# C I T Y  O F  F O R T  P I E R C E

## CITY COMMISSION AGENDA

Regular Meeting - Monday, March 6, 2023 - 5:05 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Elder Ruben Mitchell with Victory and Praise Worship Center

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of Minutes from February 21, 2023 Regular Meeting

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

   a. Email from Rudy Lopez thanking Mayor Hudson and the City of Fort Pierce for the permanent disc golf course at the Indian Hills Recreation Area.

   b. Email from Brian LaPorte, Treasure Coast Disc Golf Club treasurer, thanking the Mayor and City Commissioners for having concrete pads at the Indian Hills Recreation Area.

   c. Email from Erick Gill, Treasure Coast Disc Golf Club secretary, thanking the Mayor and City Commissioners for the completion of Phase 2 of the new disc golf course at the Indian Hills Recreation Area.

d. Email from Ron Iwanko thanking Mayor Hudson for the funding of the disc golf course at the Indian Hills Recreation Area.

e. Letter from Treasure Coast Kennel Club of Florida, Inc. President Kaaren Koroly, commending Summer Rulapaugh, Sunrise Humane Society's Operations Manager, for her positivity, genuine love of the animals in her care, and hard work.

8. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

9. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

10. **MISCELLANEOUS REPORTS**

11. **CONSENT AGENDA**

a. Approval of travel for Commissioner Curtis Johnson to attend the Legislative Action Days in Tallahassee, Florida from April 03, 2023 to April 05, 2023 in the amount of $1392.06.

b. Approval of Third Amendment to Agreement for Purchase and Development of Fisherman's Wharf to provide additional time to cure title and survey objections with a new deadline of September 1, 2023.

c. Approval of the Agreement between the City of Fort Pierce and St. Lucie Public Schools for the Student Perks Coffee Cart Program.

12. **PUBLIC HEARINGS**

a. Legislative Hearing - Ordinance 23-020 - Review and approval of a Future Land Use Map Amendment by owner J T J Enterprises Inc., to change the future land use from Neighborhood Commercial, NC, to General Commercial, GC, at approximately 1503 S. 33rd Street Fort Pierce, FL 34947. Parcel IDs: 2417-601-0008-000-7 & 2417-601-0009-000-4. SECOND READING.

b. Legislative Hearing - Ordinance 23-021 - Review and approval for a Zoning Atlas Map Amendment by owners J T J Enterprises Inc., of two (2) parcels of land to change the zoning classification from Neighborhood Commercial. C-2, to General Commercial, C-3, generally located at 1503 S. 33rd Street Fort Pierce, FL 34947. Parcel IDs: 2417-601-0008-000-7 & 2417-601-0009-000-4. SECOND READING

c. Quasi-Judicial Hearing - Review and approval of a Site Plan (Development and Design Review) to construct a 216-unit multi-family development (Privilege North), located east of Sunrise Boulevard and North of Dade Road in Fort Pierce. Parcel IDs: 2428-601-0252-000-6 & 2428-321-0001-000-3.

d. Quasi-Judicial Hearing - Review and approval of an application for a Final Plat Review submitted by applicant Brian Nolan of Lucido and Associates, Inc., to subdivide 1 parcel into 88 platted lots that include a reconfigured right-of-way and 88 single-family residential lots at 829 Bent Creek Drive, more specifically located at Parcel Control Number: 2407-700-0024-000-8

e. Quasi-Judicial Hearing - Review and Approval of an application for a Site Plan (Development and Design Review) by property owner, William Wallace Enterprises, LLC, and applicant, Lee Smith, President of Wallace Auto Group to construct an approximately 25,740 square foot Automobile Sales and Service Facility with associated site improvements at or near 5553 South US Highway 1 in Fort Pierce, Florida, more specifically located at Parcel Control Number: 3410-211-0003-000-7.

13. **CITY COMMISSION**

a. Resolution 23-R23 appointing Stephen Lyons as the consumer representative to the Board of Examiners of Contractors.

b. Resolution 23-R24 appointing Rick Fusco to the Arts & Culture Advisory Board as Commissioner Johnson's appointee.

c. Resolution 23-R25 Revising the Quasi-Judicial procedures

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

a. Reports

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Pursuant to Sec. 2-49, Fort Pierce Code of Ordinances, persons desiring to place an item on the agenda may make written request to the city manager no later than 5:00 p.m. fifteen (15) days preceding the regular city commission meeting. Such request must state the subject matter of the individual's appearance and should include any background materials pertinent to the issue. The city manager shall review the request to determine if the item might be handled administratively or whether the subject matter is an item of city business. If appropriate, the city manager shall submit the item for placement on the agenda to the city clerk no later than 5:00 p.m. ten (10) days preceding the regular city commission meeting. The mayor may impose a time limitation of five (5) minutes, or allow such additional time he or she determines necessary and appropriate for such person to make presentation. All reports, communications, ordinances, resolutions, contracts, documents or other materials to be submitted to the commission shall, no later than 12:00 noon on Wednesday prior to each meeting, be delivered to the city clerk and furnish each member thereof with a copy of the same prior to the regular meeting.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk’s Office at (772) 467-3065 at least 48 hours prior to the meeting.

**City Commission Regular Meeting - 5:05 pm** **5. a.**

**Meeting Date:** 03/06/2023

**Re:** Approval of Minutes from February 21, 2023 Regular Meeting

**Submitted For:** Linda Cox, City Clerk, City Clerk

**SUBJECT:**

Approval of Minutes from February 21, 2023 Regular Meeting

**SUMMARY:**

**RECOMMENDATION:**

**ALTERNATIVES:**

**RESPONSIBLE STAFF:**

**COORDINATED WITH:**

## Attachments

02.21.2023 Minutes

## Form Review

Form Started By: Latoya Ransom Started On: 02/28/2023 10:05 AM

Final Approval Date: 02/28/2023

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 5:05 P.M. ON TUESDAY, FEBRUARY 21, 2023.

**1. CALL TO ORDER**

Mayor Hudson called the February 21, 2023, Regular Meeting of the City Commission to order at 5:05 P.M.

**2. OPENING PRAYER -** Pastor Walter Patton with Flood Church

**3. PLEDGE OF ALLEGIANCE**

**4. ROLL CALL**

Present: Commissioner Michael Broderick; Commissioner Arnold Gaines; Commissioner Curtis Johnson, Jr.; Commissioner Jeremiah Johnson; Mayor Linda Hudson

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
City Attorney Tanya Earley

**5. APPROVAL OF MINUTES**

a. Approval of Minutes from February 06, 2023 Regular Meeting

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the Minutes from the February 06, 2023 Regular Meeting.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

6. **PROCLAMATIONS**

a. Arbor Day Proclamation

7. **LETTERS TO COMMISSION**

8. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

Item 12a was pulled at the request of staff as the incorrect ad was run.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to approve the Agenda as amended.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

9. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

No public comments

**10. MISCELLANEOUS REPORTS**

a. Presentation of Sunrise Center 4th floor lease update by Colliers International

Ken Krasnow, Colliers International, presented an update of the Sunrise Center 4th floor lease.

City Commission consensus was to move forward with the lease agreement with additional clarification on the requirements.

**11. CONSENT AGENDA**

a. Approval and acceptance of the 2022 BJA FY 22 Edward Byrne Memorial Justice Assistance Grant Program in the amount of $22,111.00 and authorization to execute the Certification and Assurances by the Chief Executive of the Applicant Government. The Chief Executive is defined by the Bureau of Justice Administration as the City Mayor.

b. Approval of Letter of Support to St. Lucie County Commissioners regarding 10% match funding for the St. Lucie Council on Aging as discussed at the February 6, 2023 City Commission meeting.

c. Approval of the nomination of Linda Hudson to be reappointed to the Florida Municipal Insurance Trust Board of Trustees.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Jeremiah Johnson to approve the Consent Agenda.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

**12. PUBLIC HEARINGS**

a. **PULLED AT STAFF'S REQUEST** - Quasi-Judicial Hearing - Review and Approval of an application for a Site Plan (Development and Design Review) by property owner, William Wallace Enterprises, LLC, and applicant, Lee Smith, President of Wallace Auto Group to construct an approximately 25,740 square foot Automobile Sales and Service Facility with associated site improvements at or near 5553 South US Highway 1 in Fort Pierce, Florida, more specifically located at Parcel Control Number: 3410-211-0003-000-7.

b. Legislative Hearing - Ordinance 23-011 Review and approval of an application for a Zoning Atlas Map Amendment of four (4) parcels of land to change the zoning classification from St. Lucie County PUD and Commercial General to City classification of Planned Development, generally located north of Orange Avenue and west of N 41st Street . Parcel ID's 2407-124-0001-000-3, 2407-134-0001-000-4, 2407-144-0001-000-5, & 2408-233-0001-000-1. SECOND READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 23-011
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE AMENDING THE CITYS ZONING ATLAS AND ESTABLISHING A ZONING DESIGNATION OF PLANNED DEVELOPMENT FOR FOUR (4) PARCELS CONTAINING APPROXIMATELY 80.7 ACRES AND BEING GENERALLY LOCATED AT OR NEAR APPROXIMATELY 2250 FEET WES OF THE NORTHWEST CORNER OF ORANGE AVENUE AND N 39TH STREET IN FORT PIERCE, FLORIDA IDENTIFIED ON EXHIBIT A; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.SECOND READING

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No 23-011.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

c. Legislative Hearing - Ordinance 23-013 Review and approval of an application for a Zoning Atlas Map Amendment of five (5) parcels of land to change the zoning classification from St. Lucie County RS-2 and Commercial General to City classification of Planned Development, generally located north of Orange Avenue and east of N Jenkins Road. Parcel IDs: 2407-241-0001-000-3, 2407-231-0000-000-5, 2407-212-0001-000-3, 2407-221-0001-000-1 and 2407-211-0001-000-0. SECOND READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 23-013
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE AMENDING THE CITYS ZONING ATLAS AND ESTABLISHING A ZONING DESIGNATION OF PLANNED DEVELOPMENT FOR FIVE (5) PARCELS CONTAINING APPROXIMATELY 84.8 ACRES AND BEING GENERALLY LOCATED AT OR NEAR THE SOUTHEAST CORNER OF N JENKINS ROAD AND FLOYD JOHNSON ROAD IN FORT PIERCE, FLORIDA; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.SECOND READING.

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve Ordinance No 23-013.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

d. Legislative Hearing - Ordinance 23-014 Amending Chapter 36 - Utilities, Article VIII imposing year-round Irrigation Conservation Measures. SECOND READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 23-014
AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; CREATING CHAPTER 36 - UTILITIES, ARTICLE VIII – IRRIGATION CONSERVATION MEASURES, PROVIDING FOR LOCAL IMPLEMENTATION OF THE MANDATORY YEAR-ROUND LANDSCAPE IRRIGATION CONSERVATION MEASURES RULE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (40E-24, F.A.C.); PROVIDING DEFINITIONS; PROVIDING FOR THE APPLICABILITY OF THE ORDINANCE; PROVIDING THE LANDSCAPE IRRIGATION SCHEDULE; PROVIDING EXCEPTIONS TO THE LANDSCAPE IRRIGATION SCHEDULE; PROVIDING FOR A REQUIREMENT TO OPERATE TECHNOLOGY THAT INHIBITS OR INTERRUPTS AN IRRIGATION SYSTEM DURING PERIODS OF SUFFICIENT MOISTURE; PROVIDING FOR VARIANCES FROM THE SPECIFIC DAY OF THE WEEK LIMITATIONS; PROVIDING FOR ENFORCEMENT OF THE ORDINANCE; PROVIDING FOR PENALTIES FOR VIOLATION OF THE ORDINANCE; PROVIDING FOR CODIFICATION OF THE ORDINANCE; PROVIDING FOR THE REPEAL OF ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.SECOND READING

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No. 23-014.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

NAY: Commissioner Arnold Gaines

Passed

e. Legislative Hearing - Ordinance 23-015 - Review and approval of a Zoning Map Amendment by owners 805 Office Plaza, LLC and applicant Bradley Currie of EDC, Inc to change the zoning from High Density Residential, R-5, to Office Commercial, C-1, at approximately 805 Virginia Avenue Fort Pierce, FL 34982. Parcel ID: 2422-602-0001-000-7. SECOND READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 23-015
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING THE PROPERTY GENERALLY LOCATED AT OR NEAR 805 VIRGINIA AVE, FROM HIGH DENSITY RESIDENTIAL (R-5) TO OFFICE COMMERCIAL (C-1); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.SECOND READING

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Ordinance No. 23-015.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

f. Legislative Hearing - Ordinance 23-016 - Rezoning two (2) parcels containing approximately 6.88 acres generally located at or near 901-1001 South Ocean Drive, from Hutchinson Island Medium Density Residential Zone (R-4A) to Planned Development (PD). Parcel IDs: 2401-412-0004-000-0 & 2401-412-0005-000-7. SECOND READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 23-016
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING TWO (2) PARCELS CONTAINING APPROXIMATELY 6.88 ACRES GENERALLY LOCATED AT OR NEAR 901-1001 SOUTH OCEAN DRIVE, FROM HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL ZONE (R-4A) TO PLANNED DEVELOPMENT (PD); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.SECOND READING

Staff Presentation:
Kevin Freeman, Planning Director, provided the updated conditions to the Ordinance.

Commissioner Broderick inquired on the emergency vehicle exit and the site plan exhibit.

City Attorney Tanya Earley clarified the purpose of the site plan exhibit.

Mayor Hudson opened the public hearing.

Pete Sweeney, Block & Scarpa, explained the use of the universal knox box for exit only emergency personnel use.

George Mueller expressed his concerns with access to his property and ingress and egress, and traffic flow. Mr. Sweeney addressed the concerns posed by Mr. Mueller.

Mayor Hudson inquired if there is a barrier present. Mr. Sweeney explained that the property is currently undeveloped and that there is access available via Crestview.

Commissioner Jeremiah Johnson inquired on the canal. Mr. Sweeney commented that the waters may be owned by the state.
Mayor Hudson closed the public hearing.

Commission Discussion:
The Commission discussed the owner of the waterway and the proposed use of the canal. Mr. Freeman explained that the owner is currently unknown.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Michael Broderick to approve Ordinance No. 23-016.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

g. Legislative Hearing - Ordinance 23-017 - Review and approval of an Abandonment of Right-of-way, by applicant, Collins Brown Barket, to abandon right-of-way near the southeast corner of Seaway Drive and Carlton Court; abutting the parcel located at 1100 Colonnades Drive to the south. SECOND READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 23-017
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; ABANDONING A PORTION OF CARLTON COURT RIGHT-OF-WAY, COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 22, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE SOUTH 17°09' EAST ALONG THE SOUTHWARD EXTENSION OF THE WEST LINE OF BLOCK 22, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CARLTON COURT, THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 72°51'00" WEST A DISTANCE OF 981.91 FEET TO THE POINT OF BEGINNING, THENCE FROM SAID POINT OF BEGINNING CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 72°51'00" WEST A DISTANCE OF 27.68 FEET, THENCE NORTH 49°13'00" WEST A DISTANCE OF 27.68 FEET TO A POINT OF CUSP ALSO BEING A POINT OF CURVATURE, THENCE ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 57°56'00", AN ARC LENGTH OF 50.57 FEET. A DELTA OF 57°56'00", A CHORD BEARING OF SOUTH 78°11'00" EAST AND A CHORD DISTANCE OF 48.43 FEET TO THE POINT AND PLACE OF BEGINNING. BEING A PART OF CARLTON COURT, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION WITHIN THE CITY OF FORT PIERCE, FLORIDA, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.SECOND READING

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to approve Ordinance No. 23-017.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

h. Legislative Hearing - Ordinance 23-018: Review and approval of an ordinance of the City of Fort Pierce, Florida; amending Ordinance No. 22-046 in order to correct a scrivener's error of parcel identification within the adopted ordinance; extending the territorial limits of the City of Fort Pierce, Florida, to include one (1) parcel at or near 2605 Kerr Street in Fort Pierce, Florida. SECOND READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 23-018
AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING ORDINANCE NO. 22-046 IN ORDER TO CORRECT A SCRIVENERS ERROR OF PARCEL IDENTIFICATION WITHIN THE ADOPTED ORDINANCE; EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR 2605 KERR STREET IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2024; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.SECOND READING

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No 23-018.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

i. Legislative Hearing - Ordinance 23-019 - Amending the Code of Ordinances of the City at Chapter 125 Zoning, Basic Zoning Districts, Section 125-197, Edgartown Settlement (ES) Zoning District. FIRST READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 23-019
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, CHAPTER 125 – ZONING, ARTICLE IV, BASIC ZONING DISTRICTS, SECTION 125-197, EDGARTOWN SETTLEMENT (ES) ZONING DISTRICT; AMENDING SAID SECTION TO CLARIFY PURPOSE FOR THE ORDINANCE; AMENDING THE INTENSITY AND DIMENSIONAL STANDARDS; AMENDING AND REORGANIZING CHART 1-1, USES ALLOWED; AMENDING CHART 1-1 TO REQUIRE CONDITIONAL USE APPROVAL FOR EATING AND DRINKING ESTABLISHMENTS; PROVIDING FOR PROSPECTIVE APPLICATION OF NEW CONDITIONAL USE REQUIREMENTS; AMENDING USE DEFINTIONS, CLASSIFICATIONS, AND STANDARDS AS TO RESIDENTIAL USES, CHILDCARE, COMMERCIAL USES, ENTERTAINMENT, AND OVERNIGHT ACCOMODATIONS; AMENDING REGULATIONS REGARDING PERMISSABLE NOISE AND HOURS OF INDOOR AND OUTDOOR ENTERTAINMENT AT EATING AND DRINKING ESTABLISHMENTS WITHIN THE DISTRICT; REORGANIZING EXISTING SUBSECTIONS AND CREATING SUBSECTIONS (g) THROUGH (o); PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Kevin Freeman, Planning Director, presented the amendment of the Code of Ordinances of the City at Chapter 125 Zoning, Basic Zoning Districts, Section 125-197, Edgartown Settlement (ES) Zoning District.

RECOMMENDATION:
Staff Recommend APPROVAL of the proposed text amendment.

Questions of Staff:
The Commission inquired on short term rental language, conditional use pertaining to site plan review, requested clarification on the decibel volume in commercial versus residential, development standards, and parking. Mr. Freeman explained that Conditional use variables would be demonstrated for security in what will be approved with areas of concern encompassed, and that there are codes specific to Edgartown because of the mixed use.

Mayor Hudson opened the public hearing.

Mike O'Conner- Inquired on the specifications of his current property.

Holly Theuns- Thanked staff for their work and commented on the hardship of the noise of the neighbor.

Christian Anderson – Commented on the lack of parking.

Tim O'Connell - Would like the decibel level to be decreased to 55.

Cindy O'Connell – Feels they are not protected, have requested several conditions and would like the decibel level decreased to 50.

Laney Francisco - Has concerns that specific conditions have not been addressed and would like the decibel level to be decreased.

Jon Nolli- Thanked staff and commented on the need for an agreed decibel level.

Mayor Hudson closed the public hearing.

Mr. Freeman noted that Mr. O'Conner is not in Edgartown and would meet with him regarding his property.

The Commission discussed the requested decibel or dbc (bass) level, enforcement, the historical districts' involvement in the conditional use process, parking, language, will the difference in decibel level as a special district withstand challenge.

Mr. Freeman and Ms. Earley addressed the questions and concerns posed by the Commission including specific drafting issues, dbc versus dba levels and enforcement capabilities.

Mr. Mimms commented that it appeared the Commission would like a more restrictive noise level be incorporated and recommends this be revisited at another time.

Ms. Earley explained the requirements if changes are made tonight.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Jeremiah Johnson to approve Ordinance 23-019 with the change of dbc level to 55 and a recommendation for dba level.

Mr. Mimms explained that the changes will not occur in time for the next meeting. Mr. Freeman confirmed that 30 days are needed.

Ms. Earley made recommendations as to the future of Ordinance 23-019.

Motion Withdrawn

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to deny approval of Ordinance 23-019 with further analysis of dbc and dba specific to Edgartown triggering a new first reading.

Motion Withdrawn

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve Ordinance 23-019 with further analysis of the lower dbc to be heard at the second Regular Commission meeting in April 2023.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

j. Legislative Hearing - Ordinance 23-020 - Review and approval of a Future Land Use Map Amendment by owner J T J Enterprises Inc., to change the future land use from Neighborhood Commercial, NC, to General Commercial, GC, at approximately 1503 S. 33rd Street Fort Pierce, FL 34947. Parcel IDs: 2417-601-0008-000-7 & 2417-601-0009-000-4. FIRST READING.

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 23-020
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF PROPERTIES GENERALLY LOCATED AT OR NEAR 1503 S. 33RD STREET, FROM NEIGHBORHOOD COMMERCIAL, NC, TO GENERAL COMMERCIAL, GC; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Ryan Altizer, Senior Planner, presented the review and approval of a Future Land Use Map Amendment to change the land use from Neighborhood Commercial, NC to General Commercial, GC at approximately 1503 S 33rd Street.

RECOMMENDATION:
The requested application for a Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the proposed FLUMA from NC, Neighborhood Commercial, to GC, General Commercial.

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No. 23-020.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

k. Quasi-Judicial Hearing - Ordinance 23-021 - Review and approval for a Zoning Atlas Map Amendment by owners J T J Enterprises Inc., of two (2) parcels of land to change the zoning classification from Neighborhood Commercial. C-2, to General Commercial, C-3, generally located at 1503 S. 33rd Street Fort Pierce, FL 34947. Parcel IDs: 2417-601-0008-000-7 & 2417-601-0009-000-4. FIRST READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 23-021
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING THE PROPERTIES GENERALLY LOCATED AT OR NEAR 1503 S. 33RD STREET, FROM NEIGHBORHOOD COMMERCIAL (C-2) TO GENERAL COMMERCIAL (C-3); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Linda Hudson asked all present to listen carefully to what City Attorney Tanya Earley would read regarding Quasi-Judicial Hearings as they apply to subsequent Quasi-Judicial Hearings tonight. Tanya Earley, City Attorney, reviewed the quasi-judicial hearing rules and procedures.

Mayor Linda Hudson called the proceeding to order.

City Clerk Linda Cox confirmed the City complied with the advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:
Commissioner Michael Broderick - No
Commissioner Arnold Gaines – Yes (Emails from the applicant)
Commissioner Curtis Johnson Jr.- No
Commissioner Jeremiah Johnson – No
Mayor Hudson - No

City Clerk Linda Cox swore in those wanting to speak during this Quasi-Judicial hearing.

Staff Presentation:
Review and approval for a Zoning Atlas Map Amendment by owners J T J Enterprises Inc., of two (2) parcels of land to change the zoning classification from Neighborhood Commercial. C-2, to General Commercial, C-3, generally located at 1503 S. 33rd Street.

RECOMMENDATION:
The requested application for a Zoning Atlas Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan and does not adversely affect the public health, safety, convenience and general welfare. Therefore, Staff recommends APPROVAL of the proposed rezoning from C-2, Neighborhood Commercial, to C-3, General Commercial.

Questions of Staff:
None

Applicant Questions of Staff:
None

Tod Mowery, Redtail, was available for questions.

Commission Questions of the Applicant:

Commissioner Jeremiah Johnson inquired on the future use. Mr. Mowery explained that there is no intended use currently.

Mayor Hudson opened the public hearing.

Mayor Hudson closed the public hearing.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No 23-021.
Commissioner Broderick was not present for the vote.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

## 13. CITY COMMISSION

a. Resolution 23-R17 extending the Peacock Arts District boundaries and providing for an effective date.

City Clerk Linda Cox introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 23-R17
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, EXTENDING THE PEACOCK ARTS DISTRICT BOUNDARIES; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to approve Resolution No. 23-R17.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

b. Resolution 23-R19 appointing and reappointing members to the Board of Examiners of Contractors.

City Clerk Linda Cox introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 23-R19
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE BOARD OF EXAMINERS OF CONTRACTORS; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Jeremiah Johnson to approve Resolution No. 23-R19.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

c. Resolution 23-R20 appointing members to the Parks Advisory Committee.

City Clerk Linda Cox introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 23-R20
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE PARKS ADVISORY COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Linda Cox introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 23-R20
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE PARKS ADVISORY COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to approve Resolution No. 23-R20.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

d. Resolution 23-R21 established fees for Parking as approved via Ordinance 22-036.

City Clerk Linda Cox introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 23-R21
A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; ESTABLISHING BY RESOLUTION THE PARKING FEES; AND PROVIDING FOR AN EFFECTIVE DATE.

The Commission had a brief discussion on the terms and use of the parking permits, inquired on the steps to acquire the permits, the location of parking, the loading zone use, dumpster fee and parking spots.

Peggy Arraiz, Director of Community Response, referenced the presentation in response to the question posed by the Commission.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to approve Resolution No. 23-R21.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

e. Resolution 23-R22 authorizing staff to apply for and accept a grant of up to $450,000 for Nebraska Avenue Sidewalk Transportation Alternatives Set-Aside Program (TA).

City Clerk Linda Cox introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 23-R22
A RESOLUTION AUTHORIZING THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA TO APPLY FOR AND ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR A TRANSPORTATION ALTERNATIVES SET-ASIDE PROGRAM GRANT FOR NEBRASKA AVENUE SIDEWALK PROJECT AND AUTHORIZING THE MAYOR, CITY CLERK, AND CITY ATTORNEY TO

EXECUTE SAID AGREEMENTS ON THE PART OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Selena Griffett, Project Engineer, was available for questions.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Resolution No. 23-R22.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

## 14. COMMENTS FROM THE PUBLIC

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

Jon Nolli

Laney Francisco

Frederick Reeves

## 15. COMMENTS FROM THE CITY MANAGER

City Manager Nick Mimms- No comments

City Clerk Linda Cox - No comments

City Attorney Tanya Earley- No comments

## 16. COMMENTS FROM THE COMMISSION

Commissioner Broderick commented on the Edgartown ordinance.

Commissioner Gaines commented on the Brightline train stop in Orlando Airport.

Commissioner Jeremiah Johnson commented on his ride with the new ride-share provider Freebie and Tavares seaplane base.

Commissioner Curtis Johnson responded to complaints and concerns and the ability to self-report.

Mayor Hudson directed a complaint of potholes on Indian River to City Manager Mimms. He commented that it is a county road and will report during the meeting tomorrow.

## 17. ADJOURNMENT

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Mayor Linda Hudson adjourned the meeting at 8:28 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

**City Commission Regular Meeting - 5:05 pm** **7. a.**

**Meeting Date:** 03/06/2023

**Re:** Email from Rudy Lopez

**Submitted For:** Nick Mimms, City Manager, City Manager

**SUBJECT:**

Email from Rudy Lopez thanking Mayor Hudson and the City of Fort Pierce for the permanent disc golf course at the Indian Hills Recreation Area.

## Attachments

Email from Rudy Lopez

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 02/28/2023 02:02 PM |
| Form Started By: Jennifer Robinson | | Started On: 02/27/2023 10:34 AM |
| Final Approval Date: 02/28/2023 | | |

**From:** Rudy Lopez <rlopez@koppdevelopment.com>
**Sent:** Thursday, February 23, 2023 8:15:15 PM
**To:** Linda Hudson <LHudson@cityoffortpierce.com>
**Subject:** Indian Hills Disc Golf

Hello Mayor,

I would really like to thank you and the city of Fort Pierce for your contribution and efforts to get the permanent course in at Indian Hills recreation area. Our community of disc golfers is growing rapidly, and the treasure coast is definitely in need of quality courses for all of our members.

The slice of natural Florida beauty in this park really gives our community a healthy space to get outdoors and experience what Fort Pierce has to offer.

I know these types of projects are not easy to tackle. I can speak for most of our club when I say THANK YOU, from the bottom of our hearts.

Kind regards,

Rudy Lopez
Field Service Engineer
772-579-2441
RLOPEZ@KOPPDEVELOPMENT.COM

**City Commission Regular Meeting - 5:05 pm** **7. b.**

**Meeting Date:** 03/06/2023

**Re:** Email from Brian LaPorte

**Submitted For:** Nick Mimms, City Manager, City Manager

**SUBJECT:**

Email from Brian LaPorte, Treasure Coast Disc Golf Club treasurer, thanking the Mayor and City Commissioners for having concrete pads at the Indian Hills Recreation Area.

## Attachments

Email from Brian LaPorte

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 02/28/2023 02:02 PM |

Form Started By: Jennifer Robinson Started On: 02/27/2023 11:38 AM

Final Approval Date: 02/28/2023

**From:** Brian <fishcatchr444@yahoo.com>
**Sent:** Thursday, February 23, 2023 8:16:00 PM
**To:** Linda Hudson <LHudson@cityoffortpierce.com>
**Subject:** Indian Hills Disc Golf Course

Good Day,

As Treasure of Treasure Coast Disc Golf Club I would thank you and the City Commissioners for having concrete pads at Indian Hills. We are very grateful for everything you do! We are looking forward to utilizing the course for up and coming Tournaments and League play!! Both of which will grow the sport and bring more players and more income for the local businesses and the city. We also look forward in working with you and the city to expand the course as well and finish things on the course!!

Thank you again

Brian LaPorte Treasurer TCDGC
Sent from my iPhone

**City Commission Regular Meeting - 5:05 pm** **7. c.**

**Meeting Date:** 03/06/2023

**Re:** Email from Erick Gill

**Submitted For:** Nick Mimms, City Manager, City Manager

**SUBJECT:**

Email from Erick Gill, Treasure Coast Disc Golf Club secretary, thanking the Mayor and City Commissioners for the completion of Phase 2 of the new disc golf course at the Indian Hills Recreation Area.

## Attachments

Email from Erick Gill

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 02/28/2023 02:02 PM |

Form Started By: Jennifer Robinson Started On: 02/27/2023 11:41 AM

Final Approval Date: 02/28/2023

**From:** Treasure Coast Disc Golf <treasurecoastdiscgolf@gmail.com>
**Sent:** Sunday, February 26, 2023 9:45 PM
**To:** hudson@cityoffortpierce.com <hudson@cityoffortpierce.com>; Michael Broderick <mbroderick@cityoffortpierce.com>; Arnold Gaines <againes@cityoffortpierce.com>; Curtis Johnson <cjohnson@cityoffortpierce.com>; Jeremiah Johnson <jjohnson@cityoffortpierce.com>
**Cc:** Erick Gill <Bonefishstudios@hotmail.com>; Mike Reals <mreals@cityoffortpierce.com>; Richard Stauffer <rstauffer@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
**Subject:** Thank You for the Indian Hills Disc Golf Course

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Mayor Hudson and Fort Pierce City Commissioners,

I wanted to take a moment to thank you and the city staff for working with the Treasure Coast Disc Golf Club to complete Phase 2 of the new disc golf course at the Indian Hills Recreation Area.

About 18 months ago, I came before the City Commissioners during a workshop and asked the city to partner with our Club, which has more than 100 members from the three-county area, on creating an 18-basket disc golf course around the Public Works complex off Savannah Road. The Commission approved that concept and provided the funding. Our Club provided the design and labor to get the baskets ordered, built and installed. This past week, the Public Works staff hired a contractor to add 36 concrete tee pads for those baskets (we have long and short tees for nearly every basket – two only have one tee pad; while two of the longer holes have three).

The Club is extremely thankful for the city's support, especially Public Works Director Mike Reals and Facilities Manager Rick Stauffer. It exciting to work with staff to create the City of Fort Pierce's first disc golf course. Just last week, I ran into Mrs. Cooper, who lives nearby and walks the park often. She told me she has seen a huge increase in people playing the course and has seen a significant decrease in liter, as most disc golfers help pick up trash while they play.

I'm hoping the city and staff will continue to work with Treasure Coast Disc Golf on a Phase 3 – where we can make some additional improvements to the course, including signage for the baskets and tee pads. It might be a long shot, but if we could get restrooms at this course – it would allow us to host Professional Disc Golf Association-sanctioned tournaments at this site. These events could draw anywhere from 100 to 300 players from around the state to our area. Given Indian Hills proximity to downtown – an event like that could be a big boom for businesses downtown.

As 25-plus year resident, voter, homeowner and taxpayer – THANK YOU!

PS - I look forward to an official ribbon cutting.

Sincerely,
Erick Gill (Bonefish Court)
TCDG Secretary

**City Commission Regular Meeting - 5:05 pm** **7. d.**

**Meeting Date:** 03/06/2023

**Re:** Email from Ron Iwanko

**Submitted For:** Nick Mimms, City Manager, City Manager

**SUBJECT:**

Email from Ron Iwanko thanking Mayor Hudson for the funding of the disc golf course at the Indian Hills Recreation Area.

## Attachments

Email from Ron Iwanko

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 02/28/2023 02:02 PM |
| Form Started By: Jennifer Robinson | | Started On: 02/27/2023 11:45 AM |
| Final Approval Date: 02/28/2023 | | |

**From:** ron iwanko <rai374@yahoo.com>
**Sent:** Thursday, February 23, 2023 7:58:34 PM
**To:** Linda Hudson <LHudson@cityoffortpierce.com>
**Subject:** Disc golf!!

Just want to say thanks for funding the disc golf course at Indian Hills!!

I am very thankful for the opportunity to enjoy more of the great courses we have on the treasure coast!!

Long time St lucie resident!!

Ron
Sent from my iPhone

**City Commission Regular Meeting - 5:05 pm** **7. e.**

**Meeting Date:** 03/06/2023

**Re:** Letter from Kaaren Koroly

**Submitted For:** Nick Mimms, City Manager, City Manager

**SUBJECT:**

Letter from Treasure Coast Kennel Club of Florida, Inc. President Kaaren Koroly, commending Summer Rulapaugh, Sunrise Humane Society's Operations Manager, for her positivity, genuine love of the animals in her care, and hard work.

## Attachments

Letter from Kaaren Koroly

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 02/28/2023 02:02 PM |

Form Started By: Jennifer Robinson Started On: 02/27/2023 11:49 AM

Final Approval Date: 02/28/2023

# Treasure Coast Kennel Club of Florida, Inc.

1109 SE Coral Reef Street
Port St. Lucie, FL 34983
15 February 2023

To Whom It May Concern:

I met Summer Rulapaugh a year ago when I took some donations in to the then Sunrise Humane Society. I have seen her numerous times when bringing donations from myself, our club members and my students.

I was immediately impressed by her positivity and her heart and genuine love for all those in her care. She is a hard worker, gives her all to the dogs (and cats), loves them and cares for them like her own. They are hers while they reside there. She knows them inside out which is a huge asset when it comes to placing them. She nevers give up and does all she can with limited resources to helping them find their forever loving home. She contacts various breed rescue groups, other shelters, arranges for transportation to another facility where they have a better opportunity to be adopted quicker. No rock is left unturned with Summer. Those in her care come **first** always. It is who she is.

Having Summer as Kennel Manager is so important. She is a huge asset to an employer and an enormous advocate of these dogs (and cats) She knows them and they know her, she has been a constant in their lives and they need to have consistency, feel safe, cared about and loved. She gives them that and she lives and breathes them day in and day out. I wish we had more like her.

Sincerely,

Kaaren Koroly, President

RECEIVED
FEB 15 2023
CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

**City Commission Regular Meeting - 5:05 pm** **11. a.**

**Meeting Date:** 03/06/2023

**Re:** Florida League of Cities Legislative Action Days

**Submitted For:** Latoya Ransom, Deputy City Clerk, City Clerk

**SUBJECT:**

Approval of travel for Commissioner Curtis Johnson to attend the Legislative Action Days in Tallahassee, Florida from April 03, 2023 to April 05, 2023 in the amount of $1392.06.

**SUMMARY:**

Legislative Action Days is a resource for officials sponsored by the Florida League of Cities.

**RECOMMENDATION:**

Approve

**ALTERNATIVES:**

Deny

**RESPONSIBLE STAFF:**

Linda W. Cox, City Clerk

**COORDINATED WITH:**

Curtis Johnson, Jr., City Commissioner

## Fiscal Impact

**Budgeted Y/N:** Y

**Fiscal Year:** 2023

**Account:** 001-1000-512-4020

**Amount:** 1392.06

**OTHER INFORMATION:**

Budgeted funds are available.

## Attachments

Travel Statement

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 02/16/2023 02:47 PM |

Form Started By: Latoya Ransom Started On: 02/13/2023 10:21 AM

Final Approval Date: 02/16/2023

REGISTRATION INFORMATION
Florida League of Cities
Legislative Action Days

# TRAVEL EXPENSE STATEMENT

HOTEL INFORMATION
Double Tree by Hilton
101 South Adams St
Tallahassee, Fl 32301

DATE: 02/09/2023

1. TRAVELER'S NAME: Curtis Johnson
2. DEPARTURE DATE: 4/3/2023
3. RETURN DATE: 4/5/2023
4. DESTINATION: Tallahassee
5. CODE CHARGE: **001-1000-512-40-20**
6. AMT BUDGETED: 15,000.00

DEPARTMENT: City Commission
DEPARTURE TIME: 7 a.m.
RETURN TIME: 7:30 p.m.
PURPOSE: FLC Legislative Action Days

7. BALANCE AVAILABLE: **$6,000.00**

Expenses must comply with City Code of Ord 1-158.
Per Diem Allowance $50.00 or $12.50 per quarter day.
Class A Travel 24-hour day.

| | PREPAID EXPENSES | CREDIT CARD | ESTIMATED CASH EXPENSES | ACTUAL CASH EXPENSES |
|---|---|---|---|---|
| * REGISTRATION FEE: | 50.00 | | | |
| * HOTEL BILL: Confirmation # TCRLC | | 700.00 | | |
| BAGGAGE ALLOWANCE ($5 PER PERSON) | | 5.00 | | |
| * COMMUNICATION: | | | | |
| * FARES: AIR FARE | | | | |
| * TAXI, BUS | | | | |
| * CAR RENTAL | | | | |
| * MILEAGE @ 0.655 732 | | | 479.46 | |
| * GASOLINE EXPENSE | | | | |
| * TOLL ROAD FEES OR PARKING FEES | | | 60.00 | |
| * MISC. EXPENSES | | | | |
| MEALS | | | | |
| 3 BREAKFAST @ $8.00 | | | 24.00 | |
| 2 LUNCH @ $8.00 | | | 16.00 | |
| 2 DINNER @ $20.00 | | | 40.00 | |
| SPECIAL LUNCHEON/BANQUET | | | 0.00 | |
| 7% STATE TAX | | | 5.60 | |
| 15% GRATUITIES | | | 12.00 | |
| **TOTALS** | 50.00 | 705.00 | 637.06 | |

BREAKFAST = When travel begins before 6:00 a.m. and extends beyond 8:00 a.m.
LUNCH = When travel begins before 12:00 noon and extends beyond 2:00 p.m.
DINNER = When travel begins before 6:00 p.m. and extends beyond 8:00 p.m.

ADVANCE CASH RECEIVED: **$50.00 Registration fee paid using Latoya Ransoms CC.**
REFUND DUE CITY:
REFUND DUE EMPLOYEE:

TRAVEL APPROVED BY: Lmda W Cox
DEPARTMENT SUPERVISOR

CITY MANAGER
(220 WITH CITY MANAGER
SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED
FOR THE FOLLOWING PERSONS:

* RECEIPT REQUIRED
REV 1/23 DLN

# LEGISLATIVE ACTION DAYS

Florida League of Cities

## Where city officials bring the power of local voices to the state capital with the message to let us make local choices.

Every year during session, city officials from across the state come together in Tallahassee for Legislative Action Days. This is a valuable opportunity for members to get to know their legislators and to view the legislature at work first-hand.

The League is hosting Legislative Action Days in Tallahassee on **April 3-5, 2023.** Register Now

**The DoubleTree Hotel room block is full. Click here to view a list of alternative hotels in Tallahassee.**

**New to 2023**: If you are a first-time attendee to Legislative Action Days, don't miss the "Know Before You Go Session" on Monday, April 3, 2023 from 5:15 p.m.- 5:45 p.m. at Sittig Hall (details of location listed below). Also, on Monday,

workshop.

The cost to attend Legislative Action Days is $50.00. Note: Cancelations for Legislative Action Days must be received in writing by March 22, 2023, and subject to a $25.00 cancelation fee.

The Florida League of Mayors will also be holding its events during this time. See below for the schedules of both the Legislative Action Days and the Florida League of Mayors.

Attendees are responsible for scheduling appointments with Legislators.

## Legislative Action Days Schedule*

(This registration is ***separate*** from the Florida League of Mayors registration. If attending both programs, please register for both programs.)

**Monday, April 3, 2023**

12:30 p.m. - 5:30 p.m.
Registration Desk Open (Sittig Hall at Kleman Plaza/FLC office, 301 S. Bronough Street)

1:00 p.m. - 5:00 p.m.
Continuing Education in Ethics Workshop (Sittig Hall at Kleman Plaza/FLC office, 301 S. Bronough Street)

5:15 p.m. - 5:45 p.m.
Know Before You Go Session (Sittig Hall at Kleman Plaza/FLC office, 301 S. Bronough Street)
*Free of charge and open to all attendees*

9:00 a.m. - 10:00 a.m.
Legislative Briefing: Hear from the League's Legislative Team (Tallahassee City Hall Chambers, 2nd Floor, 300 S. Adams Street)

10:15 a.m. - 12:00 p.m.
Capitol Visits (on own)

12:00 p.m. - 1:00 p.m.
Box Lunches (Tallahassee City Hall, 2nd floor, 300 S. Adams Street)

1:00 p.m. - 5:00 p.m.
Capitol Visits (on own)

2:30 p.m. - 3:30 p.m.
Capitol Tour with FLC Staff (location TBD)

5:30 p.m. - 6:30 p.m.
FLC Legislative Action Days Reception (Doubletree Hotel, 101 S. Adams Street)

**Wednesday, April 5, 2023**

9:00 a.m. - 11:00 a.m.
FLC Board of Directors Meeting (Sittig Hall at Kleman Plaza/FLC office, 301 S. Bronough Street)

9:00 a.m. - 12:00 p.m.
Capitol Visits (on own)

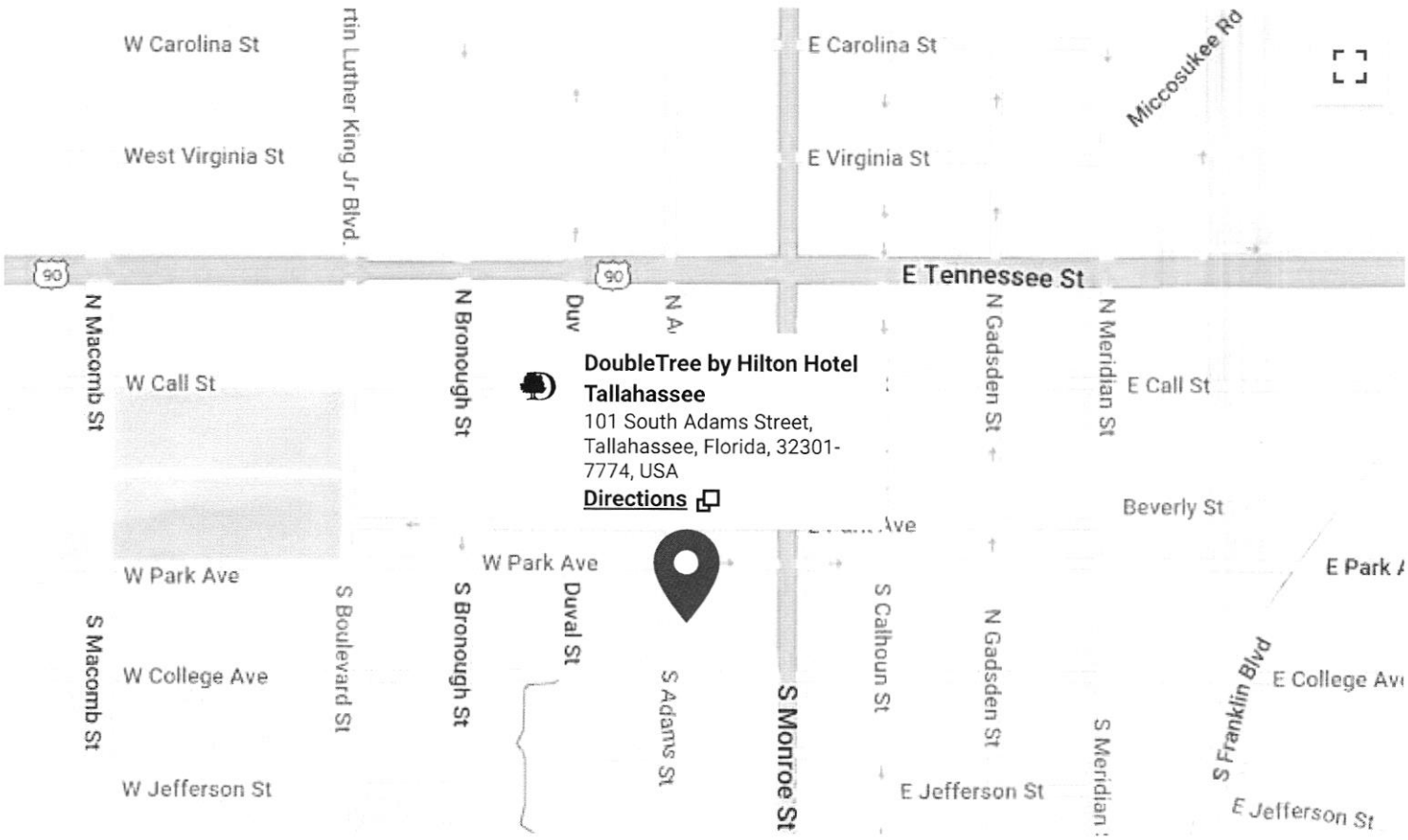
View Restaurant

# Group travel and events

We have the stylish space and resources you need for your next gathering. Keep your attendees together by reserving 10 - 25 rooms instantly online.

Plan an Event

## Where to find us




Google

Map data ©2023 Google Report a map error

View All Rooms

## Hilton Honors member benefits

- Hilton Honors Discount rate
- Points toward free nights and more
- Choose Your Room
- Digital Check-In
- Hilton Honors Experiences
- Digital Key

# Hotel policies

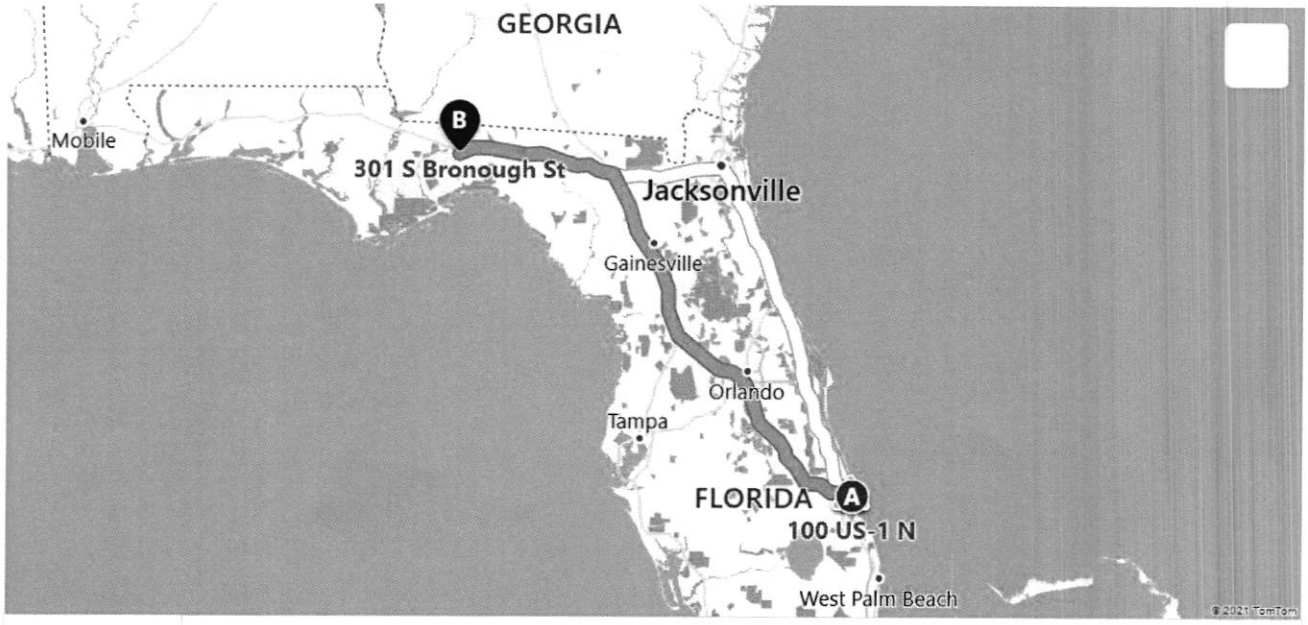
Parking | Pets | Smoking | WiFi

| | |
|---|---|
| **Self-parking** | $30.00 |
| **Valet parking** | $36.00 |
| **Secured** | |
| **Covered** | Available |
| [illegible] | [illegible] |

About 203,000,000 results  Any time

100 US-1 N, Fort Pierce, FL 34950 →
301 S Bronough St, Tallahassee, FL 32301 (74°F)

Reverse directions




5:24
hr min

366 miles
Light traffic
Via FL-91 N, I-75 N *Toll on route*

Directions

## Directions to Tallahassee, FL - MapQuest

https://www.mapquest.com/directions/to/us/fl/tallahassee-282039868

Web Directions to **Tallahassee**, FL - **MapQuest** Driving Directions **to Tallahassee,** FL including road conditions, live traffic updates, and reviews of local businesses along the way. ...

EXPLORE FURTHER

| | |
|---|---|
| Google Maps **Directions** - Driving **Directions** and Maps | driving-directionsmaps.c... |
| Mapquest **Directions** - Driving **Directions** and Maps | driving-directionsmaps.c... |
| **Directions** From To - find **directions** between 2 addresses, citi... | mapdevelopers.com |
| Tallahassee, FL Map & Directions - MapQuest | mapquest.com |
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## 214 S Bronough St, Tallahassee, FL - MapQuest

https://www.mapquest.com/us/fl/tallahassee/32301...

Web View detailed information **and** reviews for **214 S Bronough St in Tallahassee, FL and** get driving directions **with** road conditions **and** live traffic updates along **the** way.

**City Commission Regular Meeting - 5:05 pm** **11. b.**

**Meeting Date:** 03/06/2023

**Re:** Fisherman's Wharf Agreement

**Submitted For:** Shyanne Harnage, Economic Development Manager, City Manager

**SUBJECT:**

Approval of Third Amendment to Agreement for Purchase and Development of Fisherman's Wharf to provide additional time to cure title and survey objections with a new deadline of September 1, 2023.

**SUMMARY:**

The City of Fort Pierce and Fort Pierce Redevelopment Agency entered into an Agreement for the Purchase and Development of Fisherman's Wharf with Pierce 1 Marina, LLC on August 16, 2021. The City and FPRA subsequently executed two amendments to extend the deadline for the City to cure the title and survey objections. The City now anticipates that it will need additional time beyond March 1, 2023 to cure the objections. This third amendment will extend the City's deadline to September 1, 2023.

**RECOMMENDATION:**

Approval

**ALTERNATIVES:**

Staff will proceed as directed by the City Commission

**RESPONSIBLE STAFF:**

City Attorney
Economic Development Manager

**COORDINATED WITH:**

City Manager

**Fiscal Impact**

**OTHER INFORMATION:**

N/A

**Attachments**

Executed Agreement for Purchase and Development of Fisherman's Wharf

Executed First Amendment to Agreement for Purchase and Development of Fisherman's Wharf

Executed Second Amendment to Agreement for Purchase and Development of Fisherman's Wharf

Third Amendment for Purchase and Development of Fisherman's Wharf
Presentation

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 02/24/2023 10:05 AM |
| City Manager | Nick Mimms | 02/25/2023 10:45 AM |

Form Started By: Shyanne Harnage
Started On: 02/08/2023 04:54 PM
Final Approval Date: 02/25/2023

This Instrument Prepared By:
W. LEE DOBBINS, ESQ.
Dean, Mead, Minton & Moore
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

# AGREEMENT FOR PURCHASE AND DEVELOPMENT OF FISHERMAN'S WHARF

THIS AGREEMENT (the "**Agreement**") is made and entered into as of this 16th day of August, 2021, by and between PIERCE 1 MARINA, LLC, a Florida limited liability company ("**Pierce**"), whose mailing address is 100 South Second Street, Suite 202, Fort Pierce, Florida 34950, the CITY OF FORT PIERCE, a Florida municipal corporation (hereafter referred to as the "**City of Fort Pierce**"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950 and the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 (the "**FPRA**") (collectively, the City of Fort Pierce and the FPRA shall be referred to herein as the "**City**").

W I T N E S S E T H:

WHEREAS, the City of Fort Pierce and the FPRA are the record owners, as their record interests may appear, of fee simple title to the unimproved real property described on **Exhibit "A"**, attached hereto and made a part hereof (the "**Real Property**"); and

WHEREAS, the City issued a request for proposals ("**RFP**") requesting that qualified developers submit proposals for the development of the Real Property; and

WHEREAS, after evaluating the responses submitted in the competitive procurement process in response to the City's RFP, the City found that Pierce has submitted the most advantageous proposal; and

WHEREAS, Pierce has proposed the development of the Fisherman's Wharf Project, as more generally set forth in the Response to Request for Proposal No. 2020-023, Redevelopment of Fisherman's Wharf, submitted to the City of Fort Pierce on January 25, 2021 (the "**Project**"); and

WHEREAS, the City and Pierce both desire to enter into an agreement, allowing Pierce to proceed with obtaining land development approvals more specifically setting forth the master plan and development standards for the Project, providing for the conveyance of the Real Property to Pierce subject to the terms and conditions hereof, and allowing for the construction of the Project on the Real Property in phases, as more specifically set forth herein; and

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and agreements contained herein, and the mutual benefits hereunder, and for other good and valuable

considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do covenant and agree as follows:

1. Agreement to Convey and Develop. The City agrees to convey the Real Property to Pierce, and Pierce agrees to develop the Real Property in accordance with the terms and conditions set forth herein. The term "Property" shall include the Real Property described in **Exhibit "A"**, together with all right, title and interest, if any, of the City in and to (i) any improvements to the Real Property, (ii) any condemnation award relating to the Real Property, and (iii) all easements, rights-of-way and appurtenances benefitting or appurtenant to the Real Property.

2. Purchase Price and Method of Payment; Deposits. Subject to offsets, prorations, and adjustments as contemplated herein, Pierce shall pay the City the sum of Five Million and No 00/100 Dollars ($5,000,000.00) in immediately available funds at closing.

3. Due Diligence Period. Pierce, its agents, employees and contractors shall have one-hundred and twenty (120) days from and after the Effective Date (which period is hereinafter referred to as the "Due Diligence Period") within which to undertake engineering and other tests, borings, studies, investigations and assessments of and concerning the Property, at Pierce's sole cost and expense, as Pierce determines may be necessary or desirable in order to determine and evaluate (i) compliance of the Property with all zoning, environmental and other codes, ordinances, statutes, rules and regulations affecting the same, (ii) soil compaction, drainage and other physical characteristics of the Property, (iii) the feasibility of developing the Property for Pierce's intended use, including preparing draft site plans, drainage plans, utility plans and financial feasibility studies, and (iv) any other matters as shall be deemed by Pierce, in Pierce's sole and absolute discretion, to be necessary for Pierce to determine the feasibility of Pierce proceeding with the development of the Property. The City hereby grants to Pierce, its agents, employees, contractors and engineers, a right of entry upon the Property and any part thereof during the Due Diligence Period for the purposes of assisting such inspections and review, including environmental studies, soil compaction studies, soil borings and other physical inspections, and to show the Property to third parties (including, without limitation, architects, attorneys, insurers, financial institutions and other lenders or investors), and the City hereby agrees to cooperate with Pierce's studies and investigations, as reasonably required. Pierce shall be responsible for prompt payment for such inspections and for repair of damage to and restoration of the Property resulting from such studies and inspections. Pierce shall not subject the Property to any liens in connection with such studies and investigations and Pierce shall immediately discharge any liens which may be recorded against the Property resulting from such studies and investigations. Pierce agrees to indemnify and hold harmless the City from all losses, damages, penalties, attorney's fees and costs arising out of property damage, personal injury or wrongful death caused by Pierce, or Pierce's agents or contractors, in connection with any inspections of the Property. No later than five (5) days after the end of the Due Diligence Period, Pierce may, at Pierce's sole discretion and for any reason, terminate this Agreement by giving written notice thereof to the City, in which event this Agreement shall be terminated, and all rights and liabilities of the parties pursuant to the Agreement shall be terminated. No later than fifteen (15) days after such termination of this Agreement, Pierce shall deliver to the City

copies of any reports of studies and investigations procured by Pierce relative to the Property during the Due Diligence Period.

4. Copies of Reports. The City agrees to deliver to Pierce, within five (5) days following the Effective Date of this Agreement, copies of (a) any leases, lease amendments, contracts, licenses, governmental or quasi-governmental permits or permit applications, and (b) all reports, studies and investigations (including, without limitation, any environmental, engineering or water quality assessments or reports, title abstracts and policies, permits, surveys and soil tests) relating to the Property.

5. Land Development Approvals and Certain Conditions to Closing.

a. Approval Period. If Pierce has not terminated this Agreement in connection with the closure of the Due Diligence Period as contemplated hereinabove, then for two hundred and seventy (270) days after the expiration of the Due Diligence Period, Pierce (and, to a certain extent as provided herein below, the City) shall work diligently to secure all approvals necessary in Pierce's sole but reasonable discretion to permit the development of the Project. Such period shall be hereinafter referred to as the "**Development Approval Period**" and such approvals shall be hereinafter referred to as the "**Development Approvals**". The Development Approvals must be secured and found to be satisfactory to Pierce (in its sole but reasonable discretion) and will include, without limitation: (i) necessary zoning for the Project; (ii) necessary site plan and/or preliminary plat approval for the Project; (iii) necessary permits from all applicable governmental authorities and governmental permitting agencies; (iv) any required concurrency approvals; (v) sewer and water approval, including all water, sewer, and/or utility capacity, connection rights, rights issued, tap rights, and all drainage rights and allocations; (vi) necessary agreements with applicable governmental authorities regarding school capacity, utilities, and roadway improvements necessary for the Project; (vii) all necessary and final, non-appealable site plan approvals issued by local, county, state and/or federal governmental or quasi-governmental authorities required to proceed with the uninterrupted construction of the Project including, without limitation from the Florida Department of Environmental Protection (and its local counterparts), Florida Fish and Wildlife Conservation Commission, the US Army Corps of Engineers, the South Florida Water Management District; and (viii) any required permits regarding listed species located on the Property, and (ix) all other necessary approvals from all applicable governmental authorities required to allow construction of the Project.

b. City Obligations. In furtherance of securing all necessary Development Approvals, the City at its sole cost and expense (except as otherwise expressly provided below), shall undertake the following work. The following shall be, and are hereby deemed, conditions to Closing (such conditions together with the other preconditions to Closing contemplated herein shall be collectively referred to as the "**Conditions to Closing**"):

i. The City will give its best efforts to support amending the Comprehensive Plan of the City of Fort Pierce to change the future land use designation of the Property to a land use designation appropriate for the development of the Project and mutually acceptable to the City and Pierce. The City shall be responsible for completing and filing any

required applications and paying any filing fees associated with processing the approval of the foregoing future land use amendment, both at the City level and at the State level. The foregoing change in the Property's future land use designation shall be a Condition to Closing, which if not completed, may result in the termination of this Agreement as more specifically set forth in Paragraph 5.d below.

ii. The City shall give its best efforts to support changing the zoning of the Property to an appropriate zoning category which is mutually satisfactory to the City and Pierce, and such zoning category shall allow the height required for the Project. The City shall be responsible for completing and filing any required applications and paying any filing fees associated with processing the approval of the foregoing zoning change. The foregoing change of the Property's zoning shall be a Condition to Closing which, if not completed, may result in the termination of this Agreement as more specifically set forth in Paragraph 5.d below.

iii. City shall give its best efforts to support entering into an interlocal agreement with the County to improve adjacent County properties for parking for the Project. Pierce will pay for the cost of the improvements including paying any local match due under any grant funding. Entering into the foregoing interlocal agreement shall be a Condition to Closing which, if not completed, may result in the termination of this Agreement as more specifically set forth in Paragraph 5.d below.

c. Pierce Obligations. In furtherance of securing all necessary Development Approvals, Pierce at its sole cost and expense (except as otherwise expressly provided below), shall undertake the following work. The following shall be, and are hereby deemed, additional Conditions to Closing:

i. Pierce will provide necessary documentation to the City to apply for and obtain approval of a site plan and phasing plan for the Project in substantial conformity with the RFP, and the City will cooperate in filing the application as the Property owner. No application fee shall be due and payable for submittal of the foregoing site plan application. Pierce shall proceed diligently through the site plan approval process, until a final site plan and phasing plan for the Project is approved by the City.

ii. Pierce will obtain approval from the County and/or City, as needed for the relocation of the exsiting boat ramp (the "Boat Ramp") from the Property to a location outside of the Property. If Pierce does not terminate this Agreement as set forth in Paragraph 5.d below, then Pierce will be responsible for the entire cost to relocate the Boat Ramp and to repay the amount due to the Florida Inland Navigational District ("FIND") with respect to the grant for the existing Boat Ramp.

iii. Pierce will enter into an agreement with the City for the construction of any improvements required to Fisherman's Wharf (the street), with the understanding that the City will seek to obtain any available grant funding for such improvements. Pierce will be responsible for the cost of such improvements, including paying any local match due under any grant funding.

iv. Pierce will obtain all approvals required from the Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, or any other Development Approvals required in order to allow Pierce 1 to construct and operate the Project. The City, as the property owner, will cooperate with Pierce in the filing and processing of any applications, at Pierce's cost.

d. Right to Terminate. In the event that all of the foregoing Conditions to Closing have not been completed within the Development Approval Period, to the reasonable satisfaction of Pierce, then Pierce shall have the option of (i) terminating this Agreement by giving written notice thereof to the City no later than three (3) days after the end of the Development Approval Period , whereupon this Contract will be null and void or (ii) if Pierce does not give the foregoing notice to the City, then Pierce shall be deemed to have waived this contingency and shall proceed to close on the Property as set forth herein. Concurrent but not coterminous in time with the foregoing right to terminate, Pierce shall have a separate and unrelated right to terminate this Agreement by giving written notice thereof to the City no later than two-hundred and forty (240) days after the Effective Date of this Agreement, if Pierce determines, in Pierce's sole discretion, that it will be cost-prohibitive for the Project to relocate the Boat Ramp to a location outside of the Property, and to repay the amount due to FIND with respect to the grant for the existing Boat Ramp.

e. Right to Extend. As an alternative, provided that Pierce is making commercially reasonable efforts to satisfy the Conditions to Closing set forth in Paragraph 5.c above, then Pierce may extend the Development Approvals Period by no more than two (2) sixty (60) day periods, which may be exercised independently and consecutively (and, if timely made, shall extend the Development Approvals Period by a total of 120 days). Such election will be made by Pierce through written notice to the City delivered prior to 11:59 PM EST on the then last day of the Development Approvals Period.

Notwithstanding any of Pierce's elections as stated above, the City shall also have the corresponding right to extend the Development Approval Period for one (1) sixty (60) day period. The City may exercise such right at any point at which the Development Approval Period is set to expire and Pierce has either not yet exercised its right to extend the Development Approval Period or Pierce has already expended its options to extend such period and has none further. The City, to exercise such right, shall provide written notice to Pierce delivered prior to 11:59 PM EST on the last day of the Development Approval Period. Any such timely election by the City shall supersede any election by Pierce to terminate this Agreement. Any such timely election by the City shall also supersede any election by Pierce to extend the Development Approval Period, and Pierce shall be deemed to still have such right as if Pierce had not so elected. Upon such election by the City, Pierce and the City shall continue with reasonable diligence to satisfy the yet to be completed Conditions to Closing as otherwise contemplated herein. At the end of such extension period, if Pierce has not yet exercised all of its rights of extension as contemplated hereinabove, Pierce may elect to do so by timely delivering written notice of such election to the City prior to 11:59 PM EST on the then last day of the Development Approval Period. If no further rights of extension exist, then Pierce shall have the option of (i) terminating this Agreement by giving written notice thereof to the City no later than three (3) days after the end of the Development Approval Period, whereupon this Contract will

be null and void or (ii) if Pierce does not give the foregoing notice to the City, then Pierce shall be deemed to have waived this contingency and shall proceed to close on the Property, as set forth herein.

Notwithstanding any term or provision to the contrary herein, with specific respect to any permits from the Army Corps of Engineers ("ACOE"), if all other Conditions to Closing have been satisfied, or waived by Pierce in writing, prior to the expiration of the Development Approval Period, the Development Approval Period shall automatically extend for the additional period necessary for ACOE to issue its permits, not to exceed an additional one hundred eighty (180) days after the date that would otherwise have been the expiration of the Development Approval Period (as extended by either party as provided hereinabove).

6. Evidence of Title. Within forty-five (45) days after the Effective Date, Pierce shall obtain, at Pierce's expense, a Title Insurance Commitment (the "**Commitment**") for an Owner's Title Insurance Policy (the "**Policy**") issued by a Florida licensed title insurer (the "**Title Company**") evidencing that the City is vested with fee simple title to all of the Real Property, free and clear of all liens, encumbrances, exceptions or qualifications whatsoever save and except for: (a) "Permitted Exceptions" as defined hereinbelow; and (b) those exceptions to title which are to be discharged by the City at or before the Closing. The Commitment shall also evidence that upon the execution, delivery and recordation of the Deed to be delivered pursuant to the provisions of this Agreement and the satisfaction of all requirements specified in Schedule B, Section 1 of the Commitment, Pierce shall acquire fee simple title to the Real Property, subject only to the Permitted Exceptions.

Pierce shall have a period of thirty (30) days after receipt of the Commitment within which to cause the same to be examined and to notify the City in writing of any objections that would render title to the Real Property unmarketable or would prevent development of the Project on the Real Property; provided, however, that in the event of any such notice by Pierce, Pierce shall provide the City with a copy of the Commitment together with Pierce's written objections. The City, upon written notification thereof, shall use reasonable diligence to remove, discharge or correct such objections, and shall have a period of sixty (60) days after receipt of notice in which to do so. If the City shall be unable to remove or discharge such objections within the foregoing sixty (60) day period, then Pierce may, within ten (10) days from the expiration of the sixty (60) day period, give notice to the City to either (a) terminate this Agreement, (b) grant the City additional time to cure such title objection, not to exceed an additional ninety (90) days or (c) agree to accept a conveyance of title at Closing in its then existing condition. If Pierce shall elect to terminate this Agreement, then neither the City nor Pierce shall have any further rights or obligations hereunder. Any items shown in the Commitment which Pierce does not timely object to, or which Pierce agrees to accept, in accordance with this paragraph, shall be deemed to be "**Permitted Exceptions**." The foregoing notwithstanding, if title defects are in the nature of liens or encumbrances arising by, through or under the City which can be discharged by the payment of money and are liquidated in amount (i.e., not contingent or unliquidated), then Pierce shall have the option to pay and discharge the same at or prior to Closing, in which event, a credit for the cost thereof shall be given to Pierce as part of the adjustments and prorations at the Closing.

Pierce may, prior to the date of Closing, obtain an update of the Commitment, and may reexamine title to the Real Property and deliver to the City written objection to any matter revealed by such title reexamination ("**Subsequent Title Defect**") other than the Permitted Exceptions. In the event that Pierce gives the City written objection to a Subsequent Title Defect, then the provisions set forth in the foregoing paragraph shall apply from and after the date of Pierce's notice thereof to City.

7. Survey. Within ninety (90) days after the Effective Date, Pierce may, at Pierce's sole cost and expense, have the Property surveyed by a registered Florida surveyor (the "**Survey**"). Pierce shall have a period of twenty (20) days after receipt of the Survey within which to cause the same to be examined and to notify the City in writing of any encroachment or any matter which would prevent development of the Project on the Property; provided, however, that in the event of any such notice by Pierce, Pierce shall provide the City with a copy of the Survey together with Pierce's written objections. The Survey objections shall be treated in the same manner as title objections are treated as stated hereinabove. Pierce's failure to have the Property timely surveyed in accordance with this paragraph or deliver timely notice of survey objections shall be deemed a waiver of Pierce's rights to object to survey defects as provided in this paragraph.

8. Closing and Conveyance of Property. At Closing (as defined below), the City of Fort Pierce shall first convey its interest in the Property to FPRA, and then FPRA shall convey all of the Property to Pierce. The closing for the conveyance of the Property from FPRA to Pierce (the "**Closing**") shall be at a date, time and place mutually agreed to by the City and Pierce, but within the municipal limits of the City of Fort Pierce, no earlier than thirty (30) days after the Conditions to Closing have all been satisfied and no later than sixty (60) days after the Conditions to Closing have all been satisfied. At the time of the Closing hereunder, FPRA shall convey fee simple title to the Property to Pierce by Special Warranty Deed, in the form attached hereto as **Exhibit "B"** (the "**Deed**"). The conveyance of the Property shall be free and clear of all liens, encumbrances, exceptions or qualifications whatsoever, save and except only the following:

a. Ad valorem real property taxes and assessments for the year of closing and subsequent years.

b. Local zoning ordinances and regulations.

c. Permitted Exceptions, as defined in Paragraph 6 above.

d. The Reverter, as defined in Paragraph 11.a below and as set forth in the Deed.

9. Closing Costs. Pierce shall pay for the cost of: (a) all documentary stamp taxes required to be paid with respect to the Deed and other instruments of conveyance, (b) the Title Policy, (c) all recording fees with respect to those closing documents which are to be recorded (not including, however, the cost of curative title instruments which are to be paid exclusively by the City), (d) any closing costs associated with third party financing, and (e) the

Survey. The City shall pay all costs to obtain and record any documents required to cure any title defects or survey defects objected to by Pierce as provided hereinabove. Any real property taxes and assessments shall be prorated as of the date of the Closing.

10. Development Timeline. The Project shall be constructed in phases in accordance with a site plan and phasing plan for the Project, submitted to the City, and subject to review and approval by the City, as a part of the Development Approvals (collectively, the "**Site Plan**"). As a part of the first phase of construction, Pierce shall construct the boat storage building, repair the sea wall, and construct parking and other related infrastructure, as more specifically set forth in the Site Plan. Pierce shall commence construction of the first phase , within six (6) months after the Closing. For the purpose of determining the Development Timeline set forth in this Paragraph 10, the terms "Commence Construction" or "Commencing Construction" shall mean beginning substantial physical site work, such as clearing, excavating or grading the Property in preparation for pouring foundations and/or installing utilities, or the installation of best management practices such as silt fences and turbidity barriers.

As a part of the second phase of construction, Pierce shall construct the restaurant, residential, and retail space and related infrastructure, as more specifically set forth in the Site Plan. The construction of the second phase must be commenced by Pierce within nine (9) months after the completion (as evidenced by the issuance of a certificate of completion or certificate of occupancy (or its equivalent)) of the aforementioned boat storage building contemplated in the first phase of construction.

11. Default.

a. Possibility of Reverter. When the Property is conveyed by the City to Pierce at Closing, the Deed will contain language stating that the City will retain a "possibility of reverter", giving the City the right to re-enter and retake the property if Pierce defaults on its obligations set forth in this Agreement (the "**Reverter**"). In the event that the City exercises the Reverter, upon reconveyance of the Property to the City, the City shall refund the Purchase Price to Pierce, less any transaction costs paid by the City with respect to the reconveyance.

b. Release of Reverter for Construction Loan. The construction loan for each of the phases of development of the Project will be secured by a mortgage on all or a portion of the Property. Prior to the closing of the construction loan for each phase, the City will (a) review the loan documents to confirm to the City's reasonable satisfaction that the loan is for the construction of one or more phases of the Project in accordance with the approved Site Plan, (b) confirm issuance of the required performance bond as described hereinbelow, and (c) sign an instrument releasing from the encumbrance of the Reverter, all or the relevant portion of the Property which will be encumbered by the mortgage securing the construction loan for that particular phase, and such instrument will be recorded in the public record at the time of the closing of the construction loan, so that the construction lender will acquire a construction mortgage securing the construction loan free and clear of the City's Reverter.

c. Performance Bond. Pierce shall obtain a performance bond for the construction of the each phase of the Project that equals or exceeds the estimated cost of the

construction of such phase. Each bond shall be in substantially the form attached hereto as **Exhibit "C"**, unless Pierce and the City mutually agree to a different form. Each bond may be released at the time that a certificate of occupancy or certificate of completion is issued for the bonded construction project.

d. Default by Pierce. In the event of a default or breach of this Agreement by Pierce, the City may proceed at law or in equity to enforce its rights under this Agreement against Pierce, including but not limited to the right of specific performance. In addition, the City may exercise its rights pursuant to the Reverter, as defined above.

e. Default by City. In the event of a default or breach of this Agreement by the City, Pierce may proceed at law or in equity to enforce its rights under this Agreement against the City, including, but not limited to, the right of specific performance.

f. Right to Cure. The foregoing provisions of this Paragraph notwithstanding, neither the City nor Pierce shall be deemed to be in default and/or breach under this Agreement, unless (i) the party alleging such default and/or breach shall have provided written notice of the alleged default and/or breach to the other party, (ii) the alleged defaulting and/or breaching party shall have failed within a period of thirty (30) days after receipt of such notice to cure said default and/or breach and (c) the alleging party is in compliance with the provisions of this Agreement.

12. Successors and Assigns. The terms herein contained shall bind and inure to the benefit of the City and its successors and assigns, and Pierce and its successors and assigns. No assignment of this Agreement by Pierce shall be effective unless and until such assignment shall be approved by the City in writing. The foregoing notwithstanding, Pierce may collaterally assign its rights under this Agreement to any lender providing financing for the development of the Project, and the City shall execute any acknowledgement of such collateral assignment as may be reasonably required by such lender, in a form reasonably acceptable to the City.

13. Tax Increment Financing. The FPRA collects certain tax increment revenue ("**TIR**") from the ad valorem real property taxes paid with respect to property located within the City of Fort Pierce Community Redevelopment Area. Pierce shall pay all ad valorem real property taxes, non-ad valorem real property taxes, special assessments and any other taxes on the Property as they become due and within the year in which they are first due. After confirming that such taxes have been paid with respect the Property, FPRA shall rebate to Pierce fifty percent (50%) of all TIR received by FPRA with respect to the Property each year until a total of One Million Dollars ($1,000,000.00) has been reimbursed to Pierce. Such rebate payments shall be delivered to Pierce no later than thirty (30) days after FPRA receives from the County Tax Collector the applicable tax increment revenue for the Property. Notwithstanding any covenant or provision to the contrary set forth herein, the right to receive TIR rebate payments set forth in this Paragraph shall benefit and be enforceable only by Pierce, and by any successor developer acquiring Pierce's rights and obligations under this Agreement, provided that Pierce assigns its right to receive TIR rebate payments to such successor developer pursuant to a written instrument delivered to the FPRA and recorded in the public records of St. Lucie

County. In the event that any part of the Property is subdivided pursuant a subdivision plat or divided into condominium units pursuant to the Florida condominium statutes, Pierce, or a successor developer as set forth above, shall continue to have the right to receive the entire amount of the foregoing TIR rebate payments, unless and until such time as Pierce, or such successor developer, no longer owns any portion of the Property. The owners of the platted lots or condominium units shall not have any right to receive any portion of the TIR rebate payments unless they are the successor developer having been assigned such right to receive TIR rebate payments as set forth above.

14. Impact Fees. The City shall waive all City impact fees relating to the development of the Project on the Property. In addition, the City shall support Pierce's efforts to have St. Lucie County waive or reduce their impact fees relating to the same.

15. Easement for Public Access. Pierce shall grant an easement giving public access through the Project to the waterfront, and along the Project's boardwalks, boat slips and marina basin. The location of such easement shall be set forth in the Site Plan and subject to review and approval by the City pursuant to the City's site plan review and approval process.

16. Force Majeure. Neither Pierce nor the City shall be considered in breach of this Agreement to the extent that performance of their respective obligations is prevented by a Force Majeure Event (defined below) that arises after the Effective Date. Deadlines set forth in this Agreement, including the deadlines set forth in Paragraph 10 above, shall be extended by a period of time equal to the period of interruption caused by the Force Majeure Event as provided herein. As used herein, a "**Force Majeure Event**" shall mean a governmental moratorium, pandemic, unavailability of utilities (e.g. power or water), fire (including wildfires), explosion or similar casualty, sabotage, theft, vandalism, riot or civil commotion, hurricane, tropical storm, tornado or flooding through no fault of the affected party. Any extension of any date or deadline set forth in this Agreement due to a Force Majeure Event shall be only for the delay in performance that is an actual and direct result of such Force Majeure Event. The party prevented from carrying out its obligations hereunder shall give notice to the other party of a Force Majeure Event as soon as practicable but in no event shall such notice exceed fifteen (15) business days after the Force Majeure Event for which such claim is being made (absent a catastrophic Force Majeure Event affecting both parties to this Agreement).

17. Covenants Running With the Land. The rights, agreements, duties and obligations set forth in this Agreement shall run with the Property and shall be binding upon and benefit the parties hereto as herein specified and their successors, assigns, legal representatives and successors-in-title. Any transferee of any portion of the Property shall automatically be deemed, by acceptance of the title to said property, to have assumed all obligations of this Agreement relating thereto to the extent of its interest in said property. The foregoing notwithstanding, in the event that a part of the Property is subdivided pursuant to a subdivision plat or divided into condominium units pursuant to the condominium statutes, in order to create residential units, the purchasers of such residential units shall have no duties or obligations under this Agreement. This Agreement will be recorded in the public records of St. Lucie County.

18. Captions and Paragraph Headings. Captions and paragraph headings contained in this Agreement are for convenience of reference only and in no way define, describe, extend or limit the scope or content of this Agreement nor the intent of any provision hereof.

19. Notices. All notices to be given with respect to this Agreement shall be in writing. Each notice shall be sent by hand delivery, United States certified mail, postage prepaid, return receipt requested or by overnight courier service (e.g FedEx, UPS) to the party to be notified at the addresses set forth hereinbelow or at such other addresses as the parties shall designate to each other in the manner prescribed for notice herein:

To Pierce:

Pierce Development, Inc.
3093 County Road 46
Fort Edward, NY 12828
Attn: Christopher Shelli

With a copy to:

Dean, Mead, Minton & Moore
1903 South 25th Street, Suite 200
Ft. Pierce, FL 34947
Attention: W. Lee Dobbins, Esq.

To City of Fort Pierce:

City of Fort Pierce
City Hall
100 North U.S. 1
Fort Pierce, FL 34950
Attn: City Manager

With a copy to:

Fort Pierce Redevelopment Agency
City Hall
100 North U.S. 1
Fort Pierce, FL 34950
Attn: Fort Pierce Redevelopment Agency Director

Any notice shall be deemed received on the date of actual receipt or refusal. Changes of address shall be effective when provided in writing to the other party in the manner described herein.

20. Governing Law and Binding Effect. The interpretation and enforcement of this Agreement shall be governed by and construed in accordance with the laws of the State of Florida and shall bind, and the benefits and advantages shall inure to and be enforceable by, Pierce and the City as well as their respective successors and assigns. Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. EACH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL ACTION, PROCEEDING, CAUSE OF ACTION OR COUNTERCLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT, INCLUDING ANY EXHIBITS ATTACHED TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY. Venue for any claim arising from this Agreement shall lie in the courts of St. Lucie County, Florida.

21. Survival of Obligations. This Agreement shall survive said Closing and shall not merge with the delivery of the Deed and other closing documents.

22. Integrated Agreement, Waiver and Modifications. This Agreement represents the complete and entire understanding and agreement between and among the parties hereto with regard to all matters involved in this Agreement and supersedes any and all prior or contemporaneous agreements, representations, covenants, or memoranda, whether written or oral, made by any party hereto. This Agreement may not be modified or amended, nor may any provision contained herein be waived, except in writing signed by all parties hereto.

23. Interpretation. The parties hereto acknowledge and agree that this Agreement has been negotiated at arm's length and between parties equally sophisticated and knowledgeable in the matters dealt with in this Agreement, and that each party has been advised by counsel of its choosing with respect hereto. Accordingly, any rule of law or legal decision that would require interpretation of any ambiguities in this Agreement against the party that has drafted it is not applicable and is hereby waived. The terms of this Agreement shall be interpreted in a reasonable manner in order to effect the intent of the parties as set forth herein.

24. Computation of Time. Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays specified in 5 U.S.C. 6103(a). Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. (where the Property is located) of the next business day. Time shall be of the essence as to all dates and times of performance under this Agreement.

25. Counterparts. This Agreement may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax or electronic transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

IN WITNESS WHEREOF, the parties have caused these presents to be executed as of the day and year first above written.

WITNESSES:

Alicia Cruz Rosselle
Print Name: ALICIA CRUZ-ROSSELLE

W. Lee Dobbins
Print Name: W. Lee Dobbins

"Pierce"

PIERCE 1 MARINA, LLC., a
Florida limited liability company

By: C. M. Shelli
Christopher Shelli
Manager

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 11 day of AUGUST, 2021, by Christopher Shelli as Manager of PIERCE 1 MARINA, LLC, a Florida limited liability company. Said person did not take an oath and (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, to wit:

ALICIA CRUZ-ROSSELLE
MY COMMISSION # GG216364
EXPIRES: May 10, 2022

Alicia Cruz Rosselle
Notary Public, State of Florida
Print Name: ALICIA CRUZ-ROSSELLE
Commission #: GG 216364
My Commission Expires: 5/10/2022

**[SIGNATURES CONTINUE ON FOLLOWING PAGES]**

WITNESSES:

Print Name: Latoya Ransom

Print Name: Brittany Meredith

"City of Fort Pierce":

CITY OF FORT PIERCE, FLORIDA, a Florida municipal corporation

By: Linda Hudson
Linda Hudson, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

By:
Tanya Earley, Interim City Attorney

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 17th day of August, 2021, by LINDA HUDSON, as MAYOR, of CITY OF FORT PIERCE, a Florida municipal corporation. Said person did not take an oath and (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, to wit:

Linda W. Cox
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG121327
Expires 9/9/2021

Linda W. Cox
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

**[SIGNATURES CONTINUE ON FOLLOWING PAGE]**

WITNESSES:

Linda W. Cox
Print Name: Linda Cox

Brittany Meredith
Print Name: Brittany Meredith

"FPRA"

FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163

By: Linda Hudson
Print Name: Linda Hudson
Title: Chair

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 10th day of August, 2021, by Linda Hudson as Chair of FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did not take an oath and (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, to wit:

Linda W. Cox
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG121327
Expires 9/9/2021

Linda W. Cox
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

EXHIBIT "A"
PAGE 1 OF 4

# Fisherman's Wharf




July 20, 2021

1:2,257

0 90 180 360 ft

0 25 50 100 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).

**ONLY THE PORTION OF THIS TAX PARCEL LYING NORTH OF SEAWAY DRIVE IS SUBJECT TO THIS AGREEMENT**

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

## Property Identification

Site Address: 600 N INDIAN RIVER DR
Sec/Town/Range: 10/35S/40E
Parcel ID: 2403-801-0026-000-0
Jurisdiction: Fort Pierce

Use Type: 8600
Account #: 16214
Map ID: 24/10N
Zoning: General &

## Ownership

Ft Pierce City Of
PO Box 1480
Fort Pierce, FL 34954



## Legal Description

INDIAN RIVER MEMORIAL PARK THAT PART DESIGNATED ON PLAT AS PROPOSED CITY PARK-LESS SR A1A ANDLESS PUMP STATION NO 1 LOCATED IN SE COR OF SD PARK AND LESS TO FT PIERCE YACHT CLUB INC- (MAP 24/10A) (OR 261-614)

## Current Values

| | |
|---|---|
| Just/Market Value: | $11,898,600 |
| Assessed Value: | $11,898,600 |
| Exemptions: | $11,898,600 |
| Taxable Value: | $0 |

**Property taxes are subject to change upon change of ownership.**

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 18,191 |
| Gross Sketched Area (SF): | 31,105 |
| Land Size (acres): | 13.49 |
| Land Size (SF): | 587,511 |

# Building Design Wind Speed

| Occupancy Category | I | II | III & IV |
|---|---|---|---|
| Speed | 140 | 160 | 160 |

Sources/links:

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

## Property Identification

Site Address: 125 FISHERMANS WHARF
Sec/Town/Range: 03/35S/40E
Parcel ID: 2403-432-0002-000-4
Jurisdiction: Fort Pierce

Use Type: 8900
Account #: 15868
Map ID: 24/03S
Zoning: Marine Com

## Ownership

Fort Pierce Redevelopment Agency
PO Box 1480
Fort Pierce, FL 34954



## Legal Description

3 35 40 FROM A CONC MONU AT SE COR OF N 2 ST AND FISHERMAN`S WHARF RUN S 88 DEG 45.5 MIN E ALG S R/W FISHERMAN`S WHARF 528.45 FT TO POB, TH CONT E ALG FISHERMAN`S WHARF DR 151.52FT, THS 01 DEG 15 MIN 12 SEC W 118.23 FT, TH S 89 DEG 18 MIN 28 SEC E 48.97 FT TO NE COR OF TRACT `A` OF IND RIV MEMORIAL PARK, TH S 26DEG 20 MIN 26 SEC W ALG E LI OF SD TRACT `A` 60.17 FT, TH S 18 DEG 32 MIN 31 SEC E 95.94 FT TO SE COR OF SD TRACT `A`, TH S 72 DEG 31 MIN 30 SEC W ALG S LI SD TRACT A 109.19 FT, TH N 18 DEG 5.5 MIN W 314.09 FT TO POB (0.81AC) (OR 2821-1379)

## Current Values

| | |
|---|---|
| Just/Market Value: | $593,200 |
| Assessed Value: | $593,200 |
| Exemptions: | $593,200 |
| Taxable Value: | $0 |

**Property taxes are subject to change upon change of ownership.**

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 6,206 |
| Gross Sketched Area (SF): | 6,206 |
| Land Size (acres): | 0.81 |
| Land Size (SF): | 35,283 |

## Building Design Wind Speed

| Occupancy Category | I | II | III & IV |
|---|---|---|---|
| Speed | 140 | 160 | 160 |

Sources/links:

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

## Property Identification

Site Address: 201 FISHERMANS WHARF
Sec/Town/Range: 03/35S/40E
Parcel ID: 2403-432-0003-000-1
Jurisdiction: Fort Pierce

Use Type: 8900
Account #: 15869
Map ID: 24/03S
Zoning: Marine Com

## Ownership

Fort Pierce Redevelopment Agency
PO Box 1480
Fort Pierce, FL 34954

## Legal Description

3 35 40 FROM CONC MON AT SE COR OF N 2 ST AND FISHERMAN'S WHARF RUN S 88 DEG 45.5 MIN E ALG S R/W FISHERMAN'S WHARF 679.97FT TO POB, TH CONT ELY ON S R/W FISHERMAN'S WHARF 333.43 FT TO PT, TH S 01 DEG 14 MIN 30 SEC W 106.97 FT, TH S 89 DEG 18 MIN 28 SEC W 333.64 FT, TH N 01 DEG 15 MIN 12 SEC E 118.23 FT TO POB (0.86 AC) (OR 2821-1379)



## Current Values

| | |
|---|---|
| Just/Market Value: | $521,800 |
| Assessed Value: | $521,800 |
| Exemptions: | $521,800 |
| Taxable Value: | $0 |

**Property taxes are subject to change upon change of ownership.**

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 0 |
| Gross Sketched Area (SF): | 0 |
| Land Size (acres): | 0.86 |
| Land Size (SF): | 37,556 |

## Building Design Wind Speed

| Occupancy Category | I | II | III & IV |
|---|---|---|---|
| Speed | 140 | 160 | 160 |

Sources/links:

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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**EXHIBIT "B"**

This Instrument Prepared By:
W. LEE DOBBINS, ESQ.
Dean, Mead, Minton & Moore
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

For Official Use Only
Tax Parcel Identification No.:_____

# SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made as of the ____ day of _____, 20___, by the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 ("**Grantor**"), to PIERCE 1 MARINA, LLC, a Florida limited liability company, whose address is 100 South Second Street, Suite 202, Fort Pierce, Florida 34950 ("**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.)

## W I T N E S S E T H:

**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, 20___, 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.

**PROVIDED THAT** in the event that Grantee defaults on its obligations set forth in that certain Agreement for Purchase and Development of Fisherman's Wharf, by and between the City of Fort Pierce, the Fort Pierce Redevelopment Agency and Grantee, dated _____ _____, 202__, and recorded in Official Records Book _____, Page _____, of the Public Records of St. Lucie County, Florida, then Grantor shall have the right to re-enter and retake possession of the Land, and fee simple title to such Land shall revert to the Grantor, in accordance with the terms of the foregoing agreement.

**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:

FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163

_____
Print Name: _____

By: _____
Print Name: _____
Title: _____

_____
Print Name: _____

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ____ day of _____, 20____, by _____ as _____ of FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did not take an oath and (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, to wit:

_____
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

EXHIBIT "C"
Performance Bond Form

**BOND NUMBER** _____

# AIA DOCUMENT A312-2010

## *Performance Bond*

**CONTRACTOR:**
*(Name, legal status and address)*

**SURETY:**

**OWNER:**
*(Name, legal status and address)*

**CONSTRUCTION CONTRACT**
Date:

Amount:

Description: *(Name and Location)*

**BOND**
Date:

Amount:

Modifications to this Bond: ☐ None ☐ See Section 16

SAMPLE

| **CONTRACTOR AS PRINCIPAL** | | **SURETY** | |
|---|---|---|---|
| Company: | *(Corporate Seal)* | Company: | *(Corporate Seal)* |
| X: _____ | | X: _____ | |
| Name and Title: | | Name and Title: | |

*(Any additional signatures appear on the last page of this Performance Bond.)*

*(FOR INFORMATION ONLY*—Name, Address and telephone

**AGENT or BROKER:**

**OWNER'S REPRESENTATIVE:**
*(Architect, Engineer or Other Party)*

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

.1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;

.2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and

.3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract:

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or

.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

SAMPLE

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

.1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;

.2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and

.3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted here from and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

**§ 14 Definitions**

**§ 14.1 Balance of the Contract Price.** The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

**§ 14.2 Construction Contract.** The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

**§ 14.3 Contractor Default.** Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

**§ 14.4 Owner Default.** Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

**§ 14.5 Contract Documents.** All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

SAMPLE

**§ 16** Modifications to this bond are as follows:

SAMPLE

*(Space is provided for additional signatures of added parties, other than those appearing on the cover page.)*

| **CONTRACTOR AS PRINCIPAL** | | **SURETY** | |
|---|---|---|---|
| Company: | *(Corporate Seal)* | Company: | *(Corporate Seal)* |
| X:_____ | | X:_____ | |
| Name and Title: | | Name and Title: | |

This Instrument Prepared By:
W. LEE DOBBINS, ESQ.
Dean, Mead, Minton & Moore
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

**FIRST AMENDMENT TO**
**AGREEMENT FOR PURCHASE AND DEVELOPMENT**
**OF FISHERMAN'S WHARF**

THIS FIRST AMENDMENT TO AGREEMENT FOR PURCHASE AND DEVELOPMENT OF FISHERMAN'S WHARF (this "**Amendment**") is made and entered into as of this 21st day of March, 2022 (the "**Effective Date**"), by and between PIERCE 1 MARINA, LLC, a Florida limited liability company ("**Pierce**"), whose mailing address is 100 South Second Street, Suite 202, Fort Pierce, Florida 34950, the CITY OF FORT PIERCE, a Florida municipal corporation (the "**City of Fort Pierce**"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950 and the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 (the "**FPRA**") (collectively, the City of Fort Pierce and the FPRA shall be referred to herein as the "**City**").

W I T N E S S E T H:

WHEREAS, Pierce, the City of Fort Pierce and FPRA entered into that certain Agreement for Purchase and Development of Fisherman's Wharf, recorded on August 25, 2021, in Official Records Book 4673, Page 765, of the Public Records of St. Lucie County, Florida (the "**Agreement**"); and

WHEREAS, Pierce delivered a letter to the City dated October 28, 2021, objecting to certain title defects, as more specifically set forth therein (the "Title Objections"); and

WHEREAS, pursuant to the Agreement, the City had 60 days from receipt of the notice letter to cure the Title Objections, but Pierce delivered a letter to the City dated December 29, 2021, granting the City an additional 90 days to cure the Title Objections. The forgoing 90 day period to cure the Title Objections will expire on March 28, 2022; and

WHEREAS, Pierce delivered a letter to the City dated December 2, 2021, objecting to certain survey defects, as more specifically set forth therein (the "Survey Objections"); and

WHEREAS, pursuant to the Agreement, the City had 60 days from receipt of the notice letter to cure the Survey Objections, but Pierce delivered a letter to the City dated February 1, 2022, granting the City an additional 90 days to cure the Survey Objections. The foregoing 90 day period to cure the Survey Objections will expire on May 1, 2022; and

WHEREAS, the Agreement does not allow the time period for curing the Title Objections or the Survey Objections to be extended more than 90 days; and

WHEREAS, the parties to the Agreement agree that more time is needed to cure the Title Objections and Survey Objections, and therefore desire to amend the Agreement to further extend the deadline to cure such objections.

NOW, THEREFORE, the undersigned parties to the Agreement do hereby amend the Agreement as set forth herein.

1. Recitals. The recitals set forth above are incorporated herein by reference and made a part of this Amendment as if fully set forth herein verbatim.

2. Amendment with Respect to Title and Survey Objections. Notwithstanding any conflicting language set forth in the Agreement, the parties hereto agree that the City shall have until September 1, 2022 to cure the Title Objections and Survey Objections to the reasonable satisfaction of Pierce. If the removal, discharge or cure of the Title Objection relating to the Fisherman's Wharf Bulkhead Boat Ramp and Basin (Phase 1) Project Agreement recorded in Official Records Book 4131, Page 2060 (the "Boat Ramp Agreement") requires any payment or contribution of land by Pierce, for the removal of the Boat Ramp Agreement as an encumbrance of the title to the Property or for the relocation of the boat ramp located thereon, then the value of such payment or contribution shall be subject to written approval by Pierce. In the event that such Title Objections and Survey Objections are not all removed, discharged and/or cured on or before September 1, 2022 to the reasonable satisfaction of Pierce, including without limitation the removal of the encumbrance of the Boat Ramp Agreement, then Pierce shall have the right to terminate this Agreement by delivering written notice thereof to the City, no later than ten (10) days after such date.

3. No Further Amendments to Agreement. Except as specifically modified and amended hereby, the Agreement shall remain in full force and effect.

4. Counterparts. This Amendment may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax or electronic transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Amendment, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the day and year first above written.

**[SIGNATURES ON FOLLOWING PAGES]**

WITNESSES:

Cameron Smith
Print Name: Cameron Smith

W. Lee Dobbins
Print Name: W. Lee Dobbins

"Pierce"

PIERCE 1 MARINA, LLC, a Florida limited liability company

By: C. M.
Print Name: Christopher Shelli
Title: Manager

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 28th day of February, 2022, by Christopher Shelli as Manager of PIERCE 1 MARINA, LLC, a Florida limited liability company. Said person did not take an oath and (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, to wit:

W. Lee Dobbins
Notary Public, State of Florida
Print Name: W. Lee Dobbins
Commission #: GG 225503
My Commission Expires: 8/19/2022

[Affix Notary Seal]

WALTER LEE DOBBINS
Commission # GG 225503
Expires August 19, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

**[SIGNATURES CONTINUE ON FOLLOWING PAGES]**

WITNESSES:

Print Name: LaToya Ransom

Print Name: Brittany Meredith

"City of Fort Pierce":

CITY OF FORT PIERCE, FLORIDA, a Florida municipal corporation

By: Linda Hudson
Linda Hudson, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

By: _____
Tanya Early, City Attorney

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 31st day of March, 2022, by LINDA HUDSON, as MAYOR, of CITY OF FORT PIERCE, a Florida municipal corporation. Said person did not take an oath and (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, to wit:

Linda W. Cox
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

[Affix Notary Seal]

LINDA W. COX
Notary Public
State of Florida
Comm# HH167003
Expires 9/9/2025

**[SIGNATURES CONTINUE ON FOLLOWING PAGE]**

WITNESSES:

"FPRA"

FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163

By: Linda Hudson

Print Name: Brittany Meredith

Print Name: Linda Hudson

Title: Chairwoman

Print Name: Latoya Ransom

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 8th day of March, 2022, by Linda Hudson as Chairwoman of FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did not take an oath and (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, to wit:

Linda W. Cox

Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

[Affix Notary Seal]

LINDA W. COX
Notary Public
State of Florida
Comm# HH167003
Expires 9/9/2025

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5099940 OR BOOK 4891 PAGE 1231, Recorded 09/20/2022 04:42:17 PM

This Instrument Prepared By:
W. LEE DOBBINS, ESQ.
Dean, Mead, Minton & Moore
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

# SECOND AMENDMENT TO AGREEMENT FOR PURCHASE AND DEVELOPMENT OF FISHERMAN'S WHARF

THIS SECOND AMENDMENT TO AGREEMENT FOR PURCHASE AND DEVELOPMENT OF FISHERMAN'S WHARF (this "**Amendment**") is made and entered into as of this 16th day of August, 2022 (the "**Effective Date**"), by and between PIERCE 1 MARINA, LLC, a Florida limited liability company ("**Pierce**"), whose mailing address is 100 South Second Street, Suite 202, Fort Pierce, Florida 34950, the CITY OF FORT PIERCE, a Florida municipal corporation (the "**City of Fort Pierce**"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950 and the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 (the "**FPRA**") (collectively, the City of Fort Pierce and the FPRA shall be referred to herein as the "**City**").

WITNESSETH:

WHEREAS, Pierce, the City of Fort Pierce and FPRA entered into that certain Agreement for Purchase and Development of Fisherman's Wharf, recorded on August 25, 2021, in Official Records Book 4673, Page 765, of the Public Records of St. Lucie County, Florida (the "**Agreement**"); and

WHEREAS, Pierce delivered a letter to the City dated October 28, 2021, objecting to certain title defects, as more specifically set forth therein (the "**Title Objections**"); and

WHEREAS, pursuant to the Agreement, the City had 60 days from receipt of the notice letter to cure the Title Objections, but Pierce delivered a letter to the City dated December 29, 2021, granting the City an additional 90 days to cure the Title Objections. The forgoing 90 day period to cure the Title Objections expired on March 28, 2022; and

WHEREAS, Pierce delivered a letter to the City dated December 2, 2021, objecting to certain survey defects, as more specifically set forth therein (the "**Survey Objections**"); and

WHEREAS, pursuant to the Agreement, the City had 60 days from receipt of the notice letter to cure the Survey Objections, but Pierce delivered a letter to the City dated February 1, 2022, granting the City an additional 90 days to cure the Survey Objections. The forgoing 90 day period to cure the Survey Objections expired on May 1, 2022; and

WHEREAS, the Agreement did not allow the time periods for curing the Title Objections or the Survey Objections to be extended more than 90 days. Therefore, Pierce, the City of Fort Pierce and FPRA entered into a First Amendment to Agreement for Purchase and Development of Fisherman's Wharf, dated March 21, 2022, which extended the deadline for the City to cure the Title Objections and Survey Objections until September 1, 2022; and

WHEREAS, the City anticipates that it will need additional time beyond September 1, 2022 to cure certain Title Objections and Survey Objections; and

WHEREAS, the parties hereto desire to extend by 6 months (to the dates specifically set forth hereinbelow) the deadline to cure Title Objections and Survey Objections, and the Development Approval Period, to allow sufficient time for the City to cure Title Objections and Survey Objections, and to allow for any modifications to Pierce's development plans that may be required.

NOW, THEREFORE, the undersigned parties to the Agreement do hereby amend the Agreement as set forth herein.

1. Recitals. The recitals set forth above are incorporated herein by reference and made a part of this Amendment as if fully set forth herein verbatim.

2. Extension of Deadline for City to Cure Title and Survey Objections. Notwithstanding any conflicting language set forth in the Agreement, the parties hereto agree that the City shall have until March 1, 2023 to cure the Title Objections and Survey Objections to the reasonable satisfaction of Pierce. If the removal, discharge or cure of the Title Objection relating to the Fisherman's Wharf Bulkhead Boat Ramp and Basin (Phase 1) Project Agreement recorded in Official Records Book 4131, Page 2060 (the "Boat Ramp Agreement") requires any payment or contribution of land by Pierce, for the removal of the Boat Ramp Agreement as an encumbrance of the title to the Property or for the relocation of the boat ramp located thereon, then the value of such payment or contribution shall be subject to written approval by Pierce. In the event that such Title Objections and Survey Objections are not all removed, discharged and/or cured on or before March 1, 2023 to the reasonable satisfaction of Pierce, including without limitation the removal of the encumbrance of the Boat Ramp Agreement, then Pierce shall have the right to terminate this Agreement by delivering written notice thereof to the City, no later than ten (10) days after such date.

3. Extension of Development Approval Period. The end of the Development Approval Period, as defined in Paragraph 5.a of the Agreement, is hereby extended to March 12, 2023, subject to the rights of both the City and Pierce to extend the Development Approval Period as set forth in Paragraph 5.e of the Agreement.

4. No Further Amendments to Agreement. Except as specifically modified and amended hereby, the Agreement shall remain in full force and effect.

5. Counterparts. This Amendment may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which

shall constitute one and the same instrument, and a copy of such signature received through telefax or electronic transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Amendment, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the day and year first above written.

**[SIGNATURES ON FOLLOWING PAGES]**

WITNESSES:

"Pierce"

PIERCE 1 MARINA, LLC, a Florida limited liability company

By: C. M. Shelli

Print Name: Christopher Shelli

Title: Manager

Print Name: Bethany Merritt

Print Name: Stacy Robinson

STATE OF Kentucky
COUNTY OF Woodford

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 9th day of August, 2022, by Christopher Shelli as Manager of PIERCE 1 MARINA, LLC, a Florida limited liability company. Said person did not take an oath and (check one) [ ] is personally known to me, [X] produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

[Affix Notary Seal]

Notary Public, State of Kentucky
Print Name: Teri Lane Neal
Commission #: 609455
My Commission Expires: 9-24-22

**[SIGNATURES CONTINUE ON FOLLOWING PAGES]**

WITNESSES:

Print Name: Brittany Meredith

Print Name: Latoya Ransom

"City of Fort Pierce":

CITY OF FORT PIERCE, FLORIDA, a Florida municipal corporation

By: Linda Hudson
Linda Hudson, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

By: _____
Tanya Early, City Attorney

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 6th day of September, 2022, by LINDA HUDSON, as MAYOR, of CITY OF FORT PIERCE, a Florida municipal corporation. Said person did not take an oath and (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, to wit:

Linda W Cox
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

[Affix Notary Seal]

LINDA W. COX
Notary Public
State of Florida
Comm# HH167003
Expires 9/9/2025

**[SIGNATURES CONTINUE ON FOLLOWING PAGE]**

WITNESSES:

"FPRA"

FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163

LatoyaRansom
Print Name: LatoyaRansom

Brittany Meredith
Print Name: Brittany Meredith

By: Linda Hudson
Print Name: Linda Hudson
Title: Chairwoman

STATE OF FLORIDA
COUNTY OF St Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 13th day of September, 2022, by Linda Hudson as Chairwoman of FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did not take an oath and (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, to wit:

Linda W. Cox
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

[Affix Notary Seal]

LINDA W. COX
Notary Public
State of Florida
Comm# HH167003
Expires 9/9/2025

This Instrument Prepared By:
W. LEE DOBBINS, ESQ.
Dean, Mead, Minton & Moore
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

# THIRD AMENDMENT TO AGREEMENT FOR PURCHASE AND DEVELOPMENT OF FISHERMAN'S WHARF

THIS THIRD AMENDMENT TO AGREEMENT FOR PURCHASE AND DEVELOPMENT OF FISHERMAN'S WHARF (this "**Amendment**") is made and entered into as of this ____ day of March, 2023 (the "**Effective Date**"), by and between PIERCE 1 MARINA, LLC, a Florida limited liability company ("**Pierce**"), whose mailing address is 100 South Second Street, Suite 202, Fort Pierce, Florida 34950, the CITY OF FORT PIERCE, a Florida municipal corporation (the "**City of Fort Pierce**"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950 and the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 (the "**FPRA**") (collectively, the City of Fort Pierce and the FPRA shall be referred to herein as the "**City**").

W I T N E S S E T H:

WHEREAS, Pierce, the City of Fort Pierce and FPRA entered into that certain Agreement for Purchase and Development of Fisherman's Wharf, recorded on August 25, 2021, in Official Records Book 4673, Page 765, of the Public Records of St. Lucie County, Florida (the "**Agreement**"); and

WHEREAS, Pierce delivered a letter to the City dated October 28, 2021, objecting to certain title defects, as more specifically set forth therein (the "**Title Objections**"); and

WHEREAS, pursuant to the Agreement, the City had 60 days from receipt of the notice letter to cure the Title Objections, but Pierce delivered a letter to the City dated December 29, 2021, granting the City an additional 90 days to cure the Title Objections. The forgoing 90 day period to cure the Title Objections expired on March 28, 2022; and

WHEREAS, Pierce delivered a letter to the City dated December 2, 2021, objecting to certain survey defects, as more specifically set forth therein (the "**Survey Objections**"); and

WHEREAS, pursuant to the Agreement, the City had 60 days from receipt of the notice letter to cure the Survey Objections, but Pierce delivered a letter to the City dated February 1, 2022, granting the City an additional 90 days to cure the Survey Objections. The forgoing 90 day period to cure the Survey Objections expired on May 1, 2022; and

WHEREAS, the Agreement did not allow the time periods for curing the Title Objections or the Survey Objections to be extended more than 90 days. Therefore, Pierce, the City of Fort Pierce and FPRA entered into a First Amendment to Agreement for Purchase and Development of Fisherman's Wharf, dated March 21, 2022, which extended the deadline for the City to cure the Title Objections and Survey Objections until September 1, 2022; and

WHEREAS, Pierce, the City of Fort Pierce and FPRA entered into a Second Amendment to Agreement for Purchase and Development of Fisherman's Wharf, dated August 16, 2022, which further extended the deadline for the City to cure the Title Objections and Survey Objections until March 1, 2023; and

WHEREAS, the City anticipates that it will need additional time beyond March 1, 2023 to cure certain Title Objections and Survey Objections; and

WHEREAS, the parties hereto desire to extend by an additional 6 months (to the dates specifically set forth hereinbelow) the deadline to cure Title Objections and Survey Objections, and the Development Approval Period, to allow sufficient time for the City to cure Title Objections and Survey Objections, and to allow for any modifications to Pierce's development plans that may be required.

NOW, THEREFORE, the undersigned parties to the Agreement do hereby amend the Agreement as set forth herein.

1. Recitals. The recitals set forth above are incorporated herein by reference and made a part of this Amendment as if fully set forth herein verbatim.

2. Extension of Deadline for City to Cure Title and Survey Objections. Notwithstanding any conflicting language set forth in the Agreement, the parties hereto agree that the City shall have until September 1, 2023 to cure the Title Objections and Survey Objections to the reasonable satisfaction of Pierce. If the removal, discharge or cure of the Title Objection relating to the Fisherman's Wharf Bulkhead Boat Ramp and Basin (Phase 1) Project Agreement recorded in Official Records Book 4131, Page 2060 (the "Boat Ramp Agreement") requires any payment or contribution of land by Pierce, for the removal of the Boat Ramp Agreement as an encumbrance of the title to the Property or for the relocation of the boat ramp located thereon, then the value of such payment or contribution shall be subject to written approval by Pierce. In the event that such Title Objections and Survey Objections are not all removed, discharged and/or cured on or before September 1, 2023 to the reasonable satisfaction of Pierce, including without limitation the removal of the encumbrance of the Boat Ramp Agreement, then Pierce shall have the right to terminate this Agreement by delivering written notice thereof to the City, no later than ten (10) days after such date.

3. Extension of Development Approval Period. The end of the Development Approval Period, as defined in Paragraph 5.a of the Agreement, is hereby extended to September 12, 2023, subject to the rights of both the City and Pierce to extend the Development Approval Period as set forth in Paragraph 5.e of the Agreement.

4. No Further Amendments to Agreement. Except as specifically modified and

amended hereby, the Agreement shall remain in full force and effect.

5. Counterparts. This Amendment may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax or electronic transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Amendment, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the day and year first above written.

**[SIGNATURES ON FOLLOWING PAGES]**

WITNESSES:

"Pierce"

PIERCE 1 MARINA, LLC, a Florida limited liability company

_____
Print Name: _____

By: _____
Print Name: Christopher Shelli
Title: Manager

_____
Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ____day of _____, 2023, by Christopher Shelli _____ as ____Manager____ of PIERCE 1 MARINA, LLC, a Florida limited liability company. Said person did not take an oath and (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, to wit:

[Affix Notary Seal]

_____
Notary Public, State of _____
Print Name: _____
Commission #: _____
My Commission Expires: _____

**[SIGNATURES CONTINUE ON FOLLOWING PAGES]**

WITNESSES:

"City of Fort Pierce":

CITY OF FORT PIERCE, FLORIDA, a Florida municipal corporation

_____

Print Name: _____

By:_____
Linda Hudson, Mayor

_____

Print Name: _____

APPROVED AS TO FORM AND CORRECTNESS**:**

By: _____
Tanya Early, City Attorney

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____day of _____, 2023, by LINDA HUDSON, as MAYOR, of CITY OF FORT PIERCE, a Florida municipal corporation. Said person did not take an oath and (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, to wit:

_____
Notary Public, State of Florida

[Affix Notary Seal]

Print Name: _____
Commission #: _____
My Commission Expires: _____

**[SIGNATURES CONTINUE ON FOLLOWING PAGE]**

WITNESSES:

"FPRA"

FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163

_____
Print Name: _____

By: _____
Print Name: _____
Title: _____

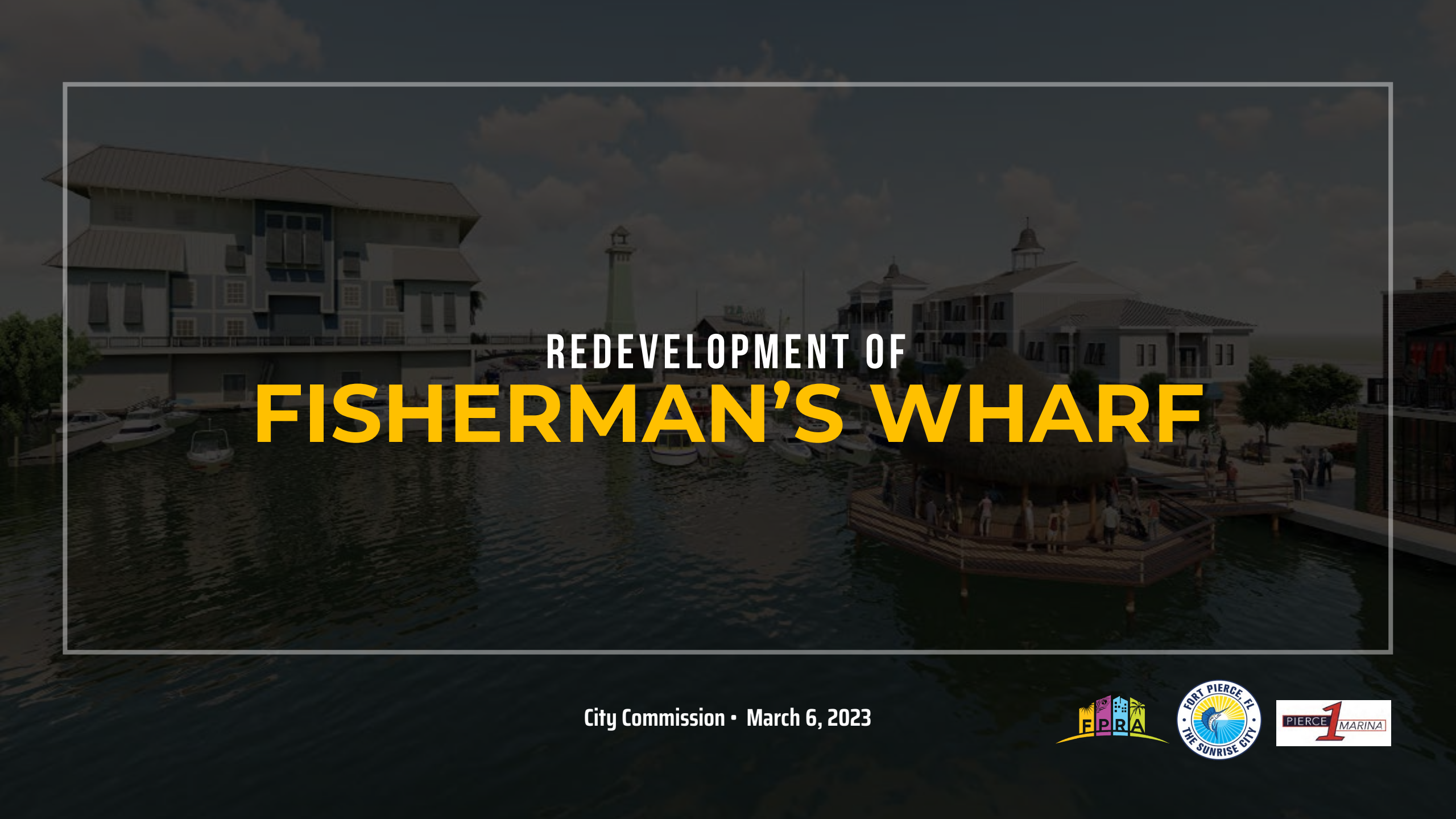
_____
Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____day of _____, 2023, by _____ _____ as _____ of FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did not take an oath and (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, to wit:

[Affix Notary Seal]

_____
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____



# REDEVELOPMENT OF
# FISHERMAN'S WHARF

City Commission • March 6, 2023

# Fisherman's Wharf Timeline

- Issued Request for Proposals for Redevelopment of Fisherman’s Wharf in June 2020.
- Executed Purchase and Development Agreement with Pierce 1 Marina on August 16, 2021.
- Subsequently executed two amendments extending the deadlines for the City to cure the title and survey objections.

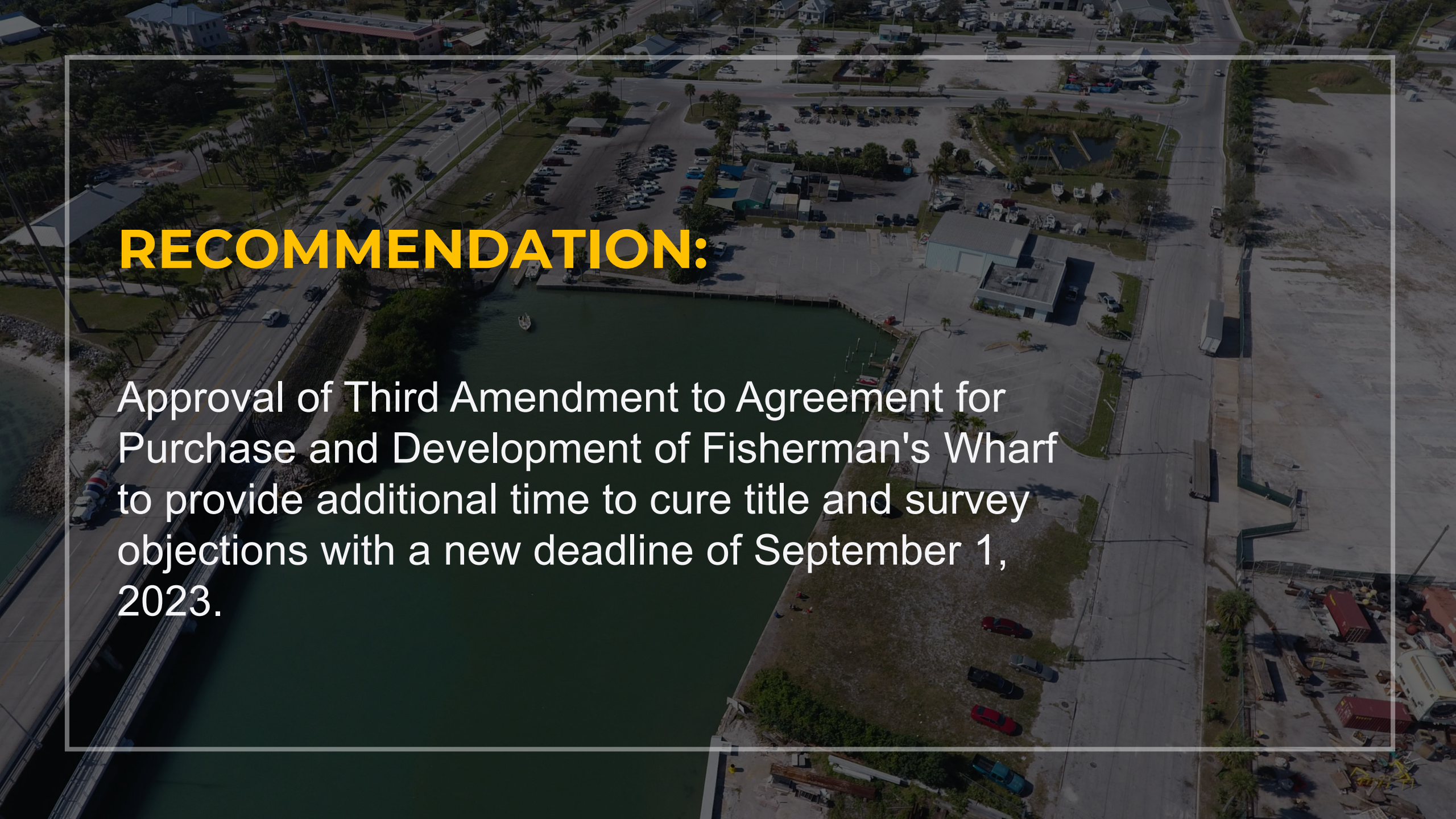
# CONDITIONS TO CLOSING



# Title Objections

1. Trustees of the Internal Improvement Fund of Florida Reversionary Rights.
2. Fisherman's Wharf Bulkhead Boat Ramp and Basin Project Agreement with St. Lucie County





# RECOMMENDATION:

Approval of Third Amendment to Agreement for Purchase and Development of Fisherman's Wharf to provide additional time to cure title and survey objections with a new deadline of September 1, 2023.

**City Commission Regular Meeting - 5:05 pm** **11. c.**

**Meeting Date:** 03/06/2023

**Re:** Agreement with the City of Fort Pierce for the St. Lucie Public Schools Student Perks- Coffee Cart Program

**Submitted For:** Nick Mimms, City Manager, City Manager

**SUBJECT:**

Approval of the Agreement between the City of Fort Pierce and St. Lucie Public Schools for the Student Perks Coffee Cart Program.

**SUMMARY:**

St. Lucie Public Schools will be operating the Student Perks-Coffee Cart Program at Fort Pierce City Hall. The School District shall be responsible for operating a “coffee cart” to sell such things as coffee, other beverages, pastries and snacks. The coffee cart shall be operated by School District students under the direct and immediate supervision of School District staff.

**RECOMMENDATION:**

Staff recommends approval of the Agreement, which has been approved as to form and correctness by the City Attorney.

**ALTERNATIVES:**

Staff will proceed as directed by the City Commission.

**RESPONSIBLE STAFF:**

Sara Delgado, Redevelopment Assistant
Nick Mimms, City Manager

**COORDINATED WITH:**

Tanya Earley, City Attorney
Heather Roland, Executive Director

**Fiscal Impact**

**Budgeted Y/N:** N

**OTHER INFORMATION:**

N/A

**Attachments**

Coffee Cart Program Agreement

**Form Review**

| Inbox | Reviewed By | Date |
| --- | --- | --- |
| City Manager | Nick Mimms | 02/24/2023 10:09 AM |
| City Manager | Nick Mimms | 02/25/2023 10:46 AM |

Form Started By: Sara Delgado Started On: 02/22/2023 06:10 PM

Final Approval Date: 02/25/2023

**Agreement with the City of Fort Pierce for the St. Lucie Public Schools**
**Student Perks – Coffee Cart Program**

**THIS AGREEMENT,** made and entered into this ____ day of _____, 2023, by and between THE SCHOOL BOARD OF ST. LUCIE COUNTY, FLORIDA, a district school board constituted as provided in Article IX, Section 4, of the Florida Constitution, hereinafter referred to as "School District," and The City of Fort Pierce, Florida, hereinafter referred to as "City."

**WHEREAS**, the City desires to engage the School District to provide a "Student Perks – Coffee Cart Program" which will make available fresh beverages and snacks for purchase by City employees and visitors to the City's administrative offices; and

**WHEREAS**, the School District is willing to provide such services for the City.

**NOW, THEREFORE**, the parties agree as follows:

1. The School District shall be responsible for operating a "coffee cart" to sell such things as coffee, other beverages, pastries and snacks. The coffee cart shall be operated by School District students under the direct and immediate supervision of School District staff.

2. The School District shall provide the coffee cart services at the following locations: Fort Pierce City Hall, located at 100 North U.S. 1, Fort Pierce, FL 34950, which is mutually agreeable to the parties. The days of the week the coffee cart service is offered and the hours for each day shall be determined by the School District after consulting with the City.

   The School District shall complete reports and provide other documentation as required by the City to confirm adequate progress and satisfactory completion of services.

3. The School District shall supply the coffee cart and all beverages, food and related supplies necessary to operate the coffee cart service.

4. The City shall provide a secure place to store the coffee cart when it is not in use by the School District. The City shall not be responsible for any damage to the coffee cart, equipment or supplies left on the coffee cart.

5. The School District is an independent contractor and is not an agent or employee of the City for the purpose of services provided under this Agreement. Nothing in this Agreement shall be interpreted to establish any relationship other than that of an independent contractor between the City and School District, its employees, agents, subcontractors, or assigns, during or after performance of this Agreement.

6. The School District shall keep all proceeds from any coffee cart sales.

7. The School District shall be responsible for paying any taxes.

8. The term of this Agreement shall be from the date signed by both parties to June 1, 2023. Either party may terminate this Agreement without cause upon seventy-two (72) hour prior written notice to the other party.

9. All notices required in this Agreement shall be sent by certified mail, return receipt requested, to the following address, unless otherwise specified by a party:

**To the City of Fort Pierce:**

Nicholas C. Mimms, P.E., City Manager
City of Fort Pierce
100 North U.S. 1
Fort Pierce, FL 34950

**With a copy to:**

Sara A. Delgado, Admin. Assistant
City of Fort Pierce
100 North U.S. 1
Fort Pierce, FL 34950
sadelgado@cityoffortpierce.com

**As to School District:**

Heather Roland, Executive Director
Student Services and ESE
St. Lucie Public Schools
9461 Brandywine Lane
Port St. Lucie, FL 34986

**With a copy to:**

Barbara L. Sadaka, Esq.
General Counsel
St. Lucie Public Schools
9461 Brandywine Lane
Port St. Lucie, FL 34986

10. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall be in the Nineteenth Judicial Circuit for St. Lucie City, Florida for claims under state law and the Southern School District of Florida for any claims which are justiciable in federal court.

11. **Insurance.**

A. School District shall procure and maintain throughout the term of this Agreement comprehensive general liability insurance providing for a minimum of $1,000,000.00 per occurrence $2,000,000 aggregate, with no exclusion for food borne illnesses or contamination, written by such insurance company as shall be acceptable to the City. Lessee's insurance shall cover all activities of any subcontractors, vendors, and any individual or company providing services for this event. A waiver of subrogation shall be provided in favor of the City.

B. Auto Liability Insurance: The School District shall agree to maintain business automobile liability at a limit of not less than $1,000,000 each accident, covering any auto, owned, non-owned and hired automobiles. A waiver of subrogation shall be provided in favor of the City.

C. Worker's Compensation Insurance and Employer's Liability: The School District shall agree to maintain worker's compensation insurance and Employer's Liability Insurance in accordance with Section 440 Florida Statutes. Employer's Liability must include limits of at least $100,000 each disease per employee and $500,000 each disease maximum. A waiver

of subrogation endorsement shall be provided.

D. School District shall name The City of Fort Pierce as an additional insured under said policies and a certificate of insurance showing the additionally insured and specifying the deductible of said policy shall be delivered to City no later than thirty (30) days before the commencement date. The certificate shall provide for thirty (30) days prior written notice from the insurer to City of any cancellation or amendment to said insurance policy.

E. Deductibles: all deductible amounts shall be paid for and be the responsibility of the School District for any claims under this Agreement.

12. **Public Records.**

The School District shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the School District in conjunction with this Agreement. Specifically, the School District shall:

A. Keep and maintain public records that ordinarily and necessarily would be required by the City in order to perform the service.

B. Provide the public with access to public records on the same terms and conditions that the City would provide the records and at a cost that does not exceed the coat provided in state law or otherwise provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirement are not disclosed except as authorized by law.

D. Meet all requirements for retaining public records and transfer, at no cost, to the City all public records in possession of the School District upon termination of the contract. All records stored electronically must be provided to the City in a format that is compatible with the information technology system of the City.

**IF THE SCHOOL DISTRICT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE SCHOOL DISTRICT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CLERK & COMPTROLLER OF ST. LUCIE COUNTY AT (772) 462-6900, recordsrequest@stlucieclerk.com , CITY OF FORT PIERCE, PO Box 700, Fort Pierce, FL 34954.**

13. This Agreement embodies the whole understanding of the parties. There are no promises, terms, conditions, or obligations other than those contained herein, and this Agreement shall supersede all previous communications, representations or agreements, either verbal or written, between the parties hereto.

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

**IN WITNESS WHEREOF,** the parties hereto have executed this Agreement on the date as indicated above.

**ATTEST:**

Dr. Jon R. Prince, Superintendent
and Ex Officio Secretary

**SCHOOL BOARD OF ST. LUCIE COUNTY, FLORIDA**

By: _____
Print Name: Troy Ingersoll
Chair

_____
Date

**CITY OF FORT PIERCE, FLORIDA**

By: _____
Print Name: Linda Hudson
Title: Mayor

_____
Date

Approved as to Form and Correctness:

By: _____
Print Name: Tanya Earley
Title: City Attorney

**City Commission Regular Meeting - 5:05 pm** **12. a.**

**Meeting Date:** 03/06/2023

**Re:** FLUMA - 33rd Street Rezoning - 1503 S 33rd Street

**Submitted For:** Kev Freeman, Planning Director, Planning & Zoning

**SUBJECT:**

Legislative Hearing - Ordinance 23-020 - Review and approval of a Future Land Use Map Amendment by owner J T J Enterprises Inc., to change the future land use from Neighborhood Commercial, NC, to General Commercial, GC, at approximately 1503 S. 33rd Street Fort Pierce, FL 34947. Parcel IDs: 2417-601-0008-000-7 & 2417-601-0009-000-4. SECOND READING.

**SUMMARY:**

In accordance with Sections 125-37 and 125-133 of the City Code, the applicant is requesting the review and approval of a Future Land Use Map Amendment from Neighborhood Commercial, NC, to General Commercial, GC.

**RECOMMENDATION:**

The requested application for a Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the proposed FLUMA from NC, Neighborhood Commercial, to GC, General Commercial.

**ALTERNATIVES:**

- Approval with alternate conditions
- Denial

**RESPONSIBLE STAFF:**

Ryan Altizer, Senior Planner

**COORDINATED WITH:**

- Technical Review Committee
- Planning Board

**Fiscal Impact**

**OTHER INFORMATION:**

N/A

**Attachments**

Ordinance 23-020

Staff Report & Supporting Documents

Application Packet & Supporting Documents
Staff Presentation
Public Notice Certification
Proof of Publication

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 02/10/2023 10:45 AM |

Form Started By: Ryan Altizer
Started On: 02/09/2023 02:54 PM
Final Approval Date: 02/22/2023

**ORDINANCE NO. 23-020**

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF PROPERTIES GENERALLY LOCATED AT OR NEAR 1503 S. 33RD STREET, FROM NEIGHBORHOOD COMMERCIAL, NC, TO GENERAL COMMERCIAL, GC;** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS,** the subject properties are generally located at or near 1503 S. 33rd Street, within the City of Fort Pierce, Florida, representing approximately 1.23 acres of land; and

**WHEREAS,** the subject properties are also included in a zoning atlas amendment; and

**WHEREAS,** the subject properties, generally located at or near 1503 S. 33rd Street, are presently designated NC, Neighborhood Commercial; and

**WHEREAS,** the City seeks a future land use amendment of the subject properties, generally located at or near 1503 S. 33rd Street, from NC, Neighborhood Commercial to GC, General Commercial; and

**WHEREAS,** the proposed future land use amendment is consistent with the comprehensive plan, and will not have an adverse effect on the ability of the City to satisfy land and water use needs, and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code section 125-136; and

**WHEREAS,** the City of Fort Pierce Planning Board, at their January 9, 2023, meeting, voted to recommend approval of the proposed Future Land Use Amendment for this parcel; and

**WHEREAS,** the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. L-136, as subsequently amended; and

**WHEREAS,** changing the future land use designation requires an amendment to the Comprehensive Plan, pursuant to section 163.3187, Florida Statutes; and

**WHEREAS,** the City of Fort Pierce Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174 et seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment to the Comprehensive Plan and submitted its recommendations thereon to the City Commission; and

**WHEREAS,** two (2) public hearings with due notice have been held by the City Commission to inform the public and receive comments and objections; and

**WHEREAS,** the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the City Commission of the City of Fort Pierce, Florida as follows:

**SECTION 1.** The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

**SECTION 2.** The Comprehensive Plan of the City of Fort Pierce is hereby amended as follows:

From and after the effective date hereof, the following property legally described respectively as:

Parcel IDs: 2417-601-0008-000-7 & 2417-601-0009-000-4

LEGAL DESCRIPTIONS:

VAN DUYN GARDENS-AS UNRECORDED PLAT OF SECTION 17-35-40 LOT 6-LESS N 52.5 FT- AND LOT 7-LESS S 110 FT- (0.85 AC)

AND

VAN DUYN GARDENS-AN UNRECORDED PLAT-OF SECTION 17-35-40 E 150 FT OF S 110 FT OF LOT 7 (0.38 AC)

Containing 1.23 acres, more or less

Said properties being generally located at or near 1503 S. 33rd Street, in Fort Pierce, Florida shall be and the Future Land Use Designation is hereby changed from NC, Neighborhood Commercial to GC, General Commercial, as depicted on Exhibit "A", attached hereto and incorporated herein.

**SECTION 3.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 4.** All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

**SECTION 5.** This Ordinance shall become effective immediately upon final passage.

**APPROVED AS TO FORM & CORRECTNESS:**

_____
Tanya M. Earley, Esq.
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

**WE, THE UNDERSIGNED,** Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.23-020 was duly advertised accordance with section 163.3187, Florida Statutes by display advertising in the St. Lucie News Tribune on February 5, 2023; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on February 21, 2023; and was duly introduced, read by title only, and passed on second and final reading March 6, 2023, by the City Commission of the City of Fort Pierce, Florida.

**IN WITNESS HEREWITH**, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 7th day of March 2023.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(City Seal)

**EXHIBIT A**

Proposed Future Land Use Map Amendment

Neighborhood Commercial, NC, to General Commercial, GC.



# CITY OF FORT PIERCE

## City Commission

February 21st, 2023

## 33rd St FUTURE LAND USE MAP AMENDMENT (2 PARCELS)

**APPLICANT**

REDTAIL DG. Tod Mowery

**PROPERTY OWNER(S)**

J T J Entreprises Inc.

**PARCEL ID #(S):**

2417-601-0008-000-7 & 2417-601-0009-000-4

## SUMMARY

Request for review of an application for a Future Land Use Map Amendment of two (2) parcels of land to change the zoning classification from Neighborhood Commercial to General Commercial.

# SITE LOCATION

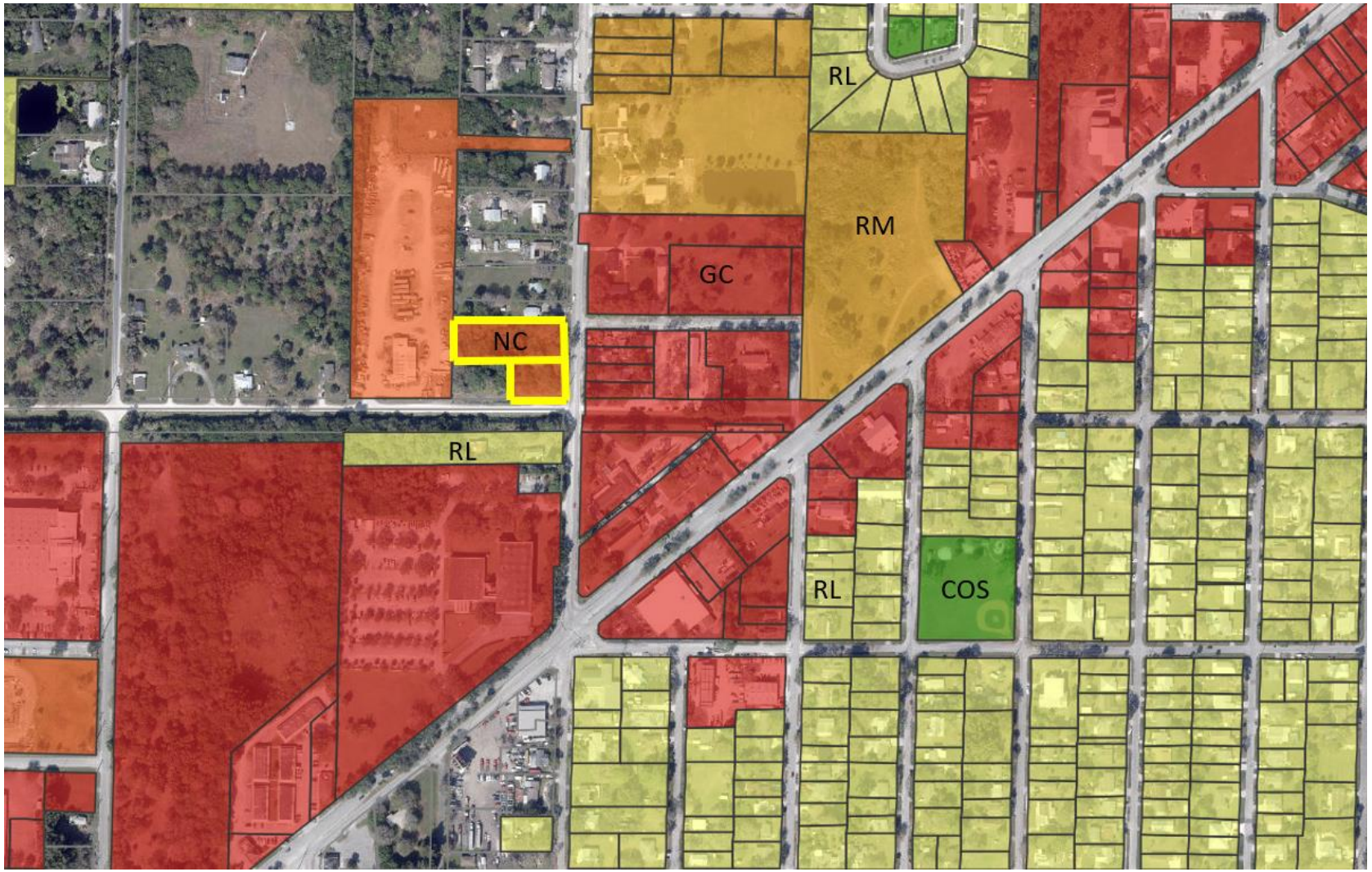


SITE AREA= 1.31 +/- Acres

1503 S. 33RD STREET – FLUMA

# EXISTING FUTURE LAND USE

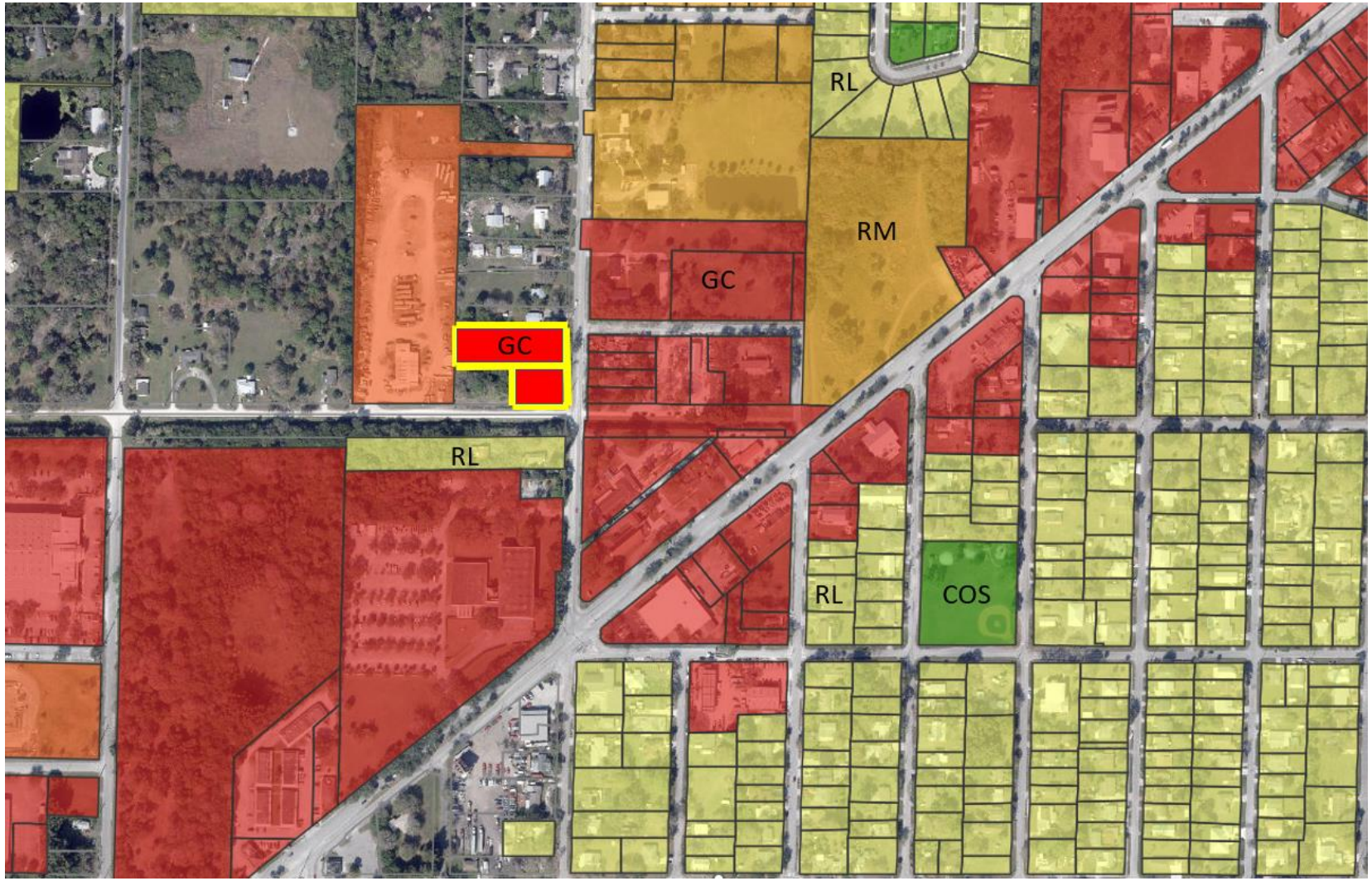
Current FLU NC (Neighborhood Commercial)




1503 S. 33RD STREET – FLUMA

# PROPOSED FUTURE LAND USE

Proposed FLU GC (General Commercial)




1503 S. 33RD STREET – FLUMA

## PLANNING BOARD'S DECISSION

At their January 9th, 2023 meeting, the Planning Board voted unanimously to approve the Future Land Use Map Amendment request.

## RECOMMENDATION

Staff recommendation is for the City Commission to approve the proposed Future Land Use Map Amendment.

## ALTERNATIVE RECOMMENDATION

1. Recommend Approval with conditions.

or

2. Recommend Disapproval.

# CITY OF FORT PIERCE

## PLANNING BOARD

January 9th, 2022

## 33rd St FUTURE LAND USE MAP AMENDMENT (2 PARCELS)

**APPLICANT**

REDTAIL DG. Tod Mowery

**PROPERTY OWNER(S)**

J T J Entreprises Inc.

**PARCEL ID #(S):**

2417-601-0008-000-7 & 2417-601-0009-000-4

## SUMMARY

Request for review of an application for a Future Land Use Map Amendment of two (2) parcels of land to change the zoning classification from Neighborhood Commercial to General Commercial.

# SITE LOCATION

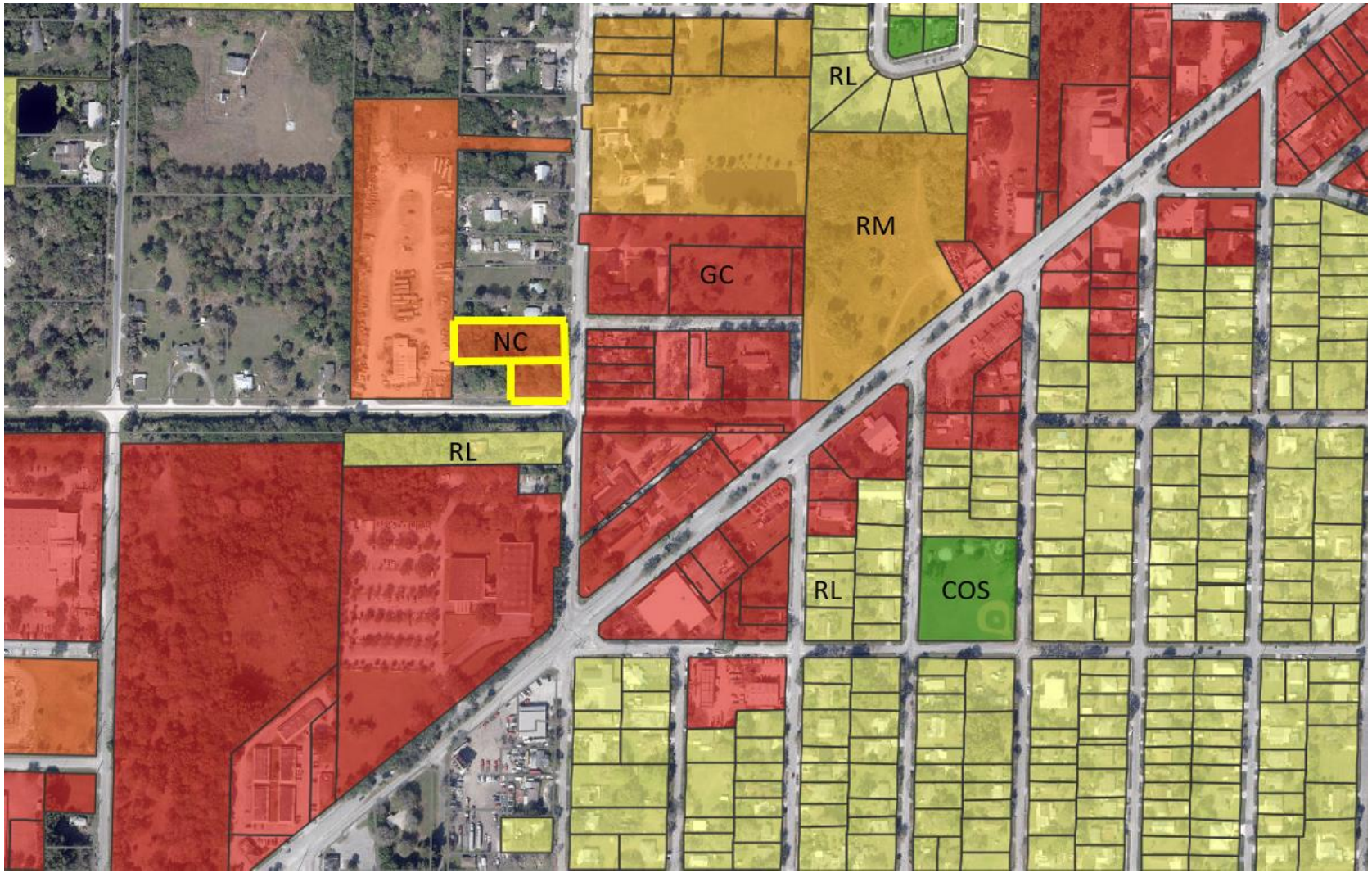


SITE AREA= 1.31 +/- Acres

1503 S. 33RD STREET – FLUMA

# EXISTING FUTURE LAND USE

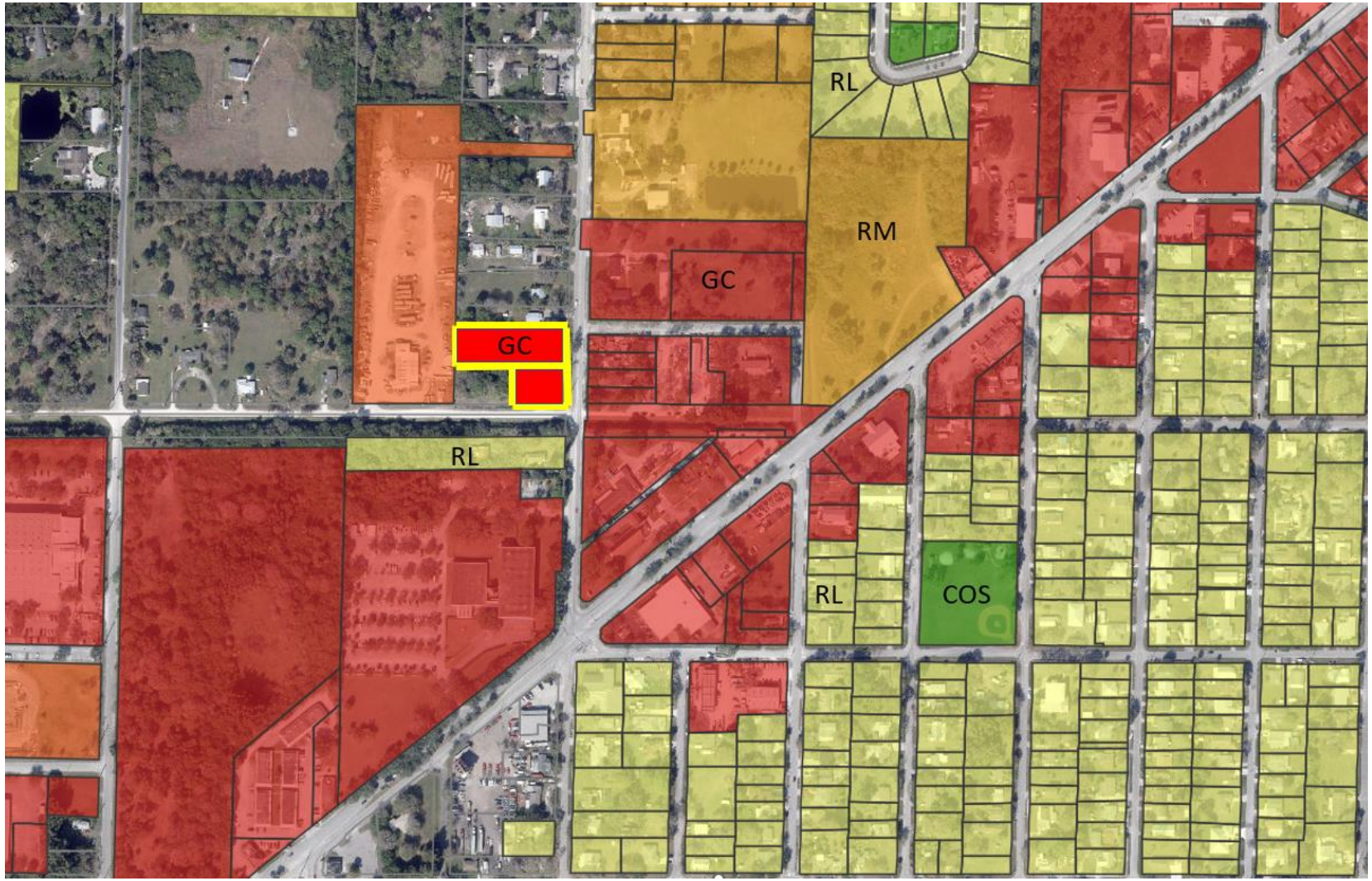
Current FLU NC (Neighborhood Commercial)




1503 S. 33RD STREET – FLUMA

# PROPOSED FUTURE LAND USE

Proposed FLU GC (General Commercial)




1503 S. 33RD STREET – FLUMA

## RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Future Land Use Map Amendment for approval to City Commission.

## ALTERNATIVE RECOMMENDATION

1. Recommend Approval with conditions.

or

2. Recommend Disapproval.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Tod Mowery, AICP
100 S 2ND Street
Fort Pierce, FL 34950

**Subject: Rezoning- 1503 33rd Street – Technical Review Committee Comments for November 17, 2022 TRC Meeting**

**City of Fort Pierce Planning Department**

No comments at this time

**Fort Pierce Engineering Department**

No comments at this time

**Fort Pierce Building Department**

Comments may be forthcoming

**Fort Pierce Police Department**

No comments at this time

**St. Lucie County Planning Department**

Comments may be forthcoming

**St. Lucie County PW/Engineering**

No comments at this time

**City Clerk Office**

Comments may be forthcoming

**Code Enforcement**

Comments may be forthcoming

**Fort Pierce Utilities Authority**

FPUA W/WW Engineering: Approved.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application. No comment.

