



TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Ryan Altizer, Planner

RE: **K & K Properties - Industrial Flex Space - Site Plan - 22-07000017
2427-601-0031-000-8**

BOARD DATE: September 15, 2022

Site Plan at parcel ID 2427-601-0031-000-8

The above referenced project is being submitted for your review and comments. The applicant is requesting a Preliminary Plat for parcel ID 2427-601-0031-000-8 for the Fort Pierce Commercial.

Please send all comments to planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, September 13, 2022. If you have any questions, please contact the Planning Department at 772-467-3737.

Thank you



DEVELOPMENT REVIEW

Property Information

Property address or Location East side of S. 7th St., N. of Farmers Mkt. Rd. - Address TBD
 Parcel ID #(s) PCN 2427-601-0031-000-8
 Project description 46,000 SF of Industrial Flex Space

Application Type

- Site Plan Conditional Use w/New Construction Conceptual Development Plan
 Minor Amendment Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 46,000 Site Acreage: 4.015
Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

Ken Kreye

Property Owner(s)
691 NW Sunset Dr
 Street Address
Stuart FL 34994
 City State Zip
941-356-0220
 Phone Number
k2kreye@gmail.com
 Email Address

Bradley J. Currie, AICP

Applicant/Representative, Title, Company
10250 SW Village Parkway Suite 201
 Street Address
Port St Lucie FL 34987
 City State Zip
772-462-2455
 Phone Number
bradcurrie@edc-inc.com
 Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

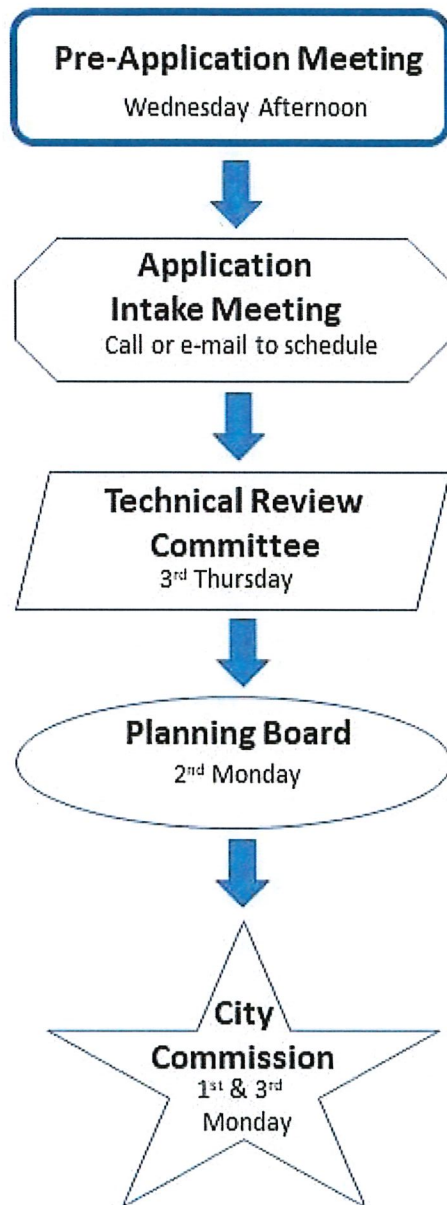


 Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
 CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
 For more information, please refer to the website:
<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev1>

General Information

- Incomplete application packets will not be accepted.
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- Complete application
- Warranty Deed
- SLC Property Record Card
- Detailed project description
- General location map (see Section 125-313)
- Survey (see Section 125-313)
- Site Plan (see Section 125-313)
- Landscaping Plan (see Section 123-37)
- Conceptual Drainage Plan (see Section 125-313)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 125-313)
- Lighting Plan (see Section 125-313)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

Prepared by and return to:
Richard V. Neill Jr.
Neill Griffin Marquis, PLLC
311 S 2nd Street, Suite 200
Fort Pierce, FL 34950
(772) 464-8200
File Number: 95-190-005
Parcel Identification No. 2427-601-0031-000-8

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 17th day of May, 2021 between South Florida Land Clearing, Inc., a Florida Corporation whose post office address is 15701 ORANGE AVE, Fort Pierce, FL 34945 of the County of St. Lucie, State of Florida, grantor, and K & K Properties of Sarasota, Inc., a Florida Corporation whose post office address is 691 NW Sunset Dr Stuart, FL 34994, of the County of Martin, State of Florida, grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

The West one-half of the following described parcel:


The North 200 feet of Lot 171 and the South 100 feet of Lot 172, UNIT THREE MARAVILLA GARDENS, according to the plat thereof, as recorded in Plat Book 6, Page 62, Public Records of Saint Lucie County, Florida; LESS AND EXCEPT: The West 60 feet thereof, for additional right-of-way for South 7th Street.

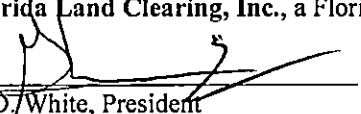
SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD, IF ANY, WHICH REFERENCE SHALL NOT OPERATE TO REIMPOSE THE SAME, AND TAXES FOR THE YEAR 2021 AND THEREAFTER.

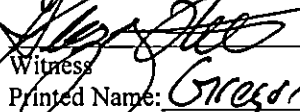
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:


Witness
Printed Name: Richard V. Neill, Jr.

South Florida Land Clearing, Inc., a Florida Corporation
By: 
Gary D. White, President


Witness
Printed Name: Gregory Neill

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of May, 2021 by Gary D. White, President of South Florida Land Clearing, Inc., a Florida Corporation, on behalf of said corporation who is personally known or has produced a driver's license as identification.

[Seal]



[Handwritten Signature]

Notary Public
Print Name: Gregory Neill
My Commission Expires: 10/01/2023

AGENT CONSENT FORM

Project Name: K & K Properties

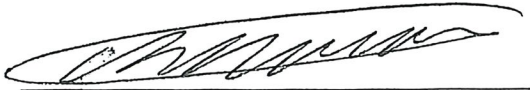
Parcel ID: 2427-601-0031-000-8

BEFORE ME THIS DAY PERSONALLY APPEARED KENNETH W. KREYE, 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.

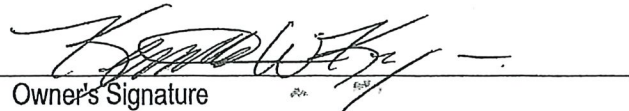
FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 15th day of Feb, 2022, by Kenneth W. Kreye (Name of Person Acknowledging) who is personally known to me or who has produced Florida Drivers License (type of identification) as identification and who did (did not) take an oath.


Notary Signature

Roger Melhem
Printed Name of Notary




Owner's Signature

KENNETH W. KREYE
Owner's Name PRESIDENT

691 NW SUNSET DR
Street Address

STUART, FL. 34994
City, State, Zip

941-356-0220, K&KREYE@GMAIL.COM
Telephone / Email



Saint Lucie County Property Appraiser
-Michelle Franklin CFA

Report generated: Wednesday, December 22, 2021

Parcel Report



Parcel

PARCELNO: 2427-601-0031-000-8
Property ID: 31592
Owner1: K & K Properties of Sarasota Inc
SiteAddress: S US HIGHWAY 1

Owner

Owner1: K & K Properties of Sarasota Inc
Owner2:
Owner3:
MailingAddress: 691 NW Sunset DR Stuart, FL 34994-7612

Overview

PrimaryLandUse: 4000 - VCNT INDUS
DistrictGroup: 0022 - Fort Pierce
Subdivision: Maravilla Gardens Subdivision Unit 3
Just/Market Value: \$214,200
FinishedArea:
Acres: 4.015
TotalArea: 174,893

Legal Description

LegalDescription: MARAVILLA GARDENS S/D-UNIT THREE- W 1/2 OF N 200 FT OF LOT 171 AND W 1/2 OF S 100 FT OF LOT 172- LESS W 60 FT (MAP 24/27 S) (4.01 AC)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2021	\$214,200	\$0	\$214,200	\$0	\$214,200	\$0	\$214,200	\$0	\$0
2020	\$214,200	\$0	\$214,200	\$0	\$214,200	\$0	\$214,200	\$0	\$0
2019	\$214,200	\$0	\$214,200	\$0	\$214,200	\$0	\$214,200	\$0	\$0
2018	\$214,200	\$0	\$214,200	\$0	\$214,200	\$0	\$214,200	\$0	\$0

Tax Links

- [SLC Tax Collector's Office taxes for this parcel](#)
- [Download TRIM notice for this parcel](#)

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2006	11.4	\$786.60

Improvements

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

Land Lines

Line Number	Units	Unit Type
1	174,893	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/17/2021	\$275,000	0001	WD	South Florida Land Clearing Inc	4612-170	Clerk of Courts
11/22/2019	\$0	0119	DE	Dickson Holdings LLC	4509-1263	Clerk of Courts
05/04/2005	\$400,000	XX02	WD	LTD Investments LLC	2249-2547	Clerk of Courts
04/07/2004	\$570,000	XX00	WD	Bower (TR) William M	1947-2154	Clerk of Courts
07/03/2003	\$263,000	XX00	SP	First Republic Co	1752-1771	Clerk of Courts
07/01/1980	\$309,600	XX00	WD	West Lumber Co	1752-1766	Clerk of Courts
07/01/1980	\$309,600	XX00	WD	Associated Distributors Inc	1752-1763	Clerk of Courts
03/01/1972	\$70,000	XX00	CV		201-922	Clerk of Courts

Photos



PROJECT NARRATIVE & COVER LETTER
S. 7th Street / Farmers Market Road
 Development Review Application
 Date August 12, 2022

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request Site Plan Approval for two (2) office / flex space buildings with associated site improvements. The subject parcel noted below is located east of S. 7th Street and north of Farmers Market Road in the City of Fort Pierce.

SITE CHARACTERISTICS & PROJECT HISTORY

Subject parcel & acreage is identified in the table below:

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2427-601-0031-000-8	South US-1 - TBD	4.01	I	I-1
TOTAL ACRES:		4.01		

The subject parcels have a Future Land Use designation of Industrial (I) and an underlying Zoning designation of Light Industrial (I-1). The petitioner is proposing two (2) office/flex space buildings totaling 40,000 sf +/- with associated site improvements.

To the north of the subject parcels a developed parcel which is located in the jurisdiction of St. Lucie County. This parcel has a split Future Land Use designation of Mixed-Use Development (MXD) and Industrial (IND) and a split Zoning designation of Residential, Multiple-Family – 11 (RM-11), Industrial, Light (IL) and Commercial, General (CG).

To the south of the subject parcels lies developed commercial parcels. The southwestern parcel has a Future Land Use designation of Industrial and an underlying Zoning designation of Light Industrial Zone (I-1). The parcel to the southeast has a Future Land Use designation of County Industrial (CI) and an underlying Zoning designation of Light Industrial Zone (I-1).

East of the subject parcel is an undeveloped industrial tract. This parcel has a Future Land Use designation of Industrial (I) and an underlying Zoning designation of Light Industrial Zone (I-1).

West of the subject parcel lies the right-of-way of S. 7th Street, a St. Lucie County owned and maintained right-of-way. West of the right-of-way are residential parcels to the northwest and industrial parcels directly west which are located in the jurisdiction of St. Lucie County and an industrial parcel southwest of the parcel located in the City of Fort Pierce. The parcels located northwest of the site have a St. Lucie County Future

Land Use designation of Residential High (RH) and an underlying zoning designation of Residential, Multiple-Family – 11 (RM-11). The parcel directly west of the subject parcel has a St. Lucie County Future Land Use designation of Industrial (IND) and an underlying 7th Street Pre-App Page 2 of 2 February 15, 2022 Zoning designation of Industrial, Light (IL). The parcel located southwest of the subject parcel is located in the City of Fort Pierce and has a Future Land Use designation of Industrial (I) and an underlying Zoning designation of Light Industrial Zone (I-1).

Included in this submittal, please find the required Site Plan approval attachments along with additional required submittal material as per the stated application requirements. Any other supplemental items for support can be found here as well or can be provided upon request.

Based on the above and attached information, the applicant respectfully requests approval of this application.

Z:\EDC-2021\21-269 - K & K Properties - 7th Street CSP & Pre-App\ENGINEERING\Documents\Submittal Documents\Applications\Development Review App\4 - Narrative.docx



Fra Mar Pl

Wagner Pl

S 7th St

Subject Parcel

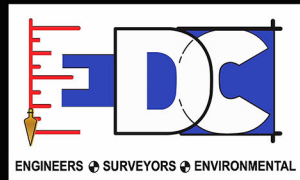
Market Rd

Farmers Market Rd.

