

Hillpointe, LLC
1031 W. Morse Boulevard, Suite 240
Winter Park, FL 32789

AGENT CONSENT FORM

Project Name: Hillpointe Residential – 2101 & 2151 S. Jenkins Road

Parcel ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

BEFORE ME THIS DAY PERSONALLY APPEARED Brent Moody, 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 10th day of May, 2022, by Brent Moody, as President of FreedomRoads Property Company, LLC (Name of Person Acknowledging) who is personally known to me or who has produced NA (type of identification) as identification and who did (did not) take an oath.

Mauricio Rodriguez
Notary Signature

Mauricio Rodriguez

Printed Name of Notary

Brent Moody
Owner's Signature

Brent Moody, as President of FreedomRoads Property Company, LLC
Owner's Name

250 Parkway Drive, Suite 270

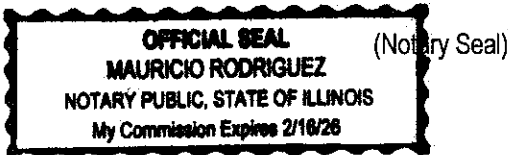
Street Address

Lincolnshire, IL 60069

City, State, Zip

mauricio.rodriguez@campingworld.com

Telephone / Email



2/16/26

My commission expires



Application for Future Land Use Map Amendment

Future Land Use Map Amendment – Large Scale (>10 acres)

Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 acres (“Large Scale Amendments”) only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

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

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

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

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

11. Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

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

II. Public Facilities Information:

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

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): (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: 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	

G. Transportation Analysis: 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): _____
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____
 E-mail: _____

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.

Applicant's Signature *[Handwritten Signature]*

05/11/22

1031 W Morse Blvd, Ste 240

Date

Address

State FL

32789 Zip

303-656-8506

neverly@hillpointe.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(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

FreedomRoads Property Company, LLC

Property Owner's Name (Please Print)

Phone

250 Parkway Dr, Ste 270

IL

60069

Address

[Handwritten Signature], President

State

Zip

5/11/22

Property Owner's Signature

Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 11th day of May, 2022, by Brent Moody who is personally known to me or has produced NA as identification.

[Handwritten Signature]
Signature of Notary

(seal)



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

This Instrument Prepared By:
Dennis G. Corrick, Esq.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

For Official Use Only
Tax Parcel Identification Nos.:
2313-800-0002-000-7
2313-800-0004-000-1
2324-112-0000-000-5
2324-124-0002-000-6

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 13th day of August, 2019, by **STRUCTURED REA – FT. PIERCE, LLC**, an Arizona limited liability company, authorized to transact business in Florida, document number M17000003591, whose address is 2025 N. Third Street, Suite 200, Phoenix, Arizona 85004 (“**Grantor**”), to **FREEDOMROADS PROPERTY COMPANY, LLC**, a Minnesota limited liability company, whose address is 250 Parkway Drive, Suite 270, Lincolnshire, Illinois 60069 (“**Grantee**”).

(Whenever used herein, the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the “**Land**”) situate in St. Lucie County, Florida and more particularly described in **Exhibit “A”**, attached hereto and made a part hereof.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This conveyance is subject to taxes accruing subsequent to December 31, 2018, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

STRUCTURED REA – FT. PIERCE, LLC, an Arizona limited liability company

[Signature]
Print Name: DAVID W. GIGGER

By: STRUCTURED REA – FT. PIERCE MANAGER, LLC, an Arizona limited liability company, its Manager

[Signature]
Print Name: Linda M. Briglia

By: [Signature]
Stephen Doyle, Manager

STATE OF Florida
COUNTY OF St. Lucie

THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of August, 2019, by STEPHEN DOYLE, as Manager of STRUCTURED REA – FT. PIERCE MANAGER, LLC, an Arizona limited liability company, as the Manager of STRUCTURED REA – FT. PIERCE, LLC, an Arizona limited liability company. Said person (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____

{Notary Stamp}



[Signature]
Print Name: Linda M. Briglia
Notary Public, State of Florida
Commission No.: FF899597
My Commission Expires: 9/1/19

Exhibit "A"

Legal Description

TRACTS 1 AND 3 OF CAMPING WORLD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 7, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

AND THE FOLLOWING PARCELS:

PARCEL 5: (6133 TEDDER ROAD - TAX ID 2324-112-0000-000-5)

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE NORTH 40.5 FEET THEREOF, ALL LOCATED IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS;

PARCEL 6: (ADDRESS TBD ON TEDDER ROAD - TAX ID 2324-124-0002-000.6)

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS ROAD RIGHTS-OF-WAY AND DRAINAGE CANALS. ALSO LESS A TRIANGULAR PARCEL IN THE NORTHEAST CORNER BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE EAST LINE 15 FEET; THENCE RUN NORTHWESTERLY TO THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTH 1/2 TO A POINT 15 FEET WEST OF THE POINT OF BEGINNING; THENCE RUN EAST 15 FEET TO THE POINT OF BEGINNING.

Property Identification

Site Address: 2101 S Jenkins RD
 Sec/Town/Range: 13/35S/39E
 Parcel ID: 2313-800-0002-000-7
 Jurisdiction: Fort Pierce

Use Type: 1000
 Account #: 185066
 Map ID: 23/13S
 Zoning: General Co

Ownership

FREEDOMROADS PROPERTY
 COMPANY LLC
 250 Parkway DR Ste 270
 Lincolnshire, IL 60069



Legal Description

CAMPING WORLD (PB 80-7) TRACT 1

Current Values

Just/Market Value: \$645,800
 Assessed Value: \$645,800
 Exemptions: \$0
 Taxable Value: \$645,800

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): 14.83
 Land Size (SF): 645,777

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 13, 2019	4309 / 0826	0330	SP	Structured REA-FT Pierce LLC	\$525,000

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building: \$0

Land: \$645,800
 Just/Market: \$645,800
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$0
 Assessed: \$645,800
 Exemption(s): \$0
 Taxable: \$645,800

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	14.825	North St. Lucie Water Management District	\$303.91
Start Year	AssessCode	Units	Description	Amount
2019	0041	40.3	Fort Pierce Stormwater Charge	\$2,780.70

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$645,800	\$645,800	\$0	\$645,800
2020	\$645,800	\$645,800	\$0	\$645,800
2019	\$645,800	\$645,800	\$0	\$645,800

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.
 Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Property Identification

Site Address: 2151 S Jenkins RD
 Sec/Town/Range: 13/35S/39E
 Parcel ID: 2313-800-0004-000-1
 Jurisdiction: Fort Pierce

Use Type: 1000
 Account #: 185068
 Map ID: 23/13S
 Zoning: General Co

Ownership

FREEDOMROADS PROPERTY
 COMPANY LLC
 250 Parkway DR Ste 270
 Lincolnshire, IL 60069



Legal Description

CAMPING WORLD (PB 80-7) TRACT 3

Current Values

Just/Market Value: \$105,900
 Assessed Value: \$105,900
 Exemptions: \$0
 Taxable Value: \$105,900

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): 2.43
 Land Size (SF): 105,894

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 13, 2019	4309 / 0826	0330	SP	Structured Rea Ft Pierce LLC	\$525,000

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown


Current Year Exemption Value Breakdown

Building: \$0

Land: \$105,900
 Just/Market: \$105,900
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$0
 Assessed: \$105,900
 Exemption(s): \$0
 Taxable: \$105,900

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	2.431	North St. Lucie Water Management District	\$49.84
Start Year	AssessCode	Units	Description	Amount
2020	0041	6.6	Fort Pierce Stormwater Charge	\$455.40

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$105,900	\$105,900	\$0	\$105,900
2020	\$105,900	\$105,900	\$0	\$105,900
2019	\$105,900	\$105,900	\$0	\$105,900

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.
 Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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LEGAL DESCRIPTION

Hillpointe Residential – South Jenkins Road

2101 & 2151 South Jenkins Road

PARCEL ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA,

AND DESCRIBED AS FOLLOWS:

TRACTS 1 AND 3 OF CAMPING WORLD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80,

PAGE 7 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA



April 25, 2022

Hillpointe LLC
Attn: Nicholas Everly

VIA Email: klee@hillpointe.com and neverly@hillpointe.com

Reference: **Environmental Assessment**
2151 & 2101 S Jenkins Road
Fort Pierce, Florida
Parcel ID # 2313-800-0002-000-7 and 2313-800-0004-000-1

Dear Mr. Everly,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce land developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

A handwritten signature in black ink, appearing to read 'Madison Quinones', is written over a white background.

Madison Quinones, BS, FWC AGTA, AWB®
Wildlife Biologist | Project Scientist



ENGINEERS • SURVEYORS • ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2313-800-0002-000-7 and 2313-800-0004-000-1
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Date: April 25, 2022
Project # 22-154

Prepared For:
Hillpointe LLC
Attn: Nicholas Everly
Email: klee@hillpointe.com and neverly@hillpointe.com

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of two tax parcels (Parcel ID # 2313-800-0002-000-7 & 2313-800-0004-000-1) comprised of 17.25 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial land (land use code 1000). The subject property has a Future Land Use designation of Commercial General (CG) and is zoned as commercial (C-3). The subject property is located at 2151 and 2101 S Jenkins Road on the west side of Jenkins, north of Okeechobee Road in Fort Pierce, Florida. The subject property is further located within Section 13, Township 35 South, and Range 39 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on April 20, 2022 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The subject property consisted of mowed grass (southern tax parcel) and a fallow grove (northern tax parcel) comprised predominantly of exotic vegetation. The upland habitat associations were determined via onsite analysis and classified according to the Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC). The CLC incorporates classifications used by FWC, Florida Natural Areas Inventory (FNAI), and Florida’s water management districts. The following CLC codes were identified onsite; 214 – fallow grove and 1810 – mowed grass. Please refer to the attached Florida CLC Map for the approximate location of the habitat(s) delineated onsite.

It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat.

Common Name	Species Name
Cabbage Palm	<i>Sabal Palmetto</i>
Laurel Oak	<i>Quercus laurifolia</i>
Dwarf Palmetto	<i>Sabal minor</i>
Flatsedge	<i>Cyperus spp.</i>
Saltbush	<i>Baccharis halimifolia</i>
Grassleaf Rush	<i>Juncus marginatus</i>
Brazilian Pepper**	<i>Schinus terebinthifolia</i>
Caesar’s Weed**	<i>Urena lobata</i>
Cogon Grass**	<i>Imperata cylindrica</i>
Giant Reed**	<i>Arundo donax</i>
Torpedo Grass**	<i>Panicum repens</i>

*Nuisance Vegetation
 **Exotic/Invasive Vegetation

Table 1: This table lists a representative sample of vegetative species observed during the site visit.

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. None of these components were found during the field reconnaissance on the property.

An agricultural ditch is located on the northern tax parcel. According to State rules, this area is classified as “other surface waters” (OSW). OSWs are surface waters that are not identified as wetlands. Please refer to the attached Florida CLC Map for the approximate location of the OSW.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises, their burrows, or habitat were identified onsite. No other state or federally listed plant/animal species or their habitat(s) were observed on site.

Due to there being no native upland habitat or wetlands located on site, historical and continued anthropogenic disturbance (agricultural, clearing, mowing, etc.), and no connection to any adjoining significant native habitats, it is unlikely that any listed animal/plant species is located onsite.

SOIL COMPOSITION:

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey the site is composed of the following soil series:

Hilolo loamy sand, 0-2% slopes – Hilolo sand is fine-loamy, silicious, poorly drained and slowly permeable soil. These soils are found in dense palm hammocks and along the borders of sloughs and depressional areas. The surface layer is fine sand to a depth of eight inches. The water table is at a depth of less than 10 inches for 2 to 4 months in most years. Natural vegetation is cabbage palm, water oak, longleaf pine and slash pine with an understory of wax myrtle, saw palmetto and inkberry. Citrus crops are well suited for this soil. The soil has high potential for dwellings without basements, small commercial buildings and roads. Water control measures are necessary to overcome excessive wetness.

Wabasso sand, 0-2% slopes – This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The surface layer is sand about 8 inches thick. The upper 4 inches is black and the lower 4 inches is dark grey. The water table is typically at a depth of less than 10 inches for 1 to 4 months during the wet season, and at a depth of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, running oak, inkberry and fetterbush. Common grasses are threeawn and bluestem. The soil has severe limitations for cultivated crops and citrus due to wetness. The soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

Winder loamy sand – This is a poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax

myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

SITE HISTORY:

According to the earliest available Google Earth aerial photographs, the subject property has been used as a grove from 1994 until around 2006 when the grove appeared to be out of production. At this time the grove appeared to have been cleared and was left to be claimed by exotic vegetation overtime. The southern tax parcel was cleared in 2019.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce Code of Ordinances that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

Section 123-64: *No person shall remove a protected tree situated within the city, without first obtaining a tree removal permit. Protected trees include any native tree with at least 14 inches in diameter (DBH), except for palms which have a minimum clear trunk of ten feet (Sec. 123-66).*

It is the opinion of EDC that trees meeting the protected trees criteria were observed onsite. Therefore, a tree survey is required prior to the submittal of a tree removal permit and land clearing permit.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of two tax parcels (Parcel ID # 2313-800-0002-000-7 & 2313-800-0004-000-1) comprised of 17.25 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial land (land use code 1000). The subject property has a Future Land Use designation of Commercial General (CG) and is zoned as commercial (C-3). The subject property is located at 2151 and 2101 S Jenkins Road on the west side of Jenkins, north of Okeechobee Road in Fort Pierce, Florida.

It is the professional opinion of EDC that no native upland habitat or wetlands are located onsite. In addition, no listed animal or plant species or their habitat(s) were located onsite. Lastly, trees meeting the protected tree criteria were observed onsite. A tree survey will be required prior to the submittal of a tree removal permit and land clearing permit.