**St. Lucie County Fire District**

No comments at this time

**Florida Department of Transportation**

Comments may be forthcoming

**St. Lucie County School Board**

No comments at this time

ST. LUCIE NEWS TRIBUNE
ATTN: Display Advertising

Run Once: Wednesday December 28th, 2022

NO LESS THAN 2 COLUMNS WIDE BY 10 INCHES LONG. HEADLINE SHALL BE IN A TYPE NO SMALLER THAT 18 POINT. DO NOT PLACE IN THAT PORTION OF THE NEWSPAPER WHERE LEGAL NOTICES AND CLASSIFIED ADS APPEAR.

Send Proof of Publication to: Fort Pierce Planning Department and Alicia Rosenthal, Planning and Development Organizer

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**PUBLIC NOTICE**
**CITY OF FORT PIERCE**
**LOCAL PLANNING AGENCY**

NOTICE IS HEREBY GIVEN, pursuant to Sections 163.3174(4)(a) and 163.3184(a), F.S., the Planning Board, as the Local Planning Agency, of the City of Fort Pierce will hold a public hearing on Monday, January 9th, 2022, at 2:00 P.M., in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida. The public hearing will be on an application submitted by the representative, Redtail Design Group, for a Future Land Use Map Amendment of two (2) parcels of land to change the future land use designations from Neighborhood Commercial (NC) to General Commercial (GC). Said parcels are generally located at or near 1503 33rd Street, Fort Pierce.

The legal description of the parcels are as follows:

**PARCEL ID: 2417-601-0008-000-7 & 2417-601-0009-000-4**

VAN DUYN GARDENS-AS UNRECORDED PLAT OF SECTION 17-35-40 LOT 6-LESS N 52.5 FT- AND LOT 7-LESS S 110 FT- (0.85 AC)

VANDUYN GARDENS-AN UNRECORDED PLAT-OF SECTION 17-35-40 E 150 FT OF S 110 FT OF LOT 7 (0.38 AC)

**Display Map of Subject Property**
****Insert Map Here ****

Interested parties may appear at the Local Planning Agency meeting and be heard with respect to the proposed amendment. A copy of the proposed amendment will be made available for inspection by the public at the City of Fort Pierce Planning Department, City Hall, 100 North US Highway 1.

Any person seeking to appeal the decision of the Local Planning Agency of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of proceedings is made including the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

Dated this 28th day of December 2022.

Frank Creyaufmiller, Chairman
Local Planning Agency
City of Fort Pierce, Florida

---

Ryan Altizer, Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# Application for Zoning Atlas Map Amendment

**Application submission shall include the following:**

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

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

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

**In addition to a complete application, packets shall include:**

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

**1.** Property Address/Location: _____

**2.** Property Tax ID(s): _____

**3.** Total Acreage:_____

**4.** Existing Future Land Use Designation: _____

**5.** Existing Zoning Classification: _____

**6.** Proposed Zoning Classification: _____

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

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

_____

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

**10.** The reason for making this request: _____

_____

## 11. CAPACITY ANALYSIS

### I. Site Data:

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | | | |
| **South** | | | |
| **East** | | | |
| **West** | | | |

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

### II. Public Facilities Information:

| **A. Potable Water:** | |
|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand)<br>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<br>(du x 2.6= persons x 100 gpd = demand)<br>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** | |

## III. Transportation Analysis

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

**12.** Name of Owner(s): _____
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 Date

Address State Zip

Phone Fax E-mail Address

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

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ____ day of _____, 20_____, by _____ who is personally known to me or has produced _____as ident

_____
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: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

# 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 aces ("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<br>Residential: Dwelling Units per Acre<br>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)<br>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)<br>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:**<br>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

Date

Address State Zip

Phone Fax E-mail Address

**16. Property Owners Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(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.

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ who is personally known to me or has produced _____as identification.

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: _____

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

## Property Identification

Site Address: 1503 S 33rd ST
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-601-0008-000-7
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 26980
Map ID: 24/17N
Zoning: Neighborho

## Ownership

J T J Enterprises Inc

PO Box 880926
Port St Lucie, FL 34988

## Legal Description

VAN DUYN GARDENS-AS UNRECORDED PLAT OF SECTION 17-35-40 LOT 6-LESS N 52.5 FT- AND LOT 7-LESS S 110 FT- (0.85 AC)



## Current Values

| | |
|---|---|
| Just/Market Value: | $37,000 |
| Assessed Value: | $37,000 |
| Exemptions: | $0 |
| Taxable Value: | $37,000 |

**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): | 0.85 |
| Land Size (SF): | 37,026 |

## Building Design Wind Speed

| Occupancy Category | I | II | III |
|---|---|---|---|
| Speed | 140 | 150 | 160 |

Sources/links:

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| Jun 28, 2022 | 4849 / 2630 | 0205 | WD | Haagenson (TR) Roger D | $118,000 |
| Mar 17, 2021 | 4573 / 2914 | 0318 | CT | Kelly Darrian | $100 |
| Nov 16, 2005 | 2427 / 0042 | XX02 | WD | Baker Boguslawa | $97,900 |
| Mar 17, 2004 | 1924 / 2482 | XX01 | PR | Baker (EST) Stewart | $100 |
| May 4, 1991 | 0741 / 0338 | XX01 | WD | Baker Stewart | $100 |

## Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

| | | |
|---|---|---|
| View: | Roof Cover: | Roof Structure: |
| Building Type: | Year Built: N/A | Frame: |
| Grade: | Effective Year: N/A | Primary Wall: |

| | | |
|---|---|---|
| Story Height: | No. Units: 0 | Secondary Wall: |

Interior Data

| | | |
|---|---|---|
| Bedrooms: 0 | Electric: | Primary Int Wall: |
| Full Baths: 0 | Heat Type: | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Heat Fuel: | Primary Floors: |
| A/C %: 0% | Heated %: N/A% | Sprinkled %: 0% |



Image or Sketch unavailable for display

## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $0 |
| Land: | $37,000 |
| Just/Market: | $37,000 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $0 |
| Assessed: | $37,000 |
| Exemption(s): | $0 |
| Taxable: | $37,000 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2006 | 0041 | 2.5 | Fort Pierce Stormwater Charge | $172.50 |

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 0.85 | North St. Lucie Water Management District | $25.00 |

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

## Historical Values

| Year | Just/Market | Assessed | Exemptions | Taxable |
|---|---|---|---|---|
| 2021 | $37,000 | $37,000 | $0 | $37,000 |
| 2020 | $37,000 | $37,000 | $0 | $37,000 |
| 2019 | $37,000 | $37,000 | $0 | $37,000 |
| 2018 | $37,000 | $37,000 | $0 | $37,000 |

## Permits

| Number | Issue Date | Description | Amount | Fee |
|---|---|---|---|---|
| C22-070568 | Jul 19, 2002 | Demolition | $2,400 | $77 |

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: S 33rd ST
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-601-0009-000-4
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 26981
Map ID: 24/17N
Zoning: Neighborho

## Ownership

J T J Enterprises Inc

PO Box 880926
Port St Lucie, FL 34988

## Legal Description

VAN DUYN GARDENS-AN UNRECORDED PLAT-OF SECTION 17-35-40 E 150 FT OF S 110 FT OF LOT 7 (0.38 AC)



## Current Values

| | |
|---|---|
| Just/Market Value: | $22,300 |
| Assessed Value: | $22,300 |
| Exemptions: | $0 |
| Taxable Value: | $22,300 |

**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): | 0.38 |
| Land Size (SF): | 16,552.8 |

## Building Design Wind Speed

| Occupancy Category | I | II | III |
|---|---|---|---|
| Speed | 140 | 150 | 160 |

Sources/links:

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| Jun 28, 2022 | 4849 / 2630 | 0205 | WD | Haagenson (TR) Roger D | $118,000 |
| Mar 17, 2021 | 4573 / 2914 | 0318 | CT | Kelly Darrian | $100 |
| Nov 16, 2005 | 2427 / 0042 | XX02 | WD | Baker Boguslawa | $97,900 |
| Mar 17, 2004 | 1924 / 2480 | XX01 | PR | Baker (EST) Stewart | $100 |
| May 4, 1991 | 0741 / 0340 | XX01 | WD | Baker Stewart | $100 |

## Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

| | | |
|---|---|---|
| View: | Roof Cover: | Roof Structure: |
| Building Type: | Year Built: N/A | Frame: |
| Grade: | Effective Year: N/A | Primary Wall: |

| | | |
|---|---|---|
| Story Height: | No. Units: 0 | Secondary Wall: |

Interior Data

| | | |
|---|---|---|
| Bedrooms: 0 | Electric: | Primary Int Wall: |
| Full Baths: 0 | Heat Type: | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Heat Fuel: | Primary Floors: |
| A/C %: 0% | Heated %: N/A% | Sprinkled %: 0% |



Image or Sketch unavailable for display

## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $0 |
| Land: | $22,300 |
| Just/Market: | $22,300 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $0 |
| Assessed: | $22,300 |
| Exemption(s): | $0 |
| Taxable: | $22,300 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2006 | 0041 | 1 | Fort Pierce Stormwater Charge | $69.00 |

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 0.38 | North St. Lucie Water Management District | $25.00 |

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

## Historical Values

| Year | Just/Market | Assessed | Exemptions | Taxable |
|---|---|---|---|---|
| 2021 | $22,300 | $22,300 | $0 | $22,300 |
| 2020 | $22,300 | $22,300 | $0 | $22,300 |
| 2019 | $22,300 | $22,300 | $0 | $22,300 |
| 2018 | $22,300 | $22,300 | $0 | $22,300 |

## 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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J T J Enterprises Inc
PO Box 880926
Port St Lucie, FL 34988

## OWNER CONSENT FORM

---

Project Name: 33rd Street Rezoning and FLUMA

Parcel ID: 2417-601-0008-000-7 & 2417-601-0009-000-4 Address: 1503 33rd Street & TBD

BEFORE ME THIS DAY PERSONALLY APPEARED _____, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us 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 plat, site plan, construction plans, and other related development items for this parcel.

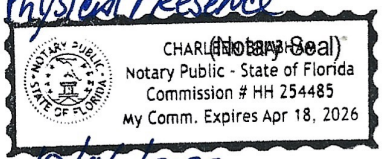
FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 6 day of October, 2022, by Patricia Sola (Name of Person Acknowledging) who is personally known to me or who has produced Driver License (type of identification) as identification and who did (did not) take an oath.

Charleen Bradham
Notary Signature

Charleen Bradham
Printed Name of Notary

Produced Driver License
Physical Presence



(Notary Seal)

10/06/2022

04-18-2026
My commission expires

Owner's Signature

Patricia Sosa
Owner's Name

1137 SW Addie St
Street Address

Port Saint Lucie, FL 34983
City, State, Zip

772-985-7623 / pattysu4e@yahoo.com
Telephone / Email

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
# CAPACITY ANALYSIS

## I. Site Data:

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | | | |
| **South** | | | |
| **East** | | | |
| **West** | | | |

| | Future Land Use | Zoning Classification | Maximum Intensity<br>Residential: Dwelling Units per Acre<br>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)<br>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)<br>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 Demand** | | |
| ****Proposed Zoning/FLU Enrollment Demand** | | |
| ****Change in Demand** | | |

| **E. Solid Waste: Residential (**2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units) | |
|---|---|
| **Demand Analysis** | Maximum |
| **Current Zoning/FLU** | |
| ****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)

| | |
|---|---|
| **Impact** | |

## III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

| **G. Transportation Analysis: Complete ITE Trip Generation Data Form**<br>Most recent ITE Code for use; HCM Roadway Capacity | | |
|---|---|---|
| | **AADT** | **AM/PM Peak Hour Trips** |
| **Demand Analysis** | Maximum | Maximum |
| **Current Zoning/FLU** | | |
| ****Proposed Zoning/FLU** | | |
| ***Change in Demand** | Trips | Trips |
| **Impact to Capacity** | | |

## IV. Project Description

| **PHASING** |
|---|
| Is this project (phase) part of a larger project? [ ] Yes [ ] No |
| |
| If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date. |
| Total Project: Residential Units: Single Family: Multifamily: |
| Non-residential (square footage): |
| Mixed-use (describe use): |
| (If this is a single phase project, name it Phase I – Total) |

**RESIDENTIAL DATA**

| **Type** | **Phase** | **Number of Units** | **Acres** | **Expected beginning date** | **Expected completion date** |
|---|---|---|---|---|---|
| Single-family, detached | | | | | |
| Single-family, attached | | | | | |
| Multi-family | | | | | |
| Other (specify) | | | | | |

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

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

October 10, 2022 Via Email

City of Fort Pierce Planning
100 North US Highway 1
Fort Pierce, FL 34950

**RE: 33rd Street Rezoning & FLUMA**

Dear Planning Staff,

We are pleased to present the City of Fort Pierce with applications for Zoning Atlas Map Amendment and Future Land Use Map Amendment (Small Scale) for two (2) properties (approx. 1.34 acres). The parcel IDs are 2417-601-0008-000-7 and 2417-601-0009-000-4. The current Zoning is C-2, Neighborhood Commercial and the Future Land Use is NC, Neighborhood Commercial. The application would like the rezone the property to C-3, General Commercial and change the Future Land Use to GC, General Commercial.

The properties to the east have the same Zoning and Future Land Use that is being requested by the applicant as well as other parcels in the immediate area. While the property to the west has a Zoning of C-2 and Future Land Use of Neighborhood Commercial, that property's use is Heavy Commercial or Light Industrial in nature making this request consistent with how the area is developing.

We look forward to your assistance and response.

Sincerely,

Thank you,
Tod Mowery
Tod Mowery, AICP
President

**Redtail DG**
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

**Project name:** 1503 S. 33rd Street
**Date:** 09/25/2022

# ENVIRONMENTAL STUDY

Being the pre-development orders, the proposed Zoning Atlas Map Amendment and the Future Land Use Map amendment do not have information required to calculate the environmental impact.

The Environmental Impact Report (EIR) must be provided with a development order (minor or major site plan).

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Fort Pierce, Florida 34950
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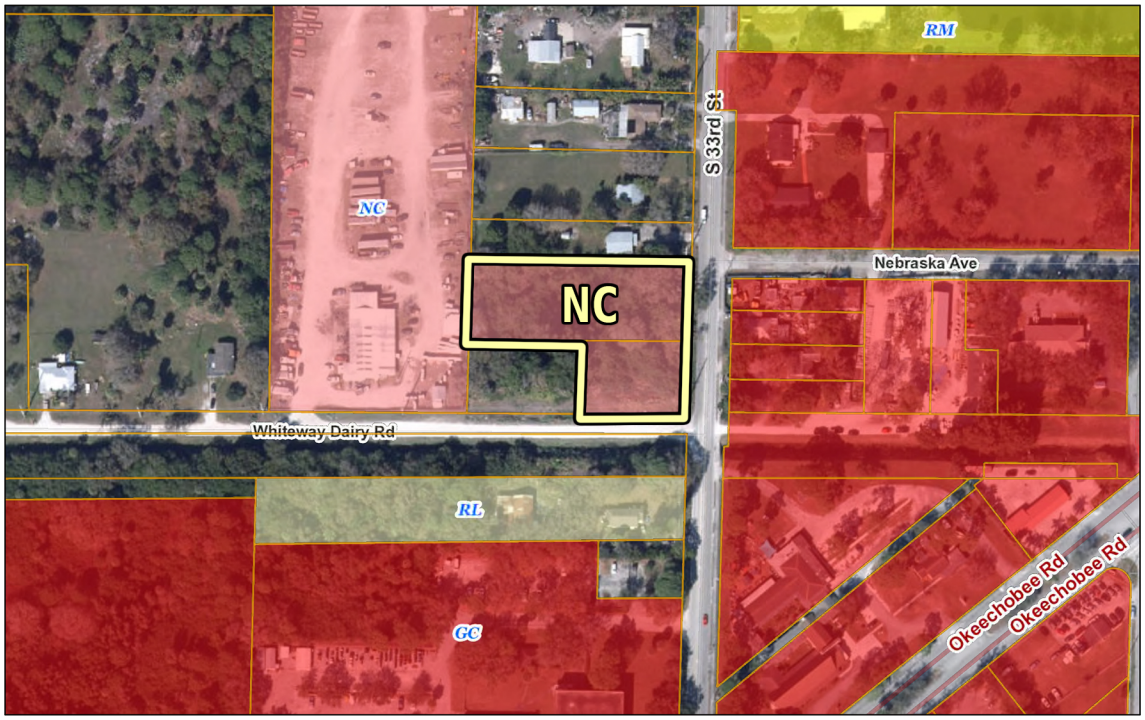
www.redtaildg.com
vlada@redtaildg.com

# FUTURE LAND USE (FLU) MAP AMENDMENT

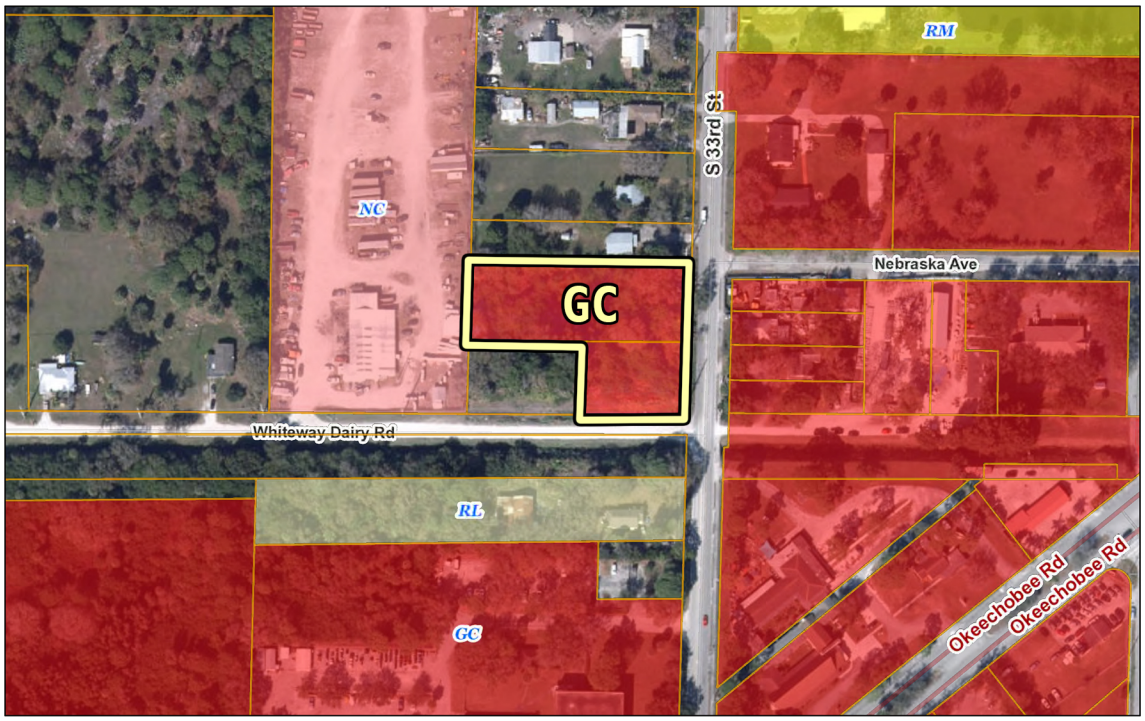
**Project name:** 1503 S 33RD STREET
**Date:** 22/09/22
**Parcel ID:** 2417-601-0008-000-7, 2417-601-0009-000-4




## EXISTING FLU

**NC**
Neighborhood Commercial
1.347 ac

Parcel
Project Boundary
1:2,257
0 90 180 360 ft
0 25 50 100 m
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),




## PROPOSED FLU

**GC**
General Commercial
1.347 ac

Parcel
Project Boundary
1:2,257
0 90 180 360 ft
0 25 50 100 m
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

**Redtail DG**
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vlada@redtaildg.com

**Project name:** 1503 S. 33rd Street
**Date:** 09/25/2022

# DRAINAGE ANALYSIS

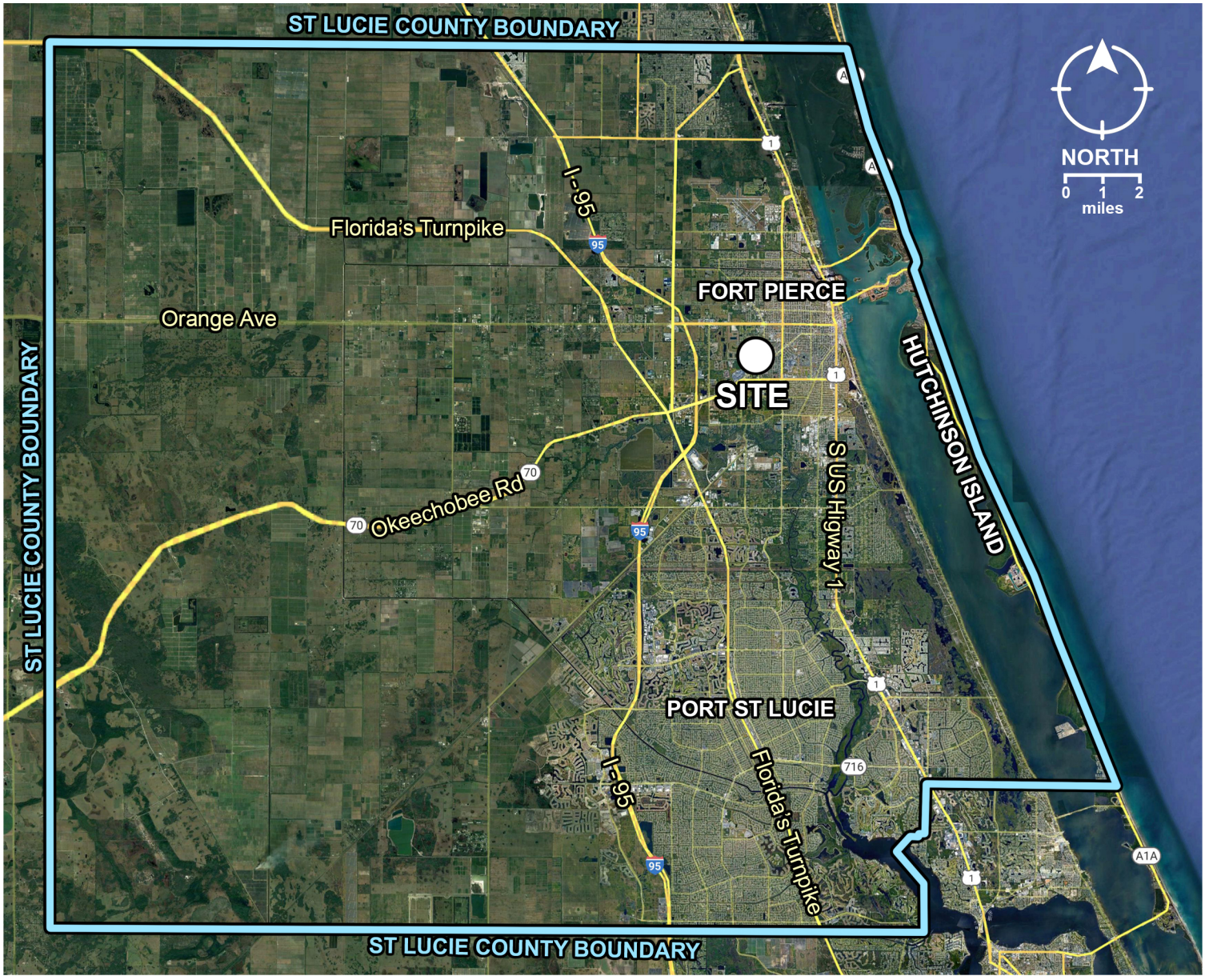
Due to the fact that they are pre-development orders, the Future Land Use Map Amendment and the Zoning Atlas Map Amendment lack the data necessary to determine the impact (wet retention/detention basin areas, flood routing calculations, off-site discharge, etc.) as well as the data necessary to verify that the design criteria have been met (roadway elevation, site perimeter elevations, building floor elevations and similar).

Any future development order (minor or major site plan) will be accompanied with a drainage analysis.

**Redtail DG**
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

# LOCATION

**Project name:** **1503** S 33RD STREET
**Date:** 22/09/22
**Parcel ID:** 2417-601-0008-000-7, 2417-601-0009-000-4
**Address:** 1503 S 33rd ST,
Fort Pierce, Florida
**Acreage:** 1.347
**Description:** At the northwest corner of S. 33rd Street and Whiteway Dairy Street, Section 17, Township 35S, Range 40E.



File #:

Order #: 186422

**LEGAL DESCRIPTION OF:** 1503 S 33RF. ST., FT. PIERCE , FLORIDA, 34947

FROM THE INTERIOR 1/4 CORNER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, MEASURE NORTH ALONG SAID 1/4 LINE, 158 FEET, THENCE WEST PARALLEL WITH THE EAST-WEST 1/4 LINE 30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST 310 FEET; THENCE NORTH, PARALLEL WITH THE NORTH-SOUTH 1/4 LINE 120 FEET; THENCE EAST PARALLEL WITH THE SOUTH SIDE 310 FEET TO A POINT 30 FEET WEST OF THE NORTH-SOUTH 1/4 LINE; THENCE SOUTH, PARALLEL WITH THE NORTH-SOUTH 1/4 LINE, 120 FEET TO THE POINT OF BEGINNING; THE SAME BEING A PART OF LOT 6 OF THE UNRECORDED PLAT OF VAN DUYN GARDENS, LESS THE NORTH 52.5 FEET THEREOF, AND BEING THE PREMISES SITUATE AT 1503 SOUTH 33RD STREET, ST. LUCIE COUNTY, FLORIDA.

**CERTIFIED TO:**
PATRICIA SOLA

**FLOOD ZONE:**
12111C0186J
ZONE: X
EFF: 02/16/2012

**SURVEY NOTES:**
- NO NOTABLE CONDITIONS FOUND.

*LEGEND*

| | |
|---|---|
| A/C | -AIR CONDITIONER |
| WM | -WATER METER |
| AL | - ARC LENGTH |
| (C) | -CALCULATED |
| (M) | -MEASURED |
| P.O.B. | -POINT OF BEGINNING |
| P.O.C. | -POINT OF COMMENCEMENT |
| & | -AND |
| P.B. | -PLAT BOOK |
| PG | -PAGE |
| U.E. | -UTILITY EASEMENT |
| D.E. | -DRAINAGE EASEMENT |
| P.U.E. | - PUBLIC UTILITY EASEMENT |
| L.A.E. | -LIMITED ACCESS EASEMENT |
| L.M.E. | -LAKE MAINTENANCE EASEMENT |
| O.H.E | -OVERHEAD EASEMENT |
| R | -RADIUS |
| (R) | -RECORD |
| O.R.B. | -OFFICIAL RECORDS BOOK |
| Sq.Ft. | -SQUARE FEET |
| Ac. | -ACRES |
| DB | -DEED BOOK |
| (D) | -DEED |
| (P) | -PLAT |
| EOW | -EDGE OF WATER |
| TOB | -TOP OF BANK |
| OHL | -OVERHEAD LINE |
| C/O | -CLEAN OUT |
| ELEV | -ELEVATION |
| FF | -FINISHED FLOOR |
| LS | -LICENSED SURVEYOR |
| LB | -LICENSED BUSINESS |
| PSM | -PROFESSIONAL SURVEYOR & MAPPER |
| —x— | -FENCE |
| # | -NUMBER |
| ± | -PLUS OR MINUS |
| | -ASPHALT |
| | -CONCRETE |
| | -PAVER/BRINCK |
| | -WOOD |
| | -LIGHT POLE |
| W | -WELL |
| | -WATER VALVE |
| | -CENTER LINE |
| | -CATCH BASIN |
| | -FIRE HYDRANT |
| | -UTILITY POLE |
| | -MANHOLE |
| XXX | -ELEVATION |

*SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING.*

GENERAL NOTES:
1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED. 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE. 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988). 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

**LB 8111**
info@NexGenSurveying.com

**561-508-6272**
1421 Oglethorpe Rd
West Palm Beach
FL 33405

# 1503 SOUTH 33rd STREET, FT. PIERCE, FL. 34947

SCALE:1"=50'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)

| LINE TABLE | | |
|---|---|---|
| | BEARING | LENGTH |
| L1 | N01° 23' 00"E | 158.00' |
| L2 | S89° 57' 00"W | 30.00' |
| L3 | N01° 23' 00"E | 48.00' |
| L4 | S89° 57' 00"W | 30.00' |

REMAINDER OF SECTION 17,
TOWNSHIP 35 S, RANGE 40 E
(NOT INCLUDED)

FOUND 4"X4" CONCRETE MONUMENT

105.00'(D)

BASIS OF BEARINGS

52.50'(D)

WM

FOUND 4"X4" CONCRETE MONUMENT

SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

N89° 57' 00"E 310.00' (D)

30.0'

N01° 23' 00"E 120.00' (D)

PARCEL 1
PORTION
OF SECTION 17,
TOWNSHIP 35 S,
RANGE 40 E
(INCLUDED)

VACANT LOT
# 1503
TOTAL AREA:
58683.20 SQ.FT.

120.0'

S01° 23' 00"W 230.00' (D)

SOUTH 33rd STREET

ASPHALT ROADWAY / 60' RIGHT-OF-WAY
REMAINDER OF SECTION 17,
TOWNSHIP 35 S, RANGE 40 E (NOT INCLUDED)

150.0'

PLATTED LOT LINE

P.O.B.1

L2(D)

SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

S89° 57' 00"W 160.00' (D)

SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

L1(D)

REMAINDER
OF SECTION 17,
TOWNSHIP 35 S,
RANGE 40 E
(NOT INCLUDED)

S01° 23' 00"W 110.00' (D)

PARCEL 2
PORTION
OF SECTION 17,
TOWNSHIP 35 S,
RANGE 40 E
(INCLUDED)

110.0'

L4(D)

P.O.C.
THE
CENTER
POINT
OF
SECTION
(17-35S-40E)

SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

S89° 57' 00"W 150.00' (D)

P.O.B. 2 SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

L3(D)

WHITEWAY DAIRY RD
DIRT ROADWAY

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

*SHEET 1 OF 2 (SKETCH OF SURVEY)* - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

**The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper**

Date of Field Work : 06-12-2022
Drawn By: Oleg
Order #: 186422
Last Revision Date: None
Boundary Survey prepared by: LB8111
NexGen Surveying, LLC
561-508-6272
1421 Oglethorpe Rd
West Palm Beach, FL 33405

NEXGEN SURVEYING, LLC.

THIS SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CLYDE O. MCNEAL PSM 2883 ON 06-15-2022 STATE OF FLORIDA Professional Surveyor and Mapper

**Redtail DG**
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

**Project name:** 1503 S. 33rd Street
**Date:** 09/27/2022

# TRANSPORTATION DEMAND ANALYSIS
## ZONING ATLAS MAP AMENDMENT, FUTURE LAND USE MAP AMENDMENT, AND CAPACITY ANALYSIS

The following analysis was made to determine the level of impact of the proposed Zoning Atlas Map and Future Land Use Map Amendments on the traffic in terms of trip generation. The method of the maximum demand will be used to find the amount of newly generated Average Annual Daily Traffic (AADT) and AM/PM Peak Hour Trips, as requested on the Capacity Analysis, the Zoning Atlas Map Amendment and Future Land Use Map Amendment application forms.

**DESCRIPTION**

The site is located in the City of Fort Pierce within St. Lucie County on Florida (Figure 1,), at the northwest corner of S. 33rd Street and Whiteway Dairy Road, Section 17, Township 35S, Range 40E. It consists of two parcels, with Parcel IDs: 2417-601-0008-000-7 and 2417-601-0009-000-4. The total site area is 1.347 acres and both parcels have Primary Land Use 1000 - vacant commercial.

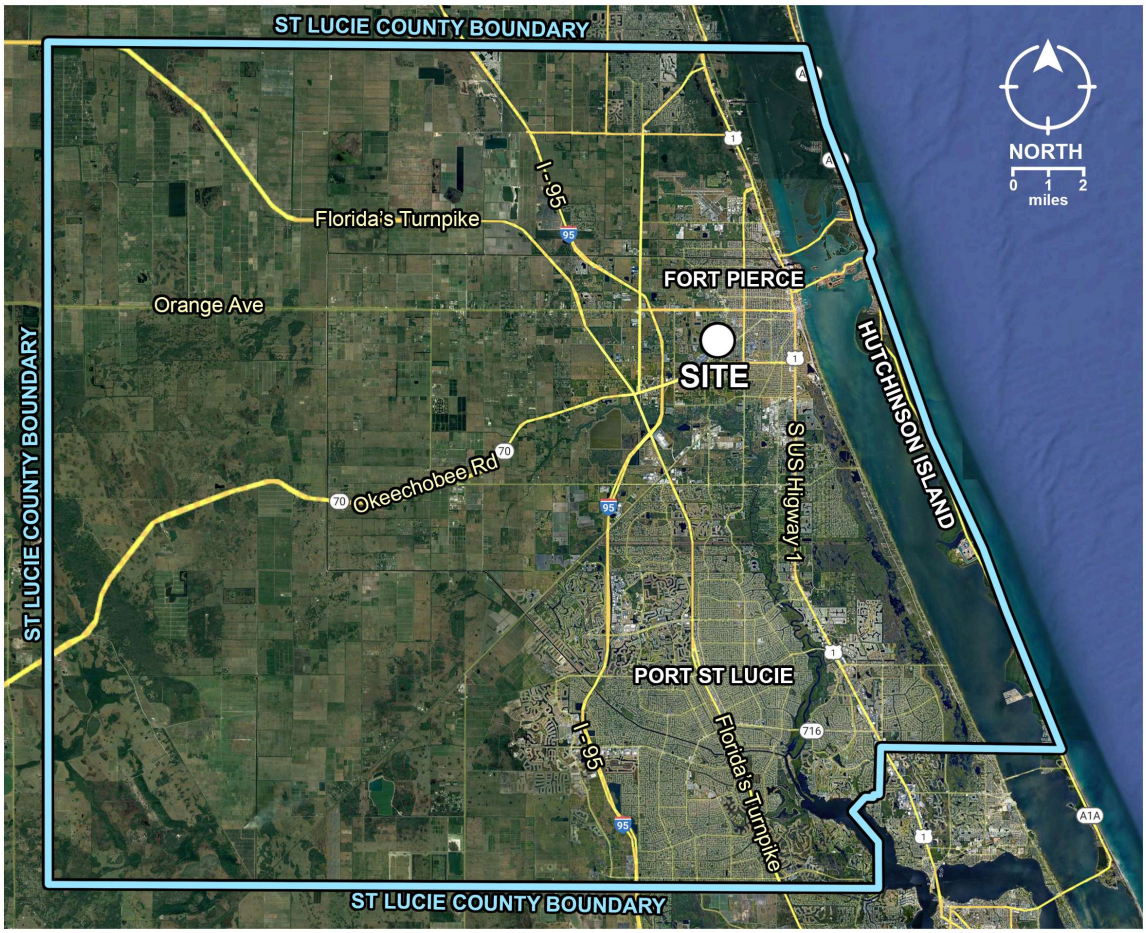



Figure 1. Location

In the near vicinity of the site, there are major roadways, such as Okechobee Road to the south (distance 0.12 miles), Hartman Road to the east (distance 0.42 miles) and Orange Avenue to the north (0.94 miles).

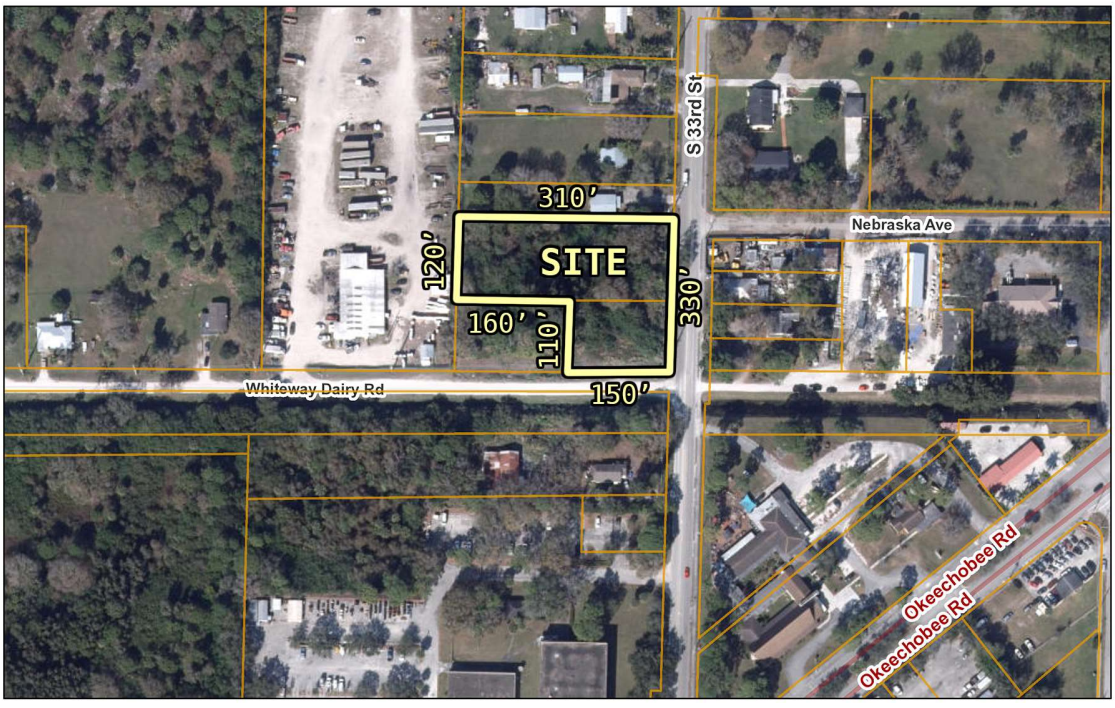
The site is ‘L’ shaped, and has road frontage on S. 33rd Street (330 feet) and Whiteway Dairy Road (150 feet).

S. 33rd Street is a paved 2-lane road with a maximum speed limit of 35 mph. The segment from Okeechobee Road to Delaware Avenue has an Average Annual Daily Traffic (AADT) of 7,000 with Peak Hour Service Capacity of 750. PM Peak Hour volume is 419 and has a “D” level of service. AM Peak Hour volume is 368 and has a “C” level of service. (Exhibit 1.)

Whiteway Dairy Road is a substandard unpaved road.




## VICINITY MAP




## TAX MAP

**PROJECT AREA**

1.347 ac

Figure 2. Vicinity

The existing Future Land Use is Neighborhood Commercial (NC) with a Non-Residential Floor Area Ratio (FAR) of 0.5 and a Residential Density of 10  dwelling units per gross acre ( Residential uses may comprise up to 20% of the total floor area of the NC future land use designation.)

The proposed Future Land Use is General Commercial (GC) with a Non-Residential Floor Area Ratio (FAR) of 1.0 and a Residential Density of 15  dwelling units per gross acre ( Residential uses may comprise up to 20% of the total floor area of the GC future land use designation.)

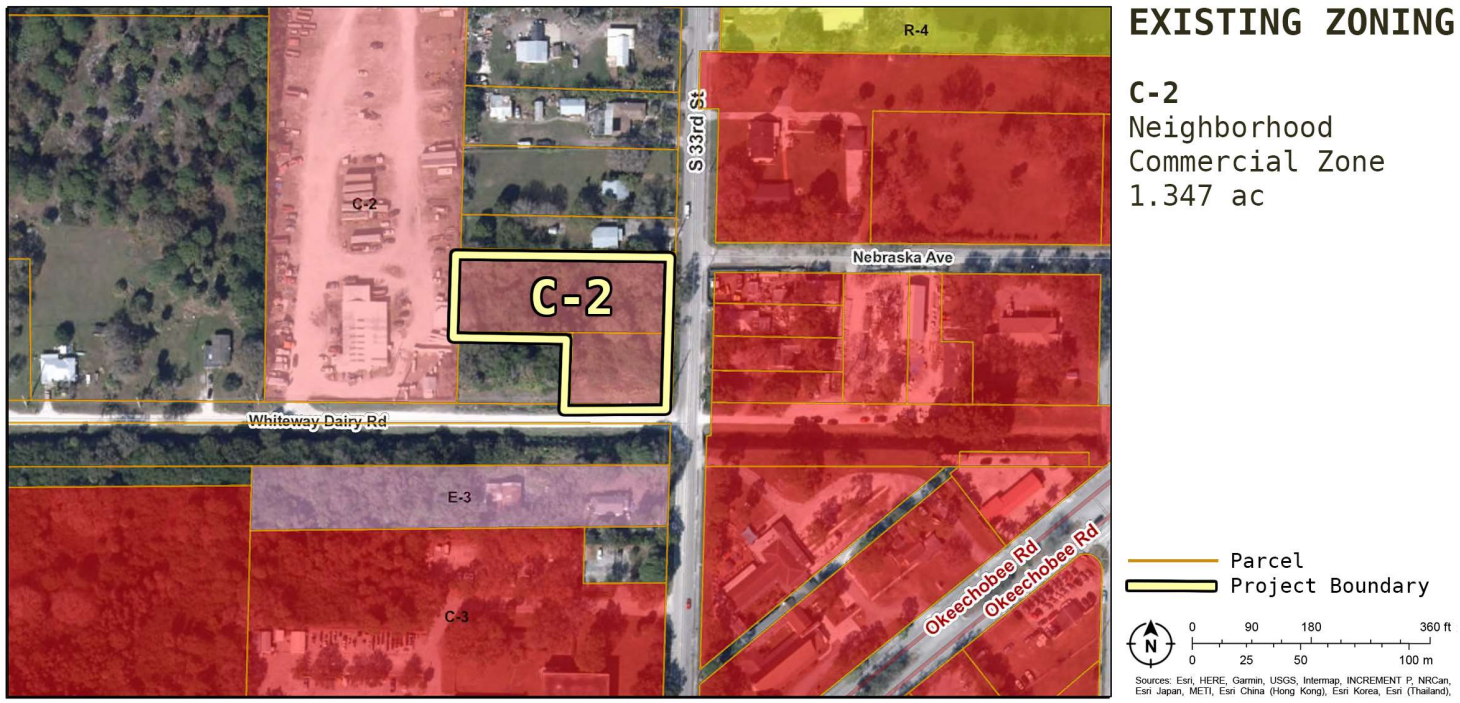
The existing and proposed Future Land Uses are shown in Figure 3.




Figure 3. Future Land Use Map

The existing Zoning district is Neighborhood Commercial (C-2) and the proposed Zoning District is General Commercial (C-3).

The surrounding area is predominantly zoned C-3 which is what this proposal seeks, therefore it is a logical continuation of this commercially zoned area. The properties that abut the north and south sides of the project area are located within unincorporated St. Lucie County and have a zoning of Commercial (COM).The properties that abut the east and west sides of the project area are within the City Limits of the City of Fort Pierce and have commercial zonings of C-3 (same as project proposal) and C-2 respectively.



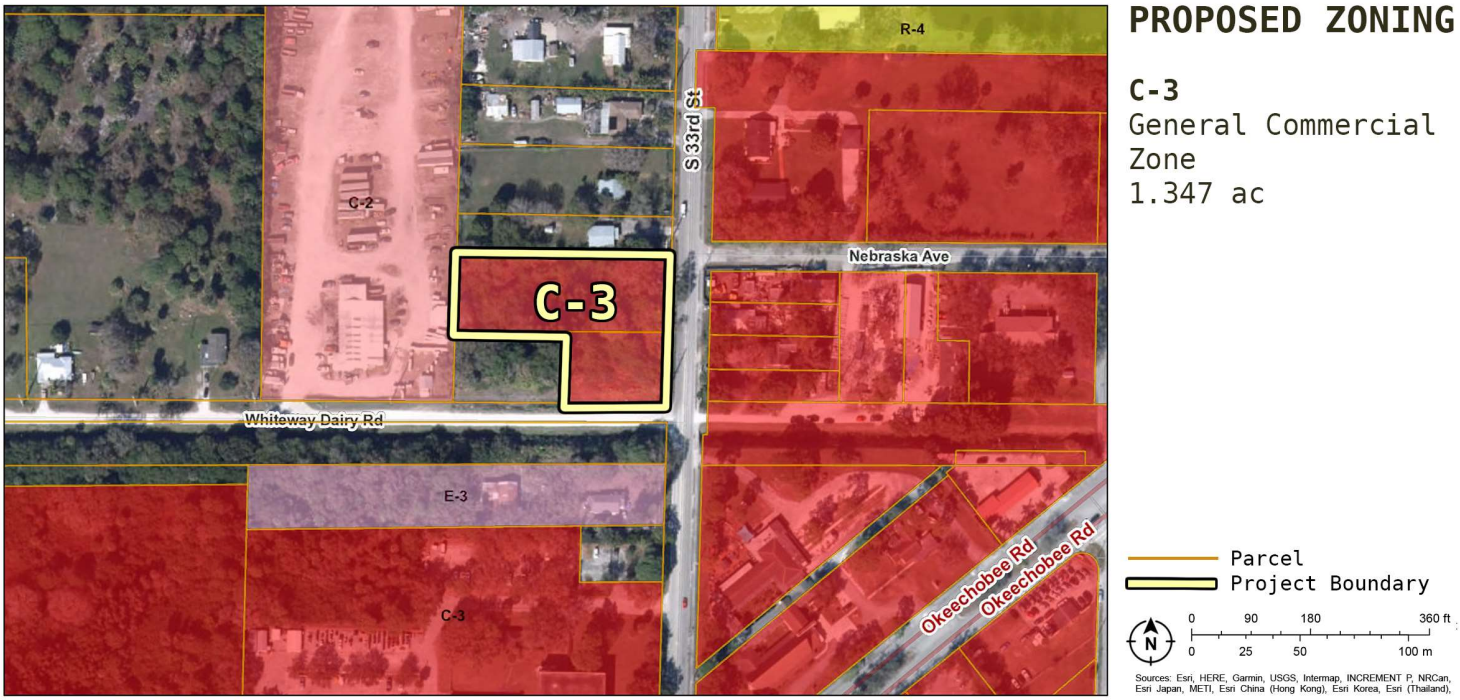




Figure 4. Zoning Map

**TRANSPORTATION ANALYSIS**

**ITE Trip Generation Manual (11th Edition)**

For the purposes of the calculations below, the shopping plaza data will be used as it appears in the latest ITE Trip Generation Manual (11th Edition). Since there are two different shopping plaza options, the one with a supermarket will be used as it generates more traffic and is considered to be the most intense use allowed by right on this property.

LAND USE: Shopping Plaza (40-150K SF) with Supermarket
USE CODE: 821

**VEHICLE TRIP GENERATION PER 1,000 SF GLA (GENERAL URBAN/SUBURBAN AREA)**
**(values in brackets have been calculated)**

| | | | |
|---|---|---|---|
| WEEKDAY AVERAGE RATE: | 94.49 | 50% entering (47.245) | 50% exiting (47.245) |
| WEEKDAY PEAK AM HOUR: | 7.06 | 52% entering (3.67) | 48% exiting (3.39) |
| WEEKDAY PEAK PM HOUR: | 9.72 | 49% entering (4.76) | 51% exiting (4.96) |
| SATURDAY AVERAGE RATE: | 116.15 | 50% entering (58.075) | 50% exiting (58.075) |
| SATURDAY PEAK HOUR: | 9.26 | 51% entering (4.72) | 49% exiting (4.54) |
| SUNDAY AVERAGE RATE: | 84.87 | 50% entering (42.435) | 50% exiting (42.435) |
| SUNDAY PEAK HOUR: | 7.59 | 49% entering (3.72) | 51% exiting (3.87) |

Since the ITE manual does not have the AM and PM peak hours listed for the land use 821 for Saturdays and Sundays, the peak hours volumes will be used for both AM and PM for Saturdays and Sundays. For calculating the Average Annual Daily Traffic and the Peak AM and PM hours, the following formulas will be used:

AADT = (5 x Weekday average rate + Saturday average rate + Sunday average rate)/7
Peak AM = (5 x Weekday peak AM hour + Saturday peak hour + Sunday peak hour)/7
Peak PM = (5 x Weekday peak PM hour + Saturday peak hour + Sunday peak hour)/7

which gives the following results:

| | | | |
|---|---|---|---|
| AADT: | 96.21 | 50% entering (48.105) | 50% exiting (48.105) |
| PEAK AM HOUR: | 7.45 | 51% entering (3.83) | 49% exiting (3.62) |
| PEAK PM HOUR: | 9.35 | 49% entering (4.61) | 51% exiting (4.74) |

**EXISTING FLU** - Neighborhood Commercial (FAR 0.5)
Commercial area, based on FAR of 0.5 per the Future Land Use, is 29,341.60 SF.
The pass-by rate for the shopping plaza is 40% (ITE Trip Generation Manual 11th edition)

| | | | |
|---|---|---|---|
| AADT: | 1,694 | 50% entering (847) | 50% exiting (847) |
| PEAK AM HOUR: | 131 | 51% entering (65) | 49% exiting (65) |
| PEAK PM HOUR: | 165 | 49% entering (82) | 51% exiting (83) |

**PROPOSED FLU** - General Commercial (FAR 0.5)
Commercial area, based on FAR of 0.5 per the Future Land Use, is 58,683.20 SF.
The pass-by rate for the shopping plaza is 40% (ITE Trip Generation Manual 11th edition)

| | | | |
|---|---|---|---|
| AADT: | 3,388 | 50% entering (1,694) | 50% exiting (1,694) |
| PEAK AM HOUR: | 262 | 51% entering (131) | 49% exiting (131) |
| PEAK PM HOUR: | 330 | 49% entering (164) | 51% exiting (166) |

**CONCLUSION**

In the case of the proposed Zoning Atlas Map Amendment and Future Land Use Map Amendment where the 1.347 acres of land would change the Future Land Use from the Neighborhood Commercial (NC) to the General Commercial (GC) and the Zoning from Neighborhood Commercial (C-2) to the General Commercial (C-3), the additional traffic would be as follows:

| | | | | | |
|---|---|---|---|---|---|
| AADT: | +1,694 | 50% entering | (+847) | 50% exiting | (+847) |
| PEAK AM HOUR: | +131 | 51% entering | (+66) | 49% exiting | (+65) |
| PEAK PM HOUR: | +165 | 49% entering | (+82) | 51% exiting | (+83) |

Assuming that S. 33rd will take all of the additional trips because Whiteway Dairy Road is not paved, we can see that in the case of AM Peak Hour Trips, the addition of 131 trips to the existing 286 trips would amount to a total of to 417 trips which would be under the 790 trips that are considered peek hour capacity for this request.

The same can be applied to the PM peak hours, since adding an additional 165 trips to the existing 286 would amount to a total of 451 trips that are also under the 790 trips that are considered peek hour capacity for this request.

Additionally, the Peak Hour threshold of LOS C for S. 33rd Street is 660, which is above 417/451 for AM/PM Peak hours.

Based on the calculations above, the requested amendments to both the Zoning Atlas Map and Future Land Use Map **will not have a negative traffic impact** on the road network and the roads will remain at the same level of service (LOS) even under the worst-case-scenario of the maximum allowable intensities.

EXHIBIT 1.

**TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT**
ST. LUCIE TRANSPORTATION PLANNING ORGANIZATION

**Redtail DG**
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

# VICINITY AND TAX MAP

**Project name:** 1503 S 33RD STREET
**Date:** 22-09-22
**Parcel ID:** 2417-601-0008-000-7, 2417-601-0009-000-4

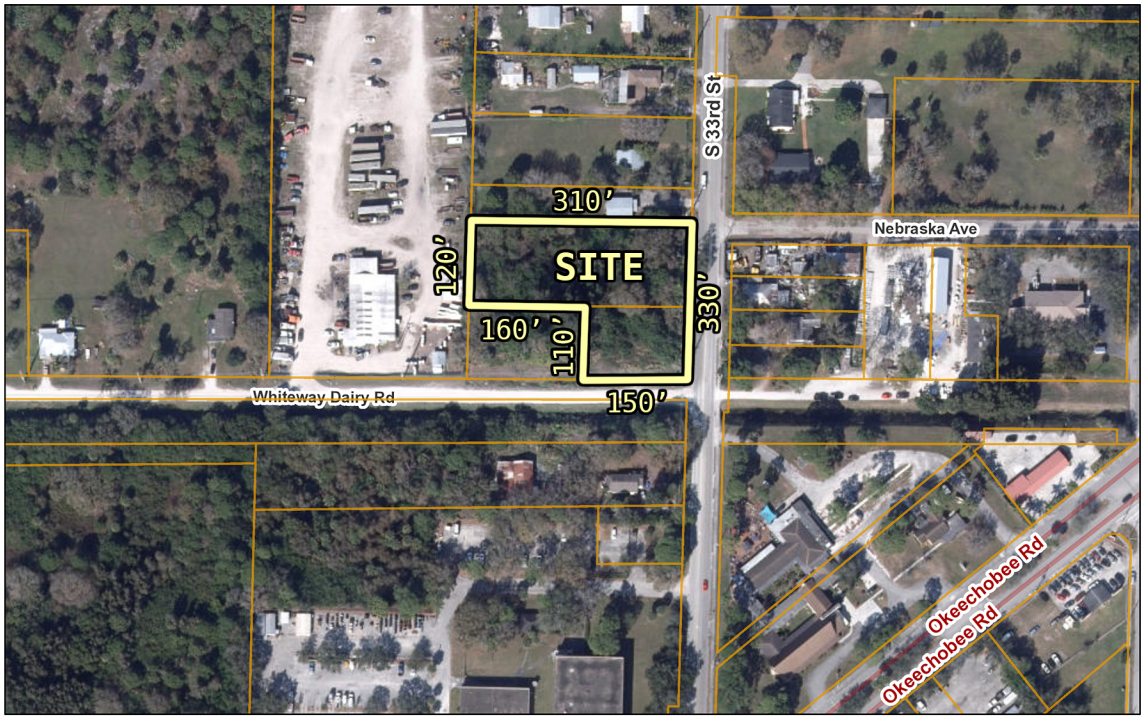
## VICINITY MAP




## TAX MAP

### PROJECT AREA

1.347 ac



MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5061995 OR BOOK 4849 PAGE 2630, Recorded 06/28/2022 12:44:13 PM Doc Tax: $826.00

Prepared by and return to:
**Bryan J. Haagenson, Esq.**
Haagenson & Haagenson, P.A.
300 SE 19th Street
Fort Lauderdale, FL 33316
954-463-1331
File Number: **21-867.274**

[Space Above This Line For Recording Data]

# Warranty Deed

**This Warranty Deed** made this 28 day of **June, 2022** between **Roger D. Haagenson, Facundo Bacardi and Bryan J. Haagenson as Trustees of the BACARDI FOUNDATION, created under a Declaration of Trust dated May 19, 1992, as amended by a First Amendment dated June 17, 1992 and as amended and restated in whole by Agreement dated August 11, 1993** whose post office address is **300 SE 19th Street, Fort Lauderdale, FL 33316**, grantor, and **J T J Enterprises, Inc., a Florida corporation** whose post office address is **PO Box 880926, Port Saint Lucie, FL 34988**, grantee:

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

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

**SEE EXHIBIT "A' ATTACHED HERETO**

**Parcel Identification Number: 2417-601-0009-000-4 and 2417-601-0008-000/7**

**A/K/A: 1503 S 33rd Street and S 33rd Street, Fort Pierce, FL 34947**

Grantor states that the subject property is not, nor has ever been their homestead, nor is it the homestead of their spouse, and that the subject property is not contiguous to the homestead of the grantor or their spouse.

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

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

Signed, sealed and delivered in our presence:

Witness Name: Lisa C King

Witness Name: Lisa E Alvarez

Roger D. Haagenson, Trustee

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 28 day of June, 2022 by Roger D. Haagenson, Trustee who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

LISA C. KING
Commission # GG 941747
Expires April 20, 2024
Bonded Thru Troy Fain Insurance 800-385-7019



DoubleTime®

# Exhibit A

PARCEL ONE:

The East 150 feet of the South 110 feet of Lot 7, VAN DUYN GARDENS unrecorded plat; the same being more particularly described as follows: From the interior 1/4 corner of Section 17, Township 35 South, Range 40 East, measure North along said 1/4 line 48 feet; thence West, parallel with East-West line (1/4 line) 30 feet to point of beginning; thence continue west 150 feet; thence North parallel with North South 1/4 line, 110 feet; thence East, parallel with the South side, 150 feet; thence South parallel with the North-South 1/4 line, 110 feet to the point of beginning.

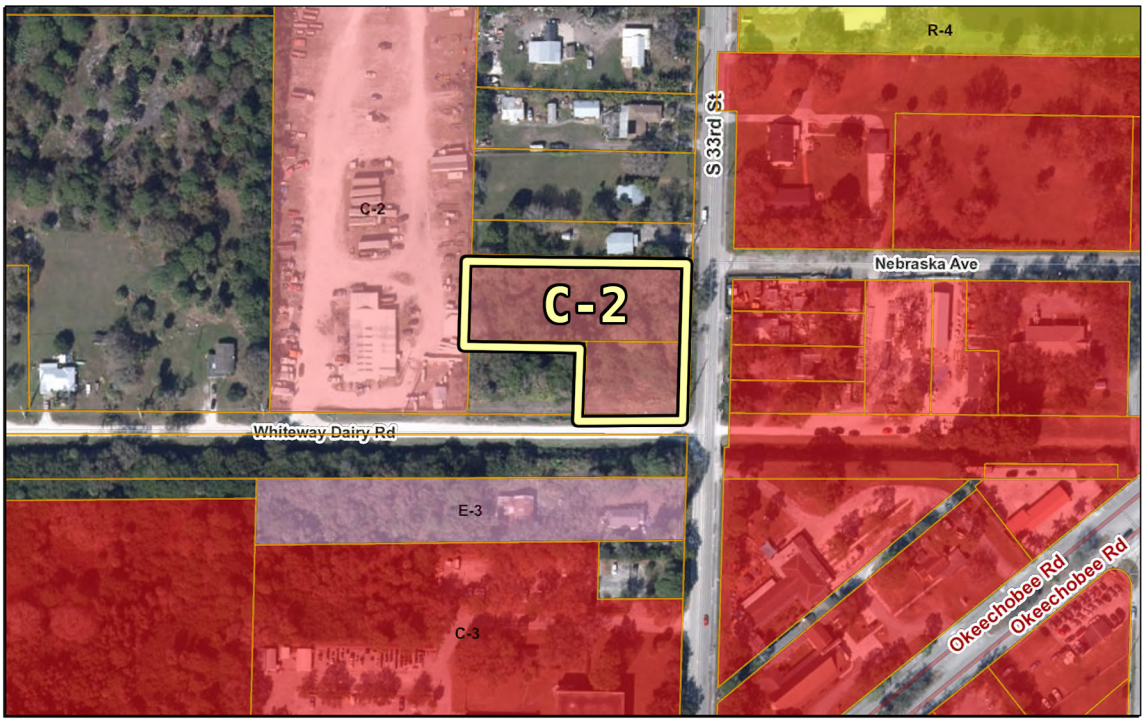
PARCEL TWO:

From the interior 1/4 corner of Section 17, Township 35 South, Range 40 East, measure North along said 1/4 line 158 feet; thence West, parallel with East-West 1/4 line 30 feet to point of beginning; thence continue West 310 feet; thence North parallel with North-South 1/4 line, 120 feet; thence East, parallel with the South side 310 feet to a point 30 feet West of the North-South1/4 line; thence South parallel with the North-South 1/4 line, 120 feet to the point of beginning; the same being a part of Lot 6 of the unrecorded Plat of VAN DUYN GARDENS, less the North 52.5 feet thereof, and being the premises situate at 1503 South 33rd Street, Fort Pierce, St. Lucie County, Florida.

**Redtail DG**
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

# ZONING ATLAS MAP AMENDMENT

**Project name:** 1503 S 33RD STREET
**Date:** 22/09/22
**Parcel ID:** 2417-601-0008-000-7, 2417-601-0009-000-4



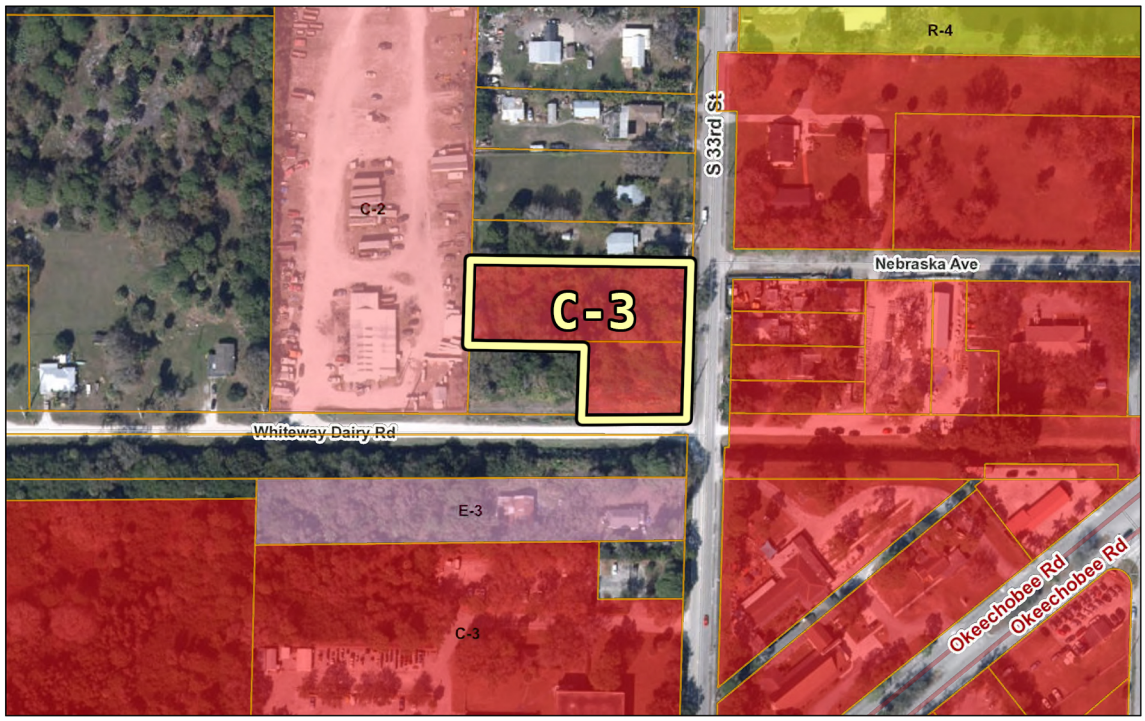

## EXISTING ZONING

**C-2**
Neighborhood Commercial Zone
1.347 ac

Parcel
Project Boundary

0 90 180 360 ft
0 25 50 100 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),




## PROPOSED ZONING

**C-3**
General Commercial Zone
1.347 ac

Parcel
Project Boundary

0 90 180 360 ft
0 25 50 100 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

# CITY OF FORT PIERCE

## City Commission

February 21st, 2023

## 33rd St FUTURE LAND USE MAP AMENDMENT (2 PARCELS)

**APPLICANT**

REDTAIL DG. Tod Mowery

**PROPERTY OWNER(S)**

J T J Entreprises Inc.

**PARCEL ID #(S):**

2417-601-0008-000-7 & 2417-601-0009-000-4

## SUMMARY

Request for review of an application for a Future Land Use Map Amendment of two (2) parcels of land to change the zoning classification from Neighborhood Commercial to General Commercial.

# SITE LOCATION

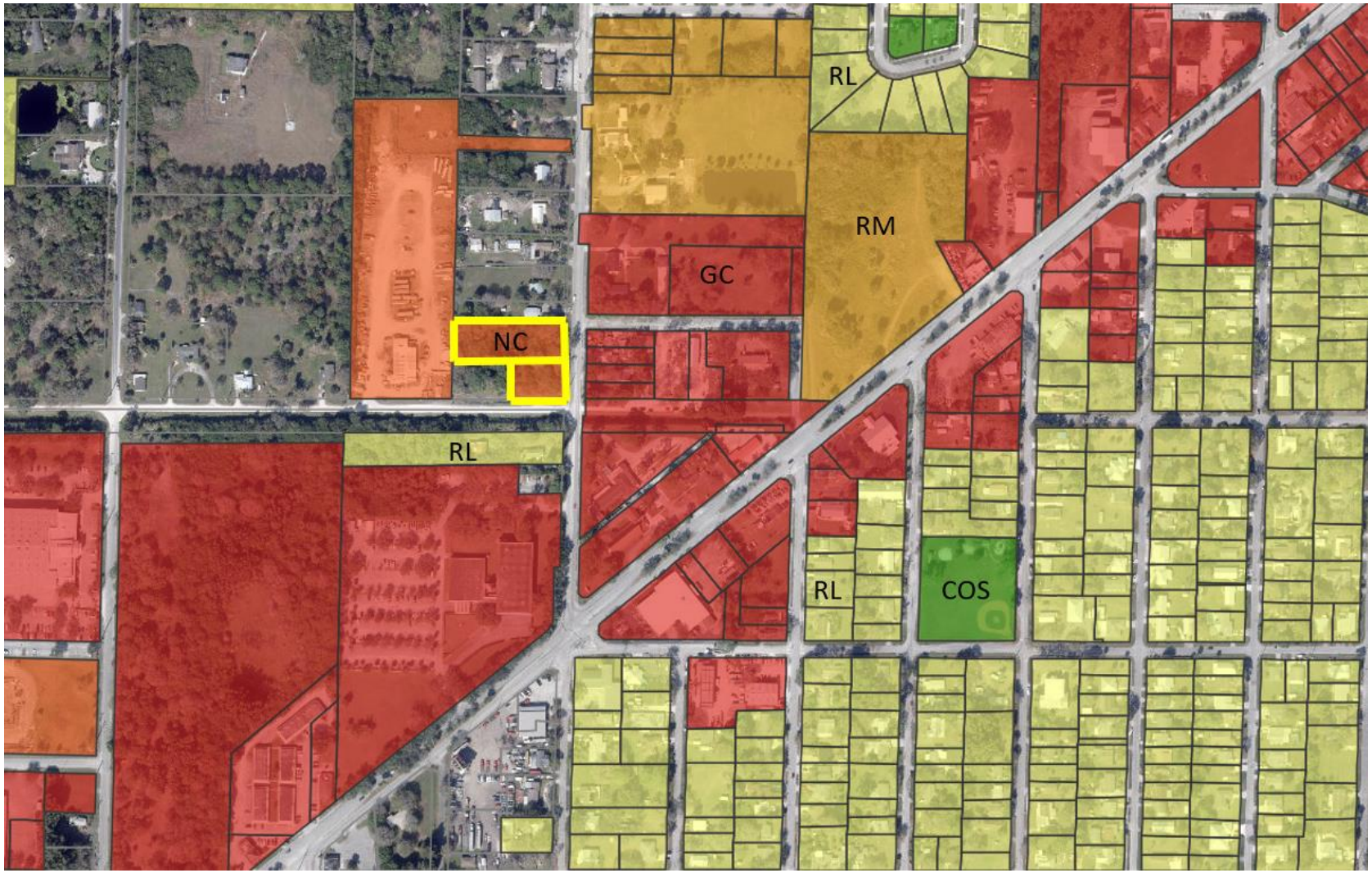


SITE AREA= 1.31 +/- Acres

1503 S. 33RD STREET – FLUMA

# EXISTING FUTURE LAND USE

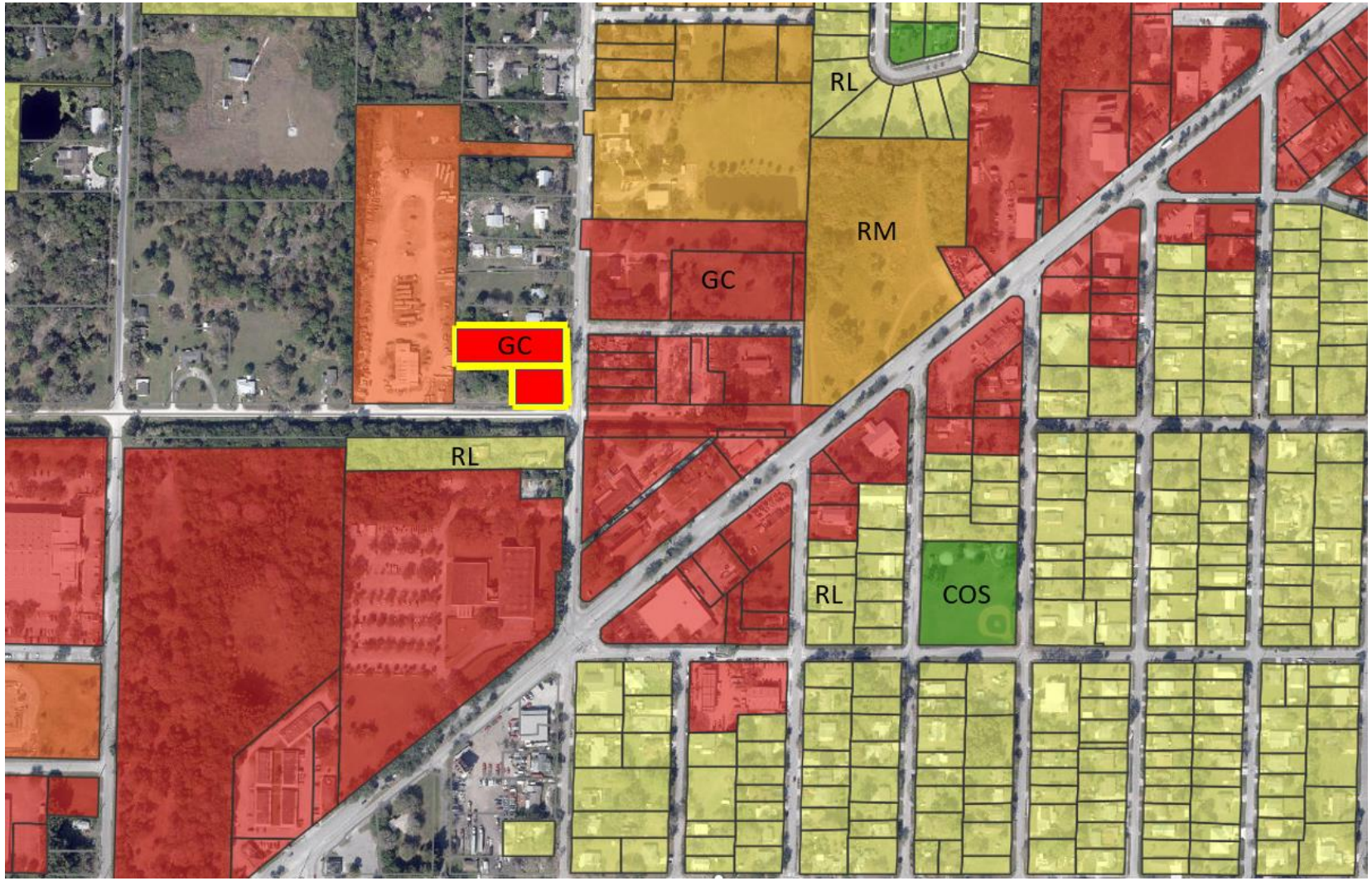
Current FLU NC (Neighborhood Commercial)




1503 S. 33RD STREET – FLUMA

# PROPOSED FUTURE LAND USE

Proposed FLU GC (General Commercial)




1503 S. 33RD STREET – FLUMA

## PLANNING BOARD'S DECISSION

At their January 9th, 2023 meeting, the Planning Board voted unanimously to approve the Future Land Use Map Amendment request.

## RECOMMENDATION

Staff recommendation is for the City Commission to approve the proposed Future Land Use Map Amendment.

## ALTERNATIVE RECOMMENDATION

1. Recommend Approval with conditions.

or

2. Recommend Disapproval.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** 33rd Street FLUMA

**NOTICES PROVIDED PURSUANT TO:** City Code Section 125-37

**NOTICE BY NEWSPAPER:** December 28th, 2022 and February 5, 2023

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Ryan Altizer **TITLE:** Senior Planner

**SIGNATURE:** Ryan Altizer **DATE:** 2/9/2023

ST. LUCIE NEWS TRIBUNE
ATTN: Display Advertising

Run Once: Thursday, December 28th, 2022

NO LESS THAN 2 COLUMNS WIDE BY 10 INCHES LONG. HEADLINE SHALL BE IN A TYPE NO SMALLER THAT 18 POINT. DO NOT PLACE IN THAT PORTION OF THE NEWSPAPER WHERE LEGAL NOTICES AND CLASSIFIED ADS APPEAR.

Send Proof of Publication to: Fort Pierce Planning Department and Alicia Rosenthal, Planning and Development Organizer

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**PUBLIC NOTICE**
**CITY OF FORT PIERCE**
**LOCAL PLANNING AGENCY**

NOTICE IS HEREBY GIVEN, pursuant to Sections 163.3174(4)(a) and 163.3184(a), F.S., the Planning Board, as the Local Planning Agency, of the City of Fort Pierce will hold a public hearing on Monday, January 9th, 2023, at 2:00 P.M., in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida. The public hearing will be on an application submitted by the representative, Redtail Design Group, for a Future Land Use Map Amendment of two (2) parcels of land to change the future land use designations from Neighborhood Commercial (NC) to General Commercial (GC). Said parcels are generally located at or near 1503 33rd Street, Fort Pierce.

The legal description of the parcels are as follows:

**PARCEL ID: 2417-601-0008-000-7 & 2417-601-0009-000-4**

VAN DUYN GARDENS-AS UNRECORDED PLAT OF SECTION 17-35-40 LOT 6-LESS N 52.5 FT- AND LOT 7-LESS S 110 FT- (0.85 AC)

VANDUYN GARDENS-AN UNRECORDED PLAT-OF SECTION 17-35-40 E 150 FT OF S 110 FT OF LOT 7 (0.38 AC)

**Display Map of Subject Property**
****Insert Map Here ****

Interested parties may appear at the Local Planning Agency meeting and be heard with respect to the proposed amendment. A copy of the proposed amendment will be made available for inspection by the public at the City of Fort Pierce Planning Department, City Hall, 100 North US Highway 1.

Any person seeking to appeal the decision of the Local Planning Agency of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of proceedings is made including the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

Dated this 28th day of December 2022.

Frank Creyaufmiller, Chairman
Local Planning Agency
City of Fort Pierce, Florida

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Ryan Altizer, Planner

ST. LUCIE NEWS TRIBUNE

ATTN: DISPLAY ADVERTISING

Re: Planning- Future Land Use Map Amendment

RUN ONCE: Sunday, February 5, 2023

NO LESS THAN 2 COLUMNS WIDE BY 10 INCHES LONG. HEADLINE SHALL BE IN A TYPE NO SMALLER THAT 18 POINT. DO NOT PLACE IN THAT PORTION OF THE NEWSPAPER WHERE LEGAL NOTICES AND CLASSIFIED ADS APPEAR

Send Proof of Publication to: Linda W. Cox, City Clerk, lcox@cityoffortpierce.com

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CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, and Sections 166.041 (3)(a) and 163.3187 of Florida State Statutes, will on Tuesday, February 21, 2023 at 5:05 p.m. and Monday March 6, 2023 at 5:05 p.m., hold Public Hearings on the enactment of the proposed ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

**ORDINANCE 23-020** AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF PROPERTIES GENERALLY LOCATED AT OR NEAR 1503 S. 33RD STREET, FROM NEIGHBORHOOD COMMERCIAL, NC, TO GENERAL COMMERCIAL, GC;** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Subject Property: Parcel IDs: 2417-601-0008-000-7 & 2417-601-0009-000-4

**Display Map of Subject Property**
****Insert Map Here ****

All interested parties may appear at the meeting and be heard with respect to the ordinance. Said ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING

THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 2.5.2023


Parcel ID: 2417-601-0008-000-7
0.93 +/- Acres
Proposed Future Land Use: GC, General Commercial
Parcel ID: 2417-601-0009-000-4
0.38 +/- Acres
Proposed Future Land Use: GC, General Commercial

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

**AFFIDAVIT OF PUBLICATION**

CITY OF FORT PIERCE LEGALS
PO BOX 1480
FORT PIERCE, FL 34954
ATTN

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

**2/5/2023**

Subscribed and sworn to before on the 5th of February 2023

Notary, State of WI, County of Brown
My commission expires: 5.19.23

Publication Cost: $315.00
Ad No: GCI1011478
Customer No: 463454
PO#: PUBLIC NOTICE
THIS IS NOT AN INVOICE

NANCY HEYRMAN
Notary Public
State of Wisconsin

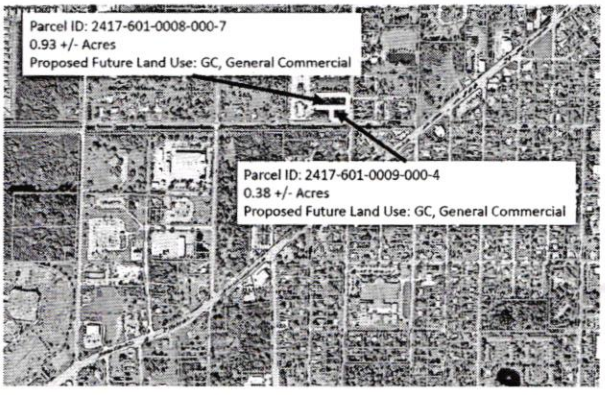
# CITY OF FORT PIERCE
# NOTICE OF PUBLIC HEARING
# FUTURE LAND USE MAP AMENDMENT

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, and Sections 166.041 (3)(a) and 163.3187 of Florida State Statutes, will on Tuesday, February 21, 2023 at 5:05 p.m. and Monday March 6, 2023 at 5:05 p.m., hold Public Hearings on the enactment of the proposed ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

ORDINANCE 23-020 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF PROPERTIES GENERALLY LOCATED AT OR NEAR 1503 S. 33RD STREET, FROM NEIGHBORHOOD COMMERCIAL, NC, TO GENERAL COMMERCIAL, GC; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Subject Property: Parcel IDs: 2417-601-0008-000-7 & 2417-601-0009-000-4

**Display Map of Subject Property**




All interested parties may appear at the meeting and be heard with respect to the ordinance. Said ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox City Clerk

Publish: 2.5.2023

TR-GCI1011478-01

**City Commission Regular Meeting - 5:05 pm** **12. b.**

**Meeting Date:** 03/06/2023

**Re:** Rezoning - 33rd Street Rezoning - 1503 S 33rd Street

**Submitted For:** Kev Freeman, Planning Director, Planning & Zoning

**SUBJECT:**

Legislative Hearing - Ordinance 23-021 - Review and approval for a Zoning Atlas Map Amendment by owners J T J Enterprises Inc., of two (2) parcels of land to change the zoning classification from Neighborhood Commercial. C-2, to General Commercial, C-3, generally located at 1503 S. 33rd Street Fort Pierce, FL 34947. Parcel IDs: 2417-601-0008-000-7 & 2417-601-0009-000-4. SECOND READING

**SUMMARY:**

In accordance with Sections 125-37 and 125-133 of the City Code, the applicant is requesting the review and approval of a rezoning from C-2, Neighborhood Commercial, to C-3, General Commercial.

**RECOMMENDATION:**

The requested application for a Zoning Atlas Map Amendment meet the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan and does not adversely affect the public health, safety, convenience and general welfare. Therefore, Staff recommends APPROVAL of the proposed rezoning from C-2, Neighborhood Commercial, to C-3, General Commercial.

**ALTERNATIVES:**

- Approval with alternate conditions
- Denial

**RESPONSIBLE STAFF:**

Ryan Altizer, Senior Planner

**COORDINATED WITH:**

- Technical Review Committee
- Planning Board

**Fiscal Impact**

**OTHER INFORMATION:**

N/A

**Attachments**

Ordinance 23-021

Staff Report & Supporting Documents

Application Packet & Supporting Documents
Staff Presentation
Public Notice Certification
Proof of Publication

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## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 02/09/2023 03:49 PM |

Form Started By: Ryan Altizer
Started On: 02/09/2023 02:23 PM
Final Approval Date: 02/22/2023

**ORDINANCE NO. 23-021**

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **REZONING THE PROPERTIES GENERALLY LOCATED AT OR NEAR 1503 S. 33RD STREET, FROM NEIGHBORHOOD COMMERCIAL (C-2) TO GENERAL COMMERCIAL (C-3);** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS,** the subject properties are generally located at or near 1503 S. 33rd Street, within the City of Fort Pierce, Florida, representing approximately 1.23 acres of land; and

**WHEREAS,** the subject properties are also included in a future land use map amendment; and

**WHEREAS,** the subject properties, generally located at or near 1503 S. 33rd Street, are presently designated C-2, Neighborhood Commercial; and

**WHEREAS,** the City seeks a rezoning of the subject properties, generally located at or near 1503 S. 33rd Street, from C-2, Neighborhood Commercial to C-3, General Commercial; and

**WHEREAS**, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 125-136; and

**WHEREAS,** the City of Fort Pierce Planning Board, at their January 9, 2023, meeting, voted to recommend approval of the proposed request for these parcels; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Commission of the City of Fort Pierce, Florida as follows:

**SECTION 1.** The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

**SECTION 2.** From and after the effective date hereof, the following property legally described respectively as:

Parcel IDs: 2417-601-0008-000-7 & 2417-601-0009-000-4

LEGAL DESCRIPTIONS:

VAN DUYN GARDENS-AS UNRECORDED PLAT OF SECTION 17-35-40 LOT 6-LESS N 52.5 FT- AND LOT 7-LESS S 110 FT- (0.85 AC)

AND

VAN DUYN GARDENS-AN UNRECORDED PLAT-OF SECTION 17-35-40 E 150 FT OF S 110 FT OF LOT 7 (0.38 AC)

Containing 1.23 acres, more or less

Said properties being generally located at or near 1503 S. 33rd Street, in Fort Pierce, Florida shall be and the Zoning Designation is hereby changed from C-2, Neighborhood Commercial to C-3, General Commercial, as depicted on Exhibit “A”, attached hereto and incorporated herein.

**SECTION 3.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect,

it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 4.** All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

**SECTION 5.** This Ordinance shall become effective immediately upon final passage.

**APPROVED AS TO FORM & CORRECTNESS:**

_____
Tanya M. Earley, Esq.
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

**WE, THE UNDERSIGNED,** Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.23-021 was duly advertised accordance with section 163.3187, Florida Statutes by display advertising in the St. Lucie News Tribune on February 5, 2023; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on February 21, 2023; and was duly introduced, read by title only, and passed on second and final reading March 6, 2023, by the City Commission of the City of Fort Pierce, Florida.

**IN WITNESS HEREWITH**, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 7th day of March 2023.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(City Seal)

**EXHIBIT A**

Proposed Zoning Atlas Map Amendment

Neighborhood Commercial, C-2, to General Commercial, C-3.



# CITY OF FORT PIERCE

## City Commission

February 21st, 2023

## 33rd St ZONING ATLAS MAP AMENDMENT (2 PARCELS)

**APPLICANT**

REDTAIL DG. Tod Mowery

**PROPERTY OWNER(S)**

J T J Entreprises Inc.

**PARCEL ID #(S):**

2417-601-0008-000-7 & 2417-601-0009-000-4

## SUMMARY

Request for review of an application for a Zoning Atlas Map Amendment of two (2) parcels of land to change the zoning classification from Neighborhood Commercial (C-2) to General Commercial (C-3).

# SITE LOCATION

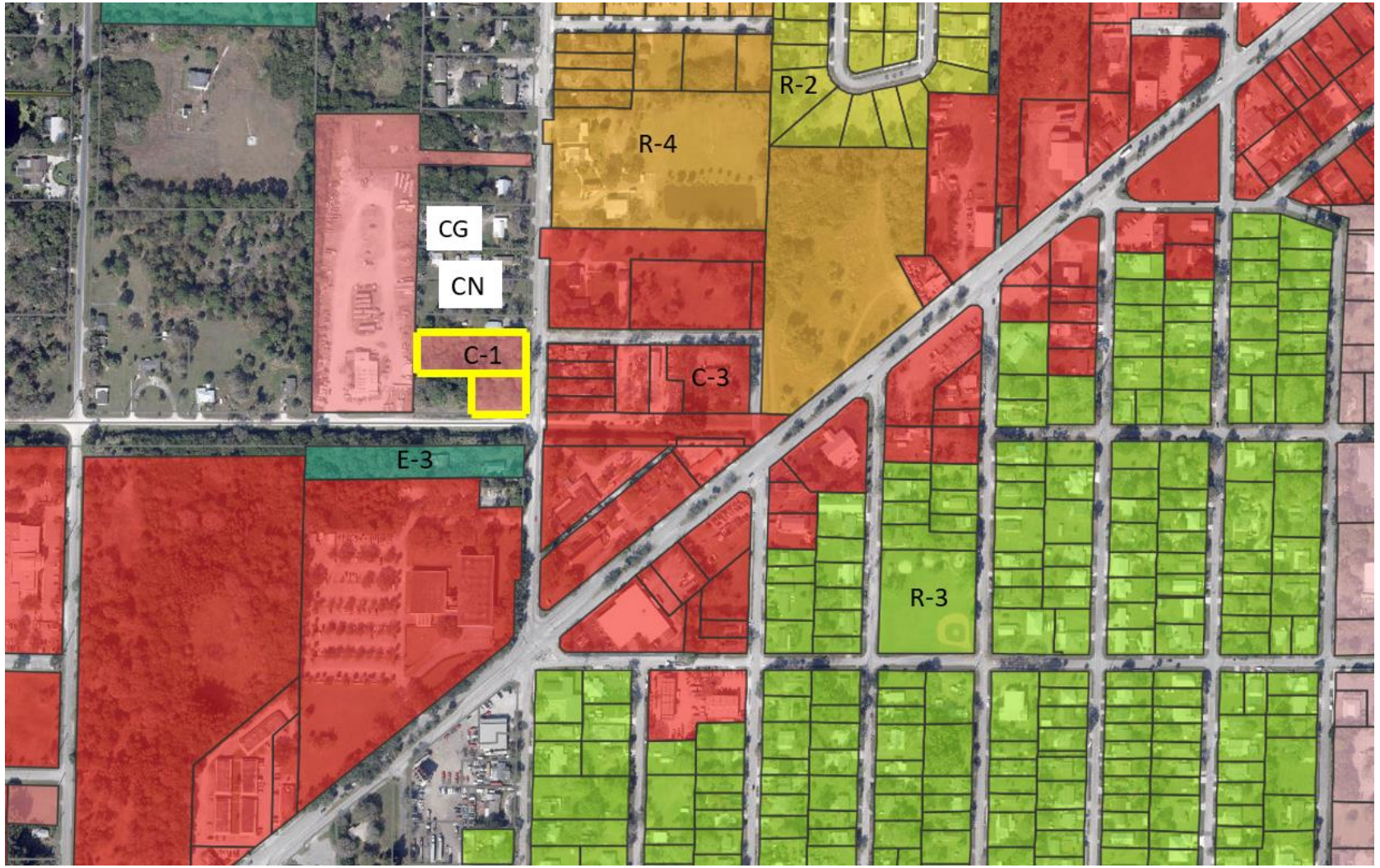


SITE AREA= 1.31 +/- Acres

1503 S. 33RD STREET – ZONING

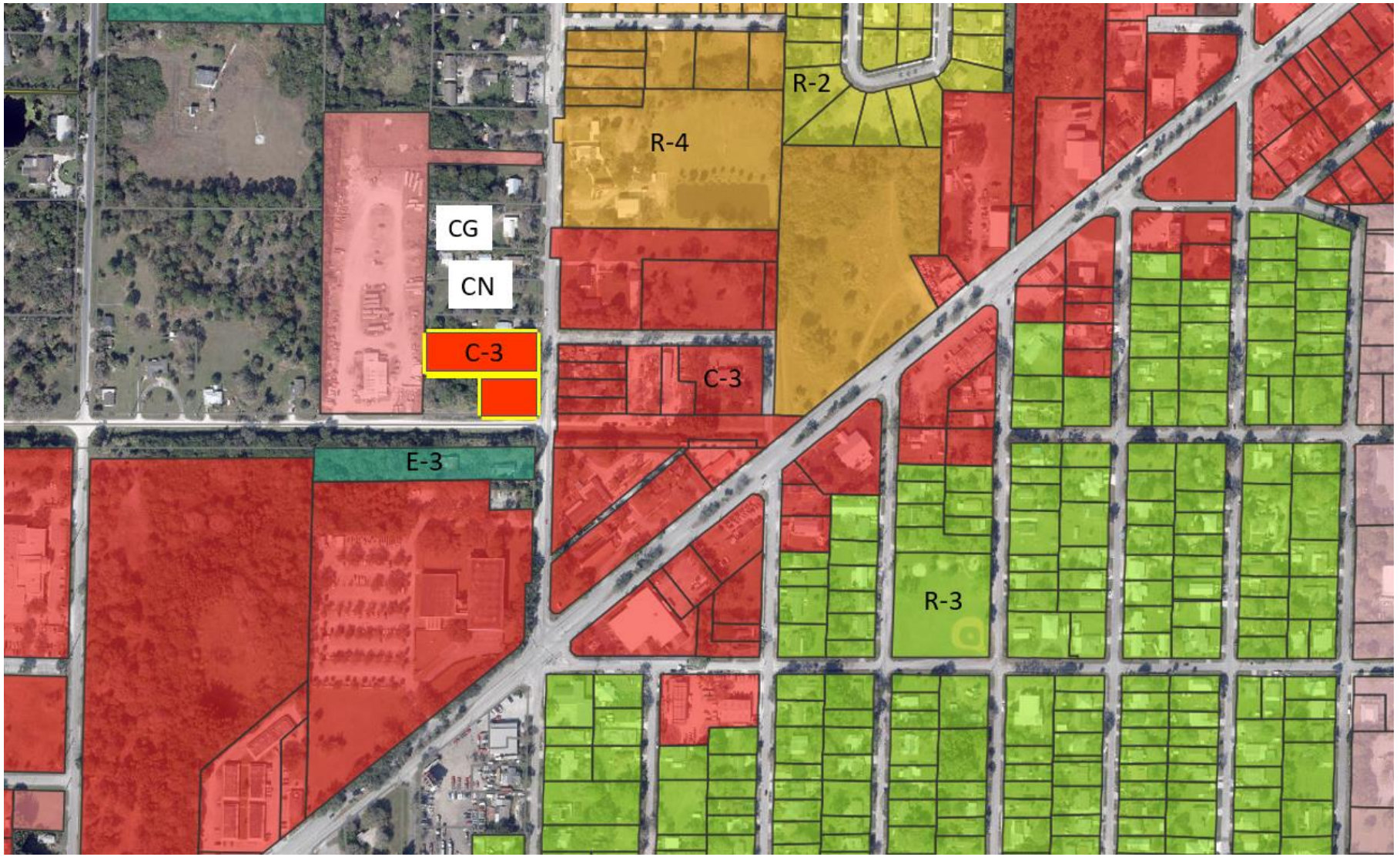
# EXISTING ZONING

Currently Zoned C-2
(Neighborhood Commercial)



# PROPOSED ZONING

Proposed Zoning C-3 (General Commercial)




1503 S. 33RD STREET – ZONING

## PLANNING BOARD'S DECISSION

- At their January 9th, 2023 meeting, the Planning Board voted unanimously to approve the rezoning request.

## RECOMMENDATION

Staff recommendation is for the City Commission to approve the proposed Zoning Atlas amendment.

## ALTERNATIVE RECOMMENDATION

1. Recommend Approval with conditions.

or

2. Recommend Disapproval.

# CITY OF FORT PIERCE

## PLANNING BOARD

January 9th, 2022

## 33rd St ZONING ATLAS MAP AMENDMENT (2 PARCELS)

**APPLICANT**

REDTAIL DG. Tod Mowery

**PROPERTY OWNER(S)**

J T J Entreprises Inc.

**PARCEL ID #(S):**

2417-601-0008-000-7 & 2417-601-0009-000-4

## SUMMARY

Request for review of an application for a Zoning Atlas Map Amendment of two (2) parcels of land to change the zoning classification from Neighborhood Commercial to Commercial General.

# SITE LOCATION

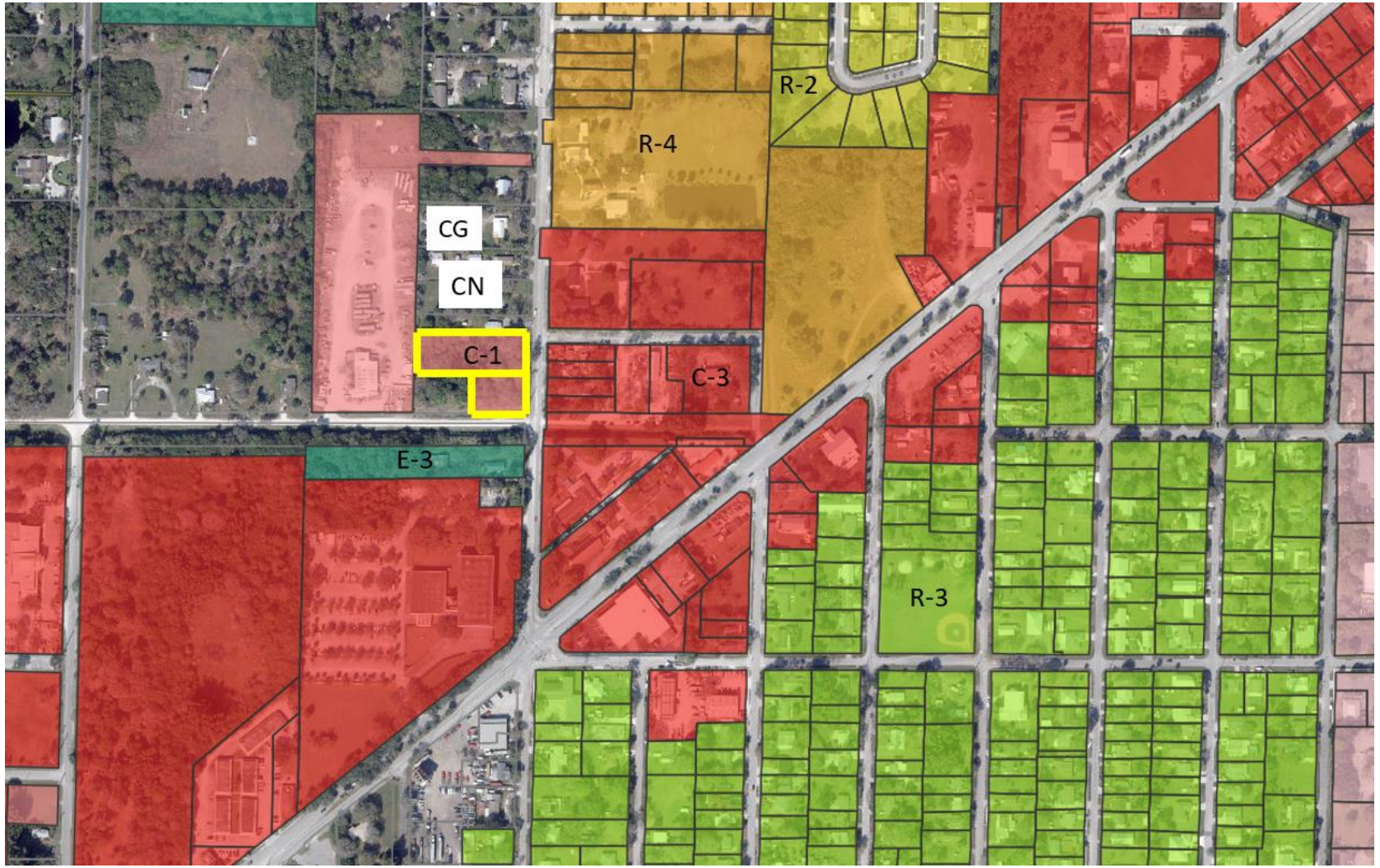


SITE AREA= 1.31 +/- Acres

1503 S. 33RD STREET – ZONING

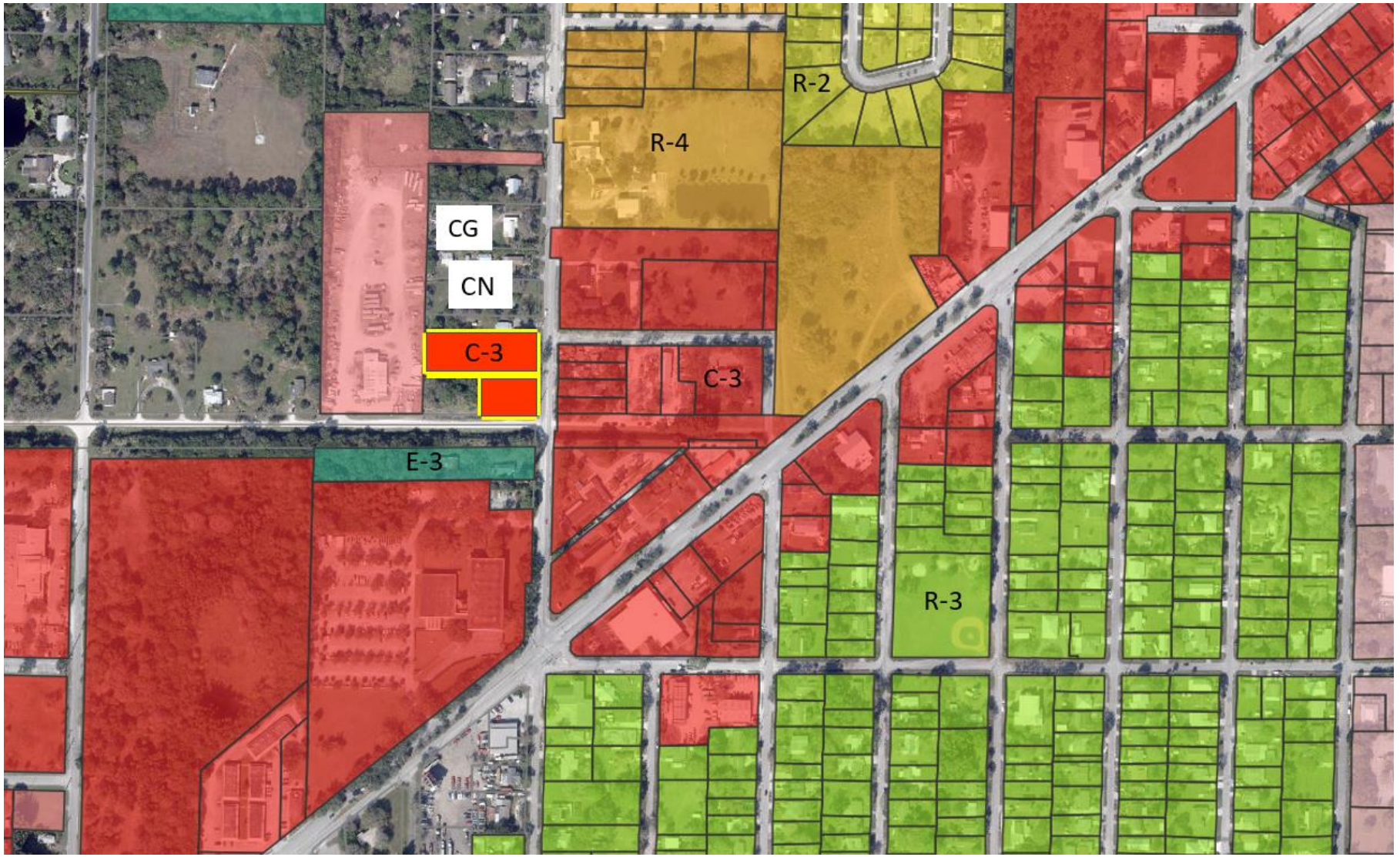
# EXISTING ZONING

Currently Zoned C-2
(Neighborhood Commercial)



# PROPOSED ZONING

Proposed Zoning C-3 (General Commercial)




1503 S. 33RD STREET – ZONING

## RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Zoning Atlas amendment for approval to City Commission.

## ALTERNATIVE RECOMMENDATION

1. Recommend Approval with conditions.

or

2. Recommend Disapproval.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Tod Mowery, AICP
100 S 2ND Street
Fort Pierce, FL 34950

**Subject: Rezoning- 1503 33rd Street – Technical Review Committee Comments for November 17, 2022 TRC Meeting**

**City of Fort Pierce Planning Department**

No comments at this time

**Fort Pierce Engineering Department**

No comments at this time

**Fort Pierce Building Department**

Comments may be forthcoming

**Fort Pierce Police Department**

No comments at this time

**St. Lucie County Planning Department**

Comments may be forthcoming

**St. Lucie County PW/Engineering**

No comments at this time

**City Clerk Office**

Comments may be forthcoming

**Code Enforcement**

Comments may be forthcoming

**Fort Pierce Utilities Authority**

FPUA W/WW Engineering: Approved.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application. No comment.

**St. Lucie County Fire District**

No comments at this time

**Florida Department of Transportation**

Comments may be forthcoming

**St. Lucie County School Board**

No comments at this time

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# Application for Zoning Atlas Map Amendment

**Application submission shall include the following:**

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

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

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

**In addition to a complete application, packets shall include:**

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

**1.** Property Address/Location: _____

**2.** Property Tax ID(s): _____

**3.** Total Acreage:_____

**4.** Existing Future Land Use Designation: _____

**5.** Existing Zoning Classification: _____

**6.** Proposed Zoning Classification: _____

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

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

_____

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

**10.** The reason for making this request: _____

_____

## 11. CAPACITY ANALYSIS

### I. Site Data:

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | | | |
| **South** | | | |
| **East** | | | |
| **West** | | | |

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

### II. Public Facilities Information:

| **A. Potable Water:** | |
|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand)<br>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<br>(du x 2.6= persons x 100 gpd = demand)<br>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** | |

## III. Transportation Analysis

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

**12.** Name of Owner(s): _____
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 Date

Address State Zip

Phone Fax E-mail Address

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

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ____ day of _____, 20_____, by _____ who is personally known to me or has produced _____as ident

_____
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: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

# 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 aces ("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<br>Residential: Dwelling Units per Acre<br>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)<br>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)<br>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:**<br>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

Date

Address State Zip

Phone Fax E-mail Address

**16. Property Owners Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(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.

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ who is personally known to me or has produced _____as identification.

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: _____

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

## Property Identification

Site Address: 1503 S 33rd ST
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-601-0008-000-7
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 26980
Map ID: 24/17N
Zoning: Neighborho

## Ownership

J T J Enterprises Inc

PO Box 880926
Port St Lucie, FL 34988

## Legal Description

VAN DUYN GARDENS-AS UNRECORDED PLAT OF SECTION 17-35-40 LOT 6-LESS N 52.5 FT- AND LOT 7-LESS S 110 FT- (0.85 AC)



## Current Values

| | |
|---|---|
| Just/Market Value: | $37,000 |
| Assessed Value: | $37,000 |
| Exemptions: | $0 |
| Taxable Value: | $37,000 |

**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): | 0.85 |
| Land Size (SF): | 37,026 |

## Building Design Wind Speed

| Occupancy Category | I | II | III |
|---|---|---|---|
| Speed | 140 | 150 | 160 |

Sources/links:

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| Jun 28, 2022 | 4849 / 2630 | 0205 | WD | Haagenson (TR) Roger D | $118,000 |
| Mar 17, 2021 | 4573 / 2914 | 0318 | CT | Kelly Darrian | $100 |
| Nov 16, 2005 | 2427 / 0042 | XX02 | WD | Baker Boguslawa | $97,900 |
| Mar 17, 2004 | 1924 / 2482 | XX01 | PR | Baker (EST) Stewart | $100 |
| May 4, 1991 | 0741 / 0338 | XX01 | WD | Baker Stewart | $100 |

## Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

| | | |
|---|---|---|
| View: | Roof Cover: | Roof Structure: |
| Building Type: | Year Built: N/A | Frame: |
| Grade: | Effective Year: N/A | Primary Wall: |

| | | |
|---|---|---|
| Story Height: | No. Units: 0 | Secondary Wall: |

Interior Data

| | | |
|---|---|---|
| Bedrooms: 0 | Electric: | Primary Int Wall: |
| Full Baths: 0 | Heat Type: | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Heat Fuel: | Primary Floors: |
| A/C %: 0% | Heated %: N/A% | Sprinkled %: 0% |



Image or Sketch unavailable for display

## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $0 |
| Land: | $37,000 |
| Just/Market: | $37,000 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $0 |
| Assessed: | $37,000 |
| Exemption(s): | $0 |
| Taxable: | $37,000 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2006 | 0041 | 2.5 | Fort Pierce Stormwater Charge | $172.50 |

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 0.85 | North St. Lucie Water Management District | $25.00 |

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

## Historical Values

| Year | Just/Market | Assessed | Exemptions | Taxable |
|---|---|---|---|---|
| 2021 | $37,000 | $37,000 | $0 | $37,000 |
| 2020 | $37,000 | $37,000 | $0 | $37,000 |
| 2019 | $37,000 | $37,000 | $0 | $37,000 |
| 2018 | $37,000 | $37,000 | $0 | $37,000 |

## Permits

| Number | Issue Date | Description | Amount | Fee |
|---|---|---|---|---|
| C22-070568 | Jul 19, 2002 | Demolition | $2,400 | $77 |

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: S 33rd ST
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-601-0009-000-4
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 26981
Map ID: 24/17N
Zoning: Neighborho

## Ownership

J T J Enterprises Inc

PO Box 880926
Port St Lucie, FL 34988

## Legal Description

VAN DUYN GARDENS-AN UNRECORDED PLAT-OF SECTION 17-35-40 E 150 FT OF S 110 FT OF LOT 7 (0.38 AC)



## Current Values

| | |
|---|---|
| Just/Market Value: | $22,300 |
| Assessed Value: | $22,300 |
| Exemptions: | $0 |
| Taxable Value: | $22,300 |

**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): | 0.38 |
| Land Size (SF): | 16,552.8 |

## Building Design Wind Speed

| Occupancy Category | I | II | III |
|---|---|---|---|
| Speed | 140 | 150 | 160 |

Sources/links:

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| Jun 28, 2022 | 4849 / 2630 | 0205 | WD | Haagenson (TR) Roger D | $118,000 |
| Mar 17, 2021 | 4573 / 2914 | 0318 | CT | Kelly Darrian | $100 |
| Nov 16, 2005 | 2427 / 0042 | XX02 | WD | Baker Boguslawa | $97,900 |
| Mar 17, 2004 | 1924 / 2480 | XX01 | PR | Baker (EST) Stewart | $100 |
| May 4, 1991 | 0741 / 0340 | XX01 | WD | Baker Stewart | $100 |

## Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

| | | |
|---|---|---|
| View: | Roof Cover: | Roof Structure: |
| Building Type: | Year Built: N/A | Frame: |
| Grade: | Effective Year: N/A | Primary Wall: |

| | | |
|---|---|---|
| Story Height: | No. Units: 0 | Secondary Wall: |

Interior Data

| | | |
|---|---|---|
| Bedrooms: 0 | Electric: | Primary Int Wall: |
| Full Baths: 0 | Heat Type: | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Heat Fuel: | Primary Floors: |
| A/C %: 0% | Heated %: N/A% | Sprinkled %: 0% |



Image or Sketch unavailable for display

## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $0 |
| Land: | $22,300 |
| Just/Market: | $22,300 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $0 |
| Assessed: | $22,300 |
| Exemption(s): | $0 |
| Taxable: | $22,300 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2006 | 0041 | 1 | Fort Pierce Stormwater Charge | $69.00 |

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 0.38 | North St. Lucie Water Management District | $25.00 |

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

## Historical Values

| Year | Just/Market | Assessed | Exemptions | Taxable |
|---|---|---|---|---|
| 2021 | $22,300 | $22,300 | $0 | $22,300 |
| 2020 | $22,300 | $22,300 | $0 | $22,300 |
| 2019 | $22,300 | $22,300 | $0 | $22,300 |
| 2018 | $22,300 | $22,300 | $0 | $22,300 |

## 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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J T J Enterprises Inc
PO Box 880926
Port St Lucie, FL 34988

## OWNER CONSENT FORM

---

Project Name: 33rd Street Rezoning and FLUMA

Parcel ID: 2417-601-0008-000-7 & 2417-601-0009-000-4 Address: 1503 33rd Street & TBD

BEFORE ME THIS DAY PERSONALLY APPEARED _____, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us 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 plat, site plan, construction plans, and other related development items for this parcel.

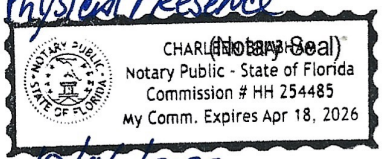
FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 6 day of October, 2022, by Patricia Sola (Name of Person Acknowledging) who is personally known to me or who has produced Driver License (type of identification) as identification and who did (did not) take an oath.

Charleen Bradham
Notary Signature

Charleen Bradham
Printed Name of Notary

Produced Driver License
Physical Presence



(Notary Seal)

10/06/2022

04-18-2026
My commission expires

Owner's Signature

Patricia Sosa
Owner's Name

1137 SW Addie St
Street Address

Port Saint Lucie, FL 34983
City, State, Zip

772-985-7623 / pattysu4e@yahoo.com
Telephone / Email

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
# CAPACITY ANALYSIS

## I. Site Data:

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | | | |
| **South** | | | |
| **East** | | | |
| **West** | | | |

| | Future Land Use | Zoning Classification | Maximum Intensity<br>Residential: Dwelling Units per Acre<br>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)<br>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)<br>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 Demand** | | |
| ****Proposed Zoning/FLU Enrollment Demand** | | |
| ****Change in Demand** | | |

| **E. Solid Waste: Residential (**2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units) | |
|---|---|
| **Demand Analysis** | Maximum |
| **Current Zoning/FLU** | |
| ****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)

| | |
|---|---|
| **Impact** | |

## III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

| **G. Transportation Analysis: Complete ITE Trip Generation Data Form**<br>Most recent ITE Code for use; HCM Roadway Capacity | | |
|---|---|---|
| | **AADT** | **AM/PM Peak Hour Trips** |
| **Demand Analysis** | Maximum | Maximum |
| **Current Zoning/FLU** | | |
| ****Proposed Zoning/FLU** | | |
| ***Change in Demand** | Trips | Trips |
| **Impact to Capacity** | | |

## IV. Project Description

| **PHASING** |
|---|
| Is this project (phase) part of a larger project? [ ] Yes [ ] No |
| |
| If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date. |
| Total Project: Residential Units: Single Family: Multifamily: |
| Non-residential (square footage): |
| Mixed-use (describe use): |
| (If this is a single phase project, name it Phase I – Total) |

**RESIDENTIAL DATA**

| **Type** | **Phase** | **Number of Units** | **Acres** | **Expected beginning date** | **Expected completion date** |
|---|---|---|---|---|---|
| Single-family, detached | | | | | |
| Single-family, attached | | | | | |
| Multi-family | | | | | |
| Other (specify) | | | | | |

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

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

October 10, 2022 Via Email

City of Fort Pierce Planning
100 North US Highway 1
Fort Pierce, FL 34950

**RE: 33rd Street Rezoning & FLUMA**

Dear Planning Staff,

We are pleased to present the City of Fort Pierce with applications for Zoning Atlas Map Amendment and Future Land Use Map Amendment (Small Scale) for two (2) properties (approx. 1.34 acres). The parcel IDs are 2417-601-0008-000-7 and 2417-601-0009-000-4. The current Zoning is C-2, Neighborhood Commercial and the Future Land Use is NC, Neighborhood Commercial. The application would like the rezone the property to C-3, General Commercial and change the Future Land Use to GC, General Commercial.

The properties to the east have the same Zoning and Future Land Use that is being requested by the applicant as well as other parcels in the immediate area. While the property to the west has a Zoning of C-2 and Future Land Use of Neighborhood Commercial, that property's use is Heavy Commercial or Light Industrial in nature making this request consistent with how the area is developing.

We look forward to your assistance and response.

Sincerely,

Thank you,
Tod Mowery
Tod Mowery, AICP
President

**Redtail DG**
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

**Project name:** 1503 S. 33rd Street
**Date:** 09/25/2022

# ENVIRONMENTAL STUDY

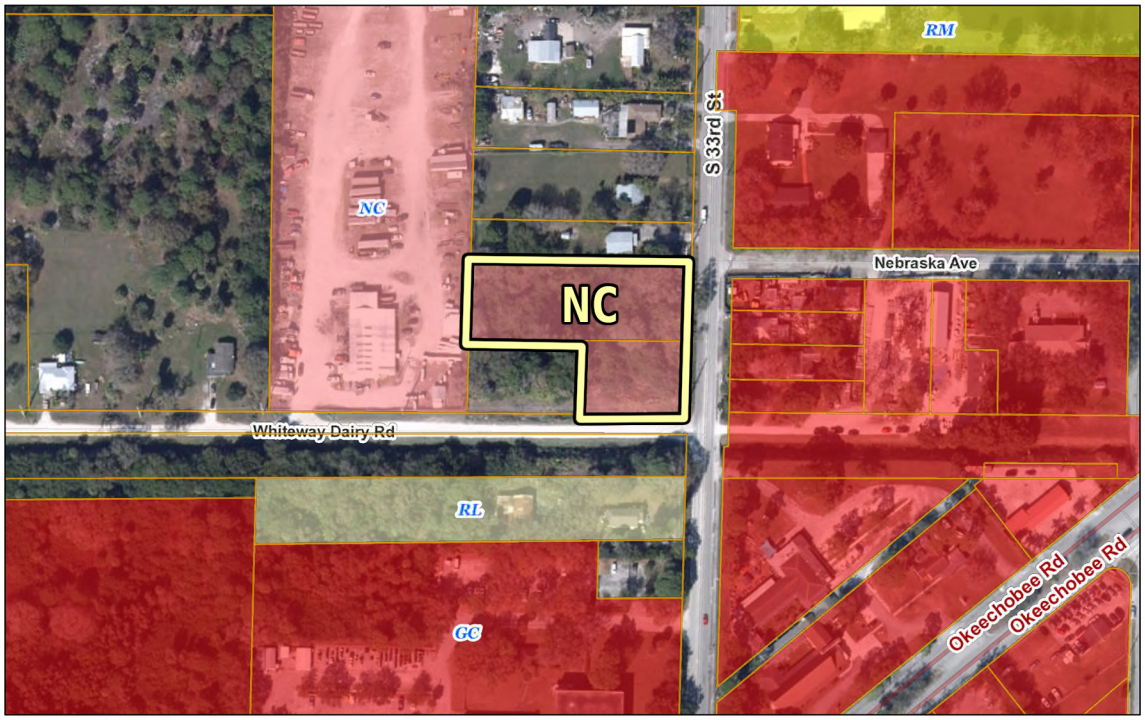
Being the pre-development orders, the proposed Zoning Atlas Map Amendment and the Future Land Use Map amendment do not have information required to calculate the environmental impact.

The Environmental Impact Report (EIR) must be provided with a development order (minor or major site plan).

**Redtail DG**
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

# FUTURE LAND USE (FLU) MAP AMENDMENT

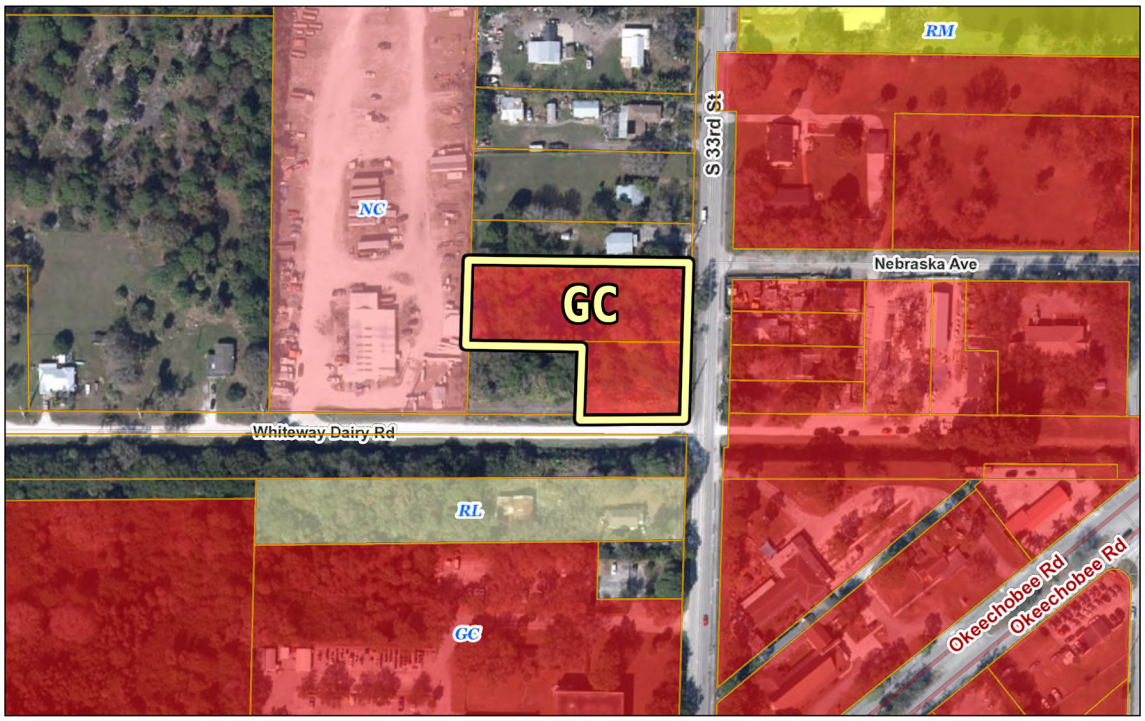
**Project name:** 1503 S 33RD STREET
**Date:** 22/09/22
**Parcel ID:** 2417-601-0008-000-7, 2417-601-0009-000-4




## EXISTING FLU

**NC**
Neighborhood Commercial
1.347 ac

Parcel
Project Boundary
1:2,257
0 90 180 360 ft
0 25 50 100 m
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),




## PROPOSED FLU

**GC**
General Commercial
1.347 ac

Parcel
Project Boundary
1:2,257
0 90 180 360 ft
0 25 50 100 m
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

**Redtail DG**
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

**Project name:** 1503 S. 33rd Street
**Date:** 09/25/2022

# DRAINAGE ANALYSIS

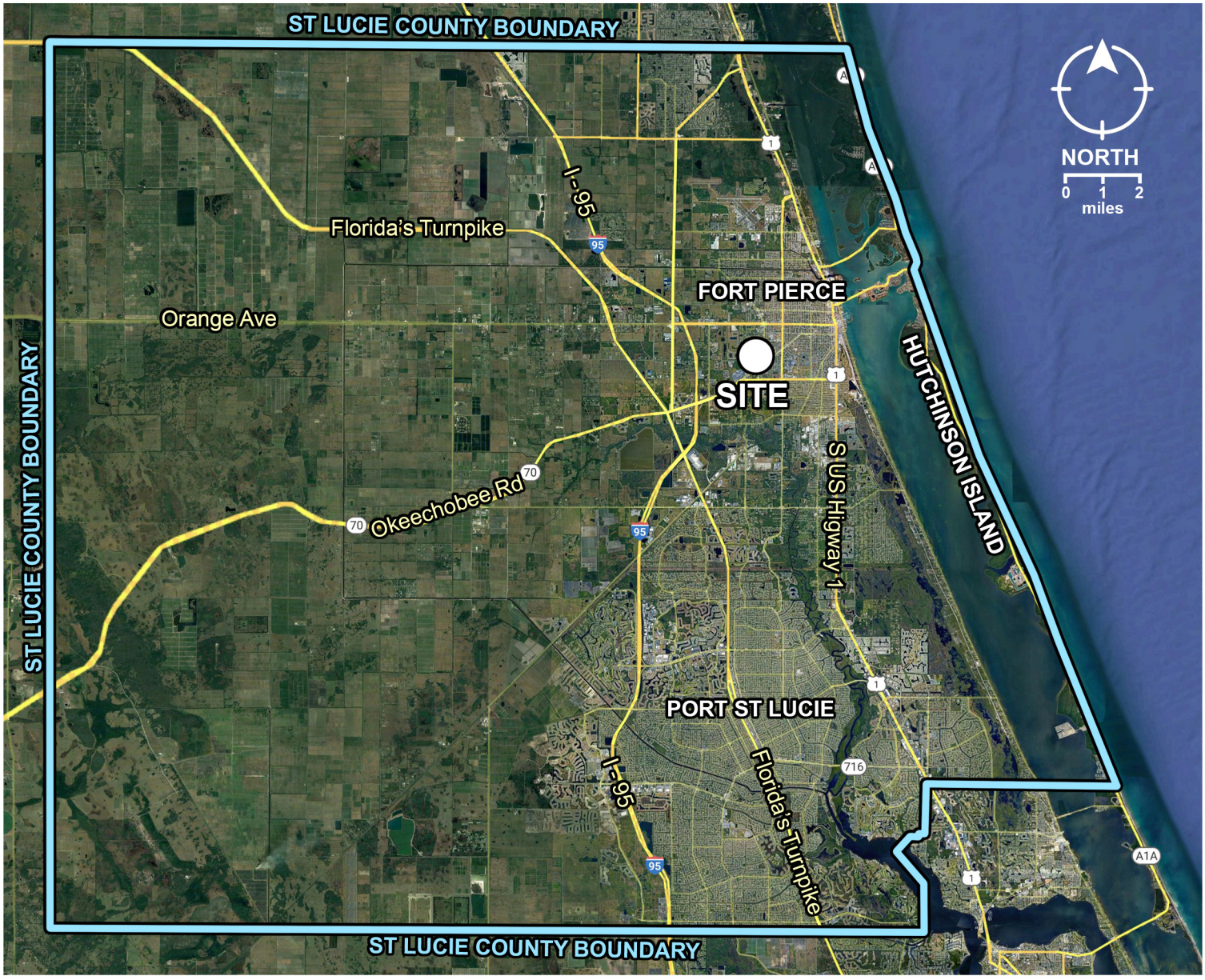
Due to the fact that they are pre-development orders, the Future Land Use Map Amendment and the Zoning Atlas Map Amendment lack the data necessary to determine the impact (wet retention/detention basin areas, flood routing calculations, off-site discharge, etc.) as well as the data necessary to verify that the design criteria have been met (roadway elevation, site perimeter elevations, building floor elevations and similar).

Any future development order (minor or major site plan) will be accompanied with a drainage analysis.

**Redtail DG**
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

# LOCATION

**Project name:** **1503** S 33RD STREET
**Date:** 22/09/22
**Parcel ID:** 2417-601-0008-000-7, 2417-601-0009-000-4
**Address:** 1503 S 33rd ST,
Fort Pierce, Florida
**Acreage:** 1.347
**Description:** At the northwest corner of S. 33rd Street and Whiteway Dairy Street, Section 17, Township 35S, Range 40E.



File #:

Order #: 186422

**LEGAL DESCRIPTION OF:** 1503 S 33RF. ST., FT. PIERCE , FLORIDA, 34947

FROM THE INTERIOR 1/4 CORNER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, MEASURE NORTH ALONG SAID 1/4 LINE, 158 FEET, THENCE WEST PARALLEL WITH THE EAST-WEST 1/4 LINE 30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST 310 FEET; THENCE NORTH, PARALLEL WITH THE NORTH-SOUTH 1/4 LINE 120 FEET; THENCE EAST PARALLEL WITH THE SOUTH SIDE 310 FEET TO A POINT 30 FEET WEST OF THE NORTH-SOUTH 1/4 LINE; THENCE SOUTH, PARALLEL WITH THE NORTH-SOUTH 1/4 LINE, 120 FEET TO THE POINT OF BEGINNING; THE SAME BEING A PART OF LOT 6 OF THE UNRECORDED PLAT OF VAN DUYN GARDENS, LESS THE NORTH 52.5 FEET THEREOF, AND BEING THE PREMISES SITUATE AT 1503 SOUTH 33RD STREET, ST. LUCIE COUNTY, FLORIDA.

**CERTIFIED TO:**
PATRICIA SOLA

**FLOOD ZONE:**
12111C0186J
ZONE: X
EFF: 02/16/2012

**SURVEY NOTES:**
- NO NOTABLE CONDITIONS FOUND.

*LEGEND*

| | |
|---|---|
| A/C | -AIR CONDITIONER |
| WM | -WATER METER |
| AL | - ARC LENGTH |
| (C) | -CALCULATED |
| (M) | -MEASURED |
| P.O.B. | -POINT OF BEGINNING |
| P.O.C. | -POINT OF COMMENCEMENT |
| & | -AND |
| P.B. | -PLAT BOOK |
| PG | -PAGE |
| U.E. | -UTILITY EASEMENT |
| D.E. | -DRAINAGE EASEMENT |
| P.U.E. | - PUBLIC UTILITY EASEMENT |
| L.A.E. | -LIMITED ACCESS EASEMENT |
| L.M.E. | -LAKE MAINTENANCE EASEMENT |
| O.H.E | -OVERHEAD EASEMENT |
| R | -RADIUS |
| (R) | -RECORD |
| O.R.B. | -OFFICIAL RECORDS BOOK |
| Sq.Ft. | -SQUARE FEET |
| Ac. | -ACRES |
| DB | -DEED BOOK |
| (D) | -DEED |
| (P) | -PLAT |
| EOW | -EDGE OF WATER |
| TOB | -TOP OF BANK |
| OHL | -OVERHEAD LINE |
| C/O | -CLEAN OUT |
| ELEV | -ELEVATION |
| FF | -FINISHED FLOOR |
| LS | -LICENSED SURVEYOR |
| LB | -LICENSED BUSINESS |
| PSM | -PROFESSIONAL SURVEYOR & MAPPER |
| —x— | -FENCE |
| # | -NUMBER |
| ± | -PLUS OR MINUS |
| | -ASPHALT |
| | -CONCRETE |
| | -PAVER/BRINCK |
| | -WOOD |
| | -LIGHT POLE |
| W | -WELL |
| | -WATER VALVE |
| | -CENTER LINE |
| | -CATCH BASIN |
| | -FIRE HYDRANT |
| | -UTILITY POLE |
| | -MANHOLE |
| XXX | -ELEVATION |

*SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING.*

GENERAL NOTES:
1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED. 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE. 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988). 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

**LB 8111**
info@NexGenSurveying.com

**561-508-6272**
1421 Oglethorpe Rd
West Palm Beach
FL 33405

# 1503 SOUTH 33rd STREET, FT. PIERCE, FL. 34947

SCALE:1"=50'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)

| LINE TABLE | | |
|---|---|---|
| | BEARING | LENGTH |
| L1 | N01° 23' 00"E | 158.00' |
| L2 | S89° 57' 00"W | 30.00' |
| L3 | N01° 23' 00"E | 48.00' |
| L4 | S89° 57' 00"W | 30.00' |

REMAINDER OF SECTION 17,
TOWNSHIP 35 S, RANGE 40 E
(NOT INCLUDED)

FOUND 4"X4" CONCRETE MONUMENT

105.00'(D)

BASIS OF BEARINGS

52.50'(D)

WM

FOUND 4"X4" CONCRETE MONUMENT

SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

N89° 57' 00"E 310.00' (D)

30.0'

N01° 23' 00"E 120.00' (D)

PARCEL 1
PORTION
OF SECTION 17,
TOWNSHIP 35 S,
RANGE 40 E
(INCLUDED)

VACANT LOT
# 1503
TOTAL AREA:
58683.20 SQ.FT.

120.0'

S01° 23' 00"W 230.00' (D)

SOUTH 33rd STREET

ASPHALT ROADWAY / 60' RIGHT-OF-WAY
REMAINDER OF SECTION 17,
TOWNSHIP 35 S, RANGE 40 E (NOT INCLUDED)

150.0'

PLATTED LOT LINE

P.O.B.1

L2(D)

SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

S89° 57' 00"W 160.00' (D)

SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

L1(D)

REMAINDER
OF SECTION 17,
TOWNSHIP 35 S,
RANGE 40 E
(NOT INCLUDED)

S01° 23' 00"W 110.00' (D)

PARCEL 2
PORTION
OF SECTION 17,
TOWNSHIP 35 S,
RANGE 40 E
(INCLUDED)

110.0'

L4(D)

P.O.C.
THE
CENTER
POINT
OF
SECTION
(17-35S-40E)

SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

S89° 57' 00"W 150.00' (D)

P.O.B. 2 SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

L3(D)

WHITEWAY DAIRY RD
DIRT ROADWAY

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

*SHEET 1 OF 2 (SKETCH OF SURVEY)* - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

**The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper**

Date of Field Work : 06-12-2022
Drawn By: Oleg
Order #: 186422
Last Revision Date: None
Boundary Survey prepared by: LB8111
NexGen Surveying, LLC
561-508-6272
1421 Oglethorpe Rd
West Palm Beach, FL 33405

NEXGEN SURVEYING, LLC.

THIS SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CLYDE O. MCNEAL PSM 2883 ON 06-15-2022 STATE OF FLORIDA Professional Surveyor and Mapper

**Redtail DG**
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

**Project name:** 1503 S. 33rd Street
**Date:** 09/27/2022

# TRANSPORTATION DEMAND ANALYSIS
## ZONING ATLAS MAP AMENDMENT, FUTURE LAND USE MAP AMENDMENT, AND CAPACITY ANALYSIS

The following analysis was made to determine the level of impact of the proposed Zoning Atlas Map and Future Land Use Map Amendments on the traffic in terms of trip generation. The method of the maximum demand will be used to find the amount of newly generated Average Annual Daily Traffic (AADT) and AM/PM Peak Hour Trips, as requested on the Capacity Analysis, the Zoning Atlas Map Amendment and Future Land Use Map Amendment application forms.

**DESCRIPTION**

The site is located in the City of Fort Pierce within St. Lucie County on Florida (Figure 1,), at the northwest corner of S. 33rd Street and Whiteway Dairy Road, Section 17, Township 35S, Range 40E. It consists of two parcels, with Parcel IDs: 2417-601-0008-000-7 and 2417-601-0009-000-4. The total site area is 1.347 acres and both parcels have Primary Land Use 1000 - vacant commercial.

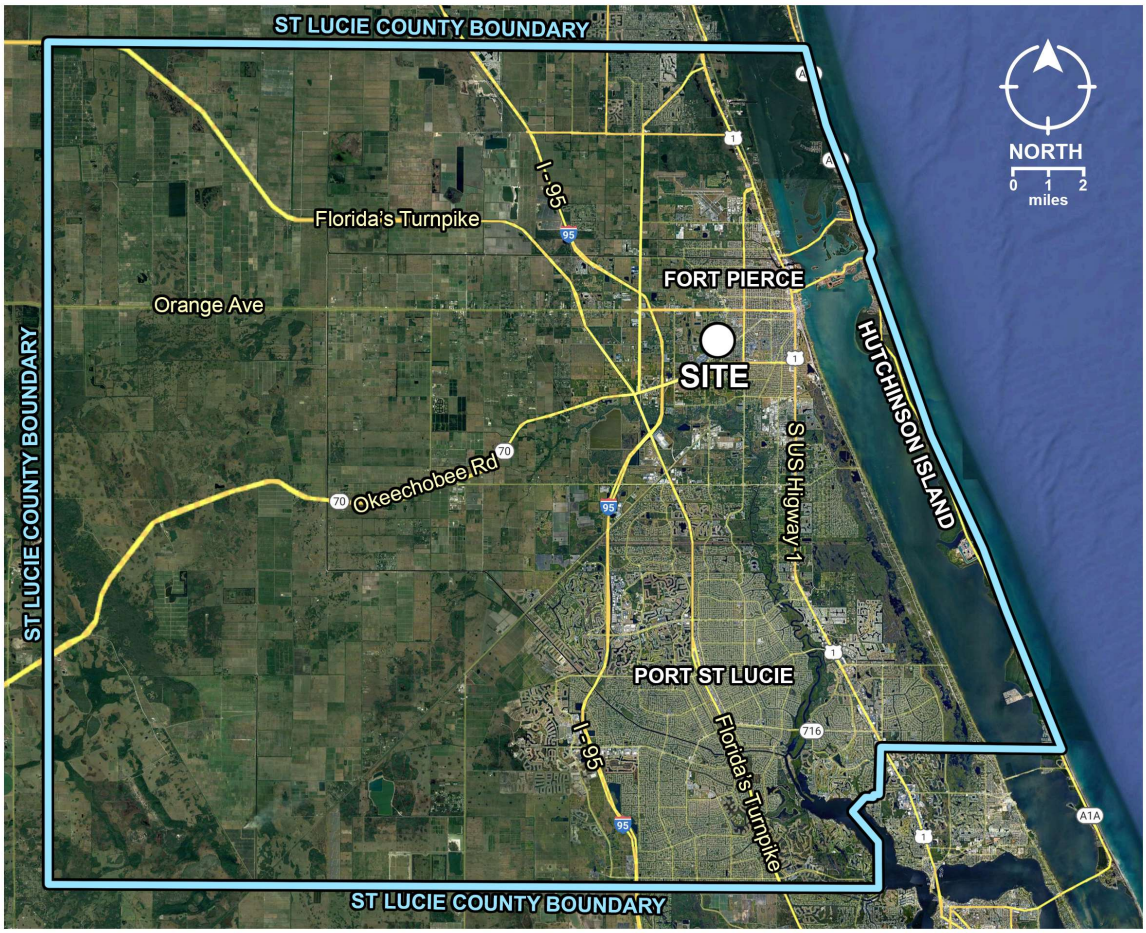



Figure 1. Location

In the near vicinity of the site, there are major roadways, such as Okechobee Road to the south (distance 0.12 miles), Hartman Road to the east (distance 0.42 miles) and Orange Avenue to the north (0.94 miles).

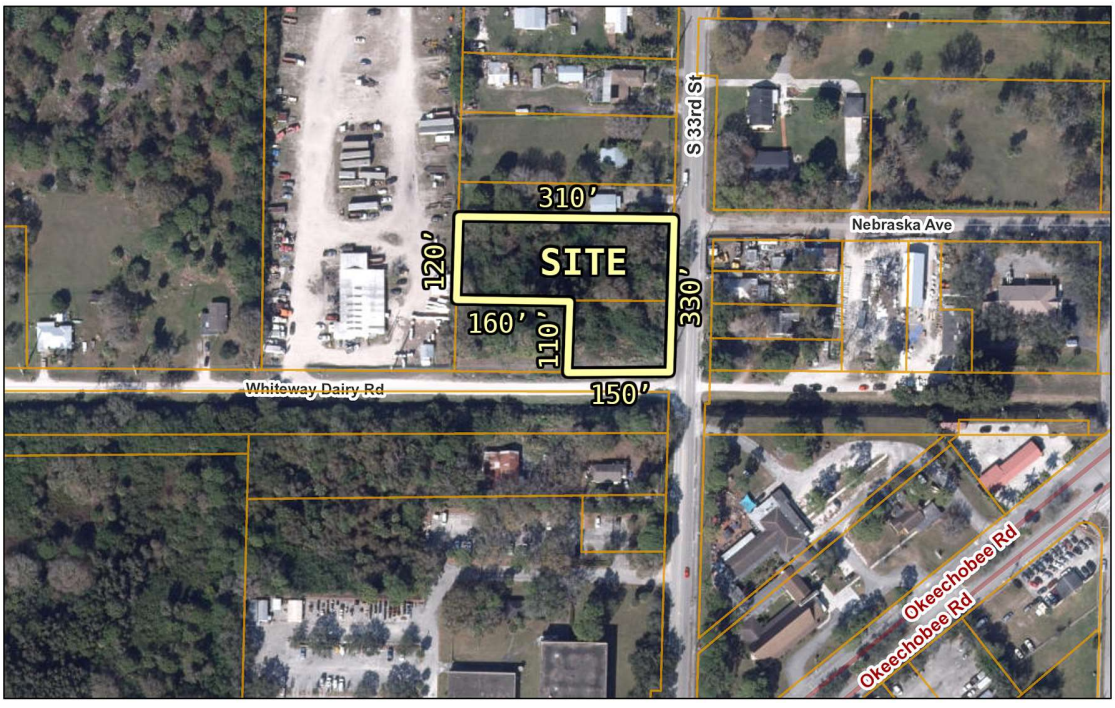
The site is ‘L’ shaped, and has road frontage on S. 33rd Street (330 feet) and Whiteway Dairy Road (150 feet).

S. 33rd Street is a paved 2-lane road with a maximum speed limit of 35 mph. The segment from Okeechobee Road to Delaware Avenue has an Average Annual Daily Traffic (AADT) of 7,000 with Peak Hour Service Capacity of 750. PM Peak Hour volume is 419 and has a “D” level of service. AM Peak Hour volume is 368 and has a “C” level of service. (Exhibit 1.)

Whiteway Dairy Road is a substandard unpaved road.




## VICINITY MAP




## TAX MAP

**PROJECT AREA**

1.347 ac

Figure 2. Vicinity

The existing Future Land Use is Neighborhood Commercial (NC) with a Non-Residential Floor Area Ratio (FAR) of 0.5 and a Residential Density of 10  dwelling units per gross acre ( Residential uses may comprise up to 20% of the total floor area of the NC future land use designation.)

The proposed Future Land Use is General Commercial (GC) with a Non-Residential Floor Area Ratio (FAR) of 1.0 and a Residential Density of 15  dwelling units per gross acre ( Residential uses may comprise up to 20% of the total floor area of the GC future land use designation.)

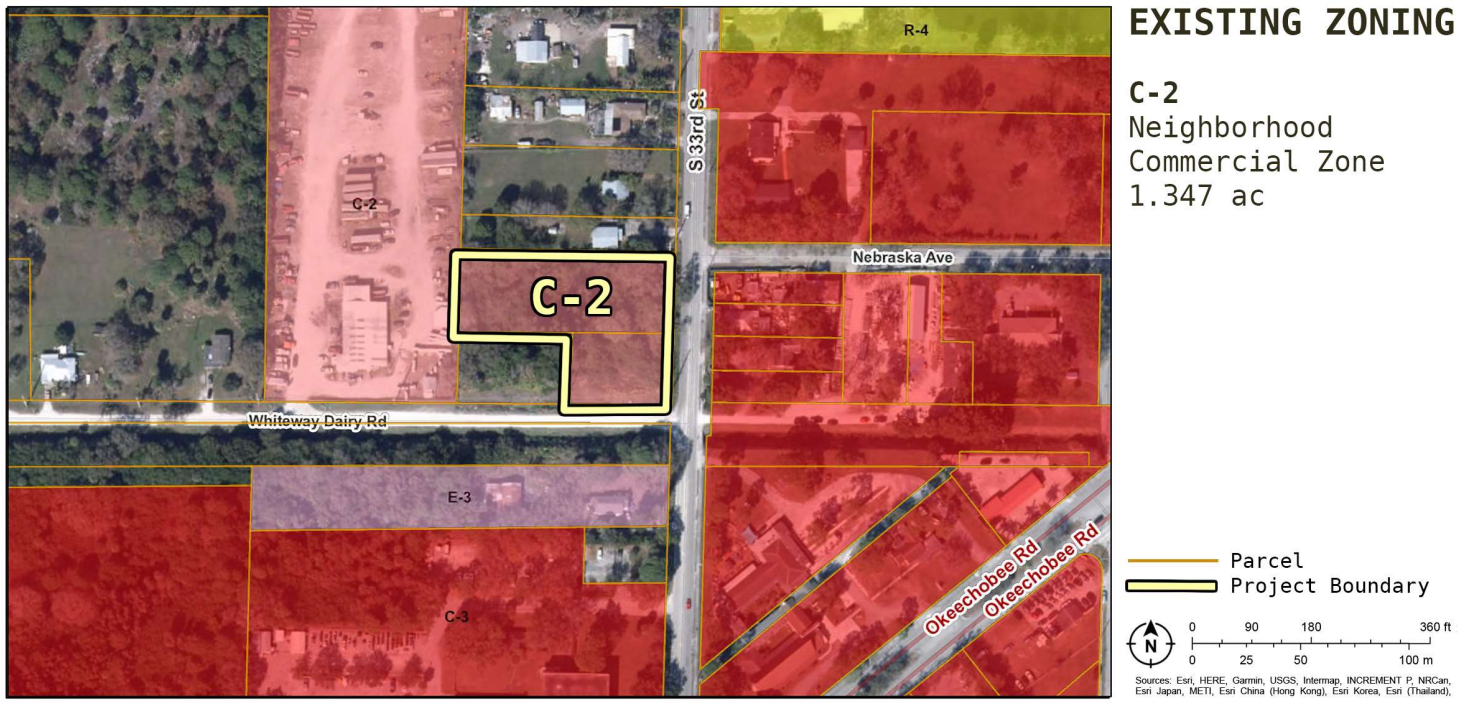
The existing and proposed Future Land Uses are shown in Figure 3.




Figure 3. Future Land Use Map

The existing Zoning district is Neighborhood Commercial (C-2) and the proposed Zoning District is General Commercial (C-3).

The surrounding area is predominantly zoned C-3 which is what this proposal seeks, therefore it is a logical continuation of this commercially zoned area. The properties that abut the north and south sides of the project area are located within unincorporated St. Lucie County and have a zoning of Commercial (COM).The properties that abut the east and west sides of the project area are within the City Limits of the City of Fort Pierce and have commercial zonings of C-3 (same as project proposal) and C-2 respectively.



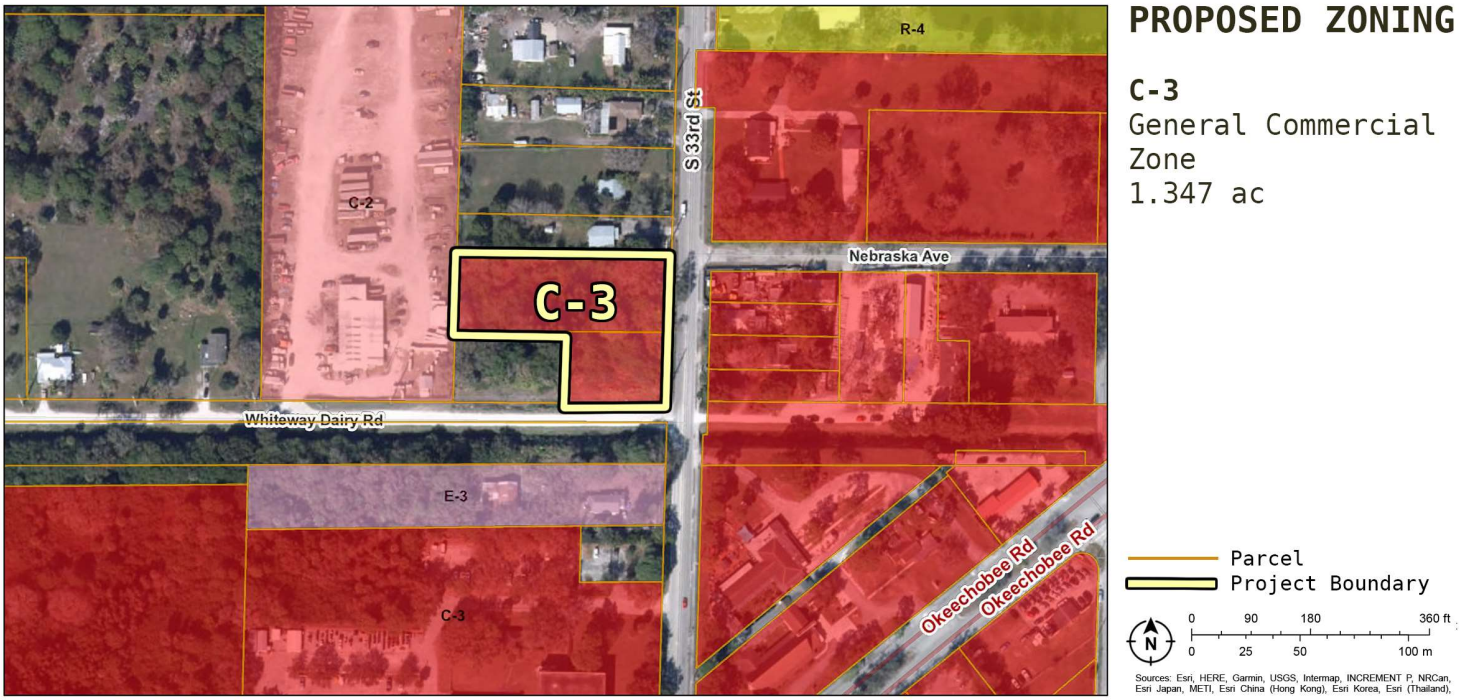




Figure 4. Zoning Map

**TRANSPORTATION ANALYSIS**

**ITE Trip Generation Manual (11th Edition)**

For the purposes of the calculations below, the shopping plaza data will be used as it appears in the latest ITE Trip Generation Manual (11th Edition). Since there are two different shopping plaza options, the one with a supermarket will be used as it generates more traffic and is considered to be the most intense use allowed by right on this property.

