



TO: Nicholas Mimms, P.E., ICMA-CM, City Manager

THROUGH: Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

FROM: Brandon Creagan, MCRP, LEED Green Associate, Planner

RE: **Major Modification to Planned Development/Phase 2 Site Plan Harbour Cay Phase II**

BOARD DATE: July 19, 2021

STAFF REPORT

Property Owner: Harbour Isle Plaza LLC
 PO Box 3316
 Jupiter, FL 33469

Representative: Engineering, Design, & Construction
 10250 SW Village Parkway
 Port St. Lucie, Florida 34987

Requested Action: Approval of a Major Modification with site plan for the Harbour Isle Planned Development for the construction of Phase II of Harbour Cay

Site Location: 835 Seaway Drive

Parcel IDs: 2402-504-0002-000-1

Existing Use: Vacant

Parcel Size: 1.55 acres

Current Future Land Use: Hutchinson Island Mixed Use (HIMU)

Current Zoning: Planned Development (PD)

	North	East	South	West
Surrounding FLU:	RM/COS (FP)	HIMU (FP)	HIMU (FP)	HIMU/NC (FP)
Surrounding Zoning:	OS-1 (FP)	PD (FP)	PD (FP)	PD/C-5 (FP)

Staff Analysis:***Request***

In accordance with Sections 125-37, 125-133, 125-136, and 125-212 of the City Code, the applicant is requesting review and approval of a Major Modification to the Harbour Isle Planned Development. On August 5, 2004, the City Commission granted approval for the Planned Development known as Harbour Isle at Hutchinson Island. This PD consisted of both residential and commercial components. The commercial aspects of the project were located along Seaway Drive. On February 4, 2019, the City Commission approved the Phase 1 of the Harbour Cay development through Ordinance 19-003. A minor amendment for phase 1 was subsequently approved by the Planning Department on April 24, 2019, and through the consent agenda at the City Commission on May 6, 2019. On January 6, 2020, the City Commission denied Ordinance 19-037 for a proposed Cumberland Farms gas station on this site. The applicant is now seeking approval of the Phase 2 of the Harbour Cay development.

Site Plan Review:

Phase 2 of the development will consist of a 6,500 square foot commercial building and there will be 14 storage units that will be 300 square feet each for a total of 4,200 square feet of storage space. This development will directly connect to phase 1 of the development through an existing shared access driveway. Phase 2 will complete the construction of the last remaining driveway, which will be a right out only. The project only requires 33 parking spaces and the applicant is providing 42 additional parking spaces. The east side of the building will feature a drive-thru for a potential fast food user. There are also plans for a restaurant to occupy one of the spaces as well. The patio area of the building has been designed to accommodate space for outdoor seating. There is also a connection from the development to the existing sidewalk along the Seaway Drive right-of-way that will also act as a connection to the two sides of the development for pedestrian access. Space has been designated in the front of the development for a brick paver area to be designated as community space. There is also a proposed trellis that will be located around the self-storage area. The design of Phase 2 will remain consistent and in the same style as Phase 1 with some minor upgrades.

The Lighting Plan provided is consistent with City Code 125-315 (j)(1)(a) that specifies that the parking lot lighting shall be lit to a minimum average of two (2) foot candles. The Landscaping Plan provided is consistent with City Code 123-37, General Landscaping Requirements and will offer the following:

- 14 trees, which will feature the Eagleston Holly, DD Blanchard Magnolia, Live Oak
- 19 palm trees, which will feature the Bismarck Palm, Maypan Coconut Palm, Christmas Palm
- 329 shrubs, which will feature the Green Buttonwood, Cocoplum, Podocarpus, Purple Lantana

As required a traffic study was provided with this application and was reviewed by the City's third party reviewer Kimley-Horn. The traffic report states that 1,131 daily trips will be generated for the proposed development with 81 AM peak hour trips and 51 PM peak hour trips. After review of the traffic study Kimley-Horn has determined the following "The analysis demonstrates that the adjacent impacted roadway has sufficient capacity available to support the proposed project trips and the study area intersections will operate acceptably upon project buildout." As such the project will not impact the roadway system according to the review and analysis by Kimley-Horn.