K & K - 7th Street

Fort Pierce, FL

Aerial Map



K & K Properties

South 7th Street
 City of Fort Pierce, Florida

City Project Number:

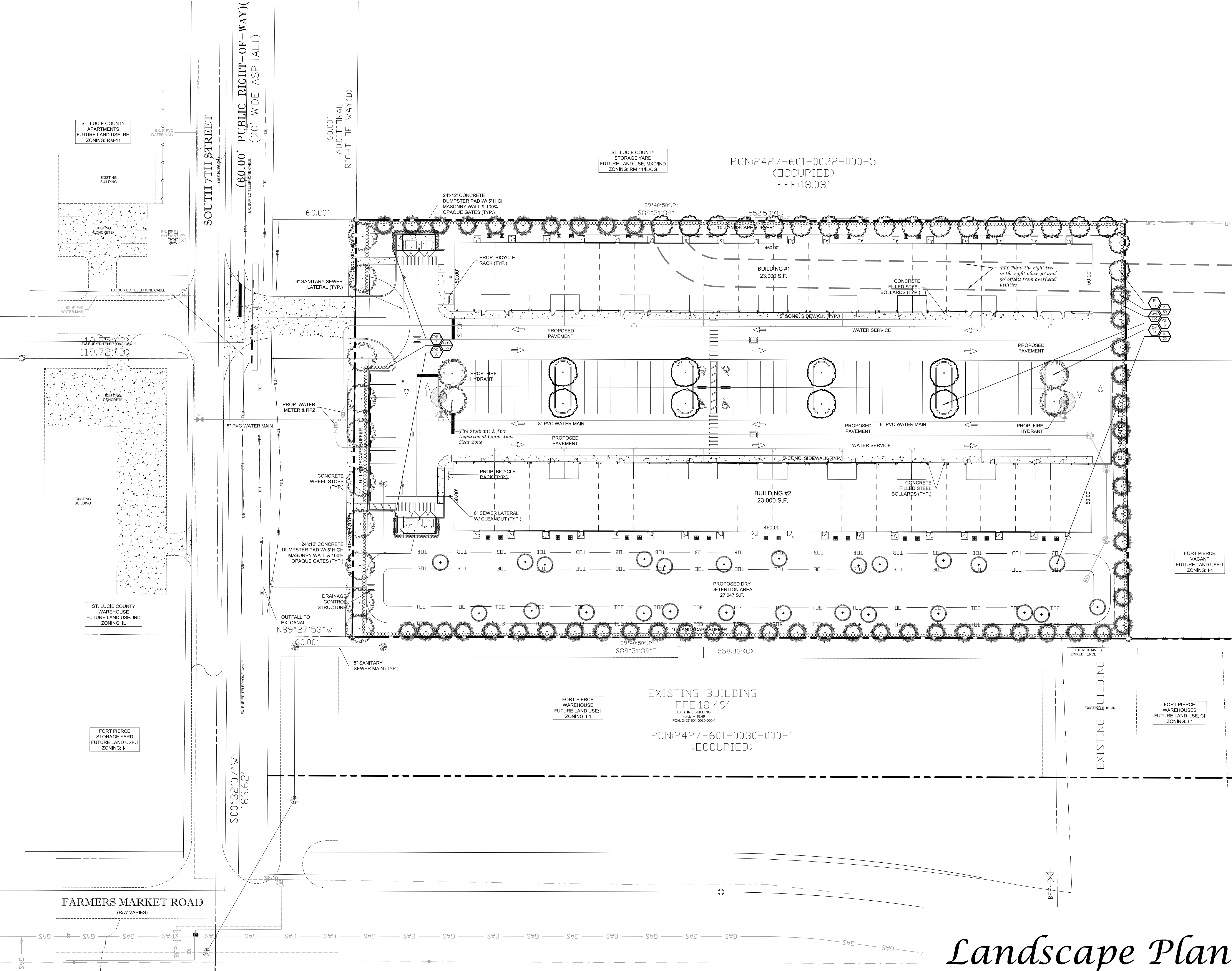
Jeffrey W. Smith, RLA
 Florida Registration Number:
 LA 0001635

Job No. 22-0801
 Drawn By JWS
 Submittal Dates 8-9-2022

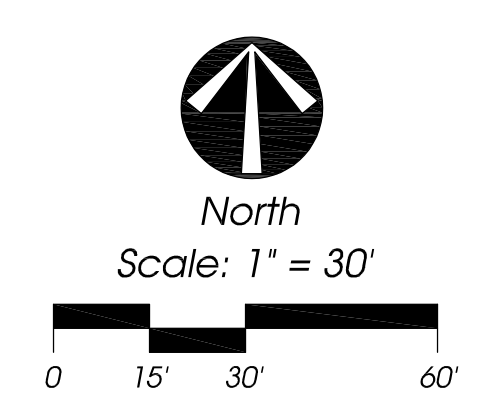
Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

L-1 2
 Sheet of



Landscape Plan



Landscape Specifications

- All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
- Underizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
- Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
- Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
- The contractor shall verify the location of underground utilities prior to commencing work on any project area.
- Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
- All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
- Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
- Guy and stake trees in 3 directions with galvanized wire, through flexible hose chaffing guards, with wooden stake anchors immediately after planting. (See Detail)
- Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g., one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as BDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agiform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole, Backfill halfway up the rootball. Place table(s) beside rootball about 1" from root tips. Do not place table(s) in bottom of hole.

- 1 Gallon 1 Tablet
- 3 Gallon 2 Tablets
- 25 Gallon & B&B Trees 2 per 1" caliper

- All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
- Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
- Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
- Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum Florlawn (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
- Maintain positive drainage, no planting is to block drainage.
- Drainage Testing
 - Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
 - Dig each planting pit to the minimum specified size.
 - Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
 - When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
 - Discard all material removed from the drainage channel.
 - When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

- Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
- All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
19	IE*	ILEX ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
50	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
8	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
14	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
25	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
150	FO*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK
706	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
60	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK
SOD-1 PASPALUM NOTATUM						
* = Florida Native						
NOTE: D.B.H. IS MEASURED 4.5" ABOVE GRADE						

Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. (West Buffer) 300'

Sec. 123-37(4)(b)
 Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
 300 L.F. x 10' = 3,000 s.f. / 300 = 10 Trees
 Provided = 10

Shrubs Required = Continuous Hedge @ 2' o.c.
 300 L.F. / 2' o.c. = 150 Shrubs
 Provided = 150

Interior Vehicular Use Area

Sec. 123-37(7)(a & b)
 Required = 1 s.f. of interior landscaping per 15 s.f. of vehicular use area (53,170 s.f./15 = 3,545 s.f.)
 Landscape Area Provided = 3,600 s.f.
 Trees Required = 1 Tree/100 s.f. of interior landscape area
 53,170 s.f./100 = 531.7 Trees
 Trees Provided = 35 (Note: some trees relocated to dry retention area to enhance water quality)

Total Trees Required = 116 Trees
 Total Trees Provided = 116 Trees

Total Trees Required = 116 Trees
 Total Native Trees Provided = 116 (100%)

Total Palms Required = 0
 Total Native Palms Provided = 0 (N/A - %)

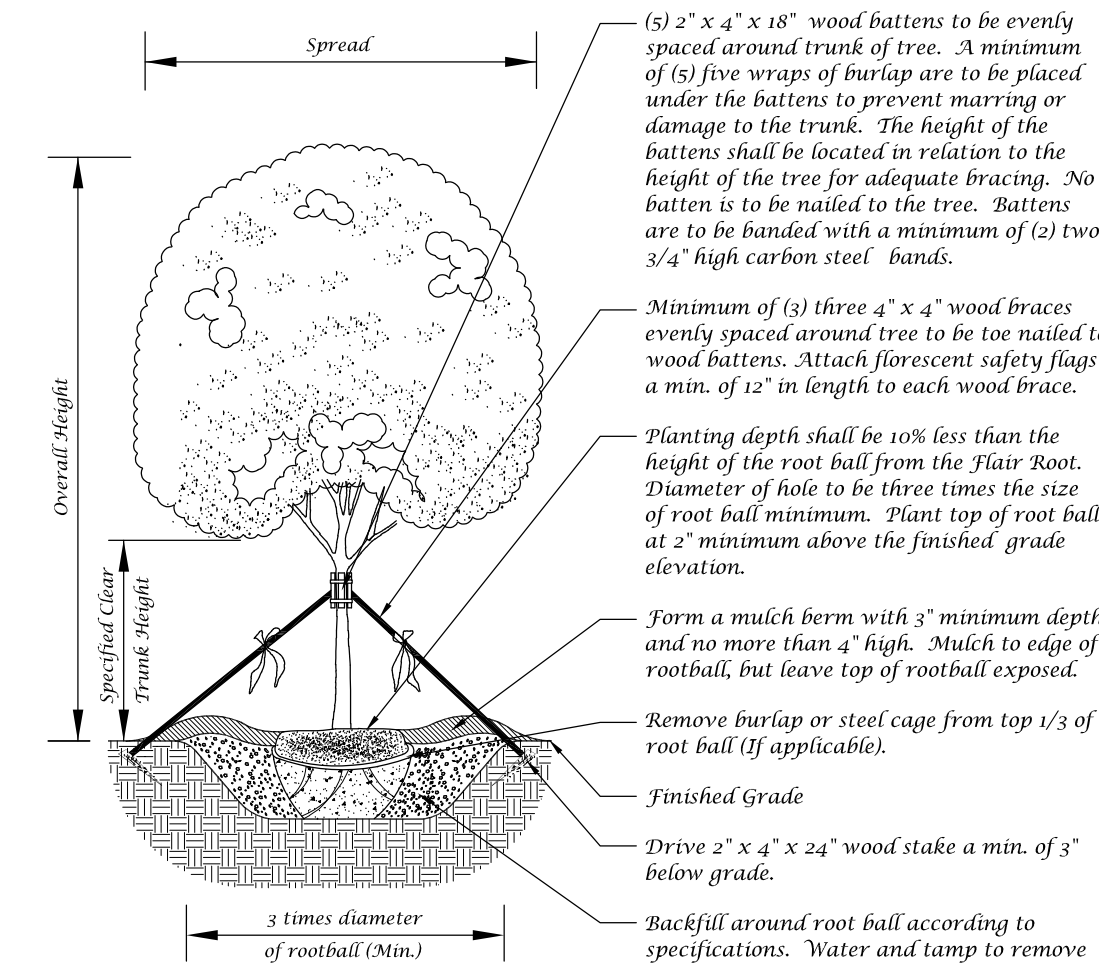
Total Shrubs Required = 906
 Total Native Shrubs Provided = 906 (100%)

Vehicular Use Area Landscaping to Adjacent Property (North, South & East Buffer) 1,411'

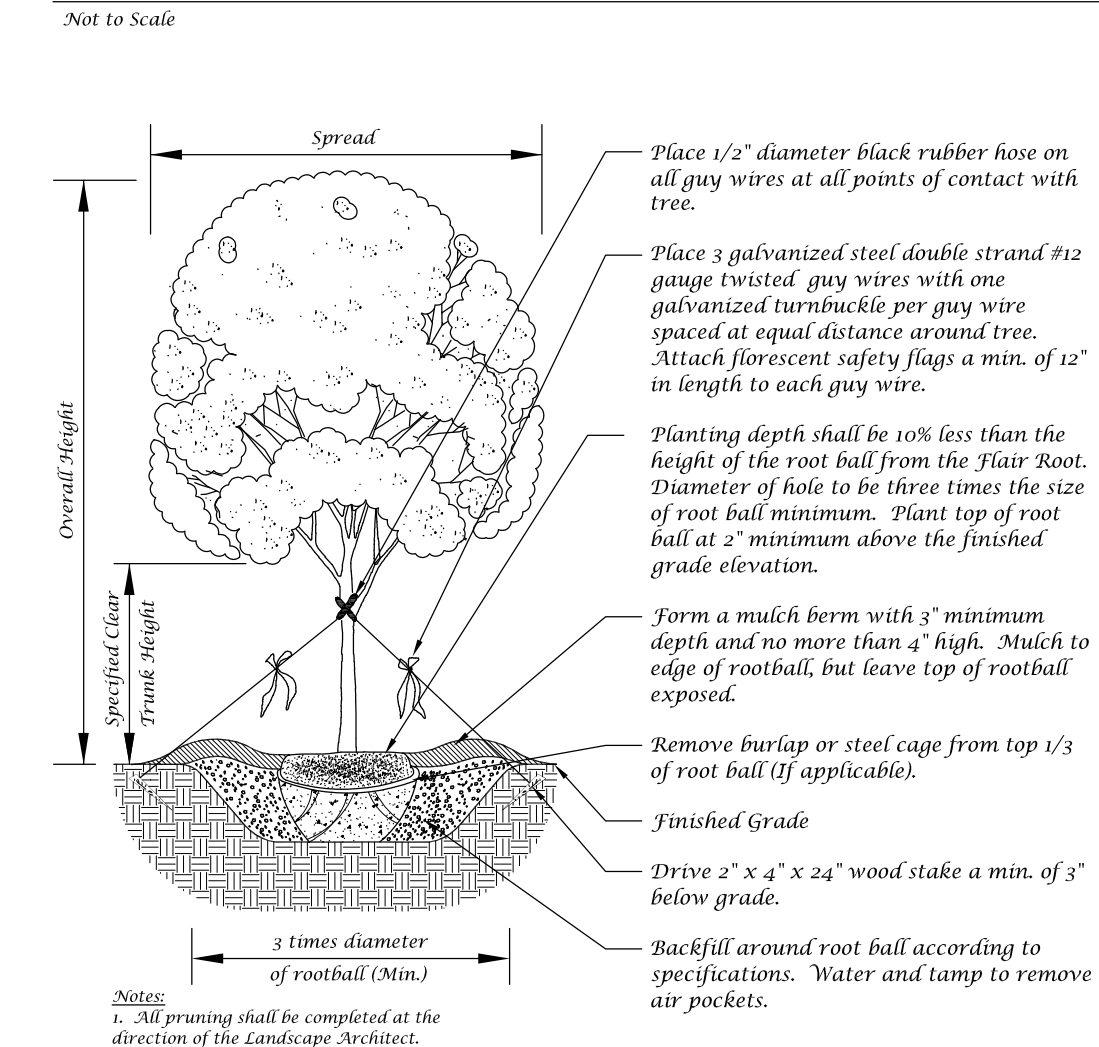
Sec. 123-37(6)
 Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
 1,411 L.F. x 10' = 14,110 s.f. / 200 = 71 Trees
 Provided = 71