LAND USE: Shopping Plaza (40-150K SF) with Supermarket
USE CODE: 821

**VEHICLE TRIP GENERATION PER 1,000 SF GLA (GENERAL URBAN/SUBURBAN AREA)**
**(values in brackets have been calculated)**

| | | | |
|---|---|---|---|
| WEEKDAY AVERAGE RATE: | 94.49 | 50% entering (47.245) | 50% exiting (47.245) |
| WEEKDAY PEAK AM HOUR: | 7.06 | 52% entering (3.67) | 48% exiting (3.39) |
| WEEKDAY PEAK PM HOUR: | 9.72 | 49% entering (4.76) | 51% exiting (4.96) |
| SATURDAY AVERAGE RATE: | 116.15 | 50% entering (58.075) | 50% exiting (58.075) |
| SATURDAY PEAK HOUR: | 9.26 | 51% entering (4.72) | 49% exiting (4.54) |
| SUNDAY AVERAGE RATE: | 84.87 | 50% entering (42.435) | 50% exiting (42.435) |
| SUNDAY PEAK HOUR: | 7.59 | 49% entering (3.72) | 51% exiting (3.87) |

Since the ITE manual does not have the AM and PM peak hours listed for the land use 821 for Saturdays and Sundays, the peak hours volumes will be used for both AM and PM for Saturdays and Sundays. For calculating the Average Annual Daily Traffic and the Peak AM and PM hours, the following formulas will be used:

AADT = (5 x Weekday average rate + Saturday average rate + Sunday average rate)/7
Peak AM = (5 x Weekday peak AM hour + Saturday peak hour + Sunday peak hour)/7
Peak PM = (5 x Weekday peak PM hour + Saturday peak hour + Sunday peak hour)/7

which gives the following results:

| | | | |
|---|---|---|---|
| AADT: | 96.21 | 50% entering (48.105) | 50% exiting (48.105) |
| PEAK AM HOUR: | 7.45 | 51% entering (3.83) | 49% exiting (3.62) |
| PEAK PM HOUR: | 9.35 | 49% entering (4.61) | 51% exiting (4.74) |

**EXISTING FLU** - Neighborhood Commercial (FAR 0.5)
Commercial area, based on FAR of 0.5 per the Future Land Use, is 29,341.60 SF.
The pass-by rate for the shopping plaza is 40% (ITE Trip Generation Manual 11th edition)

| | | | |
|---|---|---|---|
| AADT: | 1,694 | 50% entering (847) | 50% exiting (847) |
| PEAK AM HOUR: | 131 | 51% entering (65) | 49% exiting (65) |
| PEAK PM HOUR: | 165 | 49% entering (82) | 51% exiting (83) |

**PROPOSED FLU** - General Commercial (FAR 0.5)
Commercial area, based on FAR of 0.5 per the Future Land Use, is 58,683.20 SF.
The pass-by rate for the shopping plaza is 40% (ITE Trip Generation Manual 11th edition)

| | | | |
|---|---|---|---|
| AADT: | 3,388 | 50% entering (1,694) | 50% exiting (1,694) |
| PEAK AM HOUR: | 262 | 51% entering (131) | 49% exiting (131) |
| PEAK PM HOUR: | 330 | 49% entering (164) | 51% exiting (166) |

**CONCLUSION**

In the case of the proposed Zoning Atlas Map Amendment and Future Land Use Map Amendment where the 1.347 acres of land would change the Future Land Use from the Neighborhood Commercial (NC) to the General Commercial (GC) and the Zoning from Neighborhood Commercial (C-2) to the General Commercial (C-3), the additional traffic would be as follows:

| | | | | | |
|---|---|---|---|---|---|
| AADT: | +1,694 | 50% entering | (+847) | 50% exiting | (+847) |
| PEAK AM HOUR: | +131 | 51% entering | (+66) | 49% exiting | (+65) |
| PEAK PM HOUR: | +165 | 49% entering | (+82) | 51% exiting | (+83) |

Assuming that S. 33rd will take all of the additional trips because Whiteway Dairy Road is not paved, we can see that in the case of AM Peak Hour Trips, the addition of 131 trips to the existing 286 trips would amount to a total of to 417 trips which would be under the 790 trips that are considered peek hour capacity for this request.

The same can be applied to the PM peak hours, since adding an additional 165 trips to the existing 286 would amount to a total of 451 trips that are also under the 790 trips that are considered peek hour capacity for this request.

Additionally, the Peak Hour threshold of LOS C for S. 33rd Street is 660, which is above 417/451 for AM/PM Peak hours.

Based on the calculations above, the requested amendments to both the Zoning Atlas Map and Future Land Use Map **will not have a negative traffic impact** on the road network and the roads will remain at the same level of service (LOS) even under the worst-case-scenario of the maximum allowable intensities.

EXHIBIT 1.

**TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT**
ST. LUCIE TRANSPORTATION PLANNING ORGANIZATION

**Redtail DG**
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

# VICINITY AND TAX MAP

**Project name:** 1503 S 33RD STREET
**Date:** 22-09-22
**Parcel ID:** 2417-601-0008-000-7, 2417-601-0009-000-4

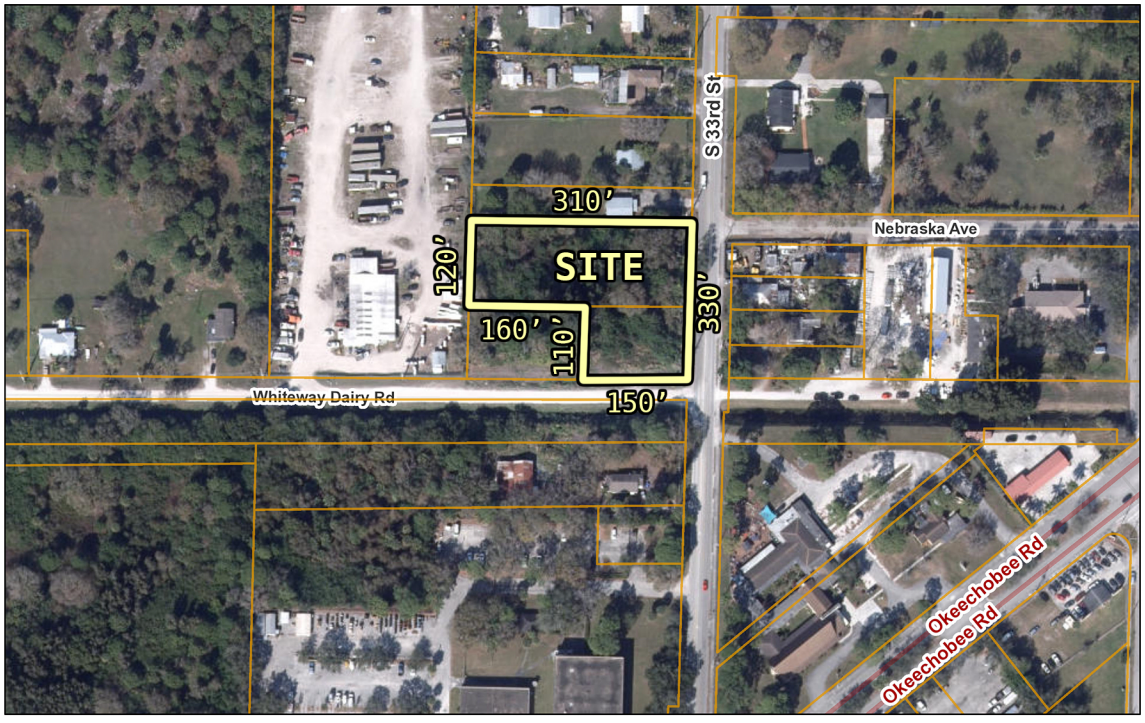
## VICINITY MAP




## TAX MAP

### PROJECT AREA

1.347 ac



MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5061995 OR BOOK 4849 PAGE 2630, Recorded 06/28/2022 12:44:13 PM Doc Tax: $826.00

Prepared by and return to:
**Bryan J. Haagenson, Esq.**
Haagenson & Haagenson, P.A.
300 SE 19th Street
Fort Lauderdale, FL 33316
954-463-1331
File Number: **21-867.274**

[Space Above This Line For Recording Data]

# Warranty Deed

**This Warranty Deed** made this 28 day of **June, 2022** between **Roger D. Haagenson, Facundo Bacardi and Bryan J. Haagenson as Trustees of the BACARDI FOUNDATION, created under a Declaration of Trust dated May 19, 1992, as amended by a First Amendment dated June 17, 1992 and as amended and restated in whole by Agreement dated August 11, 1993** whose post office address is **300 SE 19th Street, Fort Lauderdale, FL 33316**, grantor, and **J T J Enterprises, Inc., a Florida corporation** whose post office address is **PO Box 880926, Port Saint Lucie, FL 34988**, grantee:

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

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

**SEE EXHIBIT "A' ATTACHED HERETO**

**Parcel Identification Number: 2417-601-0009-000-4 and 2417-601-0008-000/7**

**A/K/A: 1503 S 33rd Street and S 33rd Street, Fort Pierce, FL 34947**

Grantor states that the subject property is not, nor has ever been their homestead, nor is it the homestead of their spouse, and that the subject property is not contiguous to the homestead of the grantor or their spouse.

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

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

Signed, sealed and delivered in our presence:

Witness Name: Lisa C King

Witness Name: Lisa E Alvarez

Roger D. Haagenson, Trustee

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 28 day of June, 2022 by Roger D. Haagenson, Trustee who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

LISA C. KING
Commission # GG 941747
Expires April 20, 2024
Bonded Thru Troy Fain Insurance 800-385-7019



DoubleTime®

# Exhibit A

PARCEL ONE:

The East 150 feet of the South 110 feet of Lot 7, VAN DUYN GARDENS unrecorded plat; the same being more particularly described as follows: From the interior 1/4 corner of Section 17, Township 35 South, Range 40 East, measure North along said 1/4 line 48 feet; thence West, parallel with East-West line (1/4 line) 30 feet to point of beginning; thence continue west 150 feet; thence North parallel with North South 1/4 line, 110 feet; thence East, parallel with the South side, 150 feet; thence South parallel with the North-South 1/4 line, 110 feet to the point of beginning.

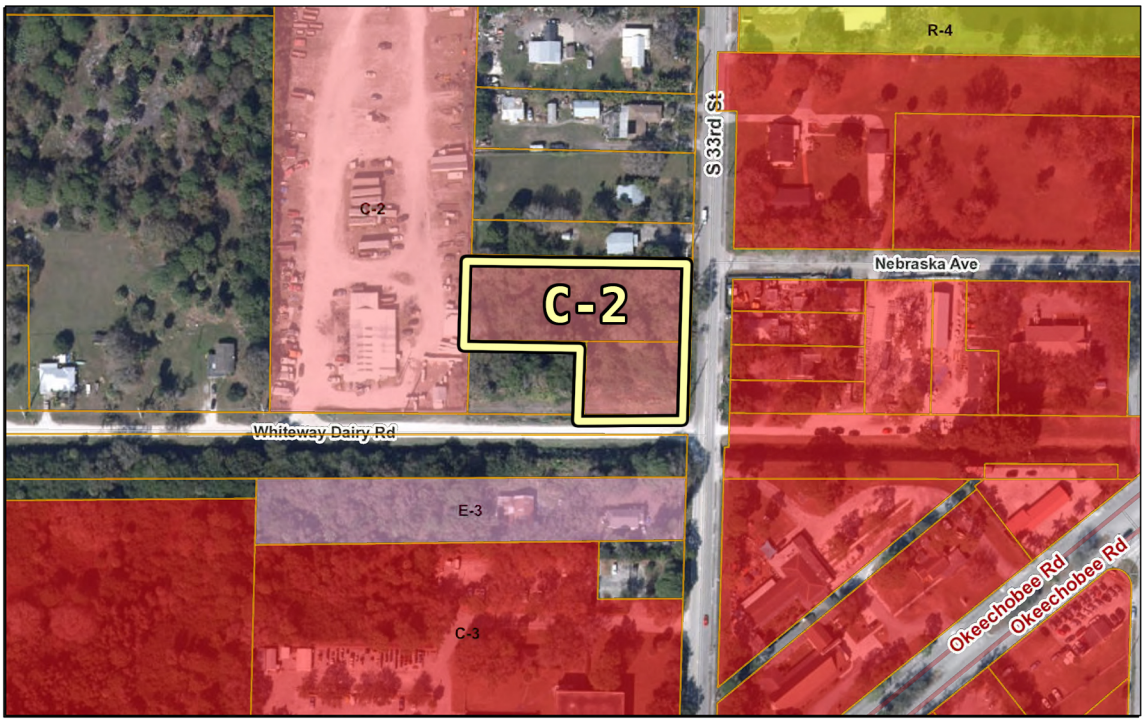
PARCEL TWO:

From the interior 1/4 corner of Section 17, Township 35 South, Range 40 East, measure North along said 1/4 line 158 feet; thence West, parallel with East-West 1/4 line 30 feet to point of beginning; thence continue West 310 feet; thence North parallel with North-South 1/4 line, 120 feet; thence East, parallel with the South side 310 feet to a point 30 feet West of the North-South1/4 line; thence South parallel with the North-South 1/4 line, 120 feet to the point of beginning; the same being a part of Lot 6 of the unrecorded Plat of VAN DUYN GARDENS, less the North 52.5 feet thereof, and being the premises situate at 1503 South 33rd Street, Fort Pierce, St. Lucie County, Florida.

**Redtail DG**
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

# ZONING ATLAS MAP AMENDMENT

**Project name:** 1503 S 33RD STREET
**Date:** 22/09/22
**Parcel ID:** 2417-601-0008-000-7, 2417-601-0009-000-4



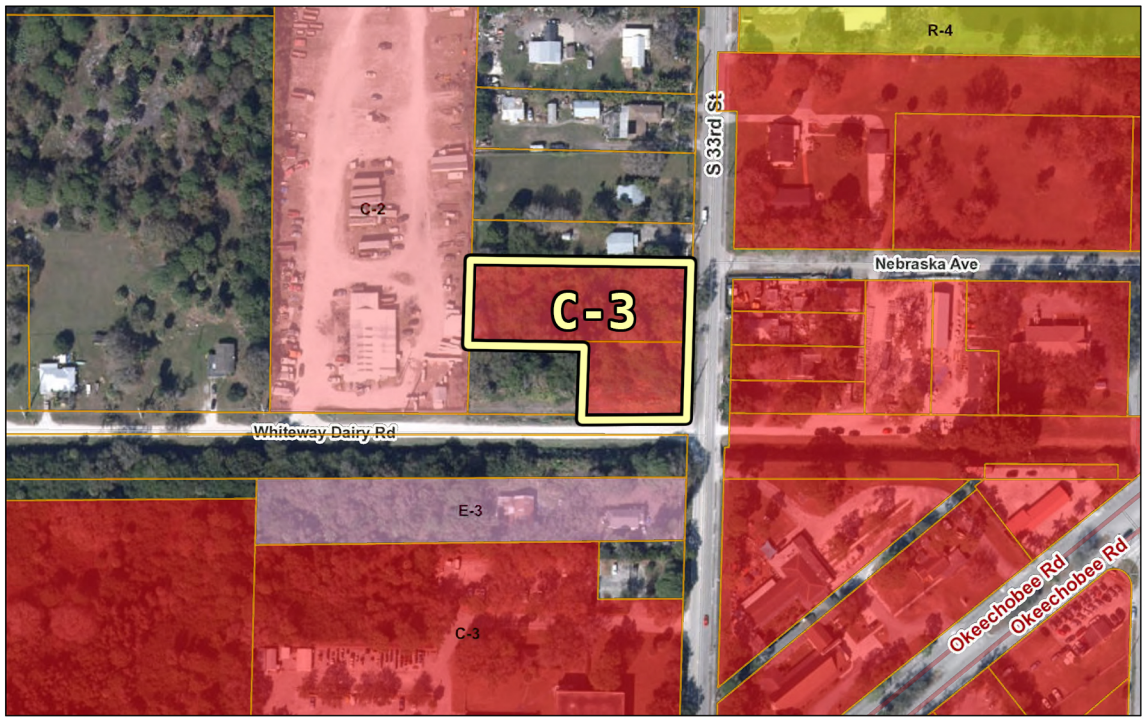

## EXISTING ZONING

**C-2**
Neighborhood Commercial Zone
1.347 ac

Parcel
Project Boundary

0 90 180 360 ft
0 25 50 100 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),




## PROPOSED ZONING

**C-3**
General Commercial Zone
1.347 ac

Parcel
Project Boundary

0 90 180 360 ft
0 25 50 100 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

# CITY OF FORT PIERCE

## City Commission

February 21st, 2023

## 33rd St FUTURE LAND USE MAP AMENDMENT (2 PARCELS)

**APPLICANT**

REDTAIL DG. Tod Mowery

**PROPERTY OWNER(S)**

J T J Entreprises Inc.

**PARCEL ID #(S):**

2417-601-0008-000-7 & 2417-601-0009-000-4

## SUMMARY

Request for review of an application for a Future Land Use Map Amendment of two (2) parcels of land to change the zoning classification from Neighborhood Commercial to General Commercial.

# SITE LOCATION

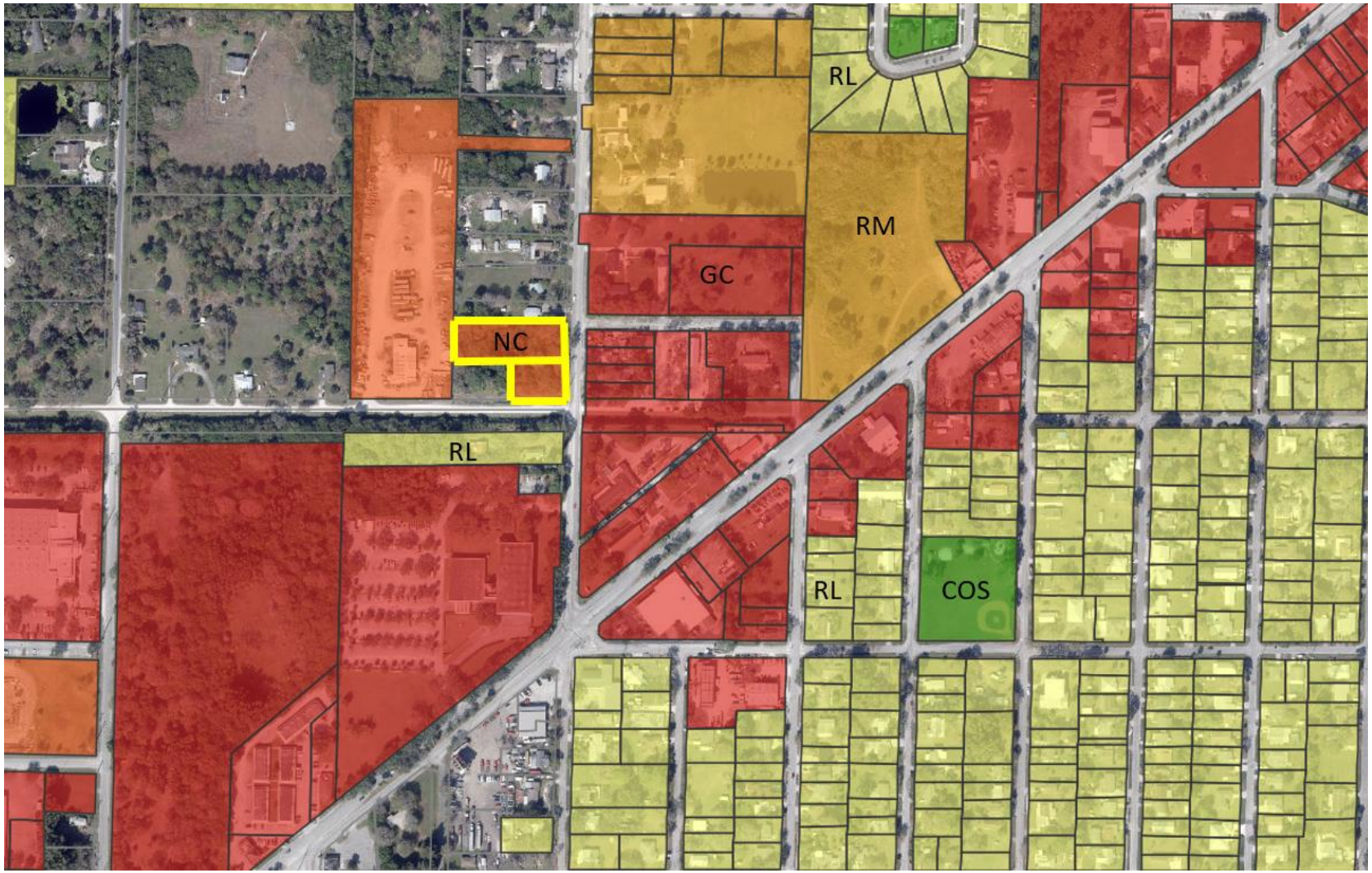


SITE AREA= 1.31 +/- Acres

1503 S. 33RD STREET – FLUMA

# EXISTING FUTURE LAND USE

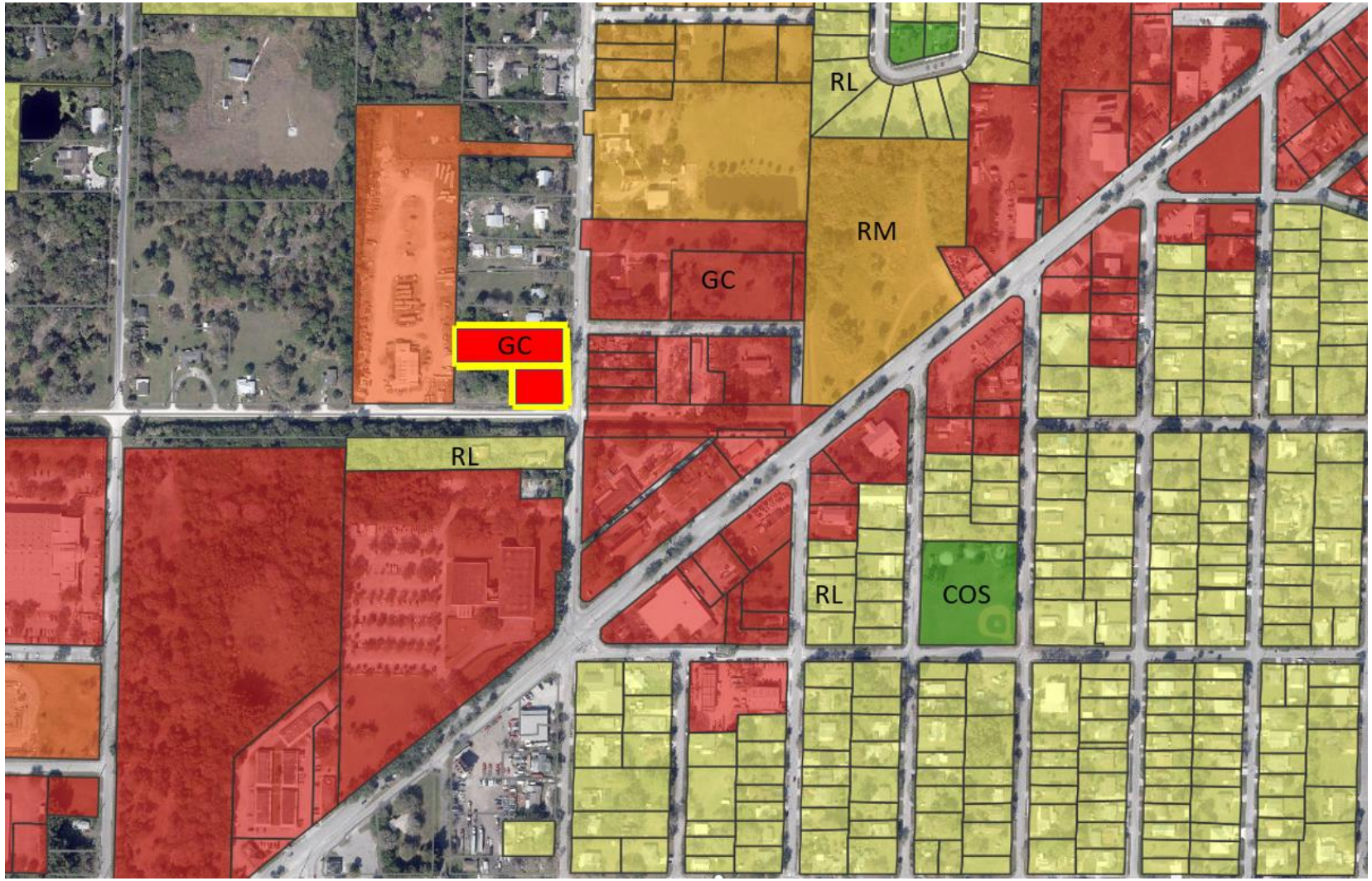
Current FLU NC (Neighborhood Commercial)




1503 S. 33RD STREET – FLUMA

# PROPOSED FUTURE LAND USE

Proposed FLU GC (General Commercial)




1503 S. 33RD STREET – FLUMA

## PLANNING BOARD'S DECISSION

At their January 9th, 2023 meeting, the Planning Board voted unanimously to approve the Future Land Use Map Amendment request.

## RECOMMENDATION

Staff recommendation is for the City Commission to approve the proposed Future Land Use Map Amendment.

## ALTERNATIVE RECOMMENDATION

1. Recommend Approval with conditions.

or

2. Recommend Disapproval.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** 33rd Street Rezoning

**NOTICES PROVIDED PURSUANT TO:** City Code Section 125-37

**NOTICE BY NEWSPAPER:** February 5, 2023

**NOTICE BY MAIL:** February 9, 2023

**NOTICE BY SIGNS:** January 4, 2023 and February 9, 2023

**VERIFIED BY:** Ryan Altizer **TITLE:** Senior Planner

**SIGNATURE:** Ryan Altizer **DATE:** 2/9/2023

Amador Morales and Maria Morales
12495 Orange Ave Ext
Fort Pierce; FL 34945-4414

Annie M Widlan
243 23rd ST
Okeechobee; FL 34974-0540

Becker Holding Corp
1701 Highway A1A; Unit Ste 204
Vero Beach; FL 32963-2250

Bullock R and E LLC
3650 Whiteway Dairy RD
Fort Pierce; FL 34947-6347

Candyland Properties Of St Lucie LLC
442 SE Starflower AVE
Port St Lucie; FL 34983-4516

Charles William Pitts
5303 Palmetto AVE
Fort Pierce; FL 34982-7270

Community United Methodist Church
3114 Okeechobee Rd
Fort Pierce; FL 34947-4619

Green Keel Holdings LLC
1503 Boston AVE
Fort Pierce; FL 34950-3927

Gregory J Rosslow and Cynthia B Rosslow
105 S 2nd St
Fort Pierce; FL 34950-4305

Iglesia de Dios Pentecostal Movimiento Intl
PO Box 1575
Fort Pierce; FL 34954-1575

Joseph J Daigle (LF EST)
1603 S 33rd ST
Fort Pierce; FL 34947-4578

Juan G Soto and Azucena Z Soto
7800 W Oakland Park BLVD; Unit Ste 109
Sunrise; FL 33351-1121

Metis Properties LLC
94 SW Palm Cove DR
Palm City; FL 34990-4322

NSLRWCD
14666 Orange AVE
Fort Pierce; FL 34945-4511

Open Door House of Prayer Inc
5900 Citrus AVE
Fort Pierce; FL 34982-3309

Owner
Mailing Address 1
Mailing City State Zip

Ramiro Doval-Pineda
1309 S 33rd ST
Fort Pierce; FL 34947-6315

Ruben Castro and Maria Castro
1401 S 33rd ST
Fort Pierce; FL 34947-6343

SALGADO PROPERTIES LLC
515 Hartman RD
Fort Pierce; FL 34947-3403

Sanco LLC
c/o Gerlinda Hofer Rev Trust No 1
Delray Beach; FL 33483-6420

Southern Bell Tel and Tel
Attn Property Tax Dept
Saint Louis; MO 63101-2015

Tony O Benson
1405 S 33rd St
Fort Pierce; FL 34947-6343

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

February 8, 2023

Dear Property Owner:

The property owner, **JTJ Enterprises Inc.** is requesting approval of a **Zoning Atlas Amendment** to rezone from Neighborhood Commercial (C-2) to General Commercial (C-3), generally located at or near **1503 S. 33rd Street,** Fort Pierce, FL. The Parcel IDs are 2417-601-0008-000-7 and 2417-601-0009-000-4.

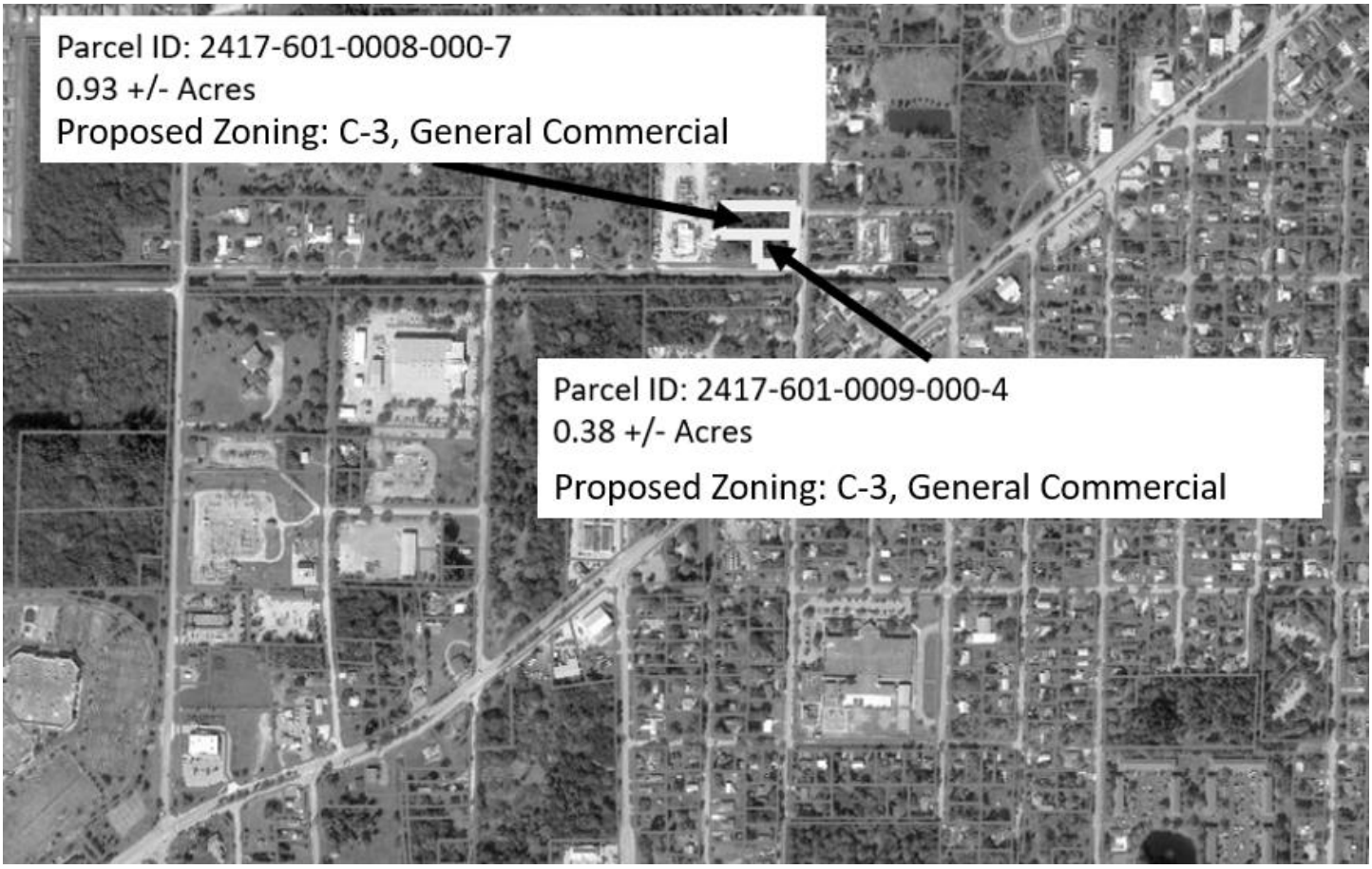
A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meetings on **Tuesday, February 21st, 2023,** which begins at **5:05 p.m**. and **Monday, March 6th, 2023,** which begins at **5:05 p.m.** in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Zoning Atlas Amendment**. If you have any inquiries, or would like to review the complete application, please contact me at (772) 467-3742 or raltizer@cityoffortpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes.

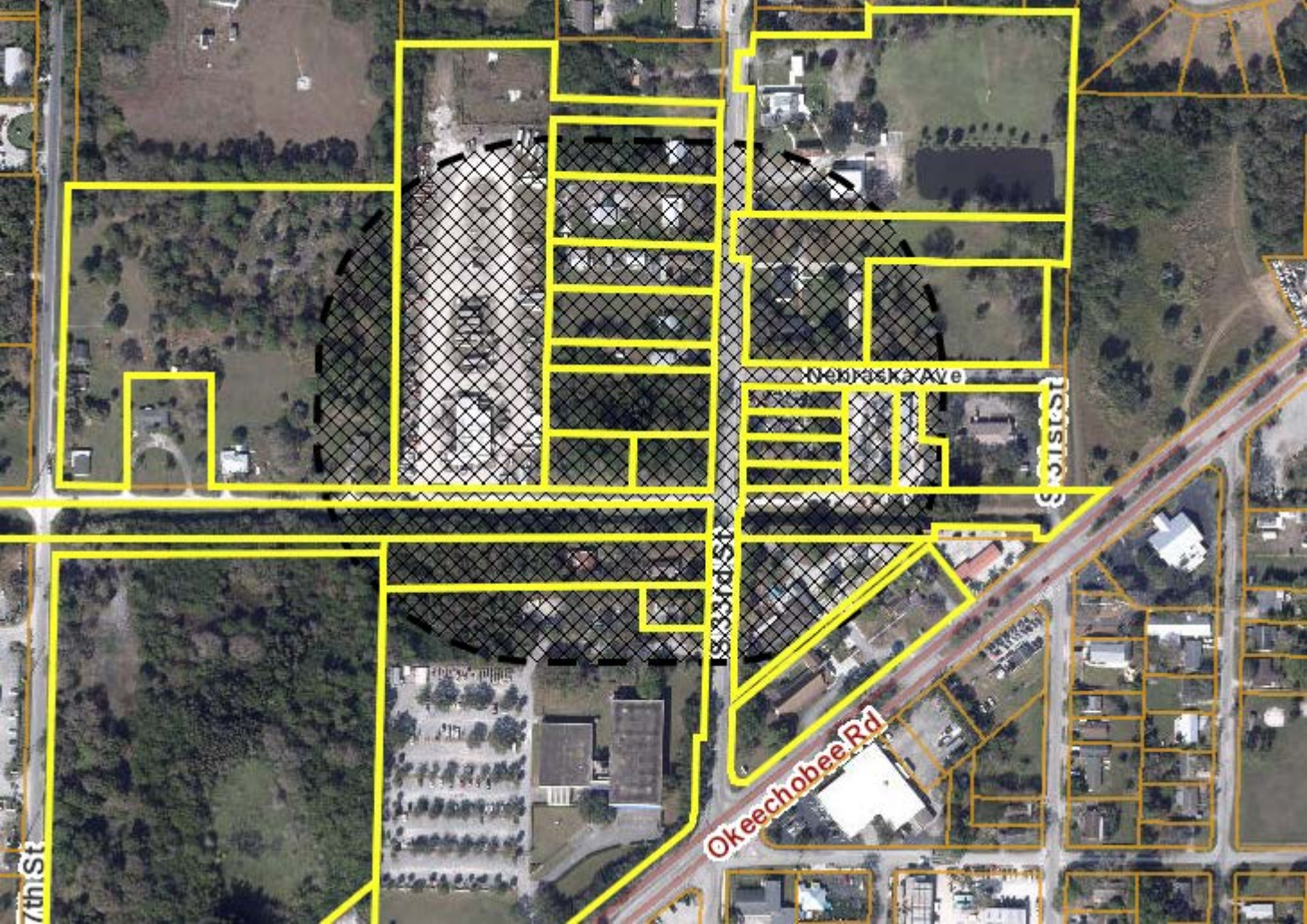
Sincerely,

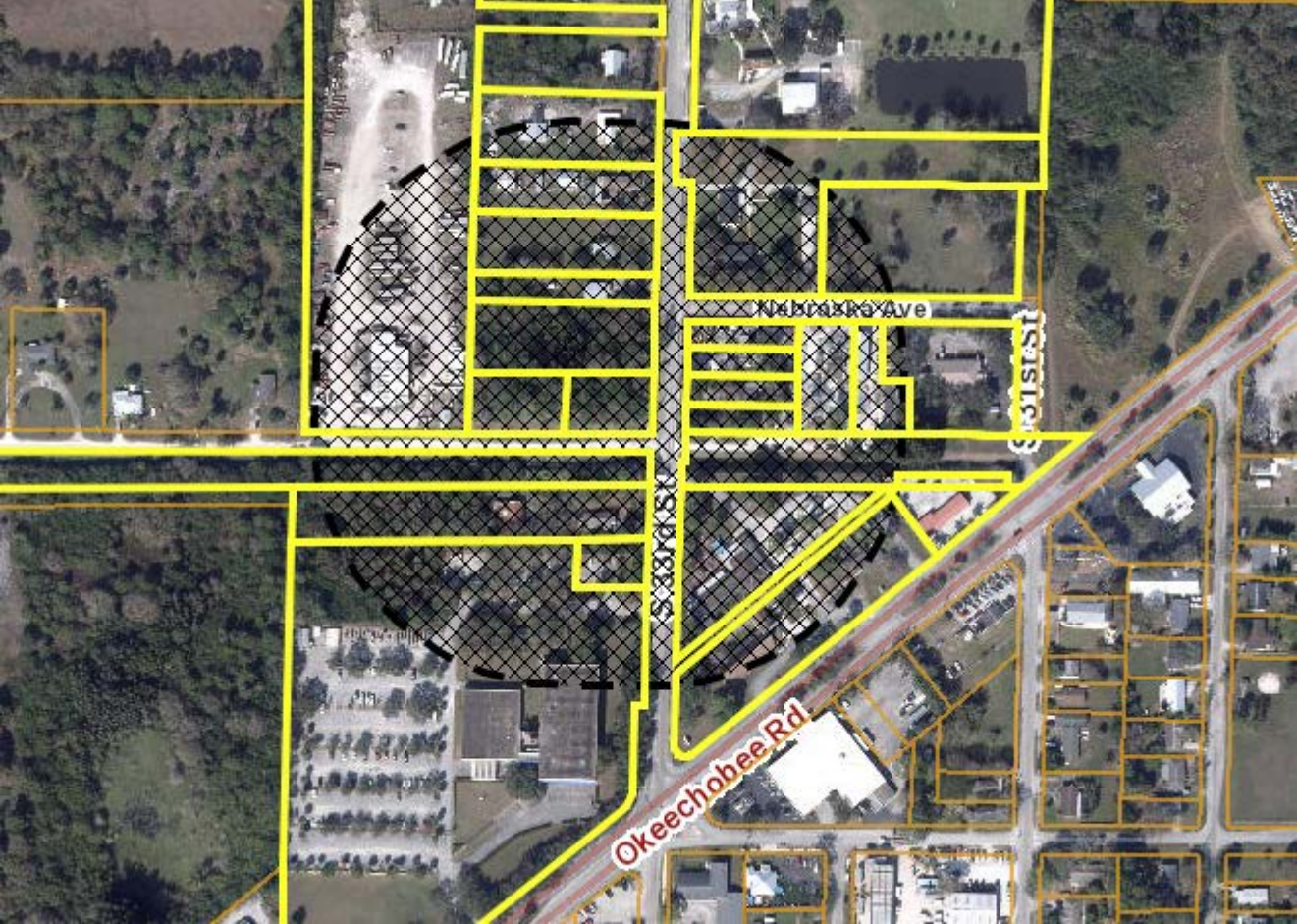
Ryan Altizer

Ryan Altizer
Planner

# 1503 33rd Street




Nebraska Ave
S 33rd St
S 31st St
Okeechobee Rd
7th St


Nebraska Ave
S 31st St
S 33rd St
Okeechobee Rd

ST. LUCIE NEWS TRIBUNE

ATTN: LEGAL ADVERTISING

RE: Planning - Rezoning

RUN ONCE: Sunday, February 5, 2023

Send Proof of Publication to: Linda W. Cox, City Clerk, lcox@cityoffortpierce.com
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CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, and Sections 166.041 (3)(a) and 163.3187 of Florida State Statutes, will on Tuesday, February 21, 2023 at 5:05 p.m. and Monday, February 6, 2023 at 5:05 p.m., hold Public Hearings on the enactment of the proposed ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

**ORDINANCE NO. 23-021** AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **REZONING THE PROPERTIES GENERALLY LOCATED AT OR NEAR 1503 S. 33RD STREET, FROM NEIGHBORHOOD COMMERCIAL (C-2) TO GENERAL COMMERCIAL (C-3);** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.
.

Subject Property: Parcel IDs: 2417-601-0008-000-7 & 2417-601-0009-000-4

All interested parties may appear at the meeting and be heard with respect to the ordinance. Said ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk’s Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 2.5.2023

**Treasure Coast Newspapers**

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

**AFFIDAVIT OF PUBLICATION**

**CITY OF FORT PIERCE LEGALS**
PO BOX 1480

**FORT PIERCE, FL 34954-1480**

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.
Issue(s) dated before where the dates are noted or by publication on the newspaper's website, if authorized, on :
**02/05/2023**

Amy Kohott

Subscribed and sworn to before on February 5, 2023:

Vicky Felty

Notary, State of WI, County of Brown

9.19.25

My commission expires

VICKY FELTY
Notary Public
State of Wisconsin

Publication Cost: $127.92
Ad No: 0005574859
Customer No: 1309463
PO #: 23-021

# of Affidavits 1

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING -
REZONING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, and Sections 166.041 (3)(a) and 163.3187 of Florida State Statutes, will on Tuesday, February 21, 2023 at 5:05 p.m. and Monday, March 6, 2023 at 5:05 p.m., hold Public Hearings on the enactment of the proposed ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

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Subject Property: Parcel IDs: 2417-601-0008-000-7 & 2417-601-0009-000-4

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/s/ Linda W. Cox, City Clerk
Publish: 2.5.2023
TCN5574859

**City Commission Regular Meeting - 5:05 pm** **12. c.**

**Meeting Date:** 03/06/2023

**Re:** Site Plan (Development and Design Review) - Privilege North - 3315 Sunrise Blvd.

**Submitted For:** Kev Freeman, Planning Director, Planning & Zoning

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**SUBJECT:**

Quasi-Judicial Hearing - Review and approval of a Site Plan (Development and Design Review) to construct a 216-unit multi-family development (Privilege North), located east of Sunrise Boulevard and North of Dade Road in Fort Pierce. Parcel IDs: 2428-601-0252-000-6 & 2428-321-0001-000-3.

**SUMMARY:**

In accordance with Sections 125-37, 125-313 and 125-314 of the City Code, the applicant is requesting for review of an application for a Site Plan (Development and Design Review) of a multi-family development located east of Sunrise Boulevard and North of Dade Road. Two-hundred and sixteen (216) residential units are being proposed on two parcels totaling 21.686 +/- acres.The proposed development is located on two parcels with a Future Land Use of Medium Density Residential and Zonings of Medium Density Residential (R-4).

**RECOMMENDATION:**

Staff recommendation is for the City Commission to vote for APPROVAL with two (2) conditions:
1. 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.
2. Prior to the issuance of Building Permit approval, A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be provided.

**ALTERNATIVES:**

- Recommendation of approval with alternative conditions
- Recommendation of denial

**RESPONSIBLE STAFF:**

Ryan Altizer, Senior Planner

**COORDINATED WITH:**

- Technical Review Committee
- Planning Board

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**Fiscal Impact**

**OTHER INFORMATION:**

N/A

## Attachments

Staff Presentation
Staff Report & Supporting Documents
Application Packet & Supporting Documents
Public Notice Certification
Proof of Publication
Applicant Presentation
Site Plan Document for Electronic Signature

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 02/24/2023 10:07 AM |

Form Started By: Ryan Altizer
Started On: 02/22/2023 11:37 AM
Final Approval Date: 02/24/2023

# CITY OF FORT PIERCE

## City Commission

March 6th, 2023

## Privilege North Site Plan

**APPLICANT**

Engineering Design & Construction Inc., Brad Currie, AICP

**PROPERTY OWNER(S)**

Privilege Development, LLC

**PARCEL ID #(S):**

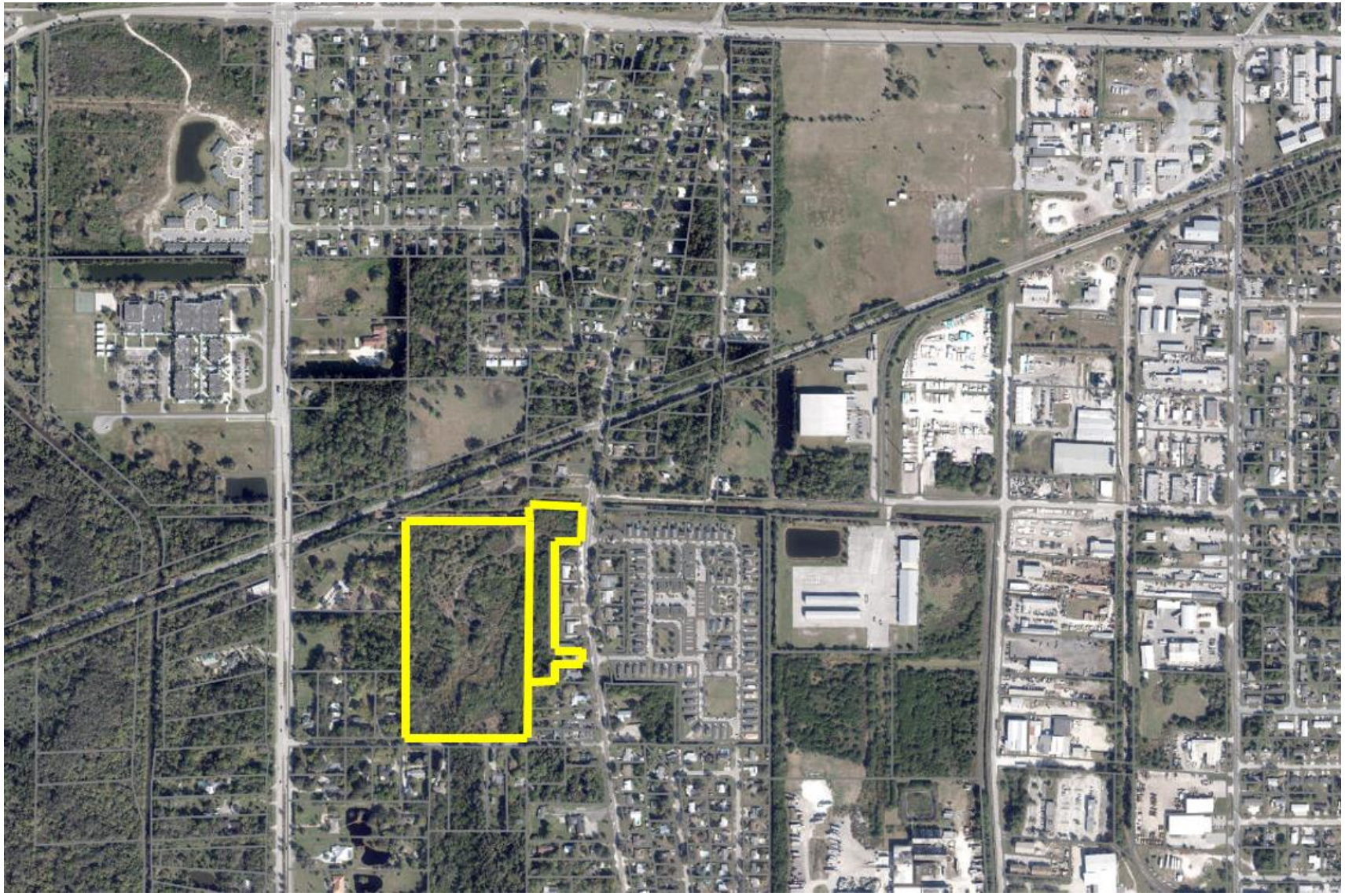
2428-601-0252-000-6 & 2428-321-0001-000-3

## SUMMARY

Request for review of an application for a Site Plan (Development and Design Review) of a multi-family development located east of Sunrise Boulevard and North of Dade Road. Two-hundred and sixteen (216) residential units are being proposed on two parcels totaling 21.686 +/- acres.

The proposed development is located on two parcels with a Future Land Use of Medium Density Residential and Zonings of Medium Density Residential (R-4).

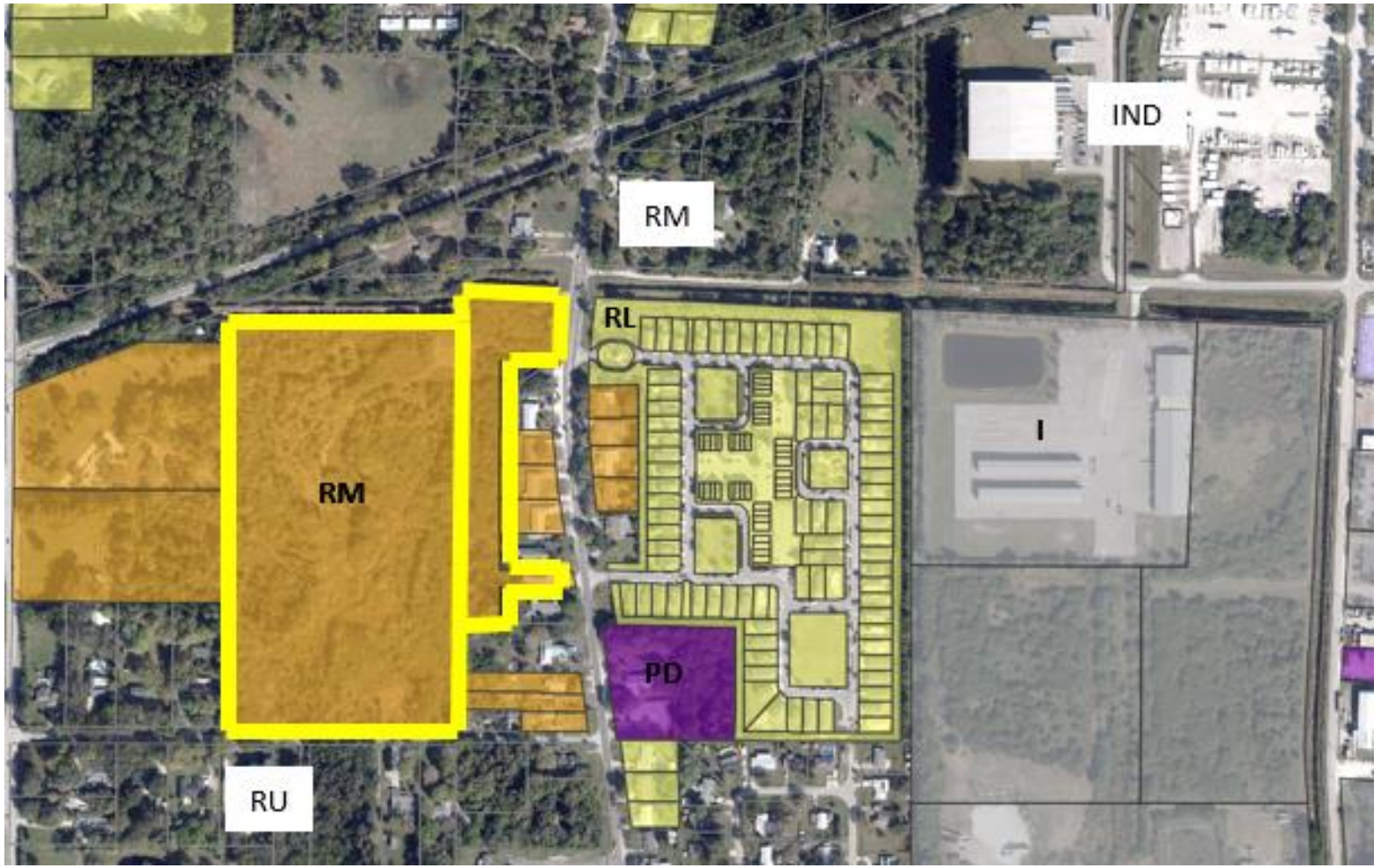
# SITE LOCATION



SITE AREA= 21.686 +/- Acres

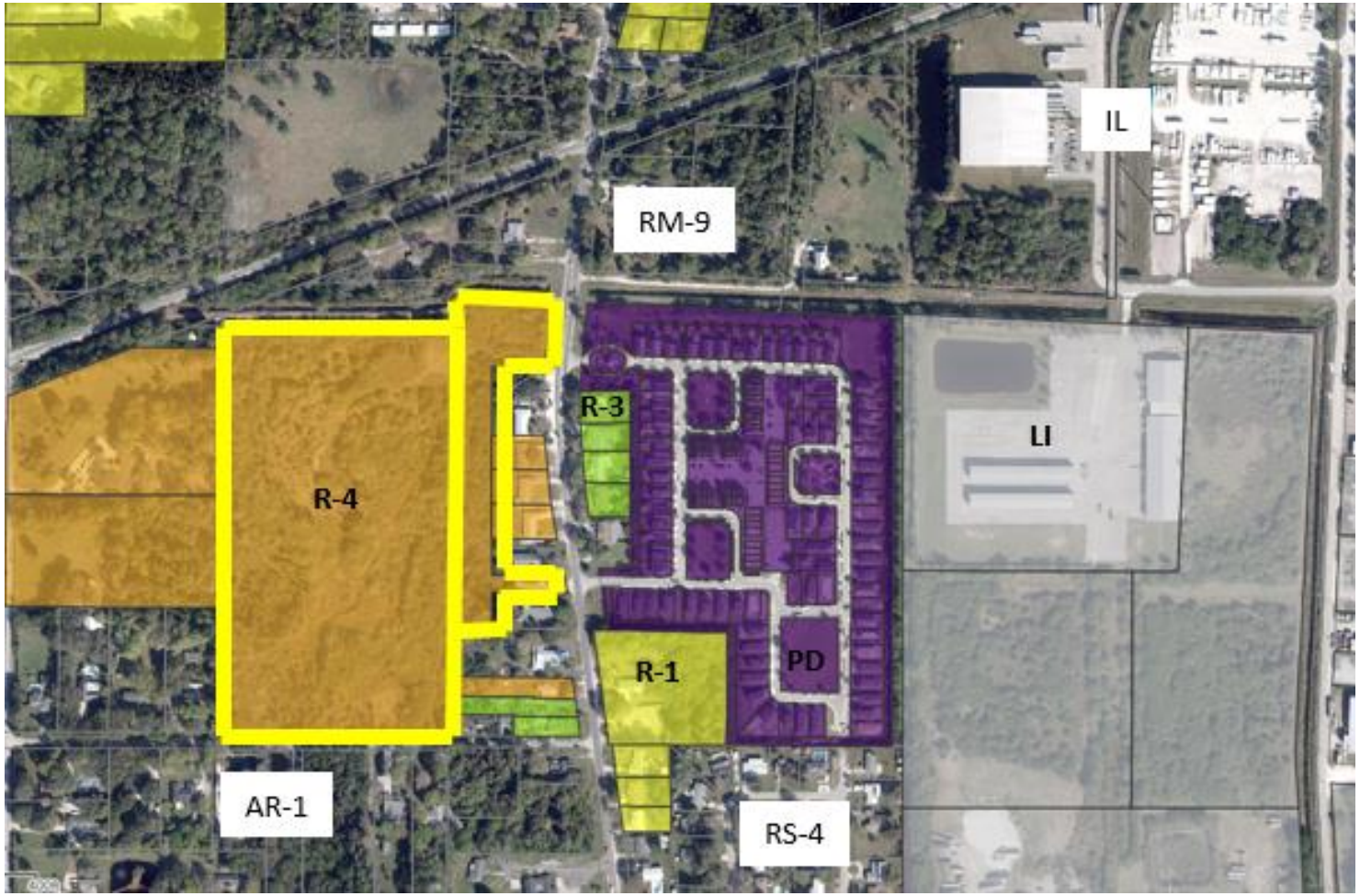
# FUTURE LAND USE

Current FLU RM (Medium Density Residential)

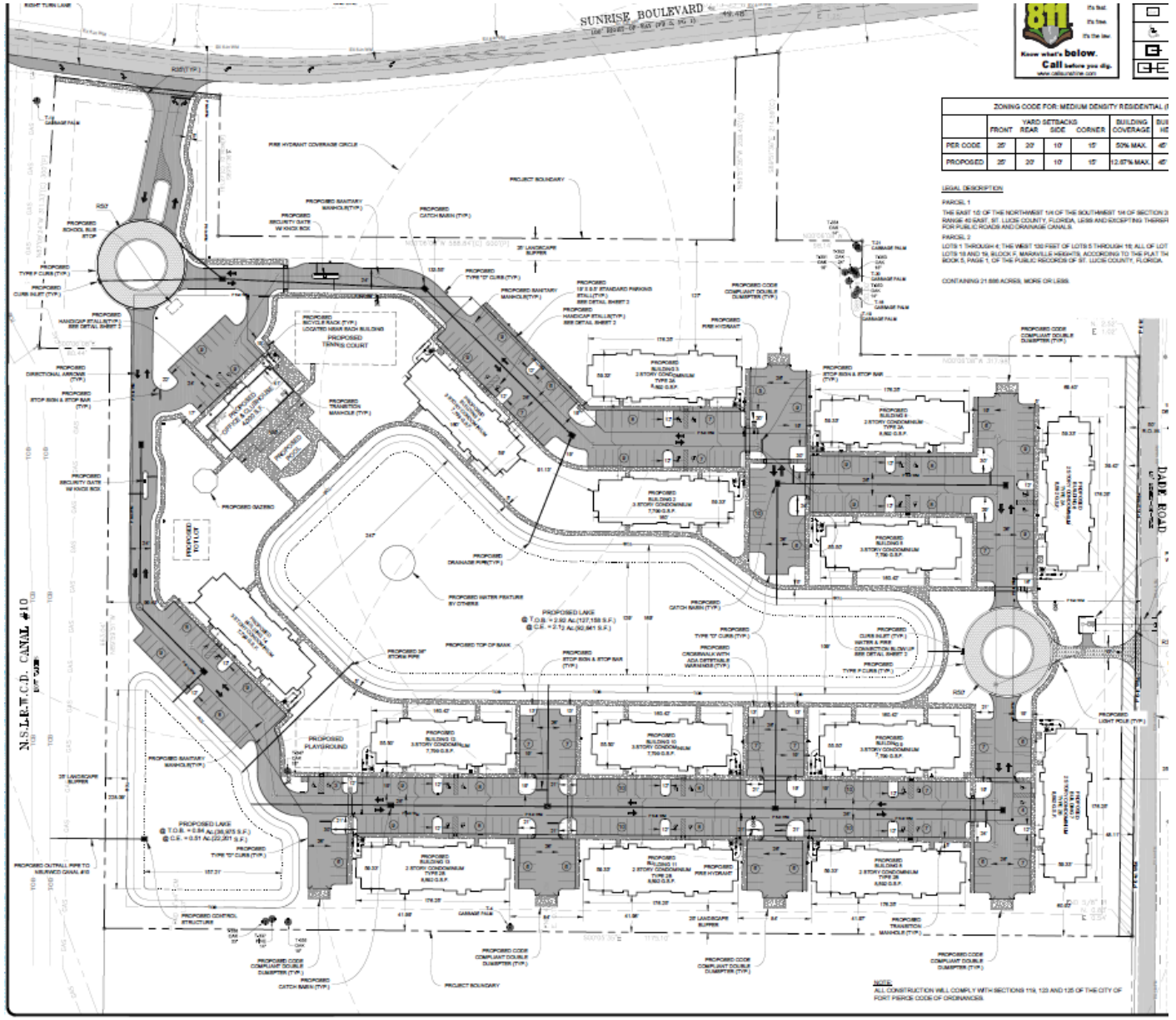


# ZONING

Zoning R-4 (Medium Density Residential)



# SITE PLAN




Privilege North – Site Plan – 3315 Sunrise Blvd

# SITE PLAN

PROVIDER OF UTILITIES:

| | |
|---|---|
| WATER: | FPUA |
| WASTEWATER: | FPUA |
| IRRIGATION: | PRIVATE WELL |

**BUILDING DATA:**

| | |
|---|---|
| 3 STORY CONDOMINIUM(18 UNITS): | 7 BUILDINGS X 18 UNITS = 126 |
| 2 STORY CONDOMINIUM TYPE 2A(14 UNITS): | 3 BUILDINGS X 14 UNITS = 42 |
| 2 STORY CONDOMINIUM TYPE 2B(12 UNITS): | 4 BUILDINGS X 12 UNITS = 48 |
| TOTAL PROVIDED UNITS: | 216 UNITS |

ONE BEDROOM UNITS = 43
TWO BEDROOM UNITS = 98
THREE BEDROOM UNITS = 64

| | |
|---|---|
| OFFICE & CLUBHOUSE(1 STORY): | 4,000 S.F. |

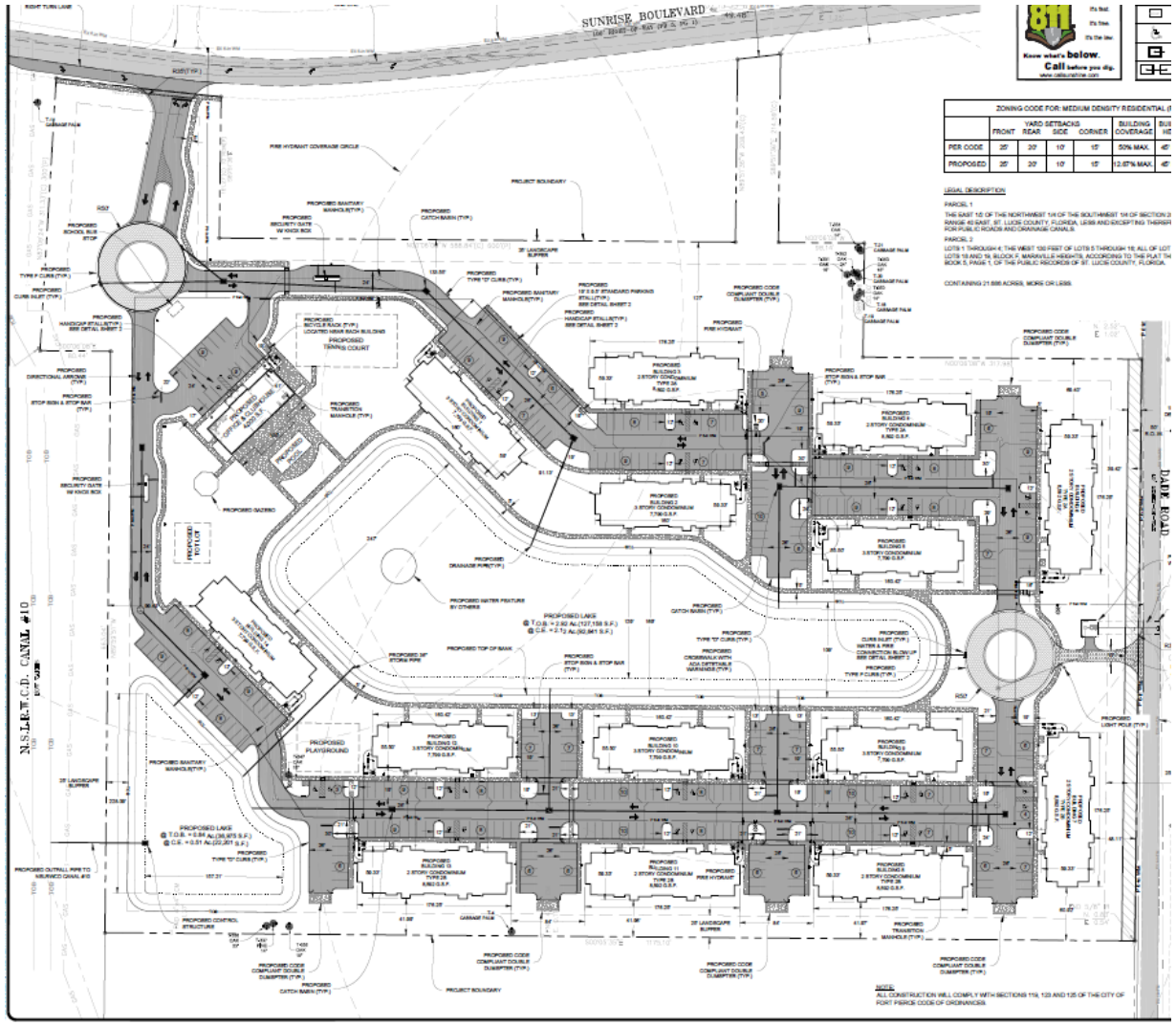
**PARKING TABULATION:**

CONDOMINIUMS(1.5 SPACES PER UNIT)

| | |
|---|---|
| TOTAL PARKING REQUIRED: | 324 SPACES |
| TOTAL PARKING PROVIDED: | 386 SPACES |

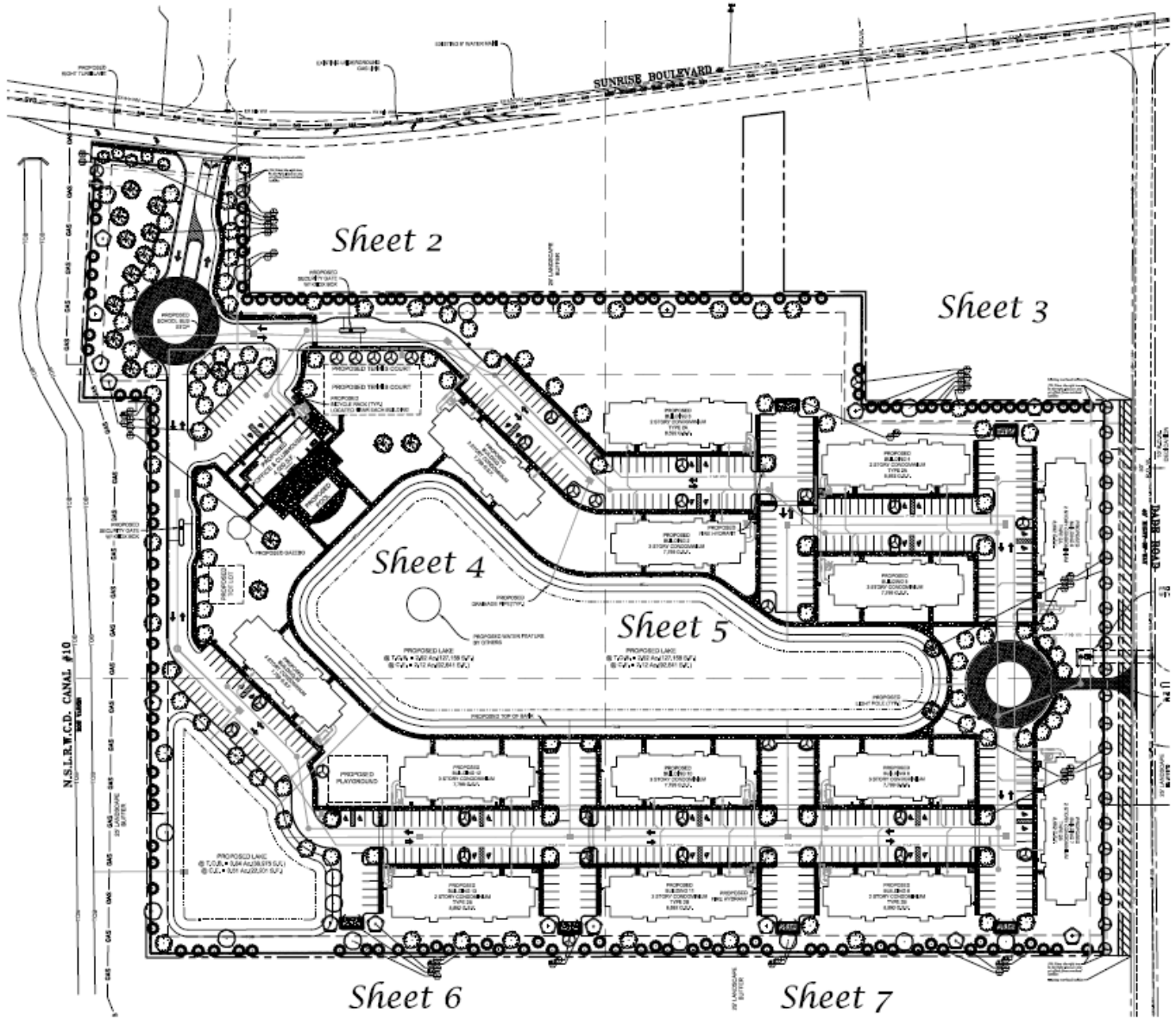
OFFICE & CLUBHOUSE(1 STALL PER 300 S.F.)

| | |
|---|---|
| TOTAL PARKING REQUIRED: | 14 STALLS |
| TOTAL PARKING PROVIDED: | 18 STALLS(2HC) |




Privilege North – Site Plan – 3315 Sunrise Blvd

# LANDSCAPE PLAN



# LANDSCAPE PLAN

## Plant List

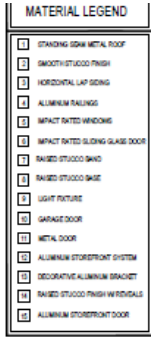
| QTY | SYM | SPECIES | COMMON NAME/DESCRIPTION | SIZE | SPACING | REMARKS |
|---|---|---|---|---|---|---|
| CANOPY / ORNAMENTAL TREES | | | | | | |
| 16 | BS* | BURSERA SIMARUBA | GUMBO LIMBO | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 56 | IE* | ILEX x ATTENUATA 'EAGLESTON' | EAGLESTON HOLLY | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 6 | LI | LAGERSTROEMIA INDICA 'TUSKEGEE' | CREPE MYRTLE 'RED' | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 2.5' C.T. MIN. |
| 138 | PE* | PINUS ELLIOTTI | SLASH PINE | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 17 | PP | PELTOPHORUM DUBIUM | YELLOW POINCIANA | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 13 | QL* | QUERCUS LAURIFOLIA | LAUREL OAK | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 90 | QV* | QUERCUS VIRGINIANA | LIVE OAK | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| SHRUBS / GROUNDCOVERS | | | | | | |
| 162 | MYR-1* | MYRICANTHES FRAGRANS | SIMPSON STOPPER | #7, 4' x 2' | 2' O.C. | FULL & THICK |
| 1,195 | MYR* | MYRICANTHES FRAGRANS | SIMPSON STOPPER | #3, 2' x 2' | 2' O.C. | FULL & THICK |
| 1,085 | FOS* | FORESTIERA SEGREGATA | FLORIDA PRIVET | #3, 2' x 2' | 2' O.C. | FULL & THICK |
| | SOD-1 | PASPALUM NOTATUM | BAHIA SOD | | | SEE SPECS |

* = Florida Native

NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE

# Elevations


03 TYP. SIDE ELEVATION
3 STORY


MATERIAL LEGEND


02 REAR ELEVATION
3 STORY

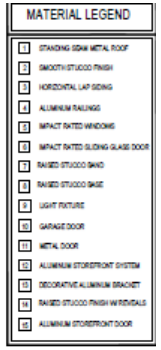

01 FRONT ELEVATION
3 STORY

# Elevations

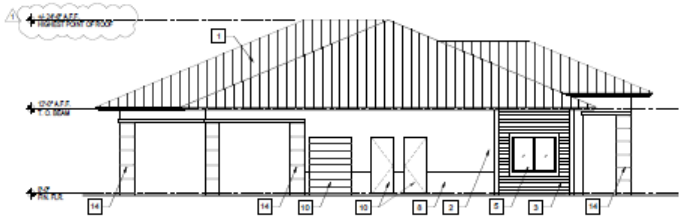

03
TYP. SIDE ELEVATION
2 STORY


02
REAR ELEVATION
2 STORY

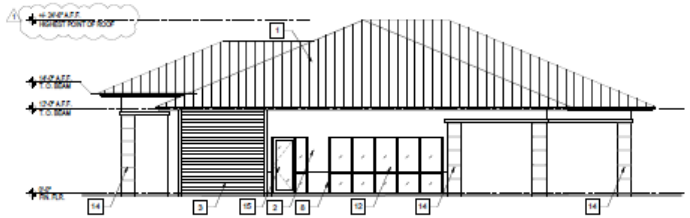

01
FRONT ELEVATION
2 STORY


MATERIAL LEGEND

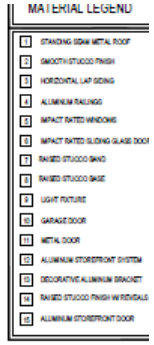
# Elevations

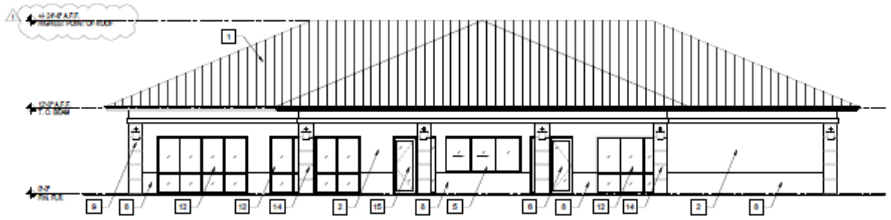


04 SIDE ELEVATION (LEFT)
CLUBHOUSE

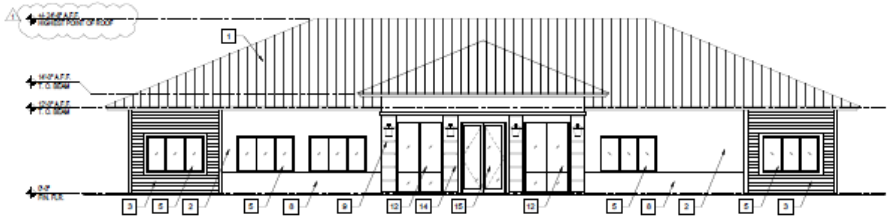


03 SIDE ELEVATION (RIGHT)
CLUBHOUSE



02 REAR ELEVATION
CLUBHOUSE



01 FRONT ELEVATION
CLUBHOUSE

## PLANNING BOARD'S RECOMMENDATION

At their January 9th, 2023 meeting, the Planning Board voted unanimously to approve the request with staff's two (2) recommended conditions.

## RECOMMENDATION

Staff recommends two (2) Conditions:

1. 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.

2. Prior to the issuance of Building Permit approval, A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be provided.

## RECOMMENDATION

Staff recommendation is for the City Commission to vote APPROVAL of the proposed Site Plan (Development and Design Reviews), with two (2) conditions.

## ALTERNATIVE RECOMMENDATION

1. Recommend Approval with alternative conditions.

2. Recommend Disapproval.

# CITY OF FORT PIERCE

## City Commission

March 6, 2023

## Privilege North Site Plan

**APPLICANT**

Engineering Design & Construction Inc., Brad Currie, AICP

**PROPERTY OWNER(S)**

Privilege Development, LLC

**PARCEL ID #(S):**

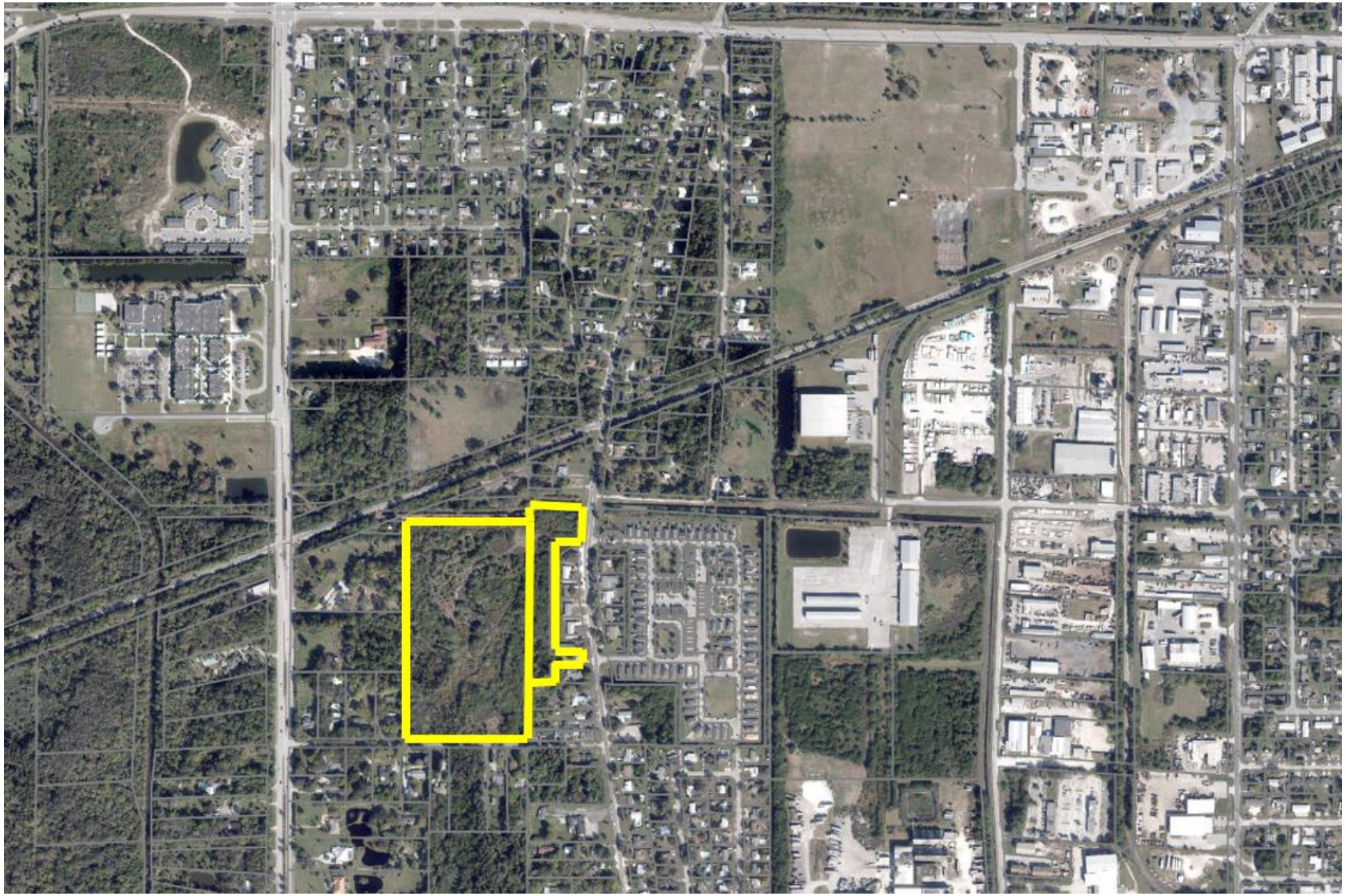
2428-601-0252-000-6 & 2428-321-0001-000-3

## SUMMARY

Request for review of an application for a Site Plan (Development and Design Review) of a multi-family development located east of Sunrise Boulevard and North of Dade Road. Two-hundred and sixteen (216) residential units are being proposed on two parcels totaling 21.686 +/- acres.

The proposed development is located on two parcels with a Future Land Use of Medium Density Residential and Zonings of Medium Density Residential (R-4).

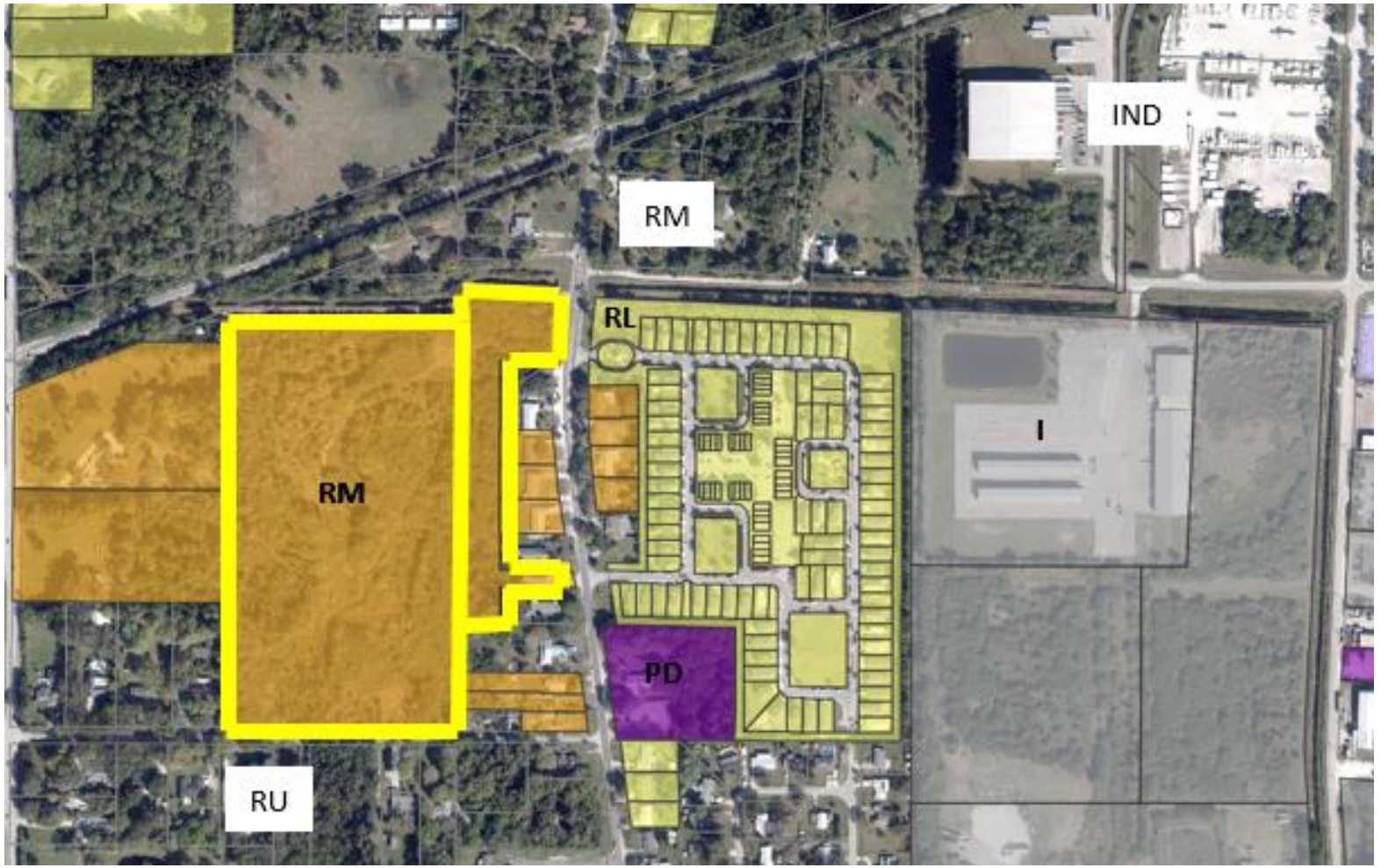
# SITE LOCATION



SITE AREA= 21.686 +/- Acres

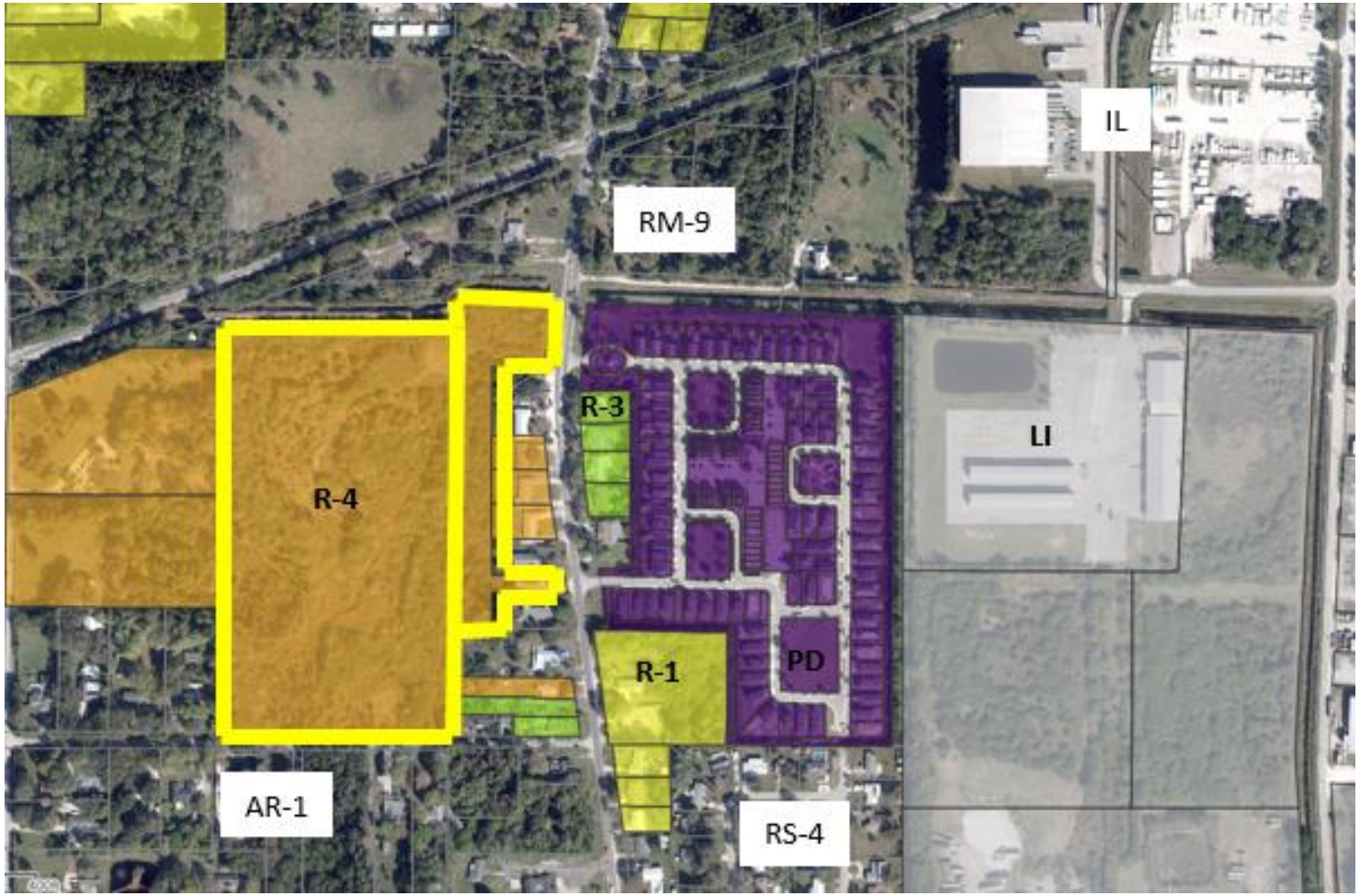
# FUTURE LAND USE

Current FLU RM (Medium Density Residential)

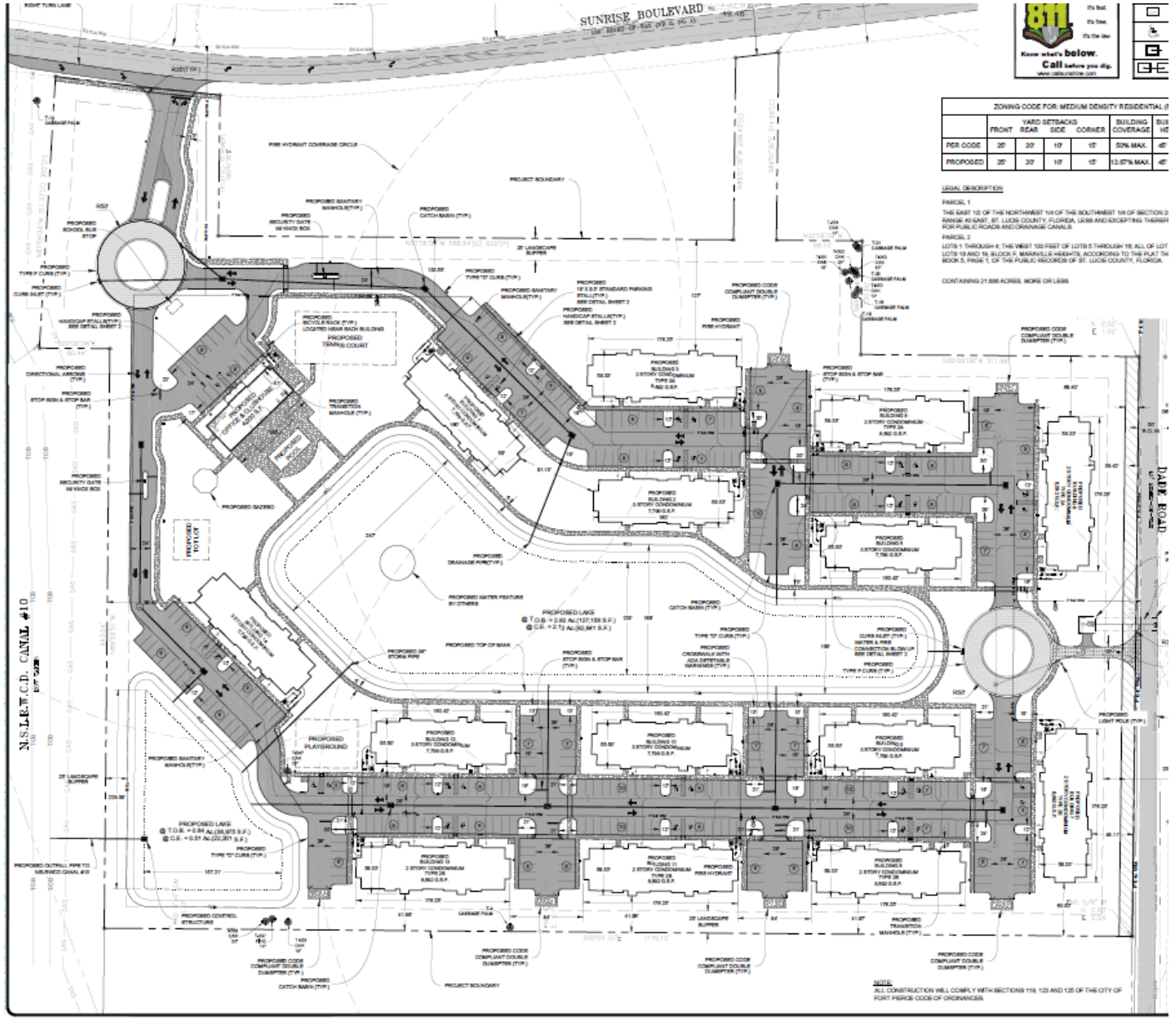


# ZONING

Zoning R-4 (Medium Density Residential)



# SITE PLAN




Privilege North – Site Plan – 3315 Sunrise Blvd

# SITE PLAN

PROVIDER OF UTILITIES:

| | |
|---|---|
| WATER: | FPUA |
| WASTEWATER: | FPUA |
| IRRIGATION: | PRIVATE WELL |

**BUILDING DATA:**

| | |
|---|---|
| 3 STORY CONDOMINIUM(18 UNITS): | 7 BUILDINGS X 18 UNITS = 126 |
| 2 STORY CONDOMINIUM TYPE 2A(14 UNITS): | 3 BUILDINGS X 14 UNITS = 42 |
| 2 STORY CONDOMINIUM TYPE 2B(12 UNITS): | 4 BUILDINGS X 12 UNITS = 48 |
| TOTAL PROVIDED UNITS: | 216 UNITS |

ONE BEDROOM UNITS = 43
TWO BEDROOM UNITS = 98
THREE BEDROOM UNITS = 64

| | |
|---|---|
| OFFICE & CLUBHOUSE(1 STORY): | 4,000 S.F. |

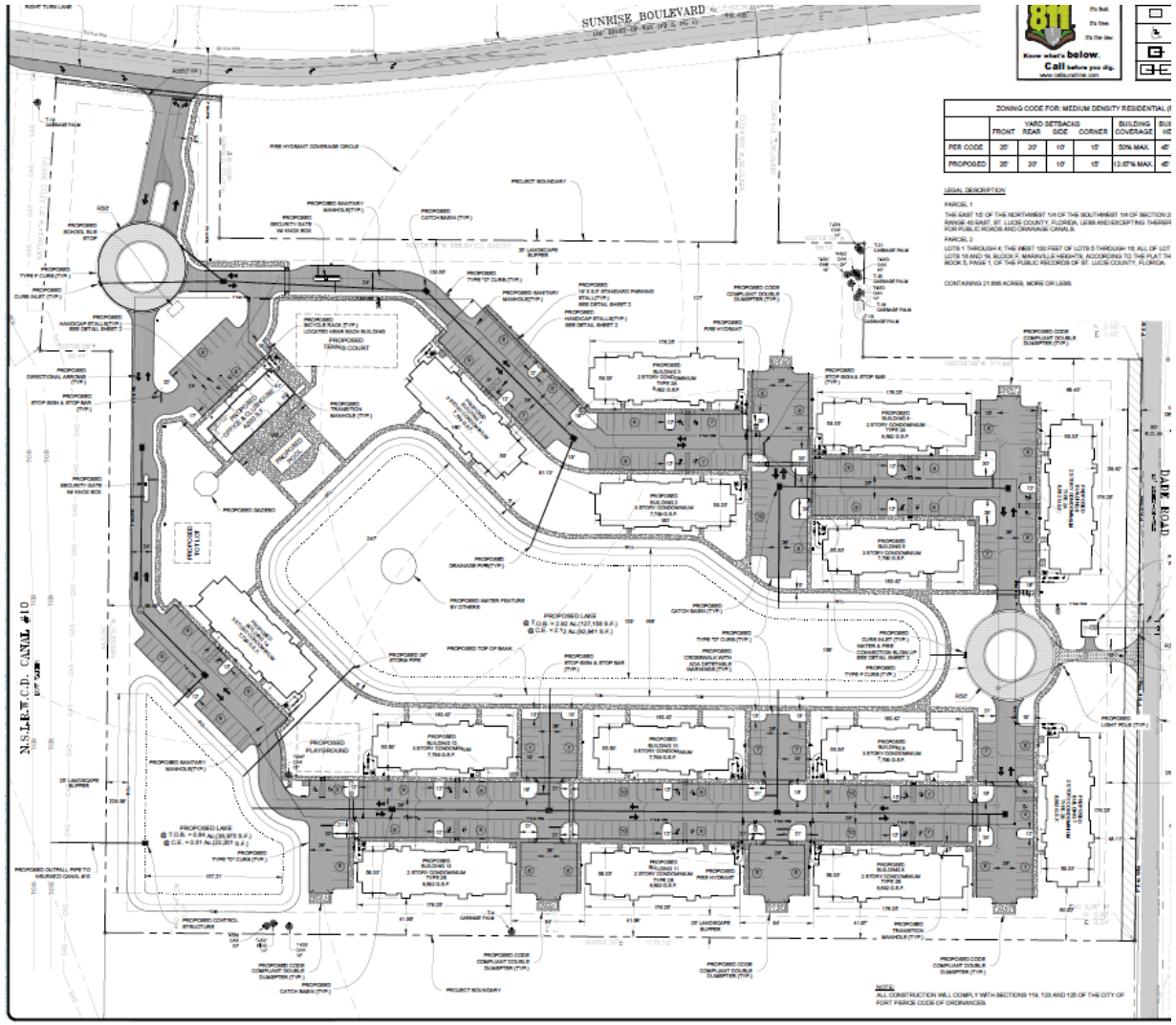
**PARKING TABULATION:**

CONDOMINIUMS(1.5 SPACES PER UNIT)

| | |
|---|---|
| TOTAL PARKING REQUIRED: | 324 SPACES |
| TOTAL PARKING PROVIDED: | 386 SPACES |

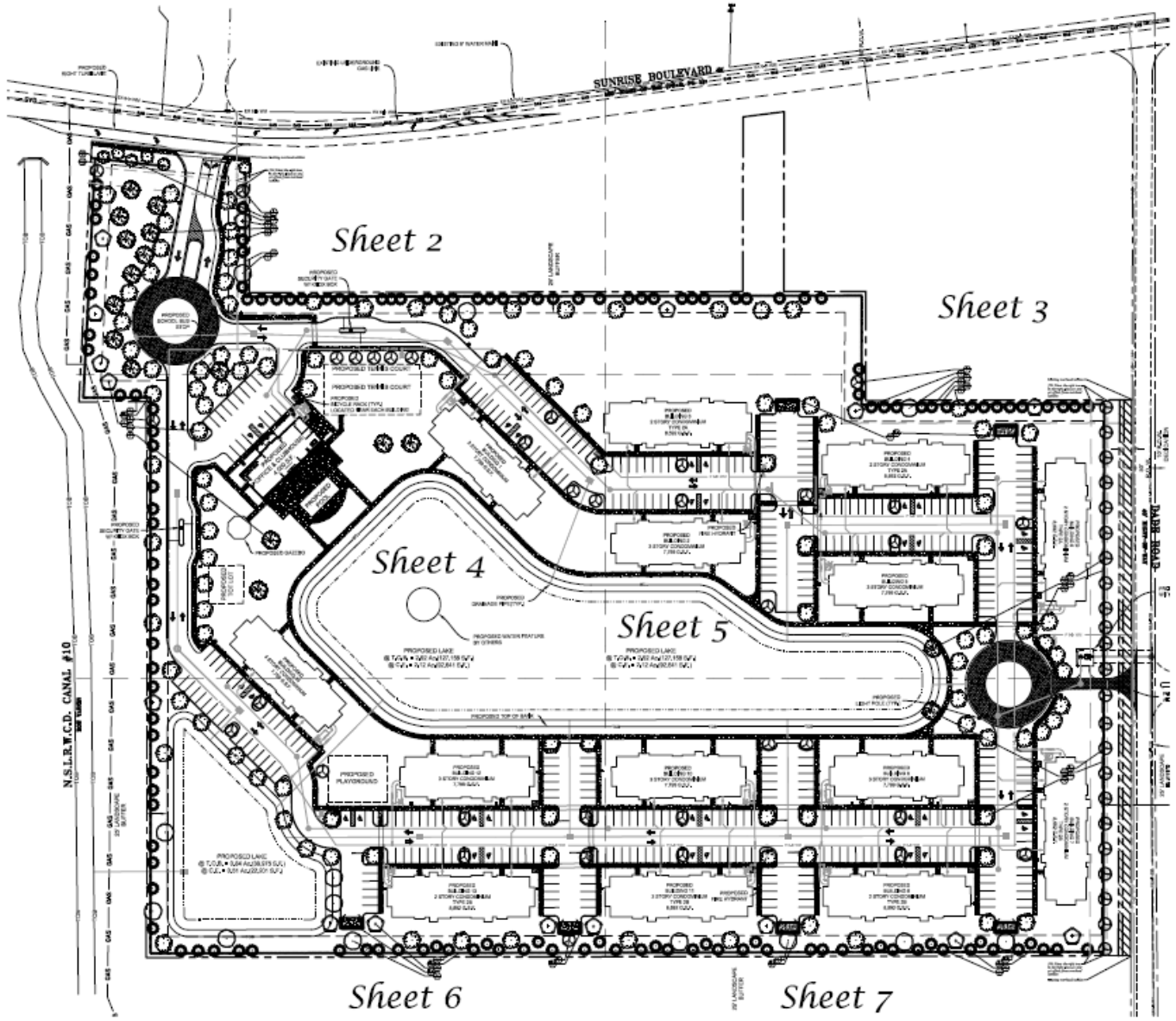
OFFICE & CLUBHOUSE(1 STALL PER 300 S.F.)

| | |
|---|---|
| TOTAL PARKING REQUIRED: | 14 STALLS |
| TOTAL PARKING PROVIDED: | 18 STALLS(2HC) |




Privilege North – Site Plan – 3315 Sunrise Blvd

# LANDSCAPE PLAN



# LANDSCAPE PLAN

## Plant List

| QTY | SYM | SPECIES | COMMON NAME/DESCRIPTION | SIZE | SPACING | REMARKS |
|---|---|---|---|---|---|---|
| CANOPY / ORNAMENTAL TREES | | | | | | |
| 16 | BS* | BURSERA SIMARUBA | GUMBO LIMBO | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 56 | IE* | ILEX x ATTENUATA 'EAGLESTON' | EAGLESTON HOLLY | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 6 | LI | LAGERSTROEMIA INDICA 'TUSKEGEE' | CREPE MYRTLE 'RED' | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 2.5' C.T. MIN. |
| 138 | PE* | PINUS ELLIOTTI | SLASH PINE | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 17 | PP | PELTOPHORUM DUBIUM | YELLOW POINCIANA | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
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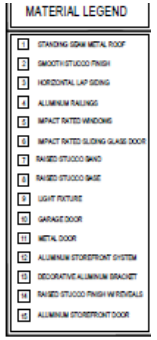
| 90 | QV* | QUERCUS VIRGINIANA | LIVE OAK | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| SHRUBS / GROUNDCOVERS | | | | | | |
| 162 | MYR-1* | MYRICANTHES FRAGRANS | SIMPSON STOPPER | #7, 4' x 2' | 2' O.C. | FULL & THICK |
| 1,195 | MYR* | MYRICANTHES FRAGRANS | SIMPSON STOPPER | #3, 2' x 2' | 2' O.C. | FULL & THICK |
| 1,085 | FOS* | FORESTIERA SEGREGATA | FLORIDA PRIVET | #3, 2' x 2' | 2' O.C. | FULL & THICK |
| | SOD-1 | PASPALUM NOTATUM | BAHIA SOD | | | SEE SPECS |

* = Florida Native

NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE

# Elevations


03 TYP. SIDE ELEVATION
3 STORY


MATERIAL LEGEND


02 REAR ELEVATION
3 STORY

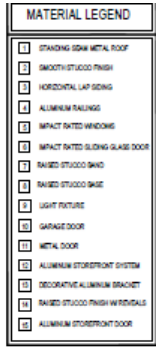

01 FRONT ELEVATION
3 STORY

# Elevations

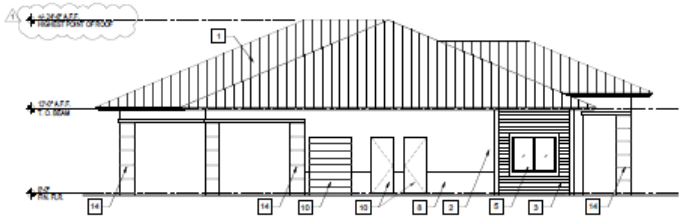

03
TYP. SIDE ELEVATION
2 STORY


02
REAR ELEVATION
2 STORY

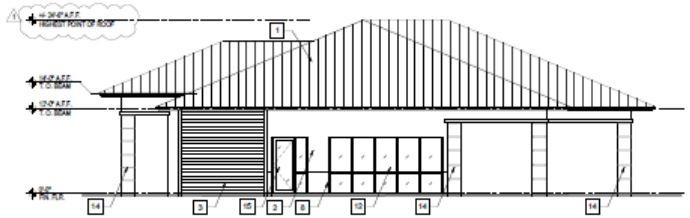

01
FRONT ELEVATION
2 STORY


MATERIAL LEGEND

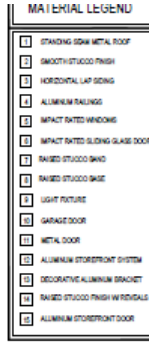
# Elevations

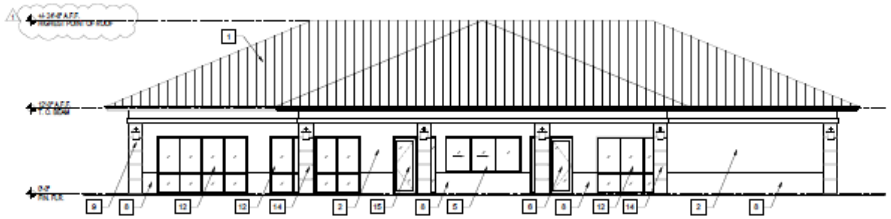


04 SIDE ELEVATION (LEFT)
CLUBHOUSE

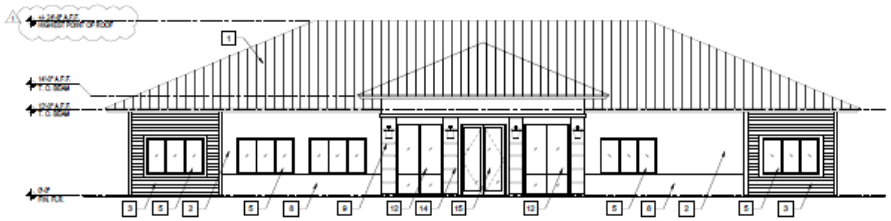


03 SIDE ELEVATION (RIGHT)
CLUBHOUSE



02 REAR ELEVATION
CLUBHOUSE



01 FRONT ELEVATION
CLUBHOUSE

## PLANNING BOARD'S RECOMMENDATION

At their January 9th, 2023 meeting, the Planning Board voted unanimously to approve the rezoning request

## RECOMMENDATION

Staff recommends two (2) Conditions:

1. 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.

2. Prior to the issuance of Building Permit approval, A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be provided.

## RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Site Plan (Development and Design Reviews), with the two (2) conditions, for approval to City Commission.

## ALTERNATIVE RECOMMENDATION

1. Recommend Approval with alternative conditions.

or

2. Recommend Disapproval.

# CITY OF FORT PIERCE

## PLANNING BOARD

January 9th, 2022

## Privilege North Site Plan

**APPLICANT**

Engineering Design & Construction Inc., Brad Currie, AICP

**PROPERTY OWNER(S)**

Privilege Development, LLC

**PARCEL ID #(S):**

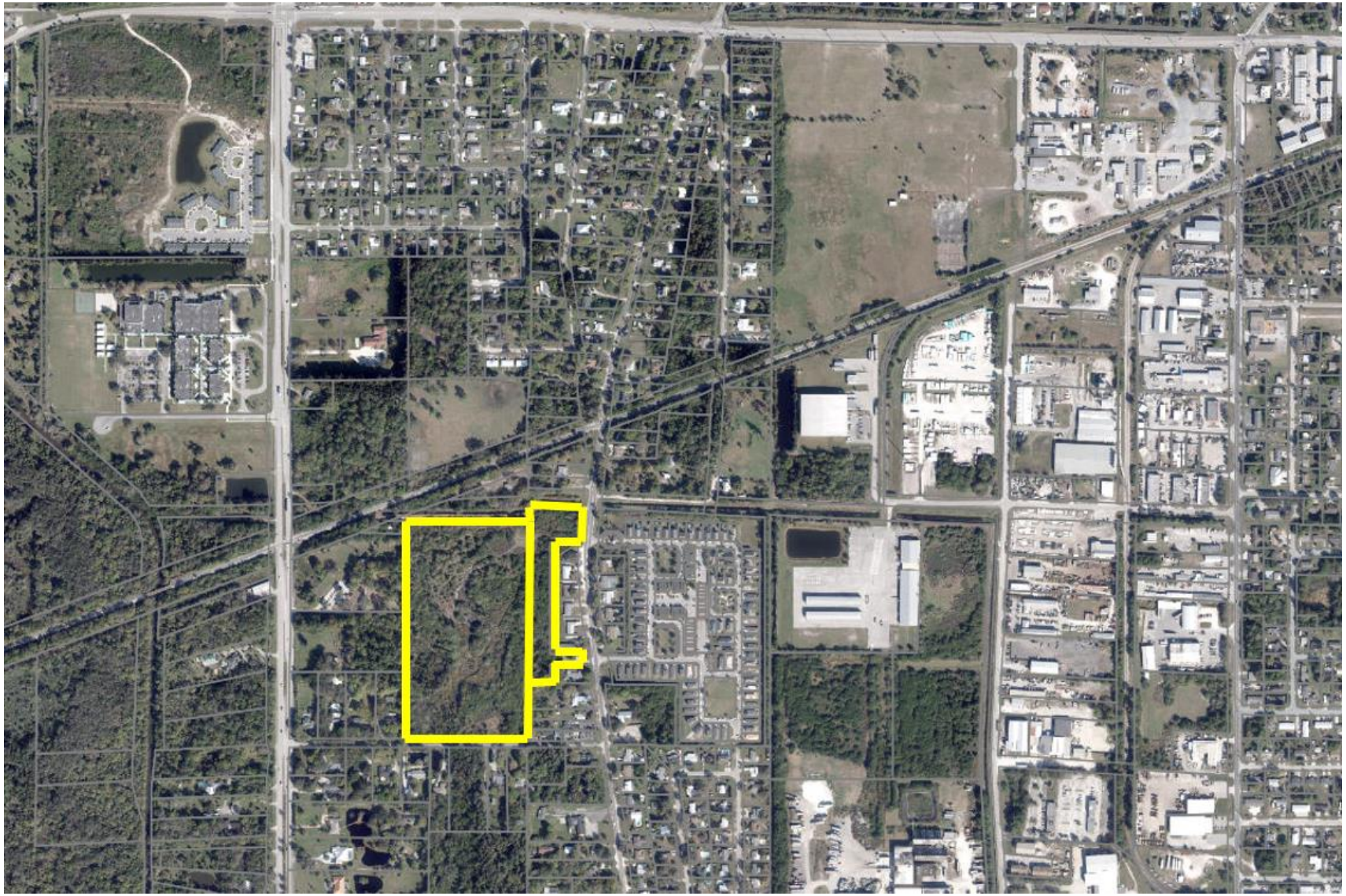
2428-601-0252-000-6 & 2428-321-0001-000-3

## SUMMARY

Request for review of an application for a Site Plan (Development and Design Review) of a multi-family development located east of Sunrise Boulevard and North of Dade Road. Two-hundred and sixteen (216) residential units are being proposed on two parcels totaling 21.686 +/- acres.

The proposed development is located on two parcels with a Future Land Use of Medium Density Residential and Zonings of Medium Density Residential (R-4).

# SITE LOCATION



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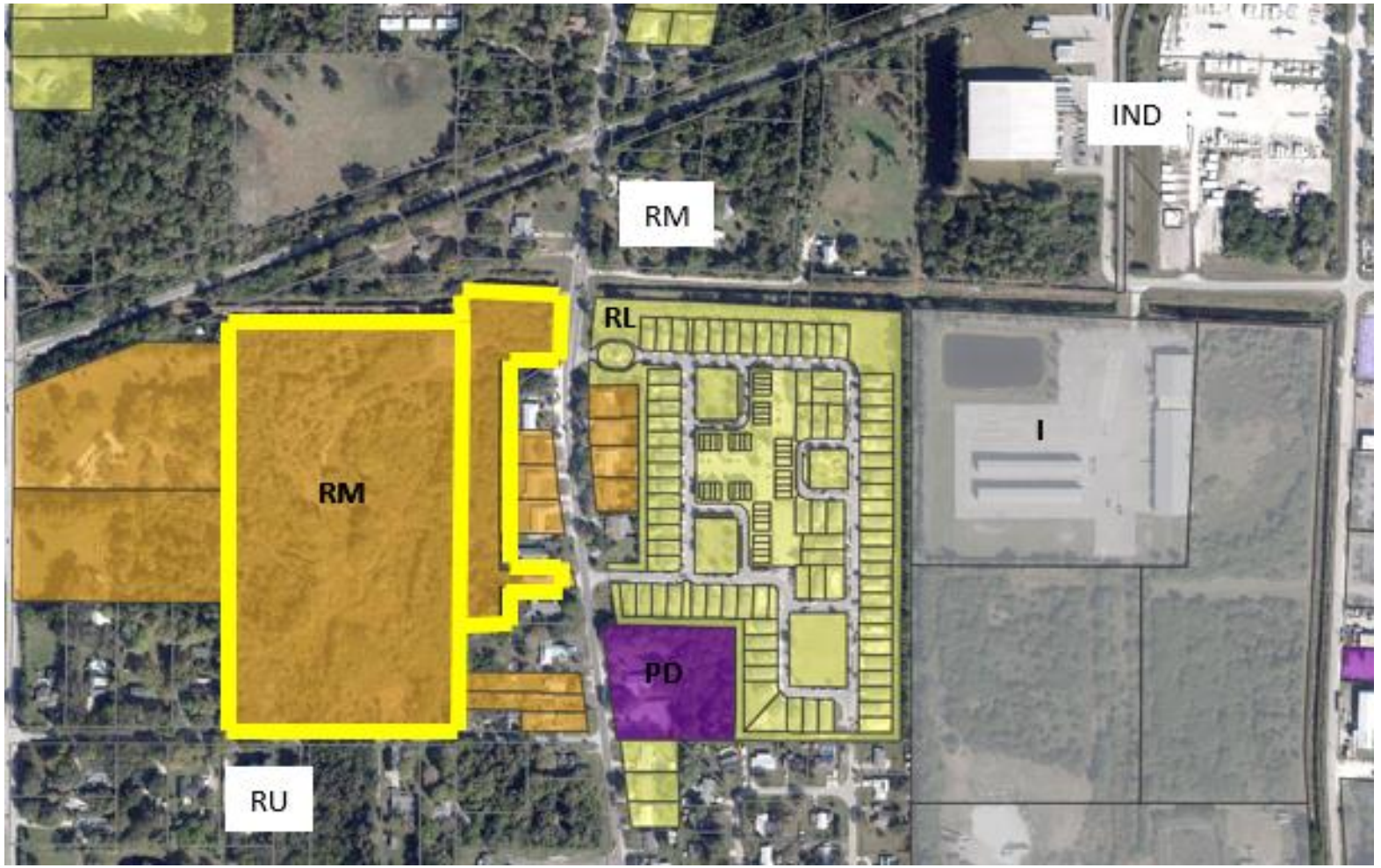

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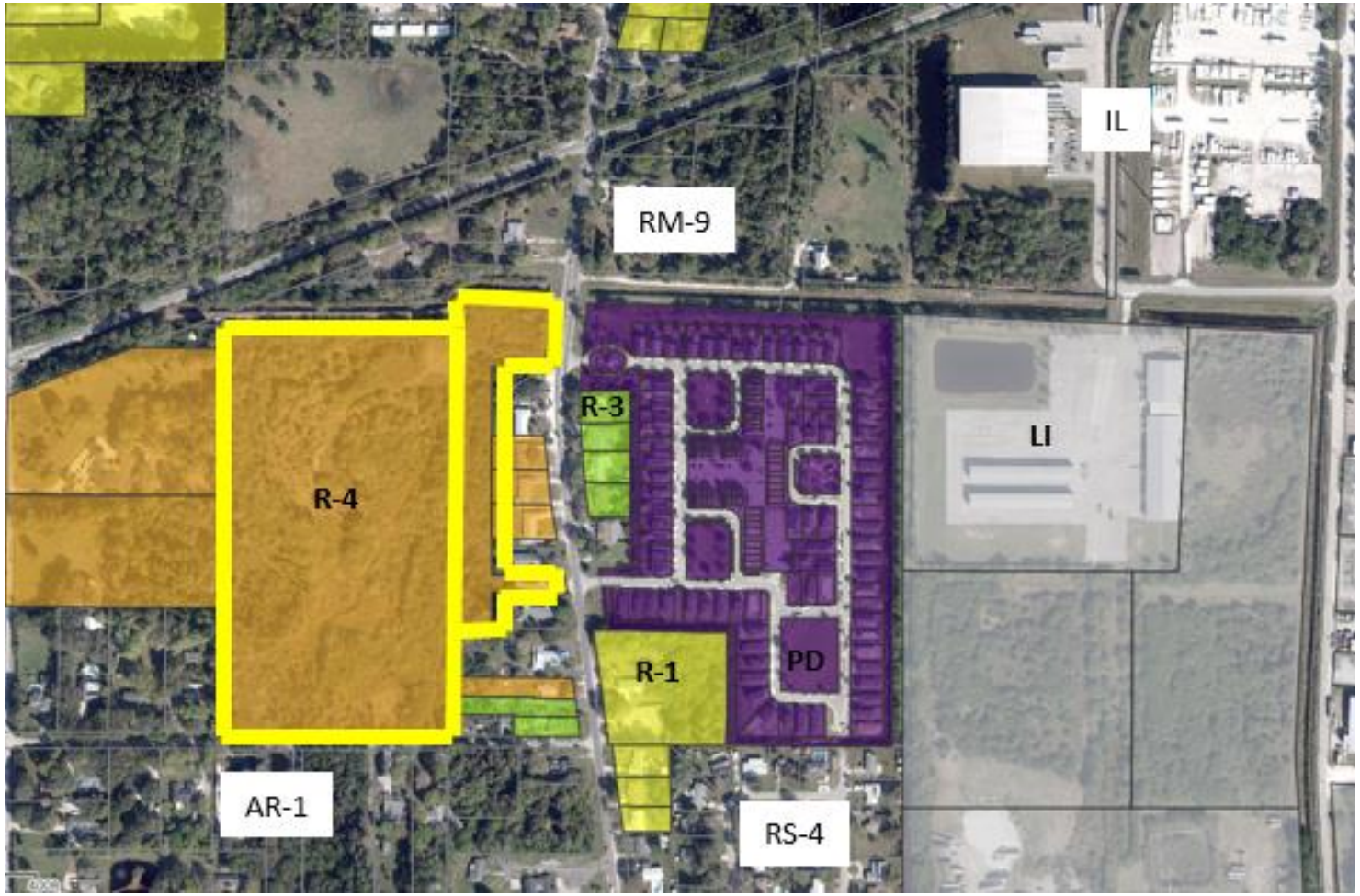

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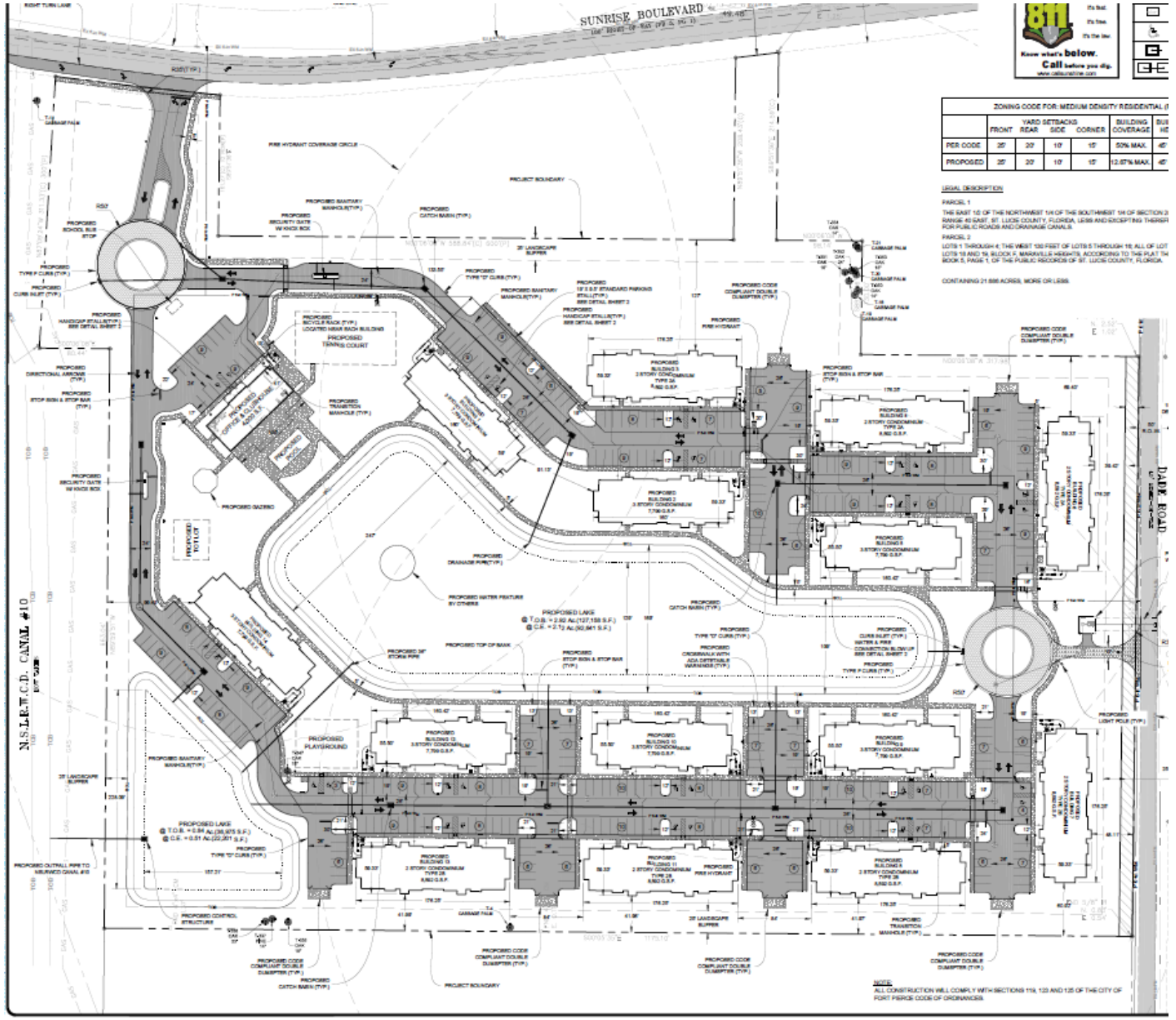


Privilege North – Site Plan – 3315 Sunrise Blvd

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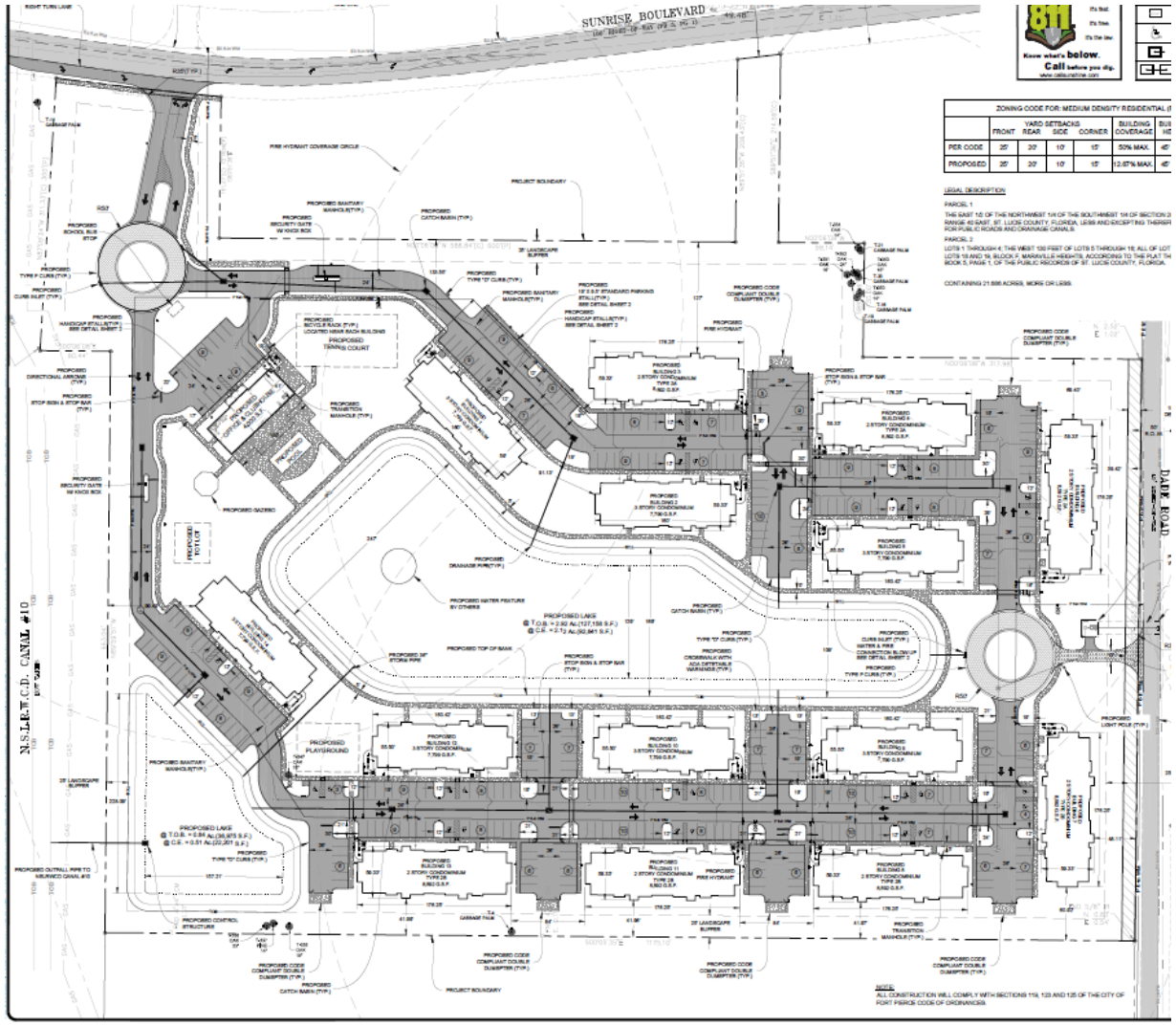
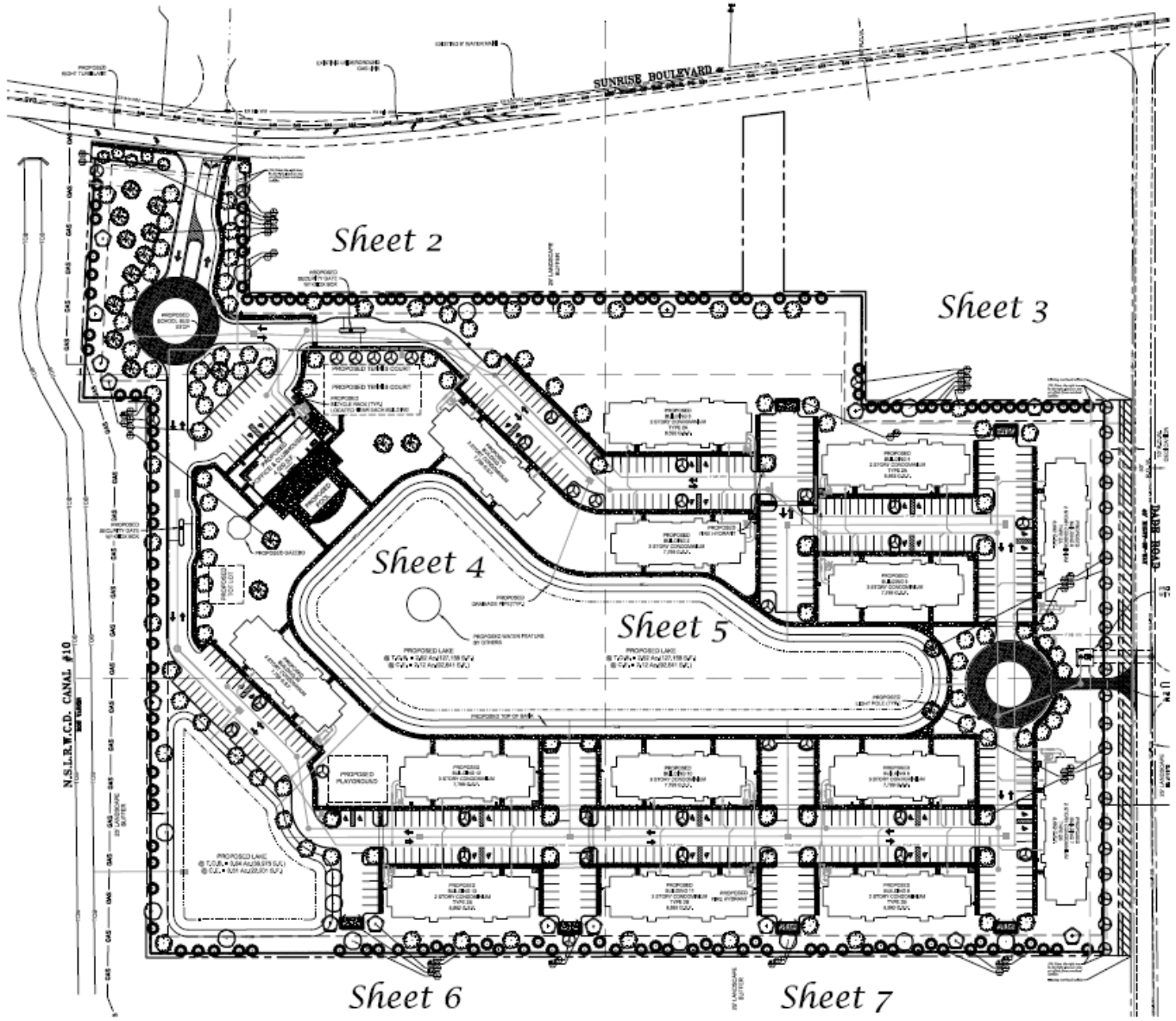



Privilege North – Site Plan – 3315 Sunrise Blvd

# LANDSCAPE PLAN



# LANDSCAPE PLAN

## Plant List

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| | SOD-1 | PASPALUM NOTATUM | BAHIA SOD | | | SEE SPECS |

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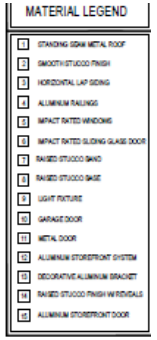
NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE

# Elevations


03 TYP. SIDE ELEVATION
3 STORY


MATERIAL LEGEND


02 REAR ELEVATION
3 STORY

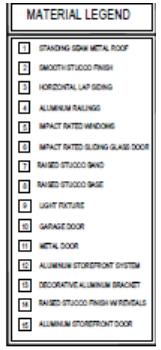

01 FRONT ELEVATION
3 STORY

# Elevations


03
TYP. SIDE ELEVATION
2 STORY


02
REAR ELEVATION
2 STORY


01
FRONT ELEVATION
2 STORY


MATERIAL LEGEND

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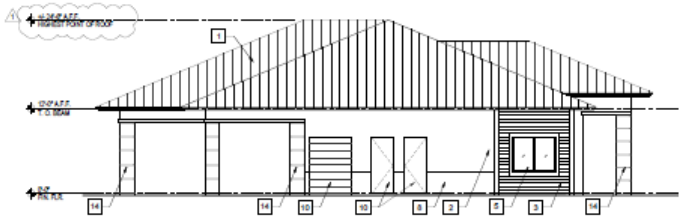
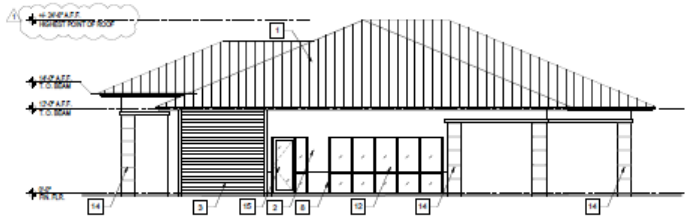


04 SIDE ELEVATION (LEFT)
CLUBHOUSE



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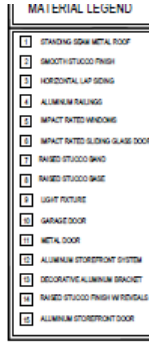
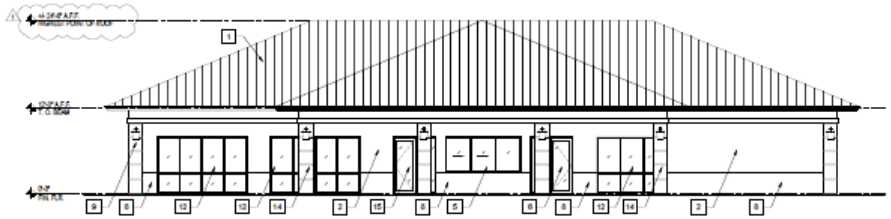
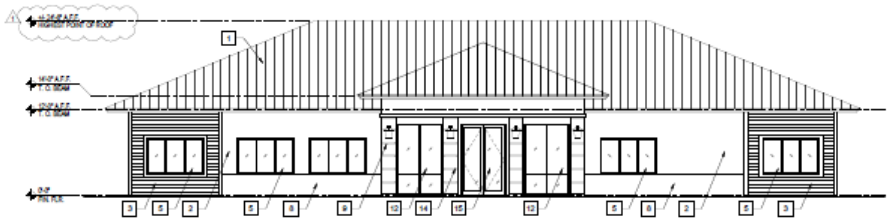


02 REAR ELEVATION
CLUBHOUSE



01 FRONT ELEVATION
CLUBHOUSE

## RECOMMENDATION

Staff recommends two (2) Conditions:

1. 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.

2. Prior to the issuance of Building Permit approval, A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be provided.

## RECOMMENDATION

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## ALTERNATIVE RECOMMENDATION

1. Recommend Approval with alternative conditions.

or

2. Recommend Disapproval.

ENGINEERS & SURVEYORS
ENVIRONMENTAL

June 29, 2022

Assigned Planner
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34950

**Re: Privilege Development North – Development & Design Review Response to April 21, 2022 TRC Comments**

Dear Reviewer:

On behalf of our client, please find the attached response to comments received at the April 21, 2022 TRC meeting for a project known as Privilege Development - North. Each comment is identified below followed by a response in ***bold italics***.

## FP Planning

1) Per Section 125-315(j)(1), Provide the code required vs proposed specifications for the Lighting or Photometric plan in accordance with:

***RESPONSE: Please see the attached revised photometric plan.***

2) Provide proposed project LDRs in the zoning code requirements table on site plan.

| ZONING CODE FOR: MEDIUM DENSITY RESIDENTIAL (R-4) | | | | | | | |
|---|---|---|---|---|---|---|---|
| | YARD SETBACKS | | | | BUILDING COVERAGE | BUILDING HEIGHT | OPEN SPACE (LANDSCAPING) |
| | FRONT | REAR | SIDE | CORNER | | | |
| PER CODE | 25' | 20' | 10' | 15' | 50% MAX. | 45' MAX. | 20% MIN. |

***RESPONSE: The site plan has been revised to update the above noted table to include proposed specifications also.***

3) Provide building height dimension from grade to the highest roof point on the elevation plans.

***RESPONSE: Highest point of roof elevation has been added to all building elevations. Please refer to revised sheets A-2.1, A-2.2 and A-2.3.***

4) Clarify the number of units. The site data indicates 217 units and building data shows 216 units. Revise.

***RESPONSE: The site plan has been revised to show a total of 216 units. Maximum density totals 217, proposed density totals 216.***

5) Revise the vehicle parking data to include the correct requirement/proposed parking information. Based on the provided number of units 216 units x 1.5 space per unit = 324 required spaced. Revise.

***RESPONSE: The parking data on the site plan has been revised to show a required 324 spaces. The project proposes 387 spaces.***

6) Depict width of sidewalk on site plan.

***RESPONSE: The width of proposed sidewalks has been added to the site plan.***

7) Clarify whether the proposed development will include an entry gate. If so, provide radii, elevations and other gate related details.

***RESPONSE: Entry gates are proposed at the NE entrance to the property from Sunrise Blvd. Entry gate details such as elevations and material will be supplied with construction level plans.***

8) Clarify the number of units. The site data indicates 217 units and building data shows 216 units. Revise.

***RESPONSE: The site plan has been revised to show a total of 216 units. Maximum density totals 217, proposed density totals 216.***

9) Clarify the office and clubhouse square footage. The site plan depicts a 4,000 sq. ft. Office & Clubhouse; however, the building data box shows 3,000 sq. ft. Revise.

***RESPONSE: The building data has been revised to depict 4,000 sq ft clubhouse.***

10) Depict dimensions of interior and terminal islands.

***RESPONSE: Interior and terminal islands have been dimensioned on the site plan.***

11) Provide a landscape island every 10 vehicle spaces. Site plan depicts rows of parking of more than 10 spaces.

***RESPONSE: Contiguous parking spaces are at a maximum of 10 spaces between landscape islands.***

12) Lot coverage: Buildings in multifamily housing developments shall not cover more than 50 percent of the lot area.

***RESPONSE: Proposed building coverage has been added to the zoning table on the site plan.***

## FP Engineering

1) Currently there are two existing buildings that have driveway access through the limits of the development, refer to the boundary survey sheets 3 of 4. The applicant shall provide an irrevocable agreement with these two landowners assuring access to their properties will remain in effect.

***RESPONSE: Please see revised survey which includes a callout for the access easement book and page.***

2) Provide a note on the Site Plan that all construction will comply with Section 119, 123, and 125 of the City of Fort Pierce Code of Ordinances.

***RESPONSE: Note has been added to the site plan.***

3) Continue the sidewalk along the east side of the Dade Road entrance between the cul-de-sac and the Dade Road sidewalk.

***RESPONSE: The applicant no longer proposes to upgrade Dade Road to SLC standards. Entrance to the site from Dade Rd will be for emergency vehicles only. As such, a sidewalk is no longer proposed along Dade Rd.***

4) Dade Road is a St. Lucie County owned and maintained roadway which should be brought up to current SLC roadway design standards. According to SLC standards, a minimum R/W donation of 15' is required based on the current R/W width of 40'.

***RESPONSE: A right-of-way dedication of 15' is proposed along Dade Rd. The applicant no longer proposes to upgrade Dade Road to SLC standards. Entrance to the site from Dade Rd will be for emergency vehicles only. As such, a sidewalk is no longer proposed along Dade Rd.***

5) Revise the Typical 17' Parking Stall Detail to reflect a minimum paved length of 18'.

***RESPONSE: The typical parking stall detail has been updated to reflect an 18' stall with a 1' overhang and a 19' stall with no overhang.***

6) ADVISORY COMMENT: The drainage plan was reviewed as a conceptual plan and will be further reviewed at the time of Building Permit submittal.

***RESPONSE: Acknowledged.***

7) ADVISORY COMMENT: Prior to the issuance of a Site Work permit, the applicant shall be required to file a Unity of Title combining the two parcels of land into one parcel.

***RESPONSE: Acknowledged.***

8) ADVISORY COMMENT: Prior to the issuance of any Land Clearing or Building permits, the applicant shall provide a copy of all applicable permits.

***RESPONSE: Acknowledged.***

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1) FPUA W/WW Engineering: Concept Approved as noted:
Water and wastewater (via forcemain) services are available to serve the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a completed plan review and commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below). For questions, please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468

***RESPONSE: Acknowledged.***

2) There is an existing 4" force main at the south right of way of Dade Rd and the east right of way of Sunrise Blvd.

***RESPONSE: Acknowledged. The existing 4" force main is shown on the site plan.***

3) To provide water service the existing 6" water main will need to be extended on Dade Rd from Sunrise Blvd to S 25th Street to provide a loop.

***RESPONSE: The proposed water main now extends from S 25th St to Sunrise Blvd providing a water main loop for the project. Please see revised site plan.***

4) Wastewater services for multifamily buildings are required to have a transitional manhole.

***RESPONSE: Transition manholes are called out for the proposed multifamily buildings and the clubhouse.***

5) FPUA Electric & Gas Engineering: Approved.
Electric service - The property is not in the FPUA electric service area. Located in FPL service area. Gas service is available to the site (from Sunrise Blvd). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service). For more information and incentive available, please contact Billy Dupre.
Billy Dupre

Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpua.com
Office: (772)-466-1600 Ext.4705
Utility easement may be required for all propose FPUA gas facilities within the site..

***RESPONSE: Acknowledged.***

## SLC Engineering

1) Dade Road is a local road with deficient right-of-way. A minimum ROW dedication of ½ of the additional ROW to a total ROW width of 70 ft for rural design plus an additional as required for site related access. A 60 ft urban design may be considered.

***RESPONSE: Please see attached site plan which reflects a 15' ROW dedication along Dade Road. Driveway access to Dade Road has been removed for residential access and is proposed as emergency access with knox box only.***

2) Due to the improper ROW for Dade Road, access will not be allowed under County jurisdiction. The City should consider acceptance of Dade Road for ownership / maintenance. This would put them in position to provide the potential for additional development connection / access to Dade Road.

***RESPONSE: It is our understanding that the City of Fort Pierce has no interest in taking ownership of Dade Road. The site plan has been revised to remove driveway access to Dade Road for residents and is proposed as emergency access with knox box only.***

3) Dade Road shall be improved to City standards between Sunrise Blvd and S. 25th Street for acceptance by the City for future operation and maintenance and connect.

***RESPONSE: The site plan has been revised to remove driveway access to Dade Road for residents and is proposed as emergency access with knox box only.***

4) The Traffic Impact Analysis will be reviewed by the County's third party. Please coordinate with Kori Benton. A pre-methodology meeting with the City and the County may be necessary.

***RESPONSE: Acknowledged.***

5) Provide a typical property line cross section to ensure no offsite impacts from drainage or other improvements.

***RESPONSE: Property line cross sections will be provided with construction level plans.***

6) Demonstrate legal positive outfall.

***RESPONSE: The project proposes to discharge to the NSLRWCD Canal No. 10. Which is adjacent to and directly north of the project area.***

7) Sidewalks are required on adjacent streets in accordance with City and County codes.

***RESPONSE: A sidewalk is proposed along Sunrise Blvd.***

8) An offsite Roadway Improvement Agreement and bonding is required prior to issuance of a County permit.

***RESPONSE: Acknowledged.***

9) For discussion regarding these comments, please contact me at 772-462-1492, haysd@stlucieco.org.

***RESPONSE: Acknowledged.***

## SLC School District

1) Based on the project, we do not see any concern regarding school capacity at this time.

***RESPONSE: Acknowledged.***

2) Are there any provisions being proposed for a school bus stop at this location? As a best practice, we do not want to place a bus stop on the arterial roadway. Can a proper location for bus pull into the complex to pick up students incorporating a good location student to stand / wait for bus at the bus stop? Based upon historical rates, we expect 70-100 students in the development.

***RESPONSE: A school bus stop is proposed at the round-a-bout from the entrance at Sunrise Blvd.***

3) Fort Pierce Central and Forest Grove middle school are in the proximity or walking distance to the project. Will there be improvements to Dade Road including a sidewalk?

***RESPONSE: A sidewalk is proposed along the project front on Dade Road as requested.***

## SLC Planning

4) St. Lucie County Planning requests the City to initiate a third-party review of the presented Traffic Impact Report.

***RESPONSE: Acknowledged.***

## Fire

<u>General</u>

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

***RESPONSE: Acknowledged.***

5) Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

***RESPONSE: Acknowledged.***

6) An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See “Needed NFPA Fire Flow Calculator Spreadsheet”.

***RESPONSE: Acknowledged.***

7) Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).

***RESPONSE: Acknowledged.***

8) Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security

gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.

***RESPONSE: Acknowledged. A knox box is called out at the entrance gates from Sunrise Blvd and Dade Rd.***

9) The minimum acceptable cul-de-sac radius is 50 feet to the edge of pavement.

***RESPONSE: The cul-de-sac has a radius of 50 feet.***

10) Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.

***RESPONSE: Acknowledged.***

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

***RESPONSE: Acknowledged.***

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

***RESPONSE: Acknowledged.***

13) Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.

***RESPONSE: Please see the attached AutoTurn exhibit as requested.***

14) Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.

***RESPONSE: Acknowledged.***

15) Minimum Size of Water Mains a. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

***RESPONSE: Acknowledged***

16) Where underground water mains and hydrants are to be provided, they shall be installed,

completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1 16.4.3.1.3).

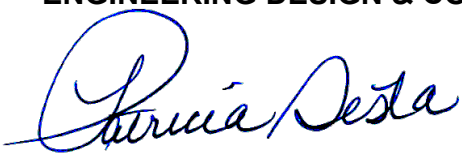
***RESPONSE: Acknowledged. Fire protection will be provided prior to buildings being constructed.***

17) Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5).

***RESPONSE: Acknowledged.***

We feel the attached adequately addresses staff comments and respectfully request that this application be schedule for the required public meeting. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,
**ENGINEERING DESIGN & CONSTRUCTION, INC.**



Patricia Sesta
Planner

cc: Simon Cohen – Privilege Development

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ENGINEERS & SURVEYORS
ENVIRONMENTAL

June 29, 2022

Assigned Planner
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34950

**Re: Privilege Development North – Development & Design Review Response to April 21, 2022 TRC Comments**

Dear Reviewer:

On behalf of our client, please find the attached response to comments received at the April 21, 2022 TRC meeting for a project known as Privilege Development - North. Each comment is identified below followed by a response in ***bold italics***.

## FP Planning

1) Per Section 125-315(j)(1), Provide the code required vs proposed specifications for the Lighting or Photometric plan in accordance with:

***RESPONSE: Please see the attached revised photometric plan.***

2) Provide proposed project LDRs in the zoning code requirements table on site plan.

| ZONING CODE FOR: MEDIUM DENSITY RESIDENTIAL (R-4) | | | | | | | |
|---|---|---|---|---|---|---|---|
| | YARD SETBACKS | | | | BUILDING COVERAGE | BUILDING HEIGHT | OPEN SPACE (LANDSCAPING) |
| | FRONT | REAR | SIDE | CORNER | | | |
| PER CODE | 25' | 20' | 10' | 15' | 50% MAX. | 45' MAX. | 20% MIN. |

***RESPONSE: The site plan has been revised to update the above noted table to include proposed specifications also.***

3) Provide building height dimension from grade to the highest roof point on the elevation plans.

