

November 19, 2021

City of Fort Pierce
Attn: Jennifer Hofmeister
100 N. US Highway 1
Fort Pierce, FL 34950

**Re: Crossroads Parkway Warehouse – Development Review
Technical Review Project # 21-0700008 Response to Comments**

Dear Jennifer:

Please find the attached revised material that addresses concerns with open space requirements from the application material previously submitted on October 12, 2021.

We feel the attached adequately addresses staff comments and respectfully request approval. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

A handwritten signature in blue ink that reads 'Patricia Sesta'.

Patricia Sesta
Planner

cc: Michael Rem

Z:\EDC-2021\21-352 - Crossroads Parkway Industrial\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2021-11-19_Crossroads_TRC_Dev_Design_Review_Rsp2Cmts_ltr_21-352.docx

PROJECT NARRATIVE & COVER LETTER

3800 Crossroads Parkway

Development Review

August 16, 2021

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request a review and approval for the development of five (5) parcels for the construction of a 207,458-sf office / warehouse building with associated site improvements. The subject parcels are noted below are located on the east side of Crossroads Parkway and west of I-95 in the City of Fort Pierce, Florida

SITE CHARACTERISTICS & PROJECT HISTORY

The subject parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2324-710-0018-000-0	TBD – Crossroads Pkwy	2.70	GC	CP-1
2324-710-0019-000-7	TBD – Crossroads Pkwy	2.97	GC	CP-1
2324-710-0020-000-7	TBD – Crossroads Pkwy	2.30	GC	CP-1
2324-710-0021-000-4	TBD – Crossroads Pkwy	2.36	GC	CP-1
2324-710-0022-000-1	TBD – Crossroads Pkwy	2.38	GC	CP-1
TOTAL:		12.71		

The subject parcels have a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of Commercial Parkway Zone (CP-1). The petitioner is proposing the development of a 207,458-sf industrial building with associated site improvements.

To the north of the subject parcels lies an undeveloped commercial parcel. This parcel has a Future Land Use designation of General Commercial (GC) and an underling Zoning designation of Commercial Parkway Zone (CP-1).

To the south of the subject parcels lies an undeveloped commercial parcel. This parcel has a Future Land Use designation of General Commercial (GC) and an underling Zoning designation of Commercial Parkway Zone (CP-1).

West of the subject parcels lies the right-of-way of Crossroads Parkway followed by developed and undeveloped commercial parcels. These parcels have a Future Land Use designation of General Commercial (GC) and an underling Zoning designation of Commercial Parkway Zone (CP-1).

East of the subject parcels lies the Right-of-Way of Interstate 95 (I-95) followed by developed and undeveloped parcels. The undeveloped parcel east of I-95 to the northeast has a Future Land Use designation of General Commercial and an underlying Zoning designation of General Commercial Zone (C-3). The developed parcel east of I-95 to the southeast is a developed institutional facility (Westside Baptist Church). This

parcel has a Future Land Use designation of Low Density Residential (RL) and an underlying Zoning designation of Single-Family Intermediate Density Zone (R-2).

Development Review

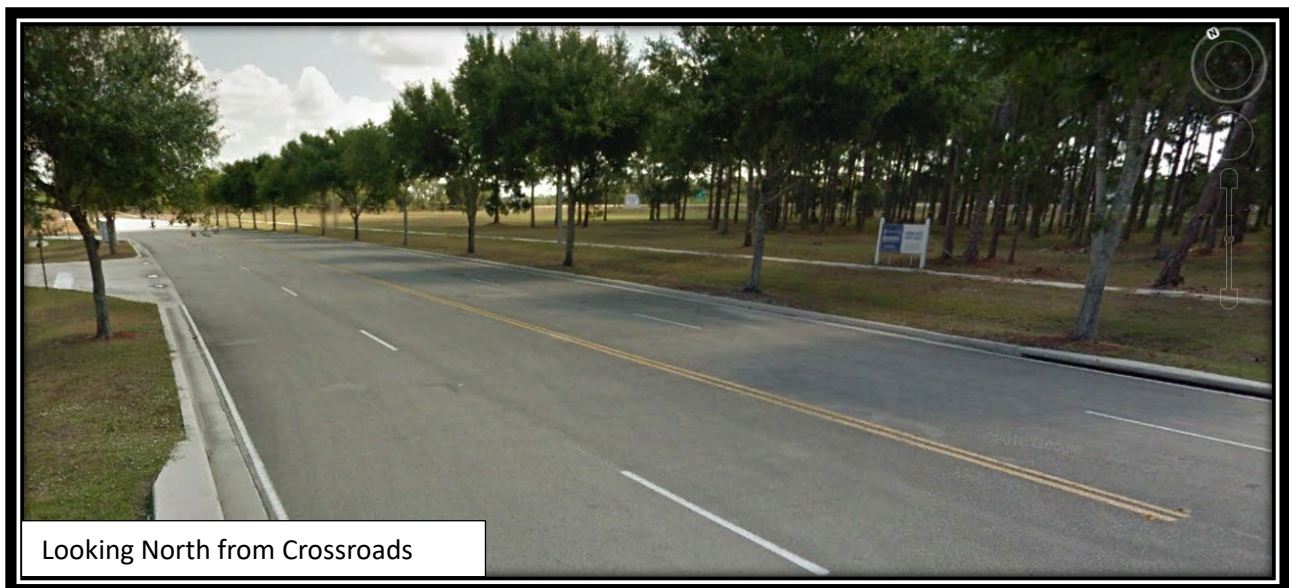
Section 125-313 of the City of Fort Pierce Land Development Code outlines the requirements for review and approval of Major or Minor Site Plan Applications. As outlined in section 125-313(a)(1) of the City of Fort Pierce Land Development Code, the proposed development will be considered a major site plan.