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the proposed applications:

- (1) The amendment is consistent with the Comprehensive Plan.
- (2) The amendment will not have an adverse effect on the ability of the City to:
 - a. Satisfy land and water use needs; and
 - b. Meet transportation demands and provide community facilities and services.
- (3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment (Major Modification to PD) promotes and protects the public health, safety, and general welfare as the request as proposed is not out of character for the area and is similar to surrounding zoning designations.

Technical Review Committee

All affected City and County Departments have reviewed the proposed Future Land Use Map and Zoning Atlas Map Amendments 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.

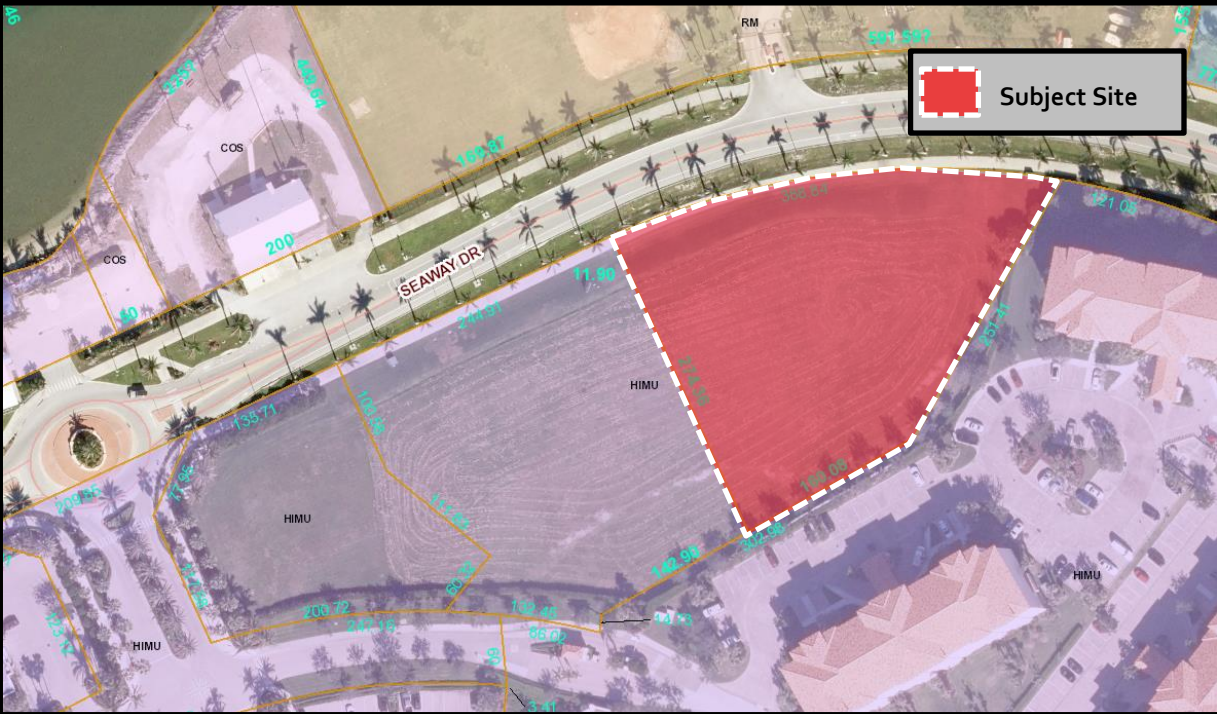
Planning Board

The Planning Board at their meeting on June 14, 2021, voted 7-0 to recommend approval of the request as presented.

Staff Recommendation Zoning Atlas Map Amendment (Major Modification to PD)

The requested Application for Zoning Atlas Map Amendment, Development Review, and Design Review meets the criteria specified in Section 125-37, 125-133, 125-136, and 125-212 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; therefore, Staff recommends **APPROVAL** of the request subject to the following condition:

1. Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 123-6.



