CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, June 14, 2021 - 4:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the May 10, 2021 meeting

6. **NEW BUSINESS**

   a. Voluntary Annexation - 186 Melton Drive

   b. Voluntary Annexation – King Orange Drive & Mura Drive

   c. Voluntary Annexation - Edwards Landing - 3 Properties

   d. Zoning Atlas Map Amendment - Kings Highway Commerce Park - 9 Parcels

   e. Zoning Atlas Map Amendment (PD Modification) - Harbour Cay Phase II - 835 Seaway Drive

   f. Text Amendment - Chapter 125-187: Dwelling Rentals

7. **COMMENTS FROM THE PUBLIC**

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

8. **DIRECTOR'S REPORT**

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

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

Planning Board - 4:00 PM **5. a.**

Meeting Date: 06/14/2021

Information

REQUESTED ACTION

Minutes from the May 10, 2021 meeting

LOCATION

N/A

RESPONSIBLE STAFF

N/A

RECOMMENDATION

N/A

Attachments

Planning Board Minutes 5.10.21

Form Review

Form Started By: Alicia Rosenthal Started On: 05/11/2021 04:02 PM

Final Approval Date: 05/14/2021

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 MONDAY, MAY 10, 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

After roll call, Ms. Hofmeister introduced the Planning department summer intern, Bridgette Murphy, and Ms. Murphy told the Board a little bit about herself.

Present:	Bob Burdge; Michael Broderick; Marcia Baker; Harold Albury; Frank Creyaufmiller, Chairman
Absent:	Nichelle Clemons; Gloria Johnson-Scott
Staff Present:	Jennifer Hofmeister, Planning Director
	Tanya Earley, Assistant City Attorney
	Rebeca Guerra, Assistant Planning Director
	Brandon Creagan, Planner
	Vennis Gilmore, Planner
	Alicia Rosenthal, Executive Assistant

4. CONSIDERATION OF ABSENCES

Ms. Johnson Scott and Ms. Clemons were excused.

5. APPROVAL OF MINUTES

a. Minutes from the April 12, 2021 meeting

Motion was made by Michael Broderick, and seconded by Bob Burdge to approve the minutes from the April 12, 2021 meeting.

AYE: Michael Broderick, Marcia Baker, Harold Albury, Bob Burdge, Chairman Frank Creyaufmiller

Passed

6. NEW BUSINESS

a. Annexation - 2261 Peters Road - Six (6) Parcels - Kings Highway Commerce Park

Mr. Creagan gave an overview of the annexation and answered questions from the Board on the road access between two of the parcels and the use of the land once annexed into the city.

Jeff Iravani, applicant representative, stated the owner intends to construct a 109 acre distribution center on the property with Phase 1 coming shortly.

Motion was made by Bob Burdge, and seconded by Michael Broderick to froward a recommendation of approval to the City Commission.

AYE: Michael Broderick, Marcia Baker, Harold Albury, Bob Burdge, Chairman Frank Creyaufmiller

Passed

b. Conditional Use - Lucky 7 Arcade - 1702 Delaware Avenue

Mr. Gilmore gave an overview of the application and answered questions from the Board on parking requirements, parking in the grass lot, and alcohol sales.

Ms. Hofmeister explained that in order to park on the grass lot, surface parking requirements have to be met.

Maria Alvarez, owner, stated that no parking will take place on the grassy area, only on the pavement.

Motion was made by Bob Burdge, and seconded by Michael Broderick to approve with the following thirteen (13) 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 10 bicycle spaces.
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. Alcohol sales or consumption shall also be prohibited in the attached restaurant.
3. Please adhere to City Code Section 125 – 325. – Amusement Arcades and Arcade Amusement. 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. A Landscape Bond, Itemized Cost Estimate, and Certified Letter of Completion by Certified Florida Landscape Architect must be provided prior to receiving Certificate of Occupancy.

4. 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 applicant must submit a Landscape Plan with new trees and plantings that meet city code standards.
5. 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.
6. 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 to the Building from sidewalk along Delaware Avenue to the entrance.
7. Provide a separate gated entrance to the refuse collection area for employee access.
8. Provide a sidewalk connection (sidewalk striping) to the refuse collection gated entrance.
9. 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.
10. No Parking shall be permitted within the 8,361 square foot grass area to the west.
11. Per City Code Section 22-56.-Definitions: Adult entertainment establishment means an adult theater, an adult bookstore, an adult performance establishment, a commercial physical contact parlor or an escort service operated for commercial or pecuniary gain, regardless of whether such establishment is permitted under this article. Whether or not an adult entertainment establishment is operated for commercial or pecuniary gain shall not depend upon actual profit or loss. An establishment which has a permit issued through this article shall be presumed to be operated for commercial or pecuniary gain. An establishment with an adult entertainment permit shall be presumed to be an adult entertainment establishment. Adult Entertainment per the City of Fort Pierce definition is not allowed, however an Arcade Amusement Center with entertainment for adults 18 years of age and older is permitted through Conditional Use Approval.
12. A Lot Combination and Unity of Title of Parcel ID: 2409-314-0027-000-0 and Parcel ID: 2409-31, to provide continual access for a sustainable commercial site must be completed.

AYE: Marcia Baker, Harold Albury, Bob Burdge, Michael Broderick, Chairman Frank Creyaufmiller

Passed

c. **Conditional Use - Dwelling Rental - 1578 Thumb Point Drive**

Ms. Guerra gave an overview of the dwelling rental and highlighted that the detached accessory building was built prior to the zoning ordinance change and the two car limit condition is for the rental unit only. Ms. Guerra answered questions from the Board on the address of the detached building, traffic, and electrical permits for the rental unit.

Christy Estes, owner and applicant, noted that condominiums are behind her home and there is nothing to the stage left of the home for noise violation. Dr. Estes said she will be living on the premises and there is an open camera system on the property. Dr. Estes highlighted the rental rules of no pets, no children, and a 3 night minimum rental. Dr. Estes said she will not be operating her business from her home and she stated that none of her students will be staying in the rental unit.

Timothy Bankston, resident, read a letter of opposition from resident, Terry Shafer and he spoke against the application.

Sally Griffith, resident, spoke against the application.

Ms. Baker stated she is concerned with having two vacation rentals, with the driveways meeting right across the street from each other, that close to an intersection, is a tragedy waiting to happen.

Motion was made by Bob Burdge, and seconded by Harold Albury to recommend approval subject to the following six (6) 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 (2) vehicles for the rental unit.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.
6. Conditional Use approval is limited to the dwelling rental located within the detached accessory structure.

AYE: Harold Albury, Bob Burdge, Michael Broderick, Chairman Frank Creyaufmiller
NAY: Marcia Baker
Passed

d. **Text Amendment - Chapter 125-187 - Vehicle Sales / Service / Repair**

Ms Guerra gave an overview of the text amendment and she highlighted the change will allow for site plans with beautification and landscape improvements

Ms. Baker suggested that the Use Table be changed to Vehicle Repair or Vehicle Wash instead of Vehicle Repair and Wash, because it implies that you cannot have a vehicle repair business unless you have a wash facility.

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

AYE: Bob Burdge, Michael Broderick, Marcia Baker, Harold Albury, Chairman Frank Creyaufmiller

Passed

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

Ms. Hofmeister informed the Board of the upcoming Edgartown Community meeting on Wednesday, May 12, 2021 at the Riverwalk Center.

Ms. Hofmeister explained that the Planning Board of Adjustment is having a hard time meeting quorum due to the Board not meeting regularly. At the Conference Agenda on May 10, 2021, Ms. Hofmeister discussed the possibility of the Board of Adjustment duties moving under the Planning Board. Ms. Hofmeister stated the City Commission has directed staff to look at what other municipalities are doing and to check for legal conflicts due to the Board of Adjustment hearings being Quasi-Judicial.

9. BOARD COMMENTS

Chairman Creyaufmiller asked the Board members to make their feelings known because every comment is worthy of being made.

Ms. Baker stated in June 2020, the City Commission eradicated the rights of the property owners in Fort Pierce and the Planning Board to have any meaningful influence on any Conditional Use applications. Prior to that date a 20% negative response from the public or a Planning Board denial triggered a super majority vote to override the objections. The elimination of this safety feature of a super majority requirement has been and will be in the future a disaster for any continuing meaningful citizen participation on any kind of Conditional Use in their neighborhoods. Ms. Baker urged the City Commission to rescind this change and go back to the citizens and the Planning Board having proper influence on the decisions being made.

Mr. Broderick gave an update on the Short Term Rental Task Force. He stated the committee is on target for the initial presentation to the City Commission at the Conference Agenda on June 14, 2021 with the finalized document being finished in September or October 2021. Mr. Broderick explained that the process will be usable and functional and is a massive improvement but it is not a "be-all, fix-all" and frustrations will not be eliminated.

10. ADJOURNMENT

40ft
THUMB POINT DR
FERNANDINA ST
7
1
2
3
85
75
125
115
140
200
130

REVISIONS

REVIEWED FOR CODE COMPLIANCE

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code inadvertently overlooked during plan review as outlined in Chapter 1 Section 105.4 of the Florida Building Code. All proposed work is subject to any corrections required by field inspectors that may be necessary in order to comply with all applicable codes.

These plans and all proposed work are subject to any corrections required by field inspectors that may be necessary in order to comply with all applicable codes.

My reading

From: terry travelandfishing.com (terry@travelandfishing.com)

To: tbank39@bellsouth.net

Date: Monday, May 10, 2021, 12:30 PM EDT

Terry ShAfer
1502 Faber ct

Planning board, first of all we would like to thank you for the immense amount of time that you have spent on the issues of short term rentals in our city.

It is my understanding that the apartment… The garage apartment at 15 78,Thumb Point Dr. is on one of three lots. It is my understanding as advised from planning that it can have sleeping quarters and only a kitchenette but not a kitchen. If you will please look at the picture that Mr. Bankston is giving to you on my behalf today you will see that in the real estate advertisements for this property before being purchased by the Estes you will see a stove that will require a 220 plug. Planning advised me that the difference between a kitchen and a kitchenette is 220 and not 110.

It is my opinion that our city is not doing their job. This apartment should have already been inspected by the building department. I would love to speak to the building department about it but I have sent three emails with no response. I have left messages with no response. They seem to think that they do not have to answer to the taxpayers of the city of Fort Pierce I just don't see it that way. If we have a question we need answers. I will now put the responsibility on the planning board to prove what we are saying in the photographs to be correct and to assume that what the planning board has told me is correct or to prove it wrong I do not feel that any permit should even be considered until this property has been inspected by the building department.

This is respectfully committed to the planning board by Tim Bankston for Terry Shafer at 1502 Faber Court thank you

Terry W. Shafer
All About Travel
200 South Indian River Dr.
Suite 307
Ft Pierce, Fl. 34950
772 979 0986

Guest house not built
until last owner
after 1985

Planning Board - 4:00 PM **6. a.**
Meeting Date: 06/14/2021

Information

REQUESTED ACTION
Voluntary Annexation - 186 Melton Drive

LOCATION
186 Melton Drive

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

RECOMMENDATION
Approval

Attachments

staff report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments

Form Review

Form Started By: Brandon Creagan Started On: 06/07/2021 07:07 PM
Final Approval Date: 06/08/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Annexation** **186 Melton Drive**
BOARD DATE:	June 14, 2021

STAFF REPORT

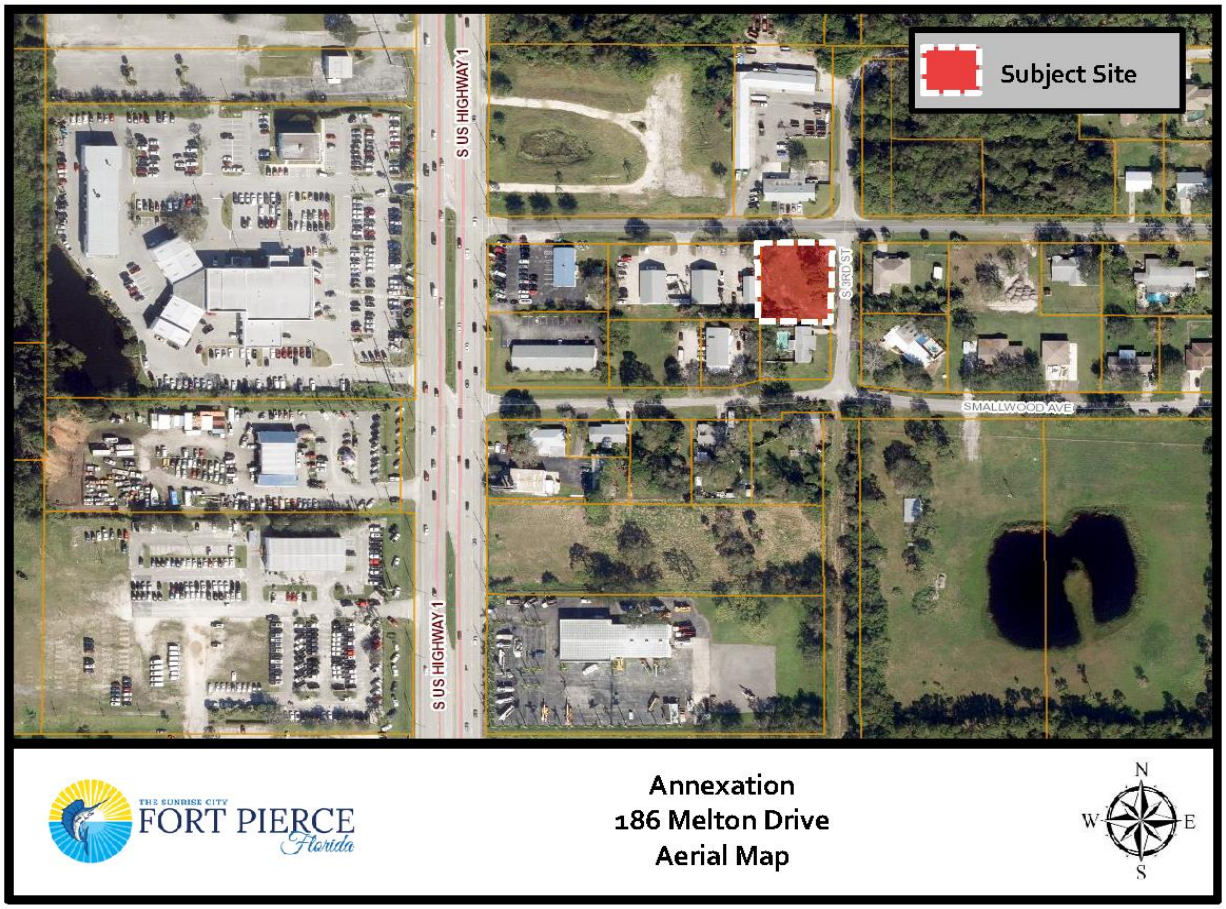
Property Owner/ Applicant	Stallmur Properties, LLC 2400 S. Ocean Drive, Unit 4200 D Fort Pierce, Florida 34949
Representative	Hoyt C. Murphy Jr. 2400 S. Ocean Drive, Unit 4200 D Fort Pierce, Florida 34949
Requested Action:	Approval of a Voluntary Application for Annexation for a parcel of land
Site Location:	186 Melton Drive in Fort Pierce, Florida
Parcel ID:	3403-805-0154-000-1
Parcel Size:	0.35 Acres
Current Future Land Use:	Commercial (COM)
Current Zoning:	Commercial General (CG)
Proposed Future Land Use:	General Commercial (GC)
Proposed Zoning:	General Commercial (C-3)
Utilities:	FPUA

	North	East	South	West
Surrounding FLU:	COM (SLC)	RM (SLC)	GC (FP)	GC (FP) COM (SLC)
Surrounding Zoning:	CG (SLC)	RS-4 (SLC)	C-3 (FP)	C-3 (FP) CG (SLC)

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of a property at 186 Melton Drive in Fort Pierce, Florida. The parcel ID is 3403-805-0154-000-1.



The subject property has a St. Lucie County Future Land Use designation of Commercial (COM) and a zoning designation of Commercial General (CG). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is General Commercial (GC) with a zoning classification of General Commercial (C-3).

Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission." Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is $30,500. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000. Currently the property is vacant.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

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

The subject property is in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. This property abuts property to the south and east that are within the City limits. The annexation of this property would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services. The applicant is requesting that the City of Fort Pierce Future Land Use remain consistent with the current County designation (RH) and the City's Comprehensive Plan. The applicant is requesting that the City of Fort Pierce Future Land Use and Zoning designations remain consistent with the current County designation and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Designations of GC and C-3, respectively, would be consistent with Policy 1.11.5. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of this annexations by mail to the St. Lucie County Administrator's Office on or before June 20, 2021, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections. The comments generated from the technical review and any responses by the applicant have been provided.

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends that the Planning Board recommend approval of the proposed annexation along with the Future Land Use designation of GC and the Zoning designation of C-3.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 186 Melton Dr (SW Corner Melton & S. 3rd St)
2. Legal description of real property for which annexation is being requested:
   Ruhlman SID Block 8 Lots 10 & 11
   Property Tax ID: 3403-805-0154-000-1
3. Size of described property: 109 x 140 (.35 Acre)
4. Project description: Vacant commercial Land being Annexed into city of Fort Pierce
5. Current St. Lucie County Future Land Use Designation: Commercial
6. Current St. Lucie County Zoning: General Commercial
7. Is this a Historic property? NO
8. Appraised value: Assessed AT $30,500
9. Name of Owner(s): STALLMUR Properties LLC
   Signature of Owner(s): Hoyt C. Murphy Jr. (Hoyt C. Murphy Jr. manager/member)
   Mailing Address: 2400 S. Ocean Dr. PH 4200
   City Ft. Pierce State FL Zip 34949
   Phone 772-971-7424 Fax 772-460-2067

* please note this property is "blanked out" to public viewer on TAX Assessors Records. My Partner is A Long time volunteer with Guardian Ad Litum thus ALL his properties Are Not Visible to the Public. Property Record Card is Attached

10. Name of Representative: Henry C Murphy JR

Signature of representative:

Mailing Address: SAME AS Above

City) State Zip

Phone Fax

E-mail:

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

3/09/2021 **Saint Lucie County** *User Acct:* 1 *Account#:* **39608**

ParcelID: **3403-805-0154-000-1** *Location:* TBD Saint Lucie County 34982 *Printed By:* PA00\HardieC *Total Value:* **30,500**

Current Owner	*Percent*
Stallmur Properties LLC	100

2400 S Ocean DR, Unit Apt 4200 D, Fort Pierce, FL 34949-8002

Previous Owner
Mr Stallmur Properties LLC

Current Value Information

Use Code	Land Size	Building Value	Yard Items	Land Value	Agr. Value	Total Value	Assessed
1000	0.35	0	0	30,500	0	30,500	30,500
TOTAL	**0.35**	**0**	**0**	**30,500**	**0**	**30,500**	**30,500**

Patriot
Properties Inc.

User Defined

36S
PriorID1a
3403805
PriorID1b
PriorID1c
40E
PriorID2a
8
PriorID2b
0154
PriorID2c
03
PriorID3a
10
PriorID3b
PriorID3c

Entered Land:
15246 SF
Home Stead N

General Notes

add change per e-mail request from John Stalling ph # 772-260-1603

Previous Value Information

TaxYr	Cat	Use	Bldg Val	Yard	Land Size	Land Val	Total Val	Ass'd Val
2021	SALE3	1000	0	0	0.35	30,500	30,500	30,500
2020	FV2	1000	0	0	0.35	30,500	30,500	30,500
2019	FV2	1000	0	0	0.35	30,500	30,500	30,500
2018	FV2	1000	0	0	0.35	30,500	30,500	30,500
2017	FV2	1000	0	0	0.35	30,500	30,500	30,500
2016	FV2	1000	0	0	0.35	30,500	30,500	30,500

District Data

Code	Desc.	%
D01	SLC Stormwtr	100
S64	Children Srv	100
E19	Erosion E	100

Zoning Data

Code	Desc.	%
CG	Comm Gen	

Sales Information

Grantor	Legal Ref	Type	SaleDate	Nal	SalePrice	V	Verif	GeneralNotes
Stallmur Properties LLC	4109-1141	WD	03/13/2018	DisM-Affili	100	N	Deed A	John Stallings 50% inter
Stallmur Properties LLC	4109-1138	WD	02/26/2018	DisM-Affili	100	N	Deed A	Margaret Murphy's 25.0(
Stallings John	4109-1135	WD	02/26/2018	DisM-Affili	100	N	Deed A	Hoyt C. Murphy Jr.'s 25.(
Stallings John	4072-2596	TR	11/27/2017	D2-Interes	100	Y	Deed A	
Cueto (EST) Leo	3277-1331	TD	03/18/2011	Dis-QC-TI	4000	Y	Deed A	
Richard Albanese	12140547	TD	04/06/1999	Disq Sale	2100	Y		
	02722816	CV	08/01/1977	Qual-1 ID	4000	Y		

Property Factors

Census 121113816011
Flood Haz:
Topo:
Street:
Traffic:

Utilities

Code	Desc.

Legal Description

RUHLMAN S/D BLK 8 LOTS 10 AND 11 (0.35 AC) (OR 3277-1331; 4072-2596; 4109-1135 thru 1141)

Assr Map: 34/03S
GIS 1: 34
GIS 2:
Reval Dist: COM4 - Karen
Year: 2021
Mrkt Area: 23 - 23

Activity Information

Date	Results	By
04/09/2019	5 YR REVU NC	J Thomas
06/19/2014	5 YR REVU NC	B Raya
07/11/2013	5 YR REVU NC	J Sheehan
11/29/2011	5 YR REVU NC	S Enns

Building Permit Information

Date	Number	Description	Amount	Visit Date	ClosedDate	Status	GeneralNotes

Signature: Date:

Land Data (1st 7 lines)

ne	Use	Description	LUC Factor	Units	Depth	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Spec Land	Juris	Fact	Use Value	Notes
	1000	Vac Comm	1.00	15,246.000		SqFt	TBD	1.00		4	2.00	YB01	1.00	23	Back Li	-50					30,500				0	

Total Area: 0.35 **Total Appraised: 30,500** **Agr Total: 0** **Use Value: 0** **Assessed Value: 30,500**

sclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Exterior Information

Bld Type
Stry Ht
Liv Units 0
Foundation
Frame
Wall
Wall2
RoofStruct
Roof Cover
Color
ViewCode
Bld Name

Bath Features (Rating)

Full Bath 0
Addtnl 0
3/4 Bath 0
Addtnl 0
1/2 Bath 0
Addtnl 0
0% Othr Fix 0

Condo Information

Location
Tot Units
Floor Level
Num Floors 0
% Own 0
Name

Other Features (Rating)

Kitchens 0
Ad Kit 0
Frpls 0
WSFlue 0

Depreciation %

PhysCond Average 0.00
Func 0.00
Econ 0.00
Spec 0.00
OV
Total %Dep: 0.00

Description	Units	Rms	Bed	Floor Lvl	Inc Type

General Information

Grade
Year Blt Eff Yr Blt
Alt LUC 0%
Jurisdict Fact 1.00
Constr Mod
LumpSumAdj 0.00
Commercial Units 0

Interior Information

Avg Ht/FL
Prime Wall
Sec Wall 0%
Partition
Prime Fl
Sec Floors 0%
Bsmt Floor
Subfloor
Bsmnt Gar 0
Electric
Insulation
Int vs Ext
Heat Fuel
Heat Type
Sec Ht Type 0%
Heat Sys 0
% Heated 0 % A/C 0
% Sprinkled 0 % Ctrl Vac 0

Calculation

Basic $/SQ	0.00
Size Adj	1.00000000
Const Adj	1.00
Adj $/SQ	0.000
Other Feat	0
Grade Fact	1.00
NBHD Infl	1.00000000
LUC Factor	1.00
Adj Total	0
Depreciation	0
Dep Total	0
Final Total	0.00

Alternate Area Detail

SubArea	%	AltType	%

Sub Area Detail - 1st 9 Lines Displayed

Code	Desc.	F.Area	Area	Rate	UnDeprVal

Special Features / Yard Items (1st 6 Lines Displayed)

Code	SFYIDesc	A	Y/S	Qty	Len	Width	Size	Qual	Con	Year	Unit Price	Adj UP	D/S	Dep%	LUC	L.Fac	NB	N.Fact	Juris	J.Fact	UndepValue	Apprsd Value	Assd Value

Total Sp. Features: Total Yard Items: Total Appraised: Total Assessed Value:

isclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY FILE # 3572301 OR BOOK 3277 PAGE 1331, Recorded 03/18/2011 12:51 PM Doc Tax: $28.00

Tax Deed File No. 09-616

DR-506
R. 01/95

Property Identification No. 3403-805-0154-000/1

LEO CUETO EST, ROBERT LA ZAR

Tax Deed

State of Florida

County of ST LUCIE

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered 2006-3303807 issued on JUNE 1 2007 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 18 day of MARCH 2011, offered for sale as required by law for cash to the highest bidder and was sold to JOHN STALLINGS & HOYT C MARITAL TRUST EACH WITH UNDIVIDED 50% INTEREST whose address is 694 SE ASHLEY OAKS WAY STUART FL 34997, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 18 day of MARCH 2011, in the County of ST LUCIE, State of Florida, in consideration of the sum of ($ 3,926.97 **********) THREE THOUSAND NINE HUNDRED TWENTY-SIX AND 97/100********** Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

RUHLMAN S/D BLK 8 LOTS 10 AND 11

Witness: Cheryl Freeman

CHERYL FREEMAN

Sarah Noble

SARAH NOBLE

Joseph E. Smith (Seal)

Clerk of the Circuit Court or County Comptroller

CLERK OF THE CIRCUIT COURT · ST. LUCIE COUNTY ·

ST LUCIE County, Florida.

State of Florida

County of ST LUCIE

On this 18 day of MARCH, 2011, before me CHERYL FREEMAN personally appeared JOSEPH E SMITH, Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

Cheryl Freeman

CHERYL FREEMAN
MY COMMISSION # DD 972092
EXPIRES: July 12, 2014
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4378132 OR BOOK 4072 PAGE 2596, Recorded 12/07/2017 03:05:13 PM Doc Tax: $0.70

Prepared by:

Bruce R. Abernethy, Jr., Esq.
130 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Return to: Courthouse Box of Bruce R. Abernethy, Jr., Esq.

Parcel I.D. No. See attached Exhibit "A"

TRUSTEE'S DISTRIBUTIVE DEED

THIS INDENTURE, made this 27th day of November, 2017, between **Hoyt C. Murphy, Jr., J. Stephen Tierney, III, and Margaret A. Murphy, Trustees of the Hoyt C. Murphy Marital Trust utd 7/19/1988** (hereinafter referred to as the "Trust"), whose address is2400 S. Ocean Drive, #4200-D, Fort Pierce, Florida 34949, hereinafter referred to as the "GRANTOR," and **Hoyt C. Murphy, Jr., as to an undivided 25% interest and Margaret A. Murphy, as to an undivided 25% interest,** hereinafter referred to as the "GRANTEE." The address of the GRANTEE is 2400 S. Ocean Drive, #4200-D, Fort Pierce, Florida 34949. The Grantee shall have full power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property herein conveyed as trustee under the provisions of Section 689.073 Florida Statutes.

WITNESSETH:

That the GRANTOR, pursuant to the powers granted under the Trust; and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid, grants, bargains, aliens, remises, releases, conveys, and confirms to the GRANTEE, and GRANTEE'S successors and assigns forever that certain real property situate in **St. Lucie County, Florida**, more particularly described as follows:

SEE EXHIBIT "A" attached hereto.

Subject to Easements, Restrictions, Covenants, Conditions and Limitations of record, if any.

TITLE HAS NOT BEEN EXAMINED BY SCRIVENER.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances belonging or in anyway appertaining to said real property.

TO HAVE AND TO HOLD the same unto said GRANTEE, the GRANTEE'S successors and assigns, in fee simple forever.

AND THE GRANTOR does covenant to and with the GRANTEE, and the GRANTEE'S successors and assigns, that Hoyt C. Murphy, Jr., J. Stephen Tierney, III and Margaret A. Murphy presently serve as Trustees under the Trust, that the Trust is in full force and effect, that Hoyt C. Murphy, Jr., J. Stephen Tierney, III and Margaret A. Murphy, **as Trustees**, are empowered by said Trust to enter into this deed and that all things preliminary to and in and about this conveyance and the laws of the State of Florida have been followed and complied with in all respects.

AND THE GRANTOR further covenants with GRANTEE that GRANTOR has good right and lawful authority to convey the property and GRANTOR warrants the title to the property for any acts of GRANTOR and will defend the title against all lawful claims of all persons claiming by, through, or under the GRANTOR. Where used herein, the terms GRANTOR and GRANTEE shall be construed as singular or plural as the context requires.

This conveyance is exempt from Florida documentary stamp tax in accordance with Florida Administrative Code Rule 12(b)-4.013(28)(e) as the conveyance evidenced hereby is a distribution from the Trust to the Trust beneficiaries in accordance with the specific terms of the Trust instrument in accordance with each beneficiary's beneficial interest in the Trust.

IN WITNESS WHEREOF, the GRANTOR has set its hand and seal on the date and year first above written.

Signed, sealed, and delivered
in our presence:

Printed name: Alexis Sterger

Printed name: Justin Morefield

Hoyt C. Murphy, Jr., Trustee of the Hoyt C. Murphy Marital Trust utd 7/19/1988

2400 S. Ocean Drive, #4200-D
Fort Pierce, Florida 34949

Signed, sealed, and delivered
in our presence:

Printed name: Alexis Sterger

Printed name: Justin Moretfield

J. Stephen Tierney, III, Trustee of the Hoyt C. Murphy Marital Trust utd 7/19/1988

P. O. Box 1270
Fort Pierce, Florida 34954

Signed, sealed, and delivered
in our presence:

Printed name: Alexis Sterger

Printed name: Justin Moretfield

Margaret A. Murphy, Trustee of the Hoyt C. Murphy Marital Trust utd 7/19/1988

5619 Clydesdale Lane
Port St. Lucie, Florida 34987

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **Hoyt C. Murphy, Jr., Trustee of the Hoyt C. Murphy Marital Trust utd 7/19/1988,** who is personally known to me or has produced a Florida driver's license as identification, and he executed the foregoing instrument and acknowledged to and before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of November, 2017.

NOTARY PUBLIC
Printed Name: Annette Kinser
NOTARY STAMP:

ANNETTE KINSER
MY COMMISSION # GG 032030
EXPIRES: December 13, 2020
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **J. Stephen Tierney, III, Trustee of the Hoyt C. Murphy Marital Trust utd 7/19/1988,** who is personally known to me or has produced a Florida driver's license as identification, and he executed the foregoing instrument and acknowledged to and before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of November, 2017.

NOTARY PUBLIC
Printed Name: Annette Kinser
NOTARY STAMP:

ANNETTE KINSER
MY COMMISSION # GG 032030
EXPIRES: December 13, 2020
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **Margaret A. Murphy, Trustee of the Hoyt C. Murphy Marital Trust utd 7/19/1988,** who is personally known to me or has produced a Florida driver's license as identification, and she executed the foregoing instrument and acknowledged to and before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of November, 2017.

NOTARY PUBLIC
Printed Name: Annette Kinser
NOTARY STAMP:

ANNETTE KINSER
MY COMMISSION # GG 032030
EXPIRES: December 13, 2020
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

An undivided 50% interest in and to the following described parcels:

PARCEL ONE:

GLIDDEN'S S/D BLK 1 LOT 1 – LESS THAT PART OF LOT 1 AS DESC IN DBK 162-585 – AND ALL LOT 2

Parcel ID Number – 2403-714-0003-000-6

PARCEL TWO:

Lot 3, BLOCK 1 GLIDDEN'S S/D (ALSO KNOWN AS GLIDDEN'S RESUBDIVISION OF BLOCKS 1, 2, and 3 of LOT 11 ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, FLORIDA) ACCORDING TO THE PLAT THEREFORE RECORDED IN PLAT BOOK 7, PAGE B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Parcel ID Number – 2403-714-0001-000-2

PARCEL THREE:

RUHLMAN S/D BLK 8 LOTS 10 AND 11

Parcel ID Number – 3403-805-0154-000-1

PARCEL FOUR:

LAKEWOOD PARK UNIT 11 BLK 148 LOT 18

Parcel ID Number – 1301-613-0259-000-9

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4413109 OR BOOK 4109 PAGE 1135, Recorded 03/16/2018 01:57:51 PM Doc Tax: $0.70

Prepared by Bruce R. Abernethy, Jr.
And Return to: Bruce R. Abernethy, Jr. P.A.
130 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Parcel I.D. No: See attached Exhibit "A"

THIS WARRANTY DEED is made the 26th day of February, 2018, by **Hoyt C. Murphy, Jr., a married adult,** hereinafter the "Grantor," to **StallMur Properties, LLC, a Florida Limited Liability Company**, whose post office address is **2400 S. Ocean Drive, #4200-D, Fort Pierce, FL 34949,** hereinafter the "Grantee."

WITNESSETH, that the Grantor, as a capital contribution to the Grantee (which Grantee is 25% owned by the Grantor) and not in exchange for additional Membership Interests in the Grantee, hereby conveys unto the Grantee all that certain land situate in the County of St. Lucie, State of Florida, viz:

See Exhibit "A" attached hereto and incorporated herein by reference.

Grantor herein covenants that the subject property is not his homestead or residence, nor does the herein described property lie contiguous to the Grantor's homestead or residence.

TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in any manner appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **DECEMBER 31, 2017.**

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Witness Signature
Printed Name: Bruce R. Abernethy, Jr.

Witness Signature
Printed Name: Jane L. Brock

Grantor Signature
Printed Name: Hoyt C. Murphy, Jr.

2400 S. Ocean Dr., #4200-D
Fort Pierce, FL 34949

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Hoyt C. Murphy, Jr.,** known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. Said person is personally known or provided a Florida driver's license as identification.

Witness my hand and official seal in the County and State last aforesaid this 26th day of February, 2018.

Notary Public. State of Florida – at Large
Printed Name of Notary: Jane L. Brock
My Commission Expires: _____

Notary Stamp/Seal:

JANE L. BROCK
Commission # FF 168271
Expires February 12, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT "A"

An undivided 25% interest in and to the following described parcels:

PARCEL ONE:

GLIDDEN'S S/D BLK 1 LOT 1 – LESS THAT PART OF LOT 1 AS DESC IN DBK 162-585 – AND ALL LOT 2

Parcel ID Number – 2403-714-0003-000-6

PARCEL TWO:

Lot 3, BLOCK 1 GLIDDEN'S S/D (ALSO KNOWN AS GLIDDEN'S RESUBDIVISION OF BLOCKS 1, 2, and 3 of LOT 11 ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, FLORIDA) ACCORDING TO THE PLAT THEREFORE RECORDED IN PLAT BOOK 7, PAGE B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Parcel ID Number – 2403-714-0001-000-2

PARCEL THREE:

RUHLMAN S/D BLK 8 LOTS 10 AND 11

Parcel ID Number – 3403-805-0154-000-1

PARCEL FOUR:

LAKEWOOD PARK UNIT 11 BLK 148 LOT 18

Parcel ID Number – 1301-613-0259-000-9

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4413110 OR BOOK 4109 PAGE 1138, Recorded 03/16/2018 01:57:51 PM Doc Tax: $0.70

Prepared by Bruce R. Abernethy, Jr.
And Return to: Bruce R. Abernethy, Jr. P.A.
130 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Parcel I.D. No: See attached Exhibit "A"

THIS WARRANTY DEED is made the 26th day of February, 2018, by **Margaret A. Murphy, an unmarried adult,** hereinafter the "Grantor," to **StallMur Properties, LLC, a Florida Limited Liability Company**, whose post office address is **2400 S. Ocean Drive, #4200-D, Fort Pierce, FL 34949,** hereinafter the "Grantee,"

WITNESSETH, that the Grantor, as a capital contribution to the Grantee (which Grantee is 25% owned by the Grantor) and not in exchange for additional Membership Interests in the Grantee, hereby conveys unto the Grantee all that certain land situate in the County of St. Lucie, State of Florida, viz:

See Exhibit "A" attached hereto and incorporated herein by reference.

Grantor herein covenants that the subject property is not her homestead or residence, nor does the herein described property lie contiguous to the Grantor's homestead or residence.

TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in any manner appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **DECEMBER 31, 2017.**

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Witness Signature
Printed Name: Bruce R. Abernethy, Jr.

Witness Signature
Printed Name: Jane L. Brock

Grantor Signature
Printed Name: Margaret A. Murphy

5619 Clydesdale Lane
Port St. Lucie, FL 34987

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Margaret A. Murphy,** known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. Said person is personally known or provided a Florida driver's license as identification.

Witness my hand and official seal in the County and State last aforesaid this 26th day of February, 2018.

Notary Public. State of Florida – at Large
Printed Name of Notary: Jane L. Brock
My Commission Expires: _____

Notary Stamp/Seal:

JANE L. BROCK
Commission # FF 168271
Expires February 12, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT "A"

An undivided 25% interest in and to the following described parcels:

PARCEL ONE:

GLIDDEN'S S/D BLK 1 LOT 1 – LESS THAT PART OF LOT 1 AS DESC IN DBK 162-585 – AND ALL LOT 2

Parcel ID Number – 2403-714-0003-000-6

PARCEL TWO:

Lot 3, BLOCK 1 GLIDDEN'S S/D (ALSO KNOWN AS GLIDDEN'S RESUBDIVISION OF BLOCKS 1, 2, and 3 of LOT 11 ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, FLORIDA) ACCORDING TO THE PLAT THEREFORE RECORDED IN PLAT BOOK 7, PAGE B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Parcel ID Number – 2403-714-0001-000-2

PARCEL THREE:

RUHLMAN S/D BLK 8 LOTS 10 AND 11

Parcel ID Number – 3403-805-0154-000-1

PARCEL FOUR:

LAKEWOOD PARK UNIT 11 BLK 148 LOT 18

Parcel ID Number – 1301-613-0259-000-9

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4413111 OR BOOK 4109 PAGE 1141, Recorded 03/16/2018 02:00:15 PM Doc Tax: $0.70

Prepared by Bruce R. Abernethy, Jr.
And Return to: Bruce R. Abernethy, Jr. P.A.
130 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Parcel I.D. No: See attached Exhibit "A"

THIS WARRANTY DEED is made the 13th day of March, 2018, by **John Stallings, a married adult,** hereinafter the "Grantor," to **StallMur Properties, LLC, a Florida Limited Liability Company**, whose post office address is **2400 S. Ocean Drive, #4200-D, Fort Pierce, FL 34949,** hereinafter the "Grantee."

WITNESSETH, that the Grantor, as a capital contribution to the Grantee (which Grantee is 50% owned by the Grantor) and not in exchange for additional Membership Interests in the Grantee, hereby conveys unto the Grantee all that certain land situate in the County of St. Lucie, State of Florida, viz:

See Exhibit "A" attached hereto and incorporated herein by reference.

Grantor herein covenants that the subject property is not his homestead or residence, nor does the herein described property lie contiguous to the Grantor's homestead or residence.

TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in any manner appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **DECEMBER 31, 2017.**

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Witness Signature
Printed Name: Ryan C. Abernethy

Witness Signature
Printed Name: Jane L Brock

Grantor Signature
Printed Name: John Stallings

P.O. Box 4015
Fort Pierce, FL 34948

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **John Stallings,** known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. Said person is personally known or provided a Florida driver's license as identification.

Witness my hand and official seal in the County and State last aforesaid this 13th day of March, 2018.

Notary Public. State of Florida – at Large

My Commission Expires: _____

Notary Stamp/Seal:

JANE L. BROCK
Commission # FF 168271
Expires February 12, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT "A"

An undivided 50% interest in and to the following described parcels:

PARCEL ONE:

GLIDDEN'S S/D BLK 1 LOT 1 – LESS THAT PART OF LOT 1 AS DESC IN DBK 162-585 – AND ALL LOT 2

Parcel ID Number – 2403-714-0003-000-6

PARCEL TWO:

Lot 3, BLOCK 1 GLIDDEN'S S/D (ALSO KNOWN AS GLIDDEN'S RESUBDIVISION OF BLOCKS 1, 2, and 3 of LOT 11 ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, FLORIDA) ACCORDING TO THE PLAT THEREFORE RECORDED IN PLAT BOOK 7, PAGE B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Parcel ID Number – 2403-714-0001-000-2

PARCEL THREE:

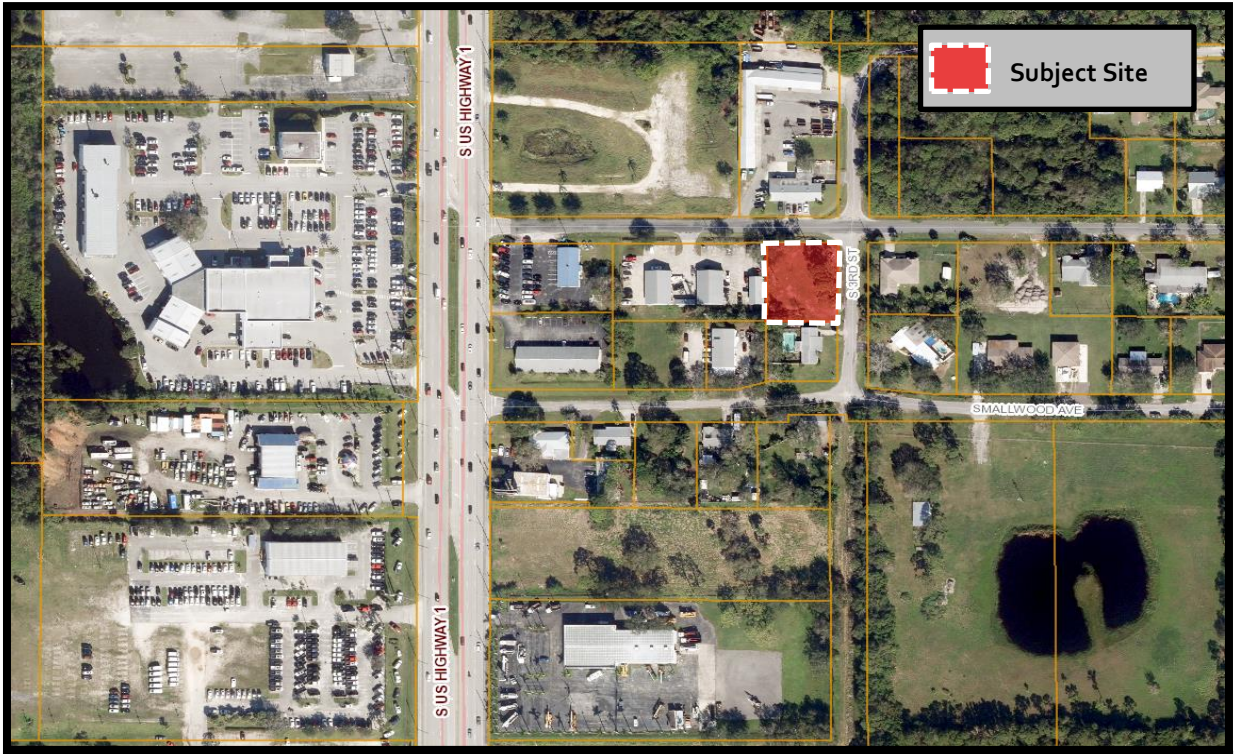
RUHLMAN S/D BLK 8 LOTS 10 AND 11

Parcel ID Number – 3403-805-0154-000-1

PARCEL FOUR:

LAKEWOOD PARK UNIT 11 BLK 148 LOT 18

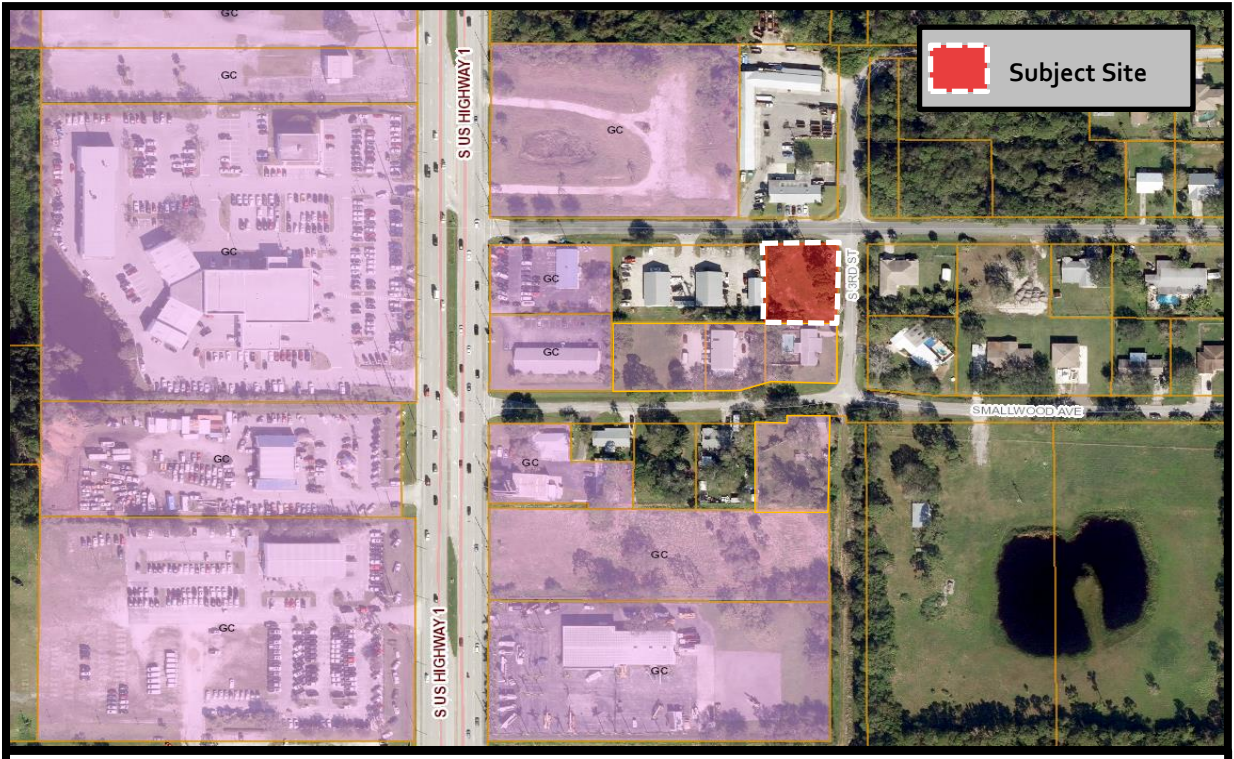
Parcel ID Number – 1301-613-0259-000-9



THE SUNRISE CITY
FORT PIERCE
Florida

Annexation
186 Melton Drive
Aerial Map

N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Annexation
186 Melton Drive
Future Land Use Map

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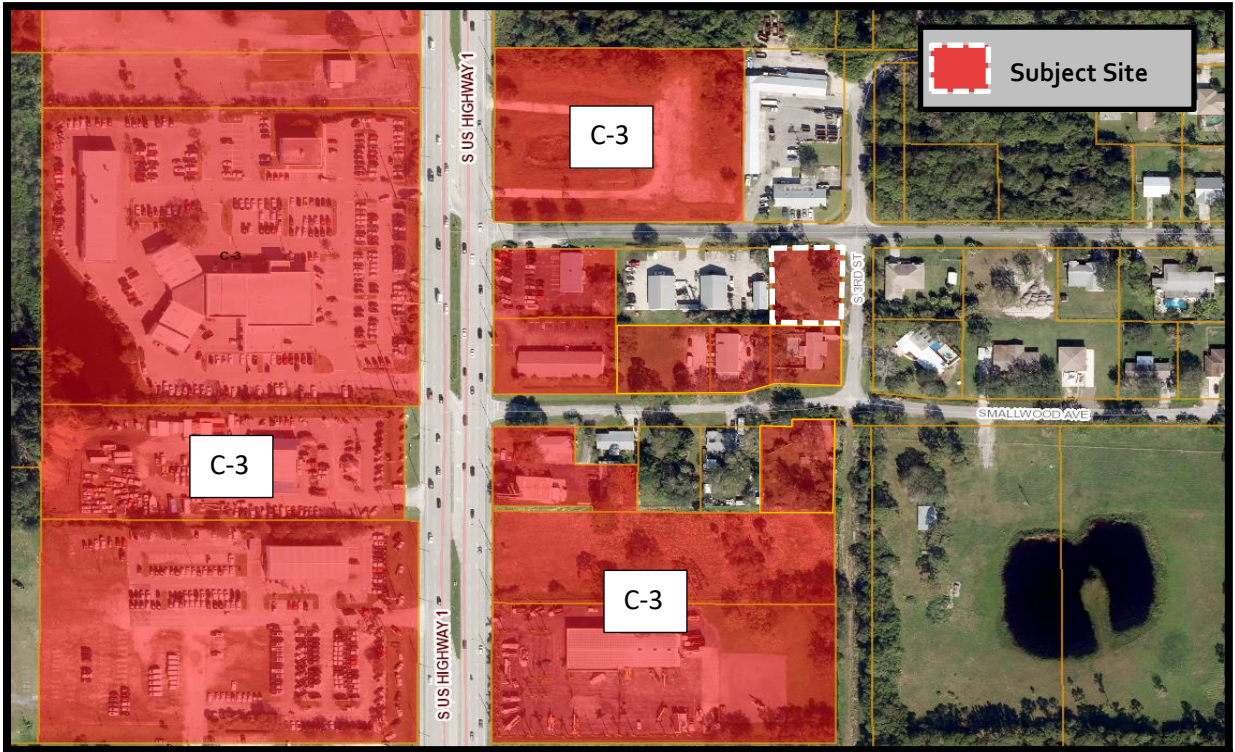

THE SUNRISE CITY
FORT PIERCE
Florida

Annexation
186 Melton Drive
Zoning Map

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

April 14, 2021

Hoyt C. Murphy Jr.
2400 S. Ocean Drive, PH 4200 D
Fort Pierce, FL 34949

Subject: **Annexation – 186 Melton Drive**
Technical Review Project # 21-02000003

Fort Pierce Planning:

1. The St. Lucie County Future Land Use is Commercial General (CG) and the Zoning is Commercial (COM). As such once annexed into the City it will be given our Future Land Use of General Commercial (GC) & Zoning of General Commercial (C-3).
2. Provide a copy of the legal description in word version form so that it can be copy and pasted into the Ordinance.

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

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 # 21-02000003

Annexation - 186 Melton Drive

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: The property is not in the FPUA electric service area. Located in FPL service area.

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

Technical Review Committee meeting

April 15, 2021

Case # 21-02000003

Planner: Brandon Creagan

Annexation (one property)

186 Melton Drive, Ft. Pierce, FL

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Planning Board - 4:00 PM **6. b.**

Meeting Date: 06/14/2021

Information

REQUESTED ACTION

Voluntary Annexation – King Orange Drive & Mura Drive

LOCATION

Parcel IDs:

1. 2427-603-0112-000-6
2. 2427-603-0113-000-3
3. 2427-603-0111-000-9
4. 2427-603-0114-000-0

RESPONSIBLE STAFF

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

RECOMMENDATION

Approval

Attachments

staff report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments

Form Review

Form Started By: Brandon Creagan Started On: 06/07/2021 07:13 PM

Final Approval Date: 06/08/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Annexation** **King Orange Drive & Mura Drive – Four (4) Parcels**
BOARD DATE:	June 14, 2021

STAFF REPORT

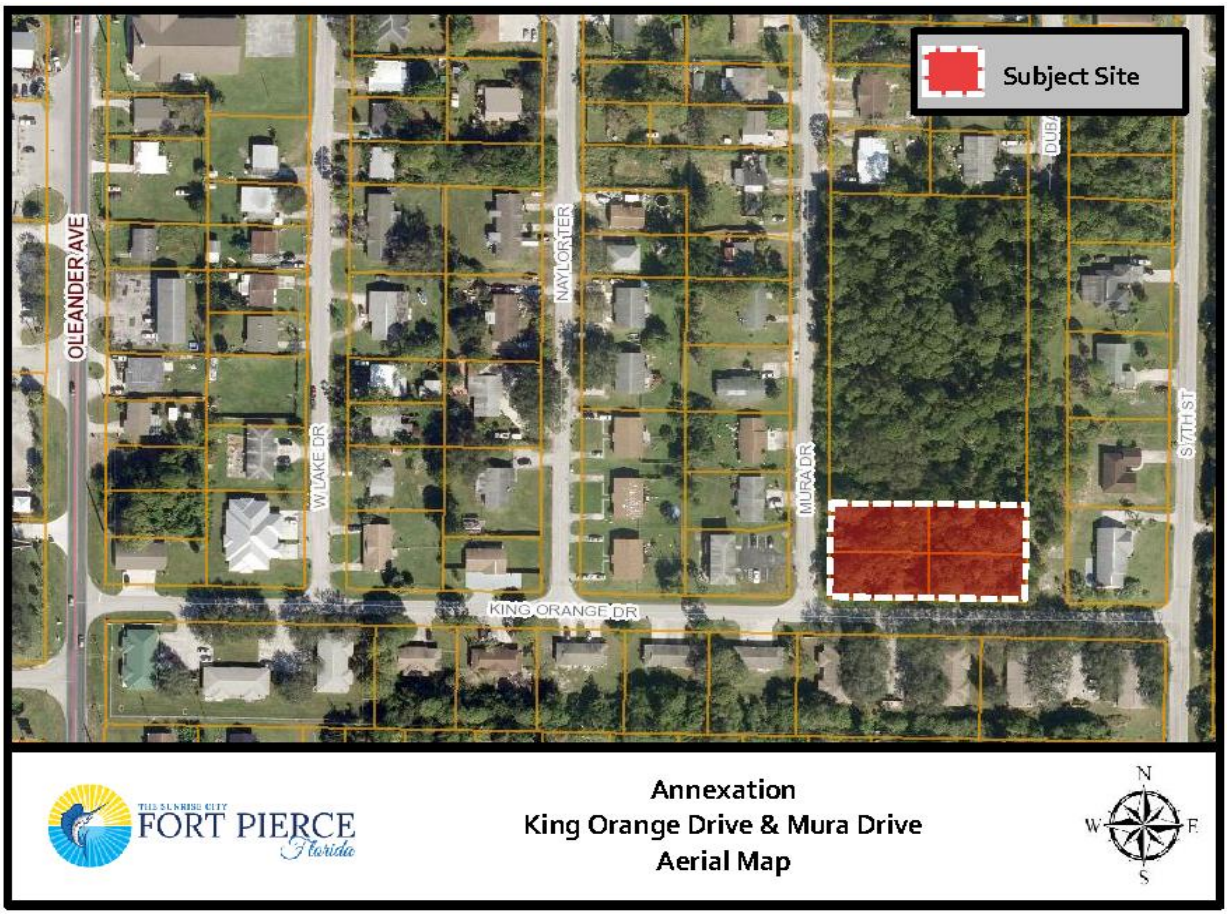
Property Owner/ Applicant	Oleander Properties of Fort Pierce, LLC 5900 Silver Oak Drive Fort Pierce, FL 34982
Representative	Tim Trefelner 1450 Copenhaver Road Fort Pierce, Florida 34945
Requested Action:	Approval of a Voluntary Application for Annexation for four (4) parcels of land
Site Location:	Corner of King Orange Drive & Mura Drive in Fort Pierce, Florida
Parcel ID:	2427-603-0112-000-6, 2427-603-0113-000-3, 2427-603-0111-000-9, 2427-603-0114-000-0
Parcel Size:	0.20 acres each (0.80 Combined)
Current Future Land Use:	Residential High, 15 du/ac (RH)
Current Zoning:	Residential, Multi-Family, 11 du/ac (RM-11)
Proposed Future Land Use:	High Density Residential (RH)
Proposed Zoning:	High Density Residential (R-5)
Utilities:	FPUA

	North	East	South	West
Surrounding FLU:	RH (SLC)	RH (FP)	RH (FP)	RH (FP & SLC)
Surrounding Zoning:	RM-11 (SLC)	R-4 (FP)	R-4 (FP)	R-4 (FP) RM-11 (SLC)

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of four (4) properties at the northeast corner of King Orange Drive & Mura Drive in Fort Pierce, Florida. The parcel IDs are 2427-603-0112-000-6, 2427-603-0113-000-3, 2427-603-0111-000-9, 2427-603-0114-000-0.



The subject properties have a St. Lucie County Future Land Use designation of Residential High, 15 du/ac (RH) and a zoning designation of Residential, Multi-Family, 11 du/ac (RM-11). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is High Density Residential (RH) with a zoning classification of High Density Residential (R-5).

Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission." Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to

the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current combined taxable value of the properties is $22,748. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000. Currently the properties are vacant.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

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

The subject property is in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. These properties abut property to the south, east, and west that are within the City limits. The annexation of these properties would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services. The applicant is requesting that the City of Fort Pierce Future Land Use remain consistent with the current County designation (RH) and the City's Comprehensive Plan. The applicant is also requesting that the City designate the zoning as High Density Residential (R-5) in lieu of the Medium Density Residential (R-4) zoning district that would be compatible with the County RM-11 Zoning district. The zoning as such also needs to remain consistent with the City Future Land Use designation and RM-11 County Zoning is not compatible with the City RH Future Land Use. Thereby, the requested Future Land Use and Zoning Designations of RH and R-5, respectively, would be consistent with Policy 1.11.5 and the City's Comprehensive Plan. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of this annexations by mail to the St. Lucie County Administrator's Office on or before June 20, 2021, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections. The comments generated from the technical review and any responses by the applicant have been provided.

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends that the Planning Board recommend approval of the proposed annexation along with the Future Land Use designation of RH and the Zoning designation of R-5.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: CORNER OF KING ORANGE DRIVE AND MURA DRIVE

2. Legal description of real property for which annexation is being requested:
SILVER LAKE PARK ADDITION : BLOCK NINE, LOTS FIFTEEN, SIXTEEN, SEVENTEEN, AND EIGHTEEN

Property Tax ID: 2427-603-0111-000-9, 2427-603-0014-000-0, 2427-603-0112-000-6, 2427-603-0013-000-3

3. Size of described property: 138 X 250

4. Project description: WOULD LIKE TO BUILD FOUR DUPLEXES

5. Current St. Lucie County Future Land Use Designation: MULTI FAMILY

6. Current St. Lucie County Zoning: R-11 WOULD LIKE TO ANNEX TO R- 5

7. Is this a Historic property? NO

8. Appraised value: $ 80,000.00

9. Name of Owner(s): OLEANDER PROPERTIES OF FORT PIERCE, LLC

Signature of Owner(s): Brian Bean
Mailing Address: 5900 SILVER OAK DRIVE
City FORT PIERCE State FLORIDA Zip 34982
Phone (772) 370-0579 Fax (772) 460-5256

10. Name of Representative: TIM TREFELNER

Signature of representative: Tim Trefelner
Mailing Address: 1450 COPENHAVER ROAD
City) FORT PIERCE State FLORIDA Zip 34945
Phone (772) 828-0887 Fax N/A
E-mail: trefelnert@bellsouth.net

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772)467-3729

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4821958 OR BOOK 4559 PAGE 1843, Recorded 02/22/2021 12:22:22 PM Doc Tax: $560.00

Prepared by and Return To:
Monica Pritchard
Fidelity National Title of Florida, Inc., Chelsea Title Division
582 NW University Blvd, Suite 325
Port St. Lucie, FL 34986

Order No.: 61-21-0132A

For Documentary Stamp Tax purposes the consideration is $80,000.00

Doc Stamp: $560.00

APN/Parcel ID(s): 2427-603-0111-000/9
2427-603-0112-000/6
2427-603-0113-000/3
2427-603-0114-000/0

WARRANTY DEED

THIS WARRANTY DEED dated Feb 16 2021, by Harry Blue, a married man, hereinafter called the grantor, to Oleander Properties of Fort Pierce, LLC, a Florida Limited Liability Company, whose post office address is 5900 Silver Oak Dr., Fort Pierce, FL 34982, hereinafter called the grantee:

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

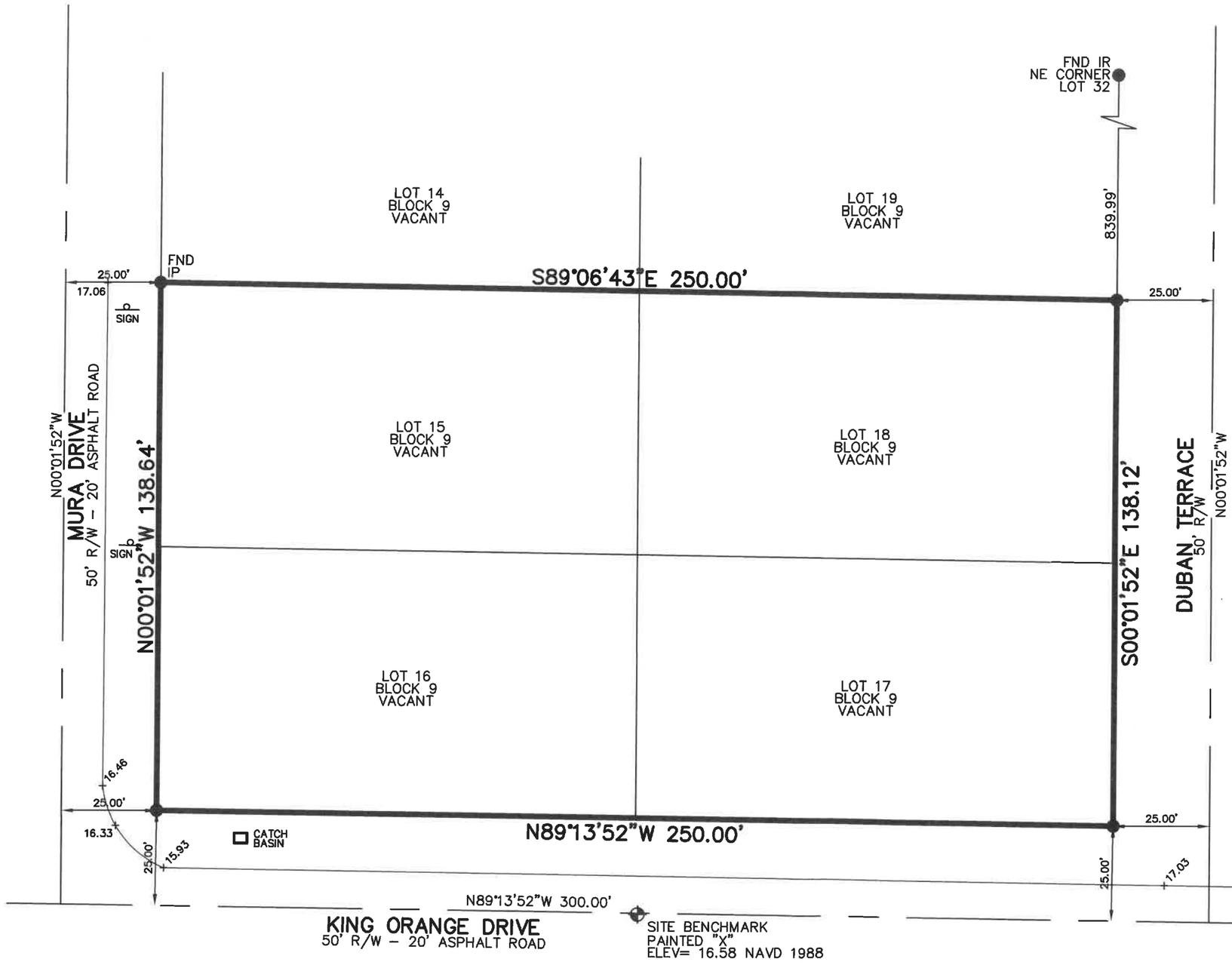
WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Saint Lucie, State of Florida, to wit:

Parcel: 1

Lot 15, Block 9, Silver Lake Park Addition, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

Parcel: 2

Lot 16, Block 9, Silver Lake Park Addition, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.



LEGEND:

(C) = CALCULATED
(D) = DEED
(M) = MEASURED
(P) = PLATTED
CMP = CORRUGATED METAL PIPE
CNS = COULD NOT SET
CONC = CONCRETE
FFE = FINISHED FLOOR ELEVATION
FND = FOUND
IR = 5/8" IRON REBER
IRC = 5/8" IRON REBAR WITH PLASTIC CAP
PCOR = PROPERTY CORNER
PCP = PERMANENT CONTROL POINT
PL = PROPERTY LINE
PUDE = PUBLIC UTILITIES AND DRAINAGE EASEMENT
R/W = RIGHT-OF-WAY
R = RADIUS OF CURVE
L = LENGTH OF CURVE
SF = SQUARE FOOT
Δ = DELTA OF CURVE
● = SET 5/8" IRON REBAR WITH PLASTIC CAP "AJP PSM 6330"

N
GRAPHIC SCALE IN FEET
SCALE: 1" = 30'
30 15 0 7.5 15

LEGAL DESCRIPTION:

LOTS 15 THROUGH 18 IN BLOCK 9 OF SILVER LAKE PARK ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), FLORIDA ADMINISTRATIVE CODE.
2. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0187 K, EFFECTIVE DATE FEBRUARY 19, 2020.
5. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
6. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOTS 17 AND 18, ASSUMED TO BEAR S00°01'52"E.
7. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE NOTED. ALL SURVEY MEASUREMENTS ARE IN FEET.
8. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
9. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
10. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.