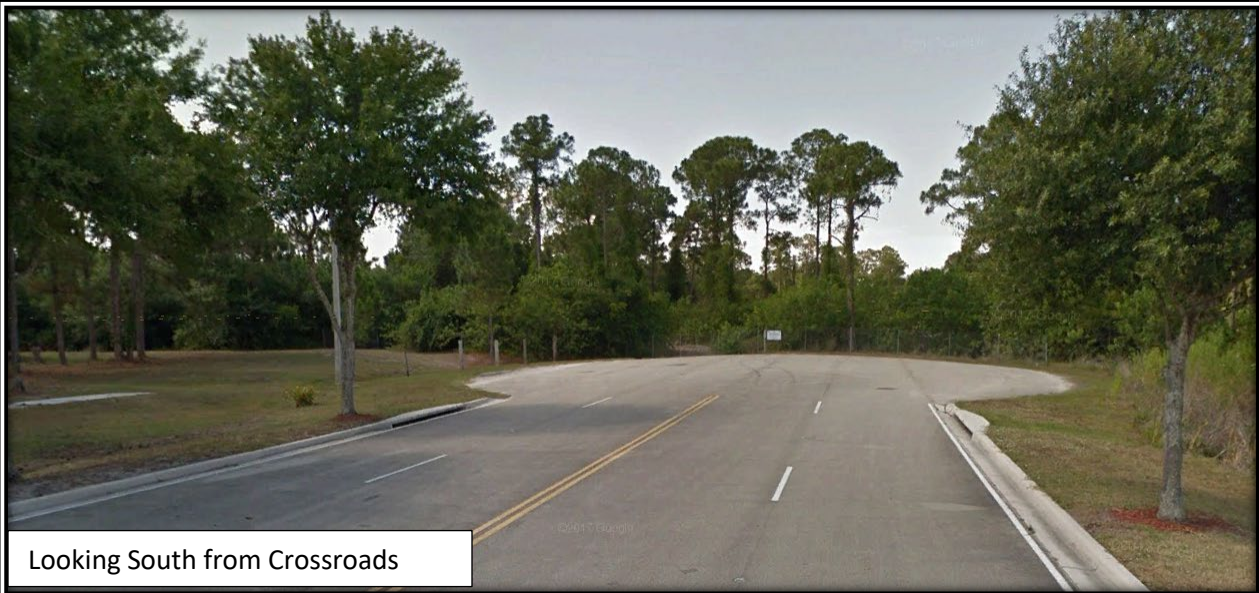
A pre-application meeting to discuss the project was held with the City of Fort Pierce on August 4, 2021. This submittal includes the all-applicable documents required for a site plan submittal. The subject property is not located in an area where beach / dune system protection plans are required. Due to this, a beach / dune system protection plan is not included with this submittal.

Design Review

Section 125-314 of the City of Fort Pierce Land Development Code outlines the requirements for design review. The required material as outline in section 125-314(c)(1) are included as part of this submittal package.

The subject parcel is located on the east side of Crossroads Parkway in Fort Pierce, Florida. Existing conditions of the subject parcels are depicted in the below photos:

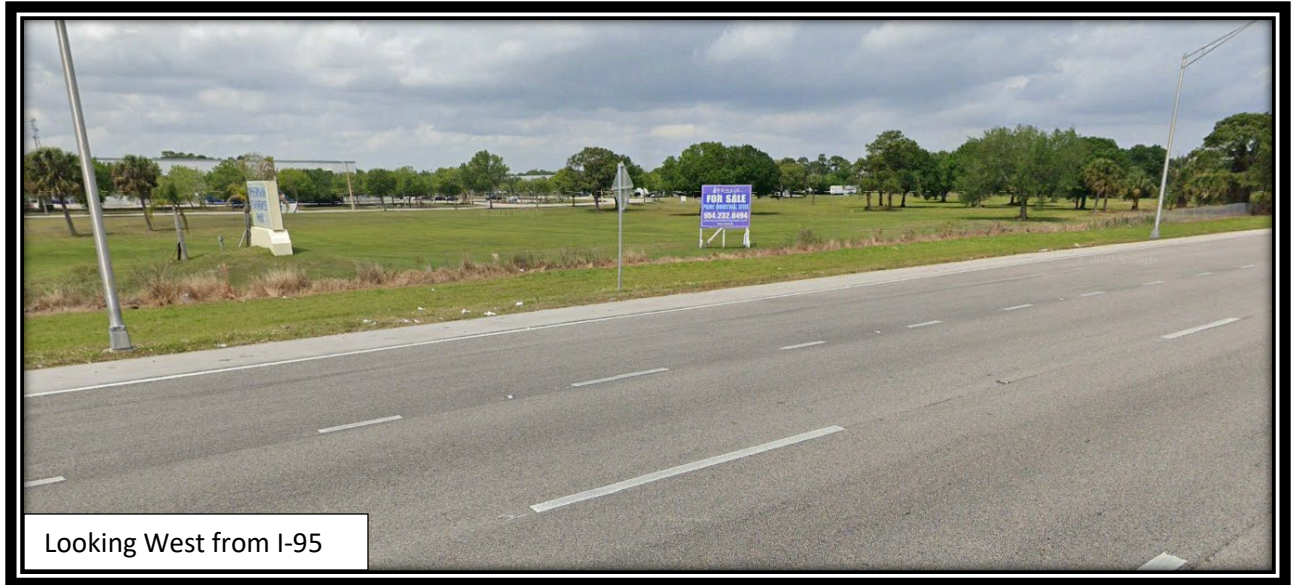




Looking South from Crossroads



Looking East from Crossroads Pkwy



There are commercial parcels developed west of the Crossroads Parkway Right-of-Way. Construction is currently underway on the parcel to the south also.