THE SUNRISE CITY
FORT PIERCE
Florida

Major Amendment to PD
835 Seaway Drive
Future Land Use Map





April 14, 2021

David Baggett

10250 SW Village Parkway, Suite 201

Port St. Lucie, FL 34987

**Subject: Major Amendment to PD, Development, & Design Review – Harbour Cay Phase II
Technical Review Project # 21-07000005**

Fort Pierce Planning:

1. Staff requests that the blue aluminum louver shutter adorn all of the elevations that are currently blank like it is being proposed on Garage Building A North Rear Elevation. This would be placed on both side elevations for building A and the rear and side elevations for building B.
4. If not already proposed, provide a pedestrian side entrance to the dumpster enclosure with a striped crosswalk from the building sidewalk to the pedestrian entrance of the enclosure.
5. A connection to the site shall be made from the existing sidewalk along Seaway Drive similar to the connection that was made for phase 1 of the project.
6. Provide a master sign plan for phase II of the project. It would be suggested that the master sign plan is similar if not the same as the one that was approved for phase I.
7. Provide a colored site plan to include the landscaping for visual and presentation purposes.
8. At the time of Final Certificate of Occupancy for the commercial/retail building a landscape bond shall be filed with the Planning Department in accordance with City Code 123-6, Required Bond.
9. Comments and the invoice will be forthcoming from Kimley—Horn on the Traffic Study and based on that review, additional comments may be forthcoming from Planning.

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, MCRP, LEED Green Associate
Planner



To : Brandon Creagan, Planner

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

JRA

**RE : Harbour Cay Phase II (Harbour Isle Shoppes) – 835 Seaway Dr.
 Planned Development Minor Amendment
 TRC No. 21-07000005**

RECEIVED

MAY 25 2021

DATE : May 26, 2021

CITY OF FORT PIERCE
 PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on May 25, 2021:

- | | |
|---|--|
| <input checked="" type="checkbox"/> PD Minor Amendment Application | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> PUD Modification Approval | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for engineering comments

JRA/TST/tst *[Signature]*

City of Fort Pierce Engineering Comments

Rezoning, Development Review, & Design Review – Harbour Cay Phase II

Disapproval with Comments

1. Update the site plan to identify all property dimensions and bearings.
2. The site plan shall include a legal description of the property.
3. Provide a recent survey which clearly identifies the parcel's boundaries and the revised description of the 53' Ingress/Egress Easement to include the ORB and Page number.

Each comment must be satisfied to move forward to the Planning Board stage.



**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: 4.15.21
Property Address: Development Review – Harbour Cay Phase II – Parcel ID: 2402-504-0002-000-1

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 7th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature  Date: 4/9/21



THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

April 15, 2021

Case # 21-07000005

Planner: Brandon Creagan

Development review

Harbour Cay, Phase II, Seaway Drive, Ft. Pierce

Comments:

Overall, this is a nice design. However, consider adding a panoramic window to the east side of the building. The east elevation plan shows a planned brick wall at this time. The addition of a panoramic window will allow for "natural surveillance" by the users of the space (listed as future restaurant at this time) and would aid in deterring potential crime. The west side of the building does feature a window on that side.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

April 15, 2021

TECHNICAL REVIEW PROJECT # 21-07000005

Development Review – Harbour Cay Phase II – Parcel ID: 2402-504-0002-000-1

Comments

FPUA W/WW Engineering: Approved.

Note that approval through the City of Fort Pierce site plan approval process does not constitute approval of your detailed utility plans through FPUA. As such, submit two sets of Utility Construction plans to James Carnes @ 1701 S. 37th Street, Ft. Pierce, Florida 34947 for detailed review and FPUA approval.

FPUA Electric & Gas Engineering: Approved.

Electric - Please provide electric load information for the propose structure /new services and AutoCAD drawing. Customer will be responsible for all transformer pad, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

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@fpu.com

Office: (772)466-1600 Ext. 6957

Utility easement will be required for all propose FPUA electric facilities within the site.

Please find attached the markup consultant plan, showing FPUA existing electric and our propose location for the new electric facilities within the site.