CERTIFIED TO:

OLEADER PROPERTIES OF FORT PIERCE, LLC

TYPE OF SURVEY:	BOUNDARY	PLOT PLAN	U/C TIE IN	FINAL	TOPOGRAPHIC
COMPLETED ON:	3-18-21				

LAST FIELD DATE: 3-16-21

DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

CAD	K:\BUILDERS\DWG2021\21-7007.DWG				
REF	K:\				
FLD	BF/MS	FB.	PG.	JOB	21-7007
OFF	AJP			DATE	3-18-21
CKD	AJP	SHEET 1 OF 1		DWG	C-1170

ALEXANDER J. PIAZZA
Professional Surveyor & Mapper
Florida Certificate No.: 6330

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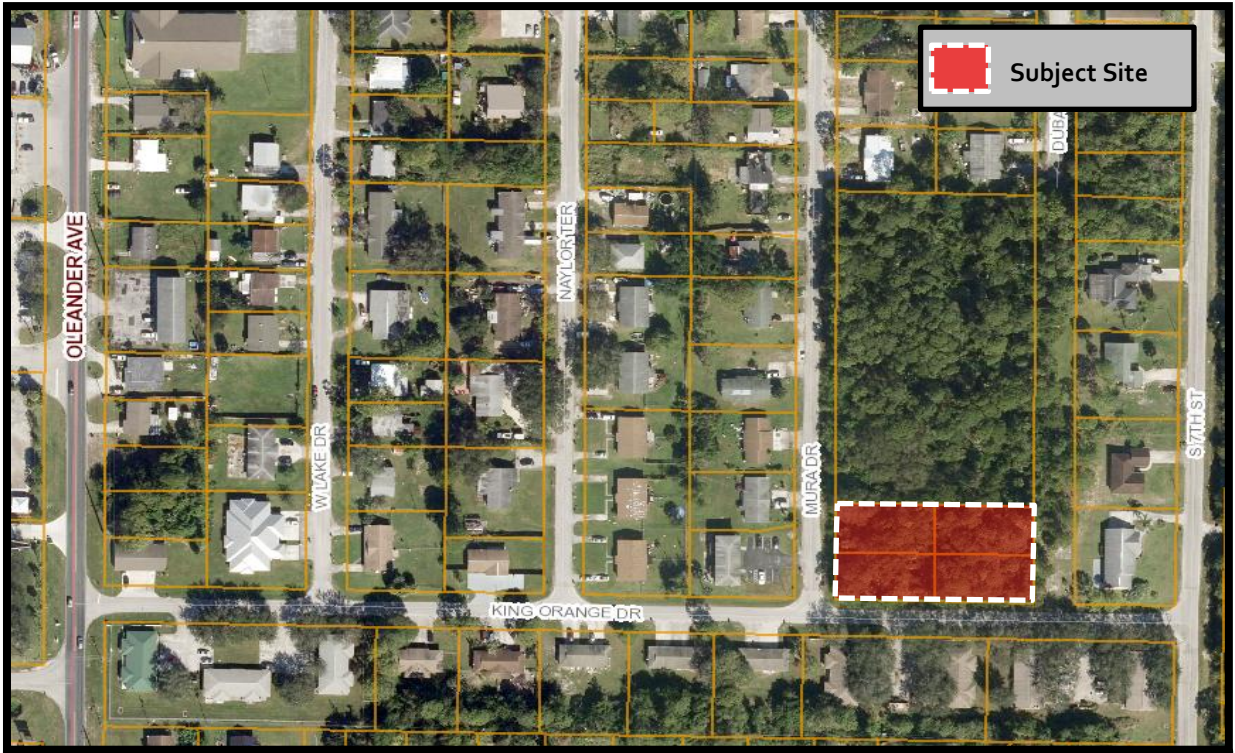

THE SUNRISE CITY
FORT PIERCE
Florida

Annexation
King Orange Drive & Mura Drive
Aerial Map

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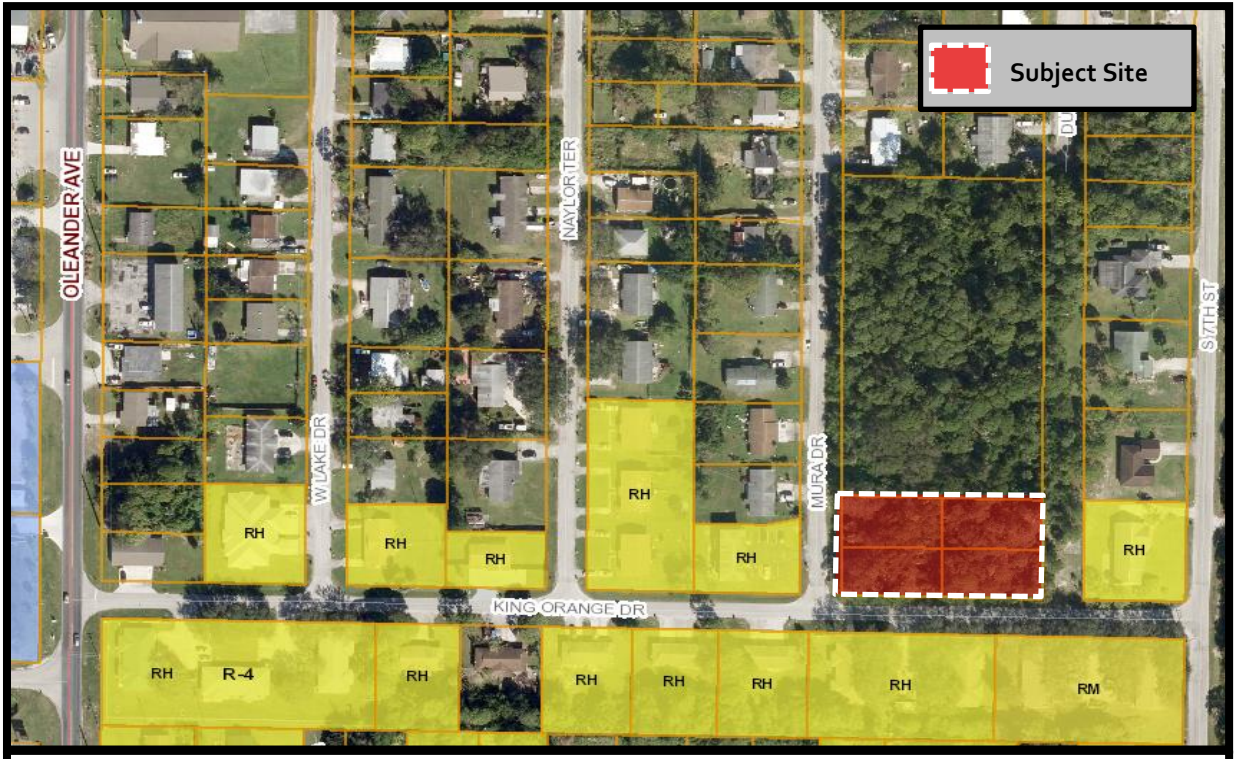

THE SUNRISE CITY
FORT PIERCE
Florida

Annexation
King Orange Drive & Mura Drive
Future Land Use Map

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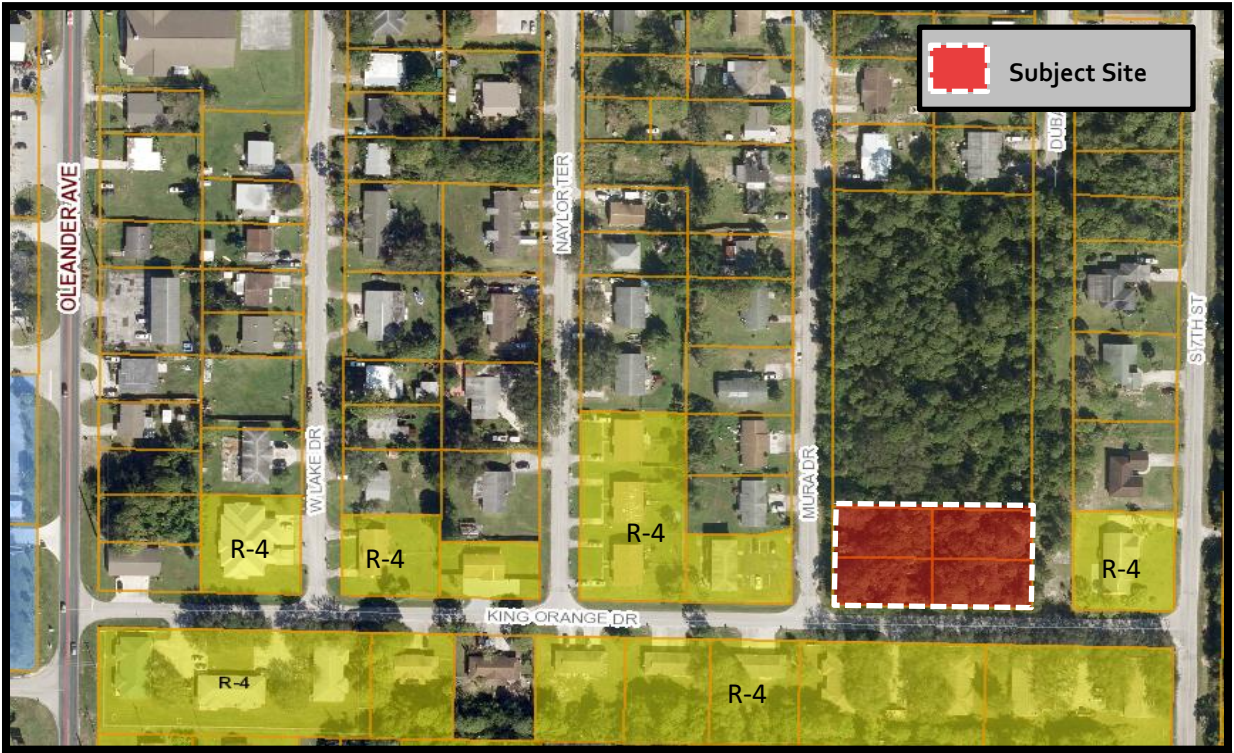

THE SUNRISE CITY
FORT PIERCE
Florida

Annexation
King Orange Drive & Mura Drive
Zoning Map

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

April 14, 2021

Tim Trefelner
1450 Copenhaver Road
Fort Pierce, FL 34945

Subject: **Annexation – Corner of King Orange & Mura Drive – 4 Parcels**
Technical Review Project # 21-02000004

Fort Pierce Planning:

1. The St. Lucie County Future Land Use is Residential High, 15 du/ac (RH) and the Zoning is Multi-Family, 11 du/ac (RM-11). As such once annexed into the City it will be given our Future Land Use of High Density Residential (RH) & Zoning of High Density Residential (R-5).
2. Provide a copy of the legal description in word version form so that it can be copy and pasted into the Ordinance.

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

Technical Review Committee meeting

April 15, 2021

Case # 21-02000004

Planner: Brandon Creagan

Annexation (four properties)

King Orange / Mura Drive, Ft. Pierce, FL

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

ST. LUCIE COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TECHNICAL REVIEW COMMITTEE

April 14, 2021

PROJECT: Annexation = King Orange & Mura Drive

REF: TRC App. #21-02000004

TO: Brandon Creagan, Rebecca Guerra

FROM: David Hays

The following comments are offered by SLC Public Works Department:

1. King Orange Drive is a current 50' ROW and paved road maintained by the County. The minimum ROW width per County Codes is 70'. City standards for roadway includes paved roadway with a closed drainage system and minimum 60' of right-of-way width. Improvements to City standards may be required for local roads within the City. The City shall provide relief from its standards for development within the City. Access from lots 16 & 17 shall be to Mura Drive and Duban Terrace. Access to King Orange will not be allowed by the County.
2. Mura Drive is a current 50' ROW with millings, an unimproved road maintained by the County. The minimum ROW width per County Codes is 70'. City roadway standards for development within the City may include paved roadway with a closed drainage system and minimum 60' of right-of-way width. Improvements to City standards may be required for local roads within the City. Relief from City standards shall be provided by the City.
3. Duban Terrace is a current 50' ROW and unopened. The minimum ROW width per County Codes is 70'. City roadway standards for development within the City may include paved roadway with a closed drainage system and minimum 60' of right-of-way width. Improvements to City standards may be required for local roads within the City. Relief from City standards shall be provided by the City. The County does not have, nor will accept maintenance responsibility for this section of roadway.
4. For discussion regarding these comments, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

Cc: Alicia Rosenthal

Planning Board - 4:00 PM **6. c.**

Meeting Date: 06/14/2021

Information

REQUESTED ACTION

Voluntary Annexation - Edwards Landing - 3 Properties

LOCATION

Edwards Landing

1. 3171 Morning Dew Lane
2. 3051 South 25th Street
3. 2503 Edwards Road

RESPONSIBLE STAFF

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

RECOMMENDATION

Approval

Attachments

staff report
Supporting Documentation
Aerial Map
Future Land Use Map
Zoning Map

Form Review

Form Started By: Brandon Creagan Started On: 06/07/2021 07:18 PM

Final Approval Date: 06/08/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

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

RE: **Application for Annexation**
Edwards Landing (3 Parcels)

BOARD DATE: June 14, 2021

STAFF REPORT

Property Owner Edwards Landing
2324 South Congress Avenue, Suite 2E
West Palm Beach, Florida 33406

Edwards Landing
1732 South Congress Avenue, Unit 343
Palm Springs, FL 33461

Requested Action: Approval of a Voluntary Application for Annexation for three (3) parcels of land

Site Location: 3171 Morning Dew Lane, 3051 South 25th Street, & 2503 Edwards Road in Fort Pierce, Florida

Parcel ID: 2429-111-0003-000-5, 2429-111-0002-000-8, 2429-111-0001-000-1

Parcel Size: 35.26 Acres Combined

Current Future Land Use: Residential Medium, 9 du/ac (RM)

Current Zoning: Planned Unit Development (PUD)

Proposed Future Land Use: Medium Density Residential (RM)

Proposed Zoning: Planned Development (PD)

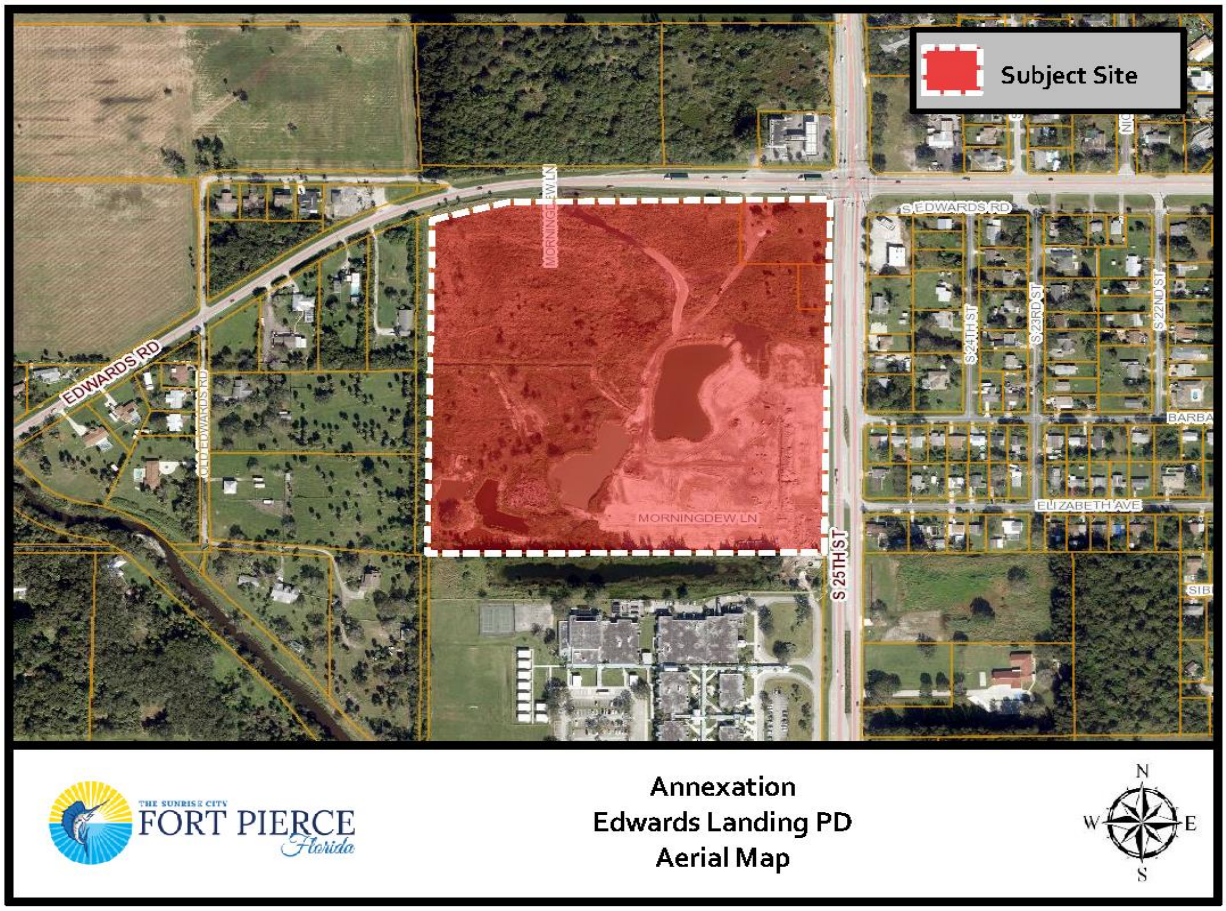
Utilities: FPUA

	North	East	South	West
Surrounding FLU:	GC (FP) COM/RM (SLC)	OP/GC (FP) RU (SLC)	INST (FP)	RU (SLC)
Surrounding Zoning:	C-3 (FP) CG/PUD (SLC)	C-2/C-3 (FP) RS-4 (SLC)	OS-1 (FP)	RS-3 (SLC)

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of three (3) properties at 3171 Morning Dew Lane, 3051 South 25th Street, & 2503 Edwards Road in Fort Pierce, Florida. The parcel IDs are 2429-111-0003-000-5, 2429-111-0002-000-8, 2429-111-0001-000-1.



The subject property has a St. Lucie County Future Land Use designation of Residential Medium, 9 du/ac (RM) and a zoning designation of Planned Unit Development (PUD). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is Medium Density Residential (RM) with a zoning classification of Planned Development (PD).

Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission." Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to

the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current combined taxable value of the properties is $2,746,349. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if further developed, depending on the millage rate per year, which currently is 6.9000. Currently one of the properties is developed with residential property and the other two properties are vacant.

Comprehensive Plan
Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

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

The subject property is in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. This property abuts property to the north, south and east that are within the City limits. The annexation of this property would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services. The parcels are being annexed though the Fort Pierce Utilities Authority Annexation Agreement process and the requested Future Land Use and Zoning Designations of RM and PD, respectively, would be consistent with Policy 1.11.5. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification
In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of this annexations by mail to the St. Lucie County Administrator's Office on or before June 20, 2021, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections.

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends that the Planning Board recommend approval of the proposed annexation along with the Future Land Use designation of Medium Density Residential (RM)and the Zoning designation of Planned Development (PD).

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4359020 OR BOOK 4051 PAGE 2653, Recorded 10/12/2017 01:35:11 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950 Property Appraisers Parcel Identification (Folio) Number(s): 2429-111-0002-000-8 2429-111-0001-000-1 2429-111-0003-000-5	ANNEXATION AGREEMENT CORPORATE GREGG R. WEXLER, MANAGING MEMBER EDWARD'S LANDING, LLC 2324 SOUTH CONGRESS AVENUE STE. 2E WEST PALM BEACH, FLORIDA 33406
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	3051 S. 25TH STREET, FT. PIERCE ,FLORIDA 32561 2503 EDWARDS ROAD, FT. PIERCE, FLORIDA 32560 EDWARDS ROAD, FT. PIERCE, FLORIDA 32562 Location Addresses 2324 SOUTH CONGRESS AVENUE, STE. 2E, WPB, FLORIDA 33406 *Mailing Address (if different from location address)*

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

PLEASE SEE ATTACHED LEGAL DESCRIPTIONS - MARKED AS EXHIBIT "A"

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a *Chapter 171 interlocal service boundary agreement* where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

(Corporate Seal)

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 9 *day of* October, 2017.

Attest:

Secretary

GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature

Printed Witness Signature

Witness Signature

Printed Witness Signature

Gregg R. Wexler, Managing Member (Signature)

Gregg Wexler
Printed Signature

2324 S Congress Ave # 2E
Address

West Palm Beach, FL 33406
City, State, Zip

STATE OF Florida
COUNTY OF Palm Bch

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Gregg R. Wexler, known to me to be the Managing Member of the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath (was not) taken.

RUBBER STAMP NOTARY SEAL

DANIELLE A. ROBITAILLE
MY COMMISSION # GG 077751
EXPIRES: June 26, 2021
Bonded Thru Notary Public Underwriters

Witness my hand and official Seal in the County and State last aforesaid this 9 day of October A.D. 2017.

Notary Signature

Danielle Robitaille
Notary Printed Signature

Exhibit "A"

Legal Description

THAT CERTAIN PARCEL SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS :

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE FOLLOWING:

RIGHT-OF-WAY FOR HAWLEY ROAD (SOUTH 25TH STREET), RIGHT-OF-WAY FOR EDWARDS ROAD, AND RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL LOCATED ALONG THE WESTERN BOUNDARY OF THE ABOVE DESCRIBED LAND.

LESS ALL OF THE FOLLOWING:

PARCEL "C"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE CONTINUE SOUTH 89°59'07" WEST, ALONG SAID SOUTH RIGHT-OF- WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°59'07" WEST, ALONG SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 499.71 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1392.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°41'28" SOUTHWESTERLY 454.29 FEET TO A POINT 25.00 FEET, AT A RIGHT ANGLE, EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE SOUTH 00°07'41" WEST, PARALLEL WITH SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 21.15 FEET TO A POINT OF INTERSECTION OF A LINE 25.00 FEET, AT A RIGHT ANGLE, EAST OF SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 AND A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1372.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°58'34", NORTHEASTERLY 454.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°59'07" EAST, PARALLEL WITH SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD, A DISTANCE OF 499.74 FEET; THENCE NORTH 00°06'35" WEST, PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL "D"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°59'07" WEST, ALONG SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 310.00 FEET; THENCE SOUTH 00°06'35" EAST, PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°59'07" EAST, PARALLEL WITH SAID NORTH LINE OF SECTION 29, A DISTANCE OF 290.00 FEET; THENCE SOUTH 00°06'35" EAST, PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 230.00 FEET; THENCE NORTH 89°59'07" EAST, PARALLEL WITH SAID NORTH LINE OF SECTION 29, A DISTANCE OF 20.00 FEET, TO A POINT ON SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE NORTH 00°06'35" WEST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 250.00 FEET, TO THE POINT OF BEGINNING.

PARCEL "E"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

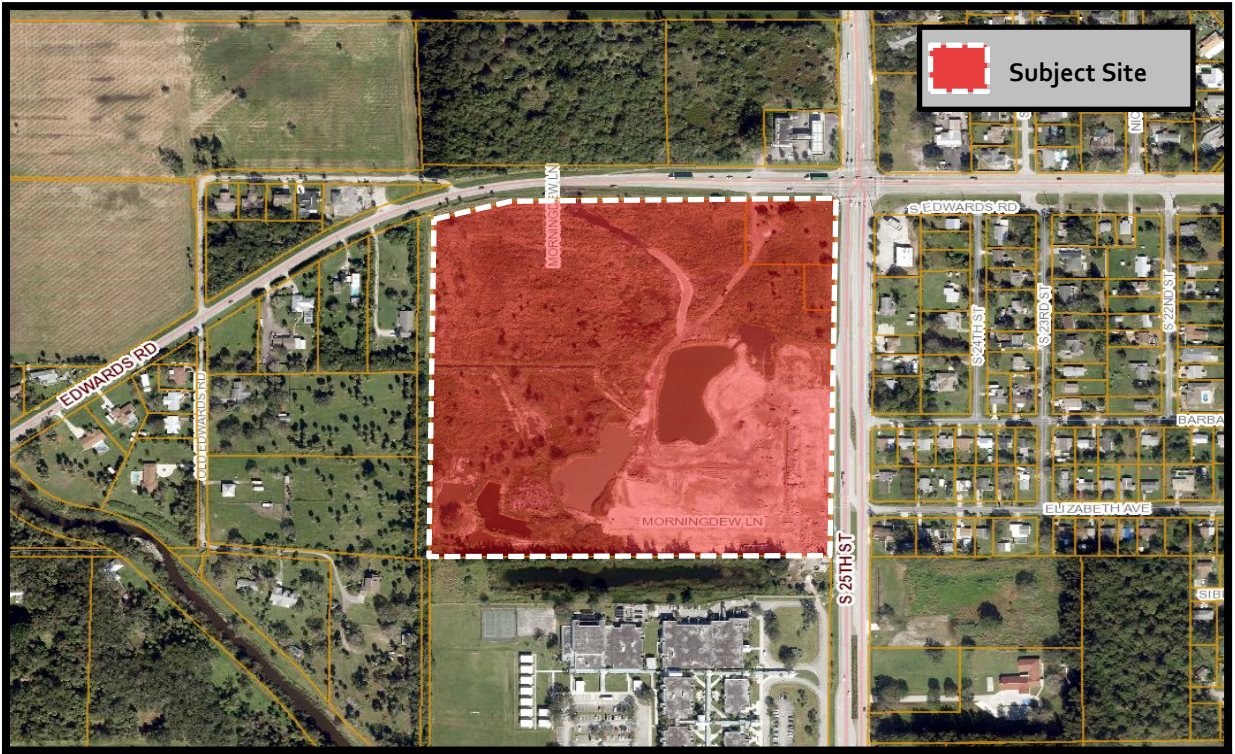
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE SOUTH 00°06'35" EAST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 250.00 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00°06'35" EAST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 160.65 FEET; THENCE SOUTH 89°59'07" WEST, PARALLEL WITH NORTH LINE OF SAID SECTION 29, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°06'35" WEST PARALLEL WITH SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET, A DISTANCE OF 160.65 FEET; THENCE NORTH 89°59'07" EAST PARALLEL WITH SAID NORTH LINE OF SECTION 29, A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING.

PARCEL "F"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

DISTANCE OF 80.00 FEET TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE FOR *STATE ROAD 615 (SOUTH 25TH STREET)* AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL 117;

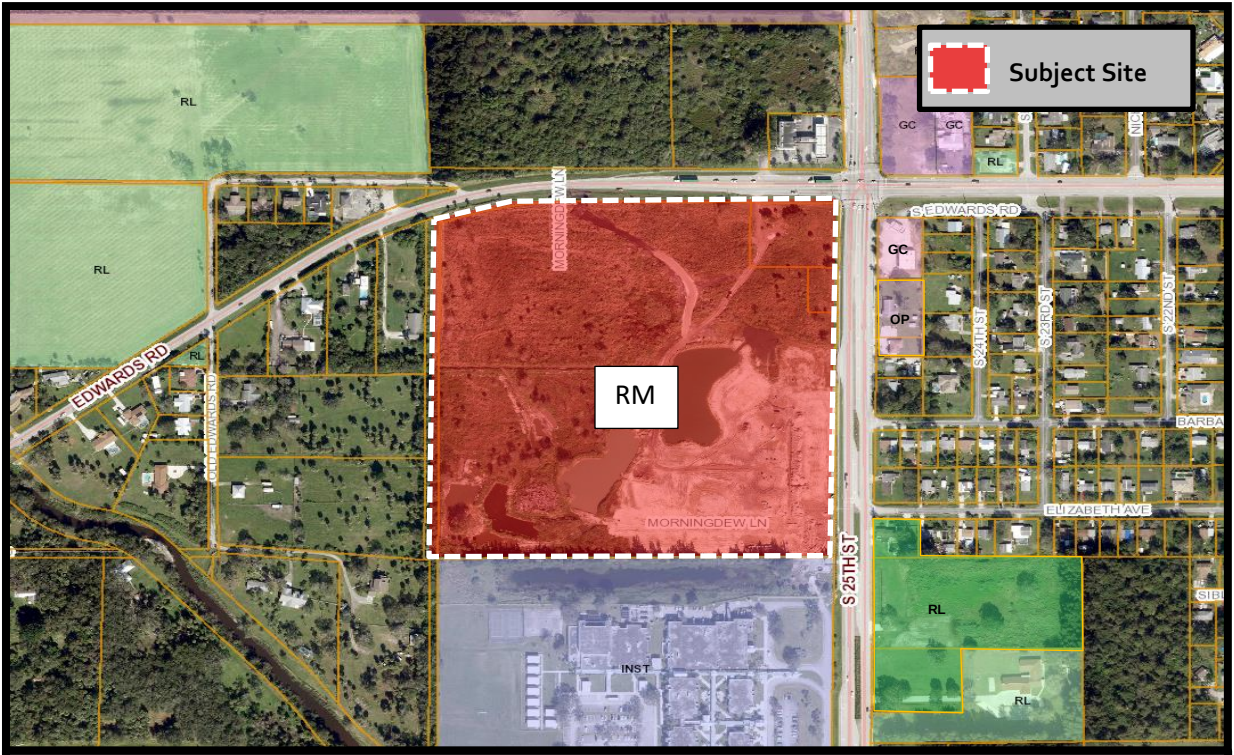
THENCE SOUTH 00°06'21" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 180.57 FEET; THENCE NORTH 11°56'09" WEST DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 49.19 FEET; THENCE NORTH 00°37'36" WEST, A DISTANCE OF 57.42 *FEET; THENCE NORTH 07°56'30" EAST, A DISTANCE OF 75.76 FEET TO THE POINT OF* BEGINNING.



THE SUNRISE CITY FORT PIERCE Florida

Annexation
Edwards Landing PD
Aerial Map

N W E S



THE SUNRISE CITY
FORT PIERCE
Florida

Annexation
Edwards Landing PD
Future Land Use Map

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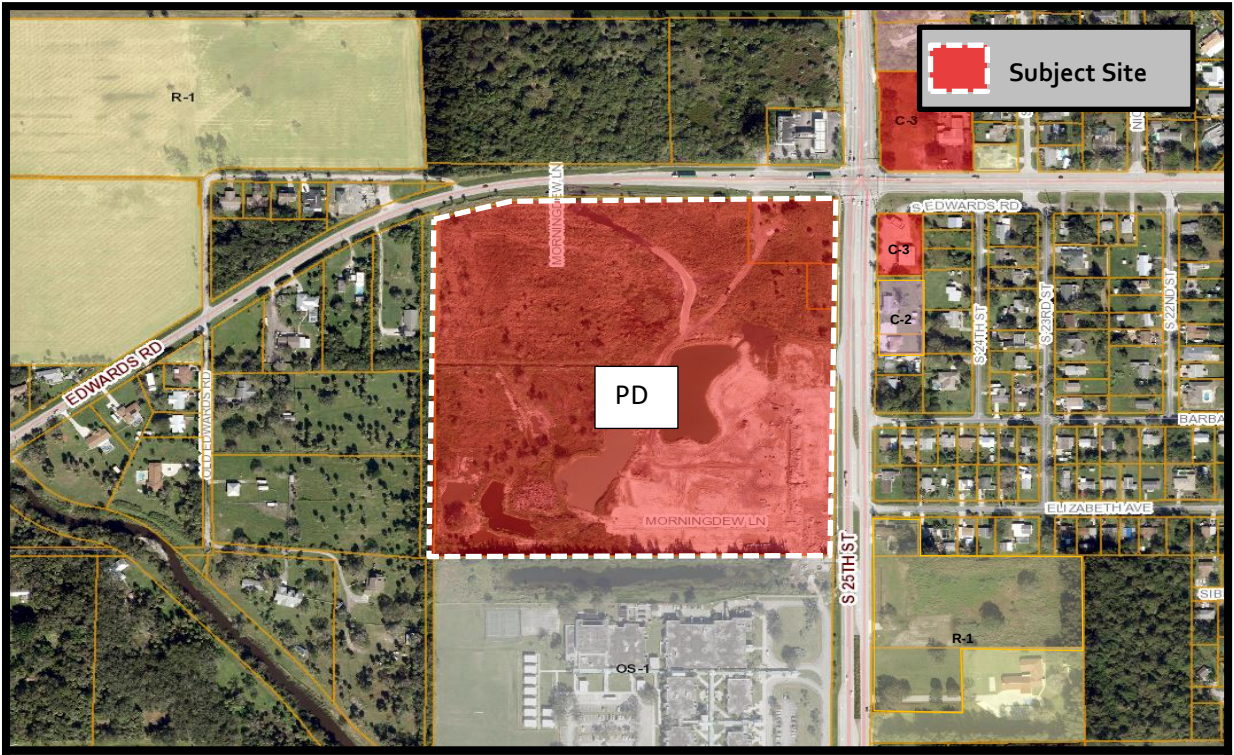

THE SUNRISE CITY
FORT PIERCE
Florida

Annexation
Edwards Landing PD
Zoning Map

N
W E
S

Planning Board - 4:00 PM **6. d.**

Meeting Date: 06/14/2021

Information

REQUESTED ACTION

Zoning Atlas Map Amendment - Kings Highway Commerce Park - 9 Parcels

LOCATION

Parcel IDs:

1. 2324-210-0000-000-6
2. 2324-211-0002-000-3
3. 2324-232-0000-000-4
4. 2324-211-0001-000-6
5. 2324-214-0001-000-5
6. 2324-214-0002-000-2
7. 2324-241-0004-000-0
8. 2324-241-0002-000-6
9. 2324-241-0003-000-3

RESPONSIBLE STAFF

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

RECOMMENDATION

Approval

Attachments

staff report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments

Form Review

Form Started By: Brandon Creagan Started On: 06/07/2021 07:21 PM

Final Approval Date: 06/08/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Zoning Atlas Map Amendment** **Kings Highway Commerce Park**
BOARD DATE:	June 14, 2021

STAFF REPORT

Property Owner	R.V. Development, LLC/Great American RV Prop LLC 547 Wash Roberts Lane McMinnville, TN 37110 Grady Sapp 2421 Peters Road Fort Pierce, FL 34945 Kings Hwy Commerce Park LLC/King Highway Commercial South LLC 18860 Loxahatchee River Road Jupiter, Florida 33458 Australian Properties LLC PO Box 14049 Fort Pierce, FL 34979
Representative:	Jeff H. Iravani, Inc 1934 Commerce Lane, Suite 5 Jupiter, Florida 33458
Requested Action:	Approval to Rezone six (6) parcels from Single Family, 2 du/acre (E-2) and three (3) parcels from General Commercial (C-3) to Commercial Parkway (CP-1)
Site Location:	At or near 2496 S. Kings Highway (9 Parcels)
Parcel IDs:	2324-241-0004-000-0, 2324-211-0001-000-6, 2324-214-0002-000-2, 2324-214-0001-000-5, 2324-241-0002-000-6, & 2324-241-0003-000-3, 2324-211-0002-000-3, 2324-232-0000-000-4, 2324-210-0000-000-6

Existing Use: Vacant

Parcel Size: 109.10 acres

Current Future Land Use: General Commercial (GC)

Current Zoning: Single Family, 2 du/acre (E-2)/General Commercial (C-3)

Proposed Zoning: Commercial Parkway (CP-1)

	North	East	South	West
Surrounding FLU:	RL (FP) RU/COM (SLC)	GC(FP) Pending	GC/MXD (FP)	RM (FP)
Surrounding Zoning:	R-1 (FP) RS-2/AG-1 (SLC)	C-3 (FP) Pending	C-3 (FP)	R-4 (FP)

Staff Analysis:

Request

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code, the applicant is requesting review and approval of a Zoning Atlas Map Amendment (Rezoning) from Single Family, two (2) du/acre (E-2) for six (6) parcels and General Commercial (C-3) for three (3) parcels to Commercial Parkway (CP-1) to develop the site for a future warehouse/flex space development. Six (6) of the properties are currently completing the annexation process with the City. The applicant has also filed Development and Design Review applications for the proposed development that are being reviewed at the Technical Review Committee stage.

Future Land Use and Zoning Designation Comparison

The subject site currently has a Future Land Use of General Commercial (GC). The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive, and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks, and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation. The applicant is seeking a Zoning designation of Commercial Parkway (CP-1) to be consistent with the development that will be proposed on the site.

The majority of the surrounding zoning is General Commercial (C-3) or properties that are currently undergoing a rezoning to C-3. There are a few properties that do have residential Zoning or agriculture Zoning (County), but current development trends suggest that those properties could change to a commercial or high density Future Land Use and Zoning in the future. This request is consistent with how the area is developing up to this point.

The traffic study concluded that the change in Zoning can be accommodated with the current funded long-range transportation network and the proposed daily trips will not have a significant impact on the transportation network. The traffic study for the development proposal of the subject site is currently under review by the County. Due to the size of the project, roadway improvements will be required for that portion of the submittal. Discussions have already begun between the applicant and County on how to achieve those improvements. The nearby roadway of Kings Highway from Orange Avenue to Okeechobee Road is currently undergoing a planned Florida Department of Transportation (FDOT) reconstruction that includes road widening, intersection improvements, and drainage improvements. The needed improvements for this project would be to Peters Road to the east and White Road to the north. There has also been discussion on possibly realigning White Road with Pruitt Research Road (west of Kings Highway) and creating a lighted intersection.

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 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. Due to the proposed development being a warehouse/flex space use, the zoning of C-3 is not as compatible as the CP-1 Zoning district. The CP-1 Zoning district also offers more flexibility when it comes to warehouse/flex space end users and is more suited for projects with large employment needs.

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.

Staff Recommendation Zoning Atlas Map Amendment

The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; therefore Staff **APPROVAL** of the request as presented.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

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

1. Property Address/Location: _____

2. Property Tax ID(s): _____

3. Total Acreage:_____

4. Existing Future Land Use Designation: _____

5. Existing Zoning Classification: _____

6. Proposed Zoning Classification: _____

7. Other applications being submitted concurrent with this application, if any: _____

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

_____

9. Are there any identified or possible historical structures on the amendment lands? _____

10. The reason for making this request: _____

_____

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

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

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

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

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

E. Solid Waste: See Utilities Impact Statement
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

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

Impact	Per NSLRWCD, the max discharge is based on the parcel area. Therefore, re-zoning shall not have any impact on the storm discharge.

III. Transportation Analysis

G. Traffic See Traffic Impact Statement
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Great American Rv Prop, LLC
Mailing Address: 547 Wash Roberts Ln
City McMinnville State TN Zip 37110-4971
Phone # _____
E-mail: _____

13. Name of Applicant: Kings Highway Development Partners, LLC
Mailing Address: 4923 W. Cypress Street
City Tampa State Florida Zip 33607
Phone # 813-505-4036 Fax # _____
E-mail: ken@tampaglobal.com

14. Name of Representative: Jeff H. Iravani, Inc
Mailing Address: 1934 Commerce Lane Suite 5
City Jupiter State FL Zip 33458
Phone # 561-575-6030 Fax # _____
E-mail: jhi@bellsouth.net

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature 3/5/21 Date

Address State Zip

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 15th day of March, 2021, by Jeffrey M. Iravani who is personally known to me or has produced _____ as ident

Signature of Notary (seal)

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

Great American RV Prop, LLC
547 Wash Roberts LN
McMinnville, TN 37110

February 16, 2021

Parcel ID # 2324-241-0004-000-0
Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Great American RV Prop, LLC, the owner of the above referenced parcels, hereby authorizes Jeff H. Iravani, Inc to be the applicant to obtain all the required site and subdivision plans approvals and civil permits for the above referenced project.

Sincerely,

Signature: _____

Name: JAMES A WYNNE III

Title: MANAGING PARTNER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 19th day of February, 2021, by James A. Wynne II who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

DEANNA GIVENS
Notary Public - State of Florida
Commission # HH 086359
My Comm. Expires Jan 28, 2025
Bonded through National Notary Assn.

Kings Highway Development Partners, LLC
4923 W. Cypress Street
Tampa, FL 33607

March 4, 2021

RE: Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Kings Highway Development Partners, LLC, the applicant for the above referenced project, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: KENNETH I. MORIN

Title: MANAGER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of March, 2021, by Kenneth Morin who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2271016 OR BOOK 1798 PAGE 2252
Recorded:09/15/03 15:31

* Doc Assump: $ 0.00
* Doc Tax : $ 2,625.00
* Int Tax : $ 0.00

Prepared by
Roberta Carter, an employee of
First American Title Insurance Company
109 North Second St.
Fort Pierce, Florida 34950
(772) 464-7837

Return to: Grantee

File No.: 1083-226013

WARRANTY DEED

This indenture made on **September 12, 2003** A.D., by

Glenn M. Blake and Frances P. Blake, husband and wife

whose address is: **1575 48th Avenue, Vero Beach, FL 32966**
hereinafter called the "grantor", to

Great American RV Properties LLC

whose address is: **2560 SE 12th Street, Pompano Beach, FL 33062**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie** County, **Florida**, to-wit:

Parcel I:

The West 455.58 feet of the East 1118.54 feet of the North Half of the North Half of the South Half of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

AND PARCEL II:

The West 1088.54 feet of the East 1118.54 feet of the South 264.18 feet of the South Half of the North Half of the South Half of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Parcel Identification Number: **2324-232-0000-000/4**

For the consideration hereinbefore set forth, Grantors do additionally grant and convey unto Grantee and easement and right-of-way for the purpose of ingress and egress across the following described tract of land:

The North 60 feet of the West 1088.54 feet of the East 1118.54 feet of the South ½ of the North ½ of the South ½ of the Northwest ¼ of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

The easement herein granted shall be deemed appurtenant to and run with the ownership of Parcel I and Parcel II and their respective heirs, successors and assigns in title to all or part of Parcel I and Parcel II. Grantors reserve and retain the right to convey similar rights and easements to such other persons as Grantors may deem proper.

Grantors also retain, reserve, and shall continue to enjoy use of the surface of such property for any and all purposes which do not interfere with and prevent the use by Grantee of the within easement, including the right to build and use the surface of the herein granted easement for drainage ditches and private streets, roads, driveways, alleys, walks, gardens, lawns, planting or parking areas, and other like uses and/or to dedicate all or any part of the property affected by this easement to any city for use as a public street, road, or alley. If the Grantors, or any of Grantors' successors or assigns, shall dedicate all or any part of the property affected by this easement, the Grantee, and its successors and assigns shall execute all instruments that may be necessary or appropriate to effectuate such dedication, without, however, extinguishing the easement rights herein granted.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2002.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Glenn M. Blake
Glenn M. Blake

Frances P. Blake
Frances P. Blake

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Roberta Carter

Witness Signature

Print Name: Terry T. Torres

State of **Florida**

County of **St. Lucie**

The Foregoing Instrument Was Acknowledged before me on **September 12, 2003**, by **Glenn M. Blake and Frances P. Blake, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

NOTARY PUBLIC

Notary Print Name
My Commission Expires: _____

ROBERTA A CARTER

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

Property Identification

Site Address: S KINGS HWY
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-241-0004-000-0
Jurisdiction: Saint Lucie County

Use Type: 6000
Account #: 153212
Map ID: 23/24N
Zoning: RS-2 - Cou

Ownership

Great American RV Prop LLC

%Bud Wynne
547 Wash Roberts Ln
McMinnville, TN 37110

Legal Description

24 35 39 W 455.58 FT OF E 1118.54 FT OF N 1/2 OF S 1/2 OF NW 1/4 AND W 1088.54 FT OF E 1118.54 FT OF S 264.18 FT OF S 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 OF SEC (10.29 AC) (OR 1798-2252)

Current Values

Just/Market Value:	$668,850
Assessed Value:	$2,830
Exemptions:	$0
Taxable Value:	$2,830

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):	10.29
Land Size (SF):	448,232

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date:	Sep 12, 2003
Book/Page:	1798 / 2252
Sale Code:	XX00
Deed:	WD
Grantor:	Blake Glenn M
Price:	$375,000

Date:	Feb 25, 2000
Book/Page:	1282 / 0194
Sale Code:	XX01
Deed:	TR
Grantor:	Wolf William L
Price:	$526,300

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:	$668,850
Just/Market:	$668,850
Ag Credit:	$666,020
Save Our Homes or 10% Cap:	$0
Assessed:	$2,830
Exemption(s):	$0
Taxable:	$2,830

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	10.28999	North St. Lucie Water Management District	$190.36

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	$668,850	$2,830	$0	$2,830
2019	$668,850	$2,830	$0	$2,830
2018	$668,850	$2,830	$0	$2,830

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 Saint Lucie County

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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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

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

1. Property Address/Location: _____

2. Property Tax ID(s): _____

3. Total Acreage:_____

4. Existing Future Land Use Designation: _____

5. Existing Zoning Classification: _____

6. Proposed Zoning Classification: _____

7. Other applications being submitted concurrent with this application, if any: _____

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

_____

9. Are there any identified or possible historical structures on the amendment lands? _____

10. The reason for making this request: _____

_____

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

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

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

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

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

E. Solid Waste:	See utilities impact statement
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

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

Impact	Per NSLRWCD, the max discharge is based on the parcel area. Therefore, re-zoning shall not have any impact on the storm discharge.

III. Transportation Analysis

G. Traffic see Traffic Impact Statement Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Grady Sapp
Mailing Address: 2421 Peters Rd
City Fort Pierce State FL Zip 34945
Phone #
E-mail:

13. Name of Applicant: Kings Highway Development Partners, LLC
Mailing Address: 4923 W. Cypress Street
City Tampa State Florida Zip 33607
Phone # 813-505-4036 Fax #
E-mail: ken@tampaglobal.com

14. Name of Representative: Jeff H. Iravani, Inc
Mailing Address: 1934 Commerce Lane Suite 5
City Jupiter State FL Zip 33458
Phone # 561-575-6030 Fax #
E-mail: jhi@bellsouth.net

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature — Jeff H. Iravani - Authorized Agent — Date 3/5/21

Address

State Zip

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature 03/15/21 Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 15th day of March, 2021, by Efrain Iravarra who is personally known to me or has produced _____ as ident

Signature of Notary (seal)

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

Grady Sapp
2421 Peters Road
Fort Pierce, FL 34945

February 16, 2021

RE: Parcel ID # 2324-241-0002-000-6

Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Grady Sapp, the owner of the above referenced parcel, hereby authorizes Jeff H. Iravani, Inc to be the applicant to obtain all the required site and subdivision plans approvals and civil permits for the above referenced project.

Sincerely,

Signature: _____

Name: Grady Sapp

Title: Owner

STATE OF FLORIDA
COUNTY OF ~~PALM BEACH~~ St Lucie

The foregoing instrument was acknowledged before me this 26th day of February, 2021, by Grady Sapp who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

Cheryl A Howe
Notary Public

Seal

CHERYL A HOWE
Notary Public - State of Florida
Commission # GG 260038
My Comm. Expires Nov 30, 2022

Kings Highway Development Partners, LLC
4923 W. Cypress Street
Tampa, FL 33607

March 4, 2021

RE: Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Kings Highway Development Partners, LLC, the applicant for the above referenced project, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: KENNETH I. MORIN

Title: MANAGER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of March, 2021, by Kenneth Morin who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4011532 OR BOOK 3688 PAGE 925, Recorded 11/06/2014 at 03:13 PM
Doc Tax: $0.70

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

Return to: (enclose self-addressed stamped envelope)

Name: Grady Sapp

Address: 2421 PETERS Rd.
Ft. PIERCE, FL 34945

This Instrument Prepared by:

Name: JOYCE SMITH

Address: 1828 Copenhaver Rd.
Ft. Pierce, FL 34945

Property Appraisers Parcel Identification 2324-241-0002-000/6

Folio Number(s):

Grantee[s] S.S. # (s)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, *Made the* 6th *day of* NOV 6, 2014, *by* Sapp, Grady, *hereinafter called the Grantor, to* Joyce K. Smith *whose post office address is* 2421 Peters Rd. Ft. Pierce, Fl 34945, *hereinafter called the Grantee.*

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the Grantor, for and in consideration of the sum of $* 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in* _____ *County, State of* Florida, *viz:*

24 35 39 N½ OF NE ¼ OF SE ¼ OF NW ¼ - LESS S60 FT OF E 125 FT AND LESS E 30 FT - (4.64 AC) (OR 718-2723: 2981-2561)

Grady Sapp RESERVES UNTO HIMSELF A LIFE ESTATE IN THE ABOVE DESCRIBED PROPERTY

Together, *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.* **To Have and to Hold,** *the same in fee simple forever.*

And *the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,*

In Witness Whereof, *the said Grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

PETE WELLS
Printed Name

Witness Signature (as to first Grantor)

Pam Cawyer
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Grady Sapp
Grantor Signature L.S.

Grady Sapp
Printed Name

2421 Peters Rd Ft. Pierce, Fl
Post Office Address

Co-Grantor Signature, (if any) L.S.

Printed Name

Post Office Address

STATE OF Florida)
COUNTY OF St. Lucie)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared _____ known to me to be the person ✓ described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification: _____.

NOTARY RUBBER STAMP SEAL

MARY E. BENDER
Commission # EE 157135
Expires April 11, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

Witness my hand and official seal in the County and State last aforesaid this 6th day of November, A.D. 2014

Mary E Bender
Notary Signature

Mary E Bender
Printed Name

©Form Design, Seminole Paper & Printing Co., Inc., 1994

07 23 99

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

Property Identification

Site Address: 2421 PETERS RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-241-0002-000-6
Jurisdiction: Saint Lucie County

Use Type: 0100
Account #: 14262
Map ID: 23/24N
Zoning: RS-2 - Cou

Ownership

Grady Sapp (LF EST)
2421 Peters RD
Fort Pierce, FL 34945

Legal Description

24 35 39 N 1/2 OF NE 1/4 OF SE 1/4 OF NW 1/4-LESS S 60 FT OF E 125 FT AND LESS E 30 FT- (4.64 AC)(OR 718-2723: 2981-2561; 3688-925)

Current Values

Just/Market Value:	$401,400
Assessed Value:	$401,400
Exemptions:	$401,400
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):	1,404
Gross Sketched Area (SF):	2,004
Land Size (acres):	4.64
Land Size (SF):	202,118.4

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date:	Nov 6, 2014
Book/Page:	3688 / 0925
Sale Code:	0114
Deed:	WD
Grantor:	Sapp Grady
Price:	$100

Date:	Apr 11, 1990
Book/Page:	0718 / 2723
Sale Code:	XX01
Deed:	WD
Grantor:	Sapp Lounette
Price:	$100

Building Information (1 of 2)

Finished Area: 1,404 SF

Gross Sketched Area: 1,404 SF

Exterior Data

View:
Building Type: HC-
Grade: C-
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1983
Effective Year: 1983
No. Units: 1

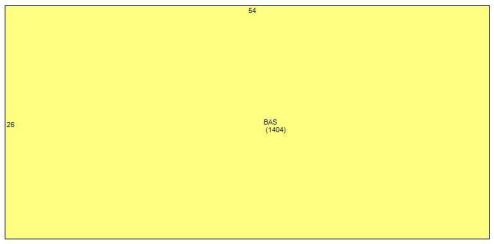
Roof Structure: Gable
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 3
Full Baths: 1
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

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



Building Information (2 of 2)

Finished Area: 0 SF

Gross Sketched Area: 600 SF

Exterior Data

View:
Building Type: DGAR
Grade: DG
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1999
Effective Year: 1999
No. Units: 0

Roof Structure: Gable
Frame:
Primary Wall: Wood/Sheath
Secondary Wall:

Interior Data

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

Electric:
Heat Type:
Heat Fuel:
Heated %: %

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

Image or Sketch unavailable for display

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$76,600
Land:	$324,800
Just/Market:	$401,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$401,400
Exemption(s):	$401,400
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020	2006	0500	Homestead Exemption	$25,000
Tax Year	Grant Year	Code	Description	Amount
2020	2008	0550	Homestead Exemption over $ 50,000	$0
Tax Year	Grant Year	Code	Description	Amount
2020	2006	2200	Paraplegic,Blind,Confined to Wheel Chair	$376,400

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	$276.14
Start Year	AssessCode	Units	Description	Amount
2013	0054	4.64	North St. Lucie Water Management District	$85.84

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	$401,400	$401,400	$401,400	$0
2019	$396,900	$396,391	$396,391	$0
2018	$389,000	$389,000	$389,000	$0

Permits

Number	Issue Date	Description	Amount	Fee
C05010518	Jan 12, 2005	Roof	$5,210	$0

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

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

1. Property Address/Location: _____

2. Property Tax ID(s): _____

3. Total Acreage:_____

4. Existing Future Land Use Designation: _____

5. Existing Zoning Classification: _____

6. Proposed Zoning Classification: _____

7. Other applications being submitted concurrent with this application, if any: _____

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

_____

9. Are there any identified or possible historical structures on the amendment lands? _____

10. The reason for making this request: _____

_____

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

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

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

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

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

E. Solid Waste: See Utilities impact statement
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

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

Impact	Per NSLRWCD, the max discharge is based on the parcel area. Therefore, re-zoning shall not have any impact on the storm discharge.

III. Transportation Analysis

G. Traffic See Traffic Analysis Statement
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Australian Properties, LLC
Mailing Address: P.O. Box 14049
City Fort Pierce State FL Zip 34945
Phone # _____
E-mail: _____

13. Name of Applicant: Kings Highway Development Partners, LLC
Mailing Address: 4923 W. Cypress Street
City Tampa State Florida Zip 33607
Phone # 813-505-4036 Fax # _____
E-mail: ken@tampaglobal.com

14. Name of Representative: Jeff H. Iravani, Inc
Mailing Address: 1934 Commerce Lane Suite 5
City Jupiter State FL Zip 33458
Phone # 561-575-6030 Fax # _____
E-mail: jhi@bellsouth.net

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Jeff H. Iravani - Authorized Agent 3/5/21

Applicant's Signature Date

Address | State | Zip

Phone | Fax | E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Australian Properties, LLC — 772 461 8868

Property Owner's Name (Please Print) | Phone

P.O.B. 14049 — Ft. Pierce — Fl. — 34979

Address | State | Zip

Mgr. — 3-5-21

Property Owner's Signature | Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 5 day of March, 20 21, by George Pantuso who is personally known to me or has produced _____ as ident

Rhonda J. Vincent

Signature of Notary (seal)

RHONDA J. VINCENT
Notary Public - State of Florida
Commission # GG 348412
My Comm. Expires Aug 28, 2023
Bonded through National Notary Assn.

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved:_____

Kings Highway Development Partners, LLC
4923 W. Cypress Street
Tampa, FL 33607

March 4, 2021

RE: Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Kings Highway Development Partners, LLC, the applicant for the above referenced project, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: KENNETH I. MORIN

Title: MANAGER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of March, 2021, by Kenneth Morin who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2923462 OR BOOK 2650 PAGE 1994, Recorded 09/06/2006 at 04:31 PM
Doc Tax: $8750.00

This Instrument Prepared by:
R. N. Koblegard, III, Esquire
200 S. Indian River Drive, Suite 201
Fort Pierce, Florida 34950

Return to:
R. N. Koblegard, III, Esq.
Courthouse Box 145

Parcel I.D. No.: 2324-211-0002-000/3

18.50
8750.00
8768.50
Clerk
Doc STS

WARRANTY DEED

THIS WARRANTY DEED, executed this 29th day of August, 2006, by

MBK MASTERS, INC., a Florida corporation
2306 S. Kings Highway
Fort Pierce, FL 34945-2642

hereinafter called the Grantor, to

AUSTRALIAN PROPERTIES, LLC, a Florida
Limited Liability Company
Post Office Box 14049
Fort Pierce, FL 34979

hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires."

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee forever, all that certain land situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

A parcel of land lying in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, more particularly described as follows:

The South 400 feet of the North 903.20 feet of the East 750 feet of the West 775 feet, LESS road and canal right of way;

TOGETHER WITH the South 35.30 feet of the North 938.50 feet of the East 750 feet of the West 775 feet;

LESS the South 35.30 feet of the North 538.50 feet of the East 750 feet of the West 775 feet.

SUBJECT TO an easement from the Southern Bell Telephone and Telegraph, as recorded in Deed Book 220, page 436 of the Public Records of St. Lucie County, Florida.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Print Name: Richard V. Neill, Jr.

Print Name: Susan M. Burban

MBK MASTERS, INC., a Florida corp.

By _____
Akio Mizuno, President

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 30th day of August, 2006, by **Akio Mizuno**, known to me to be the President of **MBK MASTERS, INC.,** the corporation in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, and that I relied upon the following form of identification of the above-named person: Personal Knowledge, that an oath was not taken.

Print Name: Susan M. Burban, Notary Public, State of Florida at Large

Susan M. Burban
MY COMMISSION # DD269844 EXPIRES
December 12, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

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

Property Identification

Site Address: 2306 KINGS HWY
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-211-0002-000-3
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 14254
Map ID: 23/24N
Zoning: General Co

Ownership

Australian Properties LLC
PO Box 14049
Fort Pierce, FL 34979

Legal Description

24 35 39 S 400 FT OF N 938.20 FT OF E 750 FT OF W 775 FT- LESS THAT PART FOR RD R/W MPDAF: FROM NW COR OF SEC, TH S 00 07 03 E ALG W SEC LI 538.44 FT, TH N 89 52 57 E 25 FT TO POB; TH N 89 44 39 E 95.42 FT TO CURVE CONC W, R OF 8,468 FT, TH SLY ALG ARC 401.48 FT, TH S 89 44 39 W 62.37 FT, TH N 00 07 03 W 400 FT TO POB- (6.151 AC - 267,938 SF) (OR 2650-1994)

Current Values

Just/Market Value:	$423,800
Assessed Value:	$274,488
Exemptions:	$0
Taxable Value:	$274,488

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):	6.15
Land Size (SF):	267,938

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date:	Aug 29, 2006
Book/Page:	2650 / 1994
Sale Code:	XX00
Deed:	WD
Grantor:	MBK Masters Inc
Price:	$1,250,000
Date:	Sep 14, 1993
Book/Page:	0859 / 0867
Sale Code:	XX01
Deed:	CT
Grantor:	HAFFIELD CITRUS INC
Price:	$498,700

Date:	Nov 7, 1989
Book/Page:	0662 / 2394
Sale Code:	XX00
Deed:	WD
Grantor:	William A Wright
Price:	$400,000
Date:	Sep 1, 1983
Book/Page:	0410 / 2479
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$231,500

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$423,800
Just/Market:	$423,800
Ag Credit:	$149,312
Save Our Homes or 10% Cap:	$0
Assessed:	$274,488
Exemption(s):	$0
Taxable:	$274,488

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2017	0054	6.151	North St. Lucie Water Management District	$113.79

Start Year	AssessCode	Units	Description	Amount
2017	0041	58.6	Fort Pierce Stormwater Charge	$4,043.40

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	$423,800	$274,488	$0	$274,488
2019	$423,800	$274,488	$0	$274,488
2018	$423,800	$274,488	$0	$274,488

Permits

Number	Issue Date	Description	Amount	Fee
C94-03649	Jul 18, 1994	Additions to existing construction	$20,000	$20,000
BP16-2804	Oct 31, 2016	Demolition	$51,200	$0
BP18-0820	Mar 8, 2018	Fence	$9,700	$0
BP18-1016	Oct 25, 2018	Electric	$2,475	$0

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

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

1. Property Address/Location: _____

2. Property Tax ID(s): _____

3. Total Acreage:_____

4. Existing Future Land Use Designation: _____

5. Existing Zoning Classification: _____

6. Proposed Zoning Classification: _____

7. Other applications being submitted concurrent with this application, if any: _____

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

_____

9. Are there any identified or possible historical structures on the amendment lands? _____

10. The reason for making this request: _____

_____

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

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

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

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

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

E. Solid Waste:	See Utilities Impact Statement 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units
Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

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

Impact	Per NSLRWCD, the max discharge is based on the parcel area. Therefore, re-zoning shall not have any impact on the storm discharge.

III. Transportation Analysis

G. Traffic See Traffic Impact Statement
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): RV Development, LLC
Mailing Address: 547 Wash Roberts Ln
City McMinnville State TN Zip 37110-4971
Phone #
E-mail:

13. Name of Applicant: Kings Highway Development Partners, LLC
Mailing Address: 4923 W. Cypress Street
City Tampa State Florida Zip 33607
Phone # 813-505-4036 Fax #
E-mail: ken@tampaglobal.com

14. Name of Representative: Jeff H. Iravani, Inc
Mailing Address: 1934 Commerce Lane Suite 5
City Jupiter State FL Zip 33458
Phone # 561-575-6030 Fax #
E-mail: jhi@bellsouth.net

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Jeff H. Iravani- Authorized Agent 3/5/21

Applicant's Signature Date

Address State Zip

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 15th day of March, 2021, by Jeffrey M. Iravani who is personally known to me or has produced _____ as ident

Signature of Notary (seal)

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

RV Development, LLC
547 Wash Roberts LN
McMinnville, TN 37110

February 16, 2021

RE: Parcel ID #'s
2324-211-0001-000-6
2324-214-0001-000-5
2324-214-0002-000-2
2324-241-0003-000-3
Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

RV Development, LLC, the owner of the above referenced parcels, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required annexation, re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: JAMES A WYNNE III

Title: MANAGING PARTNER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 19th day of February, 2021, by James A Wynne II who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

DEANNA GIVENS
Notary Public - State of Florida
Commission # HH 086359
My Comm. Expires Jan 28, 2025
Bonded through National Notary Assn.

Kings Highway Development Partners, LLC
4923 W. Cypress Street
Tampa, FL 33607

March 4, 2021

RE: Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Kings Highway Development Partners, LLC, the applicant for the above referenced project, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: KENNETH I. MORIN

Title: MANAGER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of March, 2021, by Kenneth Morin who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

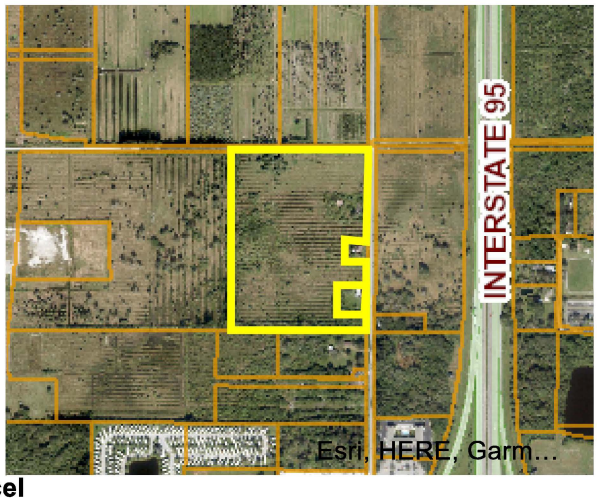
Seal

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, February 16, 2021

Parcel Report



Parcel

PARCELNO:	2324-211-0001-000-6
Property ID:	14253
Owner1:	RV Development LLC
SiteAddress:	2261 PETERS RD

Owner

Owner1:	RV Development LLC
Owner2:	
Owner3:	
MailingAddress:	%Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Overview

PrimaryLandUse:	6000 - GRZNG SLD CP
DistrictGroup:	0002 - Saint Lucie County
Subdivision:	Metes and Bounds
Just/Market Value:	$1,634,000
FinishedArea:	1,946
Acres:	26.91
TotalArea:	1,172,199.6

Legal Description

LegalDescription: 24 35 39 E 3/4 OF NE 1/4 OF NW 1/4-LESS TRACT 150 FT X 155 FT AS IN DBK 206-141 AND IN OR 492-1228 AND LESS TRACT 208.71 FTX 208.71 FT AS IN DBK 207-165 AND LESS N 35 FT AND LESS E 25 FT- (26.91 AC) (OR 1868-2876 thru 2879 ERROR IN LEGAL)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2020	$1,634,000	$2,200	$1,629,600	$2,200	$83,735	$0	$83,735	$2,790	$1,547,475
2019	$1,633,300	$1,500	$1,629,600	$2,200	$83,589	$0	$83,589	$2,236	$1,547,475
2018	$1,632,300	$1,600	$1,629,600	$1,100	$83,456	$0	$83,456	$1,369	$1,547,475

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	26.91	$497.84
County Solid Waste	2009	12	$276.14

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, February 16, 2021

Parcel Report

Parcel

PARCELNO: 2324-214-0002-000-2
Property ID: 14256
Owner1: RV Development LLC
SiteAddress: 2371 PETERS RD

Owner

Owner1: RV Development LLC
Owner2:
Owner3:
MailingAddress: %Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Overview

PrimaryLandUse: 0100 - SF Res
DistrictGroup: 0002 - Saint Lucie County
Subdivision: Metes and Bounds
Just/Market Value: $152,000
FinishedArea: 1,450
Acres: 1
TotalArea: 43,560

Legal Description

LegalDescription: 24 35 39 FROM SE COR OF NE 1/4 OF NW 1/4 RUN N 100 FT, TH W 30 FT FOR POB, TH CONT W 208.71 FT, TH N 208.71 FT, TH E 208.71 FT, TH S 208.71 FT TO POB (1.00 AC) (OR 1959-2516)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2020	$152,000	$77,000	$75,000	$0	$126,578	$0	$126,578	$25,422	$0
2019	$154,300	$79,300	$75,000	$0	$115,071	$0	$115,071	$39,229	$0
2018	$150,000	$75,000	$75,000	$0	$104,610	$0	$104,610	$45,390	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	1	$25.00
County Solid Waste	2009	12	$276.14

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, February 16, 2021

Parcel Report

Parcel

PARCELNO: 2324-214-0001-000-5
Property ID: 14255
Owner1: R V Development Llc
SiteAddress: 2315 PETERS RD

Owner

Owner1: R V Development Llc
Owner2:
Owner3:
MailingAddress: %Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Overview

PrimaryLandUse: 0100 - SF Res
DistrictGroup: 0002 - Saint Lucie County
Subdivision: Metes and Bounds
Just/Market Value: $57,800
FinishedArea: 1,962
Acres: 0.53
TotalArea: 23,086.8

Legal Description

LegalDescription: 24 35 39 FROM INTERIOR 1/4 SEC COR RUN N ALG E LI OF NW 1/4 1790.5 FT, TH W 25 FT FOR POB, TH RUN W 155 FT, TH N 150 FT, TH E 155 FT, TH S 150 FT TO POB (0.53 AC) (OR 1828-2808)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2020	$57,800	$4,800	$53,000	$0	$45,786	$0	$45,786	$12,014	$0
2019	$57,700	$4,700	$53,000	$0	$41,624	$0	$41,624	$16,076	$0
2018	$57,800	$4,800	$53,000	$0	$37,840	$0	$37,840	$19,960	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

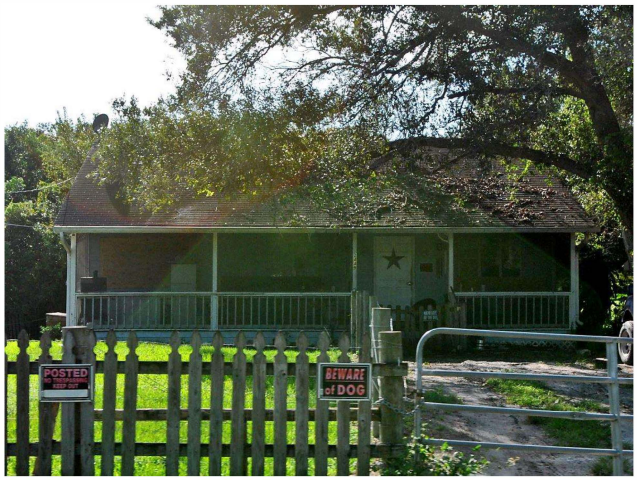
Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	0.53	$25.00
County Solid Waste	2009	12	$276.14

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, February 16, 2021

Parcel Report



Parcel

PARCELNO: 2324-241-0003-000-3
Property ID: 14263
Owner1: RV Development LLC
SiteAddress: 2449 PETERS RD

Owner

Owner1: RV Development LLC
Owner2:
Owner3:
MailingAddress: %Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Overview

PrimaryLandUse: 0100 - SF Res
DistrictGroup: 0002 - Saint Lucie County
Subdivision: Metes and Bounds
Just/Market Value: $73,300
FinishedArea: 912
Acres: 0.14
TotalArea: 6,098.4

Legal Description

LegalDescription: 24 35 39 S 60 FT OF E 125 FT OF N 1/2 OF NE 1/4 OF SE 1/4 OF NW 1/4-LESS E 25 FT FOR RD R/W- (0.14 AC) (OR 2398-108) (ERRONEOUS LEGAL)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2020	$73,300	$59,300	$14,000	$0	$60,613	$0	$60,613	$12,687	$0
2019	$76,000	$62,000	$14,000	$0	$55,103	$0	$55,103	$20,897	$0
2018	$68,500	$54,500	$14,000	$0	$50,094	$0	$50,094	$18,406	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	0.14	$25.00
County Solid Waste	2009	12	$276.14

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2733028 OR BOOK 2398 PAGE 108, Recorded 10/27/2005 at 02:34 PM
Doc Tax: $1435.00

Prepared By
& Return to:

W.R. Leonard, 230200
Litigation Building, Suite 402
633 S. Andrews Avenue
Ft. Lauderdale, FL 33301

Tax Folio: 2324-241-0003-000/3

Warranty Deed (§689.02, Fla. Stat.)

THIS Indenture made the 17th day of October, 2005 by and between Paul Browning and Bertie Lou Browning, husband and wife, hereafter Grantor, and R. V. Development, L.L.C., a Florida limited liability company, hereafter Grantee whose post office address is 2560 SE 12th Street, Pompano Beach FL 33062.

WITNESSETH: That the said Grantor, for and in consideration of the sum of $10.00 in hand paid by the second party, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever the following described land, lying, situate and being in the County of St. Lucie, State of Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: restrictions, reservations and easements of record, taxes for the year of conveyance and all subsequent years, and all valid zoning ordinances.

Property address: 2449 Peters Road, Fort Pierce, FL 34945

And said Grantor does hereby fully warrant the title to said land, and will defend same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

Paul Browning

Bertie Lou Browning

7007 Paso Robles Blvd.
Fort Pierce, FL 34951-1223

Signed, sealed and delivered in the presence of:

WILLIAM ROBERT LEONARD

(Printed Name)

Regina Orms

(Printed Name)

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Paul Browning and Bertie Lou Browning [ ] known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that (s/he) executed the same, or [✓] I relied upon the following form of identification: FLDL and that an oath (was) ~~(was not)~~ taken.

WITNESS my hand and official seal in the County and State last aforesaid this 17 day of October, 2005.

Notaries Signature:
Printed Name: Regina Orms
Notary Public State of Florida

Regina Orms
Commission # DD323205
Expires June 24, 2008
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Commission Expires:

C:\files\Transactions\Wynne\Browning.RV\WD.wpd

EXHIBIT A

The South 60 feet of the East 125 feet of the following described property:

The North 1/2 of NE¼ of SE¼ of Section 24, Township 35 South, Range 39 East, containing 5 acres, more or less, the same being the North 1/2 of Lot 9, of the NW¼, according to the Boston and Florida Atlantic Coast Land Company's Subdivision as per plat thereof on file in Plat Book 3, at page 32, of the Public Records of Saint Lucie County, Florida.

Less and excepting therefrom the East 25 feet for road right-of-way.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2294955 OR BOOK 1828 PAGE 2808
Recorded:10/24/03 16:00

* Doc Assump: $ 0.00
* Doc Tax : $ 630.00
* Int Tax : $ 0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Douglas E. Gonano, Esq.
GONANO & HARRELL
34 1600 S. FEDERAL HIGHWAY, #200
FT. PIERCE, FLORIDA 34950-5194
Property Appraisers Parcel Identification (Folio) Numbers: **2324-214-0001-000/5**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the **26th** day of **September, 2003** by **Frances A. Swiatocha,** a single woman, herein called the Grantor, to **R.V. Development, L.L.C., a Florida limited liability company** whose post office address is **2650 SE 12th Street, Pompano Beach, Florida 33062,** hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ST. LUCIE County, State of Florida, viz.:

From the Interior Quarter Section Corner of Section 24, Township 35 South, Range 39 East, run North along the East line of the Northwest 1/4 of said Section 1790.5 feet; thence West 25 feet to the Point of Beginning: from said Point of Beginning run West 155 feet: thence North 150 feet; thence East 155 feet; thence South 150 feet to the Point of Beginning; being a part of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Subject to restrictions, reservations, easements and rights of way of record, if any.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Stacy Ewing Consalvo
Witness #1 Signature
Stacy Ewing Consalvo
Witness #1 Printed Name

Valerie M Canant
Witness #2 Signature
VALERIE M CANANT
Witness #2 Printed Name

Frances A. Swiatocha
Frances A. Swiatocha
2315 Peters Road, Fort Pierce, Florida

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 26th day of September, 2003 by Frances A. Swiatocha who is personally known to me or has produced Florida drivers license as identification.

SEAL

Stacy Ewing Consalvo
Notary Public

_____
Printed Notary Name

Stacy Ewing Consalvo
MY COMMISSION # DD121441 EXPIRES
May 28, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

Stacy Ewing Consalvo
DD121441 EXPIRES
INSURANCE, INC.

File No: 1600-003

* Doc Assump:	$	0.00
* Doc Tax :	$	1,645.00
* Int Tax :	$	0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO: Box 34
Douglas E. Gonano, Esq.
GONANO & HARRELL
1600 S. FEDERAL HIGHWAY, #200
FT. PIERCE, FLORIDA 34950-5194
Property Appraisers Parcel Identification (Folio) Numbers: **2324-214-0002-000/2**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the **30th** day of **April, 2004** by **John W. Norvell and Deborah H. Norvell, his wife**, herein called the Grantor, to **R.V. Development, LLC, a Florida limited liability company** whose post office address is **2560 SE 12th Street, Pompano Beach, Florida 33062**, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ST. LUCIE COUNTY, State of Florida, viz.:

From the Southeast corner of the Northeast quarter of the Northwest quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; thence run North 100 feet; thence run West 25 feet to the Point of Beginning; continue West 213.71 feet; thence North 208.71 feet; thence East 213.71 feet; thence South 208.71 feet to the Point of Beginning.

Subject to the right of way for Peters Road and reservations, restrictions, easements and rights of way of record, if any, provided this reference shall not operate to reimpose the same.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
Elizabeth K Jorgensen
Witness #1 Printed Name

Witness #2 Signature
Richard McClure
Witness #2 Printed Name

John W. Norvell
John W. Norvell
2371 Peters Road, Fort Pierce, Florida 34945

Deborah H Norvell
Deborah H. Norvell
2371 Peters Road, Fort Pierce, Florida 34945

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 30th day of April, 2004 by John W. Norvell and Deborah H. Norvell, his wife, who are personally known to me or have produced their drivers licenses as identification.