***RESPONSE: Highest point of roof elevation has been added to all building elevations. Please refer to revised sheets A-2.1, A-2.2 and A-2.3.***

4) Clarify the number of units. The site data indicates 217 units and building data shows 216 units. Revise.

***RESPONSE: The site plan has been revised to show a total of 216 units. Maximum density totals 217, proposed density totals 216.***

5) Revise the vehicle parking data to include the correct requirement/proposed parking information. Based on the provided number of units 216 units x 1.5 space per unit = 324 required spaced. Revise.

***RESPONSE: The parking data on the site plan has been revised to show a required 324 spaces. The project proposes 387 spaces.***

6) Depict width of sidewalk on site plan.

***RESPONSE: The width of proposed sidewalks has been added to the site plan.***

7) Clarify whether the proposed development will include an entry gate. If so, provide radii, elevations and other gate related details.

***RESPONSE: Entry gates are proposed at the NE entrance to the property from Sunrise Blvd. Entry gate details such as elevations and material will be supplied with construction level plans.***

8) Clarify the number of units. The site data indicates 217 units and building data shows 216 units. Revise.

***RESPONSE: The site plan has been revised to show a total of 216 units. Maximum density totals 217, proposed density totals 216.***

9) Clarify the office and clubhouse square footage. The site plan depicts a 4,000 sq. ft. Office & Clubhouse; however, the building data box shows 3,000 sq. ft. Revise.

***RESPONSE: The building data has been revised to depict 4,000 sq ft clubhouse.***

10) Depict dimensions of interior and terminal islands.

***RESPONSE: Interior and terminal islands have been dimensioned on the site plan.***

11) Provide a landscape island every 10 vehicle spaces. Site plan depicts rows of parking of more than 10 spaces.

***RESPONSE: Contiguous parking spaces are at a maximum of 10 spaces between landscape islands.***

12) Lot coverage: Buildings in multifamily housing developments shall not cover more than 50 percent of the lot area.

***RESPONSE: Proposed building coverage has been added to the zoning table on the site plan.***

## FP Engineering

1) Currently there are two existing buildings that have driveway access through the limits of the development, refer to the boundary survey sheets 3 of 4. The applicant shall provide an irrevocable agreement with these two landowners assuring access to their properties will remain in effect.

***RESPONSE: Please see revised survey which includes a callout for the access easement book and page.***

2) Provide a note on the Site Plan that all construction will comply with Section 119, 123, and 125 of the City of Fort Pierce Code of Ordinances.

***RESPONSE: Note has been added to the site plan.***

3) Continue the sidewalk along the east side of the Dade Road entrance between the cul-de-sac and the Dade Road sidewalk.

***RESPONSE: The applicant no longer proposes to upgrade Dade Road to SLC standards. Entrance to the site from Dade Rd will be for emergency vehicles only. As such, a sidewalk is no longer proposed along Dade Rd.***

4) Dade Road is a St. Lucie County owned and maintained roadway which should be brought up to current SLC roadway design standards. According to SLC standards, a minimum R/W donation of 15' is required based on the current R/W width of 40'.

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***RESPONSE: The typical parking stall detail has been updated to reflect an 18' stall with a 1' overhang and a 19' stall with no overhang.***

6) ADVISORY COMMENT: The drainage plan was reviewed as a conceptual plan and will be further reviewed at the time of Building Permit submittal.

***RESPONSE: Acknowledged.***

7) ADVISORY COMMENT: Prior to the issuance of a Site Work permit, the applicant shall be required to file a Unity of Title combining the two parcels of land into one parcel.

***RESPONSE: Acknowledged.***

8) ADVISORY COMMENT: Prior to the issuance of any Land Clearing or Building permits, the applicant shall provide a copy of all applicable permits.

***RESPONSE: Acknowledged.***

## FPUA

1) FPUA W/WW Engineering: Concept Approved as noted:
Water and wastewater (via forcemain) services are available to serve the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a completed plan review and commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below). For questions, please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468

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2) There is an existing 4" force main at the south right of way of Dade Rd and the east right of way of Sunrise Blvd.

***RESPONSE: Acknowledged. The existing 4" force main is shown on the site plan.***

3) To provide water service the existing 6" water main will need to be extended on Dade Rd from Sunrise Blvd to S 25th Street to provide a loop.

***RESPONSE: The proposed water main now extends from S 25th St to Sunrise Blvd providing a water main loop for the project. Please see revised site plan.***

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***RESPONSE: Acknowledged.***

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1) Based on the project, we do not see any concern regarding school capacity at this time.

***RESPONSE: Acknowledged.***

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<u>General</u>

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***RESPONSE: The cul-de-sac has a radius of 50 feet.***

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13) Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.

***RESPONSE: Please see the attached AutoTurn exhibit as requested.***

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***RESPONSE: Acknowledged***

16) Where underground water mains and hydrants are to be provided, they shall be installed,

completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1 16.4.3.1.3).

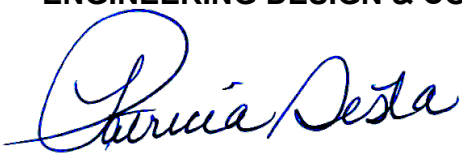
***RESPONSE: Acknowledged. Fire protection will be provided prior to buildings being constructed.***

17) Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5).

***RESPONSE: Acknowledged.***

We feel the attached adequately addresses staff comments and respectfully request that this application be schedule for the required public meeting. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,
**ENGINEERING DESIGN & CONSTRUCTION, INC.**



Patricia Sesta
Planner

cc: Simon Cohen – Privilege Development

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November 8, 2022

Kevin Freeman
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34950

**Re: Privilege Development North – Site Plan Response to Comments**
**TRC No. 22-07000002**

Dear Kevin:

On behalf of our client, please find the attached response to comments received via email on August 19, 2022 for a project known as Privilege Development - North. Each comment is identified below followed by a response in ***bold italics***.

## Engineering Comments

1) The original comment "Currently there are two existing buildings that have driveways that have driveway access through the limits of the development, refer to the boundary survey sheet 3 of 4. The applicant shall provide an irrevocable agreement with these two landowners assuring access to their properties will remain in effect." Was addressed by the indication of an existing 95' wide access easement that is identified on the survey. However, this easement only incorporates 8.42' of the required 49.48' required ingress / egress area currently utilized by the adjacent duplex buildings for access to their properties. Please forward the appropriate agreement which assures continued access to the parcels will remain unincumbered.

***RESPONSE: Please see attached draft irrevocable license agreement.***

2) The previous comment "Continue the sidewalk along the east side of the Dade Road entrance between the cul-de-sac and the Dade Road sidewalk" was addressed that the walk was not required as the developer was not going to improve Dade Road. However, a sidewalk is required whether or not Dade Road is brought up to the current SLC standards as per the City of Fort Pierce Code of Ordinances Section 125-317. Please indicate the sidewalk or provide documentation from SLC that they will not permit the construction of this sidewalk within the limits of the road right-of-way.

***RESPONSE: Coordination with the County will occur during the construction plan review process. It is the intention of the client to pay a fee-in-lieu of for the sidewalk on Dade Road.***

3) A R/W donation of 10' is proposed along Dade Road bringing the total R/W width from 40' to 50'. Please confirm with St. Lucie County that this is acceptable as it appears that a minimum required R/W for a Local Road with an open drainage is 70' which would require a 15' dedication.

***RESPONSE: The site plan has been revised to reflect a 15' Right-of-Way Dedication along Dade Road.***

4) The plans shall identify the location of the proposed 18' parking stalls as it appears that they are only permitted northern Clubhouse parking stalls and the northwest parking stalls servicing Building 14. Any parking that does not overhang a landscaped area shall have a paved length of 19'.

***RESPONSE: The site plan has been revised to reflect the appropriate parking stall dimensions.***

5) The site plan indicates preservation of some existing trees at the southeast corner of the site, yet the landscape plan does not reflect any trees being preserved. Please update the appropriate plan so they mirror each other.

***RESPONSE: The attached landscape plan has been revised to show trees being preserved.***

***6) ADVISORY COMMENT***

a. The drainage plan was reviewed as a conceptual plan and will be further reviewed at the time of Building Permit submittal.

***REPONSE: Acknowledged.***

b. According to the provided tree survey, the site is home to thirteen (13) native oak trees with diameters greater than 14" DBH for a total of 215" of native oak trees. The project also contains six (6) native pine trees with diameters greater than 14" DBH for a total of 91" of native pine trees. Based on the submitted landscape plan, the following mitigation fees (if any) apply in accordance with the City of Fort Pierce Code of Ordinances Section 123-66.
   i. ½ credit is provided for the 345" of pine trees proposed to be planted for 177.5" credit.
   ii. ½ credit is provided for the 257.5" of oak trees proposed to be planted for a 128.75" credit.
   iii. ½ credit is provided for the 140" of eagleston holly trees proposed to be planted for a 70" credit.
   iv. ½ credit is provided for the 40" of gumbo limbo trees proposed to be planted for a 20" credit.
   v. No credit for the crape myrtles or poinciana trees as they are a non-native tree to Florida.

   Mitigation fee: $ 250/DHB x [(215" + 91")-(177.5 + 128.75" + 70" + 20")] = $ 250 / DBH x (-) 90.25 = No mitigation fees are required as the proposed plantings will provide mitigation for the existing trees being impacted.

***REPONSE: Acknowledged.***

c. Prior to Issuance of a Site Work Permit, the applicant shall be required to file a Unit of Title combining the two parcels of land into one parcel.

***REPONSE: Acknowledged.***

d. Prior to the issuance of any Land Clearing or Building permits, the applicant shall provide a copy of all applicable permits.

***REPONSE: Acknowledged.***

## TPO Comments

1) Missing Internal Sidewalk Connection: While the proposed internal sidewalk network is comprehensive and well planned, there appears to be a missing connection in the

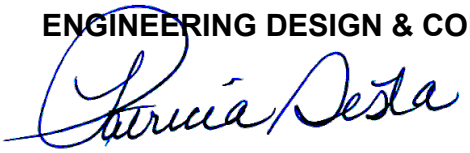
northwest corner of the proposed development. Additional sidewalk and a crosswalk should be constructed from the northeast corner of Building 13 to the network to connect residents safely through the drive aisle and parking area from Buildings 11 and 13 to the clubhouse/pool along the shortest distance possible.

***RESPONSE: The site plan has been revised to address this comment.***

We feel the attached adequately addresses staff comments and respectfully request that this application be schedule for the required public meeting. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

**ENGINEERING DESIGN & CONSTRUCTION, INC.**



Patricia Sesta
Planner

cc: Simon Cohen – Privilege Development

Z:\EDC-2019\19-352 - Privilege Dev - Dade Road (North Property)\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2022-11-XX_K_Freeman_Privilege_North_Site_Plan_Rsp2Cmts_19-352.docx

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# DEVELOPMENT REVIEW

## Property Information

Property address or Location_____

Parcel ID #(s)_____

Project description_____

## Application Type

☐Site Plan ☐Conditional Use w/New Construction ☐Conceptual Development Plan

☐Minor Amendment ☐Major Amendment

## Site Information

*Non-Residential:* Proposed Sq. Ft.:_____ Site Acreage:_____

*Residential:* Proposed Units: _____ Proposed Sq. Ft.:_____ Site Acreage:_____

| | |
|---|---|
| **Property Owner(s)** | **Applicant/Representative, Title, Company** |
| Street Address | Street Address |
| City State Zip | City State Zip |
| Phone Number | Phone Number |
| Email Address | Email Address |

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

Authorized Agent

*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-Revi**

*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)

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2869378 OR BOOK 2575 PAGE 681, Recorded 05/30/2006 at 09:46 AM
Doc Tax: $28000.00

This Instrument Prepared By:
STACIE L. C. McELROY, ESQ.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

For Official Use Only
Tax Parcel Identification No.: **2428-321-0001-000/3**
**2428-601-0252-000/6**

## GENERAL WARRANTY DEED

**THIS GENERAL WARRANTY DEED** is made as of the 22 day of May, 2006, by **MITCH GEVINSON and TERI GEVINSON, his wife, as to an undivided one-half (1/2) interest and JEFFREY PAPELL, as to an undivided one-half (1/2) interest**, whose address is 300 Meridian Avenue, Suite 6, Miami, Florida 33139 ("Grantor"), to **PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company, Document Number L05000084809**, whose address is 3615 NE 207th Street, Suite 3108, Aventura, Florida 33180 ("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, 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 as follows:

**PARCEL 1:**

**The East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida, LESS AND EXCEPTING THEREFROM all rights-of-way for public roads and drainage canals.**

**PARCEL 2:**

**Lots 1 through 4; the West 130 feet of Lots 5 through 16; all of Lot 17; the West 130 feet of Lots 18 and 19, Block F, MARAVILLA HEIGHTS, according to the Plat thereof recorded in Plat Book 5, Page 1, of the Public Records of St. Lucie County, Florida.**

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

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

**AND 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 whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2005, 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.

**THE LAND** is unimproved property, and is not now, nor ever has been, the homestead of any of the Grantors, nor is it contiguous thereto.

**IN WITNESS WHEREOF**, the parties referred to above as Grantors have caused this instrument to be executed and delivered in their names and have 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:

Signature of 1st Witness

Printed Name of 1st Witness

Signature of 2nd Witness

Printed Name of 2nd Witness

(As to Gevinson)

MITCH GEVINSON

TERI GEVINSON

STATE OF FLORIDA
COUNTY OF Palm Beach

**THE FOREGOING INSTRUMENT** was acknowledged before me this 22 day of May, 2006, by Mitch Gevinson and Teri Gevinson. Said persons (check one) ☒ are 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: N/A.

NOTARY PUBLIC-STATE OF FLORIDA
Sheree Katzman {Notary Stamp}
Commission # DD250887
Expires: SEP. 17, 2007
Bonded Thru Atlantic Bonding Co., Inc.

Print Name: Sheree Katzman
Notary Public, State of Florida
Commission No.:
My Commission Expires:

**ADDITIONAL GRANTOR'S SIGNATURE ON FOLLOWING PAGE**

**IN WITNESS WHEREOF**, the parties referred to above as Grantors have caused this instrument to be executed and delivered in their names and have 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:

Signature of 1st Witness

Printed Name of 1st Witness

Signature of 2nd Witness

Printed Name of 2nd Witness

(As to Papell)

JEFFREY PAPELL

STATE OF FLORIDA
COUNTY OF Palm Beach

**THE FOREGOING INSTRUMENT** was acknowledged before me this 22 day of May, 2006, by Jeffrey Papell. 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: N/A.

Print Name: Sheree Katzman
Notary Public, State of Florida
Commission No.:
My Commission Expires:

{Notary Stamp}
NOTARY PUBLIC-STATE OF FLORIDA
Sheree Katzman
Commission # DD250887
Expires: SEP 17, 2007
Bonded Thru Atlantic Bonding Co., Inc.

Privilege Development, LLC
704 E. Hallandale Beach Blvd.
Hallandale, FL 33008

## AGENT CONSENT FORM

Project Name: Sunrise & Bell

Parcel ID: 2428-601-0252-000-6, 2428-321-0001-000-3, 2428-701-0004-000-0, 2428-701-0003-000-3, 2428-331-0001-030-3, 2428-331-0001-050-9, 2428-331-0002-000-1 and 2428-331-0004-010-8

BEFORE ME THIS DAY PERSONALLY APPEARED Simon Cohen, 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 12th day of September 2019, by Simon Cohen (Name of Person Acknowledging) who is personally known to me or who has produced n/a (type of identification) as identification and who did (did not) take an oath.

Patricia Sesta
Notary Signature

Patricia Sesta
Printed Name of Notary

Patricia M. Sesta
NOTARY PUBLIC
STATE OF FLORIDA
(Notary Seal)
Comm# FF983414
Expires 8/11/2020

8/11/2020
My commission expires

Owner's Signature

Simon Sidney Cohen Privilege development
Owner's Name

Po Box 3945
Street Address

Hallandale, Florida 33008
City, State, Zip

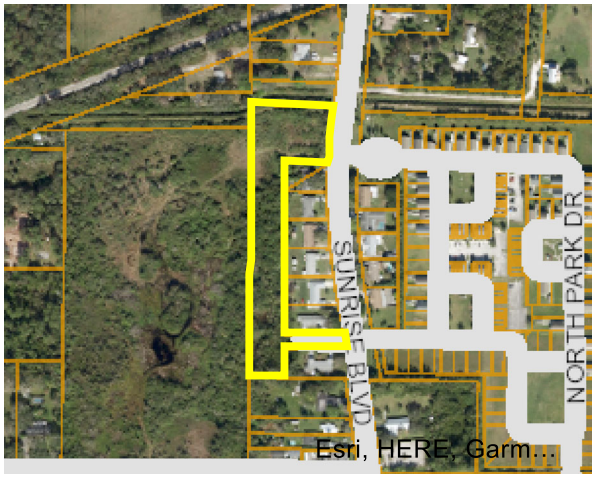
Desk: 772-462-2455
Mob:
Telephone / Email

simon-cohen@hotmail.fr

# Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, July 08, 2019

## Parcel Report






## Parcel

| | |
|---|---|
| **Parcel ID:** | 2428-601-0252-000-6 |
| **Property ID:** | 32368 |
| **Owner 1:** | Privilege Development LLC |
| **Site Address:** | 3315 SUNRISE BLVD |

## Owner

| | |
|---|---|
| **Owner 1:** | Privilege Development LLC |
| **Owner 2:** | |
| **Owner 3:** | |
| **Mailing Address:** | PO Box 3945 Hallandale, FL 33008-3945 |

## Overview

| | |
|---|---|
| **Primary Land Use:** | 0000 - Vac Res |
| **District Group:** | 0022 - Fort Pierce |
| **Subdivision:** | Maravilla Heights Subdivision |
| **Just/Market Value:** | $113,800 |
| **Finished Area:** | |
| **Acres:** | 3.84 |
| **Total Area:** | 167,270.4 |

## Legal Description

**Legal Description:** MARAVILLA HTS BLK F ALL LOTS 1 TO 4 INCL AND W 130 FT OF LOTS 5 TO 16 INCL AND ALL LOT 17 AND W 130 FT OF LOTS 18 AND 19 (3.84 AC) (OR 2575-681)

## 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 |
|---|---|---|---|---|---|---|---|---|---|
| 2018 | $113,800 | $0 | $113,800 | $0 | $65,098 | $0 | $65,098 | $48,702 | $0 |
| 2017 | $84,900 | $0 | $84,900 | $0 | $59,180 | $0 | $59,180 | $25,720 | $0 |
| 2016 | $53,800 | $0 | $53,800 | $0 | $53,800 | $0 | $53,800 | $0 | $0 |

## Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

## Special Assessments

| Description | Start Year | Units | Amount |
|---|---|---|---|
| North St. Lucie Water Management District | 2013 | 3.84 | $67.20 |
| Fort Pierce Stormwater Charge | 2004 | 6 | $414.00 |

## 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 | 3.84 | Acre |

## Sales History

| Sale Date | Sale Price | Sale Code | Deed Type | Grantor | Book Page | View Document |
|---|---|---|---|---|---|---|
| 05/22/2006 | $4,000,000 | XX02 | WD | Gavinson Mitch | 2575-681 | Clerk of Courts |
| 12/05/2002 | $215,000 | XX02 | WD | Orend Sharon E | 1624-2502 | Clerk of Courts |
| 05/01/2000 | $100 | XX03 | WD | Hargrave Maxine R | 1299-758 | Clerk of Courts |
| 02/08/1999 | $100 | XX01 | DE | Doris M Radke | 1202-2301 | Clerk of Courts |
| 10/25/1995 | $100 | XX04 | WD | Sharon E Orend | 982-665 | Clerk of Courts |
| 11/24/1992 | $100 | XX02 | WD | Sharon E Orend | 818-848 | Clerk of Courts |
| 11/22/1988 | $100 | XX02 | WD | | 612-2050 | Clerk of Courts |

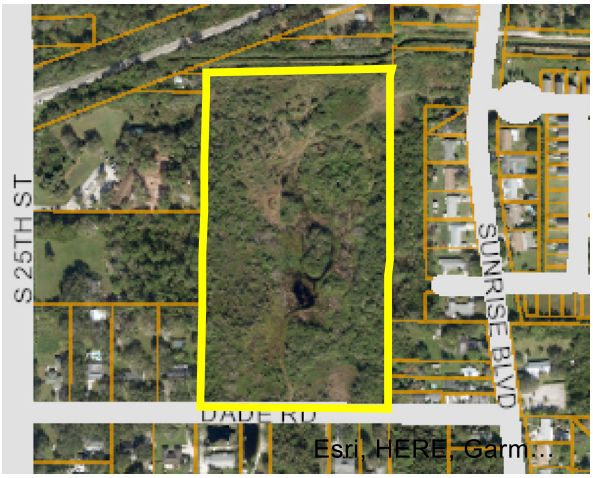
## Photos



# Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, July 08, 2019

## Parcel Report






## Parcel

| | |
|---|---|
| **Parcel ID:** | 2428-321-0001-000-3 |
| **Property ID:** | 32173 |
| **Owner 1:** | Privilege Development LLC |
| **Site Address:** | SUNRISE BLVD |

## Owner

| | |
|---|---|
| **Owner 1:** | Privilege Development LLC |
| **Owner 2:** | |
| **Owner 3:** | |
| **Mailing Address:** | PO Box 3945 Hallandale, FL 33008-3945 |

## Overview

| | |
|---|---|
| **Primary Land Use:** | 0000 - Vac Res |
| **District Group:** | 0022 - Fort Pierce |
| **Subdivision:** | Metes and Bounds |
| **Just/Market Value:** | $357,900 |
| **Finished Area:** | |
| **Acres:** | 17.88 |
| **Total Area:** | 778,852.8 |

## Legal Description

**Legal Description:** 28 35 40 E 1/2 OF NW 1/4 OF SW 1/4-LESS CANAL, ROAD, FEC RR R/W- (17.88 AC) (OR 2575-681)

## 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 |
|---|---|---|---|---|---|---|---|---|---|
| 2018 | $357,900 | $0 | $357,900 | $0 | $278,850 | $0 | $278,850 | $79,050 | $0 |
| 2017 | $253,500 | $0 | $253,500 | $0 | $253,500 | $0 | $253,500 | $0 | $0 |
| 2016 | $250,300 | $0 | $250,300 | $0 | $250,300 | $0 | $250,300 | $0 | $0 |

## Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

## Special Assessments

| Description | Start Year | Units | Amount |
|---|---|---|---|
| North St. Lucie Water Management District | 2013 | 17.88 | $312.90 |
| Fort Pierce Stormwater Charge | 2004 | 29.4 | $2,028.60 |

## 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 | 17.88 | Acre |

## Permits

| Permit Number | Issue Date | Description |
|---|---|---|
| FE2006216 | 11/06/2006 | Chainlink Fence |
| TT200618 | 10/27/2006 | Unknown |

## Sales History

| Sale Date | Sale Price | Sale Code | Deed Type | Grantor | Book Page | View Document |
|---|---|---|---|---|---|---|
| 05/22/2006 | $4,000,000 | XX02 | WD | Gavinson Mitch | 2575-681 | Clerk of Courts |
| 12/05/2002 | $215,000 | XX02 | WD | Orend Sharon E | 1624-2502 | Clerk of Courts |
| 05/01/2000 | $100 | XX03 | WD | Hargrave Maxine R | 1299-758 | Clerk of Courts |
| 02/08/1999 | $100 | XX01 | DE | Doris M Radke | 1202-2301 | Clerk of Courts |
| 10/25/1995 | $100 | XX04 | WD | Sharon E Orend | 982-665 | Clerk of Courts |
| 11/24/1992 | $100 | XX02 | WD | Sharon E Orend | 818-848 | Clerk of Courts |
| 11/22/1988 | $100 | XX02 | WD | | 612-2050 | Clerk of Courts |

## Photos



**PROJECT NARRATIVE & COVER LETTER**
**Privilege Development North**
Development, Design & Concurrency Review
March 8, 2022

***REQUEST***

***On behalf of the petitioner, Engineering Design & Construction, Inc. is requesting approval of a multi-family development known as Privilege Development North located east of Sunrise Boulevard and north of Dade Road in the City of Fort Pierce, Florida. The subject parcels total approximately 21.686 acres.***

**SITE CHARACTERISTICS & PROJECT HISTORY**

The subject properties are located in the City of Fort Pierce. Below is a list of the parcels associated with this request:

| Parcel ID | Jurisdiction | FLU | Zoning |
|---|---|---|---|
| 2428-601-0252-000-6 | Fort Pierce | RM | R-4 |
| 2428-321-0001-000-3 | Fort Pierce | RM | R-4 |
| **TOTAL ACREAGE:** | **21.686 Acres** | | |

The subject parcels are located in the City of Fort Pierce and have a Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Medium Density Residential (R-4). A pre-application meeting was held in September 2019 and May 5, 2021 as City staff asked that an additional pre-application meeting be held prior to submittal of the formal applications.

The applicant is proposing a multi-family development consisting of 216 multifamily units with proposed office and clubhouse and associated site improvements. The subject parcels total 21.686 acres. A right-of-way dedication will be required as part of the development approval. The total acreage of the proposed development after the right-of-way take totals 21.53 acres.

The subject properties have a Future Land Use designation of Medium Density Residential (RM) and have a Zoning designation of Medium Density Residential (R-4). This allows for 6.5 – 12 du per acre. The proposed density for this site plan is 10 du per acre.

North of the parcels lies a large right-of-way owned and maintained by St. Lucie County.

South of the eastern parcel lies developed and undeveloped residential parcels. These parcels are located in St. Lucie County and have a Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Residential, Multiple-Family – 9 (RM-9). South of the larger parcel lies the right of way of Dade Road

followed by developed and undeveloped residential parcels. These parcels are located in St. Lucie County and have a Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Agricultural, Residential-1 (AR-1) to the southwest and Residential, Single-Family – 2(RS-2) to the southeast.

East of the northern most point of the parcel lies the right-of-way of Sunrise Boulevard followed by residential homes. These parcels have a Future Land Use Designation of Low Density Residential (RL) and have an underlying Zoning designation of Planned Development. Directly east

***Based on the above and attached information, the applicant respectfully requests general feedback in reference to obtaining approval of this development.***

Z:\EDC-2019\19-352 - Privilege Dev - Dade Road (North Property)\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-03-08_Privilege_North_Justification_Site_Plan.docx




# Privilege Development (North)

Aerial Map

Fort Pierce, FL

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

# BOUNDARY, TOPOGRAPHIC & TREE SURVEY

## FOR: PRIVILEGE DEVELOPMENT

### SYMBOL & ABBREVIATION LEGEND:

| Symbol / Abbreviation | Meaning |
|---|---|
| (A) | AIR RELEASE VALVE |
| AL | ARC LENGTH |
| ASPH | ASPHALT |
| BFP | BACK FLOW PREVENTER |
| | BENCHMARK (BM) |
| | BIKE RACK |
| CATV | CABLE RISER |
| (C) | CALCULATED |
| | CATCH BASIN |
| ℄ | CENTERLINE |
| CCR | CERTIFIED CORNER RECORD |
| CLF | CHAIN LINK FENCE |
| CHD. | CHORD |
| CO | CLEAN OUT |
| COMM RISER | COMMUNICATION RISER |
| CONC | CONCRETE |
| | CONCRETE LIGHT POST |
| CM | CONCRETE MONUMENT |
| CPP | CONCRETE POWER POLE (CPP) |
| | CONCRETE POWER POLE W/STREET LIGHT |
| | CONCRETE SIGNAL LIGHT POLE |
| CMP | CORRUGATED METAL PIPE |
| | CURB INLET |
| | DECORATIVE LIGHT POST |
| (D) | DEED |
| D.B. | DEED BOOK |
| ø | DIAMETER (DIA.) |
| (D) | DRAINAGE MANHOLE |
| DIP | DUCTILE IRON PIPE |
| E | EAST/EASTING |
| EOW | EDGE OF WATER |
| EB | ELECTRIC BOX |
| EHH | ELECTRIC HAND HOLE (EHH) |
| EM | ELECTRIC METER |
| ELEC. PANEL | ELECTRICAL PANEL |
| EL./ELEV. | ELEVATION |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY |
| F.O. | FIBER OPTIC |
| FOHH | FIBER OPTIC HAND HOLE |
| FO | FIBER OPTIC MARKER |
| FIBER RISER | FIBER OPTIC RISER |
| (M) | FIELD MEASURED |
| F.F.E. | FINISHED FLOOR ELEVATION |
| FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION |
| FPL | FLORIDA POWER AND LIGHT |
| FT | FOOT |
| FM | FORCE MAIN |
| FND | FOUND |
| (F) | FPL MANHOLE |
| SQ FT. | SQUARE FEET |
| GAS | GAS VALVE |
| GIS | GEOGRAPHIC INFORMATION SYSTEMS |
| GND | GROUND |
| | GROUND LIGHT |
| | GUY WIRE ANCHOR |
| | HANDICAP |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| HWF | HOG WIRE FENCE |
| HYD | HYDRANT |
| IN | INCH |
| INV | INVERT |
| IP | IRON PIPE |
| IR | IRON ROD |
| IR/C | IRON ROD AND CAP |
| | IRRIGATION CONTROL VALVE |
| L | LENGTH |
| | LIGHT POST |
| MAG/D | MAG NAIL MAG BRAND NAIL |
| (M) | MAILBOX |
| M.C. | MARTIN COUNTY |
| MHWL | MEAN HIGH WATER LINE |
| MLWL | MEAN LOWER WATER LINE |
| | METAL LIGHT POST |
| MP | METAL PIPE |
| (W) | MONITORING WELL |
| MON | MONUMENT |
| NGVD29 | NATIONAL GEODETIC VERTICAL DATUM OF 1929 |
| N/D | NON DESCRIPT NAIL AND DISK |
| N.R. | NON RADIAL |
| NAVD88 | NORTH AMERICAN VERTICAL DATUM OF 1988 |
| N | NORTH OR NORTHING |
| No. | NUMBER |
| O.R.B. | OFFICIAL RECORDS BOOK |
| OHW | OVER HEAD WIRES |
| PG | PAGE |
| PCN | PARCEL CONTROL NUMBER |
| PK NAIL | PARKER–KALON NAIL |
| PK/D | PARKER–KALON NAIL & DISK |
| PCP | PERMANENT CONTROL POINT |
| PRM | PERMANENT REFERENCE MONUMENT |
| P.B. | PLAT BOOK |
| (P) | PLAT DATA |
| P.O.B. | POINT OF BEGRIMING |
| P.O.C. | POINT OF COMMENCEMENT |
| P.C.C. | POINT OF COMPOUND CURVE |
| P.C. | POINT OF CURVATURE |
| P.T. | POINT OF TANGENCY |
| P.O.T. | POINT OF TERMINUS |
| PVC | POLYVINYL CHLORIDE |
| PSL | PORT SAINT LUCIE, FLORIDA |
| PLS | PROFESSIONAL LAND SURVEYOR |
| R | RADIUS |
| RGE | RANGE |
| RTK | REAL TIME KINEMATIC |
| RWV | RECLAIMED WATER VALVE |
| RLS | REGISTERED LAND SURVEYOR |
| RCP | REINFORCED CONCRETE PIPE |
| R/W | RIGHT–OF–WAY |
| R/C | ROD AND CAP |
| (S) | SANITARY MANHOLE |
| SV | SANITARY VALVE |
| SEC | SECTION |
| ● | SET 5/8" IRC EDC LB 8098 UNLESS NOTED OTHERWISE |
| | RIGHT–OF–WAY CONTROL |
| | SIGN |
| S | SOUTH |
| | SPIGOT |
| | SPRINKLER VALVE |
| S.L.C. | ST. LUCIE COUNTY |
| STA | STATION |
| (D) | STORMWATER DRAINAGE MANHOLE |
| | STREET SIGN |
| TELE RISER | TELEPHONE RISER BOX |
| TOE | TOE OF SLOPE |
| TOB | TOP OF BANK/BERM |
| T.O.N. | TOP OF NUT |
| X 0.0 | TOPOGRAPHIC DATA (SOFT SURFACE) |
| X 0.00 | TOPOGRAPHIC DATA (HARD SURFACE) |
| TWNSHP | TOWNSHIP |
| (T) | TRAFFIC HANDHOLD |
| TSCB | TRAFFIC SIGNAL CONTROL BOX |
| TYP | TYPICAL |
| UNK | UNKNOWN |
| UNK HH | UNKNOWN HANDHOLD |
| RISER BOX | UNKNOWN RISER BOX |
| (U) | UNKNOWN TYPE MANHOLE |
| VCP | VITRIFIED CLAY PIPE |
| WM | WATER METER |
| (W) | WATER SERVICE METER (WM) |
| WV | WATER VALVE (WV) |
| W | WEST |
| WF | WOOD FENCE |
| | WOOD POLE STREET LIGHT |
| | WOOD POWER POLE |

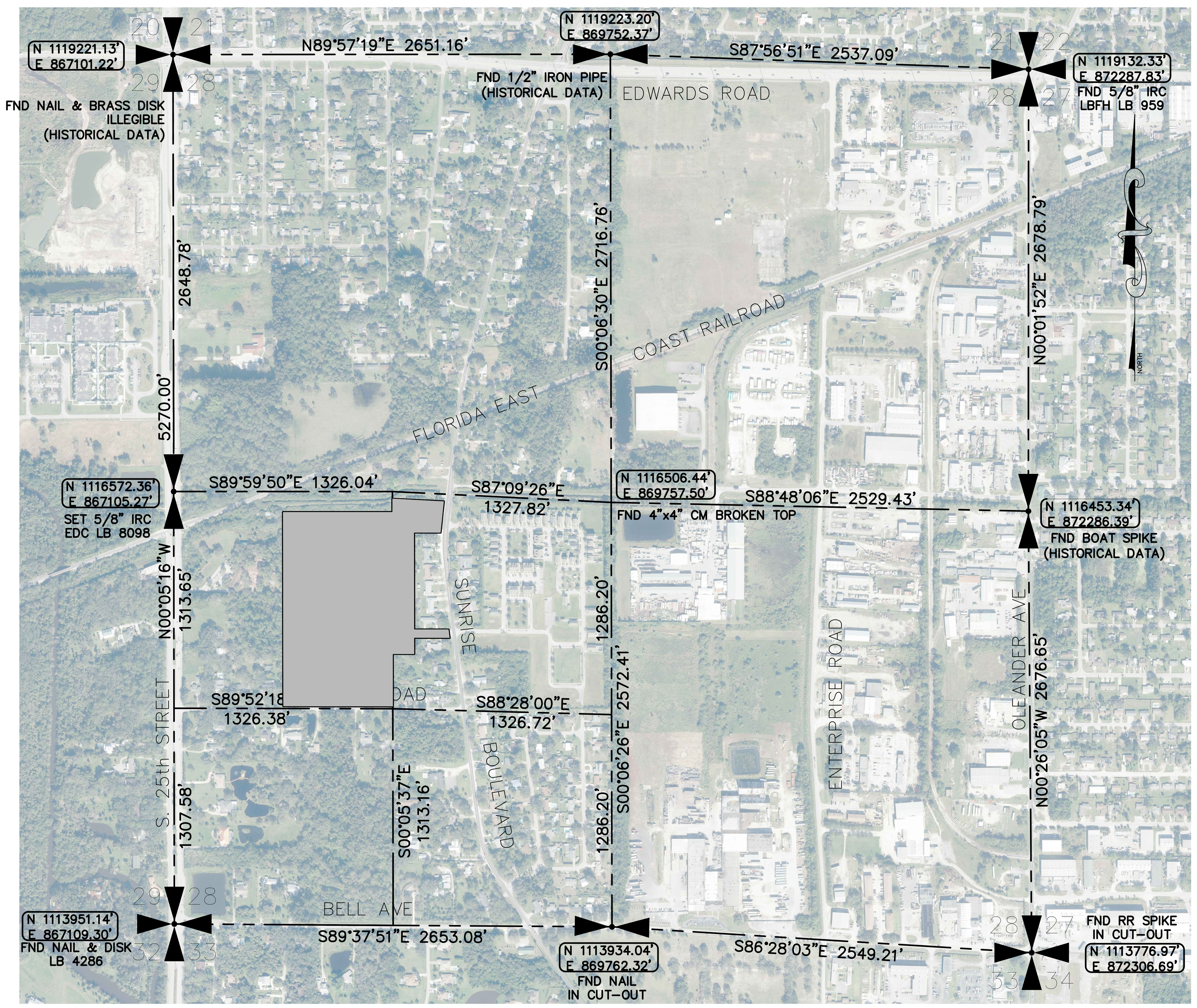
### SHEETS:

1. COVER SHEET
2. BOUNDARY SKETCH
3. IMPROVEMENTS AND TREES
4. TREE DATA TABLE

GRAPHIC SCALE

500 0 250 500 1000 2000

( IN FEET )
1 inch = 500 ft.




### LIDAR FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING MAY 25, 2022 UTILIZING A DJI MATRICE 300 UAV.
2. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST–PROCESSED USING TRIMBLE BUSINESS CENTER AND/OR PIX4D SURVEY.
3. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NUMBER 4064815.
4. GROUND ELEVATIONS WERE SPOT CHECKED WITH GLOBAL POSITIONING SYSTEM (GPS) REAL TIME KINEMATIC (RTK) OBSERVATION.
5. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1–3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1–3% OF GROUND–BASED MEASUREMENTS.
6. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLIGHT AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
7. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

### SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS MAY 25, 2022.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17–6 F.A.C.), IS "RESIDENTIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
5. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM–EAST ZONE, NAD 83 (1990).
6. SUB–SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. BEARINGS SHOWN HERON ARE BASED UPON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 28, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
9. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
10. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
11. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
12. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0188K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
13. IMPROVEMENTS SHOWN ARE DERIVED FROM AERIAL IMAGERY OBTAINED FROM F.D.O.T. DATED 2018.
14. AFTER REVIEW OF ADJOINING DESCRIPTIONS LYING WEST OF SUNRISE BOULEVARD, IT IS MY OPINION THAT THE NORTH AND SOUTH LINES AS DEFINED IN THE DESCRIPTIONS, DO NOT COINCIDE WITH THE LOT LINES OF THE PLAT OF MARAVILLA HEIGHTS.
15. THIS SURVEY IS BASED ON FOUND AND/OR CALCULATED SECTIONAL CONTROL FOR SECTION 28. THERE IS OCCUPATIONAL EVIDENCE THAT DISAGREES WITH THE TYPICAL BREAK–DOWN OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28–35S–40E.
16. IT IS THE OPINION OF THIS SURVEYOR THAT THE PROPERTY LINES WITHIN THE SOUTHWEST QUARTER SECTION 28–35S–40E ARE BASED ON VARIOUS RESOLUTIONS OF THE BREAKDOWN OF THE SECTION.
17. IT IS THE OPINION OF THIS SURVEYOR THAT THERE IS AN OVERLAP IN THE DEED CALLS FOR ADJACENT LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 3868, PAGE 148 AND OFFICIAL RECORD BOOK 3639, PAGE 2375.
18. ALL THE DEEDS FOR THE ADJACENT LOTS WEST OF SUNRISE WERE BUILT BY HOLDING THE SOUTH LINE OF LOT 19AND WORKING BACK TO THE NORTH.
19. THE SOUTH LINE OF LOT 19 IS BASED ON THE TYPICAL BREAKDOWN OF THE SECTION.
20. IT IS THE OPINION OF THIS SURVEYOR THAT THE RIGHT–OF–WAY FOR DADE ROAD IS BASED ON A SKEW IN THE SECTION.
21. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FOLLOWING SAINT LUCIE COUNTY VERTICAL CONTROL BENCHMARK:
    NAME: BRIDGE–25 ELEVATION: 5.98' (NAVD 88)
22. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.

### LEGAL DESCRIPTION:

OWNERS POLICY

POLICY # OPM–2828063

EFFECTIVE DATE: MAY 30, 2006 AT 9:46 AM

**PARCEL 1**

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM ALL RIGHT–OF–WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

**PARCEL 2**

LOTS 1 THROUGH 4; THE WEST 130 FEET OF LOTS 5 THROUGH 16; ALL OF LOT 17; THE WEST 130 FEET OF LOTS 18 AND 19, BLOCK F, MARAVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 21.686 ACRES, MORE OR LESS.

MICHAEL T. OWEN, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE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L.B. CERTIFICATE OF AUTHORIZATION 8098


| DRAWN BY | CHECKED BY | FIELD CREW | FILENAME | LAYOUT | SCALE | DATE |
|---|---|---|---|---|---|---|
| DAD | MTO | SV | 19-352&20-446_SV_REV3.dwg | LAYOUT1 | AS SHOWN | June 17, 2022 |

| DATE | REVISION COMMENTS |
|---|---|
| 06/23/2022 | ADDED TOPOGRAPHIC ELEVATIONS - ABB |
| 01/28/2022 | ADD RIGHT OF WAY WIDTH AND SOURCE |
| 02/22/2021 | ADDED OCCUPATIONAL LINES AND ACREAGE |

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
**FOR: PRIVILEGE DEVELOPEMENT**

**RECORD INFORMATION**
**SEC. 28, TWNSHP. 35 SOUTH, RGE. 40 EAST**
**SAINT LUCIE COUNTY, FLORIDA**


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**19-352**




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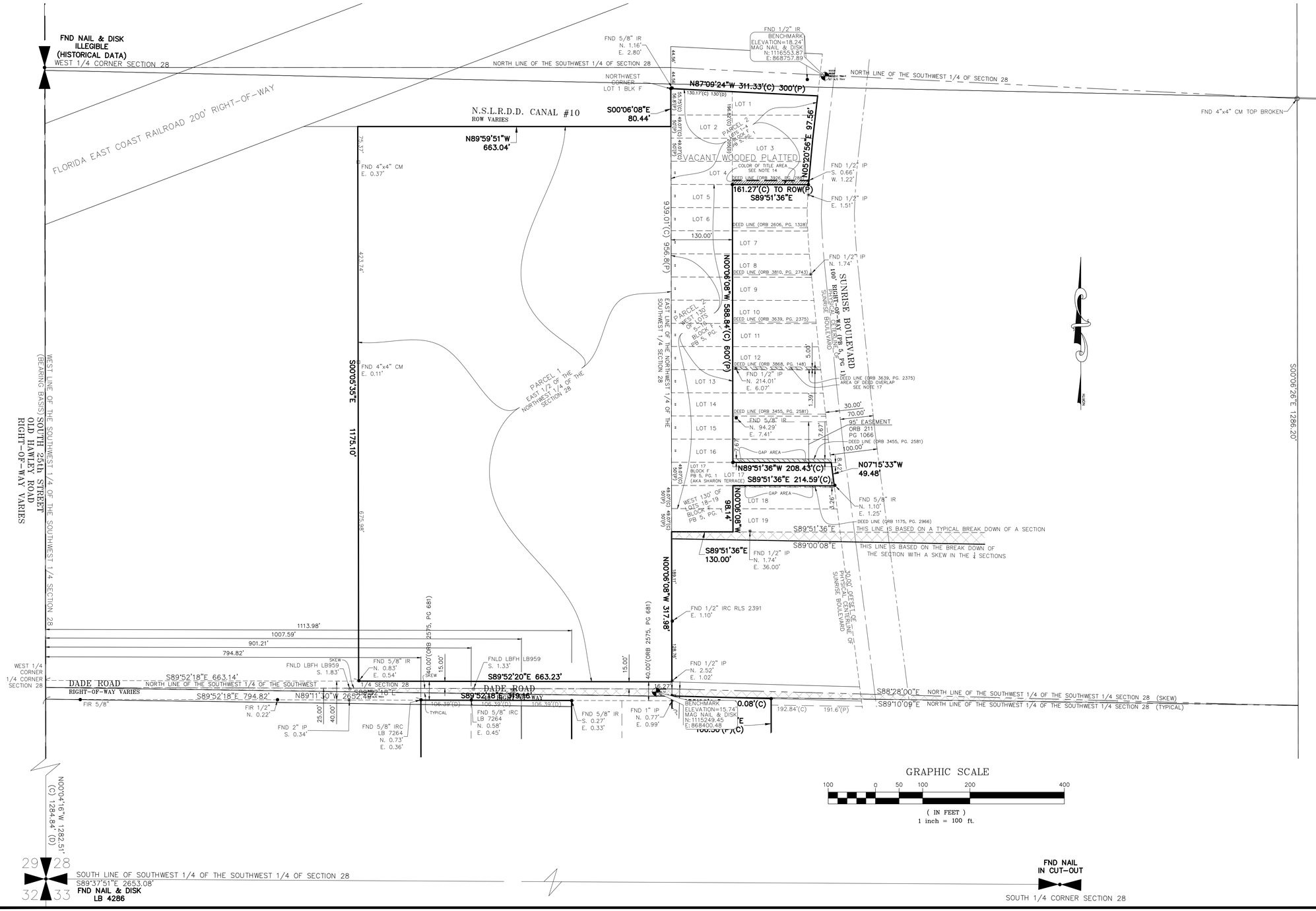
# BOUNDARY, TOPOGRAPHIC & TREE SURVEY

## FOR: PRIVILEGE DEVELOPMENT





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| FIELD CREW | SV |
| FILENAME | 19-352&20-446_SV_REV3.dwg |
| LAYOUT | LAYOUT1 |
| SCALE | AS SHOWN |
| DATE | June 17, 2022 |

| DATE | REVISION COMMENTS |
|---|---|
| 06/23/2022 | ADDED TOPOGRAPHIC ELEVATIONS - ABB |
| 01/28/2022 | ADD RIGHT OF WAY WIDTH AND SOURCE |
| 02/22/2021 | ADDED OCCUPATIONAL LINES AND ACREAGE |

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
FOR: PRIVILEGE DEVELOPEMENT

RECORD INFORMATION
SEC. 28, TWNSHP. 35 SOUTH, RGE. 40 EAST
SAINT LUCIE COUNTY, FLORIDA


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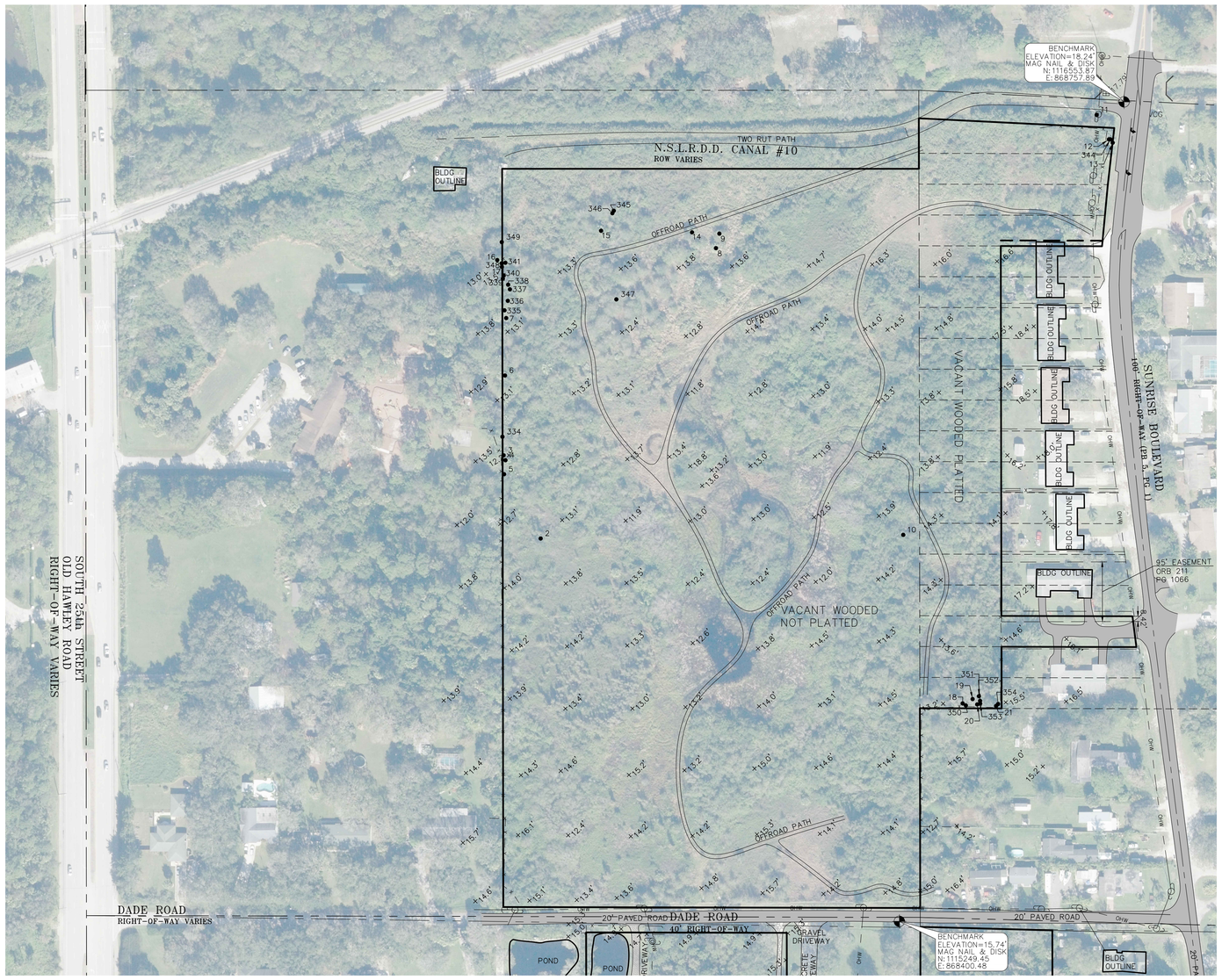
# BOUNDARY, TOPOGRAPHIC & TREE SURVEY

## FOR: PRIVILEGE DEVELOPMENT




GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )

1 inch = 100 ft.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BOUNDARY, TOPOGRAPHIC & TREE SURVEY
FOR: PRIVILEGE DEVELOPEMENT

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3 OF 4

# BOUNDARY, TOPOGRAPHIC & TREE SURVEY

## FOR: PRIVILEGE DEVELOPMENT

| TAG NUMBER | NORTHING | EASTING | DBH | TYPE |
|---|---|---|---|---|
| 1 | 1115275 | 868059 | | CABBAGE PALM |
| 2 | 1115859 | 867830 | | CABBAGE PALM |
| 3 | 1115991 | 867771 | | CABBAGE PALM |
| 4 | 1115983 | 867774 | | CABBAGE PALM |
| 5 | 1115961 | 867772 | | CABBAGE PALM |
| 6 | 1116118 | 867773 | | CABBAGE PALM |
| 7 | 1116210 | 867775 | | CABBAGE PALM |
| 8 | 1116321 | 868109 | | CABBAGE PALM |
| 9 | 1116344 | 868114 | | CABBAGE PALM |
| 10 | 1115865 | 868407 | | CABBAGE PALM |
| 11 | 1116533 | 868714 | | CABBAGE PALM |
| 12 | 1116494 | 868734 | | CABBAGE PALM |
| 13 | 1116489 | 868740 | | CABBAGE PALM |
| 14 | 1116346 | 868071 | | CABBAGE PALM |

| TAG NUMBER | NORTHING | EASTING | DBH | TYPE |
|---|---|---|---|---|
| 15 | 1116349 | 867926 | | CABBAGE PALM |
| 16 | 1116302 | 867761 | | CABBAGE PALM |
| 17 | 1116291 | 867768 | | CABBAGE PALM |
| 18 | 1115596 | 868501 | | CABBAGE PALM |
| 19 | 1115603 | 868517 | | CABBAGE PALM |
| 20 | 1115595 | 868524 | | CABBAGE PALM |
| 21 | 1115592 | 868554 | | CABBAGE PALM |
| 22 | 1115273 | 868001 | | CABBAGE PALM |
| 23 | 1115269 | 867991 | | CABBAGE PALM |
| 24 | 1115276 | 867771 | | CABBAGE PALM |
| 25 | 1115282 | 867770 | | CABBAGE PALM |
| 334 | 1116021 | 867769 | 16 | PINE |
| 335 | 1116222 | 867772 | 16 | PINE |
| 336 | 1116237 | 867778 | 18 | OAK |

| TAG NUMBER | NORTHING | EASTING | DBH | TYPE |
|---|---|---|---|---|
| 337 | 1116255 | 867781 | 14 | PINE |
| 338 | 1116263 | 867778 | 23 | OAK |
| 339 | 1116272 | 867770 | 15 | PINE |
| 340 | 1116278 | 867771 | 14 | OAK |
| 341 | 1116298 | 867774 | 14 | PINE |
| 344 | 1116494 | 868736 | 16 | PINE |
| 345 | 1116381 | 867946 | 14 | OAK |
| 346 | 1116377 | 867944 | 14 | OAK |
| 347 | 1116240 | 867950 | 18 | OAK |
| 348 | 1116297 | 867768 | 14 | OAK |
| 349 | 1116331 | 867768 | 16 | OAK |
| 350 | 1115593 | 868506 | 14 | OAK |
| 351 | 1115608 | 868527 | 16 | OAK |
| 352 | 1115600 | 868529 | 24 | OAK |
| 353 | 1115596 | 868529 | 16 | OAK |
| 354 | 1115595 | 868558 | 14 | OAK |


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BOUNDARY, TOPOGRAPHIC & TREE SURVEY
FOR: PRIVILEGE DEVELOPEMENT

RECORD INFORMATION
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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# DESIGN REVIEW

## Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____

| | |
|---|---|
| **Property Owner(s)** | **Applicant/Representative, Title, Company** |
| Street Address | Street Address |
| City State Zip | City State Zip |
| Phone Number | Phone Number |
| Email Address | Email Address |

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

Authorized Agent

*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-Revi**

# 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.

# Claren Architecture + Design, Inc.

6400 Congress Ave, Suite 2150  Boca Raton, Florida 33487  P: 561-961-4884

March 10, 2022

City of Fort Pierce
Planning Department
100 N. US Highway 1
Ft. Pierce, FL 34950

Re: Privilege Development North Narrative
Multifamily Residential
Dade Road & Sunrise Blvd
City of Fort Pierce, FL

The subject property sits on the North-West corner of Dade Road and Sunrise Blvd. The site is relatively flat with no wetlands, and it is heavily wooded with existing trees and dense vegetation. The North property line of the site is bordered by a drainage canal and single-family residences. To the West there are single-family residences and a preschool, separated from the site by dense vegetation. The South property line is bordered by Dade Rd. with single-family residences across the street. On the East side there are existing single-family residences and duplexes.

A prevalent architectural character does not exist in the surrounding area. The proposed two and three-story apartment buildings will be built in the City Limits, in a rural community surrounded by green spaces, surrounded by spread-out single-family residences, and duplexes with no cohesive architectural theme. Most of the residential properties are large lots with ranch type homes with garage doors facing the street, low pitched roofs covered with asphalt shingles and or flat gravel roofs. There is no prevalent architectural character in this rural area. Please refer to the photographs at the end of this narrative.

The apartment buildings architectural style takes their cues from traditional proportional masonry vernacular building systems. The design, including landscape features offer open wide green spaces and a lake compatible with the surrounding undeveloped areas. The design avoids undue monotony in structural features by offering a combination of one- and two-story buildings, scattered around a large retention pond and bookend with a one-story clubhouse which compliments the architectural style of the apartment buildings. There is a tennis court and swimming pool amenities to support the clubhouse and apartment living style. All buildings are connected with a walking-jogging trail along the pond.

The roofs are symmetrical hip with a slope of 6:12 and intersecting overlaid hip to break up the long expanse or monotony. The roofs deep overhangs are extended over the balconies, providing coverage while visually articulating the roof expanse. Detailed eave brackets are incorporated on the balconies at both ends of the buildings. The finished roofing material shall be factory painted aluminum standing seam roofing system.

The placement of the fenestration and windows are strategically located to meet the life safety means of egress requirements as well as balance the façade and avoid large expanse of blank wall space. The aluminum windows have well-defined frames. No reflective glass will be used, but minimal tinting to meet the energy code requirements. The bottom of the windows at grade level are not lower than 24 inches from the grade or sidewalk.

The design of the building elevations reflects traditional proportions and architectural vocabularies consistent with regional precedents and eliminates blank walls. Materials for facades shall be stucco, cement horizontal siding in clapboard style boards. Stucco banding, quoins, and score lines are used to break up the stucco and proportionally create interest.

Decorative, low-level intensity, non-concealed lighting which defines the vehicular-parking areas and pedestrian ways are proposed along with the minimum required general lighting used for security purposes and to accentuate the buildings facades. The above architectural building features are combined to offer an aesthetically pleasing, well lit, and well-balanced buildings which fit in harmoniously with the surrounding areas and vernacular of the region.



Sunrise Blvd looking west



Sunrise Blvd looking east



Dade Road looking north



Dade Road looking south

Should you have any questions, please do not hesitate to contact me.

Respectfully,

Stephan Claren, AIA, NCARB
President

ENGINEERS SURVEYORS ENVIRONMENTAL

October 1, 2019

Privilege Development, LLC
PO Box 3945 Hallandale, FL 33008

Reference: **Environmental Assessment- North Parcels**
3315 Sunrise Blvd, Ft. Pierce, St Lucie County, Florida
Parcel ID # 2428-601-0252-000-6, 2428-321-0001-000-3

Dear Privilege Development,

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 parcel by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulation pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to St Lucie County regulations.

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

Respectfully submitted,
**EDC, Inc.**



Drew Gatewood, Ms, PWS
Project Manager/ Sr. Biologist

10250 SW Village Parkway
Port St Lucie, FL 34987
772.223.5200
772.223.5103 fax
www.edc-inc.com

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

# ENVIRONMENTAL ASSESSMENT

3315 Sunrise Blvd
Ft Pierce, St Lucie County, Florida

Date: October 1, 2019
Project # 19-352

**Prepared For:**
Privilege Development

**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 a 22.12 acre site, located at 3315 Sunrise Blvd in Ft Pierce, St Lucie County, Florida. The parcel is currently undeveloped.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on October 1, 2019 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 native habitat located on site. This site consisted of the following vegetation; native vegetation – laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliottii var. densa*), cabbage palm (*Sabal palmetto*), saw palmetto (*Serenoa repens*), primrose willow (*Ludwigia*, sp) duck potato (*Sagittaria lancifolia*), pickerelweed (*Pontedaria cordata*); and exotic vegetation – Caesar's weed (*Urena lobata*), Melaleuca (*Melaleuca sp*), Bahia grass (*Paspalum notatum*), old world climbing fern (*Lygodium microphyllum*), and Brazilian pepper (*Schinus terebinthifolius*).

**WETLAND DELINEATION:**
According to aerial photographs and site visit, it appears that there are wetlands on site. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. All of these components were found during the field reconnaissance on the property. A wetland determination has been previously done by the State (56-02552-P) and the USACOE (SAJ-2006-3727) and mitigation credits have been purchased by Bluefield Mitigation Bank to offset 5.3 credits of impacts (See attached Letter)

**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 were found on the site nor, were any other state or federally listed species during the site visit.

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

**Oldsmar sand depressional –** 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.

**Ankona and Farmton sand –** is poorly drained soil is found in broad areas of flatwoods. Typically the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer extends to a depth of 35 inches and is fine sand. The seasonal high water table in Immokalee soil is at a depth of 6 to 8 inches from June through September. During the remainder of the year it is typically at a depth of 18 to 40 inches. Natural vegetation consists of slash pine and scattered oak with an understory of saw palmetto, gallberry, fetterbush, pineland threeawn, chalky bluestem, and Indian grass. This soil is poorly suited for crops and citrus. Water control measures are needed to overcome excessive wetness.

**Pepper and Eau Gallie sands –** This soil is a nearly level, poorly drained soil in low poorly defined drainage ways in the flatwoods. The water table is typically at a depth of less than 10 inches for cumulative periods of 2 to 6 months during wet seasons, and recedes to a depth of 40 inches or more during extended dry periods.

## St Lucie County Regulations

According to the St Lucie County Property Appraiser's Report, the subject property has a land use code of 0000 Vacant Residential. A tree survey may be required prior to any land clearing activities.

## SUMMARY:

It is the professional opinion of EDC that there are wetlands/surface waters within the property boundaries, however previous mitigation is in place to offset their impacts. In addition, no gopher tortoises or any other state or federally listed species were found on the site.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

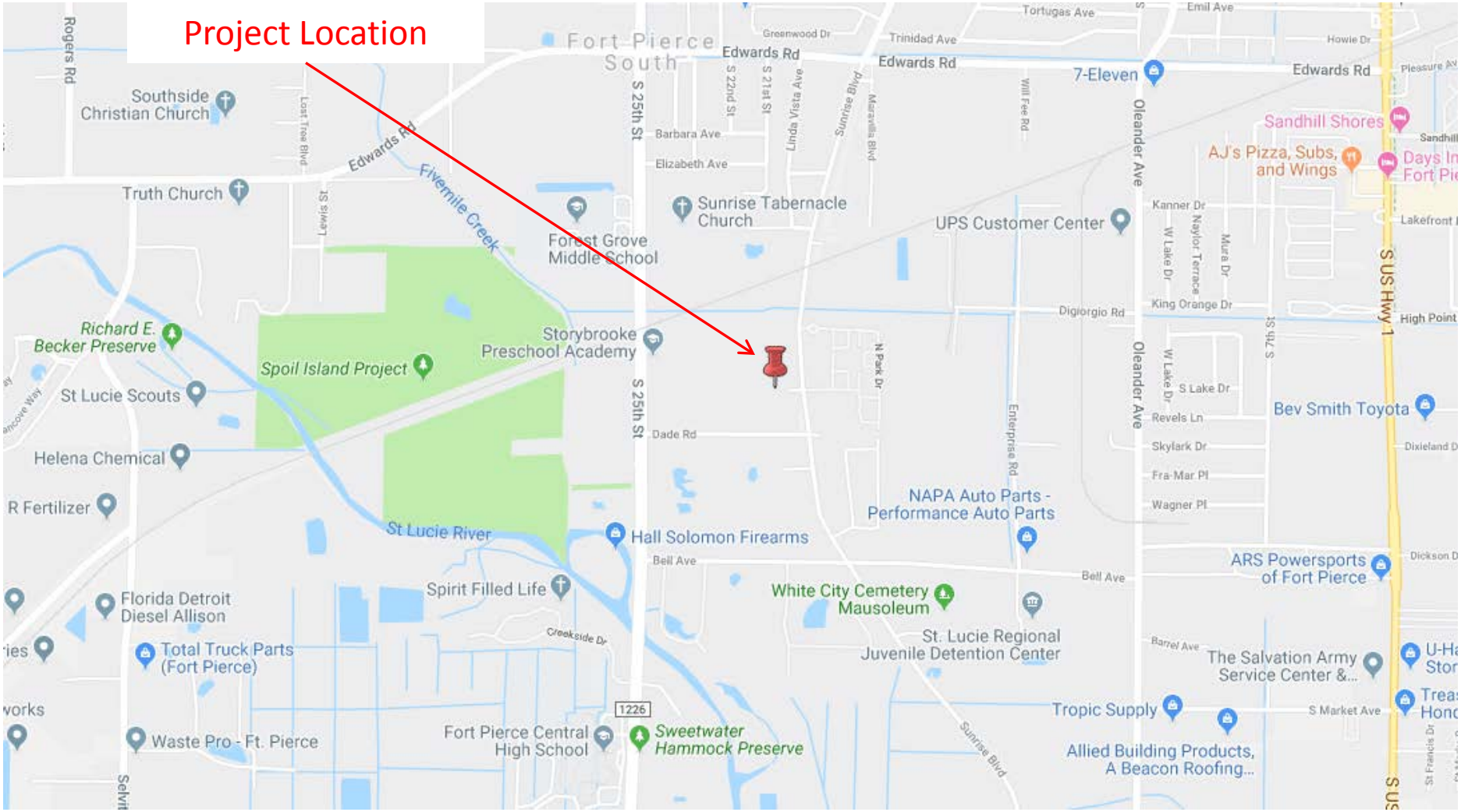
# Environmental Site Assessment

Sunrise Blvd

Fort Pierce, St. Lucie County, FL

## Location Map

| Project: 19-352 | North Parcels | 9/20/2019 |
|---|---|---|



ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

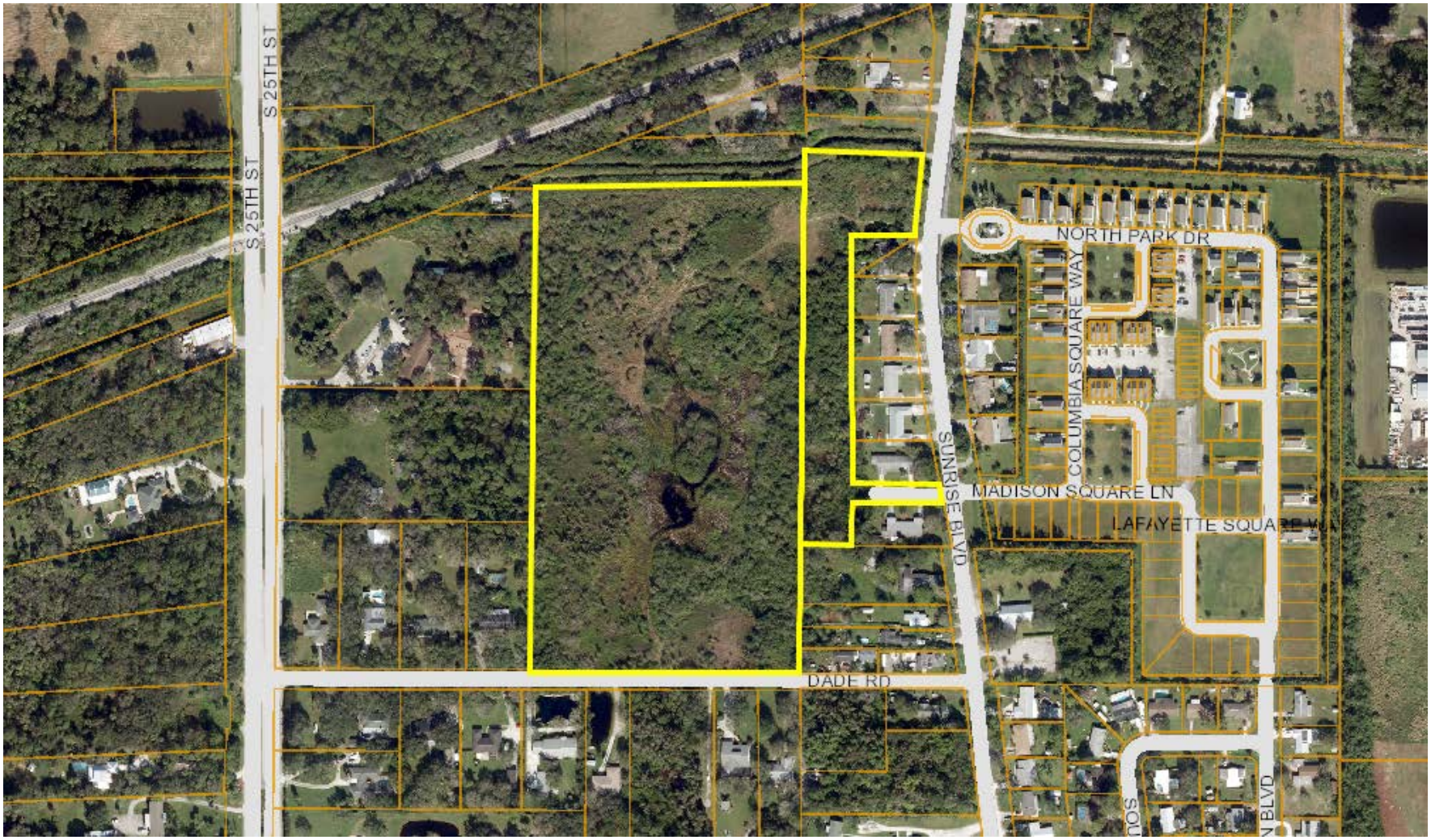
# Environmental Site Assessment

Sunrise Blvd

Fort Pierce, St. Lucie County, FL

## Property Appraiser Map

| Project: 19-352 | North Parcels | 9/20/2019 |
|---|---|---|



ENGINEERS SURVEYORS ENVIRONMENTAL

# Environmental Site Assessment

Sunrise Blvd

Fort Pierce, St. Lucie County, FL

## Soil Map

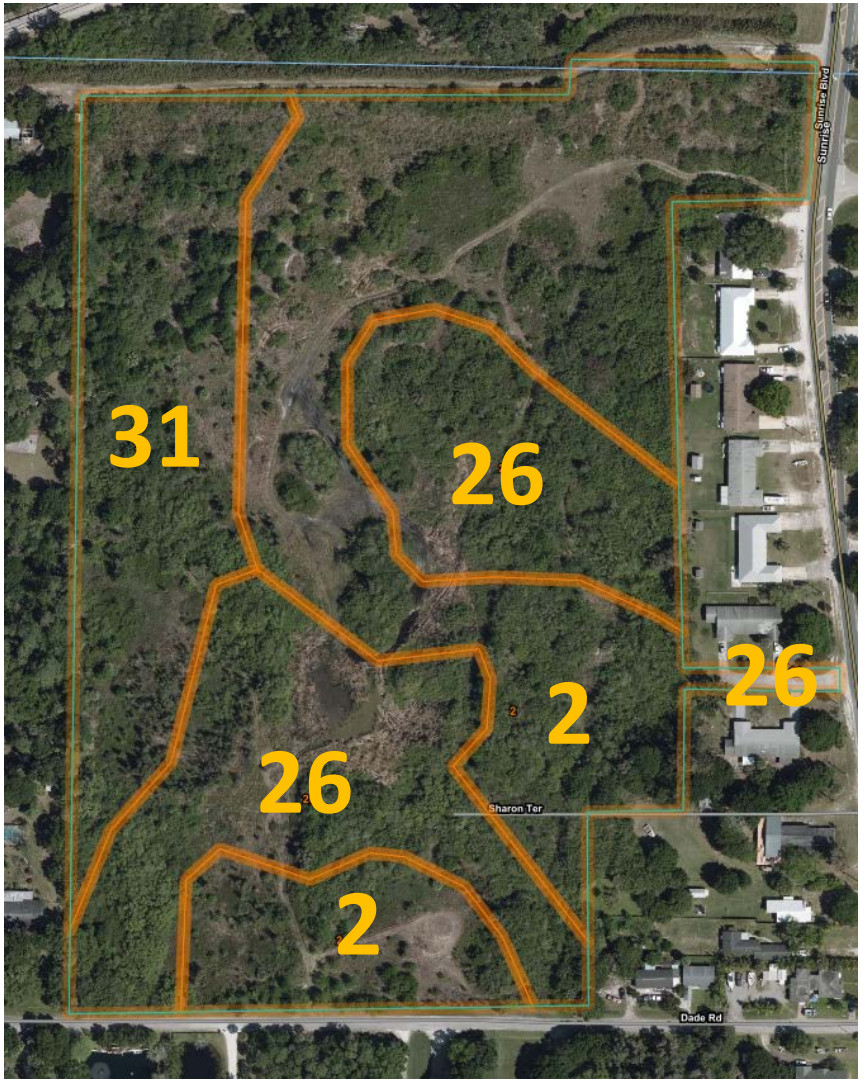
| Project: 19-352 | North Parcels | 9/20/2019 |
|---|---|---|

N

**St. Lucie County, Florida (FL111)**

St. Lucie County, Florida (FL111)

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| 2 | Ankona and Farmton sands | 11.1 | 49.5% |
| 26 | Oldsmar sand, depressional | 6.9 | 30.5% |
| 31 | Pepper and EauGallie sands | 4.5 | 20.0% |
| **Totals for Area of Interest** | | **22.5** | **100.0%** |



ENGINEERS SURVEYORS ENVIRONMENTAL

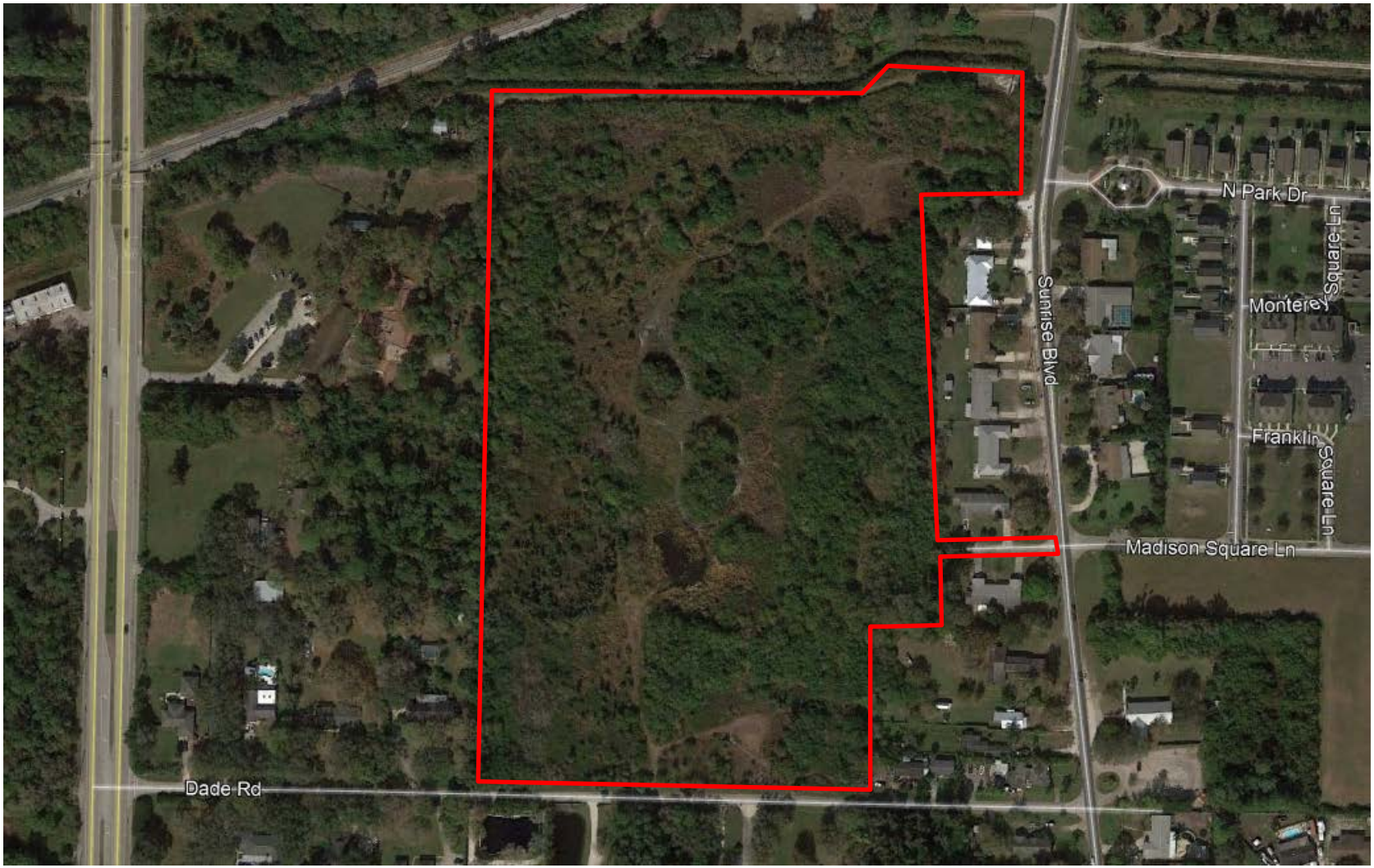
# Environmental Site Assessment

Sunrise Blvd

Fort Pierce, St. Lucie County, FL

## Wetland Map

| Project: 19-352 | North Parcels | 9/20/2019 |
|---|---|---|



Mar 05 07 12:49p Avi Baba 3058322228 p.1

Client

# Bluefield Ranch Mitigation Bank

**David McIntosh, Trustee**
901 North Olive Avenue
West Palm Beach, FL 33401
Phone (561) 355-3900; Fax (561) 659-9811
C (561) 346-4072
DaveMcI@bellsouth.net

**Memorandum by fax**

**To:** South Florida Water Management District
Environmental Resource Permitting (561-682-6896)

**From:** Dave McIntosh

**Subject:** Privilege Development, LLC: Sunrise Lakes
SFWMD Permit # 56-02552-P:
Mitigation at Bluefield Ranch Mitigation Bank

**Date:** January 24, 2007

---

Ladies and Gentlemen:

I hereby advise you that Privilege Development, LLC, has completed all its obligations under its contract with Bluefield Ranch Mitigation Bank for the purchase of five and three-tenths (5.3) herbaceous wetland mitigation credits. By completing its obligations, Privilege Development, LLC, has fully satisfied Special Condition 14 of the above-referenced SFWMD Permit.

As you are aware, Bluefield Ranch Mitigation Bank is permitted by SFWMD for the sale of such credits by virtue of Permit #56-00002-M.

Bluefield now requests your permanent withdrawal of those five and three-tenths (5.3) herbaceous credits from Bluefield's credit ledger and the permanent association of those credits with the Permit of Privilege Development, LLC, for its Sunrise Lakes project.

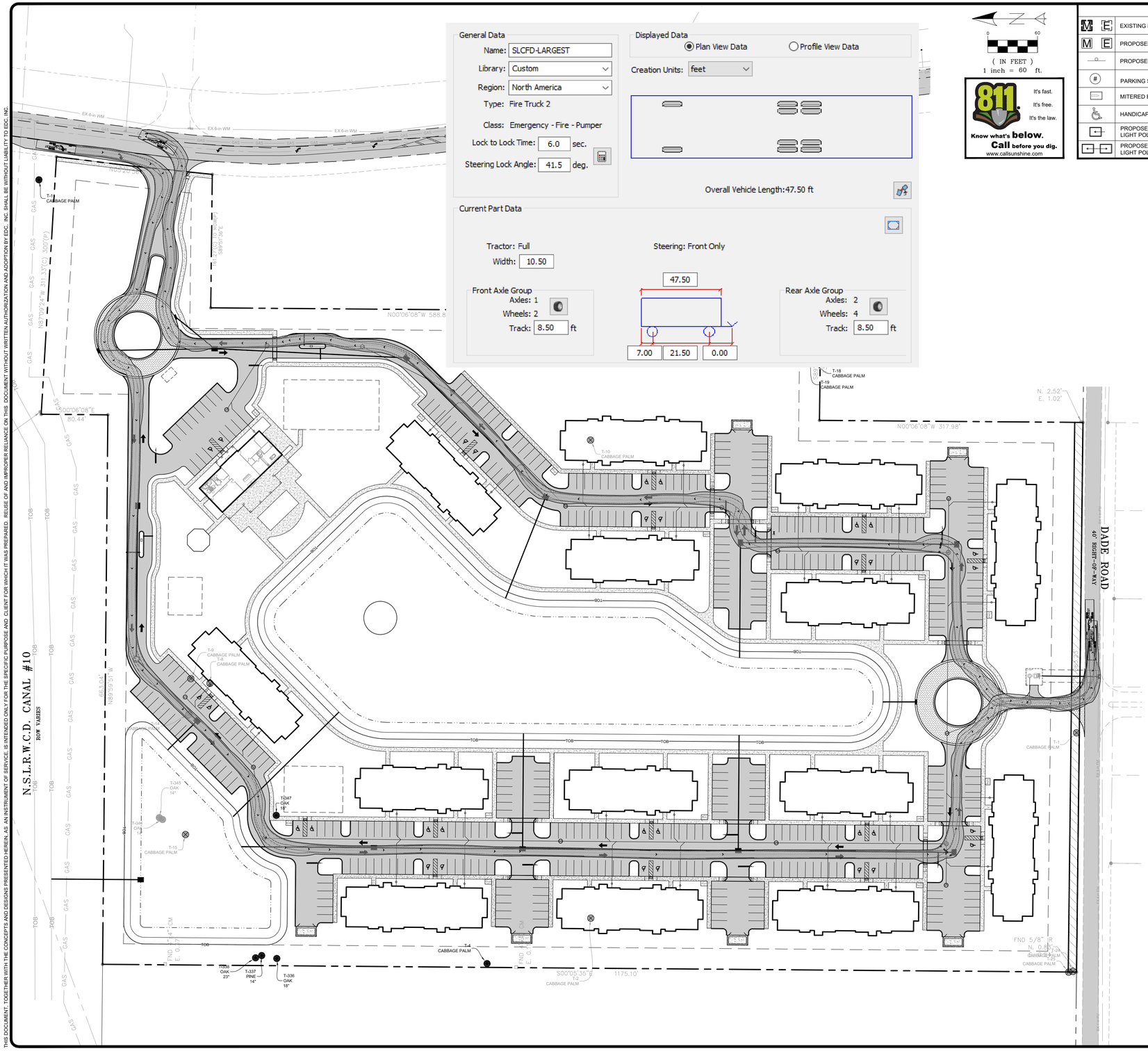
If you have any questions, please contact me directly.

Thank you.

David McIntosh

✓ Cc: Mr. Simon Cohen ~~(305-832-2228)~~
VIA HAND DELIVERY to Avi on 1-25-07.

**TOTAL PAGES TRANSMITTED – 1**




( IN FEET )
1 inch = 60 ft.

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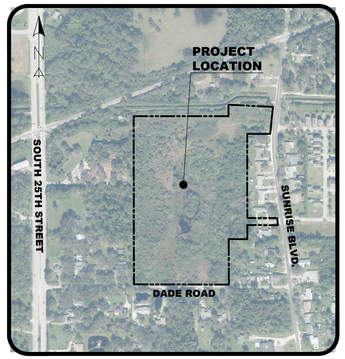
## LEGEND

| | | | | | |
|---|---|---|---|---|---|
| M E | EXISTING METER | # | EX. OAK TREE TO REMAIN # - TREE TAG | | EXISTING CONCRETE |
| M E | PROPOSED METER | # | EX. PALM TREE TO REMAIN # - TREE TAG | | EXISTING PAVEMENT |
| | PROPOSED SIGN | # | EX. PINE TREE # - TREE TAG | | PROPOSED STANDARD ASPHALT |
| # | PARKING STALL COUNT | # | EX. OAK TREE TO BE REMOVED. # TREE TAG. | | PROPOSED CONCRETE |
| | MITERED END SECTION | # | EX. PALM TREE TO BE REMOVED. # - TREE TAG. | | PROPOSED PAVERS |
| | HANDICAP STALL | # | EX. PINE TREE TO BE REMOVED. # - TREE TAG. | | PROPOSED TURF BLOCK |
| | PROPOSED LIGHT POLE (SINGLE) | | PROPOSED DRAINAGE PIPE | | |
| | PROPOSED LIGHT POLE (DOUBLE) | | PROPOSED DRAINAGE INLET | | DRAINAGE FLOW ARROW |




VICINITY MAP
SCALE: 1" = 500'


EDC
ENGINEERS SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098


| | |
|---|---|
| DESIGNED BY | VER |
| DRAWN BY | VER |
| FILENAME | 19-352 site plan 5-25-22 autoturn.dwg |
| LAYOUT | SLCFD |
| SCALE | AS SHOWN |
| DATE | 16FEB22 |

| DATE | REVISION COMMENTS |
|---|---|
| 23MAY22 | REVISED PER CITY & FPUA COMMENTS |

# PRIVILEGE DEVELOPMENT
## DADE ROAD & SUNRISE BLVD
## MULTI FAMILY RESIDENTIAL
## VEHICULAR CIRCULATION PLAN
CITY OF FORT PIERCE SLCFD FLORIDA


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


19-352

1 OF 1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Z:\EDC-2019\19-352 - Privilege Dev - Dade Road (North Property)\ENGINEERING\AutoCAD\DWGs\19-352 Site Plan 5-25-22 autoturn.dwg, SLCFD, 6/16/2022 12:47:31 PM, James, EDC, Inc., EDC, Inc.

O'ROURKE
ENGINEERING & PLANNING

# TRAFFIC ANALYSIS

**FOR**

**Dade & Sunrise – Parcels North**

**Prepared for:**

**Mrs. Patricia Sesta**
**EDC**
**10250 SW Village Parkway, Suite 201**
**Port St. Lucie, FL 34987**

**Prepared by**

**O'Rourke Engineering & Planning**
**22 SE Seminole St**
**Stuart, Florida 34994**
**772-781-7918**

**February 11, 2022**
**Revised June 17, 2022**
**SR22012.0**

| | |
|---|---|
| Prepared by:<br>O'Rourke Engineering & Planning<br>Certificate of Authorization: #26869<br>22 SE Seminole St<br>Stuart, Florida 34994<br>772-781-7918 | Professional Engineer<br><br>Susan E. O'Rourke, P.E.<br>Date signed and sealed: 6/17/2022<br>License #: 42684 |

O'ROURKE
ENGINEERING & PLANNING

February 11, 2022

Mrs. Patricia Sesta
EDC
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

**Re: Dade & Sunrise – Parcels North**

Dear Mrs. Patricia Sesta:

O'Rourke Engineering & Planning has completed the analysis of 216 multi-family units located west of Sunrise Boulevard and north of Dade Road in Fort Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

**O'Rourke Engineering & Planning**

Susan E. O'Rourke, P.E.
Registered Civil Engineer

*Traffic Report – Dade & Sunrise-Parcels North.6.17.22*

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APPENDIX B: Roadway Details
APPENDIX C: St. Lucie County 2021 Level of Service Report
APPENDIX D: Growth Rate Data
APPENDIX E: Intersection Analysis
APPENDIX F: Driveway Analysis

## INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic impact study for submittal to the City of Fort Pierce for the proposed 216 multi-family units. The purpose of this report is to determine the project's impact on the surrounding roadway system.

In order to make that determination, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short term cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

## PROJECT DESCRIPTION

The subject property consists of 21.72 acres located west of Sunrise Boulevard and north of Dade Road in Ft. Pierce, St. Lucie County, Florida. The property has a zoning of Medium Density Residential (R-4), and a Future Land Use of Medium Density Residential (RM), which allows 10 multi-family units dwelling units per acre. Therefore, a maximum of 217 multi-family dwelling units is possible. The proposed project consists of the construction of 216 multi-family units. The site is currently vacant.

The project location is shown in **Figure 1**. **Appendix A** shows the details of the site.




Figure 1
Project Location/Roadway Network
Dade & Sunrise - North Parcels

## ROADWAY CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

### Existing/Proposed Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Edwards Road is a four-lane divided urban minor arterial with an east/west alignment.
- S 25th Street is a four-lane divided urban principal arterial with a north/south alignment.
- Bell Avenue is a two-lane urban major collector roadway with an east/west alignment.
- Oleander Avenue is a two-lane urban minor arterial with a north/ south alignment.
- Sunrise Boulevard is a two-lane urban major collector with a north/south alignment.
- Midway Road is a two-lane urban minor arterial with an east/west alignment. Midway Rd is currently under construction under the St Lucie TPO Transportation Improvement Program to widen from two lanes to four lanes.
- Dade Road is a two-lane local road with an east/west alignment.

The roadway network is shown in **Figure 1** with notations for Existing and Existing + Committed. Roadway details are included in **Appendix B**.

### Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the St. Lucie County Traffic Counts and Level of Service Report, which is included in **Appendix C.**

## PROJECT TRAFFIC

To estimate future traffic generated by the project, the ITE Trip Generation, 11th Edition trip rates were applied. Multifamily Housing-Low Rise (Land Use Code 220) was applied to estimate the trips generated by the 216 units. These calculations are shown in **Tables 1a, 1b, and 1c.**

As shown, the project will generate 1,460 new daily trips. There will be an increase of 90 new AM peak hour trips with an increase of 22 trips entering the project and 68 trips exiting the project. There will be 113 new PM peak hour trips with 71 trips entering the project and 42 trips exiting the project.

## PROJECT DISTRIBUTION/ ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network. The project has one primary access on the northeast side of the project via Sunrise Boulevard (Driveway 1). The other access is emergency access on Dade Road (Driveway 2). The project site is shown in **Appendix A.**

**Distribution/ Assignment** – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

**Impact – Tables 2a and 2b** summarize the project impact as a percent of service volume capacity. Significant is defined as 1% or more on an adjacent link and 3% or more on all other links. As shown in **Tables 2a and 2b**, the project is significant on Dade Road and Sunrise Boulevard.

## BACKGROUND TRAFFIC

Background traffic volumes represent the amount of traffic that will be on the area roadway network without the proposed development. This includes traffic growth that is associated with the general (historic) growth in the area and the growth due to the development of unbuilt portions of approved developments. The other projects include St. James Christian Academy and Springs Recovery Center.

### Growth Rate

An average growth rate of 2.3% was calculated using the *Traffic Counts and Level of Service Report* historical data for S 25$^{th}$ Street and Sunrise Boulevard. Existing traffic volumes were grown to buildout year 2025. Details of the growth rate calculation are included in **Appendix D**.

## Table 1 - Trip Generation

**Table 1a: Daily**

| Land Use | ITE Code | Intensity | Units | Trip Generation Rate | Directional Split | | Net New Trips | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total |
| Multifamily Housing (Low-Rise) | 220 | 216 | DU | T = 6.41(X) + 75.31 | 50% | 50% | 730 | 730 | 1,460 |
| **TOTALS** | | | | | | | **730** | **730** | **1,460** |

**Source: ITE 11th Edition Trip Generation Rates**

**Table 1b: AM Peak Hour**

| Land Use | ITE Code | Intensity | Units | Trip Generation Rate | Directional Split | | Net New Trips | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total |
| Multifamily Housing (Low-Rise) | 220 | 216 | DU | T = 0.31(X) + 22.85 | 24% | 76% | 22 | 68 | 90 |
| **TOTALS** | | | | | | | **22** | **68** | **90** |

**Source: ITE 11th Edition Trip Generation Rates**

**Table 1c: PM Peak Hour**

| Land Use | ITE Code | Intensity | Units | Trip Generation Rate | Directional Split | | Net New Trips | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total |
| Multifamily Housing (Low-Rise) | 220 | 216 | DU | T = 0.43(X) + 20.55 | 63% | 37% | 71 | 42 | 113 |
| **TOTALS** | | | | | | | **71** | **42** | **113** |

**Source: ITE 11th Edition Trip Generation Rates**


Edwards Road
14%
20%
34%
3%
18%
9%
9%
21%
34%
N Park Drive
5%
Digiorgio Road
Dade Road
67%
33%
7%
Madison Square Lane
12%
Roselawn Boulevard
Enterprise Road
Bell Ave
2%
2%
2%
Farmers Market Road
10%
33%
10%
Tumblin Kling Road
S 25th Street
13%
Middway Road
20%
W Weatherbee Road
Sunrise Boulevard
10%
Oleander Avenue
10%
10%
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
R22011.0
Date:
Legend
= Project Location
North 6.17.2022
Figure 2
Percent Assignment
Dade & Sunrise - North Parcels

**TABLE 2a - 2025 Project Percent Impact - AM**

| Segment | From | To | Direction | IN/OUT | Greater than 3% (1% on Adjacent Links) | Peak Hour Service Capacity | Project Volume Peak Direction | % Project of Capacity-Peak Hour | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|
| **Bell Avenue** | 25th St | Sunrise Blvd | EB | IN | NO | 790 | 3 | 0.38% | 15% |
| | 25th St | Sunrise Blvd | WB | OUT | NO | 790 | 10 | 1.27% | 15% |
| | Sunrise Blvd | Oleander Ave | EB | OUT | NO | 600 | 1 | 0.17% | 2% |
| | Sunrise Blvd | Oleander Ave | WB | IN | NO | 600 | 0 | 0.00% | 2% |
| **Edwards Rd** | Selvitz Rd | 25th St | EB | IN | NO | 880 | 3 | 0.34% | 14% |
| | Selvitz Rd | 25th St | WB | OUT | NO | 880 | 10 | 1.14% | 14% |
| | 25th St | Sunrise Blvd | EB | IN | NO | 1700 | 2 | 0.12% | 10% |
| | 25th St | Sunrise Blvd | WB | OUT | NO | 1700 | 7 | 0.41% | 10% |
| | Sunrise Blvd | Oleander Ave | EB | OUT | NO | 1700 | 12 | 0.71% | 18% |
| | Sunrise Blvd | Oleander Ave | WB | IN | NO | 1700 | 4 | 0.24% | 18% |
| | Oleander Ave | US 1 | EB | OUT | NO | 1700 | 6 | 0.35% | 9% |
| | Oleander Ave | US 1 | WB | IN | NO | 1700 | 2 | 0.12% | 9% |
| **Midway Rd** | Christensen Rd | 25th St | EB | IN | NO | 840 | 3 | 0.36% | 13% |
| | Christensen Rd | 25th St | WB | OUT | NO | 840 | 9 | 1.07% | 13% |
| | Sunrise Blvd | Oleander Ave | EB | OUT | NO | 840 | 7 | 0.83% | 10% |
| | Sunrise Blvd | Oleander Ave | WB | IN | NO | 840 | 2 | 0.24% | 10% |
| **Dade Rd** | *25th St | Sunrise Blvd | EB | IN | YES | 675 | 9 | 1.33% | 42% |
| | *25th St | Sunrise Blvd | WB | OUT | YES | 675 | 29 | 4.30% | 42% |
| **25th St** | Midway Rd | Bell Ave | NB | IN | NO | 2100 | 7 | 0.33% | 33% |
| | Midway Rd | Bell Ave | SB | OUT | NO | 2100 | 22 | 1.05% | 33% |
| | Bell Ave | Dade Rd | NB | IN | NO | 2100 | 4 | 0.19% | 18% |
| | Bell Ave | Dade Rd | SB | OUT | NO | 2100 | 12 | 0.57% | 18% |
| | Dade Rd | Edwards Rd | NB | OUT | NO | 2100 | 16 | 0.76% | 24% |
| | Dade Rd | Edwards Rd | SB | IN | NO | 2100 | 5 | 0.24% | 24% |
| | Edwards Rd | Cortez Blvd | NB | OUT | NO | 2000 | 14 | 0.70% | 20% |
| | Edwards Rd | Cortez Blvd | SB | IN | NO | 2000 | 4 | 0.20% | 20% |
| **Sunrise Blvd** | Midway Rd | Bell Ave | NB | IN | NO | 540 | 2 | 0.37% | 10% |
| | Midway Rd | Bell Ave | SB | OUT | NO | 540 | 7 | 1.30% | 10% |
| | *Bell Ave | Dade Rd | NB | IN | NO | 750 | 6 | 0.80% | 27% |
| | *Bell Ave | Dade Rd | SB | OUT | YES | 750 | 18 | 2.40% | 27% |
| | *Dade Rd | Project Driveway 1 | NB | IN | NO | 750 | 3 | 0.40% | 15% |
| | *Dade Rd | Project Driveway 1 | SB | OUT | YES | 750 | 10 | 1.33% | 15% |
| | *Project Driveway 1 | Edwards Rd | NB | OUT | YES | 750 | 21 | 2.80% | 31% |
| | *Project Driveway 1 | Edwards Rd | SB | IN | NO | 750 | 7 | 0.93% | 31% |
| | Edwards Rd | Cortez Blvd | NB | OUT | NO | 600 | 2 | 0.33% | 3% |
| | Edwards Rd | Cortez Blvd | SB | IN | NO | 600 | 1 | 0.17% | 3% |
| **Oleander Ave** | Bell Ave | Farmers Market | NB | OUT | NO | 580 | 1 | 0.17% | 2% |
| | Bell Ave | Farmers Market | SB | IN | NO | 580 | 0 | 0.00% | 2% |
| | Edwards Rd | Wisteria Ave | NB | OUT | NO | 800 | 6 | 0.75% | 9% |
| | Edwards Rd | Wisteria Ave | SB | IN | NO | 800 | 2 | 0.25% | 9% |

*Adjacent Links

Two-Way: 90
Net In: 22
Net Out: 68

**TABLE 2b - 2025 Project Percent Impact - PM**

| Segment | From | To | Direction | IN/OUT | Greater than 3% (1% on Adjacent Links) | Peak Hour Service Capacity | Project Volume Peak Direction | % Project of Capacity-Peak Hour | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|
| **Bell Avenue** | 25th St | Sunrise Blvd | EB | IN | NO | 790 | 11 | 1.39% | 15% |
| | 25th St | Sunrise Blvd | WB | OUT | NO | 790 | 6 | 0.76% | 15% |
| | Sunrise Blvd | Oleander Ave | EB | OUT | NO | 600 | 1 | 0.17% | 2% |
| | Sunrise Blvd | Oleander Ave | WB | IN | NO | 600 | 1 | 0.17% | 2% |
| **Edwards Rd** | Selvitz Rd | 25th St | EB | IN | NO | 880 | 10 | 1.14% | 14% |
| | Selvitz Rd | 25th St | WB | OUT | NO | 880 | 6 | 0.68% | 14% |
| | 25th St | Sunrise Blvd | EB | IN | NO | 1700 | 7 | 0.41% | 10% |
| | 25th St | Sunrise Blvd | WB | OUT | NO | 1700 | 4 | 0.24% | 10% |
| | Sunrise Blvd | Oleander Ave | EB | OUT | NO | 1700 | 8 | 0.47% | 18% |
| | Sunrise Blvd | Oleander Ave | WB | IN | NO | 1700 | 13 | 0.76% | 18% |
| | Oleander Ave | US 1 | EB | OUT | NO | 1700 | 4 | 0.24% | 9% |
| | Oleander Ave | US 1 | WB | IN | NO | 1700 | 6 | 0.35% | 9% |
| **Midway Rd** | Christensen Rd | 25th St | EB | IN | NO | 840 | 9 | 1.07% | 13% |
| | Christensen Rd | 25th St | WB | OUT | NO | 840 | 5 | 0.60% | 13% |
| | Sunrise Blvd | Oleander Ave | EB | OUT | NO | 840 | 4 | 0.48% | 10% |
| | Sunrise Blvd | Oleander Ave | WB | IN | NO | 840 | 7 | 0.83% | 10% |
| **Dade Rd** | *25th St | Sunrise Blvd | EB | IN | YES | 675 | 30 | 4.44% | 42% |
| | *25th St | Sunrise Blvd | WB | OUT | YES | 675 | 18 | 2.67% | 42% |
| **25th St** | Midway Rd | Bell Ave | NB | IN | NO | 2100 | 7 | 0.33% | 33% |
| | Midway Rd | Bell Ave | SB | OUT | NO | 2100 | 22 | 1.05% | 33% |
| | Bell Ave | Dade Rd | NB | IN | NO | 2100 | 4 | 0.19% | 18% |
| | Bell Ave | Dade Rd | SB | OUT | NO | 2100 | 12 | 0.57% | 18% |
| | Dade Rd | Edwards Rd | NB | OUT | NO | 2100 | 16 | 0.76% | 24% |
| | Dade Rd | Edwards Rd | SB | IN | NO | 2100 | 5 | 0.24% | 24% |
| | Edwards Rd | Cortez Blvd | NB | OUT | NO | 2000 | 8 | 0.40% | 20% |
| | Edwards Rd | Cortez Blvd | SB | IN | NO | 2000 | 14 | 0.70% | 20% |
| **Sunrise Blvd** | Midway Rd | Bell Ave | NB | IN | NO | 540 | 7 | 1.30% | 10% |
| | Midway Rd | Bell Ave | SB | OUT | NO | 540 | 4 | 0.74% | 10% |
| | *Bell Ave | Dade Rd | NB | IN | YES | 750 | 19 | 2.53% | 27% |
| | *Bell Ave | Dade Rd | SB | OUT | YES | 750 | 11 | 1.47% | 27% |
| | *Dade Rd | Project Driveway 1 | NB | IN | YES | 750 | 11 | 1.47% | 15% |
| | *Dade Rd | Project Driveway 1 | SB | OUT | NO | 750 | 6 | 0.80% | 15% |
| | *Project Driveway 1 | Edwards Rd | NB | OUT | YES | 750 | 13 | 1.73% | 31% |
| | *Project Driveway 1 | Edwards Rd | SB | IN | YES | 750 | 22 | 2.93% | 31% |
| | Edwards Rd | Cortez Blvd | NB | OUT | NO | 600 | 1 | 0.17% | 3% |
| | Edwards Rd | Cortez Blvd | SB | IN | NO | 600 | 2 | 0.33% | 3% |
| **Oleander Ave** | Bell Ave | Farmers Market | NB | OUT | NO | 580 | 1 | 0.17% | 2% |
| | Bell Ave | Farmers Market | SB | IN | NO | 580 | 1 | 0.17% | 2% |
| | Edwards Rd | Wisteria Ave | NB | OUT | NO | 800 | 4 | 0.50% | 9% |
| | Edwards Rd | Wisteria Ave | SB | IN | NO | 800 | 6 | 0.75% | 9% |

*Adjacent Links

Two-Way: 113
Net In: 71
Net Out: 42

## LINK ANALYSIS

The links where the project traffic is significant were analyzed further to ensure they will meet concurrency. **Table 3a and 3b** summarizes the results of the link analysis. As shown, all roadways will operate at acceptable levels of service at project buildout 2025.

## INTERSECTION ANALYSIS

The intersections of Sunrise Boulevard at Dade Road and S 25th Street at Dade Road were counted for the AM and PM peak hours on Tuesday January 18, 2022, and Wednesday January 19, 2022, respectively. A growth rate of 2.3% was used. As seasonal counts, a seasonal factor of 1.00 was applied to the traffic counts (see **Appendix C**). Background traffic volumes were developed by adding the existing traffic volumes, traffic growth, and committed trips. The buildout 2025 traffic volumes were developed by adding the background traffic volume plus project traffic.

The intersection was analyzed using HCS for unsignalized intersections. As shown in **Table 4**, the S 25th Street at Dade Road intersection will operate at an acceptable LOS during the AM and PM peak hours with the existing lane configuration for Total Traffic 2025 conditions. The Sunrise Boulevard at Dade Road intersection will operate at LOS B or better for Total Traffic 2025 conditions.

**Appendix E** includes the intersection analysis and data.

**Table 4 – LOS Results**

| INTERSECTION | 2022-Existing | | | | 2025-Without Project | | | | 2025-With Project | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | AM | | PM | | AM | | PM | | AM | | PM | |
| | LOS | DELAY | LOS | DELAY | LOS | DELAY | LOS | DELAY | LOS | DELAY | LOS | DELAY |
| S 25th Street at Dade Road | D | 26.8 | B | 14.6 | D | 30.4 | C | 15.4 | D | 33.7 | C | 16.3 |
| Sunrise Blvd. at Dade Road | A | 9.9 | B | 11.1 | B | 10.1 | B | 11.3 | A | 9.6 | B | 10.8 |
| Sunrise Blvd. at Project Driveway 1 | - | - | - | - | - | - | - | - | B | 10.7 | B | 12.2 |
| Dade Road at Project Driveway 2 | - | - | - | - | - | - | - | - | A | 8.6 | A | 8.6 |

## DRIVEWAY ANALYSIS

There will be two project driveways, one located on Sunrise Boulevard to the east, and one located at Dade Road to the south. **Figure 3** illustrates the project traffic at the driveways. The need for a left turn is typically evaluated based on research in National Cooperative Highway Research Program (NCHRP) Report 279 Intersection Channelization Research Guide. The report provides guidelines for left-turn lanes based on approaching and opposing traffic volumes and percent left turns. The though traffic at the driveways

was developed from the turning movement counts. The westbound traffic at Driveway 1 was developed from trip generations of the existing development.

The PM peak hour has the highest peak hour volumes for the inbound traffic. At Driveway 1 (via Sunrise Boulevard), a south bound right-turn lane is not required for 22 right turns during the PM peak hour. For a right-turn lane, a threshold of 125 vehicles is applied based on FDOT standards. A northbound left-turn lane will be provided.

As shown on **Table 4**, the project driveway will operate at a LOS B or better in the AM and PM peak hours for the 2025 with project scenario.

**Appendix F** includes the driveway data and analysis.

## CONCLUSION

With 90 net new AM peak hour trips and 113 net new PM peak hour trips, all links and intersections are projected to operate at acceptable levels of service with the existing roadway network. In addition, the project will provide a northbound left at Driveway 1 but no turn lanes at Driveway 2. The project meets the requirements for concurrency.

**TABLE 3a - 2025 Link Analysis - AM**

| Segment | From | To | Direction | IN/OUT | Greater than 3% (1% on Adjacent Links) | D Factor [1] | Peak Hour Peak Direction Volume [2] | 2022 Peak Hour Peak Direction Volume | 2022 Peak Hour Volume [4] | Growth Rate [5] | 2025 AM Peak Hour + Growth | 2025 Growth + Committed Peak Direction | Peak Hour Service Capacity (E+C) | Project Volume Peak Direction | Total Traffic (Peak Direction) | % Project of Capacity-Peak Hour | Does Project Meet Concurrency? | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Dade Rd | 25th St | Sunrise | EB | IN | YES | - | - | - | 12 [3] | 2.29% | 13 | 13 | 675 | 9 | 22 | 1.33% | YES | 42% |
| | 25th St | Sunrise | WB | OUT | YES | - | - | - | 11 [3] | 2.29% | 12 | 12 | 675 | 29 | 41 | 4.30% | YES | 42% |
| | Bell Ave | Dade Rd | SB | OUT | YES | 0.513 | 251 | 290 | 290 | 2.46% | 312 | 312 | 750 | 18 | 330 | 2.40% | YES | 27% |
| Sunrise Blvd | Dade Rd | Project Driveway 1 | SB | OUT | YES | 0.519 | 251 | 290 | 290 | 2.46% | 289 | 289 | 750 | 10 | 299 | 1.33% | YES | 15% |
| | Project Driveway 1 | Edwards Rd | NB | OUT | YES | 0.481 | 251 | 290 | 269 | 2.46% | 289 | 289 | 750 | 21 | 310 | 2.80% | YES | 31% |

[1] D factor calculated from traffic counts

[2] St. Lucie County Traffic Counts and LOS Report 2021

[3] Peak Hour Direction Volume for Dade Rd from traffic counts.

[4] Calculated using TPO peak hour volumes and D Factors from traffic counts.

[5] Growth rateof 2.46% calculated from historical TPO volumes on Sunrise Blvd. Average growth rate on S 25th St and Sunrise Blvd 2.29%

| | |
|---|---|
| Net In: | 22 |
| Net Out: | 68 |
| Years Grown: | 3 |

**TABLE 3b - 2025 Link Analysis - PM**

| Segment | From | To | Direction | IN/OUT | Greater than 3% (1% on Adjacent Links) | D Factor [1] | Peak Hour Peak Direction Volume [2] | 2022 Peak Hour Peak Direction Volume | 2022 Peak Hour Volume [4] | Growth Rate [5] | 2025 AM Peak Hour + Growth | 2025 Growth + Committed Peak Direction | Peak Hour Service Capacity (E+C) | Project Volume Peak Direction | Total Traffic (Peak Direction) | % Project of Capacity-Peak Hour | Does Project Meet Concurrency? | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Dade Rd | 25th St | Sunrise | EB | IN | YES | - | - | - | 21 [3] | 2.29% | 22 | 22 | 675 | 30 | 52 | 4.44% | YES | 42% |
| | 25th St | Sunrise | WB | OUT | YES | - | - | - | 11 [3] | 2.29% | 12 | 12 | 675 | 18 | 30 | 2.67% | YES | 42% |
| | Bell Ave | Dade Rd | NB | IN | YES | 0.38 | 284 | 329 | 201 | 2.46% | 216 | 216 | 750 | 19 | 235 | 2.53% | YES | 27% |
| | Bell Ave | Dade Rd | SB | OUT | YES | 0.62 | 284 | 329 | 329 | 2.46% | 353 | 353 | 750 | 11 | 364 | 1.47% | YES | 27% |
| Sunrise Blvd | Dade Rd | Project Driveway 1 | NB | IN | YES | 0.37 | 284 | 329 | 196 | 2.46% | 211 | 211 | 750 | 10 | 221 | 1.33% | YES | 15% |
| | Project Driveway 1 | Edwards Rd | NB | OUT | YES | 0.37 | 284 | 329 | 196 | 2.46% | 211 | 211 | 750 | 13 | 224 | 1.73% | YES | 31% |
| | Project Driveway 1 | Edwards Rd | SB | IN | YES | 0.63 | 284 | 329 | 329 | 2.46% | 353 | 353 | 750 | 22 | 375 | 2.93% | YES | 31% |

[1] D factor calculated from traffic counts

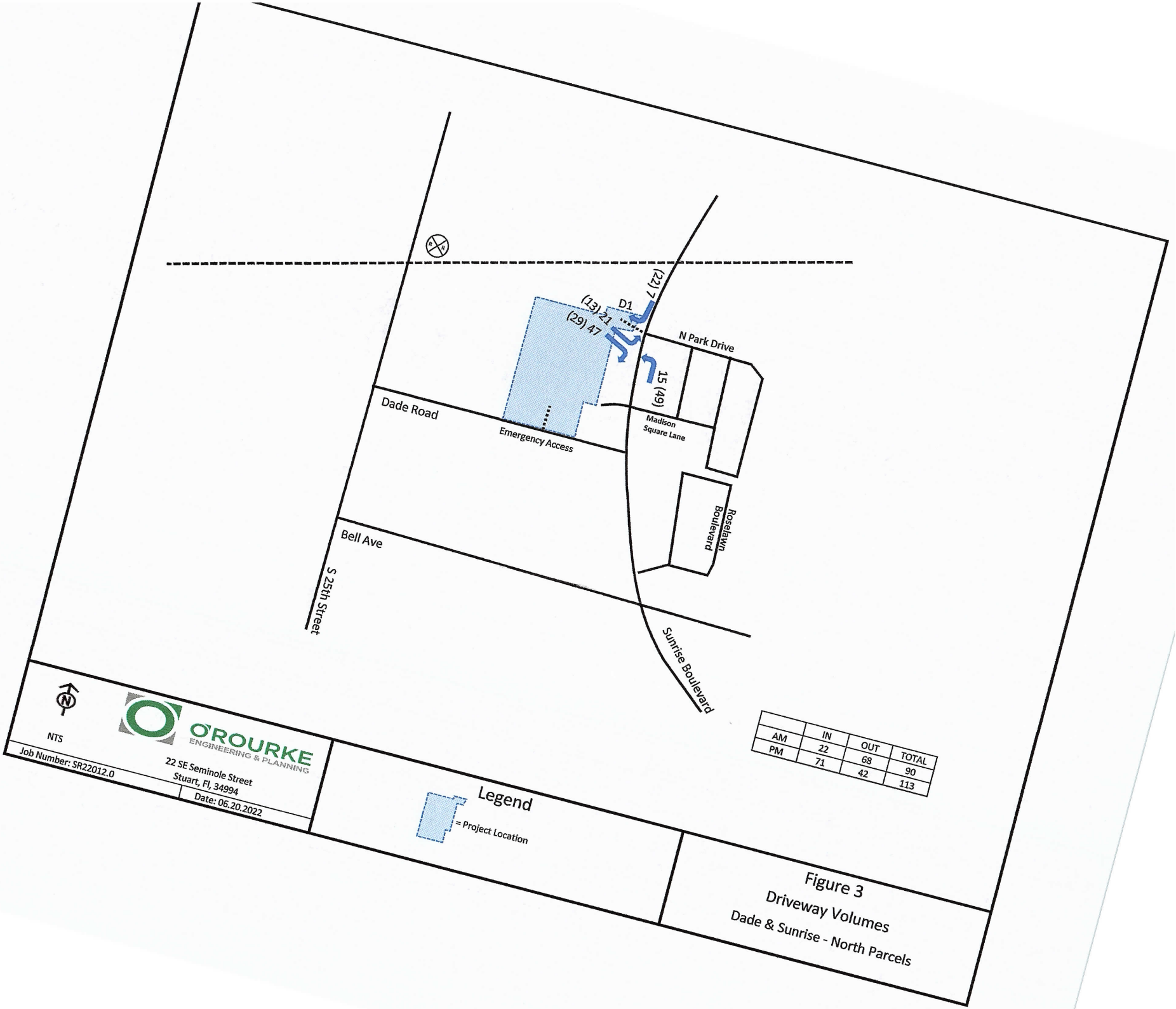
[2] St. Lucie County Traffic Counts and LOS Report 2021

[3] Peak Hour Direction Volume for Dade Rd from traffic counts.

[4] Calculated using TPO peak hour volumes and D Factors from traffic counts.

[5] Growth rateof 2.46% calculated from historical TPO volumes on Sunrise Blvd. Average growth rate on S 25th St and Sunrise Blvd 2.29%

| | |
|---|---|
| Net In: | 71 |
| Net Out: | 42 |
| Years Grown: | 3 |



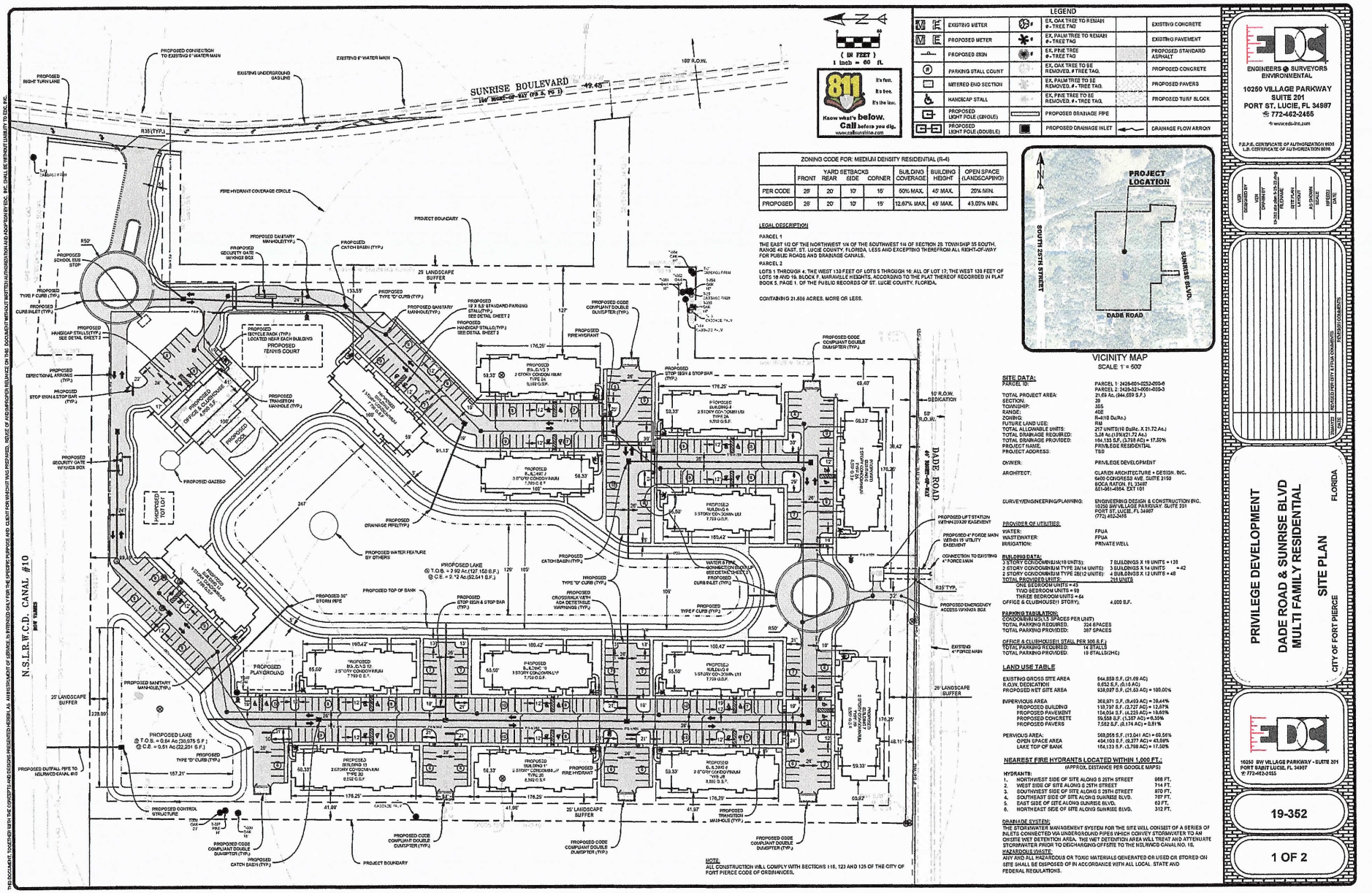

| | IN | OUT | TOTAL |
|---|---|---|---|
| AM | 22 | 68 | 90 |
| PM | 71 | 42 | 113 |

11

Sunrise Figures_North 6.17.2022

# APPENDIX A

# SITE DATA


SUNRISE BOULEVARD
100' R.O.W.
DADE ROAD
N.S.L.R.W.C.D. CANAL #10
PROPOSED CONNECTION TO EXISTING 6" WATER MAIN
EXISTING 6" WATER MAIN
EXISTING UNDERGROUND GASLINE
PROPOSED RIGHT TURN LANE
PROJECT BOUNDARY
FIRE HYDRANT COVERAGE CIRCLE
PROPOSED SANITARY MANHOLE(TYP.)
PROPOSED CATCH BASIN (TYP.)
PROPOSED SECURITY GATE W/KNOX BOX
PROPOSED SCHOOL BUS STOP
PROPOSED TYPE F CURB (TYP.)
PROPOSED CURB INLET (TYP.)
PROPOSED HANDICAP STALL(TYP.) SEE DETAIL SHEET 2
PROPOSED BICYCLE RACK (TYP.) LOCATED NEAR EACH BUILDING
PROPOSED TENNIS COURT
PROPOSED DIRECTIONAL ARROWS (TYP.)
PROPOSED STOP SIGN & STOP BAR (TYP.)
PROPOSED OFFICE & CLUBHOUSE 6,000 S.F.
PROPOSED POOL
PROPOSED GAZEBO
PROPOSED TOT LOT
PROPOSED DRAINAGE PIPE(TYP.)
PROPOSED WATER FEATURE BY OTHERS
PROPOSED LAKE @ T.O.B. = 2.92 Ac.(127,150 S.F.) @ C.E. = 2.12 Ac.(92,541 S.F.)
PROPOSED TOP OF BANK
PROPOSED 36" STORM PIPE
PROPOSED PLAYGROUND
PROPOSED LAKE @ T.O.B. = 0.64 Ac.(28,075 S.F.) @ C.E. = 0.51 Ac.(22,201 S.F.)
PROPOSED TYPE "D" CURB (TYP.)
PROPOSED OUTFALL PIPE TO NSLRWCD CANAL #10
PROPOSED CONTROL STRUCTURE
PROPOSED CATCH BASIN (TYP.)
PROPOSED CODE COMPLIANT DOUBLE DUMPSTER (TYP.)
PROPOSED TRANSITION MANHOLE (TYP.)
PROPOSED FIRE HYDRANT
PROPOSED CROSSWALK WITH ADA DETECTABLE WARNINGS (TYP.)
PROPOSED TYPE "D" CURB (TYP.)
PROPOSED TYPE F CURB (TYP.)
PROPOSED BUILDING 1 2 STORY CONDOMINIUM TYPE 2A 8,592 G.S.F.
PROPOSED BUILDING 2 2 STORY CONDOMINIUM TYPE 2A 8,592 G.S.F.
PROPOSED BUILDING 3 3 STORY CONDOMINIUM 7,789 G.S.F.
PROPOSED BUILDING 4 3 STORY CONDOMINIUM 7,789 G.S.F.
PROPOSED BUILDING 5 3 STORY CONDOMINIUM 7,789 G.S.F.
PROPOSED BUILDING 6 3 STORY CONDOMINIUM 7,789 G.S.F.
PROPOSED BUILDING 7 2 STORY CONDOMINIUM TYPE 2B 8,592 G.S.F.
PROPOSED BUILDING 8 2 STORY CONDOMINIUM TYPE 2B 8,592 G.S.F.
PROPOSED BUILDING 9 2 STORY CONDOMINIUM TYPE 2A 8,592 G.S.F.
PROPOSED BUILDING 10 2 STORY CONDOMINIUM TYPE 2A 8,592 G.S.F.
PROPOSED BUILDING 11 2 STORY CONDOMINIUM TYPE 2A 8,592 G.S.F.
PROPOSED BUILDING 12 2 STORY CONDOMINIUM TYPE 2A 8,592 G.S.F.
PROPOSED BUILDING 13 2 STORY CONDOMINIUM TYPE 2A 8,592 G.S.F.
PROPOSED BUILDING 14 2 STORY CONDOMINIUM TYPE 2B 8,592 G.S.F.
PROPOSED BUILDING 15 2 STORY CONDOMINIUM TYPE 2B 8,592 G.S.F.
PROPOSED BUILDING 16 2 STORY CONDOMINIUM TYPE 2B 8,592 G.S.F.
PROPOSED BUILDING 17 2 STORY CONDOMINIUM TYPE 2B 8,592 G.S.F.
PROPOSED BUILDING

# APPENDIX B

# ROADWAY DETAILS




# TRANSPORTATION IMPROVEMENT PROGRAM FY 2021/22 - FY 2025/26

Adopted on June 2, 2021

Vice Chairwoman Stephanie Morgan

**TIP CONTACT INFORMATION**

466 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34953

Yi Ding, Program Manager
www.stlucietpo.org

phone: (772) 462-1593
fax: (772) 462-2549

ENDORSEMENT: The Transportation Improvement Program of the St. Lucie Transportation Planning Organization has been developed consistent with Federal regulations 23 U.S.C. 134(j) and 23 CFR 450 and Florida Statute 339.175(8) in cooperation with the Florida Department of Transportation and public transit operators.

ACKNOWLEDGMENT: The preparation of this report has been funded in part through grants from the Federal Highway Administration and Federal Transit Administration, U.S. Department of Transportation (USDOT), under the Metropolitan Planning Program of the U.S. Code (Title 23, Section 104f). The contents of this report do not necessarily reflect the official views or policy of the USDOT.

TITLE VI STATEMENT: The St. Lucie TPO satisfies the requirements of various nondiscrimination laws and regulations including Title VI of the Civil Rights Act of 1964. Public participation is welcome without regard to race, color, national origin, age, sex, religion, disability, income, or family status. Persons wishing to express their concerns about nondiscrimination should contact Marcela Lathou, the Title VI/ADA Coordinator of the St. Lucie TPO, at 772-462-1593 or via email at lathoum@stlucieco.org.

KREYOL AYISYEN: Si ou ta renmen resevwa enfòmasyon sa a nan lang Kreyòl Ayisyen, tanpri rele nimewo 772-462-1593.

ESPAÑOL: Si usted desea recibir esta información en español, por favor llame al 772-462-1593.

## B.8 ANNUAL LISTING OF OBLIGATED FEDERAL FUNDING/IMPLEMENTED PROJECTS

### FHWA OBLIGATED FUNDING

| PROJECT NUMBER | PROJECT NAME | DESCRIPTION | LENGTH | FUND TOTAL | FUND CODE | PROJECT TOTAL |
|---|---|---|---|---|---|---|
| 2302566 | SR-713/KINGS HWY FR 500 FEET S OF SR-70 TO NORTH OF PICOS ROAD | ADD LANES & RECONSTRUCT | 2.200 | 9,690 | GFSA | |
| | | | | -34,401 | SA | |
| | | | | 278,909 | SU | |
| | | | | 35,203 | TALT | |
| | | | | 340,001 | SU | |
| | | | | 9,690 | GFSA | |
| | | | | -34,401 | SA | |
| | | | | 278,909 | SU | |
| | | | | 35,203 | TALT | |
| | | | | 340,001 | SU | 1,258,804 |
| 2303384 | SR-614/INDRIO ROAD FROM WEST OF SR-9/I-95 TO EAST OF SR-607/EMERSON AV | ADD LANES & RECONSTRUCT | 2.709 | 100,259 | NHPP | 100,259 |
| 2314402 | W. MIDWAY RD/CR-712 FROM S. 25TH STREET/SR-615 TO SR-5/US-1 | ADD LANES & RECONSTRUCT | 1.803 | 2,561,317 | SA | |
| | | | | 81,305 | SU | |
| | | | | -37 | SA | |
| | | | | -16,107 | SA | |
| | | | | -9 | SA | |
| | | | | -770,800 | SU | 1,853,669 |

# APPENDIX C

## ST. LUCIE COUNTY 2021 LEVEL OF SERVICE REPORT
## SEASONAL FACTOR

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

# Traffic Counts and Level of Service Report
## 2021

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| 17TH ST | ORANGE AVE to AVENUE D | 608 | 2,400 | 2021 | 750 | 134 | C | 0.179 | 128 | C | 0.171 |
| 17TH ST | AVENUE D to AVENUE Q | 608 | 2,400 | 2021 | 750 | 134 | C | 0.179 | 128 | C | 0.171 |
| 25TH ST | MIDWAY RD to BELL AVE | 940016 | 18,200 | 2020 | 2,100 | 1,097 | C | 0.522 | 1,023 | C | 0.487 |
| 25TH ST | BELL AVE to EDWARDS RD | 159 | 17,500 | 2021 | 2,100 | 1,026 | C | 0.489 | 1,024 | C | 0.488 |
| 25TH ST | EDWARDS RD to CORTEZ BLVD | 940021 | 19,700 | 2020 | 2,000 | 1,097 | C | 0.549 | 1,093 | C | 0.547 |
| 25TH ST | CORTEZ BLVD to VIRGINIA AVE | 529 | 23,633 | 2020 | 2,000 | 1,330 | C | 0.665 | 1,419 | C | 0.71 |
| 25TH ST | VIRIGINIA AVE to NEBRASKA AVE | 940015 | 22,000 | 2020 | 2,000 | 1,195 | C | 0.598 | 1,071 | C | 0.536 |
| 25TH ST | NEBRASKA AVE to OKEECHOBEE RD | 940015 | 22,000 | 2020 | 2,000 | 1,195 | C | 0.598 | 1,071 | C | 0.536 |
| 25TH ST | OKEECHOBEE RD to GEORGIA AVE | 609 | 21,500 | 2021 | 1,630 | 993 | D | 0.609 | 1,030 | D | 0.632 |
| 25TH ST | GEORGIA AVE to DELAWARE AVE | 609 | 21,500 | 2021 | 1,630 | 993 | D | 0.609 | 1,030 | D | 0.632 |
| 25TH ST | DELAWARE AVE to ORANGE AVE | 940014 | 20,200 | 2020 | 1,630 | 976 | D | 0.599 | 970 | D | 0.595 |
| 25TH ST | ORANGE AVE to AVENUE D | 610 | 17,459 | 2020 | 1,630 | 805 | D | 0.494 | 831 | D | 0.51 |
| 25TH ST | AVENUE D to AVENUE Q | 940050 | 18,900 | 2020 | 1,630 | 904 | D | 0.555 | 879 | D | 0.539 |
| 25TH ST | AVENUE Q to JUANITA AVE | 945152 | 17,200 | 2020 | 2,000 | 849 | C | 0.425 | 778 | C | 0.389 |
| 25TH ST | JUANITA AVE to ST LUCIE BLVD | 945165 | 9,400 | 2020 | 2,100 | 438 | C | 0.209 | 488 | C | 0.232 |
| 25TH ST | ST LUCIE BLVD to US 1 | 945165 | 9,400 | 2020 | 2,100 | 438 | C | 0.209 | 488 | C | 0.232 |
| 33RD ST | OKEECHOBEE RD to DELAWARE AVE | 611 | 6,647 | 2020 | 750 | 398 | D | 0.531 | 349 | C | 0.465 |
| 33RD ST | DELAWARE AVE to ORANGE AVE | 948507 | 6,000 | 2020 | 790 | 277 | C | 0.351 | 277 | C | 0.351 |
| 35TH ST | KIRBY LOOP RD to CORTEZ BLVD | 612 | 6,559 | 2020 | 540 | 517 | D | 0.957 | 422 | D | 0.781 |
| 35TH ST | CORTEZ BLVD to VIRGINIA AVE | 612 | 6,559 | 2020 | 790 | 517 | D | 0.654 | 422 | D | 0.534 |
| 35TH ST | VIRGINIA AVE to OKEECHOBEE RD | 613 | 4,500 | 2021 | 750 | 221 | C | 0.295 | 238 | C | 0.317 |
| 53RD ST | ANGLE RD to JUANITA AVE | 614 | 2,833 | 2016 | 540 | 151 | C | 0.28 | 167 | C | 0.309 |
| AE BACKUS AVE | 7TH ST to US 1 | 632 | 1,067 | 2017 | 750 | 72 | C | 0.096 | 84 | C | 0.112 |
| AIROSO BLVD | PORT ST LUCIE BLVD to THORNHILL DR | 303 | 17,605 | 2019 | 2,100 | 1,149 | C | 0.547 | 967 | C | 0.46 |
| AIROSO BLVD | THORNHILL DR to CROSSTOWN PKWY | 303 | 17,605 | 2019 | 2,100 | 1,149 | C | 0.547 | 967 | C | 0.46 |

C-1

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

# Traffic Counts and Level of Service Report
## 2021

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| EAST TORINO PKWY | TORINO PKWY to MIDWAY RD | 237 | 14,500 | 2021 | 880 | 940 | F | 1.068 | 811 | C | 0.922 |
| EASY ST | US 1 to BUCHANAN DR | 106 | 5,400 | 2021 | 750 | 299 | C | 0.399 | 379 | D | 0.505 |
| EASY ST | BUCHANAN DR to YUCCA DR | 106 | 5,400 | 2021 | 540 | 299 | D | 0.554 | 379 | D | 0.702 |
| EDWARDS RD | JENKINS RD to MCNEIL RD | 174 | 11,500 | 2021 | 630 | 529 | C | 0.84 | 533 | C | 0.846 |
| EDWARDS RD | MCNEIL RD to SELVITZ RD | 174 | 11,500 | 2021 | 700 | 529 | C | 0.756 | 533 | C | 0.761 |
| EDWARDS RD | SELVITZ RD to 25TH ST | 110 | 14,500 | 2021 | 880 | 729 | C | 0.828 | 741 | C | 0.842 |
| EDWARDS RD | 25TH ST to SUNRISE BLVD | 108 | 16,000 | 2021 | 1,700 | 778 | D | 0.458 | 778 | D | 0.458 |
| EDWARDS RD | SUNRISE BLVD to OLEANDER AVE | 502 | 15,401 | 2019 | 1,700 | 764 | D | 0.449 | 745 | D | 0.438 |
| EDWARDS RD | OLEANDER AVE to US 1 | 173 | 9,616 | 2019 | 1,700 | 529 | C | 0.311 | 462 | C | 0.272 |
| FARMER'S MARKET RD | OLEANDER AVE to US 1 | 112 | 1,848 | 2019 | 750 | 128 | C | 0.171 | 125 | C | 0.167 |
| FLORESTA DR | OAKLYN ST to PORT ST LUCIE BLVD | 317 | 17,572 | 2019 | 920 | 1,216 | F | 1.322 | 929 | F | 1.01 |
| FLORESTA DR | THORNHILL DR to CROSSTOWN PKWY | 315 | 15,459 | 2019 | 880 | 1,002 | F | 1.139 | 913 | F | 1.038 |
| FLORESTA DR | PORT ST LUCIE BLVD to THORNHILL DR | 315 | 15,459 | 2019 | 880 | 1,002 | F | 1.139 | 913 | F | 1.038 |
| FLORESTA DR | CROSSTOWN PKWY to PRIMA VISTA BLVD | 109 | 11,000 | 2021 | 920 | 609 | C | 0.662 | 559 | C | 0.608 |
| FLORESTA DR | PRIMA VISTA BLVD to AIROSO BLVD | 107 | 9,000 | 2021 | 920 | 497 | C | 0.54 | 549 | C | 0.597 |
| FLORESTA DR | SELVITZ RD to BAYSHORE BLVD | 313 | 4,400 | 2021 | 630 | 316 | C | 0.502 | 336 | C | 0.533 |
| FLORESTA DR | AIROSO BLVD to SELVITZ RD | 313 | 4,400 | 2021 | 880 | 316 | C | 0.359 | 336 | C | 0.382 |
| FT PIERCE BLVD | INDRIO RD to EMERSON AVE | 226 | 3,613 | 2019 | 580 | 271 | D | 0.467 | 277 | D | 0.478 |
| GARDENIA AVE | OLEANDER AVE to US 1 | 666 | 2,867 | 2017 | 750 | 191 | C | 0.255 | 204 | C | 0.272 |
| GATLIN BLVD | W OF I-95 to E OF I-95 | 945075 | 48,500 | 2020 | 3,170 | 3,352 | F | 1.057 | 2,732 | C | 0.862 |
| GATLIN BLVD | E OF I-95 to SAVAGE BLVD | 945075 | 48,500 | 2020 | 3,170 | 3,352 | F | 1.057 | 2,732 | C | 0.862 |
| GATLIN BLVD | SAVAGE BLVD to ROSSER BLVD | 945075 | 48,500 | 2020 | 3,170 | 3,352 | F | 1.057 | 2,732 | C | 0.862 |
| GATLIN BLVD | ROSSER BLVD to SAVONA BLVD | 945075 | 48,500 | 2020 | 3,170 | 3,352 | F | 1.057 | 2,732 | C | 0.862 |
| GATLIN BLVD | SAVONA BLVD to PORT ST LUCIE BLVD | 945075 | 48,500 | 2020 | 3,170 | 3,352 | F | 1.057 | 2,732 | C | 0.862 |
| GEORGIA AVE | 25TH ST to OKEECHOBEE RD | 667 | 4,778 | 2020 | 600 | 295 | C | 0.492 | 266 | C | 0.443 |

C-2

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St. Lucie Transportation Planning Organization

Coco Vista Centre
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Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

# Traffic Counts and Level of Service Report
## 2021

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| MCCARTY RD | WILLIAMS RD to MIDWAY RD | 680 | 383 | 2017 | 540 | 33 | C | 0.061 | 36 | C | 0.067 |
| MCCARTY RD | MIDWAY RD to OKEECHOBEE RD | 681 | 391 | 2020 | 540 | 34 | C | 0.063 | 34 | C | 0.063 |
| MCNEIL RD | OKEECHOBEE RD to KIRBY LOOP RD | 682 | 6,480 | 2020 | 790 | 396 | D | 0.501 | 395 | D | 0.5 |
| MCNEIL RD | KIRBY LOOP RD to EDWARDS RD | 682 | 6,480 | 2020 | 540 | 396 | D | 0.733 | 395 | D | 0.731 |
| MELALEUCA BLVD | LENNARD RD to GREEN RIVER PKWY | 683 | 11,000 | 2021 | 920 | 647 | C | 0.703 | 617 | C | 0.671 |
| MIDWAY RD | EAST TORINO PKWY to MILNER DR | 134 | 20,500 | 2021 | 880 | 1,001 | F | 1.137 | 1,053 | F | 1.197 |
| MIDWAY RD | MILNER DR to W OF SELVITZ RD | 134 | 20,500 | 2021 | 790 | 1,001 | F | 1.267 | 1,053 | F | 1.333 |
| MIDWAY RD | OKEECHOBEE RD to SHINN RD | 940732 | 8,400 | 2020 | 760 | 408 | C | 0.537 | 519 | C | 0.683 |
| MIDWAY RD | SHINN RD to MCCARTY RD | 940732 | 8,400 | 2020 | 630 | 408 | C | 0.648 | 519 | C | 0.824 |
| MIDWAY RD | MCCARTY RD to I-95 | 940732 | 8,400 | 2020 | 700 | 408 | C | 0.583 | 519 | C | 0.741 |
| MIDWAY RD | I-95 to GLADES CUT-OFF RD | 945140 | 19,400 | 2020 | 2,100 | 899 | C | 0.428 | 996 | C | 0.474 |
| MIDWAY RD | GLADES CUT-OFF RD to EAST TORINO PKWY | 228 | 20,000 | 2021 | 2,100 | 1,056 | C | 0.503 | 1,087 | C | 0.518 |
| MIDWAY RD | W OF SELVITZ RD to SELVITZ RD | 134 | 20,500 | 2021 | 920 | 1,001 | F | 1.088 | 1,053 | F | 1.145 |
| MIDWAY RD | SELVITZ RD to CHRISTENSEN RD | 132 | 16,500 | 2021 | 920 | 793 | C | 0.862 | 756 | C | 0.822 |
| MIDWAY RD | CHRISTENSEN RD to 25TH ST | 132 | 16,500 | 2021 | 840 | 793 | E | 0.944 | 756 | D | 0.9 |
| MIDWAY RD | 25TH ST to SUNRISE BLVD | 130 | 18,855 | 2016 | 840 | 1,029 | F | 1.225 | 945 | F | 1.125 |
| MIDWAY RD | SUNRISE BLVD to OLEANDER AVE | 130 | 18,855 | 2016 | 840 | 1,029 | F | 1.225 | 945 | F | 1.125 |
| MIDWAY RD | OLEANDER AVE to US 1 | 242 | 15,197 | 2016 | 840 | 802 | E | 0.955 | 794 | E | 0.945 |
| MIDWAY RD | US 1 to WALLACE ST | 940023 | 3,600 | 2020 | 840 | 196 | C | 0.233 | 216 | C | 0.257 |
| MIDWAY RD | WALLACE ST to WEATHERBEE RD | 940023 | 3,600 | 2020 | 920 | 196 | C | 0.213 | 216 | C | 0.235 |
| MIDWAY RD | WEATHERBEE RD to INDIAN RIVER DR | 940023 | 3,600 | 2020 | 630 | 196 | C | 0.311 | 216 | C | 0.343 |
| MORNINGSIDE BLVD | WESTMORELAND BLVD to PORT ST LUCIE BLVD | 333 | 2,577 | 2017 | 920 | 155 | C | 0.168 | 148 | C | 0.161 |
| MORNINGSIDE BLVD | PORT ST LUCIE BLVD to LYNGATE DR | 331 | 3,910 | 2020 | 880 | 311 | C | 0.353 | 330 | C | 0.375 |
| NEBRASKA AVE | 25TH ST to 13TH ST | 684 | 3,733 | 2017 | 1,710 | 232 | C | 0.136 | 196 | C | 0.115 |
| OAKRIDGE DR | MOUNTWELL ST to OAKLYN ST | 621 | 6,623 | 2019 | 700 | 412 | C | 0.589 | 358 | C | 0.511 |

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# Traffic Counts and Level of Service Report
## 2021

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| ST LUCIE WEST BLVD | CASHMERE BLVD to BAYSHORE BLVD | 316 | 45,500 | 2021 | 3,170 | 1,995 | C | 0.629 | 2,125 | C | 0.67 |
| SUNRISE BLVD | MIDWAY RD to BELL AVE | 155 | 3,500 | 2021 | 540 | 211 | C | 0.391 | 223 | C | 0.413 |
| SUNRISE BLVD | BELL AVE to EDWARDS RD | 153 | 3,793 | 2016 | 750 | 251 | C | 0.335 | 284 | C | 0.379 |
| SUNRISE BLVD | EDWARDS RD to CORTEZ BLVD | 511 | 6,590 | 2020 | 600 | 584 | D | 0.973 | 465 | D | 0.775 |
| SUNRISE BLVD | CORTEZ BLVD to VIRGINIA AVE | 511 | 6,590 | 2020 | 750 | 584 | D | 0.779 | 465 | D | 0.62 |
| SUNRISE BLVD | VIRGINIA AVE to OLEANDER AVE | 509 | 5,073 | 2020 | 750 | 399 | D | 0.532 | 393 | D | 0.524 |
| SUNRISE BLVD | OLEANDER AVE to 7TH ST | 708 | 3,967 | 2017 | 1,540 | 247 | C | 0.16 | 287 | C | 0.186 |
| SUNRISE BLVD | 7TH ST to US 1 | 708 | 3,967 | 2017 | 1,710 | 247 | C | 0.144 | 287 | C | 0.168 |
| TIFFANY AVE | US 1 to HILLMOOR DR | 322 | 16,941 | 2019 | 2,100 | 966 | C | 0.46 | 973 | C | 0.463 |
| TIFFANY AVE | HILLMOOR DR to VILLAGE GREEN DR | 322 | 16,941 | 2019 | 2,100 | 966 | C | 0.46 | 973 | C | 0.463 |
| TIFFANY AVE | VILLAGE GREEN DR to LENNARD RD | 320 | 4,200 | 2021 | 2,100 | 204 | C | 0.097 | 198 | C | 0.094 |
| TORINO PKWY | CASHMERE BLVD to CALIFORNIA BLVD | 709 | 6,200 | 2021 | 630 | 397 | C | 0.63 | 362 | C | 0.575 |
| TORINO PKWY | CALIFORNIA BLVD to EAST TORINO PKWY | 238 | 4,700 | 2021 | 630 | 310 | C | 0.492 | 253 | C | 0.402 |
| TRADITION PKWY | COMMUNITY BLVD to VILLAGE PKWY | 711 | 6,200 | 2021 | 1,710 | 649 | C | 0.38 | 629 | C | 0.368 |
| TRADITION PKWY | VILLAGE PKWY to W OF I-95 | 712 | 33,500 | 2021 | 3,170 | 1,691 | C | 0.533 | 1,833 | C | 0.578 |
| TULIP BLVD | DARWIN BLVD to PORT ST LUCIE BLVD | 713 | 8,471 | 2019 | 790 | 541 | D | 0.685 | 471 | D | 0.596 |
| TULIP BLVD | PORT ST LUCIE BLVD to PAAR DR | 714 | 8,800 | 2021 | 790 | 492 | D | 0.623 | 526 | D | 0.666 |
| TULIP BLVD | PAAR DR to DARWIN BLVD | 714 | 8,800 | 2021 | 790 | 492 | D | 0.623 | 526 | D | 0.666 |
| TURNPIKE FEEDER RD | TURNPIKE FEEDER RD SB RAMP to US 1 | 940078 | 4,971 | 2015 | 660 | 447 | C | 0.677 | 447 | C | 0.677 |
| TURNPIKE FEEDER RD | INDIAN PINES BLVD to TURNPIKE FEEDER RD SB R... | 940269 | 11,200 | 2020 | 870 | 700 | C | 0.805 | 642 | C | 0.738 |
| TURNPIKE FEEDER RD | INDRIO RD to INDIAN PINES BLVD | 940745 | 12,400 | 2020 | 870 | 649 | C | 0.746 | 682 | C | 0.784 |
| US 1 | MARTIN C.L. to LENNARD RD | 945071 | 58,500 | 2020 | 4,240 | 2,664 | C | 0.628 | 3,132 | C | 0.739 |
| US 1 | LENNARD RD to PORT ST LUCIE BLVD | 945071 | 58,500 | 2020 | 4,040 | 2,664 | C | 0.659 | 3,132 | C | 0.775 |
| US 1 | PORT ST LUCIE BLVD to JENNINGS RD | 945070 | 30,000 | 2020 | 3,020 | 1,409 | C | 0.467 | 1,495 | C | 0.495 |
| US 1 | JENNINGS RD to TIFFANY AVE | 945070 | 30,000 | 2020 | 3,020 | 1,409 | C | 0.467 | 1,495 | C | 0.495 |

C-4

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2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

| WEEK | DATES | SF | PSCF |
|---|---|---|---|
| * 1 | 01/01/2020 - 01/04/2020 | 0.96 | 1.03 |
| * 2 | 01/05/2020 - 01/11/2020 | 0.92 | 0.99 |
| * 3 | 01/12/2020 - 01/18/2020 | 0.88 | 0.95 |
| * 4 | 01/19/2020 - 01/25/2020 | 0.88 | 0.95 |
| * 5 | 01/26/2020 - 02/01/2020 | 0.87 | 0.94 |
| * 6 | 02/02/2020 - 02/08/2020 | 0.87 | 0.94 |
| * 7 | 02/09/2020 - 02/15/2020 | 0.86 | 0.92 |
| * 8 | 02/16/2020 - 02/22/2020 | 0.89 | 0.96 |
| * 9 | 02/23/2020 - 02/29/2020 | 0.92 | 0.99 |
| *10 | 03/01/2020 - 03/07/2020 | 0.94 | 1.01 |
| *11 | 03/08/2020 - 03/14/2020 | 0.97 | 1.04 |
| *12 | 03/15/2020 - 03/21/2020 | 1.00 | 1.08 |
| *13 | 03/22/2020 - 03/28/2020 | 1.08 | 1.16 |
| 14 | 03/29/2020 - 04/04/2020 | 1.16 | 1.25 |
| 15 | 04/05/2020 - 04/11/2020 | 1.24 | 1.33 |
| 16 | 04/12/2020 - 04/18/2020 | 1.32 | 1.42 |
| 17 | 04/19/2020 - 04/25/2020 | 1.26 | 1.35 |
| 18 | 04/26/2020 - 05/02/2020 | 1.20 | 1.29 |
| 19 | 05/03/2020 - 05/09/2020 | 1.13 | 1.22 |
| 20 | 05/10/2020 - 05/16/2020 | 1.07 | 1.15 |
| 21 | 05/17/2020 - 05/23/2020 | 1.06 | 1.14 |
| 22 | 05/24/2020 - 05/30/2020 | 1.04 | 1.12 |
| 23 | 05/31/2020 - 06/06/2020 | 1.03 | 1.11 |
| 24 | 06/07/2020 - 06/13/2020 | 1.01 | 1.09 |
| 25 | 06/14/2020 - 06/20/2020 | 1.00 | 1.08 |
| 26 | 06/21/2020 - 06/27/2020 | 1.01 | 1.09 |
| 27 | 06/28/2020 - 07/04/2020 | 1.02 | 1.10 |
| 28 | 07/05/2020 - 07/11/2020 | 1.03 | 1.11 |
| 29 | 07/12/2020 - 07/18/2020 | 1.04 | 1.12 |
| 30 | 07/19/2020 - 07/25/2020 | 1.04 | 1.12 |
| 31 | 07/26/2020 - 08/01/2020 | 1.04 | 1.12 |
| 32 | 08/02/2020 - 08/08/2020 | 1.03 | 1.11 |
| 33 | 08/09/2020 - 08/15/2020 | 1.03 | 1.11 |
| 34 | 08/16/2020 - 08/22/2020 | 1.03 | 1.11 |
| 35 | 08/23/2020 - 08/29/2020 | 1.02 | 1.10 |
| 36 | 08/30/2020 - 09/05/2020 | 1.02 | 1.10 |
| 37 | 09/06/2020 - 09/12/2020 | 1.01 | 1.09 |
| 38 | 09/13/2020 - 09/19/2020 | 1.01 | 1.09 |
| 39 | 09/20/2020 - 09/26/2020 | 1.00 | 1.08 |
| 40 | 09/27/2020 - 10/03/2020 | 1.00 | 1.08 |
| 41 | 10/04/2020 - 10/10/2020 | 0.99 | 1.06 |
| 42 | 10/11/2020 - 10/17/2020 | 0.98 | 1.05 |
| 43 | 10/18/2020 - 10/24/2020 | 0.98 | 1.05 |
| 44 | 10/25/2020 - 10/31/2020 | 0.99 | 1.06 |
| 45 | 11/01/2020 - 11/07/2020 | 0.99 | 1.06 |
| 46 | 11/08/2020 - 11/14/2020 | 1.00 | 1.08 |
| 47 | 11/15/2020 - 11/21/2020 | 1.00 | 1.08 |
| 48 | 11/22/2020 - 11/28/2020 | 0.99 | 1.06 |
| 49 | 11/29/2020 - 12/05/2020 | 0.98 | 1.05 |
| 50 | 12/06/2020 - 12/12/2020 | 0.97 | 1.04 |
| 51 | 12/13/2020 - 12/19/2020 | 0.96 | 1.03 |
| 52 | 12/20/2020 - 12/26/2020 | 0.92 | 0.99 |
| 53 | 12/27/2020 - 12/31/2020 | 0.88 | 0.95 |