Shrubs Required = Continuous Hedge @ 2' o.c.
 1,411 L.F. / 2' o.c. = 706 Shrubs
 Provided = 706 Shrubs

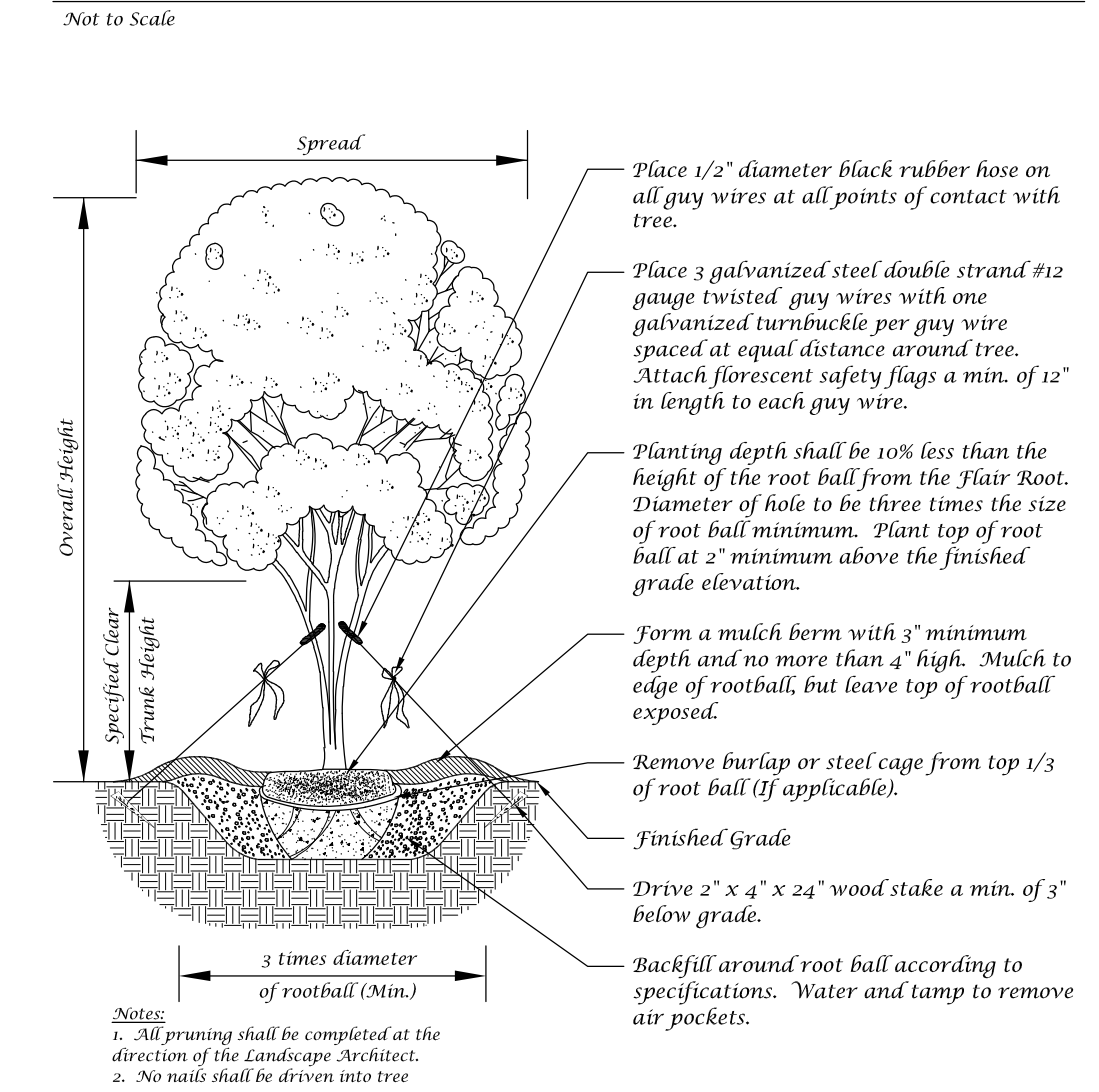
Landscape Details



Large Tree Planting Detail (5" Caliper or Greater)