SEAL

Elizabeth K Jorgensen
Notary Public

Printed Notary Name

Elizabeth K. Jorgensen
MY COMMISSION # DD079507 EXPIRES
January 25, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2397518 OR BOOK 1959 PAGE 2516
Recorded:05/06/04 12:49

File No: **1600-005**

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2326041 OR BOOK 1868 PAGE 2876
Recorded:12/26/03 08:23

(E)
Box
34

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Douglas E. Gonano, Esq.
GONANO & HARRELL
1600 S. FEDERAL HIGHWAY, #200
FT. PIERCE, FLORIDA 34950-5194
Property Appraisers Parcel Identification (Folio) Numbers: **2324-211-0001-000/6**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the **22nd** day of **December, 2003** by **Melanie Fuller, a married woman**, herein called the Grantor, to **R.V. Development, LLC, a Florida limited liability company** whose post office address is **2560 SE 12th Street, Pompano Beach, Florida 33062**, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee Grantor's undivided one-fourth interest in certain land situate in ST. LUCIE County, State of Florida, viz.:

The East Three Quarters (3/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24) Township Thirty-five(35) South Range Thirty-nine (39) East, containing approximately 26.9 acres.

Grantor hereby certifies that the above property does not constitute the homestead of Grantor nor is it contiguous thereto.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
JULIA S. PRICE
Witness #1 Printed Name

Brenda L Sharpton
Witness #2 Signature
BRENDA L. SHARPTON
Witness #2 Printed Name

Melanie Fuller
Melanie Fuller
1465 Cherokee Trail, Conley, GA 30288

STATE OF GEORGIA
COUNTY OF DEKALB

The foregoing instrument was acknowledged before me this 19 day of December, 2003, by **Melanie Fuller, a married woman,** who is personally known to me or has produced GA DL 049000545 as identification.

SEAL

NOTARY PUBLIC E.P. Mar. 06 2005

Brenda L Sharpton
Notary Public
BRENDA L. SHARPTON
Printed Notary Name

0.00
177.40
0.00
* Doc Assume : $
* Doc Tax : $
* Int Tax : $
1,177.
0.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 2496 S Kings Hwy
2. Property Tax ID(s): 2324-232-0000-000-4
3. Total Acreage: 19.624
4. Existing Future Land Use Designation: GC
5. Existing Zoning Classification: C-3
6. Proposed Zoning Classification: CP-1
7. Other applications being submitted concurrent with this application, if any: _____

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

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

10. The reason for making this request: To rezone those certain **8** parcels of land consisting of approximately 10**9** gross acres, to a single, consistent zoning classification that will accommodate a unified plan of development for a commerce park with commercial and warehouse/distribution uses.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	VACANT	GC	C-3
South	VACANT/RV Park	GC/MXD	C-3
East	VACANT	GC	E-2
West	VACANT	RM/GC	R-4/C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	512,893 SF	19.624	
Proposed	GC	CP-1	512,893 SF	19.624	N/A

II. Public Facilities Information:

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

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

C. Parks and Recreation (Residential Classifications Only): N/A
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High) N/A
Multi-family: (du x 0.207 = students/70% K-8/30% High)

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

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

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

Impact	Per NSLRWCD, the max discharge is based on the parcel area. Therefore, re-zoning shall not have any impact on the storm discharge.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Kings Highway Commercial South, LLC
Mailing Address: 18860 Loxahatchee River Road
City Jupiter State FL Zip 33458-2440
Phone # _____
E-mail: _____

13. Name of Applicant: Kings Highway Development Partners, LLC
Mailing Address: 4923 W. Cypress Street
City Tampa State Florida Zip 33607
Phone # 813-505-4036 Fax # _____
E-mail: ken@tampaglobal

14. Name of Representative: Jeff H. Iravani, Inc
Mailing Address: 1934 Commerce Lane Suite 5
City Jupiter State Florida Zip 33458
Phone # 561-575-6030 Fax # _____
E-mail: Jhi@bellsouth.net

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

_____ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

✓ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Jeff H. Iravani- Authorized Agent 3/5/21

Applicant's Signature Date

Address State Zip

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Edward Sasso

Property Owner's Name (Please Print) Phone

18860 Loxahatchee River Road, Jupiter Florida 33458

Address State Zip

Property Owner's Signature 3-4-2021 Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 4th day of March, 2021, by Edward Sasso who is personally known to me or has produced _____ as ident

Signature of Notary (seal)

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

Kings Highway Commercial South, LLC
18860 Loxahatchee River Road
Jupiter, FL 33458

February 17, 2021

RE: Parcel ID # 2324-232-0000-000-4

Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Kings Highway Commercial South, LLC, the owner of the above referenced parcels, hereby authorizes Jeff H. Iravani, Inc to be the applicant to obtain all the required site and subdivision plans approvals and civil permits for the above referenced project.

Sincerely,

Signature: _____

Name: Edward A. Sasso

Title: Mgr

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 18th day of February, 2021, by Edward Sasso who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

Kings Highway Development Partners, LLC
4923 W. Cypress Street
Tampa, FL 33607

March 4, 2021

RE: Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Kings Highway Development Partners, LLC, the applicant for the above referenced project, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: KENNETH I. MORIN

Title: MANAGER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of March, 2021, by Kenneth Morin who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3802970 OR BOOK 3487 PAGE 76, Recorded 02/20/2013 at 08:35 AM
Doc Tax: $2544.50

Warranty Deed

This Indenture, made , February 19, 2013 A.D.

Between

Southern Specialty Properties, LLC, a Georgia limited liability company whose post office address is:3611 Braselton Hwy., Ste 203, Dacula, GA 30019, Grantor and **Kings Highway Commercial South, LLC, a Florida limited liability company** whose post office address is: 340 S. US Highway 1, Apt 607, Jupiter, Florida 33477, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

The North half of the South half of the Northwest quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, Less the East 1118.54 feet and the West 25 feet thereof;

And

The North 60 feet of the West 1088.54 feet of the East 1118.54 feet of the South half of the North half of the South half of the Northwest quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **2324-232-0000-000/4**

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Southern Specialty Properties, LLC, a Georgia limited liability company

Signed and Sealed in Our Presence:

By: _____ /manager.
John Moore Cole
Its: Managing Member

_____
Witness Print Name: Daniel Steven.

_____
Witness Print Name: Joel Williams.

State of Georgia.
County of Gwinnett.

The foregoing instrument was acknowledged before me this 19th day of February, 2013, by John Moore Cole, the Managing Member of Southern Specialty Properties, LLC, a Georgia limited liability company who is personally known to me or has produced drivers license as identification.

_____(Seal)
Notary Public
Notary Printed Name: Steven Webreich

My Commission Expires::
12/27/15

Prepared by and Return to:
Cindy Lou Wilhoite, an employee of
Down Home Title Services, Inc.,
439 SE Port St. Lucie Blvd, Suite 107
Port St. Lucie, Florida 34984

File Number: DH1301-005

PURCHASE PRICE: $363,440.00

NOTARY ACKNOWLEDGMENT

State of: Georgia.

County of: Gwinnett.

I am a notary public of the State of Georgia and my commission expires: 12/27/15.

The foregoing instrument was acknowledged before me this 12 day of February, 2013 by John Moore Cole, Managing Member of Southern Specialty Properties, LLC, a Georgia limited liability company who is/are personally known to me or who has produced drivers license, as identification.

Notary Public
Print notary name: Steven Webreck.
Notary seal

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

Property Identification

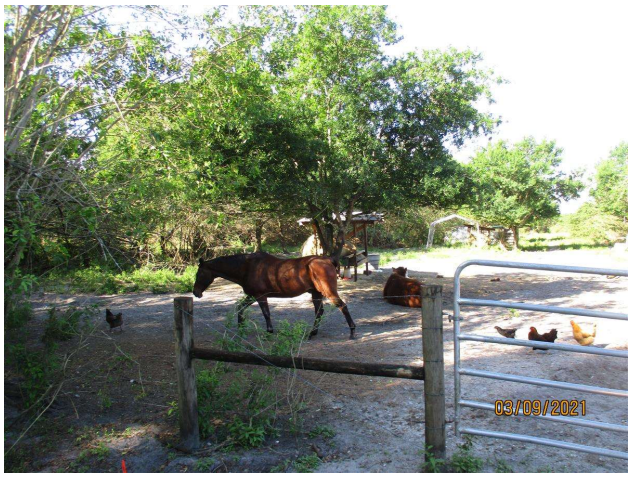
Site Address: 2496 S KINGS HWY
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-232-0000-000-4
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 14257
Map ID: 23/24N
Zoning: General Co

Ownership

Kings Highway Commercial South LLC

18860 Loxahatchee River RD
Jupiter, FL 33458



Legal Description

24 35 39 N 1/2 OF S 1/2 OF NW 1/4-LESS E 1118.54 FT AND LESS W 25 FT AND THE N 60 FT OF THE W 1088.54 FT OF THE E 1118.54 FT OF THE S ½ OF N ½ OF S ½ OF NW 1/4 - LESS ADDL RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 07 03 W 1296.38 FT, TH N 89 52 57 E 25 FT TO POB; TH S 89 58 23 E 28.42 FT TO CURVE CONC E, R OF 8,308 FT, TH SELY ALG ARC 308.79 FT, TH N 89 52 57 E 30.02 FT TO CURVE CONC E, R OF 8,278 FT, TH SELY ALG ARC 45.13 FT, TH S 89 49 51 E 343.82 FT, TH S 00 07 03 E 295 FT, TH N 89 49 54 W 383.80 FT, TH N 00 07 03 W 648.28 FT TO POB- (19.624 AC - 854,821 SF) (OR 3487-76)

Current Values

Just/Market Value:	$1,251,030
Assessed Value:	$5,397
Exemptions:	$0
Taxable Value:	$5,397

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):	19.62
Land Size (SF):	854,821

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date:	Feb 12, 2013
Book/Page:	3487 / 0076
Sale Code:	0002
Deed:	WD
Grantor:	Southern Specialty Properties LLC
Price:	$363,500

Date:	Jun 11, 2012
Book/Page:	3402 / 2041
Sale Code:	0112
Deed:	SP
Grantor:	Bank of America NA (TR)
Price:	$220,000

Date:	Nov 8, 2011
Book/Page:	3339 / 0352
Sale Code:	0112
Deed:	CT
Grantor:	Interstate Business Center LLC
Price:	$100

Date:	Feb 20, 2009
Book/Page:	3116 / 1769
Sale Code:	0111
Deed:	QC
Grantor:	Kirco Acquistions LLC
Price:	$100

Date:	Jul 17, 2006
Book/Page:	2618 / 1609
Sale Code:	XX00
Deed:	WD
Grantor:	Six Kings LLC
Price:	$6,000,000

Date:	Apr 29, 2005
Book/Page:	2233 / 2350
Sale Code:	XX00
Deed:	WD
Grantor:	Blake Glenn M
Price:	$2,640,000

Date:	Feb 25, 2000
Book/Page:	1282 / 194
Sale Code:	XX01
Deed:	TR
Grantor:	Wolf William L
Price:	$526,300

Date:	Apr 2, 1999
Book/Page:	1215 / 2035
Sale Code:	XX04
Deed:	WD
Grantor:	William L Wolf
Price:	$70,000

Date:	Aug 23, 1994
Book/Page:	0916 / 2154
Sale Code:	XX02
Deed:	WD
Grantor:	William L Wolf
Price:	$100

Date:	Jul 7, 1992
Book/Page:	0798 / 1462
Sale Code:	XX01
Deed:	WD
Grantor:	
Price:	$100

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:	$1,251,030
Just/Market:	$1,251,030
Ag Credit:	$1,245,633
Save Our Homes or 10% Cap:	$0
Assessed:	$5,397
Exemption(s):	$0
Taxable:	$5,397

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0054	19.624	North St. Lucie Water Management District	$363.04

Start Year	AssessCode	Units	Description	Amount
2017	0041	53.4	Fort Pierce Stormwater Charge	$3,684.60

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	$1,251,030	$5,397	$0	$5,397
2019	$1,251,030	$5,397	$0	$5,397
2018	$1,251,030	$5,397	$0	$5,397

Permits

Number	Issue Date	Description	Amount	Fee
DM2005153	Jul 12, 2006	Demolition	$20,000	$260
DM2006197	Dec 4, 2006	Demolition	$10,000	$130
DM200727	Mar 23, 2007	Demolition	$3,000	$130

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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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 7001 White Rd

2. Property Tax ID(s): 2324-210-0000-000-6

3. Total Acreage: 39.02

4. Existing Future Land Use Designation: GC

5. Existing Zoning Classification: C-3

6. Proposed Zoning Classification: CP-1

7. Other applications being submitted concurrent with this application, if any: Annextation

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

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

10. The reason for making this request: To rezone those certain **8** parcels of land consisting of approximately 10**9** gross acres, to a single, consistent zoning classification that will accommodate a unified plan of development for a commerce park with commercial and warehouse/distribution uses.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	VACANT	COM/RL	AG-1/R1
South	VACANT	GC	C-3
East	VACANT	GC	E-2
West	VACANT	RM/GC	R-4/C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	1,019,827 SF	39.02	
Proposed	GC	CP-1	1,019,827 SF	39.02	N/A

II. Public Facilities Information:

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

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

C. Parks and Recreation (Residential Classifications Only): N/A
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): N/A
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

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

E. Solid Waste: See Utilities Impact Statement 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

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

Impact	Per NSLRWCD, the max discharge is based on the parcel area. Therefore, re-zoning shall not have any impact on the storm discharge.

III. Transportation Analysis

G. Traffic See Traffic Analysis Statement Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Kings Highway Commerce Park, LLC
Mailing Address: 18860 Loxahatchee River Road
City Jupiter State Florida Zip 33458-2440
Phone # _____
E-mail: _____

13. Name of Applicant: Kings Highway Development Partners, LLC
Mailing Address: 4923 W. Cypress Street
City Tampa State Florida Zip 33607
Phone # 813-505-4036 Fax # _____
E-mail: ken@tampaglobal.com

14. Name of Representative: Jeff H. Iravani, Inc
Mailing Address: 1934 Commerce Lane Suite 5
City Jupiter State Florida Zip 33458
Phone # 561-575-6030 Fax # _____
E-mail: jhi@bellsouth.net

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

_____ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

__✓__ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Jeff H. Iravani- Authorized Agent 3/5/21

Applicant's Signature Date

Address State Zip

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Edward Sasso

Property Owner's Name (Please Print) Phone

18860 Loxahatchee River Road, Jupiter, FL 33458

Address State Zip

Edward Sasso 3-4-2021

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 4th day of March, 2021, by Edward Sasso who is personally known to me or has produced _____as ide

Jenna Jenkins

Signature of Notary (seal)

NOTARY PUBLIC STATE OF FLORIDA
Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

Kings Highway Commerce Park, LLC
18860 Loxahatchee River Road
Jupiter, FL 33458

February 17, 2021

RE: Parcel ID # 2324-210-0000-000-6

Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Kings Highway Commerce Park, LLC, the owner of the above referenced parcels, hereby authorizes Jeff H. Iravani, Inc to be the applicant to obtain all the required site and subdivision plans approvals and civil permits for the above referenced project.

Sincerely,

Signature: _____

Name: Edward A Sasso

Title: Mgr

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 18th day of February, 2021, by Edward Sasso who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

Kings Highway Development Partners, LLC
4923 W. Cypress Street
Tampa, FL 33607

March 4, 2021

RE: Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Kings Highway Development Partners, LLC, the applicant for the above referenced project, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: KENNETH I. MORIN

Title: MANAGER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of March, 2021, by Kenneth Morin who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

(6)

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 2722143 10/05/2005 at 01:02 PM
OR BOOK 2382 PAGE 1143 - 1146 Doc Type: DEED
RECORDING: $35.50
D DOC STAMP COLLECTION: $32200.00

Return to:
Howard E. Googe, Esq.
401 E. Osceola Street
Stuart, FL 34994

Prepared by:
Landmark Title of Florida, Inc.
2701 Okeechobee Blvd., Suite 200
West Palm Beach, FL 33409
Our File No.: W05-4007

Property Appraisers Parcel No.: 2324-210-000-000/6

Grantee SS#:

_____ (Space Above This Line for Recording Data) _____

WARRANTY DEED

THIS WARRANTY DEED made and executed the **14th** day of **September, 2005**, by **STEVEN L. CRAIG, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 17, 1986, AS TO AN UNDIVIDED 1/2 INTEREST and CHRISTOPHER H. COOK AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 17, 1986, AS TO AN UNDIVIDED 1/2 INTEREST,** hereinafter called the grantors, to **KINGS HIGHWAY COMMERCE PARK, LLC, a Florida limited liability company,** whose post office address is

903 S.E. Central Parkway, Stuart, FL 34994

hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in **St. Lucie** County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

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

SUBJECT TO restrictions, reservations, covenants, and easements of record, if applicable.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that she is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except those of record and taxes accruing subsequent to **December 31, 2004**.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in our presence:

First Witness Signature

Christa J. Simmons
Printed Name

Second Witness Signature

Printed Name

STEVEN L. CRAIG, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 17, 1986
Address: 2761 Okeechobee Blvd #200
West Palm Beach FL 33409

First Witness Signature

Printed Name

Second Witness Signature

Linda R. Koch
Printed Name

CHRISTOPHER H. COOK AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 17, 1986
Address: 205 Datura St.
West Palm Beach FL 33401

THE STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was executed this 16th day of September, **2005**, by **STEVEN L. CRAIG, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 17, 1986,** who is personally known to me, or who has produced _____ as identification.

(Seal)

CHRISTA J. SIMMONS
MY COMMISSION # DD 175921
EXPIRES: May 5, 2007
Bonded Thru Notary Public Underwriters

Notary Public
Printed Name:_____
My Commission Expires:_____

* * * * *

THE STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was executed this 14th day of September, **2005**, by **CHRISTOPHER H. COOK AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 17, 1986,** who is personally known to me, or who has produced _____ as identification.

(Seal)

CINDY A. COLLINS
Notary Public - State of Florida
My Commission Expires Jul 25, 2008
Commission # DD 338277

Notary Public
Printed Name: Cindy A. Collins
My Commission Expires: 7-25-08

LEGAL DESCRIPTION

7001 WHITE ROAD
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPTING THERE FROM THE SOUTH 400 FEET OF THE NORTH 903.20 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF SAID SECTION 24; LESS RIGHT-OF-WAY FOR KINGS HIGHWAY AND WHITE ROAD.

TOGETHER WITH THE FOLLOWING DESCRIBED
PARCEL "A"
A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 35.30 FEET OF THE NORTH 538.50 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.
CONTAINING 26477 SQUARE FEET MORE OR LESS.

LESS THE FOLLOWING DESCRIBED
PARCEL "B"
A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 35.30 FEET OF THE NORTH 938.50 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.
CONTAINING 26477 SQUARE FEET MORE OR LESS.

ALL TOGETHER CONTAINING 40.595 ACRES MORE OR LESS.

CERTIFIED TO:
ATTORNEYS' TITLE INSURANCE FUND, INC.
KINGS HIGHWAY COMMERCE PARK, L.L.C.,
McCARTHY, SUMMERS, BOBKO, WOOD, SAWYER & PERRY, P.A.
FIRST PEOPLES BANK, ISAOA
LANDMARK TITLE OF FLORIDA, INC.
CORNETT, GOOGE & ASSOCIATES, P.A.

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

Property Identification

Site Address: 7001 WHITE RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-210-0000-000-6
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 14251
Map ID: 23/24N
Zoning: General Co

Ownership

Kings Hwy Commerce Park LLC
18860 Loxahatchee River RD
Jupiter, FL 33458

Legal Description

24 35 39 NW 1/4 OF NW 1/4-LESS S 400 FT OF N 938.20 FT OF E 750 FT OF W 775 FT- AND W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4-LESS W 25 FT AND LESS N 35 FT AND LESS ADDL RD R/W AS IN OR 3917-899- (39.02 AC - 1,699,711 SF) (OR 2382-1143)

Current Values

Just/Market Value:	$2,487,525
Assessed Value:	$10,731
Exemptions:	$0
Taxable Value:	$10,731

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):	39.02
Land Size (SF):	1,699,711

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date:	Sep 14, 2005
Book/Page:	2382 / 1143
Sale Code:	XX00
Deed:	WD
Grantor:	Craig Steven L
Price:	$4,600,000
Date:	May 1, 1986
Book/Page:	0500 / 2004
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$771,700

Date:	Feb 1, 1980
Book/Page:	0326 / 1420
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$200,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 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:	$2,487,525
Just/Market:	$2,487,525
Ag Credit:	$2,476,794
Save Our Homes or 10% Cap:	$0
Assessed:	$10,731
Exemption(s):	$0
Taxable:	$10,731

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0054	39.02	North St. Lucie Water Management District	$721.87

Start Year	AssessCode	Units	Description	Amount
2017	0041	106.1	Fort Pierce Stormwater Charge	$7,320.90

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	$2,487,525	$10,731	$0	$10,731
2019	$2,487,525	$10,731	$0	$10,731
2018	$2,487,525	$10,731	$0	$10,731

Permits

Number	Issue Date	Description	Amount	Fee
200441	Dec 7, 2004	Property Off '04 Fire List St Lucie Co Fire Dept	$30,000	$0

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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Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5
Jupiter, Florida 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
Email: JHI@bellsouth.net Website: www.JHIinc.com

March 4, 2021

City of Ft. Pierce Planning Department
P.O. Box 1480
Fort Pierce, FL 34950

Attn: Brandon C. Creagan, MCRP, LEED
Planner

Re: **Kings Highway Commerce Park**
Re-Zoning Justification Statement

Parcel ID#'s	2324-211-0001-000-6	RV Development, LLC
	2324-214-0002-000-2	"
	2324-241-0003-000-3	"
	2324-211-0001-000-5	"
	2324-241-0004-000-0	Great American RV Prop LLC
	2324-241-0002-000-6	Sapp (LF EST) Grady
	2324-210-0000-000-6	Kings Highway Commerce Park, LLC
	2324-232-0000-000-4	Kings highway Commercial South, LLC
	2324-211-0002-000-3	Australian Properties, LLC

Dear Mr. Creagan,

Please consider this as a justification statement for the proposed re-zoning of the above parcels to Commercial Parkway Zone (CP-1).

Kings Highway Commerce Park is a proposed 109.1 ac mixed use commercial development.

The proposed zoning is ideal for this location on Kings Highway approximately ½ mile north of Okeechobee Road. Proximity and access to both I-95 and Florida Turnpike makes this site ideal for the proposed zoning and use.

Exhibit-A shows the aerial location map of the site.

The proposed mixed use including office, warehousing and distribution is basically what is defined as the purpose for CP-1 zoning under city code section 125-207 below:

"The CP-l district is established for the purpose of providing space for large lot development along principal vehicular approaches into the city. This is a mixed-use district which should provide for certain types of office, commercial, and industrial operations which are typically characterized by a business park setting."

Brandon C. Creagan, MCRP, LEED
Kings Highway Commerce Park
March 4, 2021

The proposed zoning is compatible with the adjacent parcels which includes C-3 zoning to the south and east. Zoning to the north across White Road is agricultural and residential with commercial and residential future land uses. Zoning to the west across Kings Highway is R4.

The proposed zoning is also compatible with the existing future land use which is Commercial General.

The existing zoning for the western 66.43 ac of the site is C-3. The remainder 42.67 ac are to be annexed into the City with E-2 zoning.

The adjacent properties to the north, west & east are vacant, with the exception of one single family home to the east. There is an existing RV park to the south along with 2 vacant parcels.

Vast majority of the existing land uses to the south down to Okeechobee Road are commercial.

The proposed re-zoning and development have a significant positive impact on City of Ft. Pierce economic development by creating significant number of construction and permanent job opportunities, generating significantly higher property tax and would be a model for future development along Kings Highway.

Please see attached applications and required documents for re-zoning of the above parcels.

Thank you.

J H Iravani

Jeff H. Iravani, P.E.
President-

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

KINGS HIGHWAY PARCEL
ENVIRONMENTAL IMPACT REPORT

Prepared by:

EW CONSULTANTS, INC.

March 2021

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INTRODUCTION

The 109± acre-property covered by this Environmental Impact Report is located in Section 24, Township 35 South, Range 39 East, City of Ft. Pierce, Florida (Figures 1&2). The property is bordered to the north by White Road and agricultural lands, to the east by Peters Road and undeveloped land, to the south by undeveloped land and an RV vacation resort, and to the west by Kings Highway and agricultural lands.

This report has been prepared to document existing conditions, natural resources and potential environmental impacts on a 109 ± acre property referred to as the Kings Highway Parcel. The subject property is mostly undeveloped and currently utilized as unimproved pasture. This report has been prepared in accordance with City of Ft. Pierce, Land Development Ordinances and St. Lucie County, Land Development Code.

PROPERTY DESCRIPTION

The subject property is currently undeveloped except for a few residential structures along Peters Road on the eastern portion of the property, and a road construction staging area on the western portion of the property. The remainder of the land is utilized as unimproved pasture. Management practices and the presence of livestock were observed during the site assessment. Historical aerial imagery from c.1985 indicates that the majority of the property was previously planted with row crops which was likely citrus up to the mid-2000's. The unimproved pastures are now vegetated with typical pasture grasses, ruderal weeds and scattered clumps of trees and shrubs. A system of man-made ditches is present on the property, likely associated with prior agricultural uses for draining and irrigating the land.

SOILS

A soils map obtained from the USDA Web Soil Survey and with the property boundary is attached in the Appendix. According to the soil map, five soil types are found on the subject property. The description of these soils, in their natural state, according to the St. Lucie County Soil Survey is provided below:

Chobee loamy sands – Soils of the Chobee series are fine-loamy, siliceous, nearly level, very poorly drained, very slowly permeable soils that formed in unconsolidated, moderately fine marine sedi-ment. The water table is above the surface for 6 to 9 months in most years and is within 10 inches of the surface for most of the rest of the year except in very dry periods. Slope ranges from O to 2 percent. Under natural conditions, vegetation may consist of arrowhead, cabbage palm, Carolina willow, cypress, maidencane, pickerelweed, lilies, sawgrass, smartweed, wax myrtle, slash pine, water oak, understory of ferns and water tolerant grasses, and scattered swamp maples in treeless areas.

Pineda sand – Soils of the Pineda series are loamy, siliceous, poorly drained, slowly to very slowly permeable soils that formed in unconsolidated marine sandy and loamy materials. The water table is within a depth of 10 inches for 1 to 6 months and between depths of 10 to 40 inches for most of the rest of the year. Slope ranges from 0 to 2 inches. Under natural

conditions, vegetation consists of south Florida slash pine, cypress, myrtle, cabbage palm, blue maidencane, chalky bluestem, saw palmetto sedges, pineland threeawn, and sand cordgrass.

Riviera fine sand, 0 to 2 percent slopes – Soils of the Riviera series are loamy, siliceous, nearly level, poorly drained, slowly to very slowly permeable soils that formed in unconsolidated, marine sandy and loamy materials. The water table is within a depth of 10 inches for 2 to 4 months and between depths of 10 to 30 inches for most of the rest of the year. Depressional areas are ponded for 6 to 9 months or more annually. Nearly all of the acreage has been cleared and is planted to row crops/citrus or managed as pasture. Typical natural vegetation is cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto.

Wabasso sand – Soils of the Wabasso series are sandy, siliceous, nearly level, poorly drained, slowly and very slowly permeable soils that formed in beds of marine sandy and loamy materials. These soils are on broad flatwoods. In most years, the water table is within a depth of 10 inches for 1 to 4 months and between depths of 10 to 40 inches for 6 to 9 months. Slope ranges from 0 to 2 percent. The typical natural vegetation consists of longleaf pine, slash pine, cabbage palm, live oak, with an understory of saw palmetto, laurel oak, wax myrtle, chalky bluestem, creeping bluestem, indiangrass, little bluestem, Florida paspalum, running oak, south Florida slash pine and pineland threeawn.

Winder loamy sand – Soils of the Winder series are fine-loamy, siliceous, nearly level, poorly drained, slowly to very slowly permeable soils that formed in unconsolidated marine sand, and loamy mate-rials These soils are in hammocks, along poorly defined drainageways, and in depressional areas. A water table is within a depth of 10 inches for 2 to 4 months and between depths of 10 to 40 inches for most of the rest of the year. Depressional areas are ponded for 6 to 9 months in most years. Slope ranges from 0 to 2 percent. Typical natural vegetation consists of cordgrass, maidencane, cabbage palmetto, saw palmetto, and pineland threeawn.

NATURAL COMMUNITIES AND LAND COVER

The following is a summary of the land cover and vegetation communities found on the subject site. Land cover and vegetative community classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject property. Observed and potential listed wildlife species presence and usage of the habitat is further discussed in the subsequent section of this report.

There are four different FLUCFCS classifications currently present on the site including (111) single family units, (140) commercial and services, (212) unimproved pasture, the ditches that network throughout the site are classified as streams and waterways (510).

A land cover map of the observed community types is included as Figure in the Appendix of this report. The land cover types observed on the property are described as follows:

111 Fixed Single Family Units – 9.3 ± acres

There are several single family and associated structures along the eastern portion of the property. Some appear dilapidated and uninhabited, and some appear maintained and inhabited. The property immediately surrounding these structures appears maintained and contains a variety of grasses, shrubs and trees, some landscaping and some natural.

140 Commercial Services – 7.4 ± acres
This area is located along the western portion of the property and appears to be utilized for road construction staging and storage. The area has been cleared of vegetation and the surface leveled and partially graveled.

212 Unimproved Pasture – 91.4 ± acres
This land cover accounts for the majority of the property where citrus and crops once existed. There is still evidence of rows and swales associated with prior uses, however the groundcover has been allowed to fill in and has possibly been supplemented with pasture grasses. Vegetation assemblages within this land cover type is predominantly short, herbaceous grass and ruderal weeds with dominant species including bahia grass, dropseed grass, guinea grass, dog fennel, ragweed, shrubby false buttonweed, pepperweed, Caesarweed and sandspur grass. Taller vegetation and trees consist mainly of Brazilian pepper, live oak, Australian pine, earleaf acacia and sabal palms. The remnant swales contain some wetland vegetation such as primrose willow, marsh purslane, spikerush and dollarweed.

510 Ditches – 0.9 ± acres
A system of drainage ditches extends throughout the property. The ditches are approximately 6-10 feet wide and are typically open water with scattered vegetation such as Carolina willow, primrose willow, cattail, and swamp fern.

WILDLIFE AND LISTED SPECIES

The pasture and ditch areas provide habitat for numerous wildlife species. Observations from the site visit conducted in March, 2021 included sightings or signs of great egret, white Ibis, glossy ibis, northern mocking bird, tri-colored heron, cattle egret, and raccoon.

Of these species observed, only the tri-colored heron is protected and listed by the State as a threatened species. The tri-colored heron was observed foraging in a ditch area and no nests were observed on the site. Although not observed, the site also provides suitable habitat for three Federally listed species, Audubon's crested caracara, wood stork, and eastern indigo snake. During the site plan approval process, the U.S Fish and Wildlife Service should be consulted for guidance and protection measures for these species.

The absence of natural habitat combined with active agricultural and land management practices has left the property unsuitable for most other listed species found in the region.

PROPOSED IMPACTS FROM DEVELOPMENT

Under the development proposal, the majority of the 109-acre site will be occupied with warehouse and office space with associated infrastructure such as parking and surface water

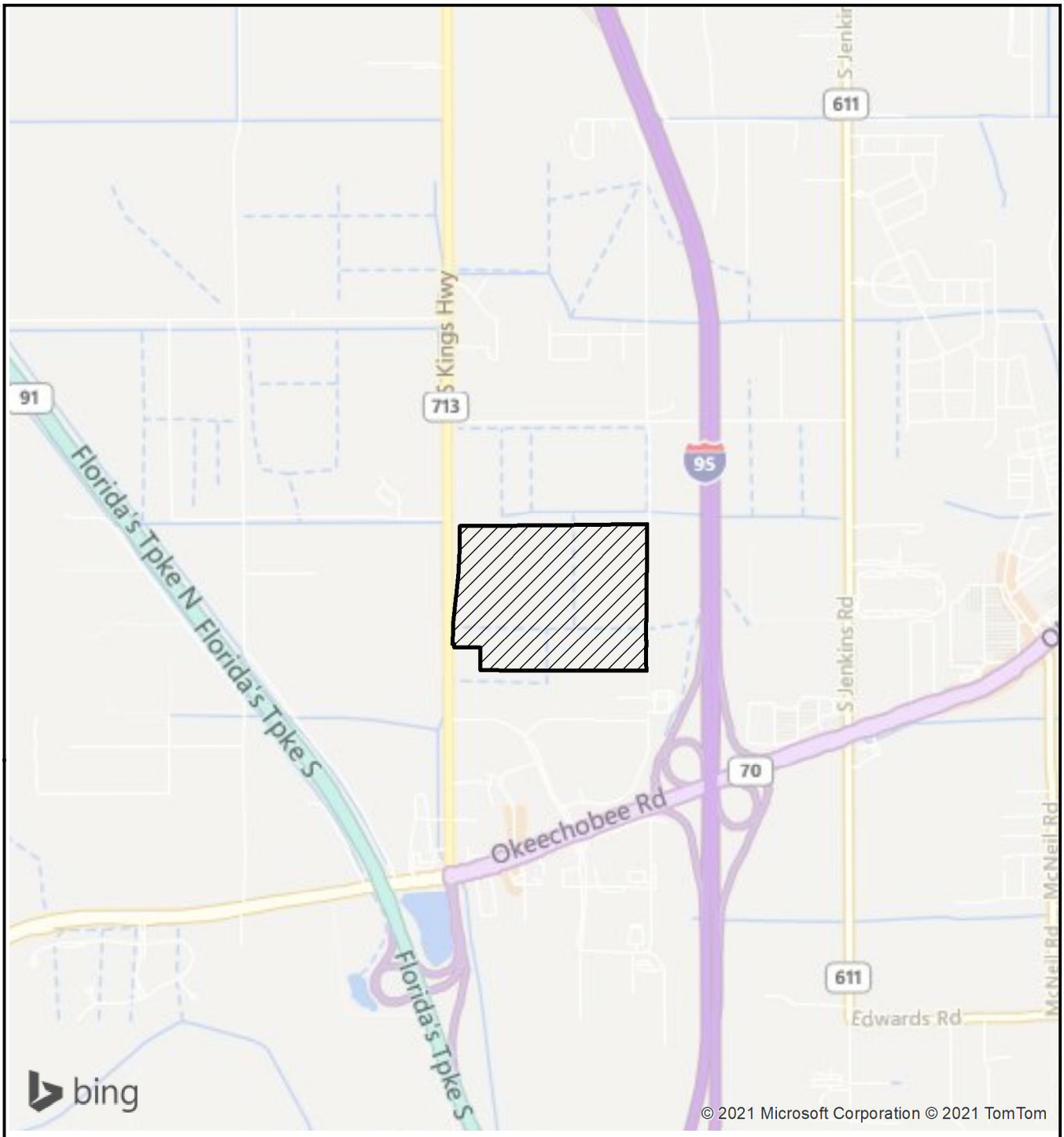
management systems. Because there is no significant native upland or native wetland habitat present on the site, the environmental impacts are minimal.

There are surface waters in the form of drainage ditches. Permits will be obtained from South Florida Water Management District (SFWMD) that will address impacts to surface waters. The proposed surface water management lakes will provide surface water area to offset the ditch impacts. Although federally listed species were not observed during the site assessment, U.S Fish and Wildlife Service will be consulted for guidance and protection measures for listed species habitat that occurs on the property.

APPENDIX

FIGURE 1. LOCATION MAP
FIGURE 2. QUAD MAP
FIGURE 3. AERIAL MAP
FIGURE 4. FLUCFCS MAP

ATTACHMENT
SOILS REPORT



LEGEND

- SITE (109+/- AC)

0 2,000 Feet

N

KINGS HIGHWAY PARCEL LOCATION

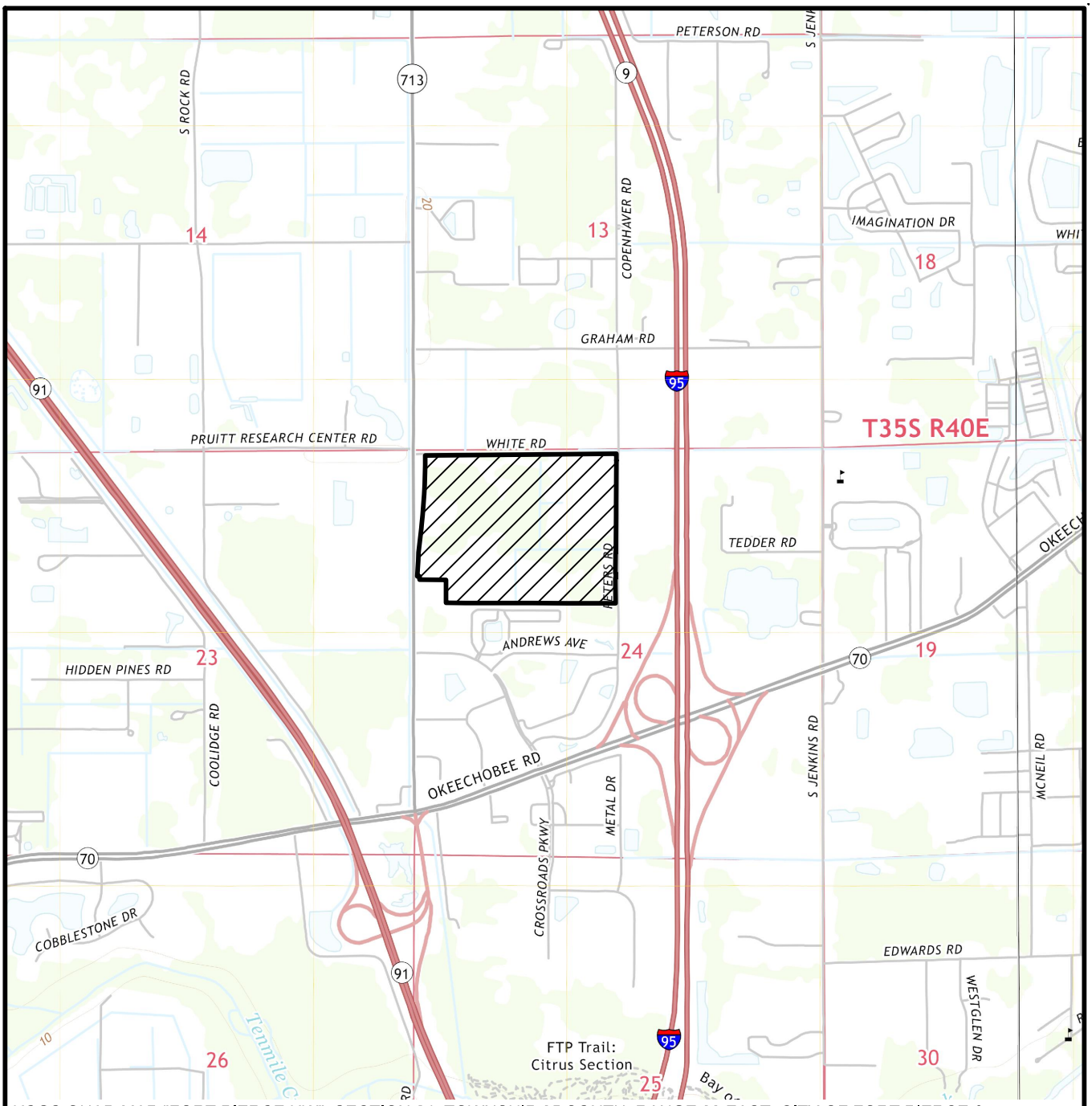
EW CONSULTANTS, INC.

2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

MAR 2021

FIGURE

1



USGS QUAD MAP "FORT PIERCE NW", SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE & UNINCORPORATED ST LUCIE COUNTY, FORT PIERCE, ST LUCIE COUNTY, FLORIDA, LATITUDE 27°25'26" LONGITUDE -80°23'42"

LEGEND

▨ - SITE (109± AC)

0 2000

SCALE IN FEET

KINGS HIGHWAY PARCEL

QUAD

CONSULTANTS, INC.

EW CONSULTANTS, INC.

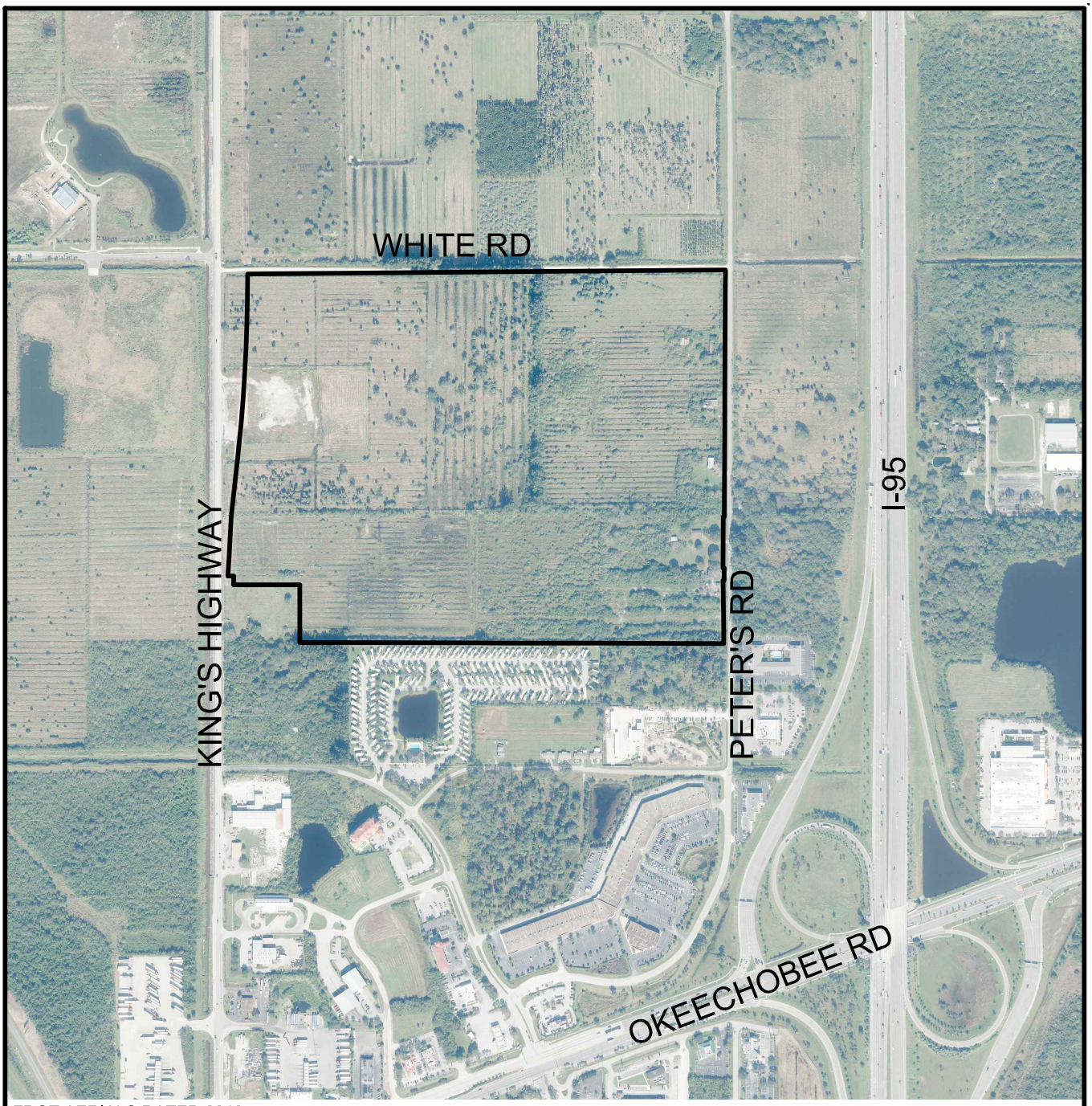
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

MAR 2021

FIGURE

2

Kings Highway Parcel.dwg QUAD



FDOT AERIALS DATED 2018

0 800
SCALE IN FEET

KINGS HIGHWAY PARCEL

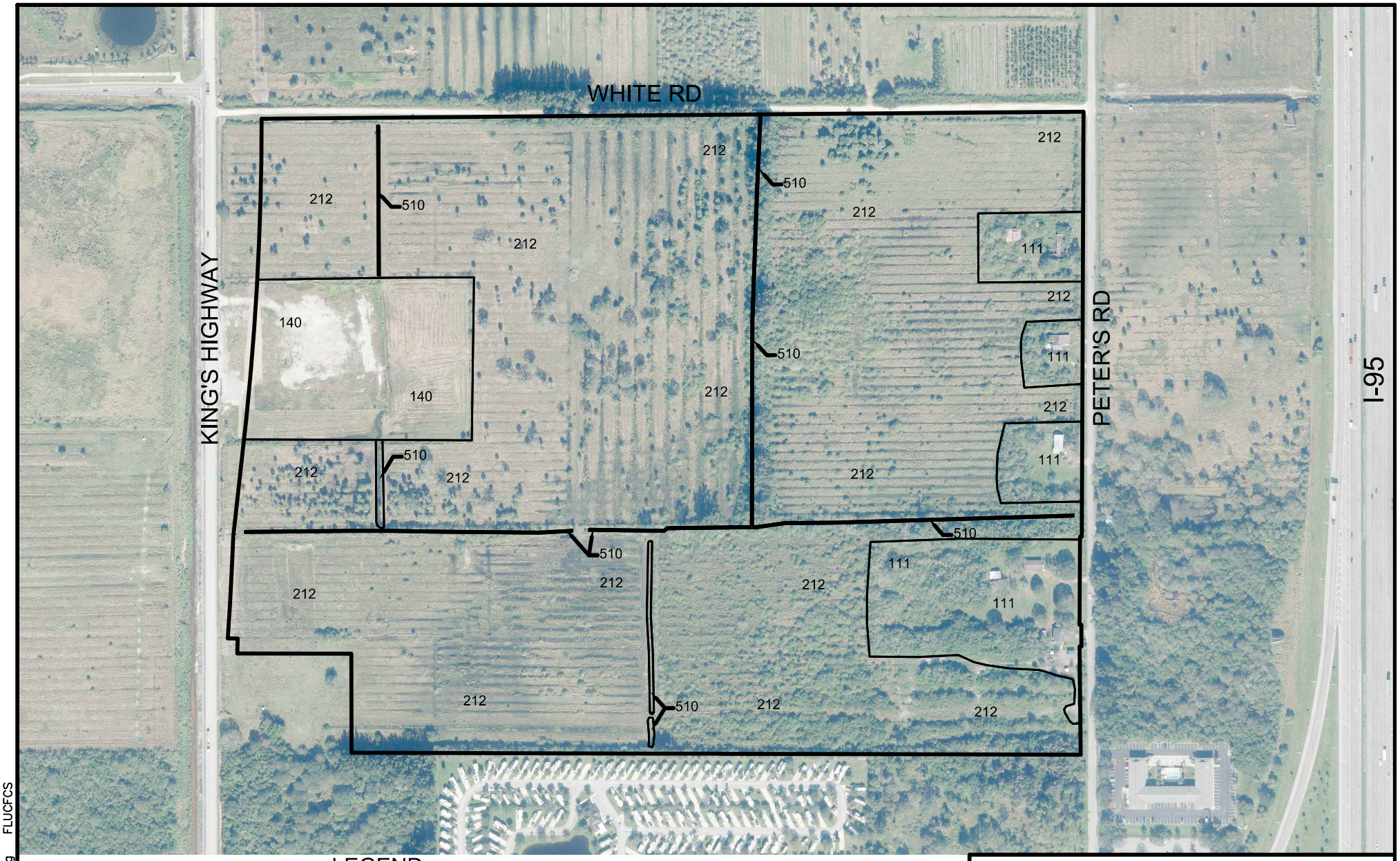
AERIAL

EW CONSULTANTS, INC.
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

MAR 2021

FIGURE
3

Kings Highway Parcel.dwg AERIAL



FDOT AERIALS DATED 2018

LEGEND

111 - FIXED SINGLE FAMILY UNITS (9.3± AC)
140 - COMMERCIAL & SERVICES (7.4± AC)
212 - UNIMPROVED PASTURE (91.4± AC)
510 - DITCHES (0.9± AC)
TOTAL SITE (109± AC)

0 400
SCALE IN FEET

KINGS HIGHWAY PARCEL FLUCFCS MAP

EW CONSULTANTS, INC.
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

MAR 2021
FIGURE 4

Kings Highway Parcel.dwg FLUCFCS

Soil Map—St. Lucie County, Florida
(KINGS HIGHWAY PARCEL)

Map Scale: 1:5,010 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 14, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 6, 2019—Mar 23, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Chobee loamy sand, frequently ponded, 0 to 1 percent slopes	0.7	0.6%
32	Pineda sand, 0 to 2 percent slopes	4.6	4.3%
38	Riviera fine sand, 0 to 2 percent slopes	4.2	3.8%
48	Wabasso sand, 0 to 2 percent slopes	8.1	7.4%
55	Winder loamy sand	91.5	83.9%
Totals for Area of Interest		**109.0**	**100.0%**

Impact	Per NSLRWCD, the max discharge is based on the parcel area. Therefore, re-zoning shall not have any impact on the storm discharge.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity	LU Codes 710,150 See TIA Dated 3.11.2020 by O'Rourke Engineering & Planning	
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning C3/E2	**3361**	**334/373**
Proposed Zoning CP-1	**4108**	**452/486**
Change in Demand	Trips **+747**	Trips **+118/+113**
Impact to Capacity	**Links and intersections operate at acceptable LOS with increase in traffic see pages 8 and 9 of TIA**	

12. Name of Owner(s): _____

Mailing Address: _____

City _____ State FL Zip _____

Phone # _____

E-mail: _____

13. Name of Applicant: _____

Mailing Address: _____

City _____ State _____ Zip _____

Phone # _____ Fax # _____

E-mail: _____

14. Name of Representative: Jeff H. Iravani, Inc

Mailing Address: 1934 Commerce Lane Suite 5

City Jupiter State FL Zip 33458

Phone # 561-575-6030 Fax # _____

E-mail: jhi@bellsouth.net

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☑ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☐ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

_____

Applicant's Signature Date

Table 1 - Trip Generation - 108 Acres/Kings Hwy-Existing Zoning (2 dus on 42.67 acres and .6 FAR adjusted for site limitations

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Single Family Detached	210	85	DU	Ln(T) = 0.92Ln(X) + 2.71	50%	50%	448	438	886
Multifamily Housing (Low-Rise)	240	-	DU	T = 7.56(X) - 40.86	50%	50%	-	-	-
General Office	710	78,000	Sft	T=9.74(X)	50%	50%	377	380	757
Medical Office	720	-	Sft	T = 38.42(X) - 87.62	50%	50%	-	-	-
Warehousing	150	1,062,000	Sft	T = 1.58(X) + 45.54	50%	50%	856	862	1,718
TOTALS							**1,681**	**1,680**	**3,361**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Single Family Detached	210	85	DU	T = 0.71(X) + 4.80	25%	75%	16	48	64
Multifamily Housing (Low-Rise)	240	-	DU	Ln(T) = 0.95Ln(X) - 0.51	23%	77%	-	-	-
General Office	710	78,000	Sft	T = 1.16(X)	86%	14%	77	13	90
Medical Office	720	-	Sft	Ln(T) = 0.89Ln(X) + 1.31	78%	22%	-	-	-
Warehousing	150	1,062,000	Sft	T = 0.17(X)	77%	23%	138	42	180
TOTALS							**231**	**103**	**334**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Single Family Detached	210	85	DU	Ln(T) = 0.96Ln(X) + 0.20	63%	37%	53	31	84
Multifamily Housing (Low-Rise)	240	-	DU	Ln(T) = 0.89Ln(X) - 0.02	63%	37%	-	-	-
General Office	710	78,000	Sft	T = 1.15(X)	16%	84%	14	75	89
Medical Office	720	-	Sft	T = 3.39(X) + 2.02	28%	72%	-	-	-
Warehousing	150	1,062,000	Sft	T = 0.19(X)	27%	73%	54	146	200
TOTALS							**121**	**252**	**373**

Source: ITE 10th Edition Trip Generation Rates

Table 2 - Trip Generation - 108 Acres/Kings Hwy- Proposed Zoning - Commercial/ Industrial at .6 coverage with same site limitations

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	130,000	Sft	T=9.74(X)	50%	50%	633	633	1,266
Warehousing	150	1,770,000	Sft	T = 1.58(X) + 45.54	50%	50%	1,421	1,421	2,842
TOTALS							**2,054**	**2,054**	**4,108**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	130,000	Sft	T = 1.16(X)	86%	14%	130	21	151
Warehousing	150	1,770,000	Sft	T = 0.17(X)	77%	23%	232	69	301
TOTALS							**362**	**90**	**452**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	130,000	Sft	T = 1.15(X)	16%	84%	24	126	150
Warehousing	150	1,770,000	Sft	T = 0.19(X)	27%	73%	91	245	336
TOTALS							**115**	**371**	**486**

Source: ITE 10th Edition Trip Generation Rates

Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5 Jupiter, Fl 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
JHI@bellsouth.net

Re-Zoning Drainage Impact Statement
For
Kings Highway Commerce Park

I. Introduction

The site is located at the southeast corner of Kings Hwy and White Road approximately 1/2 mile north of Okeechobee Rd (SR-70) and consists of 109.1 ac of mostly vacant land with 5 single family homes. See Exhibit-A

It is proposed to re-zone the site to Commerce Parkway (CP-1).

The existing zoning for the westerly 66.43 ac is already commercial (C-3). The remainder 42.67 ac of the project is E-2 zoning.

The site historical discharge is to North St. Lucie River Water Control District (NSLRWCD) Canal-40 along the west side of Kings Hwy thru 2- 24" CMP. These pipes are now replaced by FDOT with 2-30" RCP. Canal-40 discharges to Ten Mile Creek and ultimately into the St. Lucie River North Fork. St. Lucie River is considered impaired.

II. Design Criteria

1. The proposed drainage system shall provide a minimum of on-site retention/detention for the runoff from 2.5" of rainfall or 1".

2. The drainage system shall also provide adequate dry retention and wet detention for the required nutrient removal efficiency.

3. The pavement elevations shall be above the peak stage of a 10yr-24hr storm.

4. The finished floor elevation of the buildings shall be above the peak stage of a 100yr-72hr storm.

5. The perimeter elevation shall be above the peak stage of a 10yr-72hr storm.

6. The allowable discharge per NSLRWCD is 2" / day / ac for a 10yr-72hr storm.
   This is a volume-based limitation. There is no limitation on the peak discharge rate.

III. Conclusion

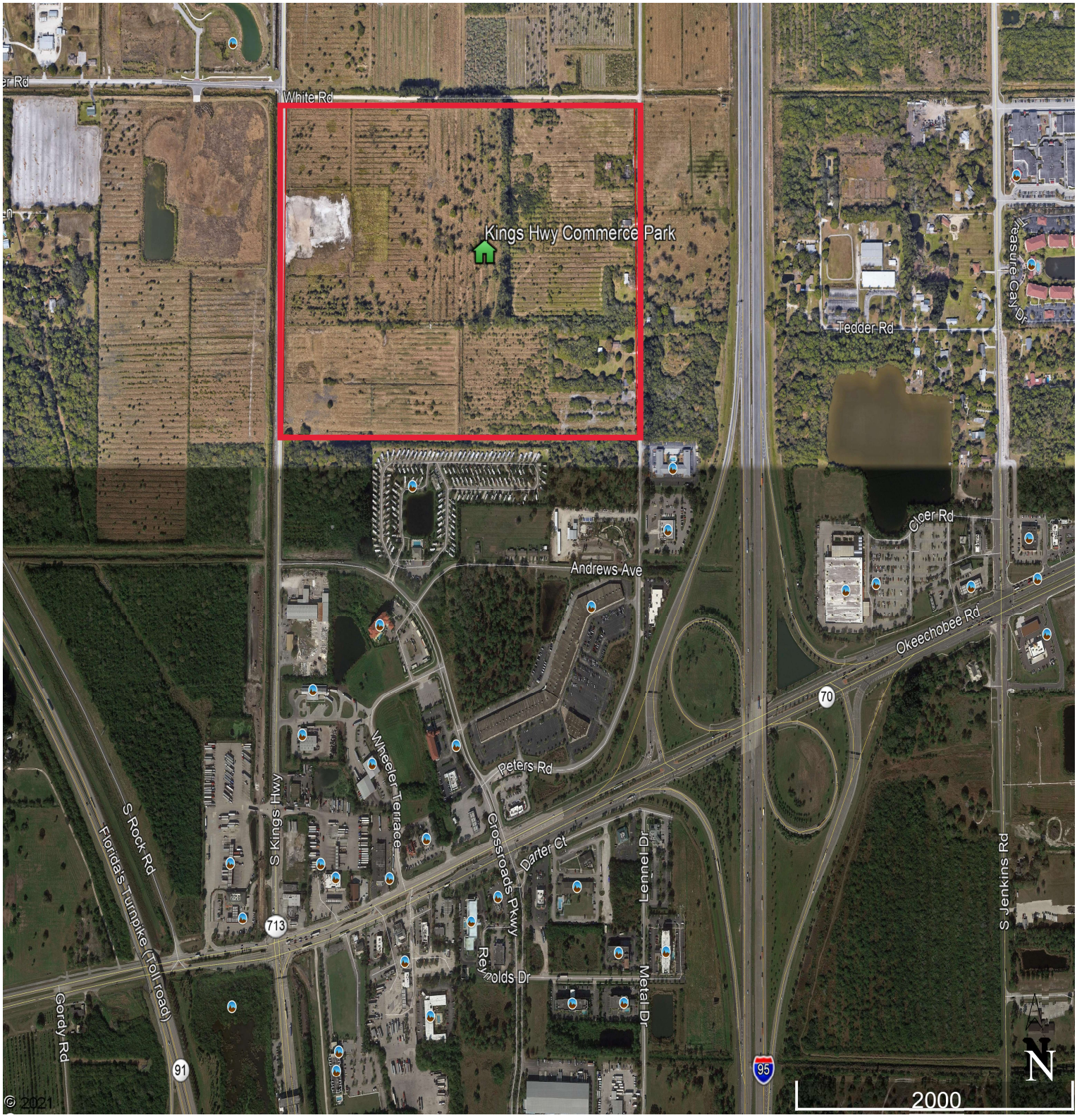
The proposed drainage system shall consist of dry and wet retention/detention areas receiving the runoff from the parking and the drive areas. The dry retention/detention system shall be in forms of dry retention/detention ponds and exfiltration trenches. The storm runoff is collected thru inlets and then conveyed to the retention/detention system. The drainage system shall provide the required treatment for water quality and the nutrients removal as required by South Florida Water Management System (SFWMD) in addition to attenuation for the storm runoff. There is no negative impact due to proposed re-zoning since the allowable discharge volume is based on the total acreage of the site and is not affected by re-zoning.

Certified on This 9th day of March, 2021.

_____

Jeff H. Iravani, P.E.
FL Reg # 33155
FR # 6986

Exhibit A



Aerial Location Map

LOCATION MAP NOT TO SCALE

PRUITT RESEARCH CENTER ROAD

NORTHWEST CORNER NORTHWEST QUARTER OF SECTION 24 TOWNSHIP 35 SOUTH RANGE 39 EAST FOUND RAILROAD SPIKE

SANDBAG HEADWALL

LESSED OUT NORTH 35' FOR ROAD RIGHT-OF-WAY OFFICIAL RECORDS BOOK 500, PAGE 2004

50' ROAD RIGHT-OF-WAY BOSTON AND FLORIDA ATLANTIC COAST LAND CO. PER PLAT BOOK 3, PAGE 32

NORTH LINE NORTHWEST QUARTER OF SECTION 24

N89°44'34"E

1659.55'

TOTAL 2655.27' meas

FOUND IRON PIPE 0.8' EAST 13.5' NORTH

995.73'

FOUND PIPE SURVEY JUNE 2006 (1 FOOT UNDER ASPHALT NOW UNDER NEW ASPHALT PATCH, MEASURE TIES SET MAG NAIL) NORTHEAST CORNER NORTHWEST QUARTER SECTION 24

N89°44'35"E

WHITE ROAD

DIRT ROAD

1524.29'

O.H.E.

O.H.E.

25'

35'

FOUND CONCRETE MONUMENT 34.94' SOUTH 25.53' EAST

WOOD POST & WIRE FENCE typical

WOOD POWER POLE typical

POWER POLE EASEMENT 26' EAST OF WEST LINE NORTHWEST QUARTER SECTION 24 OFFICIAL RECORDS BOOK 220 PAGE 436

30' TEMPORARY EASEMENT PARCEL NO. 706 (NORTH PORTION)

TAKING PARCEL 112 (NORTH PORTION)

R=8468.22' Δ=03°24'32" A=503.82'

503.75' S01°32'29"W

LOT 1
PLAT BOOK 3, PAGE 32

LOT 2
PLAT BOOK 3, PAGE 32

WEST HALF LOT 3
PLAT BOOK 3, PAGE 32

EAST HALF LOT 3
PLAT BOOK 3, PAGE 32

1269.56'

EAST LINE NORTHWEST QUARTER SECTION 24

STATE ROAD 713

HIGHWAY

FOUND IRON PIPE

FOUND IRON ROD & CAP "ILLEGIBLE"

FOUND IRON ROD & CAP "CULPEPPER & TERPENING"

NORTH 903.20'

O.H.E.

PARCEL "A"

WEST HALF OF THE WEST HALF OF THE NORTHEAST CORNER NORTHWEST QUARTER SECTION 24

WEST HALF WEST HALF NORTHEAST QUARTER NORTHWEST QUARTER SECTION 24

WEST LINE NORTHWEST QUARTER OF SECTION 24

S89°44'35"W

SOUTH 35.3' NORTH 538.50'

654.34'

FOUND IRON ROD 2.0' NORTH

FOUND IRON PIPE 1.7' NORTH

400.00'

CHAINLINK FENCE

FOUND IRON PIPE 0.4' EAST

EAST 750'

35' ASPHALT ROADWAY

WEST 775'

SOUTH 400'

NOTE: FORCE MAIN 6' WEST OF RIGHT-OF-WAY LINE

FLORIDA MASTERS PACKING, INC.
PACKING PLANT

WOOD POST & WIRE FENCE

N00°07'07"W

EAST LINE NORTHWEST QUARTER NORTHWEST QUARTER SECTION 24

S00°05'53"E

2618.93' calc & meas

1309.74' calc

1309.55' meas

PETERS ROAD

S00°05'10"E

GPS MEASUREMENTS 2592.79' N00°07'07"W 2592.86' MEASURED N00°07'30"W 2592.85' CERTIFIED RECORDS

LIFT STATION

CHAINLINK FENCE

SOUTH 35.3' NORTH 938.50'

FOUND IRON ROD & CAP "CULPEPPER & TERPENING"

FOUND NAIL & DISC "ILLEGIBLE" 0.45' NORTH

FOUND IRON ROD 0.3' EAST 0.4' EAST

N89°44'35"E

LESSED OUT PARCEL "B" 687.39'

FOUND IRON ROD 2.0' NORTH

R=8468.00' A=44.91' Δ=00°18'14"

PERPETUAL EASEMENT (TAKING PARCEL 802) 30'x30'

44.91' N06°06'24"E

30' TEMPORARY EASEMENT PARCEL NO. 706 (SOUTH PORTION)

TAKING PARCEL 112 (SOUTH PORTION)

KINGS HIGHWAY

N05°10'45"E 314.94'

OVERHEAD ELECTRIC 1' EAST OF RIGHT-OF-WAY LINE

R=8308.00' A=314.96' Δ=02°10'19"

LESSED OUT WEST 25' FOR ROAD RIGHT-OF-WAY

SOUTH LINE NORTHWEST QUARTER NORTHWEST QUARTER SECTION 24

WEST HALF LOT 7
PLAT BOOK 3, PAGE 32

EAST HALF LOT 7
PLAT BOOK 3, PAGE 32

LOT 5
PLAT BOOK 3, PAGE 32

LOT 6
PLAT BOOK 3, PAGE 32

FOUND IRON ROD & CAP "FENIX" 0.8' NORTH

1118.85' meas
1118.54' calc

NORTH LINE SOUTH HALF NORTHWEST QUARTER

FOUND NAIL & DISC "ILLEGIBLE" 0.1' SOUTH

25'

N89°58'29"W

1605.41'

1633.87' meas

FOUND CONCRETE MONUMENT 0.15' EAST 0.15' SOUTH

CULVERT

FOUND IRON ROD & CAP "6944"

FOUND IRON ROD & CAP "WALLACE"

LOT 11
PLAT BOOK 3, PAGE 32

LOT 11
PLAT BOOK 3, PAGE 32

LOT 11
PLAT BOOK 3, PAGE 32

1296.43'

FOUND NAIL & DISC "ILLEGIBLE" SOUTHEAST CORNER NORTHWEST QUARTER SECTION 24

FOUND RAILROAD SPIKE SOUTHWEST CORNER NORTHWEST QUARTER OF SECTION 24 TOWNSHIP 35 SOUTH RANGE 39 EAST

-25 0 50 100
1" = 100'

LEGAL DESCRIPTION ORB 2382, PAGE 1143

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPTING THERE FROM THE SOUTH 400 FEET OF THE NORTH 903.20 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF SAID SECTION 24; LESS RIGHT-OF-WAY FOR KINGS HIGHWAY AND WHITE ROAD.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL "A"
A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 35.30 FEET OF THE NORTH 538.50 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCEL "B"
A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 35.30 FEET OF THE NORTH 938.50 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS THOSE TAKING PARCELS PER ORDER OF TAKINGS.

ALL TOGETHER CONTANING 39.010 ACRES MORE OR LESS.

THE PROCEDURES AND OR NETWORK DESIGN MEET THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL SUB-COMMITTEE IN THEIR MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS 1 HORIZONTAL CONTROL SURVEY OR PROVIDE THE HORIZONTAL ACCURACY FOR ALL NEW POSITIONS ESTABLISHED AS A POSITIONAL TOLERANCE.

COORDINATES INFORMATION
STATE PLANE COORDINATES ARE BASED ON THE TRAVERSE MERCATOR PROJECTION FOR THE EAST ZONE OF FLORIDA AND REFERENCED TO NORTH AMERICAN DATUM OF 1927.

SCALE FACTOR = 0.9999961

GENERAL STATEMENT OF ACCURACY
NO ADJUSTMENTS MADE TO CONTROL
EAST-WEST ERROR 0.07'
NORTH-SOUTH ERROR 0.01'
OR 0.02' PER 5000'

SURVEYORS NOTES:
1. THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENTS AGENT.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, SOME ITEM SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
6. THIS SURVEY FOR CONVEYANCE PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
7. ELEVATIONS HEREON BASED ON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929)
8. NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
10. THIS SURVEY DOES NOT GUARANTY OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
11. BEARINGS HEREON BASED ON AN GRID BEARING ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24 AND TAKEN TO BEAR N00°07'07"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
12. 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.
13. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL.

NOTE:
THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE.

LEGEND:

℄ = CENTERLINE
calc = CALCULATED
meas = MEASURED
ORB = OFFICIAL RECORDS BOOK

PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP 120286 0167 J DATED FEBRUARY 16, 2012

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5036
STATE OF FLORIDA

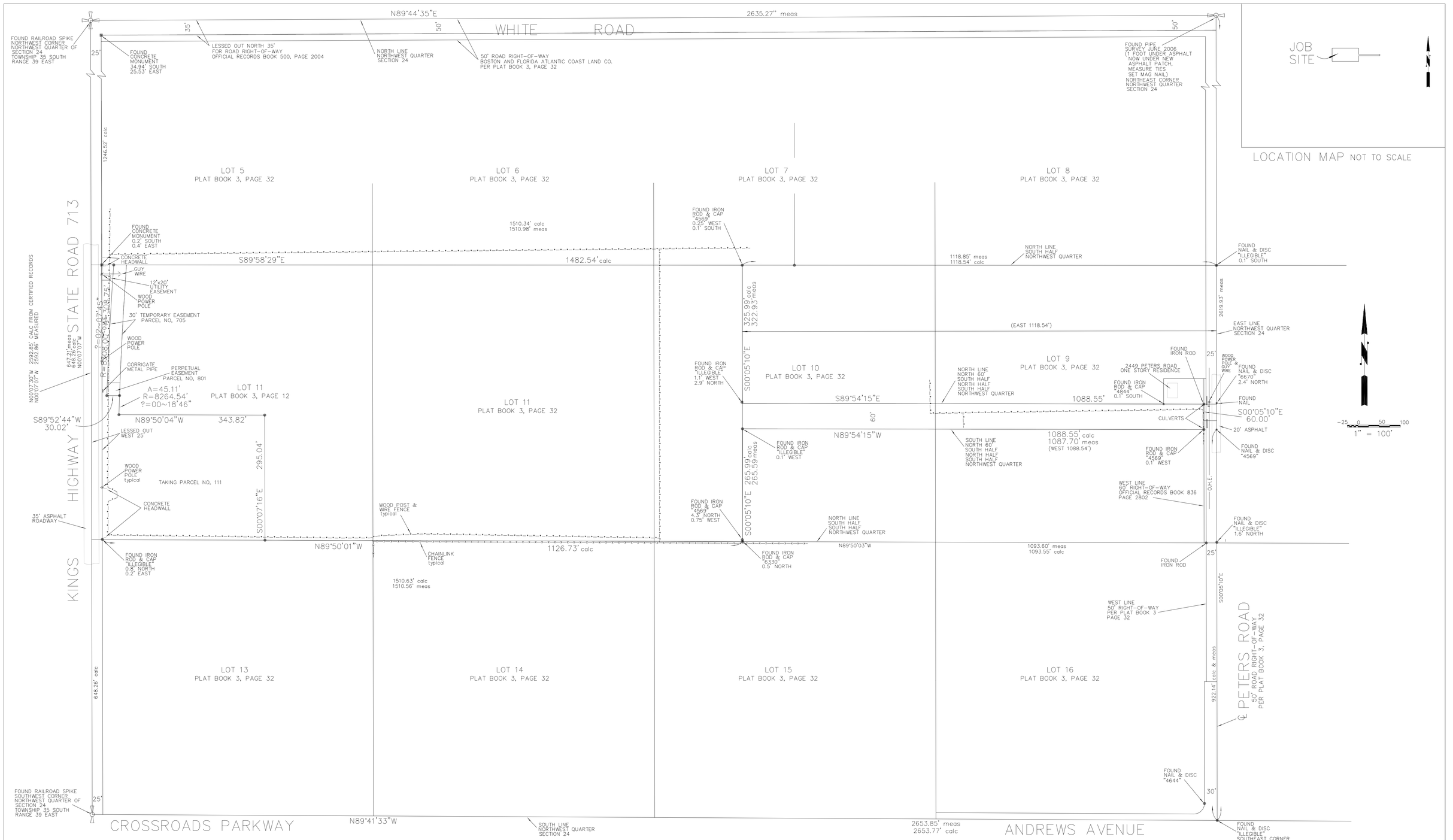
MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS # 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail Info@magellansurveying.com

Boundary Survey

Prepared For: KIINGS HIGHWAY 40 ACRES

Drawn by RES	Date Of Survey MARCH 23, 2016	Scale 1"= 100'
Field: BM-TF P.B.109 Pg.39		Drawing Number 16-087

REVISIONS:
REVISE BOUNDARY, TAKINGS, 05-01-2017
ADD 30' TEMPORARY EASEMENT, 05-10-2017



THE PROCEDURES AND OR NETWORK DESIGN MEET THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL SUB-COMMITTEE IN THEIR MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS 1 HORIZONTAL CONTROL SURVEY OR PROVIDE THE HORIZONTAL ACCURACY FOR ALL NEW POSITIONS ESTABLISHED AS A POSITIONAL TOLERANCE.