* PEAK SEASON

27-FEB-2021 10:30:04 830UPD 4_9401_PKSEASON.TXT

# APPENDIX D

## OTHER PROJECT DATA
## GROWTH RATE DATA

| AM APPROVED PROJECTS | | | St James Christian Academy | | | | | Springs Recovery Center | | | | | SUM Directional N/E | | SUM Directional S/W | | Directional N/E | | Directional S/W | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Road Name | From | To | % | Daily | Two Way Trips | Directional N/E | Directional S/W | % | Daily | Two-Way Trips | Directional N/E | Directional S/W | Residential | Non-Residential | Residential | Non-Residential | Double Count | Net | Double Count | Net |
| Oleander | Midway Rd | Weatherbee Rd | 5% | 19 | 8 | 3 | 4 | 0% | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 4 | 0 | 3 | 0 | 4 |
| | Weatherbee Rd | Bell Ave | 5% | 19 | 8 | 3 | 4 | 0% | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 4 | 0 | 3 | 0 | 4 |
| Midway Rd | Christensen Rd | 25th St | 21% | 80 | 32 | 18 | 14 | 50% | 91 | 8 | 2 | 6 | 0 | 19 | 0 | 20 | 0 | 19 | 0 | 20 |
| | 25th St | Sunrise Blvd | 21% | 80 | 32 | 18 | 14 | 50% | 91 | 8 | 2 | 6 | 0 | 19 | 0 | 20 | 0 | 19 | 0 | 20 |
| | Sunrise Blvd | Oleander Ave | 21% | 80 | 32 | 18 | 14 | 50% | 91 | 8 | 2 | 6 | 0 | 19 | 0 | 20 | 0 | 19 | 0 | 20 |
| | | | | 381 | 151 | In | 84 | | 182 | 15 | In | 12 | | | | | | | | |
| | | | | | | Out | 67 | | | | Out | 3 | | | | | | | | |

| PM APPROVED PROJECTS | | | St James Christian Academy | | | | | Springs Recovery Center | | | | | SUM Directional N/E | | SUM Directional S/W | | Directional N/E | | Directional S/W | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Road Name | From | To | % | Daily | Two Way Trips | Directional N/E | Directional S/W | % | Daily | Two-Way Trips | Directional N/E | Directional S/W | Residential | Non-Residential | Residential | Non-Residential | Double Count | Net | Double Count | Net |
| Oleander | Midway Rd | Weatherbee Rd | 5% | 19 | 7 | 4 | 3 | 0% | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 3 | 0 | 4 | 0 | 3 |
| | Weatherbee Rd | Bell Ave | 5% | 19 | 7 | 4 | 3 | 0% | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 3 | 0 | 4 | 0 | 3 |
| Midway Rd | Christensen Rd | 25th St | 21% | 80 | 29 | 13 | 16 | 50% | 91 | 8 | 5 | 3 | 0 | 17 | 0 | 19 | 0 | 17 | 0 | 19 |
| | 25th St | Sunrise Blvd | 21% | 80 | 29 | 13 | 16 | 50% | 91 | 8 | 5 | 3 | 0 | 17 | 0 | 19 | 0 | 17 | 0 | 19 |
| | Sunrise Blvd | Oleander Ave | 21% | 80 | 29 | 13 | 16 | 50% | 91 | 8 | 5 | 3 | 0 | 17 | 0 | 19 | 0 | 17 | 0 | 19 |
| | | | | 381 | 137 | In | 61 | | 182 | 15 | In | 6 | | | | | | | | |
| | | | | | | Out | 76 | | | | Out | 9 | | | | | | | | |

**Historical Growth Rate Calculation**

| Segment | From | To | 2015 | 2016 | 2019 | 2021 | Historical Growth Rate |
|---|---|---|---|---|---|---|---|
| S 25th Street | Bell Ave | Edwards Rd | 17,500 | | 19,040 | | 2.13% |
| Sunrise Blvd | Midway Rd | Bell Ave | | 3,100 | | 3,500 | 2.46% |
| **Average** | | | | | | | **2.29%** |

*Traffic Counts and Level of Service Report

# APPENDIX E

# INTERSECTION ANALYSIS

# TURNING MOVEMENT VOLUME COUNTS

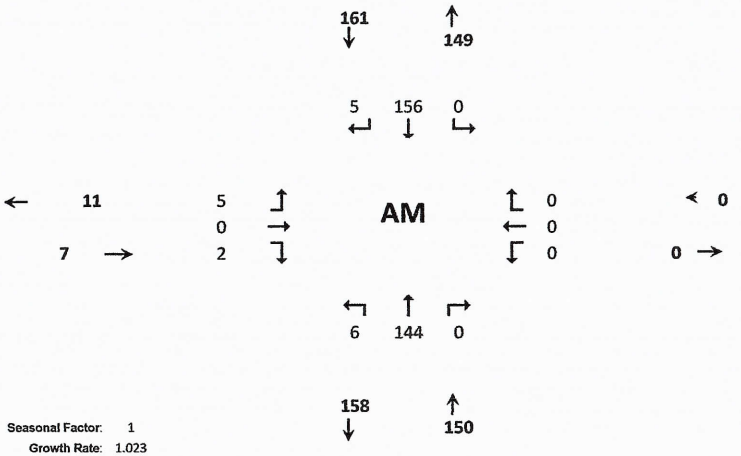
**N/S STREET:** Sunrise Boulevard **E/W STREET:** Dade Road **CONTROL:** Unsignalized (TWSC)

**FILENAME:** Dade & Sunrise - North Parcels

**COUNT DATE:** 1/18/2022 **DAY:** Tuesday **CITY:** St Lucie

**REPORT DATE:** 1/24/2022 **ANALYSIS YEAR:** 2022 Existing Conditions

| 15 Min Period | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | | ONE HOUR SUM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | NBL | NBT | NBR | SBL | SBT | SBR | EBL | EBT | EBR | WBL | WBT | WBR | TOTAL | |
| 7:00-7:15 | 1 | 23 | 0 | 0 | 28 | 3 | 1 | 0 | 2 | 0 | 0 | 0 | 58 | 313 |
| 7:15-7:30 | 1 | 32 | 0 | 0 | 52 | 3 | 1 | 0 | 2 | 0 | 0 | 0 | 91 | 318 |
| 7:30-7:45 | 2 | 47 | 0 | 0 | 40 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 92 | 299 |
| 7:45-8:00 | 1 | 33 | 0 | 0 | 36 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 72 | 266 |
| 8:00-8:15 | 2 | 32 | 0 | 0 | 28 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 63 | 270 |
| 8:15-8:30 | 2 | 37 | 0 | 0 | 30 | 1 | 0 | 0 | 2 | 0 | 0 | 0 | 72 | |
| 8:30-8:45 | 2 | 19 | 0 | 0 | 32 | 4 | 1 | 0 | 1 | 0 | 0 | 0 | 59 | |
| 8:45-9:00 | 1 | 28 | 0 | 0 | 38 | 3 | 2 | 0 | 4 | 0 | 0 | 0 | 76 | |
| | | | | | | | | | | | | PHF | 0.86 | |
| AM PEAK HOUR IS FROM: | | | 7:15AM TO 8:15AM | | | | | | | | | | | |
| Volumes | 6 | 144 | 0 | 0 | 156 | 5 | 5 | 0 | 2 | 0 | 0 | 0 | 318 | |
| Season Factor | 6 | 144 | 0 | 0 | 156 | 5 | 5 | 0 | 2 | 0 | 0 | 0 | 318 | |
| Growth | 6 | 144 | 0 | 0 | 156 | 5 | 5 | 0 | 2 | 0 | 0 | 0 | 318 | |
| In/Out Percentage | | | | | | | | | | | | | | |
| **PROJECT** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| **SUBPROJECTS** | | | | | | | | | | | | | | |
| % | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Subtotal | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Total | 6 | 144 | 0 | 0 | 156 | 5 | 5 | 0 | 2 | 0 | 0 | 0 | 318 | |



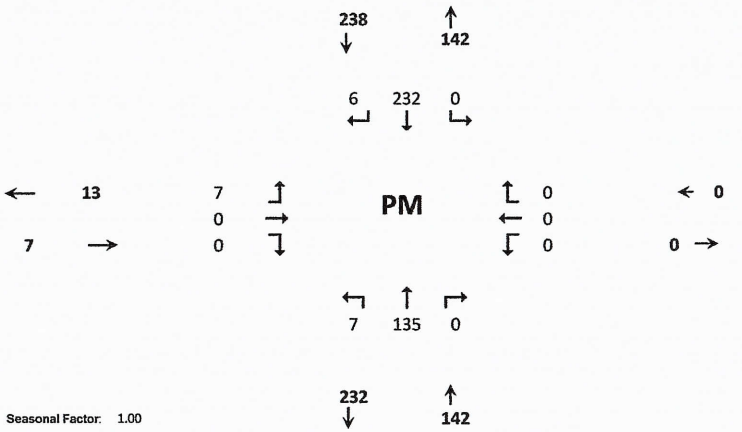

**Seasonal Factor:** 1
**Growth Rate:** 1.023
**Years Grown:** 0

| | Trips In | Trips Out |
|---|---|---|
| Pineapple Grove | 0 | 0 |
| Hunt | 0 | 0 |
| St. Lucie Commerce Center | 0 | 0 |
| Whispering Oaks | 0 | 0 |
| Bent Creek | 0 | 0 |
| Wawa Kings | 0 | 0 |
| Kings Highway Warehouse | 0 | 0 |
| Kings Highway Commerce Park | 0 | 0 |
| Walsh Crossroads | 0 | 0 |
| Stone Mont | 0 | 0 |
| Celebration Pointe | 0 | 0 |

# TURNING MOVEMENT VOLUME COUNTS

**Sunrise Boulevard / Dade Road - PM Existing Conditions**
**Existing Conditions**

| 15 Min Period Ianes | Northbound NBL | NBT | NBR | Southbound SBL | SBT | SBR | Eastbound EBL | EBT | EBR | Westbound WBL | WBT | WBR | TOTAL | ONE HOUR SUM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4:00-4:15 | 2 | 43 | 0 | 0 | 39 | 2 | 0 | 0 | 5 | 0 | 0 | 0 | 91 | 335 |
| 4:15-4:30 | 3 | 40 | 0 | 0 | 53 | 2 | 3 | 0 | 2 | 0 | 0 | 0 | 103 | 339 |
| 4:30-4:45 | 2 | 24 | 0 | 0 | 33 | 3 | 1 | 0 | 1 | 0 | 0 | 0 | 64 | 349 |
| 4:45-5:00 | 2 | 32 | 0 | 0 | 39 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 77 | 379 |
| 5:00-5:15 | 3 | 38 | 0 | 0 | 52 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 95 | 387 |
| 5:15-5:30 | 2 | 36 | 0 | 0 | 70 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 113 | |
| 5:30-5:45 | 2 | 32 | 0 | 0 | 57 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 94 | |
| 5:45-6:00 | 0 | 29 | 0 | 0 | 53 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 85 | |
| | | | | | | | | | | | | PHF | 0.86 | |
| PM PEAK HOUR IS FROM: | | | 5:00PM TO 6:00PM | | | | | | | | | | | |
| Volumes | 7 | 135 | 0 | 0 | 232 | 6 | 7 | 0 | 0 | 0 | 0 | 0 | 387 | |
| Season Factor | 7 | 135 | 0 | 0 | 232 | 6 | 7 | 0 | 0 | 0 | 0 | 0 | 387 | |
| Growth | 7 | 135 | 0 | 0 | 232 | 6 | 7 | 0 | 0 | 0 | 0 | 0 | 387 | |
| In/Out | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Percentage | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | | |
| **PROJECT** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| **SUBPROJECTS** | | | | | | | | | | | | | | |
| % | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0.0% | | |
| In/Out | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Hunt |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | St. Lucie Commerce Center |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Whispering Oaks |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Bent Creek |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Wawa Kings |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Kings Highway Warehouse |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Kings Highway Commerce Park |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Walsh Crossroads |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Stone Mont |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Celebration Pointe |
| Subtotal | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Total | 7 | 135 | 0 | 0 | 232 | 6 | 7 | 0 | 0 | 0 | 0 | 0 | 387 | |




**Seasonal Factor:** 1.00
**Growth Rate:** 1.0229
**Years Grown:** 0

| | Trips In | Trips Out |
|---|---|---|
| Pineapple Grove | 0 | 0 |

E-2

# HCS7 Two-Way Stop-Control Report

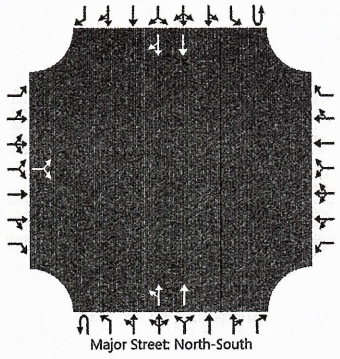
## General Information

| | |
|---|---|
| Analyst | WA |
| Agency/Co. | O'Rourke Engineering |
| Date Performed | 02/24/2022 |
| Analysis Year | 2022 |
| Time Analyzed | AM Peak Hour - Existing |
| Intersection Orientation | North-South |
| Project Description | Dade & Sunrise - Parcels North |

## Site Information

| | |
|---|---|
| Intersection | Sunrise Blvd & Dade Rd |
| Jurisdiction | St. Lucie |
| East/West Street | Dade Road |
| North/South Street | Sunrise Blvd |
| Peak Hour Factor | 0.86 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 |
| Configuration | | | LR | | | | | | | LT | T | | | | T | TR |
| Volume (veh/h) | | 5 | | 2 | | | | | | 6 | 144 | | | | 156 | 5 |
| Percent Heavy Vehicles (%) | | 3 | | 3 | | | | | | 3 | | | | | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.5 | | 6.9 | | | | | | 4.1 | | | | | | |
| Critical Headway (sec) | | 6.86 | | 6.96 | | | | | | 4.16 | | | | | | |
| Base Follow-Up Headway (sec) | | 3.5 | | 3.3 | | | | | | 2.2 | | | | | | |
| Follow-Up Headway (sec) | | 3.53 | | 3.33 | | | | | | 3.53 | | | | | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 8 | | | | | | | 7 | | | | | | |
| Capacity, c (veh/h) | | | 735 | | | | | | | 899 | | | | | | |
| v/c Ratio | | | 0.01 | | | | | | | 0.01 | | | | | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.0 | | | | | | | 0.0 | | | | | | |
| Control Delay (s/veh) | | | 9.9 | | | | | | | 9.0 | | | | | | |
| Level of Service (LOS) | | | A | | | | | | | A | | | | | | |
| Approach Delay (s/veh) | | 9.9 | | | | | | | | 0.4 | | | | | | |
| Approach LOS | | A | | | | | | | | | | | | | | |

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# HCS7 Two-Way Stop-Control Report

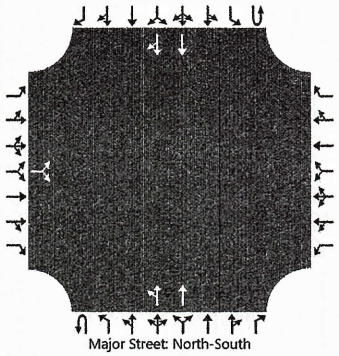
## General Information

| | |
|---|---|
| Analyst | WA |
| Agency/Co. | O'Rourke Engineering |
| Date Performed | 02/24/2022 |
| Analysis Year | 2022 |
| Time Analyzed | PM Peak Hour - Existing |
| Intersection Orientation | North-South |
| Project Description | Dade & Sunrise - Parcels North |

## Site Information

| | |
|---|---|
| Intersection | Sunrise Blvd & Dade Rd |
| Jurisdiction | St. Lucie |
| East/West Street | Dade Road |
| North/South Street | Sunrise Blvd |
| Peak Hour Factor | 0.86 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 |
| Configuration | | | LR | | | | | | | LT | T | | | | T | TR |
| Volume (veh/h) | | 7 | | 0 | | | | | | 7 | 135 | | | | 232 | 6 |
| Percent Heavy Vehicles (%) | | 3 | | 3 | | | | | | 3 | | | | | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.5 | | 6.9 | | | | | | 4.1 | | | | | | |
| Critical Headway (sec) | | 6.86 | | 6.96 | | | | | | 4.16 | | | | | | |
| Base Follow-Up Headway (sec) | | 3.5 | | 3.3 | | | | | | 2.2 | | | | | | |
| Follow-Up Headway (sec) | | 3.53 | | 3.33 | | | | | | 3.53 | | | | | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 8 | | | | | | | 8 | | | | | | |
| Capacity, c (veh/h) | | | 596 | | | | | | | 846 | | | | | | |
| v/c Ratio | | | 0.01 | | | | | | | 0.01 | | | | | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.0 | | | | | | | 0.0 | | | | | | |
| Control Delay (s/veh) | | | 11.1 | | | | | | | 9.3 | | | | | | |
| Level of Service (LOS) | | | B | | | | | | | A | | | | | | |
| Approach Delay (s/veh) | | 11.1 | | | | | | | | 0.5 | | | | | | |
| Approach LOS | | B | | | | | | | | | | | | | | |

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# TURNING MOVEMENT VOLUME COUNTS

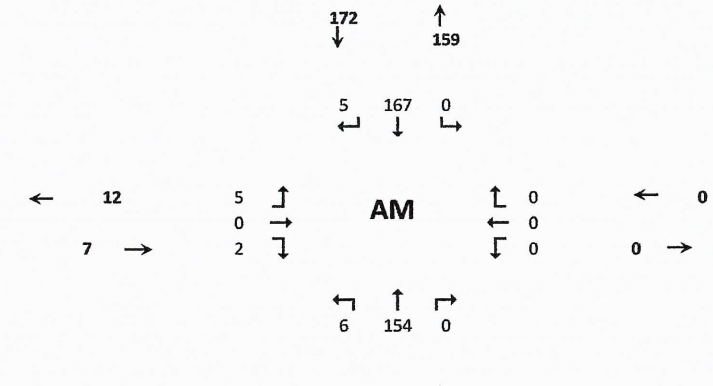
**N/S STREET:** Sunrise Boulevard **E/W STREET:** Dade Road **CONTROL:** Unsignalized (TWSC)

**FILENAME:** Dade & Sunrise - North Parcels

**COUNT DATE:** 1/18/2022 **DAY:** Tuesday **CITY:** St Lucie

**REPORT DATE:** 1/24/2022 **ANALYSIS YEAR:** 2025 Without Project

| 15 Min Period | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | | ONE HOUR SUM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | NBL | NBT | NBR | SBL | SBT | SBR | EBL | EBT | EBR | WBL | WBT | WBR | TOTAL | |
| 7:00-7:15 | 1 | 23 | 0 | 0 | 28 | 3 | 1 | 0 | 2 | 0 | 0 | 0 | 58 | 313 |
| 7:15-7:30 | 1 | 32 | 0 | 0 | 52 | 3 | 1 | 0 | 2 | 0 | 0 | 0 | 91 | 318 |
| 7:30-7:45 | 2 | 47 | 0 | 0 | 40 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 92 | 299 |
| 7:45-8:00 | 1 | 33 | 0 | 0 | 36 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 72 | 266 |
| 8:00-8:15 | 2 | 32 | 0 | 0 | 28 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 63 | 270 |
| 8:15-8:30 | 2 | 37 | 0 | 0 | 30 | 1 | 0 | 0 | 2 | 0 | 0 | 0 | 72 | |
| 8:30-8:45 | 2 | 19 | 0 | 0 | 32 | 4 | 1 | 0 | 1 | 0 | 0 | 0 | 59 | |
| 8:45-9:00 | 1 | 28 | 0 | 0 | 38 | 3 | 2 | 0 | 4 | 0 | 0 | 0 | 76 | |




| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| AM PEAK HOUR IS FROM: | 7:15AM TO 8:15AM | | | | | | | | | | | | |
| Volumes | 6 | 144 | 0 | 0 | 156 | 5 | 5 | 0 | 2 | 0 | 0 | 0 | 318 |
| Season Factor | 6 | 144 | 0 | 0 | 156 | 5 | 5 | 0 | 2 | 0 | 0 | 0 | 318 |
| Growth | 6 | 154 | 0 | 0 | 167 | 5 | 5 | 0 | 2 | 0 | 0 | 0 | 340 |
| In/Out Percentage | | | | | | | | | | | | | |
| **PROJECT** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **SUBPROJECTS** | | | | | | | | | | | | | |
| % | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 6 | 154 | 0 | 0 | 167 | 5 | 5 | 0 | 2 | 0 | 0 | 0 | 340 |

**Seasonal Factor:** 1
**Growth Rate:** 1.023
**Years Grown:** 3

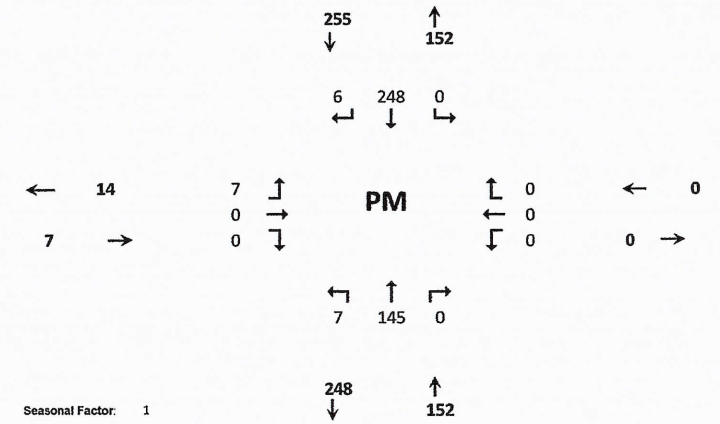
| | Trips In | Trips Out |
|---|---|---|
| Dade & Sunrise - North Parcels | 0 | 0 |

E-3

# TURNING MOVEMENT VOLUME COUNTS

**Sunrise Boulevard / Dade Road - PM 2025**
**Without Project**

| 15 Min Period lanes | Northbound NBL | NBT | NBR | Southbound SBL | SBT | SBR | Eastbound EBL | EBT | EBR | Westbound WBL | WBT | WBR | TOTAL | ONE HOUR SUM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4:00-4:15 | 2 | 43 | 0 | 0 | 39 | 2 | 0 | 0 | 5 | 0 | 0 | 0 | 91 | 335 |
| 4:15-4:30 | 3 | 40 | 0 | 0 | 53 | 2 | 3 | 0 | 2 | 0 | 0 | 0 | 103 | 339 |
| 4:30-4:45 | 2 | 24 | 0 | 0 | 33 | 3 | 1 | 0 | 1 | 0 | 0 | 0 | 64 | 349 |
| 4:45-5:00 | 2 | 32 | 0 | 0 | 39 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 77 | 379 |
| 5:00-5:15 | 3 | 38 | 0 | 0 | 52 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 95 | 387 |
| 5:15-5:30 | 2 | 36 | 0 | 0 | 70 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 113 | |
| 5:30-5:45 | 2 | 32 | 0 | 0 | 57 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 94 | |
| 5:45-6:00 | 0 | 29 | 0 | 0 | 53 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 85 | |




| PM PEAK HOUR IS FROM: | 5:00PM TO 6:00PM | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Volumes | 7 | 135 | 0 | 0 | 232 | 6 | 7 | 0 | 0 | 0 | 0 | 0 | 387 |
| Season Factor | 7 | 135 | 0 | 0 | 232 | 6 | 7 | 0 | 0 | 0 | 0 | 0 | 387 |
| Growth | 7 | 145 | 0 | 0 | 248 | 6 | 7 | 0 | 0 | 0 | 0 | 0 | 414 |
| In/Out | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Percentage | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| PROJECT | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Seasonal Factor: 1
Growth Rate: 1.023
Years Grown: 3

| | Trips In | Trips Out |
|---|---|---|
| Dade & Sunrise - North Parcels | 0 | 0 |

| SUBPROJECTS | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| % | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0.0% | |
| In/Out | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0.0% | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Subtotal | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 7 | 145 | 0 | 0 | 248 | 6 | 7 | 0 | 0 | 0 | 0 | 0 | 414 |

# HCS7 Two-Way Stop-Control Report

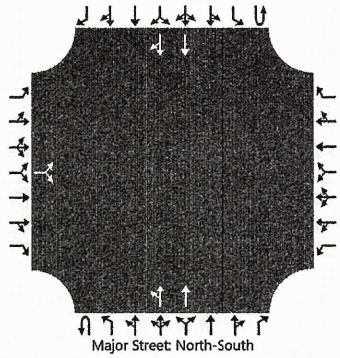
## General Information

| | |
|---|---|
| Analyst | WA |
| Agency/Co. | O'Rourke Engineering |
| Date Performed | 02/24/2022 |
| Analysis Year | 2025 |
| Time Analyzed | AM Peak Hour - wo Project |
| Intersection Orientation | North-South |
| Project Description | Dade & Sunrise - Parcels North |

## Site Information

| | |
|---|---|
| Intersection | Sunrise Blvd & Dade Rd |
| Jurisdiction | St. Lucie |
| East/West Street | Dade Road |
| North/South Street | Sunrise Blvd |
| Peak Hour Factor | 0.86 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 |
| Configuration | | | LR | | | | | | | LT | T | | | | T | TR |
| Volume (veh/h) | | 5 | | 2 | | | | | | 6 | 154 | | | | 167 | 5 |
| Percent Heavy Vehicles (%) | | 3 | | 3 | | | | | | 3 | | | | | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.5 | | 6.9 | | | | | | 4.1 | | | | | | |
| Critical Headway (sec) | | 6.86 | | 6.96 | | | | | | 4.16 | | | | | | |
| Base Follow-Up Headway (sec) | | 3.5 | | 3.3 | | | | | | 2.2 | | | | | | |
| Follow-Up Headway (sec) | | 3.53 | | 3.33 | | | | | | 3.53 | | | | | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 8 | | | | | | | 7 | | | | | | |
| Capacity, c (veh/h) | | | 719 | | | | | | | 891 | | | | | | |
| v/c Ratio | | | 0.01 | | | | | | | 0.01 | | | | | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.0 | | | | | | | 0.0 | | | | | | |
| Control Delay (s/veh) | | | 10.1 | | | | | | | 9.1 | | | | | | |
| Level of Service (LOS) | | | B | | | | | | | A | | | | | | |
| Approach Delay (s/veh) | | 10.1 | | | | | | | | 0.4 | | | | | | |
| Approach LOS | | B | | | | | | | | | | | | | | |

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# HCS7 Two-Way Stop-Control Report

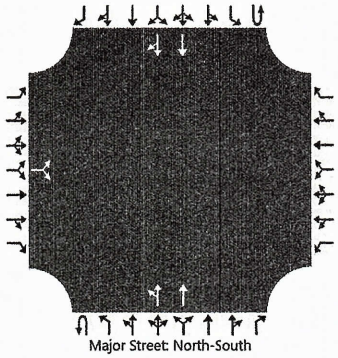
## General Information

| | |
|---|---|
| Analyst | WA |
| Agency/Co. | O'Rourke Engineering |
| Date Performed | 02/24/2022 |
| Analysis Year | 2025 |
| Time Analyzed | PM Peak Hour - wo Project |
| Intersection Orientation | North-South |
| Project Description | Dade & Sunrise - Parcels North |

## Site Information

| | |
|---|---|
| Intersection | Sunrise Blvd & Dade Rd |
| Jurisdiction | St. Lucie |
| East/West Street | Dade Road |
| North/South Street | Sunrise Blvd |
| Peak Hour Factor | 0.86 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 |
| Configuration | | | LR | | | | | | | LT | T | | | | T | TR |
| Volume (veh/h) | | 7 | | 0 | | | | | | 7 | 145 | | | | 248 | 6 |
| Percent Heavy Vehicles (%) | | 3 | | 3 | | | | | | 3 | | | | | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.5 | | 6.9 | | | | | | 4.1 | | | | | | |
| Critical Headway (sec) | | 6.86 | | 6.96 | | | | | | 4.16 | | | | | | |
| Base Follow-Up Headway (sec) | | 3.5 | | 3.3 | | | | | | 2.2 | | | | | | |
| Follow-Up Headway (sec) | | 3.53 | | 3.33 | | | | | | 3.53 | | | | | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 8 | | | | | | | 8 | | | | | | |
| Capacity, c (veh/h) | | | 575 | | | | | | | 835 | | | | | | |
| v/c Ratio | | | 0.01 | | | | | | | 0.01 | | | | | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.0 | | | | | | | 0.0 | | | | | | |
| Control Delay (s/veh) | | | 11.3 | | | | | | | 9.4 | | | | | | |
| Level of Service (LOS) | | | B | | | | | | | A | | | | | | |
| Approach Delay (s/veh) | | 11.3 | | | | | | | | 0.5 | | | | | | |
| Approach LOS | | B | | | | | | | | | | | | | | |

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# TURNING MOVEMENT VOLUME COUNTS

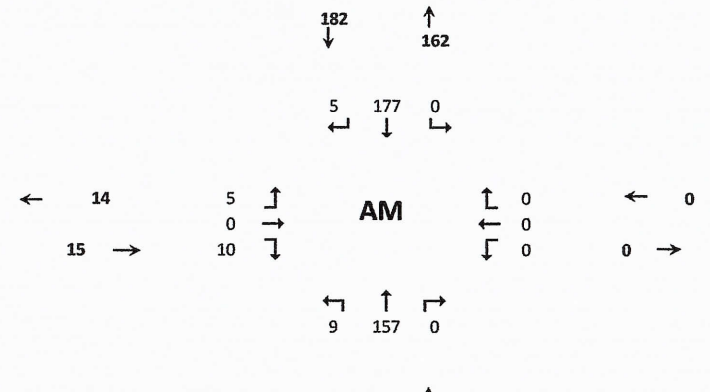
**N/S STREET:** Sunrise Boulevard **E/W STREET:** Dade Road **CONTROL:** Unsignalized (TWSC)

**FILENAME:** Dade & Sunrise - North Parcels

**COUNT DATE:** 1/18/2022 **DAY:** Tuesday **CITY:** St Lucie

**REPORT DATE:** 1/26/2022 **ANALYSIS YEAR:** 2025 With Project

| | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15 Min Period | NBL | NBT | NBR | SBL | SBT | SBR | EBL | EBT | EBR | WBL | WBT | WBR | TOTAL | ONE HOUR SUM |
| 7:00-7:15 | 1 | 23 | 0 | 0 | 28 | 3 | 1 | 0 | 2 | 0 | 0 | 0 | 58 | 313 |
| 7:15-7:30 | 1 | 32 | 0 | 0 | 52 | 3 | 1 | 0 | 2 | 0 | 0 | 0 | 91 | 318 |
| 7:30-7:45 | 2 | 47 | 0 | 0 | 40 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 92 | 299 |
| 7:45-8:00 | 1 | 33 | 0 | 0 | 36 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 72 | 266 |
| 8:00-8:15 | 2 | 32 | 0 | 0 | 28 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 63 | 270 |
| 8:15-8:30 | 2 | 37 | 0 | 0 | 30 | 1 | 0 | 0 | 2 | 0 | 0 | 0 | 72 | |
| 8:30-8:45 | 2 | 19 | 0 | 0 | 32 | 4 | 1 | 0 | 1 | 0 | 0 | 0 | 59 | |
| 8:45-9:00 | 1 | 28 | 0 | 0 | 38 | 3 | 2 | 0 | 4 | 0 | 0 | 0 | 76 | |
| AM PEAK HOUR IS FROM: | | | 7:15AM TO 8:15AM | | | | | | | | | | | |
| Volumes | 6 | 144 | 0 | 0 | 156 | 5 | 5 | 0 | 2 | 0 | 0 | 0 | 318 | |
| Season Factor | 6 | 144 | 0 | 0 | 156 | 5 | 5 | 0 | 2 | 0 | 0 | 0 | 318 | |
| Growth | 6 | 154 | 0 | 0 | 167 | 5 | 5 | 0 | 2 | 0 | 0 | 0 | 340 | |
| In/Out | IN | IN | | | OUT | | | | OUT | | | | | |
| Percentage | 12% | 15% | | | 15% | | | | 12% | | | | | |
| PROJECT | 3 | 3 | 0 | 0 | 10 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 25 | |
| SUBPROJECTS | | | | | | | | | | | | | | |
| % | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Subtotal | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Total | 9 | 157 | 0 | 0 | 177 | 5 | 5 | 0 | 10 | 0 | 0 | 0 | 365 | |



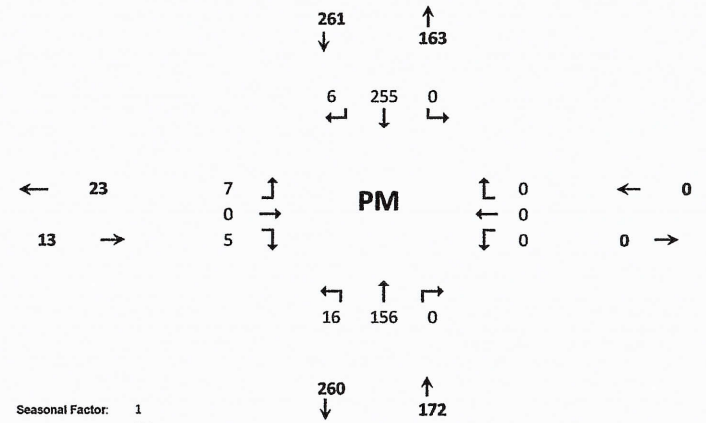

**Seasonal Factor:** 1
**Growth Rate:** 1.023
**Years Grown:** 3

| | Trips In | Trips Out |
|---|---|---|
| Dade & Sunrise - North Parcels | 22 | 68 |

# TURNING MOVEMENT VOLUME COUNTS

**Sunrise Boulevard / Dade Road - PM 2025**
**With Project**

| 15 Min Period lanes | Northbound NBL | NBT | NBR | Southbound SBL | SBT | SBR | Eastbound EBL | EBT | EBR | Westbound WBL | WBT | WBR | TOTAL | ONE HOUR SUM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4:00-4:15 | 2 | 43 | 0 | 0 | 39 | 2 | 0 | 0 | 5 | 0 | 0 | 0 | 91 | 335 |
| 4:15-4:30 | 3 | 40 | 0 | 0 | 53 | 2 | 3 | 0 | 2 | 0 | 0 | 0 | 103 | 339 |
| 4:30-4:45 | 2 | 24 | 0 | 0 | 33 | 3 | 1 | 0 | 1 | 0 | 0 | 0 | 64 | 349 |
| 4:45-5:00 | 2 | 32 | 0 | 0 | 39 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 77 | 379 |
| 5:00-5:15 | 3 | 38 | 0 | 0 | 52 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 95 | 387 |
| 5:15-5:30 | 2 | 36 | 0 | 0 | 70 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 113 | |
| 5:30-5:45 | 2 | 32 | 0 | 0 | 57 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 94 | |
| 5:45-6:00 | 0 | 29 | 0 | 0 | 53 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 85 | |
| PM PEAK HOUR IS FROM: | | | 5:00PM TO 6:00PM | | | | | | | | | | | |
| Volumes | 7 | 135 | 0 | 0 | 232 | 6 | 7 | 0 | 0 | 0 | 0 | 0 | 387 | |
| Season Factor | 7 | 135 | 0 | 0 | 232 | 6 | 7 | 0 | 0 | 0 | 0 | 0 | 387 | |
| Growth | 7 | 145 | 0 | 0 | 248 | 6 | 7 | 0 | 0 | 0 | 0 | 0 | 414 | |
| In/Out | IN | IN | 0 | 0 | OUT | 0 | 0 | 0 | OUT | 0 | 0 | 0 | 0 | |
| Percentage | 12% | 15% | 0% | 0% | 15% | 0% | 0% | 0% | 12% | 0% | 0% | 0% | 0% | |
| **PROJECT** | 9 | 11 | 0 | 0 | 6 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 31 | |
| **SUBPROJECTS** | | | | | | | | | | | | | | |
| % | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | | |
| In/Out | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Subtotal | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| **Total** | 16 | 156 | 0 | 0 | 255 | 6 | 7 | 0 | 5 | 0 | 0 | 0 | 446 | |




Seasonal Factor: 1
Growth Rate: 1.023
Years Grown: 3

| | Trips In | Trips Out |
|---|---|---|
| Dade & Sunrise - North Parcels | 71 | 42 |

# HCS7 Two-Way Stop-Control Report

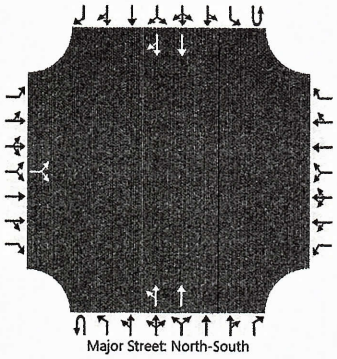
## General Information

| | |
|---|---|
| Analyst | WA |
| Agency/Co. | O'Rourke Engineering |
| Date Performed | 02/24/2022 |
| Analysis Year | 2025 |
| Time Analyzed | AM Peak Hour - w Project |
| Intersection Orientation | North-South |
| Project Description | Dade & Sunrise - Parcels North |

## Site Information

| | |
|---|---|
| Intersection | Sunrise Blvd & Dade Rd |
| Jurisdiction | St. Lucie |
| East/West Street | Dade Road |
| North/South Street | Sunrise Blvd |
| Peak Hour Factor | 0.86 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 |
| Configuration | | | LR | | | | | | | LT | T | | | | T | TR |
| Volume (veh/h) | | 5 | | 10 | | | | | | 9 | 157 | | | | 177 | 5 |
| Percent Heavy Vehicles (%) | | 3 | | 3 | | | | | | 3 | | | | | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.5 | | 6.9 | | | | | | 4.1 | | | | | | |
| Critical Headway (sec) | | 6.86 | | 6.96 | | | | | | 4.16 | | | | | | |
| Base Follow-Up Headway (sec) | | 3.5 | | 3.3 | | | | | | 2.2 | | | | | | |
| Follow-Up Headway (sec) | | 3.53 | | 3.33 | | | | | | 3.53 | | | | | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 17 | | | | | | | 10 | | | | | | |
| Capacity, c (veh/h) | | | 803 | | | | | | | 884 | | | | | | |
| v/c Ratio | | | 0.02 | | | | | | | 0.01 | | | | | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.1 | | | | | | | 0.0 | | | | | | |
| Control Delay (s/veh) | | | 9.6 | | | | | | | 9.1 | | | | | | |
| Level of Service (LOS) | | | A | | | | | | | A | | | | | | |
| Approach Delay (s/veh) | | 9.6 | | | | | | | | 0.5 | | | | | | |
| Approach LOS | | A | | | | | | | | | | | | | | |

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# HCS7 Two-Way Stop-Control Report

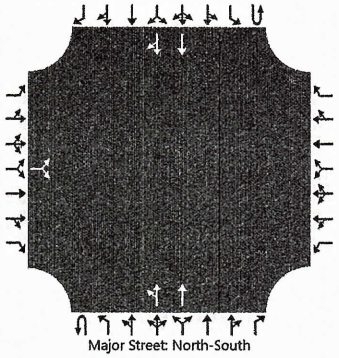
## General Information

| | |
|---|---|
| Analyst | WA |
| Agency/Co. | O'Rourke Engineering |
| Date Performed | 02/24/2022 |
| Analysis Year | 2025 |
| Time Analyzed | PM Peak Hour - w Project |
| Intersection Orientation | North-South |
| Project Description | Dade & Sunrise - Parcels North |

## Site Information

| | |
|---|---|
| Intersection | Sunrise Blvd & Dade Rd |
| Jurisdiction | St. Lucie |
| East/West Street | Dade Road |
| North/South Street | Sunrise Blvd |
| Peak Hour Factor | 0.86 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 |
| Configuration | | | LR | | | | | | | LT | T | | | | T | TR |
| Volume (veh/h) | | 7 | | 5 | | | | | | 16 | 156 | | | | 255 | 6 |
| Percent Heavy Vehicles (%) | | 3 | | 3 | | | | | | 3 | | | | | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.5 | | 6.9 | | | | | | 4.1 | | | | | | |
| Critical Headway (sec) | | 6.86 | | 6.96 | | | | | | 4.16 | | | | | | |
| Base Follow-Up Headway (sec) | | 3.5 | | 3.3 | | | | | | 2.2 | | | | | | |
| Follow-Up Headway (sec) | | 3.53 | | 3.33 | | | | | | 3.53 | | | | | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 14 | | | | | | | 19 | | | | | | |
| Capacity, c (veh/h) | | | 639 | | | | | | | 830 | | | | | | |
| v/c Ratio | | | 0.02 | | | | | | | 0.02 | | | | | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.1 | | | | | | | 0.1 | | | | | | |
| Control Delay (s/veh) | | | 10.8 | | | | | | | 9.4 | | | | | | |
| Level of Service (LOS) | | | B | | | | | | | A | | | | | | |
| Approach Delay (s/veh) | | 10.8 | | | | | | | | 1.0 | | | | | | |
| Approach LOS | | B | | | | | | | | | | | | | | |

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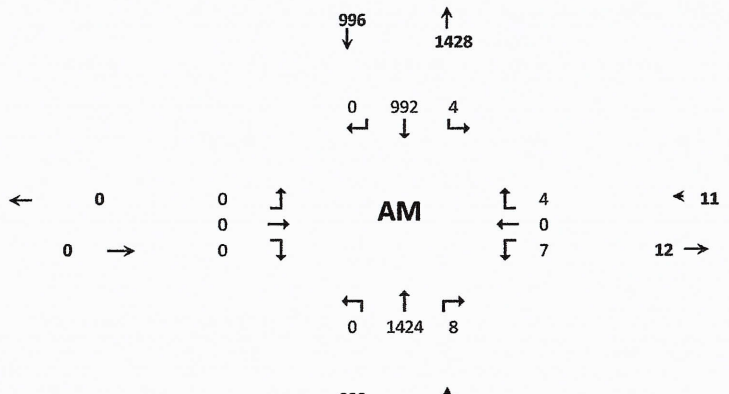
# TURNING MOVEMENT VOLUME COUNTS

**N/S STREET:** S 25th Street
**E/W STREET:** Dade Road
**CONTROL:** Unsignalized (TWSC)
**FILENAME:** Dade & Sunrise - North Parcels
**COUNT DATE:** 1/19/2022
**DAY:** Wednesday
**CITY:** St Lucie
**REPORT DATE:** 1/24/2022
**ANALYSIS YEAR:** 2022
Existing Conditions

| | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15 Min Period | NBL | NBT | NBR | SBL | SBT | SBR | EBL | EBT | EBR | WBL | WBT | WBR | TOTAL | ONE HOUR SUM |
| 7:00-7:15 | 0 | 217 | 0 | 2 | 236 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 455 | 2439 |
| 7:15-7:30 | 0 | 344 | 5 | 2 | 274 | 0 | 0 | 0 | 0 | 5 | 0 | 2 | 632 | 2370 |
| 7:30-7:45 | 0 | 403 | 1 | 0 | 244 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 650 | 2178 |
| 7:45-8:00 | 0 | 460 | 2 | 0 | 238 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 702 | 1907 |
| 8:00-8:15 | 0 | 220 | 2 | 2 | 161 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 386 | 1546 |
| 8:15-8:30 | 0 | 264 | 2 | 0 | 172 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 440 | |
| 8:30-8:45 | 0 | 219 | 4 | 1 | 153 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 379 | |
| 8:45-9:00 | 0 | 190 | 2 | 3 | 144 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 341 | |
| | | | | | | | | | | | | PHF | 0.87 | |
| AM PEAK HOUR IS FROM: | | | 7:00AM TO 8:00AM | | | | | | | | | | | |
| Volumes | 0 | 1424 | 8 | 4 | 992 | 0 | 0 | 0 | 0 | 7 | 0 | 4 | 2439 | |
| Season Factor | 0 | 1424 | 8 | 4 | 992 | 0 | 0 | 0 | 0 | 7 | 0 | 4 | 2439 | |
| Growth | 0 | 1424 | 8 | 4 | 992 | 0 | 0 | 0 | 0 | 7 | 0 | 4 | 2439 | |
| In/Out Percentage | | | | | | | | | | | | | | |
| **PROJECT** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| **SUBPROJECTS** | | | | | | | | | | | | | | |
| % | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Subtotal | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Total | 0 | 1424 | 8 | 4 | 992 | 0 | 0 | 0 | 0 | 7 | 0 | 4 | 2439 | |

**Seasonal Factor:** 1.00
**Growth Rate:** 1.023
**Years Grown:** 0

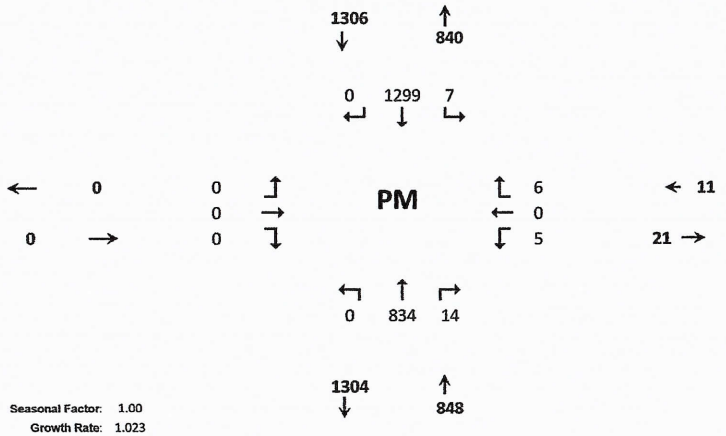
| | Trips In | Trips Out |
|---|---|---|
| Pineapple Grove | 0 | 0 |
| Hunt | 0 | 0 |
| St. Lucie Commerce Center | 0 | 0 |
| Whispering Oaks | 0 | 0 |
| Bent Creek | 0 | 0 |
| Wawa Kings | 0 | 0 |
| Kings Highway Warehouse | 0 | 0 |
| Kings Highway Commerce Park | 0 | 0 |
| Walsh Crossroads | 0 | 0 |
| Stone Mont | 0 | 0 |
| Celebration Pointe | 0 | 0 |



# TURNING MOVEMENT VOLUME COUNTS

**S 25th Street / Dade Road - PM Existing Conditions**
**Existing Conditions**

| 15 Min Period | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | | ONE HOUR SUM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| lanes | NBL | NBT | NBR | SBL | SBT | SBR | EBL | EBT | EBR | WBL | WBT | WBR | TOTAL | |
| 4:00-4:15 | 0 | 106 | 2 | 4 | 168 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 280 | 1784 |
| 4:15-4:30 | 0 | 205 | 5 | 3 | 267 | 0 | 0 | 0 | 0 | 3 | 0 | 3 | 486 | 2036 |
| 4:30-4:45 | 0 | 188 | 3 | 5 | 287 | 0 | 0 | 0 | 0 | 1 | 0 | 3 | 487 | 2146 |
| 4:45-5:00 | 0 | 222 | 8 | 3 | 296 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 531 | 2165 |
| 5:00-5:15 | 0 | 219 | 3 | 3 | 303 | 0 | 0 | 0 | 0 | 3 | 0 | 1 | 532 | 2106 |
| 5:15-5:30 | 0 | 202 | 2 | 1 | 387 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 596 | |
| 5:30-5:45 | 0 | 191 | 1 | 0 | 313 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 506 | |
| 5:45-6:00 | 0 | 178 | 1 | 3 | 285 | 0 | 0 | 0 | 0 | 2 | 0 | 3 | 472 | |
| | | | | | | | | | | | | PHF | 0.91 | |
| PM PEAK HOUR IS FROM: | | | 4:45PM TO 5:45PM | | | | | | | | | | | |
| Volumes | 0 | 834 | 14 | 7 | 1299 | 0 | 0 | 0 | 0 | 5 | 0 | 6 | 2165 | |
| Season Factor | 0 | 834 | 14 | 7 | 1299 | 0 | 0 | 0 | 0 | 5 | 0 | 6 | 2165 | |
| Growth | 0 | 834 | 14 | 7 | 1299 | 0 | 0 | 0 | 0 | 5 | 0 | 6 | 2165 | |
| In/Out | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Percentage | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | | |
| **PROJECT** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| **SUBPROJECTS** | | | | | | | | | | | | | | |
| % | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0.0% | | |
| In/Out | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Hunt |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | St. Lucie Commerce Center |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Whispering Oaks |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Bent Creek |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Wawa Kings |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Kings Highway Warehouse |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Kings Highway Commerce Park |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Walsh Crossroads |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Stone Mont |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Celebration Pointe |
| Subtotal | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Total | 0 | 834 | 14 | 7 | 1299 | 0 | 0 | 0 | 0 | 5 | 0 | 6 | 2165 | |




**Seasonal Factor:** 1.00
**Growth Rate:** 1.023
**Years Grown:** 0

| | Trips In | Trips Out |
|---|---|---|
| Pineapple Grove | 0 | 0 |

# HCS7 Two-Way Stop-Control Report

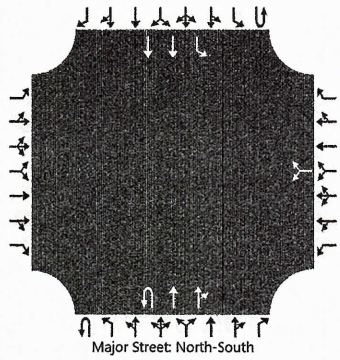
## General Information

| | |
|---|---|
| Analyst | WA |
| Agency/Co. | O'Rourke Engineering |
| Date Performed | 02/24/2022 |
| Analysis Year | 2022 |
| Time Analyzed | AM Peak Hour - Existing |
| Intersection Orientation | North-South |
| Project Description | Dade & Sunrise - Parcels North |

## Site Information

| | |
|---|---|
| Intersection | S 25th St & Dade Rd |
| Jurisdiction | St Lucie |
| East/West Street | Dade Rd |
| North/South Street | S 25th St |
| Peak Hour Factor | 0.87 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 0 | 0 | | 0 | 1 | 0 | 1 | 0 | 2 | 0 | 0 | 1 | 2 | 0 |
| Configuration | | | | | | | LR | | U | | T | TR | | L | T | |
| Volume (veh/h) | | | | | | 7 | | 4 | 0 | | 1424 | 8 | 0 | 4 | 992 | |
| Percent Heavy Vehicles (%) | | | | | | 3 | | 3 | 3 | | | | 3 | 3 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | | | | | | Left Only | | | | | | | | 1 | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | | | | | 7.5 | | 6.9 | 6.4 | | | | | 4.1 | | |
| Critical Headway (sec) | | | | | | 6.86 | | 6.96 | 6.46 | | | | | 4.16 | | |
| Base Follow-Up Headway (sec) | | | | | | 3.5 | | 3.3 | 2.5 | | | | | 2.2 | | |
| Follow-Up Headway (sec) | | | | | | 2.23 | | 3.33 | 2.53 | | | | | 2.23 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | | | | | 13 | | 0 | | | | | 5 | | |
| Capacity, c (veh/h) | | | | | | | 178 | | 267 | | | | | 384 | | |
| v/c Ratio | | | | | | | 0.07 | | 0.00 | | | | | 0.01 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | | | | | 0.2 | | 0.0 | | | | | 0.0 | | |
| Control Delay (s/veh) | | | | | | | 26.8 | | 18.5 | | | | | 14.5 | | |
| Level of Service (LOS) | | | | | | | D | | C | | | | | B | | |
| Approach Delay (s/veh) | | | | | | 26.8 | | | 0.0 | | | | 0.1 | | | |
| Approach LOS | | | | | | D | | | | | | | | | | |

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# HCS7 Two-Way Stop-Control Report

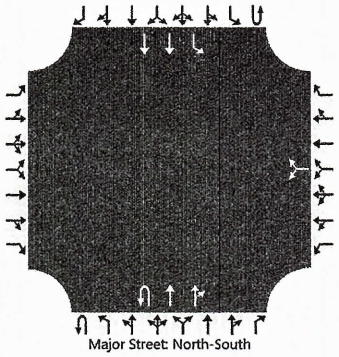
## General Information

| | |
|---|---|
| Analyst | WA |
| Agency/Co. | O'Rourke Engineering |
| Date Performed | 02/24/2022 |
| Analysis Year | 2022 |
| Time Analyzed | PM Peak Hour - Existing |
| Intersection Orientation | North-South |
| Project Description | Dade & Sunrise - Parcels North |

## Site Information

| | |
|---|---|
| Intersection | S 25th St & Dade Rd |
| Jurisdiction | St Lucie |
| East/West Street | Dade Rd |
| North/South Street | S 25th St |
| Peak Hour Factor | 0.91 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 0 | 0 | | 0 | 1 | 0 | 1 | 0 | 2 | 0 | 0 | 1 | 2 | 0 |
| Configuration | | | | | | | LR | | U | | T | TR | | L | T | |
| Volume (veh/h) | | | | | | 5 | | 6 | 0 | | 834 | 14 | 0 | 7 | 1299 | |
| Percent Heavy Vehicles (%) | | | | | | 3 | | 3 | 3 | | | | 3 | 3 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Left Only | | | | | | | | 1 | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | | | | | 7.5 | | 6.9 | 6.4 | | | | | 4.1 | | |
| Critical Headway (sec) | | | | | | 6.86 | | 6.96 | 6.46 | | | | | 4.16 | | |
| Base Follow-Up Headway (sec) | | | | | | 3.5 | | 3.3 | 2.5 | | | | | 2.2 | | |
| Follow-Up Headway (sec) | | | | | | 2.23 | | 3.33 | 2.53 | | | | | 2.23 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | | | | | 12 | | 0 | | | | | 8 | | |
| Capacity, c (veh/h) | | | | | | | 389 | | 174 | | | | | 724 | | |
| v/c Ratio | | | | | | | 0.03 | | 0.00 | | | | | 0.01 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | | | | | 0.1 | | 0.0 | | | | | 0.0 | | |
| Control Delay (s/veh) | | | | | | | 14.6 | | 25.7 | | | | | 10.0 | | |
| Level of Service (LOS) | | | | | | | B | | D | | | | | B | | |
| Approach Delay (s/veh) | | | | | 14.6 | | | | 0.0 | | | | 0.1 | | | |
| Approach LOS | | | | | B | | | | | | | | | | | |

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# HCS7 Two-Way Stop-Control Report

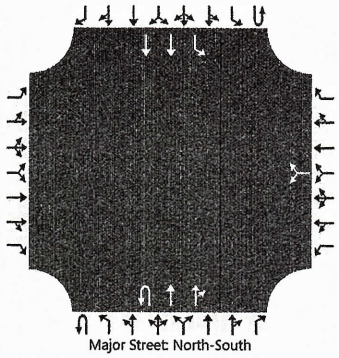
## General Information

| | |
|---|---|
| Analyst | WA |
| Agency/Co. | O'Rourke Engineering |
| Date Performed | 02/24/2022 |
| Analysis Year | 2025 |
| Time Analyzed | AM Peak Hour - wo project |
| Intersection Orientation | North-South |
| Project Description | Dade & Sunrise - Parcels North |

## Site Information

| | |
|---|---|
| Intersection | S 25th St & Dade Rd |
| Jurisdiction | St Lucie |
| East/West Street | Dade Rd |
| North/South Street | S 25th St |
| Peak Hour Factor | 0.87 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 0 | 0 | | 0 | 1 | 0 | 1 | 0 | 2 | 0 | 0 | 1 | 2 | 0 |
| Configuration | | | | | | | LR | | U | | T | TR | | L | T | |
| Volume (veh/h) | | | | | | 7 | | 4 | 0 | | 1524 | 9 | 0 | 4 | 1062 | |
| Percent Heavy Vehicles (%) | | | | | | 3 | | 3 | 3 | | | | 3 | 3 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Left Only | | | | | | | | 1 | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | | | | | 7.5 | | 6.9 | 6.4 | | | | | 4.1 | | |
| Critical Headway (sec) | | | | | | 6.86 | | 6.96 | 6.46 | | | | | 4.16 | | |
| Base Follow-Up Headway (sec) | | | | | | 3.5 | | 3.3 | 2.5 | | | | | 2.2 | | |
| Follow-Up Headway (sec) | | | | | | 2.23 | | 3.33 | 2.53 | | | | | 2.23 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | | | | | 13 | | 0 | | | | | 5 | | |
| Capacity, c (veh/h) | | | | | | | 154 | | 237 | | | | | 346 | | |
| v/c Ratio | | | | | | | 0.08 | | 0.00 | | | | | 0.01 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | | | | | 0.3 | | 0.0 | | | | | 0.0 | | |
| Control Delay (s/veh) | | | | | | | 30.4 | | 20.2 | | | | | 15.5 | | |
| Level of Service (LOS) | | | | | | | D | | C | | | | | C | | |
| Approach Delay (s/veh) | | | | | 30.4 | | | | 0.0 | | | | 0.1 | | | |
| Approach LOS | | | | | D | | | | | | | | | | | |

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# HCS7 Two-Way Stop-Control Report

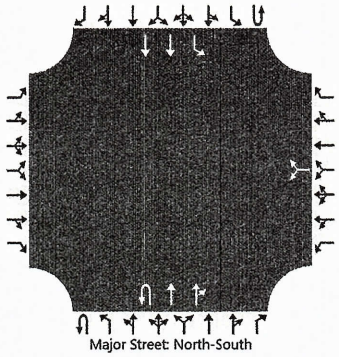
## General Information

| | |
|---|---|
| Analyst | WA |
| Agency/Co. | O'Rourke Engineering |
| Date Performed | 02/24/2022 |
| Analysis Year | 2025 |
| Time Analyzed | PM Peak Hour - wo Project |
| Intersection Orientation | North-South |
| Project Description | Dade & Sunrise - Parcels North |

## Site Information

| | |
|---|---|
| Intersection | S 25th St & Dade Rd |
| Jurisdiction | St Lucie |
| East/West Street | Dade Rd |
| North/South Street | S 25th St |
| Peak Hour Factor | 0.91 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 0 | 0 | | 0 | 1 | 0 | 1 | 0 | 2 | 0 | 0 | 1 | 2 | 0 |
| Configuration | | | | | | | LR | | U | | T | TR | | L | T | |
| Volume (veh/h) | | | | | | 5 | | 6 | 0 | | 893 | 15 | 0 | 7 | 1390 | |
| Percent Heavy Vehicles (%) | | | | | | 3 | | 3 | 3 | | | | 3 | 3 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | | Left Only | | | | | | | | 1 | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | | | | | 7.5 | | 6.9 | 6.4 | | | | | 4.1 | | |
| Critical Headway (sec) | | | | | | 6.86 | | 6.96 | 6.46 | | | | | 4.16 | | |
| Base Follow-Up Headway (sec) | | | | | | 3.5 | | 3.3 | 2.5 | | | | | 2.2 | | |
| Follow-Up Headway (sec) | | | | | | 2.23 | | 3.33 | 2.53 | | | | | 2.23 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | | | | | 12 | | 0 | | | | | 8 | | |
| Capacity, c (veh/h) | | | | | | | 359 | | 150 | | | | | 683 | | |
| v/c Ratio | | | | | | | 0.03 | | 0.00 | | | | | 0.01 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | | | | | 0.1 | | 0.0 | | | | | 0.0 | | |
| Control Delay (s/veh) | | | | | | | 15.4 | | 29.0 | | | | | 10.3 | | |
| Level of Service (LOS) | | | | | | | C | | D | | | | | B | | |
| Approach Delay (s/veh) | | | | | | 15.4 | | | 0.0 | | | | 0.1 | | | |
| Approach LOS | | | | | | C | | | | | | | | | | |

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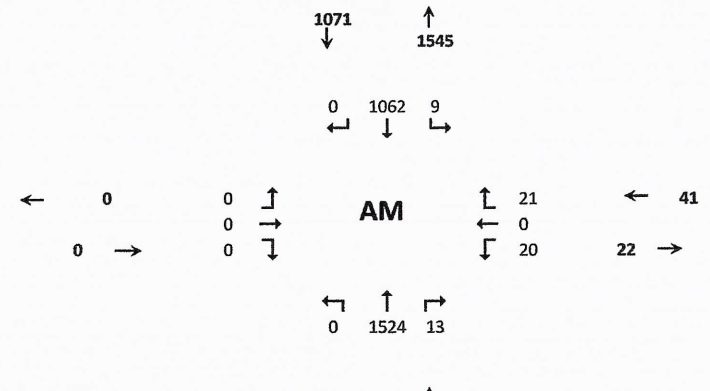
# TURNING MOVEMENT VOLUME COUNTS

**N/S STREET:** S 25th Street
**E/W STREET:** Dade Road
**CONTROL:** Unsignalized (TWSC)
**FILENAME:** Dade & Sunrise - North Parcels
**COUNT DATE:** 1/19/2022
**DAY:** Wednesday
**CITY:** St Lucie
**REPORT DATE:** 1/24/2022
**ANALYSIS YEAR:** 2025
With Project

| | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15 Min Period | NBL | NBT | NBR | SBL | SBT | SBR | EBL | EBT | EBR | WBL | WBT | WBR | TOTAL | ONE HOUR SUM |
| 7:00-7:15 | 0 | 217 | 0 | 2 | 236 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 455 | 2439 |
| 7:15-7:30 | 0 | 344 | 5 | 2 | 274 | 0 | 0 | 0 | 0 | 5 | 0 | 2 | 632 | 2370 |
| 7:30-7:45 | 0 | 403 | 1 | 0 | 244 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 650 | 2178 |
| 7:45-8:00 | 0 | 460 | 2 | 0 | 238 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 702 | 1907 |
| 8:00-8:15 | 0 | 220 | 2 | 2 | 161 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 386 | 1546 |
| 8:15-8:30 | 0 | 264 | 2 | 0 | 172 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 440 | |
| 8:30-8:45 | 0 | 219 | 4 | 1 | 153 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 379 | |
| 8:45-9:00 | 0 | 190 | 2 | 3 | 144 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 341 | |




| | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| AM PEAK HOUR IS FROM: | | | 7:00AM TO 8:00AM | | | | | | | | | | | |
| Volumes | 0 | 1424 | 8 | 4 | 992 | 0 | 0 | 0 | 0 | 7 | 0 | 4 | 2439 | |
| Season Factor | 0 | 1424 | 8 | 4 | 992 | 0 | 0 | 0 | 0 | 7 | 0 | 4 | 2439 | |
| Growth | 0 | 1524 | 9 | 4 | 1062 | 0 | 0 | 0 | 0 | 7 | 0 | 4 | 2610 | |
| In/Out | | | IN | IN | | | | | | OUT | | OUT | | |
| Percentage | | | 18% | 24% | | | | | | 18% | | 24% | | |
| PROJECT | 0 | 0 | 4 | 5 | 0 | 0 | 0 | 0 | 0 | 13 | 0 | 16 | 38 | |
| SUBPROJECTS | | | | | | | | | | | | | | |
| % | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0% | 0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| In/Out | | | | | | | | | | | | | | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Subtotal | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Total | 0 | 1524 | 13 | 9 | 1062 | 0 | 0 | 0 | 0 | 20 | 0 | 21 | 2649 | |

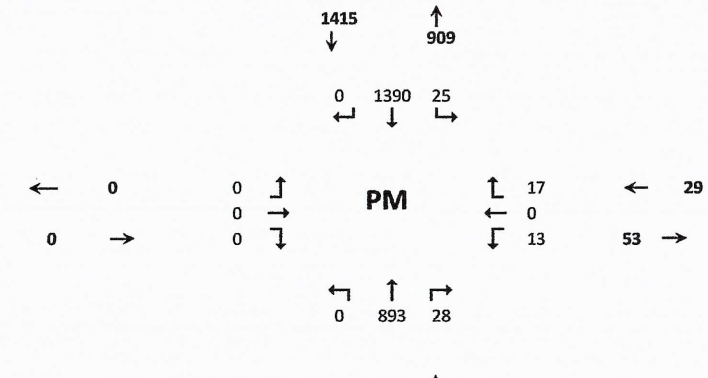
**Seasonal Factor:** 1
**Growth Rate:** 1.023
**Years Grown:** 3

| | Trips In | Trips Out |
|---|---|---|
| Dade & Sunrise - North Parcels | 22 | 68 |

# TURNING MOVEMENT VOLUME COUNTS

**S 25th Street / Dade Road - PM 2025**
**With Project**

| 15 Min Period lanes | Northbound NBL | NBT | NBR | Southbound SBL | SBT | SBR | Eastbound EBL | EBT | EBR | Westbound WBL | WBT | WBR | TOTAL | ONE HOUR SUM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4:00-4:15 | 0 | 106 | 2 | 4 | 168 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 280 | 1784 |
| 4:15-4:30 | 0 | 205 | 5 | 3 | 267 | 0 | 0 | 0 | 0 | 3 | 0 | 3 | 486 | 2036 |
| 4:30-4:45 | 0 | 188 | 3 | 5 | 287 | 0 | 0 | 0 | 0 | 1 | 0 | 3 | 487 | 2146 |
| 4:45-5:00 | 0 | 222 | 8 | 3 | 296 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 531 | 2165 |
| 5:00-5:15 | 0 | 219 | 3 | 3 | 303 | 0 | 0 | 0 | 0 | 3 | 0 | 1 | 532 | 2106 |
| 5:15-5:30 | 0 | 202 | 2 | 1 | 387 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 596 | |
| 5:30-5:45 | 0 | 191 | 1 | 0 | 313 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 506 | |
| 5:45-6:00 | 0 | 178 | 1 | 3 | 285 | 0 | 0 | 0 | 0 | 2 | 0 | 3 | 472 | |




| PM PEAK HOUR IS FROM: | | | 4:45PM TO 5:45PM | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Volumes | 0 | 834 | 14 | 7 | 1299 | 0 | 0 | 0 | 0 | 5 | 0 | 6 | 2165 |
| Season Factor | 0 | 834 | 14 | 7 | 1299 | 0 | 0 | 0 | 0 | 5 | 0 | 6 | 2165 |
| Growth | 0 | 893 | 15 | 7 | 1390 | 0 | 0 | 0 | 0 | 5 | 0 | 6 | 2317 |
| In/Out | 0 | 0 | IN | IN | 0 | 0 | 0 | 0 | 0 | OUT | 0 | OUT | 0 |
| Percentage | 0% | 0% | 18% | 24% | 0% | 0% | 0% | 0% | 0% | 18% | 0% | 24% | 0% |
| **PROJECT** | 0 | 0 | 13 | 17 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 10 | 48 |
| **SUBPROJECTS** | | | | | | | | | | | | | |
| % | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0.0% | |
| In/Out | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0.0% | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| In/Out | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Volume | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | 0 | 893 | 28 | 25 | 1390 | 0 | 0 | 0 | 0 | 13 | 0 | 17 | 2365 |

Seasonal Factor: 1
Growth Rate: 1.023
Years Grown: 3

| | Trips In | Trips Out |
|---|---|---|
| Dade & Sunrise - North Parcels | 71 | 42 |

# HCS7 Two-Way Stop-Control Report

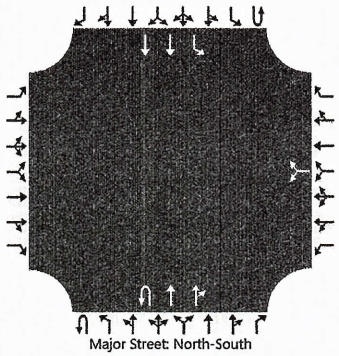
## General Information

| | |
|---|---|
| Analyst | WA |
| Agency/Co. | O'Rourke Engineering |
| Date Performed | 02/24/2022 |
| Analysis Year | 2025 |
| Time Analyzed | AM Peak Hour - w project |
| Intersection Orientation | North-South |
| Project Description | Dade & Sunrise - Parcels North |

## Site Information

| | |
|---|---|
| Intersection | S 25th St & Dade Rd |
| Jurisdiction | St Lucie |
| East/West Street | Dade Rd |
| North/South Street | S 25th St |
| Peak Hour Factor | 0.87 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 0 | 0 | | 0 | 1 | 0 | 1 | 0 | 2 | 0 | 0 | 1 | 2 | 0 |
| Configuration | | | | | | | LR | | U | | T | TR | | L | T | |
| Volume (veh/h) | | | | | | 20 | | 21 | 0 | | 1524 | 13 | 0 | 9 | 1062 | |
| Percent Heavy Vehicles (%) | | | | | | 3 | | 3 | 3 | | | | 3 | 3 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Left Only | | | | | | | | 1 | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | | | | | 7.5 | | 6.9 | 6.4 | | | | | 4.1 | | |
| Critical Headway (sec) | | | | | | 6.86 | | 6.96 | 6.46 | | | | | 4.16 | | |
| Base Follow-Up Headway (sec) | | | | | | 3.5 | | 3.3 | 2.5 | | | | | 2.2 | | |
| Follow-Up Headway (sec) | | | | | | 2.23 | | 3.33 | 2.53 | | | | | 2.23 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | | | | | 47 | | 0 | | | | | 10 | | |
| Capacity, c (veh/h) | | | | | | | 172 | | 237 | | | | | 345 | | |
| v/c Ratio | | | | | | | 0.27 | | 0.00 | | | | | 0.03 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | | | | | 1.1 | | 0.0 | | | | | 0.1 | | |
| Control Delay (s/veh) | | | | | | | 33.7 | | 20.2 | | | | | 15.8 | | |
| Level of Service (LOS) | | | | | | | D | | C | | | | | C | | |
| Approach Delay (s/veh) | | | | | 33.7 | | | | 0.0 | | | | 0.1 | | | |
| Approach LOS | | | | | D | | | | | | | | | | | |

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# HCS7 Two-Way Stop-Control Report

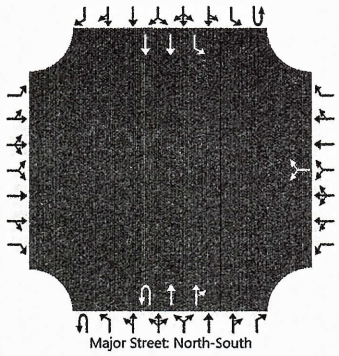
## General Information

| | |
|---|---|
| Analyst | WA |
| Agency/Co. | O'Rourke Engineering |
| Date Performed | 02/24/2022 |
| Analysis Year | 2025 |
| Time Analyzed | PM Peak Hour - w Project |
| Intersection Orientation | North-South |
| Project Description | Dade & Sunrise - Parcels North |

## Site Information

| | |
|---|---|
| Intersection | S 25th St & Dade Rd |
| Jurisdiction | St Lucie |
| East/West Street | Dade Rd |
| North/South Street | S 25th St |
| Peak Hour Factor | 0.91 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 0 | 0 | | 0 | 1 | 0 | 1 | 0 | 2 | 0 | 0 | 1 | 2 | 0 |
| Configuration | | | | | | | LR | | U | | T | TR | | L | T | |
| Volume (veh/h) | | | | | | 13 | | 17 | 0 | | 893 | 28 | 0 | 25 | 1390 | |
| Percent Heavy Vehicles (%) | | | | | | 3 | | 3 | 3 | | | | 3 | 3 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Left Only | | | | | | | | 1 | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | | | | | 7.5 | | 6.9 | 6.4 | | | | | 4.1 | | |
| Critical Headway (sec) | | | | | | 6.86 | | 6.96 | 6.46 | | | | | 4.16 | | |
| Base Follow-Up Headway (sec) | | | | | | 3.5 | | 3.3 | 2.5 | | | | | 2.2 | | |
| Follow-Up Headway (sec) | | | | | | 2.23 | | 3.33 | 2.53 | | | | | 2.23 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | | | | | 33 | | 0 | | | | | 27 | | |
| Capacity, c (veh/h) | | | | | | | 352 | | 150 | | | | | 675 | | |
| v/c Ratio | | | | | | | 0.09 | | 0.00 | | | | | 0.04 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | | | | | 0.3 | | 0.0 | | | | | 0.1 | | |
| Control Delay (s/veh) | | | | | | | 16.3 | | 29.0 | | | | | 10.6 | | |
| Level of Service (LOS) | | | | | | | C | | D | | | | | B | | |
| Approach Delay (s/veh) | | | | | 16.3 | | | | 0.0 | | | | 0.2 | | | |
| Approach LOS | | | | | C | | | | | | | | | | | |

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# APPENDIX F

# DRIVEWAY ANALYSIS

# HCS Two-Way Stop-Control Report

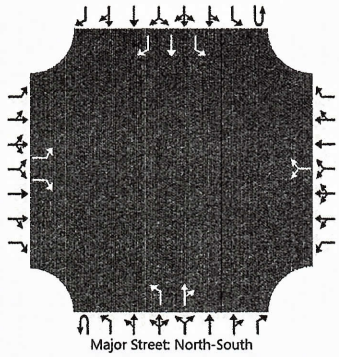
## General Information

| | |
|---|---|
| Analyst | CG |
| Agency/Co. | O'Rourke Engineering |
| Date Performed | 6/15/2022 |
| Analysis Year | 2025 |
| Time Analyzed | AM Peak Hour |
| Intersection Orientation | North-South |
| Project Description | Dade & Sunrise - Parcels North |

## Site Information

| | |
|---|---|
| Intersection | Sunrise Blvd & Driveway 1 |
| Jurisdiction | St. Lucie |
| East/West Street | Driveway 1 |
| North/South Street | Sunrise Blvd |
| Peak Hour Factor | 0.95 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 1 | 0 | 1 | | 0 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 1 | 1 |
| Configuration | | L | | R | | | LR | | | L | | TR | | L | T | R |
| Volume (veh/h) | | 21 | | 47 | | 37 | | 34 | | 15 | 147 | 12 | | 12 | 135 | 7 |
| Percent Heavy Vehicles (%) | | 3 | | 3 | | 3 | | 3 | | 3 | | | | 3 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | No | | | | | | | | | | | | No | | |
| Median Type \| Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | | 6.2 | | 7.1 | | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.13 | | 6.23 | | 7.13 | | 6.23 | | 4.13 | | | | 4.13 | | |
| Base Follow-Up Headway (sec) | | 3.5 | | 3.3 | | 3.5 | | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.53 | | 3.33 | | 2.23 | | 3.33 | | 3.53 | | | | 2.23 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | 22 | | 49 | | | 75 | | | 16 | | | | 13 | | |
| Capacity, c (veh/h) | | 560 | | 903 | | | 844 | | | 924 | | | | 1404 | | |
| v/c Ratio | | 0.04 | | 0.05 | | | 0.09 | | | 0.02 | | | | 0.01 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | 0.1 | | 0.2 | | | 0.3 | | | 0.1 | | | | 0.0 | | |
| Control Delay (s/veh) | | 11.7 | | 9.2 | | | 9.7 | | | 9.0 | | | | 7.6 | | |
| Level of Service (LOS) | | B | | A | | | A | | | A | | | | A | | |
| Approach Delay (s/veh) | | 10.0 | | | | 9.7 | | | | 0.8 | | | | 0.6 | | |
| Approach LOS | | A | | | | A | | | | A | | | | A | | |

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# HCS Two-Way Stop-Control Report

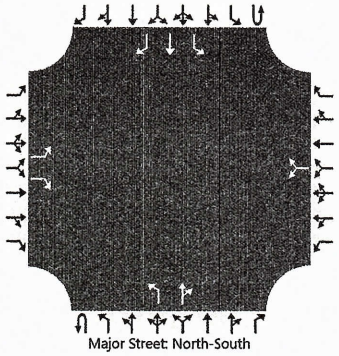
## General Information

| | |
|---|---|
| Analyst | CG |
| Agency/Co. | O'Rourke Engineering |
| Date Performed | 6/15/2022 |
| Analysis Year | 2025 |
| Time Analyzed | PM Peak Hour |
| Intersection Orientation | North-South |
| Project Description | Dade & Sunrise - Parcels North |

## Site Information

| | |
|---|---|
| Intersection | Sunrise Blvd & Driveway 1 |
| Jurisdiction | St. Lucie |
| East/West Street | Driveway 1 |
| North/South Street | Sunrise Blvd |
| Peak Hour Factor | 0.95 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 1 | 0 | 1 | | 0 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 1 | 1 |
| Configuration | | L | | R | | | LR | | | L | | TR | | L | T | R |
| Volume (veh/h) | | 13 | | 29 | | 27 | | 16 | | 49 | 124 | 28 | | 46 | 228 | 29 |
| Percent Heavy Vehicles (%) | | 3 | | 3 | | 3 | | 3 | | 3 | | | | 3 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | No | | | | | | | | | | | | No | | |
| Median Type \| Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | | 6.2 | | 7.1 | | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.13 | | 6.23 | | 7.13 | | 6.23 | | 4.13 | | | | 4.13 | | |
| Base Follow-Up Headway (sec) | | 3.5 | | 3.3 | | 3.5 | | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.53 | | 3.33 | | 2.23 | | 3.33 | | 3.53 | | | | 2.23 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | 14 | | 31 | | | 45 | | | 52 | | | | 48 | | |
| Capacity, c (veh/h) | | 383 | | 796 | | | 623 | | | 851 | | | | 1413 | | |
| v/c Ratio | | 0.04 | | 0.04 | | | 0.07 | | | 0.06 | | | | 0.03 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | 0.1 | | 0.1 | | | 0.2 | | | 0.2 | | | | 0.1 | | |
| Control Delay (s/veh) | | 14.7 | | 9.7 | | | 11.2 | | | 9.5 | | | | 7.6 | | |
| Level of Service (LOS) | | B | | A | | | B | | | A | | | | A | | |
| Approach Delay (s/veh) | | 11.3 | | | | 11.2 | | | | 2.3 | | | | 1.2 | | |
| Approach LOS | | B | | | | B | | | | A | | | | A | | |

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| Luminaire Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | LLF | Luminaire Lumens | Luminaire Watts | Total Watts |
| | 30 | SB | Single | Cree Lighting OSQ-M-B-16L-40K7-4M-XX-NM-XX / OSQ-BLSMF | 0.900 | 12350 | 104 | 3120 |
| | 16 | SA | Single | Cree Lighting OSQ-M-B-16L-40K7-3M-XX-NM-XX / OSQ-BLSMF | 0.900 | 12700 | 104 | 1664 |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Parking and Drive Lane | Illuminance | Fc | 1.48 | 3.8 | 0.5 | 2.96 | 7.60 |
| Spill | Illuminance | Fc | 0.01 | 0.3 | 0.0 | N.A. | N.A. |

GENESIS LIGHTING

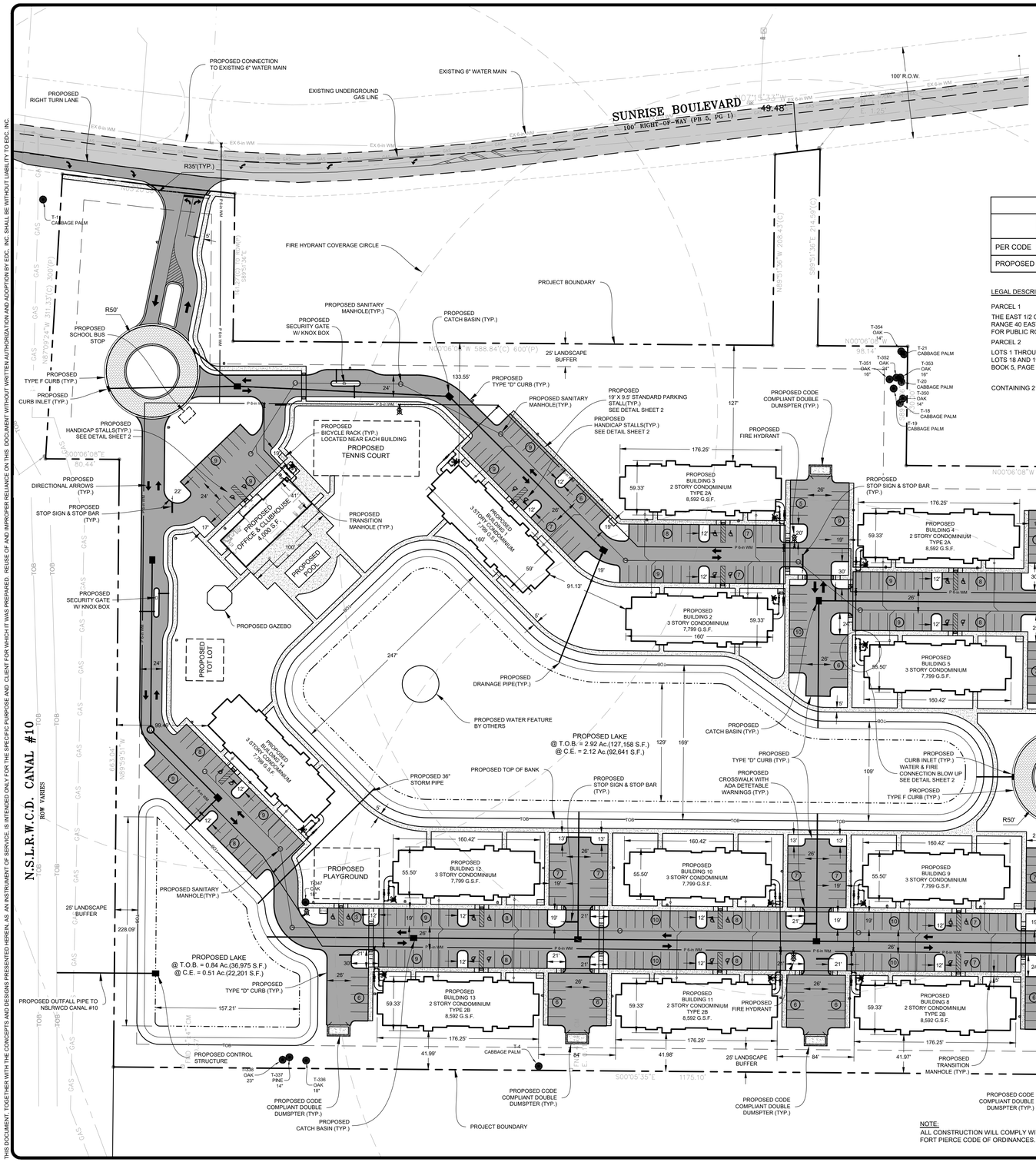
| # | Date | Comments |
|---|---|---|
| | | |

Revisions

Drawn By:
Checked By:
Date:6/28/2022
Scale:

# Privilege North

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.







## LEGEND

| | | | | | |
|---|---|---|---|---|---|
| M E | EXISTING METER | # | EX. OAK TREE TO REMAIN # - TREE TAG | | EXISTING CONCRETE |
| M E | PROPOSED METER | # | EX. PALM TREE TO REMAIN # - TREE TAG | | EXISTING PAVEMENT |
| | PROPOSED SIGN | # | EX. PINE TREE # - TREE TAG | | PROPOSED STANDARD ASPHALT |
| # | PARKING STALL COUNT | # | EX. OAK TREE TO BE REMOVED. # TREE TAG. | | PROPOSED CONCRETE |
| | MITERED END SECTION | # | EX. PALM TREE TO BE REMOVED. # - TREE TAG. | | PROPOSED PAVERS |
| | HANDICAP STALL | # | EX. PINE TREE TO BE REMOVED. # - TREE TAG. | | PROPOSED TURF BLOCK |
| | PROPOSED LIGHT POLE (SINGLE) | | PROPOSED DRAINAGE PIPE | | |
| | PROPOSED LIGHT POLE (DOUBLE) | | PROPOSED DRAINAGE INLET | | DRAINAGE FLOW ARROW |

| ZONING CODE FOR: MEDIUM DENSITY RESIDENTIAL (R-4) | | | | | | | |
|---|---|---|---|---|---|---|---|
| | YARD SETBACKS | | | | BUILDING COVERAGE | BUILDING HEIGHT | OPEN SPACE (LANDSCAPING) |
| | FRONT | REAR | SIDE | CORNER | | | |
| PER CODE | 25' | 20' | 10' | 15' | 50% MAX. | 45' MAX. | 20% MIN. |
| PROPOSED | 25' | 20' | 10' | 15' | 12.67% MAX. | 45' MAX. | 43.09% MIN. |

LEGAL DESCRIPTION

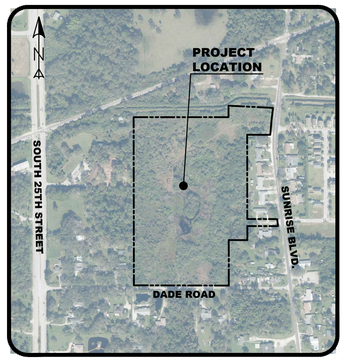
PARCEL 1

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM ALL RIGHT-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2

LOTS 1 THROUGH 4; THE WEST 130 FEET OF LOTS 5 THROUGH 16; ALL OF LOT 17; THE WEST 130 FEET OF LOTS 18 AND 19, BLOCK F, MARAVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 21.686 ACRES, MORE OR LESS.




VICINITY MAP
SCALE: 1" = 500'

**SITE DATA:**

| | |
|---|---|
| PARCEL ID: | PARCEL 1: 2428-601-0252-000-6<br>PARCEL 2: 2428-321-0001-000-3 |
| TOTAL PROJECT AREA: | 21.69 Ac. (944,659 S.F.) |
| SECTION: | 28 |
| TOWNSHIP: | 35S |
| RANGE: | 40E |
| ZONING: | R-4(10 Du/Ac.) |
| FUTURE LAND USE: | RM |
| TOTAL ALLOWABLE UNITS: | 217 UNITS(10 Du/Ac. X 21.72 Ac.) |
| TOTAL DRAINAGE REQUIRED: | 3.26 Ac.(15%)(21.72 Ac.) |
| TOTAL DRAINAGE PROVIDED: | 164,133 S.F. (3.798 AC) = 17.50% |
| PROJECT NAME: | PRIVILEGE RESIDENTIAL |
| PROJECT ADDRESS: | TBD |
| OWNER: | PRIVILEGE DEVELOPMENT |
| ARCHITECT: | CLAREN ARCHITECTURE + DESIGN, INC.<br>6400 CONGRESS AVE, SUITE 2150<br>BOCA RATON, FL 33487<br>561-961-4884, EXT 101 |
| SURVEY/ENGINEERING/PLANNING: | ENGINEERING DESIGN & CONSTRUCTION INC.<br>10250 SW VILLAGE PARKWAY, SUITE 201<br>PORT ST. LUCIE, FL 34987<br>(772) 462-2455 |

PROVIDER OF UTILITIES:

| | |
|---|---|
| WATER: | FPUA |
| WASTEWATER: | FPUA |
| IRRIGATION: | PRIVATE WELL |

**BUILDING DATA:**

| | |
|---|---|
| 3 STORY CONDOMINIUM(18 UNITS): | 7 BUILDINGS X 18 UNITS = 126 |
| 2 STORY CONDOMINIUM TYPE 2A(14 UNITS): | 3 BUILDINGS X 14 UNITS = 42 |
| 2 STORY CONDOMINIUM TYPE 2B(12 UNITS): | 4 BUILDINGS X 12 UNITS = 48 |
| TOTAL PROVIDED UNITS: | 216 UNITS |
| ONE BEDROOM UNITS = 43 | |
| TWO BEDROOM UNITS = 98 | |
| THREE BEDROOM UNITS = 64 | |
| OFFICE & CLUBHOUSE(1 STORY): | 4,000 S.F. |

**PARKING TABULATION:**

CONDOMINIUMS(1.5 SPACES PER UNIT)

| | |
|---|---|
| TOTAL PARKING REQUIRED: | 324 SPACES |
| TOTAL PARKING PROVIDED: | 386 SPACES |

OFFICE & CLUBHOUSE(1 STALL PER 300 S.F.)

| | |
|---|---|
| TOTAL PARKING REQUIRED: | 14 STALLS |
| TOTAL PARKING PROVIDED: | 18 STALLS(2HC) |

**LAND USE TABLE**

| | |
|---|---|
| EXISTING GROSS SITE AREA | 944,659 S.F. (21.69 AC) |
| R.O.W. DEDICATION | 6,632 S.F. (0.15 AC) |
| PROPOSED NET SITE AREA | 938,027 S.F. (21.53 AC) = 100.00% |
| IMPERVIOUS AREA | 369,971 S.F. (8.493 AC) = 39.44% |
| PROPOSED BUILDING | 118,797 S.F. (2.727 AC) = 12.67% |
| PROPOSED PAVEMENT | 184,054 S.F. (4.225 AC) = 19.63% |
| PROPOSED CONCRETE | 59,558 S.F. (1.367 AC) = 6.35% |
| PROPOSED PAVERS | 7,562 S.F. (0.174 AC) = 0.81% |
| PERVIOUS AREA: | 568,056 S.F. (13.041 AC) = 60.56% |
| OPEN SPACE AREA | 404,103 S.F. (9.277 AC) = 43.09% |
| LAKE TOP OF BANK | 164,133 S.F. (3.798 AC) = 17.50% |

**NEAREST FIRE HYDRANTS LOCATED WITHIN 1,000 FT.:**

(APPROX. DISTANCE PER GOOGLE MAPS)

HYDRANTS:

| | | |
|---|---|---|
| 1. | NORTHWEST SIDE OF SITE ALONG S 25TH STREET | 968 FT. |
| 2. | WEST SIDE OF SITE ALONG S 25TH STREET | 714 FT. |
| 3. | SOUTHWEST SIDE OF SITE ALONG S 25TH STREET | 870 FT. |
| 4. | SOUTHEAST SIDE OF SITE ALONG SUNRISE BLVD. | 707 FT. |
| 5. | EAST SIDE OF SITE ALONG SUNRISE BLVD. | 62 FT. |
| 6. | NORTHEAST SIDE OF SITE ALONG SUNRISE BLVD. | 312 FT. |

DRAINAGE SYSTEM:

THE STORMWATER MANAGEMENT SYSTEM FOR THE SITE WILL CONSIST OF A SERIES OF INLETS CONNECTED VIA UNDERGROUND PIPES WHICH CONVEY STORMWATER TO AN ONSITE WET DETENTION AREA. THE WET DETENTION AREA WILL TREAT AND ATTENUATE STORMWATER PRIOR TO DISCHARGING OFFSITE TO THE NSLRWCD CANAL NO. 10.

HAZARDOUS WASTE:

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

NOTE:

ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 119, 123 AND 125 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

ENGINEERS SURVEYORS ENVIRONMENTAL
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L.B. CERTIFICATE OF AUTHORIZATION 8098

| | |
|---|---|
| DESIGNED BY | VER |
| DRAWN BY | VER |
| FILENAME | 19-352 site plan 9-6-22.dwg |
| SHEET | SITE PLAN |
| LAYOUT | |
| SCALE | AS SHOWN |
| DATE | 10/FEB/22 |

| REVISION COMMENTS | DATE |
|---|---|
| REVISED PER CITY & PTUA COMMENTS | 23MAY22 |

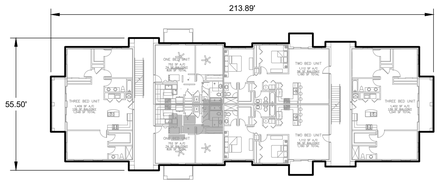
# PRIVILEGE DEVELOPMENT
## DADE ROAD & SUNRISE BLVD MULTI FAMILY RESIDENTIAL
## SITE PLAN
CITY OF FORT PIERCE FLORIDA

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

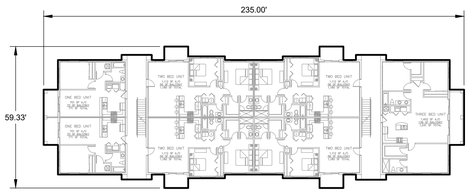
19-352

1 OF 2

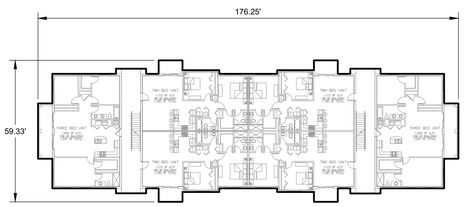
Z:\EDC 2019\19-352 - Privilege Dev - Dade Road (North Property)\ENGINEERING\AutoCAD\DWGs\19-352 Site Plan 9-6-22.dwg, 9/6/2022 4:17:08 PM



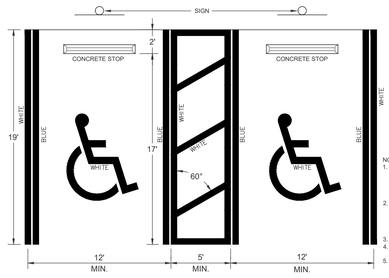

**3-STORY BUILDING:**
**(2) 1-BEDS, (2) 2-BEDS, (2) 3-BEDS**
**PER FLOOR x 3 FLOORS**
**7,799 G.S.F.**




**2-STORY BUILDING (TYPE 2A):**
**(2) 1-BEDS, (4) 2-BEDS, (1) 3-BEDS**
**PER FLOOR x 2 FLOORS**
**8,592 G.S.F.**




**2-STORY BUILDING (TYPE 2B):**
**(0) 1-BEDS, (4) 2-BEDS, (2) 3-BEDS**
**PER FLOOR x 2 FLOORS**
**8,592 G.S.F.**

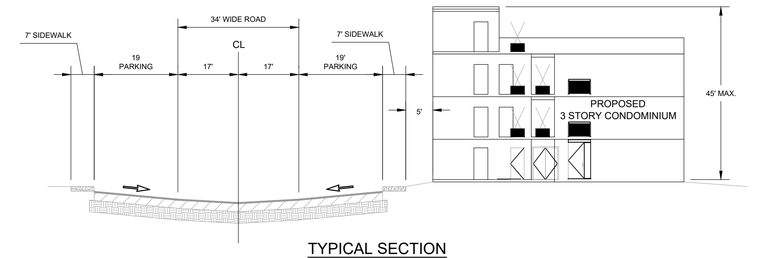




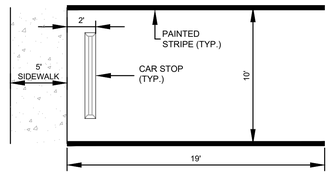


NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

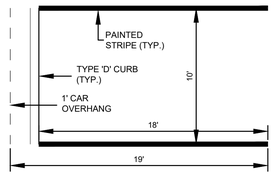
HANDICAPPED SPACE DETAIL



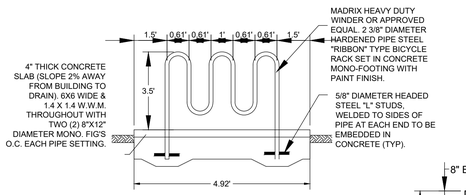

TYPICAL SECTION
SCALE: 1"=10'



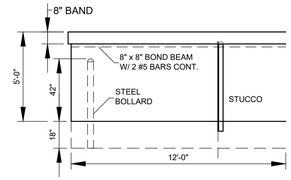

TYPICAL 19' PARKING STALL
N.T.S.

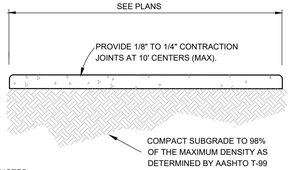



TYPICAL 18' PARKING STALL W/ OVERHANG
N.T.S.



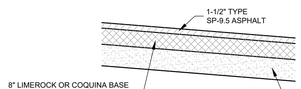

TYPICAL BIKE RACK DETAIL
N.T.S.



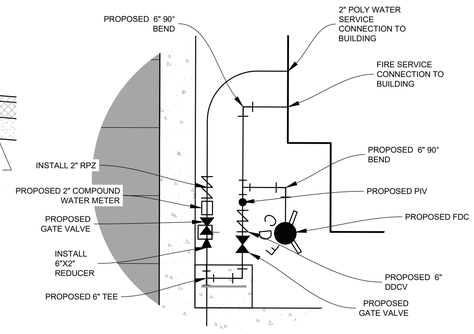




NOTES:
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk thickness to be increased to 6" thick at driveway locations.
3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.

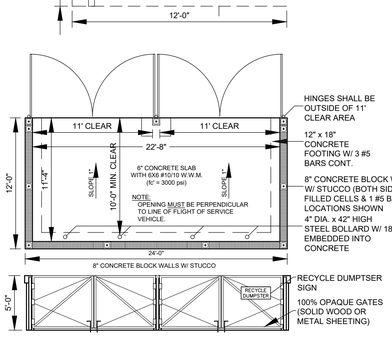
4" THICK SIDEWALK DETAIL



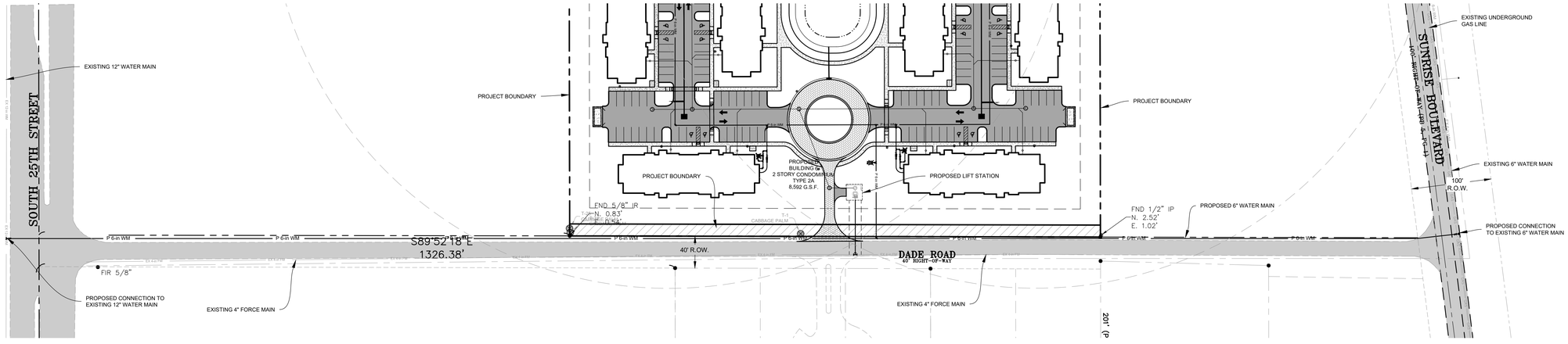

TYPICAL PAVEMENT SECTION
N.T.S.




TYPICAL WATER SERVICE CONNECTION BLOW UP
SCALE: 1" = 10'




24'X12' DUMPSTER DETAIL




OFFSITE WATER MAIN CONNECTION
SCALE: 1" = 70'

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L.B. CERTIFICATE OF AUTHORIZATION 8098

VER
DESIGNED BY
VER
DRAWN BY
19-352 site plan 9-6-22.dwg
FILENAME
DETAILS
LAYOUT
AS SHOWN
SCALE
6-JUNE-22
DATE

| REVISION COMMENTS | REVISED | DATE |
|---|---|---|
| REVISED PER CITY & FPUA COMMENTS | 23MAY22 | 23MAY22 |

# PRIVILEGE DEVELOPMENT
# DADE ROAD & SUNRISE BLVD
# MULTI FAMILY RESIDENTIAL
## SITE PLAN DETAILS
CITY OF FORT PIERCE FLORIDA

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

19-352

2 OF 2

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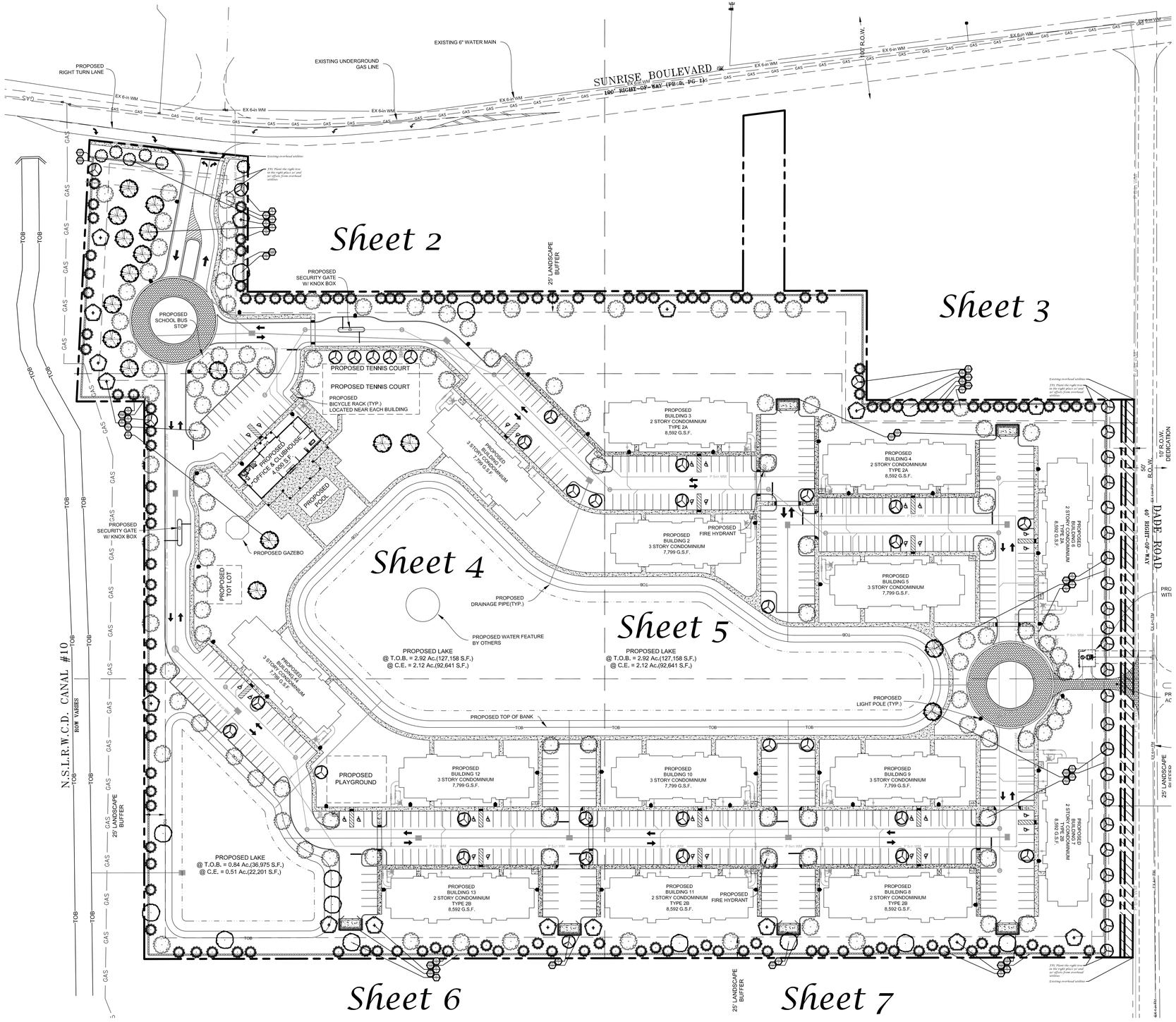
X:\EDC-2019\19-352 - Privilege Dev - Dade Road (North Property)\ENGINEERING\AutoCAD\DWGs\19-352 Site Plan 9-6-22.dwg, 9/6/2022 4:17:19 PM




# Sheet Legend


| | |
|---|---|
| Sheet L-1 | Key Sheet |
| Sheet L-2 | Landscape Plan - North East Section |
| Sheet L-3 | Landscape Plan - South East Section |
| Sheet L-4 | Landscape Plan - North Center Section |
| Sheet L-5 | Landscape Plan - South Center Section |
| Sheet L-6 | Landscape Plan - North West Section |
| Sheet L-7 | Landscape Plan - South West Section |
| Sheet L-8 | Landscape Data, Plant List, Details & Specifications |


# Landscape Plan

North
Scale: 1" = 60'
0 30' 60' 120'


**Conceptual Design Group, Inc.**
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198


## Privilege Development

Dade Road & Sunrise Boulevard

City of Fort Pierce, Florida

City Project Number:


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


| | |
|---|---|
| Job No. | 22-0301 |
| Drawn By | JWS |
| Submittal Dates | 3-7-2022 |
| | 7-1-2022 |
| | 11-2-2022 |
| Revision Dates | |
| New Base | 7-1-2022 |
| New Base | 11-2-2022 |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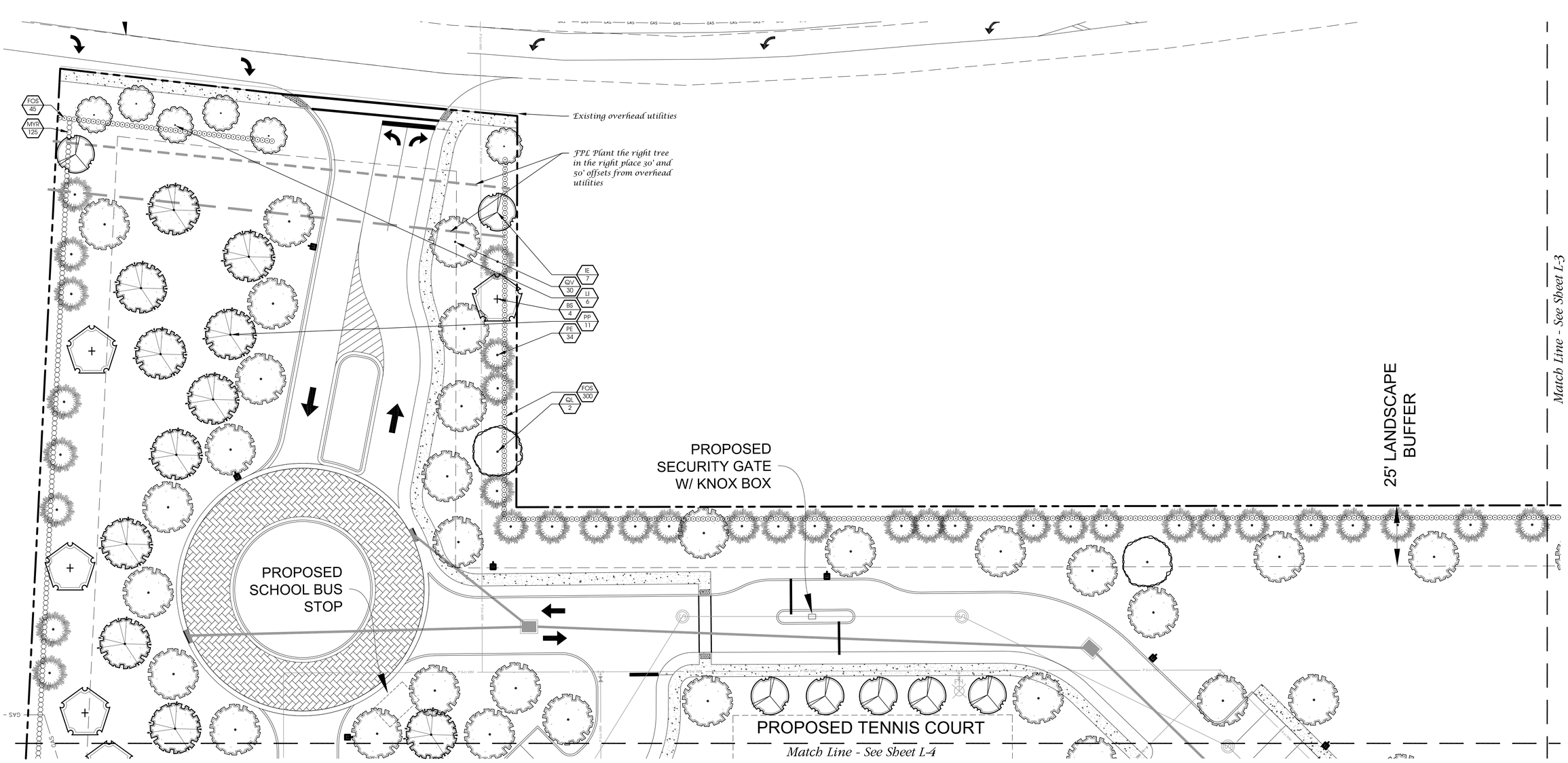


# Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'


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Landscape Architecture - Site Planning
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Stuart, Florida 34994
(772) 344-2340
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| Revision Dates | |
| New Base | 7-1-2022 |
| New Base | 11-2-2022 |


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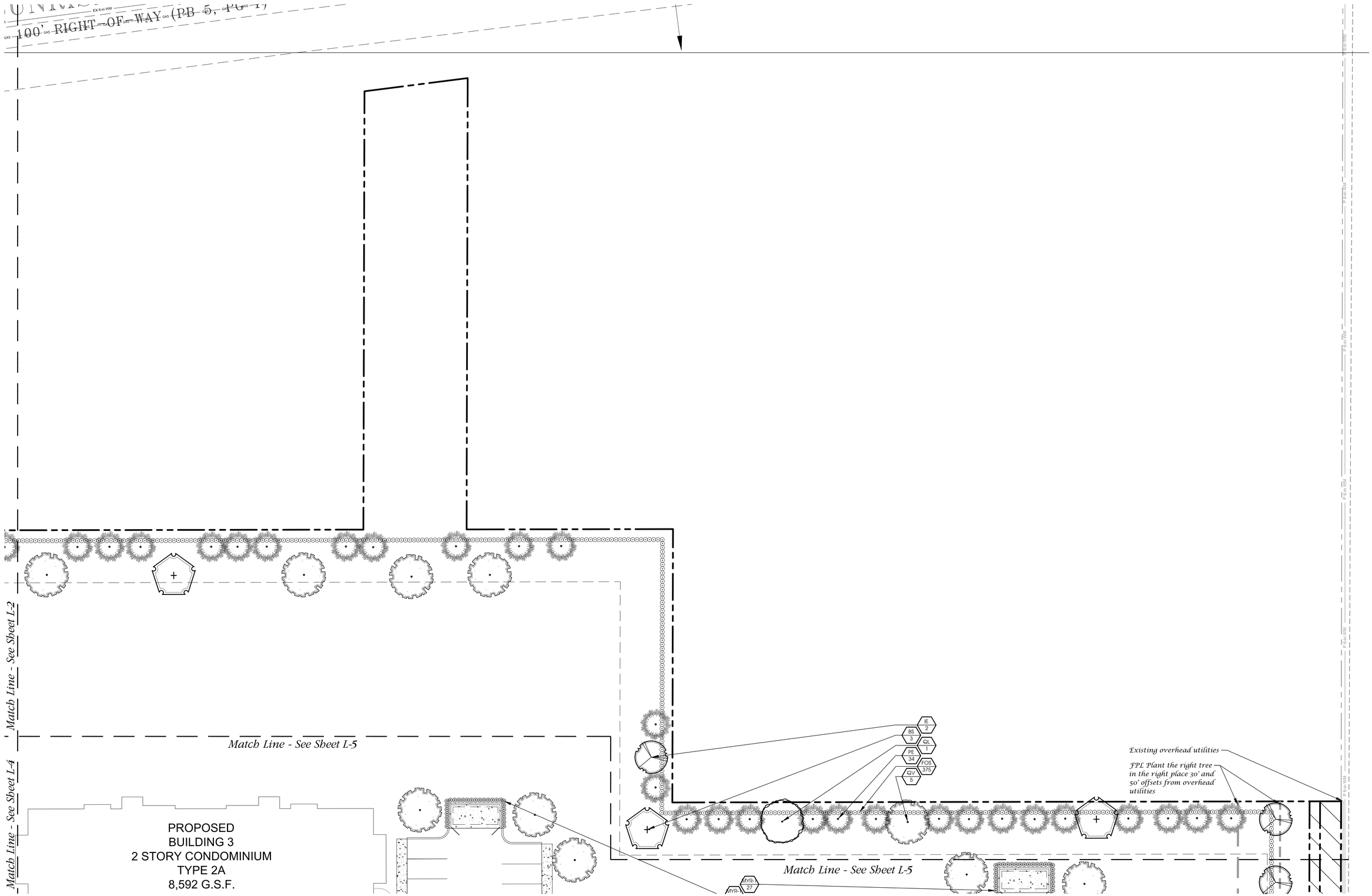


# Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'


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| New Base | 11-2-2022 |


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*Match Line - See Sheet L-2*

PROPOSED TENNIS COURT

PROPOSED
BICYCLE RACK (TYP.)
LOCATED NEAR EACH BUILDING

PROPOSED
OFFICE & CLUBHOUSE
4,000 S.F.

PROPOSED
POOL

PROPOSED
BUILDING 1
3 STORY CONDOMINIUM
7,799 G.S.F.

PROPOSED
SECURITY GATE
W/ KNOX BOX

PROPOSED GAZEBO

PROPOSED
TOT LOT

PROPOSED
DRAINAGE PIPE(TYP.)

PROPOSED WATER FEATURE
BY OTHERS

PROPOSED LAKE
@ T.O.B. = 2.92 Ac.(127,158 S.F.)
@ C.E. = 2.12 Ac.(92,641 S.F.)

PROPOSED
BUILDING 14
3 STORY CONDO
7,799 G

PE 13
MYP 275
IE 5
BS 1
QV 18
PP 4

*Match Line - See Sheet L-5*

*Match Line - See Sheet L-6*

# *Landscape Plan*

North
Scale: 1" = 20'
0 10' 20' 40'

**Conceptual Design Group, Inc.**
*Landscape Architecture - Site Planning*
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Stuart, Florida 34994
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## *Privilege Development*

*Dade Road & Sunrise Boulevard*
*City of Fort Pierce, Florida*

*City Project Number:*

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

| | |
|---|---|
| *Job No.* | 22-0301 |
| *Drawn By* | JWS |
| *Submittal Dates* | 3-7-2022 |
| | 7-1-2022 |
| | 11-2-2022 |
| *Revision Dates* | |
| New Base | 7-1-2022 |
| New Base | 11-2-2022 |

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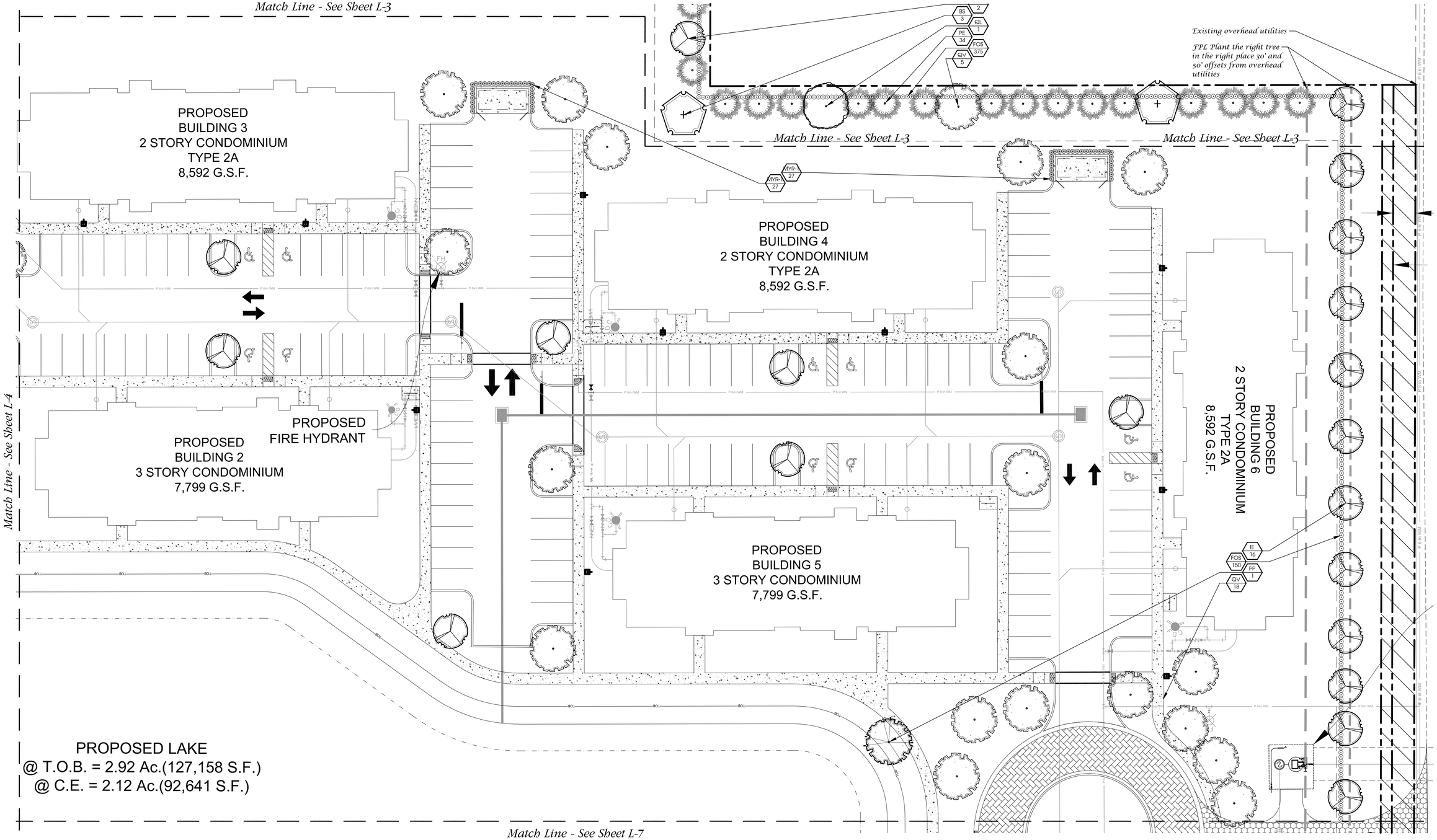
*Sheet* L-4 *of* 8




# Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'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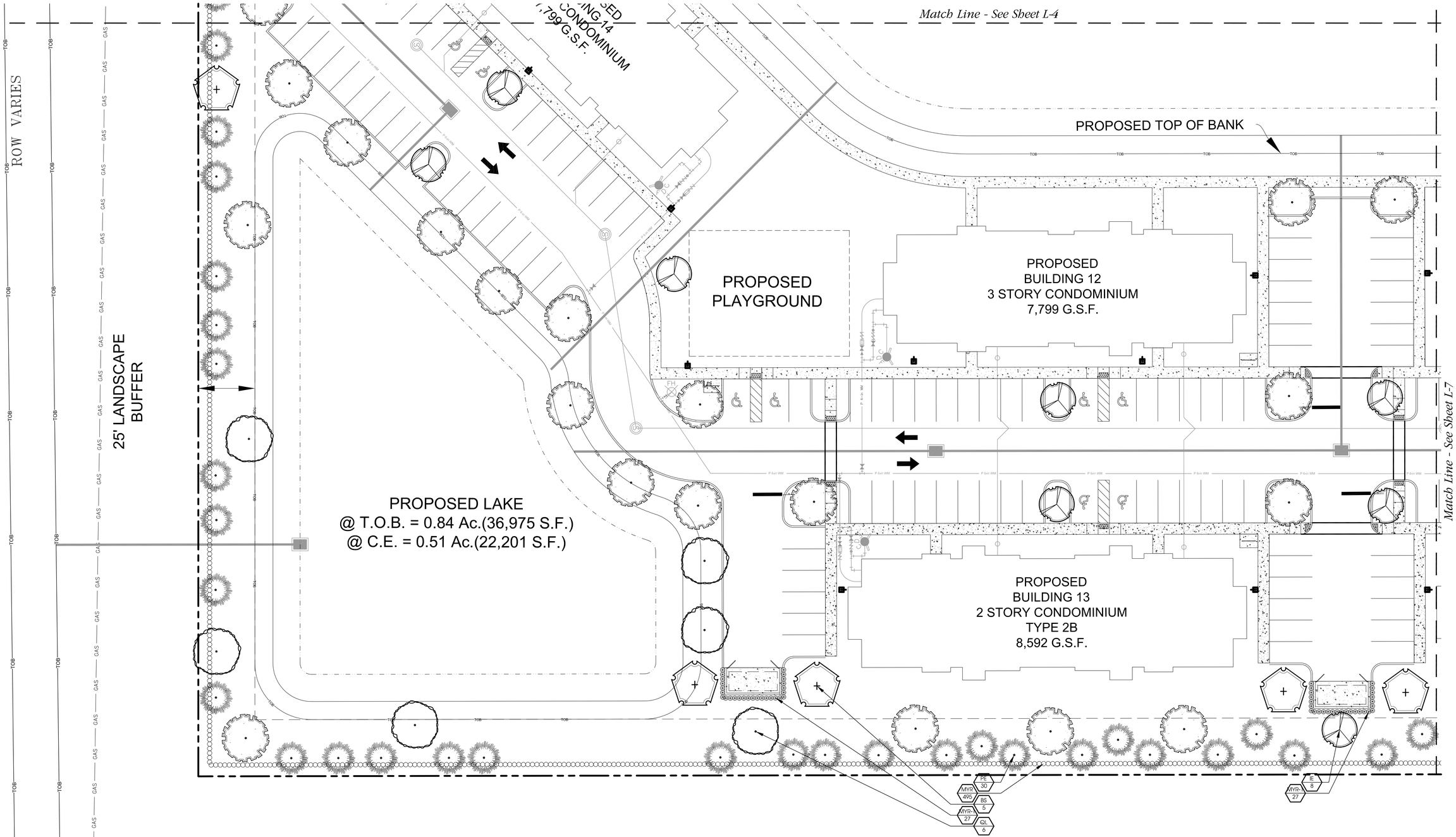


# Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'


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Sheet L-6 of 8

PROPOSED LAKE
@ T.O.B. = 2.92 Ac.(127,158 S.F.)
@ C.E. = 2.12 Ac.(92,641 S.F.)

*Match Line - See Sheet L-5*

PROPOSED
LIGHT POLE (TYP.)

PROPOSED
BUILDING 10
3 STORY CONDOMINIUM
7,799 G.S.F.

PROPOSED
BUILDING 9
3 STORY CONDOMINIUM
7,799 G.S.F.

PROPOSED
BUILDING 7
2 STORY CONDOMINIUM
TYPE 2B
8,592 G.S.F.

IE 18
FCR 150
PP 1
QV 19

*Match Line - See Sheet L-6*

PROPOSED
BUILDING 11
2 STORY CONDOMINIUM
TYPE 2B
8,592 G.S.F.

PROPOSED
FIRE HYDRANT

PROPOSED
BUILDING 8
2 STORY CONDOMINIUM
TYPE 2B
8,592 G.S.F.

QL 4
MYR 27

MYR 27
MYR 300
BS 3
PE 27

*FPL Plant the right tree in the right place 30' and 50' offsets from overhead utilities*

*Existing overhead utilities*

CAPE
ER

# *Landscape Plan*

North
Scale: 1" = 20'
0 10' 20' 40'


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## *Privilege Development*

*Dade Road & Sunrise Boulevard*

*City of Fort Pierce, Florida*

*City Project Number:*

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

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|---|---|
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| New Base | 11-2-2022 |


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# Landscape Specifications

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

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

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

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

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

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

# Plant List

| QTY | SYM | SPECIES | COMMON NAME/DESCRIPTION | SIZE | SPACING | REMARKS |
|---|---|---|---|---|---|---|
| **CANOPY / ORNAMENTAL TREES** | | | | | | |
| 16 | BS* | BURSERA SIMARUBA | GUMBO LIMBO | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 56 | IE* | ILEX x ATTENUATA 'EAGLESTON' | EAGLESTON HOLLY | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 6 | LI | LAGERSTROEMIA INDICA 'TUSKEGEE' | CREPE MYRTLE 'RED' | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 2.5' C.T. MIN. |
| 138 | PE* | PINUS ELLIOTTI | SLASH PINE | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 17 | PP | PELTOPHORUM DUBIUM | YELLOW POINCIANA | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 13 | QL* | QUERCUS LAURIFOLIA | LAUREL OAK | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 90 | QV* | QUERCUS VIRGINIANA | LIVE OAK | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| **SHRUBS / GROUNDCOVERS** | | | | | | |
| 162 | MYR-1* | MYRICANTHES FRAGRANS | SIMPSON STOPPER | #7, 4' x 2' | 2' O.C. | FULL & THICK |
| 1,195 | MYR* | MYRICANTHES FRAGRANS | SIMPSON STOPPER | #3, 2' x 2' | 2' O.C. | FULL & THICK |
| 1,085 | FOS* | FORESTIERA SEGREGATA | FLORIDA PRIVET | #3, 2' x 2' | 2' O.C. | FULL & THICK |
| | SOD-1 | PASPALUM NOTATUM | BAHIA SOD | | | SEE SPECS |

* = Florida Native
NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE

# Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. (East Portion & South Buffer) 852.46'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
852.46 l.f. x 10' = 8,524.6 s.f. / 300 = 29 Trees
Provided = 29 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
852.46 l.f. / 2' o.c. = 427 Shrubs
Provided = 427 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 3,575'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
3,575 l.f. x 10' = 35,750 s.f. / 200 = 179 Trees
Provided = 179

Shrubs Required = Continuous Hedge @ 2' o.c.
3,575 l.f. / 2' o.c. = 1,788 Shrubs
Provided = 1,788 Shrubs

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 (192,920 s.f./15 = 12,862 s.f.)
Landscape Area Provided = 12,862 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
192,920 s.f./15 = 12,862 s.f. / 100 = 129 Trees
Trees Provided = 129

Maximum Use of Palm Trees
Sec. 123-37(1)(a)(3)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 337 Trees
Maximum Palms Allowed = 168 (337 / 2 = 168)
Total Palms Provided = 0 (0%)

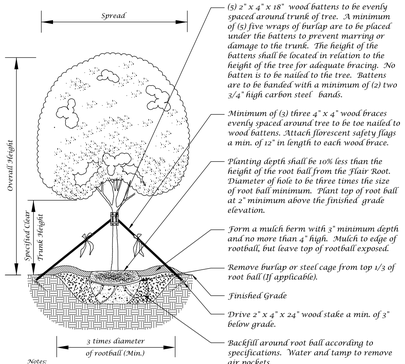
Total Trees Required = 337 Trees
Total Trees Provided = 337 Trees
337 Trees + 0 Palms @ 3:1 = 0 Trees = 337 Trees

Total Trees Required = 337 Trees
Total Native Trees Provided = 314 (93%)

Total Palms Required = 0
Total Native Palms Provided = 0 (0%)

Total Shrubs Required = 2,377
Total Native Shrubs Provided = 2,377 (100%)

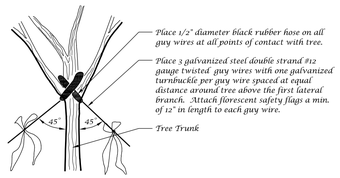
# Landscape Details




Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

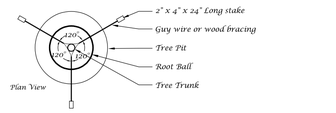
## Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



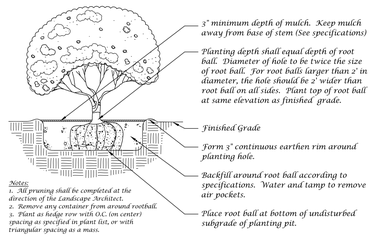

## Guy Wire Attachment Detail

Not to Scale




## Staking Detail

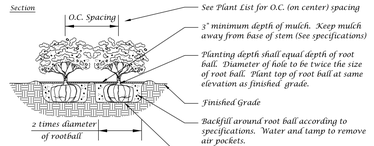
Not to Scale

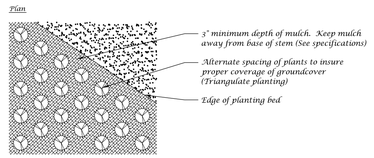



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

## Shrub Detail

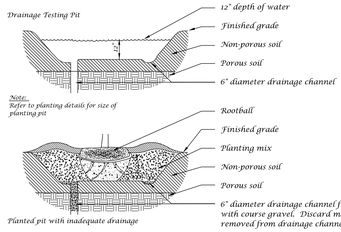
Not to Scale



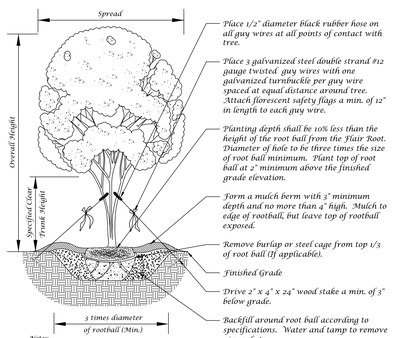

## Ground Cover Detail

Not to Scale




## Drainage Testing Detail

Not to Scale




Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

## Tree Planting Detail

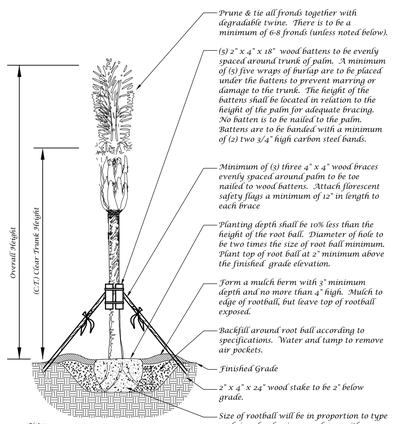
Not to Scale




Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

## Multi-Trunk Tree Planting Detail

Not to Scale




Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

## Palm Planting Detail

Not to Scale

# Landscape Plan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| New Base | 7-1-2022 |
| New Base | 11-2-2022 |


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


Sheet L-8 of 8

# IRREVOCABLE LICENSE AGREEMENT

THIS IRREVOCABLE LICENSE AGREEMENT (this "**License**") is made this ____ day of_____, 2022 (the "**Effective Date**") between PRIVILEGE DEVELOPMENT, LLC, a Florida limited liability company, whose address is P.O. Box 3945, Hallandale Beach, FL 33008, herein called ("**Licensor**"), and BEVERLY A. BUSTIN of 702 Sharon Terrace, Fort Pierce, FL 34982 and MARY E. RAYNER, 703 Sharon Terrace, Fort Pierce, FL 34982 (hereinafter collectively referred to as "**Licensee**").

1. OCCUPANCY. Licensee currently occupies the Premises (as defined below) without benefit of title.

2. GRANT OF LICENSE. Licensor hereby grants to Licensee a license to occupy and use, subject to all of the terms and conditions hereof, the real property more specifically described in **Exhibit "A"** attached hereto and made a part hereof (the "**Premises**").

3. LIMITATION TO DESCRIBED PURPOSE. The Premises may be occupied and used by Licensee solely for ingress and egress between Sunrise Boulevard and the residential structures currently designated as 702 and 703 Sharon Terrace in Fort Pierce, Florida, as generally indicated in **Exhibit "B"** attached hereto and made a part hereof (each a "**Property**," collectively the "**Properties**"). This License shall be in effect for a limited duration, until it is terminated as hereinafter provided.

4. TERMINATION. This License is irrevocable with respect to Licensor. This License will automatically expire for each Property when the principal residential structure on that Property must be or is Rebuilt. For the purposes of this paragraph, "**Rebuilt**" means 70% or greater replacement of the structural and architectural elements of each structure, in relation to that structure on the Effective Date. When either structure is Rebuilt, this License and the rights contemplated herein shall expire with respect to that Property, and all future access to Sunrise Boulevard shall be directly from the Property, itself, without use of the Premises.

5. INDEMNIFICATION OF LICENSOR. Licensee shall indemnify and hold Licensor harmless from any and all liability for personal injuries, property damage, or for loss of life or property resulting from, or in any way connected with, the condition or use of the Premises by Licensee, its agents or invitees.

6. CONDITION OF PREMISES NOT WARRANTED. Licensor does not warrant or represent that the Premises is safe, healthful, or suitable for the purposes for which it is permitted to be used under the terms of this License. Licensee assumes all risk of occupancy.

8. NOT A GRANT OF AN INTEREST OR ESTATE. By this License Licensor does not intend to grant to Licensee any interest or estate in the Premises and specifically denies any such interest or estate in Licensee. This License is given at the request of the City of Fort Pierce, Florida as a condition to entitlement of Licensor's neighboring property.

9. NO ASSIGNMENT. This License shall run with the land but cannot be separated from the Properties.

**IN WITNESS WHEREOF**, Licensor has subscribed its name and has caused this Irrevocable License Agreement to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of the following two witnesses:

**GRANTOR:**

**PRIVILEGE DEVELOPMENT, LLC, a Florida limited liability company**

_____
Print Name: _____

By: _____
Simon Cohen, Manager

_____
Print Name: _____

STATE OF _____ )
COUNTY OF _____ )

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ___ day of ____, 2022 by **SIMON COHEN, as Manager of Privilege Development, LLC.** He is [ ] personally known to me OR [ ] has produced _____ as identification.

_____
(Signature of Notary Public)
Print Name: _____
Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

**EXHIBIT "A"**
**The Premises**

**EXHIBIT "B"**
**The Properties**

NOTE:
DESCRIPTION NOT VALID WITHOUT SKETCH.

# THIS IS NOT A SURVEY

EXHIBIT B

**NOTES:**

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 17, BLOCK F AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.
3. THE DIMENSIONS OF LOT 17 WERE PRORATED BASED ON FOUND CONTROL IN A BOUNDARY SURVEY PREPARED BY EDC, INC. UNDER PROJECT #19-352 LAST UPDATED ON JUNE 24, 2022.

**ABBREVIATION LEGEND:**

| | |
|---|---|
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| ORB | OFFICIAL RECORD BOOK |
| PB | PLAT BOOK |
| PG | PG |
| R/W | RIGHT OF WAY |
| ℄ | CENTER LINE |

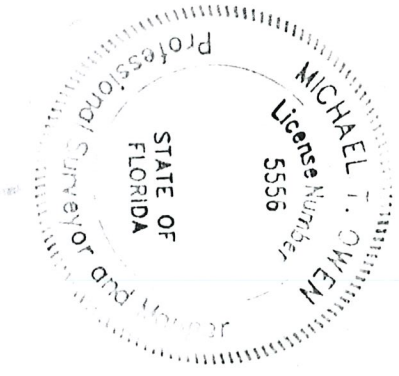
**DESCRIPTION:**

A PORTION OF LOT 17, BLOCK F OF MARAVILLA HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 17, BLOCK F, THENCE SOUTH 89°51'36" EAST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 130.00 FEET TO THE **POINT OF BEGINNING**.

THENCE SOUTH 89°51'36" EAST, A DISTANCE OF 214.59 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SUNRISE BOULEVARD (A 100.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY NORTH 07°15'33" WEST, A DISTANCE OF 49.48 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 89°51'36" WEST ALONG THE NORTH LINE OF LOT 17, A DISTANCE OF 208.43 FEET TO A POINT 130.00 FEET EASTERLY OF THE WEST LINE OF LOT 17; THENCE SOUTH 00°06'08" EAST, A DISTANCE OF 49.07 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 10,378.69 SQUARE FEET (0.238 ACRES), MORE OR LESS




MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

9-29-2022
SIGNATURE DATE

*SKETCH & DESCRIPTION OF:*
*ACCESS EASEMENT*

PREPARED FOR:
*PRIVILEGE DEVELOPMENT*

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
www.edc-inc.com

ENGINEERS ◔ SURVEYORS
ENVIRONMENTAL
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

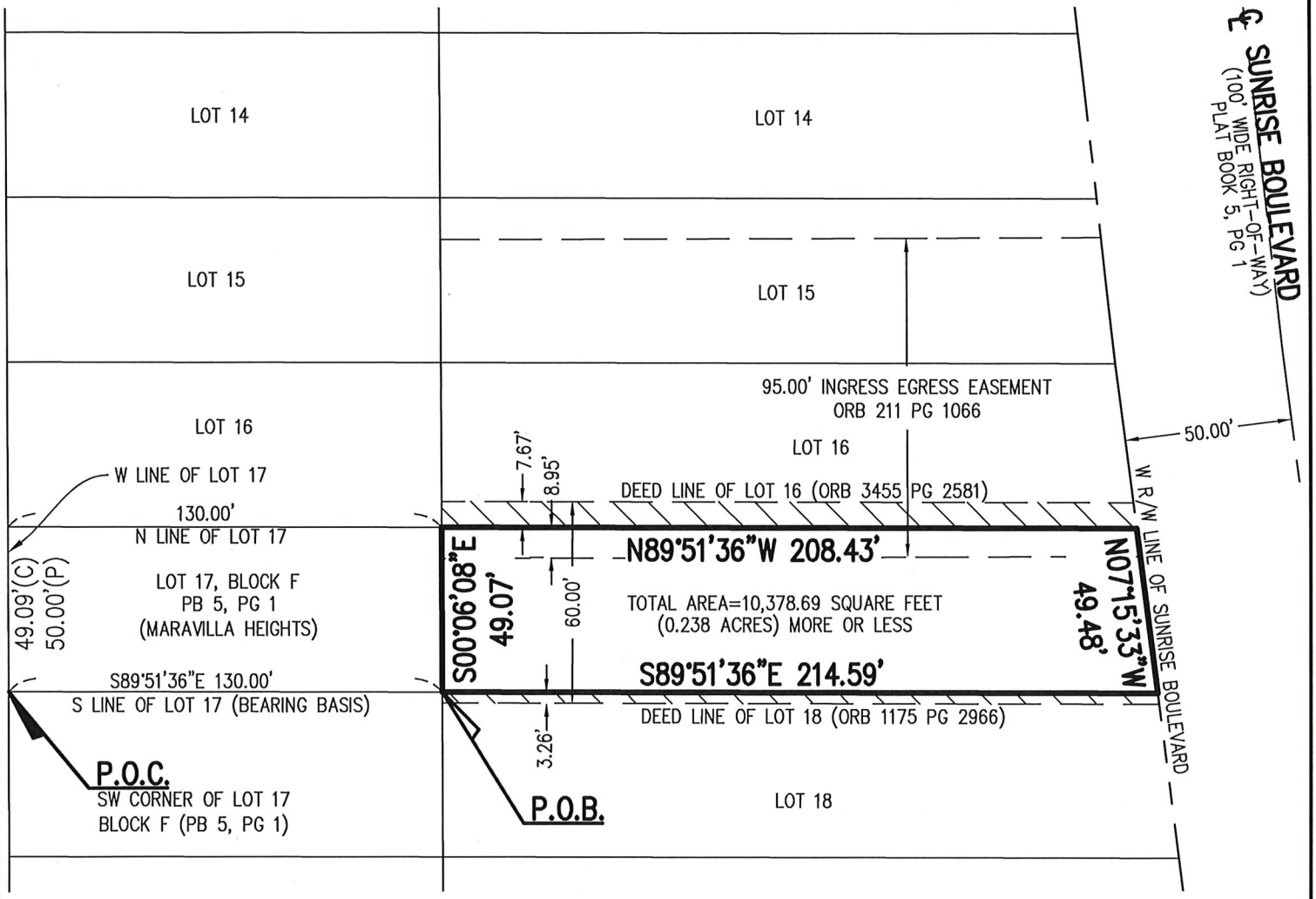
PROJ. #19-352 DATE: 9/29/2022 DRAWN BY: ABB CHECKED BY: MTO SCALE: 1"-50' CAD FILE: 19-352 Access Easement S&D.dwg
Z:\EDC-2019\19-352 - Privilege Dev - Dade Road (North Property)\SURVEY\Dwg - PDF\Survey\S&D\19-352 Access Easement S&D.dwg, 9/30/2022 1:03 PM

# THIS IS NOT A SURVEY

INTENDED DISPLAY SCALE

0 50

Scale in feet
1 Inch = 50 Feet




## SKETCH & DESCRIPTION OF: ACCESS EASEMENT

PREPARED FOR:
PRIVILEGE DEVELOPMENT


PORT SAINT LUCIE OFFICE
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REVISIONS

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Z:\EDC-2019\19-352 - Privilege Dev - Dade Road (North Property)\SURVEY\Dwg - PDF\Survey\S&D\19-352 Access Easement S&D.dwg, 9/30/2022 1:05 PM

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** Privilege North Residential

**NOTICES PROVIDED PURSUANT TO:** City Code Section 125-37

**NOTICE BY NEWSPAPER:** February 19, 2023

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Ryan Altizer

**TITLE:** Senior Planner

**SIGNATURE:** Ryan Altizer

**DATE:** 2/22/2023

ST. LUCIE NEWS TRIBUNE

ATTN: LEGAL ADVERTISING

RE: Planning

RUN ONCE: Sunday, February 19, 2023

Send Proof of Publication to: Linda W. Cox, City Clerk, lcox@cityoffortpierce.com

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CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Monday, March 6, 2023, hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida, at their meeting which begins at 5:05 p.m., to consider review and approval of the following:

1. Application for a Site Plan Development & Design Review submitted by applicant Bradley Currie with EDC, Inc. to construct a 216-unit multi-family development with eight (7) multi-family buildings, a clubhouse with a pool, and associated site improvements at 3315 Sunrise Boulevard, more specifically located at Parcel Control Numbers: 2428-601-0252-000-6 & 2428-321-0001-000-3.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk’s Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 2/19/2023

# Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960
**AFFIDAVIT OF PUBLICATION**

**CITY OF FORT PIERCE LEGALS**
PO BOX 1480

**FORT PIERCE, FL 34954-1480**

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.
Issue(s) dated before where the dates are noted or by publication on the newspaper's website, if authorized, on :
**02/19/2023**

Subscribed and sworn to before on February 19, 2023:

Notary, State of WI, County of Brown

9/19/25
My commission expires

VICKY FELTY
Notary Public
State of Wisconsin

Publication Cost: $131.04
Ad No: 0005599995
Customer No: 1309463
PO #: 3315 Sunrise Blvd

# of Affidavits 1

**CITY OF FORT PIERCE**
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1. Application for a Site Plan Development & Design Review submitted by applicant Bradley Currie with EDC, Inc. to construct a 216-unit multi-family development with eight (7) multi-family buildings, a clubhouse with a pool, and associated site improvements at 3315 Sunrise Boulevard, more specifically located at Parcel Control Numbers: 2428-601-0252-000-6 & 2428-321-0001-000-3.
2. Application for a Site Plan (Development and Design Review) by property owner, William Wallace Enterprises, LLC, and applicant, Lee Smith, President of Wallace Auto Group to construct an approximately 25,740 square foot Automobile Sales and Service Facility with associated site improvements at or near 5553 South US Highway 1 in Fort Pierce, Florida, more specifically located at Parcel Control Number: 3410-211-0003-000-7

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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/s/ Linda W. Cox, City Clerk
Publish: 02.19.2023
TCN5599995

ENGINEERS SURVEYORS ENVIRONMENTAL

City Commission Meeting

# Privilege North

March 6, 2023

- Site Plan Application for:
  - 216 multi-family development with associated site improvements.
  - 4,000 sf clubhouse with pool.
  - Bus stop.
  - Proposed Tennis Court.
  - Tot Lot.
- The parcel totals 21.69 acres.

# Introduction

ENGINEERS SURVEYORS ENVIRONMENTAL




# Location Map

NORTH

ENGINEERS SURVEYORS ENVIRONMENTAL




# Location Map (Zoomed In)

NORTH

ENGINEERS SURVEYORS ENVIRONMENTAL




# Future Land Use Map

NORTH

ENGINEERS SURVEYORS ENVIRONMENTAL




# Zoning Map

NORTH

ENGINEERS SURVEYORS ENVIRONMENTAL

## Sec. 125-194. - Medium density residential zone (R-4).

(a) *Purpose.* The medium density residential district is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three or more dwelling units. Maximum gross densities should generally not exceed ten units per acre for conventional developments and 12 units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section.