West of Crossroads Parkway adjacent to parcels 12 & 13 lies Pepsi Bottling Group. South of Pepsi is a developed multi-bay building. See below:







DEVELOPMENT REVIEW

Property address or Location Crossroads Parkway (TBD)
 Parcel ID #(s) 2324-710-0018-000-0, 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4 & 2324-710-0022-000-1
 Project description Construction of a 207,458 sf office / warehouse building with associated site improvements.

JBL Fort Pierce Industrial, LLC
 Property Owner(s)
2028 Harrison Street # 202
 Street Address
Hollywood FL 33020
 City State Zip
917-225-1694
 Phone Number
michael@jbldevlp.com
 Email Address

Brad Currie, Vice President, Engineering Design & Const., Inc.
 Applicant/Representative, Title, Company
10250 SW Village Parkway, Suite 201
 Street Address
Port St. Lucie FL 34987
 City State Zip
772-462-2455
 Phone Number
bradcurrie@edc-inc.com
 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.

[Signature] (Authorized Agent)
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 18th day of November, 2021, by
Bradley J. Currie who is personally known to me or has produced
[Signature] as identification.

[Signature]
 Signature of Notary



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		
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment
<input type="checkbox"/> Conceptual Development Plan	<input type="checkbox"/> Minor Amendment	

Site Information:

Non-Residential: Proposed Sq. Ft.: 207,458 sf Residential: Proposed Units: _____

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

North	South	East	West
Undeveloped	Commercial	I-95	ROW - Commercial

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)



Design Review

Property address or Location Crossroads Parkway (TBD)
 Parcel ID #(s) 2324-710-0018-000-0, 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4 & 2324-710-0022-000-1
 Project Description Construction of a 207,458 sf office / warehouse building with associated site improvements.

JBL Fort Pierce Industrial, LLC
 Property Owner(s)
2028 Harrison Street # 202
 Street Address
Hollywood FL 33020
 City State Zip
917-225-1694
 Phone Number
michael@jbdvlop.com
 Email Address

Brad Currie, Vice President, Engineering Design & Const., Inc
 Applicant/Representative, Title, Company
10250 SW Village Parkway, Suite 201
 Street Address
Port St. Lucie FL 34987
 City State Zip
772-462-2455
 Phone Number
bradcurrie@edc-inc.com
 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.

[Signature] (Authorized Agent)
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 18th day of November, 2021, by

Bradley J. Currie who is personally known to me or has produced
N/A as identification.

Patricia M. Sesta
 Signature of Notary



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.

Prepared by and return to:

Alan E. Krinzman
Assouline & Berlowe, P.A.
Miami Tower 100 S.E. 2nd Street, Suite 3105
Miami, FL 33131
305-567-5576
File Number: 00030.0032

Parcel Identification No. 2324-710-0018-000-0

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 29 day of **April, 2021** between **John E. Burns IV aka John Edmund Burns IV, Individually**, whose post office address is **238 Lanternback Island Drive, Satellite Beach, FL 32937** and **Meredith P. Burns aka Meredith Price Burns, Individually**, whose post office address is **5641 NE Hancock Street, Portland, OR 97213**; and **John E. Burns IV aka John Edmund Burns IV; Meredith P. Burns aka Meredith Price Burns and TCA TrustCorp America, Inc.**, a Washington, D.C. corporation, as Trustees of the **John E. Burns III Revocable Trust dated May 8, 2003 (as revised September 24, 2010)**, whose post office address is **5301 Wisconsin Avenue, NW #450, Washington, DC 20015**, grantor*, and **JBL Fort Pierce Industrial, LLC**, a Florida limited liability company whose post office address is **2028 Harrison Street, Suite 202, Hollywood, FL 33020**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, 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, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

Lot 12, CROSSROADS PARK OF COMMERCE PHASE 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11, of the Public Records of St. Lucie County, Florida.

Subject to restrictions, reservations and limitation of record, if any (without reimposing same), and taxes for the year 2021, which are not yet due and payable.


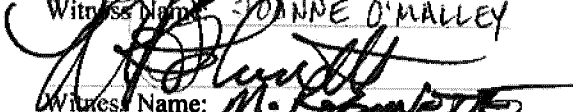
The above described property is not now nor ever has been the homestead property of grantor, nor is said property adjacent to the homestead property of grantor.