If the developer should have any questions, please have them contact the individual listed above.

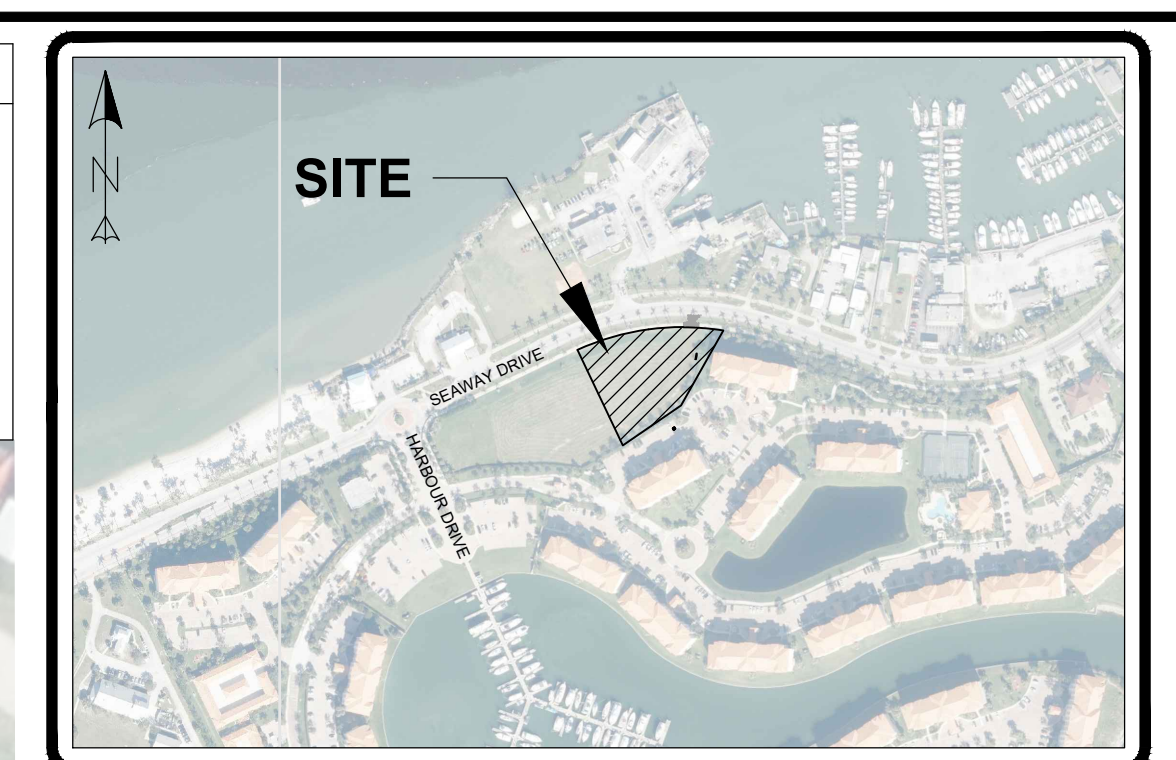
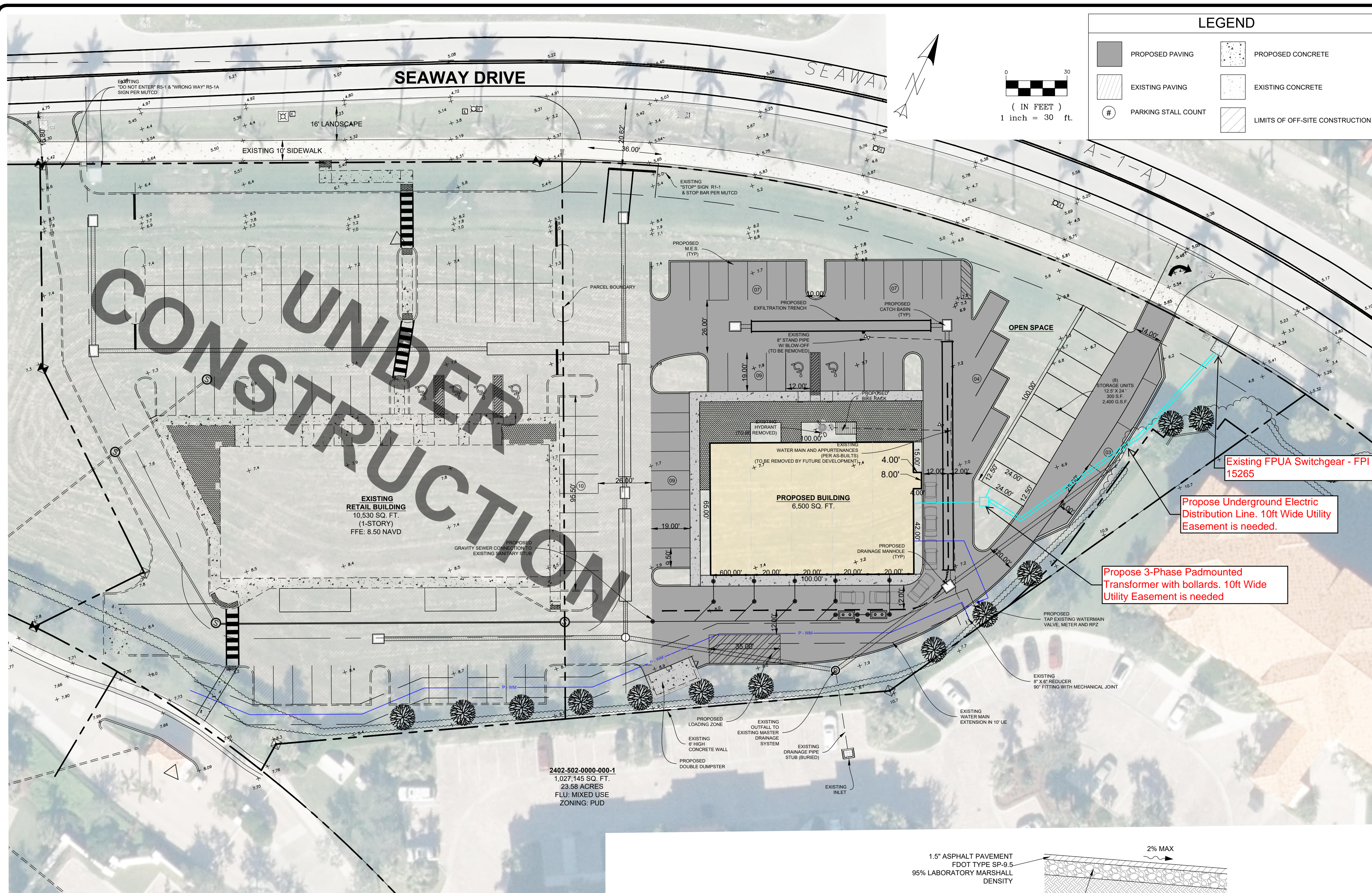


Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpu.com



Z:\EDC-2021\21-151 - Harbour Cay Phase II Building.dwg - CONCEPT SITE PLAN, 2/15/2021 3:07:24 PM, James, EDC, Inc.



FORT PIERCE, FLORIDA
VICINITY MAP
SCALE: 1" = 500'

LEGAL DESCRIPTION

TOTAL SITE AREA: 67,531 S.F., 1.55 AC.
PARCEL ID: 2402-501-0001-010-8

PROJECT NAME: HARBOUR ISLES SHOPPES
OWNER/DEVELOPER: 82535 SEAWAY DRIVE, FORT PIERCE, FLORIDA 34949

SITE DATA	CURRENT	FUTURE
FUTURE LAND USE:	HUTCHINSON ISLAND MIXED USE (HIMU)	
ZONING:	PLANNED DEVELOPMENT	
GROSS SITE AREA:	66,877 S.F. (1.54 AC)	
GROSS PROPOSED DEVELOPMENT AREA:	67,532 S.F. (± 1.55 AC) =	100.00%
IMPERVIOUS AREA:	46,604 S.F. (1.07 AC)	69.03%
PROPOSED BUILDING:	6,500 S.F.	9.58%
PROPOSED PAVEMENT:	22,657 S.F.	33.55%
PROPOSED CONCRETE:	1,891 S.F.	2.82%
PROPOSED PAVERS:	1,911 S.F.	2.84%
EXISTING PAVEMENT:	13,645 S.F.	20.00%
PERVIOUS AREA:	20,928 S.F. (0.48 AC)	30.97%
OPEN SPACE:	20,928 S.F. (0.48 AC)	30.97%