Environmental Assessment

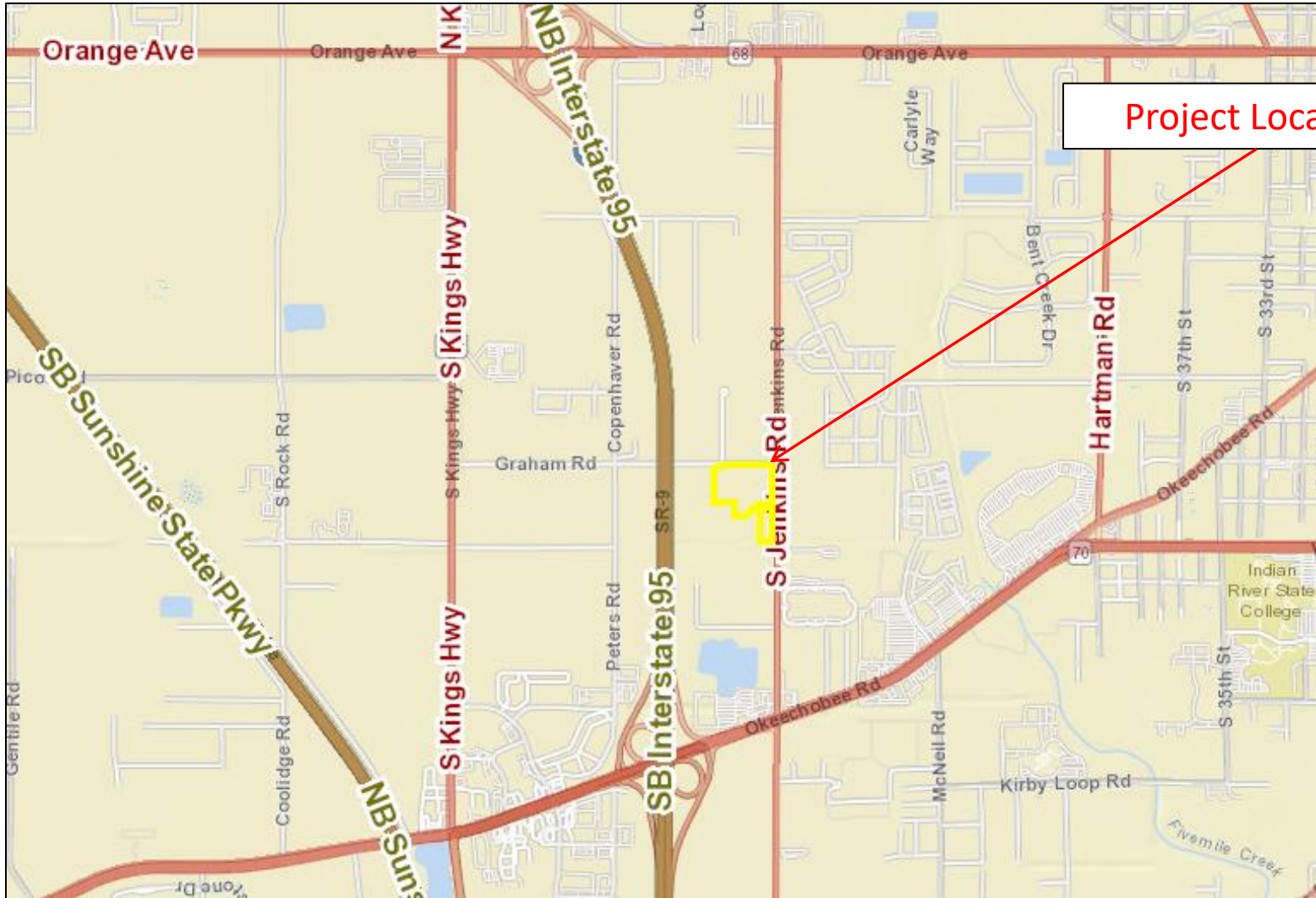
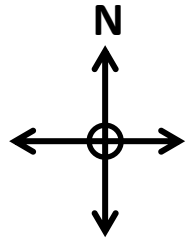
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Location Map

Project: 22-154

Hillpointe LLC

04/25/2022





Environmental Assessment

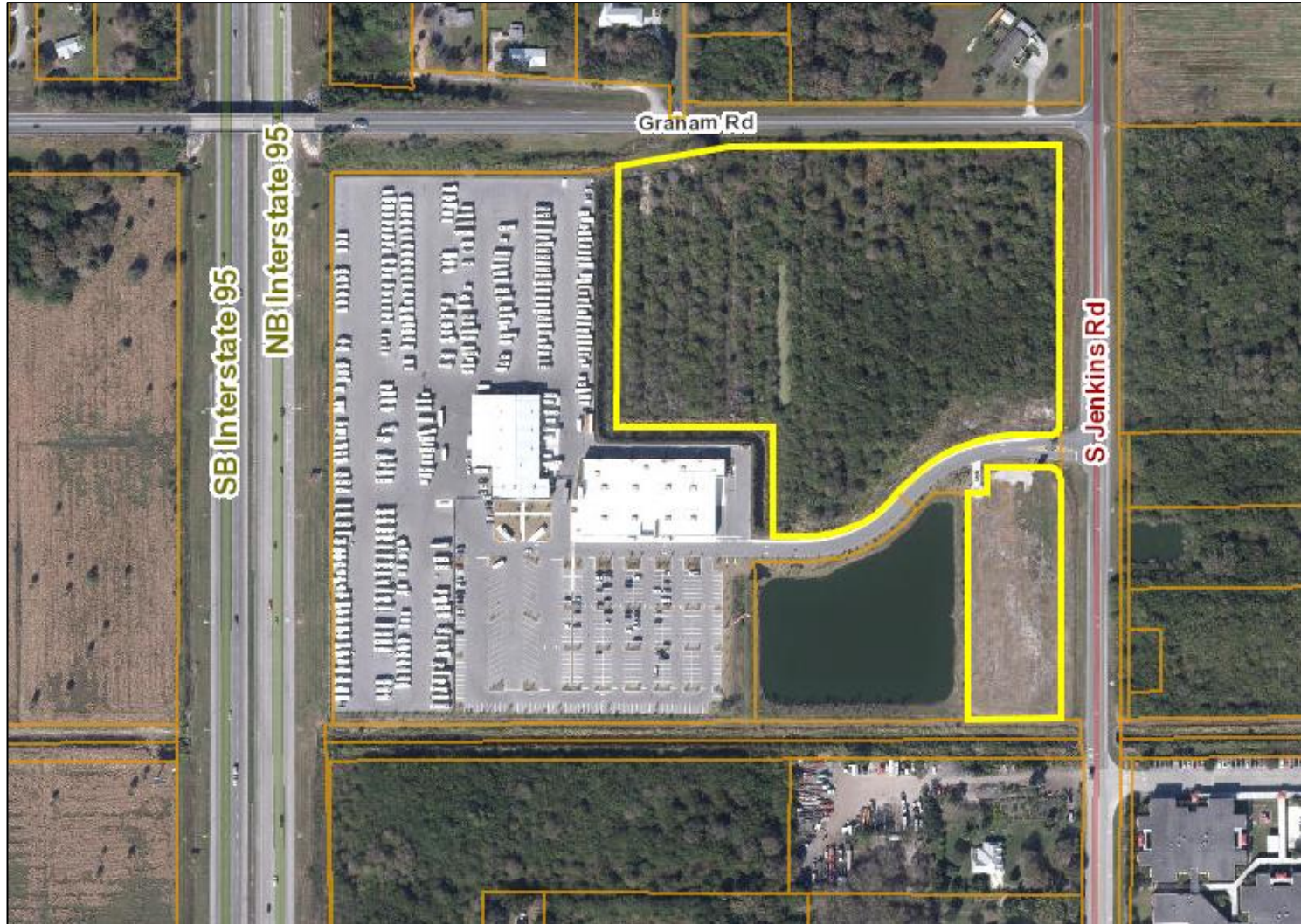
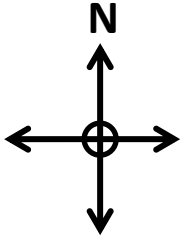
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Property Appraiser Map

Project: 22-154

Hillpointe LLC

04/25/2022





Environmental Assessment

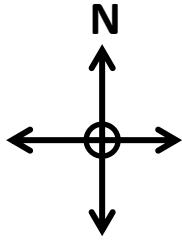
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

USDA Web Soil Survey North Parcel Map

Project: 22-154

Hillpointe LLC

04/25/2022



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Hilolo loamy sand, 0 to 2 percent slopes	1.4	8.9%
48	Wabasso sand, 0 to 2 percent slopes	9.2	59.4%
55	Winder loamy sand	4.9	31.7%
Totals for Area of Interest		15.5	100.0%



Environmental Assessment

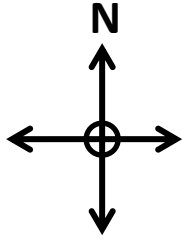
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

USDA Web Soil Survey South Parcel Map

Project: 22-154

Hillpointe LLC

04/25/2022



St. Lucie County, Florida (FL111)			
St. Lucie County, Florida (FL111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
55	Winder loamy sand	2.7	100.0%
Totals for Area of Interest		2.7	100.0%



Environmental Assessment

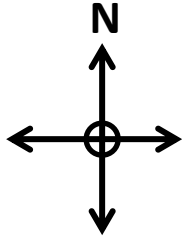
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Florida Cooperative Land Cover (CLC) Map




Project: 22-154

Hillpointe LLC

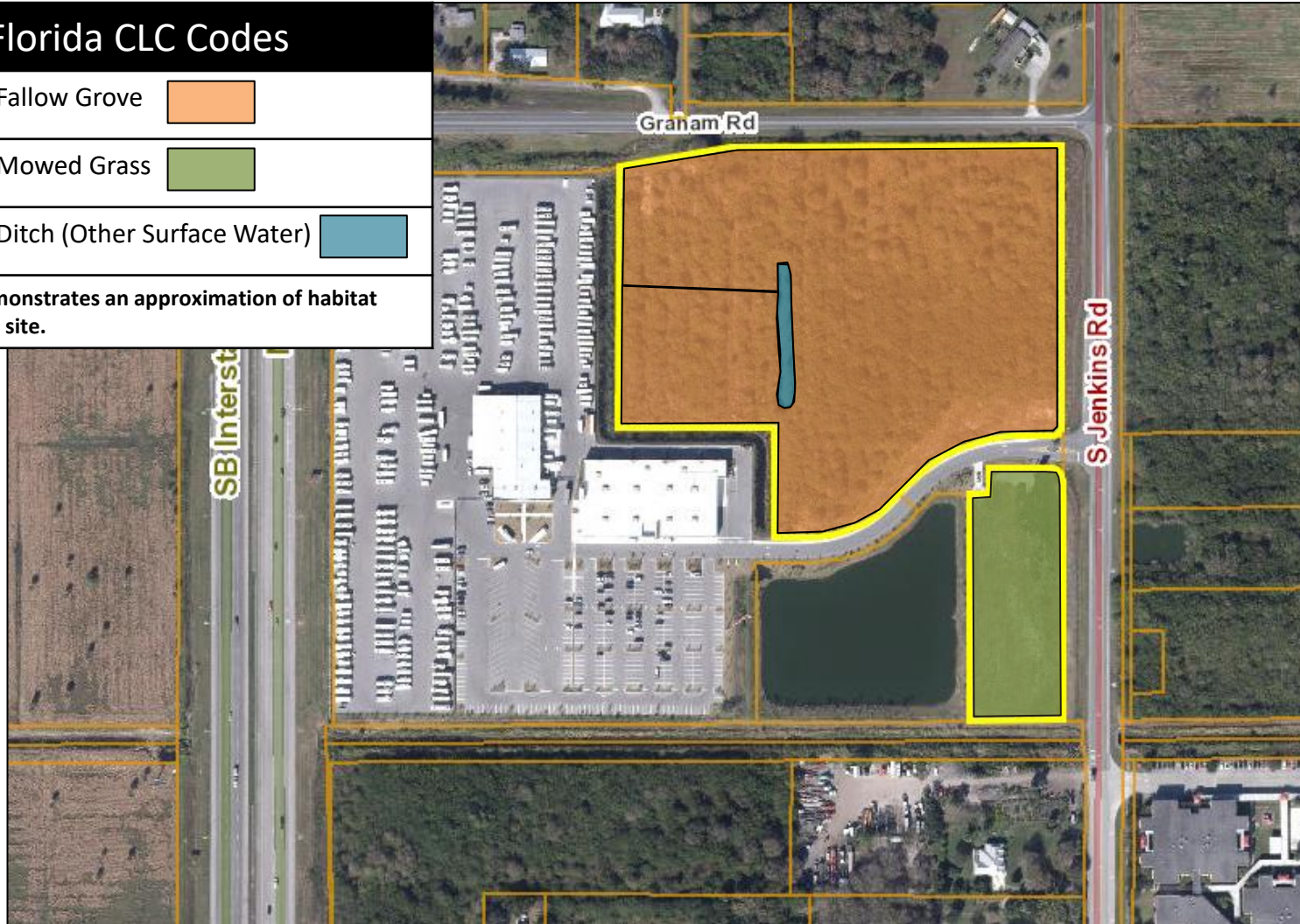
04/25/2022



Florida CLC Codes

214	Fallow Grove	
1810	Mowed Grass	
4220	Ditch (Other Surface Water)	

***This map demonstrates an approximation of habitat boundaries on site.**





Environmental Assessment

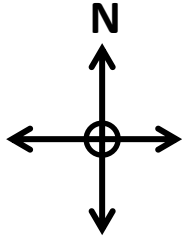
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Google Earth 1994 Aerial Image