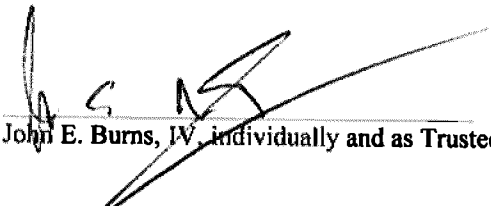
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

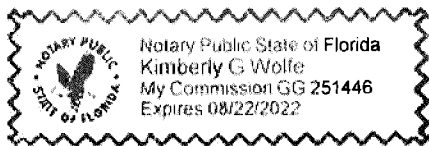

Witness Name: JOANNE O'MALLEY

Witness Name: M. ROBERTSON



John E. Burns, IV, Individually and as Trustee

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of April, 2021 by John E. Burns IV aka John Edmund Burns IV, Individually and as Trustee of the John E. Burns III Revocable Trust dated May 8, 2003 (as revised September 24, 2010). He is personally known or has produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: Kimberly G. Wolfe
My Commission Expires: 08-22-2022

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

Signed, sealed and delivered in our presence:

Patricia L Adamski
Witness Name: Patricia L Adamski
Zach Beach
Witness Name: Zach Beach

Meredith P. Burns
Meredith P. Burns, individually and as Trustee

State of Oregon
County of Multnomah

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of April, 2021 by Meredith P. Burns aka Meredith Price Burns, Individually and as Trustee of the John E. Burns III Revocable Trust dated May 8, 2003 (as revised September 24, 2010). She is personally known or has produced a US Passport as identification.

[Notary Seal]



Michele D. Dolan
Notary Public

Printed Name: Michele D. Dolan

My Commission Expires: 11/13/2021

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

Signed, sealed and delivered in our presence:

[Signature]
 Witness Name: Christopher Pyer
[Signature]
 Witness Name: James W. Koch

TCA TrustCorp America, Inc.,
a Washington D.C. corporation as Trustee

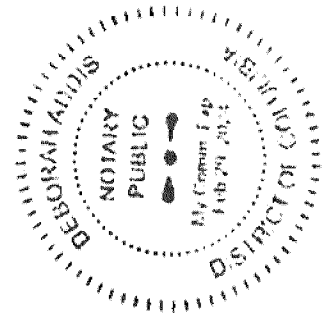
[Signature]
 William T. Russell, President

District of Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of April, 2021 by William T. Russell as President of TCA TrustCorp America, Inc. a Washington, D.C. corporation, on behalf of the corporation, as Trustee of the John E. Burns III Revocable Trust dated May 8, 2003 (as revised September 24, 2010). He is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
 Notary Public
 Printed Name: DEBORAH ADDIS
 My Commission Expires: 02/29/2024



WITNESS WHEREOF, Grantors have hereunto set Grantors' hand and seal the day and year first-above written.

Signed, sealed, and delivered in our presence:

Witnesses:

Grantors:

Mary T. Mullen
First witness

Richard E. Bonvie
Richard E. Bonvie

Mary T. Mullen
Print Name

Patricia A. Bonvie
Patricia A. Bonvie

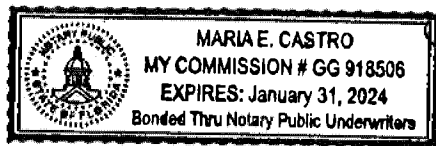
[Signature]
Second witness

Maria Castro
Print name

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of May, 2021 by Richard E. Bonvie and Patricia A. Bonvie who are personally known to me or who have produced a Florida driver licenses as identification.

[Notary Seal]



My Commission Expires:

[Signature]
Notary Public
Maria E. Castro
Printed Notary Name

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: RACHEL WORTON

[Signature]
Teresa Zabik, Manager of Zabik Investments, LLC

[Signature]
Witness Name: FRANCA BURELAND

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of April 2021 by Teresa Zabik, Manager of Zabik Investments, LLC., Grantor. She is personally known to me or has produced FLDL as identification.

[Notary Seal]

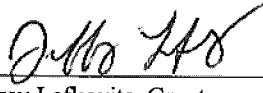


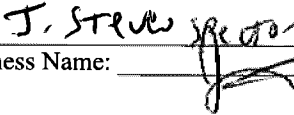
[Signature]
Notary Public
Printed Name: Sharon Valderrama
My Commission Expires: March 14, 2025

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

Signed, sealed and delivered in our presence:


Witness Name: Diana Tanc

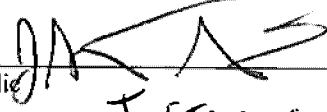

Jeffrey Lefkovits, Grantor


Witness Name: _____

State of New York
County of Nassau

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of April 2021 by Jeffrey Lefkovits., Grantor. He is personally known to me or has produced _____ as identification.

[Notary Seal]


Notary Public
Printed Name: J. Steven Spector
My Commission Expires: _____

J. STEVEN SPECTOR
Notary Public, State of New York
Reg. No. 02SP6063729
Qualified in Nassau County
Commission Expires Sept. 10, 20 21



Saint Lucie County Property Appraiser
 -Michelle Franklin CFA

Report generated: Thursday, August 5, 2021

Parcel Report



Parcel

PARCELNO: 2324-710-0018-000-0
Property ID: 132791
Owner1: JBL Fort Pierce Industrial LLC
SiteAddress: CROSSROADS PKWY

Owner

Owner1: JBL Fort Pierce Industrial LLC
Owner2:
Owner3:
MailingAddress: 2028 Harrison ST, Unit Ste 202
 Hollywood, FL 33020-7845

