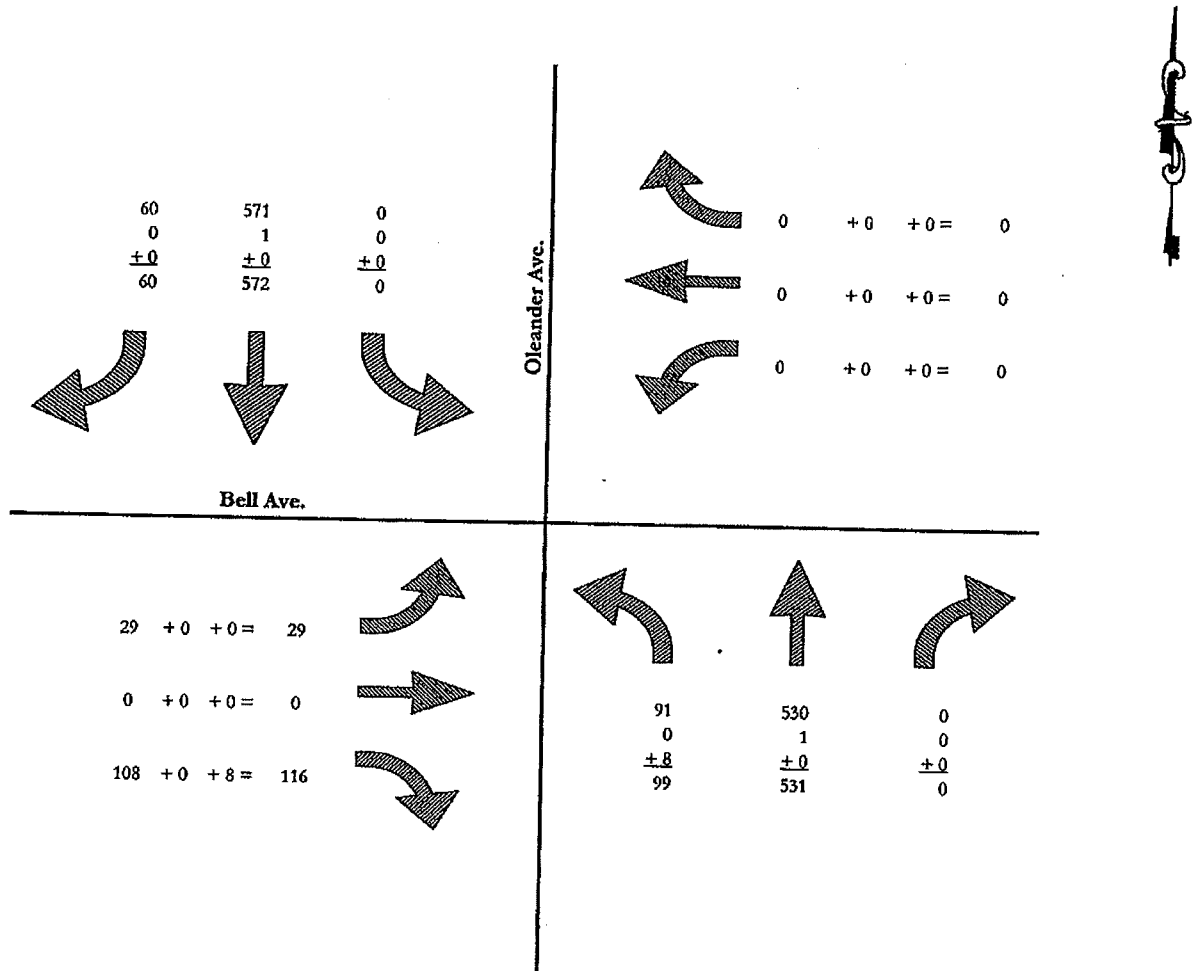
Background Traffic Includes: Shadow Oaks, St. Lucie County Cancer Center, and Ravinia

FIGURE 7

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
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AM PEAK HOUR TURNING MOVEMENTS
Oleander Ave. & Bell Ave.

84 Lumber



LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX PROJECT

XXX TOTAL TRAFFIC

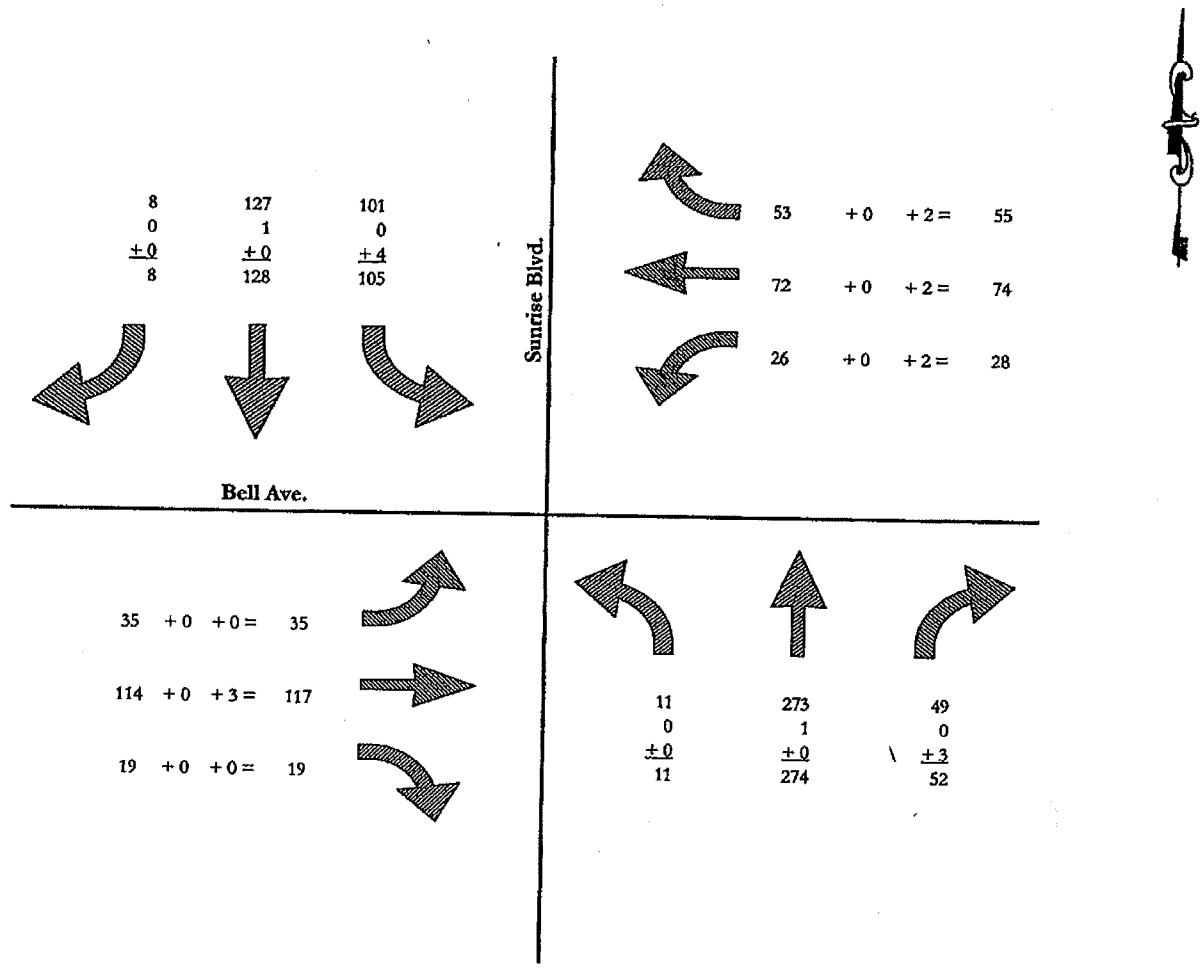
Background Traffic Includes: Shadow Oaks, St. Lucie County Cancer Center, and Ravinia

FIGURE 8

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
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PM PEAK HOUR TURNING MOVEMENTS
Oleander Ave. & Bell Ave.

84 Lumber



LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX PROJECT

XXX TOTAL TRAFFIC

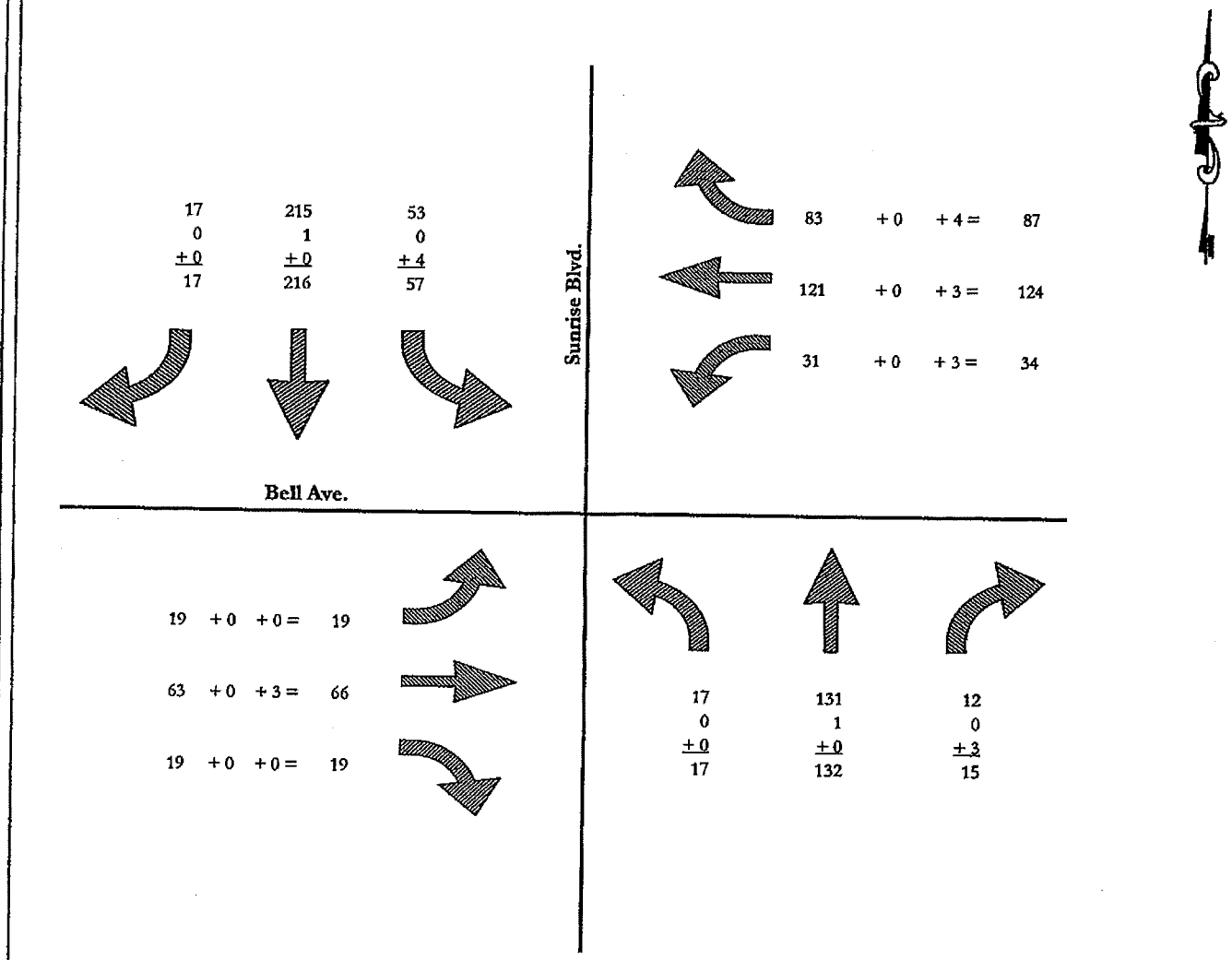
Background Traffic Includes: Shadow Oaks, St. Lucie County Cancer Center, and Ravinia

FIGURE 9

CULPEPPER & TERPENING, INC
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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4258

AM PEAK HOUR TURNING MOVEMENTS
Sunrise Blvd. & Bell Ave.

84 Lumber



LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX PROJECT

XXX TOTAL TRAFFIC

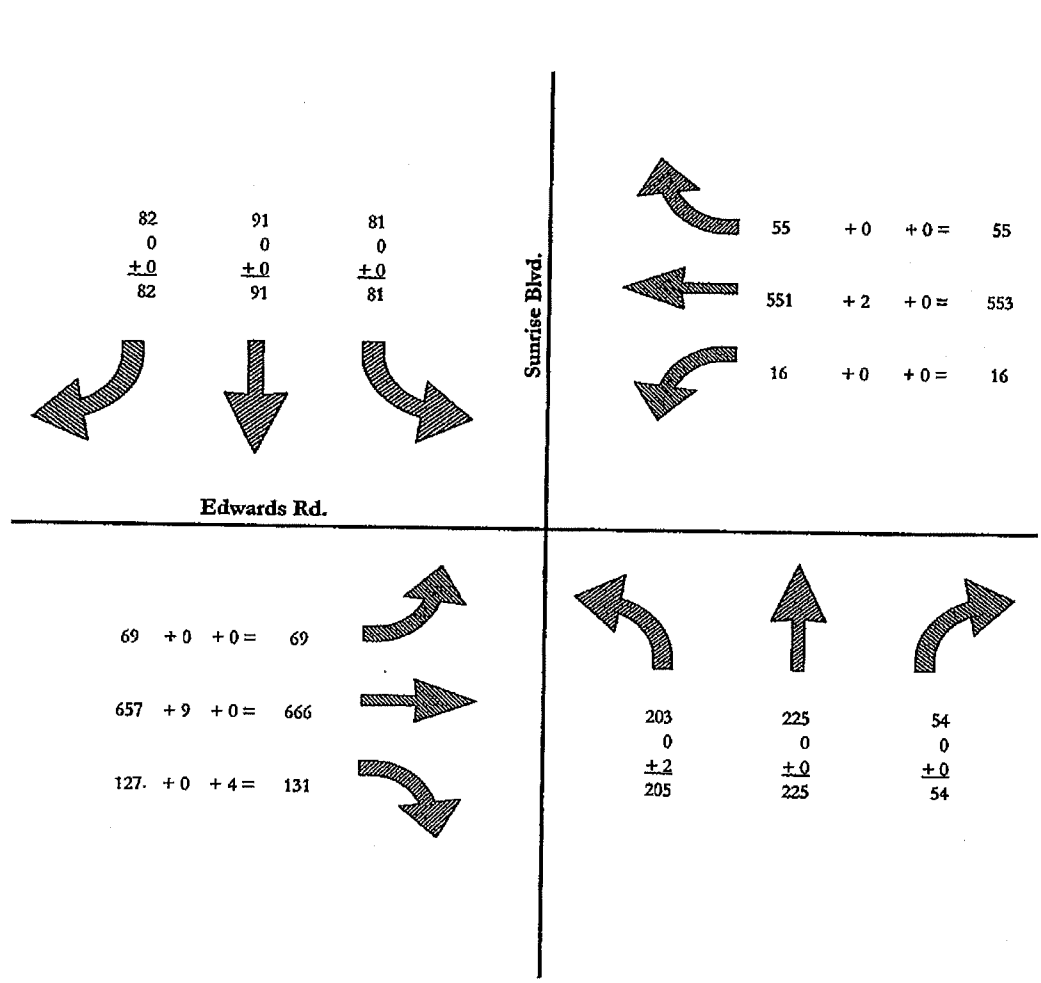
Background Traffic Includes: Shadow Oaks, St. Lucie County Cancer Center, and Ravinia

FIGURE 10

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

PM PEAK HOUR TURNING MOVEMENTS
Sunrise Blvd. & Bell Ave.

84 Lumber



LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX PROJECT

XXX TOTAL TRAFFIC

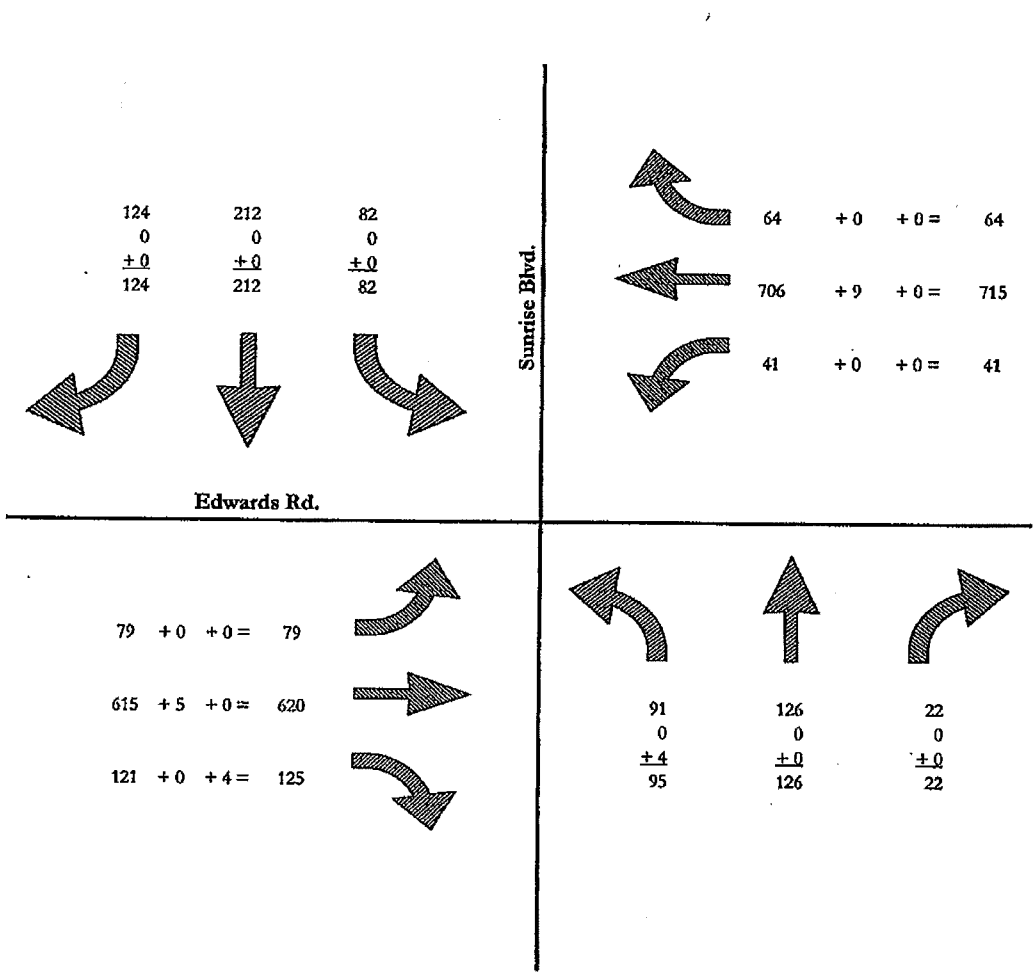
Background Traffic Includes: Shadow Oaks, St. Lucie County Cancer Center, and Ravinia

FIGURE 11

CULPEPPER & TERPENING, INC
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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

AM PEAK HOUR TURNING MOVEMENTS
Sunrise Blvd. & Edwards Rd.