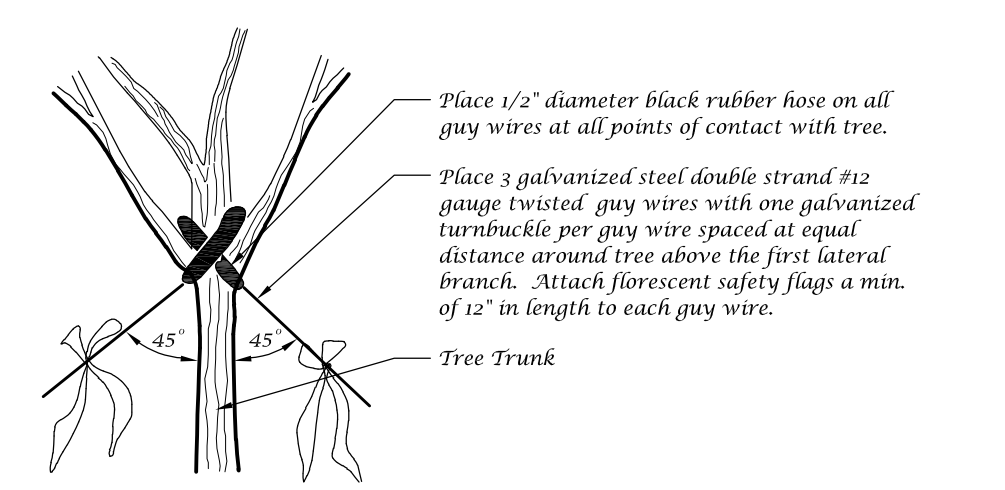


Tree Planting Detail



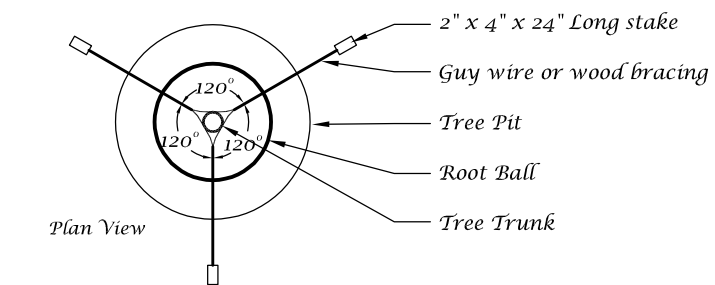
Multi-Trunk Tree Planting Detail

Not to Scale



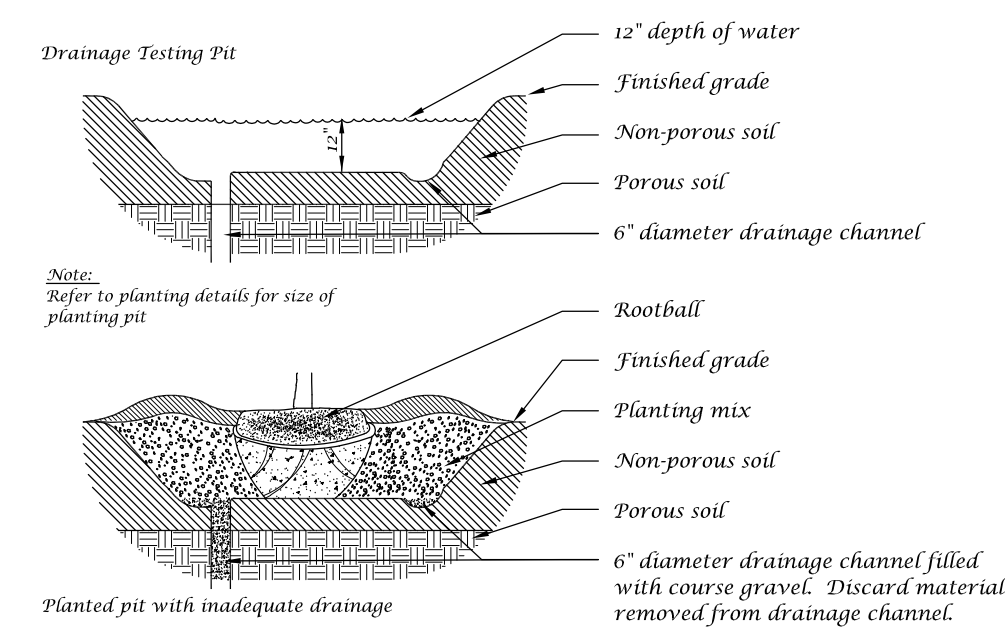
Guy Wire Attachment Detail

Not to Scale



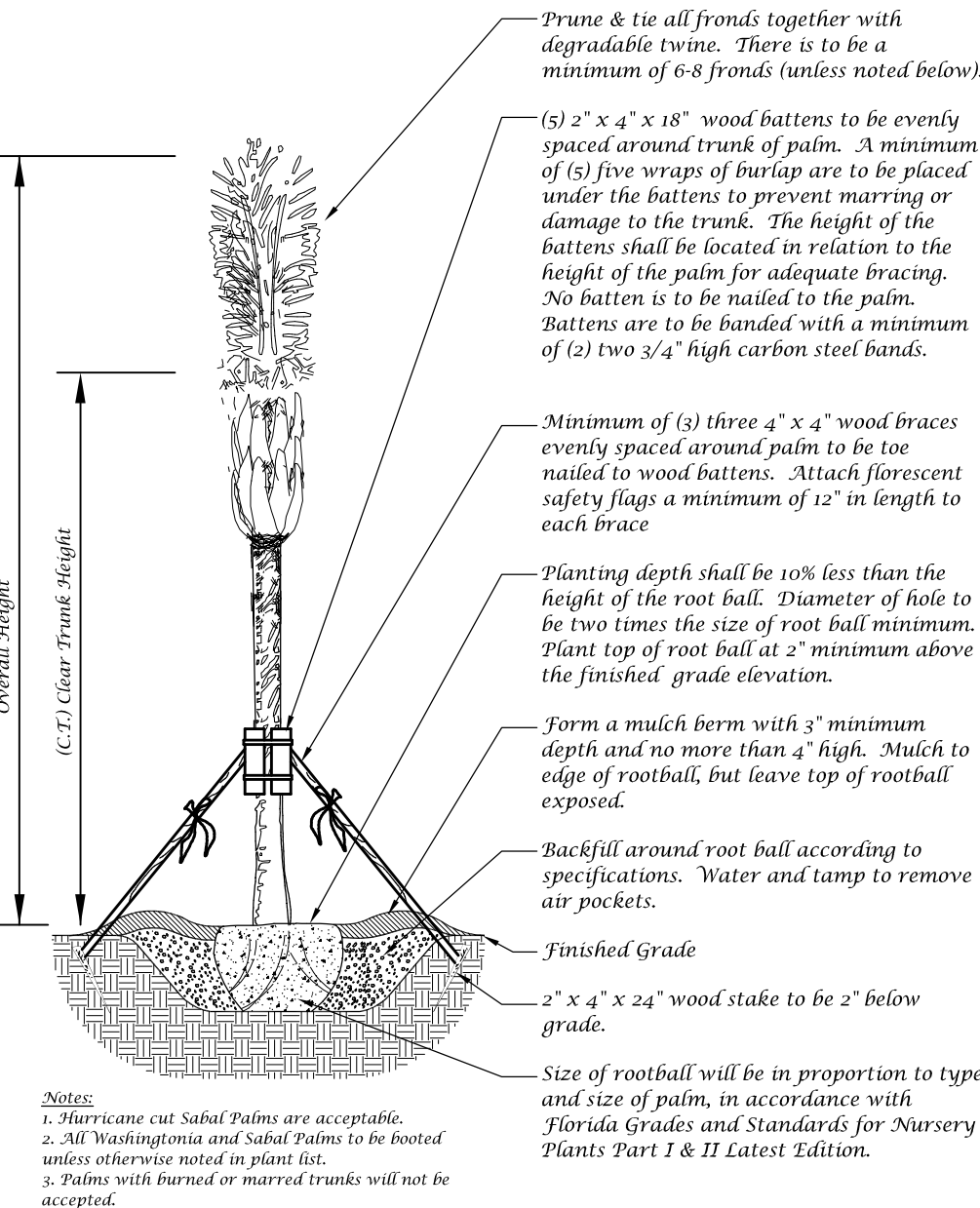
Staking Detail

Not to Scale



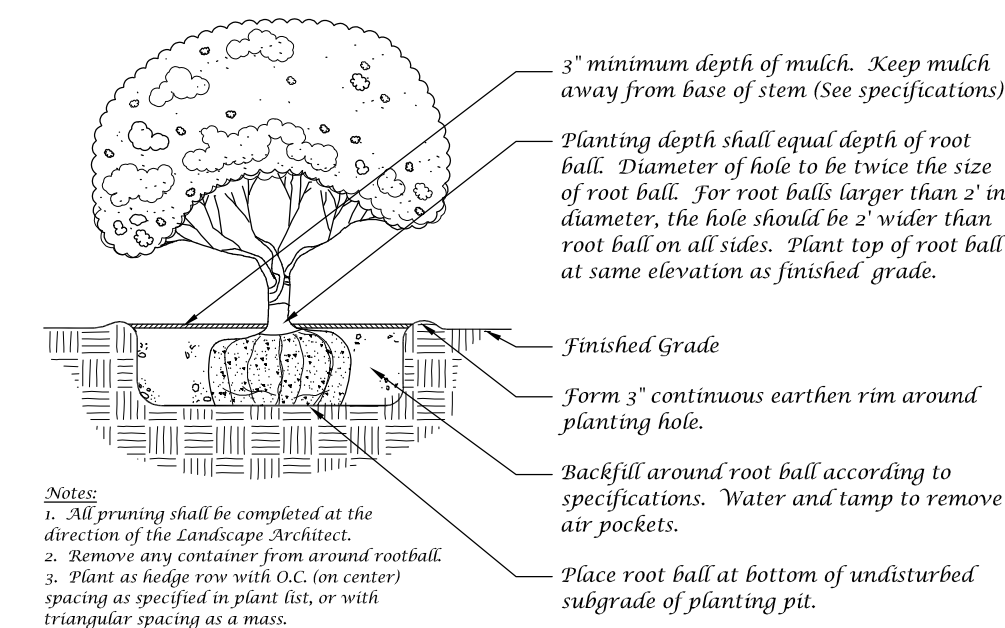
Drainage Testing Detail

Not to Scale



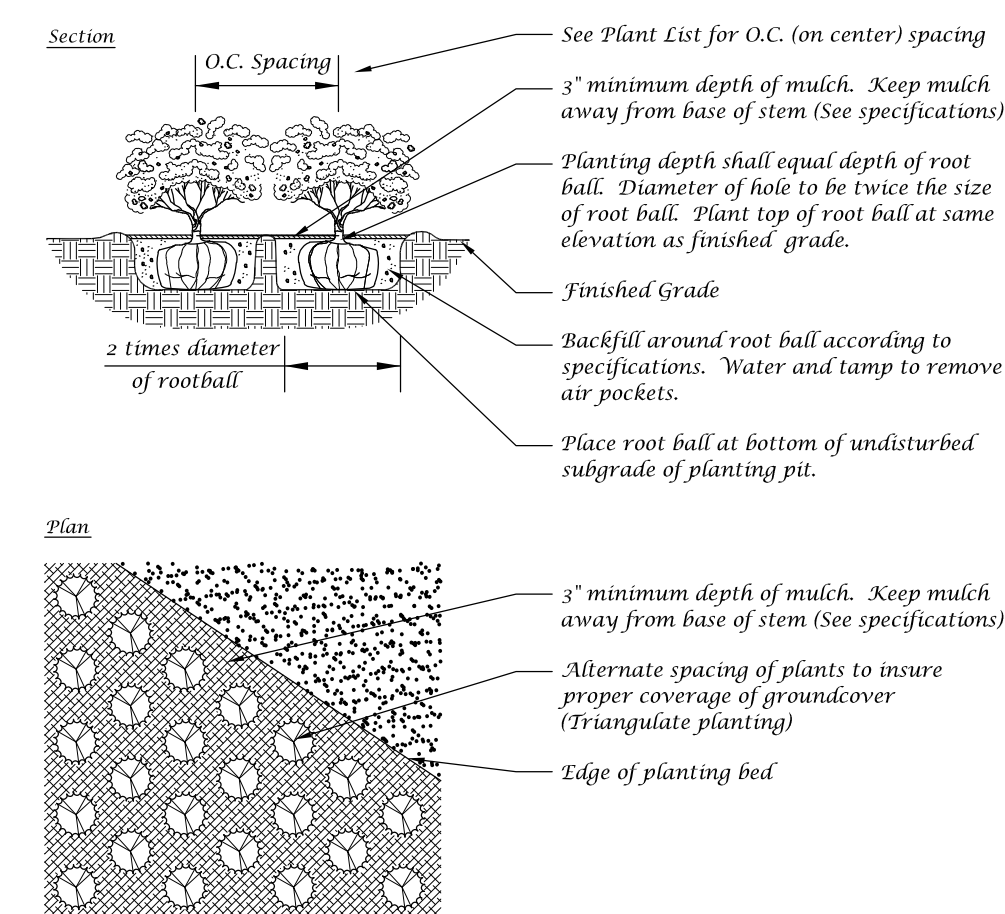
Palm Planting Detail

Not to Scale



Shrub Detail

Not to Scale



Ground Cover Detail

Not to Scale

Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 1300
 Stuart, Florida 34994
 (772) 344-2340
 LC: 26000198

City Project Number:

Jeffrey W. Smith, RLA
 Florida Registration Number:
 LA 0001635

Job No. 22-0801

Drawn By JWS

Submital Dates 8-9-2022

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

L-2 2

Sheet of

City of Fort Pierce, Florida

South 7th Street

K & K Properties

July 15, 2021

Ken Kreye
K & K Properties of Sarasota, Inc.
691 NW Sunet Drive
Stuart, Florida 34994

via e-mail: k2kreye@gmail.com

Michael Reed
Capital City Bank
1500 North U.S. Highway 41
Inverness, Florida 34450

via e-mail: reed.michael@cdbg.com

Reference: **Environmental Assessment**
S 7th Street
Fort Pierce, FL 34982
Parcel ID # 2427-601-0031-000-8

Dear Mr. Kreye and Mr. Reed,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced parcels. 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 City of Fort Pierce developmental review regulations.

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

Respectfully submitted,
EDC, Inc.



Anthony A. Adams, BS
Sr. Biologist | Certified Arborist



ENGINEERS SURVEYORS ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel IDs: 2427-601-0031-000-8
S 7th Street
Fort Pierce, FL 34982

Date: July 15, 2022
Project # 21-269

Prepared For:

Ken Kreye
K & K Properties of Sarasota, Inc.
691 NW Sunet Drive
Stuart, Florida 34994

Michael Reed
Capital City Bank
1500 North U.S. Highway 41
Inverness, Florida 34450

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 one tax parcel (Parcel ID # 2427-601-0031-000-8) comprised of 4.01 acres. The property is classified by the St. Lucie County Property Appraiser with a Future Land Use Designation of I. The parcel is located at the northeast corner of Farmers Market Road and S 7th Street, Fort Pierce, Florida. The subject property is further located within Section 27, Township 35 South, and Range 40 East, Fort Pierce, Florida.

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 July 15, 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 site has been previously cleared between 2018 and 2021, according to available aeriels. Due to this, the upland habitat consisted of the following CLC (Community Land Classification) code; 182112 – Urban Open Pine, approx. 4.01 acres. This is defined as a subset of Urban Open Land, but with scattered to dense pines, where the ground is typically disturbed. It is important to note that there are no significant associations greater than 50% and is therefore considered to be non-native habitat.

Common Name	Species Name
Cabbage Palm	<i>Sabal Palmetto</i>
Slash Pine	<i>Pinus elliotii var. densa</i>
Inkberry	<i>Ilex glabra</i>
Broom Grass	<i>Andropogon spp.</i>
Brazilian Pepper**	<i>Schinus terebinthifolia</i>
Rosary Pea**	<i>Abrus precatorius</i>

*Nuisance Vegetation
 **Exotic/Invasive Vegetation

Table 1: This table lists a representative sample of upland 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. These components were not found during the field reconnaissance on the property.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. Gopher tortoises and multiple burrows were observed on site at the time of the visit. In addition, no sandhill cranes or their nests were identified on site.

Due to anthropogenic disturbances onsite such as, periodically cleared areas, many listed species may not be found onsite due to the lack of suitable foraging and nesting habitat. No other state or federally listed plant/animal species were found on site.

SOIL COMPOSITION:

Based on a review of the USDA Web Soil the site is composed of:

Urban land - This miscellaneous area is where the natural soil cannot be readily observed. The soils have been generally altered by grading and shaping, or have been covered with 5 to 12 inches of sandy fill material.

Waveland sand - This is a nearly level, poorly drained soil found in broad open areas of the flatwoods. The natural vegetation associated with this soil type is slash pine and an understory of saw palmetto, gallberry, fetterbush, running oak, and dwarf huckleberry. Grasses are pineland threeawn, bluestem and panicum. Typically, the surface layer is dark gray sand with a light gray and grayish brown subsurface layer. Under natural conditions, this soil is not suited to cultivate crops or for pasture because of ponding. However, if intensive management, soil improving measures and a good water control system are implemented, the soil is suitable for vegetable crops and pasture.

SITE HISTORY:

After reviewing available aerial images on Google Earth, and the St. Lucie County Property Appraiser, the property has remained undeveloped since the earliest aerials were available. It is apparent from aerials that the site was cleared between 2018 and 2021.

According to the St. Lucie County Property Appraiser, the most recent sale of these parcel occurred in May 2021.

CITY OF FORT PIERCE REGULATIONS:

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

Sec. 123-64. - Permit required.

- (a) Tree removal permit. No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit.*

To obtain a Tree Removal Permit, a Tree Survey must be conducted to account for the number of protected trees on the subject property. A mitigation plan will be required based on the Tree Survey, and the Tree Mitigation Plan will be submitted with the development application.

In addition, a 100% Gopher Tortoise survey will be required prior to landclearing activities, based on the presence of a Gopher Tortoise and burrow(s) observed on site at the time of the visit.

SUMMARY:

It is the professional opinion of EDC that there is no native upland habitat located on site. The habitat on site is identified as CLC code 182112 – Urban Open Pine. The site consists of 4.01 acres designated as I - Industrial.

It is our professional opinion that there are no wetlands located on site.

Gopher tortoises and multiple burrows were observed on site. A 100% GT Survey in accordance with FWC Protocol will be required prior to ground disturbing activities. There are trees on the subject property that will likely meet City of Fort Pierce requirements. A Tree Survey will be

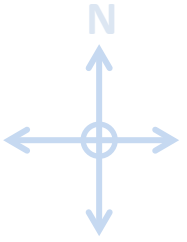
required prior to the issuance of a Vegetation Removal Permit. No sandhill cranes or their nests were identified on site. Furthermore, no other state-listed species were observed.