Project: 22-154

Hillpointe LLC

04/25/2022





CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

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

II. Public Facilities Information:

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

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date

- 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

**PROJECT NARRATIVE & JUSTIFICATION STATEMENT
HILLPOINTE, LLC – RESIDENTIAL**

Future Land Use & Zoning Atlas Map Amendment
May 12, 2022

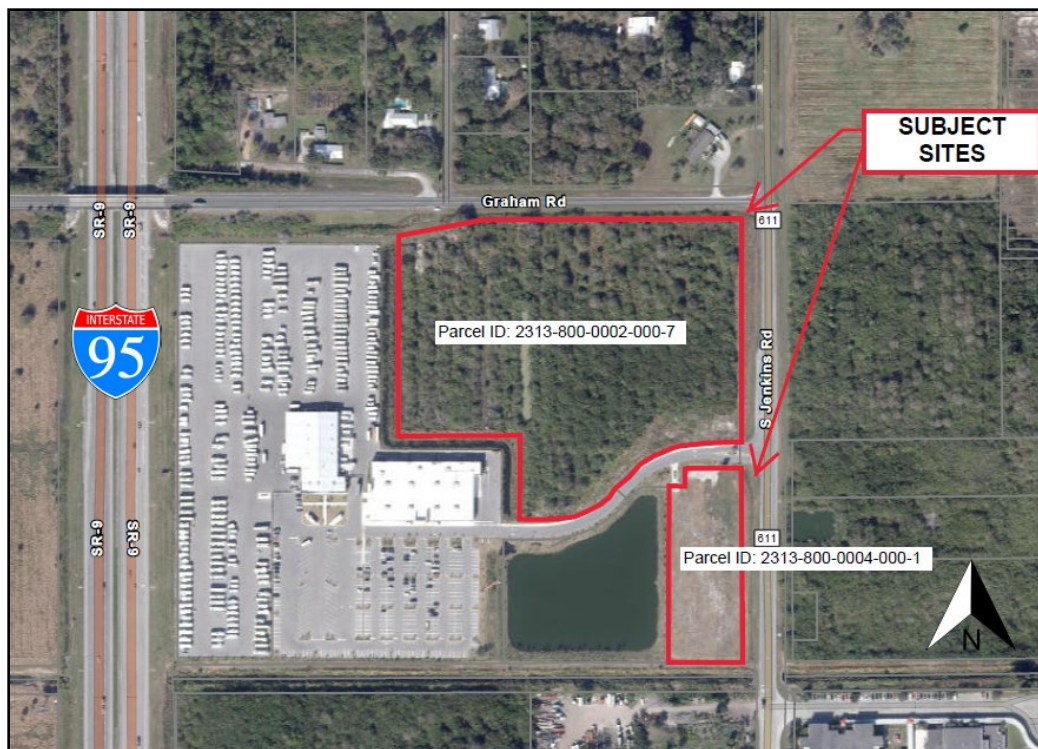
REQUEST

On behalf of the petitioner, Engineering Design & Construction, Inc. is requesting approval of a Future Land Use and Zoning Atlas Map Amendment for two (2) parcels located on the southwest corner of Graham Road and South Jenkins Road in Fort Pierce, Florida. The applicant is requesting to change the Future Land Use from General Commercial (GC) to High Density Residential (RH) and rezone the properties from General Commercial (C-3) Zoning district to High Density Residential (R-5) Zoning district.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located at the southwest corner of Graham Road and South Jenkins Road in Fort Pierce Florida. The following table identifies the parcels associated with this request.

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning	Proposed FLU	Proposed Zoning
2313-800-0002-000-7	2101 S. Jenkins Road	14.82	GC	C-3	RH	R-5
2313-800-0004-000-1	2151 S. Jenkins Road	2.43	GC	C-3	RH	R-5
TOTAL ACRES:		17.25				



On Monday, August 20, 2018, the City Commission adopted ordinance numbers 18-017 and 18-018, approving a Future Land Use and Zoning amendments for five (5) parcels located at 2191 S. Jenkins Road to allow for three developments of a project known as Camping World.

The petitioner is requesting approval to change the existing Future Land Use designation and Zoning district for two (2) of the original parcels.

To the north of the property lies the right-of-way of Graham Road. Graham Road has a right of way (ROW) width that varies from 93 feet along the eastern portion of the northern property line and a ROW width of 181 feet along the western portion of the northern property line. There are three (3) properties to the north of Graham Road. The eastern most 3.47-acre property has a Future Land Use (FLU) designation of Low Density Residential (RL) and is located in the Office Commercial (C-1) Zoning District. This property is currently developed with a single-family house. The middle .77-acre property and the westernmost property lie in the St. Lucie County Jurisdiction and have a FLU designation of Residential Urban (RU) and are located in the Residential, Single Family -2 (RS-2) zoning district. The middle property is currently vacant and the western property consists of a single-family house.

To the south of the subject property lies the North Saint Lucie River Water Control District (NSLRWCD) Canal No.38 followed by two parcels with a Future Land Use of Low Density Residential (RL). The south eastern 4.18-acre parcel consists of an outdoor storage area and lies in the AR-1 Zoning District. The south western 9.120-acre parcel is currently vacant and lies in the Planned Development (PD) Zoning District.

To the west of the subject property lies the Camping World and Gander Mountain commercial facility. This site has a Future Land Use Designation of General Commercial (GC) and is located in the General Commercial Zone (C-3) Zoning district.

To the east of the subject property lies the right-of-way of South Jenkins Road. South Jenkins Road is an urban minor arterial road with an ultimate right of way (ROW) width of 160 feet. There are five (5) vacant parcels across this road. These vacant lots have a Future Land Use Designation of High Density Residential (RH) and are located in the High Density Residential (R-5) Zoning District.

The Figures below illustrate the existing and proposed Future Land Use and Zoning designations for each parcel associated with this application.



Figure 1: Existing FLU vs Proposed FLU

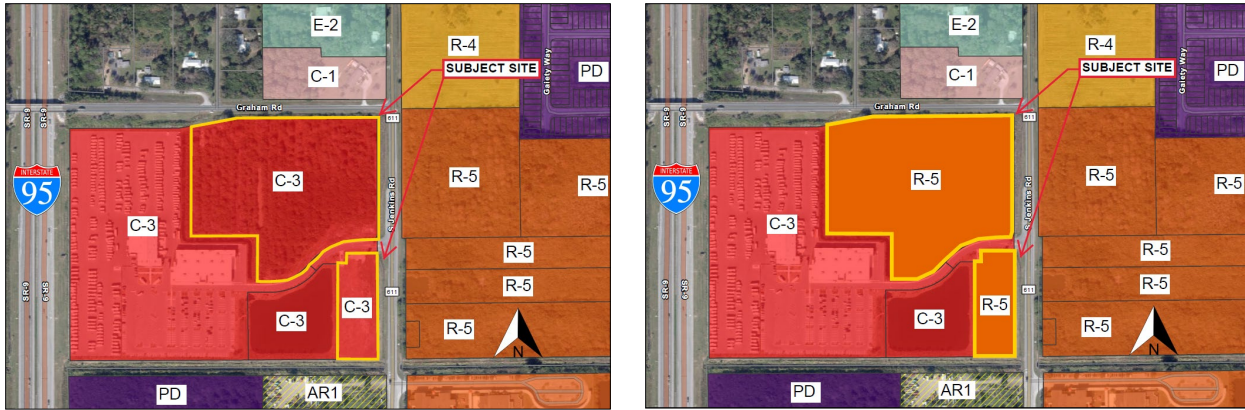


Figure 2: Existing Zoning vs Proposed Zoning

NEED FOR FUTURE LAND USE AND ZONING ADMENDMENT

The subject properties currently have a Future Land Use of General Commercial (GC). Per Policy 1.1.6 (B) of the Fort Pierce Comprehensive Plan, the General Commercial (GC) Future Land Use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. However, this FLU may only allow residential uses with the condition that these uses comprise up to 20% of the total floor area of the General Commercial (GC) Future Land Use Designation.

The applicant wishes to develop multifamily dwellings on the entire site. In order to develop the properties as desired by the applicant, the properties will require a change of the Future Land Use designation to High Density Residential (RH) and Rezone to High Density Residential (R-5).

The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes.

It is the professional opinion of EDC that changing the Future Land Use designation to High Density Residential (RH) and rezoning to High Density Residential (R-5) is consistent with the neighborhood character. Within ½ mile of the subject properties lie nine (9) parcels with a FLU of RH and a R-5 Zoning designation. five (5) of these parcels lie across the street from the subject properties.

Based on the capacity analysis included with this application, there is capacity in the area for water, wastewater, transportation systems, and schools. A K-8 school is within 0.23 miles of the site. within 2.03 miles lies Fort Pierce Westwood High School.

As part of the previous Camping World development, a 40-foot right-of-way dedication was given on the western property line in anticipation for future development.

The is an existing stub out located to south of the north property for future sewer connections well as an existing 12-inch PVC water main runs adjacent to the south side of the northern property that will be utilized to supply the project with potable water.

The existing lake south of the subject site will be expanded to serve the proposed project for stormwater retention. Ultimate outfall is available via NSLRWCD Canal No. 38 located to the south of the subject site.

Based on the above and attached information, the applicant respectfully requests approval of this application. If you have any questions regarding his application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.



Alejandro Toro
Planner

Z:\EDC-2022\22-154 - Hillpointe LLC - Camping World Outparcels\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-05-12_Hillpointe_FLU_Amendment_Justification_Statement_22-154.docx



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

May 11, 2022

Alejandro Toro
Planner I Planning Division



ENGINEERS • SURVEYORS • ENVIRONMENTAL

10250 SW Village Parkway – Suite 201
Port Saint Lucie, Florida 34987
O: 772.462.2455

Parcel ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

In response to your request on May 11, 2022, the Florida Master Site File lists no cultural resources recorded at 2151 & 2101 S Jenkins Rd Fort Pierce, FL 34647, Florida.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

500 South Bronough Street • Tallahassee, FL 32399-0250 • www.flheritage.com/preservation/sitefile
850.245.6440 ph | 850.245.6439 fax | SiteFile@dos.state.fl.us