84 Lumber



LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX PROJECT

XXX TOTAL TRAFFIC

Background Traffic Includes: Shadow Oaks, St. Lucie County Cancer Center, and Ravinia

FIGURE 12

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
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(772) 464-3537
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

PM PEAK HOUR TURNING MOVEMENTS
Sunrise Blvd. & Edwards Rd.

84 Lumber

The following is a summary of the results of the Levels of Service for each approach and the overall intersection. A detailed analysis of each lane group in a graphical representation of the lane geometry for the each of the studied intersections can be found in the attached Appendix A for the Pre-Development conditions and Appendix B for the Post-Development Conditions. A summary of the intersection capacity is a follows:

Oleander Avenue and Edwards Road

A.M. Peak Hour

Approach	W/ committed Pre-Development	Post-Development
Northbound	C	C
Southbound	B	C
Eastbound	C	C
Westbound	C	C
Intersection	C	C

Oleander Avenue and Edwards Road

P.M. Peak Hour

Approach	W/ committed Pre-Development	Post-Development
Northbound	C	C
Southbound	C	C
Eastbound	C	C
Westbound	D	D
Intersection	C	C

Oleander Avenue and Bell Avenue

A.M. Peak Hour

Approach	W/ committed Pre-Development	Post-Development
Northbound	A	A
Southbound	A	A
Eastbound	C	C
Intersection	C	C

Oleander Avenue and Bell Avenue

A.M. Peak Hour

Approach	W/ committed Pre-Development	Post-Development
Northbound	A	A
Southbound	A	A
Eastbound	C	C
Intersection	C	C

Sunrise Boulevard and Bell Avenue

A.M. Peak Hour

Approach	W/ committed Pre-Development	Post-Development
Northbound	C	C
Southbound	C	C
Eastbound	B	B
Westbound	B	B
Intersection	C	C

Sunrise Boulevard and Bell Avenue

P.M. Peak Hour

Approach	W/ committed Pre-Development	Post-Development
Northbound	B	B
Southbound	C	C
Eastbound	B	B
Westbound	C	C
Intersection	B	C

Sunrise Boulevard and Edwards Road

A.M. Peak Hour

Approach	W/ committed Pre-Development	Post-Development
Northbound	C	C
Southbound	C	C
Eastbound	C	C
Westbound	B	B
Intersection	C	C

Sunrise Boulevard and Edwards Road

P.M. Peak Hour

Approach	W/ committed Pre-Development	Post-Development
Northbound	C	C
Southbound	C	C
Eastbound	B	B
Westbound	B	B
Intersection	C	C

Conclusion

The traffic impact of the proposed 84 Lumber truss plant will have a minimal effect on the levels of service within the project impact area. This report shows that the changes in the Level of Services are a function of the growth the study area will encounter through the 2013 horizon year and not a result of project traffic.

1. 84 Lumber will result in less than 2% impact on all links within the study area.

2. The following links will decrease in level of service from 2005 existing conditions to 2013 pre-development conditions as follows:

US Hwy No. 1	LOS Capacity	Existing Conditions		Pre-Development Conditions		Post-Development Conditions	
S. of Virginia Ave	49,200	35,600	C	45,611	D	45,627	D
N. of Midway Rd	53,500	37,922	B	48,575	C	48,585	C
S. of Midway Rd	53,500	41,322	B	52,960	D	52,990	D

3. The following links will decrease in the PM Peak Hour Directional level of service:

Bell Avenue	Pre-Development	Post-Development
E. of Sunrise Blvd. (E. of site)	C	D
E. of Sunrise Blvd. (W. of site)	C	D

4. The intersection of Sunrise Boulevard and Bell Avenue during the P.M. Peak Hour decreases in an overall Level of Service from B to C.

Submitted By:

Stefan K. Matthes, P.E.
Florida Reg. No. 38723

References

1. State of Florida Department of Transportation, Quality/Level of Service Handbook, 2002.

2. Transportation Engineers, Trip Generation, Seventh Edition, 2003.

3. St. Lucie Urban Area Metropolitan Planning Organization Traffic Counts, Spring 2005.

4. HCS + Highway Capacity Software.

5. Shadow Oaks, St. Lucie County, Traffic Impact Study, 2003.

6. Ravania, Pinder Troutman Consulting, Inc., Traffic Impact Studies, 2005.

7. St. Lucie County Cancer Center, Pinder Troutman Consulting, Inc., Traffic Impact Studies, 2004-2006.

Appendix A

Capacity Analysis Pre-Development

FULL REPORT

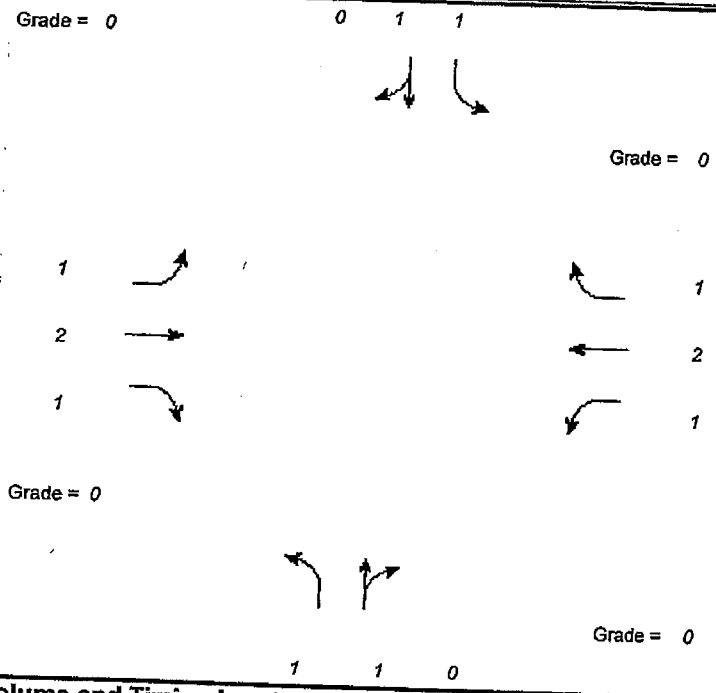
General Information

Analyst	KT
Agency or Co.	Ft. Pierce
Date Performed	4/12/2007
Time Period	AM Peak Hour

Site Information

Intersection	Oleander Ave & Edwards Rd
Area Type	CBD or Similar
Jurisdiction	FDOT
Analysis Year	2013

Intersection Geometry



Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Volume (vph)	59	376	250	60	294	7	273	376	77	59	238	53
% Heavy Veh	5	5	5	5	5	5	5	5	5	5	5	5
PHF	0.83	0.83	0.83	0.89	0.89	0.89	0.93	0.93	0.93	0.91	0.91	0.91
Actuated (P/A)	P	P	P	P	P	P	P	P	P	P	P	P
Startup Lost Time	2.0	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	2.0	
Arrival Type	3	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	3.0	
Ped/Bike/RTOR Volume	0	0	20	0	0	7	0	0	20	0	0	20
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0		12.0	12.0	
Parking (Y or N)	N		N	N		N	N		N	N		N
Parking/Hour												
Bus Stops/Hour	0	0	0	0	0	0	0	0		0	0	
Pedestrian Timing	3.2			3.2			3.2			3.2		

	Excl. Left	EW Perm	03	04	Excl. Left	NS Perm	07	08
Timing	G = 5.0	G = 15.7	G =	G =	G = 5.0	G = 34.3	G =	G =
	Y = 5	Y = 5	Y =	Y =	Y = 5	Y = 5	Y =	Y =

Duration of Analysis (hrs) = 0.25

Cycle Length C = 80.0

VOLUME ADJUSTMENT AND SATURATION FLOW RATE WORKSHEET

General Information

Project Description *84 Lumber AM Pre- Development*

Volume Adjustment

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Volume	59	376	250	60	294	7	273	376	77	59	238	53
PHF	0.83	0.83	0.83	0.89	0.89	0.89	0.93	0.93	0.93	0.91	0.91	0.91
Adjusted Flow Rate	71	453	277	67	330	0	294	404	61	65	262	36
Lane Group	L	T	R	L	T	R	L	TR		L	TR	
Adjusted Flow Rate	71	453	277	67	330	0	294	465		65	298	
Proportion of LT or RT	1.000	–	1.000	1.000	–	1.000	1.000	–	0.131	1.000	–	0.121

Saturation Flow Rate

Base Satflow	1900	1900	1900	1900	1900	1900	1900	1900		1900	1900	
Number of Lanes	1	2	1	1	2	1	1	1	0	1	1	0
w	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000		1.000	1.000	
f_{HV}	0.952	0.952	0.952	0.952	0.952	0.952	0.952	0.952		0.952	0.952	
f_g	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000		1.000	1.000	
f_p	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000		1.000	1.000	
f_{bb}	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000		1.000	1.000	
f_a	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900		0.900	0.900	
f_{LU}	1.000	0.952	1.000	1.000	0.952	1.000	1.000	1.000		1.000	1.000	
f_{LT}	0.950	1.000	–	0.950	1.000	–	0.950	1.000	–	0.950	1.000	–
Secondary f_{LT}	0.370	0.370	–	0.259	0.259	–	0.445	0.445	–	0.295	0.295	–
f_{RT}	–	1.000	0.850	–	1.000	0.850	–	0.980		–	0.982	
f_{Lpb}	1.000	1.000	–	1.000	1.000	–	1.000	1.000	–	1.000	1.000	–
f_{Rpb}	–	1.000	1.000	–	1.000	1.000	–	1.000		–	1.000	
Adjusted Satflow	1547	3101	1384	1547	3101	1384	1547	1597		1547	1599	
Secondary Adjusted Satflow	602	1147	–	421	802	–	724	710	–	481	472	–

CAPACITY AND LOS WORKSHEET

General Information

Project Description *84 Lumber AM Pre- Development*

Capacity Analysis

	EB			WB			NB			SB		
Lane Group	L	T	R	L	T	R	L	TR		L	TR	
Adjusted Flow Rate	71	453	277	67	330	0	294	465		65	298	
Satflow Rate	1547	3101	1384	1547	3101	1384	1547	1597		1547	1599	
Lost Time	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Green Ratio	0.32	0.20	0.81	0.32	0.20	0.81	0.55	0.43		0.55	0.43	
Lane Group Capacity	253	609	1125	206	609	1125	453	685		333	686	
v/c Ratio	0.28	0.74	0.25	0.33	0.54	0.00	0.65	0.68		0.20	0.43	
Flow Ratio	0.05	0.15	0.20	0.04	0.11	0.00	0.06	0.29		0.04	0.19	
Critical Lane Group	Y	Y	N	N	N	N	Y	Y		N	N	
Sum Flow Ratios	0.55											
Lost Time/Cycle	20.00											
Critical v/c Ratio	0.73											

Lane Group Capacity, Control Delay, and LOS Determination

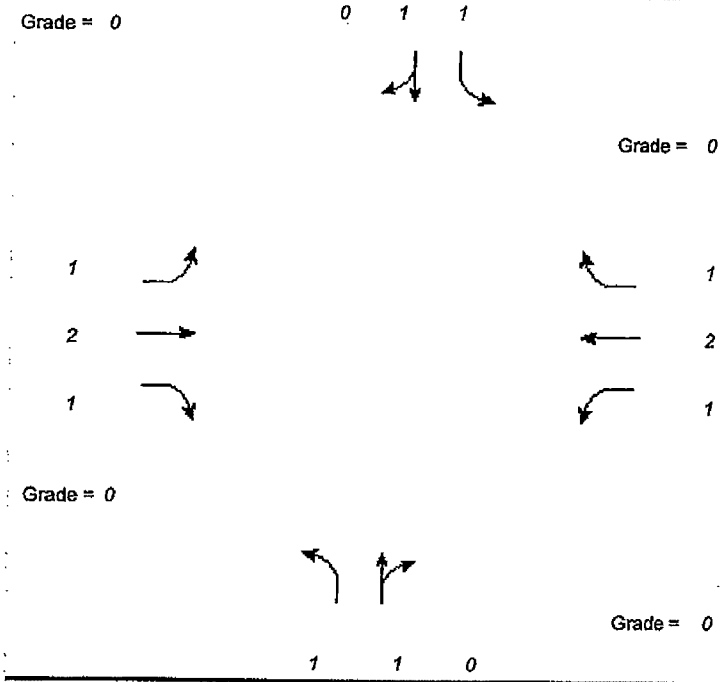
	EB			WB			NB			SB		
Lane Group	L	T	R	L	T	R	L	TR		L	TR	
Adjusted Flow Rate	71	453	277	67	330	0	294	465		65	298	
Lane Group Capacity	253	609	1125	206	609	1125	453	685		333	686	
v/c Ratio	0.28	0.74	0.25	0.33	0.54	0.00	0.65	0.68		0.20	0.43	
Green Ratio	0.32	0.20	0.81	0.32	0.20	0.81	0.55	0.43		0.55	0.43	
Uniform Delay d_1	19.6	30.3	1.8	19.9	28.9	1.4	15.5	18.4		10.0	16.0	
Delay Factor k	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50		0.50	0.50	
Incremental Delay d_2	2.2	6.5	0.4	3.3	2.8	0.0	5.7	4.3		1.0	1.6	
PF Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000		1.000	1.000	
Control Delay	21.8	36.8	2.2	23.2	31.7	1.4	21.2	22.7		11.1	17.6	
Lane Group LOS	C	D	A	C	C	A	C	C		B	B	
Approach Delay	23.5			30.3			22.1			16.5		
Approach LOS	C			C			C			B		
Intersection Delay	23.1			Intersection LOS						C		

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FULL REPORT

General Information		Site Information	
Analyst	KT	Intersection	Oleander Ave & Edwards Rd
Agency or Co.	Ft. Pierce		
Date Performed	4/12/2007	Area Type	CBD or Similar
Time Period	PM Peak Hour	Jurisdiction	FDOT
		Analysis Year	2013

Intersection Geometry



Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Volume (vph)	78	374	312	89	433	22	328	395	72	51	419	77
% Heavy Veh	5	5	5	5	5	5	5	5	5	5	5	5
PHF	0.88	0.88	0.88	0.85	0.85	0.85	0.94	0.94	0.94	0.91	0.91	0.91
Actuated (P/A)	A	P	P	A	P	P	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	2.0	
Extension of Effective Green	2.0	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	3	
Unit Extension	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	20	0	0	7	0	0	20	0	0	20
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0		12.0	12.0	
Parking (Y or N)	N		N	N		N	N		N	N		N
Parking/Hour												
Bus Stops/Hour	0	0	0	0	0	0	0	0		0	0	
Pedestrian Timing	3.2			3.2			3.2			3.2		

	Excl. Left	EW Perm	03	04	Excl. Left	NS Perm	07	08
Timing	G = 5.0	G = 20.0	G =	G =	G = 12.0	G = 43.0	G =	G =
	Y = 5	Y = 5	Y =	Y =	Y = 5	Y = 5	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 100.0		

AMERICAN COMPLETE ORGANICS RECYCLING

2/24/21

Ft Pierce City Council
100 N US1
Ft. Pierce, FL 34950

RE: Conditional Use Hearing March 1, 2021 Parcel ID 2428-421-0002-000-7

No exhibits will be presented and no witnesses will be called to testify in support of the application.

I will present on behalf of ACOR.

Outline for Conditional Use Zoning Hearing March 1st, 2021:

I. Description of Application
II. Recycling Facility Discussion
III. ACOR Business Description
IV. Concluding Remarks

Please let me know if you have any questions or need any additional information prior to the meeting next Monday.

Sincerely,

Fred P Mussari

1121 Digiorgio Rd, Ft. Pierce, Florida 34946
P:772.409.4044 F: 772.577.6902
www.ACORUSA.com

A·COR
American Complete Organic Recycling

November 23rd, 2020

Ms. Jennifer Hofmeister, Planning Director
City of Ft. Pierce
100 North US #1
Ft. Pierce FL 34950

Re: 1121 Digiorgio Road Conditional Use Application - ACOR

Dear Ms. Hofmeister,

Attached please find the completed application for Conditional Use for the operation of a food and related products with a waste related use in the I-1 (Industrial Light) Zoning District at the above address.

ACOR is a subsidiary of 783 FM, LLC. 783 FM has a purchase contract on the subject property and is leasing the facility from the current owner until closing.

We have been working with Vennis Gilmore and Kori Benton at the City and County, as well as James Carnes and Harry Sherva at FPUA and Rebecca Olson at the County, and are looking forward to bringing a new business to the community that is both environmentally responsible and economically sustainable.

Our business processes pre-consumer food and beverage products which are 'out-of-spec' for any number of reasons, including being past their expiration date, mis-packaging, mis-branding or mis-labeling. We process these food and beverage products to produce recyclable or recoverable materials which would otherwise be disposed of as waste. The processed food material is sold to cattle and hog feed manufactures. The aluminum, steel, cardboard and glass is sold for recycling. Although we strive for 100% reuse of materials, there is a small percentage of material that we receive that is not re-usable and will be diverted to Landfill. We estimate this as approximately 3% of our inbound volume.

We look forward to working with you throughout this process and to becoming part of the Ft. Pierce business community.

Please do not hesitate to contact me if you have any questions or need any additional information.

Kindest regards,

Fred P. Mussari

Dr. Fred P. Mussari
CEO, ACOR
Enclosures

Project Narrative

783 FM, LLC, through its subsidiary American Complete Organics Recycling, LLC, (ACOR) plans to operate a pre-consumer food and beverage depackaging facility in an existing building that is currently owned by NAG Properties, LLC. This existing facility is located at 1121 Digiorgio Rd in the City of Ft. Pierce. The prior uses of this building were for an 84 Lumber, and later for a tent manufacturing and rental business. The new proposed use of this building has been determined by the City Zoning Staff to require the petitioner to obtain a Conditional Use Permit under the provisions of the I-1 (Light Industrial) Zoning District, specifically, the Processing of Food and Related Products with an additional Waste-Related Use designation.

Pre-consumer food and beverage products are food-grade materials that are still in the packaging, shrink-wrapped on pallets. The business will de-package this material using automated processing equipment located inside the large warehouse building. Food material is recovered in an enclosed auger system and loaded directly into trucks for daily transport to a local (FL) company as an ingredient for the production of cattle and hog feed pellets. Beverages are de-packaged in automated processing equipment, and liquid is sent to FPUA under agreement and in accordance with their pre-treatment program requirements. Because the inbound products are pre-consumer material (new, in the packaging), there is a significant amount of clean recyclable or recoverable materials (cardboard, aluminum, steel, plastic and glass) which are capable of being reclaimed and processed for reuse and which would otherwise be disposed of as solid waste. These materials are separated during depackaging and are sold into the recycling industry.