Overview

PrimaryLandUse: 4000 - VCNT INDUS
DistrictGroup: 0022 - Fort Pierce
Subdivision: Crossroads Park of Commerce
Just/Market Value: \$352,800
FinishedArea:
Acres: 2.7
TotalArea: 117,612

Legal Description

LegalDescription: CROSSROADS PARK OF
 COMMERCE PHASE I LOT 12
 (2.70 AC)

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	\$352,800	\$0	\$352,800	\$0	\$352,800	\$0	\$352,800	\$0	\$0
2019	\$352,800	\$0	\$352,800	\$0	\$352,800	\$0	\$352,800	\$0	\$0
2018	\$352,800	\$0	\$352,800	\$0	\$352,800	\$0	\$352,800	\$0	\$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	2.7	\$55.35
Fort Pierce Stormwater Charge	1999	0.4	\$27.60

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

Line Number	Units	Unit Type
1	117,612	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
04/29/2021	\$485,000	0001	WD	Burns IV (TR) John E	4611-1803	Clerk of Courts
03/30/2012	\$353,300	0116	WD	Bonvie Richard E	3377-2784	Clerk of Courts
08/16/2011	\$382,700	0116	WD	Bonvie Richard E	3319-2190	Clerk of Courts
04/22/2004	\$1,100,000	XX03	WD	Bonvie FP Development Inc	1972-192	Clerk of Courts
09/05/2002	\$1,058,500	XX03	WD	Reynolds Metals Development Co	1579-449	Clerk of Courts
12/31/1899	\$0				-	Clerk of Courts

Photos





Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, August 5, 2021

Parcel Report



Parcel

PARCELNO: 2324-710-0019-000-7
Property ID: 132792
Owner1: JBL Fort Pierce Industrial LLC
SiteAddress: CROSSROADS PKWY

Owner

Owner1: JBL Fort Pierce Industrial LLC
Owner2:
Owner3:
MailingAddress: 2028 Harrison ST, Unit Ste 202
 Hollywood, FL 33020-7845

Overview

PrimaryLandUse: 4000 - VCNT INDUS
DistrictGroup: 0022 - Fort Pierce
Subdivision: Crossroads Park of Commerce
Just/Market Value: \$388,100
FinishedArea:
Acres: 2.97
TotalArea: 129,373.2

Legal Description

LegalDescription: CROSSROADS PARK OF
 COMMERCE PHASE I LOT 13
 (2.97 AC)

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	\$388,100	\$0	\$388,100	\$0	\$388,100	\$0	\$388,100	\$0	\$0
2019	\$388,100	\$0	\$388,100	\$0	\$388,100	\$0	\$388,100	\$0	\$0
2018	\$388,100	\$0	\$388,100	\$0	\$388,100	\$0	\$388,100	\$0	\$0

Tax Links

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- [Download TRIM notice for this parcel](#)

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	2.97	\$60.89
Fort Pierce Stormwater Charge	1999	0.7	\$48.30

Improvements

Building Sequence: 1
Bedrooms: 0
Bathrooms: 0
Building Type: -
Story Height:
No of Living Units:
Total Finished Area: 0
Gross Sketched Area: 0
Area:
Year Built:
Effective Year:
Primary Roof Cover:
Primary Roof Structure:
Primary Wall:
A/C %: 0

Land Lines

Line Number	Units	Unit Type
1	129,373	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/04/2021	\$2,070,800	0001	WD	Bonvie Richard E	4611-1864	Clerk of Courts
08/17/2004	\$625,000	XX00	WD	Grow III Joseph	2052-846	Clerk of Courts
06/27/2001	\$200,000	XX00	WD	Reynolds Metals Development Co	1407-1872	Clerk of Courts
12/31/1899	\$0				-	Clerk of Courts

Photos





Saint Lucie County Property Appraiser
 -Michelle Franklin CFA

Report generated: Thursday, August 5, 2021

Parcel Report



Parcel

PARCELNO: 2324-710-0020-000-7
Property ID: 132793
Owner1: JBL Fort Pierce Industrial LLC
SiteAddress: CROSSROADS PKWY

Owner

Owner1: JBL Fort Pierce Industrial LLC
Owner2:
Owner3:
MailingAddress: 2028 Harrison ST, Unit Ste 202
 Hollywood, FL 33020-7845

Overview

PrimaryLandUse: 4000 - VCNT INDUS
DistrictGroup: 0022 - Fort Pierce
Subdivision: Crossroads Park of Commerce
Just/Market Value: \$300,600
FinishedArea:
Acres: 2.3
TotalArea: 100,188

Legal Description

LegalDescription: CROSSROADS PARK OF
 COMMERCE PHASE I LOT 14
 (2.30 AC)

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	\$300,600	\$0	\$300,600	\$0	\$300,600	\$0	\$300,600	\$0	\$0
2019	\$300,600	\$0	\$300,600	\$0	\$300,600	\$0	\$300,600	\$0	\$0
2018	\$300,600	\$0	\$300,600	\$0	\$300,600	\$0	\$300,600	\$0	\$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	2.3	\$47.15
Fort Pierce Stormwater Charge	1999	0.6	\$41.40