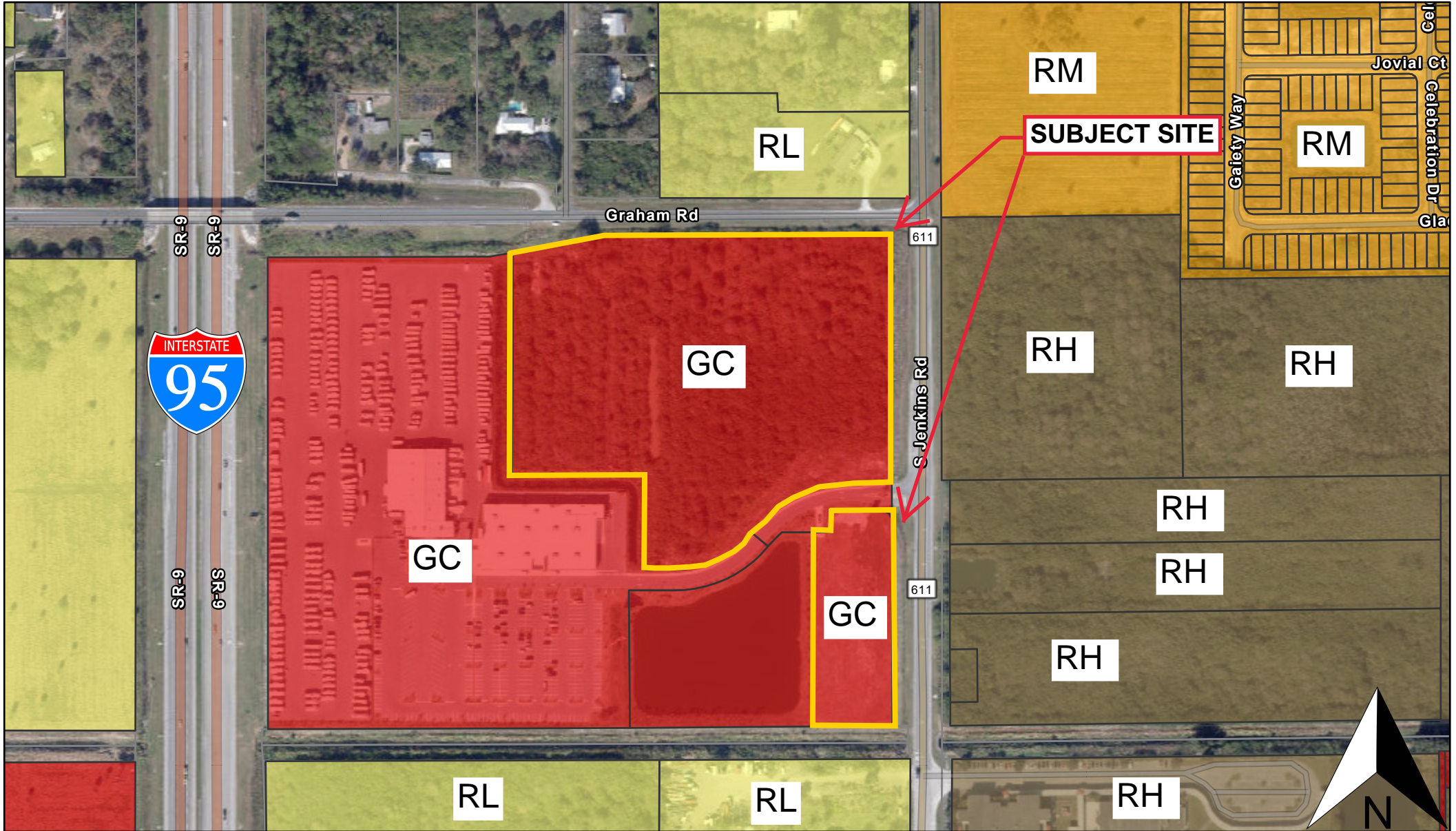


subject property

Jenkins Road

Canal No. 37

Existing Future Land Use



3/23/2022, 2:52:27 PM

Future Land Use

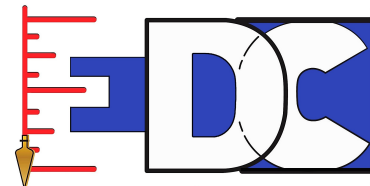
GC, General Commercial

RL - Low Density Residential

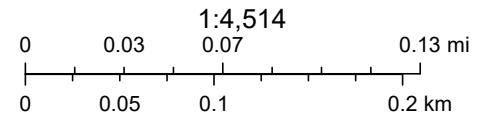
RM - Medium Density Residential

Parcel Boundaries

Parcel Boundaries



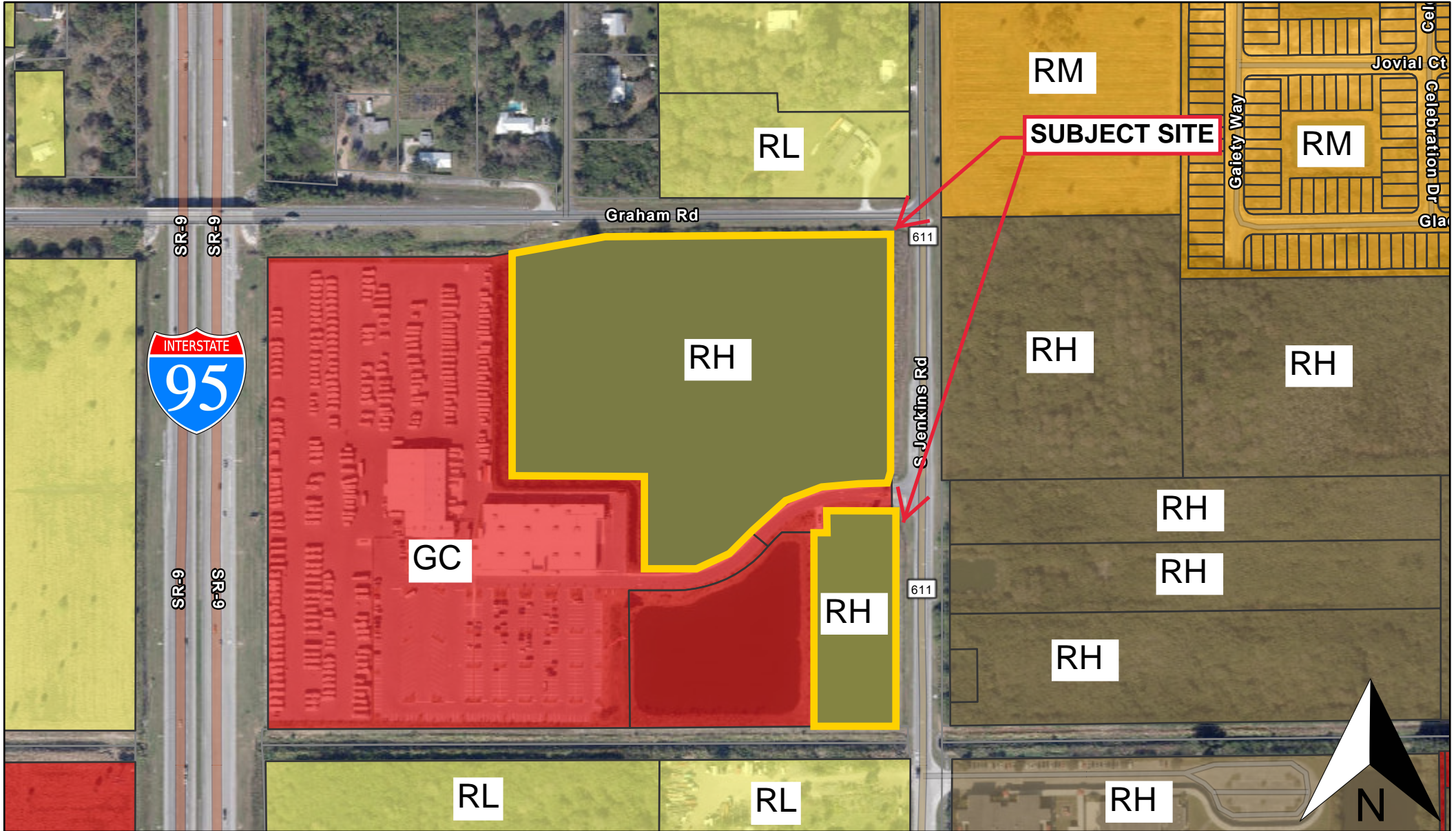
**ENGINEERS SURVEYORS
ENVIRONMENTAL LAND PLANNERS
INTERIOR DESIGNERS**



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Proposed Future Land Use



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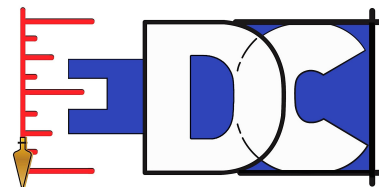
Future Land Use

GC, General Commercial

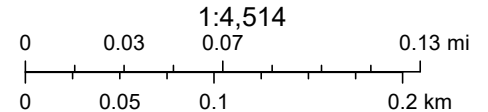
RL - Low Density Residential

RM - Medium Density Residential

Parcel Boundaries

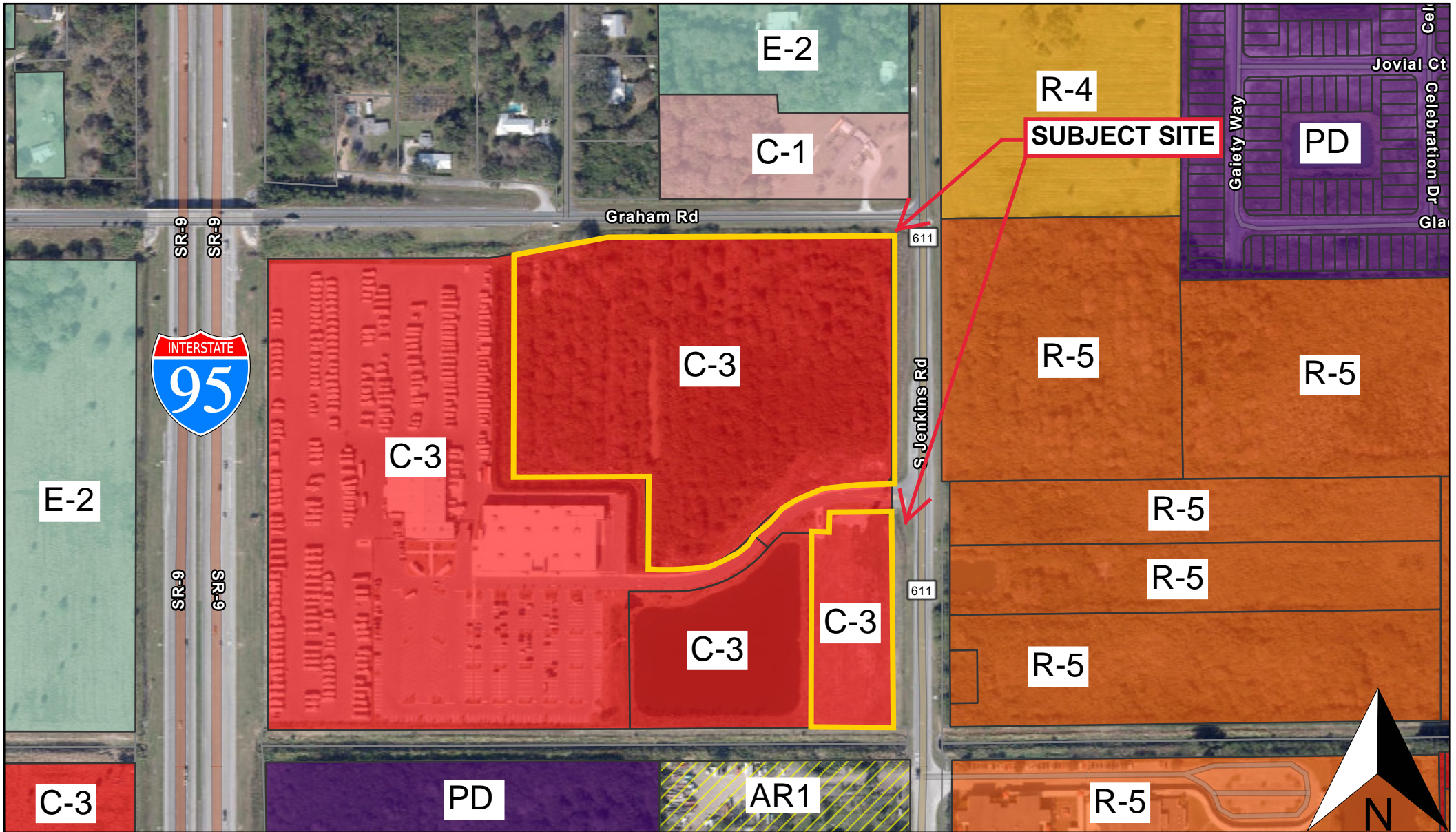


ENGINEERS SURVEYORS
ENVIRONMENTAL LAND PLANNERS
INTERIOR DESIGNERS





Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Existing Zoning






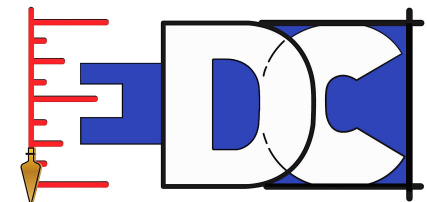
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Zoning

-  AR1, Agriculture Residential - 1
-  C-1, Office Commercial

-  C-3, General Commercial
-  E-2, Residential Single Family 2 Units/Acre
-  PD, Planned Development

-  R-4, Medium Density Residential
-  R-5, High Density Residential
-  Parcel Boundaries

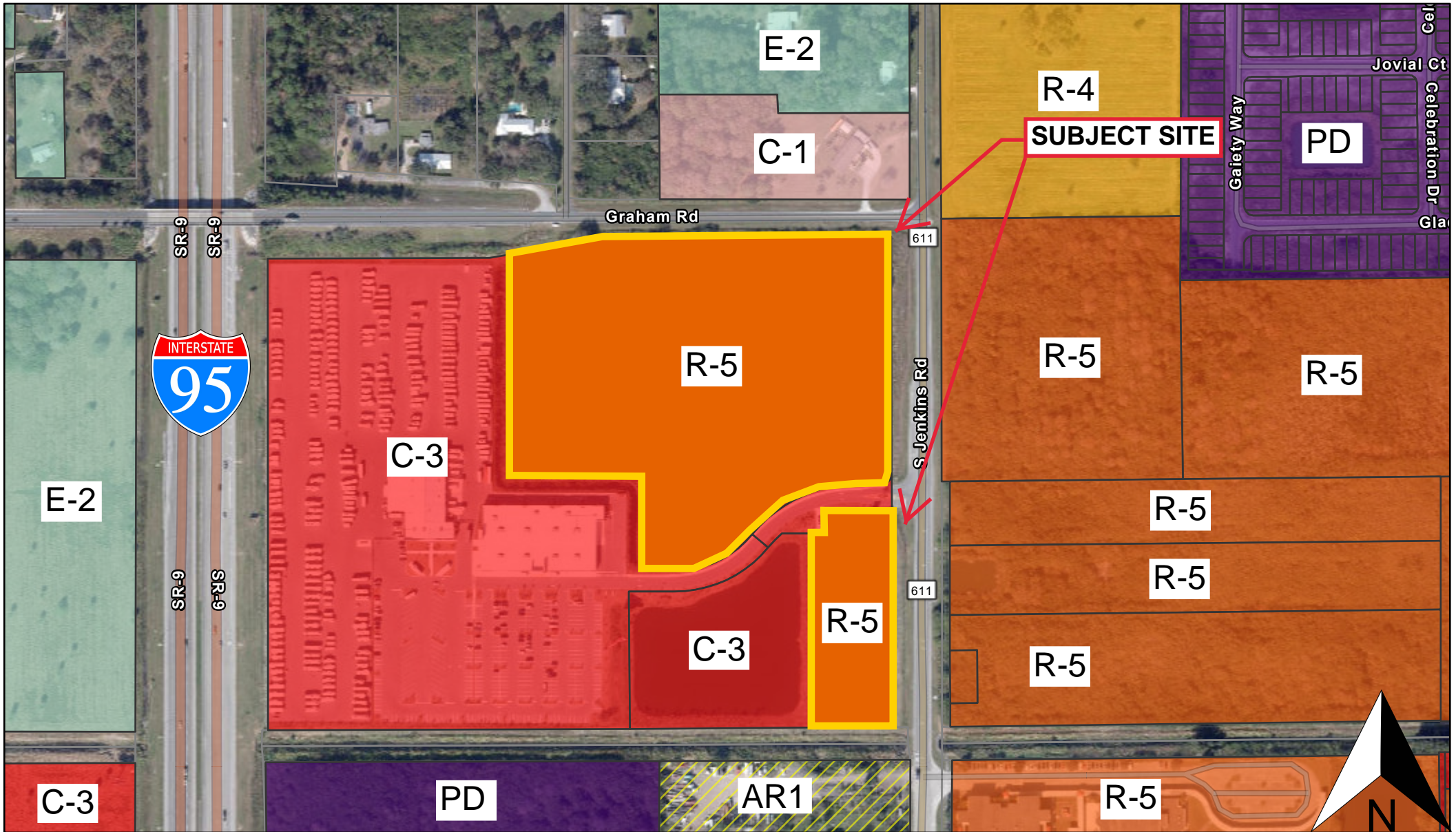


ENGINEERS • SURVEYORS
ENVIRONMENTAL • LAND PLANNERS
INTERIOR DESIGNERS

0.13 mi
 0.2 km
 ES/Airbus DS, USDA,
 Sources: Esri, HERE,
 yrs, and the GIS User



AppBuilder for ArcGIS
 ent & St Lucie County.




Proposed Zoning






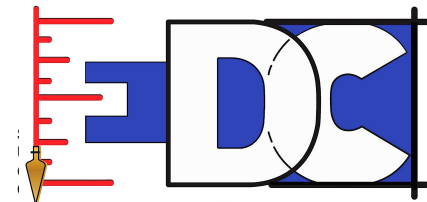
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Zoning

-  AR1, Agriculture Residential - 1
-  C-1, Office Commercial

-  C-3, General Commercial
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-  R-4, Medium Density Residential
-  R-5, High Density Residential
-  Parcel Boundaries



**ENGINEERS SURVEYORS
ENVIRONMENTAL LAND PLANNERS
INTERIOR DESIGNERS**

0.13 mi
0.2 km
:S/Airbus DS, USDA, sources: Esri, HERE, rs, and the GIS User

AppBuilder for ArcGIS
nt & St Lucie County.

Hillpointe, LLC
1031 W. Morse Boulevard, Suite 240
Winter Park, FL 32789

AGENT CONSENT FORM

Project Name: Hillpointe Residential – 2101 & 2151 S. Jenkins Road

Parcel ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

BEFORE ME THIS DAY PERSONALLY APPEARED Brent Moody, 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 10th day of May, 2022, by Brent Moody, as President of FreedomRoads Property Company, LLC (Name of Person Acknowledging) who is personally known to me or who has produced NA (type of identification) as identification and who did (did not) take an oath.