COORDINATES INFORMATION
STATE PLANE COORDINATES ARE BASED ON THE TRAVERSE MERCATOR PROJECTION FOR THE EAST ZONE OF FLORIDA AND REFERENCED TO NORTH AMERICAN DATUM OF 1927.

SCALE FACTOR = 0.9999961

GENERAL STATEMENT OF ACCURACY
NO ADJUSTMENTS MADE TO CONTROL
EAST-WEST ERROR 0.02'
NORTH-SOUTH ERROR 0.01'
OR 0.02' PER 5000'

SURVEYORS NOTES:
1. THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENT'S AGENT.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, SOME ITEM SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
6. THIS SURVEY FOR CONVEYANCE PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
7. ELEVATIONS HEREON BASED ON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929)
8. NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
10. THIS SURVEY DOES NOT GUARANTY OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
11. BEARINGS HEREON BASED ON AN GRID BEARING ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24 AND TAKEN TO BEAR N00°07'07"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
12. 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.
13. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL.

LEGEND:

℄ = CENTERLINE
calc = CALCULATED
meas = MEASURED
ORB = OFFICIAL RECORDS BOOK

PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP 120286 0167 J DATED FEBRUARY 16, 2012

NOTE:
THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE.

LEGAL DESCRIPTION ORB 3487, PAGE 76

THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 1118.54 FEET AND THE WEST 25 FEET THEREOF;
AND
THE NORTH 60 FEET OF THE WEST 1088.54 FEET OF THE EAST 1118.54 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA. LESS THOSE TAKING PARCELS PER ORDER OF TAKINGS

CONTAINING 21.271 ACRES MORE OR LESS.

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
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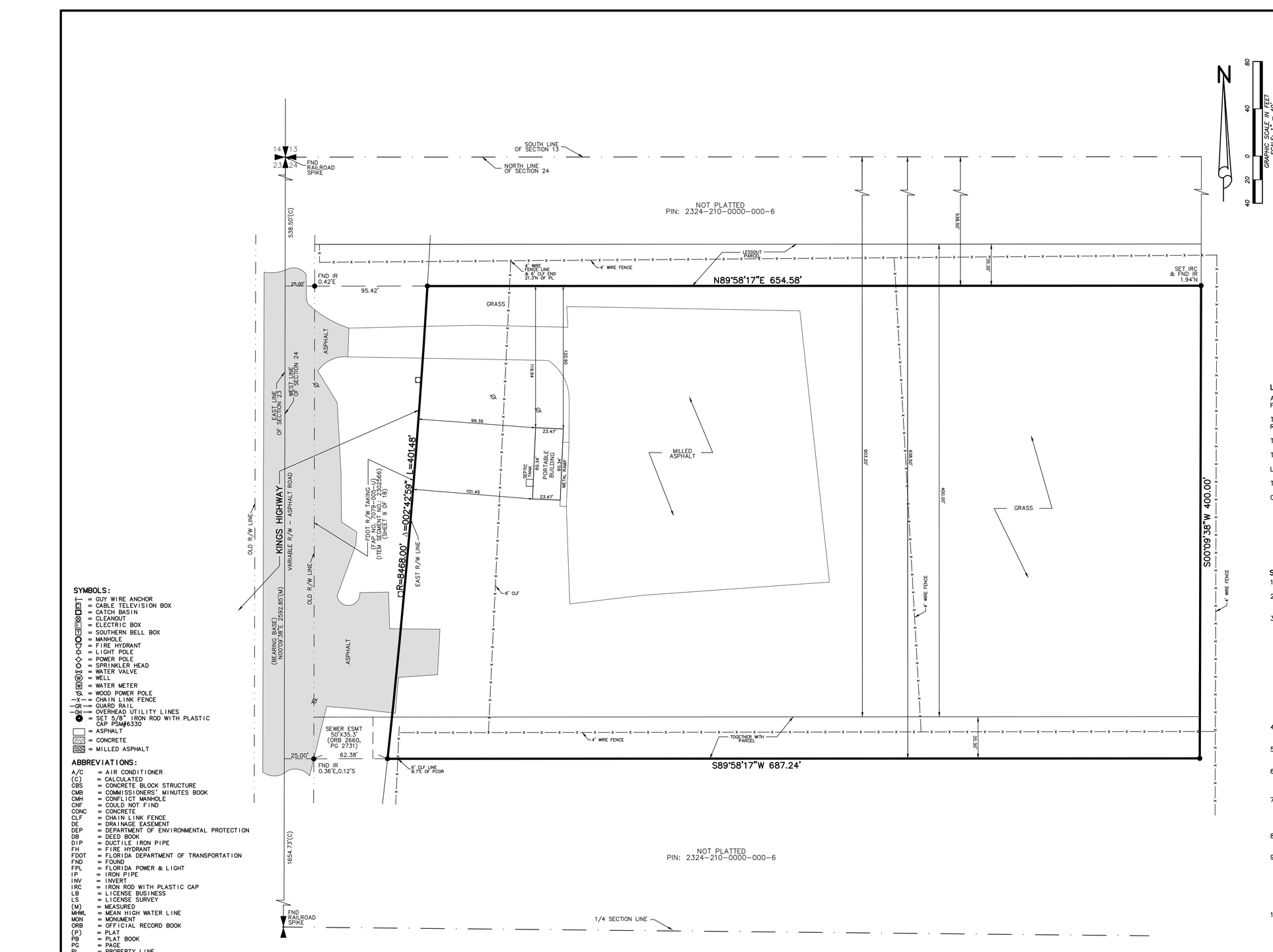
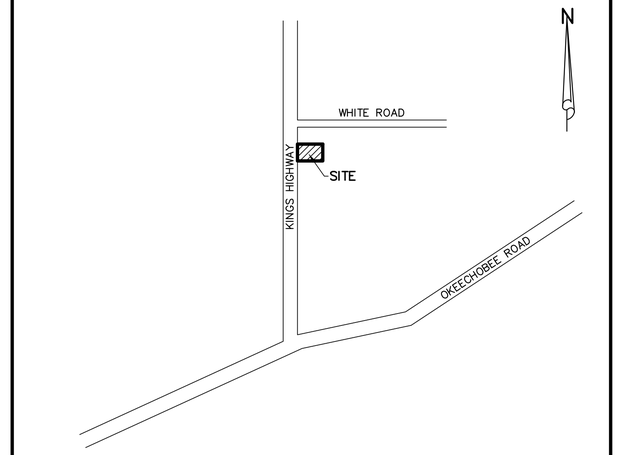
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Boundary Survey

Prepared For: KINGS HIGHWAY KIRCO

Drawn by RES	Date Of Survey	Scale
Field: BM-TFF.B.109 Pg.39	MARCH 23. 2016	1"= 100'
REVISIONS: REVISED BOUNDARY, LESS TAKINGS, 04-10-2017 ADD 30' TEMPORARY EASEMENT, 05-10-2017		Drawing Number 16-107





LOCATION MAP
NOT TO SCALE

SYMBOLS:

- = GUY WIRE ANCHOR
- = CABLE TELEVISION BOX
- = CATCH BASIN
- = CLEANOUT
- = ELECTRIC BOX
- = SOUTHERN BELL BOX
- = MANHOLE
- = FIRE HYDRANT
- = LIGHT POLE
- = POWER POLE
- = SPRINKLER HEAD
- = WATER VALVE
- = WELL
- = WATER METER
- = WOOD POWER POLE
- = CHAIN LINK FENCE
- = GUARD RAIL
- = OVERHEAD UTILITY LINES
- = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330
- = ASPHALT
- = CONCRETE
- = MILLED ASPHALT

ABBREVIATIONS:

A/C	= AIR CONDITIONER
(C)	= CALCULATED
CBS	= CONCRETE BLOCK STRUCTURE
CMB	= COMMISSIONERS' MINUTES BOOK
CMH	= CONFLICT MANHOLE
CNF	= COULD NOT FIND
CONC	= CONCRETE
CLF	= CHAIN LINK FENCE
DE	= DRAINAGE EASEMENT
DEP	= DEPARTMENT OF ENVIRONMENTAL PROTECTION
DB	= DEED BOOK
DIP	= DUCTILE IRON PIPE
FH	= FIRE HYDRANT
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FND	= FOUND
FPL	= FLORIDA POWER & LIGHT
IP	= IRON PIPE
INV	= INVERT
IRC	= IRON ROD WITH PLASTIC CAP
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
(M)	= MEASURED
MHWL	= MEAN HIGH WATER LINE
MON	= MONUMENT
ORB	= OFFICIAL RECORD BOOK
(P)	= PLAT
PB	= PLAT BOOK
PG	= PAGE
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRM	= PERMANENT REFERENCE MONUMENT
R/W	= RIGHT-OF-WAY
RC	= RAISED CURB
RCP	= REINFORCED CONCRETE PIPE
RPB	= ROAD PLAT BOOK
(S)	= SURVEY
SLP	= STOP LIGHT POLE
SMH	= SANITARY MANHOLE
SBTMH	= SOUTHERN BELL TELEPHONE MANHOLE
STMH	= STORM MANHOLE
TB	= TRAFFIC BOX
TLP	= TRAFFIC LIGHT POLE
TV	= TELEVISION
UE	= UTILITY EASEMENT
WP	= WOOD POLE
WF	= WOOD FRAME

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 400 FEET OF THE NORTH 903.20 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET; LESS ROAD AND CANAL RIGHT-OF-WAYS.

TOGETHER WITH:

THE SOUTH 35.30 FEET OF THE NORTH 938.50 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET.

LESS:

THE SOUTH 35.30 FEET OF THE NORTH 538.50 FEET OF THE WEST 775 FEET.

CONTAINING 267,728 SQUARE FEET OR 6.146 ACRES, MORE OR LESS.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON SAINT LUCIE COUNTY SECTIONAL DATA AND KINGS HIGHWAY AS MONUMENTED AND AS LAYED OUT AND IN USE.
3. LEGAL DESCRIPTION WAS FURNISHED BY ATTORNEYS' TITLE INSURANCE FUND, INC., COMMITMENT NO.: C-3022168, DATED JULY 23, 2006 AT 11:00 P.M.

   SUBJECT TO THE FOLLOWING CONDITIONS:

   A. EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY AS RECORDED IN DEED BOOK 220, AT PAGE 436, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. INTENT OF SAID EASEMENT EFFECTS THE ENTIRE WEST SIDE OF SUBJECT PROPERTY ALONG KINGS HIHWAY TO ALLOW ACCESS FOR MAINTENANCE OF UTILITY POLES AND THEIR ACCESSORIES. THIS EASEMENT COULD NOT BE PLOTTED DUE TO A VAGUE DESCRIPTION OF SAID INSTRUMENT. (BII #6)

   B. ANNEXATION AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 969, AT PAGE 1857, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID AGREEMENT EFFECTS THE ENTIRE PARCEL EXCEPT THE SOUTH 35.30 FEET. (BII #7)
4. BEARING BASIS: N00°09'38"E ALONG THE WEST LINE OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST OF SAINT LUCIE COUNTY, FLORIDA
5. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP NO. 12111C0167 J, DATED 2-16-12
6. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
7. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR THE DEVELOPMENT OF COMMERCIAL BUILDINGS AND SITE WORK AND FALLS WITHIN THE COMMERCIAL/HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
8. THE CONTRACTED USE OF THIS SURVEY IS FOR FUTURE DEVELOPMENT. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
9. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
   PREPARED FOR: AUSTRAILIAN PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
   MBK MASTERS, INC., A FLORIDA CORPORATION
   HARBOR FEDERAL SAVINGS BANK, ISAOA
   RICHARD V. NEILL, JR., ESQ.
   R. N. KOBLEGARD, III, ESQ.
   ATTORNEYS' TITLE INSURANCE FUND
10. © COPYRIGHT 2018 BY ALEXANDER J. PIAZZA PSM, INC.
THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORICINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 10-03-18, 7-26-06

DATE OF SURVEY: 8-11-06

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6330

DATE:	REVISIONS:	BY:
10-03-18	UPDATE SURVEY	CJM

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY
2306 SOUTH KINGS HIGHWAY
SEC 24, TWP 35S, RGE 39E
AS PREPARED FOR
AUSTRAILIAN PROPERTIES, LLC

CAD	K:\LBFH\GARVSALE\DWG\06-382		
REF	K:\		
FLD	GATES/APPLEBY	FB. 027 PG. 44-46	JOB 06-0382
OFF	BMG		DATE 7/28/06
CKD	AJP	SHEET 1 OF 1	DWG D-0126

K:\LBFH\GARVSALE\DWG\06-382UP.dwg, 10/4/2018 4:17:12 PM

LEGAL DESCRIPTION

21–020
"A"
PCN 2324–241–0004–000–0
OFFICIAL RECORDS BOOK 1798 PAGE 2252

PARCEL I:
THE WEST 455.58 FEET OF THE EAST 111.8.54 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

AND PARCEL II:
THE WEST 1088.54 FEET OF THE EAST 1118.54 FEET OF THE SOUTH 264.18 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

"B"
PCN 2324–211–0001–000–6
OFFICIAL RECORDS BOOK 1868 PAGE 2879

THE EAST THREE QUARTERS (3/ 4) OF THE NORTHEAST QUARTER (NE 1/ 4) OF THE NORTHWEST QUARTER (NW 1/ 4) OF SECTION TWENTY–FOUR (24) TOWNSHIP THIRTY FIVE (35) SOUTH RANGE THIRTY–NINE (39) EAST, CONTAINING APPROXIMATELY 26.9 ACRES.

"C"
PCN 2324–214–0002–000–2
OFFICIAL RECORDS BOOK 1959 PAGE 2516

FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 100 FEET; THENCE RUN WEST 25 FEET TO THE POINT OF BEGINNING; CONTINUE WEST 213.71 FEET; THENCE NORTH 208.71 FEET; THENCE EAST 213.71 FEET; THENCE SOUTH 208.71 FEET TO THE POINT OF BEGINNING.

"D"
PCN 2324–214–0001–000–5
OFFICIAL RECORDS BOOK 1828 PAGE 2808

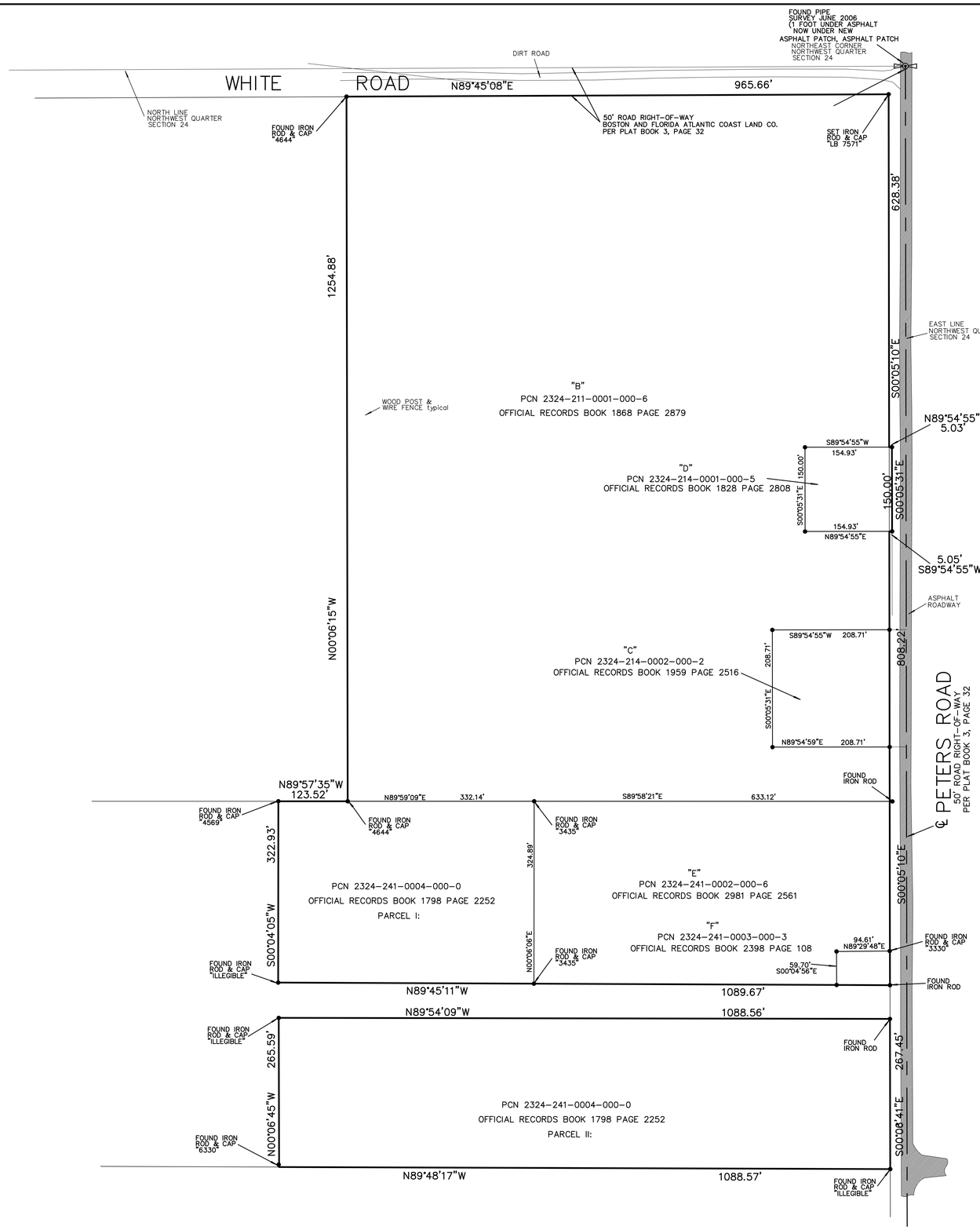
FROM THE INTERIOR QUARTER CORNER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN NORTH ALONG THE EAST LINE OF THE NORTHWEST 1/ 4 OF SAID SECTION 1790.5 FEET; THENCE WEST 25 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN WEST 155 FEET; THENCE NORTH 150 FEET; THENCE EAST 155 FEET; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING; BEING A PART OF THE NORTHEAST 1/ 4 OF THE NORTHWEST 1/ 4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

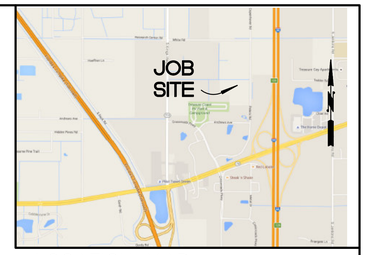
"E"
PCN 2324–241–0002–000–6
OFFICIAL RECORDS BOOK 2981 PAGE 2561

THE NORTH 1/ 2 OF THE NORTHEAST 1/ 4 OF THE SOUTHEAST 1/ 4 OF THE NORTHWEST 1/ 4, LESS THE SOUTH 60 FEET OF THE EAST 125 FEET AND LESS THE EAST 30 FEET, SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

"F"
PCN 2324–241–0003–000–3
OFFICIAL RECORDS BOOK 2398 PAGE 108; ERRONEOUS LEGAL
PER ST. LUCIE COUNTY, CLERK OF THE COURT)
DESCRIPTION PER THIS OFFICE
THE SOUTH 60.00 FEET OF THE EAST 125 FEET OF THE
PER DESCRIPTION DESCRIBED IN OFFICIAL RECORDS BOOK 718, PAGE 2723

ALL TOGETHER CONTAINING 42.668 ACRES MORE OR LESS





LOCATION MAP NOT TO SCALE

N

-25 0 50 100
1" = 100'

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS – 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561–746–8745 FAX 561–746–9632 E–mail Info@magellansurveying.com

Boundary Survey

Prepared For: KINGS HIGHWAY DEVELOPMENT PARTNERS

Drawn by RES	Date Of Survey	Scale
Field: TF F.B.178 Pg.37	FEBRUARY 23, 2021	1"= 100'
REVISIONS:		Drawing Number 21–020

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Kings Highway Commerce Park
Concurrency

Prepared for:

Mr. Ken Morin
Kings Highway Development Partners, LLC
4923 W. Cypress St.
Tampa, FL 33607

Prepared by:

O'Rourke Engineering & Planning
22 SE Seminole Street
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March 11, 2021
SR21021.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed:3/11/2021 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

March 11, 2021

Mr. Ken Morin
Kings Highway Development Partners, LLC
4923 W. Cypress St.
Tampa, FL 33607

Re: Kings Highway Commerce Park

Dear Mr. Morin:

O'Rourke Engineering & Planning has completed the analysis of the proposed development located east of Kings Highway and south of White Road in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

C6 – Concurrency Report – Kings Highway Commerce Park – 2.12.21

TABLE OF CONTENTS

INTRODUCTION	1
PROJECT DESCRIPTION	1
EXISTING CONDITIONS	3
PROJECT TRAFFIC	3
PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT	5
OTHER PROJECT TRAFFIC/ GROWTH RATE	5
LINK ANALYSIS / REVIEW	5
INTERSECTION ANALYSIS / SIGNAL WARRANT	5
DRIVEWAY ANALYSIS	9
CONCLUSION	9

TABLES

TABLE 1a: Project Trip Generation - Daily	4
TABLE 1b: Project Trip Generation - AM	4
TABLE 1c: Project Trip Generation - PM	4
TABLE 2a: Project Percent Impact - AM	7
TABLE 2b: Project Percent Impact - PM	7
TABLE 3a: Link Analysis - AM	8
TABLE 3b: Link Analysis - PM	8
TABLE 4: Intersection Analysis Results	9

FIGURES

FIGURE 1: Project Location	2
FIGURE 2: Percent Assignment	6
FIGURE 3: Driveway Volumes	10

APPENDICES

APPENDIX A: Site Plan
APPENDIX B: St. Lucie County 2019/2020 Level of Service Report and FDOT 2020 Quality Level of Service
APPENDIX C: Other Project Data/Growth Rate/Historical AADT
APPENDIX D: Link Analysis Data/Historical AADT
APPENDIX E: Intersection Analysis Data & Signal Warrant
APPENDIX F: Driveway Analysis Data

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed development consisting of warehousing and office located east of Kings Highway and south of White Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the projects impact on the surrounding roadway system.

In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

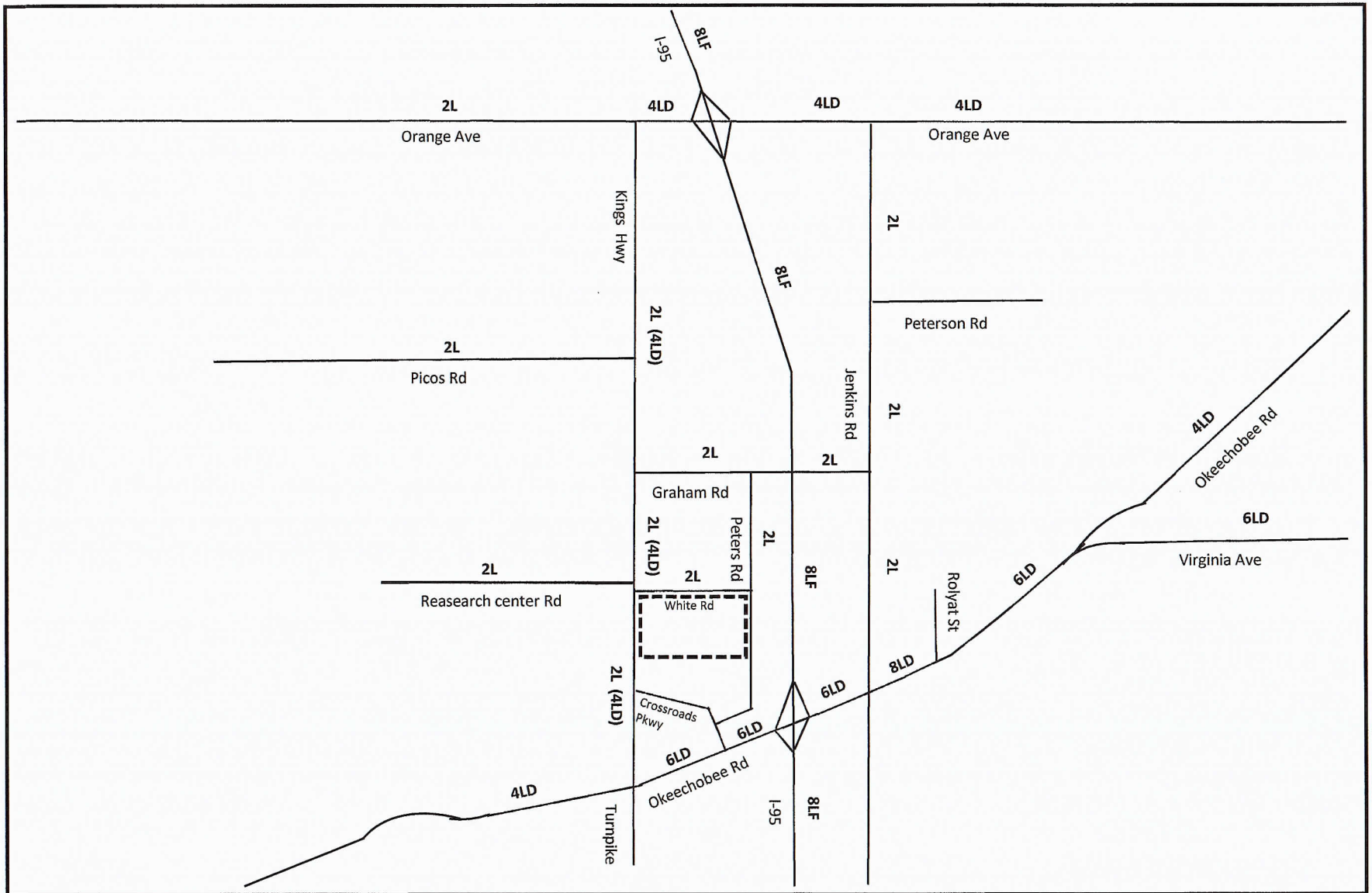
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of buildout cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development located east of Kings Highway and south of White Road in Ft. Pierce, St. Lucie County, Florida, will consist of 1,770,000 square feet of warehouse and 130,000 square feet of office. The site is currently vacant. The project location is shown in **Figure 1**.

Appendix A includes the project site plan.


I-95
8LF
2L
4LD
4LD
4LD
Orange Ave
Orange Ave
Kings Hwy
2L (4LD)
8LF
2L
Peterson Rd
2L
Picos Rd
Jenkins Rd
2L
2L
2L
Graham Rd
2L (4LD)
Peters Rd
2L
2L
8LF
2L
Reasearch center Rd
White Rd
Rolyat St
4LD
Okeechobee Rd
6LD
Virginia Ave
6LD
8LD
2L (4LD)
Crossroads Pkwy
6LD
6LD
6LD
4LD
Okeechobee Rd
Turnpike
I-95
8LF
NTS
O'ROURKE ENGINEERING & PLANNING
22 Seminole Street
Stuart, Fl, 34994
Job Number: SR20121.0
Date: 2/12/2021
Legend
= Project Location
2L = Existing Lanes
(4LD) = Committed Lanes
Figure 1
Project Location
Kings Highway Commerce Park

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing/Proposed Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Peters Road is a two-lane local road with a general north/south alignment.
- S. Jenkins Road is a two-lane arterial with a north/south alignment.
- Graham Road is a two-lane local roadway with an east/west alignment.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.
- Orange Avenue is a four-lane divided arterial with an east/ west alignment.
- Kings Highway is a two-lane arterial with a north/south alignment and is under construction in portions and included in the 5-year TIP to be widened to a four-lane divided roadway.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The 2020 FDOT Quality Level of Service and St. Lucie TPO 2019/2020 Level of Service Report were used to establish capacity. These documents are included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 10th Edition trip rates for Warehouse (Land Use Code 150) and Office (Land Use Code 710) were applied to estimate the trips generated by the proposed development. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 4,108 new daily trips. There will be 452 AM peak hour trips with 362 entering the project and 90 trips exiting the project. The project will generate 486 new PM peak hour trips. There will be 115 trips entering the project and 371 trips exiting the project in the PM peak hour.

Table 1 - Trip Generation -Kings Highway Commerce Park

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	130,000	Sft	T=9.74(X)	50%	50%	633	633	1,266
Warehousing	150	1,770,000	Sft	T = 1.58(X) + 45.54	50%	50%	1,421	1,421	2,842
TOTALS							**2,054**	**2,054**	**4,108**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	130,000	Sft	T = 1.16(X)	86%	14%	130	21	151
Warehousing	150	1,770,000	Sft	T = 0.17(X)	77%	23%	232	69	301
TOTALS							**362**	**90**	**452**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	130,000	Sft	T = 1.15(X)	16%	84%	24	126	150
Warehousing	150	1,770,000	Sft	T = 0.19(X)	27%	73%	91	245	336
TOTALS							**115**	**371**	**486**

Source: ITE 10th Edition Trip Generation Rates

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity. Significant is defined as 1% or more on an adjacent link and 3% or more on all other links. As shown, the project is significant on several links.

OTHER PROJECT TRAFFIC/GROWTH RATE

Existing traffic volumes were grown using a 4-year area wide historical growth rate of 2.25%. Other project data includes committed traffic from 39 Acre Residential Development, Kings Center, Village of Sunset Lakes, Mariner Cove, Bent Creek, Celebration Pointe, Whispering Oaks, St. Lucie Commerce Center, Walsh Crossroads, Project Hurricane, and the Treasure Coast Research Park.

Details of the background traffic and growth rate are included in **Appendix C.**

LINK ANALYSIS / REVIEW

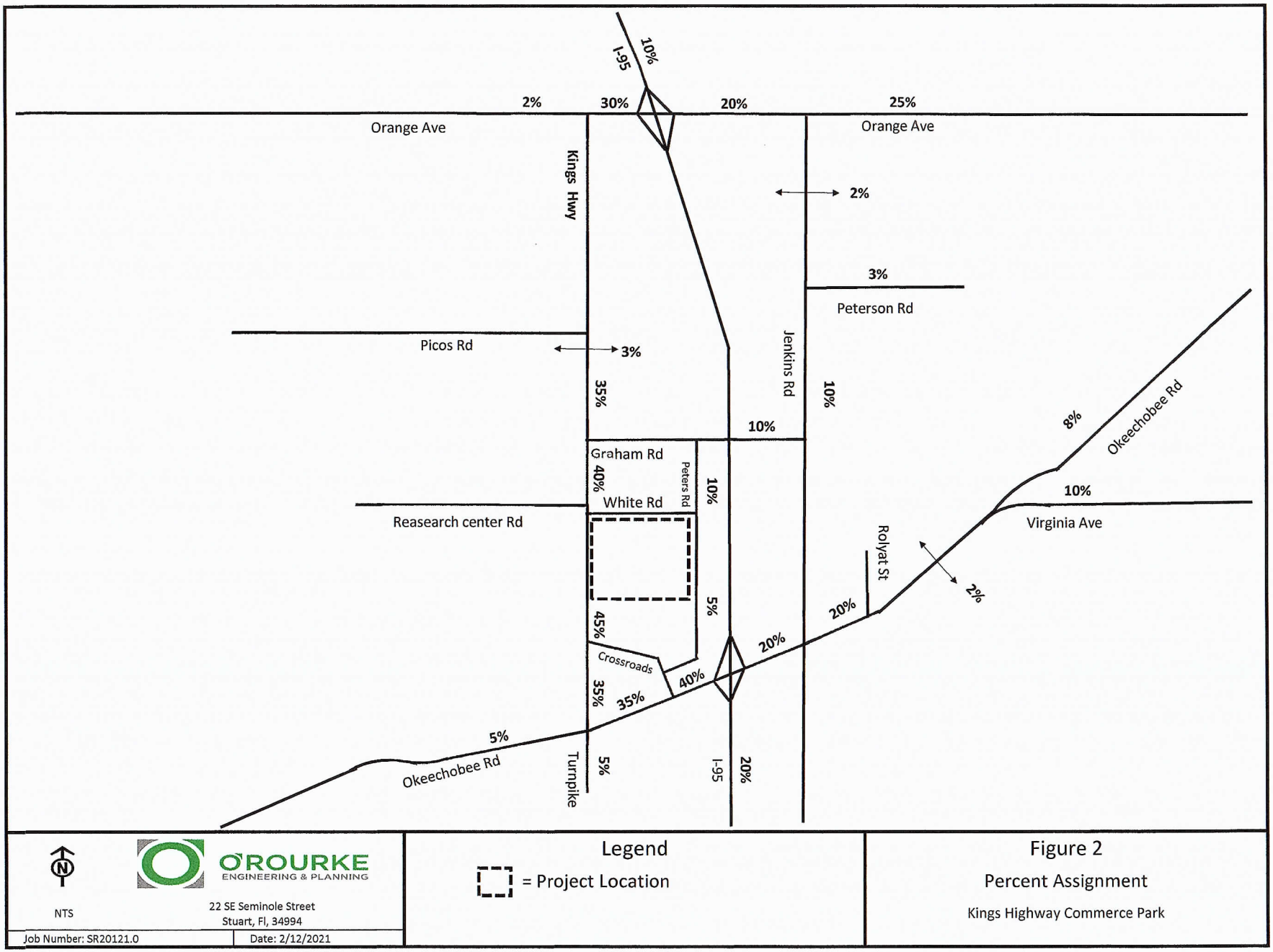
The project is significant on several links, these links were analyzed further to ensure they will meet concurrency. **Table 3a and 3b** summarizes the results of the link analysis. As shown, all roadways will operate at acceptable levels of service at project buildout. Jenkins Road exceeds the theoretical capacity, a detailed analysis using ArtPlan was used to demonstrate concurrency.

The detailed analysis is included in **Appendix D.**

INTERSECTION ANALYSIS/SIGNAL WARRANT

The intersection of White Road at Kings Highway was analyzed for the AM and PM peak hours using HCS for unsignalized intersections. As part of the Kings Highway widening project, Research Center Road and White Road will be aligned. The intersection will operate at a level of service C at project build out. A signal warrant for the intersection was also conducted using the 8-hour, 4-hour and peak hour warrants. At project buildout the intersection of Kings Highway and White Road would satisfy the 8-hour, 4-hour, and peak hour signal warrants at 70%.

The intersection data and signal warrant are shown in **Appendix E.** The LOS results are included in the next section of the report.


I-95
10%
2%
30%
20%
25%
Orange Ave
Orange Ave
Kings Hwy
2%
3%
Peterson Rd
Picos Rd
3%
35%
Jenkins Rd
10%
10%
Graham Rd
40%
Peters Rd
10%
White Rd
Reasearch center Rd
8%
Okeechobee Rd
10%
Virginia Ave
Rolyat St
2%
20%
5%
45%
Crossroads
40%
20%
35%
35%
5%
Okeechobee Rd
Turnpike
5%
I-95
20%
NTS
O'ROURKE
ENGINEERING & PLANNING
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Legend
= Project Location
Figure 2
Percent Assignment
Kings Highway Commerce Park

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	NB	IN	YES	920	18	1.96%	5%
	Crossroads Pkwy	White Rd	SB	OUT	NO	920	5	0.54%	5%
	White Rd	Graham Rd	NB	OUT	NO	920	9	0.98%	10%
	White Rd	Graham Rd	SB	IN	YES	920	36	3.91%	10%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	YES	1800	163	9.06%	45%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	1800	41	2.28%	45%
	Crossroads Pkwy	Project Entrance	NB	IN	YES	1800	163	9.06%	45%
	Crossroads Pkwy	Project Entrance	SB	OUT	YES	1800	41	2.28%	45%
	Project Entrance	Graham Rd	NB	OUT	YES	1800	36	2.00%	40%
	Project Entrance	Graham Rd	SB	IN	YES	1800	145	8.06%	40%
	Graham Rd	Picos Rd	NB	OUT	NO	1800	32	1.78%	35%
	Graham Rd	Picos Rd	SB	IN	YES	1800	127	7.06%	35%
	Picos Rd	Orange Ave	NB	OUT	NO	1800	29	1.61%	32%
	Picos Rd	Orange Ave	SB	IN	YES	1800	116	6.44%	32%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	NO	630	9	1.43%	10%
	Kings Hwy	Jenkins Rd	WB	IN	YES	630	36	5.71%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	9	0.30%	10%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	36	1.19%	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	23	1.15%	25%
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	91	4.55%	25%
	I-95	Jenkins Rd	EB	IN	YES	2000	72	3.60%	20%
	I-95	Jenkins Rd	WB	OUT	NO	2000	18	0.90%	20%
	Kings Hwy	I - 95	EB	OUT	NO	2000	27	1.35%	30%
	Kings Hwy	I - 95	WB	IN	YES	2000	109	5.45%	30%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	7	0.65%	2%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	2	0.19%	2%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	NO	630	9	1.43%	10%
	Graham Rd	Peterson Rd	SB	IN	YES	630	36	5.71%	10%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	9	0.98%	10%
	Peterson Rd	Orange Ave	SB	IN	YES	920	36	3.91%	10%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	18	0.99%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	5	0.28%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	18	0.90%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	5	0.25%	5%
	Kings Hwy	I - 95	EB	OUT	NO	4170	36	0.86%	40%
	Kings Hwy	I - 95	WB	IN	YES	4170	145	3.48%	40%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	18	0.42%	20%
	I - 95	Jenkins Rd	WB	IN	NO	4240	72	1.70%	20%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	18	0.45%	20%
	Jenkins Rd	McNeil Ave	WB	IN	NO	4040	72	1.78%	20%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	72	0.98%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	18	0.25%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	9	0.12%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	36	0.49%	10%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 452
Net In: 362
Net Out: 90

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	NB	IN	NO	920	6	0.65%	5%
	Crossroads Pkwy	White Rd	SB	OUT	YES	920	19	2.07%	5%
	White Rd	Graham Rd	NB	OUT	YES	920	37	4.02%	10%
	White Rd	Graham Rd	SB	IN	NO	920	12	1.30%	10%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	1800	52	2.89%	45%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	YES	1800	167	9.28%	45%
	Crossroads Pkwy	Project Entrance	NB	IN	YES	1800	52	2.89%	45%
	Crossroads Pkwy	Project Entrance	SB	OUT	YES	1800	167	9.28%	45%
	Project Entrance	Graham Rd	NB	OUT	YES	1800	148	8.22%	40%
	Project Entrance	Graham Rd	SB	IN	YES	1800	46	2.56%	40%
	Graham Rd	Picos Rd	NB	OUT	YES	1800	130	7.22%	35%
	Graham Rd	Picos Rd	SB	IN	NO	1800	40	2.22%	35%
	Picos Rd	Orange Ave	NB	OUT	YES	1800	119	6.61%	32%
	Picos Rd	Orange Ave	SB	IN	NO	1800	37	2.06%	32%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	YES	630	37	5.87%	10%
	Kings Hwy	Jenkins Rd	WB	IN	NO	630	12	1.90%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	37	1.23%	10%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	12	0.40%	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	2000	93	4.65%	25%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2000	29	1.45%	25%
	I-95	Jenkins Rd	EB	OUT	YES	2000	74	3.70%	20%
	I-95	Jenkins Rd	WB	IN	NO	2000	23	1.15%	20%
	Kings Hwy	I - 95	EB	OUT	YES	2000	111	5.55%	30%
	Kings Hwy	I - 95	WB	IN	NO	2000	35	1.75%	30%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	2	0.19%	2%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	7	0.65%	2%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	YES	630	37	5.87%	10%
	Graham Rd	Peterson Rd	SB	IN	NO	630	12	1.90%	10%
	Peterson Rd	Orange Ave	NB	OUT	YES	920	37	4.02%	10%
	Peterson Rd	Orange Ave	SB	IN	NO	920	12	1.30%	10%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	6	0.33%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	19	1.05%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	6	0.30%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	19	0.95%	5%
	Kings Hwy	I - 95	EB	OUT	YES	4170	148	3.55%	40%
	Kings Hwy	I - 95	WB	IN	NO	4170	46	1.10%	40%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	74	1.75%	20%
	I - 95	Jenkins Rd	WB	IN	NO	4240	23	0.54%	20%
	Jenkins Rd	Virginia Ave	EB	OUT	NO	4040	74	1.83%	20%
	Jenkins Rd	Virginia Ave	WB	IN	NO	4040	23	0.57%	20%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	23	0.31%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	74	1.01%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	37	0.51%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	12	0.16%	10%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 486
Net In: 115
Net Out: 371

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2017	D Factor	2017 Peak Hour Directional Volumes	Growth Rate (2)	2023 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2023 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	NB	IN	YES	2000 (4)	0.562	100 (4)	2.25%	107	23	130	920	18	148	1.96%	YES	5%
	White Rd	Graham Rd	SB	IN	YES	2000 (4)	0.438	78 (4)	2.25%	83	13	96	920	36	132	3.91%	YES	10%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	YES	8234	0.562	361	2.25%	413	38	451	1800	163	614	9.06%	YES	45%
	Crossroads Pkwy	Project Entrance	NB	IN	YES	8234	0.562	361	2.25%	413	38	451	1800	163	614	9.06%	YES	45%
	Crossroads Pkwy	Project Entrance	SB	OUT	YES	8324	0.438	281	2.25%	321	14	335	1800	41	376	2.28%	YES	45%
	Project Entrance	Graham Rd	NB	OUT	YES	8234	0.562	361	2.25%	413	38	451	1800	36	487	2.00%	YES	40%
	Project Entrance	Graham Rd	SB	IN	YES	8234	0.438	281	2.25%	321	14	335	1800	145	480	8.06%	YES	40%
	Graham Rd	Picos Rd	SB	IN	YES	8216	0.438	315	2.25%	360	14	374	1800	127	501	7.06%	YES	35%
	Picos Rd	Orange Ave	SB	IN	YES	8216	0.438	315	2.25%	360	45	405	1800	116	521	6.44%	YES	32%
Graham Rd	Kings Hwy	Jenkins Rd	WB	OUT	YES	3733	0.509	255	2.25%	291	0	291	630	9	300	1.43%	YES	10%
Orange Ave	Jenkins Rd	Hartman Rd	WB	IN	YES	14189	0.509	764	2.25%	873	68	941	2000	91	1032	4.55%	YES	25%
	I-95	Jenkins Rd	EB	IN	YES	14009	0.491	737	2.25%	842	145	987	2000	72	1059	3.60%	YES	20%
	Kings Hwy	I - 95	WB	IN	YES	18112	0.562	780	2.25%	891	144	1035	2000	109	1144	5.45%	YES	30%
Jenkins Rd	Graham Rd	Peterson Rd	SB	IN	YES	10500 (3)	0.509	593 (3)	2.25%	634	101	735	630	36	771	5.71%	YES (5)	10%
	Peterson Rd	Orange Ave	SB	IN	YES	10500 (3)	0.509	593 (3)	2.25%	634	123	757	920	36	793	3.91%	YES	10%
Okeechobee Rd	Kings Hwy	I - 95	WB	OUT	YES	24585	0.562	1063	2.25%	1215	33	1248	4170	145	1393	3.48%	YES	40%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report
(2) Area wide growth rate calculated from FDOT Historical AADT
(3) 2020 Count
(4) Estimated Existing 2020 Traffic
(5) Detailed Analysis used to demonstrate Concurrency

Two-Way:	452
Net In:	362
Net Out:	90
Years Grown:	6

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2017	D Factor	2017 Peak Hour Directional Volumes	Growth Rate (2)	2023 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2023 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	SB	OUT	YES	2000 (4)	0.562	100 (4)	2.25%	107	24	131	920	19	150	2.07%	YES	5%
	White Rd	Graham Rd	NB	OUT	YES	2000 (4)	0.438	78 (4)	2.25%	83	13	96	920	37	133	4.02%	YES	10%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	SB	OUT	YES	8234	0.562	369	2.25%	422	43	465	1800	167	632	9.28%	YES	45%
	Crossroads Pkwy	Project Entrance	NB	IN	YES	8234	0.438	288	2.25%	329	38	367	1800	52	419	2.89%	YES	45%
	Crossroads Pkwy	Project Entrance	SB	OUT	YES	8234	0.562	369	2.25%	422	43	465	1800	167	632	9.28%	YES	45%
	Project Entrance	Graham Rd	NB	OUT	YES	8234	0.438	288	2.25%	329	38	367	1800	148	515	8.22%	YES	40%
	Project Entrance	Graham Rd	SB	IN	YES	8234	0.562	369	2.25%	422	43	465	1800	46	511	2.56%	YES	40%
	Graham Rd	Picos Rd	NB	OUT	YES	8216	0.438	303	2.25%	346	38	384	1800	130	514	7.22%	YES	35%
	Picos Rd	Orange Ave	NB	OUT	YES	8216	0.438	303	2.25%	346	114	460	1800	119	579	6.61%	YES	32%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	3733	0.509	243	2.25%	278	0	278	630	37	315	5.87%	YES	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	14189	0.509	710	2.25%	811	79	890	2000	93	983	4.65%	YES	25%
	I-95	Jenkins Rd	EB	OUT	YES	14009	0.509	905	2.25%	1034	163	1197	2000	74	1271	3.70%	YES	20%
	Kings Hwy	I - 95	EB	OUT	YES	18112	0.562	786	2.25%	898	96	994	2000	111	1105	5.55%	YES	30%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	YES	10500 (3)	0.509	569 (3)	2.25%	608	96	704	630	37	741	5.87%	YES (5)	10%
	Peterson Rd	Orange Ave	NB	OUT	YES	10500 (3)	0.509	569 (3)	2.25%	608	177	785	920	37	822	4.02%	YES	10%
Okeechobee Rd	Kings Hwy	I - 95	EB	IN	YES	24585	0.562	1086	2.25%	1241	51	1292	4170	148	1440	3.55%	YES	40%

(1) St. Lucie County 2019 Traffic Counts and LOS Report
(2) Area wide growth rate calculated from FDOT Historical AADT
(3) 2020 Count
(4) Estimated Existing 2020 Traffic
(5) Detailed Analysis used to demonstrate Concurrency

Two-Way:	486
Net In:	115
Net Out:	371
Years Grown:	6

DRIVEWAY ANALYSIS

The project will have a total of 5 driveways. Driveway 1 will be a directional access driveway on Kings Highway with right-in/left-in/right-out access. Driveways 2, 3, and 4 will be full access driveways located on White Road. Driveway 5 will be a full access driveway located on Peters Road. **Figure 3** shows the driveway volumes for the AM and PM peak hours. These driveways were analyzed using HCS. The analysis shows all 5 driveways will operate at an acceptable level of service at project buildout.

Table 4 summarizes the results. The driveway analysis is shown in **Appendix F.**

Table 4: Intersection Analysis Results

Intersection	2023 with Project			
	AM		PM	
	Delay (s)	LOS	Delay (s)	LOS
Kings Highway & White Road	EB - 14.4 WB - 16.4	EB - B WB - C	EB - 13.8 WB - 28.6	EB - B WB - D
Kings Highway & Driveway 1	10.1	B	10.1	B
White Road & Driveway 2	9.6	A	10.6	B
White Road & Driveway 3	9.2	A	9.7	A
White Road & Driveway 4	8.9	A	9.1	A
Peters Road & Driveway 5	9.6	A	9.6	A

CONCLUSION

With 452 net new AM peak hour trips and 486 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network. Therefore, the project meets the requirements for concurrency.

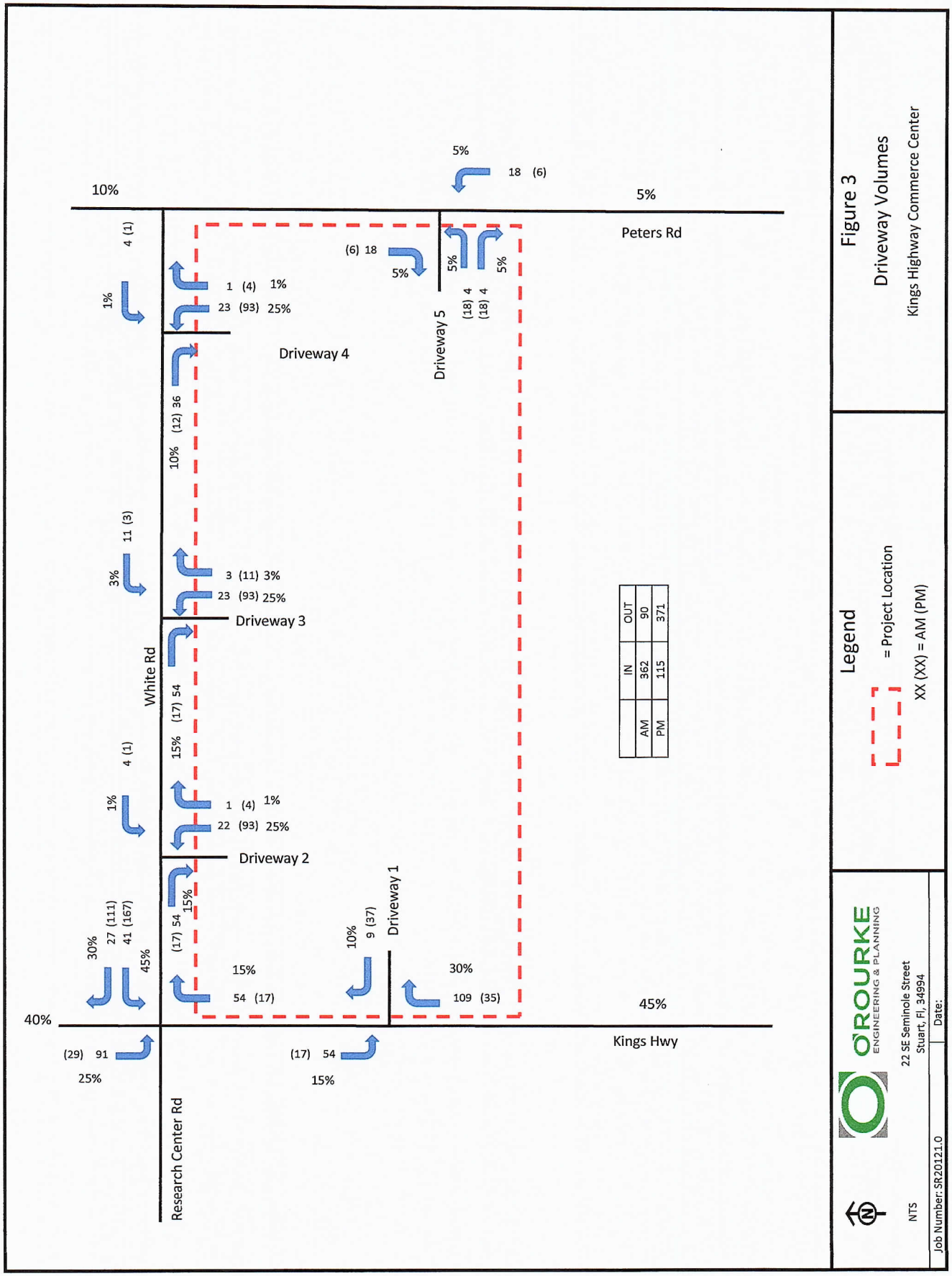
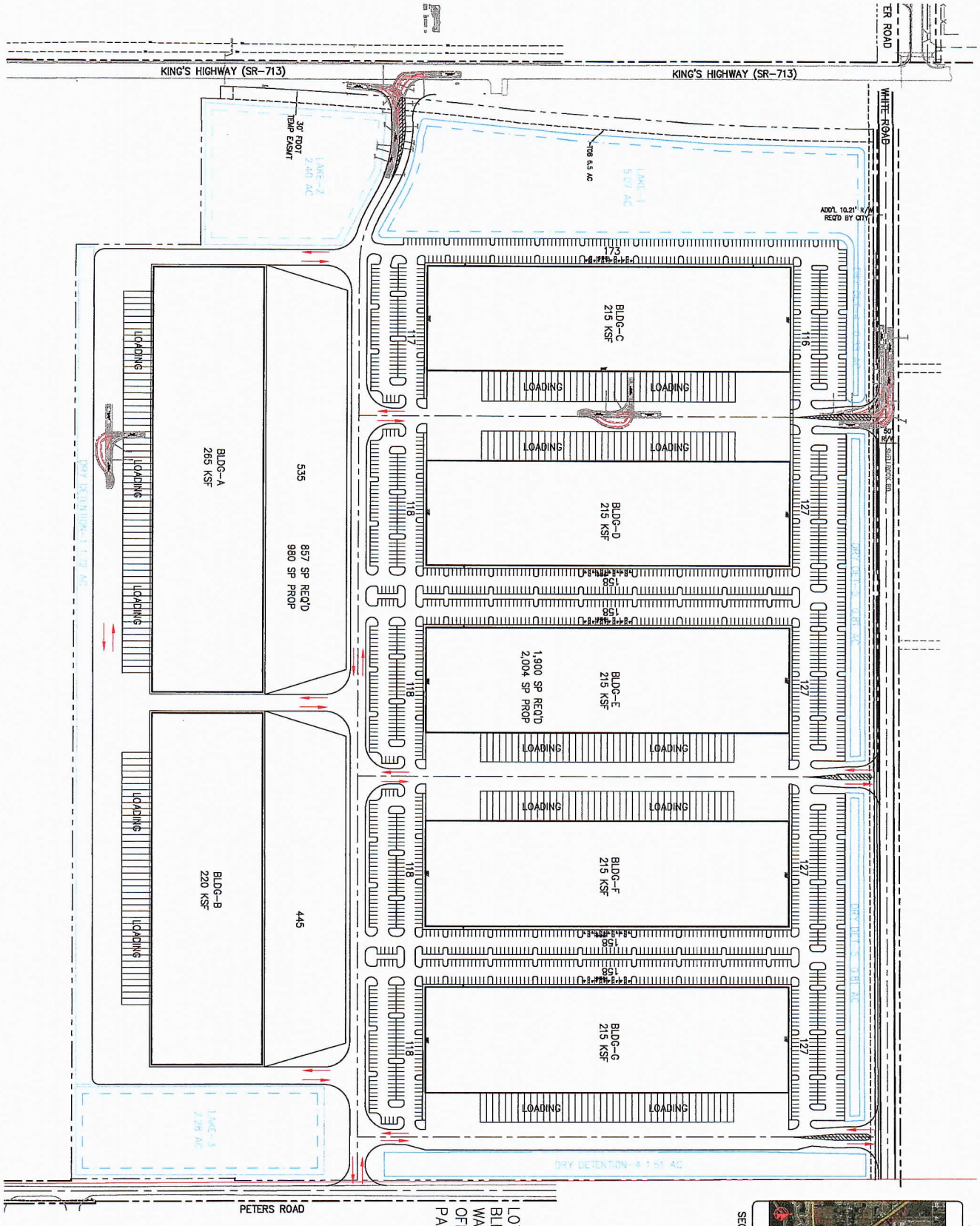


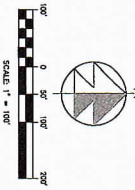
Figure 3
Driveway Volumes
Kings Highway Commerce Center
Legend
= Project Location
XX (XX) = AM (PM)
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
NTS
Job Number: SR20121.0
Date:
Peters Rd
Kings Hwy
Research Center Rd
White Rd
Driveway 1
Driveway 2
Driveway 3
Driveway 4
Driveway 5
10%
5%
40%
45%
IN
OUT
AM
362
90
PM
115
371

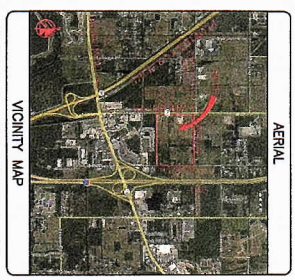
APPENDIX A

SITE PLAN



LOT AREA 108 AC
BLDG AREA 1,560,000 SF
WAREHOUSE 1,460,000 SF
OFFICE 100,000 SF
PARKING REQ'D 2,767 SP
PROP 2,984 SP





SECTION 24, TWP 35S, RGE 39E

SEAL

JOB NO. 0605-939
SHEET NO. CSP-2

CONCEPTUAL SITE PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY
07-13-2006	1" = 100'	JHI	JLT

Kings Highway Development Partners, LLC

Fort Pierce, Florida

Jeff H. Iravani, Inc.
Consulting Engineers
1934 COMMERCE LANE, SUITE 5
JUPITER, FLORIDA 33458
TEL: (561) 575-6030
FAX: (561) 575-6088
J-H@bellsouth.net

APPENDIX B

ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT
&
FDOT 2020 QUALITY LEVEL OF SERVICE

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,700	2020	750	290	C	0.784	262	C	0.708
GEORGIA AVE	17TH ST to 13TH ST	508	4,733	2019	600	264	C	0.880	268	C	0.893
GEORGIA AVE	13TH ST to 7TH ST	506	2,169	2019	600	134	C	0.447	137	C	0.457
GEORGIA AVE	7TH ST to US 1	504	1,938	2019	600	122	C	0.407	135	C	0.450
GILSON RD	MARTIN C.L. to BECKER RD	111	11,000	2019	710	949	F	1.249	954	F	1.255
GILSON RD	BECKER RD to LAKERIDGE DR	111	11,000	2019	540	949	F	1.636	954	F	1.645
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,833	2017	1,070	200	B	0.526	252	B	0.663
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,585	2016	1,070	332	B	0.874	332	B	0.874
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,833	2017	390	200	B	0.909	252	C	0.646
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,770	2017	920	210	C	0.241	192	C	0.221
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	12,500	2020	790	669	D	0.847	687	D	0.870
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,600	2020	830	370	C	0.474	385	C	0.494
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,733	2017	630	255	C	0.425	243	C	0.405
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	5,867	2017	750	388	D	0.517	357	C	0.965
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	5,867	2017	540	388	D	0.719	357	D	0.661
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	5,867	2017	790	388	C	0.995	357	C	0.915
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	560	2019	670	46	B	0.209	56	B	0.255
HILLMOOR DR	US 1 to LENNARD RD	671	5,900	2019	790	306	C	0.785	389	C	0.997
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	79,065	2017	4,580	4,048	C	0.884	3,657	C	0.798
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	63,486	2017	4,580	3,571	C	0.780	3,079	B	0.916
I-95	MIDWAY RD to OKEECHOBEE RD	941902	75,846	2017	4,580	4,578	C	10	3,717	C	0.812
I-95	OKEECHOBEE RD to ORANGE AVE	941903	45,500	2009	7,320	1,822	B	0.405	1,894	B	0.421

B-1

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Fall/Winter 2019/2020

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						Volume	LOS	V/C	Volume	LOS	V/C
I-95	ORANGE AVE to INDRIO RD	941905	43,452	2017	7,320	2,090	B	0.464	1,924	B	0.428
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,228	2017	750	311	C	0.841	356	C	0.962
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,888	2017	750	344	C	0.930	335	C	0.905
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,971	2017	790	349	C	0.895	411	D	0.520
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,971	2017	540	349	D	0.646	411	D	0.761
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	951	2017	1,080	69	B	0.168	75	B	0.183
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	951	2017	3,240	69	B	0.038	75	B	0.041
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,455	2017	3,240	598	B	0.330	629	B	0.348
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,455	2017	700	598	C	0.906	629	C	0.953
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,455	2017	880	598	C	0.720	629	C	0.758
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,876	2017	920	595	C	0.684	501	C	0.576
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,876	2017	790	595	D	0.753	501	D	0.634
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	6,600	2020	790	422	D	0.534	413	D	0.523
INDRIO RD	SLASH PINE TRL to US 1	114	6,600	2020	920	422	C	0.485	413	C	0.475
INDRIO RD	US 1 to OLD DIXIE HWY	672	917	2016	750	64	C	0.173	86	C	0.232
JENNINGS RD	US 1 to LENNARD RD	673	4,600	2016	2,100	304	C	0.151	248	C	0.123
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2020	880	549	C	0.661	553	C	0.666
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,500	2020	920	593	C	0.682	569	C	0.654
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,500	2020	630	593	C	0.988	569	C	0.948
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,500	2020	920	593	C	0.682	569	C	0.654
JOHNSTON RD	ANGLE RD to L20	674	2,600	2016	1,070	176	B	0.463	171	B	0.450
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,600	2020	1,070	544	C	0.716	545	C	0.717

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						Volume	LOS	V/C	Volume	LOS	V/C
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	8,234	2017	830	361	C	0.435	369	C	0.445
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	8,234	2017	660	361	C	0.547	369	C	0.559
KINGS HWY	GRAHAM RD to PICOS RD	940076	8,216	2017	660	405	C	0.614	389	C	0.589
KINGS HWY	PICOS RD to ORANGE AVE	940076	8,216	2017	830	405	C	0.488	389	C	0.469
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,792	2017	870	885	D	0.962	890	D	0.967
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,394	2017	830	627	C	0.755	630	C	0.759
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,481	2017	830	836	D	0.950	786	C	0.947
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

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						Volume	LOS	V/C	Volume	LOS	V/C
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,025	2017	1,810	327	B	0.181	327	B	0.181
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	7,551	2017	1,810	378	B	0.209	391	B	0.216
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	7,551	2017	2,010	378	C	0.188	391	C	0.195
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,250	2017	4,170	960	C	0.230	1,013	C	0.243
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	24,585	2017	4,170	1,063	C	0.255	1,086	C	0.260
OKEECHOBEE RD	I-95 to JENKINS RD	940029	30,244	2017	4,240	1,976	C	0.474	1,709	C	0.410
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	30,244	2017	4,040	1,976	C	0.498	1,709	C	0.430
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	28,870	2017	3,170	1,580	C	0.511	1,649	C	0.534
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,383	2017	750	65	C	0.176	65	C	0.176

B-4

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						Volume	LOS	V/C	Volume	LOS	V/C
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,041	2016	790	150	C	0.385	116	C	0.297
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,227	2017	870	57	C	0.069	57	C	0.069
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2017	540	175	C	0.648	193	C	0.715
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,498	2017	750	406	D	0.541	426	D	0.568
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,100	2020	750	388	D	0.517	421	D	0.561
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,100	2020	540	388	D	0.719	421	D	0.780
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	12,500	2020	540	671	F	1.157	647	F	1.116
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	12,500	2020	750	671	D	0.895	647	D	0.863
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	10,000	2020	750	611	D	0.815	554	D	0.739
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	10,000	2020	540	611	F	1.053	554	E	0.955
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	10,000	2020	790	611	D	0.773	554	D	0.701
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,561	2019	600	259	C	0.863	270	C	0.900
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,722	2017	380	149	B	0.355	149	B	0.355
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,722	2017	1,070	149	B	0.355	149	B	0.355
ORANGE AVE	KINGS HWY to I-95	940041	18,112	2017	2,000	780	C	0.388	786	C	0.391
ORANGE AVE	I-95 to JENKINS RD	940035	14,009	2017	2,000	962	C	0.479	905	C	0.450
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	ANGLE RD to 25TH ST	940151	10,749	2013	1,710	847	D	0.495	985	D	0.576
ORANGE AVE	25TH ST to 17TH ST	945040	13,196	2017	1,630	690	C	0.945	757	D	0.464
ORANGE AVE	17TH ST to 13TH ST	945040	13,196	2017	1,710	690	C	0.896	757	C	0.983
ORANGE AVE	13TH ST to 10TH ST	945040	13,196	2017	370	690	D	0.920	757	E	0.946
ORANGE AVE	10TH ST to 7TH ST	940155	8,760	2017	300	443	D	0.738	509	D	0.848

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	AVENUE H to OLD DIXIE HWY	715	33,500	2020	2,000	1,766	C	0.925	1,742	C	0.912
US 1	OLD DIXIE HWY to AVENUE O	940123	22,051	2017	2,000	1,530	C	0.801	1,196	C	0.626
US 1	AVENUE O to SR A1A NORTH	940123	22,051	2017	2,100	1,530	C	0.761	1,196	C	0.595
US 1	SR A1A NORTH to JUANITA AVE	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	JUANITA AVE to ST LUCIE BLVD	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	ST LUCIE BLVD to 25TH ST	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	25TH ST to INDRIO RD	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	14,500	2019	2,100	779	C	0.388	817	C	0.406
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	14,911	2017	2,100	756	C	0.376	804	C	0.400
VILLAGE GREEN DR	US 1 to WALTON RD	716	9,600	2017	2,100	619	C	0.308	575	C	0.286
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,633	2017	920	249	C	0.286	235	C	0.270
VIRGINIA AVE	35TH ST to 25TH ST	940032	21,557	2017	3,020	1,111	C	0.378	1,083	C	0.368
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	25TH ST to 13TH ST	940033	20,913	2017	3,020	1,093	C	0.372	1,164	C	0.396
VIRGINIA AVE	13TH ST to 11TH ST	940794	22,873	2017	3,020	1,101	C	0.374	1,101	C	0.374
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	22,873	2017	3,170	1,101	C	0.356	1,101	C	0.356
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	19,519	2017	3,020	1,063	C	0.362	992	C	0.337
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,483	2017	3,170	1,043	C	0.338	1,020	C	0.330
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,483	2017	3,020	1,043	C	0.355	1,020	C	0.347
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	14,000	2019	2,650	732	C	0.595	797	C	0.648
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	14,000	2019	1,710	732	C	0.951	797	D	0.466
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	23,000	2019	1,710	1,208	D	0.706	1,265	D	0.740

*. Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. 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. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

APPENDIX C

OTHER PROJECT DATA/GROWTH RATE

| AM APPROVED PROJECTS | | | Creekside | | | | | | Palm Breeze Club | | | | | | RDA | | | | | | 10 Acre Residential Development | | | | | | 19 Village of Sunset Lakes SL Lucie County | | | | | | Mariner Cove Ft. Pierce | | | | | | 61 Boat Creek @ 30% Complete City of Fort Pierce | | | | | | 64 Celebration Pointe @15% Complete City of Fort Pierce | | | | | | 17 Wilderness Oaks | | | | | | St. Lucie Commerce Center @25% Complete | | | | | | SHT Distribution | | | | | | Walsh Crossroads | | | | | | Peruvi Hurricane | | | | | | SUM Daily | | SUM 3 Way | | SUM Directional NB | | SUM Directional SW | | Two Way | Directional NB | | Directional SW | |
|---|---|---

| PM APPROVED PROJECTS | | | 39 Acre Residential Development | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 42 Bent Creek @ 50% Complete City of Port Pierce | | | | | 44 Celebration Pointe @25% Complete City of Port Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @25% Complete | | | | | BMT Distribution | | | | | | Welsh Crossroads | | | | | | Project Hurricane | | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | | Directional N/E | | Directional S/W | |
|---|---|---

Historical Growth Rate Calculation

Segment	From	To	2015 AADT	2019 AADT	4 Year Historical Growth Rate
Okeechobee Blvd	I-95	McNeil Rd	28,500	33,000	3.73%
	McNeil Rd	Virginia Ave	26,500	30,500	3.58%
Jenkins Rd	Okeechobee Blvd	Orange Ave	9,600	9,200	-1.06%
Kings Hwy	Okeechobee Blvd	Graham Rd	6,300	7,600	4.80%
	Graham Rd	Orange Ave	8,400	7,000	-4.46%
Orange Ave	Kings Hwy	I-95	17,300	19,800	3.43%
	I-95	Jenkins Rd	13,600	15,300	2.99%
Virginia Ave	Okeechobee Blvd	35th St	21,000	21,000	0.00%
		Total	131,200	143,400	2.25%

*Source FDOT Historical Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0030 - SR 70/VIRGINIA AVE - E OF OKEECHOBEE RD (COUNTY 30)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	21000 C	E 10500	W 10500	9.00	51.00	7.10
2018	21500 C	E 11000	W 10500	9.00	51.30	3.60
2017	20300 C	E 10500	W 9800	9.00	50.90	3.60
2016	22500 C	E 12000	W 10500	9.00	50.90	3.60
2015	21000 C	E 11000	W 10000	9.00	51.00	3.30
2014	20400 C	E 10500	W 9900	9.00	50.80	3.90
2013	21000 C	E 10500	W 10500	9.00	50.80	3.90
2012	21000 C	E 10500	W 10500	9.00	56.80	4.50
2011	23500 C	E 11500	W 12000	9.00	57.20	4.50
2010	22000 C	E 11500	W 10500	10.32	55.40	4.50
2009	22000 C	E 11000	W 11000	10.27	57.35	5.20
2007	16900 C	E 8900	W 8000	10.31	58.74	5.20
2006	20500 C	E 11000	W 9500	10.73	65.89	5.00
2005	22000 C	E 11500	W 10500	10.80	60.70	5.00
2004	20300 C	E 10500	W 9800	10.30	57.70	5.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0041 - SR 68 / ORANGE AVE - W OF SR 9/I-95 (COUNTY 41)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	19800 C	E 10500	W 9300	9.00	54.30	22.40
2018	21000 C	E 10500	W 10500	9.00	55.20	22.40
2017	19000 C	E 9800	W 9200	9.00	56.20	22.40
2016	21300 C	E 11500	W 9800	9.00	57.10	25.00
2015	17300 C	E 8500	W 8800	9.00	56.30	25.00
2014	15700 S	E 8000	W 7700	9.00	54.70	16.40
2013	15500 F	E 7900	W 7600	9.00	57.20	16.40
2012	15700 C	E 8000	W 7700	9.00	57.00	16.40
2011	17900 C	E 9000	W 8900	9.00	56.50	24.40
2010	18600 C	E 9400	W 9200	11.51	57.07	24.40
2009	16300 C	E 8200	W 8100	11.11	58.68	24.40
2008	26000 C	E 13000	W 13000	11.51	54.38	22.30
2007	27000 C	E 13500	W 13500	11.51	58.16	22.30
2006	18100 C	E 8700	W 9400	10.78	56.96	22.30
2005	18800 C	E 9700	W 9100	11.10	56.60	20.90
2004	18000 C	E 9000	W 9000	11.10	60.50	20.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0035 - SR 68 / ORANGE AVE - E OF SR 9/I-95 (COUNTY 35)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	15300 C	E 7600	W 7700	9.00	51.00	16.60
2018	13100 C	E 7000	W 6100	9.00	51.30	16.60
2017	15400 C	E 7300	W 8100	9.00	50.90	10.80
2016	13900 C	E 6700	W 7200	9.00	50.90	10.80
2015	13600 C	E 6700	W 6900	9.00	51.00	10.80
2014	12600 F	E 6200	W 6400	9.00	50.80	10.40
2013	12600 C	E 6200	W 6400	9.00	50.80	10.40
2012	13700 C	E 6700	W 7000	9.00	56.80	10.40
2011	12900 C	E 6600	W 6300	9.00	57.20	16.30
2010	13800 C	E 6800	W 7000	10.32	55.40	16.30
2009	12200 C	E 6000	W 6200	10.27	57.35	16.30
2008	13200 C	E 6600	W 6600	10.45	58.06	9.70
2007	15100 C	E 7500	W 7600	10.31	58.74	16.60
2006	12800 C	E 6300	W 6500	10.73	65.89	10.20
2005	13000 C	E 6700	W 6300	10.80	60.70	10.20
2004	12700 C	E 6500	W 6200	10.30	57.70	10.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0742 - SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	30500 C	E 14500	W 16000	9.00	51.00	4.60
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000 C	E 12500	W 14500	9.00	50.80	3.80
2012	33000 C	E 16500	W 16500	9.00	56.80	3.80
2008	32500 C	E 16500	W 16000	10.45	58.06	6.70
2007	31500 C	E 15000	W 16500	10.31	58.74	7.40
2006	35500 C	E 18500	W 17000	10.73	65.89	5.00
2005	32500 C	E 16500	W 16000	10.80	60.70	5.70
2004	30000 C	E 15500	W 14500	10.30	57.70	5.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0029 - SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	33000 C	E 17000	W 16000	9.00	51.00	11.00
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500 C	E 14000	W 11500	9.00	50.80	4.90
2012	28000 C	E 14000	W 14000	9.00	56.80	4.90
2011	30500 C	E 15500	W 15000	9.00	57.20	10.90
2010	30500 C	E 15500	W 15000	10.32	55.40	10.90
2009	26500 C	E 13000	W 13500	10.27	57.35	10.90
2008	29500 C	E 15500	W 14000	10.45	58.06	6.70
2007	33000 C	E 17000	W 16000	10.31	58.74	5.20
2006	31000 C	E 16000	W 15000	10.73	65.89	16.00
2005	26500 C	E 13500	W 13000	10.80	60.70	16.00
2004	28000 C	E 14000	W 14000	10.30	57.70	16.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0757 - SR 713 / KINGS HWY - N OF SR 70/OKEECHOBEE RD (COUNTY 757)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2019	7600 C	N	3700	S	3900	9.00	54.30	23.40
2018	13600 C	N	6500	S	7100	9.00	55.20	23.90
2017	12800 C	N	6100	S	6700	9.00	56.20	23.90
2016	6400 C	N	3100	S	3300	9.00	57.10	23.90
2015	6300 C	N	3000	S	3300	9.00	56.30	26.90
2014	9100 C	N	3900	S	5200	9.00	54.70	46.50
2013	6000 C	N	3000	S	3000	9.00	57.20	17.40
2012	5400 C	N	2700	S	2700	9.00	57.00	17.40
2011	6200 C	N	3200	S	3000	9.00	56.50	22.90
2010	13500 C	N	6800	S	6700	11.51	57.07	22.90
2009	8000 C	N	4000	S	4000	11.11	58.68	22.90
2008	7400 C	N	3500	S	3900	11.51	54.38	23.20
2007	8900 C	N	4400	S	4500	11.51	58.16	25.50
2006	7300 C	N	3600	S	3700	10.78	56.96	25.50
2005	7900 C	N	3900	S	4000	11.10	56.60	18.10
2004	7200 C	N	3500	S	3700	11.10	60.50	18.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0076 - SR 713/KINGS HWY - S OF SR 68/ORANGE AVE (COUNTY 76)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2019	7000 C	N	3500	S	3500	9.00	54.30	22.80
2018	9700 C	N	4600	S	5100	9.00	55.20	22.80
2017	9500 C	N	4700	S	4800	9.00	56.20	22.80
2016	9600 C	N	4600	S	5000	9.00	57.10	32.40
2015	8400 C	N	4100	S	4300	9.00	56.30	32.40
2014	7900 C	N	3800	S	4100	9.00	54.70	19.90
2013	7200 C	N	3400	S	3800	9.00	57.20	14.20
2012	7100 C	N	3400	S	3700	9.00	57.00	14.20
2011	8000 C	N	3900	S	4100	9.00	56.50	17.20
2010	8900 C	N	4400	S	4500	11.51	57.07	17.20
2009	8000 C	N	3800	S	4200	11.11	58.68	17.20
2008	10600 C	N	5200	S	5400	11.51	54.38	11.20
2007	11100 C	N	5400	S	5700	11.51	58.16	7.90
2006	10600 C	N	5300	S	5300	10.78	56.96	17.30
2005	9900 C	N	4800	S	5100	11.10	56.60	17.30
2004	9400 C	N	4600	S	4800	11.10	60.50	17.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	9200 C	N 4600	S 4600	9.00	51.00	7.80
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	9.00	50.80	11.90
2012	7100 S	N 3600	S 3500	9.00	56.80	4.80
2011	7100 F	N 3600	S 3500	9.00	57.20	4.80
2010	7100 C	N 3600	S 3500	10.32	55.40	4.80
2009	8500 C	N 4200	S 4300	10.27	57.35	10.70
2008	9100 C	N 4500	S 4600	10.45	58.06	6.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

- Administration
  - Airport
  - Legislative Affairs
  - Port of Fort Pierce
  - TCERDA
    - Sunshine Kitchen
    - Sunshine Kitchen Tenants
  - Tourism
  - Citizens Academy
  - Innovation and Performance
  - National Community Survey
  - Strategic Plan
  - State and Federal Awards

Treasure Coast Research Park

St. Lucie County is actively sowing the seeds of the future by creating a Research, Education and Development Park (Research Park) in Fort Pierce, Florida. It currently comprised of 356 acres with future additions bringing the total acreage to more than 1,000 acres.