Generally, the process for depackaging and processing pre-consumer food and beverage products involves the following:

- Materials arrive at the warehouse by tractor-trailer and pallets are unloaded from the trucks.
- Pallets are inventoried, warehoused, and scheduled for production (depackaging).
- De-packaged liquids are transferred from the depackaging equipment to the FPUA collection system.
- De-packaged foods are transferred by auger into a tanker or trailer and transported daily to the cattle and hog feed producer.
- Commodities (aluminum, cardboard, steel, plastics and glass) are compacted inside the warehouse and delivered to the County Recycling Facility.

Please note that all processing activities are performed inside the large warehouse building, more than 250 yds from the nearest neighbor on N Park Drive.

The proposed conditional use does not require any additions or structural modifications to the existing structure. Some minor internal electrical work will be required for the processing needs and any such work will be permitted in accordance with the City's local codes and standards.

The business will employ up to twenty-five employees at full capacity operation. Shifts are generally from 7 am to 6 pm, with occasional later closing times as production cycles dictate.

The building square footage that is subject to the City's Parking Standards is approximately 42,000 sq ft. The facility currently has 112 designated paved parking spaces, or 1.6 spaces per 600 sq ft. of building

area. This is well in excess of the required 1 space per 600 sq ft. There are also 5 designated spaces for Persons with Disability, which meets the requirement for the number of required off-street parking spaces for all people.

Continued operation of this business at the end of Digiorgio Rd is not expected to have any impact upon local area roadway levels of service (see attached report). Perimeter and interior landscaping is mature, and met the minimum City Codes for I-1 Zoning originally. A Landscape Plan was prepared (see attached report) indicating that an additional 29 small shrubs should be planted to bring the facility up to current City Code. We will follow the recommendations in the Landscape Plan to bring the landscaping into compliance. Review of the sites existing on-site lighting also met the earlier Code requirements when the facility was constructed. The lighting has been upgraded, but will be further enhanced to meet current Code according to the plan recommendations (see attached Lighting Plan).

STANDARDS of REVIEW:

When reviewing a Conditional Use Permit, that review is often best done when there are specific standards to be measured against that can provide for definitive findings in support of the proposed Conditional Use, based on compliance/consistency with local codes and standards. Noting that Article V, Section 125-235 thru 125-240, of the Ft. Pierce Code of Ordinances, has no specific Standards of Review for a Conditional Use application, for the purpose of this particular application, the following generalized Standards of Review have been prepared by the applicant for consideration by the City Commission and are based on similar standards that would be ap plied to a Conditional Use Permit application submitted in the unincorporated areas of St. Lucie County. The use of these standards are intended to assist the City Commission in formally finding that the proposed business under the classification of a food and related products processing facility, with a conditional 'Waste-Related Use' in the 1-1 Zoning District is, in fact, an acceptable use of the petitioned property.

Consistency with Local Code and Comprehensive Plan.

The proposed conditional use is in compliance with all requirements, and is consistent with the general purpose, goals, objectives, and standards of this Code, the Ft. Pierce Comprehensive Plan, and the Code of Ordinances of City of Ft. Pierce.

The proposed Conditional Use (the operation of a pre-consumer food and beverage depackaging facility) is consistent with the intent of the Industrial (I) Future Land Use designation of the Ft. Pierce Com prehensive Plan and with the industrial development purpose statement of the I-1 zoning district. The depackaging of pre-consumer food and beverage products essentially entails the unloading of shrink-wrapped pallets of cases of food and beverage products from manufacturers or distributors, the automated depackaging of cases of products using high-tech processing equipment, and the re-distribution of the components. The proposed use of this former lumber company/tent manufacturing and rental facility for the development of this new processing activity is not inconsistent with the Objectives and Policies of the City's Comprehensive Plan and is not inconsistent with the development and use philosophies outlined in the Port of Ft. Pierce Master Plan, as approved by the Board of County Commissioners for St. Lucie County.

Effect on Adjacent Properties.

The proposed Conditional Use will not have an undue adverse effect upon any nearby property. All processing will be taking place inside an existing industrial building that was originally used as an 84 Lumber facility, and later used as a production and rental facility for a tent rental company. All processing of the food and beverage products will take place inside of the existing structure.

The surrounding industrial uses to this site include a) Natalie's Juice and a FEC rail spur to the north; b) vacant I-1 zoned land to the south; and c) a crane company and scrap metal dealer to the east. There is a residential neighborhood to the west. The nearest home in the residential neighborhood is 800' from the warehouse building where processing will take place, and is separated by a wood fence, irrigation canal, and mature tree-line.

The proposed conditional use is compatible with the existing or planned character of the neighborhood in which it would be located.

The area in which the proposed Conditional Use is to be located is classified under both the City's Future Land Use and Zoning Maps for Industrial uses. The proposed Conditional Use, the operation of a pre-consumer food and beverage depackaging facility in the I-1 Zoning District, is to take place inside an existing industrial building that was formerly used as a lumber yard and tent rental/manufacturing facility. The proposed use of this property for the development of this new business is not inconsistent with the Objectives and of the City's Comprehensive Plan and is not inconsistent with the development and use philosophies outlined in the Port of Ft. Pierce Master Plan, as approved by the Board of County Commissioners for St. Lucie County.

All reasonable steps have been taken to minimize any adverse effect of the proposed conditional use on the immediate vicinity through building design, site design, landscaping, and screening.

All production activities are done within the 30,000 sq. foot former 84 Lumber facility. The proposed Conditional Use does not require any additions or structural modifications to the existing structure. Any internal building renovations that may be required for processing needs will be permitted in accord with the City's local codes and standards.

The proposed business will provide for up to twenty-five full-time employees at full operation. Production shifts are generally from 7am to 6pm, M-F, with occasional later closing times as production cycles dictate.

The building square footage that is subject to the City's Parking Standards is approximately 42,000 sq. feet. The current City Parking Standard for a facility of this type is 1 space per 600 SF of building area. The site plan for this facility provides for 112 paved parking spaces, or 1.6 spaces per 600 SF of building area. The parking area meets the objective of Section 125-315 of the City Code of Ordinances.

The perimeter and interior landscaping will be brought up to Code by following the recommended plantings in the landscape Plan (please refer to attached landscape plan) to be approved through reference in this Conditional Use application.

C. Adequacy of Public Facilities.

The proposed conditional use will be served by adequate public facilities and services, including **roads, police protection, fire protection, solid waste disposal, water, sewer, drainage structures,** parks and mass transit.

- The proposed Conditional Use in this I-1 (Industrial Light) Zoning District is to take place inside an existing industrial building that was formerly used as a lumber company and tent manufacturing/rental facility and will be served by adequate public facilities and services.
- Water and Sewer Services are presently at the site. We are working with FPUA and have an application pending for their pre-treatment program. We will continue to work with FPUA to assure that all requirements are met.
- No changes are proposed (or required) to the existing on-site drainage/ stormwater management systems on the property.
- Additional law enforcement protection services will not be required beyond those presently provided to the project site.
- As a non-residential use, the proposed Conditional Use in the 1-1Zoning District, will have no impact upon the City's Park System.
- A fire protection plan will be supplied to the St. Lucie County Fire District prior to the start of processing operations. All warehouse, storage and office spaces are equipped with sprinkler systems.
- The re-establishment of this site as a manufacturing use, is not expected to have any impact upon local area roadway levels of service. The sites' prior use as a lumber company and tent manufacturing/rental facility resulted in consistent traffic onto the local area roadway network. The proposed use on this site also will result in consistent year-round activity, will have a minimum effect on the local traffic volumes.

Thank you for your consideration of this application for Conditional Use for this property. Please do not hesitate to contact us if you have any questions or require any additional information.

Attachments:

1. Notarized Conditional Use Application
2. Notarized Design Review Application
3. St. Lucie County Property Record Card
4. General Location Map
5. Survey
6. Site Plan
7. Floor Plan
8. Landscaping Plan
9. Lighting Plan
10. Traffic Statement and original Study
11. Comments from Pre-Application Meeting

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 1121 Digiorgio RD, Ft. Pierce FL

Parcel ID #(s) 2428-421-0002-000-7

Project description To provide for the development of a pre-consumer food and beverage depackaging facility in an existing building, located at the west end of Digiorgio Rd.in Ft. Pierce.

NAG Properties, LLC	ACOR, LLC / Fred Mussari, President
Property Owner(s)	**Applicant/Representative, Title, Company**
2820 SE Martin Square Corporate PKWY	783 Co Rd 13 S
Street Address	Street Address
Stuart FL 34994-4915	St Augustine FL 32092
City State Zip	City State Zip
772.215.1164	321.427.5508
Phone Number	Phone Number
Gary@tentlogix.com	FMussari@ACORUSA.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.*

Gary Hendry

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 29th day of October, 2020, by Gary Hendry who is personally known to me ~~or has produced~~ as identification

MaryBeth Parker

Signature of Notary

(seal)

MARY BETH PARKER
MY COMMISSION # GG 350397
EXPIRES: July 23, 2023
Bonded Thru Notary Public Underwriters

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 #_____

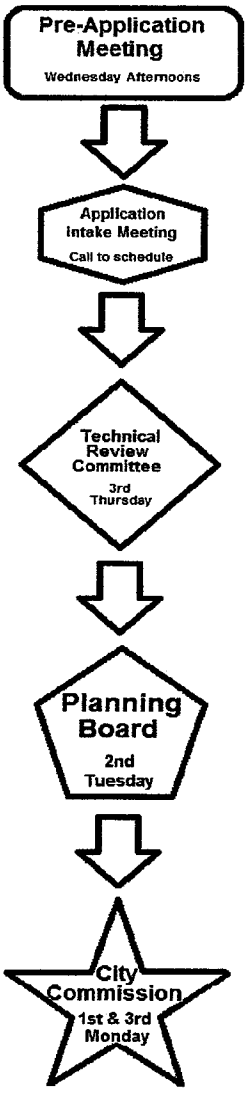
Intake Date Stamp

☐ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☒ *If no site improvements are required:*
  - ☒ As-built survey
  - ☒ Floor plan of existing building(s)
- ☐ *If parking and drainage improvements are required:*
  - ☐ As-built survey;
  - ☐ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ☐ Lighting plan
- ☒ Complete, notarized application

Application Outlook



Application Type:

- ☒ Conditional Use: No new construction with no site improvements
- ☐ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 42,000 Parking Spaces: 112

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

North	South	East	West
Industrial	Industrial (vacant)	Industrial	Residential

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location 1121 Digiorgio Rd

Parcel ID #(s) 2428-421-0002-000-7

Project Description ACOR Conditional Use Application - Processing of Food and Related Products with an additional Waste-Related Use designation.

NAG Properties, LLC	ACOR / Fred P. Mussari, CEO
Property Owner(s)	Applicant/Representative, Title, Company
2820 SE Martin Square Coroporate PKWY	783 Co Rd 13 S
Street Address	Street Address
Stuart FL 34994-4915	St Augustine FL 32092
City State Zip	City State Zip
772.215.1164	321.427.5508
Phone Number	Phone Number
Gary@tentlogix.com	FMussari@AcorUSA.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 Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Gary Hendry

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY - Martin

The foregoing instrument was acknowledged before me this 24 day of Nov, 2020 by

Gary Hendry who is personally known to me or has produced

as identification.

Cheryl A. Gallagher

Signature of Notary

CHERYL A. GALLAGHER
MY COMMISSION # GG 314123
EXPIRES: July 19, 2023
Bonded Thru Notary Public Underwriters

(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

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November 25th, 2020

Ms. Jennifer Hofmeister, Planning Director
City of Ft. Pierce
100 North US #1
Ft. Pierce FL 34950

Re: Design Review - 1121 Digiorgio Road (ACOR)

Dear Ms. Hofmeister,

Attached please find the notarized design review application for 1121 Digiorgio Rd.

Since this is an existing facility and no changes are being made to the site, I will try to address the items in the checklist for Administrative and Board Approval individually:

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. **Attached**
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. **See attached Landscape Plan**
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.
This site was selected for our facility based on the Light Industrial Zoning, easy access to I-95 and the Turnpike, and ample warehouse space and outdoor covered storage areas. With 42,000 SF of warehouse and an additional 24,000 SF outdoor covered storage, three dock-height loading docks and ample parking for employees, the existing facility is ideally suited to our business. All processing activities will take place inside the enclosed large warehouse, and our operation will not emit odors, smoke, or noise and will have no impact on the residential neighborhood to the West of the property, especially considering the large buffer area between the two properties which includes a wood fence, mature shrubs and trees, a service road and irrigation canal.

d. Context photographs of neighboring uses and architectural styles.

North – I1 zoned property used for pipe storage, with Natalie's Juice located to the north of that parcel.



South – Vacant I1 zoned property



East – Vacant I1 zoned parcel



West – Residential Neighborhood off of Sunrise and N Park Dr.



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. **NA**

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.

Building 1 – Office and warehouse



Building 2 – Large warehouse (temporary structures are being removed)



Buildings 3 and 4 – large covered storage structures



g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping. **See attached Site Plan**

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. **See attached Landscape Plan**

i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.



Existing 84 lumber signs will be re-covered with new company name (ACOR)

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. **See photos above which cover all these elements.**

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.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.

See Narrative, Site Plan, Lighting Plan and Landscape Plan submitted as part of the Conditional Use Application. If you need another copy of these provided separately for the design review, please let me know and I would be happy to provide them.

Please do not hesitate to contact me if you have any questions or require any additional information.

Kindest Regards,

Fred P. Mussari
_____

Dr. Fred P. Mussari
CEO, American Complete Organics Recycling

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

Property Identification

Site Address:	1121 Digiorgio RD
Parcel ID:	2428-421-0002-000-7
Account #:	168474
Map ID:	24/28S
Use Type:	4300
Zoning:	Light Indu
City/County:	Fort Pierce

Ownership

NAG Properties LLC
2820 SE Martin Square Corporate PKWY
Stuart, FL 34994

Legal Description

28 35 40 FROM SW COR OF SE 1/4 RUN N 02 49 59 W ALG W LI OF SE 1/4 1826.84 FT TO POB:TH CONT N 02 49 59 W 738.08 FT TO SLY LI OF NSLWCDC NO. 10, TH N 89 00 20 E ALG SLY LI 832.51 FT,TH S 00 45 03 E ALG WLY LI 711.33 FT,TH S 87 10 01 W 831.93 FT TO POB (13.84 AC) (OR 3625-1287, 1294)



Current Values

Just/Market Value:	$2,923,700
Assessed Value:	$2,785,916
Exemptions:	$0
Taxable Value:	$2,785,916

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.**

Total Areas

Finished/Under Air (SF):	40,319
Gross Sketched Area (SF):	86,680
Land Size (acres):	13.84
Land Size (SF):	602,870

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Sale History

Date:	Apr 24, 2014
Book/Page:	3625 / 1294
Sale Code:	0111
Deed:	QC
Grantor:	NAG Properties LLC
Price:	$100
Date:	Apr 24, 2014
Book/Page:	3625 / 1287
Sale Code:	0002
Deed:	WD
Grantor:	Stampede Industries LLC
Price:	$2,150,000
Date:	Oct 9, 2012
Book/Page:	3450 / 1930

Sale Code:	0130
Deed:	SP
Grantor:	Pierce Hardy LP
Price:	$2,062,500
Date:	Apr 2, 2008
Book/Page:	2975 / 1425
Sale Code:	XX01
Deed:	WD
Grantor:	Hardy Management Co LLC
Price:	$100
Date:	Apr 20, 2006
Book/Page:	2548 / 2761
Sale Code:	XX00
Deed:	WD
Grantor:	Keller (TR) Fred
Price:	$2,422,400
Date:	Oct 7, 2002
Book/Page:	1595 / 1337
Sale Code:	XX00
Deed:	WD
Grantor:	Becker Holding Corp
Price:	$1,000,000

Building Information (1 of 2)

Finished Area: 12,000 SF

Gross Sketched Area: 15,740 SF

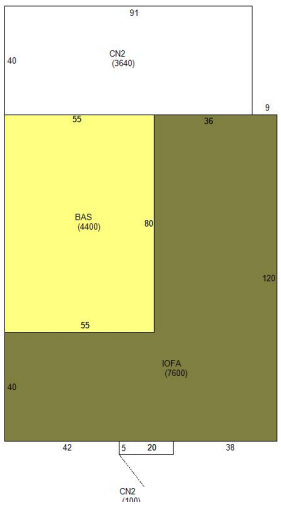
Exterior Data

View:	Roof Cover: Metal	Roof Structure: Steel Truss
Building Type: INDW	Year Built: 2009	Frame:
Grade: Y_C	Effective Year: 2009	Primary Wall: Corr Metal
Story Height: 1 Story	No. Units: 1	Secondary Wall: Conc Block

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors: CONC GRD
A/C %: 0%	Heated %: N/A%	Sprinkled %: 100%





Building Information (2 of 2)

Finished Area: 28,319 SF

Gross Sketched Area: 70,940 SF

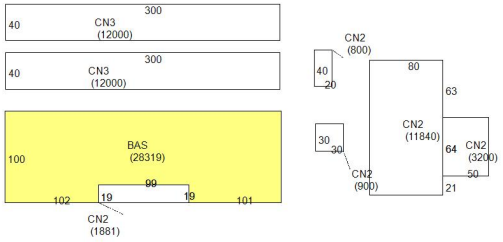
Exterior Data

View:	Roof Cover: Metal	Roof Structure: Steel Truss
Building Type: INDW	Year Built: 2009	Frame:
Grade: Y_C	Effective Year: 2009	Primary Wall: Corr Metal
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors: CONC GRD
A/C %: 0%	Heated %: %	Sprinkled %: 100%





Special Features and Yard Items

Type:	SINGLE LIGHT
Quantity:	1
Units:	1
Year Built:	2009
Type:	MEZZANINE
Quantity:	1
Units:	6995
Year Built:	2009

Type:	ASP1 HIGH
Quantity:	1
Units:	256506
Year Built:	2009

Type:	DOUBLE LIGHT
Quantity:	1
Units:	2
Year Built:	2009

Current Year Values

Current Values Breakdown

Building:	$2,155,000
Land:	$768,700
Just/Market:	$2,923,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$137,784
Assessed:	$2,785,916
Exemption(s):	$0
Taxable:	$2,785,916

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	0041	166.4	Fort Pierce Stormwater Charge	$11,481.60

Start Year	AssessCode	Units	Description	Amount
2013	0054	13.83999	North St. Lucie Water Management District	$256.04

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:	0700000937
Issue Date:	Aug 8, 2007
Description:	Awning/Shutters
Amount:	$8,000
Fee:	$80