# R-4 Zoning

ENGINEERS SURVEYORS ENVIRONMENTAL




# Color Site Plan

NORTH

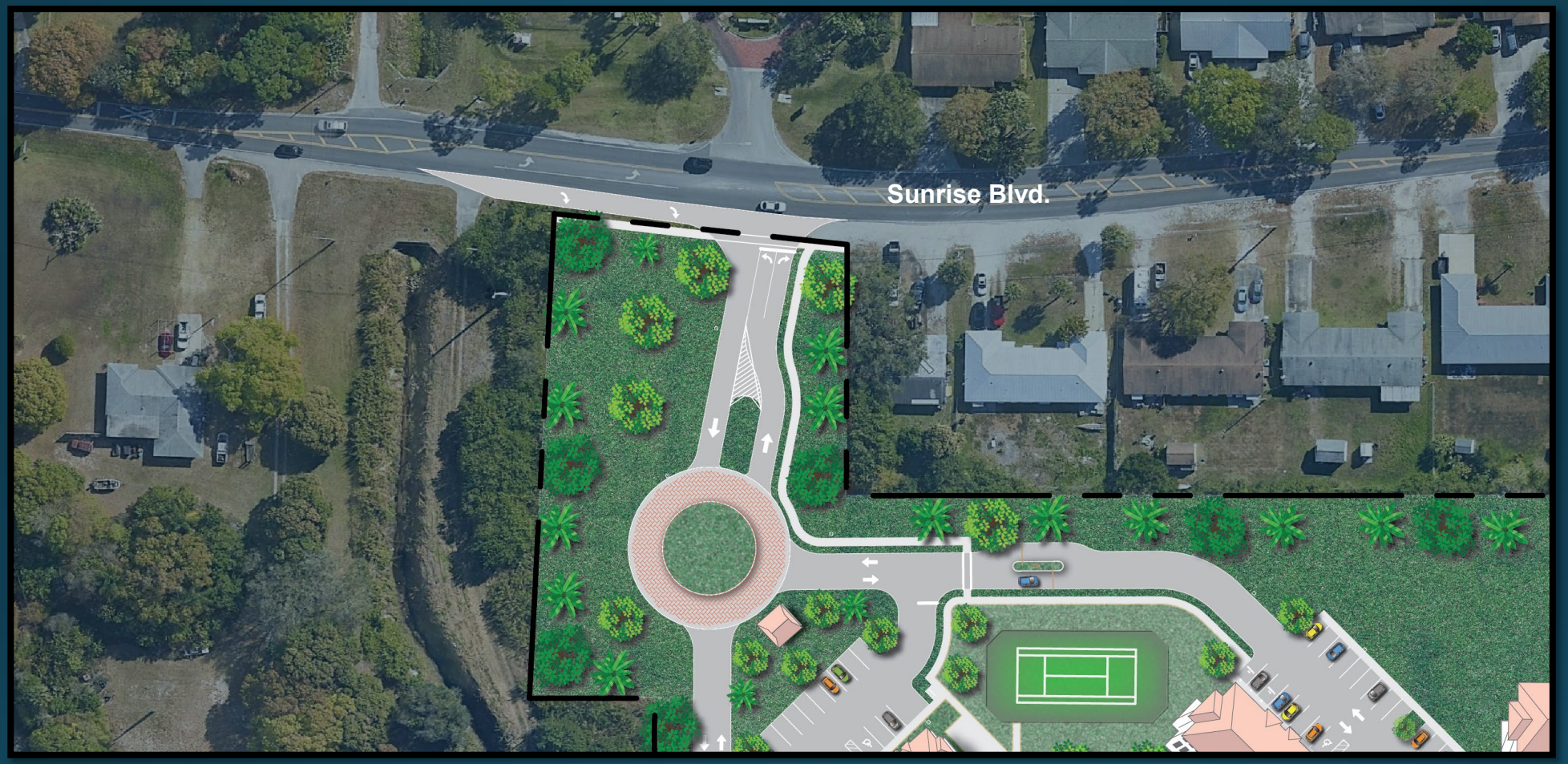
ENGINEERS · SURVEYORS · ENVIRONMENTAL




# Proposed Site Plan

NORTH

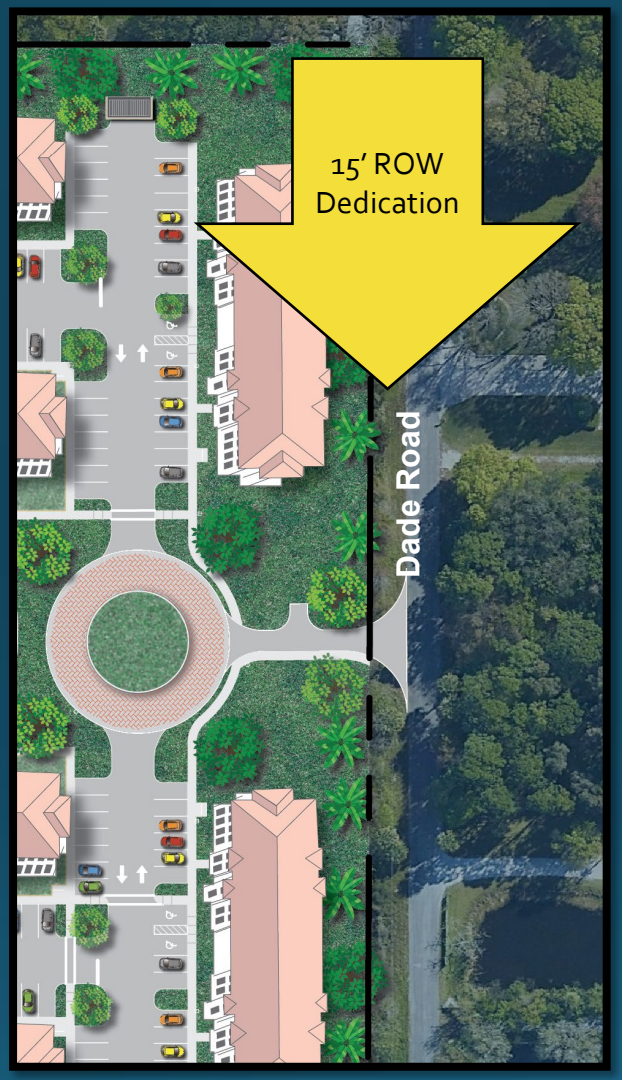
ENGINEERS SURVEYORS ENVIRONMENTAL




# Access Sunrise Blvd.

NORTH

ENGINEERS SURVEYORS ENVIRONMENTAL




# Emergency Access – Dade Rd.

NORTH

ENGINEERS SURVEYORS ENVIRONMENTAL




# Elevations

NORTH

EDC
ENGINEERS SURVEYORS ENVIRONMENTAL




# Elevations

NORTH

ENGINEERS • SURVEYORS • ENVIRONMENTAL




# Elevations

NORTH

ENGINEERS · SURVEYORS · ENVIRONMENTAL




# Elevations

NORTH

EDC
ENGINEERS SURVEYORS ENVIRONMENTAL




# Elevations

NORTH

ENGINEERS SURVEYORS ENVIRONMENTAL




# Amenities

NORTH

ENGINEERS SURVEYORS ENVIRONMENTAL

- Site Plan Application for:
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  - 4,000 sf clubhouse with pool.
  - Bus stop.
  - Proposed Tennis Court.
  - Tot Lot.

# Summary

ENGINEERS SURVEYORS ENVIRONMENTAL

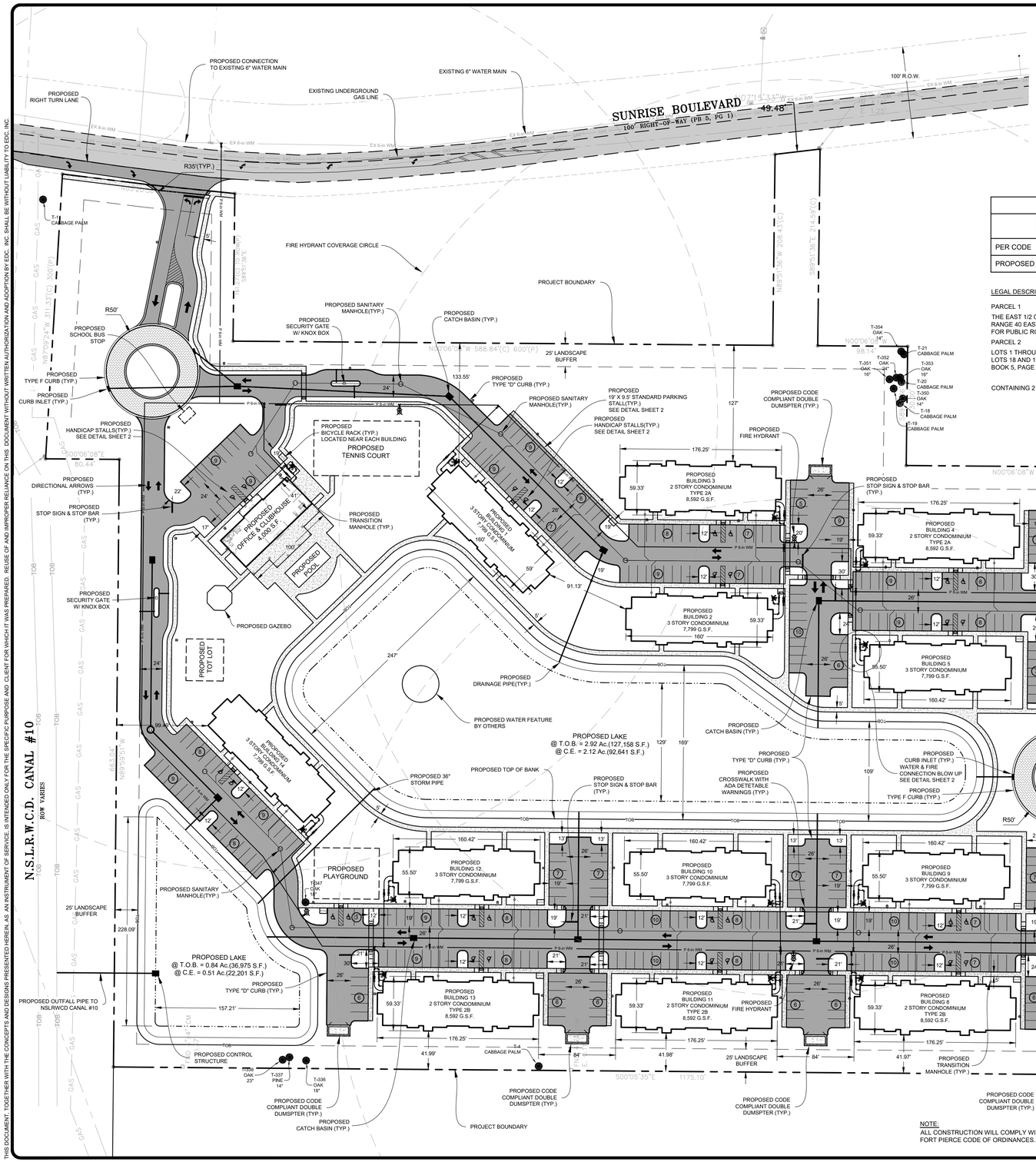
ENGINEERS SURVEYORS ENVIRONMENTAL

City Commission Meeting

# Privilege North

March 6, 2023

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.







## LEGEND

| | | | | | |
|---|---|---|---|---|---|
| M E | EXISTING METER | # | EX. OAK TREE TO REMAIN # - TREE TAG | | EXISTING CONCRETE |
| M E | PROPOSED METER | # | EX. PALM TREE TO REMAIN # - TREE TAG | | EXISTING PAVEMENT |
| | PROPOSED SIGN | # | EX. PINE TREE # - TREE TAG | | PROPOSED STANDARD ASPHALT |
| # | PARKING STALL COUNT | # | EX. OAK TREE TO BE REMOVED. # TREE TAG. | | PROPOSED CONCRETE |
| | MITERED END SECTION | # | EX. PALM TREE TO BE REMOVED. # - TREE TAG. | | PROPOSED PAVERS |
| | HANDICAP STALL | # | EX. PINE TREE TO BE REMOVED. # - TREE TAG. | | PROPOSED TURF BLOCK |
| | PROPOSED LIGHT POLE (SINGLE) | | PROPOSED DRAINAGE PIPE | | |
| | PROPOSED LIGHT POLE (DOUBLE) | | PROPOSED DRAINAGE INLET | | DRAINAGE FLOW ARROW |

| ZONING CODE FOR: MEDIUM DENSITY RESIDENTIAL (R-4) | | | | | | | |
|---|---|---|---|---|---|---|---|
| | YARD SETBACKS | | | | BUILDING COVERAGE | BUILDING HEIGHT | OPEN SPACE (LANDSCAPING) |
| | FRONT | REAR | SIDE | CORNER | | | |
| PER CODE | 25' | 20' | 10' | 15' | 50% MAX. | 45' MAX. | 20% MIN. |
| PROPOSED | 25' | 20' | 10' | 15' | 12.67% MAX. | 45' MAX. | 43.09% MIN. |

LEGAL DESCRIPTION

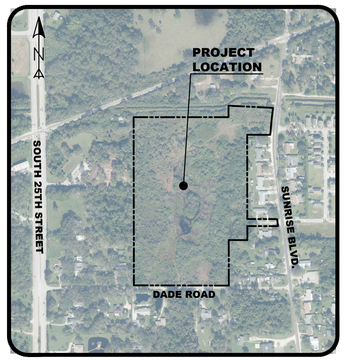
PARCEL 1

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM ALL RIGHT-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2

LOTS 1 THROUGH 4; THE WEST 130 FEET OF LOTS 5 THROUGH 16; ALL OF LOT 17; THE WEST 130 FEET OF LOTS 18 AND 19, BLOCK F, MARAVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 21.686 ACRES, MORE OR LESS.




VICINITY MAP
SCALE: 1" = 500'

**SITE DATA:**

| | |
|---|---|
| PARCEL ID: | PARCEL 1: 2428-601-0252-000-6<br>PARCEL 2: 2428-321-0001-000-3 |
| TOTAL PROJECT AREA: | 21.69 Ac. (944,659 S.F.) |
| SECTION: | 28 |
| TOWNSHIP: | 35S |
| RANGE: | 40E |
| ZONING: | R-4(10 Du/Ac.) |
| FUTURE LAND USE: | RM |
| TOTAL ALLOWABLE UNITS: | 217 UNITS(10 Du/Ac. X 21.72 Ac.) |
| TOTAL DRAINAGE REQUIRED: | 3.26 Ac.(15%)(21.72 Ac.) |
| TOTAL DRAINAGE PROVIDED: | 164,133 S.F. (3.798 AC) = 17.50% |
| PROJECT NAME: | PRIVILEGE RESIDENTIAL |
| PROJECT ADDRESS: | TBD |
| OWNER: | PRIVILEGE DEVELOPMENT |
| ARCHITECT: | CLAREN ARCHITECTURE + DESIGN, INC.<br>6400 CONGRESS AVE, SUITE 2150<br>BOCA RATON, FL 33487<br>561-961-4884, EXT 101 |
| SURVEY/ENGINEERING/PLANNING: | ENGINEERING DESIGN & CONSTRUCTION INC.<br>10250 SW VILLAGE PARKWAY, SUITE 201<br>PORT ST. LUCIE, FL 34987<br>(772) 462-2455 |

PROVIDER OF UTILITIES:

| | |
|---|---|
| WATER: | FPUA |
| WASTEWATER: | FPUA |
| IRRIGATION: | PRIVATE WELL |

**BUILDING DATA:**

| | |
|---|---|
| 3 STORY CONDOMINIUM(18 UNITS): | 7 BUILDINGS X 18 UNITS = 126 |
| 2 STORY CONDOMINIUM TYPE 2A(14 UNITS): | 3 BUILDINGS X 14 UNITS = 42 |
| 2 STORY CONDOMINIUM TYPE 2B(12 UNITS): | 4 BUILDINGS X 12 UNITS = 48 |
| TOTAL PROVIDED UNITS: | 216 UNITS |
| ONE BEDROOM UNITS = 43 | |
| TWO BEDROOM UNITS = 98 | |
| THREE BEDROOM UNITS = 64 | |
| OFFICE & CLUBHOUSE(1 STORY): | 4,000 S.F. |

**PARKING TABULATION:**

CONDOMINIUMS(1.5 SPACES PER UNIT)

| | |
|---|---|
| TOTAL PARKING REQUIRED: | 324 SPACES |
| TOTAL PARKING PROVIDED: | 386 SPACES |

OFFICE & CLUBHOUSE(1 STALL PER 300 S.F.)

| | |
|---|---|
| TOTAL PARKING REQUIRED: | 14 STALLS |
| TOTAL PARKING PROVIDED: | 18 STALLS(2HC) |

**LAND USE TABLE**

| | |
|---|---|
| EXISTING GROSS SITE AREA | 944,659 S.F. (21.69 AC) |
| R.O.W. DEDICATION | 6,632 S.F. (0.15 AC) |
| PROPOSED NET SITE AREA | 938,027 S.F. (21.53 AC) = 100.00% |
| IMPERVIOUS AREA | 369,971 S.F. (8.493 AC) = 39.44% |
| PROPOSED BUILDING | 118,797 S.F. (2.727 AC) = 12.67% |
| PROPOSED PAVEMENT | 184,054 S.F. (4.225 AC) = 19.63% |
| PROPOSED CONCRETE | 59,558 S.F. (1.367 AC) = 6.35% |
| PROPOSED PAVERS | 7,562 S.F. (0.174 AC) = 0.81% |
| PERVIOUS AREA: | 568,056 S.F. (13.041 AC) = 60.56% |
| OPEN SPACE AREA | 404,103 S.F. (9.277 AC) = 43.09% |
| LAKE TOP OF BANK | 164,133 S.F. (3.798 AC) = 17.50% |

**NEAREST FIRE HYDRANTS LOCATED WITHIN 1,000 FT.:**

(APPROX. DISTANCE PER GOOGLE MAPS)

HYDRANTS:

| | | |
|---|---|---|
| 1. | NORTHWEST SIDE OF SITE ALONG S 25TH STREET | 968 FT. |
| 2. | WEST SIDE OF SITE ALONG S 25TH STREET | 714 FT. |
| 3. | SOUTHWEST SIDE OF SITE ALONG S 25TH STREET | 870 FT. |
| 4. | SOUTHEAST SIDE OF SITE ALONG SUNRISE BLVD. | 707 FT. |
| 5. | EAST SIDE OF SITE ALONG SUNRISE BLVD. | 62 FT. |
| 6. | NORTHEAST SIDE OF SITE ALONG SUNRISE BLVD. | 312 FT. |

DRAINAGE SYSTEM:

THE STORMWATER MANAGEMENT SYSTEM FOR THE SITE WILL CONSIST OF A SERIES OF INLETS CONNECTED VIA UNDERGROUND PIPES WHICH CONVEY STORMWATER TO AN ONSITE WET DETENTION AREA. THE WET DETENTION AREA WILL TREAT AND ATTENUATE STORMWATER PRIOR TO DISCHARGING OFFSITE TO THE NSLRWCD CANAL NO. 10.

HAZARDOUS WASTE:

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

NOTE:

ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 119, 123 AND 125 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

ENGINEERS SURVEYORS ENVIRONMENTAL
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L.B. CERTIFICATE OF AUTHORIZATION 8098

| | |
|---|---|
| DESIGNED BY | VER |
| DRAWN BY | VER |
| FILENAME | 19-352 site plan 9-6-22.dwg |
| SHEET | SITE PLAN |
| LAYOUT | |
| SCALE | AS SHOWN |
| DATE | 10/FEB/22 |

| REVISION COMMENTS | DATE |
|---|---|
| REVISED PER CITY & PTUA COMMENTS | 23MAY22 |

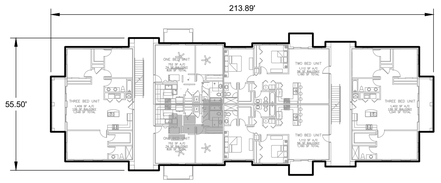
# PRIVILEGE DEVELOPMENT
## DADE ROAD & SUNRISE BLVD MULTI FAMILY RESIDENTIAL
## SITE PLAN
CITY OF FORT PIERCE FLORIDA

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

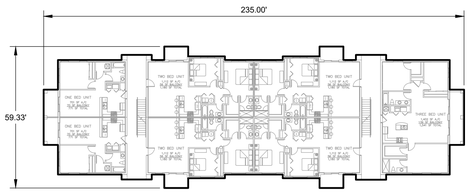
19-352

1 OF 2

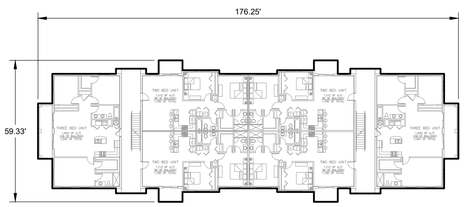
Z:\EDC 2019\19-352 - Privilege Dev - Dade Road (North Property)\ENGINEERING\AutoCAD\DWGs\19-352 Site Plan 9-6-22.dwg, 9/6/2022 4:17:08 PM



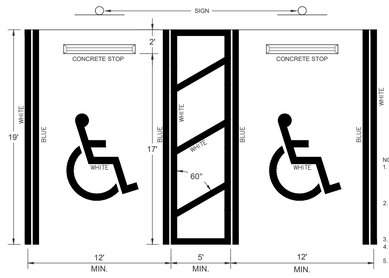

**3-STORY BUILDING:**
**(2) 1-BEDS, (2) 2-BEDS, (2) 3-BEDS**
**PER FLOOR x 3 FLOORS**
**7,799 G.S.F.**




**2-STORY BUILDING (TYPE 2A):**
**(2) 1-BEDS, (4) 2-BEDS, (1) 3-BEDS**
**PER FLOOR x 2 FLOORS**
**8,592 G.S.F.**




**2-STORY BUILDING (TYPE 2B):**
**(0) 1-BEDS, (4) 2-BEDS, (2) 3-BEDS**
**PER FLOOR x 2 FLOORS**
**8,592 G.S.F.**

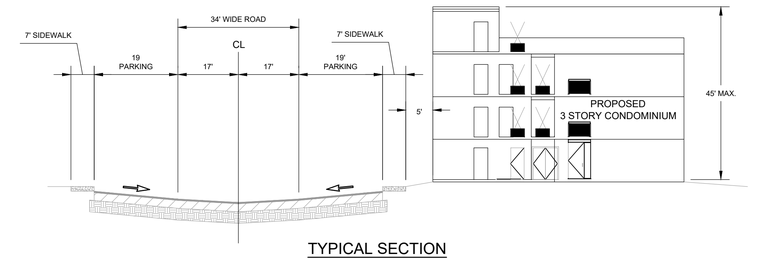




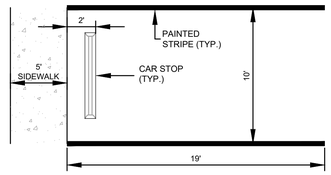


NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

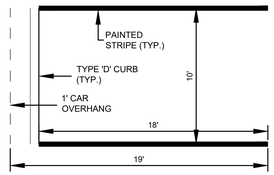
HANDICAPPED SPACE DETAIL



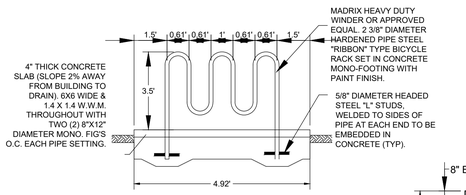

TYPICAL SECTION
SCALE: 1"=10'



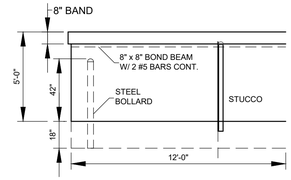

TYPICAL 19' PARKING STALL
N.T.S.

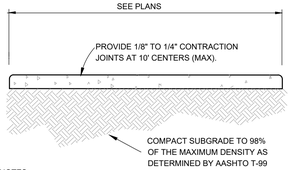



TYPICAL 18' PARKING STALL W/ OVERHANG
N.T.S.



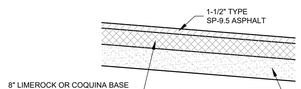

TYPICAL BIKE RACK DETAIL
N.T.S.



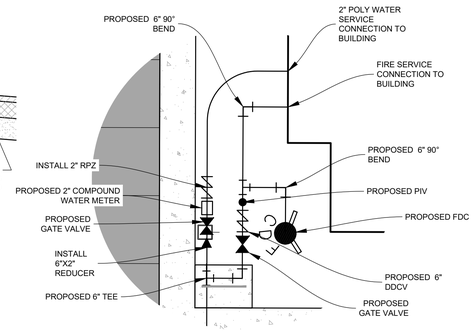




NOTES:
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk thickness to be increased to 6" thick at driveway locations.
3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.

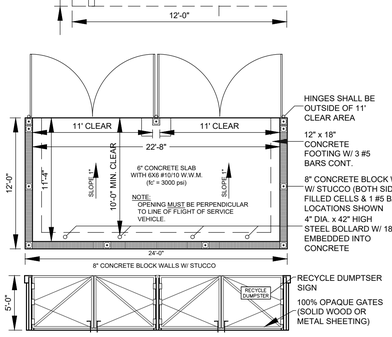
4" THICK SIDEWALK DETAIL



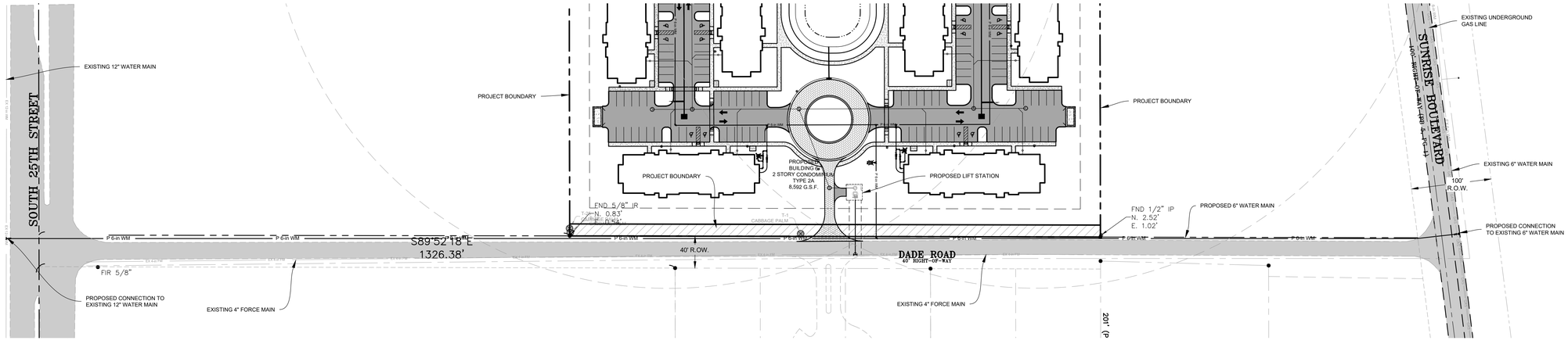

TYPICAL PAVEMENT SECTION
N.T.S.




TYPICAL WATER SERVICE CONNECTION BLOW UP
SCALE: 1" = 10'




24'X12' DUMPSTER DETAIL




OFFSITE WATER MAIN CONNECTION
SCALE: 1" = 70'

ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

VER
DESIGNED BY
VER
DRAWN BY
19-352 site plan 9-6-22.dwg
FILENAME
DETAILS
LAYOUT
AS SHOWN
SCALE
6-JUNE-22
DATE

| REVISION COMMENTS | REVISED | DATE |
|---|---|---|
| REVISED PER CITY & FPUA COMMENTS | 23MAY22 | 23MAY22 |

# PRIVILEGE DEVELOPMENT
# DADE ROAD & SUNRISE BLVD
# MULTI FAMILY RESIDENTIAL
## SITE PLAN DETAILS
CITY OF FORT PIERCE FLORIDA

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

19-352

2 OF 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

X:\EDC-2019\19-352 - Privilege Dev - Dade Road (North Property)\ENGINEERING\AutoCAD\DWGs\19-352 Site Plan 9-6-22.dwg, 9/6/2022 4:17:19 PM

**City Commission Regular Meeting - 5:05 pm** **12. d.**

**Meeting Date:** 03/06/2023

**Re:** Final Plat - Bent Creek - 829 Bent Creek Drive

**Submitted For:** Kev Freeman, Planning Director, Planning & Zoning

**SUBJECT:**

Quasi-Judicial Hearing - Review and approval of an application for a Final Plat Review submitted by applicant Brian Nolan of Lucido and Associates, Inc., to subdivide 1 parcel into 88 platted lots that include a reconfigured right-of-way and 88 single-family residential lots at 829 Bent Creek Drive, more specifically located at Parcel Control Number: 2407-700-0024-000-8

**SUMMARY:**

In accordance with Chapter 121, the applicant is requesting the review and approval of a Final Plat to subdivide approximately 24.29 acres (1 parcel) into 88 platted lots that include a reconfigured right-of-way, 88 single-family residential lots, 3,820 LF of 8-inch PVC WM, 4 8-inch gate valves and 3 fire hydrants. The applicant intends to develop a residential subdivision known as Bent Creek, that will have 88 platted lots consisting of eighty-eight (88) single-family homes.

**RECOMMENDATION:**

Staff recommends that the City Commission votes APPROVAL of the Final Plat.

**ALTERNATIVES:**

- Approval with conditions
- Disapproval

**RESPONSIBLE STAFF:**

Ryan Altizer, Senior Planner

**COORDINATED WITH:**

- Technical Review Committee

**Fiscal Impact**

**OTHER INFORMATION:**

N/A

**Attachments**

Staff Presentation

Staff Report & Supporting Documents

Application Packet & Supporting Documents

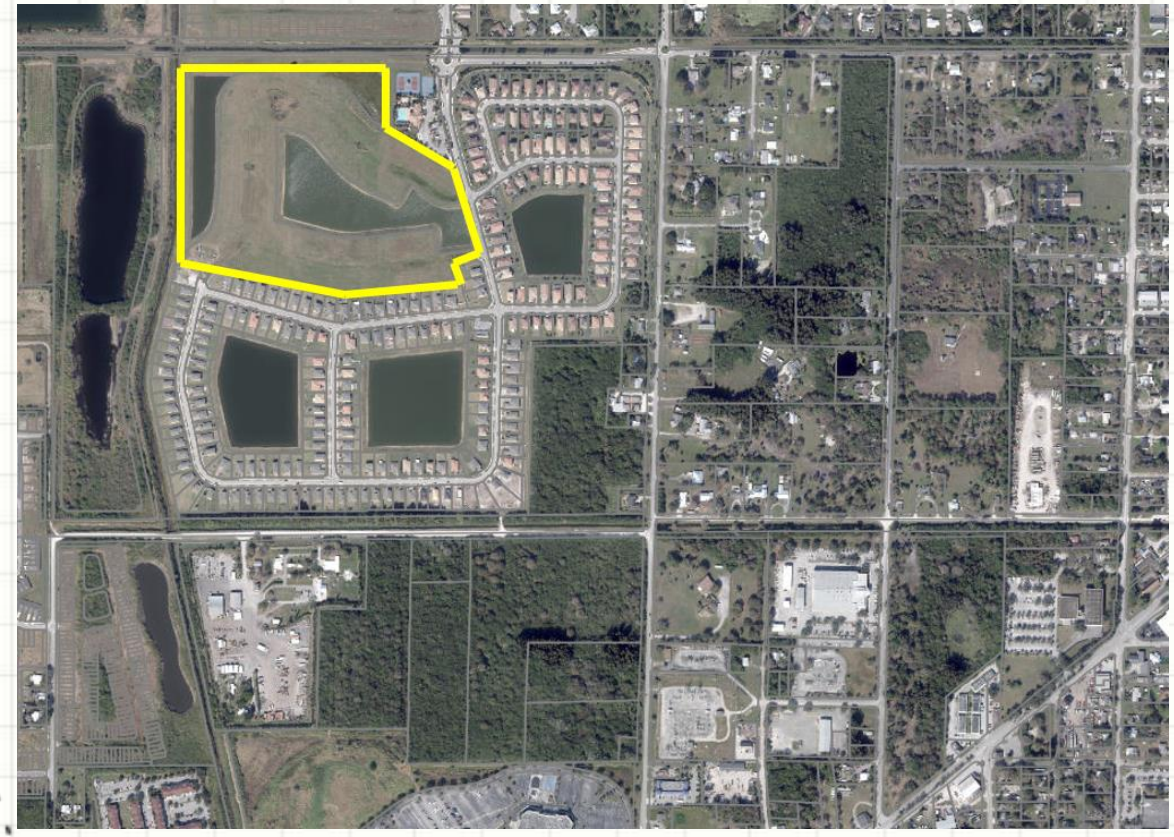
Public Notice Certification
Proof of Publication
Final Plat

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 02/24/2023 10:07 AM |

Form Started By: Ryan Altizer
Started On: 02/22/2023 11:04 AM
Final Approval Date: 02/24/2023

# Final Plat



**Bent Creek Parcel A-2: Tract A-2, Bent Creek Master Plat, Plat Book 47, Pages 9-14, St. Lucie County – 88 Unit Residential Subdivision**

**Applicant: Brian Nolan, AICP – Lucido and Associates**

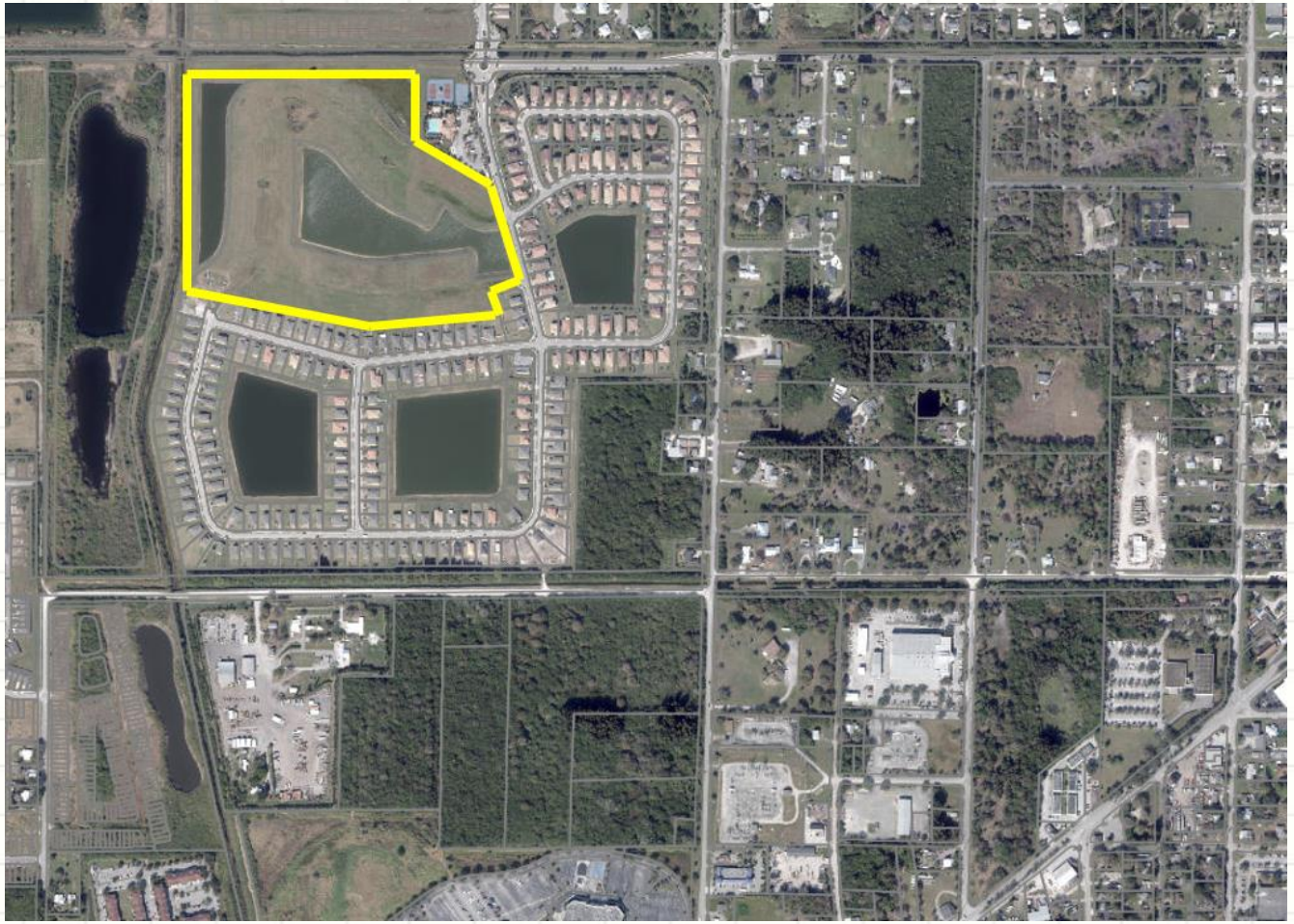
**Property Owner(s): Lennar Homes, LLC**

**Parcel ID #:  2407-700-0024-000-8**

**SUMMARY**

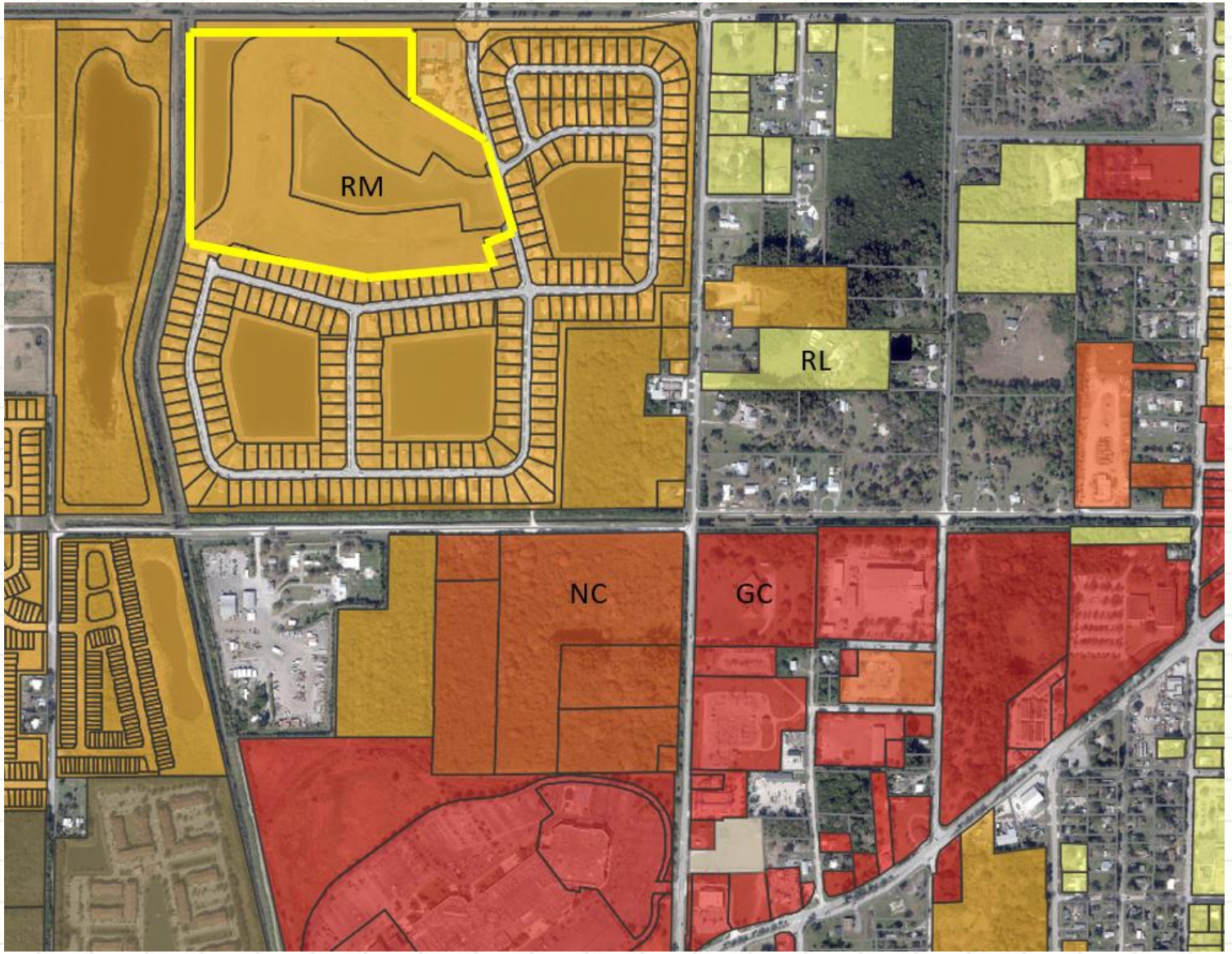
**Request for approval of a Final Plat to subdivide 1 parcel into 88 platted lots that include a reconfigured right-of-way, 88 single-family residential lots, 3,820 LF of 8-inch PVC WM, 4 8-inch gate valves and 3 fire hydrants.**

# Aerial Map

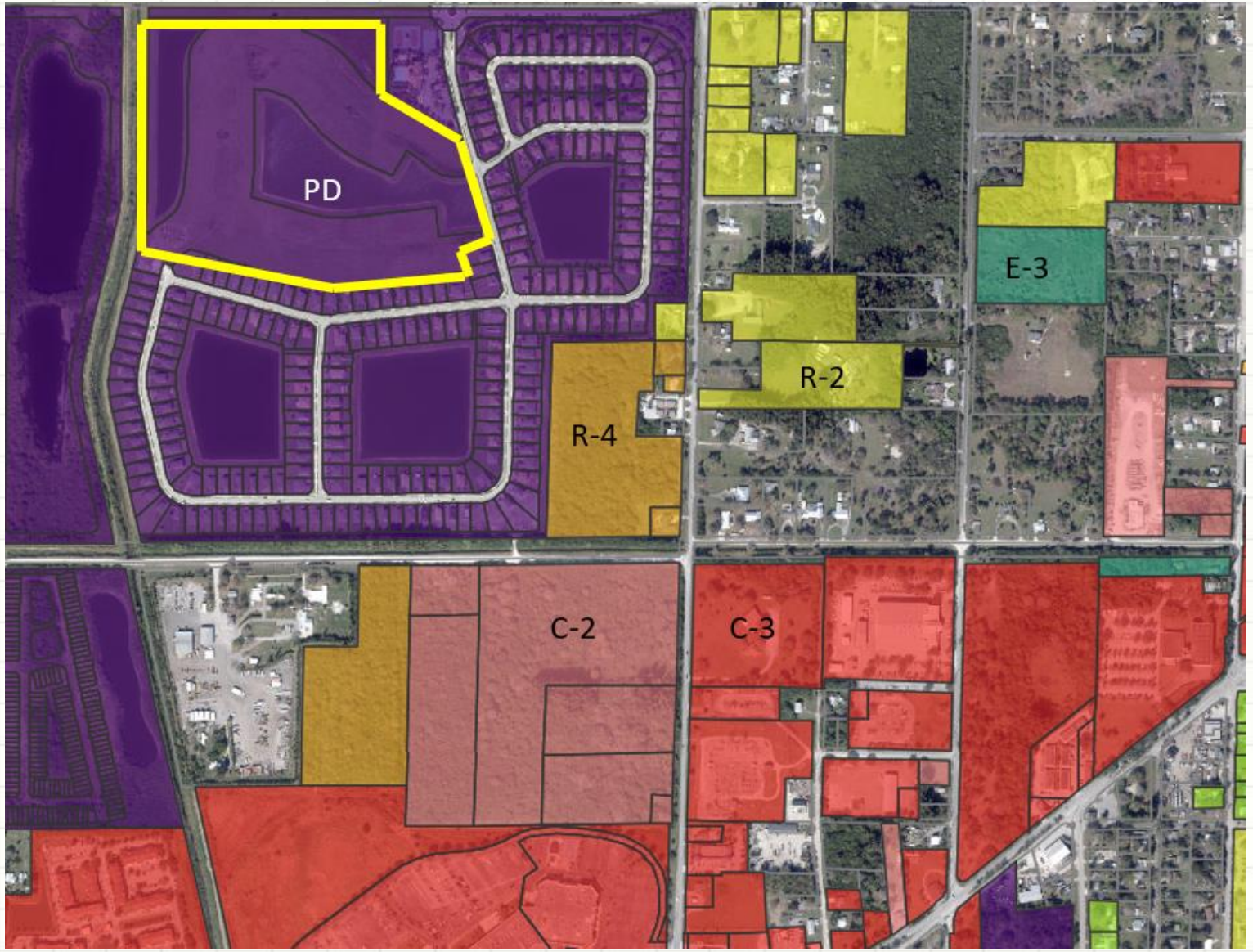


- 88 Parcels
- 24.29 +/- acres

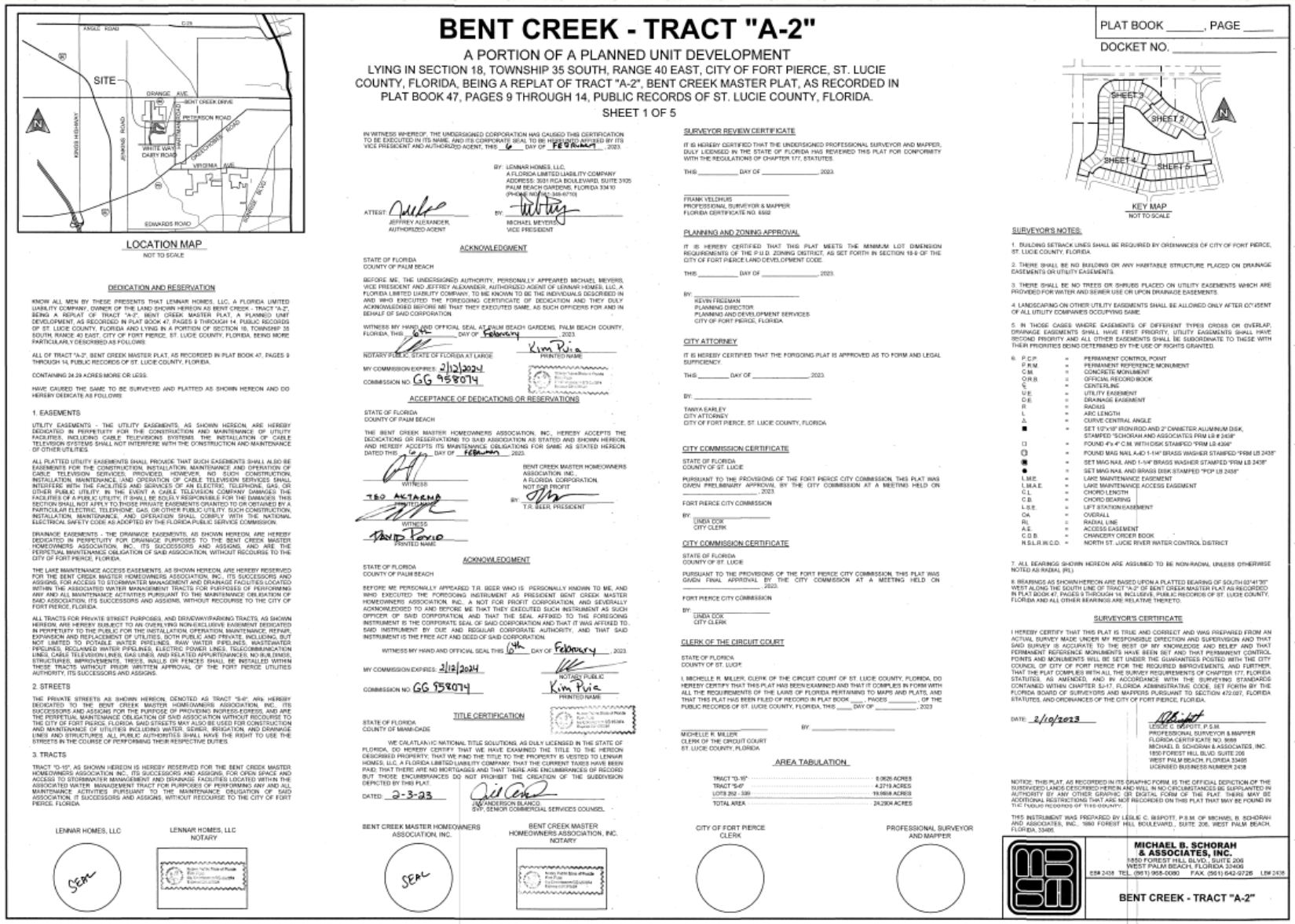
# FLU Map



# Zoning Map



# Plat



## BENT CREEK - TRACT "A-2"

A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 1 OF 5

PLAT BOOK _____, PAGE _____

DOCKET NO. _____

LOCATION MAP

NOT TO SCALE

KEY MAP

NOT TO SCALE

DEDICATION AND RESERVATION

ACKNOWLEDGMENT

ACCEPTANCE OF DEDICATIONS OR RESERVATIONS

ACKNOWLEDGMENT

TITLE CERTIFICATION

SURVEYOR REVIEW CERTIFICATE

PLANNING AND ZONING APPROVAL

CITY ATTORNEY

CITY COMMISSION CERTIFICATE

CITY COMMISSION CERTIFICATE

CLERK OF THE CIRCUIT COURT

AREA TABULATION

| | |
|---|---|
| TRACT "O-15" | 8.0626 ACRES |
| TRACT "S-6" | 4.2719 ACRES |
| LOTS 262 - 339 | 19.9868 ACRES |
| TOTAL AREA | 24.2304 ACRES |

SURVEYOR'S NOTES:

1. BUILDING SETBACK LINES SHALL BE REQUIRED BY ORDINANCES OF CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.
2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
6.

| | | |
|---|---|---|
| P.C.P. | = | PERMANENT CONTROL POINT |
| P.R.M. | = | PERMANENT REFERENCE MONUMENT |
| C.M. | = | CONCRETE MONUMENT |
| O.R.B. | = | OFFICIAL RECORD BOOK |
| ℄ | = | CENTERLINE |
| U.E. | = | UTILITY EASEMENT |
| D.E. | = | DRAINAGE EASEMENT |
| R | = | RADIUS |
| L | = | ARC LENGTH |
| Δ | = | CURVE CENTRAL ANGLE |
| ■ | = | SET 1/2"x18" IRON ROD AND 2" DIAMETER ALUMINUM DISK, STAMPED "SCHORAH AND ASSOCIATES PRM LB # 2408" |
| □ | = | FOUND 4"x 4" C.M. WITH DISK STAMPED "PRM LB 4396" |
| ◯ | = | FOUND MAG NAIL & ADJ 1-1/4" BRASS WASHER STAMPED "PRM LB 2408" |
| ◉ | = | SET MAG NAIL AND 1-1/4" BRASS WASHER STAMPED "PRM LB 2408" |
| ● | = | SET MAG NAIL AND BRASS DISK STAMPED "PCP LB 2408" |
| L.M.E. | = | LAKE MAINTENANCE EASEMENT |
| L.M.A.E. | = | LAKE MAINTENANCE ACCESS EASEMENT |
| C.L. | = | CHORD LENGTH |
| C.B. | = | CHORD BEARING |
| L.S.E. | = | LIFT STATION EASEMENT |
| OA | = | OVERALL |
| RL | = | RADIAL LINE |
| A.E. | = | ACCESS EASEMENT |
| C.O.B. | = | CHANCERY ORDER BOOK |
| N.S.L.R.W.C.D. | = | NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT |

7. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R).
8. BEARINGS AS SHOWN HEREON ARE BASED UPON A PLATTED BEARING OF SOUTH 03°41'35" WEST ALONG THE SOUTH LINE OF TRACT "A-2" OF BENT CREEK MASTER PLAT AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS AND MONUMENTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF CITY OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA.

DATE: 2/10/2023

LESLIE C. RISPOTT, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6668
MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD. SUITE 206
WEST PALM BEACH, FLORIDA 33406
LICENSED BUSINESS NUMBER 2408

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY LESLIE C. RISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD., SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

LENNAR HOMES, LLC

LENNAR HOMES, LLC NOTARY

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC.

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC. NOTARY

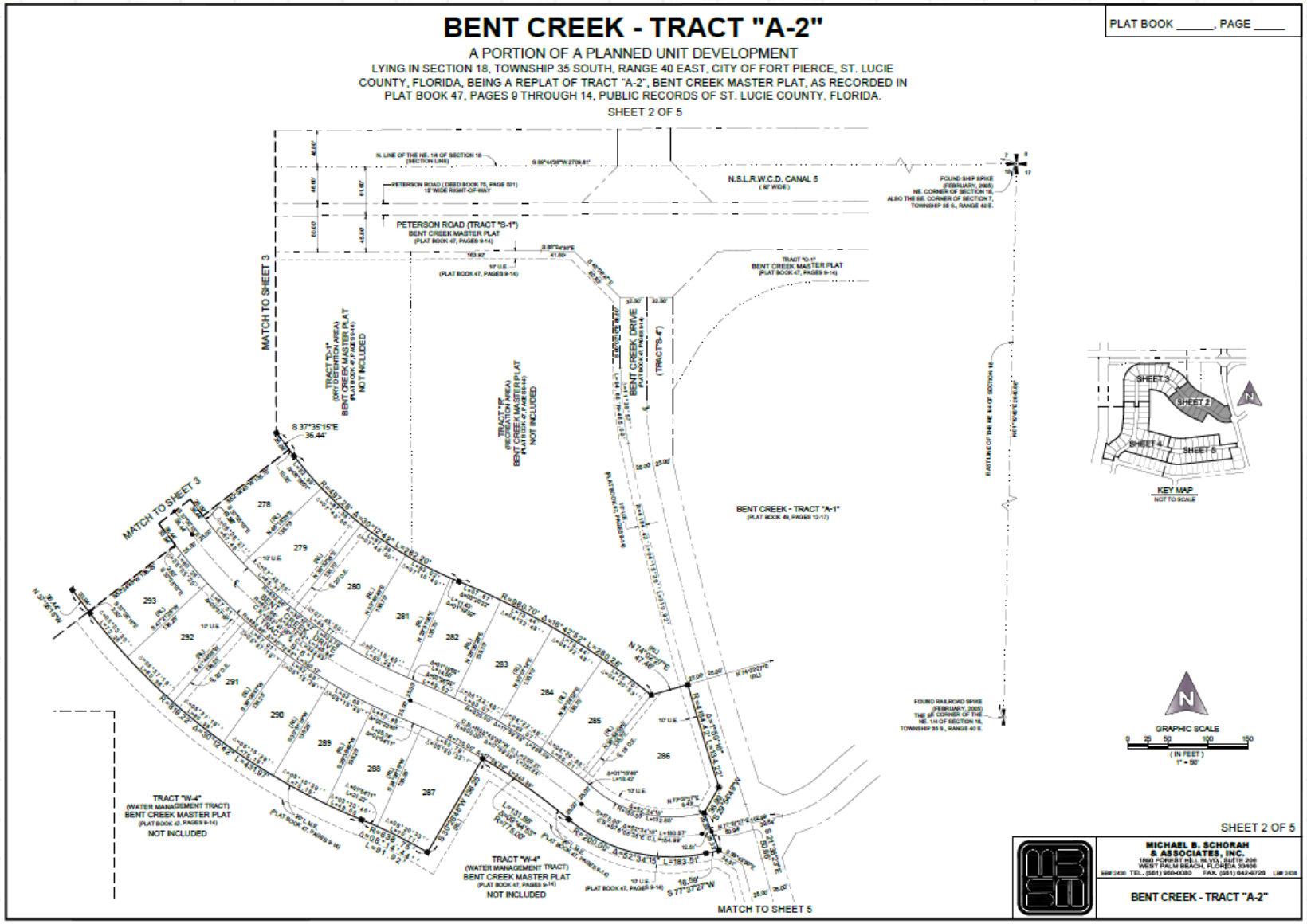
CITY OF FORT PIERCE CLERK

PROFESSIONAL SURVEYOR AND MAPPER

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
LB# 2408 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2408

BENT CREEK - TRACT "A-2"

# Plat


BENT CREEK - TRACT "A-2"
A PORTION OF A PLANNED UNIT DEVELOPMENT
LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
SHEET 2 OF 5
PLAT BOOK _____, PAGE _____
PETERSON ROAD (TRACT "S-1")
BENT CREEK MASTER PLAT
N.S.L.R.W.C.D. CANAL 5
MATCH TO SHEET 3
BENT CREEK DRIVE
BENT CREEK - TRACT "A-1"
TRACT "W-4"
(WATER MANAGEMENT TRACT)
BENT CREEK MASTER PLAT
NOT INCLUDED
MATCH TO SHEET 5
KEY MAP
GRAPHIC SCALE
SHEET 2 OF 5
MICHAEL B. SCHORAH & ASSOCIATES, INC.
BENT CREEK - TRACT "A-2"

# Plat

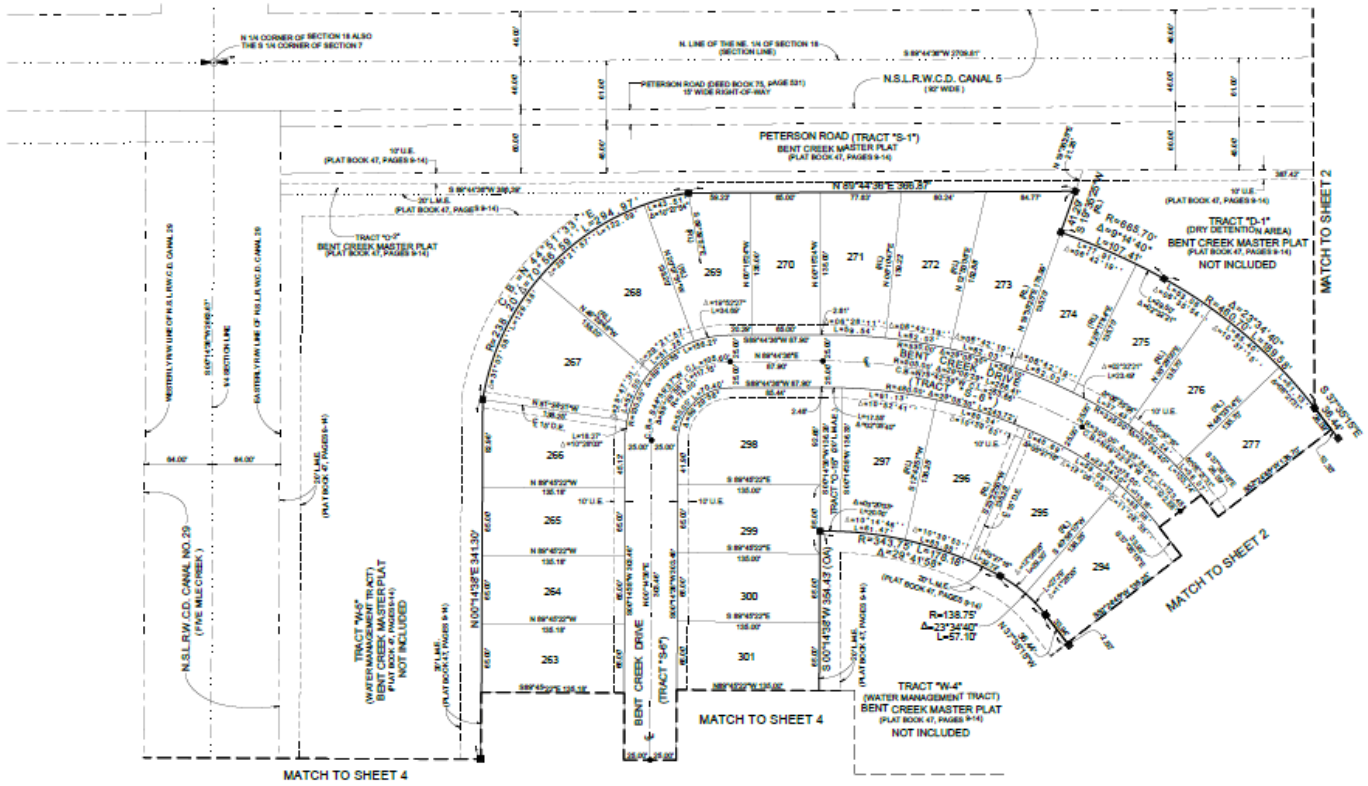
## BENT CREEK - TRACT "A-2"

A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 3 OF 5

PLAT BOOK _____, PAGE ____







KEY MAP
NOT TO SCALE

N

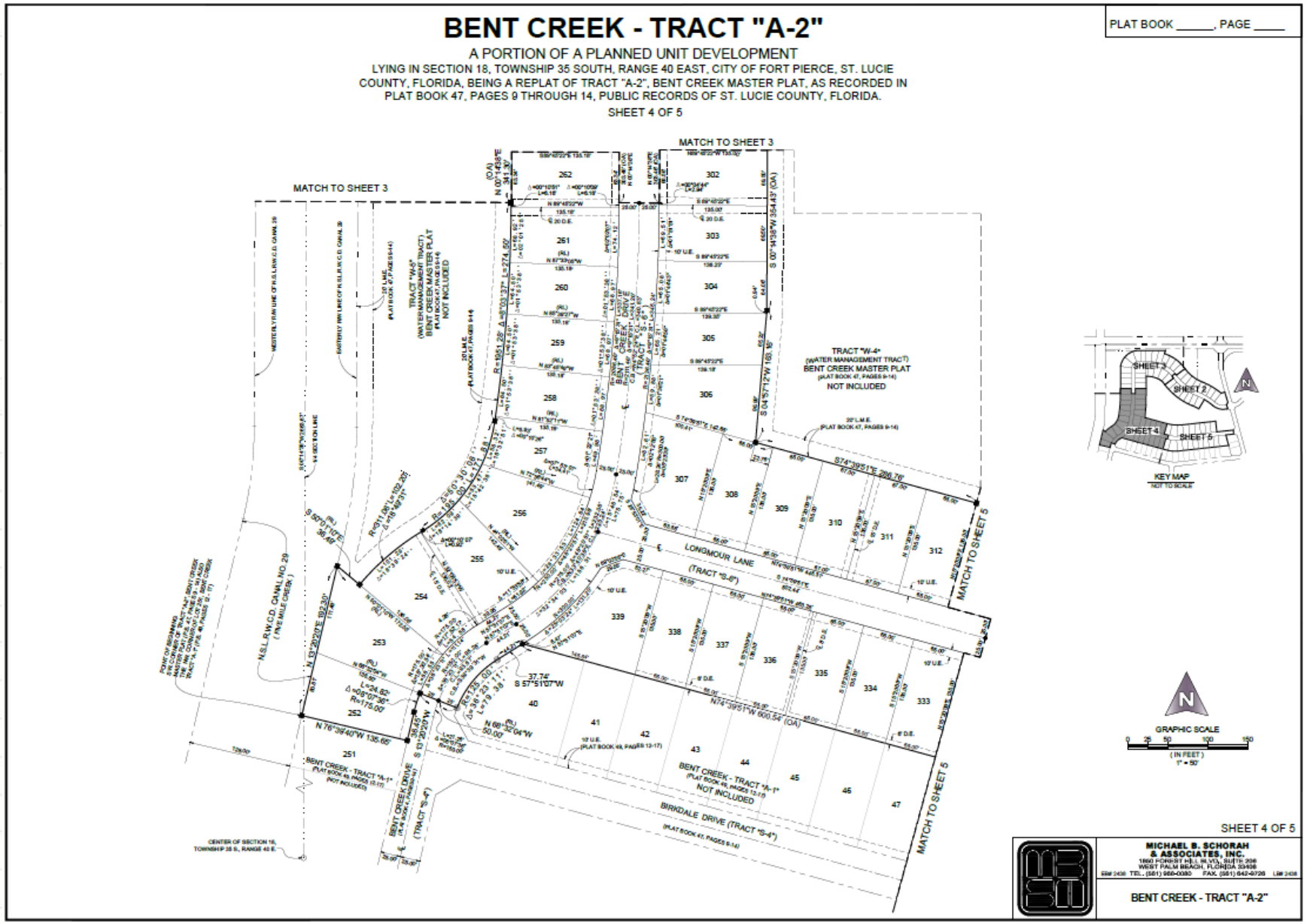
GRAPHIC SCALE
0 25 50 100 150
( IN FEET )
1" = 50'

SHEET 3 OF 5

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1800 HOWARD HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 966-0080 FAX. (561) 642-0726

BENT CREEK - TRACT "A-2"

# Plat



BENT CREEK - TRACT "A-2"

A PORTION OF A PLANNED UNIT DEVELOPMENT

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SHEET 4 OF 5

PLAT BOOK _____, PAGE _____

MATCH TO SHEET 3

MATCH TO SHEET 3

TRACT "W-4" (WATER MANAGEMENT TRACT) BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED

TRACT "W-5" (WATER MANAGEMENT TRACT) BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED

BENT CREEK DRIVE (TRACT "S-6")

LONGMOUR LANE (TRACT "S-6")

MATCH TO SHEET 5

MATCH TO SHEET 5

BIRKDALE DRIVE (TRACT "S-4")

BENT CREEK - TRACT "A-1" (PLAT BOOK 46, PAGES 13-17) NOT INCLUDED

N.S.L.R.W.C.D. CANAL NO. 29 (FIVE MILE CREEK)

BENT CREEK DRIVE (TRACT "S-4")

CENTER OF SECTION 18, TOWNSHIP 35 S., RANGE 40 E.

KEY MAP

GRAPHIC SCALE

SHEET 4 OF 5

MICHAEL B. SCHORAH & ASSOCIATES, INC.

BENT CREEK - TRACT "A-2"

# Plat

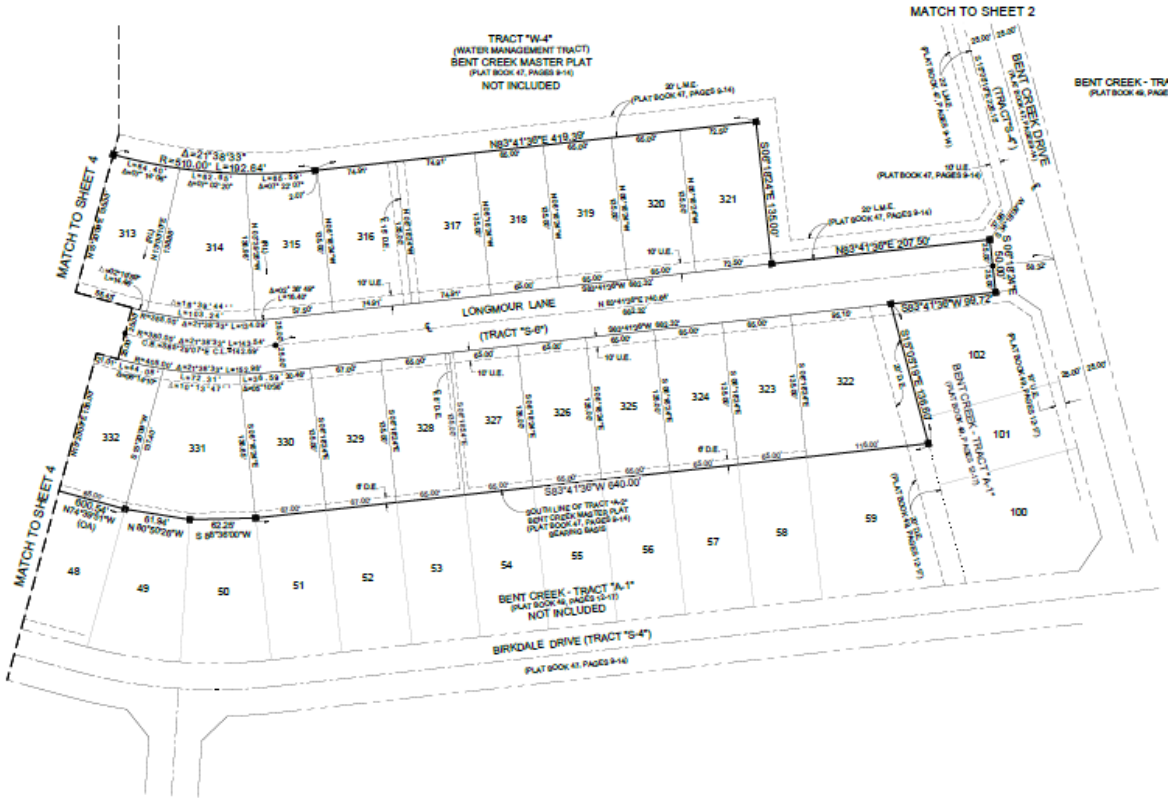
## BENT CREEK - TRACT "A-2"

A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

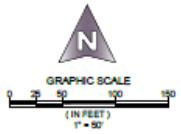
SHEET 5 OF 5

PLAT BOOK _____, PAGE _____










SHEET 5 OF 5

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1890 FORREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726

BENT CREEK - TRACT "A-2"

# Staff Recommendation
# Final Plat

**Staff recommends that the City Commission votes APPROVAL of the Final Plat.**

# City Commission's Actions (Final Plat)

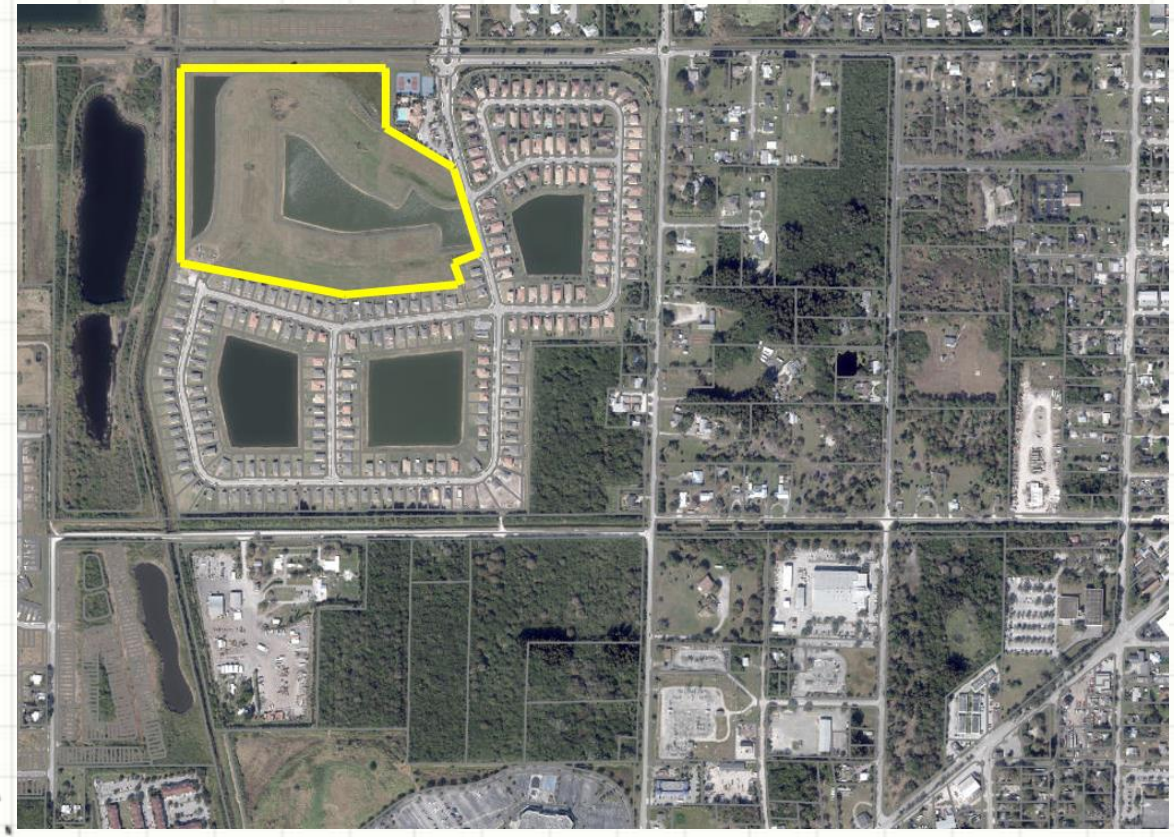
**Possible actions of the Commission:**

- Recommend **APPROVAL** of the proposed Final Plat with no changes
- Recommend **APPROVAL** with conditions
- Recommend **DISAPPROVAL**.

# Final Plat

Bent Creek Parcel A-2: Tract A-2, Bent Creek Master Plat, Plat Book 47, Pages 9-14, St. Lucie County – 88 Unit Residential Subdivision

# Final Plat



**Bent Creek Parcel A-2: Tract A-2, Bent Creek Master Plat, Plat Book 47, Pages 9-14, St. Lucie County – 88 Unit Residential Subdivision**

**Applicant: Brian Nolan, AICP – Lucido and Associates**

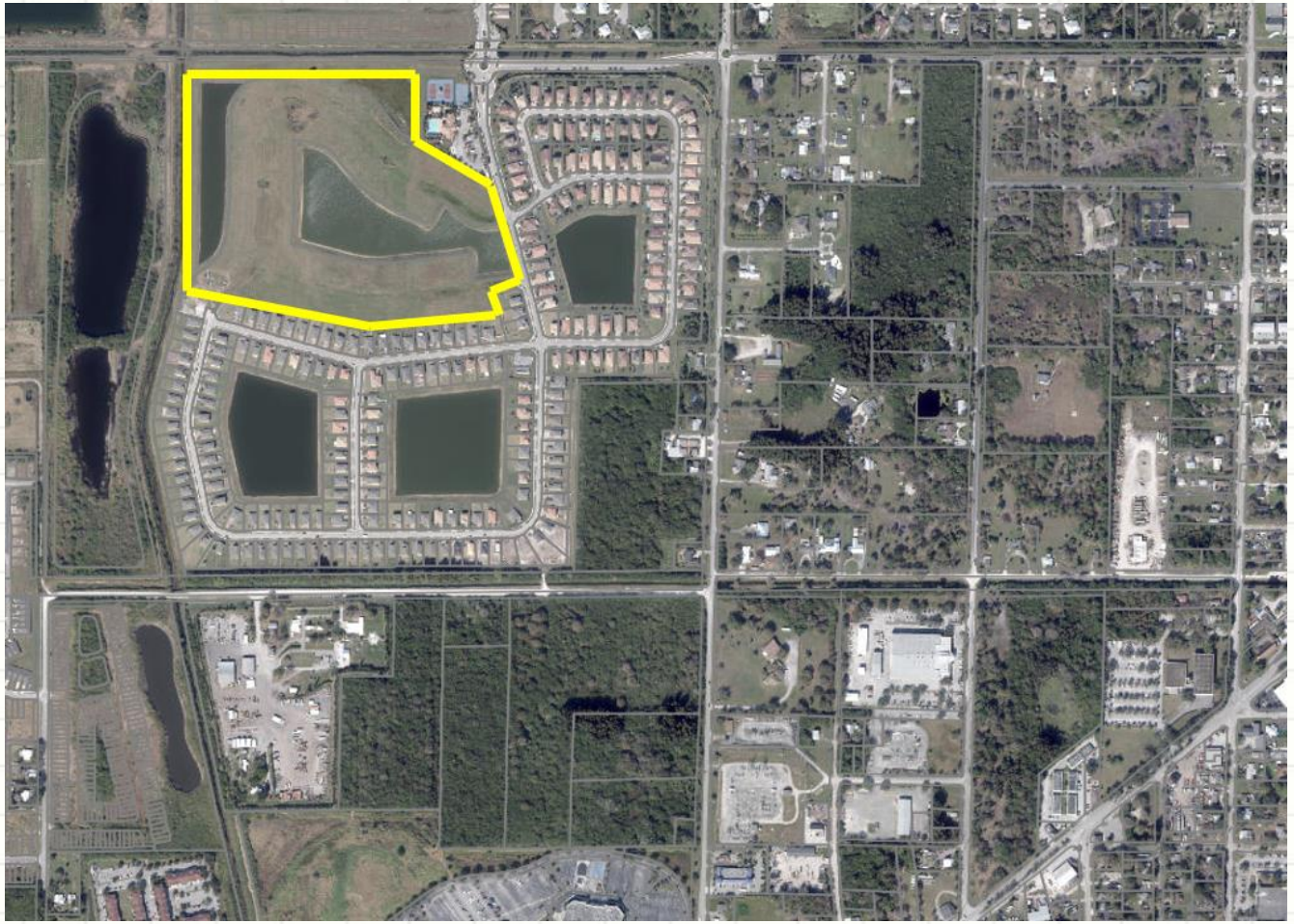
**Property Owner(s): Lennar Homes, LLC**

**Parcel ID #:  2407-700-0024-000-8**

**SUMMARY**

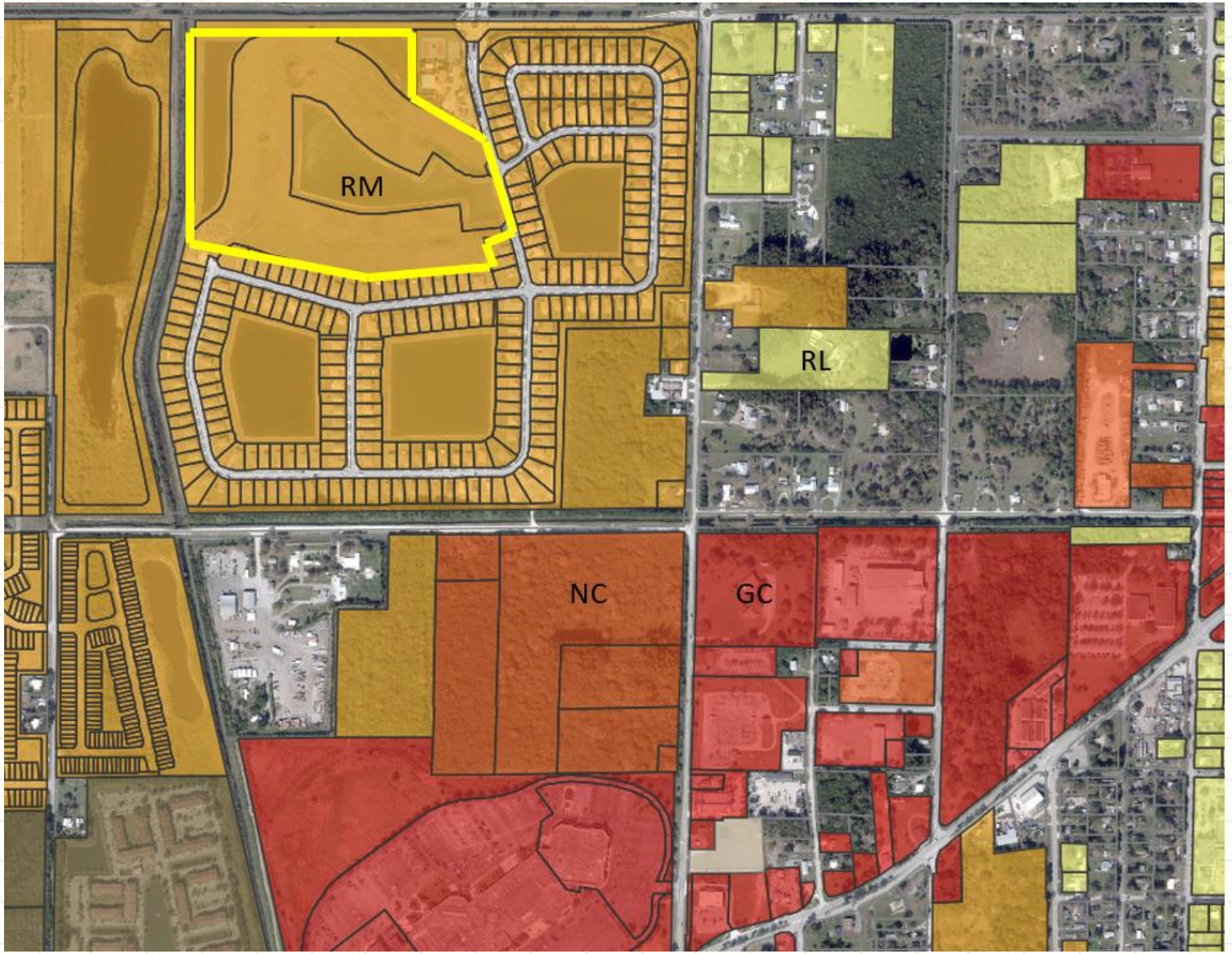
**Request for approval of a Final Plat to subdivide 1 parcel into 88 platted lots that include a reconfigured right-of-way, 88 single-family residential lots, 3,820 LF of 8-inch PVC WM, 4 8-inch gate valves and 3 fire hydrants.**

# Aerial Map

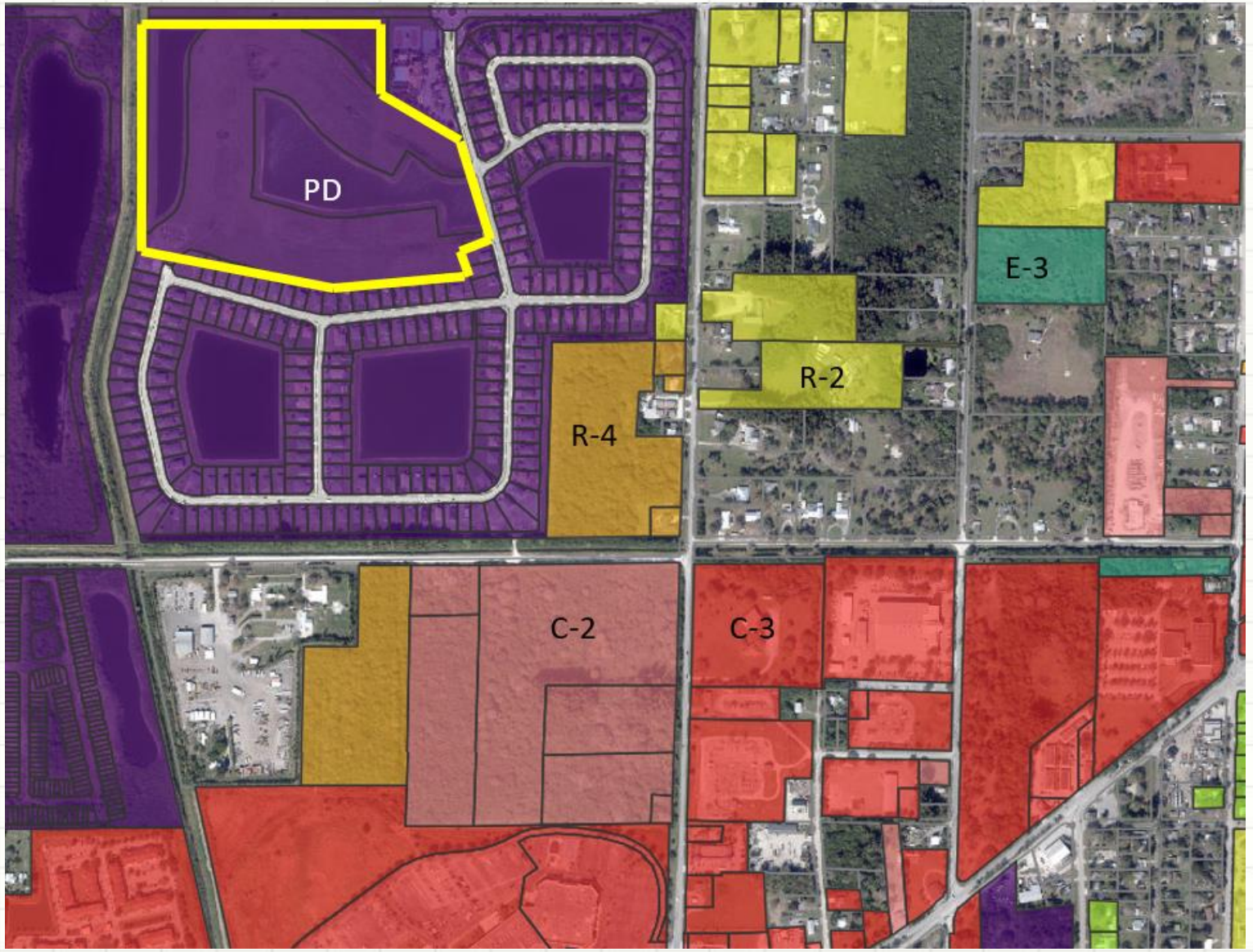


- 88 Parcels
- 24.29 +/- acres

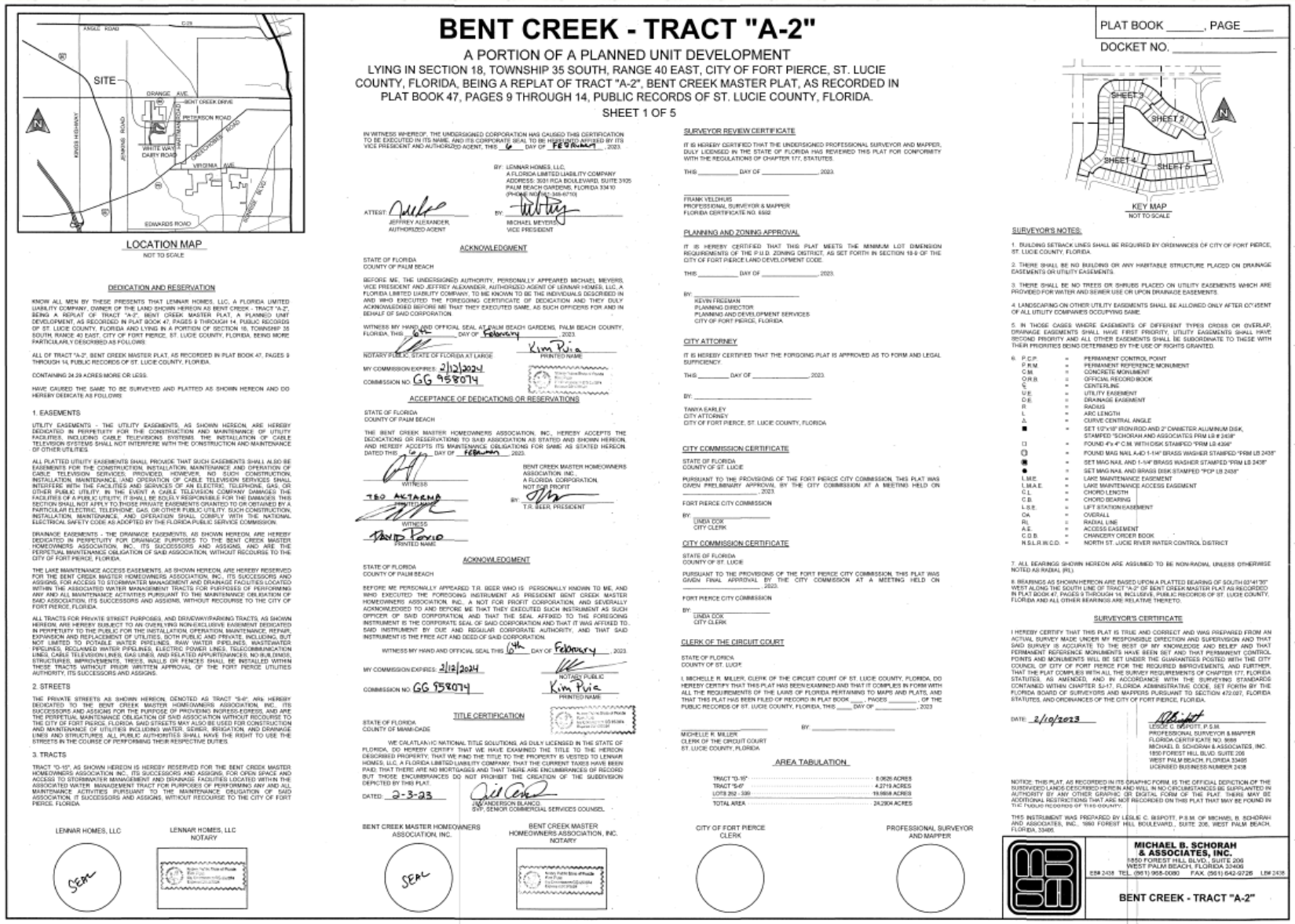
# FLU Map



# Zoning Map



# Plat



## BENT CREEK - TRACT "A-2"

A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 1 OF 5

PLAT BOOK _____, PAGE _____

DOCKET NO. _____

LOCATION MAP

NOT TO SCALE

KEY MAP

NOT TO SCALE

DEDICATION AND RESERVATION

ACKNOWLEDGMENT

ACCEPTANCE OF DEDICATIONS OR RESERVATIONS

ACKNOWLEDGMENT

TITLE CERTIFICATION

SURVEYOR REVIEW CERTIFICATE

PLANNING AND ZONING APPROVAL

CITY ATTORNEY

CITY COMMISSION CERTIFICATE

CITY COMMISSION CERTIFICATE

CLERK OF THE CIRCUIT COURT

AREA TABULATION

| | |
|---|---|
| TRACT "O-15" | 8.0626 ACRES |
| TRACT "S-6" | 4.2719 ACRES |
| LOTS 262 - 339 | 19.9808 ACRES |
| TOTAL AREA | 24.2304 ACRES |

SURVEYOR'S NOTES:

1. BUILDING SETBACK LINES SHALL BE REQUIRED BY ORDINANCES OF CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.
2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
6.

| | | |
|---|---|---|
| P.C.P. | = | PERMANENT CONTROL POINT |
| P.R.M. | = | PERMANENT REFERENCE MONUMENT |
| C.M. | = | CONCRETE MONUMENT |
| O.R.B. | = | OFFICIAL RECORD BOOK |
| ℄ | = | CENTERLINE |
| U.E. | = | UTILITY EASEMENT |
| D.E. | = | DRAINAGE EASEMENT |
| R | = | RADIUS |
| L | = | ARC LENGTH |
| Δ | = | CURVE CENTRAL ANGLE |
| ■ | = | SET 1/2"x18" IRON ROD AND 2" DIAMETER ALUMINUM DISK, STAMPED "SCHORAH AND ASSOCIATES PRM LB # 2408" |
| □ | = | FOUND 4"x 4" C.M. WITH DISK STAMPED "PRM LB 4396" |
| ◯ | = | FOUND MAG NAIL & ADJ 1-1/4" BRASS WASHER STAMPED "PRM LB 2408" |
| ◉ | = | SET MAG NAIL AND 1-1/4" BRASS WASHER STAMPED "PRM LB 2408" |
| ● | = | SET MAG NAIL AND BRASS DISK STAMPED "PCP LB 2408" |
| L.M.E. | = | LAKE MAINTENANCE EASEMENT |
| L.M.A.E. | = | LAKE MAINTENANCE ACCESS EASEMENT |
| C.L. | = | CHORD LENGTH |
| C.B. | = | CHORD BEARING |
| L.S.E. | = | LIFT STATION EASEMENT |
| OA | = | OVERALL |
| RL | = | RADIAL LINE |
| A.E. | = | ACCESS EASEMENT |
| C.O.B. | = | CHANCERY ORDER BOOK |
| N.S.L.R.W.C.D. | = | NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT |

7. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.)
8. BEARINGS AS SHOWN HEREON ARE BASED UPON A PLATTED BEARING OF SOUTH 03°41'35" WEST ALONG THE SOUTH LINE OF TRACT "A-2" OF BENT CREEK MASTER PLAT AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS AND MONUMENTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF CITY OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA.

DATE: 2/10/2023

LESLIE C. RISPOTT, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6669
MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD. SUITE 206
WEST PALM BEACH, FLORIDA 33406
LICENSED BUSINESS NUMBER 2408

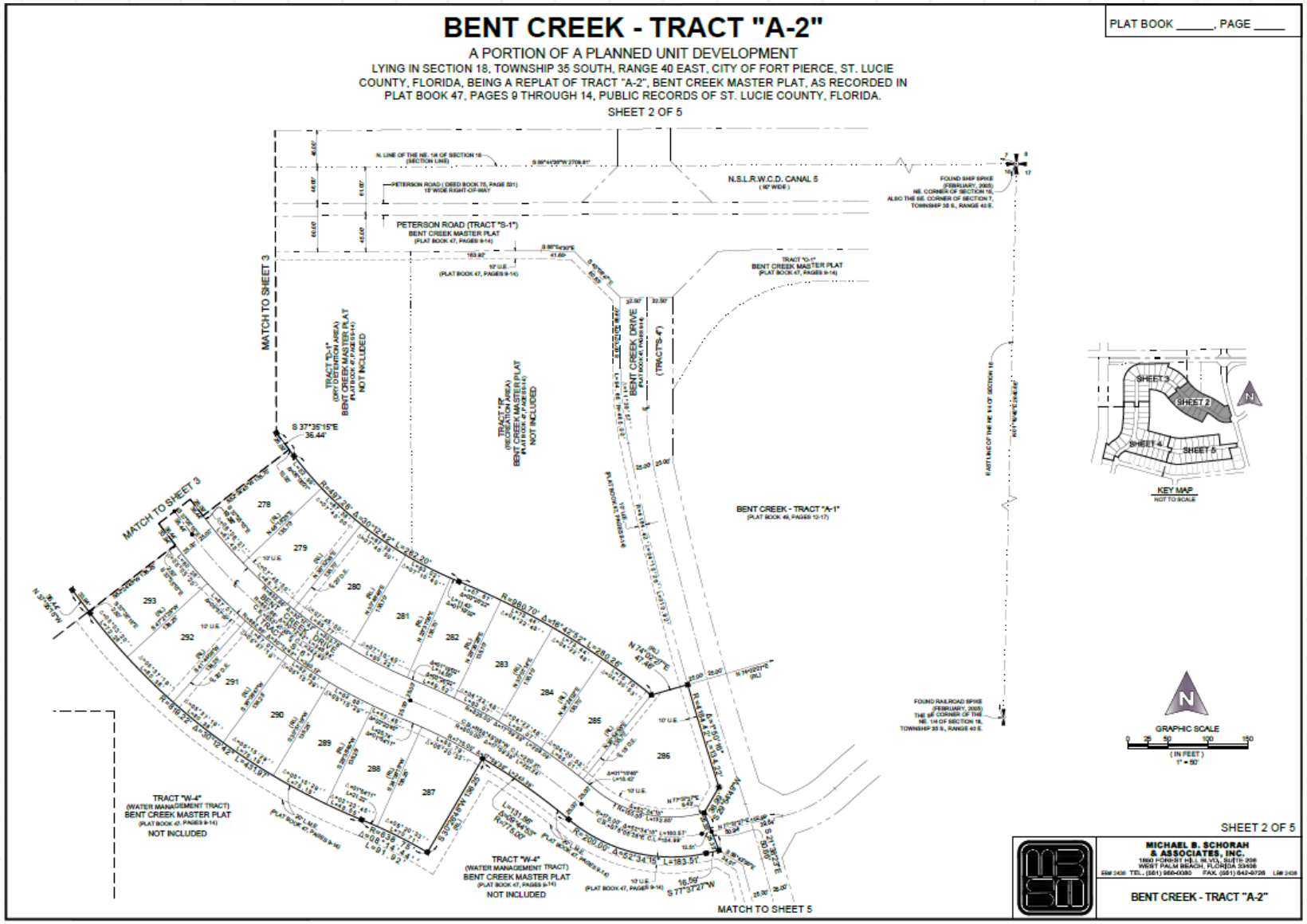
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY LESLIE C. RISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD., SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
LB# 2408 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2408

BENT CREEK - TRACT "A-2"

# Plat


BENT CREEK - TRACT "A-2"
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LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
SHEET 2 OF 5
PLAT BOOK _____, PAGE _____
PETERSON ROAD (TRACT "S-1")
BENT CREEK MASTER PLAT
N.S.L.R.W.C.D. CANAL 5
MATCH TO SHEET 3
BENT CREEK DRIVE
BENT CREEK - TRACT "A-1"
MATCH TO SHEET 5
KEY MAP
GRAPHIC SCALE
SHEET 2 OF 5
MICHAEL B. SCHORAH & ASSOCIATES, INC.
BENT CREEK - TRACT "A-2"

# Plat

## BENT CREEK - TRACT "A-2"

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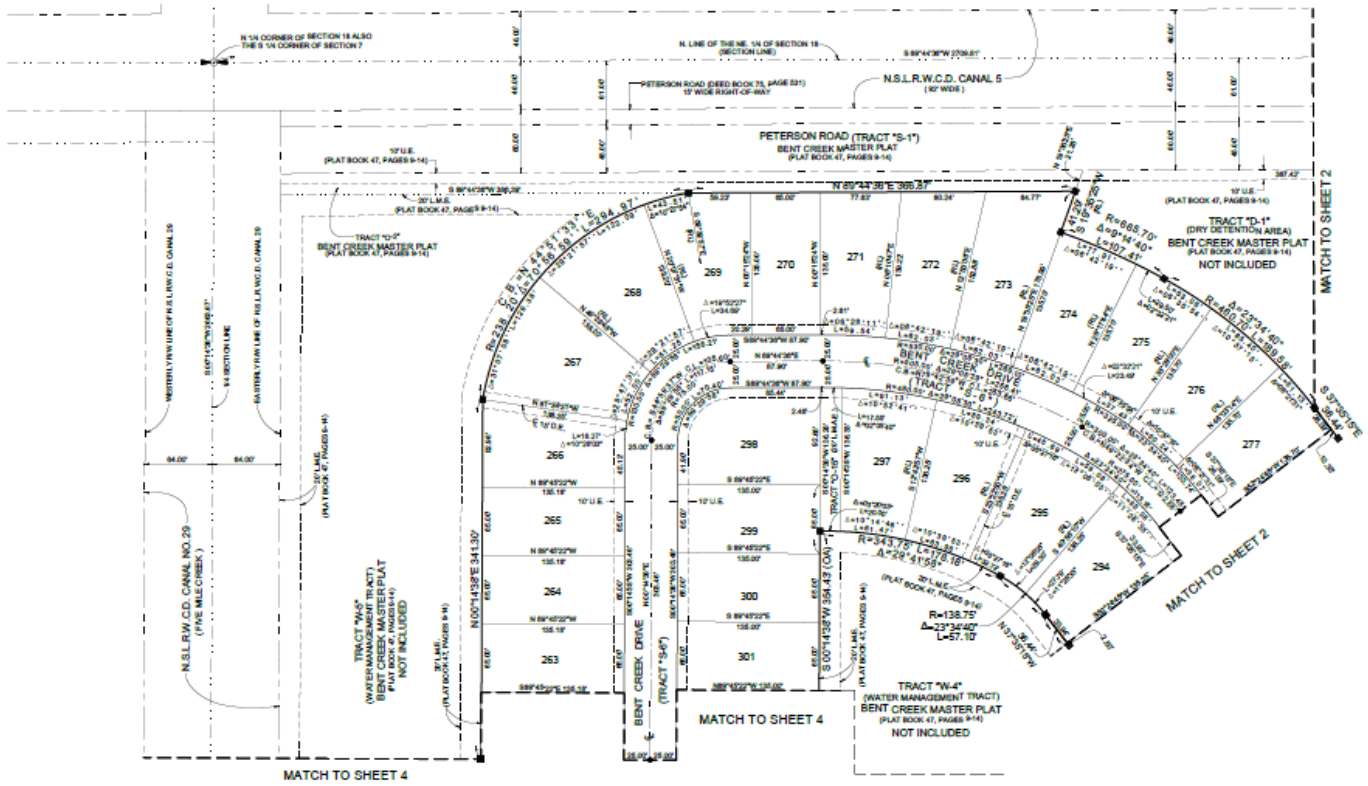
SHEET 3 OF 5

PLAT BOOK _____, PAGE ____







GRAPHIC SCALE

( IN FEET )

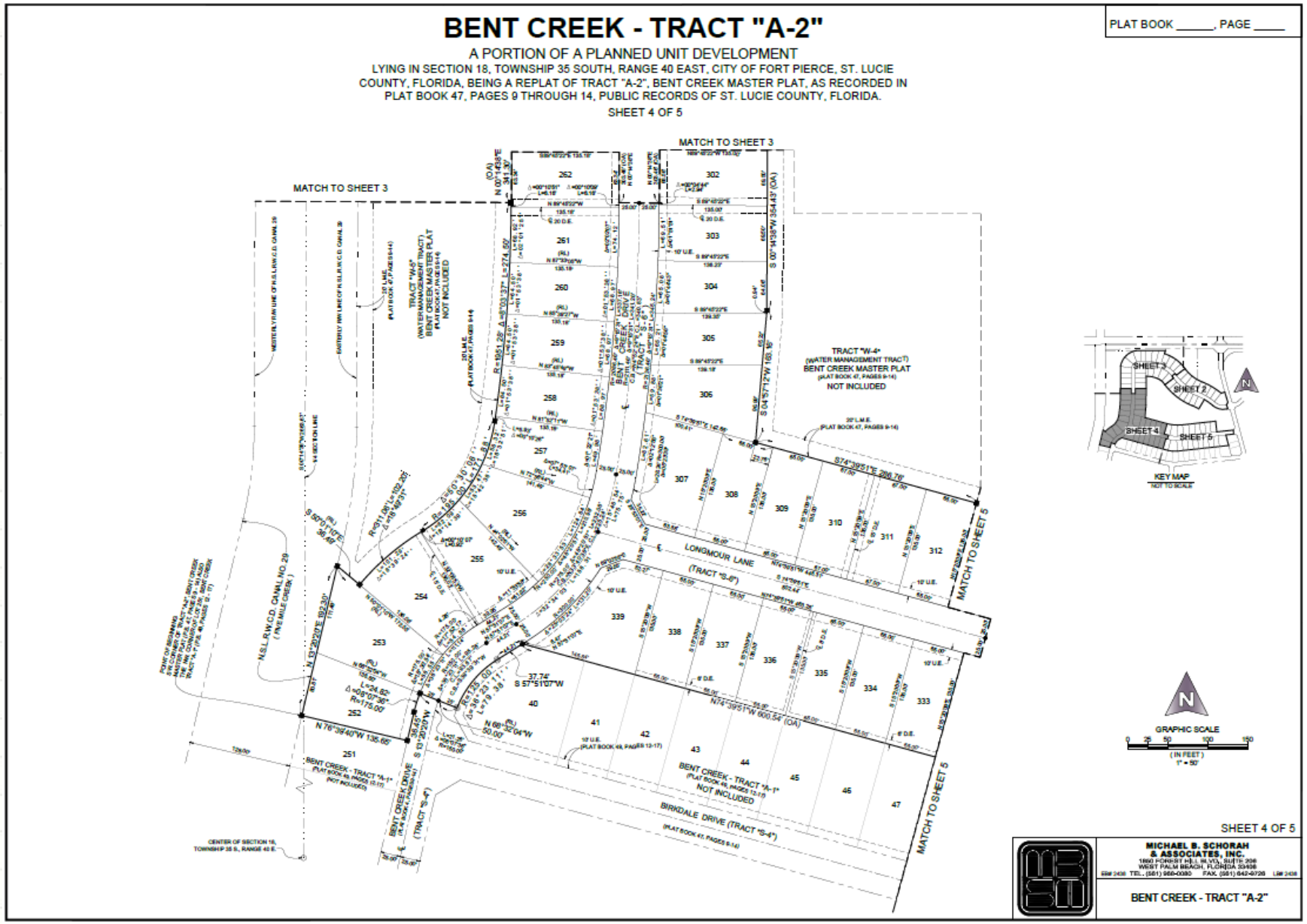
1" = 50'

SHEET 3 OF 5

MICHAEL B. SCHORAH & ASSOCIATES, INC.

BENT CREEK - TRACT "A-2"

# Plat



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SHEET 4 OF 5

PLAT BOOK _____, PAGE _____

MATCH TO SHEET 3

MATCH TO SHEET 3

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TRACT "W-5" (WATER MANAGEMENT TRACT) BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED

BENT CREEK DRIVE (TRACT "S-6")

LONGMOUR LANE (TRACT "S-6")

MATCH TO SHEET 5

MATCH TO SHEET 5

BIRKDALE DRIVE (TRACT "S-4")

BENT CREEK - TRACT "A-1" (PLAT BOOK 46, PAGES 13-17) NOT INCLUDED

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CENTER OF SECTION 18, TOWNSHIP 35 S., RANGE 40 E.

KEY MAP

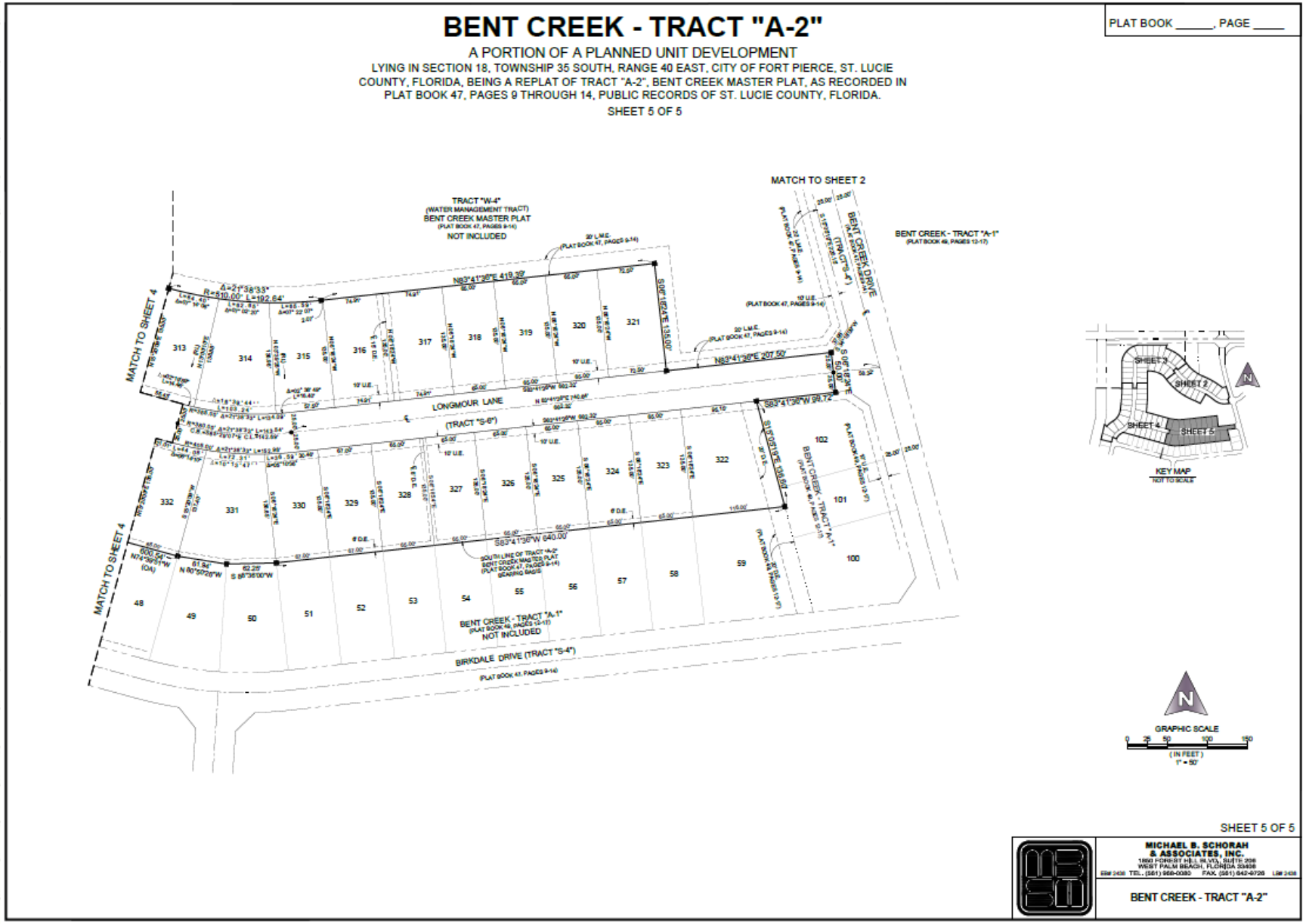
GRAPHIC SCALE

SHEET 4 OF 5

MICHAEL B. SCHORAH & ASSOCIATES, INC.

BENT CREEK - TRACT "A-2"

# Plat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SHEET 5 OF 5
PLAT BOOK _____, PAGE _____
MATCH TO SHEET 2
TRACT "W-4" (WATER MANAGEMENT TRACT) BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
BENT CREEK - TRACT "A-1" (PLAT BOOK 49, PAGES 13-17)
BENT CREEK DRIVE (TRACT "S-4")
MATCH TO SHEET 4
LONGMOUR LANE (TRACT "S-6")
BIRKDALE DRIVE (TRACT "S-4")
BENT CREEK - TRACT "A-1" (PLAT BOOK 49, PAGES 13-17) NOT INCLUDED
KEY MAP
NOT TO SCALE
GRAPHIC SCALE
( IN FEET )
1" = 50'
SHEET 5 OF 5
MICHAEL B. SCHORAH & ASSOCIATES, INC.
BENT CREEK - TRACT "A-2"

# Staff Recommendation
# Final Plat

**Staff recommends that the City Commission votes APPROVAL of the Final Plat.**

# City Commission's Actions (Final Plat)

**Possible actions of the Commission:**

- Recommend **APPROVAL** of the proposed Final Plat with no changes
- Recommend **APPROVAL** with conditions
- Recommend **DISAPPROVAL**.

# Final Plat

Bent Creek Parcel A-2: Tract A-2, Bent Creek Master Plat, Plat Book 47, Pages 9-14, St. Lucie County – 88 Unit Residential Subdivision

**From:** Tracy Telle <ttelle@cityoffortpierce.com>
**Sent:** Friday, January 27, 2023 11:30 AM
**To:** 'Martha Carter' <mcarter@schorah.com>
**Cc:** BNolan@lucidodesign.com; Kevin Freeman <kfreeman@cityoffortpierce.com>; Vennis Gilmore <vgilmore@cityoffortpierce.com>; John Andrews <jandrews@cityoffortpierce.com>
**Subject:** RE: Bent Creek A-2

I have one comment on the plat. The City Commission Certificate of the Preliminary Plat was replaced with the Final Plat Certificate. They need to both be on there so please add that preliminary certificate back on as the City Clerk will need to document and sign as to when the Preliminary Plat was approved. I will take a PDF of the plat for review.

**Tracy S. Telle | Assistant City Engineer | City of Fort Pierce**
Engineering Department
Phone: 772.467.3776, Fax: 772.467.6847, 100 North U.S. 1 Fort Pierce 34950

Website | Facebook | Survey

---

**From:** Tracy Telle
**Sent:** Friday, January 27, 2023 11:09 AM
**To:** 'Martha Carter' <mcarter@schorah.com>
**Cc:** BNolan@lucidodesign.com; Kevin Freeman <kfreeman@cityoffortpierce.com>; Vennis Gilmore <vgilmore@cityoffortpierce.com>; John Andrews <jandrews@cityoffortpierce.com>
**Subject:** Bent Creek A-2

Martha,

Just received the final plat package and have completed the review of cost estimate. We request the following revisions to the estimate:

1. Include all sidewalks to ensure that the subdivision sidewalk construction will be complete should the developer fail to complete his construction within a timely fashion or decide to abandon the project.
2. Update the SP 9.5 asphalt price to reflect a minimum of $14.60/SY as we are seeing prices on current City projects of $270/ton which equates to a $14.55/SY for a weight of 108 LB/TN for 1" of SP 9.5.

If you could update the estimate and then email it to me that would be great.

---

**From:** Tracy Telle <ttelle@cityoffortpierce.com>
**Sent:** Friday, January 27, 2023 3:31 PM
**To:** Vennis Gilmore <vgilmore@cityoffortpierce.com>
**Cc:** Kevin Freeman <kfreeman@cityoffortpierce.com>; BNolan@lucidodesign.com; 'Martha Carter' <mcarter@schorah.com>
**Subject:** Bent Creek Tract A-2 Final Plat

Vennis,

Please find Engineering's recommendation of Final Plat approval.

**Tracy S. Telle | Assistant City Engineer | City of Fort Pierce**
Engineering Department
Phone: 772.467.3776, Fax: 772.467.6847, 100 North U.S. 1 Fort Pierce 34950

Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

# Subdivision

**Property address or Location** 839 Bent Creek dr, Fort Pierce, FL 34947

**Parcel ID #(s)** 2418-500-0103-000-6

**Project description** Bent Creek Tract A-2 (PB 49-12) Lot 98

Lennar Homes, LLC

**Property Owner(s)**
8895 North Military Trail, Suite 101-B
Street Address
Palm Beach Gardens, FL 33410
City State Zip

Phone Number

Email Address

**Applicant/Representative, Title, Company**

Street Address

City State Zip

Phone Number

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.*

*Property Owner(s) Signature(s)*

STATE OF FLORIDA -- Palm Bch COUNTY

The foregoing instrument was acknowledged before me this 24 day of September 2019, by Valerie McChesney who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

TRUDY MOORE-WALKER
MY COMMISSION EXPIRES
NOVEMBER 18, 2020
#GG 048373
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

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

**TO BE COMPLETED BY STAFF**

| Zoning | Future Land Use | Total Acres | Historic District | Historic Designation |
|---|---|---|---|---|
| | | | | Contributing Individual<br>Non-Contributing None |

Pre-Application Meeting Date _____
Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____

Fees _____ Control # _____ B. Permit # _____

Intake Date Stamp

## ☐ SUBDIVISION: PRELIMINARY PLAT

***Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:***

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

## ☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

***Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :***

- ☐ Street construction plans
- ☐ Electric Infrastructure plans
- ☐ Water & Sewer system construction plans
- ☐ Gas Infrastructure plans
- ☐ Stormwater Retention plans
- ☐ Complete, notarized application

## ☑ SUBDIVISION: FINAL PLAT

***Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:***

- ☑ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☑ Complete, notarized application

## ☐ SUBDIVISION: MINOR REPLAT

***Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:***

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
OCT 10 2019
CITY OF FORT PIERCE
PLANNING & ZONING

# Subdivision

Property address or Location 839 Bent Creek Dr. Fort Pierce, FL 34947

Parcel ID #(s) 2407-700-0024-000-8

Project description Bent Creek Tract A-2

Lennar Homes, Inc.
**Property Owner(s)**
8895 N. Military Trail, Suite 101-B
Street Address
Palm Beach Gardens, FL 33410
City State Zip

Phone Number

Email Address

**Applicant/Representative, Title, Company**

Street Address

City State Zip

Phone Number

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.*

*Property Owner(s) Signature(s)*

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 9 day of OCTOBER, 2019, by Valerie McChesney who is personally known to me or has produced as identification.

Signature of Notary (seal)

TRUDY MOORE-WALKER
MY COMMISSION EXPIRES
NOVEMBER 18, 2020
#GG 046373
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

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

**TO BE COMPLETED BY STAFF**

| Zoning | Future Land Use | Total Acres | Historic District | Historic Designation |
|---|---|---|---|---|
| | | | | Contributing Individual<br>Non-Contributing None |

Pre-Application Meeting Date

Intake Planner

Planner Assigned

Approved By Date

Comments

Fees Control # B. Permit #

Intake Date Stamp

## ☐ SUBDIVISION: PRELIMINARY PLAT

***Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:***

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

## ☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

***Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :***

- ☐ Street construction plans
- ☐ Electric Infrastructure plans
- ☐ Water & Sewer system construction plans
- ☐ Gas Infrastructure plans
- ☐ Stormwater Retention plans
- ☐ Complete, notarized application

## ☑ SUBDIVISION: FINAL PLAT

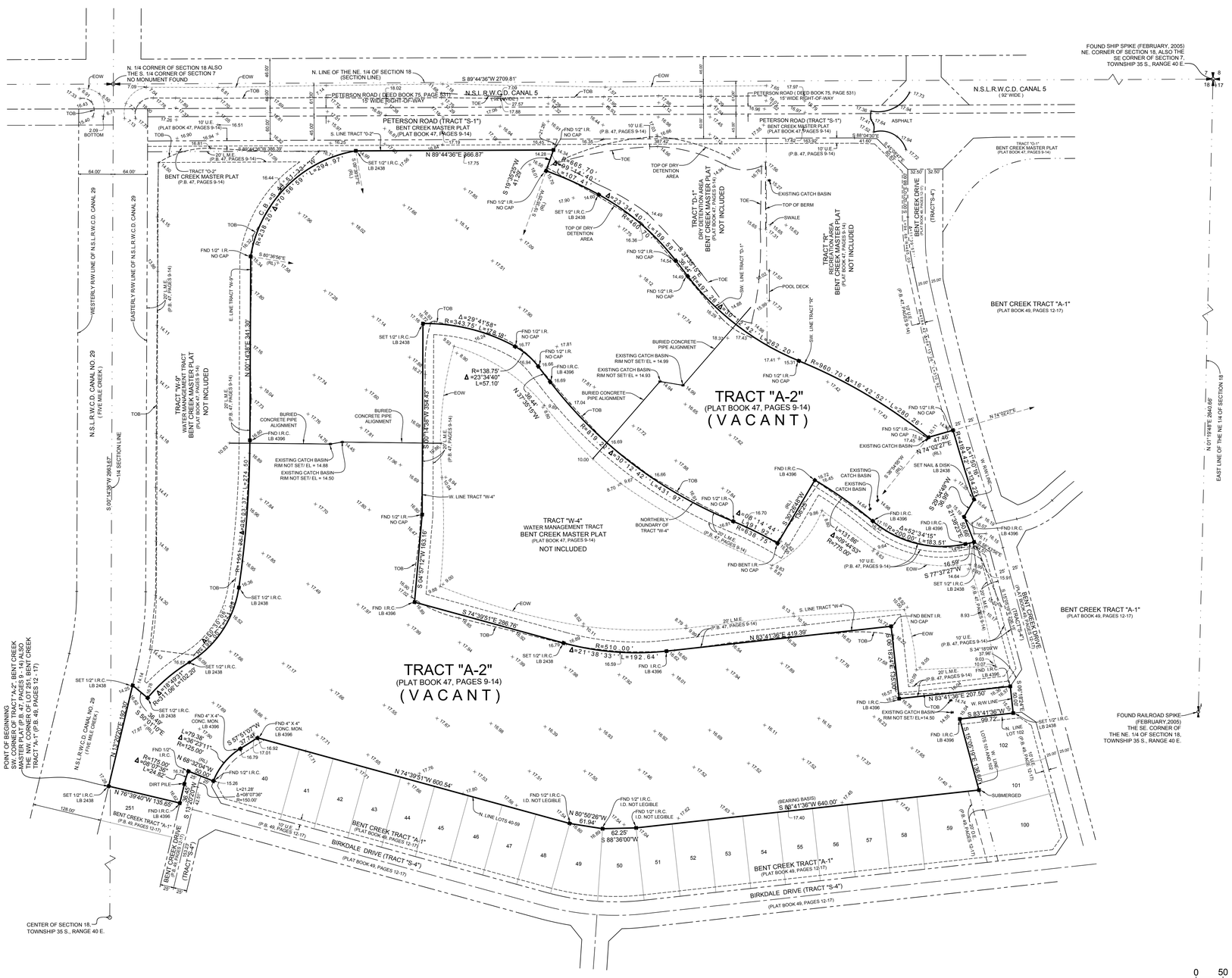
***Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:***

- ☑ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☑ Complete, notarized application

## ☐ SUBDIVISION: MINOR REPLAT

***Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:***

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application


TRACT "A-2"
(PLAT BOOK 47, PAGES 9-14)
(VACANT)
PETERSON ROAD (TRACT "S-1")
BENT CREEK MASTER PLAT
(PLAT BOOK 47, PAGES 9-14)
N.S.L.R.W.C.D. CANAL 5
( 92' WIDE )
PETERSON ROAD ( DEED BOOK 75, PAGE 531)
15' WIDE RIGHT-OF-WAY
N. LINE OF THE NE. 1/4 OF SECTION 18 (SECTION LINE)
S 89°44'36"W 2709.81'
FOUND SHIP SPIKE (FEBRUARY, 2005) NE. CORNER OF SECTION 18, ALSO THE SE CORNER OF SECTION 7, TOWNSHIP 35 S., RANGE 40 E.
N. 1/4 CORNER OF SECTION 18 ALSO THE S. 1/4 CORNER OF SECTION 7 NO MONUMENT FOUND
N.S.L.R.W.C.D. CANAL NO. 29 ( FIVE MILE CREEK )
WESTERLY R/W LINE OF N.S.L.R.W.C.D. CANAL 29
EASTERLY R/W LINE OF N.S.L.R.W.C.D. CANAL 29
TRACT "O-2" BENT CREEK MASTER PLAT (P.B. 47, PAGES 9-14)
TRACT "O-1" BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14)
TRACT "W-9" WATER MANAGEMENT TRACT BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
TRACT "W-4" WATER MANAGEMENT TRACT BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
TRACT "D-1" DRY DETENTION AREA BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
TRACT "R" RECREATION AREA BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
BENT CREEK TRACT "A-1" (PLAT BOOK 49, PAGES 12-17)
BENT CREEK DRIVE (TRACT "S-4")
BIRKDALE DRIVE (TRACT "S-4")
(PLAT BOOK 49, PAGES 12-17)
EAST LINE OF THE NE 1/4 OF SECTION 18
N 01°12'48" E 2640.08'
POINT OF BEGINNING SW. CORNER OF TRACT "A-2", BENT CREEK MASTER PLAT, ALSO BEING THE NW CORNER OF LOT 251, BENT CREEK TRACT "A-1" (P.B. 49, PAGES 12 - 17)
CENTER OF SECTION 18, TOWNSHIP 35 S., RANGE 40 E.
FOUND RAILROAD SPIKE (FEBRUARY, 2005) THE SE. CORNER OF THE NE. 1/4 OF SECTION 18, TOWNSHIP 35 S., RANGE 40 E.
R=665.70'
Δ=23°34'40"
L=107.41'
R=460.70'
Δ=23°34'40"
L=189.58'
R=497.26'
Δ=30°12'42"
L=262.20'
R=960.70'
Δ=16°42'52"
L=280.26'
R=815.70'
Δ=30°12'42"
L=429.97'
R=138.75'
Δ=23°34'40"
L=57.10'
R=510.00'
Δ=21°38'33"
L=192.64'
R=775.00'
Δ=02°34'15"
L=34.79'
R=775.00'
Δ=09°46'53"
L=131.86'
R=200.00'
Δ=52°34'15"
L=183.51'
R=638.75'
Δ=09°14'40"
L=103.07'
R=638.75'
Δ=03°50'16"
L=42.83'
R=175.00'
Δ=52°34'15"
L=160.61'
R=175.00'
Δ=68°32'04"
L=209.30'
R=125.00'
Δ=36°29'11"
L=79.59'
R=125.00'
Δ=68°32'04"
L=149.45'
R=125.00'
Δ=36°29'11"
L=79.59'
R=175.00'
Δ=68°32'04"
L=209.30'
R=125.00'
Δ=23°34'40"
L=51.44'
R=125.00'
Δ=23°34'40"
L=51.44'
R=175.00'
Δ=23°34'40"
L=72.03'
R=175.00'
Δ=23°34'40"
L=72.03'
R=2280.20'
Δ=4°47'56"
L=294.97'
R=2280.20'
Δ=4°47'56"
L=294.97'
R=34375'
Δ=29°41'58"
L=476.18'
R=34375'
Δ=29°41'58"
L=476.18'
R=815.70'
Δ=4°47'56"
L=68.31'
R=815.70'
Δ=4°47'56"
L=68.31'
R=815.70'
Δ=4°47'56"
L=68.31

**Michael B. Schorah & Associates** 44637

| DATE | INVOICE NO. | COMMENT | AMOUNT | NET AMOUNT |
|---|---|---|---|---|
| 09/24/2019 | 092419 | Final Plat Review Bent Creek ~~B-2~~ A-2 | | 500.00 |
| **DATE** 09/24/19 | | **VENDOR** City of Ft. Pierce | **TOTAL** | 500.00 |

**Michael B. Schorah & Associates**
1850 Forest Hill Blvd.
Suite 206
West Palm Beach, FL 33406

Suntrust Bank, So. FL, N.A.
West Palm Beach, FL 33403
63-215/631

44637

PAY **Five Hundred and no/100**

| DATE | CHECK | CHECK AMOUNT |
|---|---|---|
| 09/24/19 | 44637 | $500.00 |

TO THE ORDER OF **CITY OF FT. PIERCE**

AUTHORIZED SIGNATURE

Security features included. Details on back

⑈044637⑈ ⑆063102152⑆039202243750⑈

**MICHAEL B. SCHORAH & ASSOCIATES, INC.**
ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438
www.schorah.com
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406

# LETTER OF TRANSMITTAL

| DATE | JOB NO |
|---|---|
| September 24, 2019 | 1753 |

ATTENTION: Vennis Gilmore

RE: Bent Creek Parcel A-2

TO: City of Fort Pierce
Planning Department

☒ HAND DELIVER ☐ MAILED ☐ PICK-UP
☐ FEDEX ☐ OTHER

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

| COPIES | EACH | SETS | DESCRIPTION |
|---|---|---|---|
| 14 | | | Warranty Deeds |
| | 14 | | Boundary Survey (Signed and Sealed) |
| | 14 | | Final Plat (Signed and Sealed) |
| | 1 | | Application Form (Original) |
| 13 | | | Application Form |
| | 1 | | Check# 44637 in the amount of $500.00 |
| | 1 | | CD |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ For your use ☐ For Signature

☐ For review and comment ☐ As requested ☐ Other

**REMARKS** _____

RECEIVED BY: _____ DATE: _____

***COPY TO:*** _____

if enclosures are not as noted, kindly notify us at once.

SIGNED *Michael J. LaCoursiere, P.E.*

# BENT CREEK - TRACT "A-2"

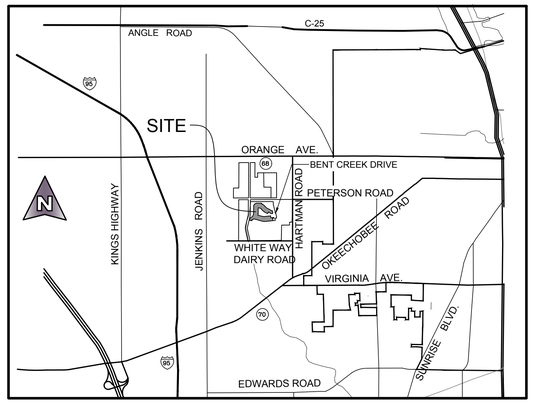
## A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

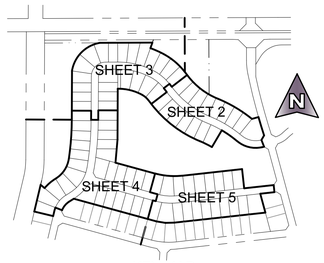
SHEET 1 OF 5

PLAT BOOK _____, PAGE _____

DOCKET NO. _____




LOCATION MAP
NOT TO SCALE




KEY MAP
NOT TO SCALE

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BENT CREEK - TRACT "A-2", BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, A PLANNED UNIT DEVELOPMENT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 24.29 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

#### 1. EASEMENTS

UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISIONS SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA.

THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT PRIOR WRITTEN APPROVAL OF THE FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS AND ASSIGNS.

#### 2. STREETS

THE PRIVATE STREETS AS SHOWN HEREON, DENOTED AS TRACT "S-6", ARE HEREBY DEDICATED TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA. SAID STREETS MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING WATER, SEWER, IRRIGATION, AND DRAINAGE LINES AND STRUCTURES. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

#### 3. TRACTS

TRACT "O-15", AS SHOWN HEREON IS HEREBY RESERVED FOR THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA.

LENNAR HOMES, LLC

LENNAR HOMES LLC
NOTARY

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THIS CERTIFICATION TO BE EXECUTED IN ITS NAME, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY ITS VICE PRESIDENT AND AUTHORIZED AGENT, THIS _____ DAY OF _____ , 2019.

BY: LENNAR HOMES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
ADDRESS: 8136 OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA 33415
(PHONE NO. 561-433-4700)

ATTEST: _____ BY: _____

JEFFREY ALEXANDER,
AUTHORIZED AGENT

MICHAEL MEYERS,
VICE PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MICHAEL MEYERS, VICE PRESIDENT AND JEFFREY ALEXANDER, AUTHORIZED AGENT OF LENNAR HOMES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND THEY DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, AS SUCH OFFICERS FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, THIS _____ DAY OF _____ , 2019.

_____ _____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE PRINTED NAME

MY COMMISSION EXPIRES: _____

COMMISSION NO. _____

### ACCEPTANCE OF DEDICATIONS OR RESERVATIONS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS _____ DAY OF _____, 2019.

_____
WITNESS

BENT CREEK MASTER HOMEOWNERS ASSOCIATION. INC.,
A FLORIDA CORPORATION,
NOT FOR PROFIT

_____ BY: _____
PRINTED NAME SIMONE FOREMAN, PRESIDENT

_____
WITNESS

_____
PRINTED NAME

### ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED SIMONE FOREMAN WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ , 2019.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

COMMISSION NO. _____ _____
PRINTED NAME

### TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE NORTH AMERICAN TITLE CO. A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNAR HOMES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____ _____
AMBARINA PEREZ, VICE PRESIDENT

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC.

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC.
NOTARY

### SURVEYOR REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, STATUTES.

THIS _____ DAY OF _____, 2019.

_____
GREGORY S. FLEMING
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4350

### PLANNING AND ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENTS OF THE P.U.D. ZONING DISTRICT, AS SET FORTH IN SECTION 18-9 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2019.

BY: _____
REBECA GUERRA
DIRECTOR OF PLANNING (INTERIM)
PLANNING AND DEVELOPMENT SERVICES
CITY OF FORT PIERCE, FLORIDA

### CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2019.

BY: _____

PETE SWEENY
CITY ATTORNEY
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

### CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION, THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____ , 2019.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX
CITY CLERK

### CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK ____ , PAGES _____ , OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____ , 2019

_____ BY: _____
JOSEPH E. SMITH
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

### AREA TABULATION

| | |
|---|---|
| TRACT "O-15" | 0.0626 ACRES |
| TRACT "S-6" | 4.2719 ACRES |
| LOTS 252 - 339 | 19.9559 ACRES |
| TOTAL AREA | 24.2904 ACRES |

CITY OF FORT PIERCE
CLERK

PROFESSIONAL SURVEYOR
AND MAPPER

### SURVEYOR'S NOTES:

1. BUILDING SETBACK LINES SHALL BE REQUIRED BY ORDINANCES OF CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.

3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.

6.

| | | |
|---|---|---|
| P.C.P. | = | PERMANENT CONTROL POINT |
| P.R.M. | = | PERMANENT REFERENCE MONUMENT |
| C.M. | = | CONCRETE MONUMENT |
| O.R.B. | = | OFFICIAL RECORD BOOK |
| ℄ | = | CENTERLINE |
| U.E. | = | UTILITY EASEMENT |
| D.E. | = | DRAINAGE EASEMENT |
| R | = | RADIUS |
| L | = | ARC LENGTH |
| Δ | = | CURVE CENTRAL ANGLE |
| ■ | = | SET 1/2"x18" IRON ROD AND 2" DIAMETER ALUMINUM DISK, STAMPED "SCHORAH AND ASSOCIATES PRM LB # 2438" |
| □ | = | FOUND 4"x 4" C.M. WITH DISK STAMPED "PRM LB 4396" |
| ▣ | = | SET MAG NAIL AND 1-1/4" BRASS WASHER STAMPED "PRM LB 2438" |
| ● | = | SET 1/2"X18" IRON ROD WITH CAP STAMPED "PCP LB 2438" |
| L.M.E. | = | LAKE MAINTENANCE EASEMENT |
| L.M.A.E. | = | LAKE MAINTENANCE ACCESS EASEMENT |
| C.L. | = | CHORD LENGTH |
| C.B. | = | CHORD BEARING |
| L.S.E. | = | LIFT STATION EASEMENT |
| OA | = | OVERALL |
| RL | = | RADIAL LINE |
| A.E. | = | ACCESS EASEMENT |
| C.O.B. | = | CHANCERY ORDER BOOK |
| N.S.L.R.W.C.D. | = | NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT |

7. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).

8. BEARINGS AS SHOWN HEREON ARE BASED UPON A PLATTED BEARING OF SOUTH 83°41'36" WEST ALONG THE SOUTH LINE OF TRACT "A-2" OF BENT CREEK MASTER PLAT AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS AND MONUMENTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF CITY OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA.

DATE: _____

_____
CRAIG S. PUSEY,
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5019
MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD. SUITE 206
WEST PALM BEACH, FLORIDA 33406
LICENSED BUSINESS NUMBER 2438

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD., SUITE 206, WEST PALM BEACH, FLORIDA, 33406.


**MICHAEL B. SCHORAH & ASSOCIATES, INC.**
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EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438


**BENT CREEK - TRACT "A-2"**

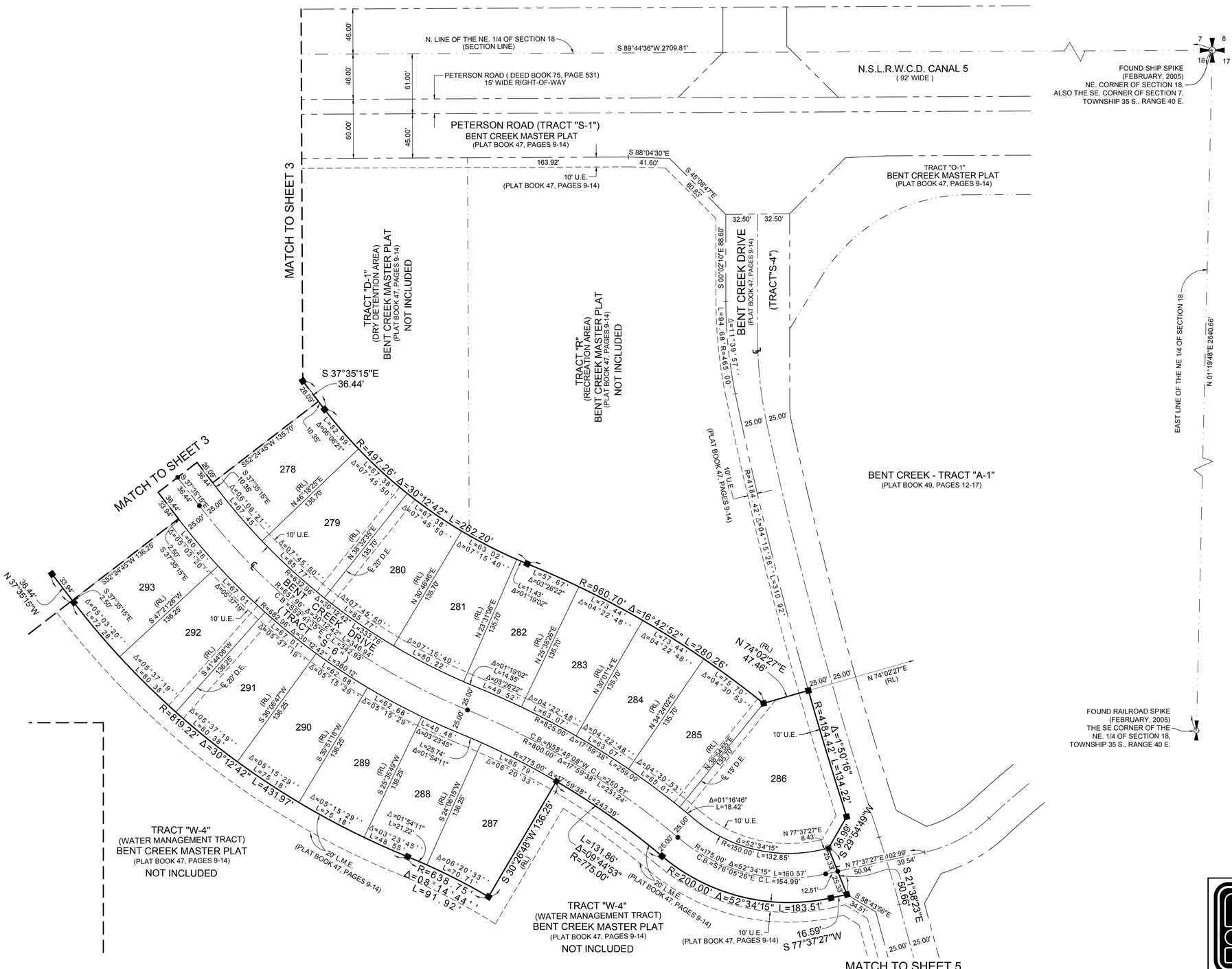
PLAT BOOK _____, PAGE _____

# BENT CREEK - TRACT "A-2"

## A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 2 OF 5


N. LINE OF THE NE. 1/4 OF SECTION 18 (SECTION LINE)
S 89°44'36"W 2709.81'
46.00'
46.00'
61.00'
60.00'
45.00'
PETERSON ROAD ( DEED BOOK 75, PAGE 531) 15' WIDE RIGHT-OF-WAY
PETERSON ROAD (TRACT "S-1") BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14)
N.S.L.R.W.C.D. CANAL 5 ( 92' WIDE )
FOUND SHIP SPIKE (FEBRUARY, 2005) NE. CORNER OF SECTION 18, ALSO THE SE. CORNER OF SECTION 7, TOWNSHIP 35 S., RANGE 40 E.
7
8
18
17
MATCH TO SHEET 3
S 88°04'30"E
163.92'
41.60'
10' U.E. (PLAT BOOK 47, PAGES 9-14)
S 45°08'47"E
60.93'
TRACT "O-1" BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14)
TRACT "D-1" (DRY DETENTION AREA) BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
TRACT "R" (RECREATION AREA) BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
BENT CREEK DRIVE (PLAT BOOK 47, PAGES 9-14)
(TRACT "S-4")
32.50'
32.50'
S 00°02'10"E 86.60'
EAST LINE OF THE NE 1/4 OF SECTION 18
N 01°19'48"E 2640.66'
S 37°35'15"E 36.44'
26.09'
10.35'
L=52.99' Δ=06°06'21" R=497.26'
S52°24'45"W 135.70'
278
279
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10' U.E.
20' D.E.
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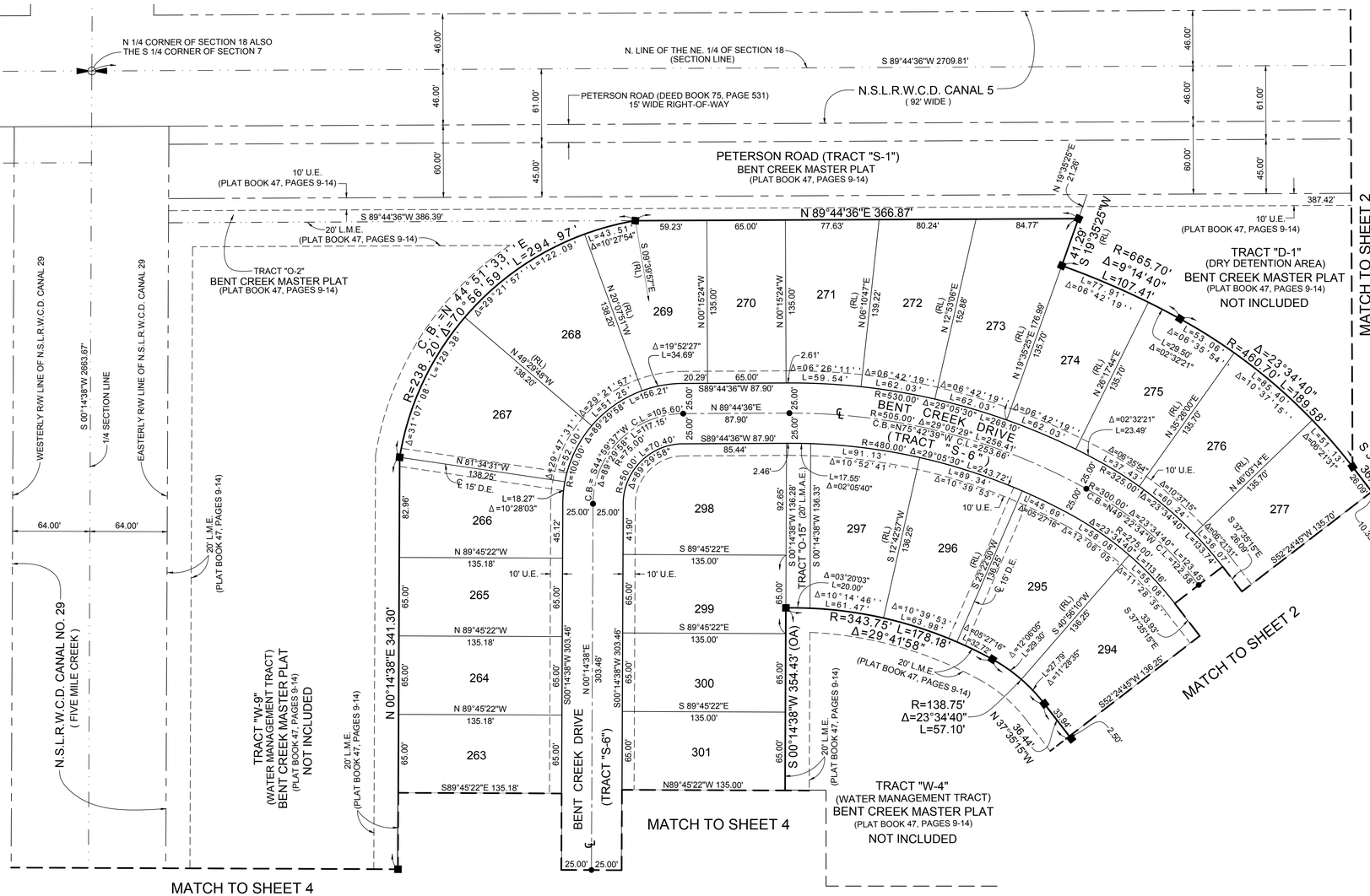
PLAT BOOK _____, PAGE _____

# BENT CREEK - TRACT "A-2"

## A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 3 OF 5


N 1/4 CORNER OF SECTION 18 ALSO THE S 1/4 CORNER OF SECTION 7
N. LINE OF THE NE. 1/4 OF SECTION 18 (SECTION LINE)
S 89°44'36"W 2709.81'
PETERSON ROAD (DEED BOOK 75, PAGE 531) 15' WIDE RIGHT-OF-WAY
N.S.L.R.W.C.D. CANAL 5 ( 92' WIDE )
PETERSON ROAD (TRACT "S-1") BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14)
10' U.E. (PLAT BOOK 47, PAGES 9-14)
20' L.M.E. (PLAT BOOK 47, PAGES 9-14)
TRACT "O-2" BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14)
S 89°44'36"W 386.39'
N 89°44'36"E 366.87'
387.42'
TRACT "D-1" (DRY DETENTION AREA) BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
MATCH TO SHEET 2
WESTERLY R/W LINE OF N.S.L.R.W.C.D. CANAL 29
EASTERLY R/W LINE OF N.S.L.R.W.C.D. CANAL 29
S 00°14'38"W 2663.67'
1/4 SECTION LINE
64.00'
64.00'
N.S.L.R.W.C.D. CANAL NO. 29 ( FIVE MILE CREEK )
20' L.M.E. (PLAT BOOK 47, PAGES 9-14)
TRACT "W-9" (WATER MANAGEMENT TRACT) BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
N 00°14'38"E 341.30'
BENT CREEK DRIVE (TRACT "S-6")
BENT CREEK DRIVE ( TRACT "S-6" )
TRACT "O-15" (20' L.M.E.)
TRACT "W-4" (WATER MANAGEMENT TRACT) BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
MATCH TO SHEET 4
MATCH TO SHEET 2
R=238.20' Δ=31°07'08" L=129.38'
R=665.70' Δ=9°14'40" L=107.41'
R=460.70' Δ=23°34'40" L=189.58'
R=343.75' L=178.18' Δ=29°41'58"
R=138.75' Δ=23°34'40" L=57.10'
R=530.00' Δ=29°05'30" L=269.10'
R=505.00' Δ=29°05'30" L=256.41'
R=480.00' Δ=29°05'30" L=243.72'
R=325.00' Δ=23°34'40" L=133.74'
R=300.00' Δ=23°34'40" L=123.45'
R=275.00' Δ=23°34'40" L=113.16'
R=100.00' Δ=89°29'58" L=156.21'
R=56.00' Δ=89°29'58" L=87.50'
R=50.00' Δ=89°29'58" L=78.12'
S 19°35'25"W 141.29'
N 19°35'25"E 27.26'
S 37°35'15"E 36.44'
S52°24'45"W 136.25'
N 37°35'15"W 36.44'
S 37°35'15"E 26.09'
S 37°35'15"E 10.35'
S 37°35'15"E 38.92'
S 37°35'15"E 38.84'
2.50'
10.35'
2.46'
2.61'
Δ=19°52'27" L=34.69'
Δ=03°20'03" L=20.00'
Δ=10°14'46" L=61.47'
Δ=10°52'41" L=17.55'
Δ=02°05'40"
Δ=10°39'53" L=63.98'
Δ=1°05'27"16" L=32.72'
Δ=12°06'05" L=29.30'
Δ=1°28'35" L=27.79'
Δ=10°37'15" L=46.24'
Δ=06°42'19" L=62.03'
Δ=06°26'11" L=59.54'
Δ=02°32'21" L=23.49'
Δ=06°35'54" L=28.50'
Δ=06°35'54" L=53.06'
Δ=10°37'15" L=95.40'
Δ=06°42'31" L=51.13'
Δ=06°42'31" L=33.07'
Δ=06°35'54" L=37.42'
Δ=10°37'15" L=60.24'
Δ=12°08'05" L=58.09'
Δ=23°34'40" L=118.46'
Δ=17°28'35" L=55.08'
Δ=29°21'57" L=51.25'
Δ=29°21'57" L=294.97'
Δ=10°56'59" L=122.09'
Δ=10°27'54" L=43.51'
C.B.=N 14°51'33" E
C.B.=N 20°07'51" W
C.B.=S 44°59'57" W
C.B.=N 89°44'36" E
C.B.=N 25°42'39" W
C.B.=N 43°22'53" W
C.B.=S 09°39'57" E
C.L.=105.60'
C.L.=117.15'
C.L.=256.41'
C.L.=253.66'
C.L.=243.72'
C.L.=123.45'
C.L.=113.16'
C.L.=12.58'
N 49°29'45"W 138.20'
N 81°44'41"W 138.25'
S89°45'22"E 135.18'
N 89°45'22"W 135.18'
S89°44'36"W 87.90'
N 89°44'36"E 87.90'
S89°44'36"W 85.44'
N89°45'22"W 135.00'
S 00°14'38"W 303.46'
N 00°14'38"E 303.46'
S 00°14'38"W 354.43' (OA)
S 00°14'38"W 136.28'
S 00°14'38"W 136.33'
S 00°14'38"W 135.00'
N 00°15'24"W 135.00'
N 06°10'47"E 139.22'
N 12°53'06"E 152.88'
N 19°35'25"E 135.70'
N 26°17'44"E 135.70'
N 35°26'00"E 135.70'
N 46°03'14"E 135.70'
S 23°22'50"W 136.25'
S 12°42'57"W 136.25'
S 40°56'10"W 136.25'
S52°24'45"W 135.70'
S52°24'45"W 136.25'
S 89°39'57"E (RL)
N 20°07'51"W (RL)
N 49°29'45"W (RL)
S 89°44'36"E (RL)
N 19°35'25"E (RL)
N 26°17'44"E (RL)
N 35°26'00"E (RL)
N 46°03'14"E (RL)
S 23°22'50"W (RL)
S 12°42'57"W (RL)
S 40°56'10"W (RL)
S 89°44'36"E (RL)
S 89°44'36"E
S 89°45'22"E
N 89°45'22"W
S 89°45'22"E
S 89°45'22"E
S 89°45'22"E

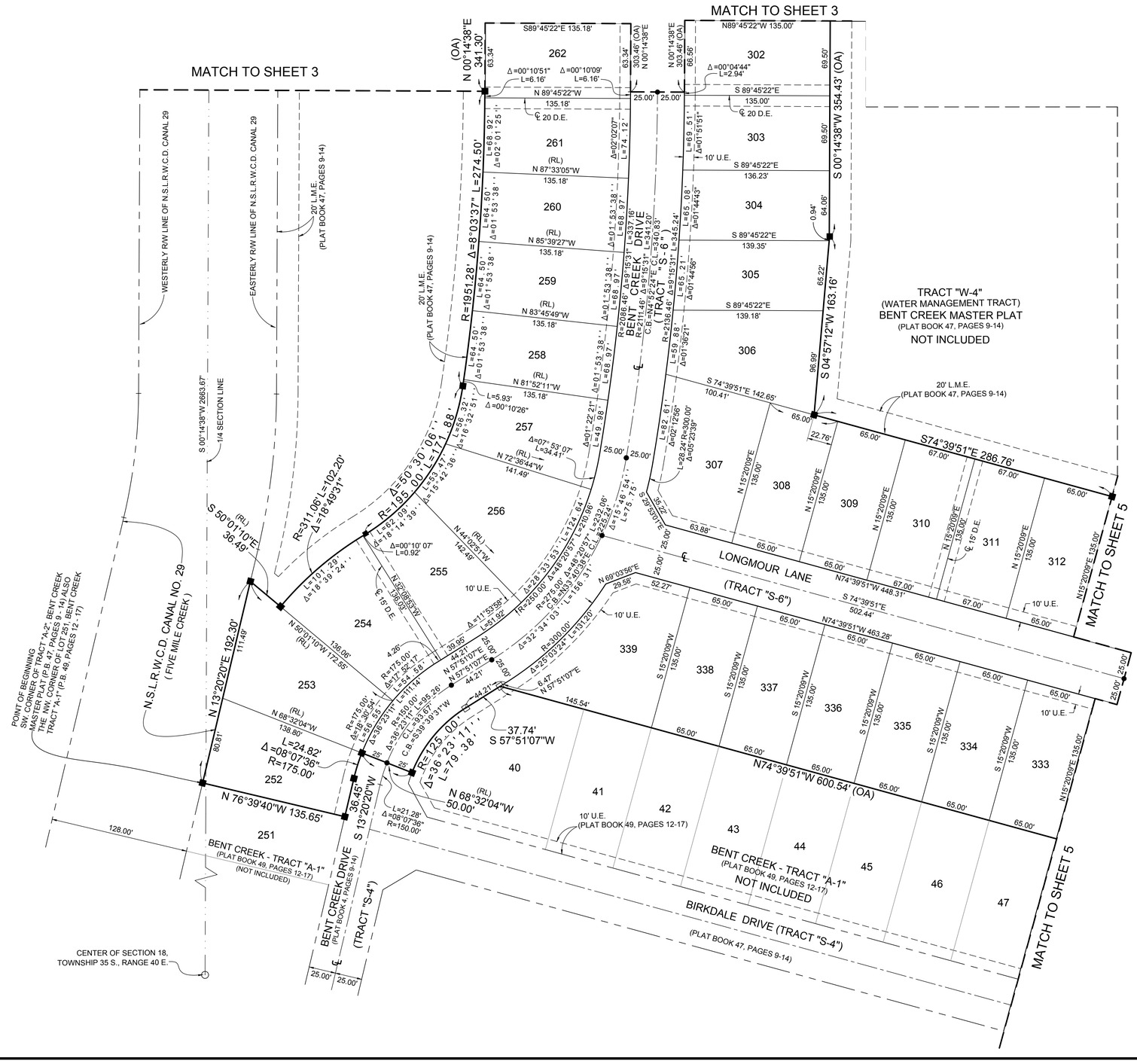
PLAT BOOK _____, PAGE _____

# BENT CREEK - TRACT "A-2"

## A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 4 OF 5


MATCH TO SHEET 3
MATCH TO SHEET 3
WESTERLY R/W LINE OF N.S.L.R.W.C.D. CANAL 29
EASTERLY R/W LINE OF N.S.L.R.W.C.D. CANAL 29
20' L.M.E. (PLAT BOOK 47, PAGES 9-14)
S 00°14'38"W 2663.67'
1/4 SECTION LINE
(OA) N 00°14'38"E 341.30'
S89°45'22"E 135.18'
N89°45'22"W 135.00'
N 00°14'38"E 303.46' (OA)
S 00°14'38"W 354.43' (OA)
262
302
261
303
260
304
259
305
258
306
257
307
256
308
255
309
254
310
253
311
252
312
251
339
338
337
336
335
334
333
40
41
42
43
44
45
46
47
R=1951.28' Δ=8°03'37" L=274.50'
R=311.06' L=102.20' Δ=18°49'31"
R=195.00' L=17.88'
R=175.00' L=111.14'
R=150.00' L=95.26'
R=125.00' L=79.38'
R=2086.46' Δ=9°15'31" L=337.16'
R=2136.46' Δ=9°15'31" L=345.24'
R=2111.46' Δ=9°15'31" L=341.20'
C.L. (TRACT "S-6") R=2124.24'
BENT CREEK DRIVE (TRACT "S-4")
(PLAT BOOK 47, PAGES 9-14)
TRACT "W-4" (WATER MANAGEMENT TRACT) BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
S 04°57'12"W 163.16'
S74°39'51"E 286.76'
N74°39'51"W 448.31'
S 74°39'51"E 502.44'
N74°39'51"W 463.28'
N74°39'51"W 600.54' (OA)
S 74°39'51"E 142.65'
S 50°01'10"E 36.49'
N 13°20'20"E 192.30'
S 13°20'20"W 36.45'
N 76°39'40"W 135.65'
N 68°32'04"W 50.00'
S 57°51'07"E 37.74'
N 57°51'07"W 44.21'
N 66°03'56"E 29.58'
N 44°08'51"W 142.49'
N 72°36'44"W 141.49'
N 68°32'04"W 138.80'
N 50°01'10"W 172.55'
N 87°33'05"W 135.18'
N 85°39'27"W 135.18'
N 83°45'49"W 135.18'
N 81°52'11"W 135.18'
S 89°45'22"E 135.00'
S 89°45'22"E 136.23'
S 89°45'22"E 139.35'
S 89°45'22"E 139.18'
N 15°20'09"E 135.00'
S 15°20'09"W 135.00'
L=24.82' Δ=08°07'36" R=175.00'
L=21.28' Δ=08°07'36" R=150.00'
Δ=50°30'06" L=17.68'
Δ=18°49'31" L=102.20'
Δ=18°39'24" L=101.29'
Δ=00°10'07" L=0.92'
Δ=11°53'58" L=51.92'
Δ=36°23'11" L=95.26'
Δ=36°23'11" L=79.38'
Δ=02°01'25" L=68.92'
Δ=01°53'38" L=64.50'
Δ=01°53'38" L=68.97'
Δ=01°22'21" L=49.98'
Δ=07°53'07" L=34.41'
Δ=00°10'26" L=5.93'
Δ=00°10'07" L=0.92'
Δ=02°02'07" L=74.12'
Δ=01°51'51" L=69.51'
Δ=01°44'43" L=65.08'
Δ=01°44'56" L=65.21'
Δ=01°36'21" L=59.88'
Δ=02°12'56" L=82.61'
Δ=05°23'39" L=28.24'
Δ=00°04'44" L=2.94'
Δ=00°10'51" L=6.16'
Δ=00°10'09" L=6.16'
Δ=2°03'24" L=191.20'
Δ=3°23'53" L=124.64'
Δ=48°20'57" L=232.06'
Δ=1°46'54" L=75.75'
Δ=3°23'53" L=124.64'
Δ=48°20'57" L=232.06'
Δ=1°46'54" L=75.75'
Δ=3°23'34" L=300.00'
Δ=2°03'24" L=191.20'
R=280.00' Δ=28°33'53" L=139.57'
R=275.00' Δ=48°20'57" L=232.06'
C.B. =N63°30'39"E C.L. =156.31'
C.B. =N39°39'31"W C.L. =193.67'
C.B. =S39°39'31"E C.L. =193.67'
C.B. =S24°46'28"E C.L. =340.83'
C.B. =S24°46'28"E C.L. =340.83'
C.B. =S24°46'28"E C.L. =340.83

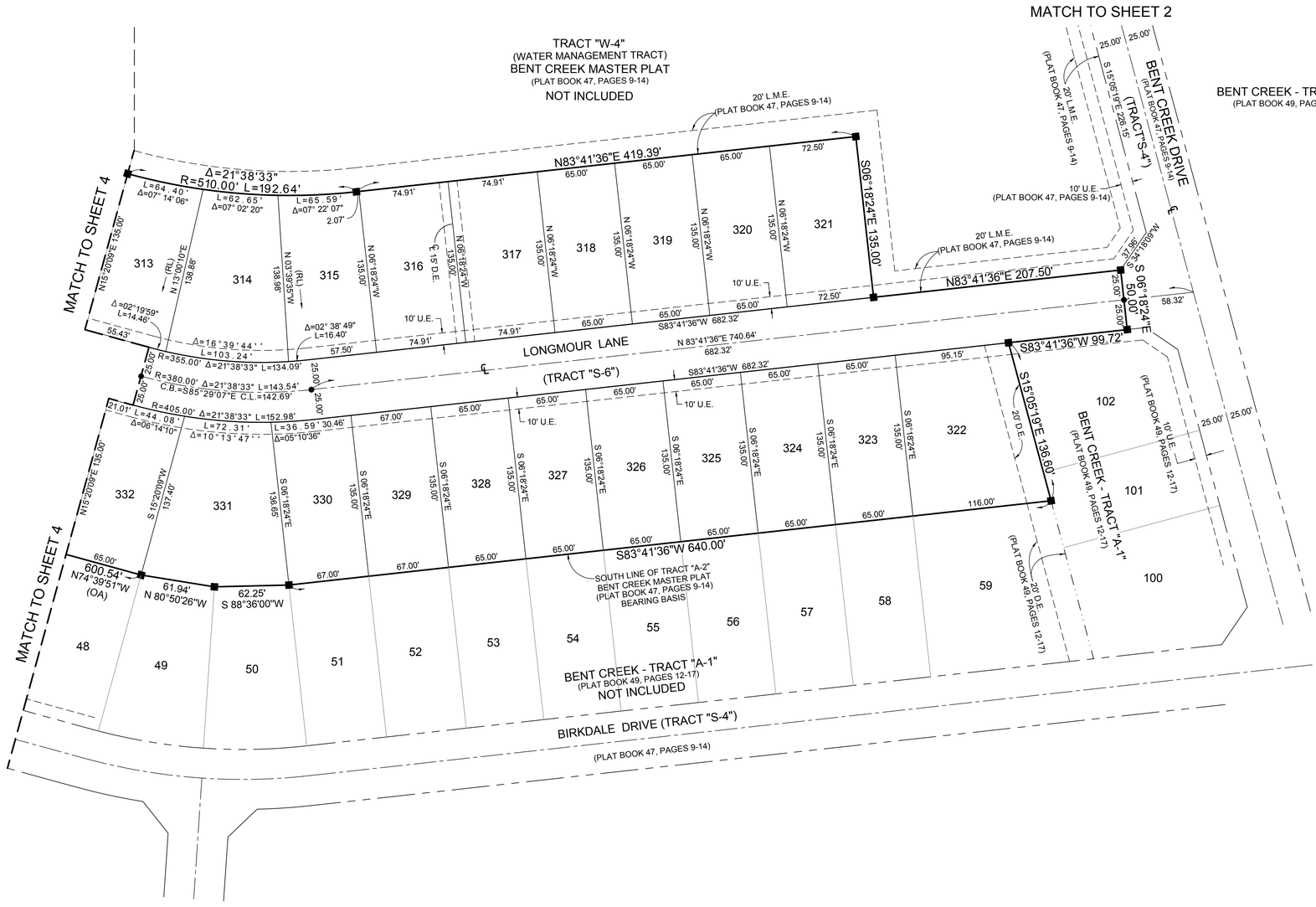
PLAT BOOK _____, PAGE _____

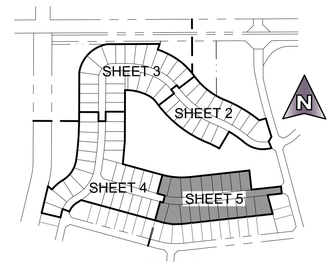
# BENT CREEK - TRACT "A-2"

## A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 5 OF 5




KEY MAP
NOT TO SCALE

GRAPHIC SCALE
0 25 50 100 150
( IN FEET )
1" = 50'

SHEET 5 OF 5


**MICHAEL B. SCHORAH & ASSOCIATES, INC.**
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438


**BENT CREEK - TRACT "A-2"**


P:\1753 BENT CREEK A-2\SURVEY\CAD\PLAT\1749 BENT CREEK A-2 PLAT\1753 PLAT_A2.dwg, 9/25/2019 11:41:56 AM, Leslie

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4473600 OR BOOK 4172 PAGE 2704, Recorded 08/24/2018 10:13:39 AM Doc
Tax: $59444.00

This instrument prepared by:
Mark Loterstein, Esq.
North American Title Company
760 NW 107 Avenue, Suite 400
Miami, Florida 33172

Our File No. 11657-18-01102

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (this "Deed") is made as of the 23rd day of August, 2018 between **MS RIALTO BENT CREEK FL, LLC, a Delaware limited liability company**, having its principal office at 700 NW 107th Avenue, 4th Floor, Miami, FL 33172 (the "Grantor"), and **LENNAR HOMES, LLC, a Florida limited liability company**, whose address is 8895 N. Military Trail , Palm Beach Gardens, FL 33410 (the "Grantee").