The St. Lucie Board of County Commissioners and the University of Florida collectively created this agriculturally-and-biotechnologically-focused Research Park on Florida's east coast. The county created Treasure Coast Education and Research Development Authority, comprised of local agricultural experts, real estate investors, financial advisors and educators, to help manage and develop the park.

The Research and Biotech Park is anchored by the USDA's 170,000-square-foot Horticultural Research Laboratory and the 90,000-square-foot University of Florida's Institute of Food and Agricultural Sciences' Research and Education Center. The Treasure Coast Research Park is home to more than 200 multi-disciplinary researchers, scientists, educators and staff.

The Sunshine Kitchen, a 10,000-square-foot facility, located inside the Research Park, is a professionally equipped, commercial kitchen and research lab designed to help entrepreneurs in the development of commercially viable food ventures.

With over three square miles of land, the park is planned for 3.3 million square feet of research and advanced manufacturing development and 800 acres of agricultural test fields. Since its formation in 2005, the Treasure Coast Education and Research & Development Authority (TCERDA) has guided the planning and operation of the Park.

In recent years, the county has invested millions in state and federal grants to make sure the park has the infrastructure it needs to be shovel ready for expansion. The Research Park is located at off Kings Highway and Pruitt Road in Fort Pierce.

For more information contact TCERDA Coordinator Regina McCants at 772-467-3107 or McCantsRe@stlucieco.org.

APPENDIX D

ARTERIAL ANALYSIS

ARTPLAN 2012 Conceptual Planning Analysis

Project Information

Analyst	James Kemp	**Arterial Name**	Jenkins Road	**Study Period**	**Dir Hr Demand Vol**
Date Prepared	2/17/2021 11:00:15 AM	**From**	Orange Ave	**Modal Analysis**	Auto Only
Agency	O'Rourke Engineering & Planning	**To**	Okeechobee Rd	**Program**	ARTPLAN 2012
Area Type	Other Urbanized	**Peak Direction**	Southbound	**Version Date**	12/12/2012
Arterial Class	1				
File Name	C:\Users\SOR2\Documents\Projects\St. Lucie County\JHI Acreage\Artplan Analysis\Jenkins Rd - AM - SB.xap				
User Notes	SB - AM Peak Hour				

Arterial Data

K	0.09	**PHF**	0.95	**Control Type**	FullyActuated
D	0.565	**% Heavy Vehicles**	2	**Base Sat. Flow Rate**	1950

Automobile Intersection Data

Cross Street	Cycle Length	Thru g/C	Arr. Type	INT # Dir.Lanes	% Left Turns	% Right Turns	Left Turn Lanes	Left Turn Phasing	# Left Turn Lanes	LT Storage Length	Left g/C	Right Turn Lanes
Okeechobee Rd	160	0.18	3	2	45	9	Yes	Protected	2	470	0.16	Yes

Automobile Segment Data

Segment #	Length	AADT	Hourly Vol.	SEG # Dir.Lanes	Posted Speed	Free Flow Speed	Median Type	On-Street Parking	Parking Activity
1 (to Okeechobee Rd)	10824	10500	793	1	45	50	None	No	N/A

Automobile LOS

Segment #	Thru Mvmt Flow Rate	Adj. Sat. Flow Rate	v/c	Control Delay	Int. Approach LOS	Queue Ratio	Speed (mph)	Segment LOS
1 (to Okeechobee Rd)	384	3018	0.023	54.02	D	0.51	35.08	B

Arterial Length	2.0614	Weighted g/C	0.18	FFS Delay	63.97	Threshold Delay	0.00	Auto Speed	35.08	Auto LOS	B

Automobile Service Volumes

Note: The maximum normally acceptable directional service volume for LOS E in Florida for this facility type and area type is 1000 veh/h/ln.

	A	B	C	D	E
Lanes	**Hourly Volume In Peak Direction**				
1	510	840	***	***	***
2	1050	1640	***	***	***
3	1680	2460	***	***	***
4	2280	3300	***	***	***
*	510	840	***	***	***
Lanes	**Hourly Volume In Both Directions**				
2	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A
*	N/A	N/A	N/A	N/A	N/A
Lanes	**Annual Average Daily Traffic**				
2	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A
*	N/A	N/A	N/A	N/A	N/A

*** Service Volumes for the specific facility being analyzed, based on # of lanes from the intersection and segment data screens.**
**** Cannot be achieved based on input data provided.**
***** Not applicable for that level of service letter grade. See generalized tables notes for more details.**
 # Under the given conditions, left turn lane storage is highly likely to overflow. The number of directional thru lanes should be reduced accordingly.
Facility weighted g/C exceeds normally acceptable upper range (0.5); verify that g/C inputs are correct.
Intersection capacity (ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.

ARTPLAN 2012 Conceptual Planning Analysis

Project Information

Analyst	James Kemp	**Arterial Name**	Jenkins Road	**Study Period**	**Dir Hr Demand Vol**
Date Prepared	2/17/2021 11:00:15 AM	**From**	Okeechobee Rd	**Modal Analysis**	Auto Only
Agency	O'Rourke Engineering & Planning	**To**	Orange Ave	**Program**	ARTPLAN 2012
Area Type	Other Urbanized	**Peak Direction**	Northbound	**Version Date**	12/12/2012
Arterial Class	1				

File Name	C:\Users\SOR2\Documents\Projects\St. Lucie County\JHI Acreage\Artplan Analysis\Jenkins Rd - PM - NB.xap
User Notes	NB - PM Peak Hour

Arterial Data

K	0.09	**PHF**	1	**Control Type**	FullyActuated
D	0.565	**% Heavy Vehicles**	2	**Base Sat. Flow Rate**	1950

Automobile Intersection Data

Cross Street	Cycle Length	Thru g/C	Arr. Type	INT # Dir.Lanes	% Left Turns	% Right Turns	Left Turn Lanes	Left Turn Phasing	# Left Turn Lanes	LT Storage Length	Left g/C	Right Turn Lanes
Orange Ave	90	0.25	3	1	37	26	Yes	ProtPerm	1	275	0.16	Yes

Automobile Segment Data

Segment #	Length	AADT	Hourly Vol.	SEG # Dir.Lanes	Posted Speed	Free Flow Speed	Median Type	On-Street Parking	Parking Activity
1 (to Orange Ave)	10824	10500	822	1	45	50	None	No	N/A

Automobile LOS

Segment #	Thru Mvmt Flow Rate	Adj. Sat. Flow Rate	v/c	Control Delay	Int. Approach LOS	Queue Ratio	Speed (mph)	Segment LOS
1 (to Orange Ave)	304	1246	0.976	47.76	D	0.92	36.18	B

Arterial Length	2.0614	Weighted g/C	0.25	FFS Delay	57.51	Threshold Delay	0.00	Auto Speed	36.18	Auto LOS	B

Automobile Service Volumes

Note: The maximum normally acceptable directional service volume for LOS E in Florida for this facility type and area type is 1000 veh/h/ln.

	A	B	C	D	E
Lanes	**Hourly Volume In Peak Direction**				
1	510	840	***	***	***
2	1050	1640	***	***	***
3	1680	2460	***	***	***
4	2280	3300	***	***	***
*	510	840	***	***	***
Lanes	**Hourly Volume In Both Directions**				
2	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A
*	N/A	N/A	N/A	N/A	N/A
Lanes	**Annual Average Daily Traffic**				
2	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A
*	N/A	N/A	N/A	N/A	N/A

*** Service Volumes for the specific facility being analyzed, based on # of lanes from the intersection and segment data screens.**
**** Cannot be achieved based on input data provided.**
***** Not applicable for that level of service letter grade. See generalized tables notes for more details.**
 # Under the given conditions, left turn lane storage is highly likely to overflow. The number of directional thru lanes should be reduced accordingly.
Facility weighted g/C exceeds normally acceptable upper range (0.5); verify that g/C inputs are correct.
Intersection capacity (ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.

APPENDIX E

INTERSECTION ANALYSIS

HCS7 Two-Way Stop-Control Report

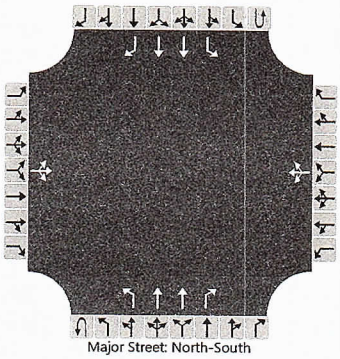
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/15/2021
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	Kings Hwy & White Rd
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Kings Hwy
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	2	1	0	1	2	1
Configuration			LTR				LTR			L	T	R		L	T	R
Volume (veh/h)		10	0	10		41	0	27	0	20	458	54	0	91	477	20
Percent Heavy Vehicles (%)		3	3	3		10	10	10	3	3			3	3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized										No				No		
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.56	6.56	6.96		7.70	6.70	7.10		4.16				4.16		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.60	4.10	3.40		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			21				72			21				96		
Capacity, c (veh/h)			402				387			1033				1019		
v/c Ratio			0.05				0.18			0.02				0.09		
95% Queue Length, Q_{95} (veh)			0.2				0.7			0.1				0.3		
Control Delay (s/veh)			14.4				16.4			8.6				8.9		
Level of Service (LOS)			B				C			A				A		
Approach Delay (s/veh)		14.4				16.4				0.3				1.4		
Approach LOS		B				C										

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HCS7 Two-Way Stop-Control Report

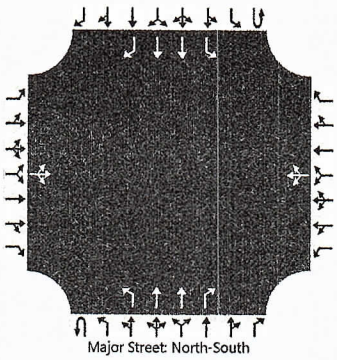
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/15/2021
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	Kings Hwy & White Rd
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Kings Hwy
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	2	1	0	1	2	1
Configuration			LTR				LTR			L	T	R		L	T	R
Volume (veh/h)		20	0	20		167	0	111	0	10	485	17	0	29	475	10
Percent Heavy Vehicles (%)		3	3	3		10	10	10	3	3			3	3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized										No				No		
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.56	6.56	6.96		7.70	6.70	7.10		4.16				4.16		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.60	4.10	3.40		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			42				293			11				31		
Capacity, c (veh/h)			452				436			1044				1028		
v/c Ratio			0.09				0.67			0.01				0.03		
95% Queue Length, Q_{95} (veh)			0.3				4.8			0.0				0.1		
Control Delay (s/veh)			13.8				28.6			8.5				8.6		
Level of Service (LOS)			B				D			A				A		
Approach Delay (s/veh)		13.8				28.6				0.2				0.5		
Approach LOS		B				D										

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Table 1: Major Approach Volumes

Time	NB/SB Volumes 2019 Existing	NB/SB Volumes 2023 Background	NB/SB Committed Project Volumes [1]	NB/SB Project Volumes	Total 2023 Volume
6-7 AM	618	676	33	68	777
7-8 AM	701	766	52	96	914
8-9 AM	647	707	48	92	847
9-10 AM	602	658	37	82	777
10-11 AM	583	637	40	84	761
11-12 PM	686	750	45	105	900
12-1 PM	701	766	49	122	937
1-2 PM	681	744	47	95	886
2-3 PM	662	724	51	95	870
3-4 PM	768	839	60	123	1022
4-5 PM	813	889	66	114	1069
5-6 PM	730	798	63	104	965
6-7 PM	475	519	44	34	597
7-8 PM	290	317	30	16	363
8-9 PM	260	284	27	10	321
9-10 PM	198	216	20	10	246

Source: FDOT Hourly Volume 2019 - Kings Hwy (Station 0076)

(1) Includes traffic from Walsh Kings Crossing, Village of Sunset Lakes, Whispering Oaks, Bent Creek, Celebration Pointe, and BHT Distribution

Table 2: Daily Trip Generation

Land Use	Directional Split		Net External Trips		
	In	Out	In	Out	Total
General Office	50%	50%	633	633	1,266
Warehousing	50%	50%	1,421	1,421	2,842
TOTALS			**2,054**	**2,054**	**4,108**

Source: ITE 10th Edition Trip Generation Rates

Table 3: Minor Approach Volumes

Hourly	Percent of Daily Traffic				External Volumes JHI Acraege		Lefts		Rights		Project Hurricane Rights	Total WB Volume [1]
	Office	Warehouse	Auto Service Center	Single-Family Housing	Office	Warehouse	Office 45%	Warehouse 45%	Office 30.0%	Warehouse 30.0%	15.0%	
6-7 AM	2.2%	6.3%	0.1%	3.8%	14	90	6	41	4	27	0	63
7-8 AM	7.0%	7.3%	5.7%	6.7%	44	104	20	47	13	31	24	101
8-9 AM	8.8%	6.0%	9.3%	6.2%	56	85	25	38	17	26	39	104
9-10 AM	5.4%	6.5%	9.0%	4.3%	34	92	15	41	10	28	38	94
10-11 AM	5.9%	6.5%	9.7%	4.8%	37	92	17	41	11	28	41	98
11-12 PM	8.4%	7.6%	10.0%	5.2%	53	108	24	49	16	32	42	118
12-1 PM	10.4%	8.6%	9.4%	5.5%	66	122	30	55	20	37	40	134
1-2 PM	8.2%	6.6%	9.3%	6.0%	52	94	23	42	16	28	39	107
2-3 PM	7.5%	7.0%	8.8%	6.6%	47	99	21	45	14	30	37	107
3-4 PM	7.4%	10.0%	7.0%	7.2%	47	142	21	64	14	43	30	129
4-5 PM	10.1%	7.8%	10.2%	9.0%	64	111	29	50	19	33	43	127
5-6 PM	10.4%	6.6%	7.7%	8.8%	66	94	30	42	20	28	32	112
6-7 PM	2.4%	2.7%	2.3%	7.2%	15	38	7	17	5	11	10	37
7-8 PM	1.7%	0.9%	0.8%	5.2%	11	13	5	6	3	4	3	16
8-9 PM	1.0%	0.6%	0.6%	4.7%	6	9	3	4	2	3	3	11
9-10 PM	1.0%	0.7%	0.0%	3.4%	6	10	3	5	2	3	0	11

(1) 50% of External Right Trips used in Total

COUNTY: 94
STATION: 0076
DESCRIPTION: SR 713/KINGS HWY - S OF SR 68/ORANGE AVE (COUNTY 7
START DATE: 02/12/2019
START TIME: 2345

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	18	6	9	9	42	11	10	10	6	37	79
0100	11	9	15	15	50	8	8	3	11	30	80
0200	2	12	6	6	26	14	7	7	9	37	63
0300	5	10	7	5	27	7	10	16	10	43	70
0400	5	14	8	18	45	14	24	17	29	84	129
0500	15	34	33	28	110	31	39	42	53	165	275
0600	52	74	89	85	300	52	72	94	100	318	618
0700	91	81	100	90	362	81	76	101	81	339	701
0800	86	88	80	55	309	93	91	63	91	338	647
0900	70	76	63	70	279	93	88	57	85	323	602
1000	59	61	80	82	282	78	65	79	79	301	583
1100	87	85	95	103	370	62	98	81	75	316	686
1200	101	76	91	82	350	77	93	91	90	351	701
1300	101	78	78	78	335	94	81	81	90	346	681
1400	80	75	81	89	325	71	96	74	96	337	662
1500	98	93	77	118	386	67	92	98	125	382	768
1600	88	116	95	85	384	89	111	103	126	429	813
1700	102	91	98	71	362	109	99	92	68	368	730
1800	70	69	63	57	259	67	70	44	35	216	475
1900	37	52	35	48	172	32	36	31	19	118	290
2000	33	39	42	29	143	36	44	14	23	117	260
2100	29	31	28	16	104	21	17	24	32	94	198
2200	19	24	14	27	84	19	10	6	12	47	131
2300	16	14	11	9	50	6	14	14	23	57	107
24-HOUR TOTALS:					5156					5193	10349

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	730	364	730	366	730	730
P.M.	1545	417	1615	449	1615	847
DAILY	1545	417	1615	449	1615	847

GENERATED BY SPS 5.0.53P

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

City: **Stuart** | Engineer: **James Kemp**
County: **89 – Martin** | Date: **February 15, 2021**
District: **Four**

Major Street: **Kings Highway** | Lanes: **2** | Major Approach Speed: **50**
Minor Street: **White Road** | Lanes: **1** | Minor Approach Speed: **35**

MUTCD Electronic Reference to Chapter 4: http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☑ Yes ☐ No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☑ No

"70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes" ☑ 70% ☑ 100%

WARRANT 1 - EIGHT-HOUR VEHICULAR VOLUME

Warrant 1 is satisfied if Condition A or Condition B is "100%" satisfied for eight hours. ☐ Yes ☑ No

Warrant 1 is also satisfied if both Condition A and Condition B are "80%" satisfied (should only be applied after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems). ☐ Yes ☑ No

Condition A - Minimum Vehicular Volume

Condition A is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

100% Satisfied: ☐ Yes ☑ No
80% Satisfied: ☐ Yes ☑ No
70% Satisfied: ☐ Yes ☑ No

Number of Lanes for moving traffic on each approach		Vehicles per hour on major-street (total of both approaches)			Vehicles per hour on minor-street (one direction only)		
Major	Minor	100%[a]	80%[b]	70%[c]	100%[a]	80%[b]	70%[c]
1	1	500	400	350	150	120	105
2 or more	1	600	480	420	150	120	105
2 or more	2 or more	600	480	420	200	160	140
1	2 or more	500	400	350	200	160	140

[a] Basic Minimum hourly volume
[b] Used for combination of Conditions A and B after adequate trial of other remedial measures
[c] May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Record 8 highest hours and the corresponding major-street and minor-street volumes in the Instructions Sheet.

Street	Eight Highest Hours							
	7:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM
Major	914	900	937	886	870	1,022	1,069	965
Minor	101	118	134	107	107	129	127	112

Existing Volumes

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Condition B - Interruption of Continuous Traffic

Condition B is intended for application where Condition A is not satisfied and the traffic volume on a major street is so heavy that traffic on the minor intersecting street suffers excessive delay or conflict in entering or crossing the major street.

Applicable:	☑ Yes	☐ No
100% Satisfied:	☐ Yes	☑ No
80% Satisfied:	☑ Yes	☐ No
70% Satisfied:	☑ Yes	☐ No

Number of Lanes for moving traffic on each approach		Vehicles per hour on major-street (total of both approaches)			Vehicles per hour on minor-street (one direction only)		
Major	**Minor**	**100%[a]**	**80%[b]**	**70%[c]**	**100%[a]**	**80%[b]**	**70%[c]**
1	1	750	600	525	75	60	53
2 or more	1	900	720	630	75	60	53
2 or more	2 or more	900	720	630	100	80	70
1	2 or more	750	600	525	100	80	70

[a] Basic Minimum hourly volume

[b] Used for combination of Conditions A and B after adequate trial of other remedial measures

[c] May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Record 8 highest hours and the corresponding major-street and minor-street volumes in the Instructions Sheet.

Eight Highest Hours								
Street	**7:00 AM**	**11:00 AM**	**12:00 PM**	**1:00 PM**	**2:00 PM**	**3:00 PM**	**4:00 PM**	**5:00 PM**
Major	914	900	937	886	870	1,022	1,069	965
Minor	101	118	134	107	107	129	127	112

Existing Volumes

State of Florida Department of Transportation

Form 750-020-01
TRAFFIC ENGINEERING
10/15

TRAFFIC SIGNAL WARRANT SUMMARY

City: **Stuart**
County: **89 – Martin**
District: **Four**

Engineer: **James Kemp**
Date: **February 15, 2021**

Major Street: **Kings Highway** Lanes: **2** Major Approach Speed: **50**
Minor Street: **White Road** Lanes: **1** Minor Approach Speed: **35**

MUTCD Electronic Reference to Chapter 4: http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☑ Yes ☐ No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☑ No

"70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes" ☑ Yes ☐ No

WARRANT 2 - FOUR-HOUR VEHICULAR VOLUME

If all four points lie above the appropriate line, then the warrant is satisfied.

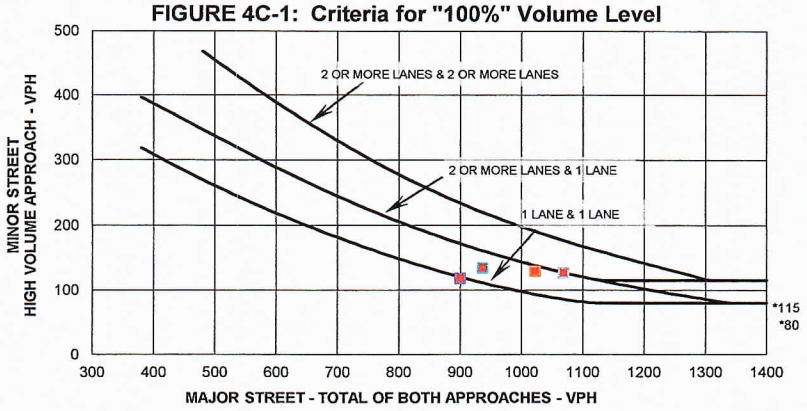
Applicable: ☑ Yes ☐ No
Satisfied: ☑ Yes ☐ No

Plot four volume combinations on the applicable figure below.

100% Volume Level

Four Highest Hours	Volumes	
	Major Street	Minor Street
11:00 AM	900	118
12:00 PM	937	134
3:00 PM	1022	129
4:00 PM	1069	127

FIGURE 4C-1: Criteria for "100%" Volume Level



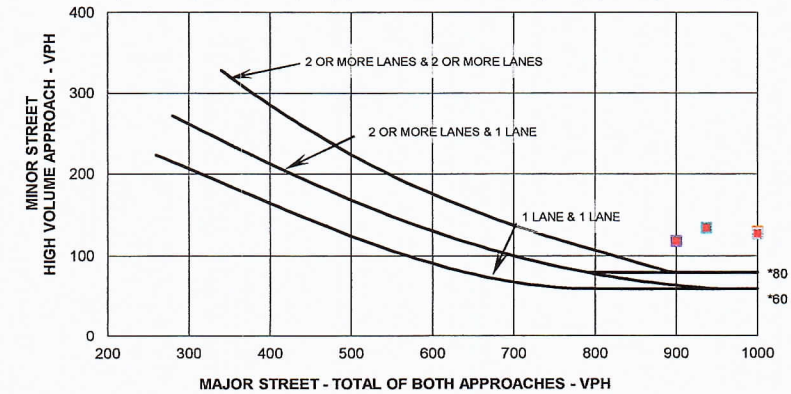
** Note: 115 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 80 vph applies as the lower threshold volume threshold for a minor street approach with one lane.*

70% Volume Level

Four Highest Hours	Volumes	
	Major Street	Minor Street
11:00 AM	900	118
12:00 PM	937	134
3:00 PM	1022	129
4:00 PM	1069	127

FIGURE 4C-2: Criteria for "70%" Volume Level

(Community Less than 10,000 population or above 70 km/hr (40 mph) on Major Street)



** Note: 80 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 60 vph applies as the lower threshold volume threshold for a minor street approach with one lane.*

Form 750-020-01
TRAFFIC ENGINEERING
10/15

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

City: **Stuart**
County: **89 – Martin**
District: **Four**

Engineer: **James Kemp**
Date: **February 15, 2021**

Major Street: **Kings Highway** Lanes: **2** Major Approach Speed: **50**
Minor Street: **White Road** Lanes: **1** Minor Approach Speed: **35**

MUTCD Electronic Reference to Chapter 4: http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☑ Yes ☐ No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☑ No

"70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes" ☑ 70% ☑ 100%

WARRANT 3 - PEAK HOUR

*If all three criteria are fulfilled **or** the plotted point lies above the appropriate line, then the warrant is satisfied.*

Applicable: ☑ Yes ☐ No
Satisfied: ☑ Yes ☐ No

Unusual condition justifying use of warrant:

Record hour when criteria are fulfilled and the corresponding delay or volume in boxes provided.

Peak Hour 100% Volume		
Time	Major Vol.	Minor Vol.
3:00 PM	1022	129

Peak Hour 70% Volume		
Time	Major Vol.	Minor Vol.
3:00 PM	1022	129

Criteria

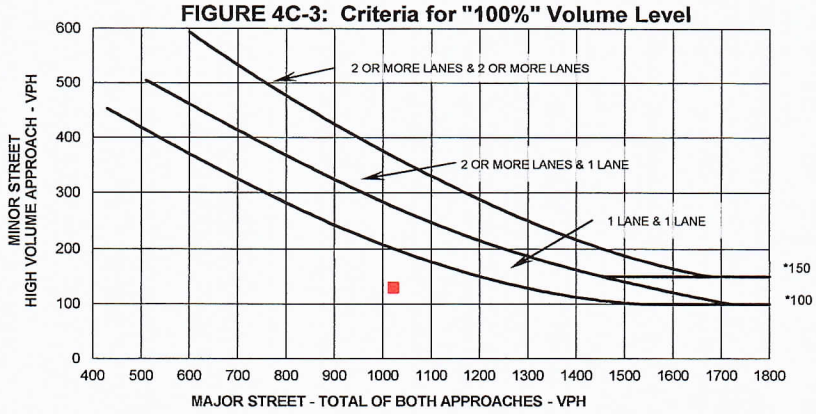
1. Delay on Minor Approach *(vehicle-hours)		
Approach Lanes	1	2
Delay Criteria*	4.0	5.0
Delay*	2.1	
Fulfilled?: ☐ Yes ☑ No		

2. Volume on Minor Approach One-Direction *(vehicles per hour)		
Approach Lanes	1	2
Volume Criteria*	100	150
Volume*	129	
Fulfilled?: ☑ Yes ☐ No		

3. Total Intersection Entering Volume *(vehicles per hour)		
No. of Approaches	3	4
Volume Criteria*	650	800
Volume*		1,151
Fulfilled?: ☑ Yes ☐ No		

Plot volume combination on the applicable figure below.

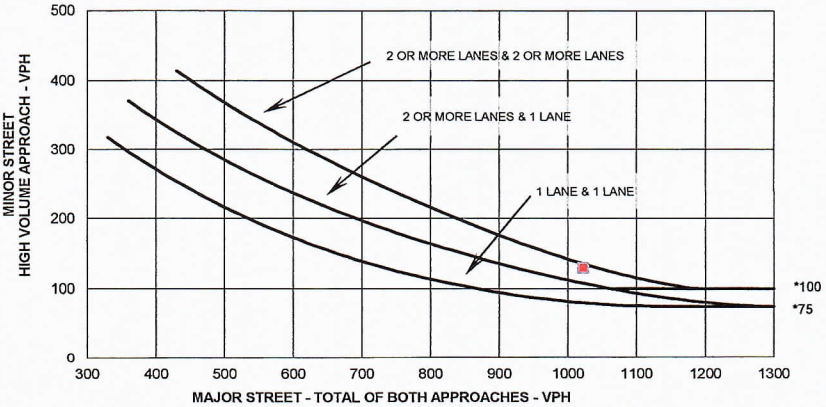
FIGURE 4C-3: Criteria for "100%" Volume Level



** Note: 150 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 100 vph applies as the lower threshold volume threshold for a minor street approach with one lane.*

FIGURE 4C-4: Criteria for "70%" Volume Level

(Community Less than 10,000 population or above 70 km/hr (40 mph) on Major Street)



** Note: 100 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 75 vph applies as the lower threshold volume threshold for a minor street approach with one lane.*

APPENDIX F

DRIVEWAY ANALYSIS

HCS7 Two-Way Stop-Control Report

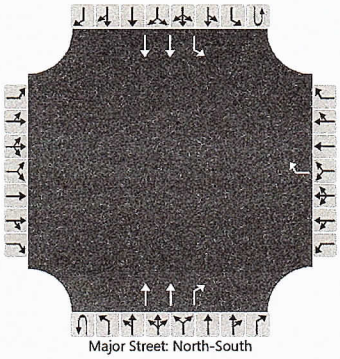
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	Kings Hwy & DW 1
Jurisdiction	St. Lucie County
East/West Street	Driveway 1
North/South Street	Kings Highway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	2	1	0	1	2	0
Configuration								R			T	R		L	T	
Volume (veh/h)								9			503	109	0	54	464	
Percent Heavy Vehicles (%)								3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No					No					
Median Type | Storage						Left Only					1					

Critical and Follow-up Headways

Base Critical Headway (sec)								6.9						4.1		
Critical Headway (sec)								6.96						4.16		
Base Follow-Up Headway (sec)								3.3						2.2		
Follow-Up Headway (sec)								3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								10						59		
Capacity, c (veh/h)								721						913		
v/c Ratio								0.01						0.06		
95% Queue Length, Q_{95} (veh)								0.0						0.2		
Control Delay (s/veh)								10.1						9.2		
Level of Service (LOS)								B						A		
Approach Delay (s/veh)						10.1								1.0		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

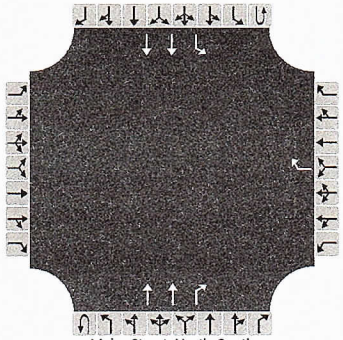
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	Kings Hwy & DW 1
Jurisdiction	St. Lucie County
East/West Street	Driveway 1
North/South Street	Kings Highway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	2	1	0	1	2	0
Configuration								R			T	R		L	T	
Volume (veh/h)								37			465	35	0	17	625	
Percent Heavy Vehicles (%)								3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No					No					
Median Type | Storage		Left Only									1					

Critical and Follow-up Headways

Base Critical Headway (sec)								6.9						4.1		
Critical Headway (sec)								6.96						4.16		
Base Follow-Up Headway (sec)								3.3						2.2		
Follow-Up Headway (sec)								3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								40						18		
Capacity, c (veh/h)								744						1015		
v/c Ratio								0.05						0.02		
95% Queue Length, Q_{95} (veh)								0.2						0.1		
Control Delay (s/veh)								10.1						8.6		
Level of Service (LOS)								B						A		
Approach Delay (s/veh)						10.1								0.2		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

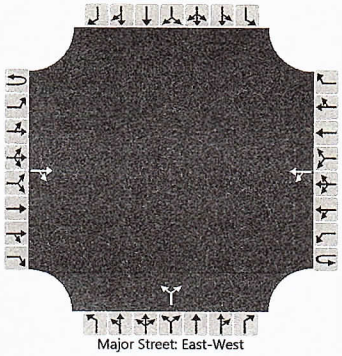
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	White Rd & DW 2
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Driveway 2
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			90	54		4	46			22		1				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						4					25					
Capacity, c (veh/h)						1417					803					
v/c Ratio						0.00					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
Control Delay (s/veh)						7.5					9.6					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)					0.6				9.6							
Approach LOS									A							

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HCS7 Two-Way Stop-Control Report

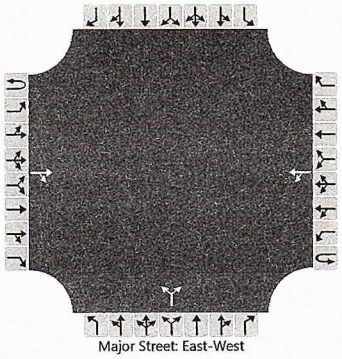
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	White Rd & DW 2
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Driveway 2
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			29	17		1	186			93		4				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						1					105					
Capacity, c (veh/h)						1550					749					
v/c Ratio						0.00					0.14					
95% Queue Length, Q_{95} (veh)						0.0					0.5					
Control Delay (s/veh)						7.3					10.6					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)					0.0				10.6							
Approach LOS									B							

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HCS7 Two-Way Stop-Control Report

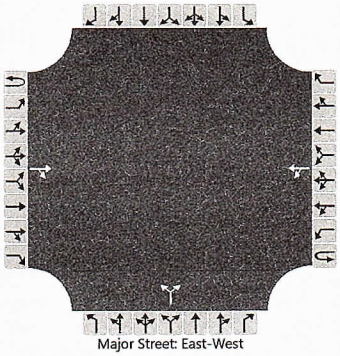
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	White Rd & DW 3
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Driveway 3
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			37	54		11	27			23		3				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						12					28					
Capacity, c (veh/h)						1488					876					
v/c Ratio						0.01					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
Control Delay (s/veh)						7.4					9.2					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)					2.2				9.2							
Approach LOS									A							

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HCS7 Two-Way Stop-Control Report

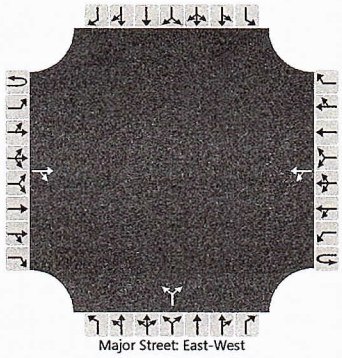
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	White Rd & DW 3
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Driveway 3
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			16	17		3	94			93		11				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						3					113					
Capacity, c (veh/h)						1569					871					
v/c Ratio						0.00					0.13					
95% Queue Length, Q_{95} (veh)						0.0					0.4					
Control Delay (s/veh)						7.3					9.7					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)					0.2				9.7							
Approach LOS									A							

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HCS7 Two-Way Stop-Control Report

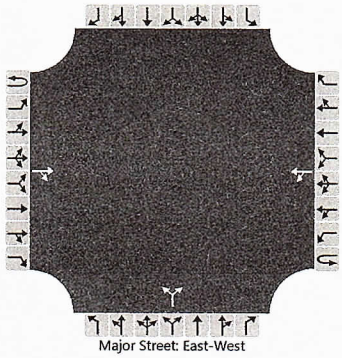
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	White Rd & DW 4
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Driveway 4
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			4	36		4	15			23		1				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						4					26					
Capacity, c (veh/h)						1559					959					
v/c Ratio						0.00					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
Control Delay (s/veh)						7.3					8.9					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)					1.6				8.9							
Approach LOS									A							

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HCS7 Two-Way Stop-Control Report

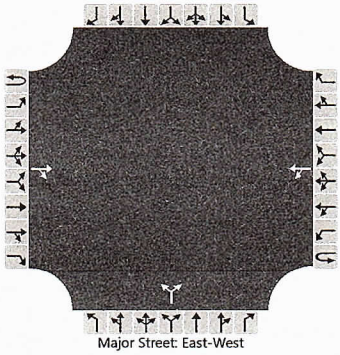
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	White Rd & DW 4
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Driveway 4
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			15	12		1	4			93		4				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						1					105					
Capacity, c (veh/h)						1577					985					
v/c Ratio						0.00					0.11					
95% Queue Length, Q_{95} (veh)						0.0					0.4					
Control Delay (s/veh)						7.3					9.1					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)					1.5				9.1							
Approach LOS									A							

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HCS7 Two-Way Stop-Control Report

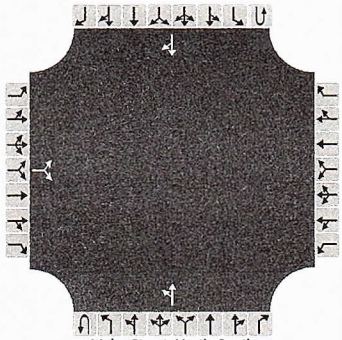
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	Peters Rd & DW 5
Jurisdiction	St. Lucie County
East/West Street	Driveway 5
North/South Street	Peters Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		4		4						18	107				107	18
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			9							20						
Capacity, c (veh/h)			793							1442						
v/c Ratio			0.01							0.01						
95% Queue Length, Q_{95} (veh)			0.0							0.0						
Control Delay (s/veh)			9.6							7.5						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)		9.6								1.2						
Approach LOS		A														

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HCS7 Two-Way Stop-Control Report

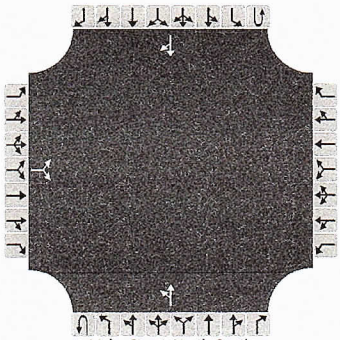
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	Peters Rd & DW 5
Jurisdiction	St. Lucie County
East/West Street	Driveway 5
North/South Street	Peters Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		18		18						6	107				107	6
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			39							7						
Capacity, c (veh/h)			820							1458						
v/c Ratio			0.05							0.00						
95% Queue Length, Q_{95} (veh)			0.2							0.0						
Control Delay (s/veh)			9.6							7.5						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)		9.6								0.4						
Approach LOS		A														

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Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5 Jupiter, Fl 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
JHI@bellsouth.net

Utilities Impact Statement
For
Kings Highway Commerce Park

I. Introduction

The site is located at the southeast corner of Kings Hwy and White Road approximately 1/2 mile north of Okeechobee Rd (SR-70) and consists of 109.1 ac of mostly vacant land with 5 single family homes. See Exhibit-A

It is proposed to re-zone the site to Commerce Parkway (CP-1).

The existing zoning for the westerly 66.43 ac is already commercial (C-3). The remainder 42.67 ac of the project is E-2 zoning.

A commercial & industrial development is proposed with 1.9 MSF of building area and required infrastructure. The proposed area will include offices, warehouses, and distribution centers.

II. Change in Demand

1. Potable Water
Current Zoning
C-3, 66.43 ac C-3 @ 60% max bldg. cover comm x 0.125 gpd/sf = 217,027 GPD
E-2, 42.67 ac @ 2 DU/ac x 2.6/DU x100 gpd = 22,188 GPD
Total existing water demand = 239,215 GPD

Proposed Zoning
109.1 ac @ 60% max bldg. cover comm x 0.125 gpd/sf = 356,430 GPD

Change in Demand: 356,430 - 239,215 = 117,215 GPD

2. Wastewater
Current Zoning
C-3, 66.43 ac @ 60% max bldg. cover comm x 0.1 gpd/sf = 173,621 GPD
E-2, 42.67 ac @ 2 DU/ac x 2.6/DU x100 gpd = 22,188 GPD
Total existing water demand = 195,809 GPD

Proposed Zoning
109.1 ac @ 60% max bldg. cover comm x 0.1 gpd/sf = 285,144 GPD

Change in Demand: 285,144 - 195,809 = 89,335 GPD

3. Solid Waste

Current Zoning

C-3, 66.43 ac @ 60% max bldg. cover comm x 0.025 cy/sf = 43,406 CY/YR

E-2, 42.67 ac @ 2 DU/ac x 2.6/DU x 0.133 cy/DU = 30 CY/YR

Total existing waste generation = 43,406 + 30 = 43,436 CY/YR

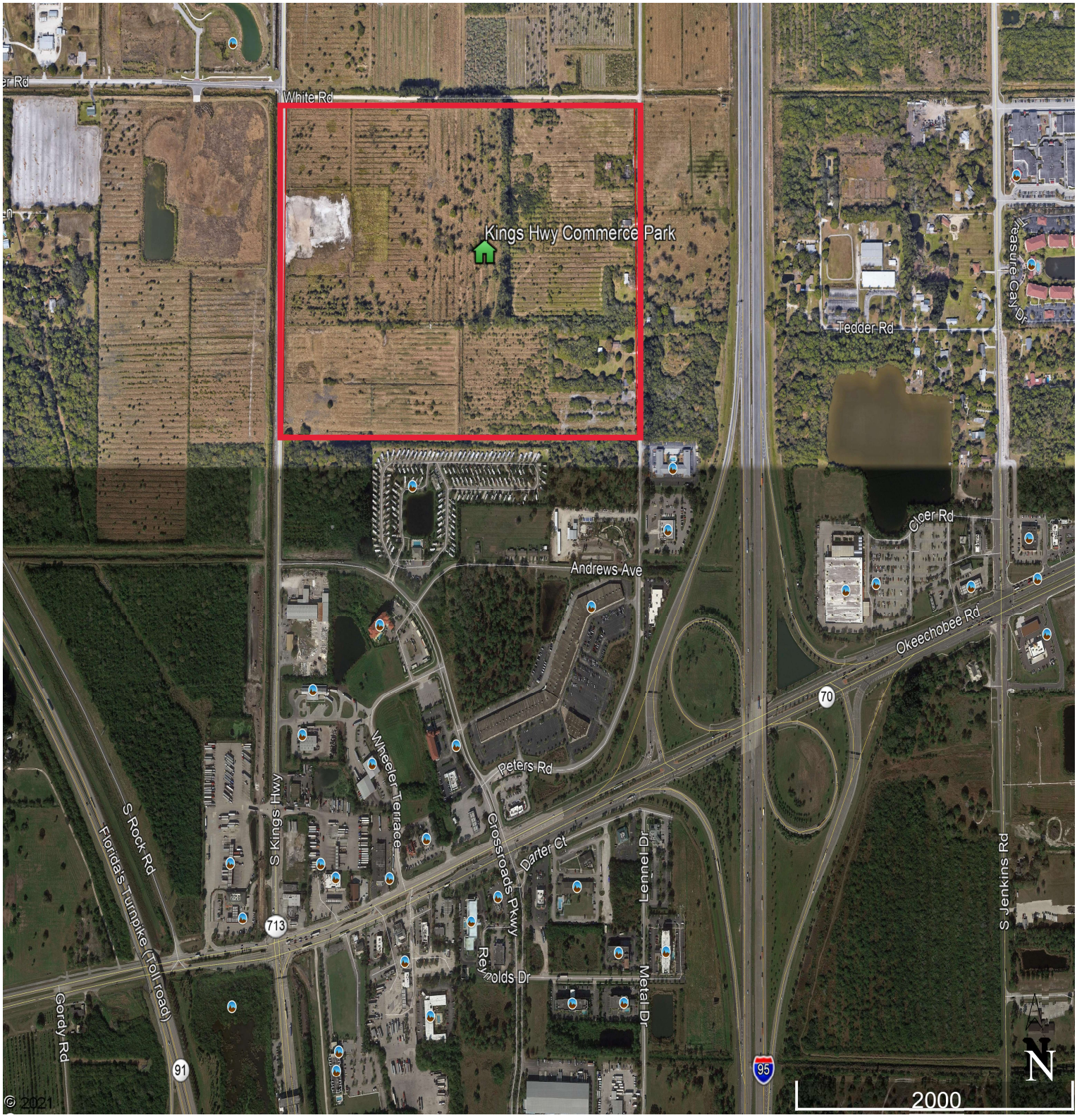
Proposed Zoning

109.1 ac @ 60% max bldg. cover comm x 0.025 cy/sf = 71,286 CY/YR

Change in Demand: 71,286 – 43,436 = 27,850 CY/YR

The actual waste generation would be less due to compactors which will reduce the volume by 2/3.

Exhibit A

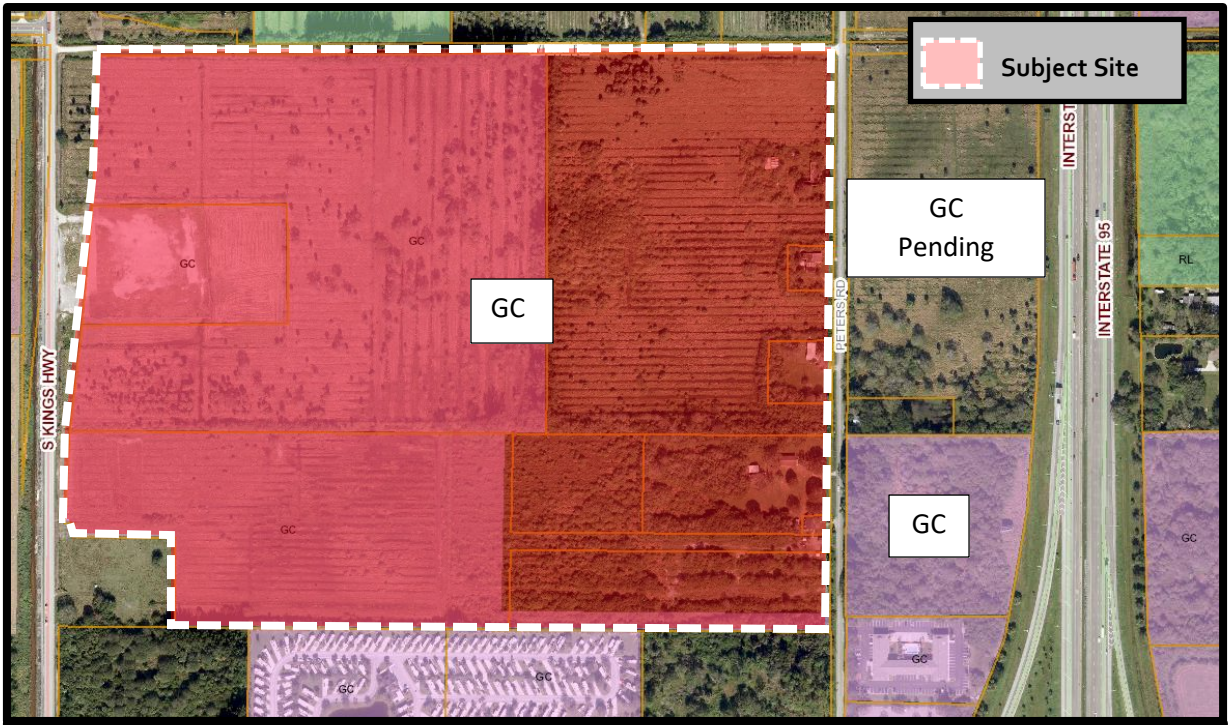


Aerial Location Map

THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Amendment (9 Parcels)
Kings Highway Commerce Park
Aerial Map

N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Amendment (9 Parcels)
Kings Highway Commerce Park
Future Land Use Map

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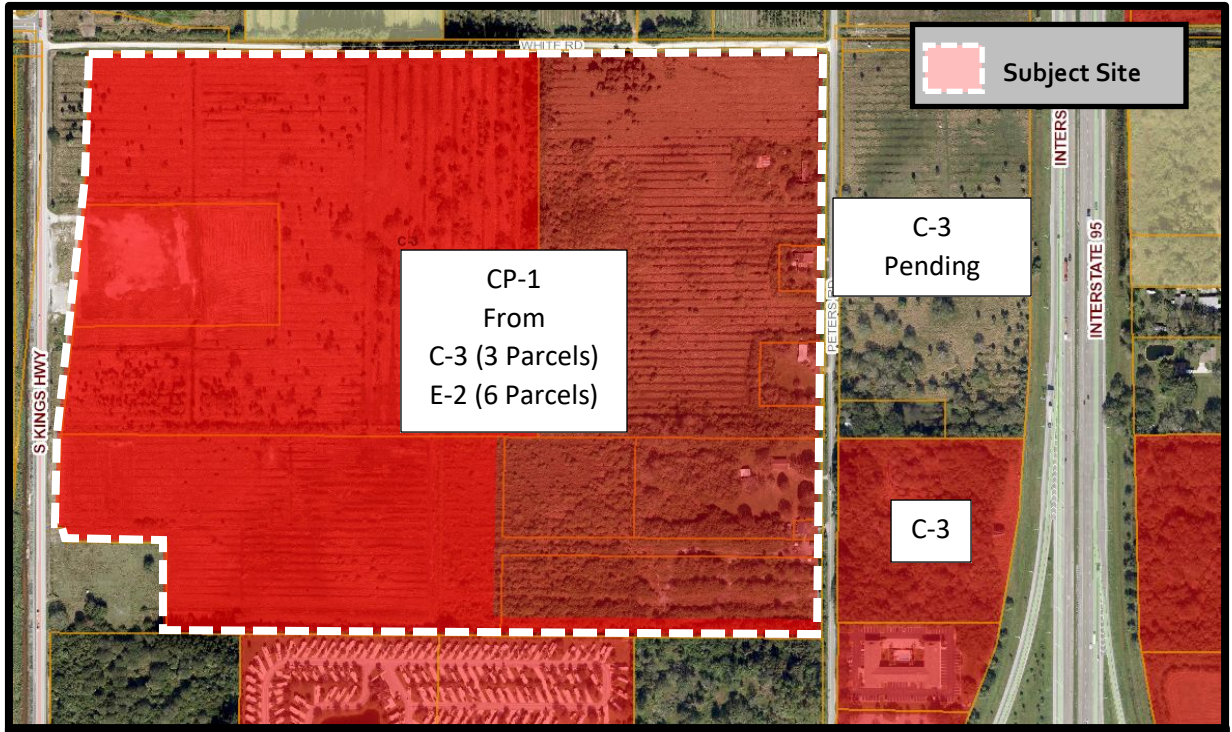


THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Amendment (9 Parcels)
Kings Highway Commerce Park
Zoning Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

April 14, 2021

Jeff Irivani
1934 Commerce Lane, Suite 5
Jupiter, FL 33458

Subject: **Rezoning – Kings Highway Commercial Park**
Technical Review Project # 21-06000001

Fort Pierce Planning:

1. It is staffs understanding that there will be subsequent applications filed for project specific Concurrency Review, Design Review, and Development Review soon for this site.
2. As this project is along a County Road the Traffic Study would be reviewed by the County and their third-party reviewer. The County has indicated that this review would take place at the Development Review stage.
3. The capacity analysis section of each rezoning application needs to be filled out in its entirety. Take the numbers that appear in each report that was mentioned for all of the required sections and input the numbers for the following categories, potable water, wastewater, solid waste, and transportation analysis.

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

City of Fort Pierce Engineering Comments

Rezoning – Kings Highway Commerce Park

1. Engineering has no objection to the rezoning request. This approval does not include review of any site development proposals.

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

Technical Review Committee meeting

April 15, 2021

Case # 20-0600005

Planner: Brandon Creagan

Rezoning

2496 South King's Hwy., Ft. Pierce (Kings Hwy Commerce Park)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

April 14, 2021

PROJECT: Kings Highway Commercial Park - Rezone, 2496 South Kings Highway

REF: TRC App. #20-06000005

TO: Brandon Creagan, Jennifer Hofmeister

FROM: David Hays

The following comments are offered by SLC Public Works Department as advisory to rezone for use as proposed:

1. Peters Road adjacent to this site is a County maintained unimproved roadway. Future development of this project will require any right-of-way (ROW) dedications and roadway improvements across this property and to the nearest paved road consistent with City standards.
2. White Road adjacent to this site is a County maintained unimproved roadway. Future development of this project will require any right-of-way (ROW) dedications and roadway improvements across this property and to the nearest paved road consistent with City standards.
3. The applicant has coordinated Kings Highway connections with FDOT and the County.
4. For discussion regarding these comments, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

Cc: Alicia Rosenthal

Planning Board - 4:00 PM **6. e.**

Meeting Date: 06/14/2021

Information

REQUESTED ACTION

Zoning Atlas Map Amendment (PD Modification) - Harbour Cay Phase II - 835 Seaway Drive

LOCATION

835 Seaway Drive

RESPONSIBLE STAFF

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

RECOMMENDATION

Approval

Attachments

staff report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments
Applicant Response to TRC Comments

Form Review

Form Started By: Brandon Creagan Started On: 06/07/2021 07:26 PM

Final Approval Date: 06/09/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, 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:	June 14, 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 a 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, consisting of both residential and commercial development. On August 5, 2004, the City Commission granted approval for the residential portion of the Planned Development know as Harbour Isle at Hutchinson Island, which has been completed. The commercial aspects of the project were approved to consist of a shopping plaza fronting Seaway Drive.

On February 4, 2019, the City Commission approved Phase 1 of the commercial Harbour Cay development through Ordinance 19-003. A minor amendment for Phase 1 was subsequently recommended for approval by the Planning Board on April 24, 2019, and ultimately approved by the City Commission on May 6, 2019. On January 6, 2020, the City Commission denied Ordinance 19-037 for Phase 2 of the commercial portion that was proposed for a Cumberland Farms gas station. The subject application is a revised Phase 2 of the commercial portion of Harbour Cay development.

Site Plan Review:

Phase 2 of the development will consist of a 6,500 square foot commercial building and 12 300-foot storage units each for a total of 4,200 square feet of storage space. The subject 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 requires 33 parking spaces and the applicant it 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 (1) 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 serve as a connection to the two (2) 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 and a trellis is proposed to surround the self-storage area. The design of Phase 2 will remain consistent and similar in architectural style as Phase 1 with 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 will 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, Kimly-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.

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
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location: Seaway Drive

Parcel ID #(s): 2402-504-0002-000-1

Project description: Construction of a 6,500 sf commercial building with drive-thru and 4,200 sf of storage units and associated site improvements

Property Owner(s)	Applicant/Representative, Title, Company
Harbour Isle Plaza, LLC	Engineering Design & Construction, Inc., Bradley J. Currie, AICP, Vice President
77 Lighthouse Drive	10250 SW Village Pkwy, Suite 201
Street Address	Street Address
Jupiter FL 33469	Port St. Lucie FL 34987
City State Zip	City State Zip
561-623-8801	772-462-2455
Phone Number	Phone Number
cmason@masondc.com	bradcurrie@edc-inc.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

(Auth. Agent)

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 23rd day of March, 2021, by Bradley J. Currie who is personally known to me or has produced _____ as identification.

Patricia M. Sesta

Signature of Notary

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

(seal)

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

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

❑ DEVELOPMENT REVIEW

General Information

- ❑ Incomplete application packets cannot be accepted.
- ❑ Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
■ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

Site Information:

Non-Residential: Proposed Sq. Ft.: 10,700 Residential: Proposed Units:_____

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

North	South	East	West
Seaway Drive	MF Residential	MF Residential	Retail

Application Outlook

Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☑ Complete notarized application
- ☑ Warranty Deed
- ☑ SLC Property Record Card
- ☑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ☑ General location map (see Section 22-58.d.2)
- ☑ Survey (see Section 22-58.d.3)
- ☑ Site Plan (see Section 22-58.d.4)
- ☑ Landscaping Plan (see Section 22-187)
- ☑ Storm Drainage Plan (see Section 22-58.d.6)
- ❑ Environmental Impact Report
- ❑ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- ☑ Lighting Plan (see Section 22-58.d.8)
- ☑ Design Review submittals (see Design Review application)
- ☑ Traffic Impact Report
- ☑ Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location Seaway Drive

Parcel ID #(s) 2402-504-0002-000-1

Project Description Construction of a 6,500 sf commercial building with drive-thru and 4,200 sf of storage units

Harbour Isle Plaza, LLC	Engineering Design & Construction, Inc. / Brad Currie
Property Owner(s)	Applicant/Representative, Title, Company
77 Lighthouse Drive	10250 SW Village Parkway, Suite 201
Street Address	Street Address
Jupiter FL 33469	Port St. Lucie FL 34987
City State Zip	City State Zip
561-623-8801	772-462-2455
Phone Number	Phone Number
cmason@masondc.com	bradcurrie@edc-inc.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.*

(Auth. Agent)

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 23rd day of March, 2021, by

Bradley J. Currie who is personally known to me or has produced

_____ as identification.

Patricia M. Sesta

Signature of Notary

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006804
Expires 06/11/2024

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.

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	ROW / Fire Station / Coast Guard	ROW / COS / RM	ROW / OS1
South	Residential	HIMU	PD
East	Vacant	HIMU	PD
West	Retail	HIMU	PD

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HIMU	PD	15,000 sf	1.55	X
****Proposed**	HIMU	PD	10,700 sf	1.55	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 1,875.00
**Proposed Zoning/FLU	Total gallons per day 1337.50
**Change in Demand	Total gallons per day reduction of 537.50 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 1500.00
**Proposed Zoning/FLU	Total gallons per day 1337.50
**Change in Demand	Total gallons per day reduction of 537.50 gpd

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS) Proposed Commercial Dev. Not required.

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

Proposed Commercial Dev. Not required.	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	15,000 sf maximum buildout x 0.05 = 750 cy
****Proposed Zoning/FLU**	10,700 sf x 0.05 = 535 cy
***Change in Demand**	reduction of 215 cy

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

Impact	THE PROJECT IS LOCATED WITHIN THE HARBOUR ISLES MASTER STORMWATER SYSTEM (SFWMD ERP PERMIT 56-01689-P). WATER QUALITY TREATMENT AND ATTENUATION ARE PROVIDED FOR IN AN EXISTING MASTER SYSTEM LAKE. PRIOR TO DISCHARGING INTO THE LAKE ON-SITE RUNOFF WILL BE COLLECTED IN A SERIES OF INLETS AND EXFILTRATION TRENCH THAT WILL PROVIDE THE REQUIRED 0.5" OF DRY PRETREATMENT FOR COMMERCIAL DEVELOPMENT.

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	566	AM Entry: 24, AM Exit: 21, PM Entry: 31, PM Exit: 32
****Proposed Zoning/FLU**	245	AM Entry: 11 AM Exit: 9 PM Entry: 13, PM Exit: 18
***Change in Demand**	Trips reduction 321 trips	Trips 13 / 12 / 18 / 8 (reductions)
Impact to Capacity	Reduction of 321 trips, AM Entry reduced 13. AM Exit reduced: 12, PM Entry reduced 18, PM Exit reduced 18.	

IV. Project Description

PHASING			
Is this project (phase) part of a larger project?	☐ Yes	☑ No	
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units:	Single Family:	Multifamily:	
Non-residential (square footage):			
Mixed-use (describe use):			
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA

Type Proposed Commercial Dev. Not required.	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Retail - Shopping Center	N/A	6,500		July 2021	July 2022
Self Storage		4,200		July 2021	July 2022

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

2. What is the current use of the structure to be demolished or re-used? _____

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐Yes ☐No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

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

1. Property Address/Location: Seaway Drive (TBD)
2. Property Tax ID(s): 2402-504-0002-000-1
3. Total Acreage: 1.55 Acres
4. Existing Future Land Use Designation: HIMU
5. Existing Zoning Classification: PD
6. Proposed Zoning Classification: PD
7. Other applications being submitted concurrent with this application, if any: Development Review, Design Review, Concurrency Review

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

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

10. The reason for making this request: The applicant is proposing a 6,500 sf commercial building with drive-through and 4,200 sfstorage units with associated site improvements.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Seaway Drive / Fire Station / Coast Guard	RM	OS-1
South	MF Residential	HIMU	PD
East	MF Residential	HIMU	PD
West	Retail	HIMU	PD

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HIMU	PD	15,000 sf	1.55	
Proposed	HIMU	PD	10,700 sf	1.55	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 1,875.00
Proposed Zoning	Total gallons per day 1,337.50
Change in Demand	**Total gallons per day** reduction of 537.50 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 1,875.00
Proposed Zoning	Total gallons per day 1,337.50
Change in Demand	**Total gallons per day** reduction of 537.50 gpd

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	N/A		
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	N/A	
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	15,000 sf maximum build-out x 0.05 = 750 cy
Proposed Zoning	10,700 sf x 0.05 = 535 cy
Change in Demand	reduction of 215 cy

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

Impact	The project is located within the Harbour Isles Master Stormwater System (SFWMD ERP Permit 56-01689-P). Water quality treatment and attenuation are provided for in an existing master system lake. Prior to discharging into the lake on-site runoff will be collected in a series of inlets and exfiltration trench that will provide the required 0.5" of dry pre-treatment for commercial development.

III. Transportation Analysis

G. Traffic
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	566	AM Entry: 24, AM Exit: 21, PM Entry: 31, PM Exhit: 32
Proposed Zoning	245	AM Entry: 11 AM Exit: 9, PM Entry: 13, PM Exhit: 18
Change in Demand	Trips reduction of 321 trips	Trips 13/12/18/8 (reductions)
Impact to Capacity	Reduction of 321 trips, AM Entry reduced 13, AM Exit reduced 12, PM Entry reduced 18, PM Exit reduced 18.	

12. Name of Owner(s): Harbour Isle Plaza, LLC
Mailing Address: 77 Lighthouse Drive
City Jupiter State FL Zip 33469
Phone # 561-623-8801
E-mail: cmason@masondc.com

13. Name of Applicant: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☑ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☐ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Bradley J. Currie, Authorized Agent March 29, 2021

Applicant's Signature Date

10250 SW Village Parkway, Suite 201, Port St. Lucie,	FL	34987
Address	State	Zip

772-462-2455	772-408-4208	bradcurrie@edc-inc.com
Phone	Fax	E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Authorized Agent	Bradley J. Currie, AICP (See attached Agent Auth.)	772-462-2455
Property Owner's Name (Please Print)		Phone

77 Lighthouse Drive, Jupiter	FL	33469
Address	State	Zip

	March 29, 2021
Property Owner's Signature	Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 29th day of March, 2021, by Bradley J. Currie who is personally known to me or has produced _____as ident

Patricia M. Sesta
Signature of Notary (seal)

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 06/11/2024

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

Harbour Isle Plaza LLC
77 Lighthouse Drive
Jupiter, FL 33469

AGENT CONSENT FORM

Project Name: Harbour Cay Phase II

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

BEFORE ME THIS DAY PERSONALLY APPEARED Craig Mason WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 11th day of March, 2021, by Craig Mason (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

Jennifer Ingenito
Printed Name of Notary

(Notary Seal)
JENNIFER INGENITO
Notary Public - State of Florida
Commission # HH 017555
My Comm. Expires Oct 30, 2024
Bonded through National Notary Assn.