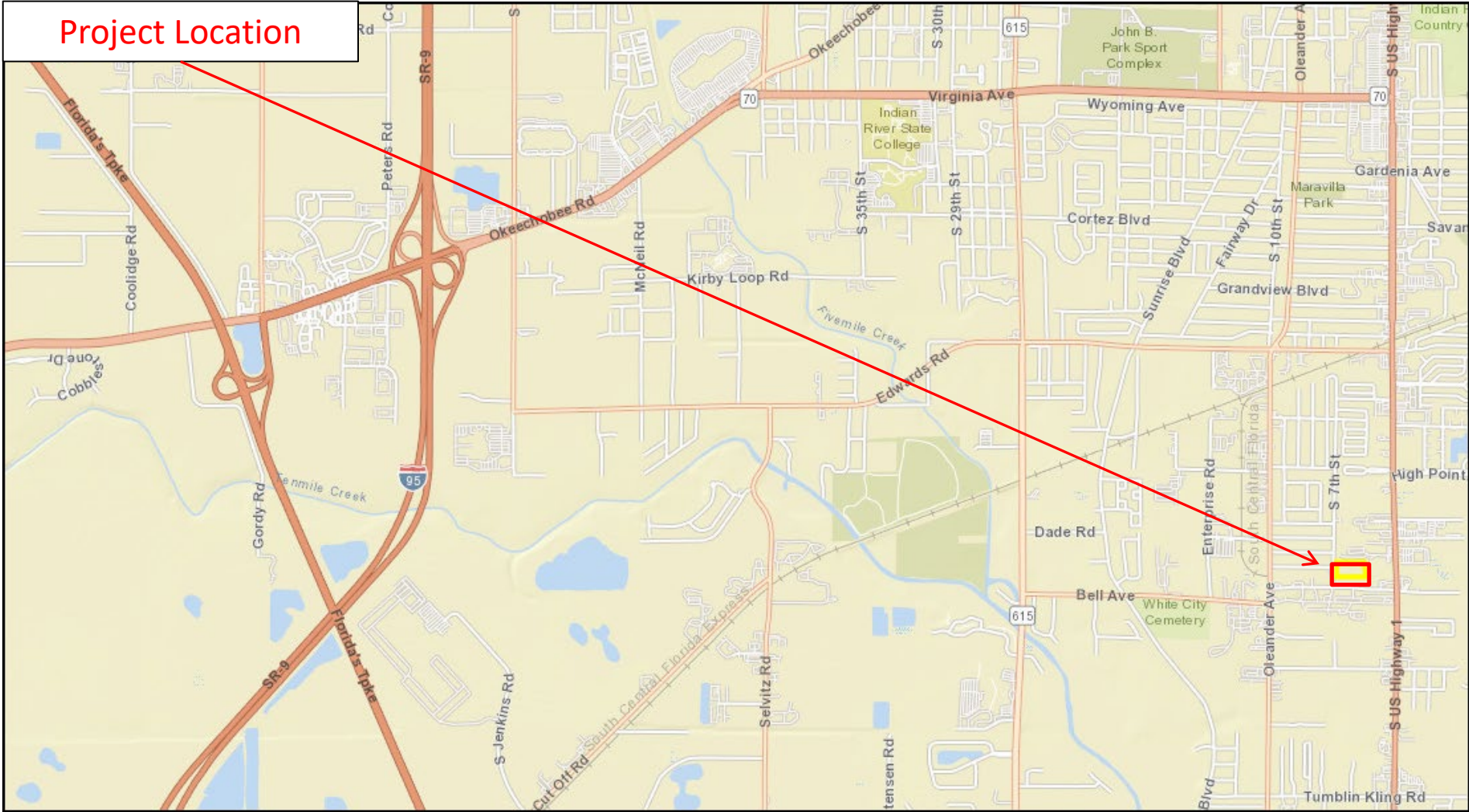
Gopher Tortoise observed during site visit.



<h1>Environmental Assessment</h1> <p>South 7th Street City of Fort Pierce, St. Lucie County, FL</p>		
<h2>Location Map</h2>		
Project: #21-269	K & K Properties	07/15/2022

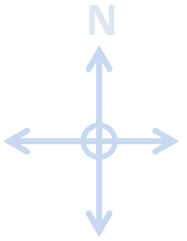


Project Location



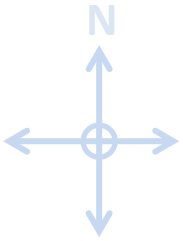


Environmental Assessment South 7 th Street City of Fort Pierce, St. Lucie County, FL		
Property Appraiser Map		
Project: #21-269	K & K Properties	07/15/2022





<h2 style="margin: 0;">Environmental Assessment</h2> <p style="margin: 0;">South 7th Street City of Fort Pierce, St. Lucie County, FL</p>		
<h3 style="margin: 0;">Soil Map</h3>		
Project: #21-269	K & K Properties	07/15/2022

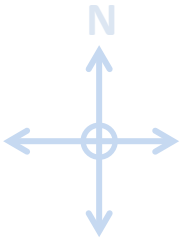


St. Lucie County, Florida (FL111)			
St. Lucie County, Florida (FL111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
47	Urban land, 0 to 2 percent slopes	0.0	0.6%
50	Waveland and Immokalee fine sands	4.1	99.4%
Totals for Area of Interest		4.2	100.0%





<h1>Environmental Assessment</h1> <p>City of Fort Pierce City of Fort Pierce, St. Lucie County, FL</p>		
<h2>Florida Land Use, Cover and Forms Classification System Map</h2>		
Project: #21-269	K & K Properties	07/15/2022



CLC Codes

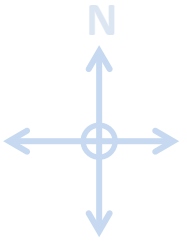
182112	Urban Open Pine – 4.01 ac.
--------	----------------------------

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

182112







Environmental Assessment South 7 th Street City of Fort Pierce, St. Lucie County, FL		
Wildlife Map		
Project: #21-269	K & K Properties	07/15/2022

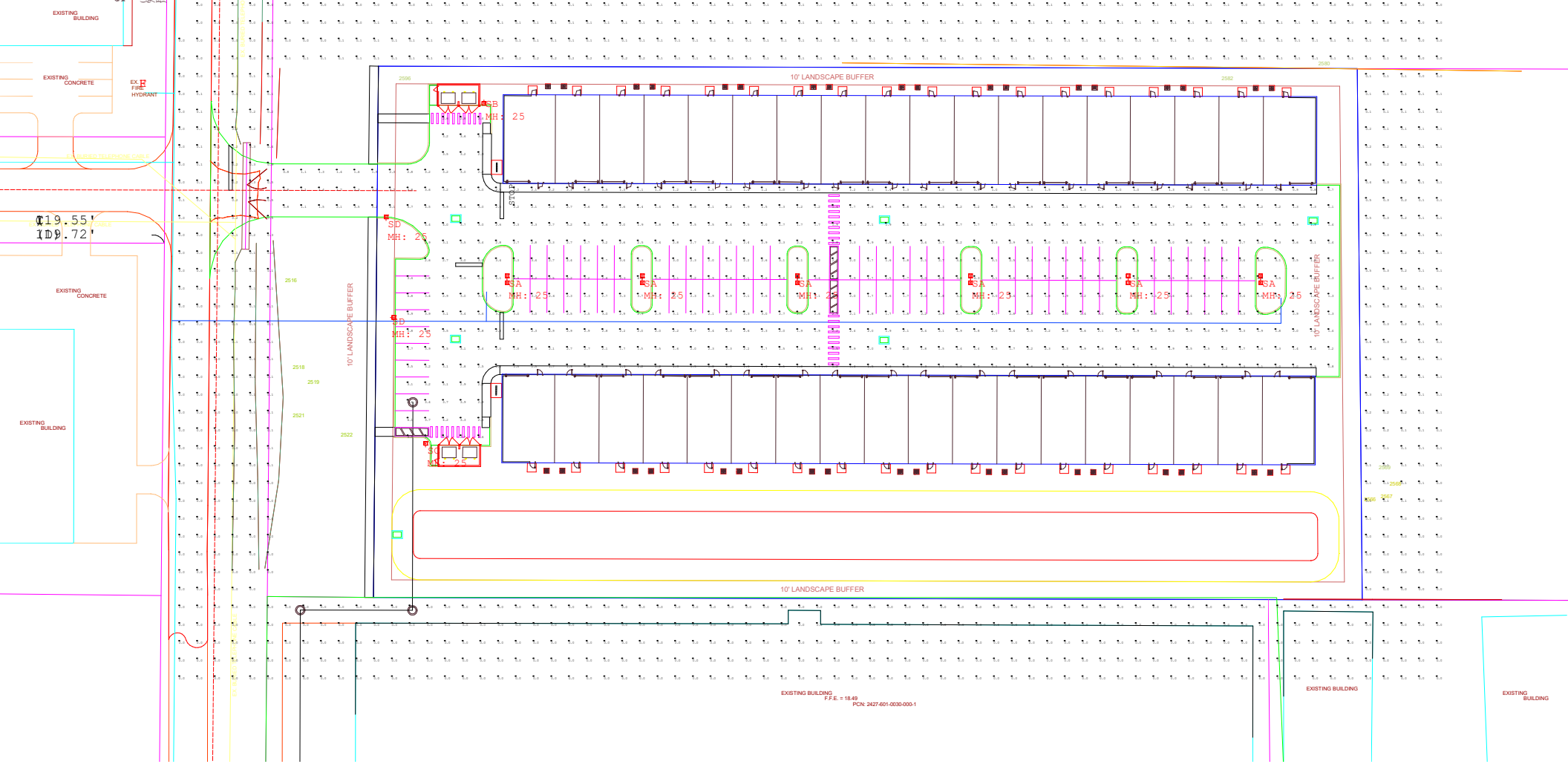


Occupied GT Burrow

SOUTH 7TH STREET

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	6	SA	Back-Back	Cree Lighting OSQ-M-B-16L-40K7-5M-XX-NM-XX, 28180*	0.900	15300	104	1248
	1	SB	Single	Cree Lighting OSQ-M-B-16L-40K7-4M-XX-NM-XX / OSQ-BLSMF, Single Head	0.900	12349	104	104
	1	SC	Single	Cree Lighting OSQ-M-B-16L-40K7-4M-XX-NM-XX, Single Head	0.900	16098	104	104
	2	SD	Single	Cree Lighting OSQ-M-B-16L-40K7-3M-XX-NM-XX, Single Head	0.900	16100	104	208

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	ILLUMINANCE	Fc	2.32	6.1	0.7	3.31	8.71
Spill	ILLUMINANCE	Fc	0.06	0.5	0.0	N.A.	N.A.



19.55'
19.72'

EXISTING BUILDING
F.P.E. = 18.49
PCN 2427401-0030-000-1

EXISTING BUILDING

EXISTING BUILDING



DESIGN REVIEW

Property Information

Property address or Location East side of S. 7th St, N. of Farmers Market Rd. Address TBD
 Parcel ID #(s) PCN 2427-601-0031-000-8
 Project description 46,000-sf of Industrial Flex Space

Ken Kreye

Property Owner(s)

691 NW Sunset Dr

Street Address

Stuart FL 34994

City

State

Zip

941-356-0220

Phone Number

k2kreye@gmail.com

Email Address

Bradley J. Currie, AICP

Applicant/Representative, Title, Company

10250 SW Village Parkway Suite 201

Street Address

Port St Lucie FL 34987

City

State

Zip

772-462-2455

Phone Number

bradcurrie@edc-inc.com

Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>

Design Review Application Checklist (City Code of Ordinances 125-314)

Submittal for Administrative Approval

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 125-313.
- c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
- d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

Traffic Impact Report

For

7th Street

Prepared By: Steven Frink, E.I.

Engineering Design & Construction, Inc.

10250 SW Village Parkway, Suite 201

Port St. Lucie, FL 34987

Board of Professional Engineers Certificate of Authorization Number 9935

August 2022

R.J. Kennedy, P.E.

Date

PE #56218

Contents

Introduction	3
Site Data	3
Project Description	3
Trip Generation	3
Summary	4
Appendix A: Existing Conditions	5
Appendix B: Proposed Conditions.....	7
Appendix C: Trip Distribution Map.....	9
Appendix D: Supporting Documents	11

Introduction

Engineering, Design, & Construction, Inc. (EDC) has been retained to conduct a traffic impact analysis for a proposed flex space buildings in the City of Fort Pierce, St Lucie County. The purpose of this study is to determine the proposed project's impact on the surrounding traffic and roadway levels of service per code section 105-5 of the City of Fort Pierce

Site Data

The proposed project is located along South 7th Street approximately 321 ft north of Farmers Market Road and 964 ft west of South US Highway 1, near the intersection of - Wagner Place and South 7th Street. The parcel ID for the site is 2427-601-0031-000-8 located in Section 27, Township 35S, and 2Range 40E.