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

Line Number	Units	Unit Type
1	100,188	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
04/21/2021	\$920,000	0205	WD	Zabik Investments LLC	4609-893	Clerk of Courts
10/06/2017	\$785,000	0205	WD	Pensco Trust Company	4052-288	Clerk of Courts
07/16/2014	\$100	0111	QC	Fiserv ISS and Co (TR)	3657-786	Clerk of Courts
12/15/2005	\$1,450,000	XX01	WD	Bonvie FP Development Inc	2444-836	Clerk of Courts
09/05/2002	\$1,058,500	XX03	WD	Reynolds Metals Development Co	1579-449	Clerk of Courts
12/31/1899	\$0				-	Clerk of Courts

Photos





Saint Lucie County Property Appraiser
 -Michelle Franklin CFA

Report generated: Thursday, August 5, 2021

Parcel Report



Parcel

PARCELNO: 2324-710-0021-000-4
Property ID: 132794
Owner1: JBL Fort Pierce Industrial LLC
SiteAddress: CROSSROADS PKWY

Owner

Owner1: JBL Fort Pierce Industrial LLC
Owner2:
Owner3:
MailingAddress: 2028 Harrison ST, Unit Ste 202
 Hollywood, FL 33020-7845

Overview

PrimaryLandUse: 4000 - VCNT INDUS
DistrictGroup: 0022 - Fort Pierce
Subdivision: Crossroads Park of Commerce
Just/Market Value: \$308,400
FinishedArea:
Acres: 2.36
TotalArea: 102,801.6

Legal Description

LegalDescription: CROSSROADS PARK OF
 COMMERCE PHASE I LOT 15
 (2.36 AC)

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	\$308,400	\$0	\$308,400	\$0	\$308,400	\$0	\$308,400	\$0	\$0
2019	\$308,400	\$0	\$308,400	\$0	\$308,400	\$0	\$308,400	\$0	\$0
2018	\$308,400	\$0	\$308,400	\$0	\$308,400	\$0	\$308,400	\$0	\$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	2.36	\$48.38
Fort Pierce Stormwater Charge	1999	0.6	\$41.40

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

Line Number	Units	Unit Type
1	102,801	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
04/21/2021	\$920,000	0205	WD	Zabik Investments LLC	4609-893	Clerk of Courts
10/06/2017	\$785,000	0205	WD	PENSCO Trust Company	4052-288	Clerk of Courts
08/06/2014	\$0	0111	QC	Fiserv ISS and Co (TR)	3663-1896	Clerk of Courts
07/11/2007	\$1,800,000	XX01	WD	Bonvie FP Development Inc	2856-1224	Clerk of Courts
09/05/2002	\$1,058,500	XX03	WD	Reynolds Metals Development Co	1579-449	Clerk of Courts
12/31/1899	\$0				-	Clerk of Courts

Photos





Saint Lucie County Property Appraiser
-Michelle Franklin CFA

Report generated: Thursday, August 5, 2021

Parcel Report



Parcel

PARCELNO: 2324-710-0022-000-1
Property ID: 132795
Owner1: JBL Fort Pierce Industrial LLC
SiteAddress: CROSSROADS PKWY

Owner

Owner1: JBL Fort Pierce Industrial LLC
Owner2:
Owner3:
MailingAddress: 2028 Harrison ST, Unit Ste 202
 Hollywood, FL 33020-7845

Overview

PrimaryLandUse: 4000 - VCNT INDUS
DistrictGroup: 0022 - Fort Pierce
Subdivision: Crossroads Park of Commerce
Just/Market Value: \$311,000
FinishedArea:
Acres: 2.38
TotalArea: 103,672.8

Legal Description

LegalDescription: CROSSROADS PARK OF
 COMMERCE PHASE I LOT 16
 (2.38 AC)

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	\$311,000	\$0	\$311,000	\$0	\$311,000	\$0	\$311,000	\$0	\$0
2019	\$311,000	\$0	\$311,000	\$0	\$311,000	\$0	\$311,000	\$0	\$0
2018	\$311,000	\$0	\$311,000	\$0	\$311,000	\$0	\$311,000	\$0	\$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	2.38	\$48.79
Fort Pierce Stormwater Charge	1999	0.6	\$41.40

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

Line Number	Units	Unit Type
1	103,672	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
04/23/2021	\$460,000	0001	WD	Lefkovits Jeffrey	4609-833	Clerk of Courts
11/02/2017	\$375,000	0112	SP	Land Holding LLC	4062-1845	Clerk of Courts
01/20/2016	\$100	0112	SP	PNC Bank NA	3831-2358	Clerk of Courts
01/03/2016	\$125,100	0118	CT	Bonvie FP Development Inc	3829-694	Clerk of Courts
09/05/2002	\$1,058,500	XX03	WD	Reynolds Metals Development Co	1579-449	Clerk of Courts
12/31/1899	\$0				-	Clerk of Courts

Photos



October 12, 2021

City of Fort Pierce
Attn: Jennifer Hofmeister
100 N. US Highway 1
Fort Pierce, FL 34950

**Re: Crossroads Parkway Warehouse – Development Review
Technical Review Project # 21-0700008 Response to Comments**

Dear Jennifer:

On behalf of our client, please find the attached response to comments received at the September 16, 2021 TRC meeting for a project known as Crossroads Parkway Warehouse. Each comment is identified below followed by a response in ***bold italics***.

City Planning

1) Bicycle Parking shall be provided at a ratio of 1 space per every 20 parking spaces pursuant to City Code 125-315 (f)(1)(a).

RESPONSE: Please see revised site plan. Bicycle parking is depicted on the plan.