Mauricio Rodriguez
Notary Signature

Mauricio Rodriguez

Printed Name of Notary

Brent Moody
Owner's Signature

Brent Moody, as President of FreedomRoads Property Company, LLC
Owner's Name

250 Parkway Drive, Suite 270

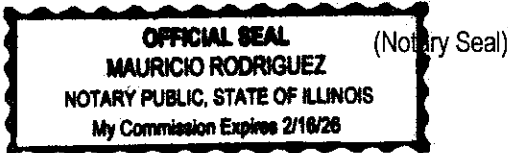
Street Address

Lincolnshire, IL 60069

City, State, Zip

mauricio.rodriguez@campingworld.com

Telephone / Email



2/16/26

My commission expires



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:

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Proposed Zoning	Total gallons per day
Change in Demand	Total gallons per day

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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
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Proposed Zoning	Total gallons per day
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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		
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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	The outparcels will only be required to provide removal of nitrogen and phosphorus utilizing a wet retention system. Further, the project will be limited to a discharge rate of 2-inches of rain fall depth over the entire developed project area designed for the 10-year – 3-day design storm event for any given 24-hour time period. The allowable discharge rate was calculated to be 2.47 ac – ft. the exact amount of nutrient removal and water quality required for the project will be determined when construction plans are developed
---------------	---

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	LU Code 842 - 4,901	833/755
Proposed Zoning	LU Code 222 - 1,144	84/101
Change in Demand	Trips 3757	Trips 749/654
Impact to Capacity	Decreased	

12. Name of Owner(s): Brent Moody; FreedomRoads Property Company, LLC
 Mailing Address: 250 Parkway Drive, Suite 270
 City Lincolnshire State Illinois Zip 60069
 Phone # _____
 E-mail: mauricio.rodriquez@campingworld.com

13. Name of Applicant: Nick Everly; Hillpointe, LLC
 Mailing Address: 1031 W. Morse Boulevard, Suite 240
 City Winter Park State Florida Zip 32789
 Phone # 1-303-656-8506 Fax # _____
 E-mail: neverly@hillpointe.com

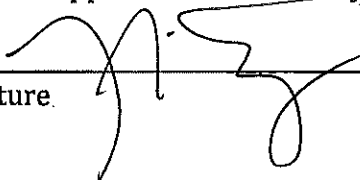
14. Name of Representative: Alejandro Toro ; Engineering Design & Construction, Inc
 Mailing Address: 10250 SW Village Parkway
 City Port St. Lucie State Florida Zip 34987
 Phone # 772-462-2455 Fax # _____
 E-mail: alejandrotoro@edc-inc.com

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

I certify that: (Check One)

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

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

Applicant’s Signature  Date 05/11/22

1031 W Morse Blvd, Ste 240

FL

32789

Address

State

Zip

303-656-8506

neverly@hillpointe.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.

FreedomRoads Property Company, LLC

Property Owner's Name (Please Print)

Phone

250 Parkway Dr, Ste 270

IL

60069

Address

State

Zip

Brent Moody, President

5/11/22

Property Owner's Signature

Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 11th day of May, 2022 by Brent Moody who is personally known to me or has produced NA as ident

Mauricio Rodriguez
Signature of Notary

(seal)



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

This Instrument Prepared By:
Dennis G. Corrick, Esq.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

For Official Use Only
Tax Parcel Identification Nos.:
2313-800-0002-000-7
2313-800-0004-000-1
2324-112-0000-000-5
2324-124-0002-000-6

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 13th day of August, 2019, by **STRUCTURED REA – FT. PIERCE, LLC**, an Arizona limited liability company, authorized to transact business in Florida, document number M17000003591, whose address is 2025 N. Third Street, Suite 200, Phoenix, Arizona 85004 (“**Grantor**”), to **FREEDOMROADS PROPERTY COMPANY, LLC**, a Minnesota limited liability company, whose address is 250 Parkway Drive, Suite 270, Lincolnshire, Illinois 60069 (“**Grantee**”).

(Whenever used herein, the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the “**Land**”) situate in St. Lucie County, Florida and more particularly described in **Exhibit “A”**, attached hereto and made a part hereof.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This conveyance is subject to taxes accruing subsequent to December 31, 2018, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

STRUCTURED REA – FT. PIERCE, LLC, an Arizona limited liability company

[Signature]
Print Name: DAVID W. GIGGER

By: STRUCTURED REA – FT. PIERCE MANAGER, LLC, an Arizona limited liability company, its Manager

[Signature]
Print Name: Linda M. Briglia

By: [Signature]
Stephen Doyle, Manager

STATE OF Florida
COUNTY OF St. Lucie

THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of August, 2019, by STEPHEN DOYLE, as Manager of STRUCTURED REA – FT. PIERCE MANAGER, LLC, an Arizona limited liability company, as the Manager of STRUCTURED REA – FT. PIERCE, LLC, an Arizona limited liability company. Said person (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____

{Notary Stamp}



[Signature]
Print Name: Linda M. Briglia
Notary Public, State of Florida
Commission No.: FF899597
My Commission Expires: 9/1/19

Exhibit "A"

Legal Description

TRACTS 1 AND 3 OF CAMPING WORLD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 7, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

AND THE FOLLOWING PARCELS:

PARCEL 5: (6133 TEDDER ROAD - TAX ID 2324-112-0000-000-5)

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE NORTH 40.5 FEET THEREOF, ALL LOCATED IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS;

PARCEL 6: (ADDRESS TBD ON TEDDER ROAD - TAX ID 2324-124-0002-000.6)

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS ROAD RIGHTS-OF-WAY AND DRAINAGE CANALS. ALSO LESS A TRIANGULAR PARCEL IN THE NORTHEAST CORNER BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE EAST LINE 15 FEET; THENCE RUN NORTHWESTERLY TO THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTH 1/2 TO A POINT 15 FEET WEST OF THE POINT OF BEGINNING; THENCE RUN EAST 15 FEET TO THE POINT OF BEGINNING.

Property Identification

Site Address: 2101 S Jenkins RD
 Sec/Town/Range: 13/35S/39E
 Parcel ID: 2313-800-0002-000-7
 Jurisdiction: Fort Pierce

Use Type: 1000
 Account #: 185066
 Map ID: 23/13S
 Zoning: General Co

Ownership

FREEDOMROADS PROPERTY
 COMPANY LLC
 250 Parkway DR Ste 270
 Lincolnshire, IL 60069



Legal Description

CAMPING WORLD (PB 80-7) TRACT 1

Current Values

Just/Market Value: \$645,800
 Assessed Value: \$645,800
 Exemptions: \$0
 Taxable Value: \$645,800

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): 14.83
 Land Size (SF): 645,777

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 13, 2019	4309 / 0826	0330	SP	Structured REA-FT Pierce LLC	\$525,000

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building: \$0

Land: \$645,800
 Just/Market: \$645,800
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$0
 Assessed: \$645,800
 Exemption(s): \$0
 Taxable: \$645,800

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	14.825	North St. Lucie Water Management District	\$303.91
Start Year	AssessCode	Units	Description	Amount
2019	0041	40.3	Fort Pierce Stormwater Charge	\$2,780.70

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$645,800	\$645,800	\$0	\$645,800
2020	\$645,800	\$645,800	\$0	\$645,800
2019	\$645,800	\$645,800	\$0	\$645,800

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.
 Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
 © Copyright 2022 Saint Lucie County Property Appraiser. All rights reserved.

Property Identification

Site Address: 2151 S Jenkins RD
 Sec/Town/Range: 13/35S/39E
 Parcel ID: 2313-800-0004-000-1
 Jurisdiction: Fort Pierce

Use Type: 1000
 Account #: 185068
 Map ID: 23/13S
 Zoning: General Co

Ownership

FREEDOMROADS PROPERTY
 COMPANY LLC
 250 Parkway DR Ste 270
 Lincolnshire, IL 60069



Legal Description

CAMPING WORLD (PB 80-7) TRACT 3

Current Values

Just/Market Value: \$105,900
 Assessed Value: \$105,900
 Exemptions: \$0
 Taxable Value: \$105,900

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): 2.43
 Land Size (SF): 105,894

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 13, 2019	4309 / 0826	0330	SP	Structured Rea Ft Pierce LLC	\$525,000

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown


Current Year Exemption Value Breakdown

Building: \$0

Land: \$105,900
 Just/Market: \$105,900
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$0
 Assessed: \$105,900
 Exemption(s): \$0
 Taxable: \$105,900

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	2.431	North St. Lucie Water Management District	\$49.84
Start Year	AssessCode	Units	Description	Amount
2020	0041	6.6	Fort Pierce Stormwater Charge	\$455.40

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$105,900	\$105,900	\$0	\$105,900
2020	\$105,900	\$105,900	\$0	\$105,900
2019	\$105,900	\$105,900	\$0	\$105,900

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.
 Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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LEGAL DESCRIPTION

Hillpointe Residential – South Jenkins Road

2101 & 2151 South Jenkins Road

PARCEL ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA,

AND DESCRIBED AS FOLLOWS:

TRACTS 1 AND 3 OF CAMPING WORLD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80,

PAGE 7 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA



April 25, 2022

Hillpointe LLC
Attn: Nicholas Everly

VIA Email: klee@hillpointe.com and neverly@hillpointe.com

Reference: **Environmental Assessment**
 2151 & 2101 S Jenkins Road
 Fort Pierce, Florida
 Parcel ID # 2313-800-0002-000-7 and 2313-800-0004-000-1

Dear Mr. Everly,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce land developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

A handwritten signature in black ink, appearing to read 'Madison Quinones', is written over a white background.

Madison Quinones, BS, FWC AGTA, AWB®
Wildlife Biologist | Project Scientist



ENGINEERS • SURVEYORS • ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2313-800-0002-000-7 and 2313-800-0004-000-1
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Date: April 25, 2022
Project # 22-154

Prepared For:
Hillpointe LLC
Attn: Nicholas Everly
Email: klee@hillpointe.com and neverly@hillpointe.com

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of two tax parcels (Parcel ID # 2313-800-0002-000-7 & 2313-800-0004-000-1) comprised of 17.25 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial land (land use code 1000). The subject property has a Future Land Use designation of Commercial General (CG) and is zoned as commercial (C-3). The subject property is located at 2151 and 2101 S Jenkins Road on the west side of Jenkins, north of Okeechobee Road in Fort Pierce, Florida. The subject property is further located within Section 13, Township 35 South, and Range 39 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on April 20, 2022 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The subject property consisted of mowed grass (southern tax parcel) and a fallow grove (northern tax parcel) comprised predominantly of exotic vegetation. The upland habitat associations were determined via onsite analysis and classified according to the Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC). The CLC incorporates classifications used by FWC, Florida Natural Areas Inventory (FNAI), and Florida’s water management districts. The following CLC codes were identified onsite; 214 – fallow grove and 1810 – mowed grass. Please refer to the attached Florida CLC Map for the approximate location of the habitat(s) delineated onsite.

It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat.

Common Name	Species Name
Cabbage Palm	<i>Sabal Palmetto</i>
Laurel Oak	<i>Quercus laurifolia</i>
Dwarf Palmetto	<i>Sabal minor</i>
Flatsedge	<i>Cyperus spp.</i>
Saltbush	<i>Baccharis halimifolia</i>
Grassleaf Rush	<i>Juncus marginatus</i>
Brazilian Pepper**	<i>Schinus terebinthifolia</i>
Caesar’s Weed**	<i>Urena lobata</i>
Cogon Grass**	<i>Imperata cylindrica</i>
Giant Reed**	<i>Arundo donax</i>
Torpedo Grass**	<i>Panicum repens</i>

*Nuisance Vegetation
 **Exotic/Invasive Vegetation

Table 1: This table lists a representative sample of vegetative species observed during the site visit.

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. None of these components were found during the field reconnaissance on the property.

An agricultural ditch is located on the northern tax parcel. According to State rules, this area is classified as “other surface waters” (OSW). OSWs are surface waters that are not identified as wetlands. Please refer to the attached Florida CLC Map for the approximate location of the OSW.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises, their burrows, or habitat were identified onsite. No other state or federally listed plant/animal species or their habitat(s) were observed on site.

Due to there being no native upland habitat or wetlands located on site, historical and continued anthropogenic disturbance (agricultural, clearing, mowing, etc.), and no connection to any adjoining significant native habitats, it is unlikely that any listed animal/plant species is located onsite.

SOIL COMPOSITION:

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey the site is composed of the following soil series:

Hilolo loamy sand, 0-2% slopes – Hilolo sand is fine-loamy, silicious, poorly drained and slowly permeable soil. These soils are found in dense palm hammocks and along the borders of sloughs and depressional areas. The surface layer is fine sand to a depth of eight inches. The water table is at a depth of less than 10 inches for 2 to 4 months in most years. Natural vegetation is cabbage palm, water oak, longleaf pine and slash pine with an understory of wax myrtle, saw palmetto and inkberry. Citrus crops are well suited for this soil. The soil has high potential for dwellings without basements, small commercial buildings and roads. Water control measures are necessary to overcome excessive wetness.

Wabasso sand, 0-2% slopes – This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The surface layer is sand about 8 inches thick. The upper 4 inches is black and the lower 4 inches is dark grey. The water table is typically at a depth of less than 10 inches for 1 to 4 months during the wet season, and at a depth of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, running oak, inkberry and fetterbush. Common grasses are threeawn and bluestem. The soil has severe limitations for cultivated crops and citrus due to wetness. The soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

Winder loamy sand – This is a poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax

myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

SITE HISTORY:

According to the earliest available Google Earth aerial photographs, the subject property has been used as a grove from 1994 until around 2006 when the grove appeared to be out of production. At this time the grove appeared to have been cleared and was left to be claimed by exotic vegetation overtime. The southern tax parcel was cleared in 2019.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce Code of Ordinances that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

Section 123-64: *No person shall remove a protected tree situated within the city, without first obtaining a tree removal permit. Protected trees include any native tree with at least 14 inches in diameter (DBH), except for palms which have a minimum clear trunk of ten feet (Sec. 123-66).*

It is the opinion of EDC that trees meeting the protected trees criteria were observed onsite. Therefore, a tree survey is required prior to the submittal of a tree removal permit and land clearing permit.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of two tax parcels (Parcel ID # 2313-800-0002-000-7 & 2313-800-0004-000-1) comprised of 17.25 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial land (land use code 1000). The subject property has a Future Land Use designation of Commercial General (CG) and is zoned as commercial (C-3). The subject property is located at 2151 and 2101 S Jenkins Road on the west side of Jenkins, north of Okeechobee Road in Fort Pierce, Florida.