10/30/24
My commission expires

Owner's Signature

CRAIG MASON
Owner's Name

880 Jupiter Park Dr.
Street Address

Jupiter, FL 33458
City, State, Zip

561 623 8801
Telephone / Email

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4692207 OR BOOK 4401 PAGE 2159, Recorded 03/27/2020 09:08:58 AM Doc Tax: $2100.00

Prepared By:
Network Closing Services, Inc.
7651A Ashley Park Ct., Ste. 401
Orlando, FL 32835
Incidental to the issuance of a title insurance policy.
File Number: **20-505**

Parcel ID #: 2402-504-0001-000-4

WARRANTY DEED

This WARRANTY DEED, dated March 25th, 2020 by Harbour Isle Development Commercial, LLC, a Florida limited liability company, hereinafter called the GRANTOR, to Harbour Isle Plaza, LLC, a Florida limited liability company, whose post office address is P.O. Box 3316, Jupiter, FL 33469, hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in St. Lucie County, Florida, viz:

Tract "D-1A", Third Replat of Harbour Isle at Hutchinson Island, according to the map or plat thereof, as recorded in Plat Book 83, Page(s) 13 and 14, of the Public Records of St. Lucie County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good, right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness
Printed Name: Richard W. Norris

Witness
Printed Name: Susan J. Gordon

Harbour Isle Development Commercial, LLC,
a Florida Limited Liability Company

By: R. Mason Simpson, President

STATE OF FL
COUNTY OF Orange

The foregoing instrument was signed and acknowledged before me by means of [X] physical presence or [ ] online notarization, this ____ day of March, 2020, by R. Mason Simpson as President of Harbour Isle Development Commercial, LLC, a Florida limited liability company, on behalf of the entity, who (X) is personally known to me or (__) has produced _____ as identification.

(SEAL)

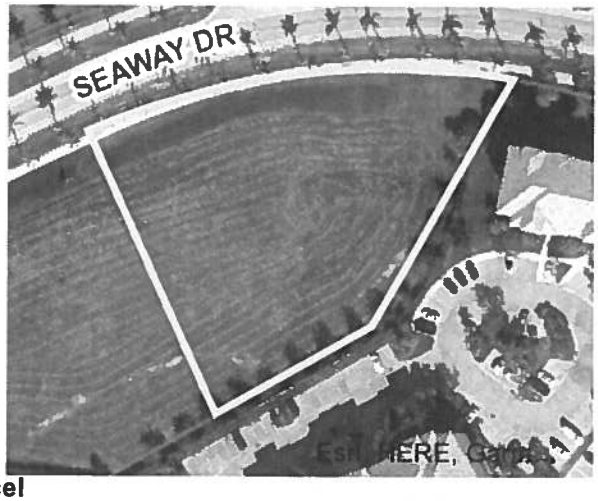
SUSAN J. GORDON
Notary Public - State of Florida
Commission # GG 269623
My Comm. Expires Dec 19, 2022
Bonded through National Notary Assn.

Notary Public
My Commission Expires: _____

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, March 4, 2021

Parcel Report



Parcel

PARCELNO:	2402-504-0002-000-1
Property ID:	186026
Owner1:	Harbour Isle Plaza LLC
SiteAddress:	TBD

Owner

Owner1:	Harbour Isle Plaza LLC
Owner2:	
Owner3:	
MailingAddress:	PO Box 3316 Jupiter, FL 33469-1004

Overview

PrimaryLandUse:	1000 - Vac Comm
DistrictGroup:	9022 - Fort Pierce
Subdivision:	Third Replat Harbour Isle at Hutchinson Island
Just/Market Value:	$559,200
FinishedArea:	
Acres:	1.55
TotalArea:	67,518

Legal Description

LegalDescription:	THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND (PB 83-13) TRACT D-1B (1.55 AC - 67,518 SF)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2020	$559,200	$0	$559,200	$0	$559,200	$0	$559,200	$0	$0
2019	$559,200	$0	$559,200	$0	$559,200	$0	$559,200	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Land Lines

Line Number	Units	Unit Type
1	67,518	SqFt

Photos

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

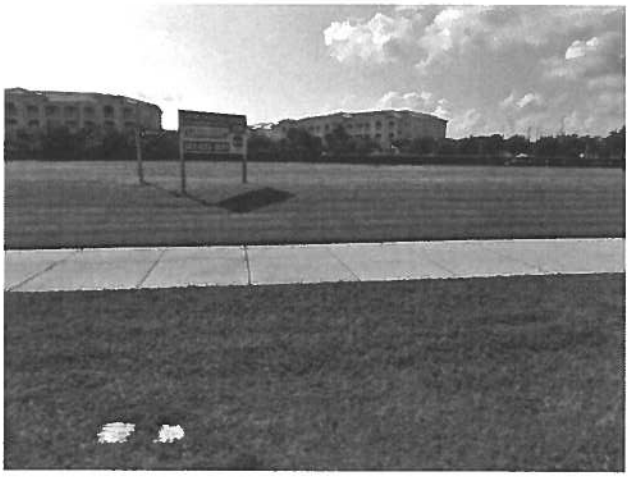
Property Identification

Site Address: TBD
Sec/Town/Range: 02/35S/40E
Parcel ID: 2402-504-0001-000-4
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 186025
Map ID: 24/02N
Zoning:

Ownership

Harbour Isle Plaza LLC
PO Box 3316
Jupiter, FL 33469



Legal Description

THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND (PB 83-13) TRACT D-1A (1.535 AC - 66,865 SF)

Current Values

Just/Market Value:	$560,200
Assessed Value:	$560,200
Exemptions:	$0
Taxable Value:	$560,200

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):	1.54
Land Size (SF):	66,865

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2021 Saint Lucie County Property Appraiser. All rights reserved.

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, March 11, 2021

Parcel Report

Parcel

PARCELNO:	2402-504-0002-000-1
Property ID:	186026
Owner1:	Harbour Isle Plaza LLC
SiteAddress:	TBD

Owner

Owner1:	Harbour Isle Plaza LLC
Owner2:	
Owner3:	
MailingAddress:	PO Box 3316 Jupiter, FL 33469-1004

Overview

PrimaryLandUse:	1000 - Vac Comm
DistrictGroup:	9022 - Fort Pierce
Subdivision:	Third Replat Harbour Isle at Hutchinson Island
Just/Market Value:	$559,200
FinishedArea:	
Acres:	1.55
TotalArea:	67,518

Legal Description

LegalDescription: THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND (PB 83-13) TRACT D-1B (1.55 AC - 67,518 SF)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credi
2020	$559,200	$0	$559,200	$0	$559,200	$0	$559,200	$0	$0
2019	$559,200	$0	$559,200	$0	$559,200	$0	$559,200	$0	$0

Tax Links

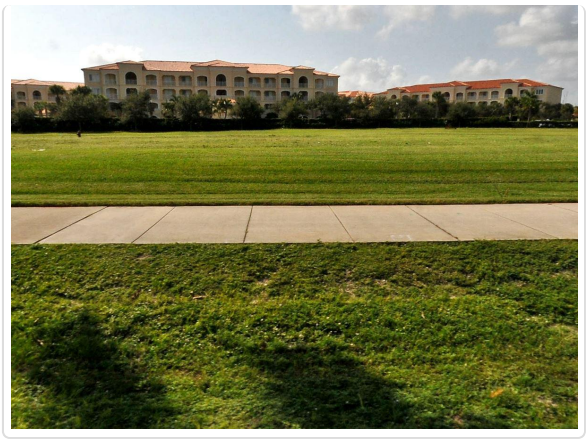
SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Land Lines

Line Number	Units	Unit Type
1	67,518	SqFt

Photos



ENGINEERS & SURVEYORS
ENVIRONMENTAL

HARBOUR CAY PHASE II

Revised Rezone, Minor Site Plan Development Review & Design Review

March 23, 2021

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of a PUD Rezone amendment, site plan along with approval of design and concurrency review for a project known as Harbour Cay Phase II. The parcel is located on Seaway Drive in Fort Pierce, Florida. The applicant is requesting approval of a 6,500-sf retail building which includes a drive-thru and 4,200 sf of storage units with associated site improvements. The parcel can be identified as Parcel ID # 2402-504-0002-000-1 and is approximately 1.55 acres total.

SITE CHARACTERISTICS & PROJECT HISTORY

The property is located on Seaway Drive in Fort Pierce, Florida and consists of approximately 1.55 acres and is currently undeveloped. The petitioner requesting approval of a site plan for a 6,500-sf retail building which includes a drive-thru and a 4,200 sf of storage units with associated site improvements.

The subject property has a current Future Land Use designation of HIMU (Hutchinson Island Mixed Use) with an underlying zoning designation of PD (Planned Development). The service provider for Water and wastewater services to serve this facility is FPUA.

To the north of the subject property lies the right-of-way of Seaway Drive. North of the right-of-way is a developed parcel of land owned by the Unites States Government (US Coast Guard). This parcel has a future land use designation of Conservation and Open Space (COS) and an underlying zoning category of General and Recreational Open Space (OS-1).

To the west commercial development known as Harbor Isles Shoppes Phase I which is currently under construction. The future land use designation of this property is HIMU (Hutchinson Island Mixed Use) with an underlying zoning designation of PD (Planned Development).

South of the subject properties is the right-of-way of Harbour Isle Drive followed by a multi-family development known as Harbour Isles at Hutchinson Island East. These commercial parcels have a future land use designation of HIMU (Hutchinson Island Mixed Use) with an underlying zoning designation of PD (Planned Development).

East of the subject parcel is development multifamily uses. This parcel has a future land use designation of HIMU (Hutchinson Island Mixed Use) with an underlying zoning designation of PD (Planned Development).

SITE PLAN
DEVELOPMENT REVIEW

Section 22.58 of the City of Fort Pierce Code of Ordinances outlines the requirements for development review. The attached material includes the necessary items required for review and approval. Due to the minor nature of the changes, a revised capacity analysis is not required as part of this submittal package.

DESIGN REVIEW

Section 22.59 of the City of Fort Pierce Code of Ordinances outlines the requirements for design review. The attached material includes necessary items required for review and approval.

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

Z:\EDC-2021\21-151 - Mason - Harbour Cay Ph II\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-03-23_Harbour_Isles_PhII_Dev_Design_Review_Justification_Statement_21-151.docx

Saint Lucie County Property Appraiser

March 11, 2021

1:4,514

0 187.5 375 750 ft

0 55 110 220 m

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

Boundary Survey For:

HARBOUR ISLE PLAZA

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISHED FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.=	SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
◒	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
◉	= NAIL & DISK FOUND (AS NOTED)
⊙	= MAG NAIL & DISK SET (LB #4569)
ℙ	= PROPERTY LINE
⌀	= UTILITY POLE
⌀	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
⌀	= LIGHT POLE

This survey is made specifically and only for the following party for the purpose of a due diligence on the surveyed property.

Harbour Isle Plaza

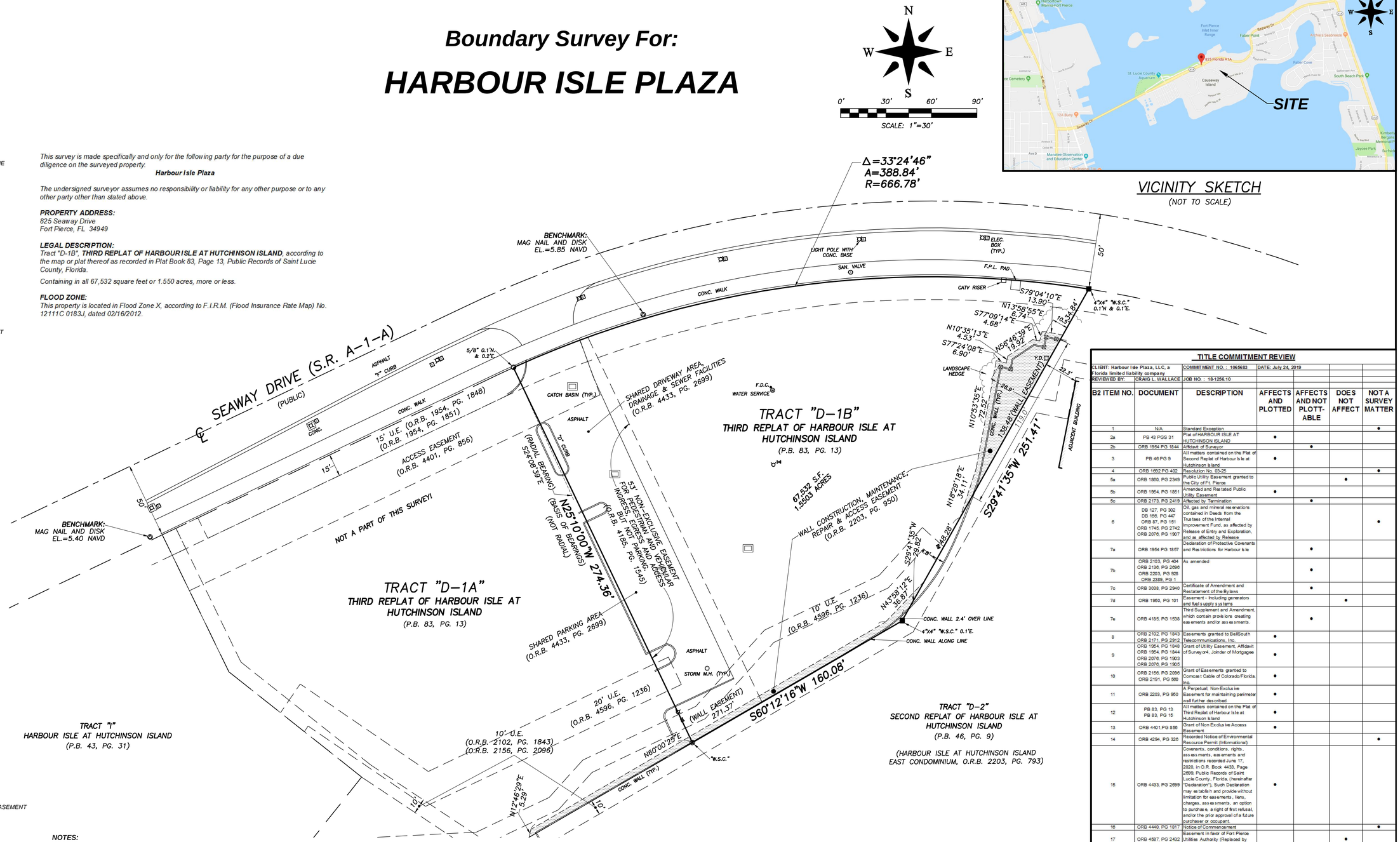
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
825 Seaway Drive
Fort Pierce, FL 34949

LEGAL DESCRIPTION:
*Tract "D-1B", **THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND**, according to the map or plat thereof as recorded in Plat Book 83, Page 13, Public Records of Saint Lucie County, Florida.*

Containing in all 67,532 square feet or 1.550 acres, more or less.

FLOOD ZONE:
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12111C 0183J, dated 02/16/2012.



VICINITY SKETCH
(NOT TO SCALE)

NOTES:

1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from file number 1065683, issued by Attorneys' Title Fund Services, dated April 26, 2021. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

TITLE COMMITMENT REVIEW

CLIENT: Harbour Isle Plaza, LLC, a Florida limited liability company		COMMITMENT NO.: 1065683	DATE: July 24, 2019			
REVIEWED BY:	CRAIG L. WALLACE	JOB NO.: 18-1256.10				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1	N/A	Standard Exception				•
2a	PB 43 PGS 31	Plat of HARBOUR ISLE AT HUTCHINSON ISLAND	•			
2b	ORB 1954 PG 1844	Affidavit of Surveyor		•		
3	PB 46 PG 9	All matters contained on the Plat of Second Replat of Harbour Is le at Hutchinson Is land	•			
4	ORB 1892 PG 402	Resolution No. 03-25				•
5a	ORB 1860, PG 2349	Public Utility Easement granted to the City of Ft. Pierce			•	
5b	ORB 1954, PG 1851	Amended and Restated Public Utility Easement	•			
5c	ORB 2173, PG 2419	Affected by Termination		•		
6	DB 127, PG 302 DB 166, PG 447 ORB 87, PG 151 ORB 1745, PG 2743 ORB 2076, PG 1907	Oil, gas and mineral reservations contained in Deeds from the Trustees of the Internal Improvement Fund, as affected by Release of Entry and Exploration, and as affected by Release.				•
7a	ORB 1954 PG 1857	Declaration of Protective Covenants and Restrictions for Harbour Is le		•		
7b	ORB 2103, PG 404 ORB 2136, PG 2696 ORB 2203, PG 928 ORB 2389, PG 1	As amended		•		
7c	ORB 3038, PG 2940	Certificate of Amendment and Restatement of the By laws		•		
7d	ORB 1960, PG 101	Easement - including generators and fuel s upply s ystems			•	
7e	ORB 4185, PG 1538	Third Supplement and Amendment, which contain provis ions creating easements and/or ass es sments		•		
8	ORB 2102, PG 1843 ORB 2171, PG 2912	Easements granted to BellSouth Telecommunications, Inc.	•			
9	ORB 1954, PG 1848 ORB 1954, PG 1844 ORB 2076, PG 1903 ORB 2076, PG 1905	Grant of Utility Easement, Affidavit of Survey-4, Joinder of Mortgagee	•			
10	ORB 2156, PG 2096 ORB 2191, PG 560	Grant of Easements granted to Comcas t Cable of Colorado/Florida, Inc.	•			
11	ORB 2203, PG 950	A Perpetual, Non-Exclus ive Easement for maintaining perimeter wall further described.	•			
12	PB 83, PG 13 PB 83, PG 15	All matters contained on the Plat of Third Replat of Harbour Is le at Hutchinson Is land	•			
13	ORB 4401,PG 856	Grant of Non Exclus ive Access Easement	•			
14	ORB 4294, PG 326	Recorded Notice of Environmental Resource Permit (Informational)				•
15	ORB 4433, PG 2699	Covenants, conditions, rights, ass es sments, eas ements and restrictions recorded June 17, 2020, in O.R. Book 4433, Page 2699, Public Records of Saint Lucie County, Florida, (hereinafter "Declaration"). Such Declaration may es tablis h and provide without limitation for easements, liens, charges, ass es sments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant.	•			
16	ORB 4440, PG 1817	Notice of Commencement				•
17	ORB 4587, PG 2432	Easement in favor of Fort Pierce Utilities Authority (Replaced by O.R. Book 4596, Page 1236)			•	
18	ORB 4596, PG 1236	Easement in favor of Fort Pierce Utilities	•			

CERTIFICATION:

I HEREBY ATTEST *that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

DATE OF LAST FIELD SURVEY: 04/27/2021

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

Boundary Survey For:

HARBOUR ISLE PLAZA

WALLACE SURVEYING CORP, LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	G.M.	JOB No.: 18-1256.16	F.B. DXF PG.
OFFICE:	S.W.	DATE: 04/27/21	DWG. No.: 18-1256-10
C'K'D.:	C.W.	REF.: 18-1256.DWG	SHEET: 1 OF 1

DESCRIPTION SKETCH FOR:
TRACT "D-1B"

LEGAL DESCRIPTION:
That portion of Tract D-1, of ***SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND,*** *according to the Plat thereof, as recorded in Plat Book 46, Page(s) 9 and 10, of the Public Records of St. Lucie County, Florida, lying East of the following described line:*

COMMENCE *at the Northwest corner of said Tract D-1;*
thence North 64°50'00" East, along the North line of said Tract D-1 (the North line of said Tract D-1 is assumed to bear North 64°50'00" East and all other bearings are relative thereto), a distance of 244.91 feet to the beginning of a curve concave to the South having a radius of 666.78 feet and a central angle of 1°01'21";
thence Easterly, along the arc of said curve, a distance of 11.90 feet to the ***POINT OF BEGINNING*** *of the hereinafter described line;*
thence South 25°10'00" East, a distance of 274.36 feet to a point on the South line of said Tract D-1 and the ***POINT OF TERMINUS.***

Containing in all 67,532 square feet or 1.550 acres, more or less.

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 127661-41, issued by Fidelity National Title Insurance Company, dated June 28,2018. This office has made no search of the Public Records.*
2. *This sketch is not valid unless sealed with an embossed surveyor's seal and accompanied by Sheet No. 2 of 2.*
3. *This sketch cannot be transferred or assigned without the specific written permission of* ***Wallace Surveying Corporation****.*
4. *This is not a survey!*

CERTIFICATION:
I HEREBY ATTEST *that the description sketch shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

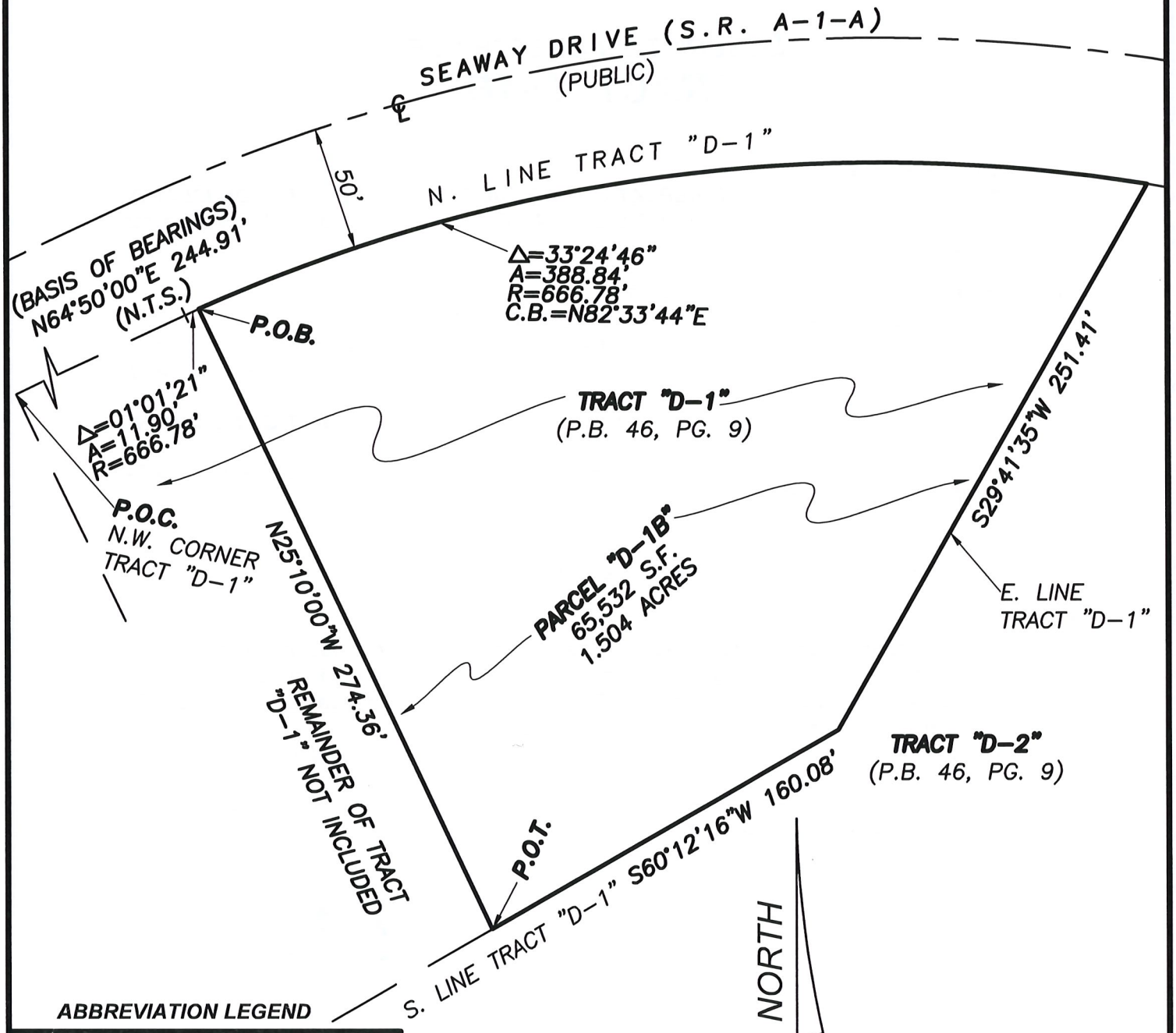
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

18-1256-6

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 09/11/18	DWG. No.: 18-1256-6
OFFICE: S.W.	SHEET: 1 OF 2
C'K'D.: C.W.	JOB No.: 18-1256.5

TRACT "D-1B"



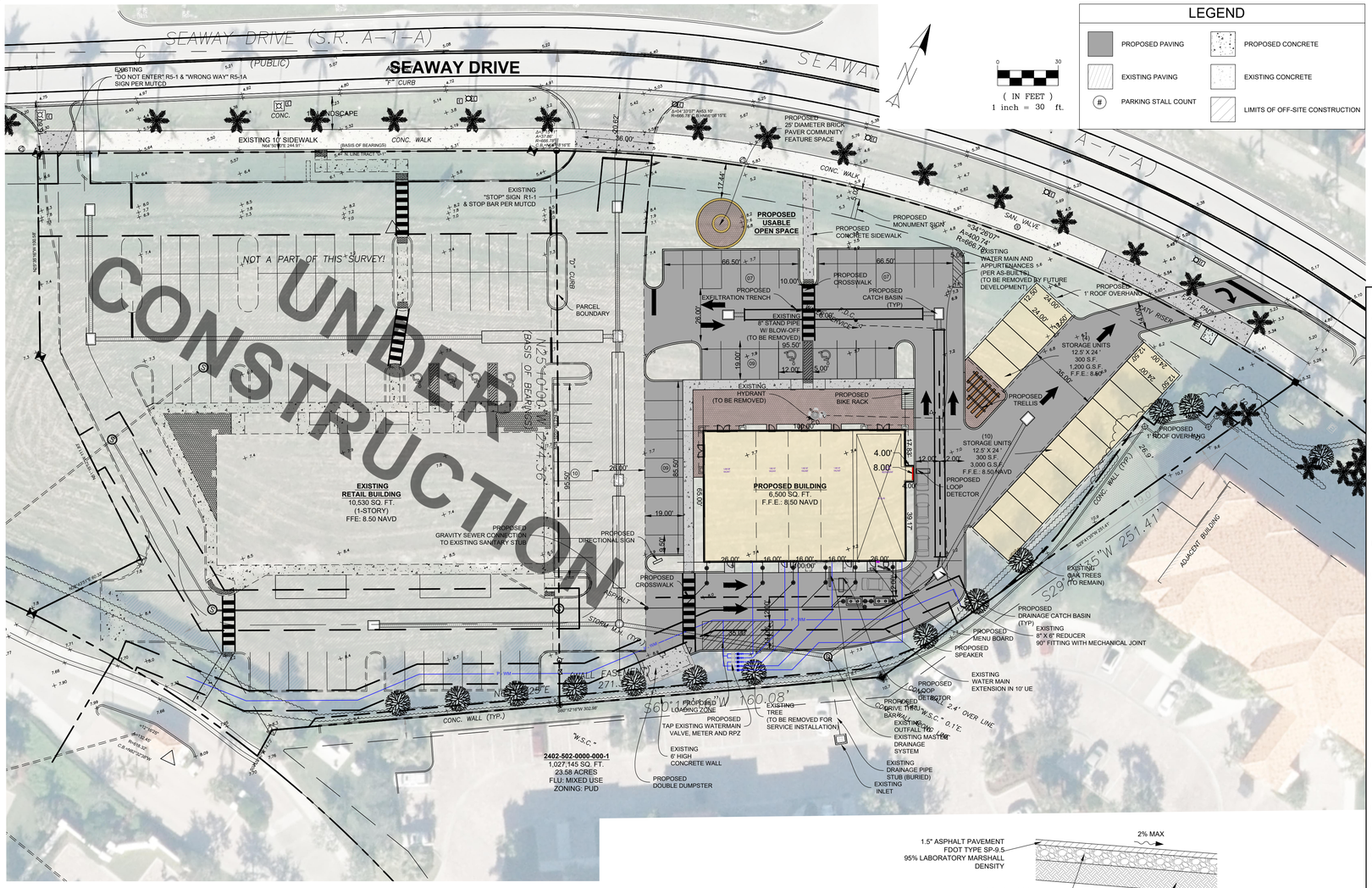
SCALE: 1"=60'

ABBREVIATION LEGEND

℄	=CENTERLINE
C.B.	=CHORD BEARING
N.T.S.	=NOT TO SCALE
O.R.B.	=OFFICIAL RECORDS BOOK
P.B.	=PLAT BOOK
PG.	=PAGE
P.O.B.	=POINT OF BEGINNING
P.O.C.	=POINT OF COMMENCEMENT
P.O.T.	=POINT OF TERMINUS
R/W	=RIGHT OF WAY
U.E.	=UTILITY EASEMENT

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

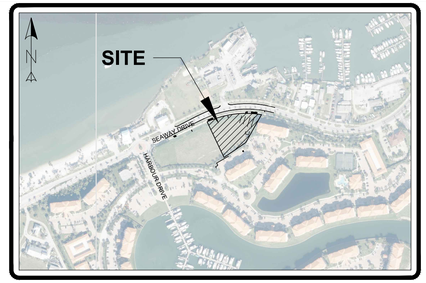
DATE: 09/11/18	DWG. No.: 18-1256-6
OFFICE: S.W.	SHEET: 2 OF 2
C'K'D.: C.W.	JOB No.: 18-1256.5



LEGEND

- PROPOSED PAVING
- EXISTING PAVING
- (#) PARKING STALL COUNT
- PROPOSED CONCRETE
- EXISTING CONCRETE
- LIMITS OF OFF-SITE CONSTRUCTION

(IN FEET)
1 inch = 30 ft.



FORT PIERCE, FLORIDA

VICINITY MAP

SCALE: 1"= 500'

LEGAL DESCRIPTION
TRACT "D-1B" OF THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND, ACCORDING TO THE PLAT THEREOF.
AS RECORDED IN PLAT BOOK 83, PAGE 13, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

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

PROJECT NAME: HARBOUR ISLES SHOPPES
OWNER/DEVELOPER: 825/835 SEAWAY DRIVE
FORT PIERCE, FLORIDA 34949

SITE DATA

	CURRENT		
FUTURE LAND USE:	HUTCHINSON ISLAND MIXED USE (HIMU)		
ZONING:	PLANNED DEVELOPMENT		
GROSS SITE AREA	66,877 S.F. (1.54 AC)		
GROSS PROPOSED DEVELOPMENT AREA	67,532 S.F. (± 1.55 AC) =		100.00%
IMPERVIOUS AREA	**49,632 S.F.**	**1.14 AC**	**73.55%**
PROPOSED BUILDING	6,500 S.F.	0.15 AC	09.68%
PROPOSED STORAGE UNITS	4,200 S.F.	0.10 AC	06.45%
PROPOSED PAVEMENT	22,268 S.F.	0.51 AC	32.90%
PROPOSED CONCRETE	1,211 S.F.	0.03 AC	01.94%
PROPOSED PAVERS	1,808 S.F.	0.04 AC	02.58%
EXISTING PAVEMENT	13,645 S.F.	0.31 AC	20.00%
PERVIOUS AREA	**17,900 S.F.**	**(0.41 AC)**	**26.45%**
OPEN SPACE	17,900 S.F.	(0.41 AC)	26.45%

USEABLE OPEN SPACE AREA:
REQUIRED = OPEN SPACE S.F. @ 0.5% = 8,950 S.F.
PROPOSED = 8,950 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 = 42 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 PROPOSED 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 (FPUA) MAINS LOCATED ADJACENT TO THE PROJECT SITE. PROPOSED POINTS OF CONNECTION AND POINTS OF SERVICE ARE SHOWN ON THIS PLAN. THIS PLAN IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY, ALL FINAL UTILITY DESIGN AND SIZES TO BE INCLUDED ON CONSTRUCTION LEVEL PLANS.

DRAINAGE STATEMENT:
THE PROJECT IS LOCATED WITHIN THE HARBOUR ISLE MASTER STORMWATER SYSTEM (SFWMD ERP PERMIT 56-01689-P). WATER QUALITY TREATMENT AND ATTENUATION ARE PROVIDED FOR IN AN EXISTING MASTER SYSTEM LAKE. PRIOR TO DISCHARGING INTO THE LAKE ON-SITE RUNOFF WILL BE COLLECTED IN A SERIES OF INLETS AND EXFILTRATION TRENCH THAT WILL PROVIDE THE REQUIRED 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 0183J, DATED 02/16/2012.

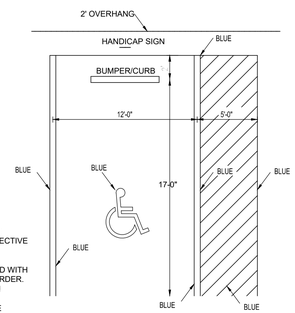
SOLID WASTE:
THIS PROJECT WILL UTILIZE A DOUBLE DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS. THE PROPOSED ENCLOSURE SHALL MEET THE CITY OF FORT PIERCE STANDARDS. GARBAGE AND RECYCLING PICKUP SERVICE TO BE PROVIDED BY THE FORT PIERCE SOLID WASTE DIVISION.

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

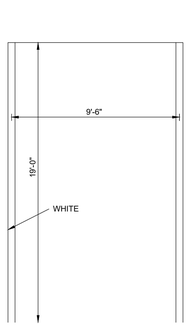
FIRE PROTECTION:
ALL HYDRANTS WITHIN 1000' ARE SHOWN. IF REQUIRED BY THE FLORIDA BUILDING CODE A SPRINKLER SYSTEM FOR FIRE PROTECTION WILL BE INSTALLED AND AN FDC WILL BE LOCATED NO LESS THAN 40' FROM THE BUILDING. EMERGENCY ACCESS FOR FIRE DISTRICT VEHICLES WILL BE PROVDED.

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

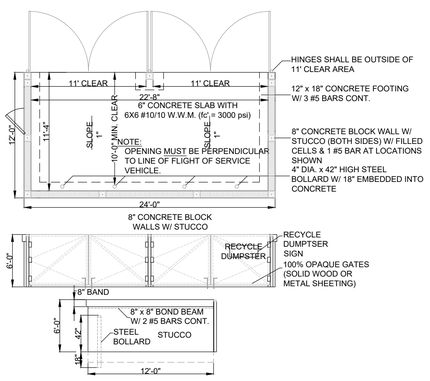
NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.



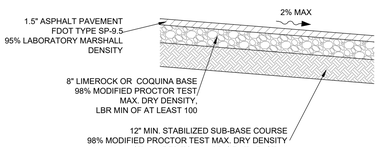
HANDICAP SPACE DETAIL



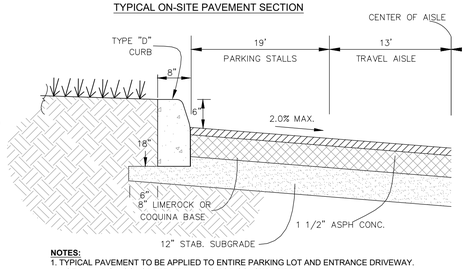
19' PARKING STALL DETAIL



DOUBLE DUMPSTER DETAIL



TYPICAL ON-SITE PAVEMENT SECTION



NOTES:
1. TYPICAL PAVEMENT TO BE APPLIED TO ENTIRE PARKING LOT AND ENTRANCE DRIVEWAY.
2. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
3. SUBGRADE TO EXTEND BEYOND THE TYPE "D" CURB AS SHOWN ON DETAIL.
4. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX #300.
5. TYPE "D" CURB SHOWN OVERSIZED IN DETAIL FOR CLEARITY.

PARKING LOT SECTION W/ TYPE "D" CURB (S-3)

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 8098

DESIGNED BY	DCB
DRAWN BY	JJL
FILENAME	21-151 harbour cay ft-pk building 07.dwg
LAYOUT	CONCEPT SITE PLAN
SCALE	AS SHOWN
DATE	17TEBRUARY2021

REVISION COMMENTS

DATE

HARBOUR CAY PHASE II
SITE PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

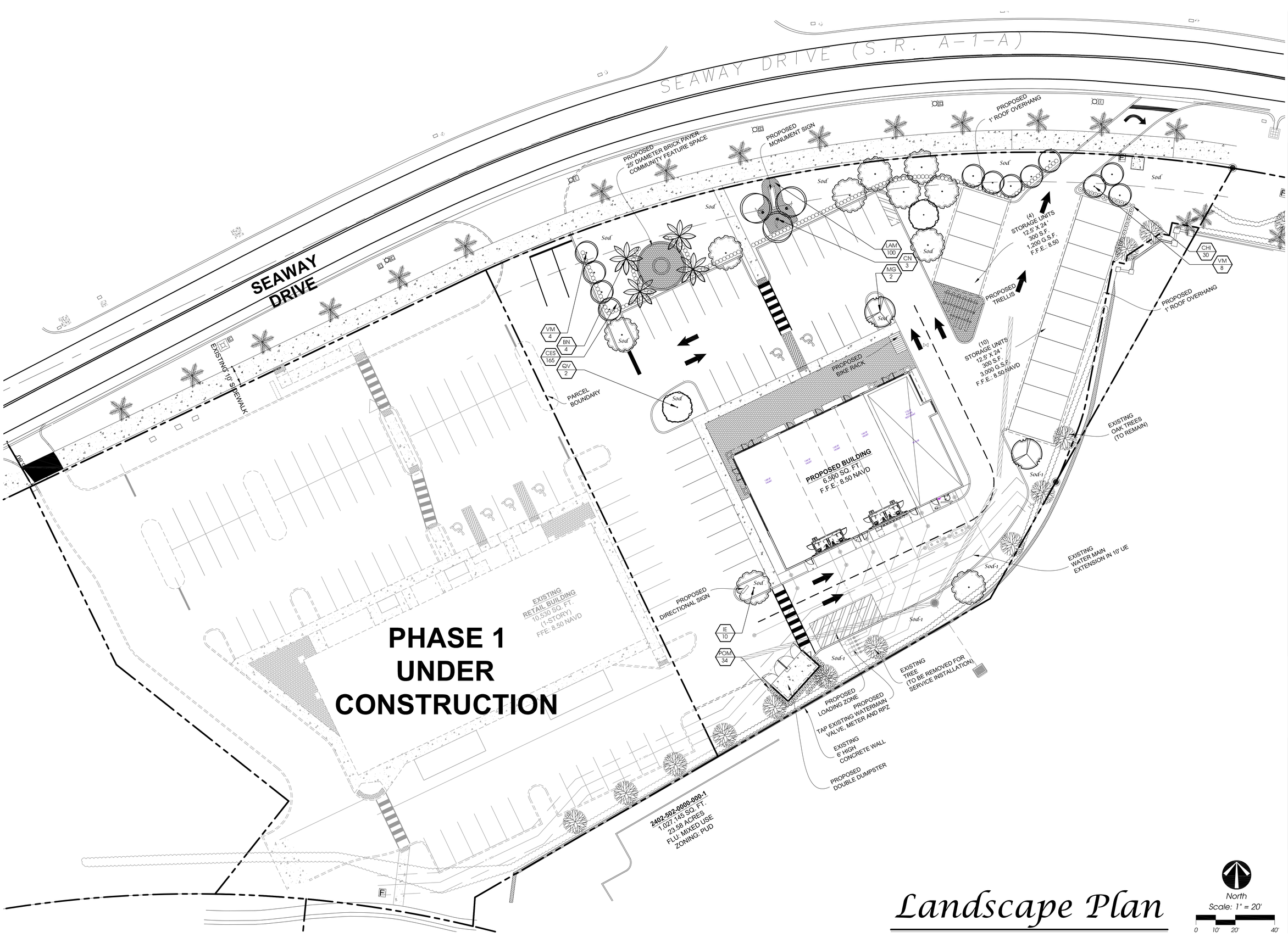
21-151

1 OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC_2021\21-151 - Mason - Harbour Cay Ph II\ENGINEERING\AutoCAD\DWG\21-151 HARBOUR CAY 6-SK BUILDING R7.dwg, CONCEPT SITE PLAN, 5/26/2021 4:32:10 PM, James, EDC, Inc.

Harbour Cay Phase II
Fort Pierce, Florida
ENGINEERS SURVEYORS ENVIRONMENTAL



Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Harbour Cay
Phase 2
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number: LA 0001635

Job No.	21-0302
Drawn By	JWS
Submittal Dates	3-24-2021
	5-12-2021
Revision Dates	
Added Crosswalk	5-12-2021

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet L-1 of 2

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size.
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

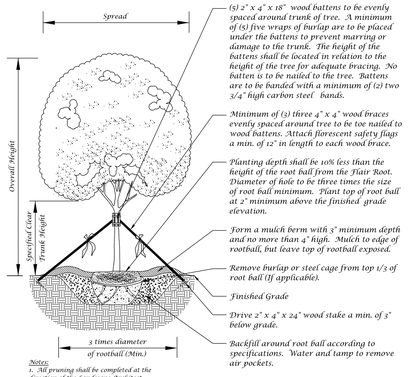
Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
10	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
2	MG*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
2	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
PALMS						
4	BN	BISMARCKIA NOBILIS	BISMARCK PALM	8' C.T.	A.S.	MATCHED, THICK TRUNKS
3	CN	COCUS NUCIFERA 'MAYPAN'	MAYPAN COCONUT PALM	SEE PLAN	A.S.	THICK CURVED TRUNKS
12	VM	VEITCHIA MERRILLII-ADONIDIA	CHRISTMAS PALM	12' C.T.	A.S.	MATCHED
SHRUBS / GROUNDCOVERS						
165	CES*	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	#3, 2' x 2'	2' O.C.	FULL & THICK
30	CHI*	CHRYSOBALANUS ICACO	COCOPLUM	#3, 2' x 2'	2' O.C.	FULL & THICK
34	POM	PODOCARPUS MAKII	PODOCARPUS	#7, 2' x 2'	2' O.C.	FULL & THICK
100	LAM	LANTANA MONTEVIDENSIS	PURPLE LANTANA	#1, 8" x 12"	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS

* = Florida Native

NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE

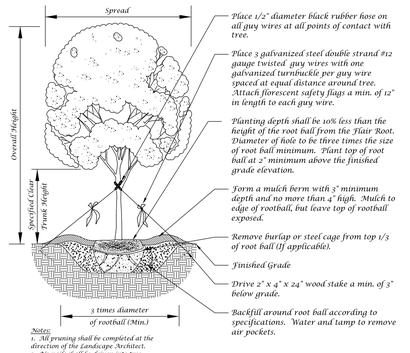
Landscape Details



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Large Tree Planting Detail (5" Caliper or Greater)

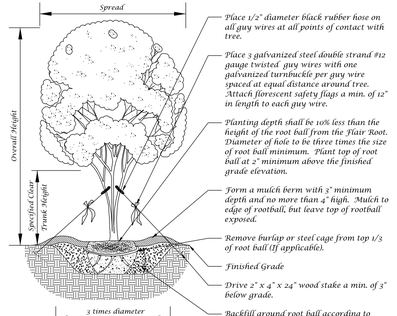
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Tree Planting Detail

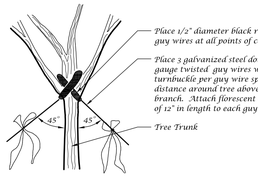
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

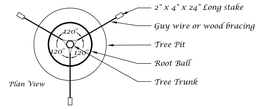
Multi-Trunk Tree Planting Detail

Not to Scale



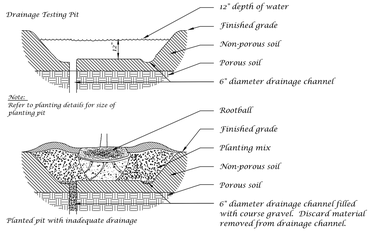
Guy Wire Attachment Detail

Not to Scale



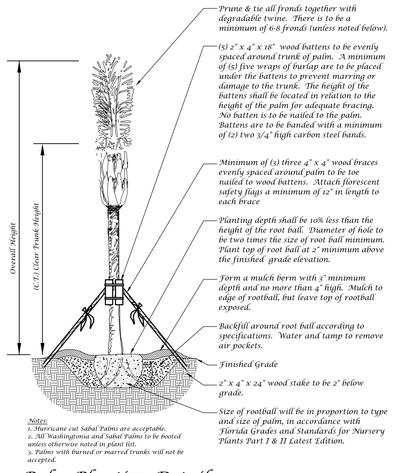
Staking Detail

Not to Scale



Drainage Testing Detail

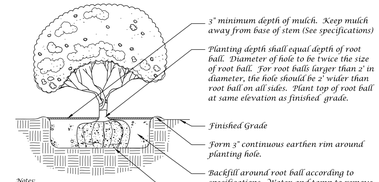
Not to Scale



Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

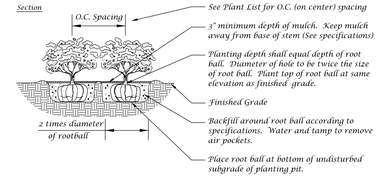
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

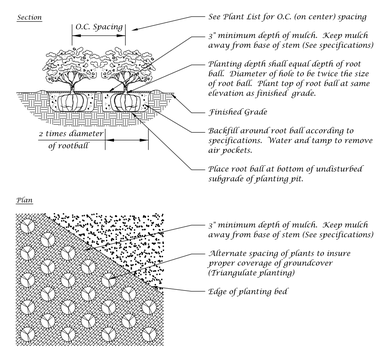
Shrub Detail

Not to Scale



Ground Cover Detail

Not to Scale



Ground Cover Detail

Not to Scale

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Harbour Cay
Phase 2
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number: LA 0001635

Job No.	21-0302
Drawn By	JWS
Submittal Dates	3-23-2021
	5-12-2021
Revision Dates	
Added Crosswalk	5-12-2021

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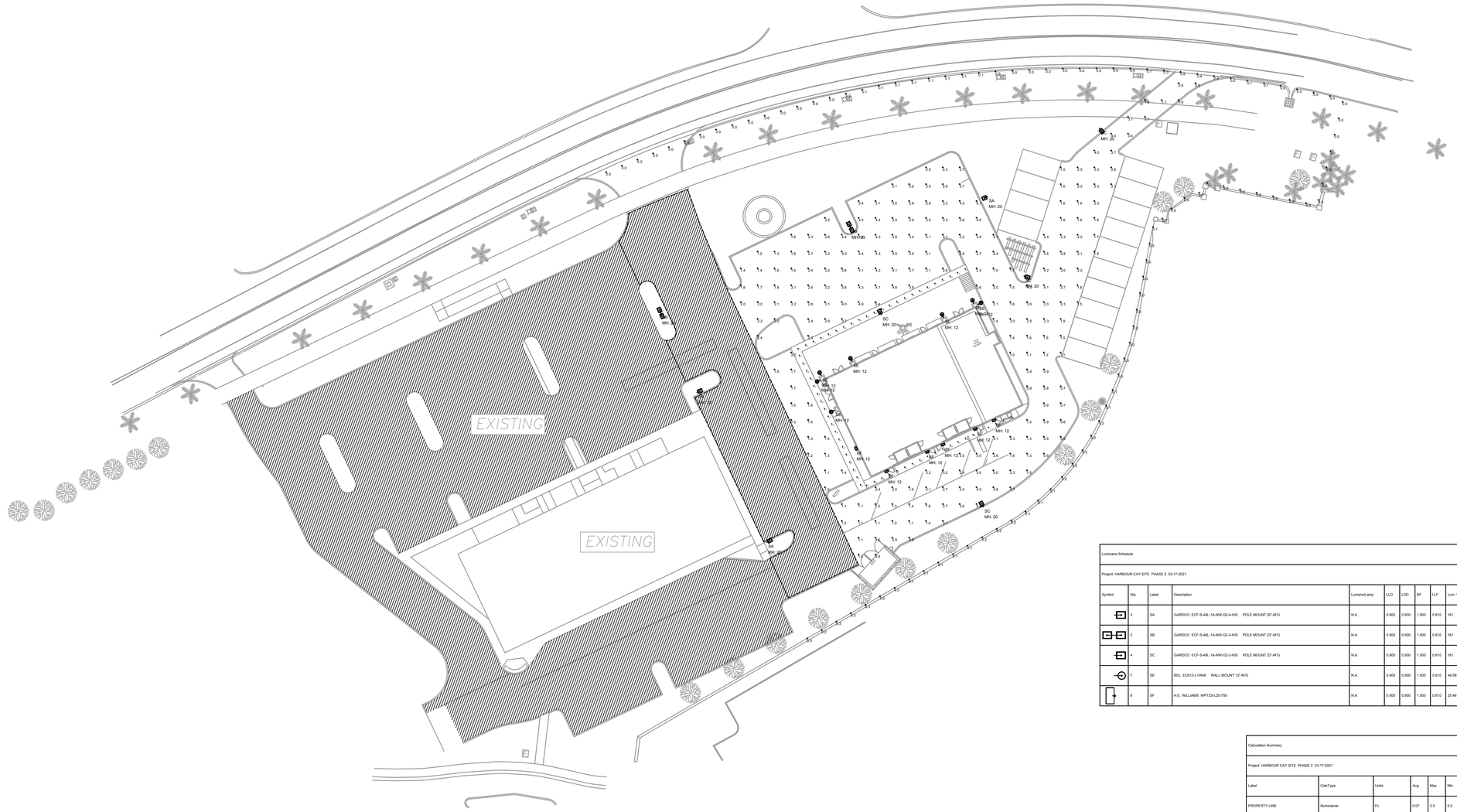
Sheet L-2 of 2



SITE PHOTOMETRIC PLAN

3/8"=1'-0"

Luminaire Schedule									
Project: HARBOUR CAY SITE PHASE 2 03-17-2021									
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	3	SA	GARDCO ECF-S-48L-1A-NW-G2-4-HS POLE MOUNT 20' AFG	N.A.	0.900	0.900	1.000	0.810	161	483
	2	SB	GARDCO ECF-S-48L-1A-NW-G2-3-HS POLE MOUNT 23' AFG	N.A.	0.900	0.900	1.000	0.810	161	644
	4	SC	GARDCO ECF-S-48L-1A-NW-G2-3-HS POLE MOUNT 23' AFG	N.A.	0.900	0.900	1.000	0.810	161	644
	7	SE	BDL EC613-L1W48 WALL MOUNT 12' AFG	N.A.	0.900	0.900	1.000	0.810	49.58	347.06
	8	SF	H.E. WILLIAMS WPTZS-L20-750	N.A.	0.900	0.900	1.000	0.810	25.46	192.76

Calculation Summary							
Project: HARBOUR CAY SITE PHASE 2 03-17-2021							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.07	0.5	0.0	N.A.	N.A.
SIDEWALK	Illuminance	Fc	3.68	8.0	1.4	2.63	5.71
DRIVE PH2	Illuminance	Fc	2.35	5.10	0.50	4.70	10.20
PARKING PH2	Illuminance	Fc	2.59	5.40	1.10	2.35	4.91

ISSUED FOR PERMIT ONLY 03-17-21
NOT FOR PRICING OR CONSTRUCTION

KAMM CONSULTING PROJECT #: 2021-0172
PROJECT MANAGER: JOHN MAYR

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954.448.0792
jmayr@kammconsulting.com
Certification of Authorization #8189

PRINCIPAL
Bradly L Brown Florida License #58232

03-17-21
date

signed

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

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

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
F.L.B. CERTIFICATE OF AUTHORIZATION 8058

DCB
DESIGNED BY

JR.
DRAWN BY

2021-0172ph1.dwg
FILENAME

E1.1
LAYOUT

AS SHOWN
SCALE

17FEBUARY2021
DATE

REVISION COMMENTS

DATE

HARBOUR CAY
PHASE II

LIGHTING PLAN

FORT PIERCE FLORIDA

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

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

21-151

E2.1

ELECTRICAL SPECIFICATIONS

PART 1 – GENERAL

A. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED. CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND APPLICABLE SPECIFICATIONS. IF A PROBLEM IS ENCOUNTERED IN COMPLYING WITH THIS REQUIREMENT, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL ARCHITECT/ENGINEER HAS DIRECTED CORRECTIVE ACTION TO BE TAKEN.

B. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.

C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION) AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION. THE SPECIFICATION, CODES AND STANDARDS LISTED BELOW ARE UTILIZED IN THIS PROJECT.

1. NATIONAL ELECTRICAL CODE (NFPA–70)
2. CODE FOR SAFETY TO LIFE (NFPA_101)
3. STANDARD FOR THE INSTALLATION, MAINTENANCE AND USE OF LOCAL PROTECTIVE SIGNALING SYSTEMS (NFPA–72)
4. UNDERWRITERS' LABORATORIES (UL)
5. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
6. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
7. FEDERAL SPECIFICATION (FED. SPEC.)
8. INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA)
9. FLORIDA BUILDING CODE. FBC 2020 EDITION
10. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
11. CITY OF ROYAL PALM BEACH BUILDING CODE. (AMENDMENTS TO FLORIDA BUILDING CODE FBC 2020)
12. ADDITIONALLY, DESIGNS, WORK PRACTICES AND CONDITIONS MUST CONFORM WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA)

D. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER'S REPRESENTATIVE.

E. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.

F. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.

G. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THERE BY.

H. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT. THE TERM "PROVIDE" USED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL MEAN THAT THE CONTRACTOR IS TO FURNISH, INSTALL AND CONNECT COMPLETE.

PART 2 – PRODUCTS

A. MINIMUM WIRE SIZE SHALL BE #12 A.W.G. (EXCEPT AS NOTED OTHERWISE FOR CONTROL WIRING). ALL CONDUCTORS SHALL BE 98% CONDUCTIVITY, COPPER WITH "THHN–THWN" INSULATION UNLESS OTHERWISE NOTED.

B. ELECTRICAL METALLIC TUBING (EMT) SHALL BE OF BEST QUALITY STEEL, SMOOTH INSIDE AND OUT AND SHALL BE HOT–DIPPED GALVANIZED.

C. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS

I. IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.

D. RIGID NONMETALIC CONDUIT SHALL BE SCHEDULE 40 PVC.

E. ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITERS' LABELS WHERE APPLICABLE.

F. PANELBOARDS:

1. CURRENT CARRYING BUSES SHALL BE COPPER. GROUND BUS BARS SHALL BE COPPER.
2. ALL CIRCUIT BREAKERS SHALL BE BOLT ON. PLUG–IN BREAKERS ARE NOT ACCEPTABLE.
3. CIRCUIT BREAKERS USED AS SWITCHES IN FLUORESCENT OR HID LIGHTING CIRCUITS SHALL BE LISTED AND MARKED "SWD"
4. ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE.
5. A.I.C. RATINGS SHALL BE AS INDICATED ON PANELBOARD SCHEDULES.
6. ALL PANELBOARDS SHALL BE FURNISHED WITH PLASTIC LAMINATE NAMEPLATES WITH 1/4" ENGRAVED LETTERING FOR PANEL IDENTIFICATION.
7. ALL PANELBOARDS SHALL BE PROVIDED WITH TYPE–WRITTEN DIRECTORY OF BRANCH CIRCUIT DESIGNATIONS.

G. DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK–MAKE, QUICK–BREAK, ENCLOSURES SHALL BE NEMA–1 FOR INDOOR LOCATIONS, NEMA 3R FOR OUTDOOR LOCATIONSOR AS OTHERWISE NOTED.

H. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED ON THE ELECTRICAL DRAWINGS, WITH OVERLOAD RELAYS IN EACH PHASE.
WIRING DEVICES (GENERAL PURPOSE RECEPTACLES AND WALL SWITCHES) COLOR SHALL BE COORDINATED WITH CLIENT.

PART 3 – EXECUTION

A. COLOR CODING OF CONDUCTORS SHALL BE AS FOLLOWS:

1. 208/120 VOLTS, 3 PHASE, 4–WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BLACK, 1 RED AND 1 BLUE. GROUNDED (NEUTRAL) CONDUCTOR; WHITE. GROUNDING CONDUCTORS SHALL BE GREEN.
2. 480/277 VOLT, 3–PHASE, 4–WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BROWN, 1 YELLOW, AND 1 PURPLE. GROUNDED (NEUTRAL) CONDUCTORS: GREY. GROUNDING CONDUCTORS SHALL BE GREEN.
3. BRANCH CIRCUIT WIRING (#6 AND SMALLER) SHALL BE COLOR CODED BY CONTINUOUS INSULATION COLOR AND FEEDERS AND SERVICES (#4 AND LARGER) SHALL BE CODED AT ALL JUNCTION OR PULL POINTS (EXCEPT LB'S OR LBD'S) USING COLOR MARKERS OR PLASTIC TAPE MANUFACTURED FOR THE PURPOSE.

I.

B. WIRING METHODS

1. ALL CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING (EMT) UNLESS OTHERWISE NOTED, SPECIFIED OR AS SPECIFICALLY PROHIBITED BY THE AUTHORITY HAVING JURISDICTION. ALL FITTINGS AND COUPLINGS FOR EMT CONDUIT SHALL BE ALL STEEL RAIN TIGHT COMPRESSION TYPE OR ALL STEEL CONCRETE TIGHT SET SCREW TYPE.
2. SCHEDULE 40 PVC CONDUIT, WITH FITTINGS AND COUPLINGS APPROPRIATE FOR THE USE, SHALL BE INSTALLED UNDERGROUND OR BELOW SLABS ON GRADE.
3. TYPE MC CABLE WITH ALUMINUM ARMOR AND INTERNAL GROUND IS ACCEPTABLE FOR USE AS GENERAL BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPERES OR LESS AND CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

C. ELECTRICAL SYSTEM SHALL BE COMPLETE AND EFFECTIVELY GROUNDED AS REQUIRED BY THE LATEST EDITION OF THE N.E.C. AND LOCAL CODES.

D. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY ENGINEER/ARCHITECT.

E. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

F. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES, AND SHALL BE FULLY COORDINATED WITH THEM PRIOR TO COMMENCEMENT OF WORK.

G. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, AND WIRING DEVICES, FOR ALL OUTLETS AS INDICATED.

H. MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS APPEAR ON THE UL LIST OF APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF NEC, NEMA, AND IECE.
CONTRACTOR SHALL SUBMIT AT LEAST FIVE (5) SETS OF SHOP DRAWINGS OR CUT SHEETS OF LIGHTING FIXTURES, SWITCHES, AND OTHER ELECTRICAL ITEMS FOR APPROVAL BY ENGINEER/ARCHITECT.
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED OF HIS WORK.

K. ALL LAY–IN LIGHTING FIXTURES SHALL BE SECURED TO THE SUSPENDED CEILING GRID AT EACH CORNER.

L. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING.

M. ALL ELECTRICAL POWER WIRING FOR THE HVAC SYSTEM INCLUDING WIRING THRU LINE VOLTAGE CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

N. THE CONTRACTOR SHALL CONFIRM WITH THE ELECTRICAL UTILITY COMPANY ANY AND ALL REQUIREMENTS SUCH AS: METERING EQUIPMENT REQUIREMENTS AND METERING EQUIPMENT LOCATION, TRANSFORMER SIZE AND LOCATION OR SERVICE POINT, CONDUIT ENTRY AND LUG SIZE RESTRICTIONS. THE CONTRACTOR SHALL SCHEDULE ALL REQUIRED DOWN TIME FOR THE OWNERS CONFIRMATION.
ANY CONFLICTS AND DESCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE

O. PROCEEDING WITH ANY WORK.
PER NEC 210.8(B)(2) ALL 15– AND 20–AMPERE, 125–VOLT RECEPTACLES IN NONDWELLING–TYPE KITCHENS TO BE GFCI PROTECTED.

P. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 3% DESIGN LOAD. FBC 2020 FBC ENERGY CONSERVATION SECTION 405.7.3.

Q. FEEDER CONDUCTORS SHALL BE SIZED FOR A MAXIMUM OF 2% VOLTAGE DROP PER 405.7.3.

ELECTRICAL SHEET INDEX

E0.1	ELECTRICAL NOTES, LEGEND & INDEX
E2.1	PHOTOMETRIC PLAN
E3.1	POWER PLAN
E5.1	ELECTRICAL RISER DIAGRAM

ELECTRICAL LEGEND

▽	TELEPHONE OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
▼	DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
▽▼	TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNTED ABOVE COUNTER, SEE ARCHITECTURAL DRAWING FOR SPECIFIC REQUIREMENTS.
▽▼	TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
▽▼	TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT RUN TO THE NEAREST STUD WALL AND STUBBED OUT FROM WALL 6" ABOVE CEILING. PROVIDE BRASS COVER PLATE AND CARPET FLANGE.
	TELEVISION RECESSED OUTLET. LEGRAND "TV1WMTVSSWCC2". MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
	20 AMP SINGLE RECEPTACLE (NEMA 5–20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
	20 AMP DUPLEX RECEPTACLE (NEMA 5–20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
	20 AMP QUADRUPLEX RECEPTACLE (NEMA 5–20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
GFI	20 AMP DUPLEX RECEPTACLE (NEMA 5–20R) WITH GROUND FAULT CIRCUIT INTERRUPTER, MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET. UNLESS NOTED OTHERWISE.
	20 AMP DUPLEX RECEPTACLE (NEMA 5–20R) MOUNTED ABOVE COUNTER SEE ARCHITECTURAL DRAWINGS FOR SPECIFIC REQUIREMENTS.
	20 AMP DUPLEX RECEPTACLE (NEMA 5–20R) WITH ISOLATED GROUND, MOUNT AT 18" A.F.F. TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED.
	20 AMP QUADRUPLEX RECEPTACLE (NEMA 5–20R) WITH ISOLATED GROUND, MOUNT AT 18" A.F.F. TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED.
	20 AMP DUPLEX RECEPTACLE (NEMA 5–20R), RECESS FLOOR MOUNTED. PROVIDE BRASS COVER PLATE AND CARPET FLANGE.
	20 AMP DUPLEX RECEPTACLE (NEMA 5–20R), CEILING MOUNTED.
	SPECIAL–PURPOSE RECEPTACLE
J	JUNCTION BOX
J_P	SINGLE GANG JUNCTION BOX FOR POWER CONNECTION TO MODULAR FURNITURE SYSTEM INSTALL IN EXACT MANNER AS DIRECTED BY FURNITURE SUPPLIER.
$J_{T/D}$	DOUBLE GANG JUNCTION BOX FOR TELEPHONE/DATA CONNECTION TO MODULAR FURNITURE SYSTEM. INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER. EXTEND (2) 3/4" EMPTY CONDUITS FROM JUNCTION BOX TO ABOVE CEILING AND TERMINATE WITH INSULATING BUSHING 6" FROM WALL.
	TELE/POWER POLE FOR TELEPHONE/DATA/POWER CONNECTION TO MODULAR FURNITURE 8 WIRE SYSTEM (SEE DETAIL THIS SHEET). INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER, WIREMOLD CATALOG # 25DTP–4D W/IVORY FINISH.
	SPECIAL PURPOSE RECEPTACLE MOUNTED BELOW RAISE FLOOR.
EF	EXHAUST FAN. SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS.
$	SINGLE POLE, 20 AMP, SWITCH. MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
$3	3–WAY, 20 AMP, SWITCH. MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
$D	SINGLE POLE, 20 AMP, SWITCH WITH DIMMER. MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
$M	MOTOR RATED SWITCH
$VS	VACANCY SENSOR SWITCH, WATTSTOPPER, MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
$	TWO POLE, 30 AMP SWITCH. MOUNT ADJACENT EQUIPMENT TO BE CONTROLLED.
⊠	FACTORY MOUNTED DISCONNECT/STARTER (SEE MECHANICAL SCHEDULE)
A B C	FUSIBLE DISCONNECT SWITCH A = POLES, B= FRAME SIZE, C= FUSE RATING
A B C	FUSIBLE MOTOR STARTER DISCONNECT SWITCH A = POLES, B= NEMA SIZE, C= FUSE RATING
⏚	GROUNDING ELECTRODE & CONDUCTOR SYSTEM
	TRANSFORMER
	ELECTRICAL PANELBOARD
	TELEPHONE WOOD BACKBOARD
WP	WEATHERPROOF
T/C	TIME CLOCK
RE	RELOCATED
E	EXISTING TO REMAIN
A.F.F.	ABOVE FINISH FLOOR
	CEILING MOUNTED DUAL TECHNOLOGY MOTION SENSOR BY WATTSTOPPER.
LV	CEILING MOUNTED LOW VOLTAGE DUAL TECHNOLOGY MOTION SENSOR BY WATTSTOPPER.
DS	CEILING MOUNTED DAY LIGHTING SENSOR. SENSOR TO CONTROL THE DIMMING OF ALL FIXTURES WITHIN 15' OF THE WINDOWS WITH IN ROOM.