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars ($10.00), to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain and sell to Grantee, and Grantee's heirs, successors and assigns forever, all the right, title, interest, claim and demand that Grantor have or may have in and to the following described real property (the "Property") located and situtate in the County of St Lucie and State of Florida, to wit:

See **Exhibit "A"** attached hereto and made a part hereof

**SUBJECT TO:**

1. Taxes for the year 2018 and subsequent years.
2. Existing zoning ordinances and other governmental regulations.
3. Covenants, conditions, easements, limitations and restrictions of record, but this shall not operate to reimpose same.

and Grantor does hereby warrant, and will defend, the title to the Property hereby conveyed, subject as aforesaid, against the lawful claims of all persons claiming by, through or under Grantor, but none other.

"Grantor" and "Grantee" are used herein in the singular or the plural, as the context may require.

This Instrument prepared by:
Gerald L. Knight, Esquire
Holland & Knight
One East Broward Blvd., 13th Floor
Fort Lauderdale, Florida 33301

Folio No.:

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 2612131 04/28/2005 at 01:22 PM
OR BOOK 2227 PAGE 890 - 894 Doc Type: DEED
RECORDING: $44.00
D DOC STAMP COLLECTION: $1400.00

# SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made the 31st day of March, 2005, by **LENNAR HOMES, INC., a Florida corporation**, whose post office address is 1013 N. State Road 7, Royal Palm Beach, FL 33411 ("Grantor"), to **SMIGIEL PARTNERS IX LTD., a Florida limited partnership,** whose post office address is P.O. Box 540669, Lake Worth, FL 33467 ("Grantee") (whenever used hereunder the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

**WITNESSETH,** that Grantor, for and in consideration of the sum of Ten ($10.00) Dollars and other valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

SEE EXHIBIT "A'" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: All matters on Exhibit "B" attached hereto and made a part hereof, none of which shall be reimposed.

and Grantor hereby covenants with Grantee that, except as noted above, Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no other.

**IN WITNESS WHEREOF,** the Grantor has set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Rebecca Greene

Rebecca Greene

Name Printed:

Jennifer Griner

Jennifer Griner

Name Printed:

LENNAR HOMES, INC., a Florida corporation

By: _____
David M. Baselice, Vice President

STATE OF FLORIDA )
) ss.:
COUNTY OF PALM BEACH )

The foregoing instrument was sworn to and acknowledged before me this 31st day of March, 2005, by David M. Baselice, as Vice President of LENNAR HOMES, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ _____ as identification.

Rebecca Greene
Notary Public

Rebecca Greene
My Commission DD363414
Expires December 17 2008

# EXHIBIT "A"

(PARCEL "E-1")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1342.60 FEET; THENCE SOUTH 00°01'50" WEST, A DISTANCE OF 662.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°01'50" WEST, A DISTANCE OF 386.42 FEET; THENCE SOUTH 89°42'05" WEST, A DISTANCE OF 336.87 FEET; THENCE NORTH 00°05'49" EAST, A DISTANCE OF 386.49 FEET; THENCE NORTH 89°42'43" EAST ALONG THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 336.42 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

(PARCEL "E-2")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1678.25 FEET; THENCE SOUTH 00°05'49" WEST, A DISTANCE OF 662.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°05'49" WEST, A DISTANCE OF 386.49 FEET; THENCE SOUTH 89°42'05" WEST, A DISTANCE OF 505.30 FEET; THENCE NORTH 00°11'49" EAST, A DISTANCE OF 386.58 FEET; THENCE NORTH 89°42'43" EAST ALONG THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 504.63 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

(PARCEL "E-3")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1006.95 FEET; THENCE SOUTH 00°02'10" EAST ALONG THE EAST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 662.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'10" EAST ALONG SAID LINE, A DISTANCE OF 386.36 FEET; THENCE SOUTH 89°42'05" WEST, A DISTANCE OF 336.86 FEET; THENCE NORTH 00°01'50" EAST ALONG THE WEST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTH EAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 386.42 FEET; THENCE NORTH 89°42'43" EAST ALONG THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 336.42 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2005 and subsequent years.

2. Access to Parcels 1A, 2A and 3A is not insured.

3. The following matters as shown on the survey prepared by Landmark Surveying & Mapping dated August 27, 2003, under File No. 2605

   a. As to Parcel 1A: 1) Access is not insured: 2) Encroachments of 4' barbwire fence with wood and metal posts; 3) existing well; and 4) farm ditches throughout.

   b. As to Parcel 2A: 1) Access is not insured; 2) encroachments of barbwire fences; and 3) farm ditches throughout.

   c. As to Parcel 3A: 1) Access is not insured; 2) encroachments of barbwire fences; 3) existing well; and 4) farm ditches throughout.

Instrument prepared by:
ALAN L. GABRIEL, Esq.
KATZ BARRON SQUITERO FAUST
100 NE 3rd Avenue, Suite 280
Fort Lauderdale, Florida 33301

Property Appraiser's Parcel
Identification No: 2407-311-0001-000/7
2407-421-0001-000/5
2407-422-0003-000/2

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 2612132 04/28/2005 at 01:22 PM
OR BOOK 2227 PAGE 895 - 901 Doc Type: DEED
RECORDING: $61.00
D DOC STAMP COLLECTION: $1400.00

# SPECIAL WARRANTY DEED

**THIS INDENTURE,** made this 7th day of April, 2005, **BETWEEN** SMIGIEL PARTNERS IX, LTD., a Florida limited partnership, whose post office address is: P. O. Box 540669, Lake Worth, Florida 33467, Grantor and LENNAR HOMES, INC., a Florida corporation, whose post office address is: 700 NW 107 Avenue, 4th Floor, Miami, Florida 33172, Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of Ten 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, successors and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO.**

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

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

**AND** the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

**IN WITNESS WHEREOF,** Grantor has hereunto set its hand and seal the day and year first above written.

SMIGIEL PARTNERS IX, LTD., a Florida limited partnership

BY: GARY SMIGIEL, LC, a Florida limited liability company, its General Partner

By: _____
GARY SMIGIEL, its sole Manager

Witnesses:

_____
Print Name: Melanie Catalano

_____
Print Name: Mark Mecca

**STATE OF FLORIDA :**
**COUNTY OF PALM BEACH :**

I hereby certify that on this 7th day of April, 2005, before me, an officer duly qualified to administer oaths and take acknowledgments, personally appeared GARY SMIGIEL, as sole Manager of GARY SMIGIEL, L.C., a Florida limited liability company, the General Partner of SMIGIEL PARTNERS IX, LTD., a Florida limited partnership, on behalf of the limited liability company and the limited partnership, who is personally known to me or who has produced _____ as identification.

_____
Print Name:
My commission expires:

Stephanie Winston
Commission # DD381110
Expires January 15 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

WD – NF AFF. 19213013-LS

THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION
(PARCEL "A-2")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE NORTH 89°42'05" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7, A DISTANCE OF 1998.58 FEET; THENCE SOUTH 00°15'12" WEST ALONG THE WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7, A DISTANCE OF 406.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°15'12" WEST ALONG SAID LINE, A DISTANCE OF 255.50 FEET; THENCE NORTH 89°43'35" EAST, A DISTANCE OF 610.27 FEET; THENCE NORTH 00°17'48" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29, A DISTANCE OF 255.50 FEET; THENCE SOUTH 89°43'35" WEST, A DISTANCE OF 610.47 FEET TO THE AFORE-MENTIONED POINT OF BEGINNING.

CONTAINING 3.58 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AS DESCRIBED AND SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF NORTH 89°42'05" EAST. ALL OTHER BEARINGS ARE RELATIVE THERETO.

2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.

3. THE INFORMATION SHOWN HEREON IS ONLY A GRAPHIC SKETCH OF THE DESCRIPTION PROVIDED AND DOES NOT REPRESENT A BOUNDARY SURVEY. NO FIELD WORK, VISUAL FIELD ASSESSMENT OR BOUNDARY CORNER PLACEMENT HAS BEEN PROVIDED IN CONNECTION WITH THE SKETCH AND DESCRIPTION DEPICTED HEREON.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING MAP, SKETCH OR PLAT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

DATE: 3/2/04

CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5019

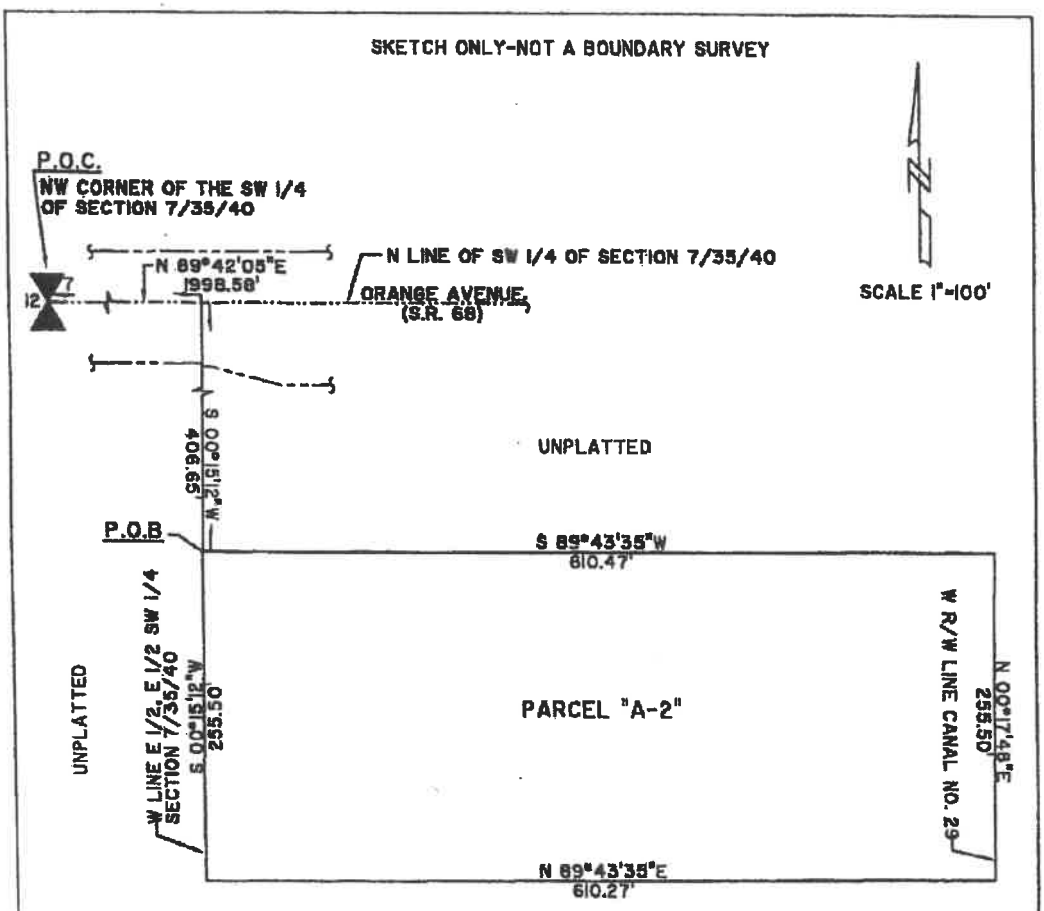
REV. DIMENSIONING 3/2/04 K.D.R.

Landmark Surveying & Mapping Inc.
1650 FOREST HILL BOULEVARD, SUITE 100
WEST PALM BEACH, FL 33406
PHONE : (561) 433-5405
LB #4398

| | | | |
|---|---|---|---|
| FIELD: N/A | DRAWN: KDR | SCALE: N/A | |
| BOOK: N/A | DATE: 1/19/04 | PROJ. FILE 2605 | |
| PAGE: N/A | CHECKED: CSP | CADFILE 2605_SEC | SHEET NO 1 OF 2 |

DESCRIPTION AND SKETCH OF
PARCEL "A-2"
(SMIGIEL TO LENNAR)

JOB NO. 2605




## LEGEND

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
N = NORTH
S = SOUTH
E = EAST
W = WEST
NE = NORTHEAST
NW = NORTHWEST
SW = SOUTHWEST
SE = SOUTHEAST
R/W = RIGHT-OF-WAY

Landmark Surveying & Mapping Inc.
1650 FOREST HILL BOULEVARD, SUITE 100
WEST PALM BEACH, FL 33406
PHONE : (561) 433-5405
LB #4396

| | | | | |
|---|---|---|---|---|
| FIELD: | N/A | DRAWN: | KDR | SCALE: 1"=100' |
| ROOM: | N/A | DATE: | 1/19/04 | PROJ. FILE 2905 |
| BOOK: | N/A | CHECKED: | CSP | DWGFILE 2905_SEC |

DESCRIPTION AND SKETCH OF
PARCEL "A-2"
(SMIGIEL TO LENNAR)

SHEET NO. 2 OF 2 JOB NO. 2905

THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION
(PARCEL "B-2")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 2634.20' FEET; THENCE SOUTH 00°17'48" WEST ALONG A PORTION OF THE EAST RIGHT-OF-WAY LINE OFTHE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29, A DISTANCE OF 405.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°17'48" WEST ALONG SAID LINE, A DISTANCE OF 256.55 FEET; THENCE NORTH 89°42'43" EAST, A DISTANCE OF 285.42 FEET; THENCE NORTH 00°13'49" EAST, A DISTANCE OF 256.55 FEET; THENCE SOUTH 89°42'43" WEST, A DISTANCE OF 285.12 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 1.68 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AS DESCRIBED AND SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF SOUTH 89°42'05" WEST. ALL OTHER BEARINGS ARE RELATIVE THERETO.

2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.

3. THE INFORMATION SHOWN HEREON IS ONLY A GRAPHIC SKETCH OF THE DESCRIPTION PROVIDED AND DOES NOT REPRESENT A BOUNDARY SURVEY. NO FIELD WORK, VISUAL FIELD ASSESSMENT OR BOUNDARY CORNER PLACEMENT HAS BEEN PROVIDED IN CONNECTION WITH THE SKETCH AND DESCRIPTION DEPICTED HEREON.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING MAP, SKETCH OR PLAT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

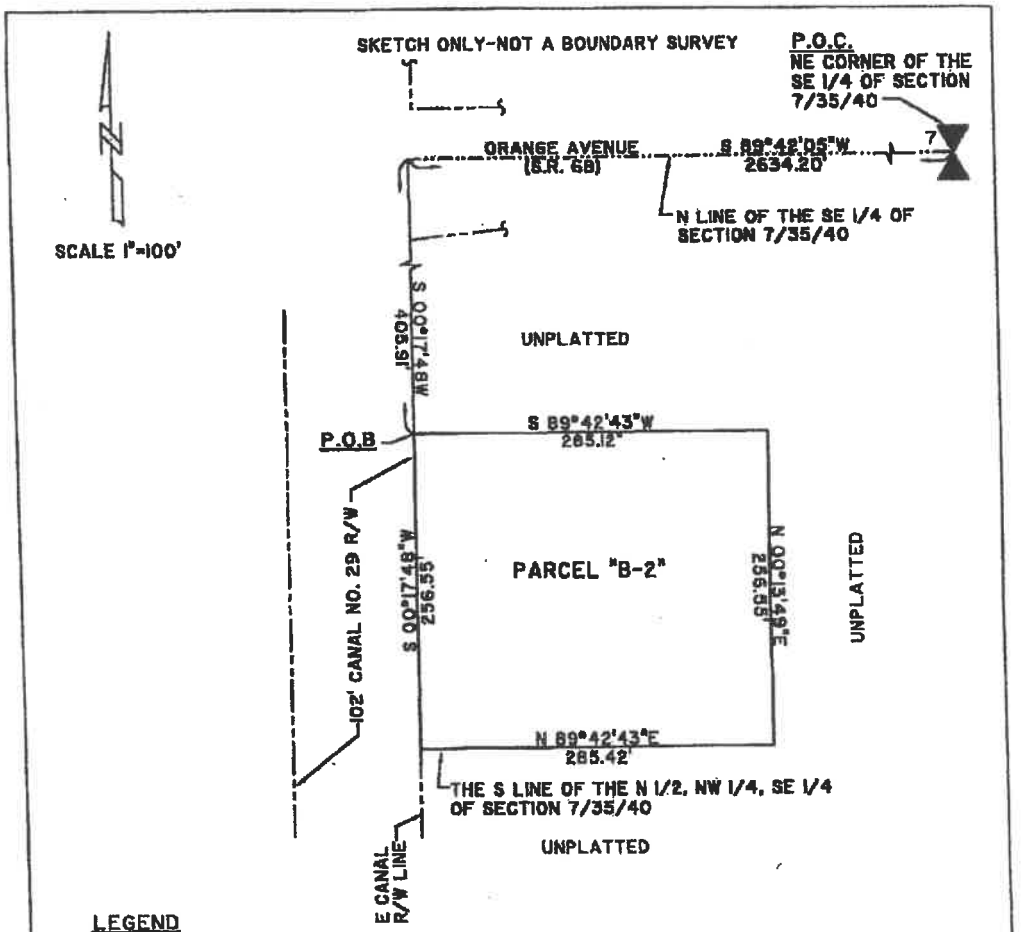
DATE: 1/20/04

CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5019

Landmark Surveying & Mapping Inc.
1650 FOREST HILL BOULEVARD, SUITE 100
WEST PALM BEACH, FL 33406
PHONE : (561) 433-5405
LB #4386

| | | | |
|---|---|---|---|
| FIELD: N/A | DRAWN: KDR | SCALE: N/A | |
| BOOK: N/A | DATE: 1/19/04 | PROJ. FILE 2805 | |
| PAGE: N/A | CHECKED: CSP | DWGFILE 2805_SEC | SHEET NO. 1 OF 2 JOB NO. 2805 |

DESCRIPTION AND SKETCH OF
PARCEL "B-2"
(SMIGIEL TO LENNAR)


SKETCH ONLY-NOT A BOUNDARY SURVEY
P.O.C.
NE CORNER OF THE SE 1/4 OF SECTION 7/35/40
ORANGE AVENUE (S.R. 68)
S 89°42'05"W 2634.20'
N LINE OF THE SE 1/4 OF SECTION 7/35/40
SCALE 1"=100'
S 00°17'48"W 406.51'
UNPLATTED
P.O.B
S 89°42'43"W 285.12'
102' CANAL NO. 29 R/W
S 00°17'48"W 256.55'
PARCEL "B-2"
N 00°13'49"E 256.55'
UNPLATTED
N 89°42'43"E 285.42'
THE S LINE OF THE N 1/2, NW 1/4, SE 1/4 OF SECTION 7/35/40
UNPLATTED
E CANAL R/W LINE
LEGEND
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
N = NORTH
S = SOUTH
E = EAST
W = WEST
NE = NORTHEAST
NW = NORTHWEST
SW = SOUTHWEST
SE = SOUTHEAST
R/W = RIGHT-OF-WAY
Landmark Surveying & Mapping Inc.
1800 FOREST HILL BOULEVARD, SUITE 100
WEST PALM BEACH, FL 33406
PHONE : (561) 433-6405
LB #4088
FIELD: N/A
DRAWN: KDR
SCALE: 1"=100'
BOOK: N/A
DATE: 1/19/04
PROJ. FILE 2805
PAGE: N/A
CHECKED: CBP
CADFILE 2805 SEC
SHEET NO. 2 OF 2
JOB NO. 2805
DESCRIPTION AND SKETCH OF
PARCEL "B-2"
(SMIGIEL TO LENNAR)

THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION
(PARCEL "C-2")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1342.60 FEET; THENCE SOUTH 00°01'50" WEST ALONG THE WEST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1049.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°01'50" WEST ALONG SAID LINE, A DISTANCE OF 276.24 FEET; THENCE SOUTH 89°43'21" WEST, A DISTANCE OF 337.19 FEET; THENCE NORTH 00°05'49" EAST, A DISTANCE OF 276.12 FEET; THENCE NORTH 89°42'05" EAST, A DISTANCE OF 336.87 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 2.14 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS AS DESCRIBED AND SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF SOUTH 89°42'05" WEST. ALL OTHER BEARINGS ARE RELATIVE THERETO.

2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.

3. THE INFORMATION SHOWN HEREON IS ONLY A GRAPHIC SKETCH OF THE DESCRIPTION PROVIDED AND DOES NOT REPRESENT A BOUNDARY SURVEY. NO FIELD WORK, VISUAL FIELD ASSESSMENT OR BOUNDARY CORNER PLACEMENT HAS BEEN PROVIDED IN CONNECTION WITH THE SKETCH AND DESCRIPTION DEPICTED HEREON.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING MAP, SKETCH OR PLAT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

DATE: 1/20/04

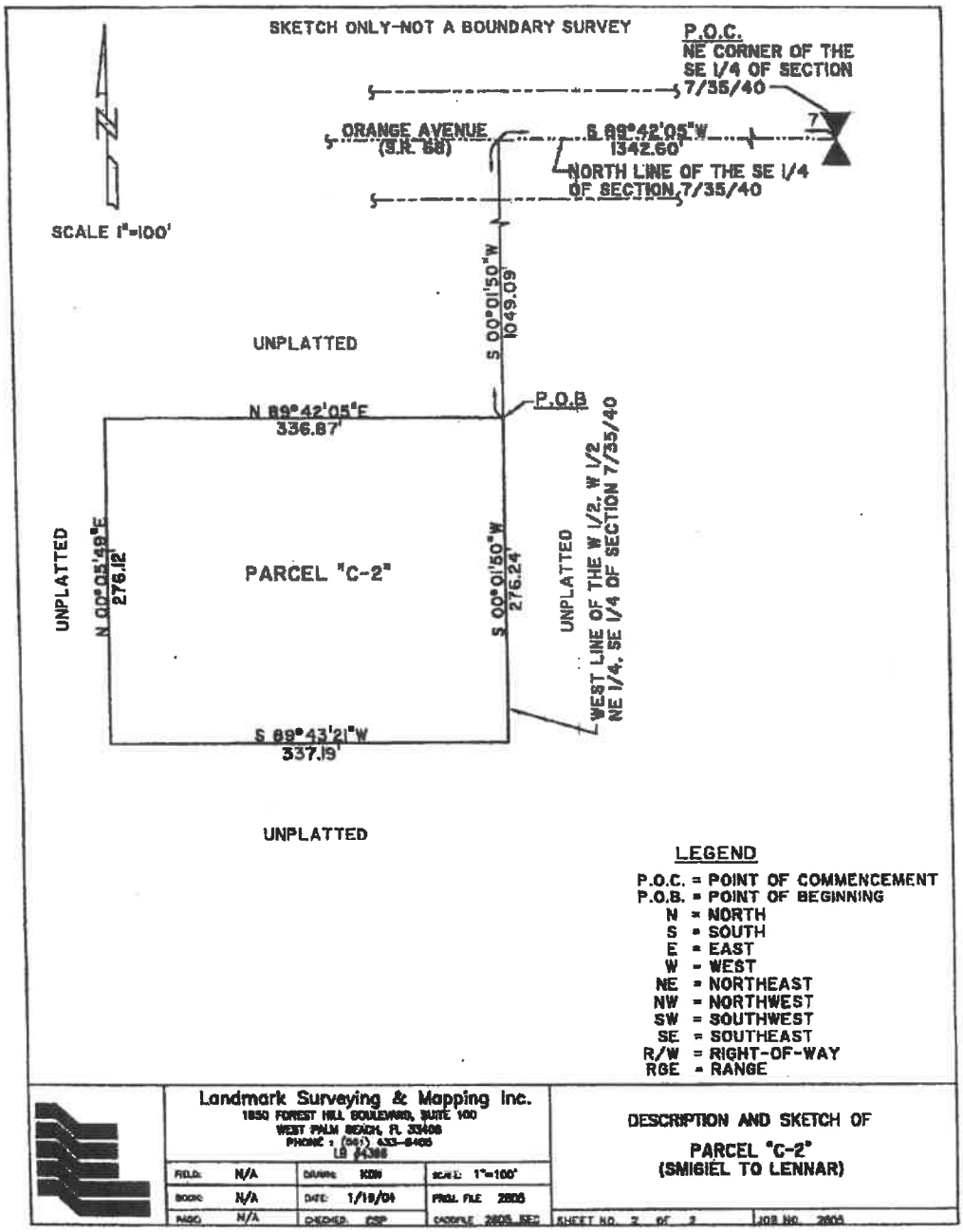
CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5019

Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD, SUITE 100
WEST PALM BEACH, FL 33406
PHONE : (561) 433-8405
LB #4305

| | | | | | |
|---|---|---|---|---|---|
| FIELD: | N/A | DRAWN: | KDR | SCALE: | N/A |
| BOOK: | N/A | DATE: | 1/19/04 | PROJ. FILE | 2805 |
| PAGE: | N/A | CHECKED: | CSP | CADDFILE | 2805 SEC |

DESCRIPTION AND SKETCH OF
PARCEL "C-2"
(SMIGIEL TO LENNAR)

SHEET NO. 1 OF 2 JOB NO. 2805


SKETCH ONLY-NOT A BOUNDARY SURVEY
P.O.C.
NE CORNER OF THE
SE 1/4 OF SECTION
7/35/40
ORANGE AVENUE
(S.R. 68)
S 89°42'05"W
1342.60'
NORTH LINE OF THE SE 1/4
OF SECTION 7/35/40
SCALE 1"=100'
S 00°01'50"W
1049.09'
UNPLATTED
P.O.B.
N 89°42'05"E
336.87'
UNPLATTED
N 00°05'49"E
276.12'
PARCEL "C-2"
S 00°01'50"W
276.24'
UNPLATTED
WEST LINE OF THE W 1/2, W 1/2
NE 1/4, SE 1/4 OF SECTION 7/35/40
S 89°43'21"W
337.19'
UNPLATTED
LEGEND
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
N = NORTH
S = SOUTH
E = EAST
W = WEST
NE = NORTHEAST
NW = NORTHWEST
SW = SOUTHWEST
SE = SOUTHEAST
R/W = RIGHT-OF-WAY
RGE = RANGE
Landmark Surveying & Mapping Inc.
1650 FOREST HILL BOULEVARD, SUITE 100
WEST PALM BEACH, FL 33406
PHONE : (561) 433-8405
LB #4386
FIELD: N/A
DRAWN: KDN
SCALE: 1"=100'
BOOK: N/A
DATE: 1/19/09
PROJ. FILE 2805
PAGE: N/A
CHECKED: CSP
DESCRIPTION AND SKETCH OF
PARCEL "C-2"
(SMIGIEL TO LENNAR)
SHEET NO. 2 OF 2
JOB NO. 2805

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** Final Plat: Bent Creek

**NOTICES PROVIDED PURSUANT TO:** City Code Section 121-9

**NOTICE BY NEWSPAPER:** February 24, 2023

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Ryan Altizer

**TITLE:** Senior Planner

**SIGNATURE:** Ryan Altizer

**DATE:** 2/22/2023

**Treasure Coast Newspapers**
PART OF THE USA TODAY NETWORK
St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

**AFFIDAVIT OF PUBLICATION**

**CITY OF FORT PIERCE LEGALS**
PO BOX 1480

**FORT PIERCE, FL 34954-1480**

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.
Issue(s) dated before where the dates are noted or by publication on the newspaper's website, if authorized, on :
**02/24/2023**

Subscribed and sworn to before on February 24, 2023:

Notary, State of WI, County of Brown

9/9/25
My commission expires

VICKY FELTY
Notary Public
State of Wisconsin

Publication Cost: $101.40
Ad No: 0005606326
Customer No: 1309463
PO #: 3/6/23 Bent Creek Tract A-2 - Final Plat

# of Affidavits 1

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 121-9 of the Code of Ordinances of the City of Fort Pierce, will on Monday, March 6, 2023, hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida, at their meeting which begins at 5:05 p.m., to consider review and approval of an application for a Final Plat Review submitted by applicant Michael B Schorah and Associates, Inc., to subdivide 1 parcel into 88 platted lots that include a re-configured right-of-way and 88 single-family residential lots at 829 Bent Creek Drive, more specifically located at Parcel Control Number: 2407-700-0024-000-8.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: February 24, 2023
TCN5606326

# BENT CREEK - TRACT "A-2"

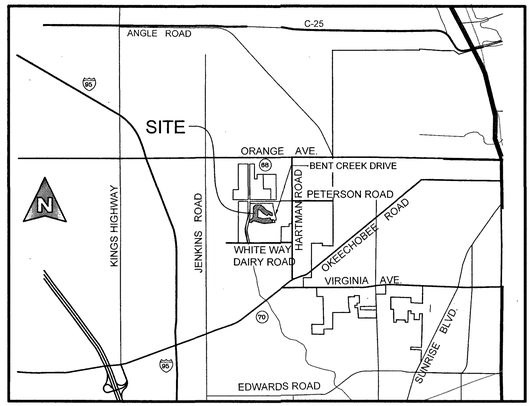
## A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 1 OF 5

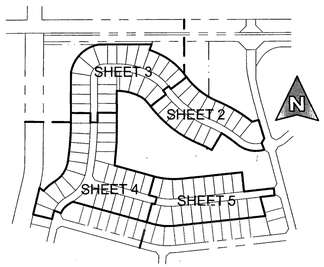
PLAT BOOK _____, PAGE _____

DOCKET NO. _____




LOCATION MAP

NOT TO SCALE




KEY MAP

NOT TO SCALE

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS BENT CREEK - TRACT "A-2", BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, A PLANNED UNIT DEVELOPMENT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 24.29 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

#### 1. EASEMENTS

UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISIONS SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA.

THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT PRIOR WRITTEN APPROVAL OF THE FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS AND ASSIGNS.

#### 2. STREETS

THE PRIVATE STREETS AS SHOWN HEREON, DENOTED AS TRACT "S-6", ARE HEREBY DEDICATED TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA. SAID STREETS MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING WATER, SEWER, IRRIGATION, AND DRAINAGE LINES AND STRUCTURES. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

#### 3. TRACTS

TRACT "O-15", AS SHOWN HEREON IS HEREBY RESERVED FOR THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA.

LENNAR HOMES, LLC

SEAL

LENNAR HOMES, LLC
NOTARY

Notary Public State of Florida
Kim Puia
My Commission GG 958074
Expires 02/12/2024

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THIS CERTIFICATION TO BE EXECUTED IN ITS NAME, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY ITS VICE PRESIDENT AND AUTHORIZED AGENT, THIS 6 DAY OF FEBRUARY, 2023.

BY: LENNAR HOMES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
ADDRESS: 3931 RCA BOULEVARD, SUITE 3105
PALM BEACH GARDENS, FLORIDA 33410
(PHONE NO.) 561-345-6710

ATTEST: _____
JEFFREY ALEXANDER,
AUTHORIZED AGENT

BY: _____
MICHAEL MEYERS,
VICE PRESIDENT

#### ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MICHAEL MEYERS, VICE PRESIDENT AND JEFFREY ALEXANDER, AUTHORIZED AGENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND THEY DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, AS SUCH OFFICERS FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, THIS 6th DAY OF February, 2023.

_____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Kim Puia
PRINTED NAME

MY COMMISSION EXPIRES: 2/12/2024

COMMISSION NO. GG 958074

Notary Public State of Florida
Kim Puia
My Commission GG 958074
Expires 02/12/2024

#### ACCEPTANCE OF DEDICATIONS OR RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS 6th DAY OF FEBRUARY, 2023.

_____
WITNESS

TED AKTARMA
PRINTED NAME

_____
WITNESS

DAVID POXIO
PRINTED NAME

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA CORPORATION,
NOT FOR PROFIT

BY: _____
T.R. BEER, PRESIDENT

#### ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF February, 2023.

MY COMMISSION EXPIRES: 2/12/2024

_____
NOTARY PUBLIC

COMMISSION NO. GG 958074

Kim Puia
PRINTED NAME

Notary Public State of Florida
Kim Puia
My Commission GG 958074
Expires 02/12/2024

#### TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

WE CALATLANTIC NATIONAL TITLE SOLUTIONS, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 2-3-23

_____
JILL ANDERSON BLANCO,
SVP, SENIOR COMMERCIAL SERVICES COUNSEL

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC.

SEAL

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC.
NOTARY

Notary Public State of Florida
Kim Puia
My Commission GG 958074
Expires 02/12/2024

#### SURVEYOR REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, STATUTES.

THIS _____ DAY OF _____, 2023.

_____
FRANK VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582

#### PLANNING AND ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENTS OF THE P.U.D. ZONING DISTRICT, AS SET FORTH IN SECTION 18-9 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2023.

BY: _____
KEVIN FREEMAN
PLANNING DIRECTOR
PLANNING AND DEVELOPMENT SERVICES
CITY OF FORT PIERCE, FLORIDA

#### CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2023.

BY: _____

TANYA EARLEY
CITY ATTORNEY
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

#### CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION, THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 2023.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX
CITY CLERK

#### CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION, THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 2023.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX
CITY CLERK

#### CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK ____, PAGES _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ____ DAY OF _____, 2023

_____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

BY: _____

#### AREA TABULATION

| | |
|---|---|
| TRACT "O-15" | 0.0626 ACRES |
| TRACT "S-6" | 4.2719 ACRES |
| LOTS 252 - 339 | 19.9559 ACRES |
| TOTAL AREA | 24.2904 ACRES |

CITY OF FORT PIERCE
CLERK

PROFESSIONAL SURVEYOR
AND MAPPER

#### SURVEYOR'S NOTES:

1. BUILDING SETBACK LINES SHALL BE REQUIRED BY ORDINANCES OF CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.

3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.

6.

| | | |
|---|---|---|
| P.C.P. | = | PERMANENT CONTROL POINT |
| P.R.M. | = | PERMANENT REFERENCE MONUMENT |
| C.M. | = | CONCRETE MONUMENT |
| O.R.B. | = | OFFICIAL RECORD BOOK |
| ℄ | = | CENTERLINE |
| U.E. | = | UTILITY EASEMENT |
| D.E. | = | DRAINAGE EASEMENT |
| R | = | RADIUS |
| L | = | ARC LENGTH |
| Δ | = | CURVE CENTRAL ANGLE |
| ■ | = | SET 1/2"x18" IRON ROD AND 2" DIAMETER ALUMINUM DISK, STAMPED "SCHORAH AND ASSOCIATES PRM LB # 2438" |
| □ | = | FOUND 4"x 4" C.M. WITH DISK STAMPED "PRM LB 4396" |
| ◎ | = | FOUND MAG NAIL AND 1-1/4" BRASS WASHER STAMPED "PRM LB 2438" |
| ▣ | = | SET MAG NAIL AND 1-1/4" BRASS WASHER STAMPED "PRM LB 2438" |
| ● | = | SET MAG NAIL AND BRASS DISK STAMPED "PCP LB 2438" |
| L.M.E. | = | LAKE MAINTENANCE EASEMENT |
| L.M.A.E. | = | LAKE MAINTENANCE ACCESS EASEMENT |
| C.L. | = | CHORD LENGTH |
| C.B. | = | CHORD BEARING |
| L.S.E. | = | LIFT STATION EASEMENT |
| OA | = | OVERALL |
| RL | = | RADIAL LINE |
| A.E. | = | ACCESS EASEMENT |
| C.O.B. | = | CHANCERY ORDER BOOK |
| N.S.L.R.W.C.D. | = | NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT |

7. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).

8. BEARINGS AS SHOWN HEREON ARE BASED UPON A PLATTED BEARING OF SOUTH 83°41'36" WEST ALONG THE SOUTH LINE OF TRACT "A-2" OF BENT CREEK MASTER PLAT AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS AND MONUMENTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF CITY OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA.

DATE: 2/10/2023

_____
LESLIE C. BISPOTT, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5698
MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD. SUITE 206
WEST PALM BEACH, FLORIDA 33406
LICENSED BUSINESS NUMBER 2438

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD., SUITE 206, WEST PALM BEACH, FLORIDA, 33406.


**MICHAEL B. SCHORAH & ASSOCIATES, INC.**
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438


**BENT CREEK - TRACT "A-2"**

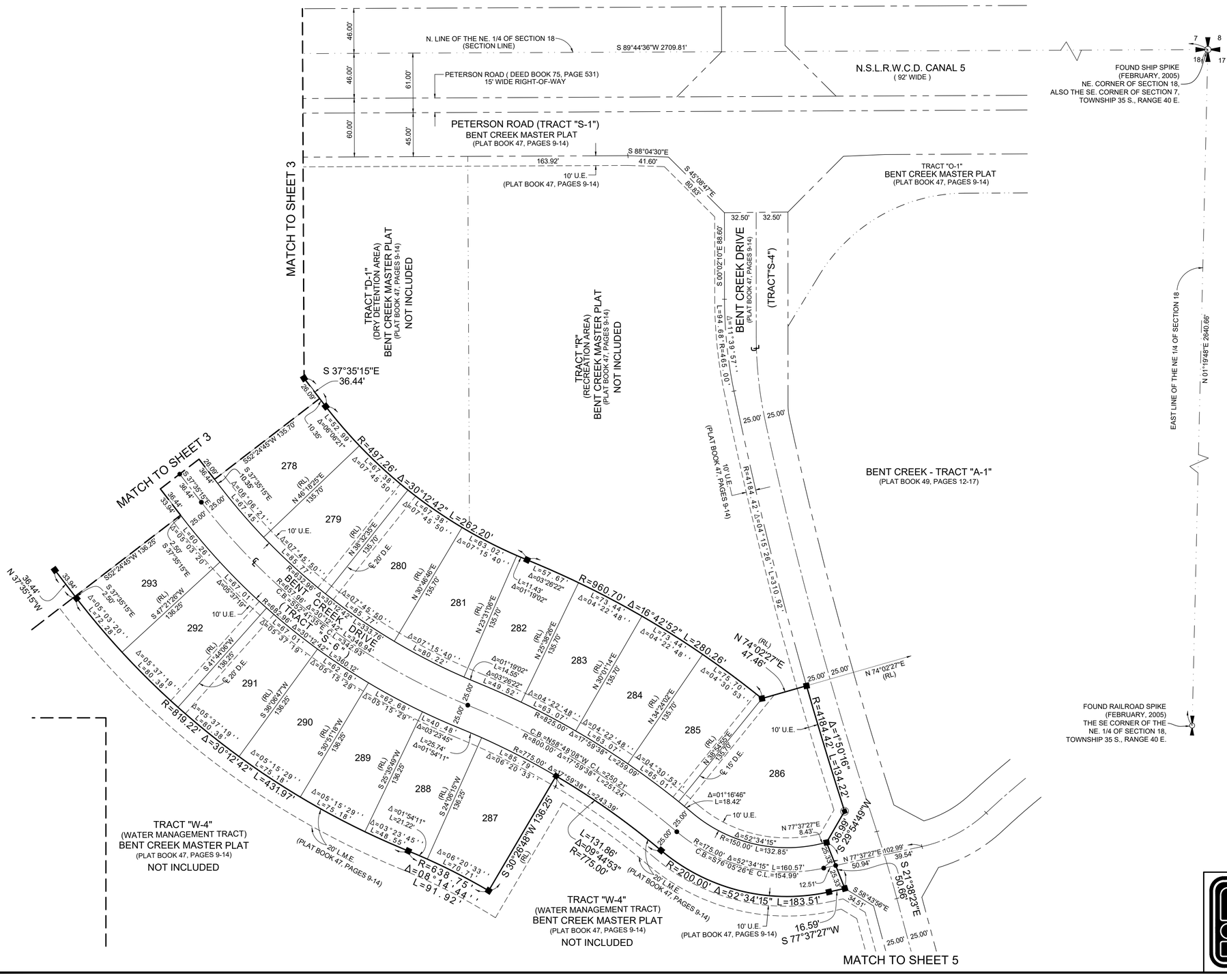
PLAT BOOK _____, PAGE _____

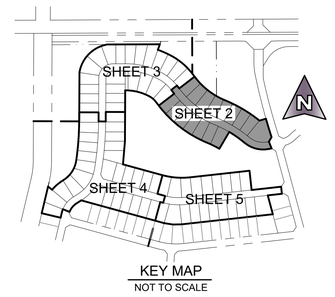
# BENT CREEK - TRACT "A-2"

## A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 2 OF 5




KEY MAP
NOT TO SCALE

GRAPHIC SCALE
0 25 50 100 150
( IN FEET )
1" = 50'

SHEET 2 OF 5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**BENT CREEK - TRACT "A-2"**

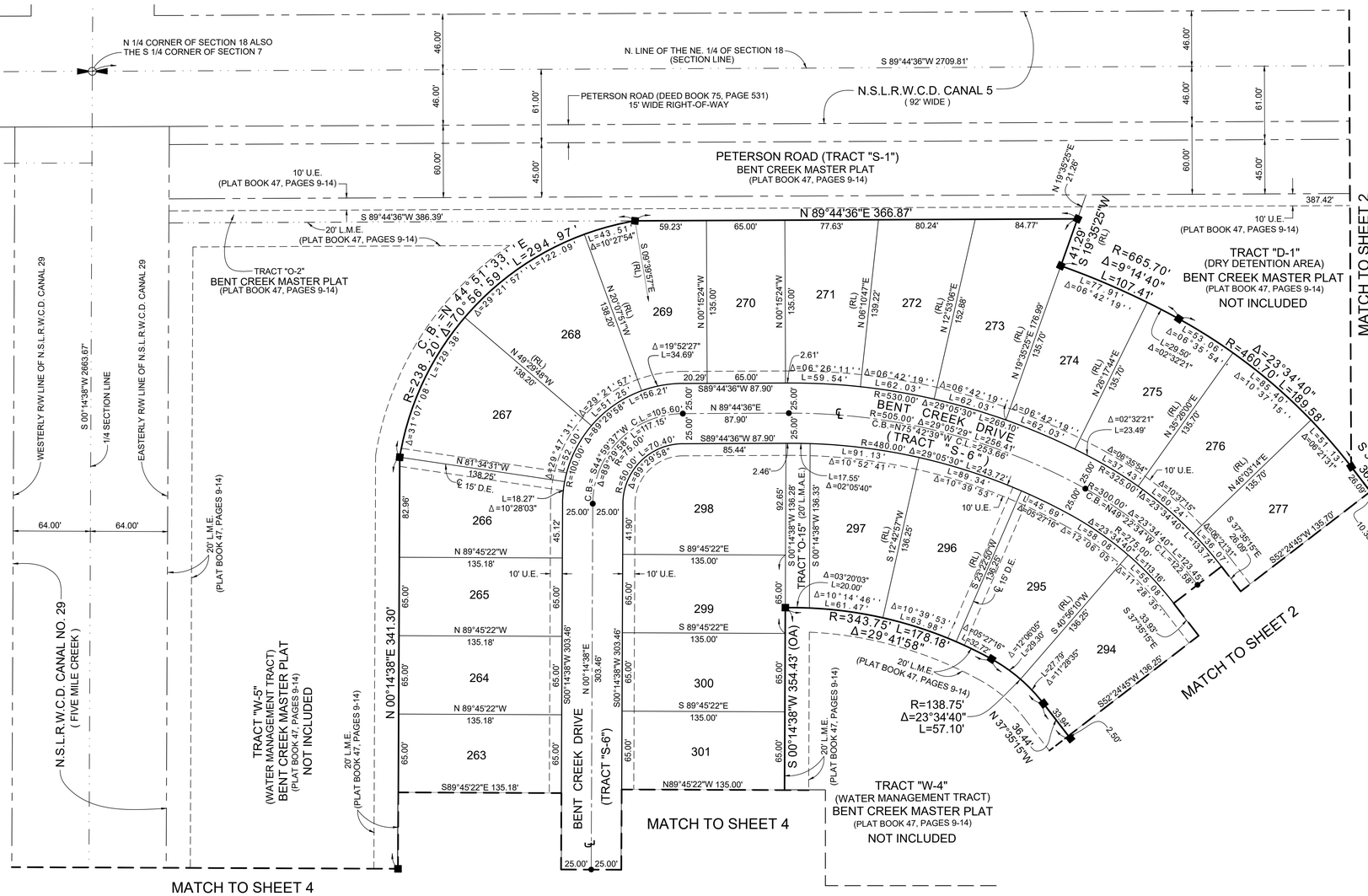
# BENT CREEK - TRACT "A-2"

PLAT BOOK _____, PAGE _____

A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 3 OF 5


N 1/4 CORNER OF SECTION 18 ALSO THE S 1/4 CORNER OF SECTION 7
N. LINE OF THE NE. 1/4 OF SECTION 18 (SECTION LINE)
S 89°44'36"W 2709.81'
PETERSON ROAD (DEED BOOK 75, PAGE 531) 15' WIDE RIGHT-OF-WAY
N.S.L.R.W.C.D. CANAL 5 ( 92' WIDE )
PETERSON ROAD (TRACT "S-1") BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14)
10' U.E. (PLAT BOOK 47, PAGES 9-14)
S 89°44'36"W 386.39'
20' L.M.E. (PLAT BOOK 47, PAGES 9-14)
TRACT "O-2" BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14)
N 89°44'36"E 366.87'
N 19°35'25"E 21.26'
387.42'
10' U.E. (PLAT BOOK 47, PAGES 9-14)
TRACT "D-1" (DRY DETENTION AREA) BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
MATCH TO SHEET 2
WESTERLY R/W LINE OF N.S.L.R.W.C.D. CANAL 29
EASTERLY R/W LINE OF N.S.L.R.W.C.D. CANAL 29
S 00°14'38"W 2663.67'
1/4 SECTION LINE
64.00'
64.00'
20' L.M.E. (PLAT BOOK 47, PAGES 9-14)
N.S.L.R.W.C.D. CANAL NO. 29 ( FIVE MILE CREEK )
TRACT "W-5" (WATER MANAGEMENT TRACT) BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
N 00°14'38"E 341.30'
BENT CREEK DRIVE (TRACT "S-6")
S 00°14'38"W 354.43' (OA)
TRACT "W-4" (WATER MANAGEMENT TRACT) BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
MATCH TO SHEET 4
MATCH TO SHEET 2
R=238.20' Δ=70°56'59" L=294.97'
C.B.=N 44°51'33" E
R=138.75' Δ=23°34'40" L=57.10'
R=665.70' Δ=9°14'40" L=107.41'
R=460.70' Δ=23°34'40" L=189.58'
R=343.75' L=178.18' Δ=29°41'58"
R=505.00' C.B.=N75°42'39"W C.L.=255.41'
R=480.00' C.L.=243.72'
R=325.00' C.L.=193.74'
R=475.00' C.L.=418.16'
R=500.00' C.B.=N48°22'34"W C.L.=125.59'
R=530.00' C.L.=269.10'
R=300.00' C.L.=105.60'
R=100.00' C.L.=117.15'
R=300.00' C.L.=170.40'
R=300.00' C.L.=156.21'
R=100.00' C.L.=51.25'
R=100.00' C.L.=47.31'
R=100.00' C.L.=129.38'
R=100.00' C.L.=52.20'
R=100.00' C.L.=31.07'
R=100.00' C.L.=29.58'
R=100.00' C.L.=29.21'
R=100.00' C.L.=29.57'
R=100.00' C.L.=29.58'
R=100.00' C.L.=29.58'
R=100.00' C.L.=29.58

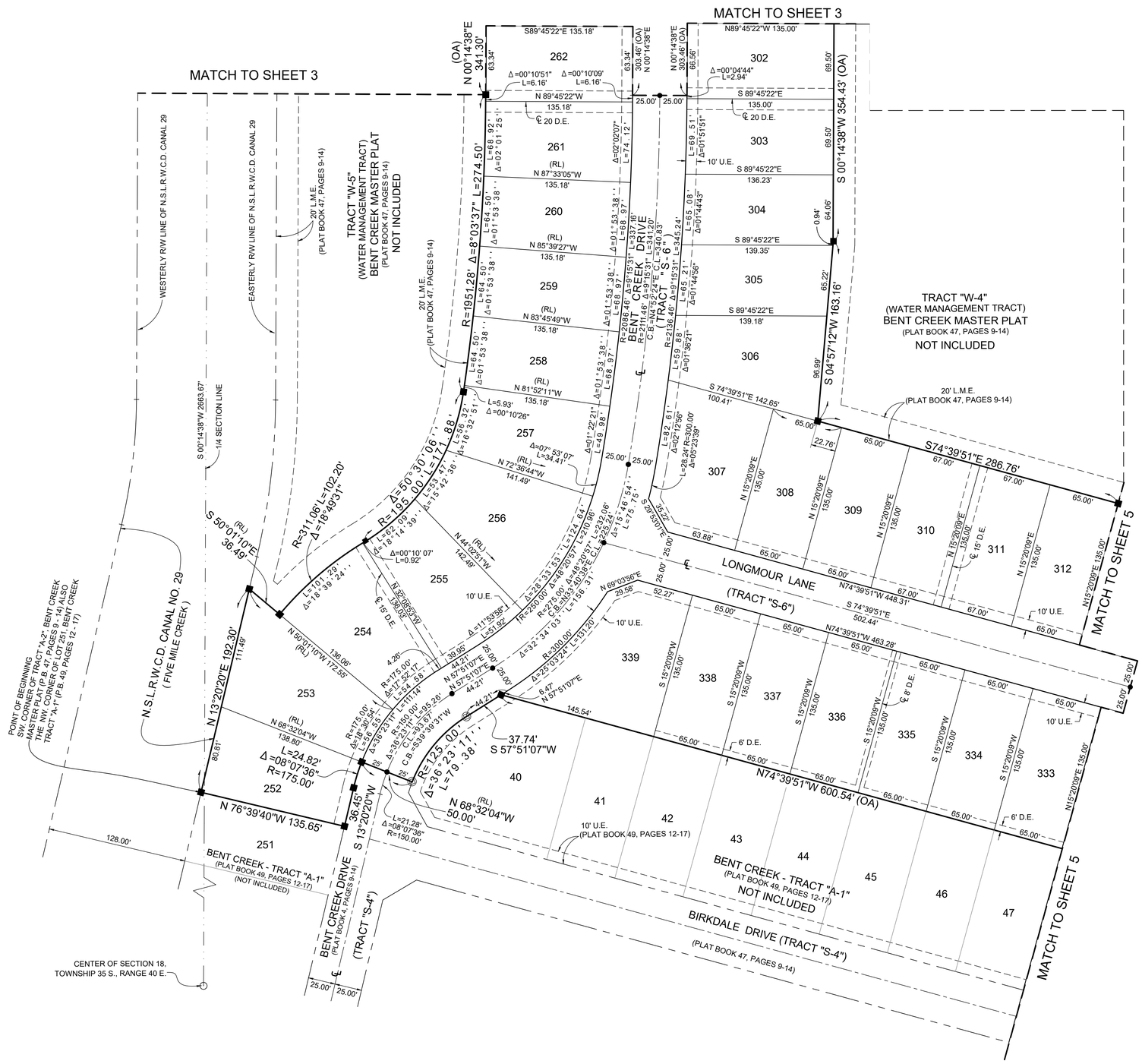
PLAT BOOK _____, PAGE _____

# BENT CREEK - TRACT "A-2"

## A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 4 OF 5




SHEET 4 OF 5


**MICHAEL B. SCHORAH & ASSOCIATES, INC.**
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438


**BENT CREEK - TRACT "A-2"**

PLAT BOOK _____, PAGE _____

# BENT CREEK - TRACT "A-2"

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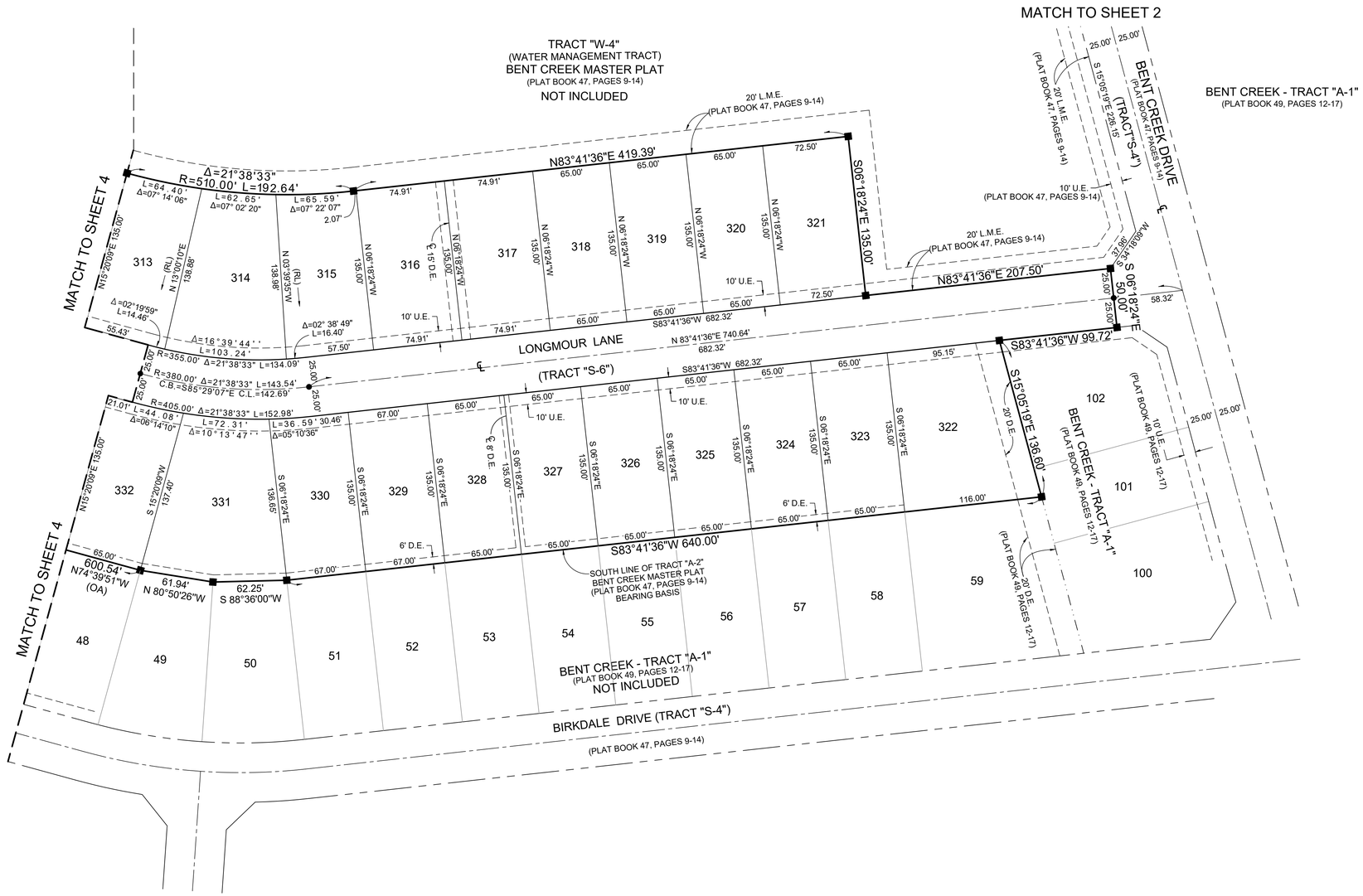
SHEET 5 OF 5




SHEET 5 OF 5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**BENT CREEK - TRACT "A-2"**

**City Commission Regular Meeting - 5:05 pm** **12. e.**

**Meeting Date:** 03/06/2023

**Re:** Wallace Hyundai Site Plan

**Submitted For:** Kev Freeman, Planning Director, Planning & Zoning

**SUBJECT:**

Quasi-Judicial Hearing - Review and Approval of an application for a Site Plan (Development and Design Review) by property owner, William Wallace Enterprises, LLC, and applicant, Lee Smith, President of Wallace Auto Group to construct an approximately 25,740 square foot Automobile Sales and Service Facility with associated site improvements at or near 5553 South US Highway 1 in Fort Pierce, Florida, more specifically located at Parcel Control Number: 3410-211-0003-000-7.

**SUMMARY:**

- Request for review of an application for a Site Plan (Development Review and Design Review) to construct an approximately 25,740 square foot Automobile Sales and Service Facility with associated site improvements.
- The subject parcel has a total of approximately 8.20 acres. The site is surrounded by vacant property to the west, commercial uses to the north and south, and vacant and commercial uses to the east. Currently, there is an existing automotive services building on the subject property. The proposed development will include the new approximately 25,740 square foot Automobile Sales and Service Facility (with an interior showroom), new landscaping, drainage improvements, lighting, parking for vehicles being serviced, parking for employees, parking for potential customers, and parking for vehicles to be sold. 253 parking spaces are proposed for the site plan. The southwestern portion of the site will include a dry retention area and existing wetlands.

**RECOMMENDATION:**

- Staff recommendation is for the City Commission to APPROVE the subject Site Plan (Development Review & Design Review), noting the two (2) recommended conditions.
- Conditions of Development (Site Plan-Development Review & Design Review):

1. 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.

2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

**ALTERNATIVES:**

- Approval with alternate conditions
- Denial

**RESPONSIBLE STAFF:**

Vennis Gilmore, Assistant Planning Director

**COORDINATED WITH:**

Technical Review Committee

---

## Fiscal Impact

**OTHER INFORMATION:**

N/A

---

## Attachments

Staff Presentation
Staff Report and Supporting Documents
Application and Supporting Documents
Public Notice Certification
Site Plan for Electronic Signature

---

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 02/10/2023 10:44 AM |
| City Manager | Nick Mimms | 02/10/2023 04:06 PM |
| City Manager | Nick Mimms | 02/15/2023 03:56 PM |
| City Manager | Linda Cox | 02/15/2023 05:34 PM |

Form Started By: Vennis Gilmore Started On: 02/09/2023 12:58 PM

Final Approval Date: 02/16/2023

# CITY OF FORT PIERCE

## CITY COMMISSION

February 21st, 2023

Wallace Hyundai – Site Plan (Development Review & Design Review)
5553 S US Highway 1

**APPLICANT**

Lee Smith, President of Wallace Auto Group

**PROPERTY OWNER(S)**

William Wallace Enterprises, LLC

**PARCEL ID #(S):**

3410-211-0003-000-7

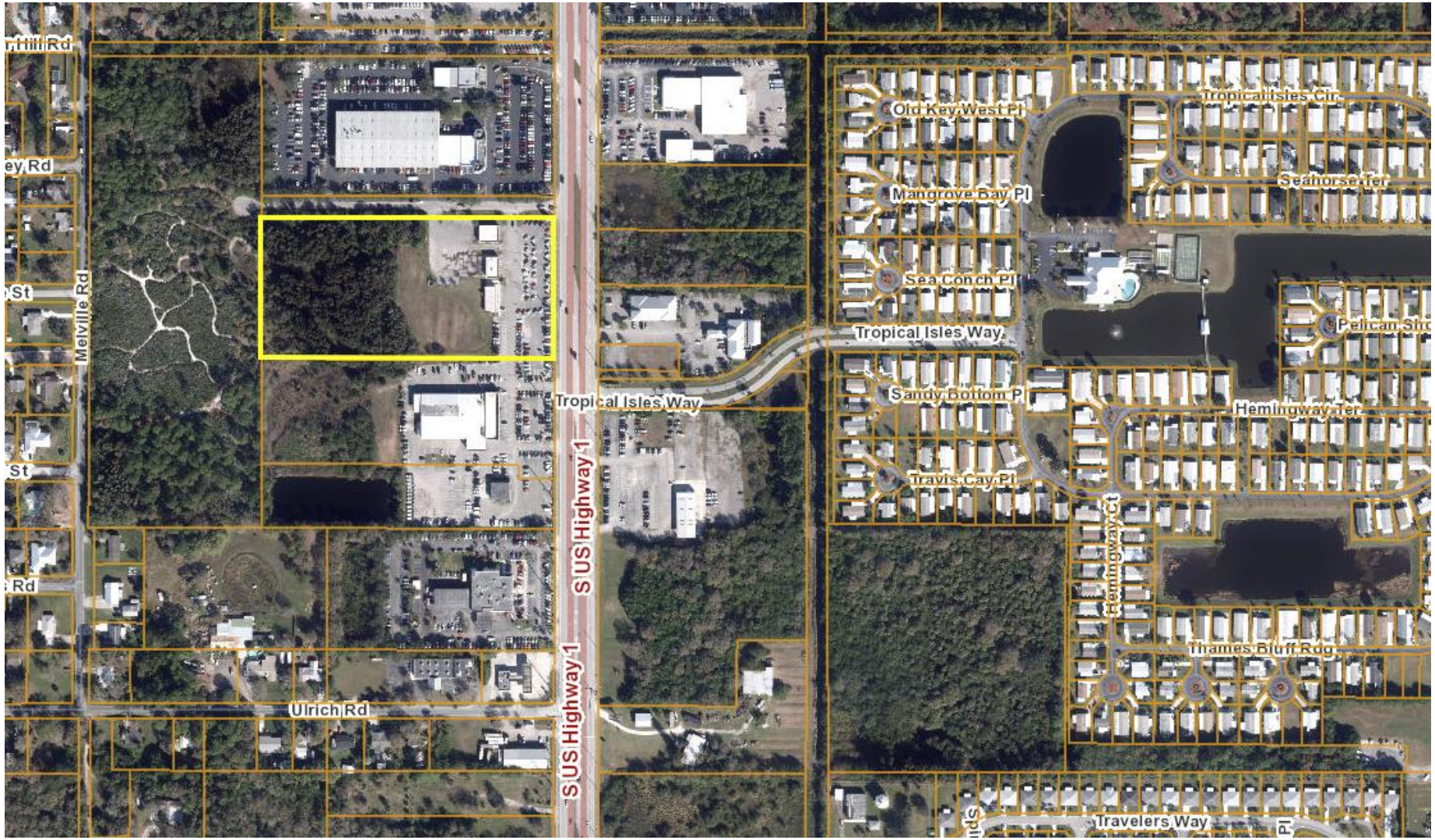
## SUMMARY

Request for review of an application for a Site Plan (Development Review and Design Review) to construct an approximately 25,740 square foot Automobile Sales and Service Facility with associated site improvements.

## BACKGROUND

The subject parcel has a total of approximately 8.20 acres. The site is surrounded by vacant property to the west, commercial uses to the north and south, and vacant and commercial uses to the east. Currently, there is an existing automotive services building on the subject property. The proposed development will include the new approximately 25,740 square foot Automobile Sales and Service Facility (with an interior showroom), new landscaping, drainage improvements, lighting, parking for vehicles being serviced, parking for employees, parking for potential customers, and parking for vehicles to be sold. 253 parking spaces are proposed for the site plan. The southwestern portion of the site will include a dry retention area and existing wetlands.

# SITE LOCATION




SITE AREA= 8.20 Acres

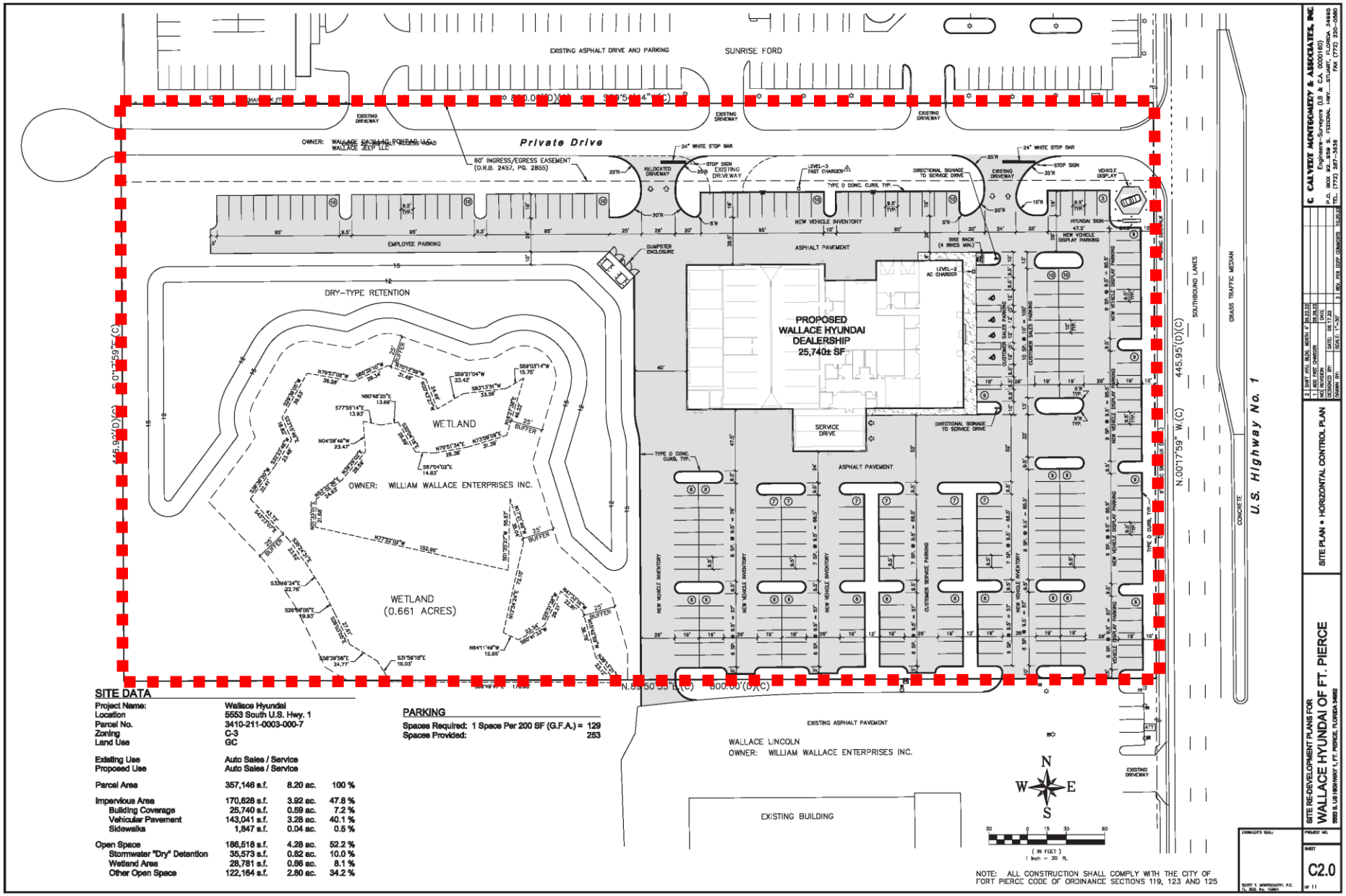
# EXISTING FLU - ZONING

FLU: General Commercial

Zoning: C-3, General Commercial



# SITE PLAN




**SITE DATA**

| | | | |
|---|---|---|---|
| Project Name: | Wallace Hyundai | | |
| Location | 5553 South U.S. Hwy. 1 | | |
| Parcel No. | 3410-211-0003-000-7 | | |
| Zoning | C-3 | | |
| Land Use | GC | | |
| Existing Use | Auto Sales / Service | | |
| Proposed Use | Auto Sales / Service | | |
| Parcel Area | 357,146 s.f. | 8.20 ac. | 100 % |
| Impervious Area | 170,628 s.f. | 3.92 ac. | 47.8 % |
| Building Coverage | 25,740 s.f. | 0.59 ac. | 7.2 % |
| Vehicular Pavement | 143,041 s.f. | 3.28 ac. | 40.1 % |
| Sidewalks | 1,847 s.f. | 0.04 ac. | 0.5 % |
| Open Space | 186,518 s.f. | 4.28 ac. | 52.2 % |
| Stormwater "Dry" Detention | 35,573 s.f. | 0.82 ac. | 10.0 % |
| Wetland Area | 28,781 s.f. | 0.66 ac. | 8.1 % |
| Other Open Space | 122,164 s.f. | 2.80 ac. | 34.2 % |

**PARKING**

Spaces Required: 1 Space Per 200 SF (G.F.A.) = 129
Spaces Provided: 253

C. CALVERT MONTGOMERY & ASSOCIATES, INC.
Engineers–Surveyors (LB & C.A. 0000160)
P.O. BOX 92...859 S. FEDERAL HWY....STUART, FLORIDA 34995
TEL. (772) 287-3859 FAX (772) 220-3860

SITE RE-DEVELOPMENT PLANS FOR
WALLACE HYUNDAI OF FT. PIERCE
5553 S. US HIGHWAY 1, FT. PIERCE, FLORIDA 34982

SITE PLAN • HORIZONTAL CONTROL PLAN

DESIGNED BY:
DRAWN BY:
DATE: 06.17.22
SCALE: 1"=30'
3 | 1 REV. PER COPF COMMENTS | 10.20.22
2 | 1 REV. PER COPF COMMENTS | 09.26.22
1 | SEPT PRE. BDD. WORK | 07.25.22
NO | REVISION | DATE

PROJECT NO.
SHEET
C2.0
of 11

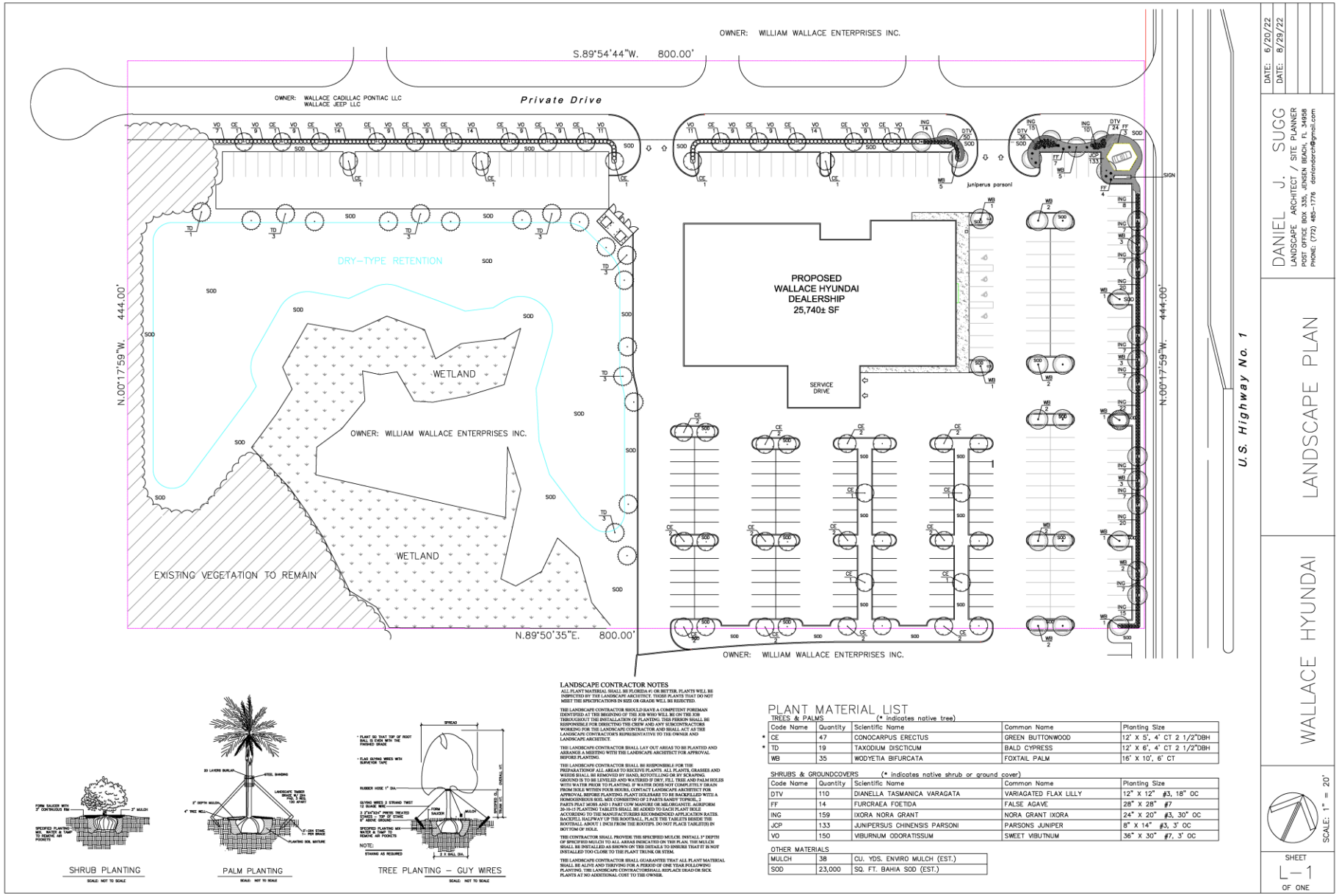
# LANSCAPE PLAN

## Plant List

Trees & Palms:
47 Green Buttonwood
19 Bald Cypress
35 Foxtail Palm

Shrubs & Groundcover:
110 Variagated Flax Lilly
14 False Agave
159 Nora Grant Ixora
133 Parsons Juniper
150 Sweet Vibutnum

Other Materials:
Mulch
Bahia Sod

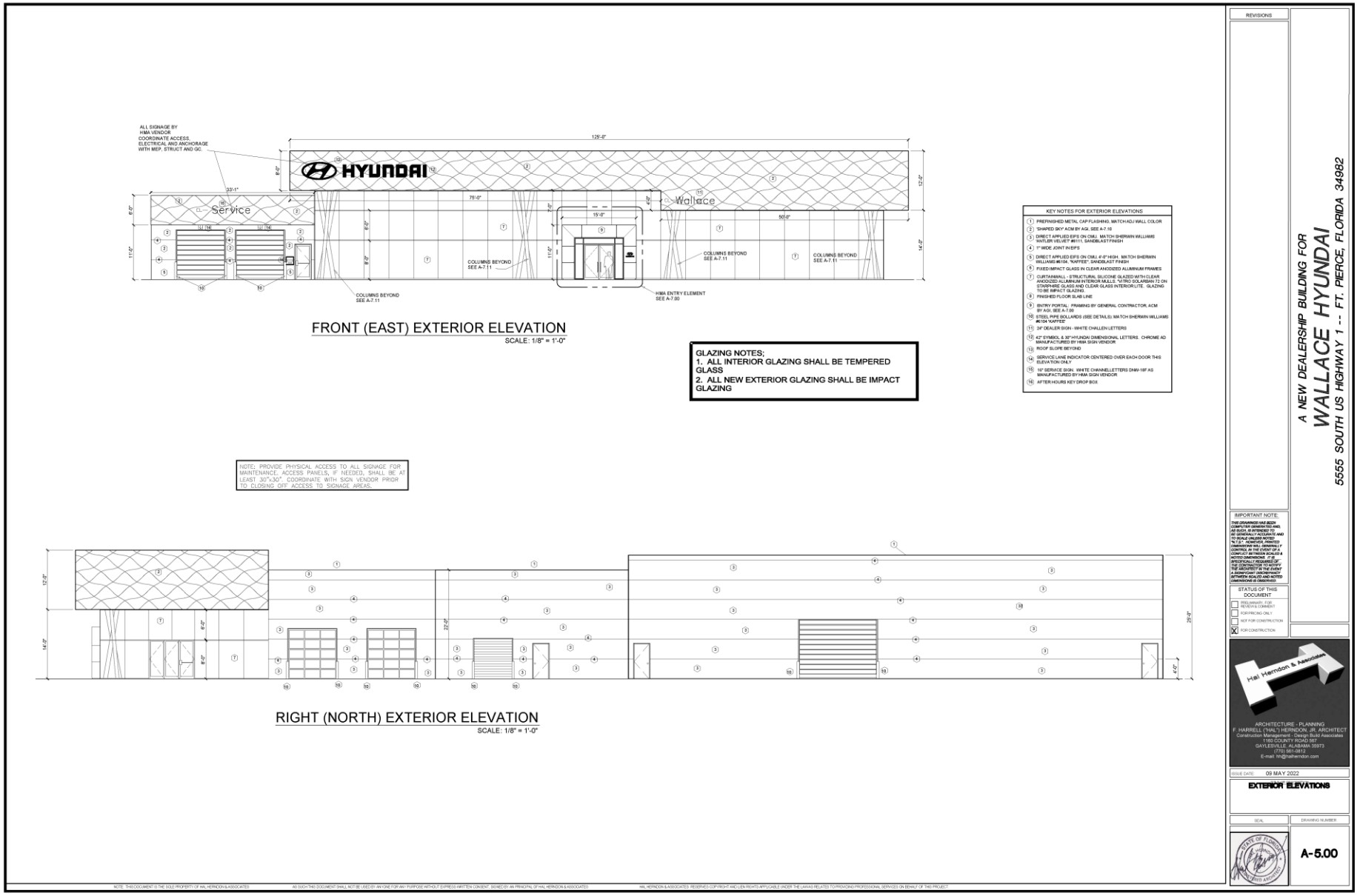



| TREES & PALMS | | | | |
|---|---|---|---|---|
| Code Name | Quantity | Scientific Name | Common Name | Planting Size |
| * CE | 47 | CONOCARPUS ERECTUS | GREEN BUTTONWOOD | 12' X 5', 4" CT 2 1/2"DBH |
| * TD | 19 | TAXODIUM DISCTICUM | BALD CYPRESS | 12' X 6', 4" CT 2 1/2"DBH |
| WB | 35 | WODYETIA BIFURCATA | FOXTAIL PALM | 16' X 10', 6' CT |

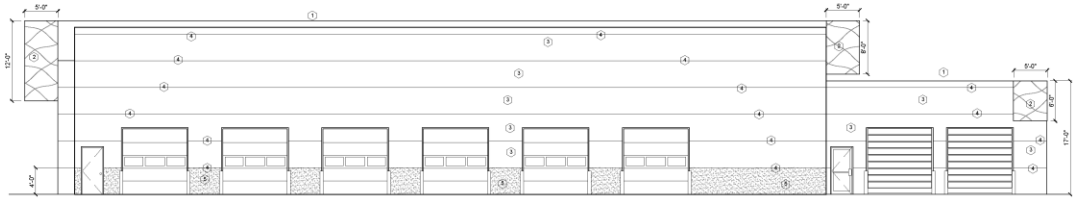
| SHRUBS & GROUNDCOVERS (* indicates native shrub or ground cover) | | | | |
|---|---|---|---|---|
| Code Name | Quantity | Scientific Name | Common Name | Planting Size |
| DTV | 110 | DIANELLA TASMANICA VARAGATA | VARIAGATED FLAX LILLY | 12" X 12" #3, 18" OC |
| FF | 14 | FURCRAEA FOETIDA | FALSE AGAVE | 28" X 28" #7 |
| ING | 159 | IXORA NORA GRANT | NORA GRANT IXORA | 24" X 20" #3, 30" OC |
| JCP | 133 | JUNIPERSUS CHINENSIS PARSONI | PARSONS JUNIPER | 8" X 14" #3, 3' OC |
| VO | 150 | VIBURNUM ODORATISSUM | SWEET VIBUTNUM | 36" X 30" #7, 3' OC |

| OTHER MATERIALS | | |
|---|---|---|
| MULCH | 38 | CU. YDS. ENVIRO MULCH (EST.) |
| SOD | 23,000 | SQ. FT. BAHIA SOD (EST.) |

# DESIGN REVIEW



# DESIGN REVIEW



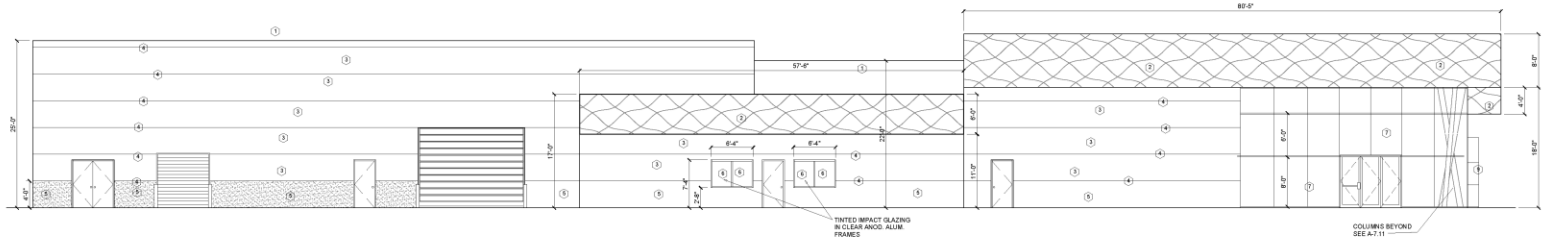
REAR (WEST) EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

GLAZING NOTES;
1. ALL INTERIOR GLAZING SHALL BE TEMPERED GLASS
2. ALL NEW EXTERIOR GLAZING SHALL BE IMPACT GLAZING

KEY NOTES FOR EXTERIOR ELEVATIONS

1. PREFINISHED METAL CAP FLASHING, MATCH ADJ WALL COLOR
2. "SHAPED SKY" ACM BY AGI, SEE A-7.10
3. DIRECT APPLIED EIFS ON CMU, MATCH SHERWIN WILLIAMS 'ANTLER VELVET' #9111, SANDBLAST FINISH
4. 1" WIDE JOINT IN EIFS
5. DIRECT APPLIED EIFS ON CMU, 4'-0" HIGH. MATCH SHERWIN WILLIAMS #6154, "KAFFEE", SANDBLAST FINISH
6. FIXED IMPACT GLASS IN CLEAR ANODIZED ALUMINUM FRAMES
7. CURTAINWALL - STRUCTURAL SILICONE GLAZED WITH CLEAR ANODIZED ALUMINUM INTERIOR MULLS. "ULTRO SOLARBAN 70 ON STARPHIRE GLASS AND CLEAR GLASS INTERIOR LITE. GLAZING TO BE IMPACT GLAZING.
8. FINISHED FLOOR SLAB LINE
9. ENTRY PORTAL - FRAMING BY GENERAL CONTRACTOR, ACM BY AGI, SEE A-7.00
10. STEEL PIPE BOLLARDS (SEE DETAILS) MATCH SHERWIN WILLIAMS #6154 "KAFFEE"
11. 24" DEALER SIGN - WHITE CHALLEN LETTERS
12. 42" SYMBOL & 30" HYUNDAI DIMENSIONAL LETTERS. CHROME AD MANUFACTURED BY HMA SIGN VENDOR
13. ROOF SLOPE BEYOND
14. SERVICE LANE INDICATOR CENTERED OVER EACH DOOR THIS ELEVATION ONLY
15. 16" SERVICE SIGN. WHITE CHANNELLETTERS DIAN-18F AS MANUFACTURED BY HMA SIGN VENDOR.
16. AFTER HOURS KEY DROP BOX

NOTE: PROVIDE PHYSICAL ACCESS TO ALL SIGNAGE FOR MAINTENANCE. ACCESS PANELS, IF NEEDED, SHALL BE AT LEAST 30"x30". COORDINATE WITH SIGN VENDOR PRIOR TO CLOSING OFF ACCESS TO SIGNAGE AREAS.




LEFT (SOUTH) EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

A NEW DEALERSHIP BUILDING FOR
WALLACE HYUNDAI
5555 SOUTH US HIGHWAY 1 -- FT. PIERCE, FLORIDA 34982

IMPORTANT NOTE:
THIS DRAWING AND SUCH COMPUTER GENERATED KNEL AS SUCH, IS INTENDED TO BE GENERALLY ACCURATE AND TO SCALE AT 1/8" = 1'-0" OR "X" D.C". HOWEVER, PRINTED DIMENSIONS WILL GENERALLY TAKE PRECEDENCE IN THE CONFLICT BETWEEN SCALED & NOTED DIMENSIONS. IT IS SPECIFICALLY REQUIRED OF THE CONTRACTOR TO REPORT TO THE ARCHITECT ANY SIGNIFICANT DISCREPANCY BETWEEN SCALED AND NOTED DIMENSIONS IN DRAWINGS.

STATUS OF THIS DOCUMENT
- PRELIMINARY - FOR REVIEW & COMMENT
- FOR PRICING ONLY
- NOT FOR CONSTRUCTION
- [X] FOR CONSTRUCTION


Hal Herndon & Associates
ARCHITECTURE - PLANNING
F. HARRELL ("HAL") HERNDON, JR. ARCHITECT
Construction Management - Design Build Associates
1160 COUNTY ROAD 357
GAYLESVILLE, ALABAMA 35973
(770) 561-0813
E-mail: hh@halherndon.com


ISSUE DATE: 09 MAY 2022

EXTERIOR ELEVATIONS

SEAL

DRAWING NUMBER

A-5.01


NOTE: THIS DOCUMENT IS THE SOLE PROPERTY OF HAL HERNDON & ASSOCIATES AS SUCH THIS DOCUMENT SHALL NOT BE USED BY ANYONE FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN CONSENT, SIGNED BY AN PRINCIPAL OF HAL HERNDON & ASSOCIATES HAL HERNDON & ASSOCIATES RESERVES COPYRIGHT AND LEW RIGHTS AFFORDABLE UNDER THE LAWS RELATES TO PROVIDING PROFESSIONAL SERVICES ON BEHALF OF THIS PROJECT

# DESIGN REVIEW



# PB RECOMMENDATION

The Planning Board, at their January 9th, 2023 meeting, voted unanimously to recommend Approval of the request.

# CONDITIONS OF APPROVAL

Conditions of Development (Site Plan-Development Review & Design Review)

1. 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.

2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

## RECOMMENDATION

Staff recommendation is for the City Commission to **APPROVE** the subject Site Plan (Development Review & Design Review), noting the two (2) recommended conditions.

## ALTERNATIVE RECOMMENDATION

1. Modified Approval.

or

2. Disapproval.

# CC
# ACTIONS

- **Possible actions of the City Commission:**

- **APPROVAL** of the proposed Site Plan – (Development Review and Design Review), and no changes

- **APPROVAL** of the proposed Site Plan – (Development Review and Design Review) with **changes**

- **DISAPPROVAL** of the proposed Site Plan – (Development Review and Design Review)

# CITY OF FORT PIERCE

## CITY COMMISSION

February 21st, 2023

Wallace Hyundai – Site Plan (Development Review & Design Review)
5553 S US Highway 1

# CITY OF FORT PIERCE

## CITY COMMISSION

February 21st, 2023

Wallace Hyundai – Site Plan (Development Review & Design Review)
5553 S US Highway 1

**APPLICANT**

Lee Smith, President of Wallace Auto Group

**PROPERTY OWNER(S)**

William Wallace Enterprises, LLC

**PARCEL ID #(S):**

3410-211-0003-000-7

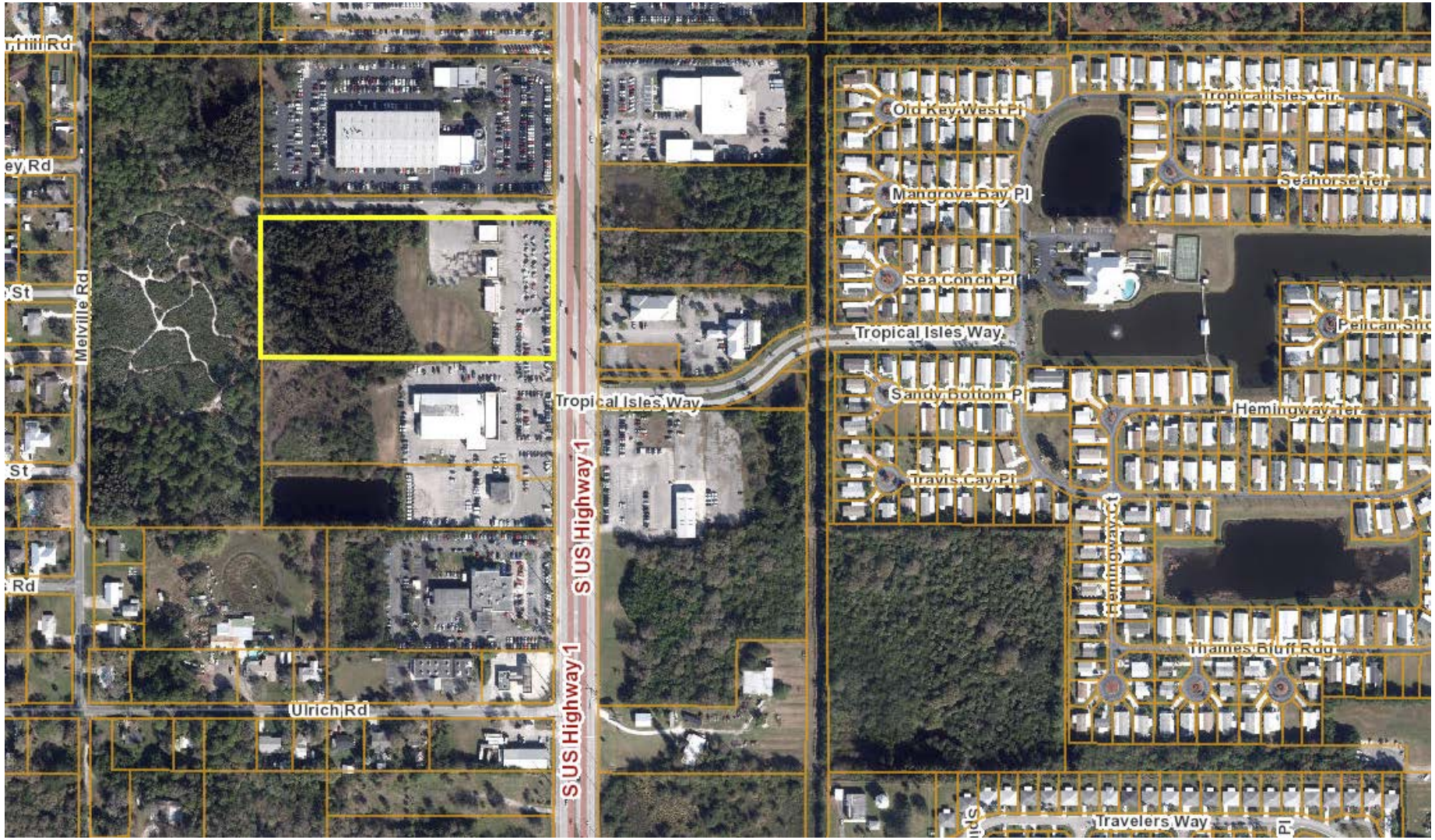
## SUMMARY

Request for review of an application for a Site Plan (Development Review and Design Review) to construct an approximately 25,740 square foot Automobile Sales and Service Facility with associated site improvements.

## BACKGROUND

The subject parcel has a total of approximately 8.20 acres. The site is surrounded by vacant property to the west, commercial uses to the north and south, and vacant and commercial uses to the east. Currently, there is an existing automotive services building on the subject property. The proposed development will include the new approximately 25,740 square foot Automobile Sales and Service Facility (with an interior showroom), new landscaping, drainage improvements, lighting, parking for vehicles being serviced, parking for employees, parking for potential customers, and parking for vehicles to be sold. 253 parking spaces are proposed for the site plan. The southwestern portion of the site will include a dry retention area and existing wetlands.

# SITE LOCATION




SITE AREA= 8.20 Acres

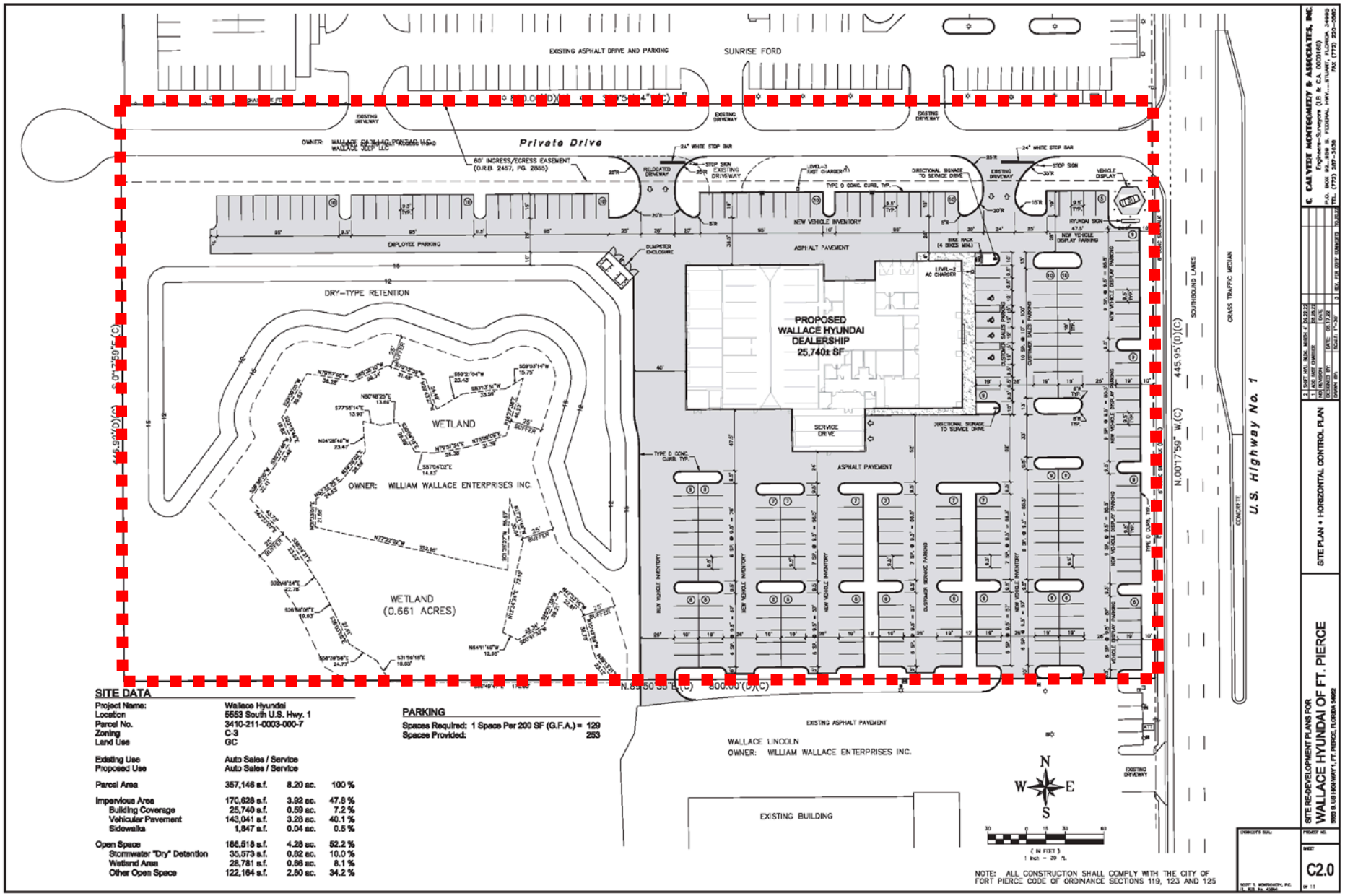
# EXISTING FLU - ZONING

FLU: General Commercial

Zoning: C-3, General Commercial



# SITE PLAN


EXISTING ASPHALT DRIVE AND PARKING
SUNRISE FORD
Private Drive
80' INGRESS/EGRESS EASEMENT (O.R.B. 2457, PG. 2830)
DRY-TYPE RETENTION
WETLAND
OWNER: WILLIAM WALLACE ENTERPRISES INC.
WETLAND (0.661 ACRES)
PROPOSED WALLACE HYUNDAI DEALERSHIP 25,740± SF
EMPLOYEE PARKING
ASPHALT PAVEMENT
SERVICE DRIVE
NEW VEHICLE INVENTORY
CUSTOMER SERVICE PARKING
EXISTING ASPHALT PAVEMENT
WALLACE LINCOLN
OWNER: WILLIAM WALLACE ENTERPRISES INC.
EXISTING BUILDING
SOUTHBOUND LANES
GRASS TRAFFIC MEDIAN
U.S. Highway No. 1
N.00°17'59" W.(C) 445.95'(D)(C)
N.89°50'58" E.(C) 800.00'(D)(C)
SITE DATA
Project Name: Wallace Hyundai
Location 5553 South U.S. Hwy. 1
Parcel No. 3410-211-0003-000-7
Zoning C-3
Land Use GC
Existing Use Auto Sales / Service
Proposed Use Auto Sales / Service
Parcel Area 357,146 s.f. 8.20 ac. 100 %
Impervious Area 170,626 s.f. 3.92 ac. 47.8 %
Building Coverage 25,740 s.f. 0.59 ac. 7.2 %
Vehicular Pavement 143,041 s.f. 3.28 ac. 40.1 %
Sidewalks 1,847 s.f. 0.04 ac. 0.5 %
Open Space 186,518 s.f. 4.28 ac. 52.2 %
Stormwater "Dry" Detention 35,573 s.f. 0.82 ac. 10.0 %
Wetland Area 28,781 s.f. 0.66 ac. 8.1 %
Other Open Space 122,164 s.f. 2.80 ac. 34.2 %
PARKING
Spaces Required: 1 Space Per 200 SF (G.F.A.) = 129
Spaces Provided: 253
N
W
E
S
NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 119, 123 AND 125
SITE PLAN • HORIZONTAL CONTROL PLAN
SITE RE-DEVELOPMENT PLANS FOR
WALLACE HYUNDAI OF FT. PIERCE
5553 S US HIGHWAY 1, FT. PIERCE, FLORIDA 34982
C2.0

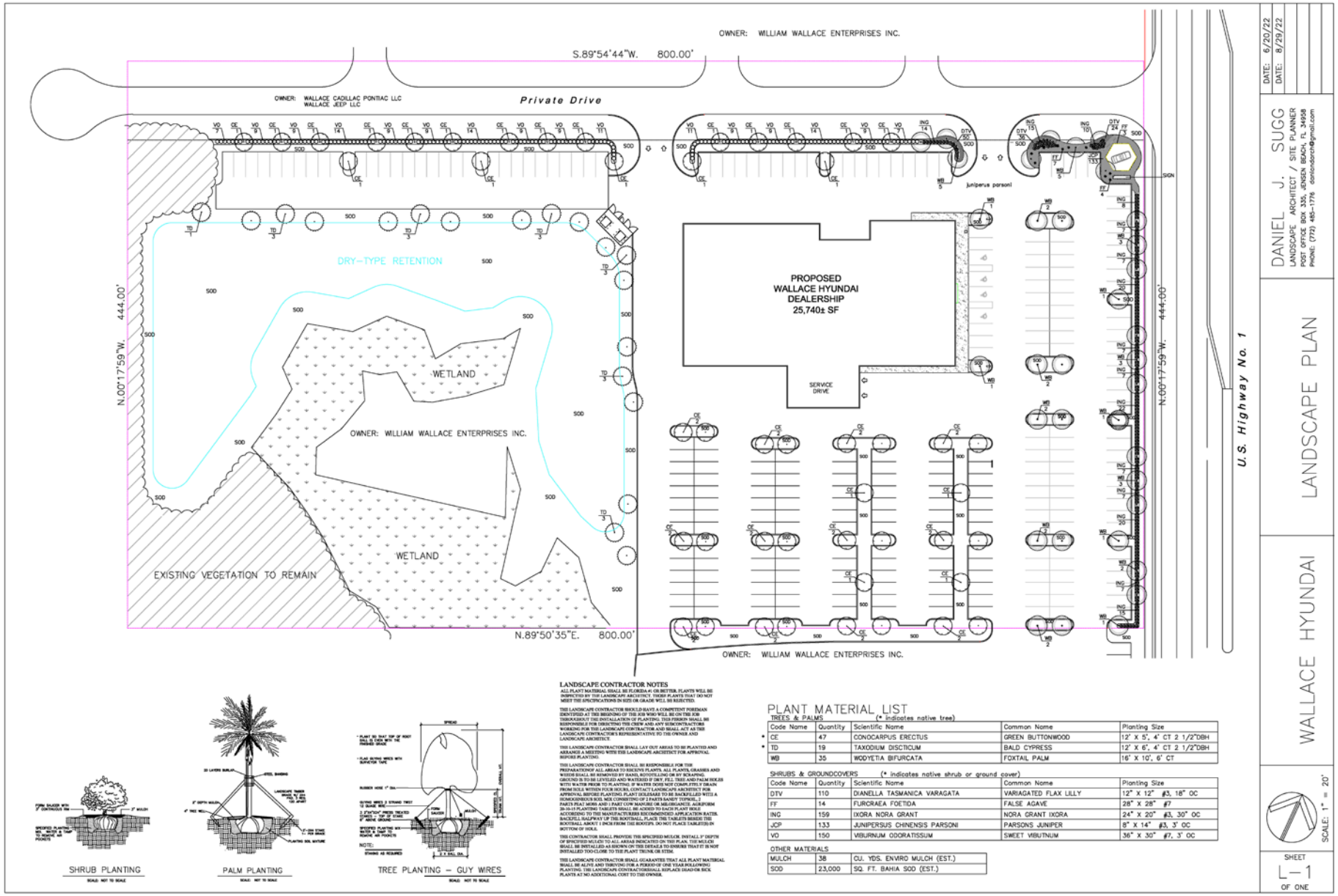
# LANSCAPE PLAN

## Plant List

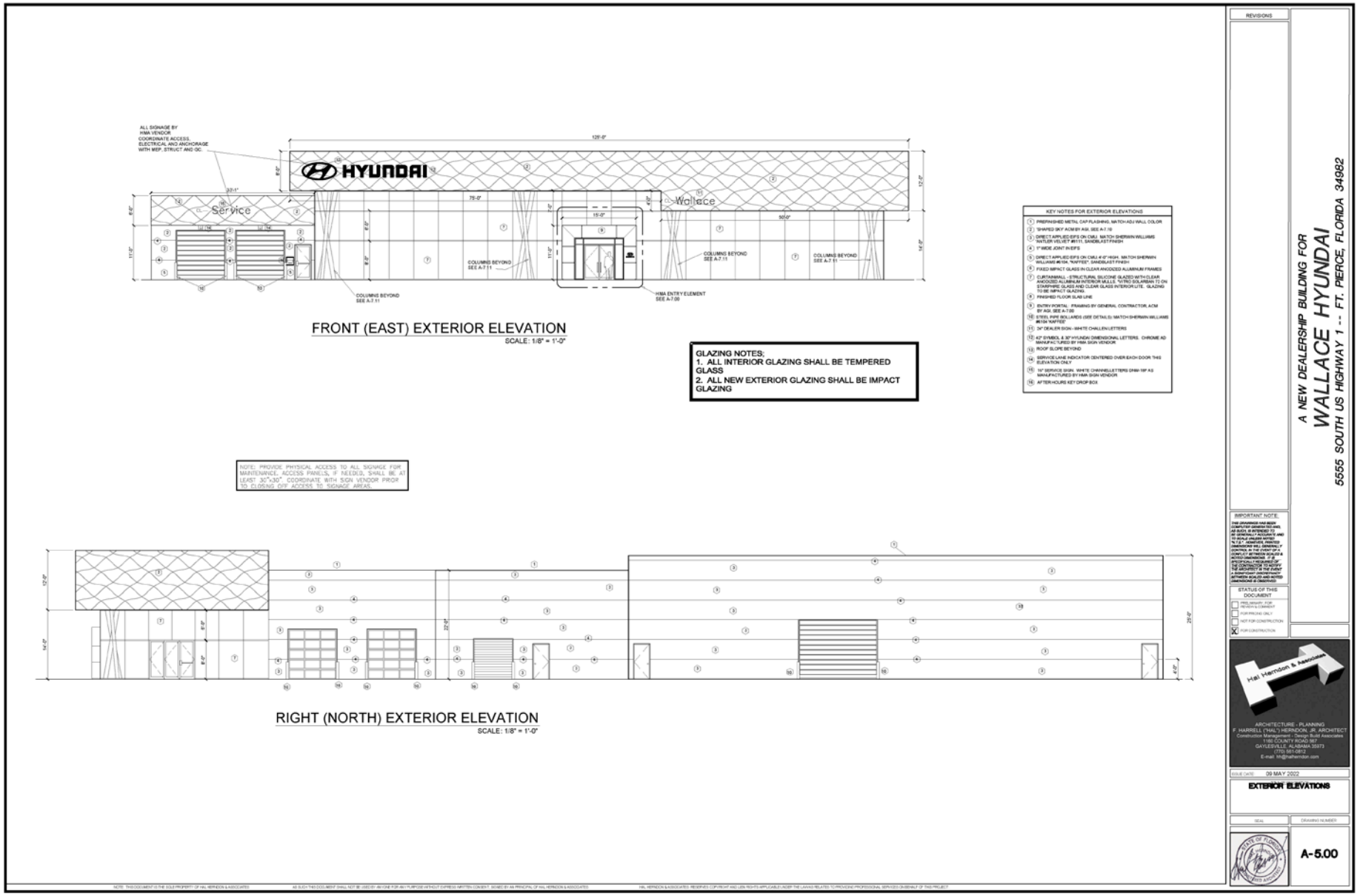
Trees & Palms:
47 Green Buttonwood
19 Bald Cypress
35 Foxtail Palm

Shrubs & Groundcover:
110 Variagated Flax Lilly
14 False Agave
159 Nora Grant Ixora
133 Parsons Juniper
150 Sweet Vibutnum

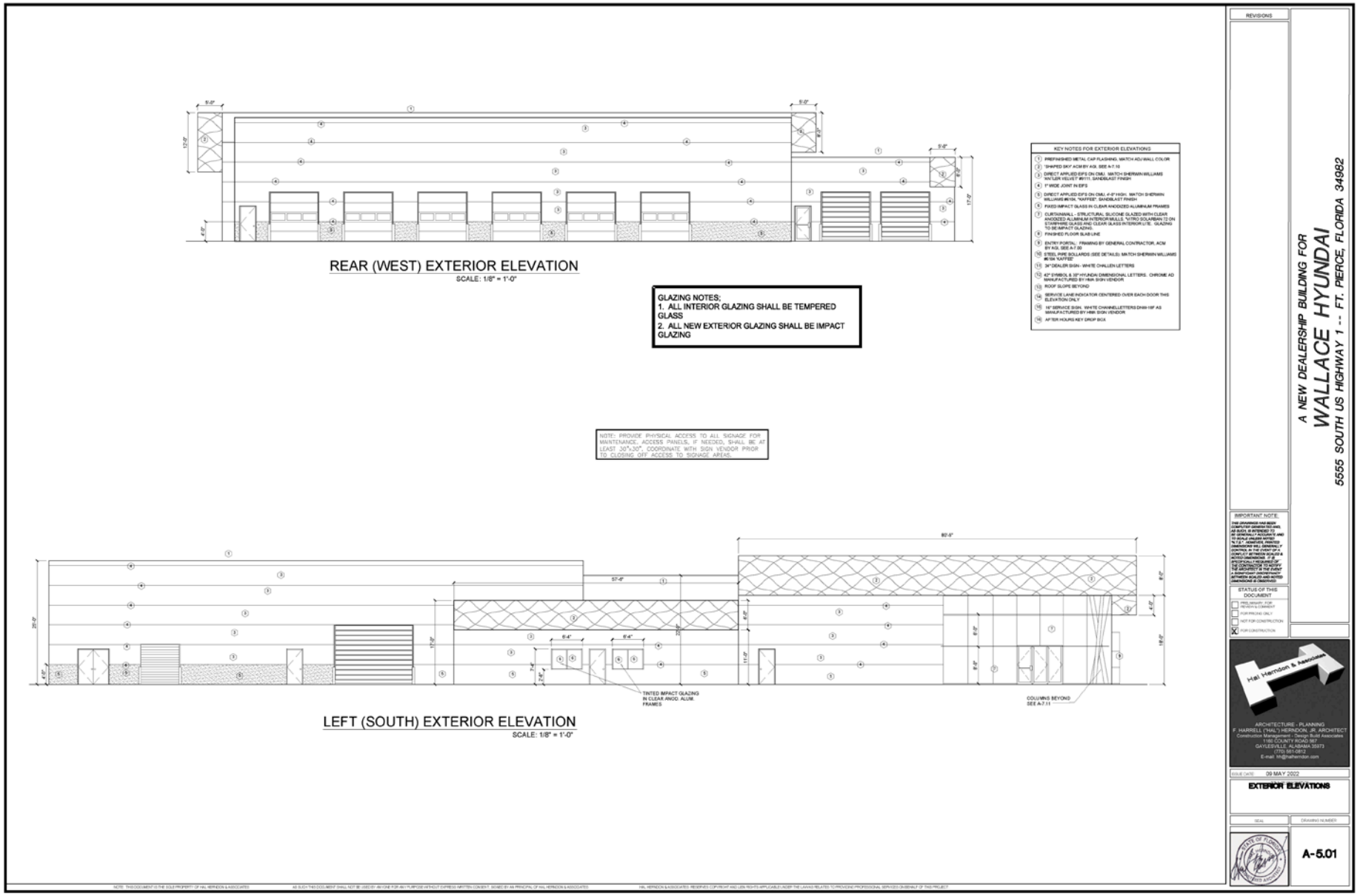
Other Materials:
Mulch
Bahia Sod



# DESIGN REVIEW



# DESIGN REVIEW



# DESIGN REVIEW



# PB RECOMMENDATION

The Planning Board, at their January 9th, 2023 meeting, voted unanimously to recommend Approval of the request.

# CONDITIONS OF APPROVAL

Conditions of Development (Site Plan-Development Review & Design Review)

1. 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.

2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

## RECOMMENDATION

Staff recommendation is for the City Commission to **APPROVE** the subject Site Plan (Development Review & Design Review), noting the two (2) recommended conditions.

## ALTERNATIVE RECOMMENDATION

1. Modified Approval.

or

2. Disapproval.

# CC
# ACTIONS

- **Possible actions of the City Commission:**

- **APPROVAL** of the proposed Site Plan – (Development Review and Design Review), and no changes

- **APPROVAL** of the proposed Site Plan – (Development Review and Design Review) with **changes**

- **DISAPPROVAL** of the proposed Site Plan – (Development Review and Design Review)

# CITY OF FORT PIERCE

## CITY COMMISSION

February 21st, 2023

Wallace Hyundai – Site Plan (Development Review & Design Review)
5553 S US Highway 1

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

**TO : Vennis Gilmore, Assistant Planning Director**

**FROM : Venetia Barnes, Stormwater Engineer** FOR TST

**THRU : Tracy Telle, Assistant City Engineer** TST

**RE : Site Plan Development & Design Review**
**5553 US Highway 1 - Wallace Hyundai**
**TRC N0. 22-07000027**

**DATE : December 9, 2022**

RECEIVED
DEC 12 2022
CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on December 1, 2022:

- [X] Site Plan Development & Design Review
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [X] Recommend
- [ ] Do Not Recommend
- [ ] Variance Approval
- [X] Site Plan D&D Approval
- [ ] C/O

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

- [X] See below for engineering advisory comments

**Engineering Advisory Comments to be addressed at time of DPCR submittal:**

1. The submitted site plan depicts an area of trees to be impacted. A tree mitigation plan shall be required in accordance with the City of Fort Pierce Code of Ordinance Section 123-66.
2. This site has designated wetlands, a South Florida Water Management District (SFWMD) permit or modification to an existing Environmental Resource Permit (ERP) shall be required at the time of DPCR application.
3. The environmental report listed the presence of gopher tortoise burrows present. A Florida Fish and Wildlife Conservation permit shall be required to relocated gopher tortoise at the time of DPCR application.
4. The project abuts U.S. Highway 1, which is owned and maintained by FDOT. In accordance with FAC Rule Chapter 14-86, a copy of the drainage connection permit as issued by FDOT at the time of DPCR application.
5. Drainage plans were reviewed conceptually. A detailed review in accordance with the City of Fort Pierce Code of Ordinance Section 119 will be conducted at the time of DPCR application.

TST/VB/vb

| | |
|---|---|
| **From:** | Stroh, Justin |
| **To:** | Planning Department |
| **Cc:** | Hymowitz, Larry; D4 Access Management |
| **Subject:** | FDOT Comments 12/15/22 TRC Meeting |
| **Date:** | Monday, December 12, 2022 11:13:32 AM |
| **Attachments:** | Westcity FP Shops.PNG<br>Wallace Hyundai.PNG<br>94030 MP 23.6 SR 70_Virginia Ave Project.pdf |

Some people who received this message don't often get email from justin.stroh@dot.state.fl.us. Learn why this is important

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Good Morning,

The following are the Departments comments for the upcoming Fort Pierce Technical Review Committee Meeting to be held on Thursday, December 15, 2022. The following applicants should contact FDOT to request an access Pre-Application meeting to evaluate proposed connections. Additional comments may be forthcoming.

1.a. Preliminary Plat - Westcity FP Shops - 2671 S. Jenkins Road **(Attachment #1)**
1.d. Site Plan and Design Review – Wallace Hyundai – 5553 S. US Highway 1 **(Attachment #2)**
1.c. Site Plan and Design Review - Bray Restaurant and Retail - 2501 Virginia Avenue
See attached **(Attachment #3)** access management pre-application letter for the Bray Restaurant and Retail proposed development.

See link below to the Access Pre-application Meeting request form.
***Access pre-application meetings are held every Thursday in person and via Microsoft Teams.***
***Pre-application meetings are typically scheduled two weeks after an application is received. A notification email with the date and time of pre-application meeting will be sent out each Monday for the following week pre-application meeting.***
CTRL + Click to follow link: District 4 Access Management Pre-Application Request Form, or
Copy and Paste to Internet Browser: https://arcg.is/1H0vT8, or
Scan QAR code:



Please feel free to contact me if you have any questions.
Thank you as always for the opportunity to review and comment on City of Fort Pierce development review applications.

Sincerely,

**Justin Stroh**
Planning Specialist II
Planning and Environmental Management
FDOT – District Four
3400 W. Commercial Blvd.
Fort Lauderdale, Florida 33309
Justin.Stroh@dot.state.fl.us
Office: (954) 777-4294

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

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

**Meeting Date:** 12.15.22
**Property Address:** Site Plan and Design Review – Wallace Hyundai – 5553 S. US Highway 1

***Please be advised that the project may trigger the requirements indicated below:***

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

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

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

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☑ 6. Must meet the following Accessibility requirements:

- ☑ Accessible route
- ☑ Handicapped parking spaces
- ☑ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☑ 10. Building Permit required.

☑ 11. Signed and sealed construction drawings required.

☑ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☑ 15. Other

**Additional Comments/Requirements:**

Demo permit required if Existing Structure will be removed

Building Official's or Representative's Signature Paul Jones Date: 12/9/22

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

# Technical Review Committee meeting

# December 15, 2022

Case # 22-07000027

Planner: City of Ft. Pierce Planning Department

Site Plan (Design / Ddevelopment Review)

Wallace Hyundai, 5553 South US-1, Fort Pierce, FL

**Comments:**

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

# Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT # 22- 07000027
**Site Plan (Development & Design Review) – Wallace Hyundai – 5553 S US HWY 1**

**Comments**

FPUA W/WW Engineering: Concept Approved:

The subject parcel is a current water and wastewater customer. For change in water and wastewater services please submit 2 complete sets of utility construction plans to water/wastewater engineering along with a plan review, a commercial service application, and lift station calculations. Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com or 772-466-1600 ext 3468.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Wallace Hyundai. Approved.

Electric service - The property is not in the FPUA electric service area. Located in FPL service area.

Gas service is available to the site (from S. US 1). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service). For more information and incentive available, please contact Billy Dupre.

Billy Dupre
Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpua.com
Office: (772)-466-1600 Ext.4705

**ST. LUCIE COUNTY FIRE DISTRICT**
Community Risk Reduction Division
Office of the Fire Marshal

**Telephone:** **(772) 621-3322**
**Fax:** **(772) 621-3604**

## BUREAU OF FIRE PREVENTION

## SITE PLAN REVIEW

**TO: Site Plan Applicant**

**SITE PLAN: Wallace Hyundai Fort Pierce**

**REVIEW DATE: 8/17/2022**

**PLANNER: PLANNING DEPARTMENT**

**REVIEWED BY: Lieutenant Andres Elizondo**

**Site Plan Approved: _____**

**Site Plan Approved with conditions: _____**

**Site Plan Approval pending written acknowledgement of conditions: ___X_____**

**Site Plan Rejected: _____**

---

**The Following Revisions Are Necessary:**

1. ~~**Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com**~~ **Received 8/17/2022**

2. ~~**Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**~~ **Received 8/17/2022**

3. ~~**Please send the Fire District electronic plans for the site and buildings.**~~ **Received 8/17/2022**

4. ~~**A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**~~ **Received Comment Acknowledgement 12/8/2022.**

**ST. LUCIE COUNTY FIRE DISTRICT**
Community Risk Reduction Division
Office of the Fire Marshal

**Telephone:** **(772) 621-3322**
**Fax:** **(772) 621-3604**

5. ~~**Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5).**~~ **Received Comment Acknowledgement 12/8/2022.**

6. ~~**Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**~~ **Received Comment Acknowledgement 12/8/2022.**

7. ~~**Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.**~~ **Received Comment Acknowledgement 12/8/2022.**

8. ~~**Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**~~ **Received Comment Acknowledgement 12/8/2022.**

9. ~~**Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**~~ **Received Comment Acknowledgement 12/8/2022.**

10. ~~**An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".**~~ **Received Comment Acknowledgement 12/8/2022.**

11. ~~**Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire**~~

~~**suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).**~~ **Received Comment Acknowledgement 12/8/2022.**

12. ~~**Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirement s of the fire department.**~~ **Received Comment Acknowledgement 12/8/2022.**

13. ~~**The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**~~ **Received Comment Acknowledgement 12/8/2022.**

14. ~~**Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.**~~ **Received Comment Acknowledgement 12/8/2022.**

15. ~~**Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at http://www.slcfd.com/182/Applications-Permits under fire permits.**~~ **Received Comment Acknowledgement 12/8/2022.**

# D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

**Planning Board Minutes**

**OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, JANUARY 9, 2023, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Chairman Creyaufmiller introduced the new Planning Board members, John Heaning and Uline Daniel. Both Mr. Heaning and Ms. Daniel told the Board a little bit about themselves.

Present: Anton Kreisl; John Heaning; Nichelle Clemons; Uline Daniel; Harold Albury; Frank Creyaufmiller, Chairman

Absent: Alexander Edwards

Staff Present: Kev Freeman, Planning Director
Vennis Gilmore, Assistant Planning Director
Ryan Alitzer, Senior Planner
Alicia Rosenthal, Planning and Development Organizer

**4. CONSIDERATION OF ABSENCES**

Mr. Edwards was excused.

**5. APPROVAL OF MINUTES**

a. Minutes from the December 12, 2022, meeting

Motion was made by Nichelle Clemons, and seconded by Harold Albury to approve the minutes from the December 12, 2022 meeting.

AYE: Nichelle Clemons, Uline Daniel, Harold Albury, Anton Kreisl, John Heaning, Chairman Frank Creyaufmiller

Passed

6. **HEARING OF THE LOCAL PLANNING AGENCY**

a. **Future Land Use Map Amendment - 33rd Street - 1503 33rd Street**

Mr. Altizer gave an overview of the application and answered questions from the Board. Mr. Altizer stated the two parcels are requesting a land use change from Neighborhood Commercial to General Commercial.

Tod Mowery, Applicant Representative from Redtail Design Group, stated the Future Land Use and Rezoning meet the 3 C's which are compatibility, consistency of the neighborhood and capability of the site development.

Motion was made by Nichelle Clemons, and seconded by Harold Albury to forward a recommendation of approval to the City Commission for the Future Land Use Map Amendment of two parcels of land from Neighborhood Commercial to General Commercial.

AYE: Nichelle Clemons, Uline Daniel, Harold Albury, Anton Kreisl, John Heaning, Chairman Frank Creyaufmiller

Passed

**7. NEW BUSINESS**

a. **Zoning Atlas Map Amendment - 33rd Street - 1503 33rd Street**

Mr. Altizer gave an overview of the application. He stated the two parcels are requesting a change in the zoning classification from Neighborhood Commercial C-2 to General Commercial C-3.

Tod Mowery, Applicant Representative from Redtail Design Group, was available for questions from the Board.

Motion was made by Anton Kreisl, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission for the zoning classification change from Neighborhood Commercial to General Commercial.

AYE: Uline Daniel, Harold Albury, Anton Kreisl, John Heaning, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

b. **Site Plan - Privilege North - 3315 Sunrise Boulevard**

Mr. Altizer gave an overview of the application. The request is for a multifamily development located east of Sunrise Boulevard and North of Dade Road. 216 residential units are being proposed on two parcels totaling 21.686 +/- acres. Mr. Altizer showed the landscape plan, elevations and clubhouse. Mr. Altizer answered questions from the Board on the Dade Road exit, traffic signal at Bell Avenue and Sunrise Boulevard, sidewalks, school bus stop,

easements, and pond size.

Brad Currie, Applicant Representative from EDC, explained the project was approved in 2006 for 216 dwelling units but was never built due to the downturn in the economy. Mr. Currie stated the sidewalk will be installed on the frontage of the property. He noted that Dade Road is a substandard right-of-way (ROW) and the county does not require sidewalks. Mr. Currie said there was no mention of a traffic signal, by St. Lucie County, at the intersection of Bell Avenue and Sunrise Boulevard. Mr. Currie said the lake is 2.92 acres and should be about 15% of the site. Mr. Currie highlighted that they will save as many native trees as possible. Mr. Currie answered questions from the Board on the easement ownership, gated community, speed bumps, amenities, charging stations, improvements on Dade Road for pedestrian access, and St. Lucie Water Management District permit.

Motion was made by Anton Kreisl, and seconded by John Heaning to forward a recommendation of approval to the City Commission with the following conditions:

1. 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.
2. Prior to the issuance of Building Permit approval, A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be provided.
3. Provide sidewalk connection to Dade Road.
4. Provide traffic-calming on the west side of the property.
5. Add EV charging stations.

AYE: Harold Albury, Anton Kreisl, John Heaning, Nichelle Clemons, Uline Daniel, Chairman Frank Creyaufmiller

Passed

c. **Site Plan - Wallace Hyundai- 5553 S. US Highway 1**

Mr. Gilmore gave an overview of the application. The request is to construct an approximately 25,740 square foot Automobile Sales and Service Facility with associated site improvements. The subject parcel is approximately 8.20 acres and there is currently an existing automotive services building on the property. Mr. Gilmore mentioned that there is a private road to the north of the site that has shared access between Sunrise Ford and Wallace Lincoln. Mr. Gilmore answered questions from the Board on the service entrance, water drainage and land ownership to the west of the property.

Scott Montgomery, Wallace Group Representative, said the property to the west is a Water Treatment Area for St. Lucie County and the outfall for the site exceeds the minimum required. Mr. Montgomery said currently the Hyundai dealership is operating in modular units. He said the detached oil and lube will be demolished, and the carwash building is not being used. Mr. Montgomery stated that Wallace owns the property to the south and there is interconnectivity for both dealerships along with common staffing. He noted the trip generation is not significant and the stormwater is being modified slightly. Mr. Wallace answered questions from the Board on wetlands impact, inventory of cars, entrance on US Highway 1, electric charging stations, number of staff and possible solar panel shading for cars.

Motion was made by Harold Albury, and seconded by Anton Kreisl to forward a recommendation of approval to the City Commission with the following conditions:

1. 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.
2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

AYE: Anton Kreisl, John Heaning, Nichelle Clemons, Uline Daniel, Harold Albury, Chairman Frank Creyaufmiller

Passed

d. **Zoning Text Amendment - Edgartown Settlement Zoning District**

Chairman Creyaufmiller asked for a motion to lift the text amendment from the table. The chairman stated the primary concern from the Historic Preservation Board was the noise. Chairman Creyaufmiller said there was a noise specialist that explained DBA sound levels at the conference agenda meeting the morning of January 9, 2023. The chairman asked that the Planning Board not get caught up in the noise solution because the City Commission will be looking at the noise ordinance for the city and for Edgartown.

Mr. Freeman showed the boundaries of the Edgartown Settlement District, and he described the area as small residential lots with some commercial uses. Mr. Freeman said the two reasons this came to city staff's attention is the number of complaints received from the residents regarding the activity and noise from the commercial entities and there was a legal question form internal on the differentiation between acoustic or amplified sound generation. Staff proposed the text amendment to essentially compress as much as possible without altering the intent of the district to refocus what it is all about and to clean up the definitions and organize the code. The code did not change besides the noise and the uses.

Mr. Freeman explained the history on the text amendment. He stated the code was presented to the Planning Board at their November 14th, 2022, meeting, and then at the Planning Board's request to the Historic Preservation Board at their December 5th, 2022, meeting as a discussion Item. The discussion at the Historic Preservation meeting mentioned whether the appropriate noise level (dBA) should be adopted as initially recommended by Staff (Citywide level of 60 dBA) or reduced to a lower level. Comment by the attorney representing some residents of the neighborhood requested a reduction to 55 dBA and that certain commercial uses be approved in future by the Conditional Use process. In addition, the limit of 800 square feet exterior area used for outside entertainment be strictly enforced.

The code was further discussed at the January 9th, 2023, Commission Conference Agenda meeting. A presentation by an Acoustic Sound Engineer demonstrated various dBA levels and provided an explanation between dBA, dBC and dBX. The City Commission's discussion indicated that the appropriate citywide noise level of 60 dBA should be considered, together with the retention of the 9 p.m. cut-off for outdoor entertainment. Discussion was also made to limit brewpubs, neighborhood bistro's and wine/cigar bars uses to approval via the Conditional Use process. Mr. Freeman encouraged the Planning Board to have an acoustic review for Conditional Uses. Mr. Freeman stated the City Commission is looking at city wide sound limits and decibel levels.

Mr. Freeman provided a summary of the consideration of amendments to the Edgartown Settlement Zoning District and the proposed amendments to entertainment and noise.

Board discussion ensued on Conditional Use for any outdoor entertainment or any business selling alcoholic beverages.

Mr Freeman reviewed the current code for the Edgartown Settlement District, and he noted outdoor entertainment is acoustic only and amplified sound is not allowed and the cut-off time is 9:00 PM. Mr. Freeman answered questions from the Board on the hours of operation start time, residential noise restrictions, and if the ordinance pertains to 7 days a week.

Mr. Albury suggested taking a look at the zoning if the idea is to preserve the residential area. He said having strict regulations or a hard hand is not allowing an area to develop organically and grow with time.

Suzanne Boardman, Edgartown resident, said she has lived in Edgartown for 20 years, and they were the 2nd family to move in to the area. She said the area is 90% residential and the owners spend considerable time and money keeping their home preserved. She stated the lots are small and close together, and they can hear sounds from festivals in the area and bars north of Seaway Drive, but they don't want sound coming out of their area. Ms Boardman stated she wants to preserve the area for residential use.

Holly Theuns, Edgartown resident, stated she lives next to Pierced Cider, and she bought her 1905 house in 2012, and she renovated the home. Ms. Theuns said that during the pandemic Pierced Cider brought in bands seven days a week, and they made lots of money. Ms. Theuns said she has been complaining to the police about the loud noise and on April 7, 2022, the music was shutdown and on April 18, 2022, Pierced Cider started playing the radio from 10:30 AM to 9:00 PM seven days a week. Ms. Theuns said the business is successful and will be successful anywhere. She highlighted that the 9:00 PM cut-off, acoustic music ordinance was in place when she bought the home. Ms. Theuns noted that if the business wants to stay, they need to follow the rules. Ms. Theuns main concern is the enforcement of the ordinance and making people follow the ordinances. Ms. Theuns said 55-60 decibels is reasonable, and she is happy with the suggested changes to the ordinance, but she believes the police need training on the sound ordinance.

Lainey Francisco, Attorney representing Edgartown residents, stated the change to Conditional Use is appreciated, but she has concerns with the noise level and prefers 55 dBA. Ms. Francisco said the Edgartown overlay district should not be part of the sound ordinance. Ms. Francisco noted that typically receiving municipalities residential sound level is 55 dBA.

Mr. Freeman said the dBC is the best methodology for outdoor noise from entertainment for frequencies that can get out. Mr. Freeman noted that 60 dBC is very similar to 55 dBA and if the city was consistent with 60 dBC it would be more appropriate and closer to 55 dBA. Mr. Freeman stated concerns with enforcement in Edgartown, and he said if the noise ordinance was enforced, there would be a large difference in what the citizens experience.

Chairman Creyaufmiller suggested that if the noise ordinance is amended by the City Commission that the 9:00 PM cut-off time in Edgartown be added to the noise ordinance table in Section 11, Item I.

Motion was made by Anton Kreisl, and seconded by Nichelle Clemons to lift the Edgartown Zoning Text Amendment from the table.

AYE: John Heaning, Nichelle Clemons, Uline Daniel, Harold Albury, Anton Kreisl, Chairman Frank Creyaufmiller

Passed

Motion was made by Harold Albury, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission for the proposed text amendment with the following four (4) recommendations from the Planning Board:

1. Uses which serve alcohol subject to Conditional Use
2. Outdoor entertainment subject to Conditional Use
3. Noise limits to match City Ordinance Chapter 26, Article II, Noise
4. 9.00 PM Edgartown noise limitation be referred within City Ordinance Chapter 26, Article II, Noise

AYE: John Heaning, Nichelle Clemons, Uline Daniel, Harold Albury, Anton Kreisl, Chairman Frank Creyaufmiller

Passed

## 8. COMMENTS FROM THE PUBLIC

There were no comments from the public.

## 9. DIRECTOR'S REPORT

Mr. Freeman stated 2023 will be an exciting year with interesting projects including the Port, Central Business District, potentially getting a Brightline Station, looking at traffic and an exciting housing proposal. Mr. Freeman explained the housing proposal as a holistic spectrum of housing within the city. He said the provision of housing will be throughout the whole range of accommodations, and they are currently looking at programs and initiatives to engage parts of that spectrum. Mr. Freeman noted that he is currently working with the grant department to have a coordinated effort of where the housing grants will be located.

Mr. Freeman stated a strategic planning meeting is being held in January with the consultants and the City Commission to discuss planning and city strategy for 2023.

Mr. Freeman said he is hoping next year will be as good or better than 2022.

## 10. BOARD COMMENTS

Chairman Creyaufmiller thanked the 2022 Board members for there service, and he congratulated the new Board members. Chairman Creyaufmiller said he had the opportunity to sit in other municipalities Planning Board meetings, and he said Fort Pierce is spot on in the way projects are moved through the city. The chair said he hears good things from the applicants, commissioners and mayor regarding Planning and the Planning Board. Chairman Creyaufmiller said he would like to see legal representation on the Board. He mentioned the upcoming meeting to discuss the outflow of water.

Mr. Kreisl brought up the lack of provision for accessory structures. He said the accessory dwelling units such as a mother-in-law suite are an extension for single family space, and it is currently not allowed. Mr. Kreisl requested the Planning department start the conversation to allow the accessory structures. He said the buildings would not be connected, they are easier to build, and they would be permitted like any other addition. The water, electric and

sewer service would be the same for both the home and the mother-in-law suite.

Mr. Gilmore stated mother-in-law suites are allowed in the R-4, Medium Density Residential zoning district. He noted that kitchens are not allowed. Mr. Freeman stated the mother-in-law suites can be incorporated into the new housing structure proposal.

Mr. Albury asked if the housing proposal will include a certain percentage of affordability, where ever it is located. Mr. Albury said certain areas could have the density to allow another dwelling unit on the property, and it could supplement someone's income and preserve an area.

Mr. Albury suggested putting a taxation on the sound in Historic Districts. He said the pooled money could be given to the homeowners to preserve their homes.

Mr. Albury suggested adding bike lanes to Sunrise Boulevard with a median separating the lane in the road to have a complete street. He noted that Planning influences how people operate in making a decision to walk or bike, and it promotes healthier living.

Mr. Albury asked for an update on the city surplus property development.

## 11. ADJOURNMENT

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# DEVELOPMENT REVIEW

**Property Information**

Property address or Location 5553 US Highway 1, Fort Pierce, FL

Parcel ID #(s) 341021100030007

Project description Replacing existing automotive services buildings with a new Showroom & Service Bldg

**Application Type**

☒ Site Plan ☐ Conditional Use w/New Construction ☐ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

**Site Information**

*Non-Residential:* Proposed Sq. Ft.: 25,740 Site Acreage: 8.2

*Residential:* Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

William Wallace Enterprises, LLC
**Property Owner(s)**

3801 S.E. Federal Highway
Street Address

Stuart FL 34997
City State Zip

Phone Number

Email Address

Lee Smith, Pres. Wallace Auto Group
**Applicant/Representative, Title, Company**

3801 S.E. Federal Highway
Street Address

Stuart FL 34997
City State Zip

772-872-0011
Phone Number

leesmith@wallaceautogroup.net
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-Revi**

*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.***

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

# DESIGN REVIEW

**Property Information**

Property address or Location 5553 US Highway 1, Fort Pierce, FL

Parcel ID #(s) 341021100030007

Project description Replacing existing automotive services buildings with a new Showroom & Service Bldg

| | |
|---|---|
| William Wallace Enterprises, LLC | Lee Smith, Pres. Wallace Auto Group |
| **Property Owner(s)** | **Applicant/Representative, Title, Company** |
| 3801 S.E. Federal Highway | 3801 S.E. Federal Highway |
| Street Address | Street Address |
| Stuart FL 34997 | Stuart FL 34997 |
| City State Zip | City State Zip |
| | 772-872-0011 |
| Phone Number | Phone Number |
| | leesmith@wallaceautogroup.net |
| Email Address | Email Address |

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

*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-Revi**

# 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.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2776512 OR BOOK 2457 PAGE 2855, Recorded 01/10/2006 at 08:48 AM
Doc Tax: $47425.00

**Record and Return to:**
Michael J. Garavaglia, Esq.
Collins, Brown, Caldwell,
Barkett & Garavaglia, Chartered
756 Beachland Boulevard
Vero Beach, FL 32963

# WARRANTY DEED

THIS INDENTURE, made this 3rd day of January, 2006, by and between **Steven L. Barnett, a married man**, whose post office address is P.O. Box 12130, Fort Pierce, Florida 34979, **Grantor**, and **Wallace Cadillac Pontiac, LLC, a Florida limited liability company, as to an undivided 75% interest, and Wallace Jeep, LLC, a Florida limited liability company, as to an undivided 25% interest**, whose post office address is 5555 South U.S. Highway One, Fort Pierce, Florida 34982, **Grantee**.

WITNESSETH that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

**SEE ATTACHED EXHIBIT "A"**

Excepting and reserving unto the Grantor, his successors and/or assigns, a perpetual non-exclusive easement over the following legally described real property:

**The south 60 feet of the North 477 feet of the West 800 feet of the East 842 feet of the Northeast quarter of the Northwest quarter of Section 10, Township 36 South, Range 40 East, St. Lucie County, Florida.**

to access Grantor's real property (the Benefitted Real Property as described in the attached **Exhibit "B"**) West of and contiguous to the real property described in Exhibit "A" attached hereto. Said perpetual non-exclusive easement shall be for the following purposes:

A. Full and free right and liberty for the Grantor and his tenants, servants, visitors, invitees, licensees, officers and employees, in common with all persons having the like right, at all times hereafter, for all purposes connected with the use and enjoyment of the land of the Grantor and those likely situated for whatever purpose the Benefitted Property from time to time lawfully may be used and enjoyed, to pass and repass along the provided roadway or roadways situated on the land described herein above.