It is the professional opinion of EDC that no native upland habitat or wetlands are located onsite. In addition, no listed animal or plant species or their habitat(s) were located onsite. Lastly, trees meeting the protected tree criteria were observed onsite. A tree survey will be required prior to the submittal of a tree removal permit and land clearing permit.



Environmental Assessment

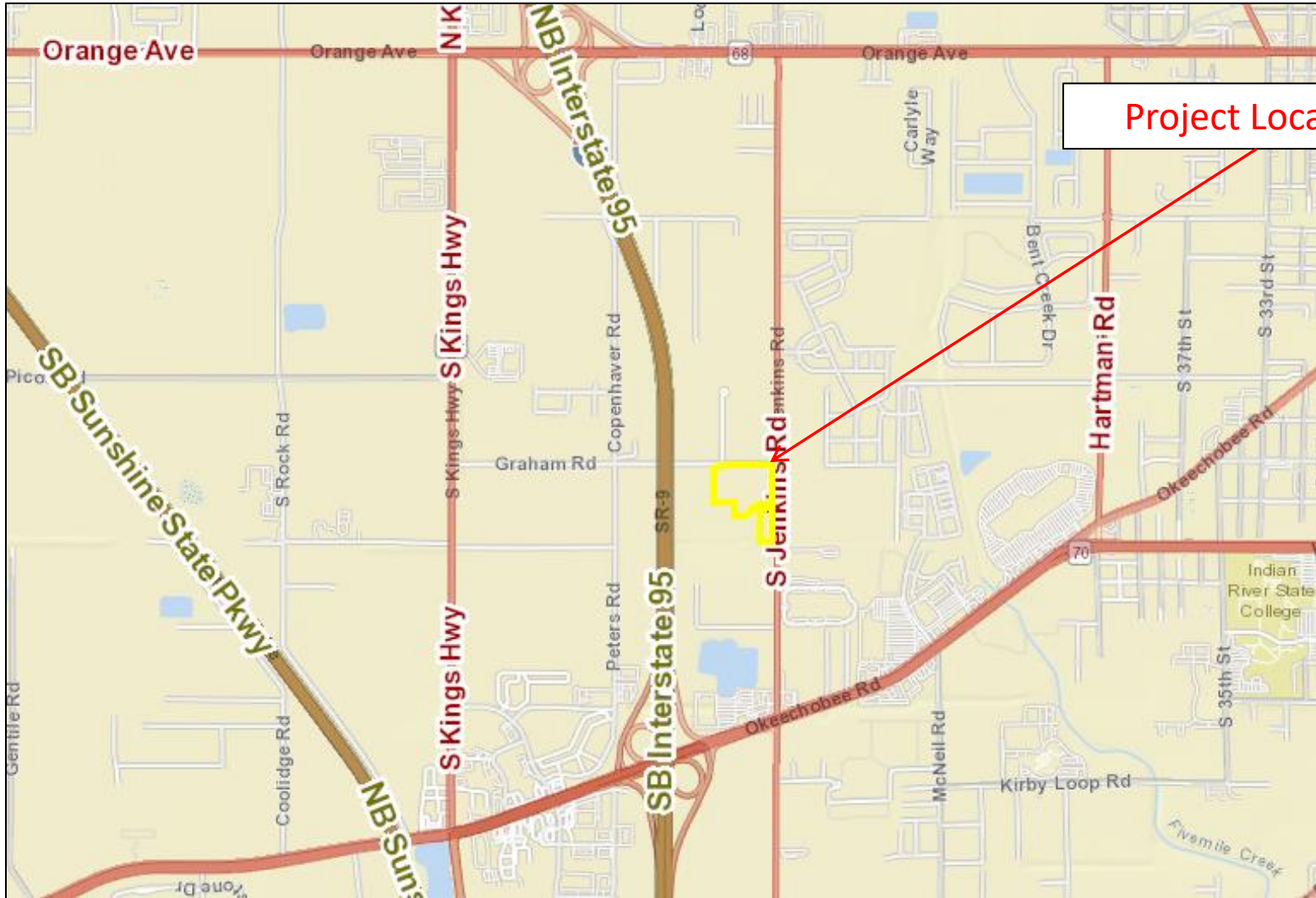
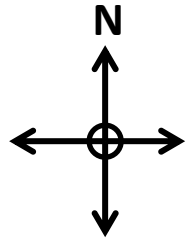
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Location Map

Project: 22-154

Hillpointe LLC

04/25/2022





Environmental Assessment

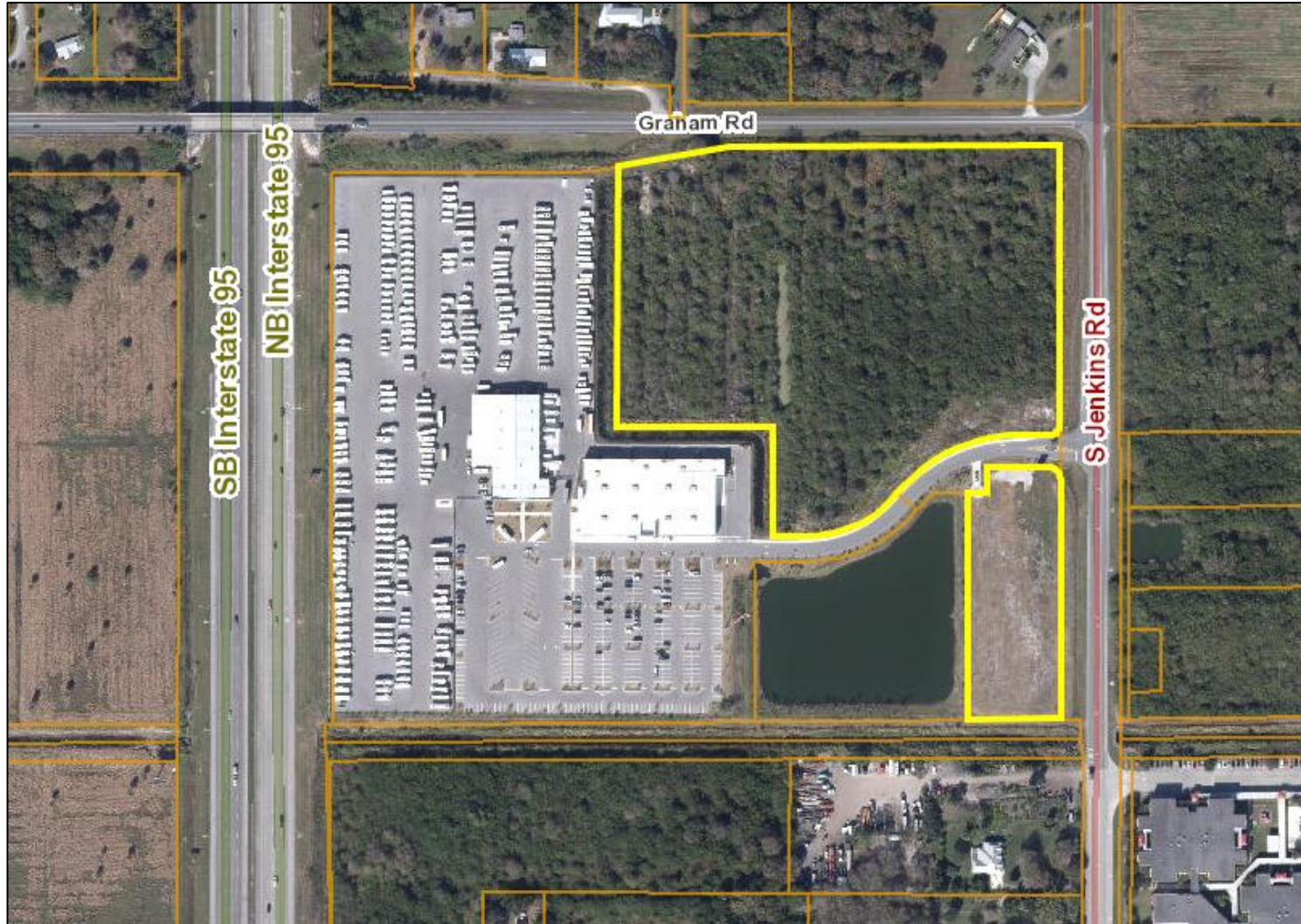
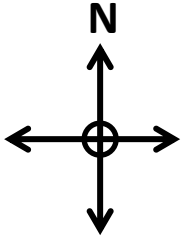
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Property Appraiser Map

Project: 22-154

Hillpointe LLC

04/25/2022





Environmental Assessment

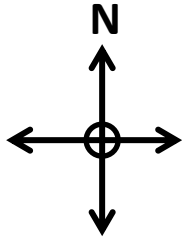
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

USDA Web Soil Survey North Parcel Map

Project: 22-154

Hillpointe LLC

04/25/2022



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Hilolo loamy sand, 0 to 2 percent slopes	1.4	8.9%
48	Wabasso sand, 0 to 2 percent slopes	9.2	59.4%
55	Winder loamy sand	4.9	31.7%
Totals for Area of Interest		15.5	100.0%



Environmental Assessment

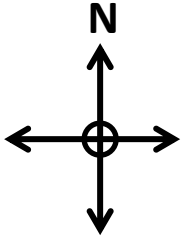
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

USDA Web Soil Survey South Parcel Map

Project: 22-154

Hillpointe LLC

04/25/2022



St. Lucie County, Florida (FL111)			
St. Lucie County, Florida (FL111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
55	Winder loamy sand	2.7	100.0%
Totals for Area of Interest		2.7	100.0%



Environmental Assessment

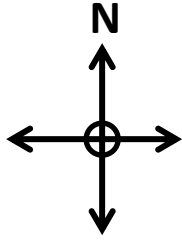
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Florida Cooperative Land Cover (CLC) Map




Project: 22-154

Hillpointe LLC

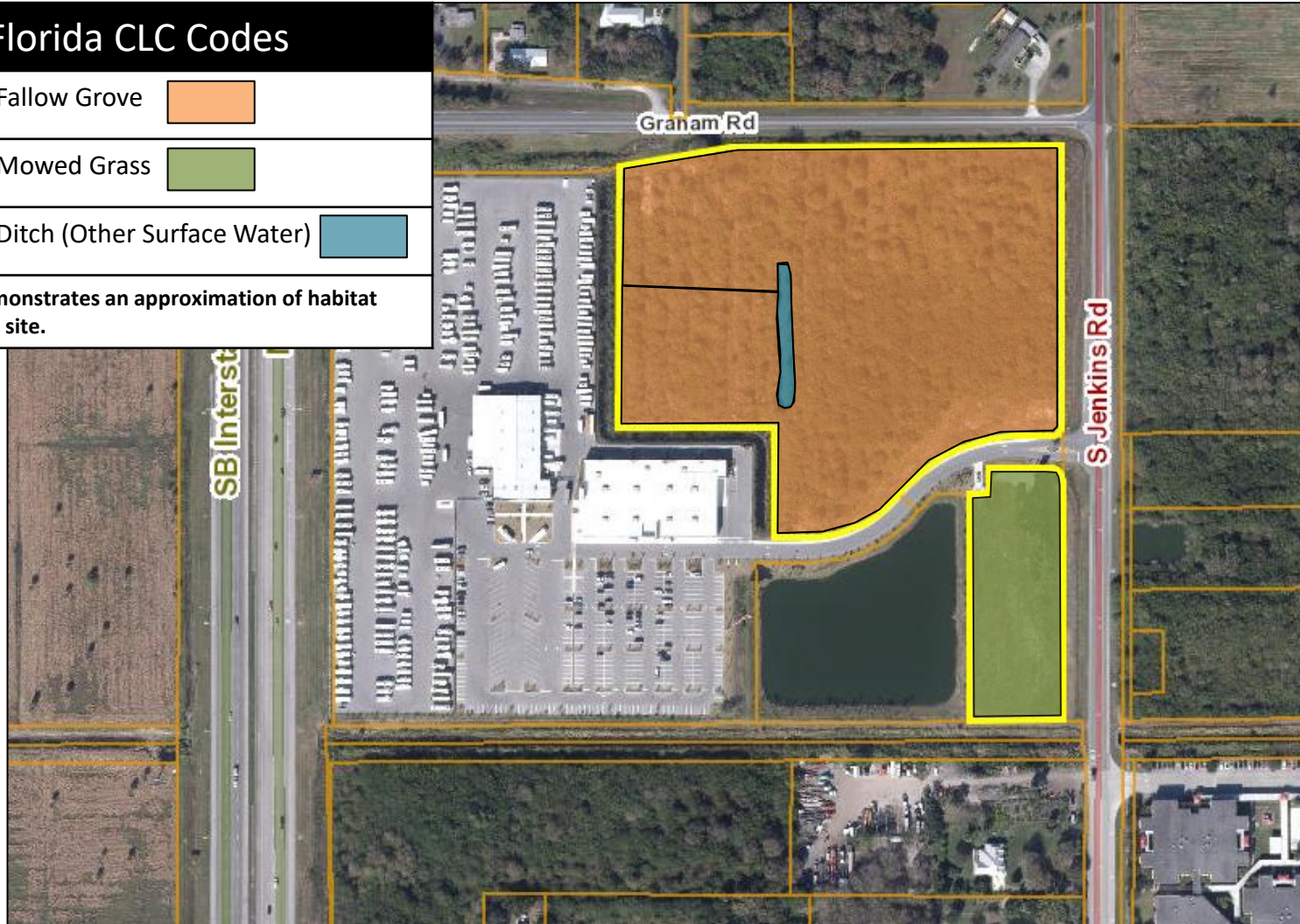
04/25/2022



Florida CLC Codes

214	Fallow Grove	
1810	Mowed Grass	
4220	Ditch (Other Surface Water)	

***This map demonstrates an approximation of habitat boundaries on site.**





Environmental Assessment

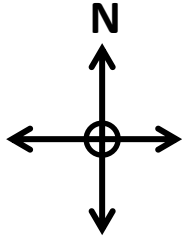
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Google Earth 1994 Aerial Image