Number:	0700000911
Issue Date:	Sep 21, 2007
Description:	Unknown
Amount:	$39,387
Fee:	$469

Number:	0700001651
Issue Date:	Nov 15, 2007
Description:	Fence
Amount:	$40,000
Fee:	$400

Number:	MPCM20071
Issue Date:	Jan 1, 2008
Description:	
Amount:	$0
Fee:	$0

Number:	MPCM20072
Issue Date:	Jan 1, 2008
Description:	
Amount:	$0
Fee:	$0

Number:	MPCM20074
Issue Date:	Jan 1, 2008
Description:	
Amount:	$0
Fee:	$0

Number:	MPCM20075
Issue Date:	Jan 1, 2008
Description:	
Amount:	$0
Fee:	$0

Number:	bp10-1988
Issue Date:	Sep 10, 2010
Description:	Alterations/Remodeling
Amount:	$0
Fee:	$75

Number:	BP14-1528
Issue Date:	Jun 19, 2014
Description:	Fence
Amount:	$14,606
Fee:	$239

Number:	BP14-1562
Issue Date:	Jun 5, 2014
Description:	Electric
Amount:	$900
Fee:	$155

Number:	BP14-1680
Issue Date:	Aug 8, 2014
Description:	Electric
Amount:	$60,000
Fee:	$643

Number:	BP14-2414
Issue Date:	Sep 29, 2014
Description:	Paving
Amount:	$38,180
Fee:	$397

Number:	BP14-2365
Issue Date:	Sep 10, 2014
Description:	Electric
Amount:	$1,000
Fee:	$159

Number:	BP14-2372
Issue Date:	Sep 23, 2015
Description:	Electric
Amount:	$7,895

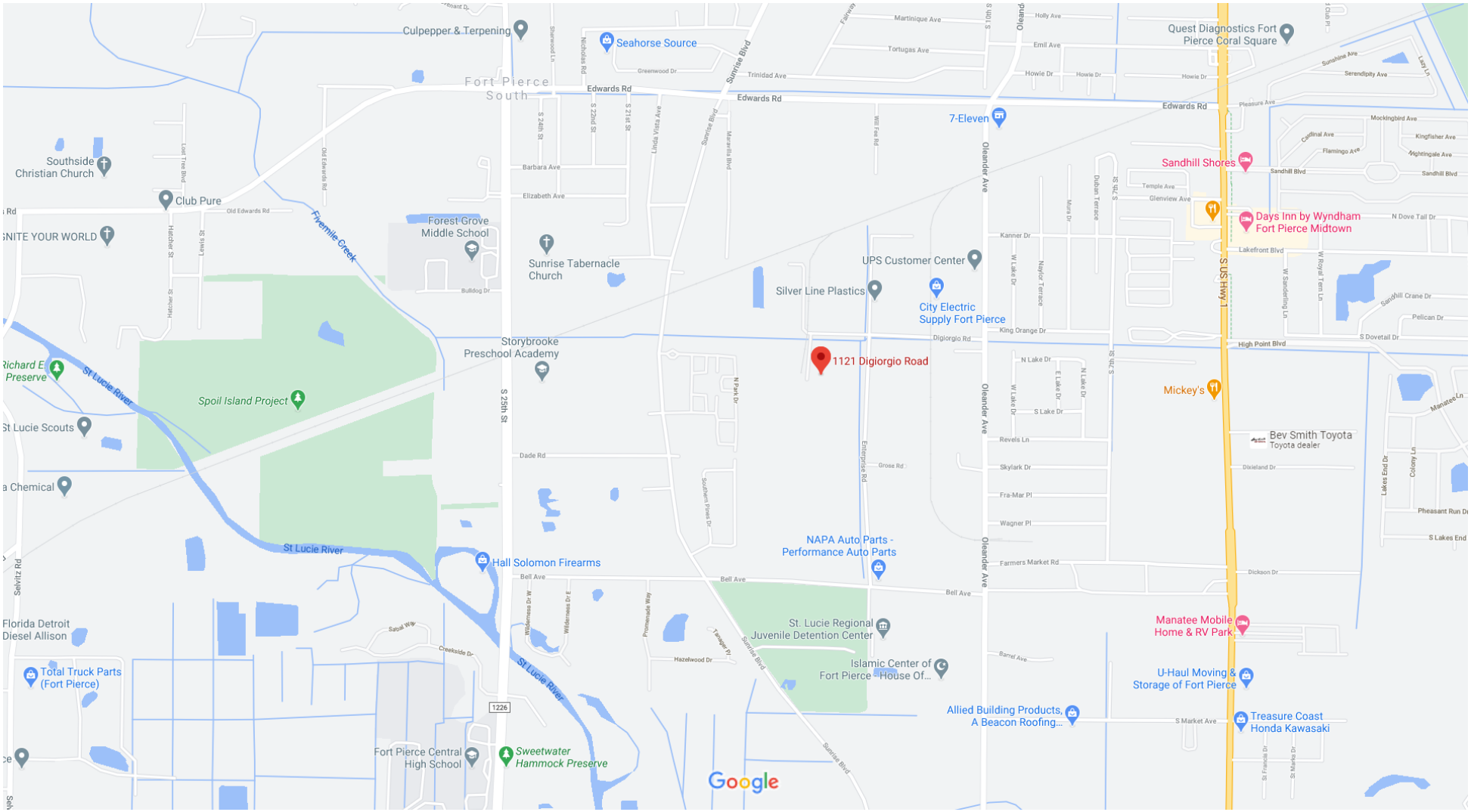
Fee:	$83
Number:	BP15-3135
Issue Date:	Dec 9, 2015
Description:	Carport
Amount:	$5,000
Fee:	$83
Number:	BP15-3220
Issue Date:	Dec 17, 2015
Description:	Carport
Amount:	$22,000
Fee:	$238
Number:	BP15-3221
Issue Date:	Dec 17, 2015
Description:	Carport
Amount:	$4,500
Fee:	$95

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

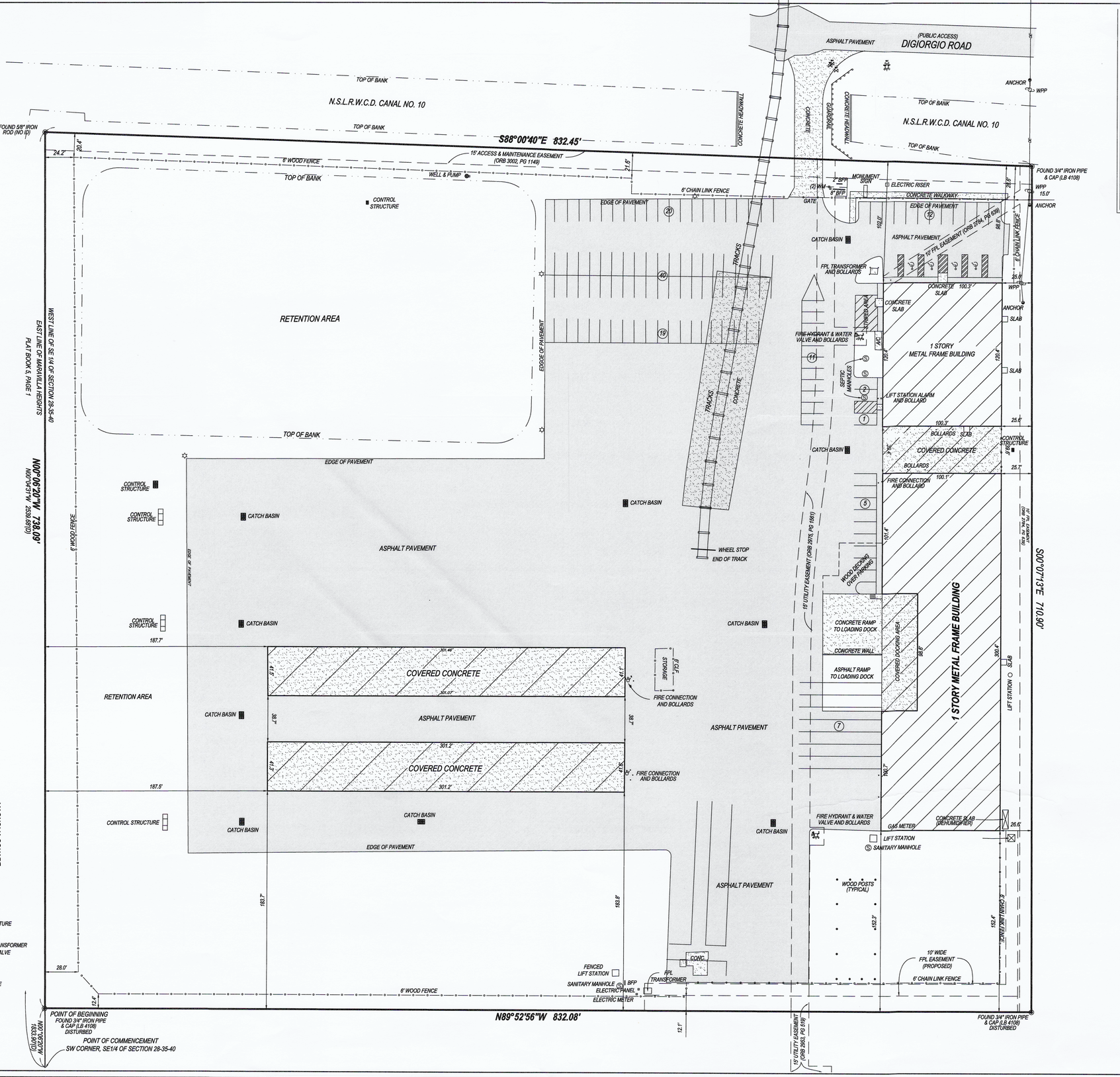
All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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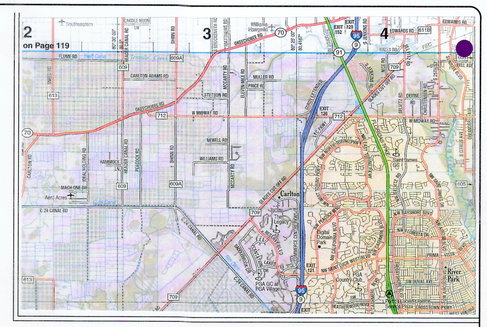
Google Maps 1121 Digiorgio Rd

General Location Map



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LOCATION MAP: NOT TO SCALE

BOUNDARY SURVEY

1121 DIGIORGIO ROAD
FORT PIERCE, FLORIDA, 34982

LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 28; THENCE NORTH 00°06'20" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 28 AND THE EAST LINE OF THE SUNRISE HOMESITES SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1833.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°06'20" WEST, ALONG THE EAST LINE OF SAID SUNRISE HOMESITES SUBDIVISION AND THE EAST LINE OF MARAVILLA HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 738.09 FEET TO A POINT IN THE SOUTHERLY LINE OF NORTH ST. LUCIE WATER CONTROL DISTRICT CANAL NO. 10; THENCE SOUTH 88°00'40" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 832.45 FEET; THENCE SOUTH 00°07'13" EAST, A DISTANCE OF 710.90 FEET; THENCE NORTH 89°52'56" WEST, A DISTANCE OF 832.08 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM ASBUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
4. THIS PROPERTY WAS SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.
5. THE BEARING BASE AS SHOWN ON THIS SURVEY IS ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 28-35-40, N00°06'20"W.
6. LEGAL DESCRIPTION FURNISHED BY CLIENT.
7. ALL BEARINGS AND DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THIS SITE LIES IN FLOOD ZONE "X" AS SCALED AND INTERPOLATED ON FEMA MAP NO. 12111C0189 K, DATED FEBRUARY 19, 2020.
10. THE EXPECTED OF THE SURVEY MAP IS FOR COMMERCIAL PURPOSES.
11. ALL MEASUREMENTS ARE IN ACCORDIANCE WITH THE UNITED STATES STANDARD, IN FEET.
12. SITE AREA: 602772.22 SQUARE FEET OR 13.84 ACRES MORE OR LESS.
13. LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CRAIG D. WATSON
PROFESSIONAL SURVEYOR & MAPPER
NO. 5647 STATE OF FLORIDA

LEGEND

LB = LICENSED BUSINESS
CBS = CONCRETE BLOCK STRUCTURE
(D) = DEED
A/C = AIR CONDITIONER
FPL = FLORIDA POWER POLE TRANSFORMER
BFP = BACKFLOW PREVENTOR VALVE
WM = WATER METER

- WATER VALVE
- FIRE HYDRANT
- (WPP) WOOD POWER POLE
- MANHOLE
- LIGHT POST
- CLEAN OUT
- STEEL POST

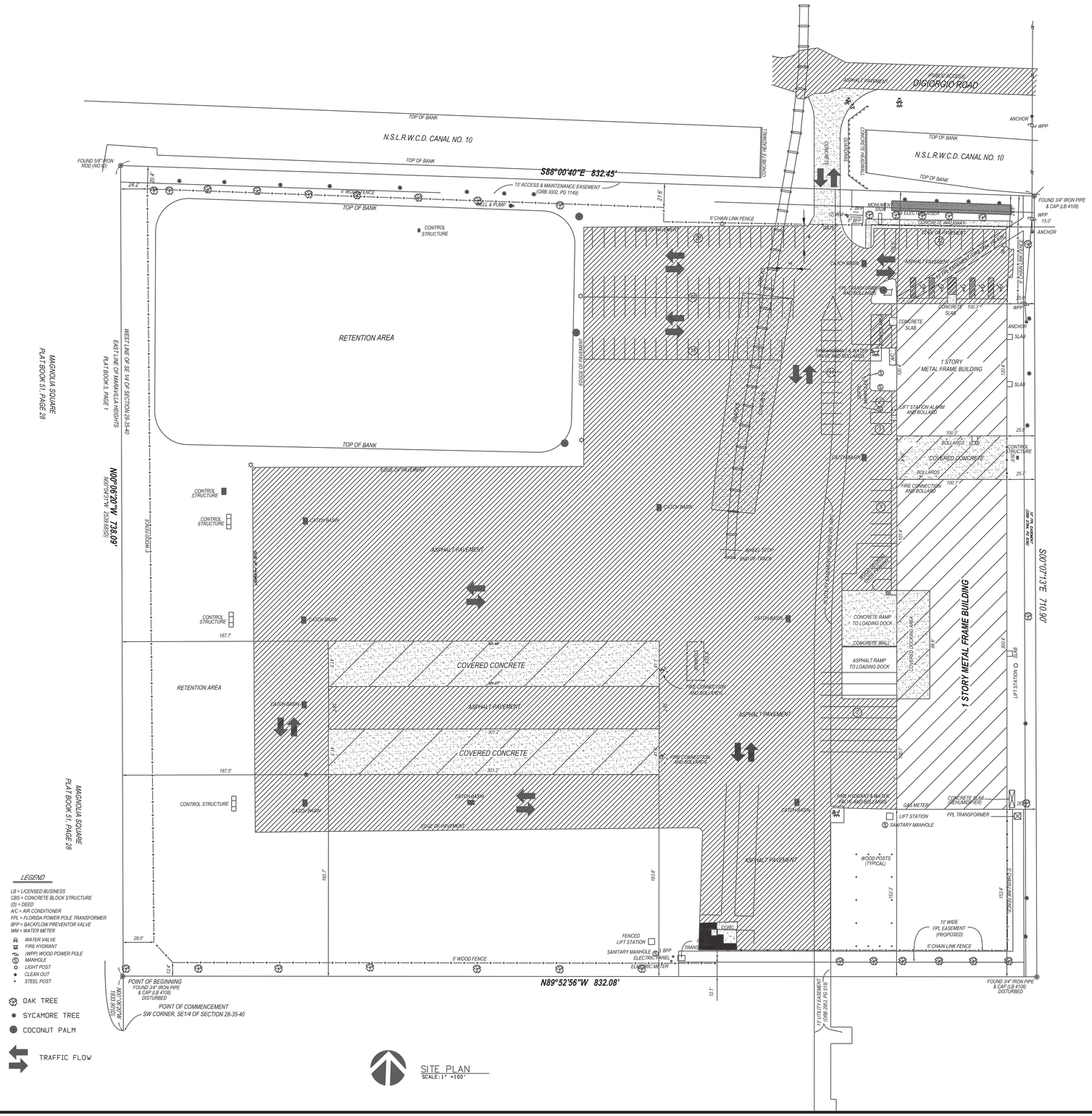
DATE	REVISIONS	DWG	CHK

PREPARED FOR:
DR. FRED P. MUSSARI
A PORTION OF SECTION 28-35-40
ST. LUCIE COUNTY, FLORIDA

WATSON | KILLANE
SURVEYING AND MAPPING, INC.
2240 NE DIXIE HIGHWAY - JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868 - EMIAL: WATSONKILLANE@GMAIL.COM
LICENSED BUSINESS NO. 8241

JOB NUMBER:	20431
FIELD DATE:	10-23-2020
CHECKED BY:	CDW
DRAWN BY:	DPK
SCALE:	1"= 40'
SHEET	1 OF 1

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LEGEND

LB = LICENSED BUSINESS
CBS = CONCRETE BLOCK STRUCTURE
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- WATER VALVE
- FIRE HYDRANT
- (WPP) WOOD POWER POLE
- MANHOLE
- LIGHT POST
- CLEAN OUT
- STEEL POST
- OAK TREE
- SYCAMORE TREE
- COCONUT PALM
- TRAFFIC FLOW

SITE PLAN
SCALE: 1" =100'

GENERAL PROJECT INFORMATION

Address	1121 Digiorgio Rd, Ft. Pierce, FL
Parcel ID #	2428-421-0002-000-7
Parcel Size	13.837 Ac.
Zoning	Light Industrial
Bldg 1 – Office/Warehouse	12,000 SF
Bldg 2 – Warehouse/Processing	30,000 SF
Total	42,000 SF
Parking Required @ 1 space/600 SF	70 spaces
Parking Spaces Provided	112 spaces 5 Handi-cap spaces
Surrounding Uses:	
North	Industrial
South	Industrial (vacant)
East	Industrial
West	Residential
Total Impervious Surface	7.403 Ac.
Stormwater Retention Area	1.923 Ac.
Open/Landscape Space	4.511 Ac.
Flood Zone	X (Area of Minimal Flood Hazard)

SALTUS ENGINEERING,INC.
CERT. OF AUTH. NO. 31210
POST OFFICE BOX 8969
FLEMING ISLAND, FL 32006
PHONE (904) 742-6545

THE DRAWING SHALL NOT BE REPRODUCED IN ANY FORMAT OR MANNER WITHOUT FIRST OBTAINING OUR EXPRESS WRITTEN PERMISSION AND CONSENT.