USABLE OPEN SPACE AREA:
REQUIRED = XXX S.F. @ 0.5% = XXX S.F.
PROPOSED = XXX S.F.

PROPOSED BUILDING COVERAGE: 09.68%
MAXIMUM BUILDING COVERAGE: 20.00%

BUILDING DATA
GROSS SQUARE FOOTAGE: 6,500 S.F.

SETBACKS FRONT: 25' SIDE: 15' REAR: 20'

PARKING CALCULATIONS
REQUIRED PARKING:
REQUIRED PARKING SPACES (10,530 S.F. / 1 SPACE / 200 S.F.) = 33 SPACES
REQUIRED HANDICAP SPACES (INCLUDED) = 2 SPACES
REQUIRED BICYCLE PARKING (1 PER 10 PROVIDED SPACES) = 4 STALLS

PROPOSED PARKING:
PROVIDED PARKING SPACES = 39 SPACES
PROVIDED HANDICAP SPACES (INCLUDED) = 2 SPACES
PROVIDED BICYCLE STALLS = 4 STALLS

NOTE: REQUIRED PARKING RATE PER HARBOUR ISLE PUD FOR RETAIL USE

PROJECT STATEMENT:
THE PROJECT PROPOSES THE DEVELOPMENT OF THE 1.55 ACRE PARCEL WITH THE CONSTRUCTION OF A 6,500 SF COMMERCIAL BUILDING, A PARKING LOT, A STORMWATER MANAGEMENT SYSTEM, AND UNDERGROUND UTILITIES. ALL IMPROVEMENTS SHALL CONFORM TO THE FORT PIERCE CODE OF ORDINANCES AND HARBOUR ISLE PUD.

SURVEY:
THIS SITE IS BASED UPON A SURVEY THAT WAS PROVIDED BY WALLACE SURVEYING CORP.

DATUM NOTE:
THESE PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM (NAVD), A TYPICAL ACCEPTED CONVERSION TO NGVD FROM NAVD IS...
NAVD = NGVD - 1.475'

WATER AND SEWER:
WATER AND SEWER SERVICE TO THE BUILDING WILL BE PROVIDED BY EXISTING FORT PIERCE UTILITIES AUTHORITY (FPIA) MAINS LOCATED ADJACENT TO THE PROJECT SITE. PROPOSED POINTS OF CONNECTION AND POINTS OF SERVICE ARE SHOWN ON THIS PLAN. THIS PLAN IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY. ALL FINAL UTILITY DESIGN AND SIZES TO BE INCLUDED ON CONSTRUCTION LEVEL PLANS.