ISSUED FOR PERMIT ONLY 03-17-21
NOT FOR PRICING OR CONSTRUCTION

KAMM CONSULTING PROJECT #: 2021-0172
PROJECT MANAGER: JOHN MAYR

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954.448.0792
jmayr@kammconsulting.com
Certification of Authorization #8189

PRINCIPAL
Brady L. Brown Florida License #58232 — 03-17-21 date — signed

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
C.B.P.E. CERTIFICATE OF AUTHORIZATION 9939
L.B. CERTIFICATE OF AUTHORIZATION 8098

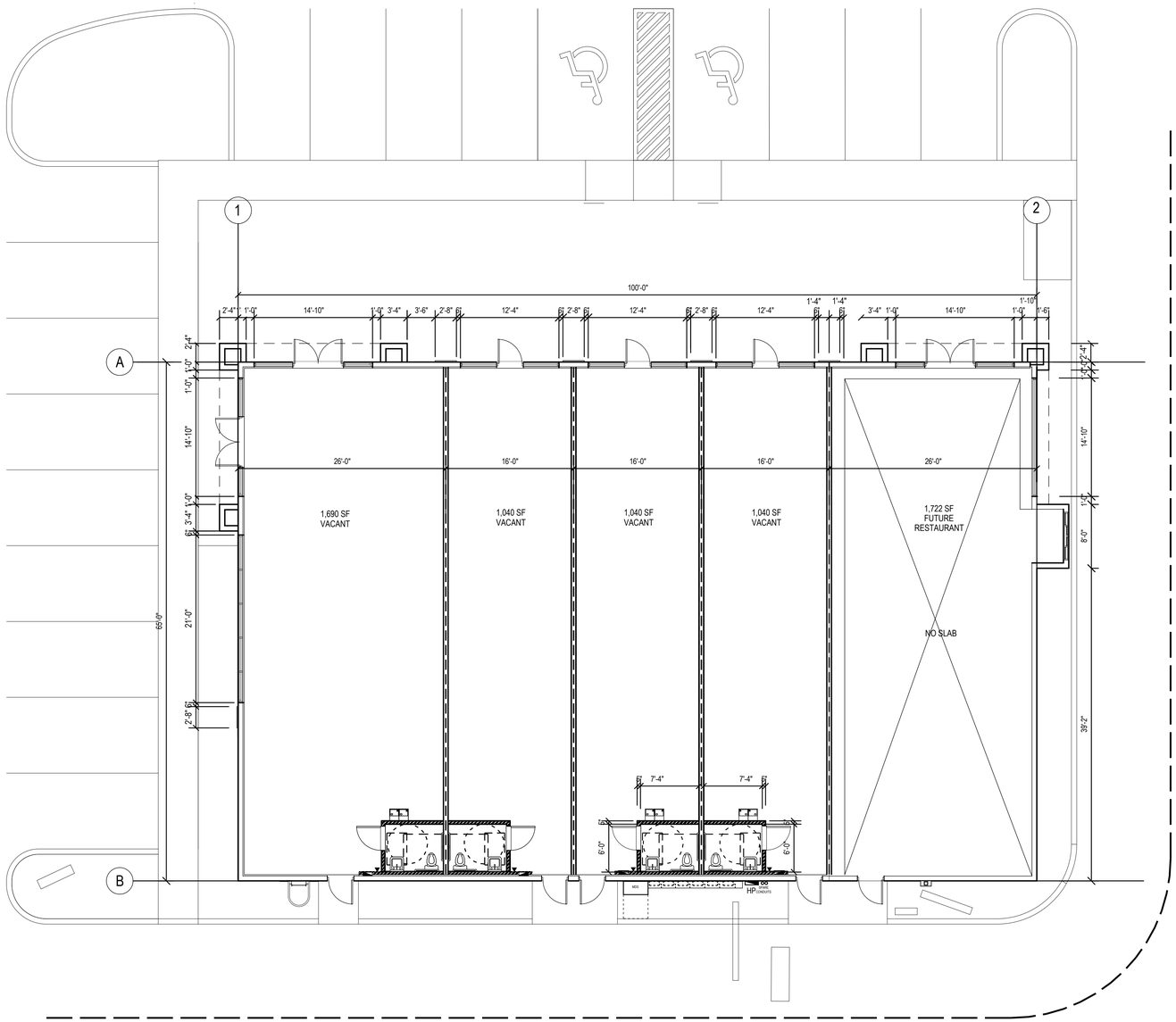
DCB DESIGNED BY
JJL DRAWN BY
2021-0172Mod 1.dwg FILENAME
ED-1 LAYOUT
AS SHOWN SCALE
1FEBUARY2021 DATE

REVISION COMMENTS
DATE

HARBOUR CAY
PHASE II
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-151



FLOOR PLAN

1/8" = 1'-0"

1100 SOUTH FEDERAL HWY SUITE #2
BOYNTON BEACH, FLORIDA 33435
561.860.2995
AA #26001725
ARCHITECTURE, INC.

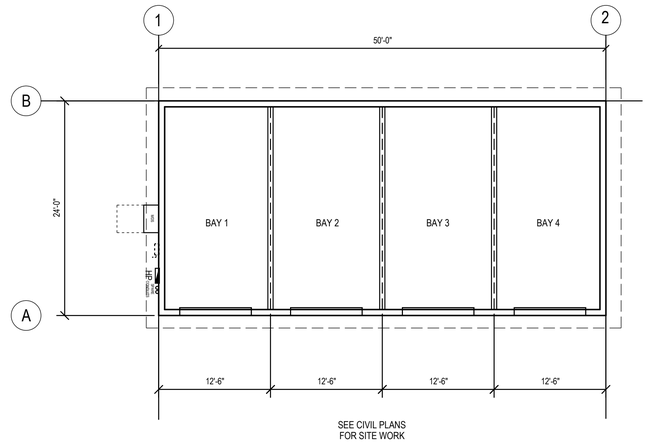
HAROLD TUTTLE
AR #0015395

OWNER:

HARBOUR CAY SHOPPES - PHASE II
825 SEAWAY DRIVE
FT. PIERCE, FLORIDA 34949

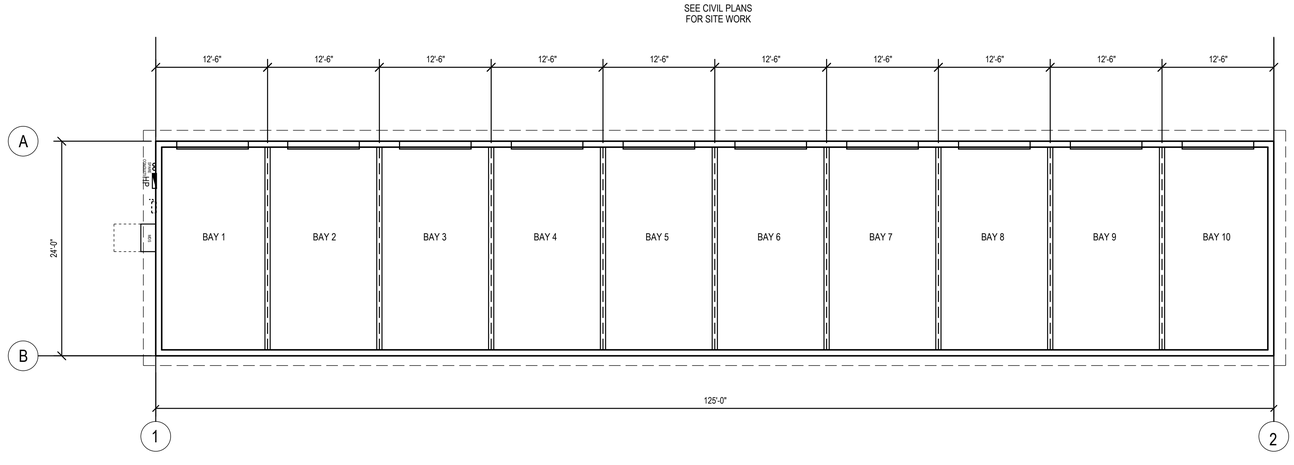
REVISIONS	DATE

Contract	
Permit	
Bid	
Date	2/17/21
Scale	AS NOTED
Drawn	HT
Job	2021-16
Sheet	A2.01



FLOOR PLAN (4-BAY GARAGE)

1/8" = 1'-0"



FLOOR PLAN (10-BAY GARAGE)

1/8" = 1'-0"

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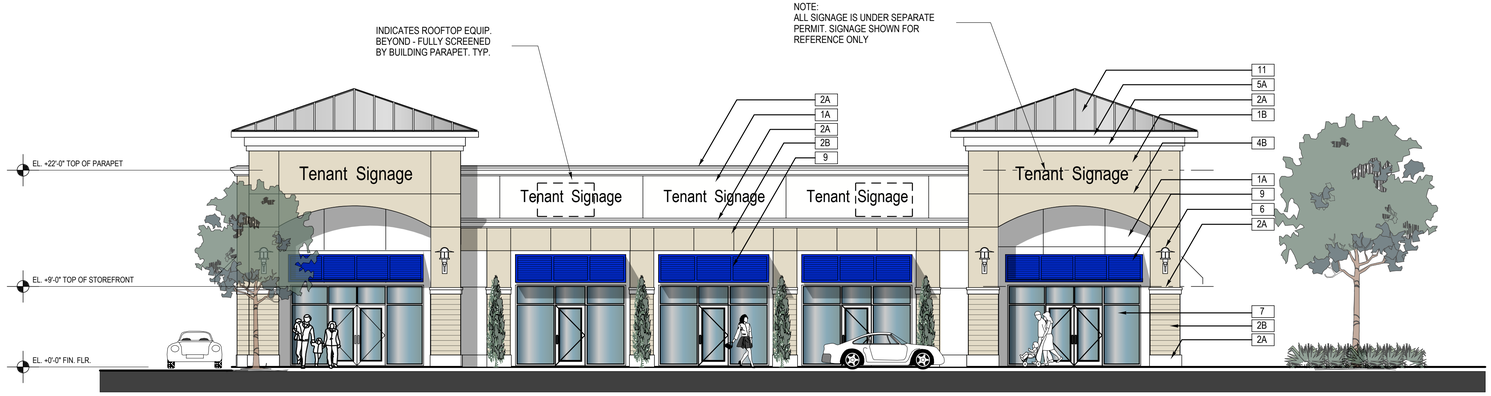


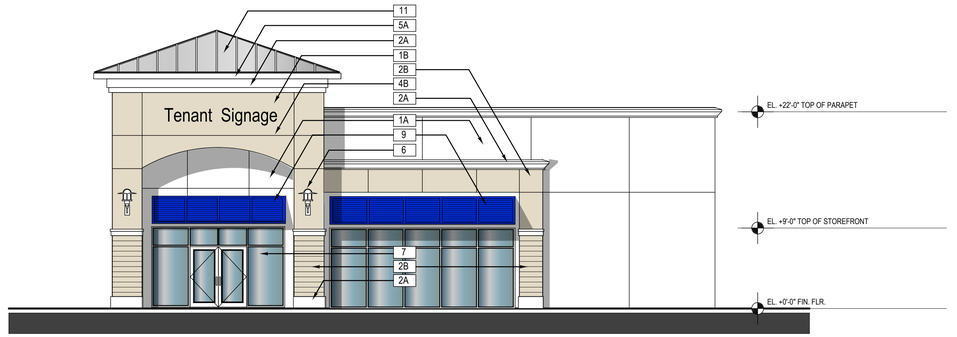
PROPOSED FRONT ELEVATION (NORTH)

1/8" = 1'-0"

NOTE:
SEE STRUCTURAL SHEET S0.1
WIND PRESSURE CHARTS FOR FOR
ALL DOOR AND WINDOW OPENINGS

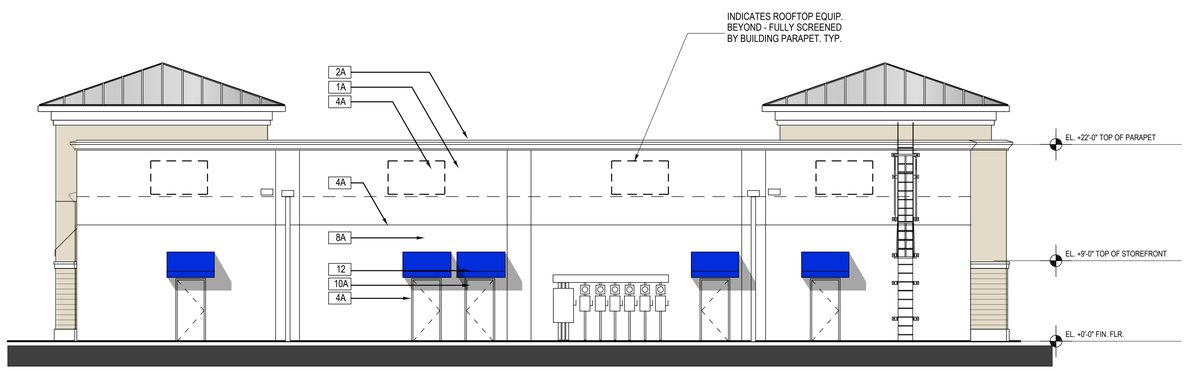
PROPOSED SIDE ELEVATION (EAST)

1/8" = 1'-0"



PROPOSED SIDE ELEVATION (WEST)

1/8" = 1'-0"



PROPOSED REAR ELEVATION (SOUTH)

1/8" = 1'-0"

MATERIAL SCHEDULE

MK	Material	Finish
1	CEMENT PLASTER	LIGHT TEXTURED FINISH
2	SHAPED FOAM BANDING	SMOOTH FINISH - PAINT
3	SIMULATED LAP-SIDING	SMOOTH FINISH - PAINT
4	DECORATIVE SCORE LINES	PAINT SAME COLOR AS WALL
5	WOOD	PAINT
6	ARCHITECTURAL LIGHT FIXTURE	DARK GRAY
7	ALUM & GLASS STOREFRONT	WHITE ALUM. FRAME / GLASS - TINT
8	METAL	ALUM. D.S. TO MATCH ADJACENT COLOR
9	ALUMINUM LOUVERED AWNING	BLUE
10	METAL	PAINT
11	STANDING SEAM METAL ROOFING	DOVE GRAY
12	CANVAS AWNING W/ PAINTED FRAME	BLUE / WHITE STRIPES, FRAME PAINTED BLACK
13		
A	SHERWIN WILLIAMS	SW 7103 "WHITETAIL"
B	SHERWIN WILLIAMS	SW 6148 "WOOL SKEIN"
C		

NOTE: G.C. TO PROVIDE 4' X 4' PAINT SAMPLE OF EA. COLOR ON BUILDING FOR OWNER / ARCHITECT APPROVAL.

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OWNER:

HARBOUR CAY SHOPPES - PHASE II
825 SEAWAY DRIVE
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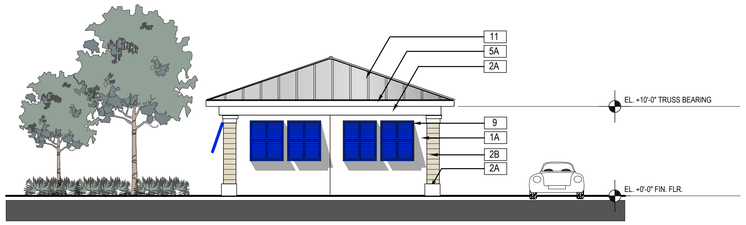
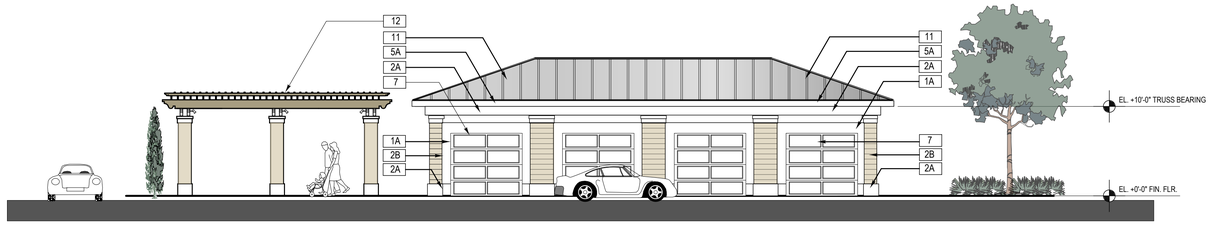


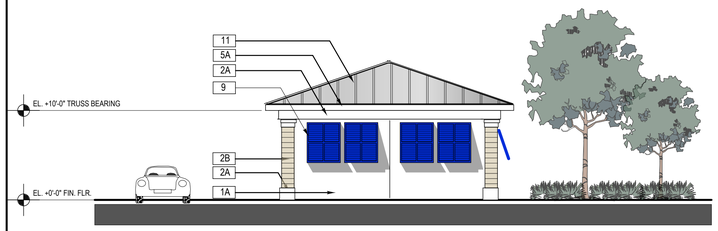
SIDE ELEVATION (EAST)
GARGE BLDG A

1/8" = 1'-0"



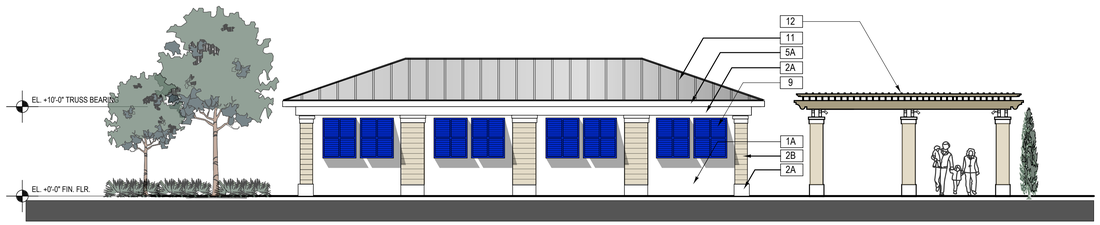
FRONT ELEVATION (SOUTH)
GARGE BLDG A

1/8" = 1'-0"



SIDE ELEVATION (WEST)
GARGE BLDG A

1/8" = 1'-0"



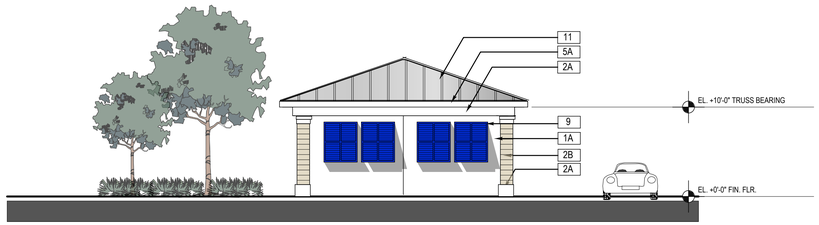
REAR ELEVATION (NORTH)
GARGE BLDG A

1/8" = 1'-0"

MATERIAL SCHEDULE

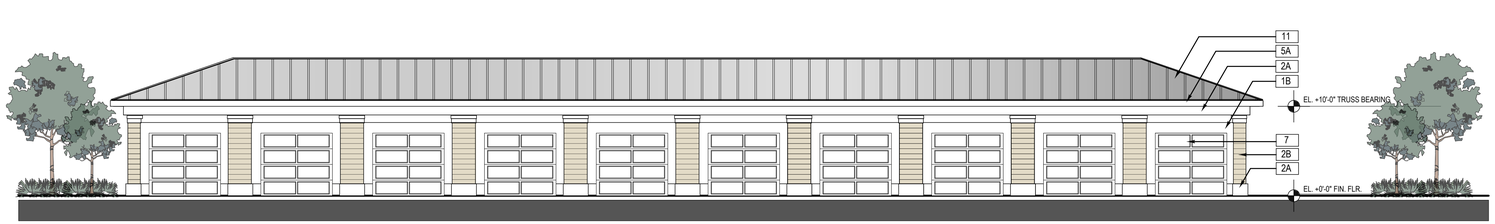
MK	Material	Finish
1	CEMENT PLASTER	
2	SHAPED FOAM BANDING	SMOOTH FINISH - PAINT
3	SIMULATED LAP-SIDING	SMOOTH FINISH - PAINT
4	DECORATIVE SCORE LINES	PAINT SAME COLOR AS WALL
5	WOOD	PAINT
6	ARCHITECTURAL LIGHT FIXTURE	DARK GRAY
7	GARAGE DOOR	WHITE
8	METAL	ALUM. D.S. TO MATCH ADJACENT COLOR
9	ALUMINUM LOUVERED AWNING	BLUE
10	METAL	PAINT
11	STANDING SEAM METAL ROOFING	DOVE GRAY
12	WOOD TRELLIS	STAINED
13		
A	SHERWIN WILLIAMS	SW 7103 "WHITETAIL"
B	SHERWIN WILLIAMS	SW 6148 "WOOL SKEIN"
C		

NOTE: G.C. TO PROVIDE 4' X 4' PAINT SAMPLE OF EA. COLOR ON BUILDING FOR OWNER / ARCHITECT APPROVAL.



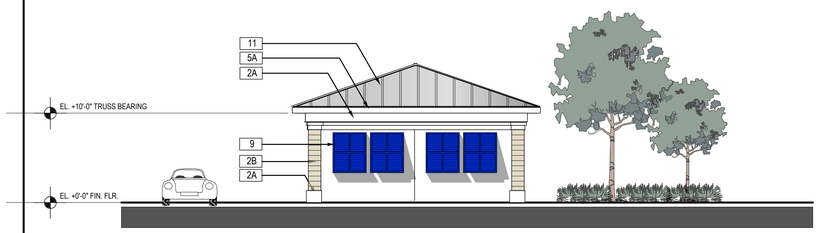
SIDE ELEVATION (EAST)
GARGE BLDG B

1/8" = 1'-0"



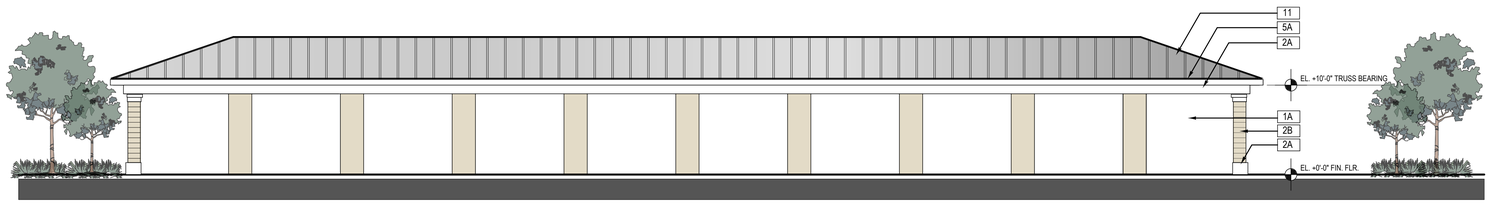
FRONT ELEVATION (NORTH) GARAGE
GARGE BLDG. B

1/8" = 1'-0"



SIDE ELEVATION (WEST)
GARGE BLDG B

1/8" = 1'-0"



REAR ELEVATION (SOUTH) GARAGE
GARGE BLDG. B

1/8" = 1'-0"

NOTE:
ALL SIGNAGE IS UNDER SEPARATE PERMIT. SIGNAGE SHOWN FOR REFERENCE ONLY

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ARCHITECTURE, INC.

HAROLD TUTTLE
AR #0015395

OWNER:

HARBOUR CAY SHOPPES - STORAGE BUILDINGS
825 SEAWAY DRIVE
FT. PIERCE, FLORIDA 34949

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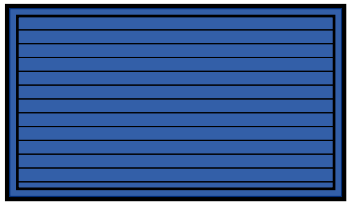
Drawn	HT
Job	2021-16
Sheet	A3.02

BUILDING FIELD AND ACCENT COLOR
SHERWIN WILLIAM
PAINT ON STUCCO
COLOR #7103 - WHITETAIL

BUILDING FIELD COLOR
SHERWIN WILLIAM
PAINT ON STUCCO
COLOR SW 6148 "WOOL SKEIN"

STANDING SEAM METAL ROOFING
ENGLERT "DOVE GRAY"

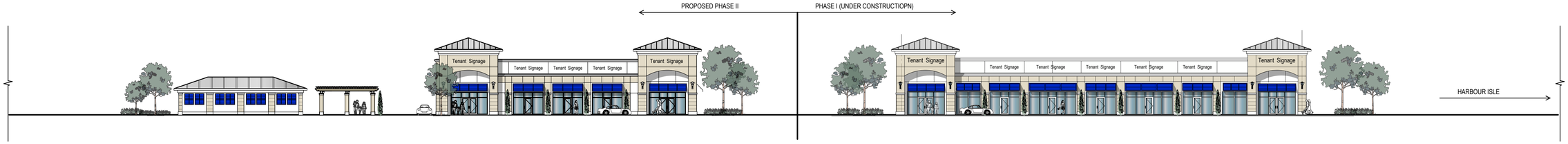


ALUMINUM LOUVER SHUTTER - BLUE

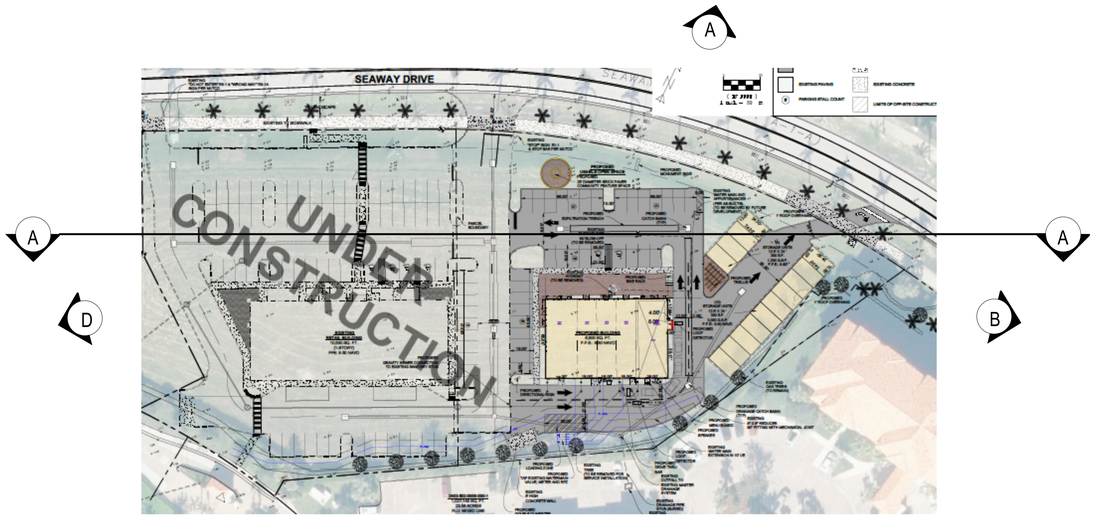
HARBOUR CAY PHASE II
FT. PIERCE, FLORIDA

HAROLD TUTTLE
AR #0015395

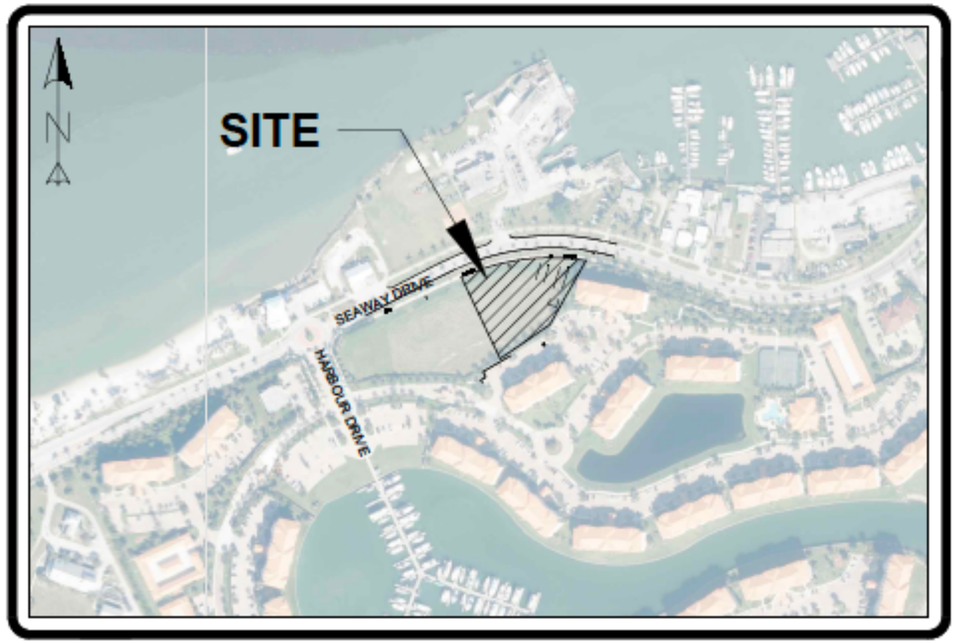
1100 SOUTH FEDERAL HWY SUITE #2
BOYNTON BEACH, FLORIDA 33435
561-860-2905
AA #26001725



AA CROSS SECTION - EAST & WEST PARCEL LINE
NORTH ELEVATION 1: 20



KEY PLAN
NTS

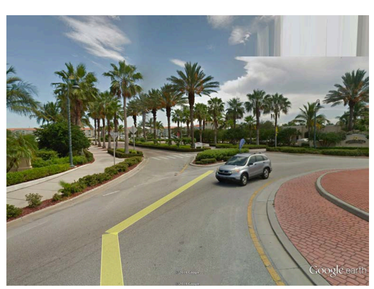


N AERIAL
NTS

A VIEW - NORTH

B VIEW - EAST

C VIEW - SOUTH



D VIEW - WEST

SITE AND BUILDING (PHASE II) DESIGN NARRATIVE:

Blue clear water, gulls and pelicans, sandy beaches, marinas and boats, family fun, neighbors, time off are the experiences seen and felt when one crosses the bridge to Hutchison Island. In developing Phase II on Seaway Drive it is our responsibility to capture these experiences in designing Harbour Cay Phase II

Architecturally we have chosen a design, for lack of a better description, "Coastal Modern". Seaway Drive facing design with parking in front, light blue in color with darker blue accented shutters, captures this experience. The blue color accents the blue waters of high tide, inviting island residence and guest to continue enjoying this unique location. Street facing, as opposed to parking behind the building, limits the impact on the Harbor Isle residences and minimizes traffic at their main entrance.

Our proposed design abodes well with existing structures including many single-family homes along Seaway Drive. Some of these are influential features are the "Coastal" blues of Chuck's Seafood Restaurant, the green awnings of the building that is home to Dave's Dinner and Coastal nails, the blue colored multi-level Key West designed modern residential building nearby, the new townhouse Coastal Modern condominium soon to be completed on the inlet and Oculina Bank Building with it conch shell beach feel.

Finally, we limited the square footage of our building in order to provide extra, above code, parking. In surveying the island community, we asked what type of tenant uses would be needed and would survive the quite summers. The answer was four-fold. First, tenants to serve the personal needs of winter and year-round, such as hair/beauty salon, liquor store and cosmetics. Second, food tenants, such as restaurants, a coffee shop and an ice cream parlor. Third, medical needs such as dialysis, dental and urgent care. Fourth, a need for storage space for neighboring residents. We feel our design will accommodate all four aspects of these community needs.

In conclusion, we feel our plans fit perfectly with the local environment, drawing on neighboring architecture and satisfying community needs.

ARCHITECTURE, INC.
1100 SOUTH FEDERAL HWY SUITE #2
BOYNTON BEACH, FLORIDA 33435
561-860-2905
AA #26001725

HAROLD TUTTLE
AR #0015395

HARBOUR CAY SHOPPES PHASE II
825 SEAWAY DRIVE
FT. PIERCE, FLORIDA 34949

REVISIONS	DATE

Contract	
Permit	
Bid	
Date	7/14/18
Scale	AS NOTED
Drawn	HT
Job	2017-38
Sheet	VISUAL IMPACT ANALYSIS
Of	X/X Sheets

DOUBLE SIDED ILLUMINATED MONUMENT SIGN

JOB SPECIFICATIONS:

One (1) New double-faced internally illuminated Monument Sign

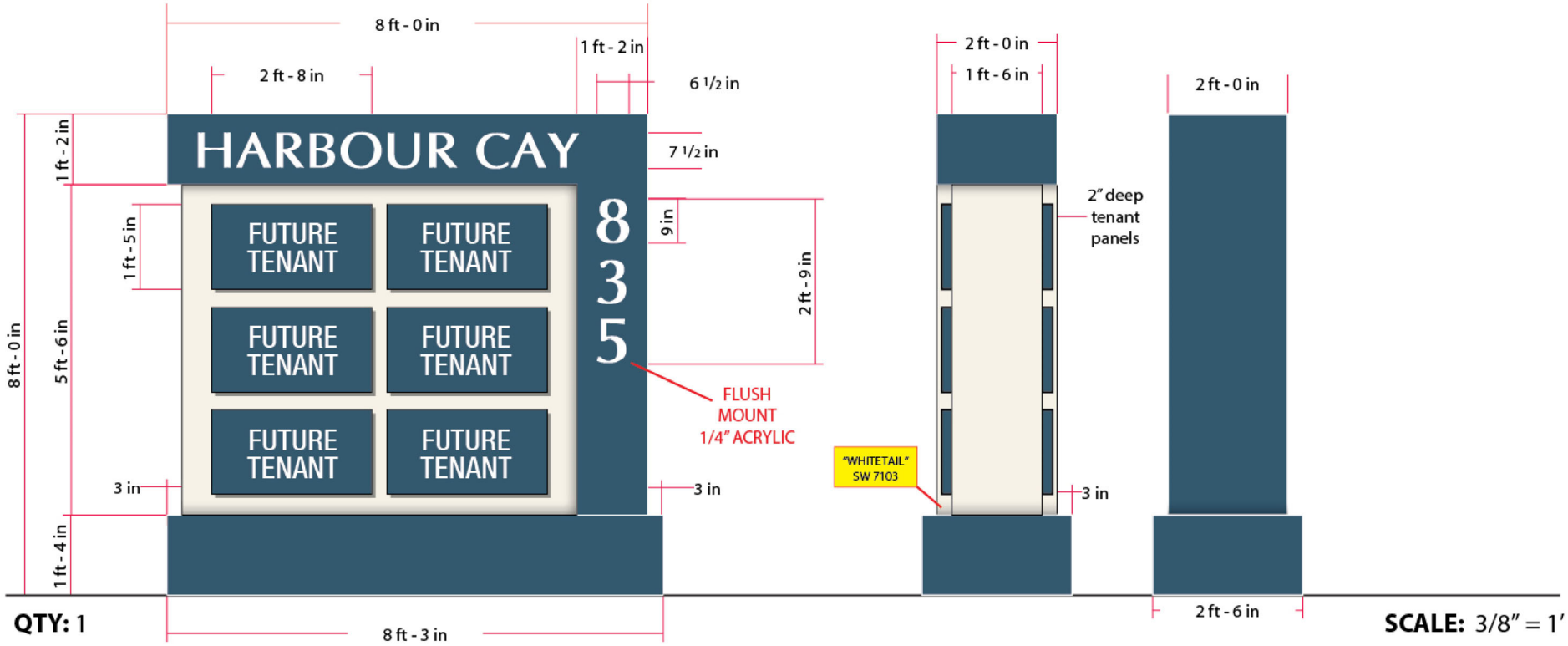
TOP/ADDRESS CABINET to be fabricated aluminum with "HARBOUR CAY" routed copy, backed with white acrylic

Address numerals to be 1/4" acrylic flush mounted to cabinet.

TENAN CABINET to be fabricated aluminum

TENANT PANELS to be fabricated aluminum 2" deep pan faces with routed copy backed with white acrylic.

FRONT VIEW
SIDE B



QTY: 1

FRONT VIEW
SIDE A

LEFT SIDE
VIEW

RIGHT SIDE
VIEW

SCALE: 3/8" = 1'

580 GUS HIPP BLVD. ROCKLEDGE, FL 32955 TEL: 321-636-5116 FAX: 321-636-0402

kendalSIGNS
DESIGN • FABRICATION • INSTALLATION

Customer: Harbour Cay : PHASE II
Address: 835 Seaway Drive Ft Pierce FL 32949
Designer: Tracie **Sales:** Art **Date:** 4-23-21
File Name: Harbour Cay PHASE II- monument

COLOR SCHEDULE

- TOP/BASE/FACES NORTH SEA BLUE MP 8201
- RET/CAB WHITETAIL SW 7103
- ACRYLIC WHITE

SIGNATURE FOR APPROVAL: **DATE:**

REVISED:

CUSTOMER NOTICE

Kendal Signs will endeavor to match colors specified, We cannot guarantee exact matches due to varying Compatibility of materials used. Final dimensions may vary from within this drawing. An exact scaled drawing Will be provided upon your request.

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF KENDAL SIGNS, INC., ROCKLEDGE, FLORIDA. IT MAY NOT BE COPIED, REPRODUCED, MARKETED, SOLD OR MANUFACTURED, IN OR IN PART WITHOUT THE WRITTEN CONSENT OF KENDAL SIGNS, INC.

835 HARBOUR CAY PHASE II
TENANT SIGN CRITERIA

In an effort to maintain uniformity, aesthetics, fairness and offer sign options, tenant signage must adhere to the following signage criteria…

-Tenant storefront and wall signage must follow all City of Ft Pierce signage guidelines as governed in Section 117 Municipal Sign Code/Ordinance(s) ZONE C-2/C-3 Classification(s)

-Landlord restricts signage to face-lit and/or reverse-Lit aluminum Channel Letter type signs and LED illumination

-No box, cabinet, panel, or contour signs; no raceways or no external lighting/Lamps

-No restrictions on font/letter-styles (subject to final landlord approval)

-Aluminum sign letters match in color to the aluminum awnings DARK BLUE (Interstate Blue Level 2 or equivalent)

-Aluminum reverse-lit channel letters DARK BLUE with white LED illumination

- White face-lit channel letters with LIGHT BLUE vinyl overlay; DARK BLUE aluminum side returns and blue or white trim cap

- Nationally recognized retail chains, logos and registered trademarks:
must submit sign design drawings and specifications for landlord approval

-Tenants with multiple locations, existing company logo(s) and colors (ex: Goodfellas) may submit for landlord approval and sign permits; channel letter signs / logos in font only and color(s) of choice, Logo letters permitted (may not exceed in height of largest letter)

-Vinyl window and door signs limited to 25% of glass surface area

-Pre-qualified licensed and insured sign installation crews and vehicles only permitted on property: NO ladder installations permitted.

-Removal of tenant wall and vinyl window signs at time of closure or vacate is the responsibility of vacating tenant

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Harbour Cay Phase 2

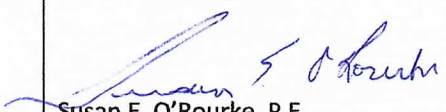
Prepared for:

Mr. Craig Mason
MASON Development & Construction
224 Chimney Corner Ln, Suite 3032
Jupiter, FL 33458

Prepared by:

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

March 24, 2021
Revised May 18, 2021
SR21031.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 5/18/2021 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

March 24, 2021

Mr. Craig Mason
MASON Development & Construction
224 Chimney Corner Ln, Suite 3032
Jupiter, FL 33458

Re: Harbour Cay Phase 2

Dear Mr. Mason:

O'Rourke Engineering & Planning has completed the traffic analysis for the proposed development located south of Seaway Drive in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

TABLE OF CONTENTS

INTRODUCTION	1
PROJECT DESCRIPTION	1
EXISTING CONDITIONS	3
PROJECT TRAFFIC	3
PROJECT DISTRIBUTION/ ASSIGNMENT	3
PROJECT IMPACT	3
OTHER PROJECT TRAFFIC/ GROWTH RATE	7
DRIVEWAY ANALYSIS	9
CONCLUSION	9

TABLES

TABLE 1: Project Trip Generation - Proposed	4
TABLE 2: Project Percent Assignment	6
TABLE 3: Link Analysis	8

FIGURES

FIGURE 1: Project Location	2
FIGURE 2: Project Traffic Assignment	5
FIGURE 3a: Project Driveway Volume	10
FIGURE 3b: Total Driveway Volume	11

APPENDICES

APPENDIX A: Overall Site Plan/Internal Capture Matrices
APPENDIX B: Link Data
APPENDIX C: Growth Rate & Other Approved Projects
APPENDIX D: Driveway Analysis Data

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed development consisting of a Shopping Center, a coffee shop with drive-thru, and a self-storage area located south of Seaway Drive Ft. Pierce, St. Lucie County, Florida. The project has a prior approval through Ft. Pierce for the adjacent lot and a Pre-App approval through FDOT for one right-in driveway, one right-out driveway, and one full access driveway on Seaway Drive. The purpose of this report is to determine the projects impact on the surrounding roadway system.

The project site plan is included in **Appendix A.**

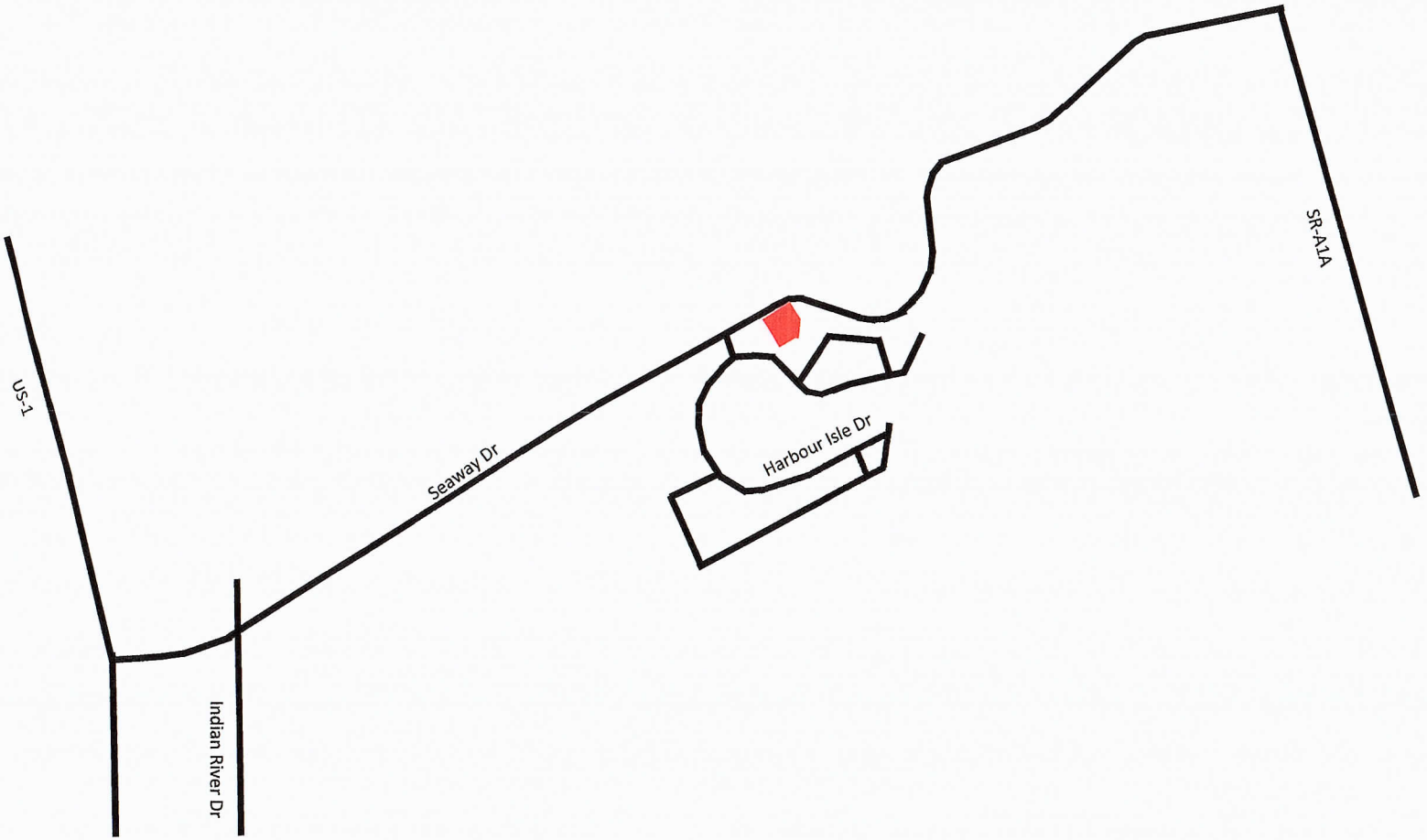
In order to make the determination that the project complies with City Concurrency Guidelines, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of buildout cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development located south of Seaway Drive in Ft. Pierce, St. Lucie County, Florida, will consist of 4,810 square feet of shopping center, 1,722 square feet of coffee shop with drive-thru, and 4,200 square feet of self storage. The site is currently vacant. The project proposes three driveways on Seaway Drive, a right-in only driveway, a full access driveway, and a right-out only driveway. The project location is shown in **Figure 1**.



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O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR21031.0

Date: 03/18/21

Legend

= Project Location

Figure 1

Project Location

Harbour Cay

EXISTING CONDITIONS

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Seaway Drive is a 2-lane undivided class 6 minor arterial roadway.
- Harbour Isle Drive is a 2-lane undivided local roadway.

Existing Traffic Volumes

Traffic volumes were obtained from the FDOT Florida Traffic Online (2019) database. These documents are included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 10th Edition trip rates for Mini-Warehouse (Land Use Code 151), Shopping Center (Land Use Code 820), and Coffee/Donut Shop with Drive-Thru (Land Use Code 937) were applied to estimate the trips generated by the proposed development. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 1,131 net new daily trips. There will be 81 AM peak hour trips with 42 entering the project and 39 trips exiting the project. The project will generate 51 net new PM peak hour trips with 25 trips entering the project and 26 trips exiting the project.

PROJECT DISTRIBUTION / ASSIGNMENT

The project traffic was distributed by general geographic direction based on existing traffic counts consistent with the Harbour Isles Approved Traffic Study. Due to proximity, 25% of the westerly assignment was assigned to Harbour Isles. The general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

PROJECT IMPACT

Tables 2a and 2b summarize the project impact as a percent of service volume capacity. Significant is defined as 1% or more on an adjacent link and 3% or more on all other links. As shown, the project is significant on the adjacent link of Seaway Drive.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Mini-Warehouse	151	4,200	Sft	T = 1.51(X)	50%	50%	3	3	6	-	3	3	50.0%	3	-	3	-	-	-	0.0%	3	-	3
Shopping Center	820	4,810	Sft	Ln(T) = 0.68Ln(X) + 5.57	50%	50%	382	382	764	32	50	82	10.7%	350	332	682	116	116	232	34.0%	234	216	450
Coffee/Donut Shop with Drive-Thru	937	1,722	Sft	T = 820.38(X)	50%	50%	707	706	1,413	52	31	83	5.9%	655	675	1,330	326	326	652	49.0%(1)	329	349	678
TOTALS							**1,092**	**1,091**	**2,183**	**84**	**84**	**168**	**7.7%**	**1,008**	**1,007**	**2,015**	**442**	**442**	**884**	**43.9%**	**566**	**565**	**1,131**

Source: ITE 10th Edition Trip Generation Rates
(1) Fast Food with Drive-Thru Pass-By Rate

Table 1b: AM Peak Hour

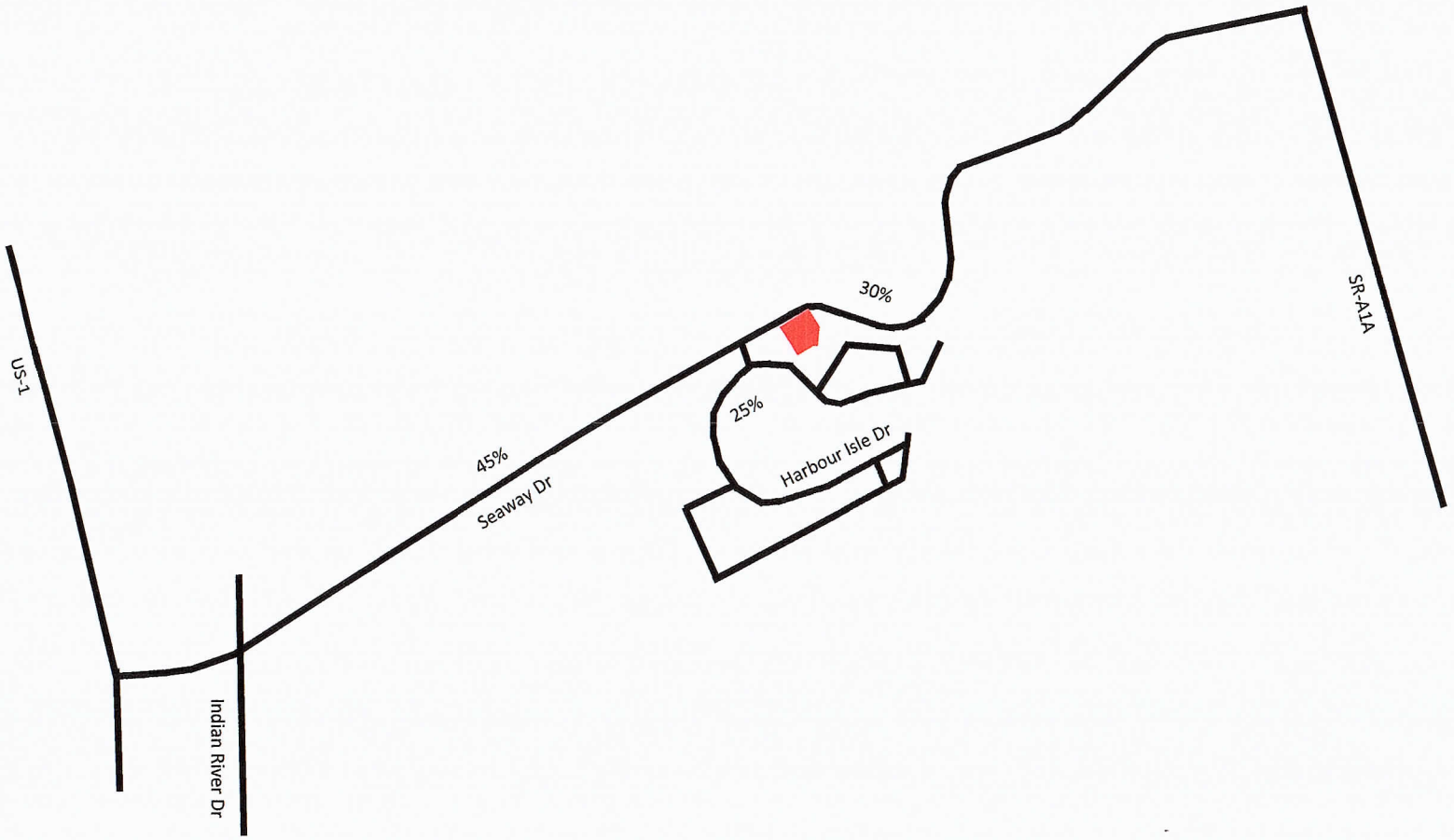
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Mini-Warehouse	151	4,200	Sft	T = 0.10(X)	60%	40%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Shopping Center	820	4,810	Sft	T = 0.94(X)	62%	38%	3	2	5	-	-	-	0.0%	3	2	5	1	1	2	34.0%	2	1	3
Coffee/Donut Shop with Drive-Thru	937	1,722	Sft	T = 88.99(X)	51%	49%	78	75	153	-	-	-	0.0%	78	75	153	38	37	75	49.0%(1)	40	38	78
TOTALS							**81**	**77**	**158**	**-**	**-**	**-**	**0.0%**	**81**	**77**	**158**	**39**	**38**	**77**	**48.7%**	**42**	**39**	**81**

Source: ITE 10th Edition Trip Generation Rates
(1) Fast Food with Drive-Thru Pass-By Rate

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Mini-Warehouse	151	4,200	Sft	T = 0.17(X)	47%	53%	-	1	1	-	-	-	0.0%	-	1	1	-	-	-	0.0%	-	1	1
Shopping Center	820	4,810	Sft	Ln(T) = 0.74Ln(X) + 2.89	48%	52%	28	30	58	14	9	23	39.7%	14	21	35	5	7	12	34.0%	9	14	23
Coffee/Donut Shop with Drive-Thru	937	1,722	Sft	T = 43.38(X)	50%	50%	38	37	75	9	14	23	30.7%	29	23	52	13	12	25	49.0%(1)	16	11	27
TOTALS							**66**	**68**	**134**	**23**	**23**	**46**	**34.3%**	**43**	**45**	**88**	**18**	**19**	**37**	**42.0%**	**25**	**26**	**51**

Source: ITE 10th Edition Trip Generation Rates
(1) Fast Food with Drive-Thru Pass-By Rate



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR21031.0 | Date: 03/18/21

Legend

= Project Location
XX% = Percent Assignment

Figure 2

Percent Assignment

Harbour Cay

Table 2a: Percent Impact - AM Peak Hour

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Seaway Dr	Indian River Dr	S. Causeway Park	EB	IN	No	1550	19	1.23%	45%
	Indian River Dr	S. Causeway Park	WB	OUT	No	1550	18	1.16%	45%
	S. Causeway Park	Harbour Isle Dr	EB	IN	No	790	19	2.41%	45%
	S. Causeway Park	Harbour Isle Dr	WB	OUT	No	790	18	2.28%	45%
	Harbour Isle Dr	Project Access	EB	IN	Yes	790	29	3.67%	70%
	Harbour Isle Dr	Project Access	WB	OUT	Yes	790	27	3.42%	70%
	Project Access	Bayshore Dr	EB	OUT	Yes	790	12	1.52%	30%
	Project Access	Bayshore Dr	WB	IN	Yes	790	13	1.65%	30%

Net In: 42
Net Out: 39

Table 2b: Percent Impact - PM Peak Hour

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Seaway Dr	Indian River Dr	S. Causeway Park	EB	IN	No	1550	11	0.71%	45%
	Indian River Dr	S. Causeway Park	WB	OUT	No	1550	12	0.77%	45%
	S. Causeway Park	Harbour Isle Dr	EB	IN	No	790	11	1.39%	45%
	S. Causeway Park	Harbour Isle Dr	WB	OUT	No	790	12	1.52%	45%
	Harbour Isle Dr	Project Access	EB	IN	Yes	790	18	2.28%	70%
	Harbour Isle Dr	Project Access	WB	OUT	Yes	790	18	2.28%	70%
	Project Access	Bayshore Dr	EB	OUT	Yes	790	8	1.01%	30%
	Project Access	Bayshore Dr	WB	IN	Yes	790	8	1.01%	30%

Net In: 25
Net Out: 26

OTHER PROJECT TRAFFIC/GROWTH RATE

Existing traffic volumes were grown using a 3-year historical growth rate calculated from the historical AADT obtained from the FDOT Florida Traffic Online (2019) database. The growth rate was calculated as 2.42%.

The adjacent parcel is approved for a 10,530 square foot building with various uses. Although not approved, the west section of the parcel is envisioned to be an 8,600 square foot medical office. This parcel will share driveways with the project. Therefore, the background traffic from the retail and office buildings will be included in both the link analysis and the driveway analysis.

Details of the growth rate calculation and background project are included in **Appendix C**.

LINK ANALYSIS / REVIEW

Since the project is significant on the adjacent links, these links were analyzed further to ensure they will meet concurrency. **Table 3a and 3b** summarizes the results of the link analysis. As shown, all roadways will operate at acceptable levels of service at project buildout.

Table 3a: Link Analysis - AM Peak Hour

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2019 Peak Hour Directional Volumes [1]	Growth Rate	2024 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Seaway Dr	Harbour Isle Dr	Project Access	EB	IN	Yes	374	1.0242	421	21	442	790	29	471	3.67%	YES	70%
	Harbour Isle Dr	Project Access	WB	OUT	Yes	582	1.0242	656	6	662	790	27	689	3.42%	YES	70%
	Project Access	Bayshore Dr	EB	OUT	Yes	374	1.0242	421	2	423	790	12	435	1.52%	YES	30%
	Project Access	Bayshore Dr	WB	IN	Yes	582	1.0242	656	9	665	790	13	678	1.65%	YES	30%

(1) FDOT Hourly Count (Station 940115)

Net In:	42
Net Out:	39
Years Grown:	5

Table 3b: Link Analysis - PM Peak Hour

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2019 Peak Hour Directional Volumes [1]	Growth Rate	2024 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Seaway Dr	Harbour Isle Dr	Project Access	EB	IN	Yes	642	1.0242	724	15	739	790	18	757	2.28%	YES	70%
	Harbour Isle Dr	Project Access	WB	OUT	Yes	656	1.0242	739	28	767	790	18	785	2.28%	YES	70%
	Project Access	Bayshore Dr	EB	OUT	Yes	642	1.0242	724	12	736	790	8	744	1.01%	YES	30%
	Project Access	Bayshore Dr	WB	IN	Yes	656	1.0242	739	6	745	790	8	753	1.01%	YES	30%

(1) FDOT Hourly Count (Station 940115)

Net In:	25
Net Out:	26
Years Grown:	5

DRIVEWAY ANALYSIS

The development is relying upon 3 driveways on Seaway Drive. The driveways were analyzed for the AM and PM peak hours to determine the adequacy of the proposed access and the need for ingress turn lanes on Seaway Drive. The driveway volumes are shown in **Figures 3a and 3b** for the project trips and total trips, respectively.

- Driveway 1 is a right-in only driveway constructed with the Phase 1 retail. The driveway will accommodate traffic entering the project from the west. There will be no delay associated with this driveway.

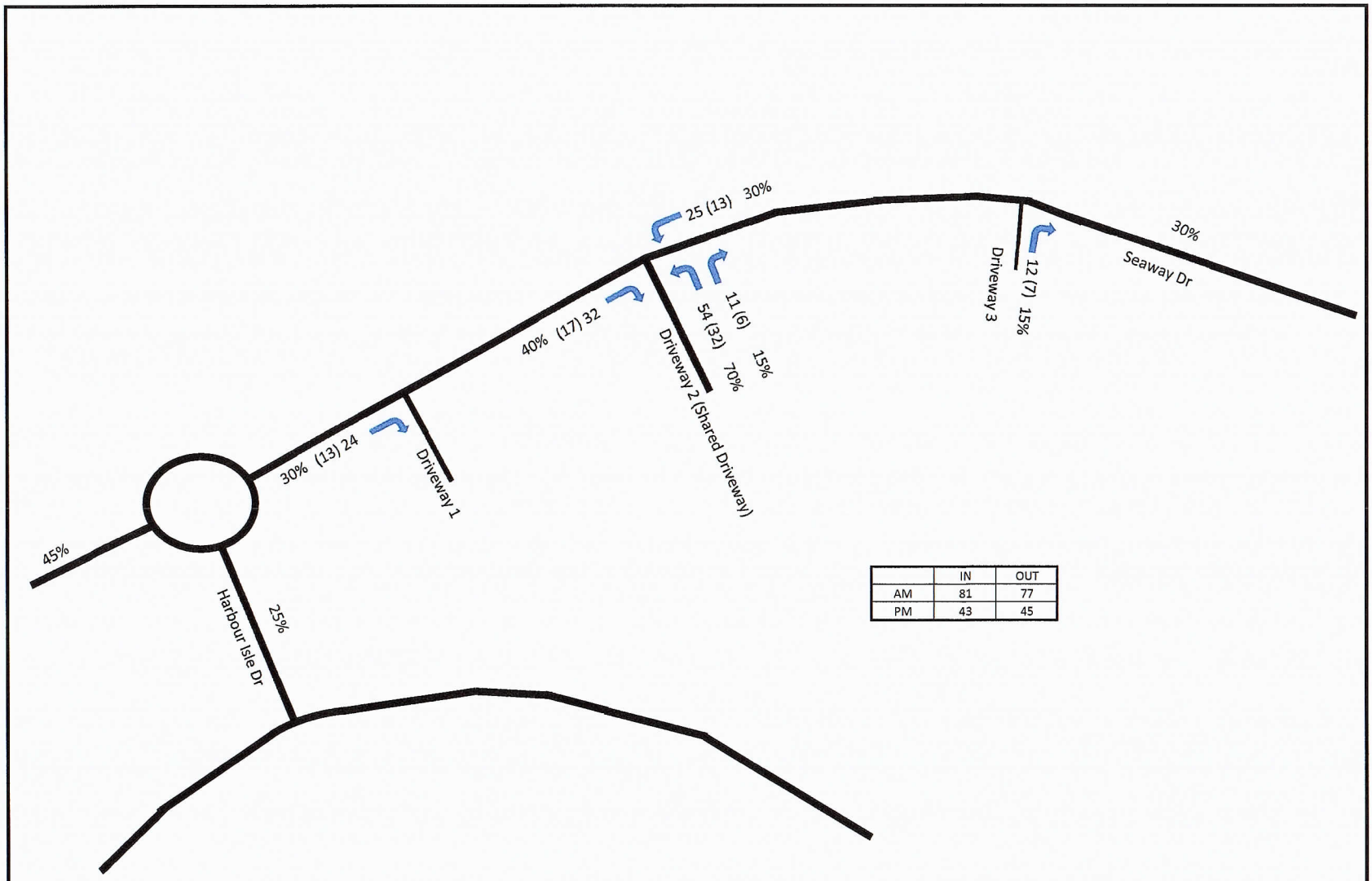
- Driveway 2 is a full access driveway constructed with the Phase 1 retail. With all of the site developed including the vacant medical office lot, Driveway 2 will operate at LOS A for the WBL and LOS D for the northbound approach in the AM peak hour. In the PM peak hour the WBL will operate at LOS A and the Northbound left will operate at LOS F with average delay of 74.4 seconds. That delay will occur on the site. We do believe that the traffic is overstated. 25% of the traffic is estimated to come from Harbour Isles. If half of those visitors walk or bike to the site, the NB approach will be reduced to 59.0 seconds of delay with just over two vehicles in the queue.

- Driveway 3 is a proposed right-out only driveway. The right-out only driveway (Driveway 3) operates at a LOS B in the AM and PM Peak Hours.

According to the FDOT 2008 Driveway Information Guide the recommended guidelines for a right turn lane is 80 right turning vehicles in the peak hour for 2-lane roadways with a posted speed limit of 45 mph or less. Therefore, a right turn lane is not recommended at any of the driveways. The only westbound left turn lane in this stretch of roadway is at Bayshore Drive; no other parcel has a turn lane. Therefore, the left turn lane is not recommended. The FDOT has approved the access on the site.

CONCLUSION

With 81 net new AM peak hour trips and 51 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network. Therefore, the project meets the requirements for concurrency.

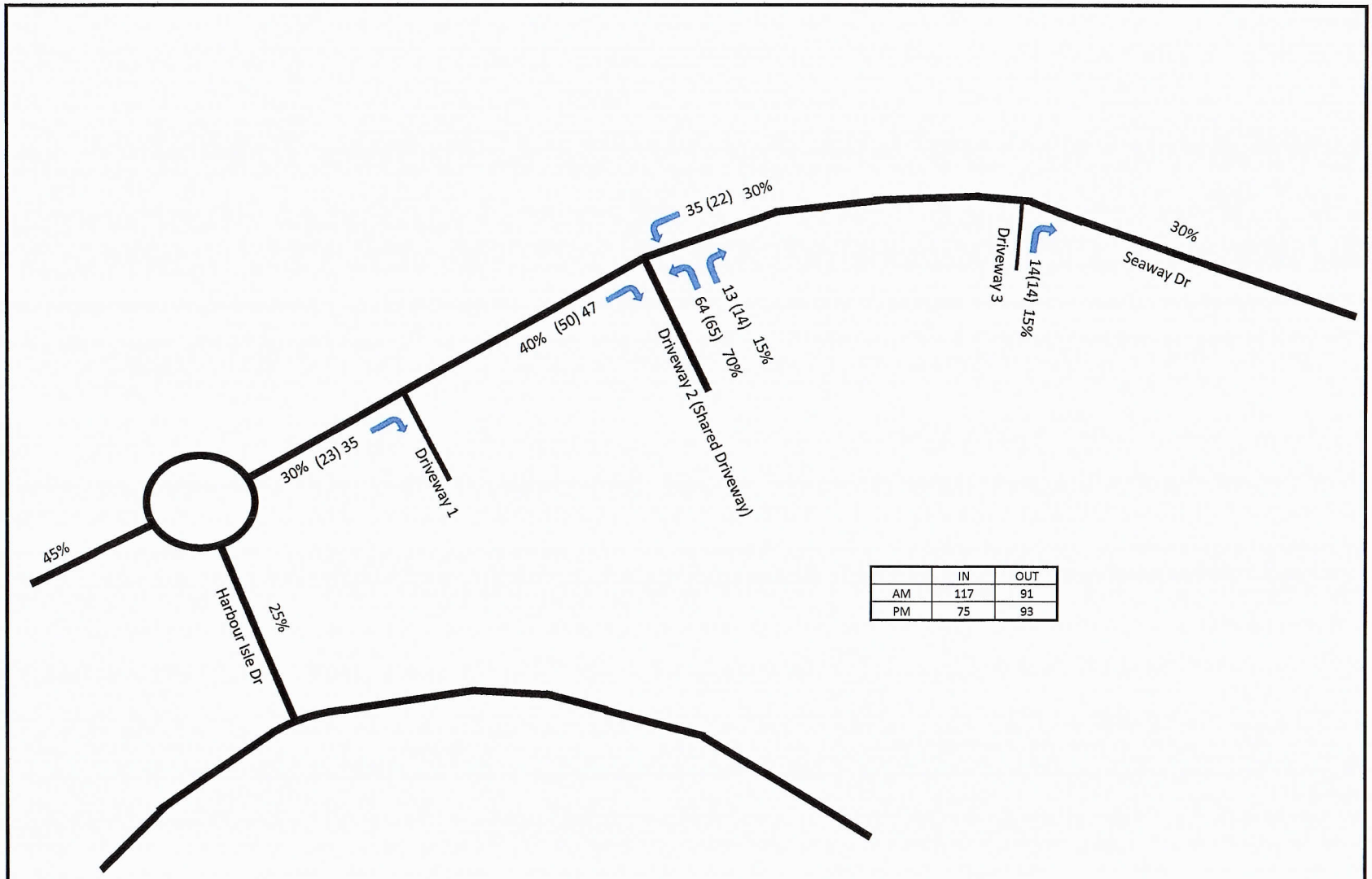


NTS	O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994
Job Number: SR21031.0	Date: 03/18/21

Legend

XX(XX) = AM(PM)
XX% = Percent Assignment

Figure 3a
Project Driveway Volumes
Harbour Cay



NTS	O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994
Job Number: SR21031.0	Date: 03/18/21

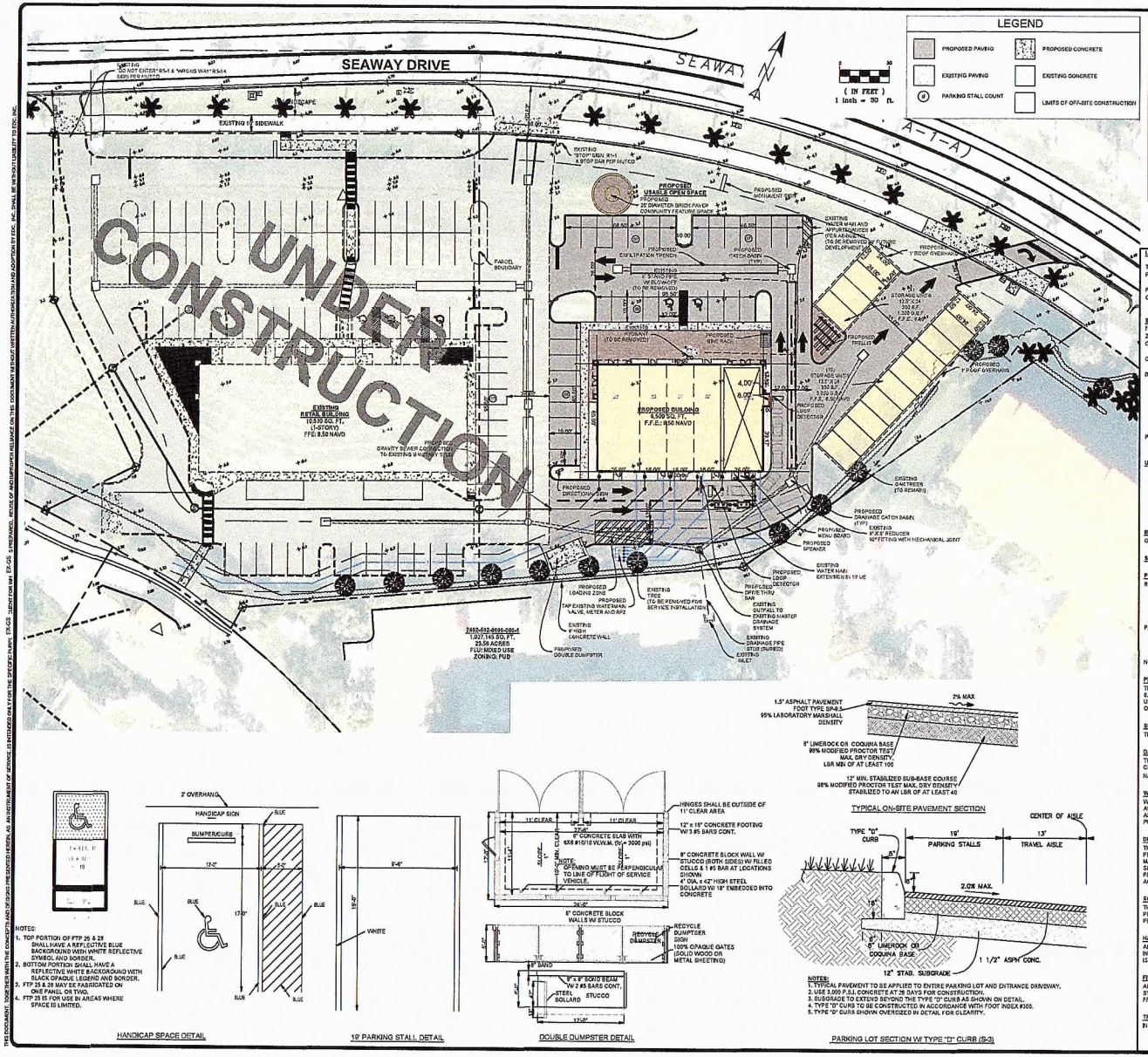
Legend

XX(XX) = AM(PM)
XX% = Percent Assignment

Figure 3b
Total Driveway Volumes
Harbour Cay

APPENDIX A

OVERALL CONCEPT PLAN/INTERNAL CAPTURE MATRICES



HANDICAP SPACE DETAIL

19' PARKING STALL DETAIL

DOUBLE DUMPSTER DETAIL

PARKING LOT SECTION W/ TYPE "D" CURB (S-3)

NOTES:
1. TYPICAL PAVEMENT TO BE APPLIED TO ENTIRE PARKING LOT AND ENTRANCE DRIVEWAY.
2. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
3. SUBGRADE TO EXTEND BEYOND THE TYPE "D" CURB AS SHOWN ON DETAIL.
4. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX #300.
5. TYPE "D" CURB SHOWN OVERSIZED IN DETAIL FOR CLARITY.

LEGAL DESCRIPTION:

TOTAL SITE AREA: 67,531 S.F., 1.55 AC.
PARCEL ID: 3403-501-0001-010-8

PROJECT NAME: HARBOUR ISLES SHOPPES
OWNER/DEVELOPER: 925/935 SEAWAY DRIVE FORT PIERCE, FLORIDA 34949

SITE DATA

	CURRENT
FUTURE LAND USE:	HUTCHINSON ISLAND MIXED USE (HIMU)
ZONING:	PLANNED DEVELOPMENT
GROSS SITE AREA	66,877 S.F. (1.54 AC)

GROSS PROPOSED DEVELOPMENT AREA 67,532 S.F. (± 1.55 AC) = 100.00%

IMPERVIOUS AREA	48,632 S.F.	1.14 AC	73.35%
PROPOSED BUILDING	6,500 S.F.	0.15 AC	09.80%
PROPOSED STORAGE UNITS	4,300 S.F.	0.10 AC	06.45%
PROPOSED PAVEMENT	22,268 S.F.	0.51 AC	32.90%
PROPOSED CONCRETE	1,211 S.F.	0.03 AC	01.84%
PROPOSED PAVERS	1,808 S.F.	0.04 AC	02.56%
EXISTING PAVEMENT	13,845 S.F.	0.31 AC	20.00%
PERVIOUS AREA	17,900 S.F.	(0.41 AC)	26.65%
OPEN SPACE	17,900 S.F.	(0.41 AC)	26.65%

USEABLE OPEN SPACE AREA:
REQUIRED = OPEN SPACE S.F. @ 0.5% = 8,950 S.F.
PROPOSED = 8,950 S.F.

PROPOSED BUILDING COVERAGE: 09.65%
MAXIMUM BUILDING COVERAGE: 20.00%

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

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

PARKING CALCULATIONS
REQUIRED PARKING
REQUIRED PARKING SPACES (10,530 S.F. (1 SPACE / 300 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 = 42 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 PROPOSED 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 (FPUA) MAINS LOCATED ADJACENT TO THE PROJECT SITE. PROPOSED POINTS OF CONNECTION AND POINTS OF SERVICE ARE SHOWN ON THIS PLAN. THIS PLAN IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY, ALL FINAL UTILITY DESIGN AND SIZES TO BE INCLUDED ON CONSTRUCTION LEVEL PLANS.

DRAINAGE STATEMENT:
THE PROJECT IS LOCATED WITHIN THE HARBOUR ISLE MASTER STORMWATER SYSTEM (SFWMD ERP PERMIT 56-01685-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 0183J, DATED 02/16/2012.

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

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

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

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

ENGINEERS ● SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455
www.edc-inc.com
E.P.E. CERTIFICATE OF AUTHORIZATION 9035
L.B. CERTIFICATE OF AUTHORIZATION 8008

RE-REVIEW COMMENTS

HARBOUR CAY PHASE II
SITE PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
P: 772-462-2455

21-151

1 OF 1

A-1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

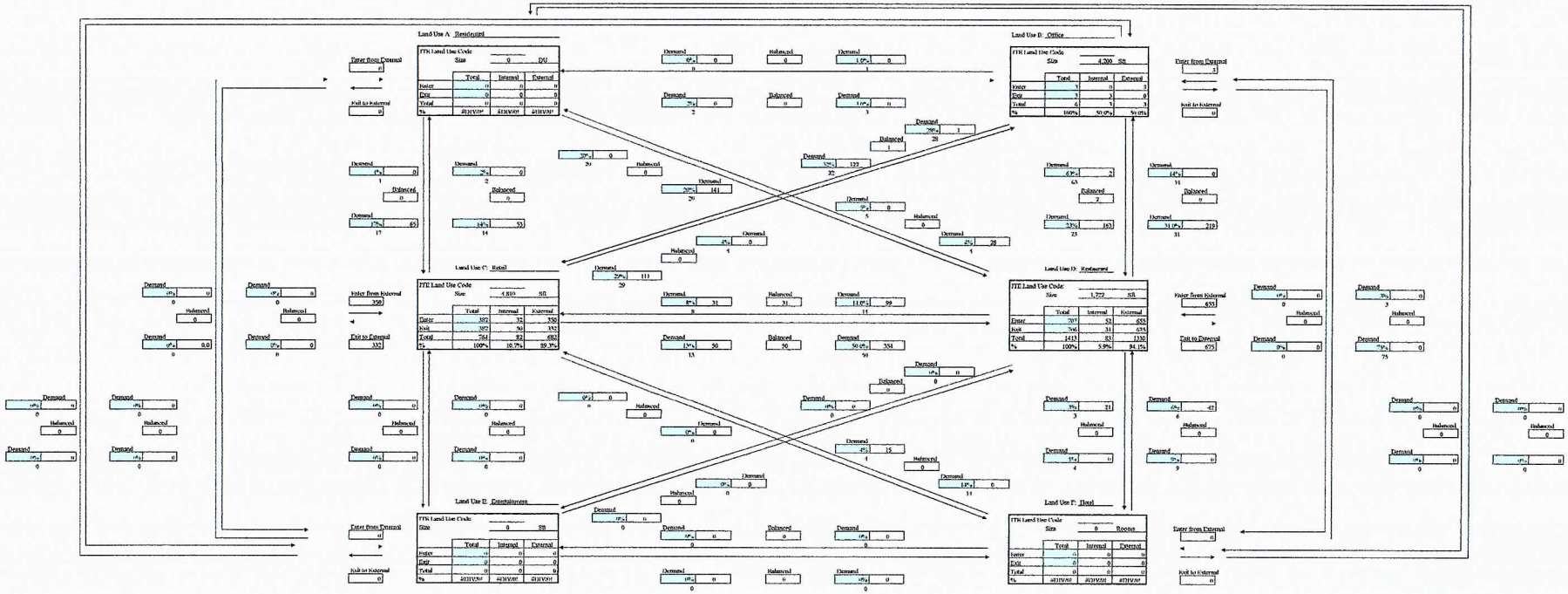
Z:\EDC-2021\21-151 - Harbour Cay Ph II\ENGINEERING\Civil\CAD\SURVEY\21-151 HARBOUR CAY II-SITE PLAN.DWG, CONCEPT SITE PLAN, 5/5/2021 4:05:28 PM, James, EDC, Inc.