Project Description

The proposed project includes the construction of two (2) 23,000 square-foot (sf) flex space buildings along with the associated parking, utility and drainage improvements. As shown in Appendix B, the 4.01-acre (ac) site is currently unimproved with access to the property provided by an existing full access driveway. No trips are being considered in the existing condition as the site is vacant.

Trip Generation

The 11th edition of the Trip Generation manual, produced by the Institute of Transportation Engineers (ITE), was used to estimate the number of trips that the development would contribute to the roadway network. The category for a warehouse was selected and has the associated ITE code 150 assigned to it with square footage as the variable factor. Table 1 depicts the proposed impacts to the roadway network. The proposed development is anticipated to add 79 weekday trips, while the peak hour am and pm trips is eight (8). As the peak hour trip generation rate is less than nine (9), the impacts are considered de minimis with most traffic traveling toward South 25th Street.

Table 1: ITE 150 - Proposed Average Trips for Warehouse (46,000 sf)

Time Period	Total	In	Out
Weekday	T=1.71(X)	50%	50%
Weekday, Peak Hour of Adjacent Street, One Hour Between 7 and 9 AM	T=0.17(X)	77%	23%
Weekday, Peak Hour of Adjacent Street, One Hour Between 4 and 6 PM	T=0.18(X)	28%	72%

Time Period	Total	Entry	Exit
Weekday	79	39	40
Weekday, Peak Hour of Adjacent Street, One Hour Between 7 and 9 AM	8	6	2
Weekday, Peak Hour of Adjacent Street, One Hour Between 4 and 6 PM	8	2	6

Summary

Based on the available design information and the calculations provided, the development is anticipated to contribute 8 peak A.M. and P.M. trips with most vehicles traveling west to South 25th Street. The contribution is below the threshold of identified in the City of Fort Pierce Code of Ordinances Section 105-5.

Appendix A: Existing Conditions

Appendix B: Proposed Conditions

Appendix C: Trip Distribution Map

Appendix D: Supporting Documents

Sec. 105-5. - Management and monitoring program.

- (a) *General.* In order to ensure that adequate public facilities are available concurrent with the impacts of development on such public facilities, a management and monitoring program is established. Its purpose is to evaluate and coordinate the timing, provision and funding of public facilities to ensure adequate maintenance of the adopted level of service (LOS) for public facilities and to evaluate the capacity of the public facilities for use in the CMS.
- (b) *Capacity and level of service report (CLSR).* By September 1 of each year, the planning department shall submit to the city commission an annual capacity and level of service report (CLSR) on public facilities. The CLSR shall include a description of the existing condition of all public facilities; summarize the available capacity of these public facilities based on their adopted LOS; and forecast the capacity of existing and planned public facilities identified in the five-year capital improvement schedule for each of the five succeeding years. Forecasts shall be based on the most recently updated schedule of capital improvements for each public facility, updated public facility inventory data and updated unit cost and traffic count data. The CLSR shall also include a description of the ability of existing and projected public facilities to serve existing and future development based upon the public facility level of service standards contained within the city's comprehensive plan.
- (c) *Quarterly facility reports.* To assist in the preparation of the CLSR and to maintain updated inventories, the planning department shall review public facility capacity for potable water, sanitary sewer, solid waste, parks and open space, transportation and drainage facilities and provide updates on capacity surpluses and deficiencies to the city commission on at least a quarterly basis.
- (d) *Recommended capital improvements element (CIE) and budget amendments.* The findings of the CLSR shall form the basis for the planning department's proposed amendments to the CIE of the comprehensive plan and for proposed amendments to the city's annual budget for public facilities.
- (e) *Annual determination of public facility adequacy.* Based on the findings of the CLSR, the planning department by September 1 of each year, will report to the city commission concerning the status of public facilities and proposed remedial actions, including, but not limited to, the following:
 - (1) Public facility project additions to the CIE; and
 - (2) Deferral of development order pending:
 - a. Lowering of the LOS via a comprehensive plan amendment;
 - b. Inclusion of necessary public facility projects in the adopted annual budget and annual CIE update;
 - c. Approval of new revenue sources for needed public facilities by the city commission, state legislature or local voters.
- (f) *Transportation concurrency management.* The transportation concurrency management system (the TCMS) will consist of two parts; monitoring and traffic impact analysis.
 - (1) *Monitoring.* The planning department will be responsible for transportation concurrency determinations. The department will maintain a database for the accountability of all trips assigned by links and inventory. The database shall contain all trips to all facilities included in the TCMS and intersections generated by existing projects or proposed projects with a certificate of concurrency compliance.
 - (2) *Methods for evaluating development impacts.*
 - a. *Traffic performance standards.* Traffic performance standards (TPS) shall be applied to roadways and intersections subject concurrency management within the city to ensure compliance with the TCMS. TPS are the LOS adopted in the city's comprehensive plan. No project shall add traffic in the radius of development influence (See Table A under subsection (f)(2)b.2 of this section) which would have the effect of exceeding the LOS without first obtaining a certificate of concurrency.

b. *Traffic impact analysis.* All traffic impact studies shall include the following information:

1. An executive summary of no more than one page outlining the land use, trip generation, concurrency results, driveway classification, requested special exceptions, and requested variances (if applicable).
2. Each proposed development shall distribute the trips generated to the main arterials and intersection network that is comprised of their traffic impact area. The radius of impact will be determined according to the size of the development accounted for trips generated. (See Table A).

Table A. Radius of Impact for Transportation Concurrency Management System

Minimal Scale	Trips 9-50	1.0 Mile Radius
Small Scale	Trips-51-100	1.5 Mile Radius
Intermediate Scale	Trips 101-500	2.0 Mile Radius
Medium Scale	Trips 501-1000	3.0 Mile Radius
Large Scale	Trips 1000-Up	5.0 Mile Radius

3. The minimum horizon for forecasting traffic shall be five years from the project's opening date. However, if the project is built in phases, the horizon will project traffic to build out of the last phase or five years from the time of opening, whichever is more restrictive. Additionally, traffic growth rates shall be approved by the city's director of planning and will be consistent for all traffic studies.
4. Analysis of the new site traffic to the satisfaction of the director of planning which shall contain as a minimum: tables summarizing existing traffic volumes, committed traffic from proposed developments, growth rates, trip generation rates (including used formulas), levels of services for studied intersections, and any other documentation required to justify numbers used in the analysis. New site traffic analysis shall be prepared for the a.m. and p.m. peak period unless otherwise indicated by the director of planning.
5. The applicant may provide traffic counts in accordance with accepted traffic engineering principles. Counts shall be made during any continuous two-hour period on a weekday between 6:00 a.m. and 9:00 a.m. for any a.m. counts and 4:00 p.m. and 7:00 p.m. for p.m. counts. All count data collected by the applicant must be collected between September 1 and May 31 (no summer out of school weeks) and seasonally adjusted to reflect average peak season conditions (100th highest hour) in accordance with most current FOOT planning factors and procedures. There shall be no counts on Fridays and legal holidays, unless otherwise authorized or required by the city's director of planning, in accordance with accepted traffic engineering principles. All data are subject to review and acceptance by the director of planning based upon accepted traffic engineering principles.
6. Analysis of the total site traffic as it relates to the specific requirements of city code concerning driveways and access and acceptable engineering access management standards.
7. Trip generation comparison between existing and proposed conditions.
8. Trip generation calculations and driveway assignments (inbound and outbound traffic) for each phase of

development. Trip distribution and assignment of traffic along the traffic impact area.

9. Justification of the number and location of site driveways. Location and type of driveways and median openings need to adhere to FDOT access management standards or any other standard accepted by the director of planning. The planning department will comment and make recommendations on the number of driveways based on the plan review. Excessive driveways may not be supported by staff. All driveways should be located on a site plan with distancing from upstream and downstream driveways and/or intersections.
 10. A capacity analysis of each driveway may be required as determined by the director of planning. All evaluations shall include existing and proposed conditions during the a.m. and p.m. peak periods. The capacity analysis should be performed using the methodology set forth in the highway capacity manual, latest edition at the time the study is prepared and reviewed by planning department for public hearing.
 11. In cases where the proposed development requires a signalized intersection, a signal warrant study will be required. Additionally, a capacity analysis of the site intersection and upstream and downstream location may be required by director of planning. In cases where traffic re-routing occurs as a result of the proposed development, additional traffic studies may be required.
 12. Provide an analysis of U-turn movements at the median openings to the north, south, east and west (as appropriate according to project location) of project driveways, including daily, a.m. peak hour and p.m. peak hour. Assess the impact of proposed and existing volumes on available storage.
 13. Show the total driveway assignment as the driveway provides joint access with the adjacent property. Joint access among similar or compatible land uses may be required by the director of planning.
 14. After initial review, the director of planning may require additional information if it is deemed necessary to properly evaluate the traffic study.
 15. For entryway features the applicant must make sure that traffic turnarounds are, at a minimum, 15 feet in width, have a 25-foot turnaround radius, and have mountable curves. The applicant must make sure that there is enough stacking for visitors and residents.
 16. In cases where driveways abut a county or state road, or a city road classified as an arterial or main collector, the director of planning may require deceleration and storage lanes for vehicles turning to and from the proposed development served by the access driveway.
 17. Pass-by trips shall not be higher than 25 percent and internal trip rates shall be approved by the director of planning and shall be consistent with the ITE manual.
- c. *Policy on capacity for intersections.* As part of the traffic impact analysis, major intersections should be analyzed. The level of service for roadway segments may be analyzed using a variety of types of arterial analyses based on the principals, guidelines and criteria outlined in the most current version of the highway capacity manual. In determining whether a corridor can be maintained at the level of service determined in the comprehensive plan for the purpose of monitoring concurrency, it is recognized that some individual links, intersections, or turning movements may be able to operate below the level of service while still maintaining an overall level of service established for the corridor based on overall average running speed. However, since some of the available software models can report an overall LOS "D" for a corridor while still allowing some components of the corridor to operate at a LOS "E" condition, it is appropriate to define maximum tolerances for individual instances of LOS "E" conditions embedded within the total corridor analysis. The following maximum allowable tolerances are established so that the level of service

determination is not unduly biased toward the mainline at the expense of any particular intersection, approach or movement. These tolerances apply to all computerized applications of the highway capacity manual, including the highway capacity software (HCS) and SYCHRO:

1. For any individual turning movement or through movement within any signalized intersection included in the analysis: no individual movement or lane group can be reported to have a volume-to-capacity (v/c) ratio greater than 1.20 or a total delay estimate greater than 1.20 times signal cycle length.
 2. For any individual signalized intersection approach for any intersection included in the analysis, no approach can be reported to have a volume-to-capacity (v/c) ratio greater than 1.0 or a total delay estimate greater than the signal cycle length.
 3. For any individual signalized intersection included in the analysis, the overall signalized intersection v/c cannot exceed 1.20, NOR can the total intersection delay estimate be greater than the signal cycle length. Also, only one of the mainline approaches can operate below LOS "D" (regardless of delay).
- d. *De minimis tracking.* De minimis impacts will be tracked on an areawide basis. The city will be segmented into traffic analysis zones, and all de minimis impacts will be added and distributed within the links and intersections within the traffic analysis zones. De minimis impacts are planned to be tracked by the city's planning department in a spreadsheet to be added to the transportation concurrency management system database on a monthly basis.