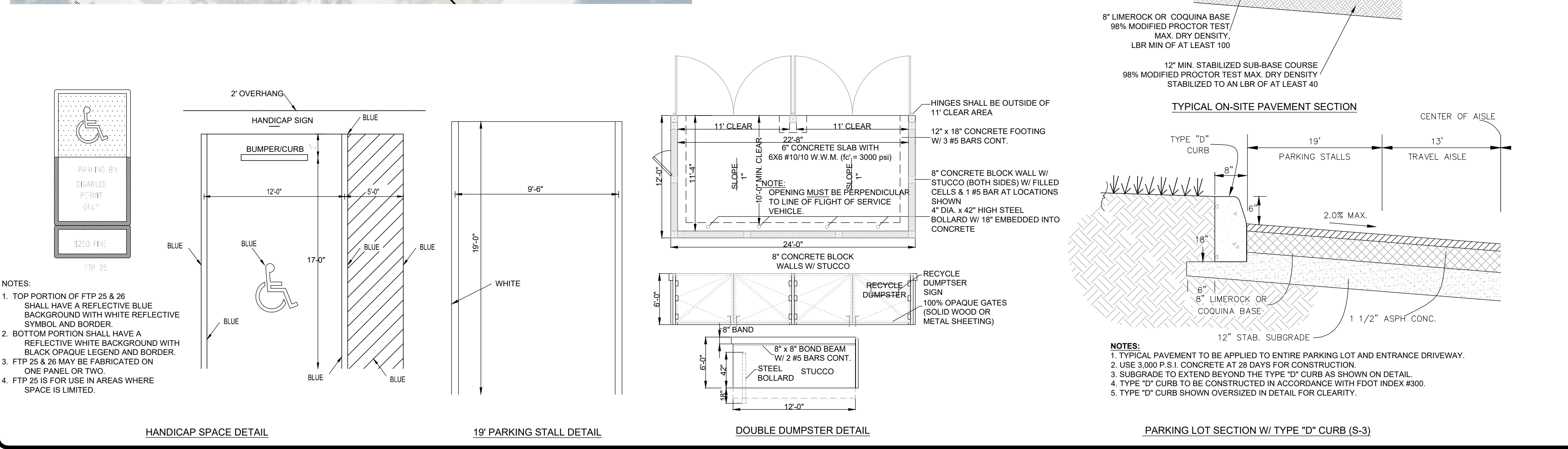
DRAINAGE STATEMENT:
THE PROJECT IS LOCATED WITHIN THE HARBOUR ISLE MASTER STORMWATER SYSTEM (SFWM) ERP PERMIT 50-01889-P. WATER QUALITY TREATMENT AND ATTENUATION ARE PROVIDED FOR IN AN EXISTING MASTER SYSTEM LAKE. PRIOR TO DISCHARGING INTO THE LAKE ON-SITE RUNOFF WILL BE COLLECTED IN A SERIES OF INLETS AND EXFILTRATION TRENCH THAT WILL PROVIDE THE REQUIRED 0.5" OF DRY PRETREATMENT FOR COMMERCIAL DEVELOPMENT. THIS PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12111C 0183, DATED 02/16/2012.

SOLID WASTE:
THIS PROJECT WILL UTILIZE A DOUBLE DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS. THE PROPOSED ENCLOSURE SHALL MEET THE CITY OF FORT PIERCE STANDARDS. GARBAGE AND RECYCLING PICKUP SERVICE TO BE PROVIDED BY THE FORT PIERCE SOLID WASTE DIVISION.

HAZARDOUS WASTE:
ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON-SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. HOWEVER, NO HAZARDOUS WASTE IS ANTICIPATED.

FIRE PROTECTION:
ALL HYDRANTS WITHIN 1000' ARE SHOWN. IF REQUIRED BY THE FLORIDA BUILDING CODE A SPRINKLER SYSTEM FOR FIRE PROTECTION WILL BE INSTALLED AND AN FDC WILL BE LOCATED NO LESS THAN 40' FROM THE BUILDING. EMERGENCY ACCESS FOR FIRE DISTRICT VEHICLES WILL BE PROVIDED.

TRAFFIC STATEMENT:
INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10TH EDITION



EDC
ENGINEERS & SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8096

DESIGNED BY	DATE	DRAWN BY	DATE	FILE NAME	CONCEPT SITE PLAN	LAYOUT	AS SHOWN	SCALE	DATE

HARBOUR CAY
PHASE II
SITE PLAN
FLORIDA
FORT PIERCE

DAVID C. BAGGETT, P.E.(DATE)
#81375

EDC

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Harbor Cay Phase II

REVIEW DATE: 4/2/2021

PLANNER: B. 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. 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.slcfcd.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. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
- 5. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire**

"Our Family Serving Yours"

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfcd.com



hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

6. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".
7. Per the St. Lucie County Fire District Fire Prevention Code Resolution 647-17. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.
8. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).
9. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.
10. The Fire District reserves the right for future comments at the site plan & building construction phase.
11. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.
12. Hydrants shall be located no more than 15 ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of fire hydrants. A clear space of not less than five feet (5 ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 inches. The center of hose outlet shall be not less than 18 inches above final grade.