PROFESSIONAL ENGINEER

DAVID J. BOLAM, P.E.
FL LIC. NO. 42480

CLIENT

AMERICAN COMPLETE ORGANICS RECYCLING, LLC

PROJECT

SOUTHEAST REGIONAL RECYCLING FACILITY

TASK

SITE PLAN

ORIGINAL ISSUE: _____

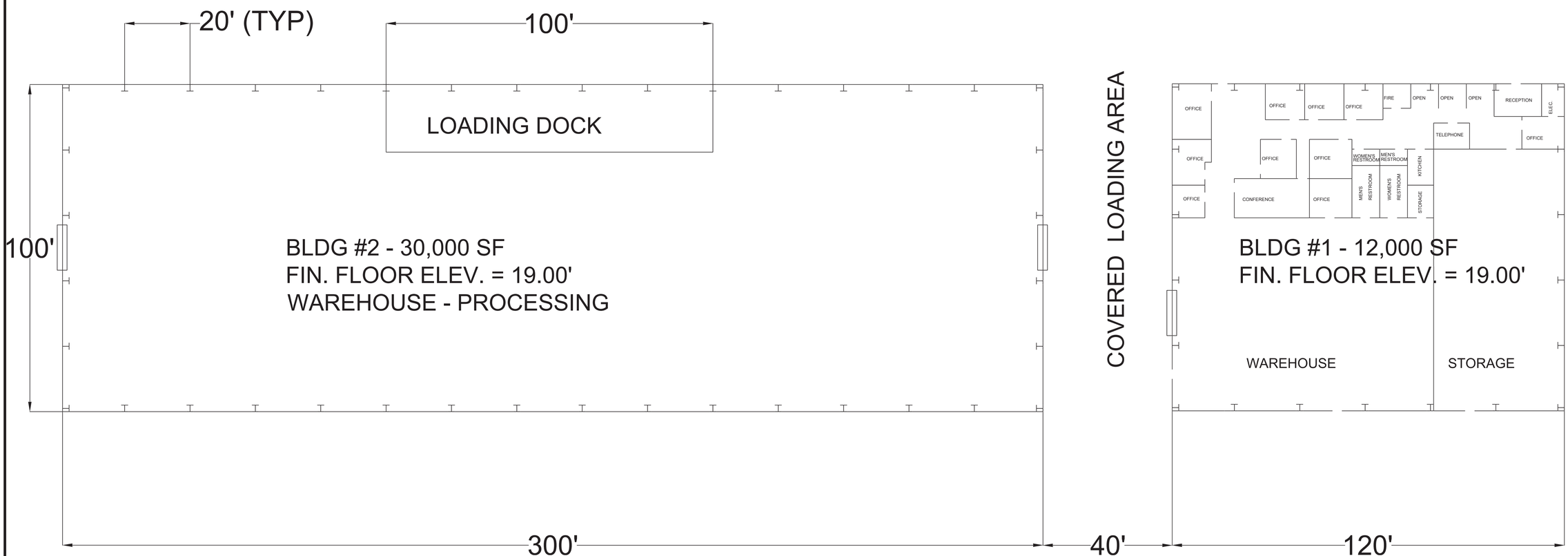
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NOT FOR CONSTRUCTION UNLESS INDICATED ABOVE

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DRAWN DJB
DESIGNED _____
CHECKED _____
QC _____

CIVIL SHEET NO.
C-1

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OFFICE/WAREHOUSE FLOOR PLANS

SCALE: 1/16" =1'-0"

SALTUS ENGINEERING,INC.
CERT. OF AUTH. NO. 31210
POST OFFICE BOX 8969
FLEMING ISLAND, FL 32006
PHONE (904) 742-6545

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY FORMAT OR MANNER WITHOUT FIRST OBTAINING OUR EXPRESS WRITTEN PERMISSION AND CONSENT.

PROFESSIONAL ENGINEER

DAVID J. BOLAM, P.E.
FL LIC. NO. 42480

CLIENT

AMERICAN COMPLETE ORGANICS RECYCLING, LLC

PROJECT

SOUTHEAST REGIONAL RECYCLING FACILITY

TASK

OFFICE/WAREHOUSE FLOOR PLANS

ORIGINAL ISSUE: _____

REVISIONS:
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NOT FOR CONSTRUCTION UNLESS INDICATED ABOVE

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DESIGNED _____
CHECKED _____
QC _____

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S-1

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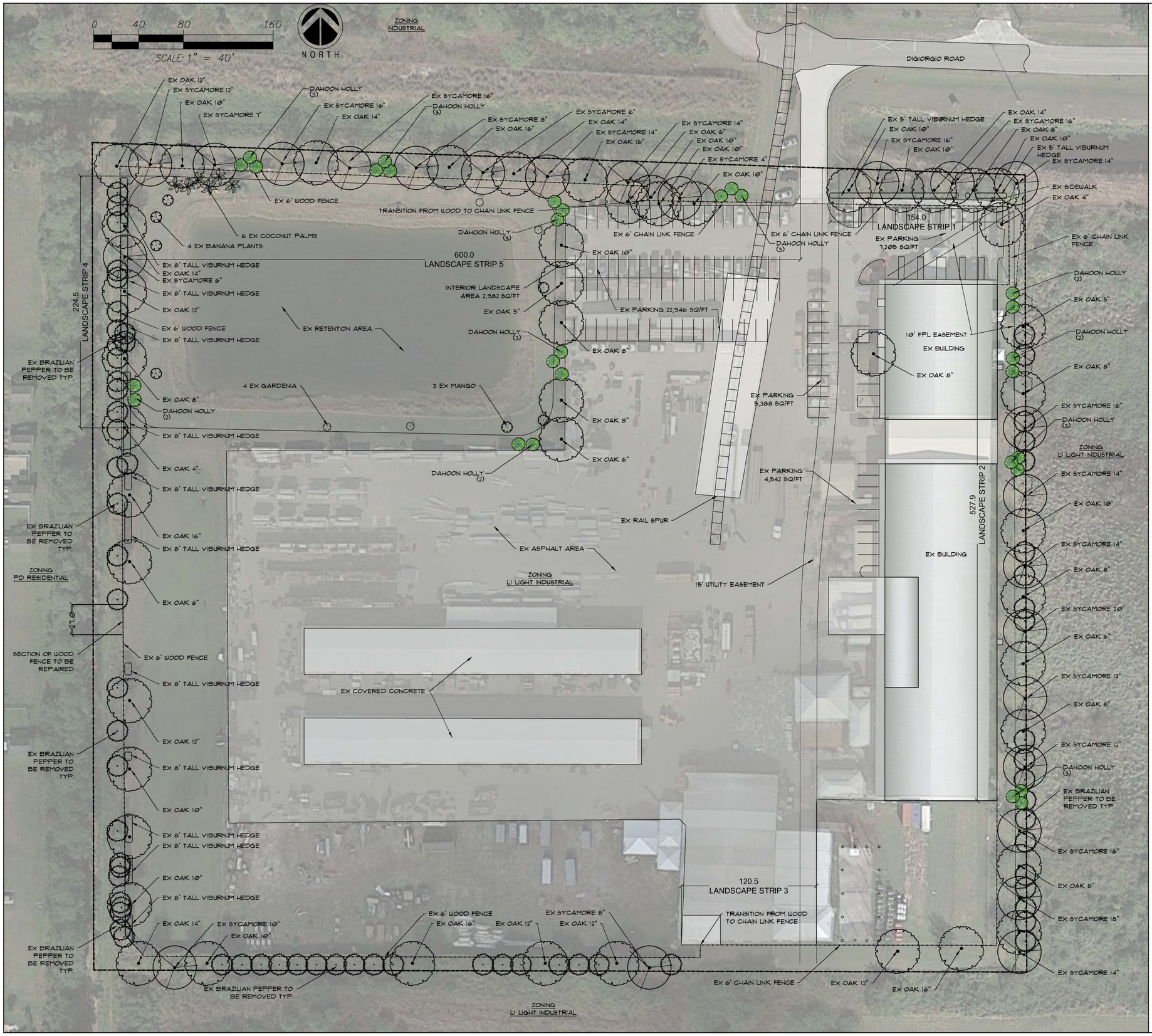


TABLE OF CONTENTS:

L1 - LANDSCAPE PLAN

L2 - DETAILS AND SPECIFICATIONS

LANDSCAPE STRIP 1 (NORTH PROPERTY LINE / EAST SIDE)			
154' LENGTH OF PARKING THAT ABUTS THE RIGHT OF WAY			
	REQUIRED	SUPPLIED	NOTES / STANDARDS
LANDSCAPE STRIP WIDTH	10'-0"	10'-0"	
LANDSCAPE STRIP AREA	1,540 SQ/FT	1,540 SQ/FT	
TREES	6	8	5 EXISTING MATURE OAK TREES 3 EXISTING MATURE SYCAMORE TREES
SHRUBS	36" TALL HEDGE	60" TALL HEDGE	EXISTING MATURE VIBURNUM HEDGE

LANDSCAPE STRIP 2 (EAST PROPERTY LINE)			
528' LENGTH OF BUILDING AND PARKING THAT ABUTS THE ADJACENT INDUSTRIAL PROPERTY			
	REQUIRED	SUPPLIED	NOTES / STANDARDS
LANDSCAPE STRIP WIDTH	10'-0"	10'-0"	
LANDSCAPE STRIP AREA	5,280 SQ/FT	5,280 SQ/FT	
TREES	27	27	8 EXISTING MATURE OAK TREES 9 EXISTING MATURE SYCAMORE TREES 10 NEW GREEN BUTTONWOOD TREES

LANDSCAPE STRIP 3 (SOUTH PROPERTY LINE)			
121' LENGTH OF VEHICLE USE THAT ABUTS THE ADJACENT NDUSTRIAL PROPERTY			
	REQUIRED	SUPPLIED	NOTES / STANDARDS
LANDSCAPE STRIP WIDTH	10'-0"	10'-0"	
LANDSCAPE STRIP AREA	1,210 SQ/FT	1,210 SQ/FT	
TREES	7	10	9 EXISTING MATURE OAK TREES 1 EXISTING MATURE SYCAMORE TREES

LANDSCAPE STRIP 4 (WEST PROPERTY LINE)			
225' LENGTH OF RETENTION THAT ABUTS THE ADJACENT RESIDENTIAL PROPERTY			
	REQUIRED	SUPPLIED	NOTES / STANDARDS
LANDSCAPE STRIP WIDTH	10'-0"	10'-0"	
LANDSCAPE STRIP AREA	2,250 SQ/FT	2,250 SQ/FT	
TREES	12	12	9 EXISTING MATURE OAK TREES 1 EXISTING MATURE SYCAMORE TREES 2 NEW GREEN BUTTONWOOD TREES
SHRUBS AT 10' O.C. ALONG THE ENTIRE PROPERTY LINE	338 FT / 10 = 34 SHRUBS	38	345 LN/FT OF EXISTING MATURE 8' TALL VIBURNUM HEDGE WITH 4.5' SPACING
FENCE	6' TALL SOLID FENCE	6' TALL SOLID FENCE	EXISTING WOOD FENCE TO REMAIN AND BE REPAIRED AS REQUIRED

LANDSCAPE STRIP 5 (NORTH PROPERTY LINE / WEST SIDE)			
600' LENGTH OF RETENTION AND PARKING THAT ABUTS THE ADJACENT INDUSTRIAL PROPERTY			
	REQUIRED	SUPPLIED	NOTES / STANDARDS
LANDSCAPE STRIP WIDTH	10'-0"	10'-0"	
LANDSCAPE STRIP AREA	6,000 SQ/FT	6,000 SQ/FT	
TREES	30	30	10 EXISTING MATURE OAK TREES 9 EXISTING MATURE SYCAMORE TREES 6 EXISTING COCONUT PALMS (EQUALS 2 TREES) 3 NEW GREEN BUTTONWOOD TREES

INTERIOR PARKING PLANTINGS			
40,081 SQ/FT OF PARKING			
	REQUIRED	SUPPLIED	NOTES / STANDARDS
LANDSCAPE AREA	1,336 SQ/FT	2,582 SQ/FT	
TREES 1 TREE / 1000 SQ/FT	14	14	6 EXISTING MATURE OAK TREES 8 NEW GREEN BUTTONWOOD TREES



DAHOON HOLLY

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	29	ILEX CASSINE	DAHOON HOLLY	B & B	2.5"CAL	12 - 14' OA HT.

Michael Flaugh
LANDSCAPE ARCHITECT
FL Reg. #LA0001728
772.419.0024
Stuart
houzz.com/pro/MichaelFlaugh www.MikeFlaughLA.com

Sheet
L1
Sitework plan

Landscape Plan
SE RECYCLING
1121 Digiorgio Road, Fort Pierce, FL 34982

Please note:
The landscape plan is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include: property surveys, architectural plans, google aerial imagery, site observations, photographs and site plans. At times, these supporting documents are inaccurate or approximate at best and on-site adjustment to the design during installation are necessary. It is the contractors' responsibility to verify all measurements and quantities prior to commencing work.

REGISTERED LANDSCAPE ARCHITECT
MICHAEL FLAUGH
STATE OF FLORIDA

Date: 11/24/2020
Drawn by: AM,PA,TZ
Reviewed by: MF
Scale: 1"=40'
Revised: 00/00/0000

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LANDSCAPE INSTALLATION NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW FOREMAN FOR THE PROJECT, WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.

2. ALL SPECIFICATIONS MUST BE SATISFIED. IF THERE IS A PROBLEM LOCATING A MATERIAL WITH GIVEN SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BY EMAIL PRIOR TO INSTALLATION. AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, A SUBSTITUTION MAY BE MADE.

3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW AND RECONCILE PLAN WITH LANDSCAPE MATERIALS LIST, AND ANALYZE SITE CONDITIONS AND ACCESS PRIOR TO SUBMITTING A PROPOSAL

4. LANDSCAPE CONTRACTOR MUST PROVIDE EVIDENCE OF WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN PROPOSAL PACKAGE.

5. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE LAWS, CODES AND ORDINANCES.

6. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER (GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION), UNLESS OTHERWISE NOTED ON THE LANDSCAPE MATERIALS LIST. AS MANY SPECIES TOLERATE BOTH SUNNY AND SHADY GROWING CONDITIONS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PLANT MATERIAL GROWN IN SIMILAR CONDITIONS TO THE SITE.

7. THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRIES BEST MANAGEMENT PRACTICES.

8. THE LANDSCAPE CONTRACTOR MUST SPECIFY START AND COMPLETION DATES, IF AWARDED THE PROJECT.

9. THE LANDSCAPE CONTRACTOR S RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

10. ALL PLANTING AREAS SHALL BE PREPARED BY REMOVING ALL DEBRIS, INCLUDING ASPHALT, CONCRETE, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.

11. PLANTING SOIL SHALL BE CLEAN OF ROCKS, STICKS, ROOTS AND WEEDS, AND SHALL BE WELL-DRAINING.

12. ALL LANDSCAPED AREAS SHALL BE FINISH GRADED SUCH THAT FINISHED ELEVATION WILL BE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES. THE FINISHED GRADE AFTER PLANTING AND MULCHING SHALL NOT IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.

13. ALL PLANTING BEDS MUST DRAIN SUFFICIENTLY PRIOR TO PLANTING. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL AMENDMENTS SHALL BE ADDED PRIOR TO PLANTING.

14. PLANTS SHALL NOT BE PLACED TOO CLOSE TO ONE ANOTHER OR ANY HARDSCAPES. SEE LANDSCAPE MATERIALS LIST AND PLANTING DETAILS FOR SPACING AND PLACEMENT OF ALL PLANTS. A MULCH STRIP SHALL BE LEFT BETWEEN THE PLANTINGS AND WALLS, EDGE OF SOD, DRIVEWAY OR WALKWAYS. ALL PLANTS SHALL BE PLACED OUTSIDE THE EAVES OF THE ROOF, UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.

15. ALL PLANTS TO BE RELOCATED SHALL BE PROPERLY ROOT PRUNED 6 TO 10 WEEKS PRIOR TO RELOCATION.

16. ALL NEW LANDSCAPE PLANTS SHALL BE PLANTED SLIGHTLY HIGHER THAN THE EXISTING GRADE LEAVING TOP OF THE ROOT BALL EXPOSED.

17. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING.

18. 3" LAYER OF ORGANIC MULCH SHALL BE LAID IN ALL LANDSCAPE BEDS. NO MULCH SHALL BE LAID NEAR TREE TRUNKS. NO MULCH SHALL BE LAID ON TOP OF CITRUS TREE ROOT BALLS.

19. NEWLY PLANTED TREES SHALL BE STAKED ONLY IF THE ROOT BALL MOVES IN THE WIND OR THE TREES ARE LOCATED IN AN AREA OF WINDY CONDITIONS. ALL PALMS SHALL BE STAKED. ALL WOOD BRACES AND BRACE FRAMES SHALL BE STAINED DARK BROWN. NO NAILS SHALL BE DRIVEN INTO ANY PALM OR TREE.

20. PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.

21. THE LANDSCAPE BID SHALL INCLUDE IRRIGATION ON A SEPARATE CONTRACT, EXPRESSED AS A LINE-ITEM PROPOSAL

22. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE IN ALL IRRIGATED PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED ACCORDING TO ACCEPTED IRRIGATION STANDARDS USING WATER CONSERVATION PRINCIPLES WITH LOW-VOLUME IRRIGATION SYSTEM. THE SYSTEM SHALL ACCOMMODATE EASY ADJUSTMENTS FOR SEASONAL IRRIGATION NEED CHANGES OR LOCAL WATERING RESTRICTIONS.

23. ALL SOD AND SHRUB AREAS SHALL BE IRRIGATED ON SEPARATE ZONES, WHENEVER POSSIBLE. PLANTING AREAS WITH DIFFERENT WATERING NEEDS SHALL BE PLACED ON SEPARATE ZONES.

24. ALL SHRUB AND GROUND COVER AREAS SHALL BE IRRIGATED WITH DRIP LINE OR MIST HEADS; TREES AND PALMS SHALL HAVE BUBBLERS. ALL HEADS IN A GIVEN ZONE MUST HAVE THE SAME PRECIPITATION RATE.

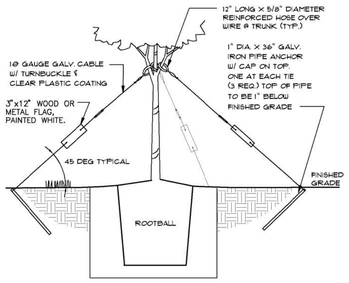
25. SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO MINIMIZE OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBING. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.

26. THE CONTRACTOR(S) SHALL KEEP ALL WORK AREAS NEAT AND TIDY ON A DAILY BASIS. AT COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REMOVE FROM THE PROPERTY ALL TEMPORARY STRUCTURES AND GARBAGE AT HIS/HER OWN EXPENSE.