2) The Traffic Study may need to be reviewed by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review. If St. Lucie County does not need to review, then the study will be reviewed by the City and our third-party reviewer.

RESPONSE: Acknowledged. Coordination with the County has occurred and has confirmed that they do not feel a third-party review is required. A courtesy copy of the traffic report was emailed to David Hayes on September 16, 2021. Please see attached email correspondence.

3) Provide a tree mitigation plan to supplement the tree survey that will determine if there are any trees that need to be mitigated for after trees are determined to be removed or relocated. This plan will determine what the final mitigation amount is after taking into account any relocated trees, removed trees, or trees provided for on the landscape plan. This calculation can be provided on page L5 of 5 on the landscape plan. This shall be provided before the item is forwarded to the Planning Board for review.

RESPONSE: An arborist report is attached with this resubmittal.

4) Sidewalks shall be provided the Crossroads Parkway right-of-way pursuant to City Code 125-317.

RESPONSE: There is an existing sidewalk along Crossroads Parkway. The

sidewalk will be extended south to the property line. Please see revised site plan.

- 5) It is requested that some color be added to the elevations and that the corners of the building be articulated in a way that provided varying roof height or designs. Please see provided examples after this letter that show how other projects have designed their corner endcap spaces.

RESPONSE: Please see revised architectural renderings.

- 6) Note that signs will be approved as part of the Building Permit process.

RESPONSE: Acknowledged.

- 7) Provide up-lighting to the outside of the building to help with lighting at night and to enhance security and visibility.

RESPONSE: The applicant is proposing up-lighting to the outside of the building.

- 8) Provide a colored site plan (aerial overview) that also includes the landscaping.

RESPONSE: This will be supplied to staff prior to the upcoming public meetings associated with this project.

- 9) A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel. Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.

RESPONSE: Acknowledged.

City Engineering

- 1) It appears that the landscape plantings within the 25' wide drainage easement adjacent to Crossroads Parkway will interfere with the existing roadside detention swale. The applicant shall revise the plan to ensure no conflicts with stormwater conveyance occurs and provide documentation of concurrence from the Crossroads Park of Commerce Property Owners Association authorizing the landscape installation within the 25' wide drainage easement as they are responsible for the management and maintenance of the easement.

RESPONSE: The proposed landscaping will not have any conflicts with stormwater conveyance. Approval from the POA will be provided prior to a public meeting.

- 2) Revise the submitted topographic survey to correctly identify the westerly drainage and utility easement as 25' as opposed to the noted 20'.

RESPONSE: Please see revised topographic survey which addresses this comment.

- 3) The submitted boundary survey was only for Lot 12, please forward the certified boundary surveys for Lots 13 through 16.

RESPONSE: Please see the correct survey which includes all parcels.

- 4) Revise the plans to reflect the continuation of the Crossroads Parkway public

sidewalk to the south.

RESPONSE: Please see revised site plan which addresses this comment.

- 5) Revise the driveway aprons from asphalt to concrete as per the requirements specified in the City of Fort Pierce Code of Ordinances Section 32-9(b).

RESPONSE: Please see revised site plan which addresses this comment.

- 6) In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 125-315(c)(1) please revise the parking stall lengths from 17' to 18' as allowed when parking stalls about a landscaped area.

RESPONSE: Please see revised site plan which addresses this comment.

- 7) The overall project is comprised of multiple parcels; the developer will be required to unify the lots into one parcel either by filing a Unity of Title or some other means of unification.

RESPONSE: Acknowledged. This will be completed prior to the issuance of a building permit.

- 8) Advisory Comment: Prior to issuance of a Site Work permit, all Local, State and Federal permits shall be obtained.

RESPONSE: Acknowledged.

- 9) Advisory Comment: The proposed drainage system is comprised of a small detention area and an exfiltration system having an ultimate discharge into the 25' drainage and utility easement along Crossroads Parkway. The final drainage plans shall indicate further information on how discharge from the site will be routed west to the master retention lake.

RESPONSE: Acknowledged.

City Building

- 1) Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion off the official plan review.

RESPONSE: Acknowledged.

- 2) Pre-construction meeting with the City's Building Department is requested.

RESPONSE: Acknowledged.

- 3) Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

RESPONSE: Acknowledged.

City Police

- 1) Temporary approval granted at this time, pending a photometric review. Please ensure all illumination for the project meets or exceeds the standards set forth by city code.

RESPONSE: Acknowledged.

FPUA

- 1) FPUA W/WW Engineering: To connect to water and wastewater (via force main) services please submit 2 copies of the utility plan and a completed plan review application to W/WW Engineering 1701 S 37th Street, Fort Pierce FL 34984. For any questions regarding water or wastewater service please contact Shane Ostrander 772-466-1600 ext. 3468.

RESPONSE: Acknowledged.

- 2) FPUA Electric & Gas Engineering: The Electric & Gas Engineering Department has reviewed the application and recommends approval.

Electric: Please provide electric load information and AutoCAD drawings for the proposed new service. The customer will be responsible for all transformer pads, conduits, and secondary conductors. Contact Sal Scimeca before the commencement of any electric utility work.

Sal Scimeca
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpua.com
772.466.1600 ext. 6957.

RESPONSE: Acknowledged.

- 3) Gas: Service can be made available (via main extension from Metal Dr as shown in the attached GIS map). Please provide a copy of the gas riser diagrams with the anticipated load if the developer is interested in natural gas service to the site. For more information and incentives available, contact Ana Johnson.