TABLE 1: Daily Internal Traffic

PROJECT
TRIP INTERNALIZATION - Daily

Analyst _____
Date _____

Name of Devlpt PROJECT
Time Period Daily Peak Hour



Net External Trips for Multi Use Development

	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Totals
Enter	0	3	350	655	0	0	1008
Exit	0	0	332	675	0	0	1007
Total	0	3	682	1330	0	0	2015
Single Use Trip Gen Estimate	0	0	764	1413	0	0	2183

Internal
Capture
7.7%

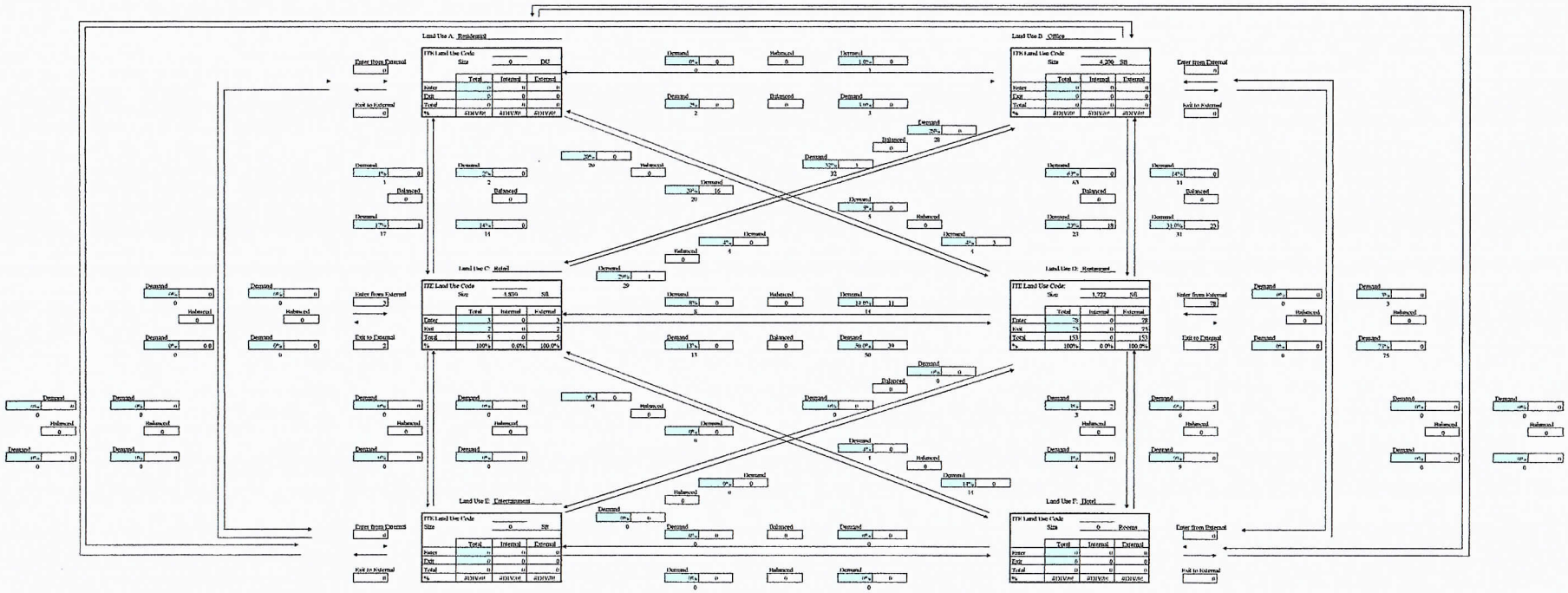
Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

TABLE 1: AM Internal Traffic - Phase I

PROJECT
TRIP INTERNALIZATION - AM

Analyst _____
Date _____

Name of Devlpt PROJECT
Time Period AM Peak Hour



Net External Trips for Multi Use Development

	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Total	
Enter	0	0	3	78	0	0	81	
Exit	0	0	2	75	0	0	77	Internal
Total	0	0	5	153	0	0	158	Options
Single-Use Trip Gen Estimate	0	0	5	153	0	0	158	0.0%

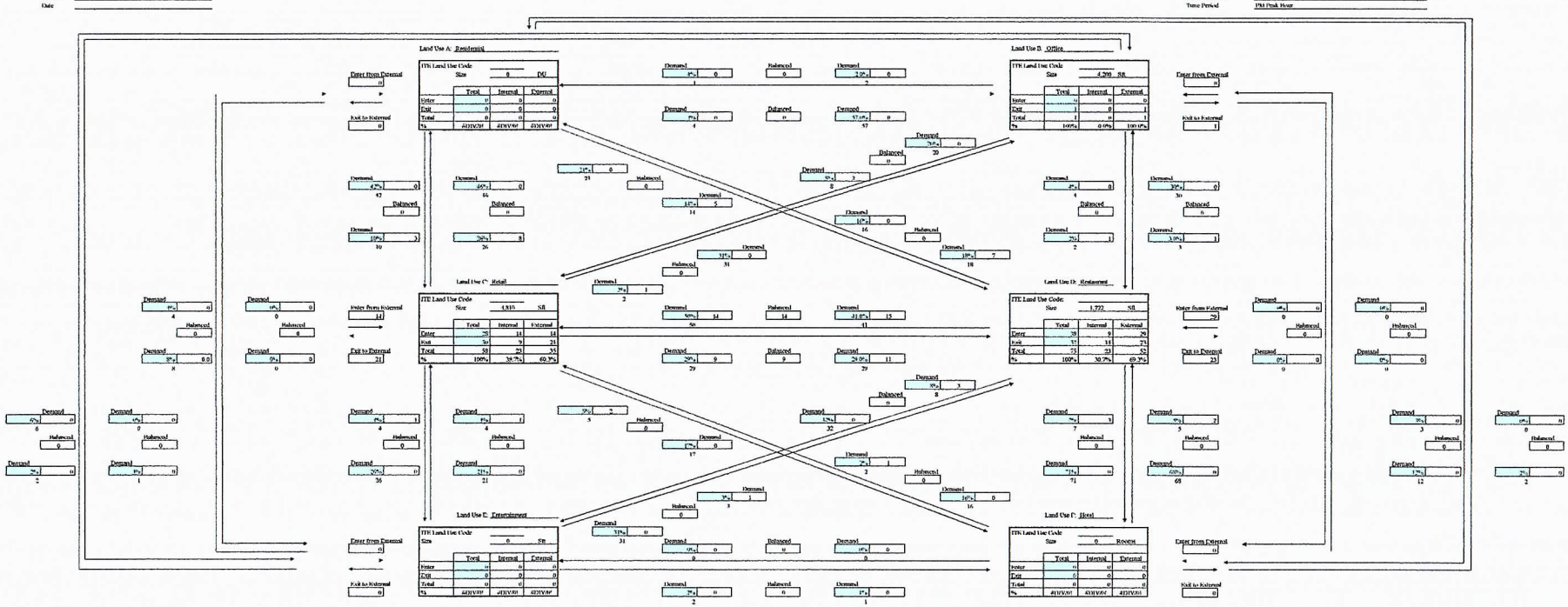
Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

TABLE 1: PM Internal Traffic

PROJECT
TRIP INTERNALIZATION - PM

Analyst _____
Date _____

Name of Devlpt PROJECT
Time Period PM Peak Hour



Net External Trips for Multi Use Development

	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Total	
Enter	0	0	31	29	0	0	43	
Exit	0	1	21	23	0	0	45	Internal
Total	0	1	35	52	0	0	88	Captures
Single-Use Trip Gen Estimate	0	1	58	75	0	0	134	34.3%

Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

APPENDIX B

LINK COUNTS

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
SNEED RD	OKEECHOBEE RD to ORANGE AVE	151	1,079	2019	670	68	B	0.309	83	B	0.377
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	337	16,000	2019	790	931	F	1.108	971	F	1.156
SR A1A NORTH	US 1 to OLD DIXIE HWY	940709	6,370	2017	920	430	C	0.494	430	C	0.494
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	706	10,500	2020	2,000	558	C	0.641	621	C	0.714
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	940114	8,090	2017	920	435	C	0.500	477	C	0.548
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	940719	5,507	2017	920	337	C	0.387	302	C	0.347
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	940116	3,825	2017	700	457	C	0.692	367	C	0.556
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	945016	7,908	2017	600	427	D	0.712	511	D	0.852
SR A1A SOUTH	OCEAN DR to BINNEY DR	940115	13,023	2017	600	648	F	1.012	678	F	1.059
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	940115	13,023	2017	790	648	D	0.820	678	D	0.858
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	940711	11,974	2017	1,550	659	C	0.955	596	C	0.864
SR A1A SOUTH	INDIAN RIVER DR to US 1	940711	11,974	2017	1,710	659	C	0.856	596	C	0.774
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	172	16,500	2020	2,100	1,129	C	0.562	1,088	C	0.541
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	239	19,000	2020	2,100	1,345	C	0.669	1,301	C	0.647
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	172	16,500	2020	1,800	1,129	C	0.656	1,088	C	0.633
ST JAMES DR	TELFORD AVE to MIDWAY RD	345	19,500	2020	2,100	1,188	C	0.591	1,173	C	0.584
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	707	4,750	2017	790	279	C	0.715	275	C	0.705
ST LUCIE BLVD	KINGS HWY to KEEN RD	156	5,710	2019	880	310	C	0.373	407	C	0.490
ST LUCIE BLVD	KEEN RD to 25TH ST	156	5,710	2019	880	310	C	0.373	407	C	0.490
ST LUCIE BLVD	25TH ST to SENECA AVE	940270	3,819	2017	750	195	C	0.527	199	C	0.538
ST LUCIE BLVD	SENECA AVE to US 1	940270	3,819	2017	790	195	C	0.500	199	C	0.510
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	152	13,500	2019	700	662	D	0.946	683	D	0.976
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831

B-1

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

COUNTY: 94
STATION: 0115
DESCRIPTION: SR A1A/S - E END OF S BRIDGE
START DATE: 01/09/2019
START TIME: 2345

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	9	10	6	8	33	10	6	8	8	32	65
0100	6	1	3	2	12	9	7	3	8	27	39
0200	1	9	4	2	16	3	3	4	2	12	28
0300	4	1	4	6	15	5	3	1	9	18	33
0400	6	12	15	18	51	5	5	8	10	28	79
0500	21	39	39	64	163	19	24	22	39	104	267
0600	70	61	75	75	281	58	76	78	84	296	577
0700	80	84	113	75	352	109	125	158	120	512	864
0800	77	95	108	94	374	140	148	147	147	582	956
0900	96	114	115	121	446	144	150	139	136	569	1015
1000	112	121	102	140	475	127	152	166	143	588	1063
1100	145	143	169	159	616	146	124	135	139	544	1160
1200	150	148	91	147	536	151	173	203	174	701	1237
1300	149	155	164	165	633	162	149	132	156	599	1232
1400	134	131	159	155	579	188	201	146	181	716	1295
1500	173	202	168	183	726	148	149	201	153	651	1377
1600	161	156	171	154	642	155	158	149	194	656	1298
1700	172	188	169	143	672	159	149	119	117	544	1216
1800	118	91	96	116	421	146	156	110	88	500	921
1900	113	72	82	53	320	62	67	51	42	222	542
2000	63	63	64	59	249	36	41	46	37	160	409
2100	55	48	48	39	190	45	36	50	35	166	356
2200	34	19	25	20	98	34	33	22	27	116	214
2300	21	9	17	6	53	25	14	13	9	61	114
24-HOUR TOTALS:					7953					8404	16357

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	845	419	830	588	830	1000
P.M.	1500	726	1400	716	1445	1377
DAILY	1500	726	1400	716	1445	1377

GENERATED BY SPS 5.0.53P

APPENDIX C

GROWTH RATE
AND
OTHER APPROVED PROJECTS

Historical Growth Rate Calculation

Segment	From	To	2016 AADT	2019 AADT	3 Year Historical Growth Rate
Seaway Drive	Indian River Dr	S Ocean Dr	14,800	15,900	2.42%

*Source FDOT Historical Traffic Counts

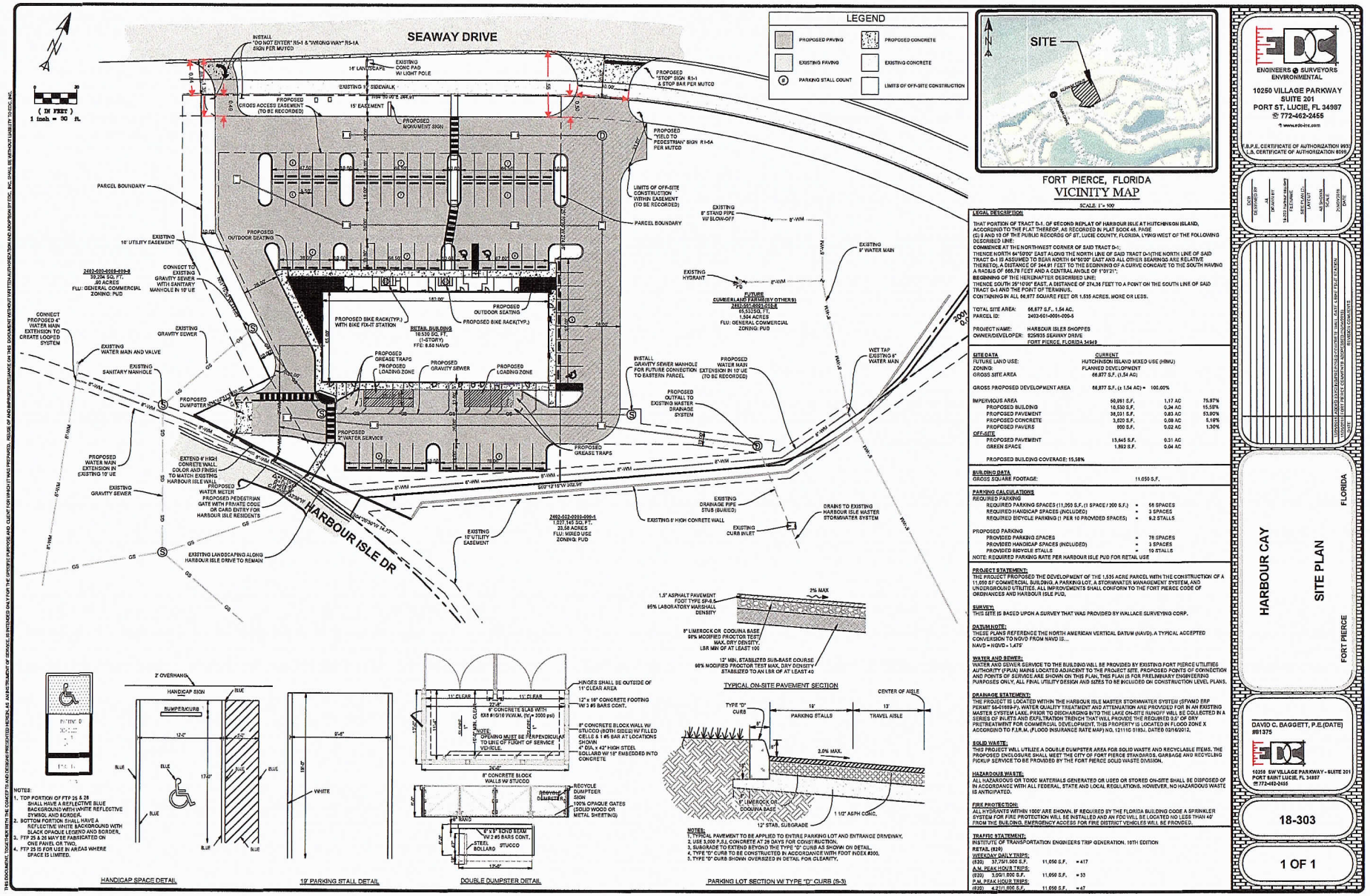
FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0115 - SR A1A/S - E END OF S BRIDGE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	15900 C	E 7700	W 8200	9.00	52.50	5.70
2018	16600 C	E 8500	W 8100	9.00	52.40	5.70
2017	14800 C	E 7400	W 7400	9.00	52.00	5.70
2016	14800 C	E 7500	W 7300	9.00	52.30	4.70
2015	15100 C	E 7600	W 7500	9.00	52.70	4.70
2014	12900 C	E 6400	W 6500	9.00	52.50	4.70
2013	11600 C	E 5800	W 5800	9.00	55.90	9.40
2012	12500 C	E 6300	W 6200	9.00	55.80	6.10
2011	10300 C	E 5100	W 5200	9.00	56.20	6.10
2010	13300 C	E 6700	W 6600	11.16	56.34	6.10
2009	12400 C	E 5700	W 6700	11.51	56.49	8.90
2008	12600 C	E 6300	W 6300	11.31	55.19	8.90
2007	14500 C	E 7200	W 7300	11.33	56.77	11.20
2006	14200 C	E 7100	W 7100	11.16	57.49	3.40
2005	15200 C	E 7600	W 7600	11.60	56.20	2.60
2004	14900 C	E 7500	W 7400	11.10	57.00	2.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



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

LEGAL DESCRIPTION:

THAT PORTION OF TRACT D-1, OF SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE (S) 8 AND 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WEST OF THE FOLLOWING DESCRIBED LINE:
COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT D-1;
THENCE NORTH 64°50'00" EAST ALONG THE NORTH LINE OF SAID TRACT D-1(THE NORTH LINE OF SAID TRACT D-1 IS ASSUMED TO BEAR NORTH 64°50'00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 344.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 665.78 FEET AND A CENTRAL ANGLE OF 1°01'21";
BEGINNING OF THE HEREINAFTER DESCRIBED LINE:
THENCE SOUTH 25°10'00" EAST, A DISTANCE OF 274.36 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT D-1 AND THE POINT OF TERMINUS.
CONTAINING IN ALL 66,877 SQUARE FEET OR 1.535 ACRES, MORE OR LESS.

TOTAL SITE AREA: 66,877 S.F., 1.54 AC.
PARCEL ID: 2402-501-0001-000-5

PROJECT NAME: HARBOUR ISLES SHOPPES
OWNER/DEVELOPER: 8256935 SEAWAY DRIVE FORT PIERCE, FLORIDA 34949

SITE DATA

	CURRENT		
FUTURE LAND USE:	HUTCHINSON ISLAND MIXED USE (HMU)		
ZONING:	PLANNED DEVELOPMENT		
GROSS SITE AREA	66,877 S.F. (1.54 AC)		
GROSS PROPOSED DEVELOPMENT AREA	66,877 S.F. (± 1.54 AC) =		100.00%
IMPERVIOUS AREA	50,091 S.F.	1.17 AC	75.97%
PROPOSED BUILDING	10,530 S.F.	0.24 AC	15.59%
PROPOSED PAVEMENT	36,031 S.F.	0.83 AC	53.90%
PROPOSED CONCRETE	3,020 S.F.	0.09 AC	5.19%
PROPOSED PAVERS	900 S.F.	0.02 AC	1.30%
OFF-SITE			
PROPOSED PAVEMENT	13,645 S.F.	0.31 AC	
GREEN SPACE	1,892 S.F.	0.04 AC	

PROPOSED BUILDING COVERAGE: 15.58%

BUILDING DATA
GROSS SQUARE FOOTAGE: 11,050 S.F.

PARKING CALCULATIONS

REQUIRED PARKING
- REQUIRED PARKING SPACES (11,050 S.F. (1 SPACE / 200 S.F.) = 56 SPACES
- REQUIRED HANDICAP SPACES (INCLUDED) = 3 SPACES
- REQUIRED BICYCLE PARKING (1 PER 10 PROVIDED SPACES) = 9.2 STALLS

PROPOSED PARKING
- PROVIDED PARKING SPACES = 76 SPACES
- PROVIDED HANDICAP SPACES (INCLUDED) = 3 SPACES
- PROVIDED BICYCLE STALLS = 10 STALLS

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

PROJECT STATEMENT:
THE PROJECT PROPOSED THE DEVELOPMENT OF THE 1.535 ACRE PARCEL WITH THE CONSTRUCTION OF A 11,050 SF COMMERCIAL BUILDING, A PARKING LOT, A STORMWATER MANAGEMENT SYSTEM, AND UNDERGROUND UTILITIES. ALL IMPROVEMENTS SHALL CONFORM TO THE FORT PIERCE CODE OF ORDINANCES AND HARBOUR ISLE PUD.

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

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

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

DRAINAGE STATEMENT:
THE PROJECT IS LOCATED WITHIN THE HARBOUR ISLE MASTER STORMWATER SYSTEM (SFWMD ERP PERMIT 56-01669-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 0183J. DATED 02/16/2012.

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

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

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

TRAFFIC STATEMENT:
INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10TH EDITION
RETAIL (820)

WEEKDAY DAILY TRIPS:			
(820)	37.75/1,000 S.F.	11,050 S.F.	= 417
A.M. PEAK HOUR TRIPS:			
(820)	3.00/1,000 S.F.	11,050 S.F.	= 33
P.M. PEAK HOUR TRIPS:			
(820)	4.27/1,000 S.F.	11,050 S.F.	= 47

ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
E.B.P.E. CERTIFICATE OF AUTHORIZATION 9937
L.B. CERTIFICATE OF AUTHORIZATION 8055

DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
PROJECT NO.	
SHEET NO.	

HARBOUR CAY
FORT PIERCE FLORIDA
SITE PLAN

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

18-303

1 OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Trip Generation - Total Traffic - Harbour Cay Phase 2

Daily

	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
						In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Phase 1	General Office	710	1,421	Sft	Ln(T) = 0.97Ln(X) + 2.50	50%	50%	9	8	17	2	8	10	58.8%	7	-	7	-	-	-	0.0%	7	-	7
No Site Plan	Medical Office	720	8,600	Sft	T = 38.42(X) - 87.62	50%	50%	122	121	243	22	110	132	54.3%	100	11	111	-	-	-	0.0%	100	11	111
Project (Phase 2)	Mini-Warehouse	151	4,200	Sft	T = 1.51(X)	50%	50%	3	3	6	1	3	4	66.7%	2	-	2	-	-	-	0.0%	2	-	2
4,810 Project & 4,080 Phase 1	Shopping Center	820	8,890	Sft	Ln(T) = 0.68Ln(X) + 5.57	50%	50%	580	580	1,160	79	80	159	13.7%	501	500	1,001	170	170	340	34.0%	331	330	661
Phase 1	Liquor Store	899	1,495	Sft	T = 101.49(X)	50%	50%	76	76	152	10	10	20	13.2%	66	66	132	23	22	45	34.0%	43	44	87
Phase 1	High Turnover (Sit-Down) Restaurant	932	3,534	Sft	T = 112.18(X)	50%	50%	198	198	396	37	16	53	13.4%	161	182	343	74	73	147	43.0%	87	109	196
Project (Phase 2)	Coffee/Donut Shop with Drive-Thru	937	1,722	Sft	T = 820.38(X)	50%	50%	707	706	1,413	131	55	186	13.2%	576	651	1,227	301	300	601	49.0%[1]	275	351	626
	TOTALS		29,862	Sft				1,695	1,692	3,387	282	282	564	16.7%	1,413	1,410	2,823	568	565	1,133	40.1%	845	845	1,690

Source: ITE 10th Edition Trip Generation Rates

(1) Fast-Food with Drive-Thru Pass-By Rate

AM Peak Hour

	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
						In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Phase 1	General Office	710	1,421	Sft	T = 1.16(X)	86%	14%	2	-	2	-	-	-	0.0%	2	-	2	-	-	-	0.0%	2	-	2
No Site Plan	Medical Office	720	8,600	Sft	Ln(T) = 0.89Ln(X) + 1.31	78%	22%	20	5	25	4	4	8	32.0%	16	1	17	-	-	-	0.0%	16	1	17
Project (Phase 2)	Mini-Warehouse	151	4,200	Sft	T = 0.10(X)	60%	40%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
4,810 Project & 4,080 Phase 1	Shopping Center	820	8,890	Sft	T = 0.94(X)	62%	38%	5	3	8	1	1	2	25.0%	4	2	6	1	1	2	34.0%	3	1	4
Phase 1	Liquor Store	899	1,495	Sft	T = 0.51(X)	51%	49%	1	-	1	-	-	-	0.0%	1	-	1	-	-	-	34.0%	1	-	1
Phase 1	High Turnover (Sit-Down) Restaurant	932	3,534	Sft	T = 9.94(X)	55%	45%	19	16	35	1	1	2	5.7%	18	15	33	7	7	14	43.0%	11	8	19
Project (Phase 2)	Coffee/Donut Shop with Drive-Thru	937	1,722	Sft	T = 88.99(X)	51%	49%	78	75	153	2	2	4	2.6%	76	73	149	37	36	73	49.0%[1]	39	37	76
	TOTALS		29,862	Sft				125	99	224	8	8	16	7.1%	117	91	208	45	44	89	42.8%	72	47	119

Source: ITE 10th Edition Trip Generation Rates

(1) Fast-Food with Drive-Thru Pass-By Rate

PM Peak Hour

	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
						In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Phase 1	General Office	710	1,421	Sft	Ln(T) = 0.95Ln(X) + 0.36	16%	84%	-	2	2	-	-	-	0.0%	-	2	2	-	-	-	0.0%	-	2	2
No Site Plan	Medical Office	720	8,600	Sft	T = 3.39(X) + 2.02	28%	72%	9	22	31	3	5	8	25.8%	6	17	23	-	-	-	0.0%	6	17	23
Project (Phase 2)	Mini-Warehouse	151	4,200	Sft	T = 0.17(X)	47%	53%	-	1	1	-	-	-	0.0%	-	1	1	-	-	-	0.0%	-	1	1
4,810 Project & 4,080 Phase 1	Shopping Center	820	8,890	Sft	Ln(T) = 0.74Ln(X) + 2.89	48%	52%	44	47	91	21	13	34	37.4%	23	34	57	9	10	19	34.0%	14	24	38
Phase 1	Liquor Store	899	1,495	Sft	T = 17.12(X)	50%	50%	13	13	26	6	4	10	38.5%	7	9	16	3	2	5	34.0%	4	7	11
Phase 1	High Turnover (Sit-Down) Restaurant	932	3,534	Sft	T = 9.77(X)	52%	48%	18	17	35	5	8	13	37.1%	13	9	22	5	4	9	43.0%	8	5	13
Project (Phase 2)	Coffee/Donut Shop with Drive-Thru	937	1,722	Sft	T = 43.38(X)	50%	50%	38	37	75	12	16	28	37.3%	26	21	47	13	10	23	49.0%[1]	13	11	24
	TOTALS		29,862	Sft				122	139	261	47	46	93	35.6%	75	93	168	29	27	56	33.3%	46	66	112

Source: ITE 10th Edition Trip Generation Rates

(1) Fast-Food with Drive-Thru Pass-By Rate

Pass-By % of Traffic

Time of Day	Existing Trips Passing the Site	Pass-By Trips	% of Existing Traffic
AM Peak Hour	956	77	8.05%
PM Peak Hour	1298	37	2.85%

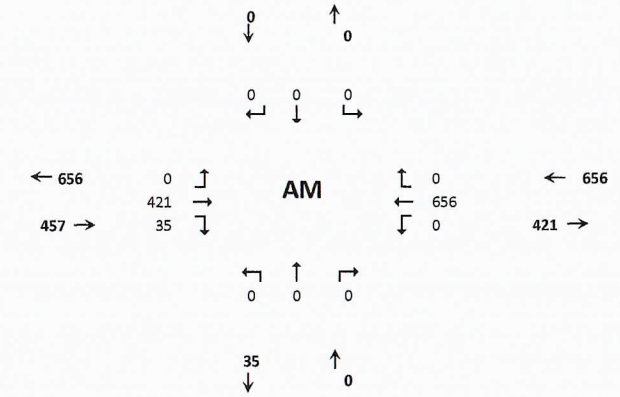
APPENDIX D

DRIVEWAY ANALYSIS

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Driveway 1 **E/W STREET:** Seaway Dr **CONTROL:** TWSC
FILENAME:
COUNT DATE: 1/9/2019 **DAY:** Tuesday **CITY:** Ft. Pierce
REPORT DATE: 3/18/2021 **ANALYSIS YEAR:** 2024 **COUNT STATION:** FDOT Site: 940115

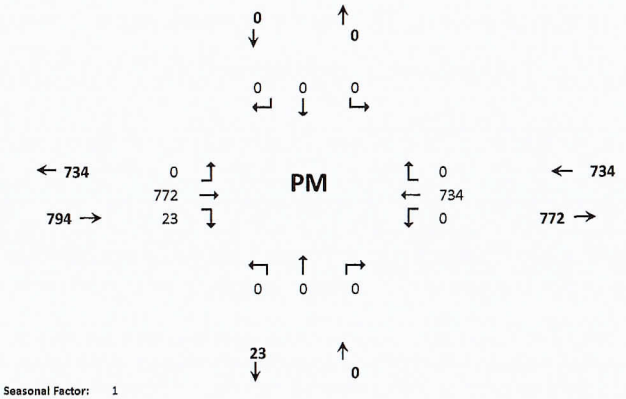
15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15								80			109		189	864
7:15-7:30								84			125		209	892
7:30-7:45								113			158		271	926
7:45-8:00								75			120		195	910
8:00-8:15								77			140		217	956
8:15-8:30								95			148		243	
8:30-8:45								108			147		255	
8:45-9:00								94			147		241	
AM PEAK HOUR IS FROM:	8:00AM TO 9:00AM													
Volumes	0	0	0	0	0	0	0	374	0	0	582	0	956	
Season Factor	0	0	0	0	0	0	0	374	0	0	582	0	956	
Growth	0	0	0	0	0	0	0	421	0	0	656	0	1077	
In/Out	-	-	-	-	-	-	-	-	IN	-	-	-	-	
Percentage	0.0%	0%	0%	0%	0%	0%	0%	0%	30%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	35	0	0	0	0	
Total	0	0	0	0	0	0	0	421	35	0	656	0	1113	



Seasonal Factor: 1
Trips In 117
Trips Out 91
Growth Rate: 1.024
Years Grown: 5
PHF: 0.94

D-1

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15								161			155		316	1298
4:15-4:30								156			158		314	1313
4:30-4:45								171			149		320	1336
4:45-5:00								154			194		348	1304
5:00-5:15								172			159		331	1216
5:15-5:30								188			149		337	
5:30-5:45								169			119		288	
5:45-6:00								143			117		260	
PM PEAK HOUR IS FROM:	4:30 PM TO 5:30PM													
Volumes	0	0	0	0	0	0	0	685	0	0	651	0	1336	
Season Factor	0	0	0	0	0	0	0	685	0	0	651	0	1336	
Growth	0	0	0	0	0	0	0	772	0	0	734	0	1506	
In/Out	-	-	-	-	-	-	-	-	IN	-	-	-	-	
Percentage	0.0%	0%	0%	0%	0%	0%	0%	0%	30%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	23	0	0	0	0	
Total	0	0	0	0	0	0	0	772	23	0	734	0	1528	



Seasonal Factor: 1
Growth Rate: 1.024
Trips In: 75
Trips Out: 93
Years Grown: 5
PHF: 0.96

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Driveway 2 **E/W STREET:** Seaway Dr **CONTROL:** TWSC

FILENAME:

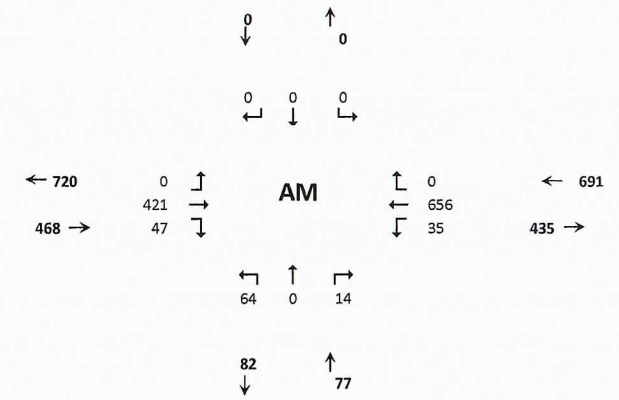
COUNT DATE: 1/9/2019 **DAY:** Tuesday **CITY:** Ft. Pierce

REPORT DATE: 3/18/2021 **ANALYSIS YEAR:** 2024 **COUNT STATION:** FDOT Site: 940115

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15								80			109		189	864
7:15-7:30								84			125		209	892
7:30-7:45								113			158		271	926
7:45-8:00								75			120		195	910
8:00-8:15								77			140		217	956
8:15-8:30								95			148		243	
8:30-8:45								108			147		255	
8:45-9:00								94			147		241	

AM PEAK HOUR IS FROM:	8:00AM TO 9:00AM												
Volumes	0	0	0	0	0	0	0	374	0	0	582	0	956
Season Factor	0	0	0	0	0	0	0	374	0	0	582	0	956
Growth	0	0	0	0	0	0	0	421	0	0	656	0	1077
In/Out	OUT	-	OUT	-	-	-	-	-	IN	IN	-	-	-
Percentage	70%	0%	15%	0%	0%	0%	0%	0%	40%	30%	0%	0%	0%
PROJECT	64	0	14	0	0	0	0	0	47	35	0	0	**0**

Total 64 0 14 0 0 0 0 421 47 35 656 0 1237

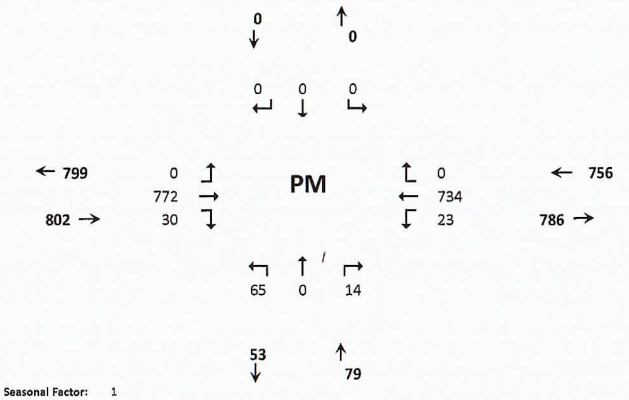


Seasonal Factor: 1
Trips In 117
Trips Out 91
Growth Rate: 1.024
Years Grown: 5

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15								161			155		316	1298
4:15-4:30								156			158		314	1313
4:30-4:45								171			149		320	1336
4:45-5:00								154			194		348	1304
5:00-5:15								172			159		331	1216
5:15-5:30								188			149		337	
5:30-5:45								169			119		288	
5:45-6:00								143			117		260	

PM PEAK HOUR IS FROM:	4:30 PM TO 5:30PM												
Volumes	0	0	0	0	0	0	0	685	0	0	651	0	1336
Season Factor	0	0	0	0	0	0	0	685	0	0	651	0	1336
Growth	0	0	0	0	0	0	0	772	0	0	734	0	1506
In/Out	OUT	-	OUT	-	-	-	-	-	IN	IN	-	-	-
Percentage	70%	0%	15%	0%	0%	0%	0%	0%	40%	30%	0%	0%	0%
Project	65	0	14	0	0	0	0	0	30	23	0	0	**0**

Total 65 0 14 0 0 0 0 772 30 23 734 0 1637



Seasonal Factor: 1
Growth Rate: 1.024
Trips In: 75
Trips Out: 93
Years Grown: 5

D-2

HCS7 Two-Way Stop-Control Report

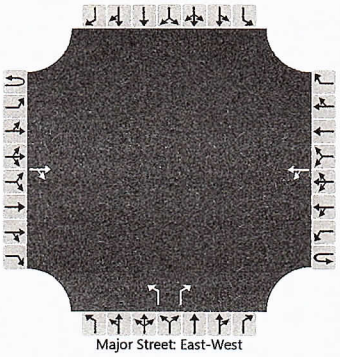
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	3/18/2021
Analysis Year	2024
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Total Traffic

Site Information

Intersection	Driveway 2 & Seaway Dr
Jurisdiction	St. Lucie County
East/West Street	Seaway Dr
North/South Street	Driveway 2
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			421	47		35	656			64		14				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						37				67		15				
Capacity, c (veh/h)						1064				184		593				
v/c Ratio						0.03				0.37		0.02				
95% Queue Length, Q_{95} (veh)						0.1				1.6		0.1				
Control Delay (s/veh)						8.5				35.5		11.2				
Level of Service (LOS)						A				E		B				
Approach Delay (s/veh)					0.9				31.2							
Approach LOS									D							

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HCS7 Two-Way Stop-Control Report

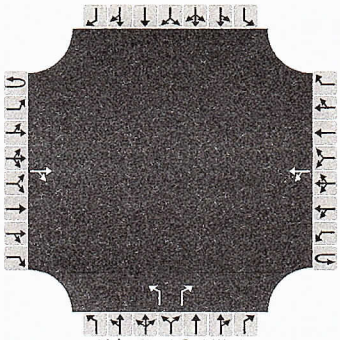
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	3/18/2021
Analysis Year	2024
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Total Traffic

Site Information

Intersection	Driveway 2 & Seaway Dr
Jurisdiction	St. Lucie County
East/West Street	Seaway Dr
North/South Street	Driveway 2
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			772	30		23	734			65		14				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						24				68		15				
Capacity, c (veh/h)						793				105		373				
v/c Ratio						0.03				0.64		0.04				
95% Queue Length, Q_{95} (veh)						0.1				3.2		0.1				
Control Delay (s/veh)						9.7				87.2		15.0				
Level of Service (LOS)						A				F		C				
Approach Delay (s/veh)					0.8				74.4							
Approach LOS									F							

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HCS7 Two-Way Stop-Control Report

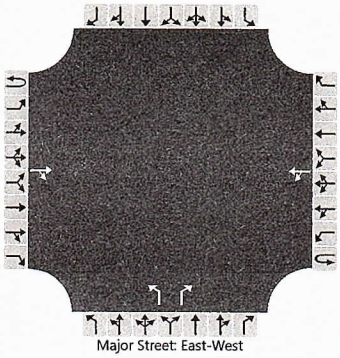
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	3/18/2021
Analysis Year	2024
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Reduced for Non-Motorized Cross Access

Site Information

Intersection	Driveway 2 & Seaway Dr
Jurisdiction	St. Lucie County
East/West Street	Seaway Dr
North/South Street	Driveway 2
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			772	30		23	734			53		14				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						24				55		15				
Capacity, c (veh/h)						799				106		376				
v/c Ratio						0.03				0.52		0.04				
95% Queue Length, Q_{95} (veh)						0.1				2.4		0.1				
Control Delay (s/veh)						9.6				70.6		15.0				
Level of Service (LOS)						A				F		B				
Approach Delay (s/veh)					0.8				59.0							
Approach LOS									F							

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TURNING MOVEMENT VOLUME COUNTS

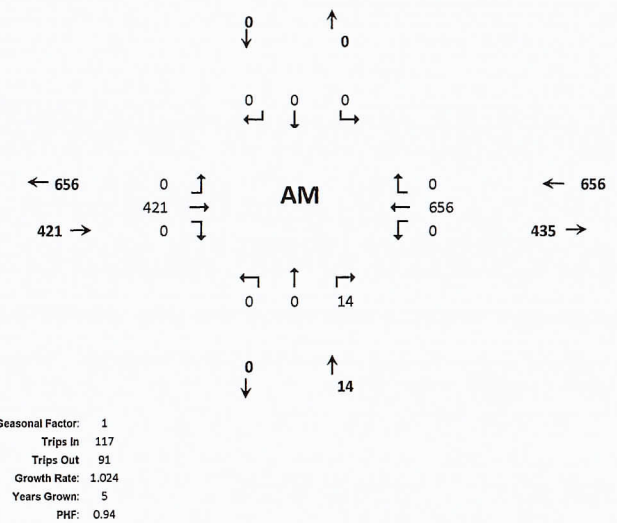
N/S STREET: Driveway 3 **E/W STREET:** Seaway Dr **CONTROL:** TWSC

FILENAME:

COUNT DATE: 1/9/2019 **DAY:** Tuesday **CITY:** Ft. Pierce

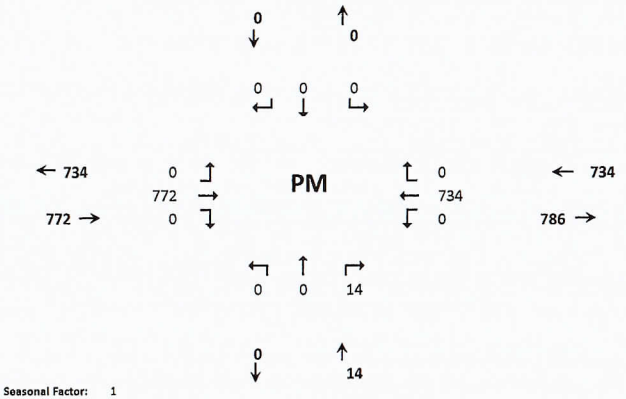
REPORT DATE: 3/18/2021 **ANALYSIS YEAR:** 2024 **COUNT STATION:** FDOT Site 940115

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15								80			109		189	864
7:15-7:30								84			125		209	892
7:30-7:45								113			158		271	926
7:45-8:00								75			120		195	910
8:00-8:15								77			140		217	956
8:15-8:30								95			148		243	
8:30-8:45								108			147		255	
8:45-9:00								94			147		241	
AM PEAK HOUR IS FROM:			8:00AM TO 9:00AM											
Volumes	0	0	0	0	0	0	0	374	0	0	582	0	956	
Season Factor	0	0	0	0	0	0	0	374	0	0	582	0	956	
Growth	0	0	0	0	0	0	0	421	0	0	656	0	1077	
In/Out	-	-	OUT	-	-	-	-	-	-	-	-	-	-	
Percentage	0.0%	0%	15%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	14	0	0	0	0	0	0	0	0	0	0	
Total	0	0	14	0	0	0	0	421	0	0	656	0	1091	



Seasonal Factor: 1
Trips In 117
Trips Out 91
Growth Rate: 1.024
Years Grown: 5
PHF: 0.94

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15								161			155		316	1298
4:15-4:30								156			158		314	1313
4:30-4:45								171			149		320	1336
4:45-5:00								154			194		348	1304
5:00-5:15								172			159		331	1216
5:15-5:30								188			149		337	
5:30-5:45								169			119		288	
5:45-6:00								143			117		260	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	0	0	0	0	0	0	0	685	0	0	651	0	1336	
Season Factor	0	0	0	0	0	0	0	685	0	0	651	0	1336	
Growth	0	0	0	0	0	0	0	772	0	0	734	0	1506	
In/Out	-	-	OUT	-	-	-	-	-	-	-	-	-	-	
Percentage	0.0%	0%	15%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	14	0	0	0	0	0	0	0	0	0	0	
Total	0	0	14	0	0	0	0	772	0	0	734	0	1520	



Seasonal Factor: 1
Growth Rate: 1.024
Trips In: 75
Trips Out: 93
Years Grown: 5
PHF: 0.96

HCS7 Two-Way Stop-Control Report

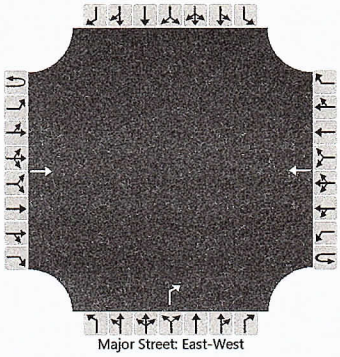
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	3/18/2021
Analysis Year	2024
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Total Traffic

Site Information

Intersection	Driveway 3 & Seaway Dr
Jurisdiction	St. Lucie County
East/West Street	Seaway Dr
North/South Street	Driveway 3
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	1		0	0	0
Configuration			T				T					R				
Volume (veh/h)			421				656					14				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)												6.2				
Critical Headway (sec)												6.23				
Base Follow-Up Headway (sec)												3.3				
Follow-Up Headway (sec)												3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												15				
Capacity, c (veh/h)												608				
v/c Ratio												0.02				
95% Queue Length, Q_{95} (veh)												0.1				
Control Delay (s/veh)												11.1				
Level of Service (LOS)												B				
Approach Delay (s/veh)										11.1						
Approach LOS										B						

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HCS7 Two-Way Stop-Control Report

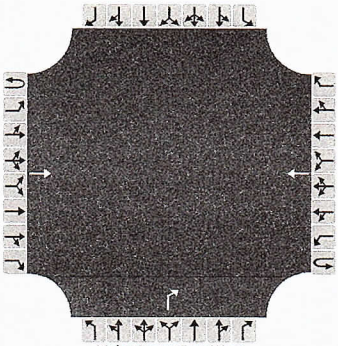
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	3/18/2021
Analysis Year	2024
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Total Traffic

Site Information

Intersection	Driveway 3 & Seaway Dr
Jurisdiction	St. Lucie County
East/West Street	Seaway Dr
North/South Street	Driveway 3
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	1		0	0	0
Configuration			T				T					R				
Volume (veh/h)			772				734					14				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)												6.2				
Critical Headway (sec)												6.23				
Base Follow-Up Headway (sec)												3.3				
Follow-Up Headway (sec)												3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												15				
Capacity, c (veh/h)												381				
v/c Ratio												0.04				
95% Queue Length, Q_{95} (veh)												0.1				
Control Delay (s/veh)												14.8				
Level of Service (LOS)												B				
Approach Delay (s/veh)										14.8						
Approach LOS										B						

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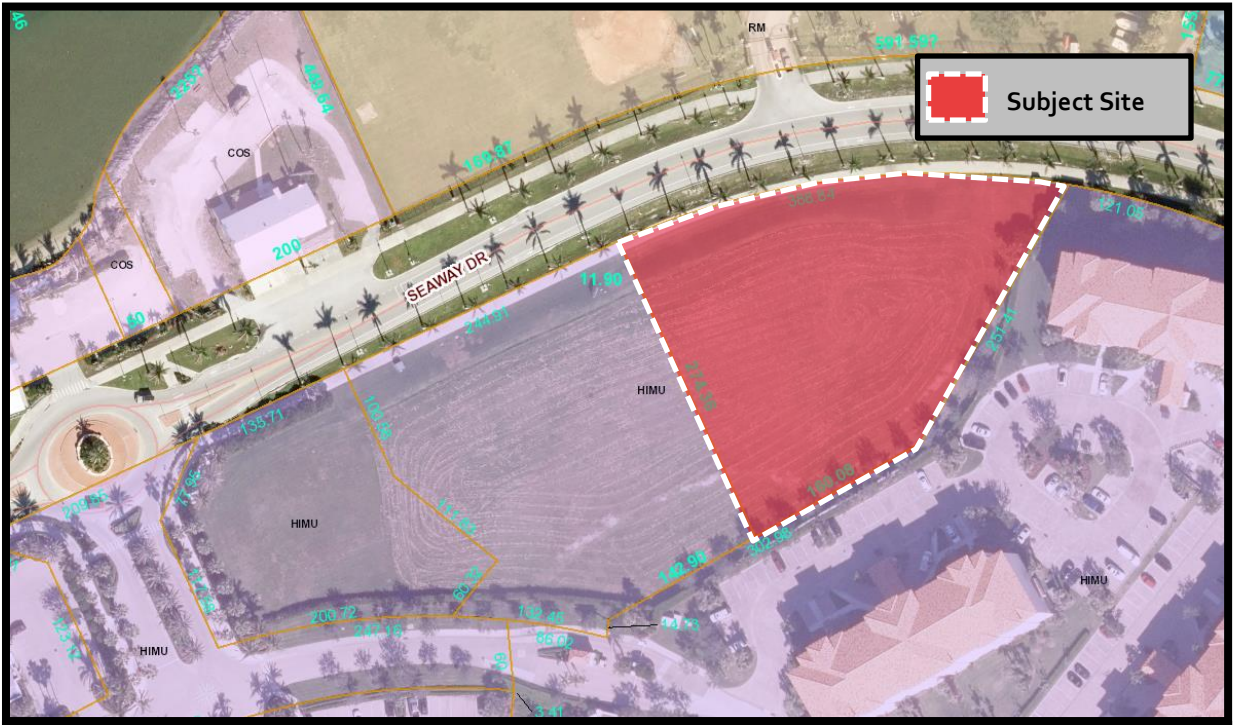
THE SUNRISE CITY
FORT PIERCE
Florida

Major Amendment to PD
835 Seaway Drive
Aerial Map

N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Major Amendment to PD
835 Seaway Drive
Future Land Use Map

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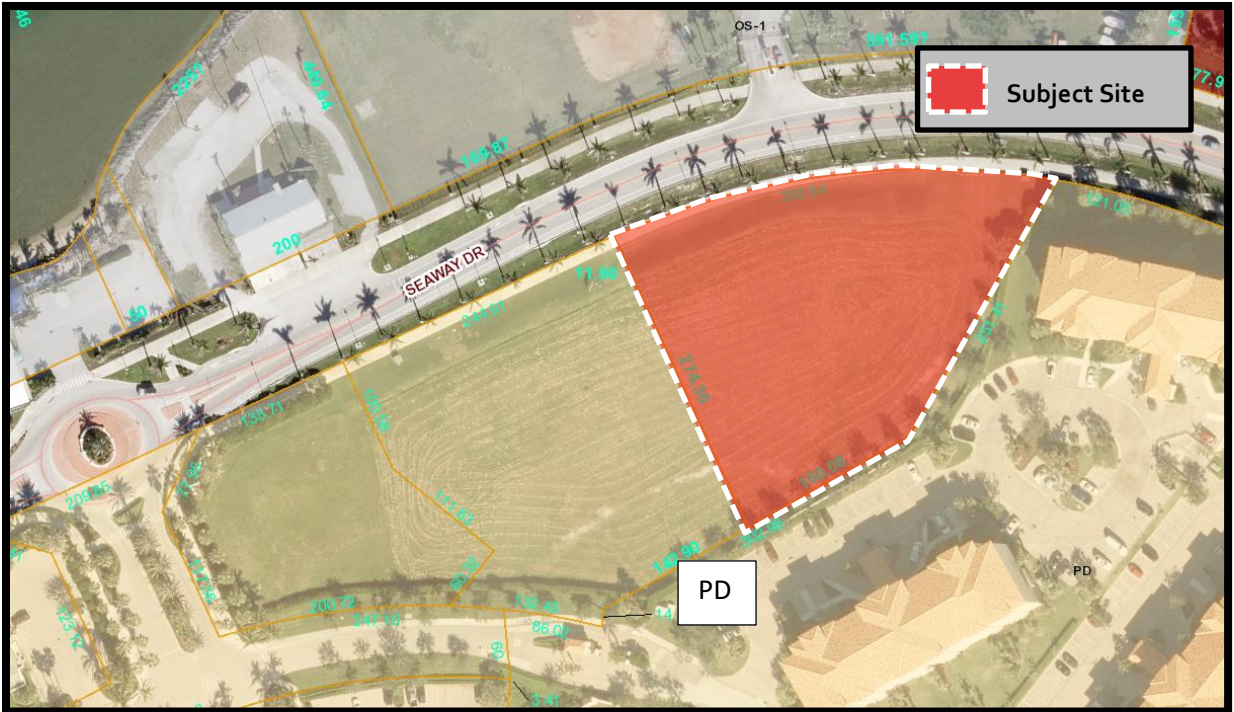

THE SUNRISE CITY
FORT PIERCE
Florida

Major Amendment to PD
835 Seaway Drive
Zoning Map

N
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S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

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

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Brandon Creagan, Planner

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

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

RECEIVED
MAY 25 2021
CITY OF FORT PIERCE
PLANNING & ZONING

Date : May 26, 2021

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

- [x] PD Minor Amendment Application
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] PUD Modification Approval
- [ ] Building Permit
- [ ] C/O

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

- [ ] See attached for engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\H\Harbour Isle Shoppes\Site Plan - Phase II\Submittal No. 2 - 052521\SP Approval - 052621.docx

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 more forward to the Planning Board stage.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

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

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 aide 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

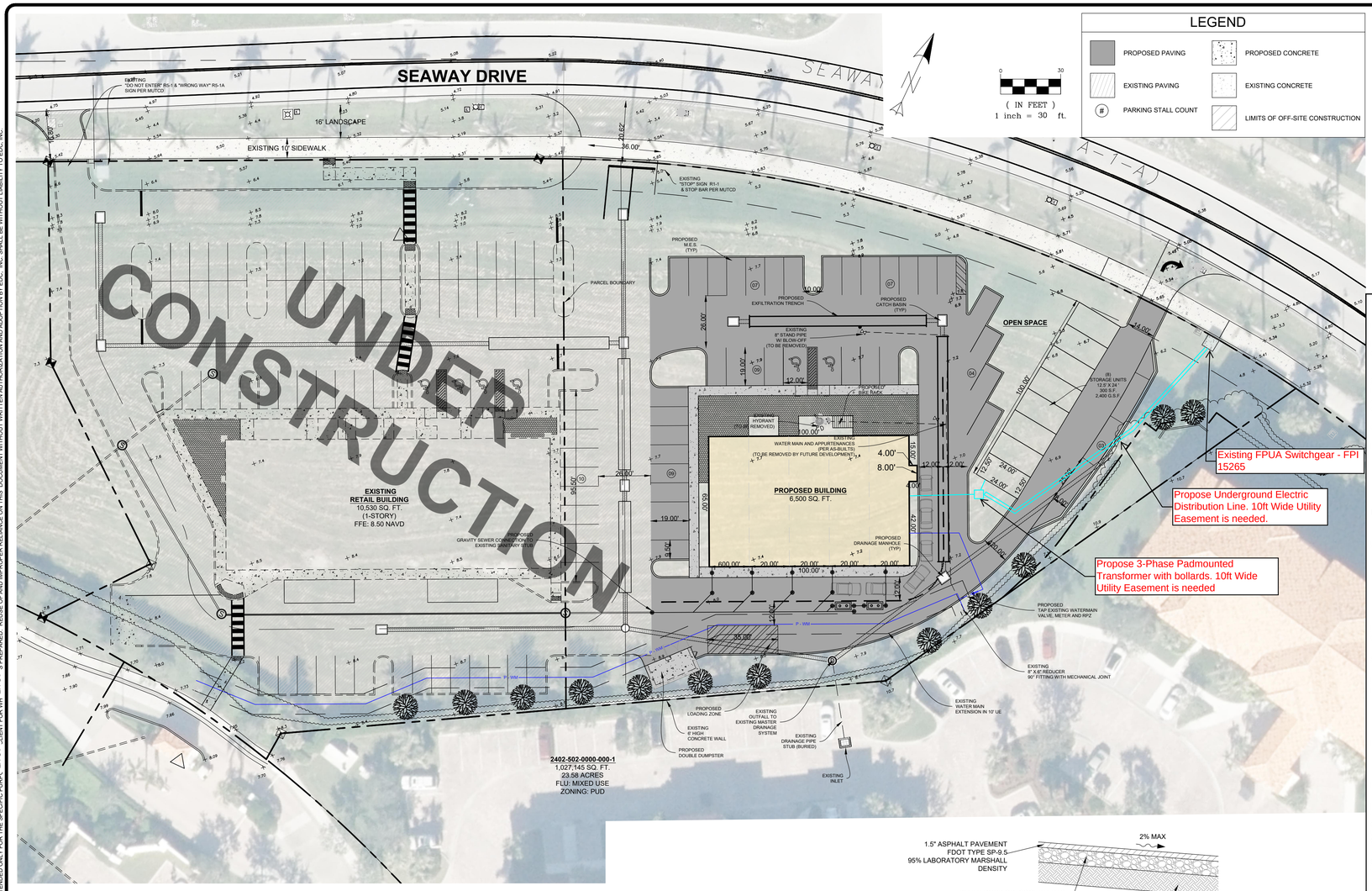
FPUA W/WW Engineering: Approved.
Note that approval through the City of Fort Pierce site plan approval process does not constitute approval of your detailed utility plans through FPUA. As such, submit two sets of Utility Construction plans to James Carnes @ 1701 S. 37th Street, Ft. Pierce, Florida 34947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

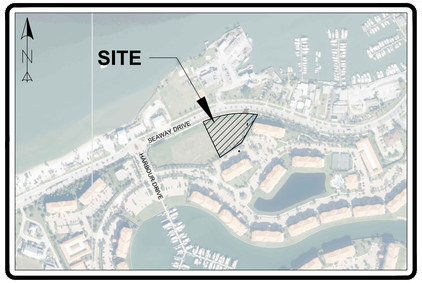
If the developer should have any questions, please have them contact the individual listed above.



LEGEND

- PROPOSED PAVING
- EXISTING PAVING
- (#) PARKING STALL COUNT
- PROPOSED CONCRETE
- EXISTING CONCRETE
- LIMITS OF OFF-SITE CONSTRUCTION

(IN FEET)
1 inch = 30 ft.



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: 825/835 SEAWAY DRIVE
FORT PIERCE, FLORIDA 34949

SITE DATA

	CURRENT
FUTURE LAND USE:	HUTCHINSON ISLAND MIXED USE (HIMU)
ZONING:	PLANNED DEVELOPMENT
GROSS SITE AREA	66,877 S.F. (1.54 AC)

GROSS PROPOSED DEVELOPMENT AREA 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.	0.15 AC	09.68%
PROPOSED PAVEMENT	22,657 S.F.	0.52 AC	33.55%
PROPOSED CONCRETE	1,891 S.F.	0.04 AC	02.58%
PROPOSED PAVERS	1,911 S.F.	0.05 AC	03.22%
EXISTING PAVEMENT	13,645 S.F.	0.31 AC	20.00%
PERVIOUS AREA	**20,928 S.F.**	**(0.48 AC)**	**30.97%**
OPEN SPACE	20,928 S.F.	(0.48 AC)	30.97%

USEABLE 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 PROPOSED 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 (FPUA) MAINS LOCATED ADJACENT TO THE PROJECT SITE. PROPOSED POINTS OF CONNECTION AND POINTS OF SERVICE ARE SHOWN ON THIS PLAN. THIS PLAN IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY; ALL FINAL UTILITY DESIGN AND SIZES TO BE INCLUDED ON CONSTRUCTION LEVEL PLANS.

DRAINAGE STATEMENT:
THE PROJECT IS LOCATED WITHIN THE HARBOUR ISLE MASTER STORMWATER SYSTEM (SFWMD ERP PERMIT 56-01689-P). WATER QUALITY TREATMENT AND ATTENUATION ARE PROVIDED FOR IN AN EXISTING MASTER SYSTEM LAKE. PRIOR TO DISCHARGING INTO THE LAKE ON-SITE RUNOFF WILL BE COLLECTED IN A SERIES OF INLETS AND EXFILTRATION TRENCH THAT WILL PROVIDE THE REQUIRED 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 0183J, DATED 02/16/2012.

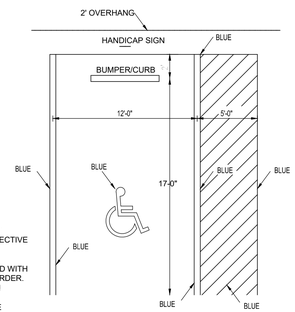
SOLID WASTE:
THIS PROJECT WILL UTILIZE A DOUBLE DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS. THE PROPOSED ENCLOSURE SHALL MEET THE CITY OF FORT PIERCE STANDARDS. GARBAGE AND RECYCLING PICKUP SERVICE TO BE PROVIDED BY THE FORT PIERCE SOLID WASTE DIVISION.

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

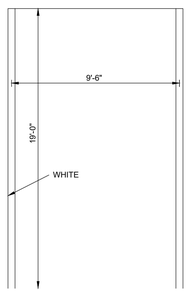
FIRE PROTECTION:
ALL HYDRANTS WITHIN 1000' ARE SHOWN. IF REQUIRED BY THE FLORIDA BUILDING CODE A SPRINKLER SYSTEM FOR FIRE PROTECTION WILL BE INSTALLED AND AN FDC WILL BE LOCATED NO LESS THAN 40' FROM THE BUILDING. EMERGENCY ACCESS FOR FIRE DISTRICT VEHICLES WILL BE PROVDED.

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

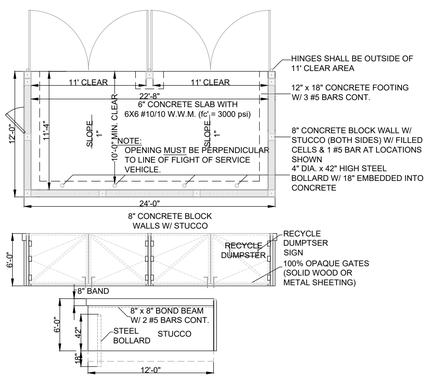
NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.



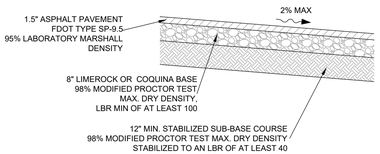
HANDICAP SPACE DETAIL



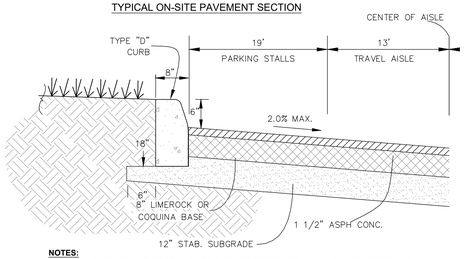
19' PARKING STALL DETAIL



DOUBLE DUMPSTER DETAIL



TYPICAL ON-SITE PAVEMENT SECTION



NOTES:
1. TYPICAL PAVEMENT TO BE APPLIED TO ENTIRE PARKING LOT AND ENTRANCE DRIVEWAY.
2. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
3. SUBGRADE TO EXTEND BEYOND THE TYPE "D" CURB AS SHOWN ON DETAIL.
4. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX #300.
5. TYPE "D" CURB SHOWN OVERSIZED IN DETAIL FOR CLEARITY.

PARKING LOT SECTION W/ TYPE "D" CURB (S-3)

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 8098

DCB DESIGNED BY
JJL DRAWN BY
21-151 harbour cay 6.5k building.dwg FILENAME
CONCEPT SITE PLAN LAYOUT
AS SHOWN SCALE
15FEBRUARY2021 DATE

REVISION COMMENTS
DATE

HARBOUR CAY PHASE II
SITE PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-151

1 OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC-2021\21-151 - Mason - Harbour Cay Ph II\ENGINEERING\AutoCAD\DWGs\21-151 HARBOUR CAY 6-5K BUILDING.dwg, CONCEPT SITE PLAN, 2/15/2021 3:07:24 PM, James, EDC, Inc.

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: 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.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. **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**

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 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade.**

Kimley»Horn

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: 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.

Kimley»Horn

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 by 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.

May 19, 2021 *Via: Electronic Mail*

Brandon Creagan, MCRP, LEED Green Associate
City of Fort Pierce
100 North US Highway 1
Fort Pierce, FL 34954

Re: Major Amendment to PD, Development, & Design Review – Harbour Cay Phase II Technical Review Project # 21-07000005, Response to TRC Comments

Dear Brandon:

On behalf of our client, please find the attached response to comments received at the April 15, 2021 TRC meeting for a project known as Harbour Cay Phase II. Each comment is identified below followed by a response in ***bold italics***.

Planning Department

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.

RESPONSE: Please see revised elevations which address this comment.

2. 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.

RESPONSE: Please see revised site plan. Pedestrian access to dumpster has been added.

3. 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.

RESPONSE: Please see revised site plan. Connection to existing sidewalk along Seaway Drive has been added.

4. 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.

RESPONSE: Please see attached signage package.

5. Provide a colored site plan to include the landscaping for visual and presentation purposes.

RESPONSE: Please see attached color rendering with landscape overlay included as requested.

6. 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.

RESPONSE: Acknowledged.

7. 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.

RESPONSE: Acknowledged. Comments were received on 04/27/2021. Responses are noted below.

Engineering Department

1. Update the site plan to identify all property dimensions and bearings.

RESPONSE: Please see revised site plan which includes dimensions and bearings.

2. The site plan shall include a legal description of the property.

RESPONSE: The site plan has been revised to include the legal description as requested.

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.

RESPONSE: Please see attached survey as requested.

Kimley Horn Traffic

This traffic study has been prepared using the TPO Guidelines modified to the 3% significance. This approach has been used for all recent studies in Ft. Pierce.

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 by five (5) years from the project's opening date. Please revise the evaluation of future conditions.

RESPONSE:

- ***a. The TPO guidelines do not restrict Pass-By to 25%.***
  The pass-by trips are less than 10% of the adjacent street traffic.
  The Pass-By Rates for the uses were taken from the ITE Trip Generation Manual 3rd Edition. For the Coffee/Donut shop, 49% from Fast Food with drive-thru was used as a conservative value. ITE lists Coffee/Donut Shop with drive-thru as 89% pass-by. The Shopping Center value of 34% was directly from the ITE Manual.
- ***b. The horizon year is 5 years in the Ordinance and 3 in the TPO Guideline. The horizon forecast was revised to 3 years.***

2. In the Appendix, please provide a volume development worksheet for Driveway 1 similar to those provided for Driveway 2 and Driveway 3.

RESPONSE: A volume development sheet for Driveway 1 has been included in the appendix

3. Please include internal capture calculations within the Appendix.

RESPONSE: The internal matrices are now included in 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.

RESPONSE: The radius of development is different between the codes, City code has no significance criteria whereas the TPO language has a distance but also significance.

5. Please justify the trip distribution assumed for the percentage of traffic to/from the Harbor Isles residential development.

RESPONSE: The Harbour Isles % assignment has been part of all prior approvals, so we continued to use that as a reasonable assignment. Harbour Isles represents the closest and greatest number in the area.

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.

RESPONSE: The volume development sheet has been revised to match Figure 3.

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.

RESPONSE: The FDOT had evaluated this driveway for buildout and that they did not require the left turn lane. This application is the missing parcel for which FDOT approval has already been attained.

Fort Pierce Police Department

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 aide in deterring potential crime. The west side of the building does feature a window on that side.

RESPONSE: We appreciate the recommendation but due to the interior design of the building (kitchen layout), a window on the eastern elevation cannot be accommodated.

SLCFD

2. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

RESPONSE: Acknowledged.

3. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

RESPONSE: Acknowledged.

4. 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”.

RESPONSE: Acknowledged.

5. 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.

RESPONSE: Acknowledged.

6. 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).

RESPONSE: Acknowledged.

7. 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.

RESPONSE: Acknowledged.

8. The Fire District reserves the right for future comments at the site plan & building construction phase.

RESPONSE: Acknowledged.

9. 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.

RESPONSE: Acknowledged.

10. 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 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade.

RESPONSE: Acknowledged.

We feel the attached adequately addresses staff comments and respectfully request approval of the site and construction plans. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,
ENGINEERING DESIGN & CONSTRUCTION, INC.

Patricia Sesta
Planner

cc: Craig Mason – Mason Development & Construction, LLC.

Z:\EDC-2021\21-151 - Mason - Harbour Cay Ph II\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2021-05-19_B_Creagan_Harbour_Cay_II_Major_Amend_Dev_Design_Rsp2Cmts_Ltr_21-151.docx

Planning Board - 4:00 PM **6. f.**

Meeting Date: 06/14/2021

Information

REQUESTED ACTION

Text Amendment - Chapter 125-187: Dwelling Rentals

LOCATION

N/A

RESPONSIBLE STAFF

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval.

Attachments

Staff Report withText Amendment

Form Review

Form Started By: Rebeca Guerra Started On: 06/09/2021 07:34 PM

Final Approval Date: 06/10/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: City of Fort Pierce Planning Board

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RE: Text Amendment to Section 125-187: Use Table

MEETING DATE: June 14, 2021

MEMO

The City of Fort Pierce Planning Department is seeking to modify the Use Table found within Section 125-187 in order to eliminate the Conditional Use approval requirement for Dwelling Rentals in the E-2, E-3, R-1, R-2, R-3, R-4, R-4A, and R-5 districts. Instead, Dwelling Rentals are proposed to be permitted, by right, in every zoning district of the City.

The proposed text amendment would effectively eliminate restrictions on Dwelling Rentals relating to their use within a zoning district, which would be consistent with State Statute § 509.032(7).

Attachment:
Proposed text amendment.

ARTICLE IV. - BASIC ZONING DISTRICTS

Section 125-187. - Allowed uses.

(g) Use Table.

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
–Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	C
Office																							
–Administrative, Professional, General, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-
–Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-
–Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-
–Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	C	-	-	-	-	-
Overnight Accommodations																							
–Bed & Breakfast	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	-	-	-	-	-	-	-	-
–Dwelling Rental	P -	P C	P C	P C	P C	P C	P C	P C	P C	P -	P -	P -	P	P	P -	P -	P -	P -	P -	P -	P -	P -	P -
–Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-
–Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-
–Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-