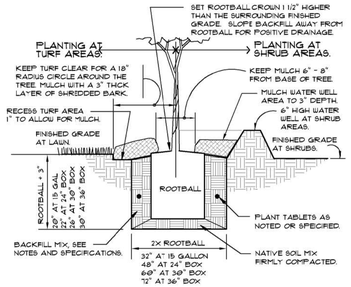
27. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUYED AS NECESSARY TO ASSURE SPECIFIED MINIMUM GRADE OF FLORIDA #1 THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD. PLANTING BEDS SHALL BE KEPT FREE OF LITTER AND UNDESIRABLE VEGETATION. THE CONTRACTOR(S) IS RESPONSIBLE FOR KEEPING ALL THE P_ANT MATERIAL HEALTHY, VIGOROUS, AND UNDAMAGED THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD.

28. THE FINAL PAYMENT IS MADE UPON COMPLETION OF PROJECT AND EXECUTION OF LIEN RELEASE AFFIDAVIT.

29. ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTIED FOR 90 DAYS; ALL TREES AND PALMS SHALL BE WARRANTIED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.



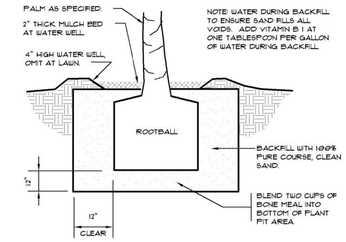
STAKING DETAIL



PLANT PIT DETAIL

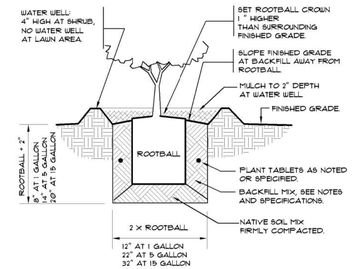
1 TREE GUY WIRE PLANTING

1" = 1'-0" FX-PL-FX-TREE-11



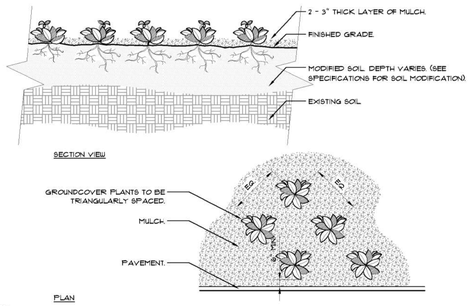
2 PALM TREE PLANTING

1" = 1'-0" FX-PL-FX-TREE-19



3 SHRUB PLANTING

1" = 1'-0" FX-PL-FX-SHRB-01



NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (¼" OR LESS) THAT GROW AROUND, UP OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATE D AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETA L)
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

4 GROUNDCOVER

3/4" = 1'-0" FX-PL-FX-GROU-01

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

LANDSCAPE MAINTENANCE GUIDELINES:

1. LAWN CARE:
   1.1. MAINTAIN ST. AUGUSTINE LAWN AT 3" HEIGHT. LEAVE LAWN CLIPPINGS ON THE LAWN.
   1.2. FERTILIZE IN FEBRUARY, MAY AND OCTOBER. APPLY PRE-EMERGENT WEED KILLER IN EARLY SPRING AND FALL.
   1.3. PRACTICE INTEGRATED PEST MANAGEMENT TO IDENTIFY AND TREAT INSECT STRESS, WEED AND FUNGAL PROBLEMS. INSPECT AND CONTROL INSECT DAMAGE ON LAWNS DURING SUMMER MONTHS. FOLLOW LABEL DIRECTIONS FOR ANY INSECTICIDE, HERBICIDE OR FUNGICIDE APPLICATION. REFER TO GROWERS GUIDELINES FOR DETAILED INSTRUCTIONS.
   1.4. 100% OF THE SOD AREAS SHALL BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. INSPECT THE IRRIGATION SYSTEM FOR BREAKS AND HEAD ALIGNMENT ROUTINELY.

2. MULCH:
   2.1. ALL LANDSCAPE BEDS SHALL BE MULCHED TWICE A YEAR.
   2.2. APPLY 3" LAYER OF MSC CERTIFIED, SHREDDED EUCALYPTUS OR RECYCLED HARDWOOD MULCH.

3. FERTILIZING:
   3.1. FERTILIZE WITH A GOOD QUALITY ORGANIC FERTILIZER THREE TIMES A YEAR PER LABEL INSTRUCTIONS STARTING IN MID TO LATE FEBRUARY.
   3.2. YELLOWING LEAVES ARE OFTEN A SIGN OF NUTRITIONAL DEFICIENCY.
   3.3. DO NOT APPLY FERTILIZER BETWEEN JUNE 1 AND SEPTEMBER 30. COMPOST SHALL BE USED IN LIEU OF FERTILIZER DURING THE RAINY SEASON, AS NEEDED.
   3.4. MAINTAIN A FERTILIZER FREE ZONE ALONG THE RIVER TO PREVENT RUN-OFF

4. PEST AND DISEASES:
   4.1. SCOUT FOR PESTS AND DISEASES REGULARLY. ONLY 1% OF ALL INSECTS ARE HARMFUL TO PLANTS.
   4.2. USE INTEGRATED PEST MANAGEMENT PRACTICES. USE PREVENTATIVE CHEMICAL APPLICATIONS ONLY, WHEN DETERMINED NECESSARY BY A PEST MANAGEMENT PROFESSIONAL
   4.3. CHEMICAL PEST CONTROL SHALL BE USED ONLY WHEN THE DAMAGE IS EXPECTED TO BE SIGNIFICANT.

5. WEEDS:
   5.1. WEED CONTROL SHALL BE PREVENTATIVE.
   5.2. HERBICIDE APPLICATIONS MUST BE DONE BY A LICENSED PEST-CONTROL PROFESSIONAL

6. IRRIGATION:
   6.1. PROGRAM THE IRRIGATION SYSTEM TO RUN IN THE EARLY MORNING.
   6.2. NEW PLANTINGS SHOULD BE WATERED DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
   6.3. NEW TREES SHALL BE WATERED AT LEAST ONCE A WEEK FOR THE FOLLOWING YEAR AND SHRUBS FOR THE FOLLOWING 6 MONTHS FOR PROPER ESTABLISHMENT.
   6.4. TREES SHOULD RECEIVE 2 - 3 GALLONS OF WATER PER INCH OF TRUNK DIAMETER AT EACH WATERING.
   6.5. AT EACH WATERING, APPLY 1" WATER TO ESTABLISHED PLANTING BED.
   6.6. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE INSPECTED ONCE A MONTH FOR LEAKS, BRAKES AND MISALIGNED HEADS.
   6.7. INCREASE WATERING FREQUENCY DURING TIMES OF HEAVY WINDS AND DROUGHT, TYPICALLY IN THE SPRING. PLEASE NOTE THAT A RAIN SENSOR WILL NOT DETECT THE DRYING EFFECTS OF HEAVY WINDS.
   6.8. REDUCE WATERING FREQUENCY DURING COOL WINTER AND RAINY SUMMER MONTHS. WATER ONLY AS NEEDED AS HEAVY RAINS AND IRRIGATION WILL INCREASE WEEDS. THE IRRIGATION SYSTEM MAY BE TURNED OFF DURING MONTHS OF HEAVY RAIN. A RAIN SENSOR MAY BE USED TO OVERRIDE THE SYSTEM DURING THE RAINY SEASON.

7. PRUNING:
   7.1. ALL PRUNING AND TRIMMING TOOLS SHALL BE CLEANED AFTER EACH USE TO PREVENT SPREADING OF DISEASES.
   7.2. REMOVE DEAD FRONDS, DEAD WOOD AND CROSSING BRANCHES ON LARGE SHRUBS, PALMS AND TREES ANY TIME OF THE YEAR.
   7.3. FLOWERING SHRUBS: LATE SUMMER AND FALL FLOWERING SHRUBS, AS WELL AS CONIFERS SHALL BE PRUNED ONCE A YEAR IN MARCH. SPRING BLOOMING SHRUBS SHALL BE PRUNED ONCE A YEAR, AFTER THEIR BLOOMS FADE IN LATE SPRING.
   7.4. SHADE TREES SHALL BE STRUCTURALLY PRUNED ONCE A YEAR IN SPRING BY A CERTIFIED ARBORIST.
   7.5. SHRUBS SHALL BE MAINTAINED FOLLOWING THEIR NATURAL FORM WITH ROUNDED TOP AND WIDER BASE. SMALL-LEAVED (LESS THAN 1" LENGTH) SHRUBS MAY BE SHEARED WITH POWERED HEDGE TRIMMERS. ALL SHRUBS SHALL BE TRIMMED ONE TO THREE TIMES A YEAR TO MAINTAIN DESIRED HEIGHT. ALL OVERGROWN SHRUBS SHALL BE CUT BACK IN MAY AND IN SEPTEMBER.
   7.6. HEDGES SHALL BE PRUNED REGULARLY FROM THE BEGINNING FOR PROPER ESTABLISHMENT. ALL HEDGES MUST BE MAINTAINED WITH NARROWER TOP THAN THE BOTTOM FOR SUNLIGHT TO REACH THE LOWER HALF OF THE PLANT.
   7.7. ORNAMENTAL GRASSES MAY BE CUT BACK ONCE A YEAR IN SUMMER TO REMOVE BROWN LEAVES. CUTTING MAY BE COMPLETED IN FOUR WEEK INTERVALS SO NOT TO HAVE ALL THE ORNAMENTAL GRASSES RECOVERING AT THE SAME TIME.

8. DIVIDING PLANTS:
   8.1. BROMELIADS: WHEN THE MOTHER PLANT TURNS BROWN, CAREFULLY PULL UP THE BROMELIAD CLUMP. CUT THE PUPS APART WITH A SHARP KNIFE OR PRUNERS PRESERVING AS MANY OF THE ROOTS AS POSSIBLE. DISCARD THE DYING MOTHER PLANT AND PLANT THE PUPS. THE DEAD MOTHER PLANT MAY ALSO BE TWISTED OFF AT THE BASE, WITHOUT REMOVING THE CLUMP FROM THE GROUND.
   8.2. HERBACEOUS PERENNIALS: THE CLUMPS MAY BE DIVIDED EVERY TWO TO THREE YEARS IN LATE SPRING OR SUMMER. DIG THE ROOT BALL OUT OF THE GROUND AND CAREFULLY DIVIDE THE CLUMP INTO 2-4 SMALLER SECTIONS.

9. RELOCATING PLANT MATERIAL:
   9.1. THE BEST TIME TO RELOCATE PLANTS IN THE GARDEN IS FEBRUARY THROUGH APRIL.
   9.2. THE PLANT SHALL BE PROPERLY ROOT-PRUNED BETWEEN 6 AND 10 WEEKS BEFORE RELOCATION.
   9.3. AT THE TIME OF THE RELOCATION, THE ROOT BALL SHALL BE CUT BEYOND THE ROOT PRUNING CUT TO INCLUDE ALL NEW FEEDER ROOTS.
   9.4. WATER RELOCATED PLANTS DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.

10. MAINTAINING SOIL PH:
   10.1. SANDY SOILS ARE NATURALLY ALKALINE, BUT MOST PLANT MATERIALS PREFER SOILS IN NEUTRAL OR ACIDIC RANGE TO THRIVE.
   10.2. ADDING ORGANIC MATTER REGULARLY WILL MAINTAN A HEALTHY PH LEVEL FOR ALL PLANTS.
   10.3. COMPOST WILL DECREASE THE SOIL PH THROUGH THE DECOMPOSITION PROCESS.
   10.4. ACIDIC ORGANIC MATTER, SUCH AS PINE NEEDLES AND ACID PEAT WILL REDUCE THE PH TEMPORARILY.
   10.5. GRANULAR SULFUR SHOULD ONLY BE USED AS THE LAST RESORT TO LOWER SOIL PH.

11. CONTAINER PLANTS:
   11.1. ONLY USE POTTING SOIL OR POTTING MIX IN CONTAINERS.
   11.2. WATER THOROUGHLY. CONTAINER PLANTS NEED MORE WATER THAN THE PLANTS IN THE GROUND. DURING SUMMER MONTHS, HERBS IN CONTAINERS WILL NEED WATERING ONCE DAILY.

12. COLD PROTECTION:
   12.1. WATER COLD SENSITIVE PLANTS THOROUGHLY 12 HOURS BEFORE THE FORECASTED COLD FRONT.
   12.2. COVER THE PLANTS AT DUSK WITH BLANKETS OR BREATHABLE COVERS. REMOVE THE COVERS AFTER DAWN.

Michael Flaugh
LANDSCAPE ARCHITECT
FL Reg. #LA0001728
772.419.0024
Stuart
Houzz.com/pro/MichaelFlaugh www.MikeFlaughLA.com

Sheet
L2
Details and Specifications

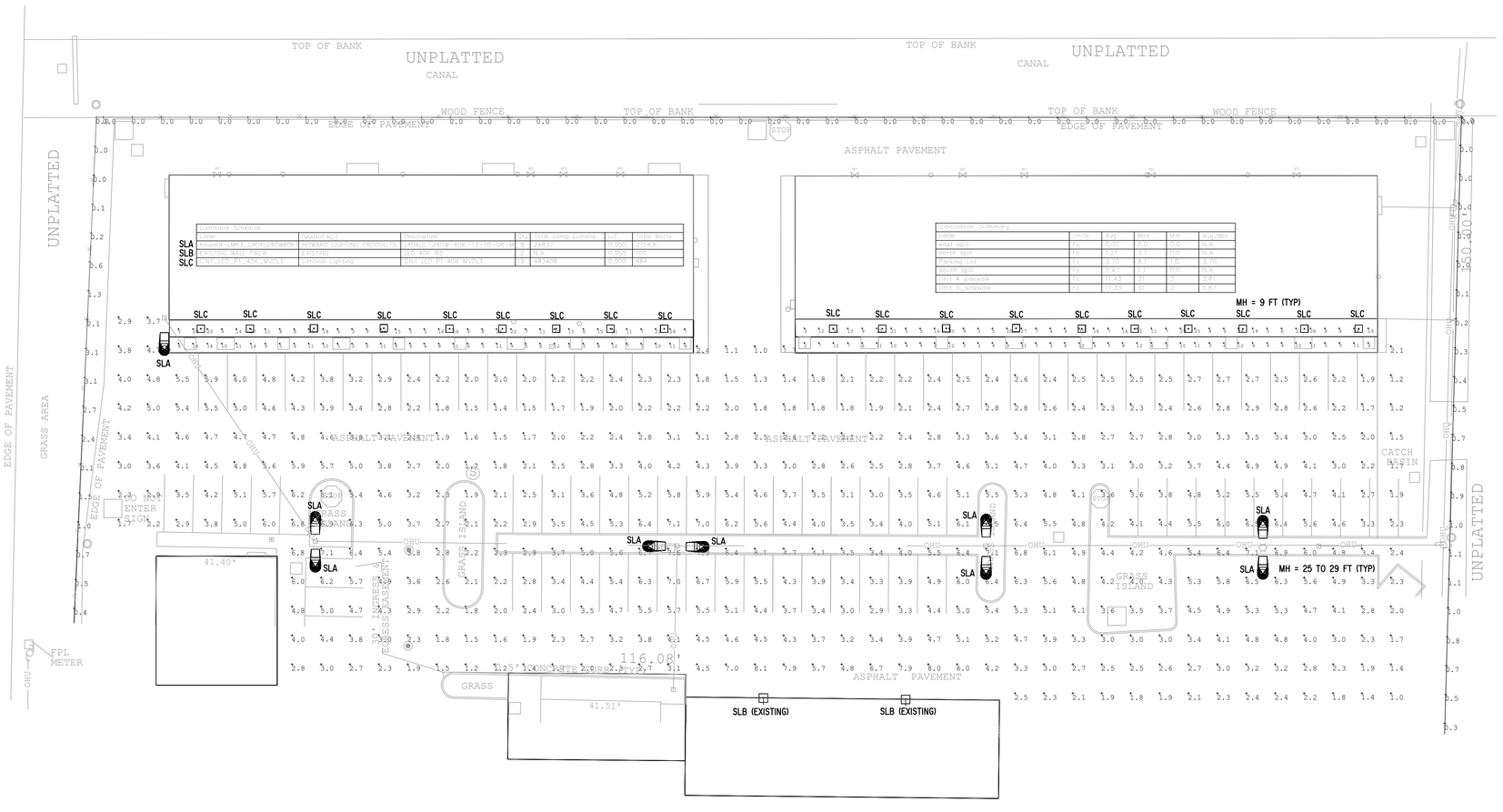
Landscape Plan
SE RECYCLING
1121 Digiorgio Road, Fort Pierce, FL 34982

Please note:
This landscape plan is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include; property survey, architectural plans, google aerial imagery, site observations, photographs and site plans. At times, these supporting documents are inaccurate or approximate at best and on-site adjustments to the design during installation are necessary. It is the contractors' responsibility to verify all measurements and quantities prior to commencing work.



Date: 11/24/2020
Drawn by: AM,PA,TZ
Reviewed by: MF
Scale: 1"=40'
Revised: 00/00/0000

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SITE PHOTOMETRIC ANALYSIS

N.T.S.



CNY LED
LED Canopy/Ceiling Luminaire

Catalog Number
Notes
Type

Hit the tab key or mouse over the page to see all interactive elements.

Specifications

	CNY LED P0/P1/P2	CNY LED P3/P4
Width:	10"	14"
Height:	4.5"	6"
Depth:	10"	14"
Weight:	6.5lbs	13lbs

Introduction

The CNY LED canopy luminaires are energy efficient and budget friendly, perfect for replacing up to 400W metal halide luminaires while saving up to 80% energy costs. Quick mount mechanism significantly reduces the installation time. An LED array and translucent lens create uniform and visually comfortable illumination. CNY LED luminaires are DLC Premium listed and deliver quick payback!

Ordering Information

EXAMPLE: CNY LED P1 50K MVOLT DDB

CNY LED							
Series	**Performance Package**		**Color Temperature**[1]		**Voltage**		**Finish**	
CNY LED	**P0**	3,500 lumens[2]	**40K**	4000K	**MVOLT**[3]	120-277V	**DDB**	Dark bronze
	P1	4,500 lumens[2]	**50K**	5000K [4]			**WH**[5]	White
	P2	6,600 lumens						
	P3	11,100 lumens						
	P4	14,000 lumens						

Accessories
Ordered and shipped separately.

CNYBCP 14 Inch x 14 Inch Beauty Cover Plate

NOTES
1. The combination of P0 50K WH is not available.
2. Not available in 50K.
3. Correlated color temperature (CCT) shown is nominal per ANSI C78, 377-2008.
4. Not available in P1 performance package.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6. Available with P0 or P1 only.

FEATURES & SPECIFICATIONS

INTENDED USE
CNY LED luminaires are ideal, energy-efficient replacements for up to 400W MH canopy or ceiling luminaires. The CNY LED provides years of maintenance-free illumination for schools, malls, offices, parking areas, covered walkways and loading docks.