(Code 1983, § 22-217; Ord. No. K-465, § 2, 1-2-2007)

Warehousing (150)

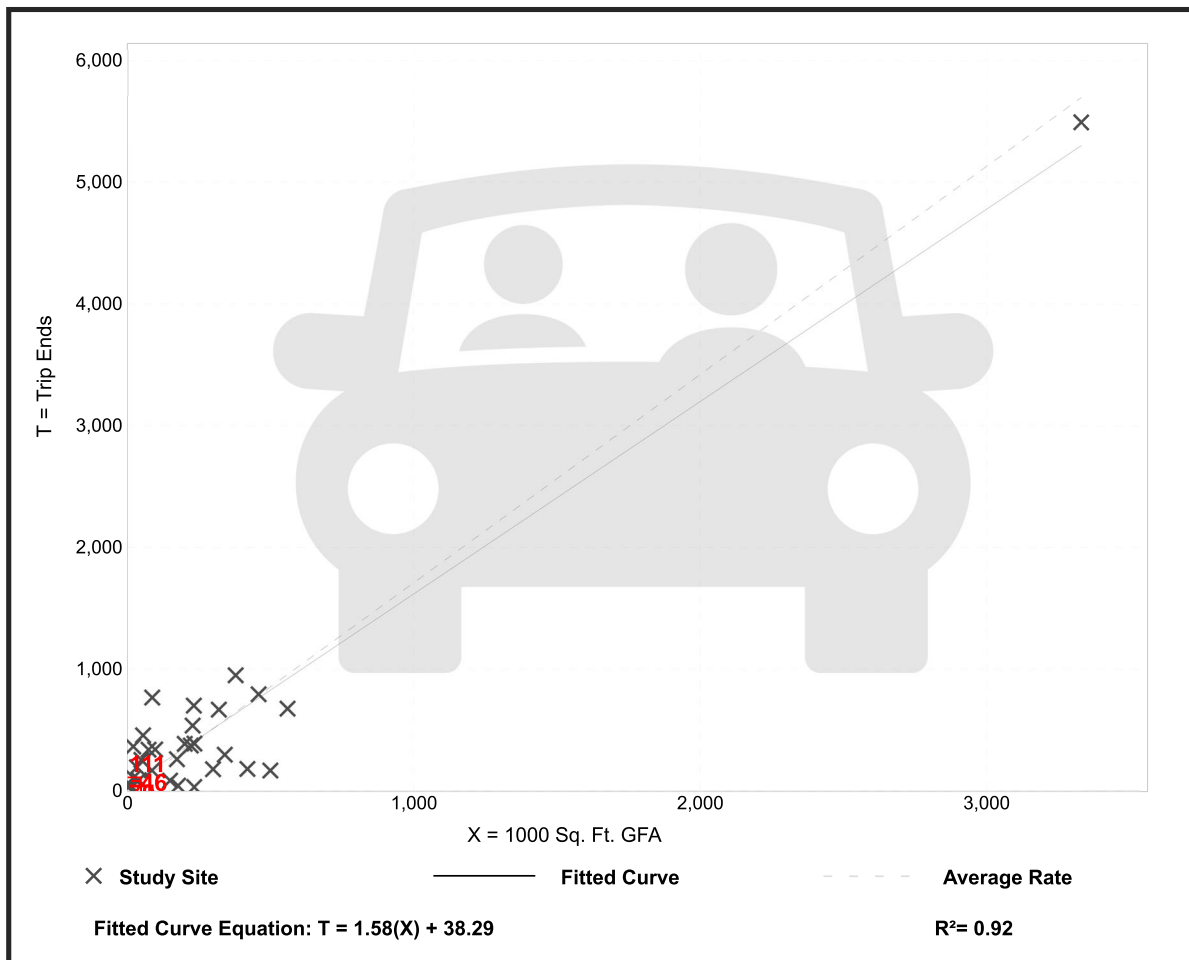
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 292
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



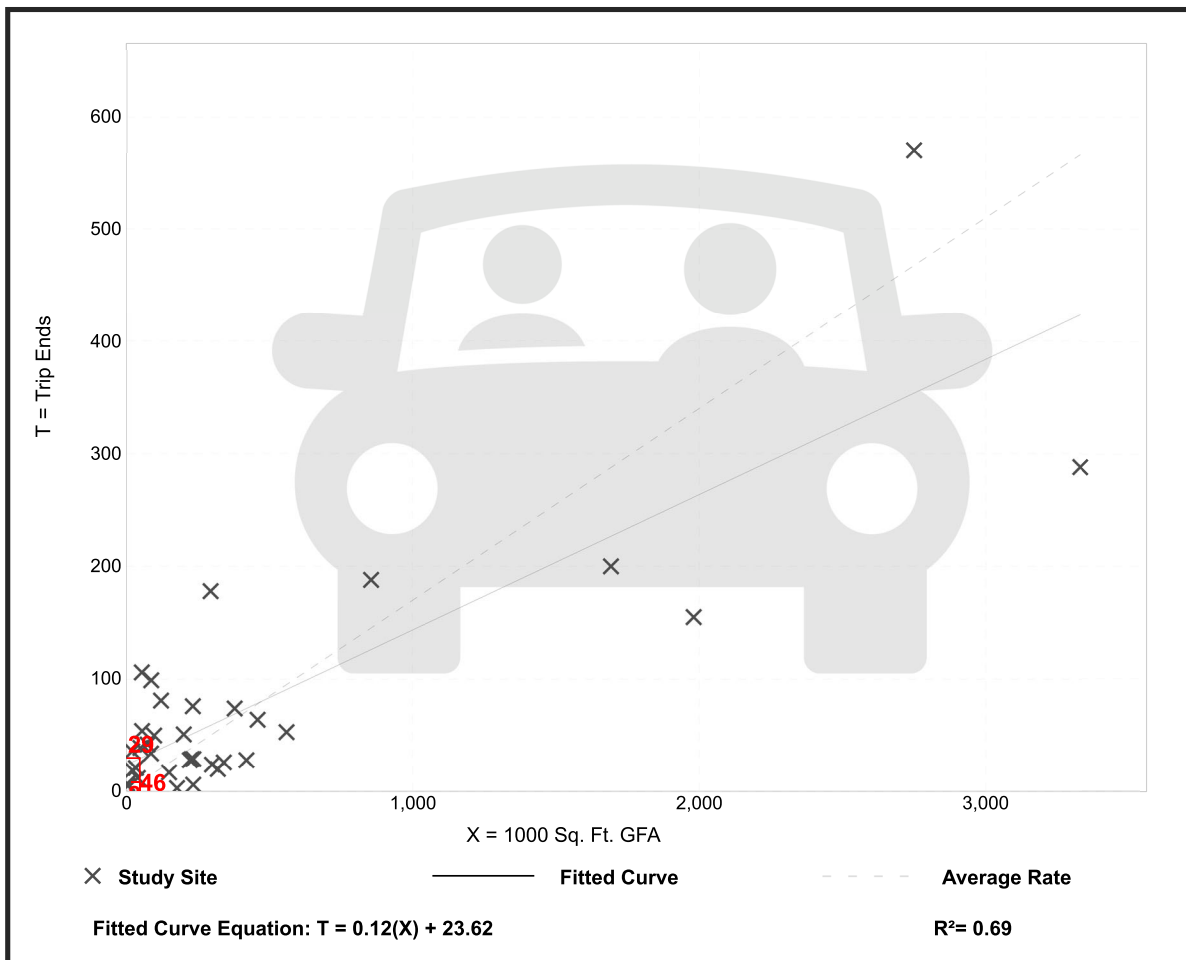
Warehousing (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 36
 Avg. 1000 Sq. Ft. GFA: 448
 Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.02 - 1.93	0.19

Data Plot and Equation



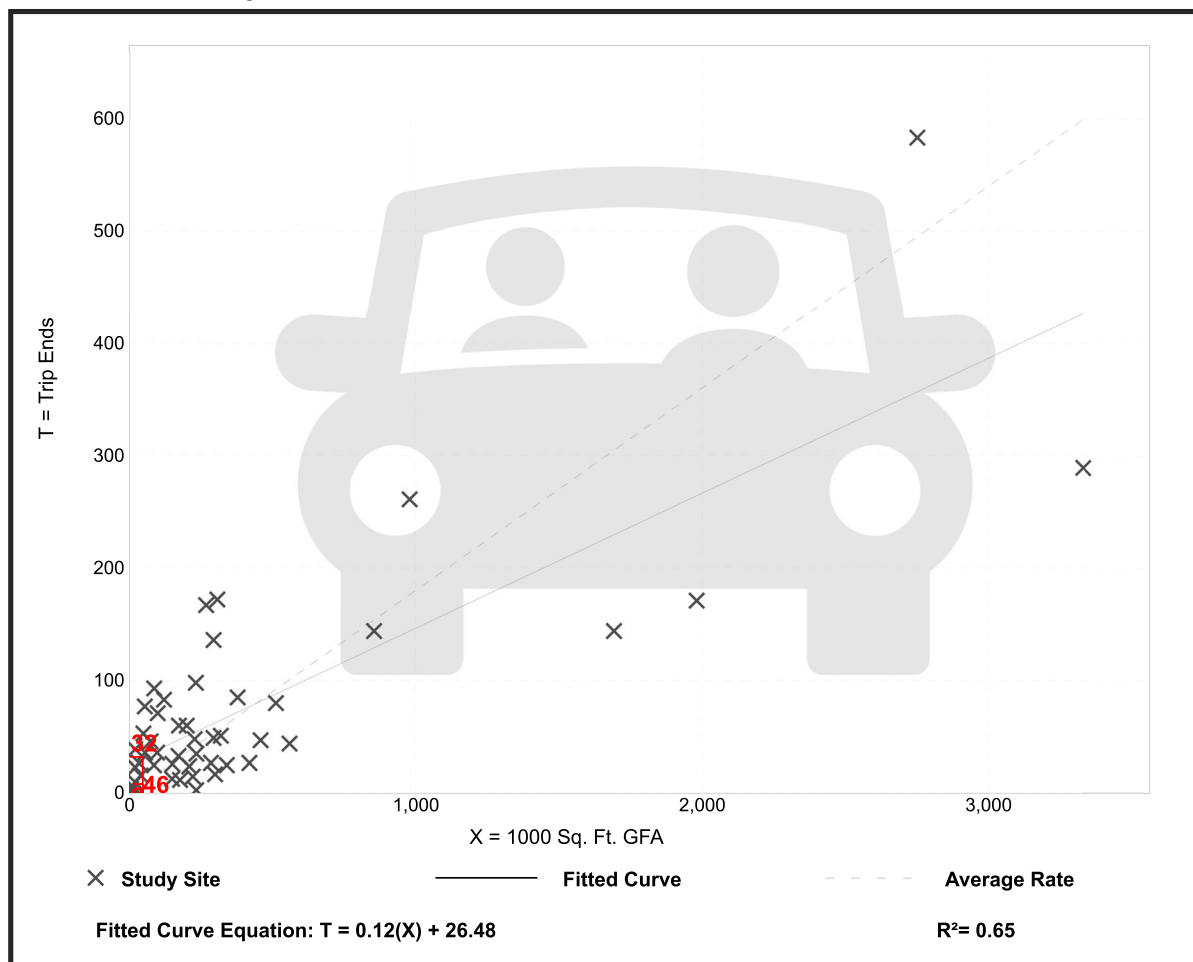
Warehousing (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 49
 Avg. 1000 Sq. Ft. GFA: 400
 Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.01 - 1.80	0.18

Data Plot and Equation





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	

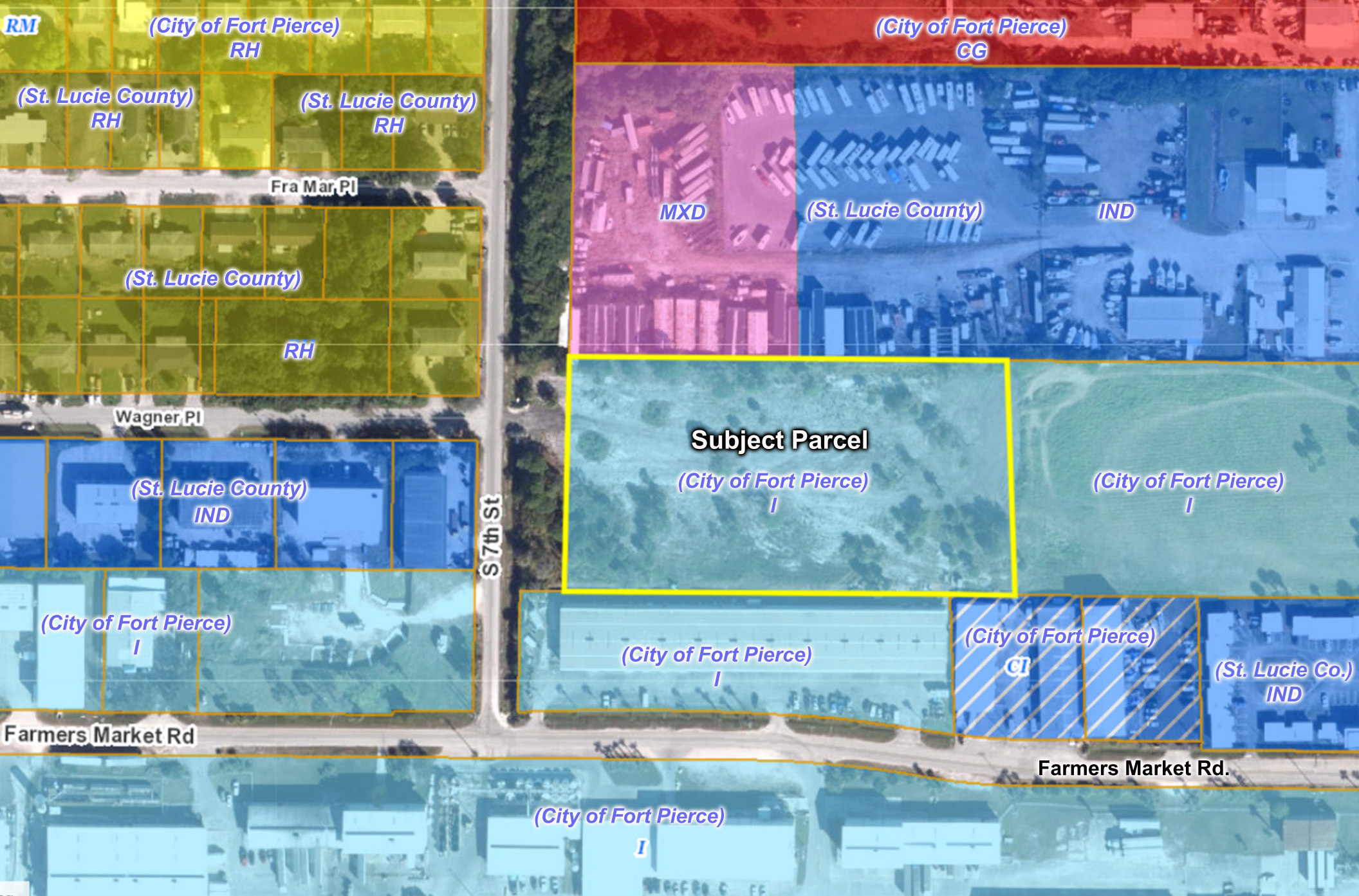
F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day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