B. To have and to hold the easement or right-of-way hereby reserved unto Grantor, his successors, heirs, personal representatives and assigns, and those likely situated as described above, and their heirs and assigns, perpetually as appurtenant to the land of the Grantor and those likely situated in every part of it. It is understood that the easement is made upon the express understanding and condition that it may be used by Grantee, his heirs, executors, representatives, and assigns in conjunction with the use of the Grantor, his heirs, representatives, successors, and assigns, and others likely situated and their heirs and assigns.

C. Constructing, laying, installing, operating, maintaining, locating, relocating, repairing, replacing, improving, moving and inspecting landscaping, curbing, sidewalks, subsurface utility lines, water transmission and distribution facilities, and all appurtenances and equipment associated therewith, sewage transmission and collection facilities, and all appurtenances and equipment associated therewith, drainage facilities and all appurtenances and equipment associated therewith, for the development of Grantor's land (the Benefitted Property).

D. The Grantor shall be responsible for the cost and maintenance of constructing, laying, installing, operating, maintaining, locating, relocating, repairing, replacing, improving, removing and inspecting subsurface utility lines, water transmission and distribution facilities and all appurtenances and equipment associated therewith, sewage transmission and collection facilities and all appurtenances and equipment associated therewith, drainage facilities and all appurtenances and equipment associated therewith for the development of the Benefitted Property.

E. Grantor shall be responsible for the cost and maintenance and shall be responsible for any charges, taxes or impact fees that are directly attributable to the improvements, appurtenances and equipment associated therewith constructed and maintained on the easement for the development and use of the Benefitted Property.

F. The Grantee shall not be responsible for bringing any nonconforming access features of the easement in compliance with any federal, state or local regulations, which shall include any and all traffic control features, signage, traffic lights and street illumination.

G. The construction and maintenance of any landscaping, asphalt, curbing, sidewalks subsurface utility lines, water transmission and distribution facilities and all appurtenances and equipment associated therewith, sewage transmission and collection facilities and all appurtenances and equipment associated therewith, drainage facilities and all appurtenances and equipment associated therewith for the development of the Benefitted Property shall not substantially interfere with the ordinary course of business of Grantee.

H. It is further understood that Grantor, his heirs, successors, representatives, assigns and tenants in no way will be bound to improve, maintain or construct a roadway or to keep it in repair; as that shall be the responsibility of the Grantee and shall be a burden appurtenant and running with the land of the fee simple owner of the real property described in Exhibit "A", including all lands contiguous thereto the above-described Exhibit "A" property owned by the Grantee.

I. In the event of any claim, controversy, or cause of action arising out of this grant of easement, the prevailing party shall be entitled to an award of all reasonable attorneys' fees, paralegal fees and other related costs (including costs of expert witnesses, specialists, architects and engineers).

J. Grantor shall indemnify and save harmless Grantee and its agents from and against all liability, damage, penalties, or judgments arising from injury to person or property sustained by anyone in and about the premises resulting from any act or acts or omission or omissions of Grantor's licensees, invitees, guests, officers, agents, servants, employees subcontractors and general contractors. Grantee may at Grantor's expense and cost, defend with counsel reasonably acceptable to Grantor any and all claims, lawsuits or actions brought against Grantor or in which Grantee may be impleaded with others upon any mentioned matter, claim or claims, except those claims brought under negligent or malicious acts of Grantee.

K. This easement shall be perpetual and non-exclusive and shall inure to the benefit of Grantor's successors and/or assigns to ownership of the Benefitted Property, their heirs, successors, and assigns.

**The Grantor warrants to the Grantee that the above-described property is not the Grantor's homestead and that Grantor does not live adjacent or contiguous thereto.**

SUBJECT to restrictions, reservations and easements of record, if any, and taxes subsequent to 2005.

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

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

AND the 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, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Print Name: Jeana L. Bieber

Steven L. Barnett

Print Name: Michael J. Garavaglia

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 3rd day of January, 2006 by **Steven L. Barnett, a married man**, (PLEASE CHECK ONE OF THE FOLLOWING) [X] who is personally known to me or [ ] who has produced _____ (TYPE OF IDENTIFICATION) as identification.

JEANA L. BIEBER
MY COMMISSION # DD 097823
EXPIRES: March 6, 2006
Bonded Thru Notary Public Underwriters

(SEAL)

_____(Print Name)
NOTARY PUBLIC
My Commission Expires:

**EXHIBIT "A"**

Parcel 1:

The East 842.00 feet of the North 384.00 feet of the South 845.00 feet of the Northeast one-quarter of the Northwest one-quarter of Section 10, Township 36 South, Range 40 East, less the East 42.00 feet for right-of-way of U.S. Highway No. 1, all lying and being in St. Lucie County, Florida.

Parcel 2:

From the SE corner of the NE 1/4 of the NW 1/4 of Section 10, Township 36 South, Range 40 East, run West along the South line of said NE 1/4 of the NW 1/4, Section 10, Township 36 South, Range 40 East, a distance of 42 feet to the Point of Beginning; thence run North along the Westerly right of way line of U.S. Highway #1, a distance of 461 feet to a point on the Westerly right of way line of U.S. Highway #1; thence run Westerly a distance of 800 feet to a point of which is 461 feet North of the South line of the said NE 1/4 of the NW 1/4, Section 10, Township 36 South, Range 40 East; thence run South a distance of 461 feet to a point of the South line of the said NE 1/4 of the NW 1/4, Section 10, Township 36 South, Range 40 East, and which point is 800 feet West of the Point of Beginning; thence run East along the South line of the said NE 1/4 of the NW 1/4, Section 10, Township 36 South, Range 40 East, a distance of 800 feet to the Point of Beginning, said parcel lying and situated as a part of the South 461 feet of Lots 233 and 231, WHITE CITY SUBDIVISION, a subdivision according to the Plat thereof filed at Plat Book 1, page 23, Public Records of St. Lucie County, Florida.

Parcel 3:

The South 60 feet of the North 477 feet of the West 800 feet of the East 842 feet of the Northeast one-quarter of the Northwest one-quarter of Section 10, Township 36 South, Range 40 East, St. Lucie County, Florida, less for right-of-way of U.S. Highway No. 1 as it presently exists, all lying and being in St. Lucie County, Florida.

Parcel 4:

The West 800 feet of the East 842 feet of the NE 1/4 of the NW 1/4 of Section 10, Township 36 South, Range 40 East, St. Lucie County, Florida, less and except the North 477 feet thereof and less and except the South 845 feet thereof, all lying and being in St. Lucie County, Florida.

**EXHIBIT "B"**

The Benefitted Property

The Northeast 1/4 of the Northwest 1/4 of Section 10, Township 36 South, Range 40 East, St. Lucie County, Florida, less the East 842 feet, and less the West 15 feet thereof.

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

## Property Identification

Site Address: 5553 S US HIGHWAY 1
Sec/Town/Range: 10/36S/40E
Parcel ID: 3410-211-0003-000-7
Jurisdiction: Fort Pierce

Use Type: 2700
Account #: 40346
Map ID: 34/10N
Zoning: General Co

## Ownership

William Wallace Enterprises Inc
3801 SE Federal HWY
Stuart, FL 34997




## Legal Description

10 36 40 E 842 FT OF N 384 FT OFS 845 FT OF NE 1/4 OF NW 1/4-LESS RD R/W- (7.05 AC) (OR 2457-2855)

## Current Values

| | |
|---|---|
| Just/Market Value: | $1,565,900 |
| Assessed Value: | $1,321,540 |
| Exemptions: | $0 |
| Taxable Value: | $1,321,540 |

**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): | 5,384 |
| Gross Sketched Area (SF): | 6,568 |
| Land Size (acres): | 7.05 |
| Land Size (SF): | 307,098 |

## Building Design Wind Speed

| Occupancy Category | I | II | III |
|---|---|---|---|
| Speed | 140 | 160 | 160 |

Sources/links:

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| Jan 3, 2006 | 2457 / 2855 | XX02 | WD | Barnett Steven L | $6,775,000 |
| Jun 22, 1995 | 0962 / 0578 | XX02 | WD | Barnett Robert F | $1,316,700 |
| Jul 1, 1988 | 0596 / 1099 | XX01 | CV | | $611,300 |
| Jul 1, 1987 | 0552 / 0170 | XX00 | CV | | $750,000 |

## Building Information (1 of 3)

Finished Area: 1,960 SF

Gross Sketched Area: 2,520 SF

Exterior Data

View:
Building Type: LROF
Roof Cover: Rolled Memb
Year Built: 2003
Roof Structure: Wood Truss
Frame:

Grade: Y_D
Story Height: 1 Story

Effective Year: 2003
No. Units: 1

Primary Wall: Frm Stucco
Secondary Wall:

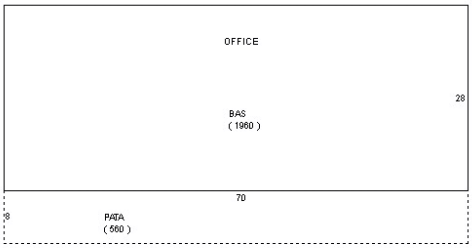
Interior Data

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

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

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




## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|
| BAS | BASE AREA | 1960 | 1960 | 196 |
| PATA | Patio Average (Plain Slab) | 560 | 0 | 156 |

## Building Information (2 of 3)

Finished Area: 1,760 SF

Gross Sketched Area: 1,760 SF

Exterior Data

View:
Building Type: SRCT
Grade: Y_B
Story Height: 1 Story

Roof Cover: Rolled Memb
Year Built: 2003
Effective Year: 2003
No. Units: 1

Roof Structure: BarJst/WdDk
Frame:
Primary Wall: Frm Stucco
Secondary Wall:

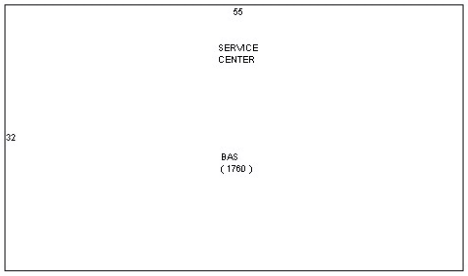
Interior Data

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

Electric: MAXIMUM
Heat Type:
Heat Fuel:
Heated %: 0%

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






## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|
| BAS | BASE AREA | 1760 | 1760 | 174 |

## Building Information (3 of 3)

Finished Area: 1,664 SF

Gross Sketched Area: 2,288 SF

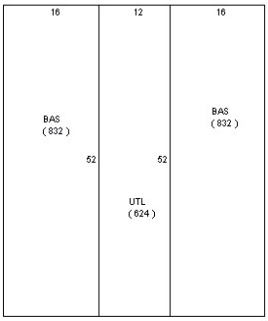
Exterior Data

| | | |
|---|---|---|
| View: | Roof Cover: Rolled Memb | Roof Structure: BarJst/WdDk |
| Building Type: CW2 | Year Built: 2003 | Frame: |
| Grade: Y_D | Effective Year: 2003 | Primary Wall: Frm Stucco |
| Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

| | | |
|---|---|---|
| Bedrooms: 0 | Electric: MAXIMUM | Primary Int Wall: |
| Full Baths: 0 | Heat Type: | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Heat Fuel: | Primary Floors: CONC GRD |
| A/C %: 0% | Heated %: 0% | Sprinkled %: 0% |




## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|
| BAS | BASE AREA | 1664 | 1664 | 272 |
| UTL | UTILITY ROOM | 624 | 0 | 128 |

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|
| ASP2 LOW | 1 | 82175 | 2003 |
| CONCRET RAMP | 1 | 270 | 2003 |
| DOUBLE LIGHT | 1 | 17 | 2003 |
| SINGLE LIGHT | 1 | 3 | 2003 |

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $736,700 |
| Land: | $829,200 |
| Just/Market: | $1,565,900 |
| Ag Credit: | $0 |

Current Year Exemption Value Breakdown

| | |
|---|---|
| Save Our Homes or 10% Cap: | $244,360 |
| Assessed: | $1,321,540 |
| Exemption(s): | $0 |
| Taxable: | $1,321,540 |

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 7.05 | North St. Lucie Water Management District | $146.29 |
| Start Year | AssessCode | Units | Description | Amount |
| 2015 | 0041 | 40.3 | Fort Pierce Stormwater Charge | $2,780.70 |

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

## Historical Values

| Year | Just/Market | Assessed | Exemptions | Taxable |
|---|---|---|---|---|
| 2022 | $1,565,900 | $1,321,540 | $0 | $1,321,540 |
| 2021 | $1,201,400 | $1,201,400 | $0 | $1,201,400 |
| 2020 | $1,205,400 | $1,150,952 | $0 | $1,150,952 |
| 2019 | $1,264,900 | $1,046,320 | $0 | $1,046,320 |

## Permits

| Number | Issue Date | Description | Amount | Fee |
|---|---|---|---|---|
| C23071336 | Sep 17, 2003 | Commercial New Construction | $105,000 | $1,302 |
| C23071342 | Sep 17, 2003 | Commercial New Construction | $150,000 | $1,545 |
| C23071331 | Sep 17, 2003 | Commercial New Construction | $105,000 | $1,280 |
| C05011611 | Jan 20, 2005 | Air Conditioning Only | $96,576 | $0 |
| C05030589 | Mar 9, 2005 | Unknown | $0 | $0 |
| BP18-0954 | Apr 3, 2018 | Roof | $5,023 | $0 |
| BP19-1833 | Jun 10, 2019 | Electric | $2,390 | $0 |

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

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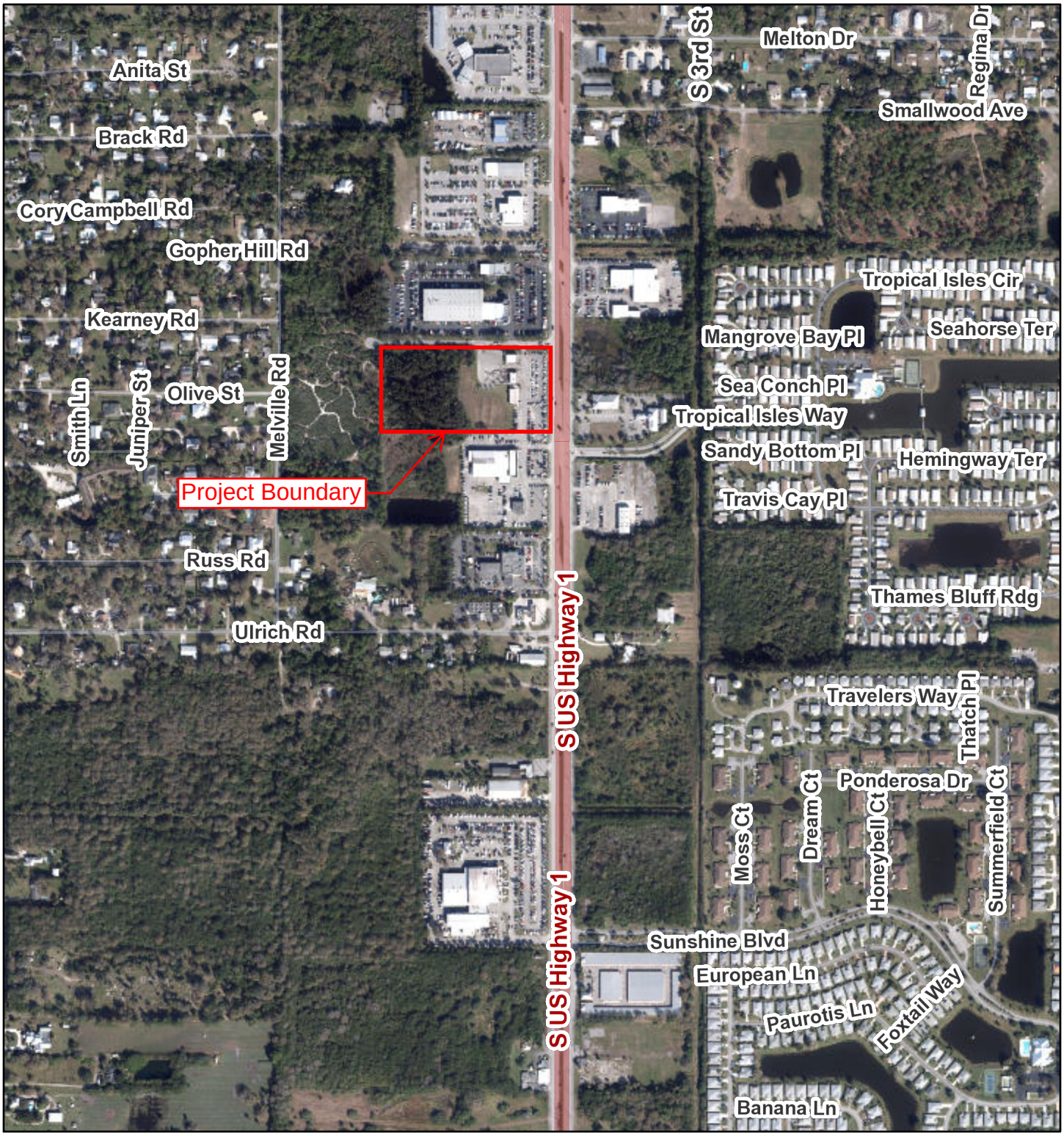
# Location Map




September 6, 2022

1:9,028

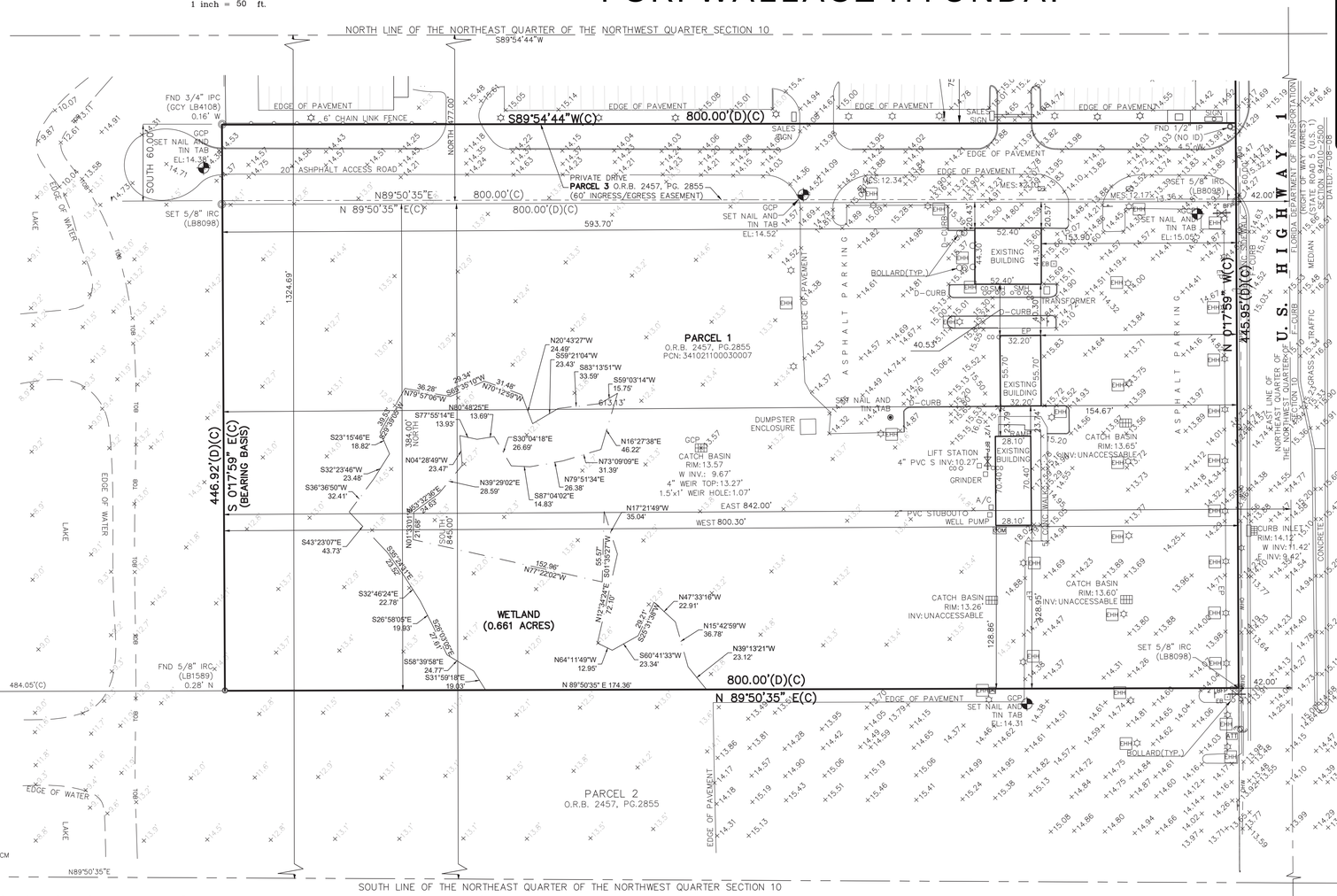
0 370 740 1,480 ft

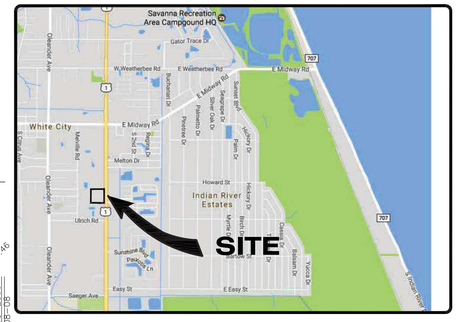
0 112.5 225 450 m

Sanborn, FDOR

# BOUNDARY AND TOPOGRAPHIC SURVEY

## FOR: WALLACE HYUNDAI




SAINT LUCIE COUNTY, FLORIDA

# VICINITY MAP

NO SCALE

## LEGAL DESCRIPTION:

OFFICIAL RECORDS BOOK 2457, PAGE 2855, PUBLIC RECORDS OF SAINT LUCIE COUNTY FLORIDA.

PARCEL 1:

THE EAST 842.00 FEET OF THE NORTH 384.00 OF THE SOUTH 845.00 FEET OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST, LESS THE EAST 42.00 FEET FOR RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 60.00 FEET OF THE NORTH 477.00 FEET OF THE WEST 800 FEET OF THE EAST 842.00 FEET OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS FOR RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 AS IT PRESENTLY EXISTS, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

## SYMBOL & ABBREVIATION LEGEND:

| | | | | | |
|---|---|---|---|---|---|
| Ⓐ | AIR RELEASE VALVE | SQ FT. | SQUARE FEET | PLS | PROFESSIONAL LAND SURVEYOR |
| AL | ARC LENGTH | GAS⋈ | GAS VALVE | R | RADIUS |
| ASPH | ASPHALT | GCP | GROUND CONTROL POINT | RGE | RANGE |
| BFP | BACK FLOW PREVENTER | GIS | GEOGRAPHIC INFORMATION SYSTEMS | RTK | REAL TIME KINEMATIC |
| | BENCHMARK (BM) OR GROUND CONTROL POINT (GCP) | GND | GROUND | RWV⋈ | RECLAIMED WATER VALVE |
| | BIKE RACK | ▶ | GROUND LIGHT | RLS | REGISTERED LAND SURVEYOR |
| CATV □ | CABLE RISER | | GUY WIRE ANCHOR | RCP | REINFORCED CONCRETE PIPE |
| (C) | CALCULATED | ♿ | HANDICAP | R/W | RIGHT-OF-WAY |
| | CATCH BASIN | HDPE | HIGH DENSITY POLYETHYLENE PIPE | R/C | ROD AND CAP |
| ℄ | CENTERLINE | HWF | HOG WIRE FENCE | (S) | SANITARY MANHOLE |
| CCR | CERTIFIED CORNER RECORD | | HYDRANT | SV⋈ | SANITARY VALVE |
| CLF | CHAIN LINK FENCE | IN | INCH | SEC | SECTION |
| CHD. | CHORD | INV | INVERT | | PROPERTY CORNER |
| CO ⊙ | CLEAN OUT | IP | IRON PIPE | | RIGHT-OF-WAY CONTROL |
| COMM RISER □ | COMMUNICATION RISER | IR | IRON ROD | | SIGN |
| CONC | CONCRETE | IR/C | IRON ROD AND CAP | S | SOUTH |
| | CONCRETE LIGHT POST | | IRRIGATION CONTROL VALVE | | SPIGOT |
| CM | CONCRETE MONUMENT | L | LENGTH | | SPRINKLER VALVE |
| CPP ⊠ | CONCRETE POWER POLE (CPP) | | LIGHT POST | S.L.C. | ST. LUCIE COUNTY |
| | CONCRETE POWER POLE W/STREET LIGHT | MAG/D | MAG NAIL MAG BRAND NAIL | STA | STATION |
| | CONCRETE SIGNAL LIGHT POLE | Ⓜ | MAILBOX | Ⓓ | STORMWATER DRAINAGE MANHOLE |
| CMP | CORRUGATED METAL PIPE | M.C. | MARTIN COUNTY | | STREET SIGN |
| | CURB INLET | MES | MITERED END SECTION | TELE RISER □ | TELEPHONE RISER BOX |
| | DECORATIVE LIGHT POST | MHWL | MEAN HIGH WATER LINE | TOE | TOE OF SLOPE |
| (D) | DEED | MLWL | MEAN LOWER WATER LINE | TOB | TOP OF BANK/BERM |
| D.B. | DEED BOOK | | METAL LIGHT POST | T.O.N. | TOP OF NUT |
| Δ | DELTA/CENTRAL ANGLE | | METAL POWER POLE | X 0.0 | TOPOGRAPHIC DATA (SOFT SURFACE) |
| ø | DIAMETER (DIA.) | MP | METAL PIPE | X 0.00 | TOPOGRAPHIC DATA (HARD SURFACE) |
| Ⓓ | DRAINAGE MANHOLE | MON | MONUMENT | TWNSHP | TOWNSHIP |
| DIP | DUCTILE IRON PIPE | NGVD29 | NATIONAL GEODETIC VERTICAL DATUM OF 1929 | T | TRAFFIC HANDHOLD |
| E | EAST/EASTING | N/D | NON DESCRIPT NAIL AND DISK | TSCB | TRAFFIC SIGNAL CONTROL BOX |
| EOW | EDGE OF WATER | N.R. | NON RADIAL | TYP | TYPICAL |
| EB □ | ELECTRIC BOX | NAVD88 | NORTH AMERICAN VERTICAL DATUM OF 1988 | U.E. | UTILITY EASEMENT |
| EHH | ELECTRIC HAND HOLE (EHH) | N | NORTH OR NORTHING | UNK | UNKNOWN |
| EM ⊠ | ELECTRIC METER | No. | NUMBER | UNKHH | UNKNOWN HANDHOLD |
| ELEC PANEL | ELECTRICAL PANEL | O.R.B. | OFFICIAL RECORDS BOOK | RISER BOX □ | UNKNOWN RISER BOX |
| EL./ELEV. | ELEVATION | OHW | OVER HEAD WIRES | Ⓤ | UNKNOWN TYPE MANHOLE |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY | PG | PAGE | VCP | VITRIFIED CLAY PIPE |
| F.O. | FIBER OPTIC | PCN | PARCEL CONTROL NUMBER | WM | WATER METER |
| FOHH | FIBER OPTIC HAND HOLE | PK NAIL | PARKER-KALON NAIL | W | WATER SERVICE METER (WM) |
| | FIBER OPTIC MARKER | PK/D | PARKER-KALON NAIL & DISK | WV⋈ | WATER VALVE (WV) |
| FIBER RISER □ | FIBER OPTIC RISER | PCP | PERMANENT CONTROL POINT | W | WELL |
| (M) | FIELD MEASURED | PRM | PERMANENT REFERENCE MONUMENT | W | WEST |
| F.F.E. | FINISHED FLOOR ELEVATION | P.B. | PLAT BOOK | WF | WOOD FENCE |
| FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION | (P) | PLAT DATA | | WOOD POLE STREET LIGHT |
| FPL | FLORIDA POWER AND LIGHT | P.O.B. | POINT OF BEGINNING | | WOOD POWER POLE |
| FT | FOOT | P.O.C. | POINT OF COMMENCEMENT | ATT | ATT RISER |
| FM | FORCE MAIN | P.C.C. | POINT OF COMPOUND CURVE | COM | COMMUNICATIONS RISER |
| FND | FOUND | P.C. | POINT OF CURVATURE | | |
| Ⓕ | FPL MANHOLE | P.T. | POINT OF TANGENCY | | |
| | | P.O.T. | POINT OF TERMINUS | | |
| | | PVC | POLYVINYL CHLORIDE | | |
| | | PSL | PORT SAINT LUCIE, FLORIDA | | |

## SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON MARCH 14, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS MARCH 14, 2022.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. PARCELS CONTAIN A TOTAL OF 8.199 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON GRID BEARINGS AND REFERENCE TO THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "A31" WITH A PUBLISHED ELEVATION OF 16.77'(NAVD88). SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD ZONE "X" AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0277K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
16. WETLANDS "B" DEPICTED HEREON IS BASED ON A SURVEY FROM SFWMD PREPARED BY CULPEPPER & TERPENING, INC., PROJECT #00508, SHEET 1 OF 1. DATED: 10/10/2002.

## PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING MARCH 14, 2022 UTILIZING A DJI MATRICE 300 UAV.
2. DATA POST PROCESSING WAS PERFORMED UTILIZING DRONE DEPLOY ENTERPRISE, VERSION 2.152.0 ON MARCH 15, 2022.
3. SENSOR(S) USED: ZENMUSE P1 45MP
4. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NO. 4481104
5. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83-EF UTILIZING EPSG CODE 2236. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NGS MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
8. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.33 IN/PIXEL
   - TOTAL (RMSE) X:0.0081 IN - Y:0.022 IN - Z:0.082 IN
   - TOTAL GCPS UTILIZED: 5 WITH A MEAN RMS ERROR: 0.68 IN
   - CAMERA CALIBRATION/OPTIMIZATION: 0.03% VARIATION FROM REFERENCE DATA.
9. DENSIFICATION:
   - TOTAL POINTS COLLECTED: 29.5 MILLION
   - EXTRACTED TOPOGRAPHY SHOWN BASED ON A POINT CLOUD DENSITY OF: 31.87 POINTS/FT²
10. THIS MAP MEETS OR EXCEEDS THE ASPRS ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

Michael T Owen

Digitally signed by Michael T Owen
Date: 2022.08.12 11:56:29 -04'00'

MICHAEL T. OWEN, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE


ENGINEERS ◔ SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098


| | |
|---|---|
| DRAWN BY | SE |
| CHECKED BY | MTO |
| FIELD CREW | SV |
| FILENAME | 22-125 WALLACE HYUNDAI |
| SCALE | AS SHOWN |
| DATE | MARCH 21, 2022 |

| DATE | REVISION COMMENTS |
|---|---|
| 08/03/2022 | REVISED BUILDING AND CLEAN-OUT LOCATION -AV |
| 08/17/2022 | REVISED LEGAL DESCRIPTION, SKETCH AND ADDED WETLAND LINES -AV |

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR: WALLACE HYUNDAI

PARCEL 1
SECTION 10-36S-40E
ST. LUCIE COUNTY, FLORIDA


10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455


22-125

1 OF 1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EXISTING ASPHALT DRIVE AND PARKING

SUNRISE FORD

6' CHAIN LINK FENCE

800.00'(D)(C) S89°54'44"W(C)

EXISTING DRIVEWAY

EXISTING DRIVEWAY

EXISTING DRIVEWAY

OWNER: WALLACE CADILLAC PONTIAC LLC
WALLACE JEEP LLC

EXISTING ASPHALT ACCESS ROAD

Private Drive

60' INGRESS/EGRESS EASEMENT
(O.R.B. 2457, PG. 2855)

24" WHITE STOP BAR

STOP SIGN

RELOCATED DRIVEWAY

EXISTING DRIVEWAY

LEVEL-3 FAST CHARGER

TYPE D CONC. CURB, TYP.

DIRECTIONAL SIGNAGE TO SERVICE DRIVE

EXISTING DRIVEWAY

VEHICLE DISPLAY

HYUNDAI SIGN

NEW VEHICLE INVENTORY

EMPLOYEE PARKING

DUMPSTER ENCLOSURE

ASPHALT PAVEMENT

BIKE RACK (4 BIKES MIN.)

NEW VEHICLE DISPLAY PARKING

LEVEL-2 AC CHARGER

6' CONC SIDEWALK

DRY-TYPE RETENTION

WETLAND

25' BUFFER

**PROPOSED WALLACE HYUNDAI DEALERSHIP 25,740± SF**

CUSTOMER SALES PARKING

NEW VEHICLE DISPLAY PARKING

SERVICE DRIVE

DIRECTIONAL SIGNAGE TO SERVICE DRIVE

TYPE D CONC. CURB, TYP.

ASPHALT PAVEMENT

NEW VEHICLE INVENTORY

CUSTOMER SERVICE PARKING

446.92'(D)(C) S.01°17'59"E.(C)

N.00°17'59" W.(C) 445.95'(D)(C)

SOUTHBOUND LANES

GRASS TRAFFIC MEDIAN

CONCRETE

U.S. Highway No. 1

OWNER: WILLIAM WALLACE ENTERPRISES INC.

WETLAND
(0.661 ACRES)

S89°49'47"E 170.60'

N.89°50'35"E.(C) 800.00'(D)(C)

EXISTING ASPHALT PAVEMENT

WALLACE LINCOLN
OWNER: WILLIAM WALLACE ENTERPRISES INC.

EXISTING BUILDING

EXISTING DRIVEWAY

N
W E
S

30 0 15 30 60
( IN FEET )
1 inch = 30 ft.

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 119, 123 AND 125

## SITE DATA

| | | | |
|---|---|---|---|
| **Project Name:** | **Wallace Hyundai** | | |
| **Location** | **5553 South U.S. Hwy. 1** | | |
| **Parcel No.** | **3410-211-0003-000-7** | | |
| **Zoning** | **C-3** | | |
| **Land Use** | **GC** | | |
| **Existing Use** | **Auto Sales / Service** | | |
| **Proposed Use** | **Auto Sales / Service** | | |
| **Parcel Area** | **357,146 s.f.** | **8.20 ac.** | **100 %** |
| **Impervious Area** | **170,628 s.f.** | **3.92 ac.** | **47.8 %** |
| **Building Coverage** | **25,740 s.f.** | **0.59 ac.** | **7.2 %** |
| **Vehicular Pavement** | **143,041 s.f.** | **3.28 ac.** | **40.1 %** |
| **Sidewalks** | **1,847 s.f.** | **0.04 ac.** | **0.5 %** |
| **Open Space** | **186,518 s.f.** | **4.28 ac.** | **52.2 %** |
| **Stormwater "Dry" Detention** | **35,573 s.f.** | **0.82 ac.** | **10.0 %** |
| **Wetland Area** | **28,781 s.f.** | **0.66 ac.** | **8.1 %** |
| **Other Open Space** | **122,164 s.f.** | **2.80 ac.** | **34.2 %** |

## PARKING

**Spaces Required: 1 Space Per 200 SF (G.F.A.) = 129**
**Spaces Provided: 253**


C. CALVERT MONTGOMERY & ASSOCIATES, INC.
Engineers-Surveyors (LB & C.A. 0000160)
P.O. BOX 92, 959 S. FEDERAL HWY.....STUART, FLORIDA 34995
TEL. (772) 287-3636 FAX (772) 220-0580


| NO | REVISION | DATE |
|---|---|---|
| 2 | SHIFT HYD. BLDG. NORTH 4' | 09.22.22 |
| 1 | ADD FAST CHARGER | 08.26.22 |
| NO | REVISION | DATE |
| DESIGNED BY: | | DATE: 06.17.22 |
| DRAWN BY: | | SCALE: 1"=30' |
| 3 | REV. PER CO'FP COMMENTS | 10.20.22 |

SITE PLAN • HORIZONTAL CONTROL PLAN

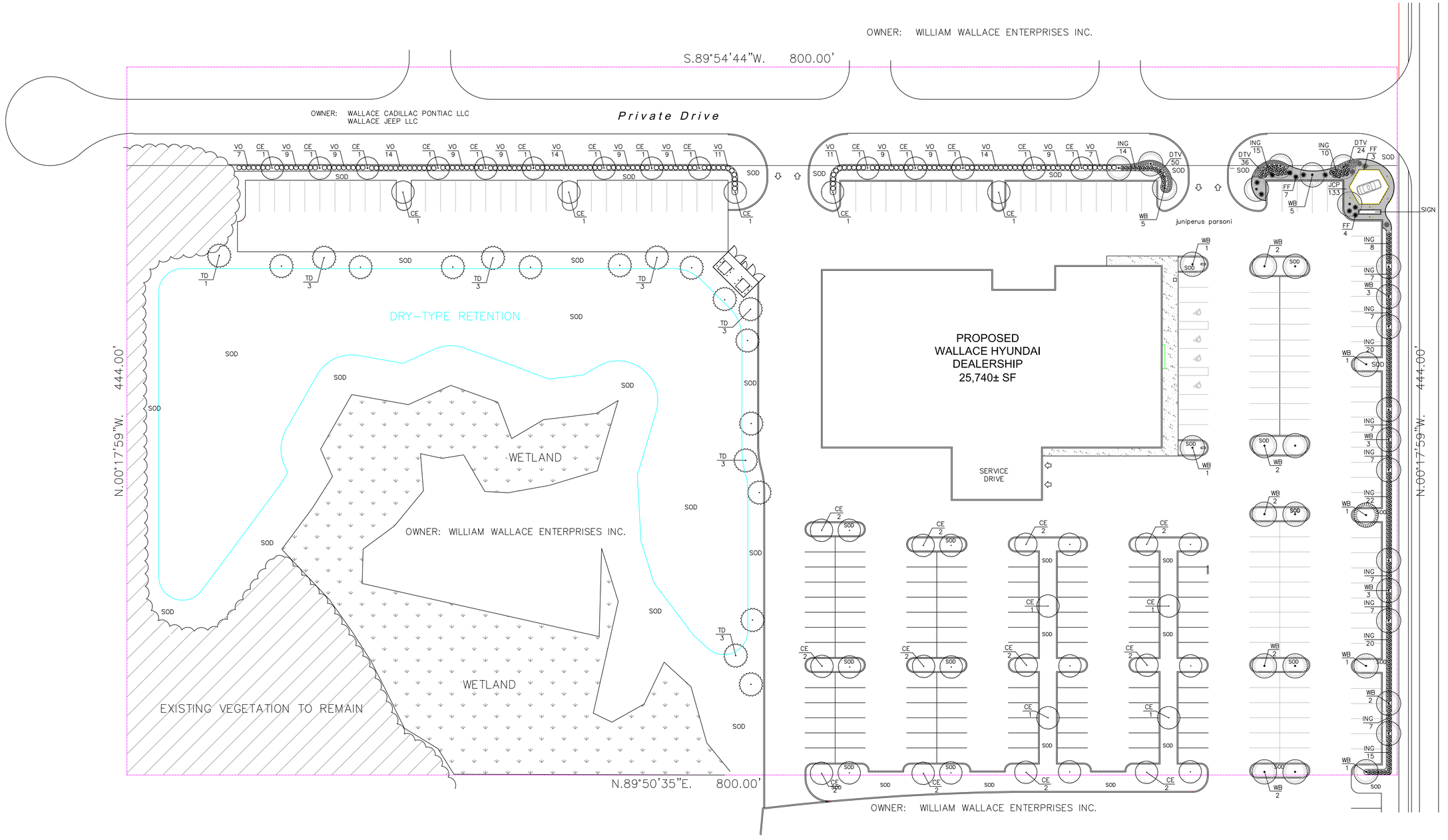
SITE RE-DEVELOPMENT PLANS FOR
# WALLACE HYUNDAI OF FT. PIERCE
5553 S. US HIGHWAY 1, FT. PIERCE, FLORIDA 34982

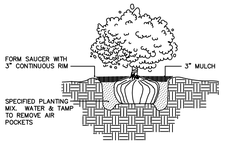
ENGINEER'S SEAL:

SCOTT T. MONTGOMERY, P.E.
FL. REG. No. 45954

PROJECT NO.

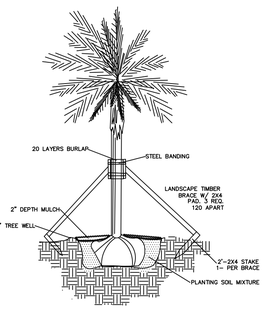
SHEET
C2.0
OF 11



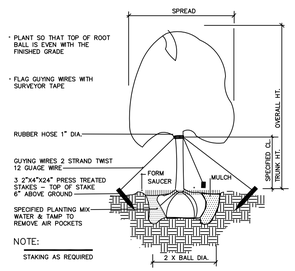

SHRUB PLANTING

SCALE: NOT TO SCALE




PALM PLANTING

SCALE: NOT TO SCALE




TREE PLANTING – GUY WIRES

SCALE: NOT TO SCALE

## LANDSCAPE CONTRACTOR NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER. PLANTS WILL BE INSPECTED BY THE LANDSCAPE ARCHITECT. THOSE PLANTS THAT DO NOT MEET THE SPECIFICATIONS IN SIZE OR GRADE WILL BE REJECTED.

THE LANDSCAPE CONTRACTOR SHOULD HAVE A COMPETENT FOREMAN IDENTIFIED AT THE BEGINING OF THE JOB WHO WILL BE ON THE JOB THROUGHOUT THE INSTALLATION OF PLANTING. THIS PERSON SHALL BE RESPONSIBLE FOR DIRECTING THE CREW AND ANY SUBCONTRACTORS WORKING FOR THE LANDSCAPE CONTRACTOR AND SHALL ACT AS THE LANDSCAPE CONTRACTOR'S REPRESENTATIVE TO THE OWNER AND LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL LAY OUT AREAS TO BE PLANTED AND ARRANGE A MEETING WITH THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLANTING.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATIONOF ALL AREAS TO RECEIVE PLANTS. ALL PLANTS, GRASSES AND WEEDS SHALL BE REMOVED BY HAND, ROTOTILLING OR BY SCRAPING. GROUND IS TO BE LEVELED AND WATERED IF DRY, FILL TREE AND PALM HOLES WITH WATER PRIOR TO PLANTING. IF WATER DOES NOT COMPLETELY DRAIN FROM HOLE WITHIN FOUR HOURS, CONTACT LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLANTING. PLANT HOLESARE TO BE BACKFILLED WITH A HOMOGENIOUS SOIL MIX CONSISTING OF 2 PARTS SANDY TOPSOIL, 2 PARTS PEAT MOSS AND 1 PART COW MANURE OR MILORGANITE. AGRIFORM 20-10-15 PLANTING TABLETS SHALL BE ADDED TO EACH PLANT HOLE ACCORDING TO THE MANUFACTURERS RECOMMENDED APPLICATION RATES. BACKFILL HALFWAY UP THE ROOTBALL, PLACE THE TABLETS BESIDE THE ROOTBALL ABOUT 1 INCH FROM THE ROOTIPS. DO NOT PLACE TABLET(S) IN BOTTOM OF HOLE.

THE CONTRACTOR SHALL PROVIDE THE SPECIFIED MULCH. INSTALL 3" DEPTH OF SPECIFIED MULCH TO ALL AREAS INDICATED ON THE PLAN. THE MULCH SHALL BE INSTALLED AS SHOWN ON THE DETAILS TO ENSURE THAT IT IS NOT INSTALLED TOO CLOSE TO THE PLANT TRUNK OR STEM.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIAL SHALL BE ALIVE AND THRIVING FOR A PERIOD OF ONE YEAR FOLLOWING PLANTING. THE LANDSCAPE CONTRACTORSHALL REPLACE DEAD OR SICK PLANTS AT NO ADDITIONAL COST TO THE OWNER.

## PLANT MATERIAL LIST

TREES & PALMS (* indicates native tree)

| | Code Name | Quantity | Scientific Name | Common Name | Planting Size |
|---|---|---|---|---|---|
| * | CE | 47 | CONOCARPUS ERECTUS | GREEN BUTTONWOOD | 12' X 5', 4' CT 2 1/2"DBH |
| * | TD | 19 | TAXODIUM DISCTICUM | BALD CYPRESS | 12' X 6', 4' CT 2 1/2"DBH |
| | WB | 35 | WODYETIA BIFURCATA | FOXTAIL PALM | 16' X 10', 6' CT |

SHRUBS & GROUNDCOVERS (* indicates native shrub or ground cover)

| Code Name | Quantity | Scientific Name | Common Name | Planting Size |
|---|---|---|---|---|
| DTV | 110 | DIANELLA TASMANICA VARAGATA | VARIAGATED FLAX LILLY | 12" X 12" #3, 18" OC |
| FF | 14 | FURCRAEA FOETIDA | FALSE AGAVE | 28" X 28" #7 |
| ING | 159 | IXORA NORA GRANT | NORA GRANT IXORA | 24" X 20" #3, 30" OC |
| JCP | 133 | JUNIPERSUS CHINENSIS PARSONI | PARSONS JUNIPER | 8" X 14" #3, 3' OC |
| VO | 150 | VIBURNUM ODORATISSUM | SWEET VIBUTNUM | 36" X 30" #7, 3' OC |

OTHER MATERIALS

| | | |
|---|---|---|
| MULCH | 38 | CU. YDS. ENVIRO MULCH (EST.) |
| SOD | 23,000 | SQ. FT. BAHIA SOD (EST.) |

DATE: 6/20/22
DATE: 8/29/22

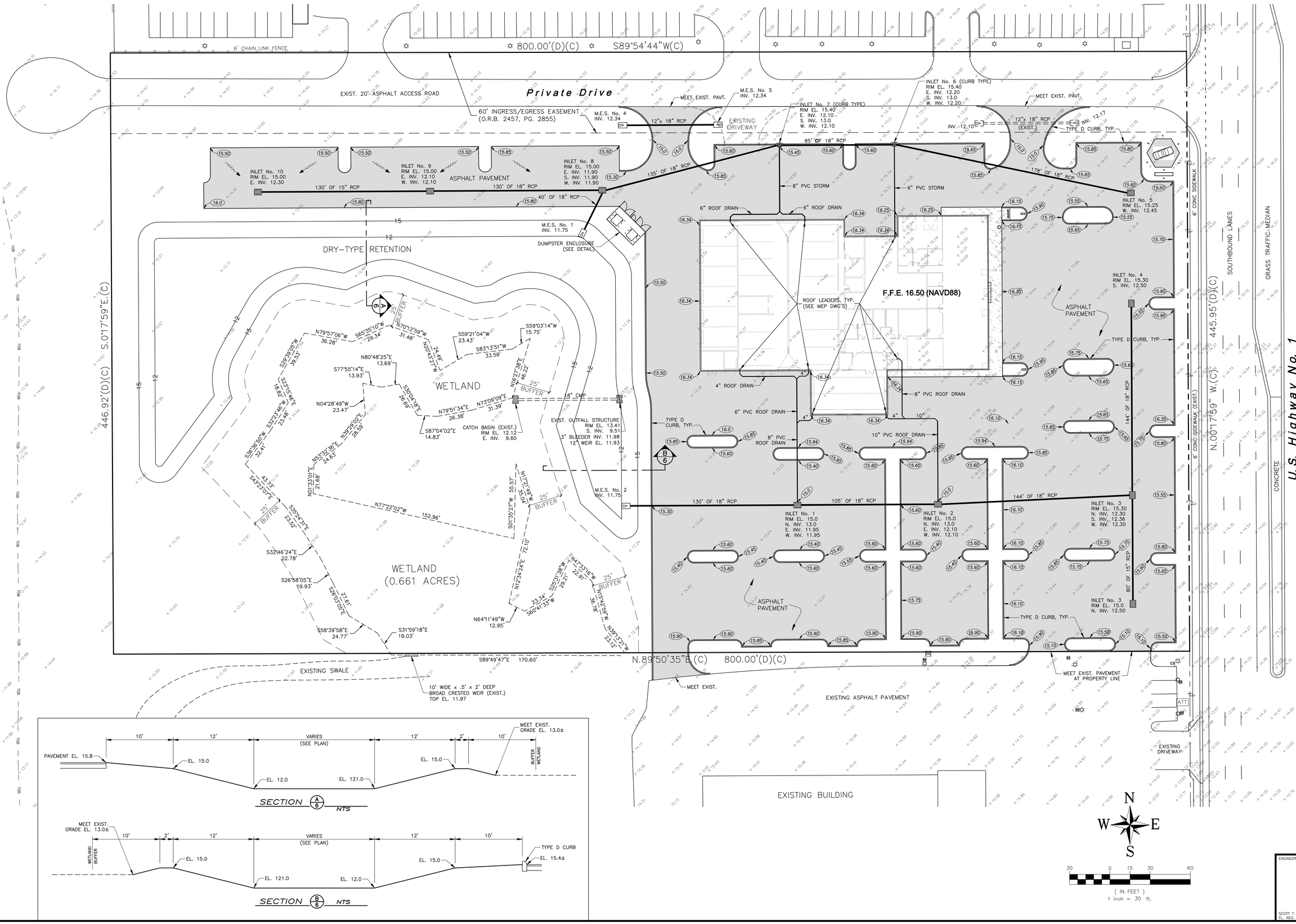
DANIEL J. SUGG
LANDSCAPE ARCHITECT / SITE PLANNER
POST OFFICE BOX 335, JENSEN BEACH, FL 34958
PHONE: (772) 485-1776 danlandarch@gmail.com

# LANDSCAPE PLAN

## WALLACE HYUNDAI

SCALE: 1" = 20'

SHEET
L-1
OF ONE





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Engineers–Surveyors (LB & C.A. 0000160)
P.O. BOX 92...959 S. FEDERAL HWY.....STUART, FLORIDA 34995
TEL. (772) 287-3636 FAX (772) 220-0580


| NO | REVISION | DATE |
|---|---|---|
| 1 | REV. PER COPP COMMENTS | 10.20.22 |
| DESIGNED BY: | DATE: 06.17.22 | |
| DRAWN BY: | SCALE: 1"=30' | |

PAVING, GRADING & DRAINAGE PLAN

SITE RE-DEVELOPMENT PLANS FOR
# WALLACE HYUNDAI OF FT. PIERCE
5553 S. US HIGHWAY 1, FT. PIERCE, FLORIDA 34982

ENGINEER'S SEAL:

SCOTT T. MONTGOMERY, P.E.
FL. REG. No. 45954

PROJECT NO.

SHEET
C6.0
OF 11

Brent Montgomery
Environmental Consultant
141 21st Avenue
Vero Beach, FL 32962
(772) 696-1904
montgomerybrent2@gmail.com

July 26, 2022

Mr. Scott Montgomery, P.E.
C. Calvert Montgomery & Associates
P.O. Box 92
Stuart, FL 34995

Subject: Endangered Species Survey at Wallace Motors Site, Ft. Pierce

Scott,

At your request, I have inspected the referenced property, identified as St. Lucie County PIN 3410-211-0003-000-7. The purpose of the inspection is to locate any actual, or evidence of, endangered or threatened species of plants or animals that would be affected by the proposed re-configuring of developed portions of the site, and of expansion into previously un-developed portions of the property. The location, and proposed work, is well-depicted in existing graphics by you and others, so I have foregone reproducing that information here. However, an annotated aerial photograph is provided with this report.

## Background

Wallace proposes to undertake several activities at the site: 1) reconfiguring an existing, shallow dry detention area by paving over an eastern portion, and compensating for area thus lost by encroaching into approximately 0.25 acres of currently wooded area adjoining on the west; 2) creating a paved vehicle storage area with associated clearing of about one acre in wooded property lying to the west of the currently improved site, and immediately south of an unnamed paved road bounding the parcel on the north. Both activities will bring development to within 35 feet of existing poor-quality wetlands previously delineated and addressed in Barnett permitting. The endangered species survey I have conducted focused on those areas. By way of explanation, reconnoitering already cleared and turfed area of the dry detention basin is prudent because certain listed plants, and conceivably animals, are known to utilize grassed and mowed regions such as that here, although the likelihood is low.

## Landscape Description

The altered characteristics of the existing dry detention basin are self-evident: a flat, mowed expanse of native and non-native groundcover turf dominated by roughly 10 species, including Bermuda Grass, Florida Pusley, Torpedo Grass, Coinwort, Prostrate False Buttonweed, Beggarweed (*Desmodium spp*), Crab Grass (*Digiteria*), Sedge, Road Grass (*Eleocharis baldwinii*), others.

The *wooded* project expansion areas include disturbed but semi-natural landscapes displaying exotic Mealeuca as the dominant canopy element, with lesser canopies of sub-mature Slash Pine, Cabbage Palm, and Laurel Oak. The sub-canopy/shrub stratum includes Wax Myrtle, Saw Palmetto (very dense in places), Dahoon Holly, and exotic Brazilian Pepper and Guava. Groundcover is not diverse, being predominantly Swamp Fern, Dwarf Huckleberry, and a few others. These areas exhibit considerable evidence of previous ground disturbance and urban - fringe debris, as would be expected at this very accessible site. In addition, the explored wooded area immediately south of the east-west service road includes an excavated swale and attendant spoil ridge at its edge, which appear to have been in place for decades.

High levels of exotic vegetation also suggest past disturbance.

Methodology

The field survey was conducted by walking systematic transects back and forth, visually assessing all ground and canopy by meandering within roughly 25 foot swaths, and periodically flagging edges of assessed swaths (in wooded region) to guide the return inspection sweep. Vegetation scrutiny was performed primarily to identify any listed species occurrences (see attached roster of listed plant species potentially in St. Lucie County) but also to characterize the general plant assemblages as to generally agreed habitat type. Of equal or greater importance, the inspection sought to detect animals via sightings and audible calls, and static evidence in the form of nests, ground trails, scat, and arboreal or ground cavities.

Findings and Conclusions

Plant diversity in the inspected areas is low. **No endangered or threatened plant species were detected.**

Property habitats were found to be modestly suitable for residence or use by Gopher Tortoise, Burrowing Owl, Crested Cara Cara, Eastern Indigo Snake, and Florida Pine Snake, all State- or Federally-listed. Of these, **a single burrow of Gopher Tortoise (*Gopherus polyphemus*) was detected very near the extreme west reach of the planned car storage/employee parking area (see annotated aerial photo)**. This burrow gave indication of being currently active. Mapping the precise location of this burrow in the thick vegetation context was difficult. However, it would appear that the burrow is within, or just off, the planned development footprint, and will thus have to either be accommodated by an adjustment to the proposed parking area (25 foot clearance is required) or by procuring a permit from Fla. Fish and Wildlife Conservation Commission (FWC) to capture and relocate the animal, if indeed one is present. If it is elected to avoid the burrow, it would seem that appropriate and likely permanent habitat support is assured on the adjacent land of St. Lucie County. Insomuch as project groundbreaking is probably some time away, ongoing assessment of this burrow, as well as re-survey(s) of the associated region, may or will be required as the project moves through permitting.

An additional burrow of probable tortoise origin was found, but deemed to be *abandoned* based on a wrecked condition. Nonetheless, this burrow was flagged and noted on the survey map for purposes of repeat inspections as the project moves through the permitting process.

Several other small burrows were located in the surveyed region, but were found not to be Tortoise, but probably the work of small mammals. Also, on inspection several burrows were found to be products of the surface arrangement of hard debris (e.g. concrete slabs), although animal usage (non-Tortoise) is suspected.

No additional evidence of listed animal species was detected anywhere in the survey area.

**It is my opinion that the noted burrow occurrence of Gopher Tortoise is the sole listed species issue at the project at this time.**

Feel free to call me with any questions or comments.

Sincerely,

*Brent Montgomery*

Brent Montgomery
Consulting Biologist

encl: Aerial Photograph

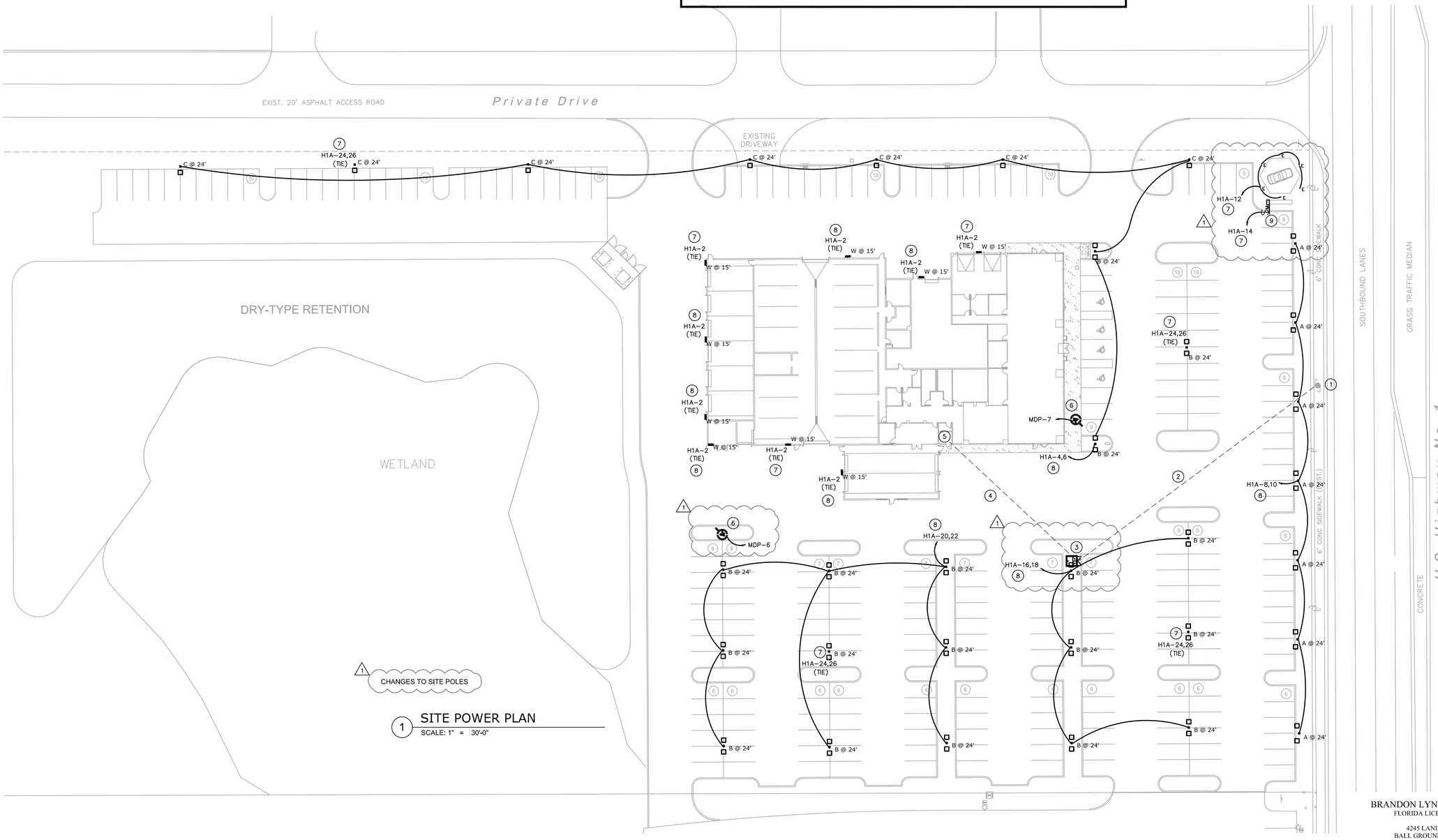
(https://www.paslc.gov/) **Saint Lucie County Property Appraiser**
**Michelle Franklin CFA**




| | |
|---|---|
| Wallace Motors Site at Ft. Pierce, FL<br>**Listed Species Survey Map** | **Brent Montgomery**<br>Environmental Consultant<br>141 21st Avenue<br>Vero Beach, FL 32962<br>(772) 696-1904<br>montgomerybrent2@gmail.com |

## KEY NOTES

1. APPROXIMATE LOCATION OF EXISTING UTILITY COMPANY RISER POWER POLE.
2. PROPOSED ROUTING OF UNDERGROUND UTILITY PRIMARY. CONTRACTOR TO COORDINATE EXACT LOCATION AND REQUIREMENTS WITH UTILITY PRIOR TO STARTING ANY WORK.
3. PROPOSED LOCATION OF UTILITY TRANSFORMER AND CT METER. COORDINATE EXACT LOCATION WITH UTILITY PRIOR TO ROUGH IN.
4. PROPOSED ROUTING OF UNDERGROUND SERVICE LATERAL, COORDINATE EXACT ROUTING AS REQUIRED, REFER TO SHEET E5.1 FOR REQUIREMENTS.
5. PROPOSED LOCATION OF BUILDING MAIN, REFER TO SHEET E5.1 FOR REQUIREMENTS.
6. PROPOSED LOCATION OF 480 VOLT, 3-PHASE DC FAST EV CHARGING PEDESTAL. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH EQUIPMENT VENDOR PRIOR TO ROUGH IN. PROVIDE ELECTRICAL AND 1" COMMUNICATION CONDUIT (WITH PULL STRING) STUB UPS FROM UNDER SLAB AND CONNECT CHARGER FOR OPERATION.
7. WIRE CIRCUIT INDICATED THRU LIGHTING CONTROL RELAY PANEL "RPA". CIRCUIT CONTROLLED SEPARATELY FOR DUSK TO DAWN OPERATION.
8. WIRE CIRCUIT INDICATED THRU LIGHTING CONTROL RELAY PANEL "RPA".
9. PROVIDE STEP DOWN TRANSFORMER MOUNTED TO PYLON SIGN IN A NEMA 3R ENCLOSURE FOR ELECTRICAL CONNECTION TO ROAD SIGNAGE. TRANSFORMER SHALL BE 1KVA, 277V/1P PRIMARY AND 120V/1P SECONDARY. INSTALL MOTOR RATED SWITCH WITH WP COVER ADJACENT TO TRANSFORMER FOR LOCAL DISCONNECT OF SIGN. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH SIGN INSTALLER PRIOR TO ROUGH IN AND CONNECT SIGN FOR OPERATION.
10. PROVIDE FUSES ACCORDING TO MANUFACTURER'S RECOMMENDATION.




1 CHANGES TO SITE POLES

## 1 SITE POWER PLAN

SCALE: 1" = 30'-0"


BRANDON LYNN SHARP, P.E.
FLORIDA LICENSE #92533

4245 LAND ROAD
BALL GROUND, GA 30107

PROJECT MANAGER: DARIN FRICK
PHONE 678-246-5164



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REVISIONS

10/19/22
REVISED PARKING LOT FIXTURES THROUGHOUT

# A NEW DEALERSHIP BUILDING FOR
# WALLACE HYUNDAI OF FT. PIERCE
## 5553 S. US HIGHWAY 1 -- FT. PIERCE, FLORIDA 34982

**IMPORTANT NOTE:**

*THIS DRAWINGS HAS BEEN COMPUTER GENERATED AND, AS SUCH, IS INTENDED TO BE GENERALLY ACCURATE AND TO SCALE UNLESS NOTED "N.T.S.". HOWEVER, PRINTED DIMENSIONS WILL GENERALLY CONTROL IN THE EVENT OF A CONFLICT BETWEEN SCALED & NOTED DIMENSIONS. IT IS SPECIFICALLY REQUIRED OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IN THE EVENT A SIGNIFICANT DISCREPANCY BETWEEN SCALED AND NOTED DIMENSIONS IS OBSERVED.*

STATUS OF THIS DOCUMENT

- ☐ PRELIMINARY; FOR REVIEW & COMMENT
- ☐ FOR PRICING ONLY
- ☐ NOT FOR CONSTRUCTION
- ☒ FOR CONSTRUCTION


Hal Herndon & Associates
ARCHITECTURE - PLANNING
F. HARRELL ("HAL") HERNDON, JR. ARCHITECT
Construction Management - Design Build Associates
1160 COUNTY ROAD 567
GAYLESVILLE, ALABAMA 35973
(770) 561-0812
E-mail: hh@halherndon.com
www.halherndon.com


ISSUE DATE: 21 JUN 2022

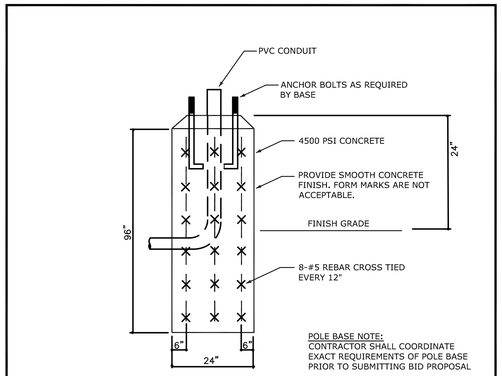
TITLE OR DESCRIPTION:

**SITE POWER PLAN**

SEAL

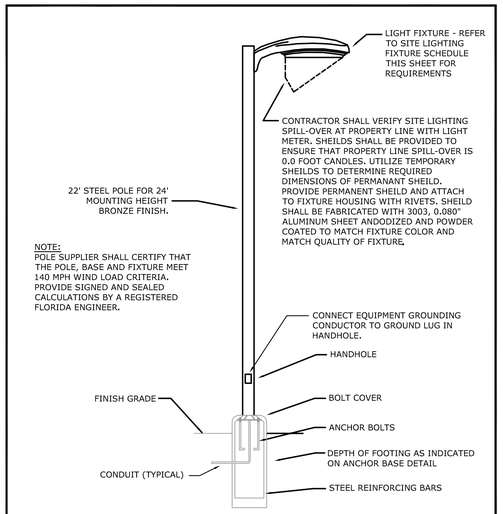
DRAWING NUMBER

**E1.1-R1**




POLE ANCHOR BASE DETAIL

NOT TO SCALE



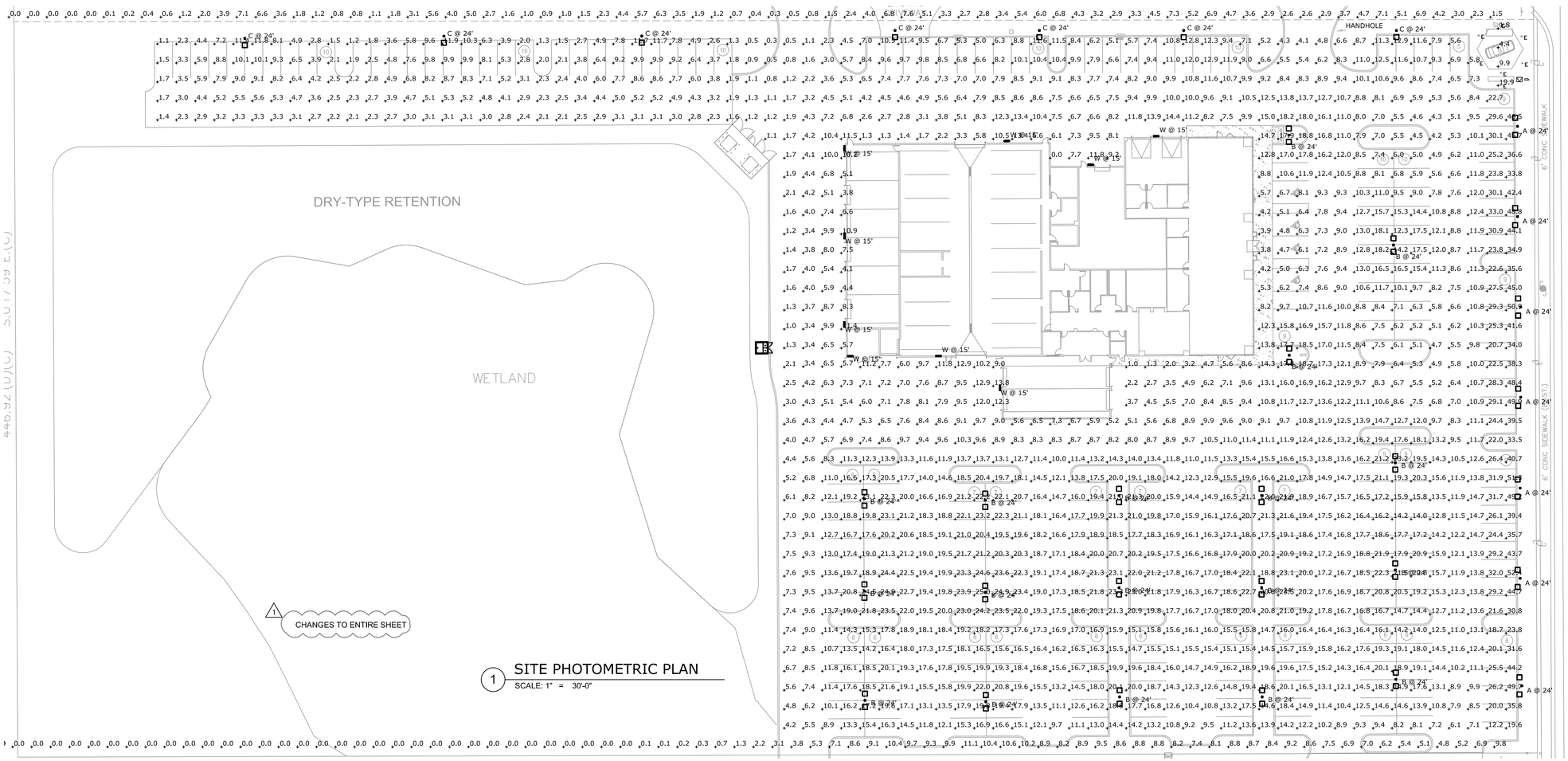

POLE DETAIL-TYPICAL

NOT TO SCALE

| Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Symbol | Label | Quantity | Manufacturer | Catalog Number | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage |
| | A | 7 | LSI INDUSTRIES, INC. | MRM-LED-30L-SIL-FTA-50-70CRI-IL | 1 | 20380 | 1 | 464 |
| | B | 18 | LSI INDUSTRIES, INC. | MRM-LED-36L-SIL-5W-50-70CRI | 1 | 36924 | 1 | 576 |
| | C | 7 | LSI INDUSTRIES, INC. | MRM-LED-36L-SIL-FT-50--70CRI | 1 | 38298 | 1 | 288 |
| | W | 9 | LSI INDUSTRIES, INC. | XWM-FT-LED-12L-50 | 1 | 11993 | 1 | 82 |

NOTE: ALL FIXTURES SHALL HAVE BRONZE FINISH

| Statistics | | | | | | |
|---|---|---|---|---|---|---|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Boundary | + | 2.2 fc | 31.9 fc | 0.0 fc | N/A | N/A |
| Parking | + | 12.4 fc | 52.4 fc | 0.3 fc | 175:1 | 41.3:1 |




1 SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

REVISIONS

10/19/22
REVISED PARKING LOT FIXTURES THROUGHOUT

# A NEW DEALERSHIP BUILDING FOR WALLACE HYUNDAI OF FT. PIERCE

5553 S. US HIGHWAY 1 -- FT. PIERCE, FLORIDA 34982

IMPORTANT NOTE:

*THIS DRAWINGS HAS BEEN COMPUTER GENERATED AND, AS SUCH, IS INTENDED TO BE GENERALLY ACCURATE AND TO SCALE UNLESS NOTED "N.T.S.". HOWEVER, PRINTED DIMENSIONS WILL GENERALLY CONTROL IN THE EVENT OF A CONFLICT BETWEEN SCALED & NOTED DIMENSIONS. IT IS SPECIFICALLY REQUIRED OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IN THE EVENT A SIGNIFICANT DISCREPANCY BETWEEN SCALED AND NOTED DIMENSIONS IS OBSERVED.*

STATUS OF THIS DOCUMENT

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- ☒ FOR CONSTRUCTION


Hal Herndon & Associates

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F. HARRELL ("HAL") HERNDON, JR. ARCHITECT
Construction Management - Design Build Associates
1160 COUNTY ROAD 567
GAYLESVILLE, ALABAMA 35973
(770) 561-0812
E-mail: hh@halherndon.com
www.halherndon.com


ISSUE DATE: 21 JUN 2022

TITLE OR DESCRIPTION:

**SITE PHOTOMETRIC PLAN**

SEAL

DRAWING NUMBER

**E1.2-R1**


BRANDON LYNN SHARP, P.E.
FLORIDA LICENSE #92533

4245 LAND ROAD
BALL GROUND, GA 30107

PROJECT MANAGER: DARIN FRICK
PHONE 678-246-5164



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**WALLACE HYUNDAI FORT PIERCE**

5553 US HWY 1 Fort Pierce, Florida

**TRIP GENERATION TABULATIONS**

**Table 1a: Daily**

| Land Use | ITE Code | Intensity | Units | Trip Generation Rate | Directional Split | | Gross Trips | | | Gross Trips | | | | Net New Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total | In | Out | Total | % | In | Out | Total |
| Existing Automobile Sales - to be removed | 840 | 6085 | sf | (T)=27.06(X) | 50% | 50% | 82 | 82 | 165 | 12 | 12 | 25 | 15% | 70 | 70 | 140 |
| Existing Automobile Sales - to be ı remain | 840 | 0 | sf | (T)=27.06(X) | 50% | 50% | 0 | 0 | 0 | 0 | 0 | 0 | 15% | 0 | 0 | 0 |
| Proposed Automobile Sales - to be added | 840 | 25740 | sf | (T)=27.06(X) | 50% | 50% | 348 | 348 | 697 | 52 | 52 | 104 | 15% | 296 | 296 | 592 |
| Total Auto Sales | | | | | | | 348 | 348 | 697 | 52 | 52 | 104 | | 296 | 296 | 592 |
| Net Impact | | | | | | | 266 | 266 | 532 | 40 | 40 | 80 | | 226 | 226 | 452 |

**Table 1b: AM Peak hour**

| Land Use | ITE Code | Intensity | Units | Trip Generation Rate | Directional Split | | Gross Trips | | | Gross Trips | | | | Net New Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total | In | Out | Total | % | In | Out | Total |
| Existing Automobile Sales - to be removed | 840 | 6085 | sf | (T)=1.86(X) | 73% | 27% | 8 | 3 | 11 | 1 | 0 | 2 | 0.15 | 7 | 3 | 10 |
| Existing Automobile Sales - to be ı remain | 840 | 0 | sf | (T)=1.86(X) | 73% | 27% | 0 | 0 | 0 | 0 | 0 | 0 | 0.15 | 0 | 0 | 0 |
| Proposed Automobile Sales - to be added | 840 | 25740 | sf | (T)=1.86(X) | 73% | 27% | 35 | 13 | 48 | 5 | 2 | 7 | 0.15 | 30 | 11 | 41 |
| Total Auto Sales | | | | | | | 35 | 13 | 48 | 5 | 2 | 7 | | 30 | 11 | 41 |
| Net Impact | | | | | | | 27 | 10 | 37 | 4 | 1 | 5 | | 23 | 8 | 31 |

**Table 1c: PM Peak Hour**

| Land Use | ITE Code | Intensity | Units | Trip Generation Rate | Directional Split | | Gross Trips | | | Gross Trips | | | | Net New Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total | In | Out | Total | % | In | Out | Total |
| Existing Automobile Sales - to be removed | 840 | 6085 | sf | (T)=1.81(X) | 0.73 | 0.27 | 8 | 3 | 11 | 1 | 0 | 2 | 0.15 | 7 | 3 | 9 |
| Existing Automobile Sales - to be ı remain | 840 | 0 | sf | (T)=1.81(X) | 0.73 | 0.27 | 0 | 0 | 0 | 0 | 0 | 0 | 0.15 | 0 | 0 | 0 |
| Proposed Automobile Sales - to be added | 840 | 25740 | sf | (T)=1.81(X) | 0.73 | 0.27 | 34 | 13 | 47 | 5 | 2 | 7 | 0.15 | 29 | 11 | 40 |
| Total Auto Sales | | | | | | | 34 | 13 | 47 | 5 | 2 | 7 | | 29 | 11 | 40 |
| Net Impact | | | | | | | 26 | 10 | 36 | 4 | 1 | 5 | | 22 | 8 | 30 |

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
# CAPACITY ANALYSIS

## I. Site Data:

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | | | |
| **South** | | | |
| **East** | | | |
| **West** | | | |

| | Future Land Use | Zoning Classification | Maximum Intensity<br>Residential: Dwelling Units per Acre<br>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)<br>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)<br>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 Demand** | | |
| ****Proposed Zoning/FLU Enrollment Demand** | | |
| ****Change in Demand** | | |

| **E. Solid Waste: Residential (**2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units) | |
|---|---|
| **Demand Analysis** | Maximum |
| **Current Zoning/FLU** | |
| ****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)

| | |
|---|---|
| **Impact** | |

## III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

| **G. Transportation Analysis: Complete ITE Trip Generation Data Form**<br>Most recent ITE Code for use; HCM Roadway Capacity | | |
|---|---|---|
| | **AADT** | **AM/PM Peak Hour Trips** |
| **Demand Analysis** | Maximum | Maximum |
| **Current Zoning/FLU** | | |
| ****Proposed Zoning/FLU** | | |
| ***Change in Demand** | Trips | Trips |
| **Impact to Capacity** | | |

## IV. Project Description

| **PHASING** |
|---|
| Is this project (phase) part of a larger project? [ ] Yes [ ] No |
| |
| If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date. |
| Total Project: Residential Units: Single Family: Multifamily: |
| Non-residential (square footage): |
| Mixed-use (describe use): |
| (If this is a single phase project, name it Phase I – Total) |

**RESIDENTIAL DATA**

| **Type** | **Phase** | **Number of Units** | **Acres** | **Expected beginning date** | **Expected completion date** |
|---|---|---|---|---|---|
| Single-family, detached | | | | | |
| Single-family, attached | | | | | |
| Multi-family | | | | | |
| Other (specify) | | | | | |

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

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

Existing Site - View from U.S. 1 looking west



Adjacent North Property - Sunrise Ford - View from U.S. Hwy. 1 looking west



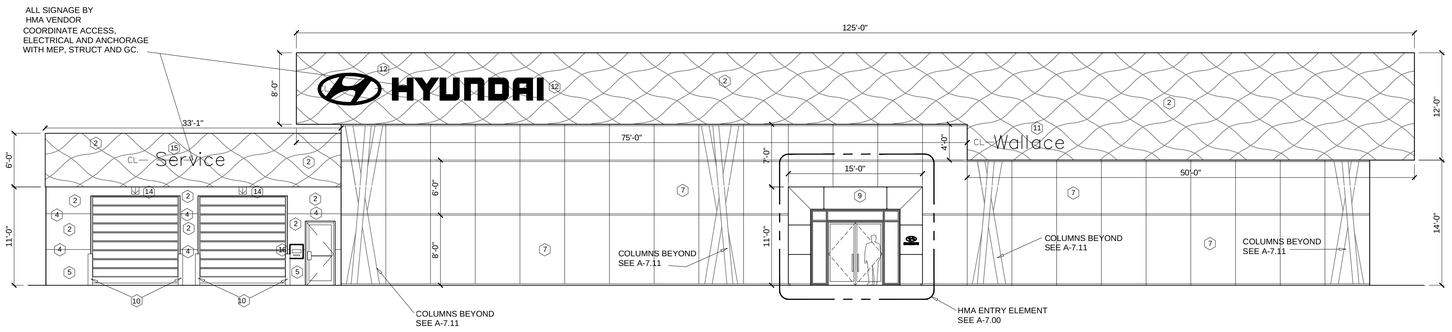
Adjacent South Property - Wallace Lincoln - View from U.S. Hwy. 1 looking west



Adjacent property east of U.S. Hwy. 1




HYUNDAI
Wallace
Service



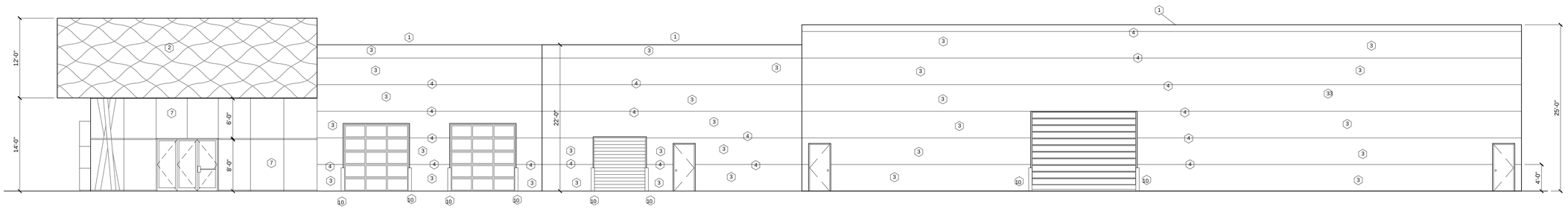

## FRONT (EAST) EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

GLAZING NOTES;
1. ALL INTERIOR GLAZING SHALL BE TEMPERED GLASS
2. ALL NEW EXTERIOR GLAZING SHALL BE IMPACT GLAZING

| KEY NOTES FOR EXTERIOR ELEVATIONS | |
|---|---|
| 1 | PREFINISHED METAL CAP FLASHING, MATCH ADJ WALL COLOR |
| 2 | 'SHAPED SKY' ACM BY AGI, SEE A-7.10 |
| 3 | DIRECT APPLIED EIFS ON CMU. MATCH SHERWIN WILLIAMS 'ANTLER VELVET' #9111, SANDBLAST FINISH |
| 4 | 1" WIDE JOINT IN EIFS |
| 5 | DIRECT APPLIED EIFS ON CMU, 4'-0" HIGH. MATCH SHERWIN WILLIAMS #6104, "KAFFEE", SANDBLAST FINISH |
| 6 | FIXED IMPACT GLASS IN CLEAR ANODIZED ALUMINUM FRAMES |
| 7 | CURTAINWALL - STRUCTURAL SILICONE GLAZED WITH CLEAR ANODIZED ALUMINUM INTERIOR MULLS. "VITRO SOLARBAN 72 ON STARPHIRE GLASS AND CLEAR GLASS INTERIOR LITE. GLAZING TO BE IMPACT GLAZING. |
| 8 | FINISHED FLOOR SLAB LINE |
| 9 | ENTRY PORTAL: FRAMING BY GENERAL CONTRACTOR, ACM BY AGI, SEE A-7.00 |
| 10 | STEEL PIPE BOLLARDS (SEE DETAILS): MATCH SHERWIN WILLIAMS #6104 'KAFFEE' |
| 11 | 24" DEALER SIGN - WHITE CHALLEN LETTERS |
| 12 | 42" SYMBOL & 30" HYUNDAI DIMENSIONAL LETTERS. CHROME AD MANUFACTURED BY HMA SIGN VENDOR |
| 13 | ROOF SLOPE BEYOND |
| 14 | SERVICE LANE INDICATOR CENTERED OVER EACH DOOR THIS ELEVATION ONLY |
| 15 | 16" SERVICE SIGN, WHITE CHANNELLETTERS DNW-18F AS MANUFACTURED BY HMA SIGN VENDOR |
| 16 | AFTER HOURS KEY DROP BOX |

NOTE: PROVIDE PHYSICAL ACCESS TO ALL SIGNAGE FOR MAINTENANCE. ACCESS PANELS, IF NEEDED, SHALL BE AT LEAST 30"x30". COORDINATE WITH SIGN VENDOR PRIOR TO CLOSING OFF ACCESS TO SIGNAGE AREAS.




## RIGHT (NORTH) EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

REVISIONS

A NEW DEALERSHIP BUILDING FOR
WALLACE HYUNDAI
5555 SOUTH US HIGHWAY 1 -- FT. PIERCE, FLORIDA 34982

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Construction Management - Design Build Associates
1160 COUNTY ROAD 567
GAYLESVILLE, ALABAMA 35973
(770) 561-0812
E-mail: hh@halherndon.com


ISSUE DATE: 09 MAY 2022

SHEET DESCRIPTION

**EXTERIOR ELEVATIONS**

SEAL

DRAWING NUMBER

STATE OF FLORIDA
F. HARRELL HERNDON
REGISTERED ARCHITECT

**A-5.00**


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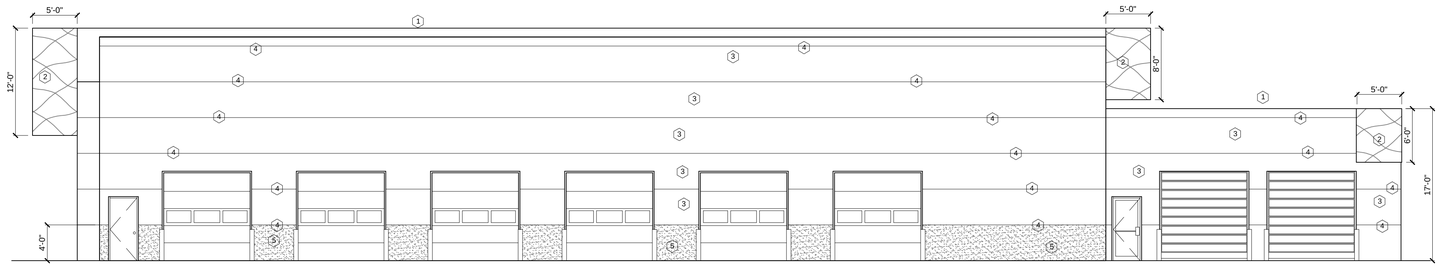


## REAR (WEST) EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

GLAZING NOTES;
1. ALL INTERIOR GLAZING SHALL BE TEMPERED GLASS
2. ALL NEW EXTERIOR GLAZING SHALL BE IMPACT GLAZING

NOTE: PROVIDE PHYSICAL ACCESS TO ALL SIGNAGE FOR MAINTENANCE. ACCESS PANELS, IF NEEDED, SHALL BE AT LEAST 30"x30". COORDINATE WITH SIGN VENDOR PRIOR TO CLOSING OFF ACCESS TO SIGNAGE AREAS.

KEY NOTES FOR EXTERIOR ELEVATIONS

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2. "SHAPED SKY" ACM BY AGI, SEE A-7.10
3. DIRECT APPLIED EIFS ON CMU. MATCH SHERWIN WILLIAMS "ANTLER VELVET" #9111, SANDBLAST FINISH
4. 1" WIDE JOINT IN EIFS
5. DIRECT APPLIED EIFS ON CMU, 4'-0" HIGH. MATCH SHERWIN WILLIAMS #6104, "KAFFEE", SANDBLAST FINISH
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13. ROOF SLOPE BEYOND
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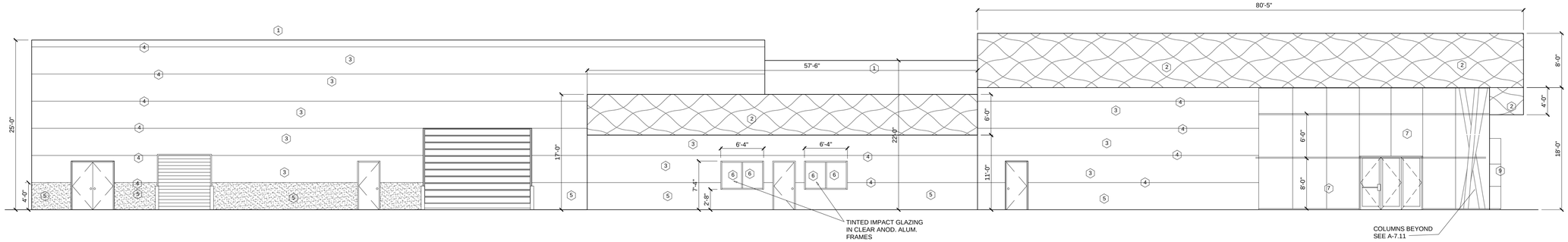
15. 16" SERVICE SIGN. WHITE CHANNELLETTERS DNW-18F AS MANUFACTURED BY HMA SIGN VENDOR
16. AFTER HOURS KEY DROP BOX




## LEFT (SOUTH) EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

REVISIONS

A NEW DEALERSHIP BUILDING FOR
# WALLACE HYUNDAI
5555 SOUTH US HIGHWAY 1 -- FT. PIERCE, FLORIDA 34982

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GAYLESVILLE, ALABAMA 35973
(770) 561-0812
E-mail: hh@halherndon.com


ISSUE DATE: 09 MAY 2022

SHEET DESCRIPTION
**EXTERIOR ELEVATIONS**

SEAL

STATE OF FLORIDA · F. HERNDON · REGISTERED ARCHITECT

DRAWING NUMBER
**A-5.01**


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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** Site Plan & Design Review - Wallace Hyundai - 5553 S US HWY 1

**NOTICES PROVIDED PURSUANT TO:** City Code Section 125-37

**NOTICE BY NEWSPAPER:** February 5th, 2023

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Vennis Gilmore **TITLE:** Assistant Planning Director

**SIGNATURE:** **DATE:** February 9th, 2023

EXISTING ASPHALT DRIVE AND PARKING

SUNRISE FORD

6' CHAIN LINK FENCE

800.00'(D)(C) S89°54'44"W(C)

EXISTING DRIVEWAY

EXISTING DRIVEWAY

EXISTING DRIVEWAY

OWNER: WALLACE CADILLAC PONTIAC LLC
WALLACE JEEP LLC

ASPHALT ACCESS ROAD

*Private Drive*

60' INGRESS/EGRESS EASEMENT
(O.R.B. 2457, PG. 2855)

24" WHITE STOP BAR

STOP SIGN

25'R

RELOCATED DRIVEWAY

EXISTING DRIVEWAY

LEVEL-3 FAST CHARGER

TYPE D CONC. CURB, TYP.

DIRECTIONAL SIGNAGE TO SERVICE DRIVE

EXISTING DRIVEWAY

24" WHITE STOP BAR

STOP SIGN

35'R

VEHICLE DISPLAY

20'R

15'R

5'R

HYUNDAI SIGN

NEW VEHICLE INVENTORY

NEW VEHICLE DISPLAY PARKING

EMPLOYEE PARKING

DUMPSTER ENCLOSURE

ASPHALT PAVEMENT

BIKE RACK (4 BIKES MIN.)

LEVEL-2 AC CHARGER

6' CONC SIDEWALK

DRY-TYPE RETENTION

**PROPOSED
WALLACE HYUNDAI
DEALERSHIP
25,740± SF**

CUSTOMER SALES PARKING

NEW VEHICLE DISPLAY PARKING

SERVICE DRIVE

DIRECTIONAL SIGNAGE TO SERVICE DRIVE

TYPE D CONC. CURB, TYP.

ASPHALT PAVEMENT

446.92'(D)(C) S.01°17'59"E.(C)

N.00°17'59" W.(C) 445.95'(D)(C)

SOUTHBOUND LANES

GRASS TRAFFIC MEDIAN

6' CONC SIDEWALK

CONCRETE

*U.S. Highway No. 1*

WETLAND

OWNER: WILLIAM WALLACE ENTERPRISES INC.

WETLAND
(0.661 ACRES)

NEW VEHICLE INVENTORY

CUSTOMER SERVICE PARKING

TYPE D CURB, TYP.

S89°49'47"E 170.60'

N.89°50'35"E.(C) 800.00'(D)(C)

CITY OF FORT PIERCE
Planning & Zoning Dept
APPROVED
Reviewed by:
Date
11/9/23

EXISTING ASPHALT PAVEMENT

WALLACE LINCOLN
OWNER: WILLIAM WALLACE ENTERPRISES INC.

EXISTING BUILDING

EXISTING DRIVEWAY

N
W E
S

30 0 15 30 60
( IN FEET )
1 inch = 30 ft.

## SITE DATA

| | | | |
|---|---|---|---|
| **Project Name:** | Wallace Hyundai | | |
| **Location** | 5553 South U.S. Hwy. 1 | | |
| **Parcel No.** | 3410-211-0003-000-7 | | |
| **Zoning** | C-3 | | |
| **Land Use** | GC | | |
| **Existing Use** | Auto Sales / Service | | |
| **Proposed Use** | Auto Sales / Service | | |
| **Parcel Area** | 357,146 s.f. | 8.20 ac. | 100 % |
| **Impervious Area** | 170,628 s.f. | 3.92 ac. | 47.8 % |
| Building Coverage | 25,740 s.f. | 0.59 ac. | 7.2 % |
| Vehicular Pavement | 143,041 s.f. | 3.28 ac. | 40.1 % |
| Sidewalks | 1,847 s.f. | 0.04 ac. | 0.5 % |
| **Open Space** | 186,518 s.f. | 4.28 ac. | 52.2 % |
| Stormwater "Dry" Detention | 35,573 s.f. | 0.82 ac. | 10.0 % |
| Wetland Area | 28,781 s.f. | 0.66 ac. | 8.1 % |
| Other Open Space | 122,164 s.f. | 2.80 ac. | 34.2 % |

## PARKING

**Spaces Required: 1 Space Per 200 SF (G.F.A.) = 129**
**Spaces Provided: 253**

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 119, 123 AND 125


C. CALVERT MONTGOMERY & ASSOCIATES, INC.
Engineers-Surveyors (LB & C.A. 0000160)
P.O. BOX 92...959 S. FEDERAL HWY.....STUART, FLORIDA 34995
TEL. (772) 287-3636 FAX (772) 220-0580


| | | |
|---|---|---|
| 2 | SHIFT HYD. BLDG. NORTH 4' | 09.22.22 |
| 1 | ADD FAST CHARGER | 08.26.22 |
| NO | REVISION | DATE |
| DESIGNED BY: | DATE: 06.17.22 | |
| DRAWN BY: | SCALE: 1"=30' | 3 REV. PER COFP COMMENTS 10.20.22 |

SITE PLAN • HORIZONTAL CONTROL PLAN

SITE RE-DEVELOPMENT PLANS FOR
# WALLACE HYUNDAI OF FT. PIERCE
5553 S. US HIGHWAY 1, FT. PIERCE, FLORIDA 34982

ENGINEER'S SEAL:

SCOTT T. MONTGOMERY, P.E.
FL. REG. No. 45954

PROJECT NO.

SHEET
C2.0
OF 11

**City Commission Regular Meeting - 5:05 pm** **13. a.**

**Meeting Date:** 03/06/2023

**Re:** BEC

**Submitted For:** Linda Cox, City Clerk, City Clerk

**SUBJECT:**

Resolution 23-R23 appointing Stephen Lyons as the consumer representative to the Board of Examiners of Contractors.

**SUMMARY:**

Applications were requested and Mr. Lyons submitted his application for consideration.

**RECOMMENDATION:**

Adopt Resolution 23-R23

**ALTERNATIVES:**

Seek additional applications.

**RESPONSIBLE STAFF:**

Linda W. Cox, City Clerk

**COORDINATED WITH:**

Communications Division

## Fiscal Impact

**OTHER INFORMATION:**

No fiscal impact.

## Attachments

23-R23

Stephen Lyons

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 02/24/2023 10:08 AM |

Form Started By: Linda Cox Started On: 02/22/2023 02:56 PM

Final Approval Date: 02/24/2023

**RESOLUTION NO. 23-R23**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE BOARD OF EXAMINERS OF CONTRACTORS**; PROVIDING FOR AN EFFECTIVE DATE.

**BE IT RESOLVED** By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed and/or reappointed by the City Commission to serve as members of the Board of Examiners of Contractors; said terms to commence upon adoption of this resolution and to expire as set forth below, or when a successor has been duly appointed.

| Name | Represents | Term Expires |
|---|---|---|
| Stephen Lyons | Consumer | February 28, 2027 |

**BE IT FURTHER RESOLVED** that this Resolution shall become effective upon adoption.

**IN WITNESS WHEREOF**, this Resolution has been duly adopted this 6th day of March, 2023.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
TANYA EARLEY, CITY ATTORNEY

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841


## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying: _____**

| | |
|---|---|
| Name: | Phone: |
| Home Address:<br>City/Zip Code: | How long at this address? |
| Are you a citizen of the United States? ☐ Yes ☐ No | |
| Occupation: | |
| Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, list the address and nature of said business: | |
| Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, in what capacity? | |
| Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, state the business and location: | |
| Do you have special training or knowledge in the area of:<br>Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No<br>Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other:<br>Describe your education, background, training and knowledge – (feel free to attach a resume): | |
| Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☐ No<br>If yes, please specify: | |
| Have you ever been convicted of a felony? ☐ Yes ☐ No<br>If yes, what was the nature of the crime(s) you were convicted of: | |
| Referred by: | Applicant Email Address: |
| Date: | Applicant's Signature |

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 467-3841 or via email at lcox@cityoffortpierce.com**

**City Commission Regular Meeting - 5:05 pm** **13. b.**

**Meeting Date:** 03/06/2023

**Re:** Arts & Culture

**Submitted For:** Linda Cox, City Clerk, City Clerk

**SUBJECT:**

Resolution 23-R24 appointing Rick Fusco to the Arts & Culture Advisory Board as Commissioner Johnson's appointee.

**SUMMARY:**

There is a vacancy.

**RECOMMENDATION:**

Adopt the resolution.

**ALTERNATIVES:**

Seek additional applications.

**RESPONSIBLE STAFF:**

Linda W. Cox, City Clerk

**COORDINATED WITH:**

Commissioner Jeremiah Johnson

## Fiscal Impact

**OTHER INFORMATION:**

No fiscal impact.

## Attachments

23-R24

Fusco

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 02/24/2023 10:08 AM |

Form Started By: Linda Cox Started On: 02/22/2023 03:08 PM

Final Approval Date: 02/24/2023

**RESOLUTION NO. 23-R24**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT AND/OR REAPPOINTMENT OF MEMBERS TO THE ARTS AND CULTURE ADVISORY BOARD;** PROVIDING FOR AN EFFECTIVE DATE.

**BE IT RESOLVED** by the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed by the City Commission to serve as members of the Arts and Culture Advisory Board which was established via Resolution No. 17-R22; said term to commence upon adoption of this resolution and to run concurrently with the appointing Commissioner's term of office, until removed or when a successor has been duly appointed.

1. Rick Fusco as Commissioner Jeremiah Johnson's appointee.

**BE IT FURTHER RESOLVED** that this Resolution shall become effective upon adoption.

**IN WITNESS WHEREOF**, this Resolution has been duly adopted this 6th day of March, 2023.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
TANYA M. EARLEY
CITY ATTORNEY

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying:** Art + Cultural Committee

| | |
|---|---|
| Name: RICK EVSCO | Phone: 248-770-3611 |
| Home Address: 6 HARBOR ISLE DR E. PH1<br>City/Zip Code: FT. PIERCE, FL, 34949 | How long at this address? 12 yrs |
| Are you a citizen of the United States? ☒ Yes ☐ No | |
| Occupation: Artist - Antique Dealer | |
| Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No<br>If yes, list the address and nature of said business: | |
| Do you now or in the future plan to do business with the City of Fort Pierce? ☒ Yes ☐ No<br>If yes, in what capacity? Artist - consulting | |
| Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No<br>If yes, state the business and location: | |
| Do you have special training or knowledge in the area of:<br>Architecture: ☒ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No<br>Contracting: ☒ Yes ☐ No Land Development: ☐ Yes ☐ No Other:<br>Describe your education, background, training and knowledge – (feel free to attach a resume):<br>See Resume | |
| Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No<br>If yes, please specify: | |
| Have you ever been convicted of a felony? ☐ Yes ☒ No<br>If yes, what was the nature of the crime(s) you were convicted of: | |
| Referred by: E-mail | Applicant Email Address: rickevsco@ymail.com |
| Date: 3-31-22 | Applicant's Signature |

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 467-3841 or via email at lcox@cityoffortpierce.com**

# RICHARD L. FUSCO

6 Harbour Isle Dr. East, PH 1
Fort Pierce, FL 34949
248-770-3611

---

## PROFESSIONAL CAREER

- Chewning, Britt, Hoggard-Lamb – Architects
- Ron Prim – Advertising
- Modular Space Systems – Design Layout
- Columbia Office Supply – Graphic Design
- Virginia Beach Public School System – Art Teacher
- Virginia Beach Schools – Gifted Program – Art Teacher Developed Curriculum
- Chrysler Corp. World Headquarters – Design Studio Color Studio

## ART CAREER

- Exhibited in 8 one man shows
- Received numerous "Best in Show" awards
- Works in museums and private collections

## SHOWS & GALLERIES

- Las Olas Art Festival
- Beaux Arts Festival
- Coconut Grove Art Show
- Vizcaya Art Festival
- Virginia Beach Boardwalk Show
- Winter Park Art Show
- Detroit Auto Show
- Boothbay Art Show
- James Hunt Baker Gallery
- Harold Decker Gallery
- Birmingham Gallery
- Gallery 22

## EDUCATION

**1993-1995**
UNIVERISTY OF MICHIGAN, ANN ARBOR, MI

**1980**
VIRGINIA COMMONWEALTH UNIVERSITY, RICHMOND VIRGINIA
Major: Design; Graduate Courses

**1970-1973**
VIRGINIA WESLEYAN COLLEGE, NORFOLK, VA
B.A. Degree, Art Education

**1969**
VIRGINIA POLYTECHIC INSTITUTE AND STATE UNIVERSITY, BLACKSBURG, VA
Major: Architecture/Design

**1698**
UNIVERSITY OF SOUTH CAROLINA, COLUMBIA, SC
MAJOR: ART

2021 - Award of Merit
Backus Museum

2021 - First Place - Abstract oil.
Vero Beach Art Center.

**City Commission Regular Meeting - 5:05 pm** **13. c.**

**Meeting Date:** 03/06/2023

**Re:** Quasi-Judicial Procedures

**Submitted For:** Linda Cox, City Clerk, City Clerk

**SUBJECT:**

Resolution 23-R25 Revising the Quasi-Judicial procedures

**SUMMARY:**

The procedures are being revised to provide for the timing and content of adjacent property owner notices when required by state and local codes in an effort to address concerns raised by the City Commission.

**RECOMMENDATION:**

Adopt the resolution.

**ALTERNATIVES:**

Adopt with revisions.

**RESPONSIBLE STAFF:**

Linda W. Cox, City Clerk

**COORDINATED WITH:**

Nick Mimms, City Manager
Tanya Earley, City Attorney
Kev Freeman, Planning Director

## Fiscal Impact

**OTHER INFORMATION:**

No fiscal impact.

## Attachments

23-R25

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 02/24/2023 10:11 AM |

Form Started By: Linda Cox
Started On: 02/23/2023 02:36 PM
Final Approval Date: 02/24/2023

**RESOLUTION NO. 23-R25**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **REVISING QUASI-JUDICIAL PROCEDURES** FOR THE CITY COMMISSION; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE**.**

**WHEREAS**, the City Commission adopted Resolution 17-R16 establishing quasi-judicial procedures; and

**WHEREAS,** the City Commission adopted Resolution 19-R35 revising the quasi-judicial procedures; and

**WHEREAS**, the City Commission has determined that minor revisions are necessary.

**NOW THEREFORE, BE IT RESOLVED** by the City Commission of the City of Fort Pierce, Florida as follows:

**SECTION 1**. When conducting quasi-judicial hearings, the City Commission shall follow the procedures as outlined in Exhibit "A."

**SECTION 2.** The provisions of this Resolution are declared to be severable and if any section, sentence, clause, or phrase of this Resolution shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Resolution, which shall remain in effect, it being the legislative intent that this Resolution shall stand notwithstanding the invalidity of any part.

**SECTION 3.** All resolutions or parts of resolutions in conflict herewith are hereby repealed.

**SECTION 4.** This Resolution shall take effect immediately upon its adoption.

**IN WITNESS HEREWITH**, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 6th day of March, 2023.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox, City Clerk

Approved as to Form
And Correctness:

_____
Tanya M. Earley, Esq.
City Attorney

**Exhibit "A"**

**QUASI-JUDICIAL HEARING PROCEDURES**
**AND RULES FOR EX PARTE COMMUNICATIONS**

**I. Scope and Applicability.** These procedures shall apply to all quasi-judicial hearings held by the City Commission.

**II. Proceedings.** The Mayor (hereafter, the "Presiding Officer") shall conduct the proceedings and maintain order. The City Attorney shall represent the City Commission, rule on all evidentiary and procedural issues and objections, and advise the City Commission as to the applicable law and necessary factual findings. Hearings shall be conducted informally, but with decorum. Formal rules of procedure shall not apply except as set forth herein; however, fundamental due process shall be accorded.

**III. Notice Required.**

A. Notice of quasi-judicial hearings shall meet the requirements of Florida State Statutes and the City of Fort Pierce Code of Ordinances.

B. When the city is required by law to send notice by mail to adjacent property owner(s), the notice shall indicate that the public hearing will be quasi-judicial in nature, provide a physical copy or website link to the quasi-judicial procedures, and specify the deadline by which any request for party intervenor status must be received.

C. When the city is required by law to send notice by mail to adjacent property owner(s), city staff will mail such notice(s) on or about the date that the legal notice is submitted for advertisement. However, if an earlier mailing deadline is fixed by applicable statute or ordinance, city staff shall comply with that earlier deadline.

**IV. Unauthorized Communications.** In all quasi-judicial hearings, all rulings must be based only upon the evidence presented at the hearing. Ex parte communications with City Commissioners in quasi-judicial matters are permissible and the adherence to the following procedures shall remove the presumption of prejudice arising from ex parte communications with City Commissioners:

A. The substance of any ex parte communication with a City Commissioner which relates to a quasi-judicial action pending before the Commission is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before the final action on the matter.

B. A City Commissioner may read a written communication from any person. However, a written communication that relates to a quasi-judicial action pending before the Commission shall not be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.

C. City Commissioners may conduct investigations and site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made a part of the record before final action on the matter.

D. Disclosure made pursuant to subparagraphs A, B and C must be made before or during the public meeting at which a vote is taken on such matters, so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.

**V. Witnesses and Supporting Materials.** At least five (5) calendar days before a quasi-judicial hearing:

A. Staff shall prepare a report, recommendation and supporting materials, a copy of which shall be available to the applicant and to the public at the City Clerk's Office. Included in the supporting materials will be copies of all exhibits and documents upon which staff's recommendation is based.

B. The Applicant shall submit a detailed outline of the argument in support of their application, copies of all exhibits which will be presented at hearing and the names and addresses of all witnesses who will be called to testify in support of the application (including resumes for any witness the party intends to qualify as an expert).

C. The five calendar days deadline is necessary to ensure the Commission is given sufficient opportunity to review the written submissions prior to the hearing, and shall be strictly observed. Should the five (5) calendar day deadline be missed by either staff or the Applicant, the item may be continued at the discretion of the City Commission to the next available agenda.

**VI. Party Intervenors.** The City Attorney may allow a person to intervene as a Party Intervenor if they meet the following requirements:

A. The person must have an interest in the application, which is different than the public at large.

B. At least three (3) calendar days prior to the hearing, the person shall submit a written request to intervene including: a detailed outline of his or her interest in the application and argument in favor or against it, copies of all exhibits which will be presented at the hearing and the names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert).

**VII. Conduct of Hearing.**

A. The Presiding Officer shall call the proceeding to order and announce that the hearing has begun.

B. The Presiding Officer shall inquire whether all parties, members of the public and Commission agrees to waive the quasi-judicial hearing.

C. When the quasi-judicial hearing is not waived, the City Attorney or Presiding Officer shall explain the rules concerning procedure, testimony, and admission of evidence.

D. When the quasi-judicial hearing is not waived, the City Clerk shall swear in all witnesses who are to testify at the hearing.

E. The order of proof shall be as follows:

1. A representative of the City's staff shall briefly describe the Applicant's request, introduce and review all relevant exhibits and evidence, report staff's recommendation, and present any testimony in support of staff's recommendation. Staff shall have a maximum of twenty (20) minutes to make their full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission. Any requests for extension of time shall be made to the Presiding Officer, but shall be solely at the discretion of the Presiding Officer.

2. The Applicant (or his/her representative or counsel) shall present evidence and testimony in support of the application. Applicant shall have a maximum of twenty (20) minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission. Any requests for extension of time shall be made to the Presiding Officer, but shall be solely at the discretion of the Presiding Officer.

3. Any Party Intervenor (or his/her representative or counsel) shall present evidence and testimony in support of or opposed to the application. A Party Intervenor shall have a maximum of twenty (20) minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission. Any requests for extension of time shall be made to the Presiding Officer, but shall be solely at the discretion of the Presiding Officer.

4. Any other persons present who wish to submit relevant information to the City Commission shall speak next for a maximum of three (3) minutes each. Members of the public will be permitted to present their non-expert opinions, but the Commission will be expressly advised that public sentiment is not relevant to the decision, which must be based only upon competent substantial evidence.

5. The Applicant will be permitted to make final comments.

6. The Party Intervenor will be permitted to make final comments.

7. The City's staff will make final comments.

8. At the discretion of the Presiding Officer, the Applicant may be permitted to respond to the final Party Intervenor and staff comments and recommendations.

F. The City Commission will conduct open deliberation of the application. The Presiding Officer shall have the ability to reopen the proceeding for additional testimony or argument by the parties when it is necessary and appropriate as determined at the discretion of the Presiding Officer. After deliberations, a vote shall be taken to approve, approve with conditions or deny the application.

**VIII. Examination by Commissioners and City Attorney or Legal Advisor.** Commissioners and the City Attorney may ask questions of City staff, the Applicant (or his/her representative or counsel) or Any Party Intervenor (or his/her representative or counsel) who presents testimony or evidence at any time during the proceedings until commencement of deliberation.

**IX. Cross-Examination of Witnesses.** After each witness testifies, the City staff representative, the Applicant's representative and/or the Party Intervenor's representative shall be permitted to question the witness, but such cross-examination shall be limited to matters about which the witness testified and shall be limited to five (5) minutes per side. Members of the public will not be permitted to cross-examine witnesses. Cross-examination shall be permitted only as would be permitted in a Florida court of law.

**X. Rules of Evidence.**

A. All evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a court of law in Florida. Irrelevant, immaterial, harassing, defamatory or unduly repetitive evidence shall be excluded.

B. Hearsay evidence may be used for the purposes of supplementing or explaining other evidence, but it shall not be sufficient by itself to support a finding unless it would be admissible over objection in a civil action.

C. Documentary evidence may be presented in the form of a copy or the original. Upon request, parties shall be given an opportunity to compare the copy with the original.

**XI. Statements of Counsel.** Statements of counsel, or any non-attorney representative, shall only be considered as argument and not testimony unless counsel or the

representative is sworn in and the testimony is based on actual personal knowledge of the matters which are the subject of the statements.

**XII. Standard of Proof.** The decision of the City Commission to approve, deny or modify an agenda item shall be based on competent substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

**XIII. Continuances and Deferrals.** The City Commission shall consider requests for continuances made by City staff, the Applicant or a Party Intervenor and may grant continuances in its sole discretion. If, in the opinion of the City Commission, any testimony or documentary evidence or information presented at the hearing justifies allowing additional research or review in order to properly determine the issue presented, then the City Commission may continue the matter to a time certain to allow for such research or review.

**XIV. Maintenance of Evidence and Other Documents.** The Office of the City Clerk shall retain all of the evidence and documents presented at the hearing unless any such evidence is too large to be stored by the City Clerk or staff liaison. In that event, such evidence will be stored in the Planning Department.

**City Commission Regular Meeting - 5:05 pm** **15. a.**

**Meeting Date:** 03/06/2023

**Re:**

**SUBJECT:**

Reports

## Attachments

Purchase Order Report

City Manager's Report

## Form Review

Form Started By: Jennifer Robinson Started On: 02/27/2023 12:01 PM

Final Approval Date: 02/27/2023

**Purchase Order Approvals between $10,000 and $50,000 by the City Manager from February 1, 2023 to February 28, 2023**

| Total Amount | Vendor Name | Description | Department |
|---|---|---|---|
| $25,000.00 | DR. RHAINA A. SMEDS, PSYD INC | 906 Delaware Ave - Comm. Facade Grant Reimbursemen | CITY MANAGER |
| $25,000.00 | JACOBS HOLDING MIDWAY LLC | 1105 Seaway Dr - Comm. Facade Grant Reimbursement | CITY MANAGER |
| $38,852.00 | CAPTEC ENGINEERING, INC. | GEORGIA AVENUE DRAINAGE BASIN IMPROVEMENTS | ENGINEERING |
| $11,163.11 | FLORIDA EAST COAST RAILWAY, LLC | FEC CONSTRUCTION SERVICES CITRUS AVE BRIDGE REHAB | ENGINEERING |
| $28,266.00 | DE LA HOZ BUILDERS, INC. | SHIP Rehabilitation -Nancy Yearby FY 22-23 | GRANTS ADMINISTRATION |
| $42,790.00 | KIB CONSTRUCTION CORP | SHIP Rehabilitation -Ivory Brown FY 22-23 | GRANTS ADMINISTRATION |
| $10,000.00 | PARKER, KIMBERLY TISHUN WILLIAMS | SHIP Rapid Rehousing FY 22 - 23 - Tamara Jean | GRANTS ADMINISTRATION |
| $28,800.00 | T-MOBILE USA, INC. | PCard Blanket - T-Mobile - Public Works: 962110716 | INFORMATION TECHNOLOGY |
| $46,188.00 | STATE OF FLORIDA DEPT OF MGMT SERV | Blanket Purchase Order for Phone Services-SUNCOM | POLICE - STAFF |
| $28,800.00 | ADVANCE AUTO PARTS | Misc automotive parts and supplies | PW - FLEET |
| $24,000.00 | AUTOZONE, INC. | Misc. automotive parts and supplies | PW - FLEET |
| $25,000.00 | ELPEX, INC. | Automotive tires and services | PW - FLEET |
| $30,000.00 | FLEETPRIDE HEAVY DUTY PARTS & SERVICE | Misc. automotive parts and supplies | PW - FLEET |
| $30,000.00 | GOODYEAR AUTO SERVICE CENTER | Automotive tires and services | PW - FLEET |
| $20,000.00 | MSC INDUSTRIAL SUPPLY CO. | Misc. automotive parts, hardware, and supplies | PW - FLEET |
| $18,000.00 | MULLINAX FORD OF VERO BEACH, LLC | Misc. automotive parts, hardware, supplies, | PW - FLEET |
| $27,000.00 | O'REILLY AUTO PARTS | Misc. automotive parts, hardware, and supplies | PW - FLEET |
| $14,000.00 | PERFORMANCE NAPA, LLC | Misc. automotive parts, hardware, and supplies | PW - FLEET |
| $10,000.00 | SOUTHERN SEWER EQUIPMENT SALES | LARGE VEHICLE/EQUIPMENT PARTS/SERVICES | PW - FLEET |
| $19,800.00 | ST. LUCIE BATTERY & TIRE | Automotive tires and services | PW - FLEET |
| $10,000.00 | SUNBELT HYDRAULICS & EQUIPMENT | LARGE VEHICLE/EQUIPMENT PARTS/SERVICES | PW - FLEET |
| $30,000.00 | SUNRISE FORD COMPANY | Misc. automotive services, parts, and supply | PW - FLEET |
| $30,000.00 | TOTAL TRUCK PARTS | Automotive parts, hardware, and supplies | PW - FLEET |
| $30,000.00 | WALLACE CADILLAC PONTIAC | Automotive parts, hardware, and supplies | PW - FLEET |

**Purchase Order Approvals between $10,000 and $50,000 by the City Manager from February 1, 2023 to February 28, 2023**

| | | | |
|---|---|---|---|
| $10,000.00 | WURTH USA, INC. | Misc. automotive parts, hardware, and supply | PW - FLEET |
| $19,399.00 | NATURE'S KEEPER, INC. | IRRIGATION AND SOD FOR JAYCEE PARK REBUILD | PW - PARKS AND GROUNDS |
| $25,214.00 | WILDAR GOLF CARTS & TRAILERS | UTILITY AND ENCLOSED TANDEM AXLE TRAILERS | PW - PARKS AND GROUNDS |
| $30,000.00 | ELPEX, INC. | SOLID WASTE TIRES AND MISC SUSPENSION SERVICES | SOLID WASTE |
| $10,000.00 | MSC INDUSTRIAL SUPPLY CO | MISC HARDWARE AND SUPPLIES | SOLID WASTE |
| $35,000.00 | NEXTRAN TRUCK CENTER | MISC SOLID WASTE TRUCK PARTS & SERVICES | SOLID WASTE |
| $20,000.00 | RDK TRUCK SALES & SERVICES INC | EMERGENCY REFUSE TRUCK RENTALS | SOLID WASTE |
| $35,000.00 | SUNBELT HYDRAULICS & EQUIPMENT | SOLID WASTE HYDRAULIC PARTS/SERVICES | SOLID WASTE |
| $35,000.00 | TOTAL TRUCK PARTS | SOLID WASTE TRUCK PARTS/SERVICES | SOLID WASTE |
| $16,000.00 | KAMB CONSULTING | Bar Management | SUNRISE THEATRE |
| $32,900.00 | MEDIA GIANT DESIGN | Web Page Design | SUNRISE THEATRE |
| $14,925.16 | RICOH USA, INC. | ANNUAL LEASE PMT - PROC7100S | SUNRISE THEATRE |

MARCH 2023

# CITY MANAGER'S REPORT





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24 FORT PIERCE CITY MARINA

26 NEW BUSINESSES



# VOLUNTEERS ARE THE HEARTBEAT OF OUR CITY

Kailtyn Ballard, Engagement and Outreach Coordinator




There is an adage that says, “One of the greatest gifts you can give is your time,” and we could not agree more. Thus, the City of Fort Pierce Public Works Department would like to give a heartfelt thank you to all the volunteers who have given so generously, their time and talents to help the City of Fort Pierce fulfill its mission of keeping Fort Pierce beautiful. We simply could not do it all without your support — you all are truly extraordinary!




One group that has gone above and beyond for the City of Fort Pierce is the South Beach Association – Beach and Parks Volunteers. This amazing group of men and women have contributed to our vibrant community by painting, landscaping, picking up trash, and so much more. Forming in 2009, they have grown to over 60 members and log over 2,000 volunteer hours every year. Hitting the ground running this year, in January 2023, their members volunteered nearly 300 hours of their time to help keep Fort Pierce beautiful.

That is an amazing accomplishment and their hard work and dedication to the City of Fort Pierce is truly appreciated and makes a big difference throughout the community. Thank you to the South Beach Association – Beach and Parks Volunteers for their unwavering support and commitment to our beautiful city, as teamwork really does make the dream work.



Also, to all City of Fort Pierce volunteers, thank you so much for your generosity, your engagement, and your support. You are appreciated more than you will ever know and the City of Fort Pierce shines bright because of you!

For more information on volunteer opportunities or organizing a volunteer group, please visit the city's website at www.cityoffortpierce.com or call Kaitlyn Ballard in the Public Works Department at 772.467.3836.

ST. LUCIE COUNTY
Children's SERVICES COUNCIL
Our Children · Our Community · Our Future

# MORE THAN A GAME

## SEASON III

# FREE OPEN GYM



**Dads, stepdads, grandads, adoptive dads, permanent guardians, and father figures... ALL ARE INVITED!**

**EVERY MONDAY**
**STARTING FROM**
**MARCH 20 – JUNE 5, 2023**

**CITY OF FT PIERCE RECREATION CENTER (OLD PAL GYM)**
**903 S 21ST ST, FORT PIERCE, FL 34950**

**COME PLAY BALL, LEARN ABOUT LOCAL RESOURCES & DISCUSS FATHERING.**

**PRE-REGISTER AT**
**WWW. CSCSLC.ORG**

TO SECURE YOUR SPOT OR REGISTER AT THE DOOR.
(MAX 45 PLAYERS)

**5:45PM–9:00PM**

## CONTACT


***JOHN CESAR***
*JCESAR@CSCSLC.ORG*
772-237-1665


THIS PROGRAM IS BEING HOSTED IN PARTNERSHIP WITH ROUNDTABLE OF ST. LUCIE COUNTY AND THE KIDS AT HOPE INITIATIVE.




# HIGHWAYMEN ART SHOW AND FESTIVAL 2023

For the first time since 2020, the Highwaymen Art Show and Festival was held in the Historic Lincoln Park area. Although the event was relocated to 435 N. 7th Street, families from all over Florida (and some from out of state) came to meet the Original Highwaymen and the Second Generation.



The new location was more spacious and allowed the artist to spread out more to mingle with the public. Additionally, there was more room for those in wheelchairs and walkers. Many who attended the event in the past commented about how there was more space to spread out and allowed more walking room.

One of the attractions that drew a large crowd was the Highwaymen Heritage Tour. There were 151 people registered prior to the Art Show with many inquiring if they could join the tour the day of the event. One attendee stated that he enjoyed






seeing different parts of Fort Pierce that he would have never explored before. He was surprised at the rich history of Fort Pierce. Many raved about the tour and how well the tour guide, Ms. Pam Carithers, explained the history of the area. Most of the inquiries were about being able to get a sneak peak of the long-awaited Highwaymen Museum.

The artists were able to sell many of their paintings. It was a quite a sight to see many people walking out of the Art Show with paintings. Some volunteers even commented on how amazing it was to think that the artist sold their artwork out the back of their trucks to being able to have their artwork in high demand at their very own art show. Two of the Highwaymen sold out of their artwork before the Art Show concluded. Afterwards, many of the Highwaymen Artists stated that it was the best Highwaymen Festival.

Despite the cold and windy weather, the 6th Annual Highwaymen Heritage Trail and Art Show had a good turnout. Although the crowd was consistently streaming into the art show area, there were roughly around 300 people that attended the event.

The Grants Division is already planning for next year with the hopes of making the event an even bigger success.



# FPUA AWARDED $15 MILLION RESILIENT FLORIDA GRANT FOR SEWER PLANT RELOCATION

FORT PIERCE, FL – Fort Pierce Utilities Authority (FPUA) has received a $15 million award toward our sewer treatment plant relocation project from the Florida Department of Environmental Protection (FDEP) as part of the Resilient Florida grant program. The funds will be used toward the construction of the new Mainland Water Reclamation Facility and restoration of 2.23 acres of seagrass in the Indian River Lagoon. The Resilient Florida program aims to enhance Florida's efforts to protect our waterways, coastlines, and shores using a coordinated approach to coastal and inland resiliency.

"This award is an investment in the resiliency of Fort Pierce and our critical utility infrastructure," said FPUA Utility Director Javier Cisneros. "The relocation of our aging sewer treatment plant is our single largest active project and we are grateful to Governor DeSantis and the FDEP for their tremendous support."

This award also represents a proactive effort by FPUA to seek grant funding in support of the relocation project and other critical utility projects. FPUA's new Public Affairs and Sustainability Department, focused both on public engagement and grants, has submitted over $40 million worth of grant proposals in under one year. "These grants will provide a great benefit to the FPUA utility and customers, who would otherwise be funding these projects through rates," said Public Affairs and Sustainability Manager Rachel Tennant.

On February 6, Governor Ron DeSantis announced that the award will be immediately available, using already-appropriated funding. Projects like FPUA's wastewater treatment plant relocation"will ensure inland and coastal communities are prepared for the impacts of storm surge, hurricanes, and flooding, continuing our aggressive efforts to protect Florida's natural resources and infrastructure," said Governor Ron DeSantis in his announcement.



This critical project removes the existing island sewer treatment plant from the shores of the Indian River Lagoon, and places the new treatment plant five miles west, far away from the lagoon and in an industrial area away from neighborhoods. The project will replace aging infrastructure with new technology, increase resilience, limit potential environmental impacts, and better serve the community.

The upgraded plant will be more energy-efficient and cost less to operate, saving our customers money. Its location next door to the Florida Municipal Power Agency's natural gas power plant adds a unique sustainability element to the project too. The project will reduce an average two million gallons per day of draw from Florida's aquifers by instead utilizing reuse water from the sewer plant for the 300 MW power plant cooling towers.

The Mainland Sewer Treatment Plant is a testament to FPUA's commitment to providing the highest quality services to our community. We are honored and thankful to have been awarded this funding, and look forward to serving our customers with a new sewer treatment plant in the near future. To learn more about this important relocation project, visit ***www.sustainablesewer.net***.




## WELCOME TO THE FAMILY!

Our Fort Pierce Police family is growing! On February 15, 2023, the Department welcomed five new officers into our family during a swearing-in ceremony that was held at the main police station. Officers Nicholas Grecco, Joseph Griner, Matthew Memon, Lovensky Mezadieu, and Nathan Tierney were sworn in by Chief Diane Hobley-Burney in the presence of family members and friends. They will soon enter into their first phase of training with our road patrol Field Training Officers. We wish each of them a successful career for years to come as they uphold the Fort Pierce Police Department's motto, "In Honor We Serve."

## TIP-A-COP SEASON IS BACK!

Fort Pierce Police Department's 2023 Tip-A-Cop season started with a big bang! With the support of the Treasure Coast community, we received $1450 at our first Tip A Cop event that was held on February 11th at Applebee's Neighborhood Grill and Bar in Fort Pierce. This is a great start to what we hope will be a great season of Tip A Cop events.

Tip A Cop is an annual event where officers from the Fort Pierce Police Department work as "servers" to earn tips that will be donated to Special Olympics Florida. Over the years, we've had awesome success raising money for Special Olympics Florida through our Tip A Cop events and our goal is to raise even more this year. 100% Of the funds raised go directly to Special Olympics Florida to help athletes participate year-round in events at no cost to them or their families.

The Department will host three more events during the season. The next Tip A Cop event will be held at Duffy's Sports Grill in St. Lucie West, on Friday, March 10, 2023.






St. Lucie Historical Society presents...

Fort Pierce
Police Department

100 Year ANNIVERSARY CELEBRATION 1923—2023

# Centennial EVENTS

## Commemorating Ceremony
March 21, 2023 12:00 PM
**Fort Pierce Police Department**
**920 S US Highway 1**
**Fort Pierce, FL**

## Centennial Reception (*Employees Only*)
March 25, 2023 6:00 PM—9:00 PM
**Fort Pierce Yacht Club**
**700 Indian River Drive**
**Fort Pierce, FL**

## Back the Blue Event
April 22, 2023 10 AM—2 PM
**Causeway Cove Marina**
**601 Seaway Drive**
**Fort Pierce, FL**

Event will commence with a march over Causeway bridge to Causeway Cove Marina

For more information, contact Clay Yates at 772-465-7990 or Charlie Hayek at 772-828-1080






# PLANNING DETERMINATIONS

A total of nine parcels were approved under the Millcreek and West Orange Annexation packages, which encompass approximately 80 acres and 85 acres respectively. Both projects anticipate a mix of commercial and residential uses to be located north of Orange Avenue. As the projects trigger a review by the State and other agencies, the Future Land Use applications are yet to receive final approval. In addition, the exact number of units and commercial floorspace will not be determined until final site plan applications are received and ultimately presented to the City Commission.

The Oasis project received approval for approximately 6.88 Acres off South Ocean Drive, Hutchinson Island, to be developed for residential use. City Commission approved a zoning change from R-4A, Hutchinson Island Medium Density Residential Zone to PD, Planned Development. The proposal consists of 52 dwelling units/townhomes, clubhouse, and recreational facilities. The development preserves a wetland area.


OASIS





# CITY PROJECT UPDATES



## BEACH COURT

The contractor has completed the following improvements:

· 6” water main and water services

· New sanitary sewer services

· Storm drainage improvements

· Roadway subgrade

· Curb & gutter



## AVENUE B (13TH STREET TO 8TH STREET)

This project will reconstruct the roadway from 13th Street to the west side of 10th Street and from the east side of 10th Street to the west side of 8th Street. New drainage will be installed, sidewalk will be installed/replaced with ADA improvements, as needed. Pavement markings will match existing and new signage will enhance visibility and safety. All utilities will be relocated underground due to limited Right-of-Way. The City Commission awarded this project to Heavy Civil Inc. at their June 21, 2022 meeting. A preconstruction meeting was held August 31, 2022. Submittals have been received and approved for materials. Coordination with AT&T and Comcast are complete and the City is working with the contractor to complete a schedule to begin construction. A second pre-construction meeting was held on February 3, 2023. A Notice to Proceed has been issued to the contractor with a start date of March 6, 2023.

# ONGOING PROJECTS

## GEORGIA AVENUE BASIN WATER QUALITY IMPROVEMENTS:

Improvements to the 235-acre Georgia Avenue Drainage Basin will include the construction of numerous Best Management Practices (BMPs) to aid in the removal of phosphorus, nitrogen, and other harmful nutrients from stormwater discharging into the Indian River Lagoon. Improvements include:

1. The introduction of a Generation II Baffle Box to eliminate the discharge of oils and nutrients into the stormwater treatment system.

2. Installation of a control structure to control the volume of discharge from the existing treatment system thus providing additional retention time to aid in the removal of phosphorus, nitrogen, and suspended solids.

3. Construction of a bioswale which slows the conveyance of the stormwater run-off, providing more treatment time. A bioswale is a shallow swale with a wide bottom and gently sloped banks. The banks are planted with native vegetation and large boulders.

The swale's bottom is lined with limestone riprap atop a 6" base of drainfield aggregate. These vegetated swales are very important systems for improving water quality and can also reduce the volume of storm flows currently entering the Indian River Lagoon by detaining stormwater allowing percolation into the ground and giving the bioswale plants time to absorb nutrients and chemicals from run-off.

The installation of an aeration fountain into the existing lake which will increase the oxygen levels in the lake which aids in the removal of organics and nitrogen. Construction completion July 2023.

## 2023 ANNUAL RESURFACING CONTRACT:

Staff has presented the list of candidate resurfacing projects to FPUA for coordination.
Once we have received their comments, a contract will be issued for construction.
The Selected Streets are:

| STREET | FROM | TO | LF |
|---|---|---|---|
| 23rd Street | Georgia Avenue | Canal Terrace | 4,137.00 |
| 24th Street | Georgia Avenue | Canal Terrace | 3,990.00 |
| 26th Street | Orange Avenue | Moore's Creek | 1,362.78 |
| 27th Street | Orange Avenue | Moore's Creek | 1,374.66 |
| 28th Street | Orange Avenue | Moore's Creek | 1,333.09 |
| Avenue B | 33rd Street (Angle Road) | 27th Street | 2,300.00 |
| Avenue B | 27th Street | 25th Street | 650.00 |
| Boston Ave. | 25th Street | 13th Street | 4,100.00 |
| Rhode Island Ave. | 30th Street | 25th Street | 1,620.00 |




The planning committee for the upcoming Sunrise Theatre's Centennial has been busy with The Sunrise Theatre Speakeasy celebration scheduled for Saturday, July 29 7-11pm, tickets are $125. The Sunrise Theatre will be transformed back to the roaring 20's featuring the classic speakeasy entrance way into the event through the Black Box, a casino in the lobby area, bourbon bar on the second floor Friend's Lounge and mainstage will be known as the Vaudeville stage featuring music, dancing and more. Each of the different evening venues will feature food, a specialty drink, music and the Sunrise Theatre's rich, history over the last 100 years! Sponsorships are available in partnership with the Sunrise Theatre Foundation, a non-profit 501c3 whose mission is bring the experience of performing arts to children and to support theatre improvements. For sponsorship information, email marketing@sunrisetheatre.com or 772.467.4127.

March performances include Mike DelGuidice & Big Shot-Celebrate the Music of Billy Joel and Much More Friday, March 3 at 8pm; Evil Woman – The Electric Light Orchestra Experience Saturday, March 4 at 8pm; Ireland With Michael Londra, Thursday, March 9 at 7:30pm; Gordon Lightfoot, Tuesday, March 14 at 8pm; just added Ilana Glazer & Friends, Thursday, March 16 at 7:30pm; Carbonaro: Lies On Stage, Saturday, March 18 at 8pm; Jay & The Americans, Thursday, March 23 at 7:30pm; Celebrate The Music of Neil Diamond, Saturday, March 25 at 8pm and R.E.S.P.E.C.T. The Aretha Franklin Story Friday, March 31 at 8pm. Go to www.sunrisetheatre.com for an up to date listing of all events or call the box office 772.461.4775 Monday – Saturday 10am – 2pm and 2 hours prior to performances.

PEACOCK ARTS DISTRICT

FORT PIERCE, FL · THE SUNRISE CITY ·

FPRA FORT PIERCE REDEVELOPMENT AGENCY

PEACOCK ARTS DISTRICT (PAD) MURAL PROGRAM

# CALL FOR ARTISTS

**The Fort Pierce Redevelopment Agency is seeking local artists/muralists to participate in the first ever PAD Mural Program. The FPRA is seeking to activate the PAD with beautiful murals for all to enjoy.**

## APPLICATIONS ARE NOW OPEN
## CLOSES MARCH 22, 2023 AT 11:45PM

Mediums such as paint and print are accepted at this time

To apply or for more information, please use the QR code.

# PROJECTS UNDER PERMITS





Steel framing is being erected on the northern side of the Lazydays RV, located at 2398 Peters Rd. The building will house the service bays while precast concrete tilt-walls are being placed for the showroom/office area. Workers have been cutting concrete grooves for the decorative facade of the new storefront.



Vertical construction has recently begun for the 2-unit shell building located at 5545 Okeechobee Rd. Currently the rebar has been installed and concrete block walls have been placed. The openings in the walls have been temporary sealed with plywood to allow for the concrete block to be filled with grout for the fill cell inspection. Once the shell building is complete, the interior build-out for ***Chipotle Mexican Grill*** and another unknown tenant will begin.



# CONSTRUCTION VALUES FOR JANUARY 2023

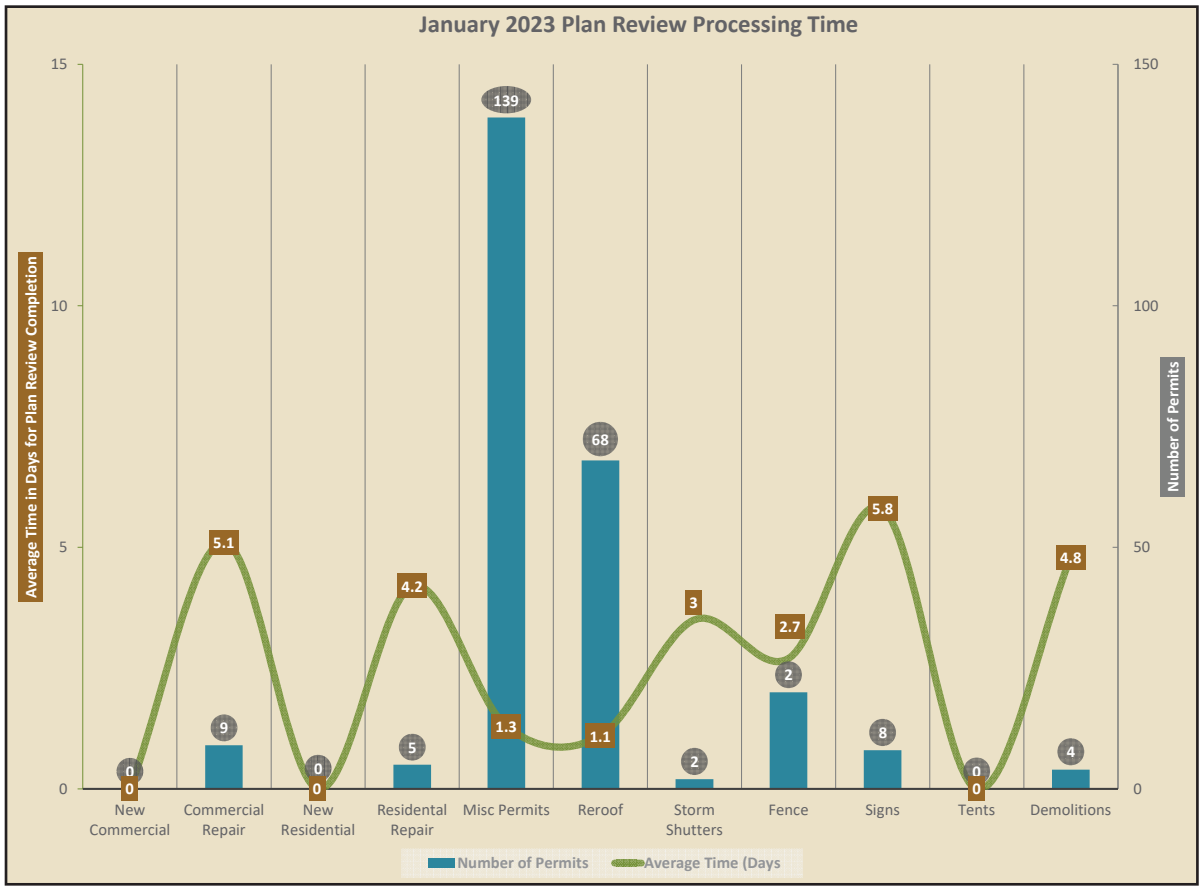
| New Construction Values (based upon permits issued January 2023) | | |
|---|---|---|
| **Permit Type** | **Number of Permits** | **Construction Value** |
| New Commercial Building | 5 | $4,395,745 |
| New Commercial Sitework | 3 | $4,330,466 |
| New Single Family/Duplex | 8 | $3,351,877 |



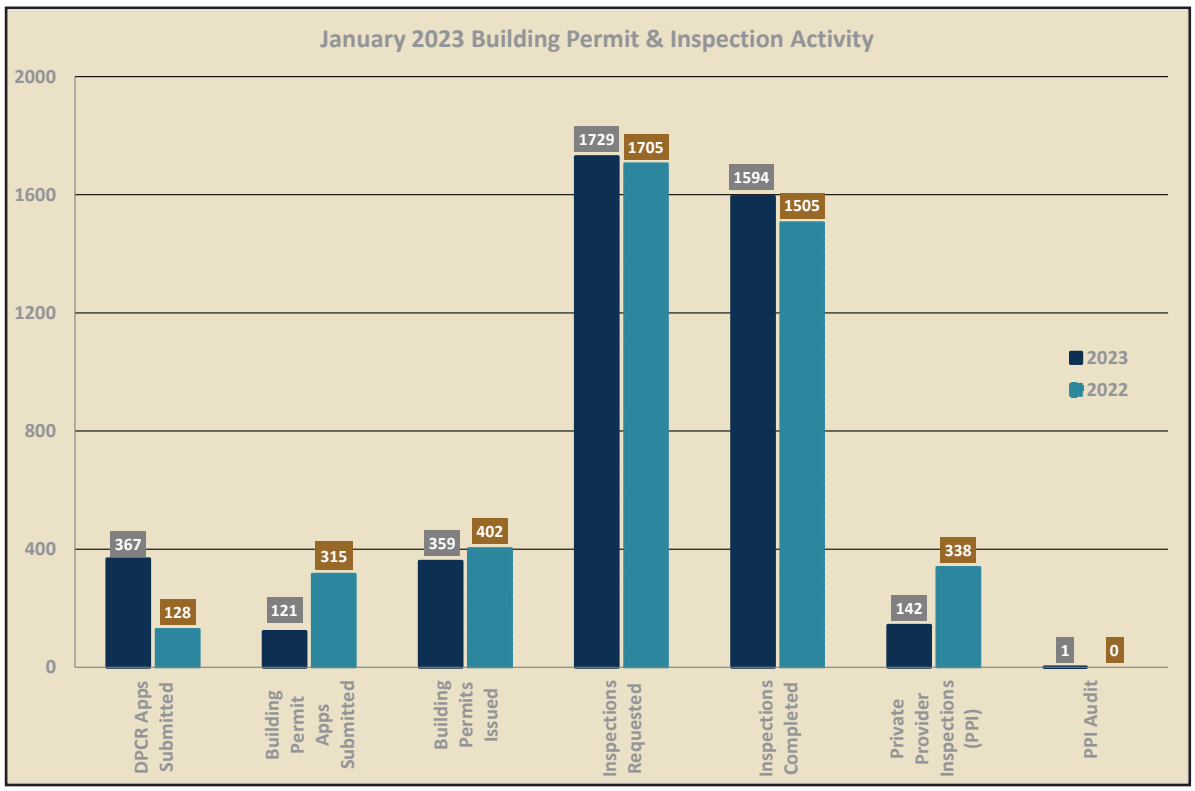
# BUILDING CHARTS FOR JANUARY 2023

## JANUARY 2023 PLAN REVIEW PROCESSING TIME & ACTIVITY REPORT COMBINED

For permits with 0 days, either the review was not completed within the month, or there were no reviews for the entire month.




## Permit & Inspection Activity Report





WEEKLY:

Every Wednesday - Green Market - Marina Square 12:00 pm - 6:30 pm
Every Saturday - Jazz Market – Marina Square 8:00 am – 1:00 pm
Every Saturday - Downtown Farmers Market - Marina Square 8:00 am – 12:00 pm

| | |
|---|---|
| 3/3 | Friday Fest – Marina Square 5pm – 9pm |
| 3/11 | Treasure Coast Paddle Battle – Jaycee Park 7am – 2pm |
| 3/17-18 | St. Patrick's Day Block Party – Sailfish Brewing Co- 2nd Street (17th) 5pm – 11pm \| (18th) 2pm – 11pm |
| 3/18 | T.C. Manatee Foundation – 5K Race – Manatee Center 480 Indian River Drive 8am – 10am |
| 3/19 | Fort Pierce Jazz Society – Waterside Blues – Marina Square 1pm – 5pm |
| 3/23 | Fort Pierce Jazz Society – Dancin in the Street – N 2nd Street 6pm – 9pm |
| 3/24 | Fort Pierce Jazz Society – Jazz Concert – Marina Square 11am – 4pm |

## RIVER WALK CENTER SALES REPORT **JANUARY 2023**

| | |
|---|---|
| **CLASSES** | $2,474.30 |
| **PARK PERMITS** | $ 2,450.05 |
| **SPECIAL EVENTS** | $2,420.00 |
| **FACILITY** | $8,837.80 |
| **TOTAL** | $16,182.15 |




We are finally growing out of the adverse effect of the pre-emerge that we applied over the summer. It was a product that most clubs in the area utilize, but unfortunately it had a negative impact on our root health. For the past few months we have been applying organic liquid fertilizers several times per week to out grow the pre-emerge issue. The warmer temperatures over the past few weeks have been a god send and with the success of the liquid, we will continue that program full time.

We have instituted a system of roping off areas of the fairways to reduce cart traffic and that has paid huge dividends! Many of these areas are chevron shaped to promote the cart traffic out to the edges rather than the "in play" areas. Players that have difficulty walking can still drive around the ends of the ropes to their golf balls. We will continue to utilize a spiker in all of the fairways and some of the tees to aid with the compaction and open up the turf for more oxygen.

On a positive note, we have finally received our new cart fleet from Yamaha! The current supply chain issues continue and have caused havoc at several area clubs. For carts that are no longer under warranty, finding parts has been almost impossible! The delivery dates on some fleets are almost TWO YEARS out now, so we feel fortunate that we have been lucky enough to grab ours only a few months late.

We pride ourselves on our customer service as well as being warm and welcoming to all players! We provide a fun and relaxed environment for players of all ages and skill levels. Our pace of play has been unmatched locally as we regularly are at, or UNDER a 4 hour round of golf on even our busiest days.

Word of mouth is our greatest form of advertising, so we ask if you've played here and enjoyed the changes we're making, please tell a friend….or two! If there's something we can improve upon…tell US so we can keep getting better! We thank all of our members and guests for their support and we ask that you please "Like" and "Follow Us" on Facebook or Instagram to see almost daily updates on the golf course and our ongoing maintenance projects.

## INDIAN HILLS SALES REPORT

| | 12/22 | 1/23 |
|---|---|---|
| **GOLF ROUNDS** | 3245 | 3225 |
| **GOLF FEES** | $90,720.86 | $89,907.75 |
| **RANGE TOKENS** | $3,376.89 | $3,368.63 |
| **MEMBERSHIP PASS** | $6,484.76 | $1,982.40 |
| **FOOD & BEVERAGES** | $7,131.51 | $6,764.04 |
| **MERCHANDISE** | $3,456.67 | $3,865.00 |
| **TOTAL** | **$111,170.69** | **$105,887.82** |






Marina staff members, Carl Dougal and Alex Leblanc participated in Fort Pierce Yacht Club Chart, a job educational experience for students in the county. Approximately 100 youth learned about job opportunities on the water and educational facts about various positions. Our staff not only taught students "a day in the life of a dock master," but also demonstrated how to tie off dock cleats and other boating knot ties.

City Marina staff member, Steve Ehnot rescued a sea turtle that was in distress in the marina. The Florida Wildlife Conservation (FWC) sent a turtle rescue organization to the marina to transport the turtle to the rehab center. The turtle was safely removed from the waters and is on the road to recovery.





# CITY MARINA FINANCIAL REPORT

| | NOVEMBER | DECEMBER | JANUARY |
|---|---|---|---|
| **Dockage Reservations** | 191 | 172 | 157 |
| **Monthly Dockage** | $142,212.68 | $196,383.77 | $170,659.94 |
| **Transient Dockage** | $95,612.81 | $97,432.05 | $104,624.37 |
| **Electricity** | $9,100.52 | $9,218.97 | $10,245.82 |
| **Retail** | $16,335.99 | $21,019.32 | $20,057.71 |
| **Gas Sales** | $32,345.43 | $36,803.59 | $58,415.79 |
| **Diesel Sales** | $204,665.90 | $134,168.59 | $149,225.45 |
| **TOTALS** | **$500,273.33** | **$495,026.29** | **$513,229.08** |




# WELCOME NEW BUSINESSES

H & M IMPACT WINDOWS & DOOR, INC.
MONTANARI, SILVIA
BRIGHTER CARE ADULT DAYCARE CENTER LLC
MAND, DIANA / SOMMER, NANCY
LAMB, MARYBETH
FEES, HEATHER
INDEPENDENT NURSING & CARETAKER STAFFING
CARLOS REYES & SONS LANDSCAPING
BROWN, SHENA
OHANA GROUP POWERED BY SELLSTATE REALTY
FOUR BROTHERS TREE COMPANY, INC.
JONES, VICTORIA
PEZZIMENTI, FRANK
CRYPTIC REFLECTION, LLC.
THE FRIENDS PRODUCE, INC.
COGLIANESE, SARAH, PA
DOMENA, NATALIE, PA

HEALTHY HORIZONS HEBIATRICS, LLC.
SOUTH FLORIDA ELECTRICAL, LLC.
HOWARD & JAMES NY STYLE RESTAURANT, LLC.
GREEN DRAGON CANNABIS
FIRST PLACE PROPERTY INVESTMENTS, INC.
BALANCED WELLBEING, LLC
MACIAS, ANDREA
SALUDVIP
ORCHID POOL CLEANING SERVICES
TONY DEAN CONSTRUCTION

www.cityoffortpierce.com | 772.467.3000

## CITY OF FORT PIERCE MISSION STATEMENT:

*"To provide community leadership, quality public service, and a safe environment for all citizens by an empowered team of employees motivated by pride in themselves and their work."*