"Our Family Serving Yours"

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392
Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfd.com



To: Brandon C. Creagan, MCRP, LEED Green Associate
Planner
City of Fort Pierce Planning Department

From: Alexander R. Memering, E.I.T. 
Kimley-Horn and Associates, Inc.

Date: May 28, 2021

Re: **Harbour Cay Phase II
Final Review of Traffic Impact Study**

Kimley-Horn has reviewed the traffic impact study (dated May 18, 2021) prepared by O'Rourke Engineering & Planning related to the above-mentioned project. The proposed project consists of a 4,200-square foot mine-warehouse, a 4,810 square-foot shopping center, and a 1,722 coffee/donut shop with drive-thru. The proposed development is generally located on the south side SR A1A, east of Harbour Isle Drive in the City of Fort Pierce. It should be noted that this traffic impact analysis evaluated Harbour Cay Phase II traffic impacts, as the Harbour Cay Phase I traffic impact analysis has been approved.

The total trip generation potential for the proposed development is 1,131 daily trips, 81 AM peak hour trips (42 entering/39 exiting) and 51 PM peak hour trips (25 entering/26 exiting). Access to the site is provided via two proposed full access connections and one proposed right-out only access connection on SR A1A.

The analysis demonstrates that adjacent impacted roadway has sufficient capacity available to support the proposed project trips and the study area intersections will operate acceptably upon project buildout. The Florida Department of Transportation (FDOT) approved site access for the proposed development, which did not recommend ingress turn lanes on SR A1A. We have no further comments for the applicant at this time.

Thank you for the opportunity to assist the City of Fort Pierce in reviewing this project. Please contact us if you have any questions or need additional information.



To: Brandon C. Creagan, MCRP, LEED Green Associate
Planner
City of Fort Pierce Planning Department

From: Alexander R. Memering, E.I.T. ARM
Kimley-Horn and Associates, Inc.

Date: April 27, 2021

Re: **Harbour Cay Phase II**
Review of Traffic Impact Analysis

Kimley-Horn has reviewed the Traffic Impact Analysis (dated March 24, 2021) prepared by O'Rourke Engineering & Planning related to the above-mentioned project. Please find our review comments below pertaining to the development's impacts to adjacent transportation facilities.

1. Please perform the Traffic Impact Analysis per Section 105-5 of City of Fort Pierce Land Development Code. This will require updating of, but not limited to, the following:
 - a. Pass-by trips shall not be higher than 25 percent (25%). Please revise the trip generation tables for both Phase I and Phase II. Also, please ensure the pass-by trips do not exceed 10% of adjacent street traffic.
 - b. The minimum horizon for forecasting traffic shall be five (5) years from the project's opening date. Please revise the evaluation of future conditions
2. In the Appendix, please provide a volume development worksheet for Driveway 1 similar to those provided for Driveway 2 and Driveway 3.
3. Please include internal capture calculations within the Appendix.
4. Upon revising the trip generation estimates, please determine the radius of impact (study area) using Table A within Section 105-5 of the City of Fort Pierce Land Development Code. The applicant may submit the updated study area for approval prior to submittal of the revised TIA.
5. Please justify the trip distribution assumed for the percentage of traffic to/from the Harbor Isles residential development.
6. The trip distribution shown in the volume development worksheet does not match what is shown in Figure 3a/b. Please revise these worksheets and HCS analysis accordingly.
7. Please discuss the need for an ingress left-turn lane in accordance with NCHRP Report 457. Based upon the proposed uses for both Phase I and Phase II, volumes along SR A1A, and location of Driveway 2 along a curve, the need for an ingress left-turn lane may be warranted.

Thank you for the opportunity to assist the City of Fort Pierce in reviewing this project. Please contact us if you have any questions or need additional information.