Project: 22-154

Hillpointe LLC

04/25/2022





CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

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

II. Public Facilities Information:

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

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date

- 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

**PROJECT NARRATIVE & JUSTIFICATION STATEMENT
HILLPOINTE, LLC – RESIDENTIAL**

Future Land Use & Zoning Atlas Map Amendment
May 12, 2022

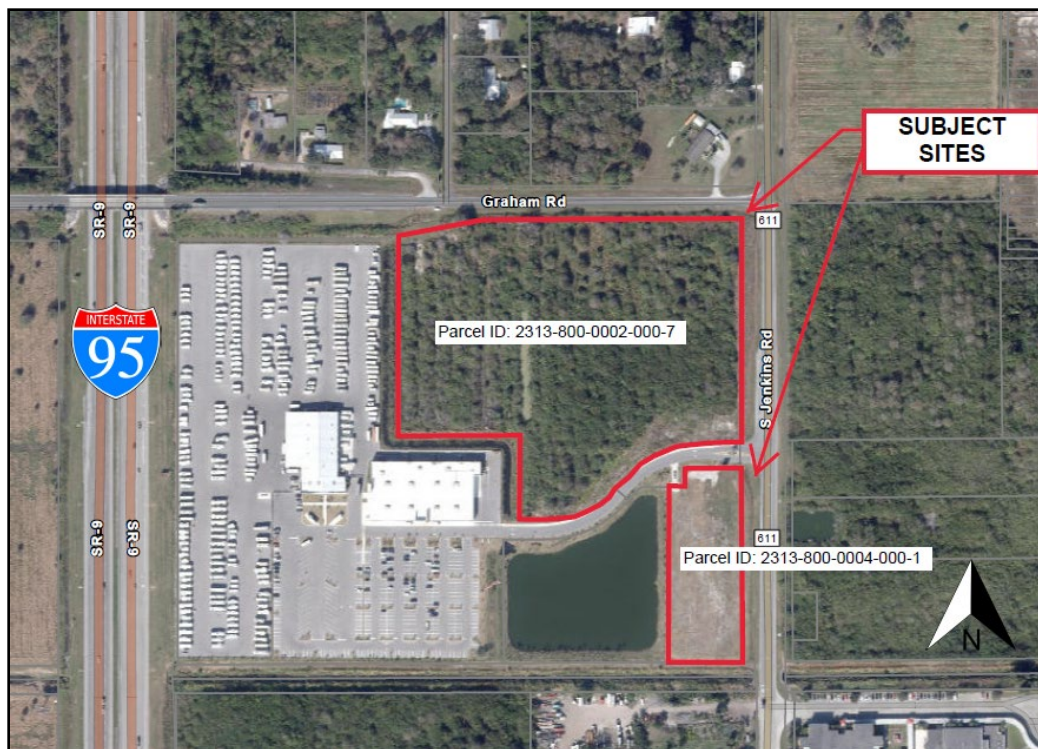
REQUEST

On behalf of the petitioner, Engineering Design & Construction, Inc. is requesting approval of a Future Land Use and Zoning Atlas Map Amendment for two (2) parcels located on the southwest corner of Graham Road and South Jenkins Road in Fort Pierce, Florida. The applicant is requesting to change the Future Land Use from General Commercial (GC) to High Density Residential (RH) and rezone the properties from General Commercial (C-3) Zoning district to High Density Residential (R-5) Zoning district.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located at the southwest corner of Graham Road and South Jenkins Road in Fort Pierce Florida. The following table identifies the parcels associated with this request.

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning	Proposed FLU	Proposed Zoning
2313-800-0002-000-7	2101 S. Jenkins Road	14.82	GC	C-3	RH	R-5
2313-800-0004-000-1	2151 S. Jenkins Road	2.43	GC	C-3	RH	R-5
TOTAL ACRES:		17.25				



On Monday, August 20, 2018, the City Commission adopted ordinance numbers 18-017 and 18-018, approving a Future Land Use and Zoning amendments for five (5) parcels located at 2191 S. Jenkins Road to allow for three developments of a project known as Camping World.

The petitioner is requesting approval to change the existing Future Land Use designation and Zoning district for two (2) of the original parcels.

To the north of the property lies the right-of-way of Graham Road. Graham Road has a right of way (ROW) width that varies from 93 feet along the eastern portion of the northern property line and a ROW width of 181 feet along the western portion of the northern property line. There are three (3) properties to the north of Graham Road. The eastern most 3.47-acre property has a Future Land Use (FLU) designation of Low Density Residential (RL) and is located in the Office Commercial (C-1) Zoning District. This property is currently developed with a single-family house. The middle .77-acre property and the westernmost property lie in the St. Lucie County Jurisdiction and have a FLU designation of Residential Urban (RU) and are located in the Residential, Single Family -2 (RS-2) zoning district. The middle property is currently vacant and the western property consists of a single-family house.

To the south of the subject property lies the North Saint Lucie River Water Control District (NSLRWCD) Canal No.38 followed by two parcels with a Future Land Use of Low Density Residential (RL). The south eastern 4.18-acre parcel consists of an outdoor storage area and lies in the AR-1 Zoning District. The south western 9.120-acre parcel is currently vacant and lies in the Planned Development (PD) Zoning District.

To the west of the subject property lies the Camping World and Gander Mountain commercial facility. This site has a Future Land Use Designation of General Commercial (GC) and is located in the General Commercial Zone (C-3) Zoning district.

To the east of the subject property lies the right-of-way of South Jenkins Road. South Jenkins Road is an urban minor arterial road with an ultimate right of way (ROW) width of 160 feet. There are five (5) vacant parcels across this road. These vacant lots have a Future Land Use Designation of High Density Residential (RH) and are located in the High Density Residential (R-5) Zoning District.

The Figures below illustrate the existing and proposed Future Land Use and Zoning designations for each parcel associated with this application.



Figure 1: Existing FLU vs Proposed FLU

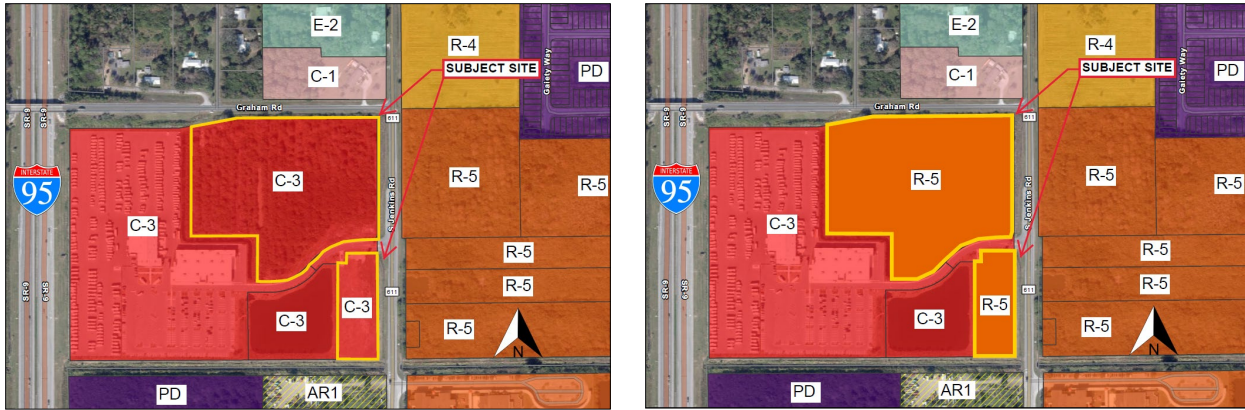


Figure 2: Existing Zoning vs Proposed Zoning

NEED FOR FUTURE LAND USE AND ZONING ADMENDMENT

The subject properties currently have a Future Land Use of General Commercial (GC). Per Policy 1.1.6 (B) of the Fort Pierce Comprehensive Plan, the General Commercial (GC) Future Land Use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. However, this FLU may only allow residential uses with the condition that these uses comprise up to 20% of the total floor area of the General Commercial (GC) Future Land Use Designation.

The applicant wishes to develop multifamily dwellings on the entire site. In order to develop the properties as desired by the applicant, the properties will require a change of the Future Land Use designation to High Density Residential (RH) and Rezone to High Density Residential (R-5).

The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes.

It is the professional opinion of EDC that changing the Future Land Use designation to High Density Residential (RH) and rezoning to High Density Residential (R-5) is consistent with the neighborhood character. Within ½ mile of the subject properties lie nine (9) parcels with a FLU of RH and a R-5 Zoning designation. five (5) of these parcels lie across the street from the subject properties.

Based on the capacity analysis included with this application, there is capacity in the area for water, wastewater, transportation systems, and schools. A K-8 school is within 0.23 miles of the site. within 2.03 miles lies Fort Pierce Westwood High School.

As part of the previous Camping World development, a 40-foot right-of-way dedication was given on the western property line in anticipation for future development.

The is an existing stub out located to south of the north property for future sewer connections well as an existing 12-inch PVC water main runs adjacent to the south side of the northern property that will be utilized to supply the project with potable water.

The existing lake south of the subject site will be expanded to serve the proposed project for stormwater retention. Ultimate outfall is available via NSLRWCD Canal No. 38 located to the south of the subject site.

Based on the above and attached information, the applicant respectfully requests approval of this application. If you have any questions regarding his application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.



Alejandro Toro
Planner

Z:\EDC-2022\22-154 - Hillpointe LLC - Camping World Outparcels\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-05-12_Hillpointe_FLU_Amendment_Justification_Statement_22-154.docx



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

May 11, 2022

Alejandro Toro
Planner I Planning Division



ENGINEERS • SURVEYORS • ENVIRONMENTAL

10250 SW Village Parkway – Suite 201
Port Saint Lucie, Florida 34987
O: 772.462.2455

Parcel ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

In response to your request on May 11, 2022, the Florida Master Site File lists no cultural resources recorded at 2151 & 2101 S Jenkins Rd Fort Pierce, FL 34647, Florida.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

500 South Bronough Street • Tallahassee, FL 32399-0250 • www.flheritage.com/preservation/sitefile
850.245.6440 ph | 850.245.6439 fax | SiteFile@dos.state.fl.us