CONSTRUCTION
Cast aluminum, corrosion-resistant housing with polyester powder paint for lasting durability. Castings are sealed with a one-piece gasket. Rated for outdoor installations, -40°C minimum ambient. Frosted lens is designed for uniform light distribution.

ELECTRICAL
Includes an MVOLT (120-277V) driver. LEDs maintain 70% of light output at 50,000 or more hours of service life (L70/50,000 hours).

INSTALLATION
Mounts to a recessed junction box or surface mount with three conduit entry points. Can be pendant mounted with ½ NPT pendant stem provided by others. Quick mount mechanism significantly reduces installation time - no need to open the luminaire for installation.

LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations.
Tested in accordance with IESNA LM-79 and LM-80 standards.
DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. Can be used to comply with California Title 24 Part 6 High Efficacy LED light Source Requirements.

WARRANTY
Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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CNY LED
Rev. 05/13/19

L400 Series — HOWARD LIGHTING PRODUCTS

LED Street & Area Light

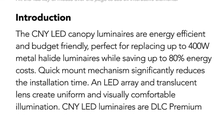
L400 Series
L403/L404 Models
LED Street and Area Light



The L400 Series captures the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The L400 Series is the better alternative for traditional street and area lighting with quick payback and improved performance.

Applications: Roadway, parking lots, walkways and general area spaces.

Warranty:
• Ten year limited warranty.



Ordering Information

Model	Options	Power	Color	Distribution	Control Options	Finish	Input Voltage
L403	L: No Photocontrol*	120W	30K: 3000 K	T2: Type 2	10: 0-10V Dimming*	GR: Grey*	M: 120-277VAC*
	LC: With Long Life Photocontrol	180W	40K: 4000 K*	T3: Type 3		WH: White	H: 347-480VAC
L404		150W		T4: Type 4		BL: Black	
		240W		T5: Type 5		BR: Brown	

*Standard Configuration

Standard Features:
• Standard 7-Pin Photocontrol Receptacle (per ANSI C136.41)
• Stand-alone 10KV/10KA Surge Suppression Device (consult factory for 20KV / 20KA option)
• Terminal block accepts 14-6 AWG conductors (Line, Neutral, Ground) (consult factory for 600V, 8SA, 14-2AWG terminal block)
• Four Bolt Mounting accommodates 1 ¼" NPS to 2" NPS horizontal tenon (pre-configured for 2" NPS)
• Integral Tilt-adjustment Steps ±5°
• Bird-guard
• Tool-Less Entry
• Input Voltage: 120-277V or 347-480V, 50/60Hz
• Power Factor : > 0.9 at full load and Total Harmonic Distortion: < 20% at full load
• Ambient Operating Temperatures -40°C to +50°C

Specifications subject to change without notice.
11-09-2018
Howard Lighting Products | 580 Eastview Drive | Laurel, MS 39443
(toll free) 800.956.3456 | (direct) 601.422.0033 | (fax) 601.422.1652
www.HowardLightingProducts.com

POLE WIND LOAD NOTE:

ALL POLES USED IN THIS LIGHTING PROJECT ARE EXISTING, OWNED BY FPUA AND ARE PRE-CAST CONCRETE.

THE PURPOSE OF THIS PLAN IS TO SHOW COMPLIANCE WITH CITY OF FORT PIERCE MUNICIPAL CODE, ARTICLE IV, SECTIONS 22-58 & 60(j)

58. SIDEWALKS HAVE MINIMUM 2 AND 3 FC AND MAX UNIFORMITY OF 5.67 AND THUS COMPLY.

60(J) (1)(a) 2.5I FC AVERAGE > 2 FC COMPLIES.
(2) 2.5I < 4 UNIFORMITY COMPLIES.
(3) BUILDING HAS LIGHTING TIME CLOCK AND FPUA RENTAL LIGHTS HAVE PHOTOCELLS AND THEREFORE COMPLIES.
(4) SPILL TO EAST RESIDENTIAL AREA < 0.5 FC COMPLIES; SPILL TO NORTH 3.1 FC MAX DOES NOT COMPLY, BUT FALLS PRIMARILY ON HEAVY FOLIAGE OR ROADWAY AND IT IS PROPOSED THAT THIS IS NOT OBJECTIONABLE; SPILL TO SOUTH OF I.1 FC DOES NOT COMPLY, BUT FALLS ON A FENCE AND ON COMMERCIAL PARKING SPACES AND THUS IT ALSO PROPOSED THAT THIS IS NOT OBJECTIONABLE. SPILL TO WEST IS ONTO COMMERCIAL PROPERTY.
(5) COMPLIANCE PENDING INSTALLATION.

NO.	DATE	REVISIONS	DR	CK	APP

Fort Pierce Engineering, Inc.
Dependable Mechanical, Electrical & Plumbing Design
C.A. No. 28173
315 South 7th Street
Fort Pierce, FL. 34950
Phone: 772 672-4636
Fax: 772 672-4637

CLIENT:
ARCHITECTONIC INC
806 DELAWARE AVE.
FORT PIERCE, FLORIDA
34950

PROJECT NAME:
SPIN WIN ARCADE

PROJECT LOCATION:
3214-3220 US-1
FORT PIERCE, FLORIDA 34982

ENGINEER SEAL

TIMOTHY C. TREWYN — LICENSE — 61580 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Timothy C. Trewyn, PE, using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

Digitally signed by Timothy C Trewyn
Date: 2019.06.28 09:51:04 -04'00'

Timothy C. Trewyn, PE
P.E. No. 61580

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SHEET TITLE

SITE PHOTOMETRIC ANALYSIS

ISSUE DATE: 06-28-2019

DRAWN: MJB

APPROVED: TCT

DRAWING NUMBER

E-1.2

SHEET 1 OF 1

19001-12

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CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

Project No. 07-048
Traffic
Sender's Email: smatthes@ct-eng.com

MEMORANDUM

To: Fred Mussari

From: Stefan K. Matthes, P.E.

Date: November 24, 2020

RE: 84 Lumber Truss Facility
Traffic Impact Study Review – New Use

It is our understanding that the existing 84 Lumber facility will be changed to a new use that will provide truck trailer storage and repacking of materials for redistribution.

As requested, we have reviewed the originally approved Traffic Impact Study for the above referenced project from a trip generation standpoint for the new use.

The following is the originally approved traffic Impact Study trip generation:
ADT: 203 VPD
AM Peak: 30 VPH
PM Peak: 39 VPH

As reported by the developer, the proposed use is expected to generate 20 tractor trailers/day inbound, 6/day outbound (recyclable material to the County Recycling Center), with 20 employees when we reach full capacity. This should result in the following trip generation:

ADT: 20 employees * 2.5 trips pre day and 26 trucks = 76 VPD
AM Peak: 20 VPH
PM Peak: 20 VPH

As referenced above, the estimated trip generation for the new use is less than the originally approved volumes.

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

October 21, 2020

ACOR, LLC/Fred Mussari
783 Co Rd 13 S
St Augustine, FL 32092

Subject: 1121 Digiorgio Road – Pre-Application Comments for October 21, 2020 conference call

Fort Pierce Planning

1. The subject property is located within the I-1, Light Industrial Zone. Waste-Related Uses are considered a Conditional Use by City Code Section 125-187 Allowed Uses.

2. Please provide the Planning Department with a narrative explaining your proposed daily operations.
   Included with the application

3. Per City Code Section 125-315. – Off-Street Parking and Loading; please provide one (1) designated parking space per 600 square feet of gross floor area.
   112 spaces provided (1.6/600 SF), including 5 spaces for Persons with a Disability. Details provided in the site plan and in narrative

4. The subject site seems to be an industrial park. Will your operation be the only business occupant on this site? **Yes**

5. Please explain the living quarters on the second (2nd) floor of the warehouse. What is the purpose of the living quarters? **This was on the original 84 Lumber plan for another location – does not represent this site. No living quarters exist and there is no 2nd floor.**

6. Provide a more detailed Site Plan with a designated parking area. **See attached Site Plan**

7. Provide Color Elevations of the proposed warehouse. **Photos included to support the Design Review**

8. A Landscape Plan shall be provided at the time of Application that is signed and sealed by a Florida Registered Landscape Architect pursuant to City Code 123-37, General Landscaping requirements. The Landscape Plan shall include both interior, exterior landscaping and a landscape rendering.
   Attached to the application

9. Please adhere to City Code Section 123-6. – Required Bond (Landscaping).

10. A Lighting Plan or Photometric Survey shall be provided at the time of Application pursuant to City Code 125-315(j)(1). Lighting for commercial uses must have a minimum average of two (2) footcandles. **See attached Lighting Plan with Photometric Survey**

Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Department page under "Public Notice Fee". The City also temporarily reduced some application fees and those can be found under the link "Fee Schedule – Temporarily

Reduced Fees Expire 11/30/2020".

Submit the following along with your application(s):

Notarized Conditional Use Application **attached**
Notarized Design Review Application **attached**
St. Lucie County Property Record Card **attached**
Statement describing in detail: Character, Intended Use, Hours of Operation, Employees, etc. **included**
General Location Map **attached**
Survey **attached**
Site Plan **attached**
Floor Plan **attached**
Landscaping Plan **attached**
Lighting Plan **attached**

Fort Pierce Engineering Department

This is an existing developed site previously identified as 84 Lumber. Engineering has no comments to offer pertaining to utilizing the existing buildings and miscellaneous site improvements as a food and beverage de-packaging facility.

Fort Pierce Utility Authority

Below are FPUA comments regarding the pre-application for1121 DiGiorgio Road (Location changed from 1008 Bell Ave.).

W/WW Engineering: The existing facility currently has a 1.5" water meter and is connected to sewer via an existing private grinder station. There is currently a lint trap on site but a grease trap is required. Our Pretreatment Department will be requiring samples taken from each tanker discharging into FreshCo lift station and then daily sampling once the facility has been approved to discharge to FPUA's sewer system for about six months or until we can see a pattern in the analytical results; weekly sampling will then follow. Please continue to work with Mr. Harry Sherva in our Pretreatment Department- (hsherva@fpua.com). Please find attached FPUA Developer's responsibility that will walk you through the development process with getting your project up and running. **Working with FPUA to finalize Pre-Treatment Program Participation**

Please reach out to Lugey Dawson: ldawson@fpua.com or 466-1600 ext. 3428 to discuss the bulk billing agreement for the process discharge that will be required for your facility.

Electric & Gas Engineering: Approved

Electric - The property is not in the FPUA electric service area. Located in FPL service area.

Gas – Existing natural gas service currently on the site. For more information, please contact Ana Johnson.

Fort Pierce Building Department

No Comments

St. Lucie County Planning Department

No Comments

St. Lucie County PW/Engineering

The following comments are offered based preliminary plans.

1. Digiorgio Road is a County maintained roadway. Any modifications necessary for the site within the right-of-way will require a County right-of-way permit. **No modifications are planned**
2. The sites outfall to the north to a County canal. Additional improvements to the site may require a permit for the discharge into the canal. **No additional improvements are planned**
3. A Traffic impact review will be evaluated by the County at application submittal. **See traffic study and letter from engineer attached**
4. For discussion regarding these comments, please contact myself at 772-462-1491 or haysd@stluceico.org.

City Clerk Office

No Comments

Code Enforcement

No Comments

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Conditional Use - ACOR Recycling - 1121 Digiorgio Road

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: February 14th, 2021

NOTICE BY MAIL: February 12th, 2021

NOTICE BY SIGNS: February 17th, 2021

VERIFIED BY: Vennis Gilmore **TITLE:** Planner

SIGNATURE: **DATE:** February 17th, 2020

1
Florida State Dept of Ag
407 S Calhoun St
Tallahassee; FL 32399-6555

2
Orchid Island Juice Company
330 N US Highway 1
Fort Pierce; FL 34950-4207

3
Silver-Line Plastics Corp
900 Riverside DR
Asheville; NC 28804-3115

4
Enterprise Rd LLC
4361 Okeechobee Blvd Unit A7
West Palm Beach; FL 33409-3144

5
Pierce Hardy LP
1019 Rte 519
Eight Four; PA 15530

6
Aida Ortiz and Miguel Barboza and Jessica Barboza
3310 Maravilla BLVD
Fort Pierce; FL 34982-6481

7
Christopher P Gilbert (TR)
300 Parnell ST
Ketchikan; AK 99901-6127

8
St Lucie County
2300 Virginia Ave
Fort Pierce; FL 34982-5632

9
St Lucie County and Lakewood Park Poa
7508 Jennings Way
Fort Pierce; FL 34951-2118

10
Magnolia Square of FP HOA Inc
901 George Bush Blvd
Delray Beach; FL 33483

11
Magnolia Square of Ft Pierce HOA Inc
337 17TH ST; Unit STE A
Vero Beach; FL 32960

12
Jennifer White
3324 North Park Dr #8
Fort Pierce; FL 34982

13
Daphne Dinello and Donald R Dinello
3326 N Park DR
Fort Pierce; FL 34982-8424

14
John A Zanetti and Tammera L Zanetti
3328 N Park DR
Fort Pierce; FL 34982-8424

15
Jacqueline Brooke Orender and Bronze Bishop
3330 N Park DR
Fort Pierce; FL 34982-8424

16
C and K Ferguson Holdings LLC
5610 Sunset BLVD
Fort Pierce; FL 34982-7523

17
James B Janowiak Jr
3334 N Park DR
Fort Pierce; FL 34982-8424

18
John M McMinn and Gretchen M McMinn
261 Bermuda Beach Dr
Fort Pierce; FL 34949-1527

19
Casandra D Raya and Francisco S Raya Luna
3338 N Park DR
Fort Pierce; FL 34982-8424

20
Peter J Wicinski
3340 N Park DR
Fort Pierce; FL 34982-8424

21
Bruce A Steele (TR)
3342 N Park DR
Fort Pierce; FL 34982-8424

22
GMH Properties Inc
2820 SE Martin Square Corporate PKWY
Stuart; FL 34994-4915

23
Joseph D Gilreath
3350 N Park DR
Fort Pierce; FL 34982-8424

24
Stella Colon
3356 N Park DR
Fort Pierce; FL 34982-8424

25
Damon Mininni
3358 N Park DR
Fort Pierce; FL 34982-8424

26
Thomas J Stephens and Patricia A Dibona
3362 N Park DR
Fort Pierce; FL 34982-8424

27
Teresa Phillips
PO Box 881602
Port Saint Lucie; FL 34988-1602

28
Lally Development Inc
3501 W Colonial DR
Orlando; FL 32808-7901

29
Adan Esquivel-Garcia
3372 N Park DR
Fort Pierce; FL 34982-8424

30
NVR Inc
1409 Tech BLVD; Unit Ste 202
Tampa; FL 33619-7830

31
Randall W Gandee
3376 N Park DR
Fort Pierce; FL 34982-8424

32
Luis Martinez and Cathy Martinez
PO Box 690024
Vero Beach; FL 32969-0024

33
James Henry Johnson
3337 N Park DR
Fort Pierce; FL 34982-8427

34
Lourdy B Pierre
3329 N Park DR
Fort Pierce; FL 34982-8427

35
Sebastian K Kelly
3340 Liberty Square WAY
Fort Pierce; FL 34982-8431

36
Ema Conte
3342 Liberty Square WAY
Fort Pierce; FL 34982-8431

37
Robert K Garst
3344 Liberty Square Way
Fort Pierce; FL 34982-8431

38
Brandon C Whiteside
3349 Liberty Square WAY
Fort Pierce; FL 34982-8432

39
Thomas Albrecht and Adriana Delorenzo
3359 N Park DR
Fort Pierce; FL 34982-8427

40
Enrichetta Feola (TR) and Alexander Feola (TR)
1758 SE Durango ST
Port Saint Lucie; FL 34952-6518

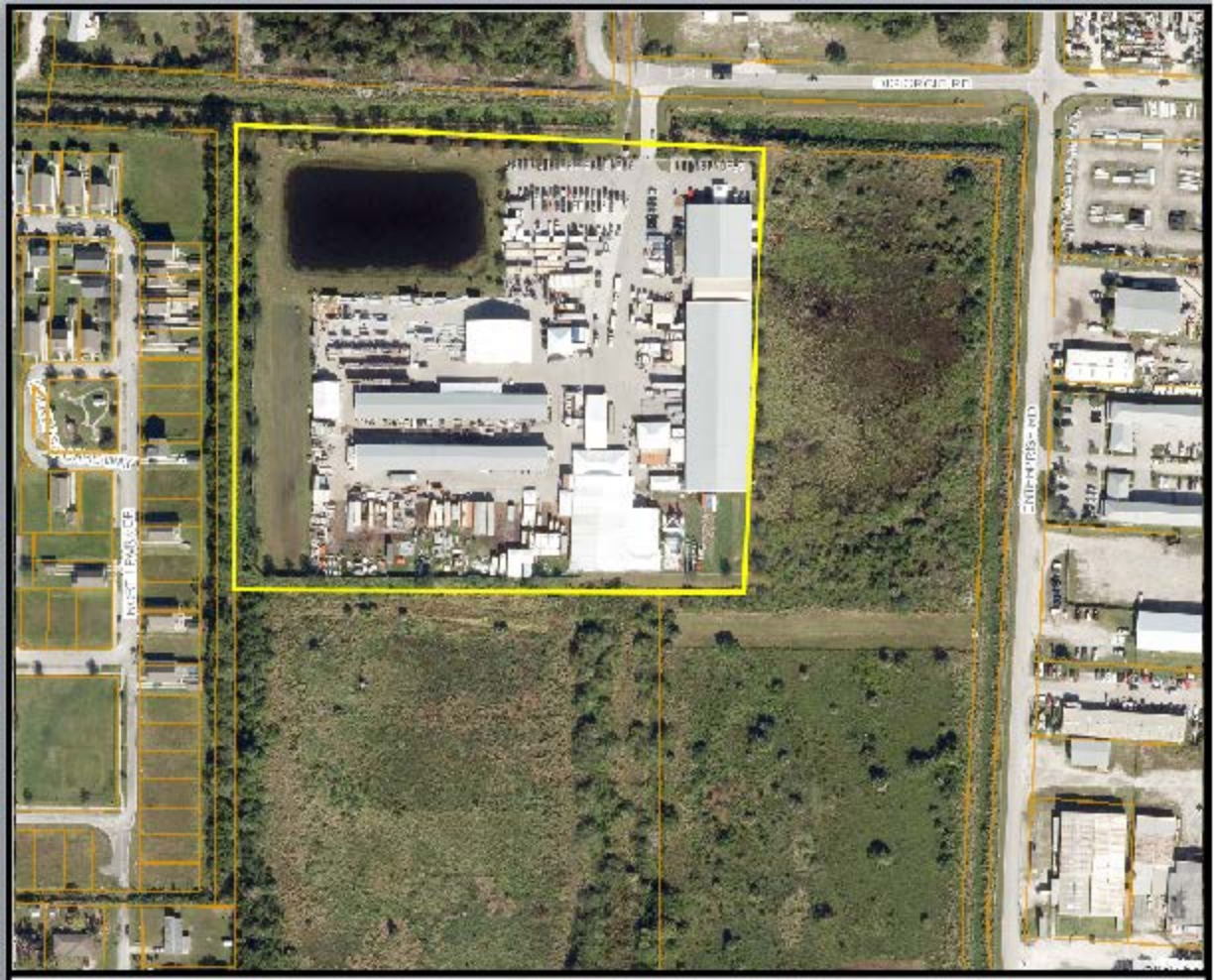
41
Gail D Young (TR)
225 SW Voltair TER
Port St Lucie; FL 34984-3629

42
Felipe D Rivas Ramos
3320 Monterey Square LN; Unit Unit 103
Fort Pierce; FL 34982-8438

43
Keith Orsi
3320 Monterey Square LN
Fort Pierce; FL 34982-8438

44
Atul Patel and Varshaben Patel
2614 SW River Shore DR
Port St Lucie; FL 34984-4941

45
3322 Monterey Square LLC
805 W Broward Blvd
Fort Lauderdale; FL 33312



N
W
L
S

ACOR Recycling

1121 Digiorgio Road

Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida

City Commission Regular Meeting - 6:00 pm **13. a.**

Meeting Date: 03/01/2021

Re:

SUBJECT:

Resolution 21-R15 appointing a Fort Pierce Business Owner to serve on the Keep Fort Pierce Beautiful Board.