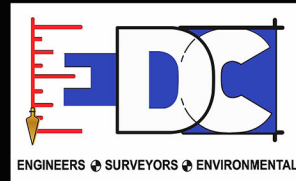
Subject Parcel

(City of Fort Pierce)
I

K & K - 7th Street

Fort Pierce, FL

Future Land Use Map

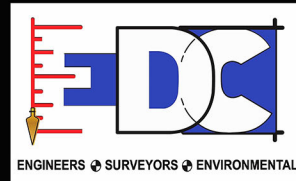




K & K - 7th Street

Fort Pierce, FL

Zoning Map





August 12, 2022

Via: *Electronic*

City of Fort Pierce Planning Department
Attn: Vennis Gilmore, Planning Supervisor
100 North US 1
Fort Pierce, FL 34950

**Re: K&K Properties Site Plan – (East of S. 7th Street & N. of Farmers Market Road)
– Pre- Application Comments for March 23, 2022, Pre-Application Meeting**

Greetings Mr. Gilmore:

On behalf of our client, please find the attached response to comments received regarding the Pre-Application Comments received from the March 23, 2022 meeting, for a project known as K&K Properties. Each comment is identified below followed by a response in ***bold italics***.

CITY OF FORT PIERCE PLANNING DEPARTMENT

1. Please be advised that Per City Code Section 125-187 – Allowed Uses; Offices are a Conditional Use in the I-1, Light Industrial Zone. However, Contractors/Others Performing Services Off-Site are permitted.

RESPONSE: The offices are being considered an accessory use for each bay of the building.

2. Please consider EV parking spaces if feasible.

RESPONSE: EV Parking is not being provided as part of this development.

3. A Landscape Plan shall be provided at the time of Application that is signed and sealed by a Florida Registered Landscape Architect pursuant to City Code 123-37, General Landscaping requirements. The Landscape Plan shall include both interior and exterior landscaping.

RESPONSE: Landscape plans have been included as part of the resubmittal package.

4. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

RESPONSE: The above requested documents will be provided before final certification.

5. A ten-foot-wide landscape strip is needed throughout the property.

Per City Code Section 123-37, General Landscaping requirements (4) Landscape strips. – Between street right-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:

- a. The strip shall be at least six feet wide for lots under 10,000 square feet in size and at least ten feet wide for lots 10,000 square feet or larger;
- b. The landscape strip shall include an average of at least one tree for each 300 square feet of required landscape area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a 36-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 125-308.

(5)Other property – All property, other than the required landscape strip, located between street right-of-way and buildings, shall be completely covered with grass or other ground cover except to the extent there are permitted, impervious surface structure such as sidewalks, plazas, driveways.

(6)Vehicular use, building, retention/detention areas adjacent to other property. – Landscape standards for these areas are as follows: a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least 10 feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.

RESPONSE: A 10' wide landscape buffer has been provided.

6. Per City Code Section 123-37, general Landscaping requirements (7) Interior vehicular use areas. – The following are standards relating to landscaping of interior vehicular use areas:

- a. Lots with vehicular use areas that are 4,000 or more square feet in size shall have at least one square foot of interior landscaping for each 15 square feet of vehicular use area, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each 30 square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of 100 square feet of area and shall be at least ten feet wide and ten feet deep exclusive of curbing in all locations. Progressive urban parking areas designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

Consider foundation plantings surrounding all buildings.

RESPONSE: Foundation plantings are being provided where applicable.

7. Per City Code Section 123-37, General Landscaping requirements (8) Lands adjacent to street right-of-way. – Lands immediately adjacent to street right-of-way shall meet the following requirements:
 - a. Trees will be planted along the public right-of-way in a manner directed by the department so as to ensure shading for sidewalks and to contribute to the streetscape design of the roadway;
 - b. Palms, trees and shrubs may be required for driveway entrances other key points of interest as determined by the department to the extent that such plantings do not exceed requirements set for clear vision areas as specified by section 125-308.

RESPONSE: Please see the landscape plan included as part of this resubmittal package.

8. A Lighting Plan or Photometric Survey shall be provided at the time of Application pursuant to City Code 125-315(j)(1). *Commercial, Industrial, and Government Uses must have a minimum average of one (2) footcandles of lighting.*

RESPONSE: A photometric plan has been provided as part of the resubmittal package.

9. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property.

RESPONSE: Stop signs, stop bars have been provided on the site plan. Directional arrows have been shown for illustrative purposes.

10. Pursuant to City Code Section 22-62(b)(4) Sidewalks. In order to provide continual access for pedestrian, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant, when plans are submitted for condition use applications or pay a payment into the city sidewalk fund pursuant to City Code Section 22-62(g).

Please install sidewalk along South 7th Street.

RESPONSE: The Applicant has opted to not include sidewalks in the Site Plan Re-submittal.

11. Pursuant to City Code Section 22-62(b)(4) Sidewalks. In order to provide continual access for pedestrian, sidewalks and sidewalks linkages shall be required to be provided by the property owner or permit applicant.

RESPONSE: Sidewalk linkage has been added for pedestrians. Please see Site Plan.

12. Will there be a monument sign? If so, include a landscaped area around the base of the monument sign which extends a minimum distance of three (3) feet in all

directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges or similar vegetative materials. Vegetation in the area surrounding said sign shall be maintained at a height of no less than twelve (12) inches. *We also ask that you do not submit the monument sign with the site plan.*

The sign can be approved administratively through permits.

RESPONSE: A monument sign will be added to the site & will include landscaping. The monument sign will NOT be included in the site plan but rather applied for at a later date.

13. Prior to the issuance of any site clearing permits, the applicant shall coordinate with the City of Ft. Pierce for the required mitigation of the City regulated trees proposed to be removed as a result of this sites development/construction activity.

RESPONSE: Acknowledged.

14. Include a refuse collection area or areas for trash collection. Provide a separate gated entrance to the refuse collection area or areas for employee access, customer access and sidewalk striping to the collection area. *See attached Dumpster Detail Guidelines.*

RESPONSE: Please reference Site Plan for added separate employee access with striping.

15. Per City Code Section 125-314. – Design Review: provide color elevations and a color board of all angles of the proposed development.

RESPONSE: Color elevations shall be included with the signed Design Review Application and Architecturals.

16. Provide a color overlay on your submitted landscape plan. (Color each tree green on your landscape plan).

RESPONSE: Color Overlay shall be included during a subsequent submittal.

17. Per City Code Section 125-322. – Fences, walls and hedges; installation, replacement and maintenance.:

(d)(5)

Chain link fences. On lots fronting Delaware Avenue, Orange Avenue, Avenue D and U.S. 1. Or on lots determined by the Director of Planning to be in the downtown area or in an area targeted for redevelopment (Oleander Avenue), chain link fence are permitted only if located no closer than 25 feet to any public right-of-way, are painted or coated, and screened from the public right-of-way with shrubs and no less than 9one tree for each 50 linear feet.

No Chain-link Fencing

RESPONSE: No chain-link fencing shall be added to the plan or site.

18. A Design Review Application will be required as well. Consider living walls, led lighting, up-lighting, or any architectural enhancement to add to the warehouse nature of the proposed development.

RESPONSE: A Design Review Application will be included with the submittal as required.

19. Additional Comments may be forthcoming.

20. An intake meeting is required for application submittals and the meeting must be scheduled at least one week in advance. To schedule the intake meeting please submit an e-mail with the application supporting documents as a PDF attachment or link. Send email to planning_dl@cityofftpierce.com.

At the intake meeting, it will be determined if the submitted materials meet all the requirements necessary for the department to accept. If the application is missing items, an explanation will be given regarding what is missing and how to correct it. All applications must pass sufficiency review by 5:00 PM on the last Friday of each month to advance to the next month's Technical Review Committee meeting. The deadline to submit all application feed and hard copies for the project is two business days after the sufficiency deadline. Applications cannot move forward to the Technical Review Committee until all fees are paid and hard copies are given.

Please do not prepare any checks or fees until the department has created and produced an invoice. To view fees, click on the public notice fees and fee schedule links below. All hard copies can be mailed to 100 N. US Highway 1, Ft. Pierce, FL 34950. Attention: Planning Department, or schedule an appointment with your assigned planner to drop off at City Hall. Lastly, fees can either be paid electronically or by check. If you would like to pay electronically provide the name exactly as it appears on your credit card and an email address to send the invoice link to. Checks can either be mailed or dropped off with the hard copies of the submittal.

The application submittal must include PDF documents on a CD or USB Drive.

Please contact us at 772-467-3737 or email planning_dl@cityofftpierce.com if you have any questions or need assistance.

RESPONSE: An Intake Meeting will be scheduled as per appropriate protocol.

21. Prior to submitting your applications, please schedule an Intake Meeting to ensure that your application packet is complete. During Submittal, your Pre-Application Comments must be attached with all submitted items below checked off. **We Do Not Collate Application Submittals for Applicants. Please ensure that your application packet is complete, in order, and whole when submitting. Include**

digital copies on a CD or Flashdrive. Ensure that there are NO signature security-locked digital files. We only need 4 hard copies (1 Original & 3 Copies)

Submit the following along with your application(s) sets:

- Notarized Development Review Application
- Notarized Design Review Application
- Concurrency Review/Application Analysis Application
- St Lucie County Property Record Card
- Warranty Deed & Legal Description (**In WORD format**)
- Statement for Need: (**Follow Detailed Description on Application**) (**in WORD format only**)
- General Location Map
- Current Survey
- Floor Plan
- Landscaping Plan
- Lighting Plan
- Storm Drainage Analysis
- Historical Report
- Environmental Study
- Traffic Impact Report

RESPONSE: All items shall be submitted as listed & required.

22. Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under Planning Department page under “Public Notice Fee”.

RESPONSE: Acknowledged.

ENGINEERING DEPARTMENT COMMENTS

1. St Lucie County shall provide further guidance as to the South 7th Street right-of-way to include but not limited to the driveway approval, drainage, outfall approval and any additional requirements/improvements.

RESPONSE: Acknowledged.

2. The northern most dumpster location is situated on the drainage line from the proposed detention area to South 7th Street outfall. Relocate the dumpster area in consideration of potential future drainage maintenance.

RESPONSE: Please confirm this. Dumpster does not appear to be located on a drainage line or area.

CITY OF FORT PIERCE BUILDING DEPARTMENT

Comments may be forthcoming.

RESPONSE: Acknowledged.

ST LUCIE COUNTY PLANNING DEPARTMENT

Comments may be forthcoming.

RESPONSE: Acknowledged.

ST LUCIE COUNTY PW / ENGINEERING

1. Paved access is required for projects requiring Site Plan approval. South 7th Street is a substandard roadway. The applicant will be required to pave the roadway from the Projects access point to the nearest paved road. The applicant can request a waiver from the Board of County Commissioners.

RESPONSE: Acknowledged.

2. The driveway will be required to be improved to minimum County standards and permitted through the County.

RESPONSE: Acknowledged.

3. Provide written response directly to the County for review. The city does not provide.

RESPONSE: Acknowledged.

4. For discussion regarding these comments and response, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.

RESPONSE: Acknowledged.

We feel the attached adequately addresses comments and request review and approval of the attached application. Should you have any questions or require further information, please contact me at 772-462-2455.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.



Bradley J. Currie, AICP
Vice President

Z:\EDC-2021\21-269 - K & K Properties - 7th Street CSP & Pre-App\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2022-07-25_City_FP_K&K_Properties_Rsp2Cmts_Ltr_21-269.docx