Ana Maria Johnson
Business Development Officer
Fort Pierce Utilities Authority
206 S. 6th Street
Fort Pierce, FL 34950
772.466.1600 Ext. 3012
772.467.3115 Fax
anjohanson@fpua.com

SLCFD

- 1) A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

RESPONSE: Acknowledged.

- 2) 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.

- 3) 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: This will be prepared as part of the site work building permit review.

- 4) 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.

- 5) Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.

RESPONSE: Acknowledged.

- 6) The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.

RESPONSE: Acknowledged.

- 7) 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.

- 8) 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.

TPO Comments

- 1) Traffic Data: The Traffic Analysis utilizes traffic counts from 2019/20 and other traffic data from as far back as 2014. The Traffic Analysis should be updated with the 2021 Traffic Counts and the other most current traffic data.

RESPONSE: *The count data has been reviewed relative to availability and has been discussed with reviewers on projects within the same area. Due to ongoing construction in the area and the Covid Pandemic. All link data came from the 2020 TPO Traffic Counts and Level of Service Report. Some of that data was 2017 and the 2014 was only used to obtain the 3-year growth rate. The intersection was included in a document by the FDOT and approved for use. The report date was 2018 with count data in 2017 and was accepted by the FDOT for use.*

The 2021 Count and Inventory LOS report came out after we prepared our study. However, a review of that data shows it to be 2020 counts that are much lower than the 2019 counts used in our analysis.

- 2) Warehouse Size: The Traffic Analysis identifies the proposed warehouse to be 200,500 square feet in size, but the Development Review Application identifies the proposed warehouse to be 207,117 square feet in size. The Traffic Analysis should be updated with the correct size of the proposed warehouse.

RESPONSE: *An updated traffic analysis has been completed which updates the building footprint to 224,552 square feet. Please see the updated traffic analysis attached with this submittal.*

- 3) Horizon Year: The Traffic Analysis utilizes a three-year historical growth rate with a horizon year of 2023 without providing justifications for the use of either criterion. The justifications for the use of the growth rate timespan and the horizon year should be provided in the Traffic Analysis to confirm their accuracy.

RESPONSE: *The horizon year is 2024 consistent with the minimum 3-year horizon in the TPO Guidelines for Traffic Studies. The growth rate was 5.97% plus approved projects exceeding the previous comments from the TPO that the growth rate is 2.5%. Data supporting the growth rate calculation are included in the appendix.*

- 4) Traffic Analysis Conclusion: The “Conclusion” of the Traffic Analysis indicates that “All links and intersections operate at acceptable levels of service” and “the project meets the requirements for concurrency”. However, the levels of service before and after the completion of the proposed development are not provided, and the requirements for concurrency are not referenced to confirm these conclusions. The levels of service before and after the completion of the proposed development and the referenced requirements for concurrency should be provided in the Traffic Analysis to confirm this conclusion.

RESPONSE: *This project is significant on one link. The criteria is given as meeting concurrency or not. In this case the targeted link capacity or LOS D Service volume is provided. As long as the volume is below that value, concurrency is satisfied because you are at or better than LOS D. The TPO has given the link of Crossroads Parkway a Service Volume of 790. Which is approximately 90% of 880 the LOS D*

value from the FDOT QLOS Tables. That particular type of road has only two thresholds, LOS C and LOS D. In this case, the level of service before and after the project is added is LOS C.

We feel the attached adequately addresses staff comments and respectfully request approval. 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: Michael Rem

Z:\EDC-2021\21-352 - Crossroads Parkway Industrial\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2021-10-12_Crossroads_TRC_Dev_Design_Review_Rsp2Cmts_Ltr_21-352.docx

From: [David Hays](#)
To: [David Baggett](#); [Patricia Sesta](#); [Susan O'Rourke](#)
Cc: [Michael Rem](#); [Brandon Creagan](#)
Subject: RE: Crossroads
Date: Thursday, September 16, 2021 1:20:57 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Electronic is fine. If we don't have any questions regarding the distribution, the County won't have any comments.

David A. Hays, P.E., CFM | Sr. Project Engineer | Public Works Department

Ph: 772-462-1491 (direct) | PW Office: 772-462-1707 | 2300 Virginia Ave. Fort Pierce 34982

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“Teamwork gives you the best opportunity to turn vision into reality” John C. Maxwell

From: David Baggett <davidbaggett@edc-inc.com>
Sent: Thursday, September 16, 2021 12:31 PM
To: Patricia Sesta <patriciasesta@edc-inc.com>; Susan O'Rourke <seorourke@comcast.net>; David Hays <haysd@stlucieco.org>
Cc: Michael Rem <michael@jblvlp.com>; Brandon Creagan <bcreagan@cityoffortpierce.com>
Subject: Crossroads

SECURITY WARNING: This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Trish/Susan – could one of you please send David Hays (copied here) the traffic analysis. County still want to see the report and just verify what we discussed at the pre-app meeting. They don't anticipate a need for third party review.

David, let us know if you need hard copies of this to review.

Thank you

David C. Baggett, P.E.
Project Manager | Engineering Division



10250 SW Village Parkway - Suite 201
Port Saint Lucie, Florida 34987

O: 772.462.2455 ext 113

DavidBaggett@EDC-Inc.com | www.EDC-Inc.com



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