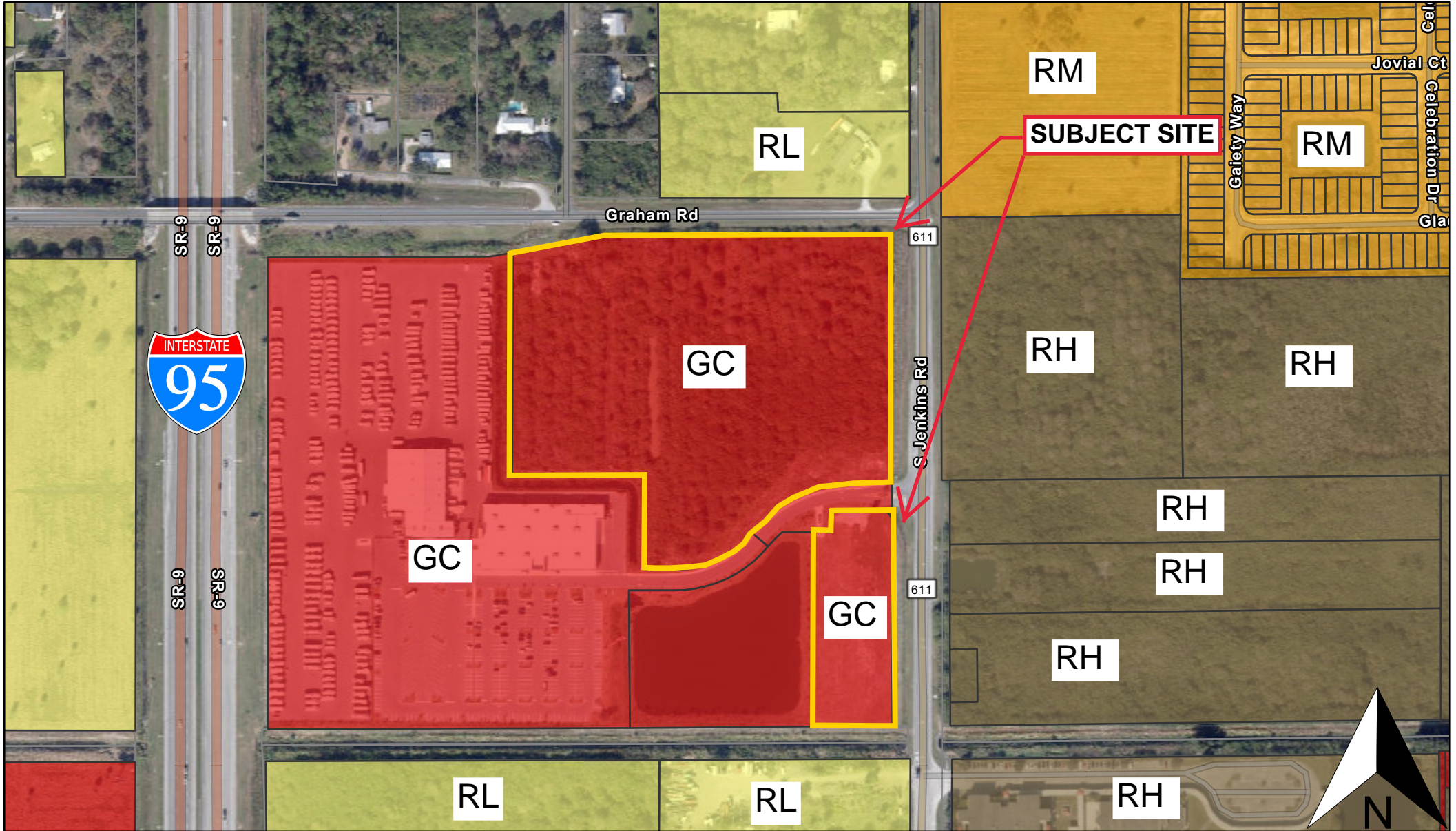


subject property

Jenkins Road

Canal No. 37

Existing Future Land Use



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Future Land Use

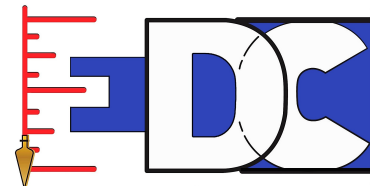
GC, General Commercial

RH - High Density Residential

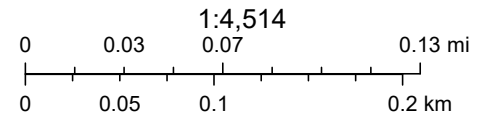
RL - Low Density Residential

RM - Medium Density Residential

Parcel Boundaries

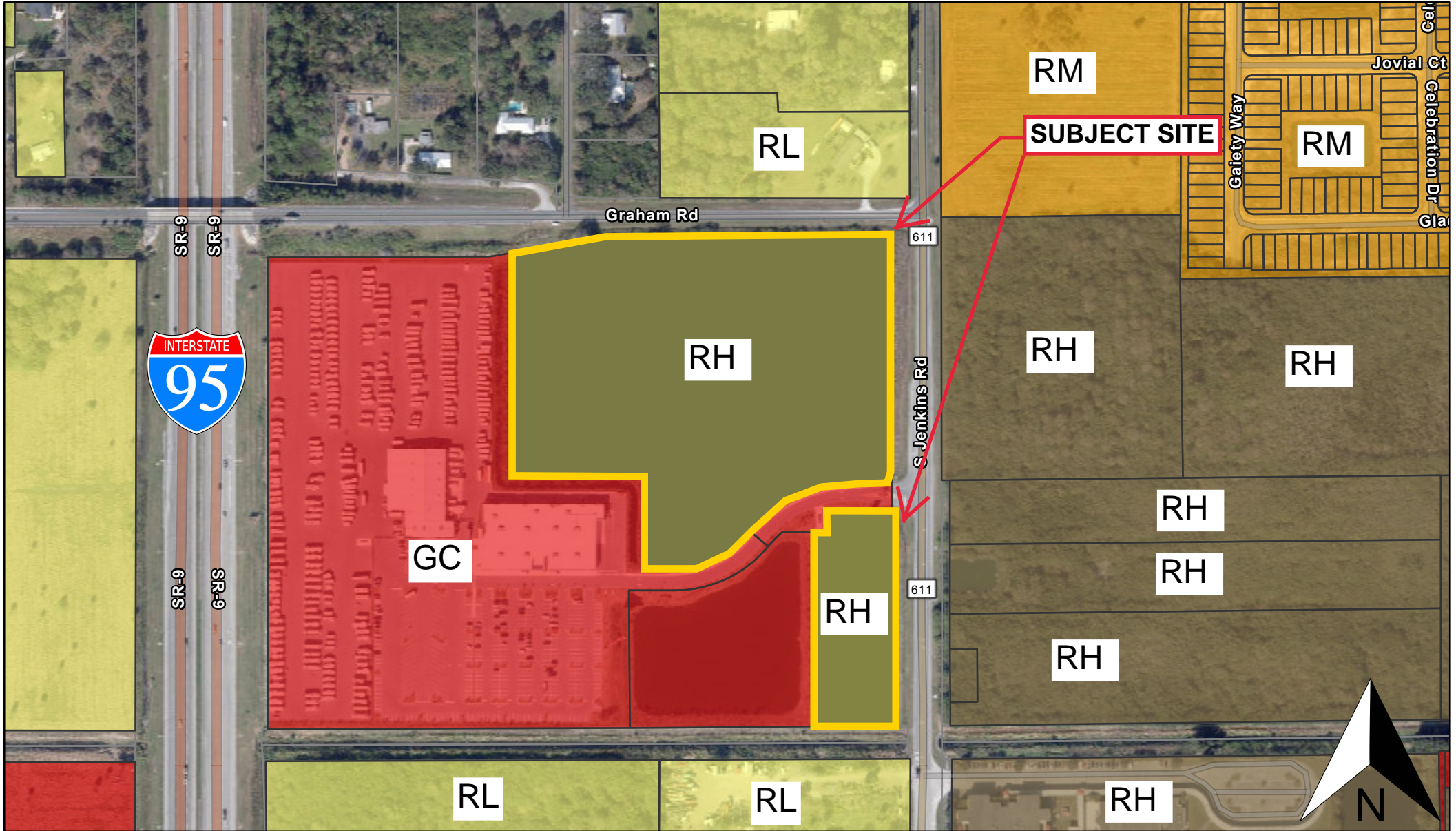


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ENVIRONMENTAL + LAND PLANNERS
INTERIOR DESIGNERS



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Proposed Future Land Use



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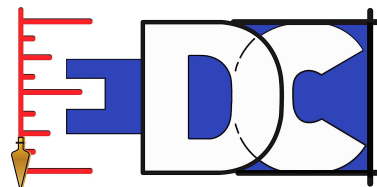
Future Land Use

GC, General Commercial

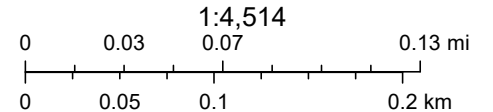
RL - Low Density Residential

RM - Medium Density Residential

Parcel Boundaries

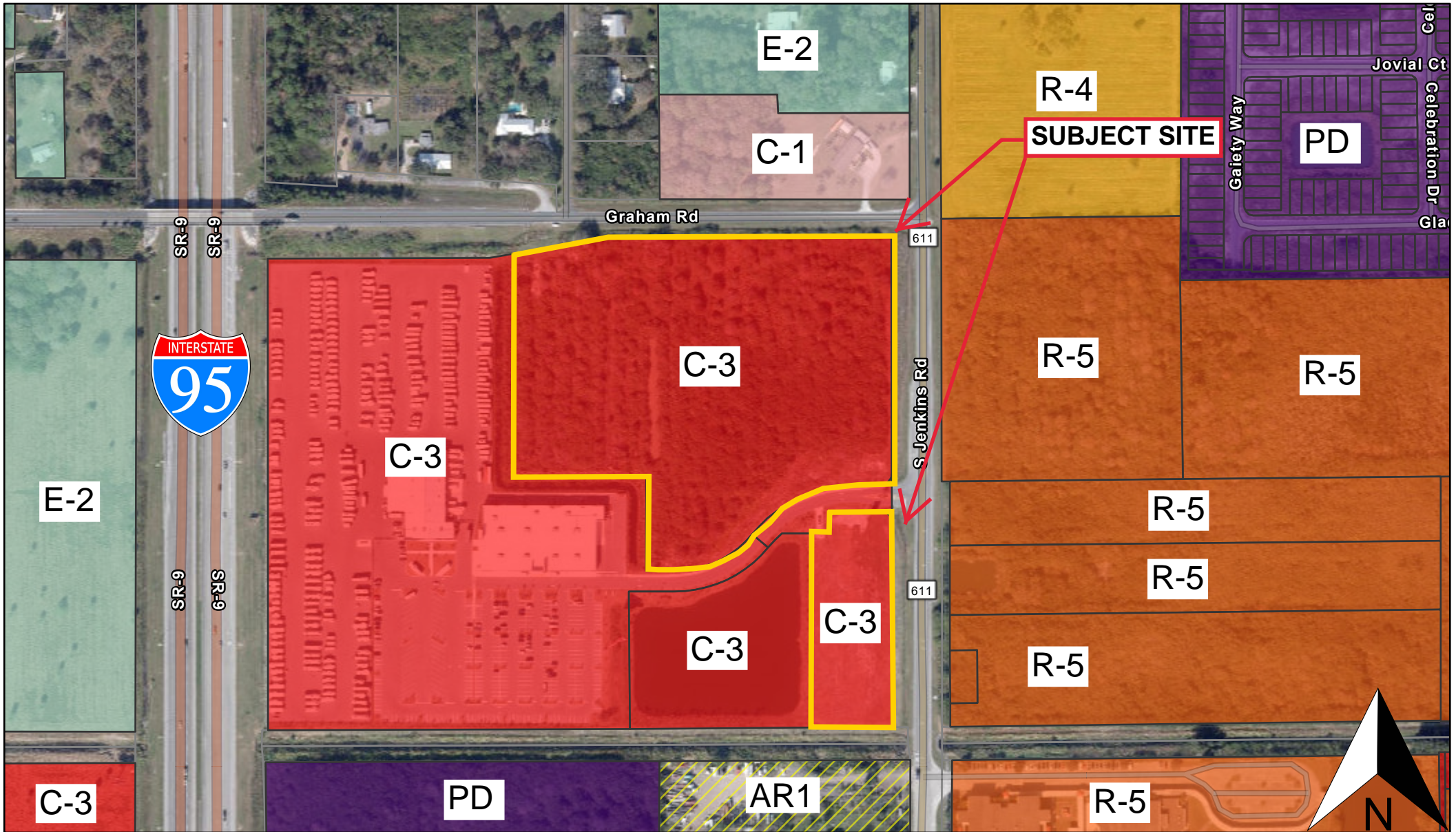


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ENVIRONMENTAL LAND PLANNERS
INTERIOR DESIGNERS





Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community




Existing Zoning






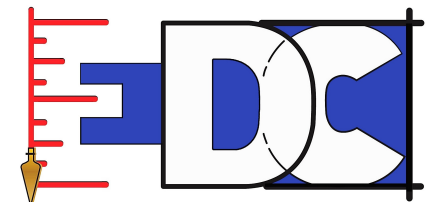
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Zoning

-  AR1, Agriculture Residential - 1
-  C-1, Office Commercial

-  C-3, General Commercial
-  E-2, Residential Single Family 2 Units/Acre
-  PD, Planned Development

-  R-4, Medium Density Residential
-  R-5, High Density Residential
-  Parcel Boundaries

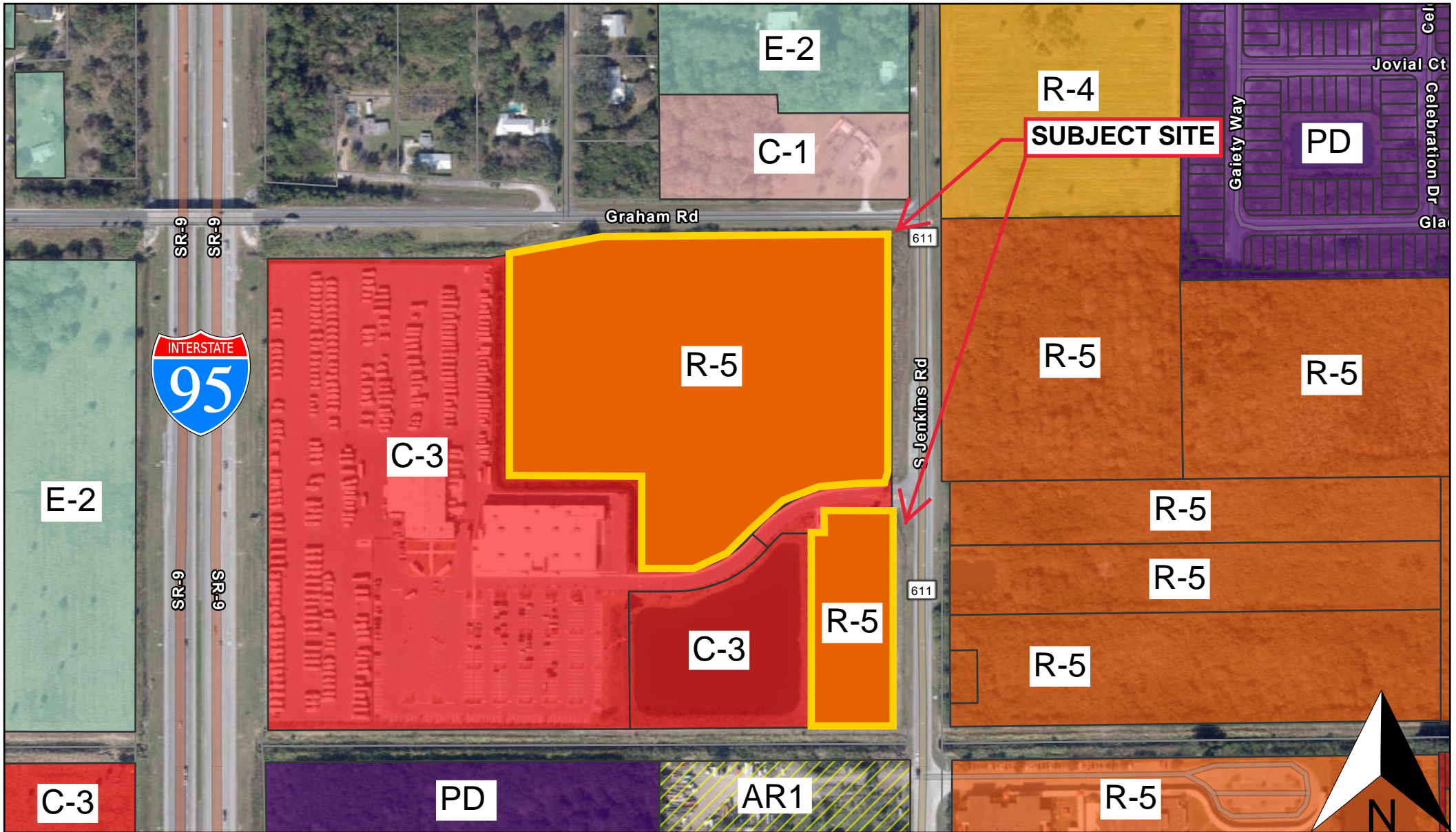


0.13 mi
0.2 km
ES/Airbus DS, USDA, Sources: Esri, HERE, etc., and the GIS User

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AppBuilder for ArcGIS
ent & St Lucie County.




Proposed Zoning






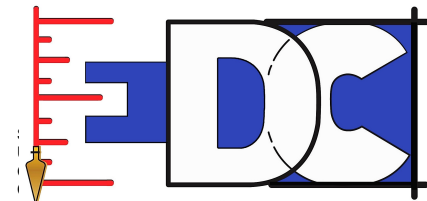
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Zoning

-  AR1, Agriculture Residential - 1
-  C-1, Office Commercial

-  C-3, General Commercial
-  E-2, Residential Single Family 2 Units/Acre
-  PD, Planned Development

-  R-4, Medium Density Residential
-  R-5, High Density Residential
-  Parcel Boundaries



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ENVIRONMENTAL LAND PLANNERS
INTERIOR DESIGNERS**

0.13 mi
0.2 km
:S/Airbus DS, USDA, sources: Esri, HERE, rs, and the GIS User

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nt & St Lucie County.