SUMMARY:

A vacancy was created due to the resignation of the business member.

RECOMMENDATION:

Appoint a Fort Pierce business owner.

ALTERNATIVES:

Seek additional applicants.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

n/a

Attachments

21-R15
Brown - FP Business Owner
Tullis - FP Business Owner

Form Review

Form Started By: Linda Cox Started On: 01/28/2021 03:34 PM
Final Approval Date: 02/17/2021

RESOLUTION NO. 21-R15

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF MEMBERS TO THE KEEP FORT PIERCE BEAUTIFUL ADVISORY BOARD**; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following is hereby appointed by the City Commission to fill the unexpired term of Leah Sweat on the Keep Fort Pierce Beautiful Advisory Board; said term to commence upon adoption of this resolution and to expire as indicated below, or when a successor has been duly appointed.

Name	Position	
Tishunda Tullis	City Business Owner	11/4/2021

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 1st day of March, 2021.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PETER J. SWEENEY, ESQ.
CITY ATTORNEY

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Keep Fort Pierce Beautiful

Name: Bradley Brown	Phone: 772-971-8480
Home Address: 1871 S. Jenkins Road, Fort Pierce, FL 34947 City/Zip Code:	How long at this address? 11yrs
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: farmer, market manager, chef, marketing, entrepreneur	
Do you own a business that operates within the City of Fort Pierce? ☒ Yes ☐ No If yes, list the address and nature of said business: Brown Family Farm, 1871 S. Jenkins road, Fort Pierce, FL 34947, Farm Wednesday Green Market, 101 Melody Lane, Fort Pierce, FL 34950, Community Market Vegan Farmacy, 3475 S. Us Hwy 1, Fort Pierce, FL 34982, Produce, Vegan and Hemp Beverages and Foods	
Do you now or in the future plan to do business with the City of Fort Pierce? ☒ Yes ☐ No If yes, in what capacity? `Community event planning, and Organization	
Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No If yes, state the business and location: Brakely Farms, inc, 1871 S. Jenkins Road, Fort Pierce, FL 34947	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☒ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☐ Yes ☒ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): Business planning, Organization skills,	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Joyce Kobbe	Applicant Email Address: Bradley474@gmail.com
Date: 01-28-2021	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@cityoffortpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: _____

Name:	Phone:
Home Address: City/Zip Code:	How long at this address?
Are you a citizen of the United States? ☐ Yes ☐ No	
Occupation:	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☐ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☐ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☐ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume):	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☐ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☐ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address:
Date:	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@cityoffortpierce.com

City Commission Regular Meeting - 6:00 pm **13. b.**

Meeting Date: 03/01/2021

Re: Resolution

SUBJECT:

Resolution 21-R16 Supporting the 2021 Legislative Priorities of the Florida League of Cities and Treasure Coast Regional League of Cities.

SUMMARY:

The Florida League of Cities and the Treasure Coast Regional League of Cities share legislative priorities with the City of Fort Pierce. The Mayor works with both entities to advocate on behalf of the City. This resolution formalizes our support and acceptance of those priorities.

RECOMMENDATION:

Adopt the Resolution.

ALTERNATIVES:

Adopt with modifications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Mayor Linda Hudson

Fiscal Impact

OTHER INFORMATION:

No fiscal impact

Attachments

21-R16 DRAFT

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/24/2021 05:11 PM

Form Started By: Linda Cox Started On: 02/19/2021 02:27 PM

Final Approval Date: 02/24/2021

RESOLUTION NO. 21-R16

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, SUPPORTING THE **2021 LEGISLATIVE PRIORITIES** OF THE FLORIDA LEAGUE OF CITIES AND THE TREASURE COAST REGIONAL LEAGUE OF CITIES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Florida League of Cities established its 2021 Legislative Action Agenda; and

WHEREAS, on February 17, 2021, the Treasure Coast Regional League of Cities adopted Resolution 2021R-001 urging members of the Florida Legislature to support specific issues important to Florida municipalities during the 2021 Legislative Session.

WHEREAS, the City of Fort Pierce shares the concerns and priorities of the Florida League of Cities and the Treasure Coast Regional League of Cities.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE FLORIDA AS FOLLOWS:

SECTION 1: The City of Fort Pierce, Florida supports and adopts the 2021 Legislative Priorities of the Florida League of Cities and the Treasure Coast Regional League of Cities as outlined in the policy statements attached hereto and made a part hereof.

SECTION 2: The City of Fort Pierce authorizes and encourages the Mayor to take all necessary actions in order to advocate on behalf of the City regarding the policy statements hereby adopted.

SECTION 3: This Resolution shall take effect immediately upon adoption.

IN WITNESS THEREOF, this Resolution has been duly adopted on this 1st day of March, 2021.

_____
Linda Hudson, Mayor Commissioner

ATTEST:

_____
Linda W. Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

_____
Peter J. Sweeney, Esq.
City Attorney

2021 Florida League of Cities LEGISLATIVE ACTION AGENDA

PRIORITIES

- Sales Tax Fairness
- Short-Term Rentals
- Discharges to Surface Waters
- Affordable Housing
- Annexation

IMPORTANCE OF HOME RULE

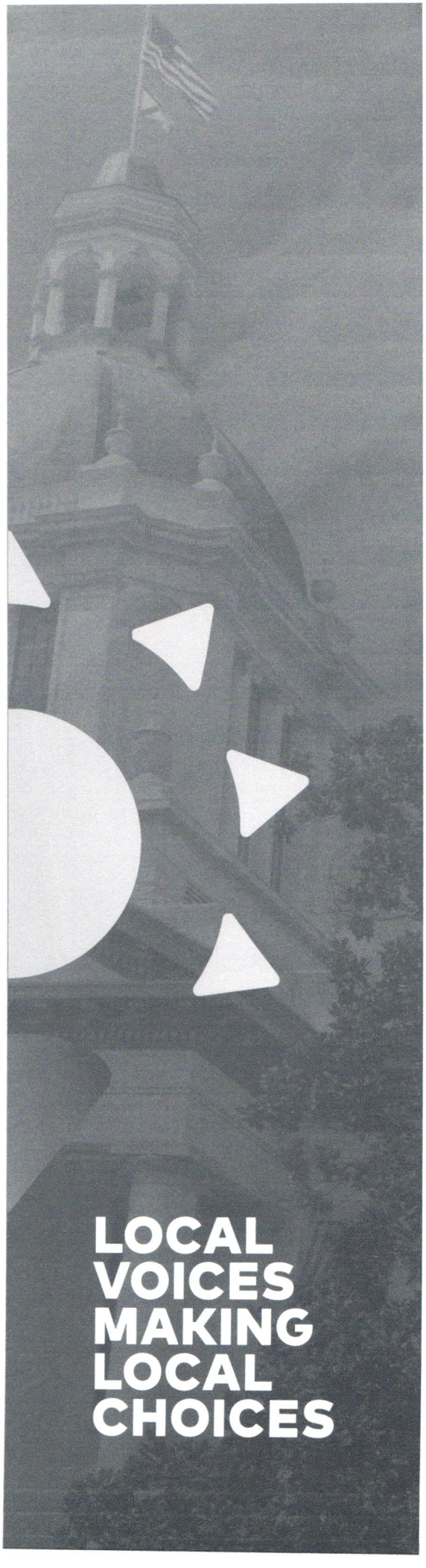
The Florida League of Cities believes in the importance of local self-government and that those officials closest to the people know their community best. Each of these issues supports Home Rule and a municipality's ability to govern itself based on the wants and needs of its residents. Home Rule is supported by an overwhelming majority of Florida residents. It is the foundation for local governments as they create fair, effective and responsive policies for their communities.

PRIORITY STATEMENTS

Sales Tax Fairness: The Florida League of Cities SUPPORTS legislation to update Florida's sales and use tax laws that apply to online/e-commerce sales from out-of-state retailers. Changes are needed to ensure that in-state retailers are treated equitably and that the Florida sales and use tax law is equally enforced.
Contact: Amber Hughes · *ahughes@flcities.com*

Short-Term Rentals: The Florida League of Cities SUPPORTS legislation providing for a collaboration between the Florida Department of Business and Professional Regulation and cities to ensure that short-term rental properties abide by state and local regulations, are properly licensed and insured, and comply with state and local taxation requirements as well as industry-accepted safety practices. The Florida League of Cities SUPPORTS legislation clarifying that existing, grandfathered municipal short-term rental ordinances can be amended without penalty.
Contact: Tara Taggart · *ttaggart@flcities.com*

Discharges to Surface Waters: The Florida League of Cities SUPPORTS legislation that establishes reasonable time frames for utilities to eliminate, to the extent possible in compliance with regulatory requirements and with specified exceptions, discharges to surface waters unless a utility demonstrates it is not environmentally, technically or economically feasible.
Contact: Rebecca O'Hara · *rohara@flcities.com*



Affordable Housing: The Florida League of Cities SUPPORTS legislation that requires all monies from the Sadowski State and Local Government Housing Trust Funds be used only for Florida's affordable housing programs.
Contact: Jeff Branch · *jbranch@flcities.com*

Annexation: The Florida League of Cities SUPPORTS legislation that facilitates the municipal annexation of unincorporated areas while protecting private property rights and respecting municipal boundaries.
Contact: David Cruz · *dcruz@flcities.com*

OTHER ISSUES OF IMPORTANCE

Cybersecurity: The Florida League of Cities SUPPORTS legislation dedicating state resources for the development and enhancement of municipal cybersecurity by providing funding for technical assistance, threat assessments, employee training, infrastructure improvements and data protection, including the protection of exempt and confidential information such as law enforcement personnel information and plans for government buildings and other critical infrastructure.

Transportation Funding: The Florida League of Cities SUPPORTS legislation that will allow cities to have greater local decision-making and flexibility on transportation funding to ensure we meet our ever-changing transportation demands.

Mobility Plans: The Florida League of Cities SUPPORTS legislation that defines mobility plans and fees in order to provide the clarity and consistency needed to assist Florida's cities in implementing alternative modes of transportation.

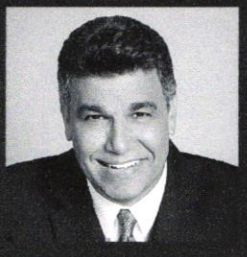
Digital Divide: The Florida League of Cities SUPPORTS legislation that reduces the digital divide and expands broadband internet access to all areas of the state. This includes:

- Identifying areas of Florida that are underserved by traditional broadband providers.
- Removing statutory barriers for cities to provide telecommunication services and open competition for affordable internet service.
- Increasing public funding for construction of broadband infrastructure.

Resilient and Sustainable Florida: The Florida League of Cities SUPPORTS legislation that promotes a resilient and sustainable Florida, including:

- Funding water quality improvements.
- Establishing policies and funding for alternative water supply development.
- Providing for intergovernmental coordination and planning on strategies to address climate challenges such as drought, coastal flooding and inland flooding.
- Enabling local authority to implement natural resource protection strategies.

2020-21 OFFICERS



President
TONY ORTIZ
Commissioner, Orlando



First Vice President
PHILLIP WALKER
Commissioner, Lakeland



Second Vice President
JOLIEN CARABALLO
Councilwoman, Port St. Lucie

For more information on the League's legislative initiatives, please contact:

FLC
FLORIDA LEAGUE OF CITIES

Florida League of Cities
P.O. Box 1757
Tallahassee, FL 32302-1757
850.222.9684
flcities.com

RESOLUTION 2021R-001

A RESOLUTION OF THE TREASURE COAST REGIONAL LEAGUE OF CITIES INC. URGING MEMBERS OF THE FLORIDA LEGISLATURE TO SUPPORT THE FOLLOWING ISSUES DURING THE 2021 LEGISLATIVE SESSION.

WHEREAS, Florida's cities, towns and villages believe in the importance of local self-government and that those officials closest to the people know their community best; and

WHEREAS, the COVID-19 pandemic has significantly altered the normal day-to-day life of most Floridians; and

WHEREAS, Florida's cities have been continuously working to respond to the needs of their residents and businesses and have been taking extraordinary measures to both limit the spread of COVID-19 and support local businesses, all while keeping the health and safety of their residents at the forefront of their efforts; and

WHEREAS, Florida's city leaders urge the Florida Legislature to support the principles of Home Rule and allow cities to address local challenges and govern based on the wants and needs of its residents and create fair, effective and responsive policies for their communities; and

WHEREAS, the Treasure Coast Regional League of Cities pledges to work together with Governor Ron DeSantis and Florida's House and Senate leaders to address the unique concerns of municipalities during the upcoming 2021 Legislative Session.

NOW, THEREFORE, BE IT RESOLVED BY TREASURE COAST REGIONAL LEAGUE OF CITIES, INC.

Section 1. The Treasure Coast Regional League of Cities urges Gov. Ron DeSantis and members of the Florida Legislature to support legislation during the 2021 Legislative Session that:

SUPPORTS legislation to update Florida's sales and use tax laws that apply to online/e-commerce sales from out-of-state retailers; and

SUPPORTS legislation providing for a collaboration between the Florida Department of Business and Professional Regulation and cities to ensure that short-term rental properties abide by state and local regulations, are properly licensed and insured, and comply with state and local taxation requirements as well as industry-accepted safety practices and further SUPPORTS legislation clarifying that existing, grandfathered municipal short-term rental ordinances can be amended without penalty; and

SUPPORTS legislation that establishes reasonable time frames for utilities to eliminate, to the extent possible in compliance with regulatory requirements and with specified exceptions, discharges to surface waters unless a utility demonstrates it is not environmentally, technically or economically feasible; and

SUPPORTS legislation that requires all monies from the Sadowski State and Local Government Housing Trust Funds be used only for Florida's affordable housing programs; and

SUPPORTS legislation that facilitates the municipal annexation of unincorporated areas while protecting private property rights and respecting municipal boundaries.

Section 2. A copy of this resolution shall be provided to Governor Ron DeSantis, Senate President Wilton Simpson, Speaker of the House of Representatives Chris Sprowls and (insert House and Senate members representing city).

PASSED AND ADOPTED by the Treasure Coast Regional League of Cities, Inc., this 17th Day of February 2021.

_____

Councilwoman Jolien Caraballo
President

_____

Witnessed

City Commission Regular Meeting - 6:00 pm **13. c.**

Meeting Date: 03/01/2021

Re: Communitywide Council

SUBJECT:

Submittal of applications to serve on the Communitywide Council.

SUMMARY:

The Board has two available seats. Qualified individuals must live within the CRA boundaries and be a city resident.

RECOMMENDATION:

Continue to seek applications.

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Caleta Scott, Grants Administration

Attachments

Ingram, Chad

Form Review

Form Started By: Linda Cox Started On: 01/28/2021 03:29 PM

Final Approval Date: 01/28/2021

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Communitywide Council

Name: Jermaine Chad Ingram	Phone: 786-389-4891
Home Address: City/Zip Code: 411 N 9th Street Unit C	How long at this address? 4 months
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: Food and Housing Freedom Advocate/Real Estate Agent	

Do you own a business that operates within the City of Fort Pierce? ■ Yes ☐ No
If yes, list the address and nature of said business:
Purchase and rehab vacant lots in Lincoln Park and to represent clients who wish to do the same

Do you now or in the future plan to do business with the City of Fort Pierce? ■ Yes ☐ No
If yes, in what capacity?
May request Lien cancellation on lots we own and may bid for city property and requests for bids

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ■ No
If yes, state the business and location:

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No
Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other:
Describe your education, background, training and knowledge – (feel free to attach a resume):
Just an average citizen with common sense

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No
If yes, please specify:

Have you ever been convicted of a felony? ☐ Yes ■ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Vennis Gilmore Applicant Email Address: EKhayaFR@gmail.com

Date: 7/30/2020 Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@cityoffortpierce.com

City Commission Regular Meeting - 6:00 pm **15. a.**

Meeting Date: 03/01/2021

Re:

SUBJECT:

Reports

Attachments

Purchase Orders

Form Review

Form Started By: Linda Cox Started On: 02/24/2021 10:11 AM

Final Approval Date: 02/24/2021

Purchase Order Approvals between $10,000 and $50,000 by the City Manager February 1, 2021 to February 28, 2021

1. Purchase Orders

a. Approval of Bid No. 2019-018 Traffic Cabinet Wraps, piggyback City of Port St. Lucie, Contract No. 20170250, completion of decorative traffic cabinet wraps project, by Spreed Pro Imaging, Stuart, FL, in the amount of $10,500.00.

b. Request authorization to piggyback Bid No. 2017-011 Janitorial Services for City-owned buildings from Morivalous Cleaning, Inc., Fort Pierce, FL in the amount of $2300.00 per month, for a total not to exceed $13,800.00 (6 months).

c. Approval of payment to Florida Department of Corrections for the Work Squad 1st and 2nd quarters, for an amount not to exceed $28,748.50.

d. Approval for COVID 19 Emergency purchase from Dell Marketing LP in the amount not to exceed $17,567.90 for ten laptop computers.

e. Purchase approval for CivicPlus., Manhattan, KS for annual renewal services (CivicSend, Website Hosting & Support, Website Recurring Redesign, Standard Department Header and Additionally Notify Me SMS Subscribers 500) in the amount not to exceed $13,756.34.

f. Request to extend contract with UF/IFAS Extension through an agreement with St. Lucie County to provide watershed, estuarial and pollinator education programs within the City of Fort Pierce for an annual amount of $10,000.