CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, January 9, 2023 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the December 12, 2022, meeting

6. **HEARING OF THE LOCAL PLANNING AGENCY**

   a. Future Land Use Map Amendment - 33rd Street - 1503 33rd Street

7. **NEW BUSINESS**

   a. Zoning Atlas Map Amendment - 33rd Street - 1503 33rd Street

   b. Site Plan - Privilege North - 3315 Sunrise Boulevard

   c. Site Plan - Wallace Hyundai- 5553 S. US Highway 1

d. Zoning Text Amendment - Edgartown Settlement Zoning District

8. **COMMENTS FROM THE PUBLIC**

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

9. **DIRECTOR'S REPORT**

10. **BOARD COMMENTS**

11. **ADJOURNMENT**

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

Planning Board **5. a.**

Meeting Date: 01/09/2023

Re: Planning Board Minutes 12/12/22

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

Information

SUBJECT:

Minutes from the December 12, 2022, meeting

Attachments

Planning Board Minutes 12/12/22

Form Review

Form Started By: Alicia Rosenthal Started On: 12/21/2022 12:26 PM

Final Approval Date: 12/22/2022

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, DECEMBER 12, 2022, 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

Present:	Harold Albury; Nichelle Clemons; Bob Burdge; Alexander Edwards; Frank Creyaufmiller, Chairman
Absent:	Anton Kreisl; John Heaning
Staff Present:	Kev Freeman, Planning Director
	Vennis Gilmore, Assistant Planning Director
	Ryan Altizer, Planner
	Alicia Rosenthal, Planning and Development Organizer
Attendees:	Marty Sanders, Ex-officio member, St. Lucie County School Board

4. CONSIDERATION OF ABSENCES

Mr. Heaning and Mr. Kreisl were excused.

5. APPROVAL OF MINUTES

a. Minutes from the November 14, 2022 meeting

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the minutes from the November 14, 2022 meeting.

AYE: Nichelle Clemons, Bob Burdge, Alexander Edwards, Harold Albury, Chairman Frank Creyaufmiller

Passed

6. **HEARING OF THE LOCAL PLANNING AGENCY**

a. **Future Land Use Map Amendment - Millcreek - Orange Avenue**

Mr. Freeman gave an overview of the application. He explained the Future Land Use Map Amendment (FLUMA) consist of five (5) parcels of land to change the future land use designations from St. Lucie County designations of Residential High (RH), Residential Medium (RM), and General Commercial (CG) to City designations of Medium Density Residential (RM) (+/- 57.31 acres) and Mixed-Use Development (MXD) (+/- 26.42 acres). Mr. Freeman stated the annexation of the five (5) parcels was recommended for approval by the Planning Board at their August 8th, 2022, meeting. He stated that subsequently to that meeting it was found that the FLUMA legal descriptions required amendment and revised legal descriptions were submitted and attached to the application. Mr. Freeman noted the revisions do not affect the total area proposed for annexation. Mr. Freeman showed the FLU comparison of an increase in residential of 164 units and a decrease in commercial of 917,809 square feet. He also showed the decrease in traffic of 1,979 trips, mostly in the afternoon peak hours.

Mr. Freeman answered questions from the Board on reduced density and if the mixed use is separate from the residential use.

Tod Mowery, Applicant Representative from Redtail Design Group, said the density is comparable to the county and the mixed use is set up for commercial and high density residential. Mr. Mowery noted the original Millcreek development was approved in St. Lucie county for medium density residential development. Mr. Mowery answered questions from the Board.

Mr. Sanders asked Mr. Mowery to work with the developers on connectivity and not have all the traffic loading on to Orange Avenue. He noted there is not a park in the city west of 31st Street. Mr. Sanders stated that Westwood Academy is being rebuilt and there are better alternatives for access to the west.

Mr. Albury stated the project does not flow with what Fort Pierce already has going on. He said the project isolates itself, and he compared it to putting the development in a bubble.

Motion was made by Nichelle Clemons, and seconded by Bob Burdge to forward a recommendation of approval to the City Commission of the proposed large scale Future Land Use Map Amendment for Millcreek.

AYE: Bob Burdge, Alexander Edwards, Harold Albury, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

b. **Future Land Use Map Amendment - West Orange - Orange Avenue/N. Jenkins Road**

Mr. Freeman gave an overview of the application. This Future Land Use Map Amendment (FLUMA) consist of five (5) parcels of land with a proposed change of future land use designations from St. Lucie County designations of Residential Urban (RU) and Commercial (COM) to City designations of High Density Residential (RH) (+/- 80.3 acres) and General Commercial (CG) (+/- 4.5 acres). The annexation of the five (5) parcels was recommended

for approval by the Planning Board at their August 8th, 2022, meeting. Subsequently, to that meeting it was found that the FLUMA legal descriptions required amendment. Revised legal descriptions were submitted and were attached to the application. The revisions do not affect the total area proposed for annexation. The Future Land Use comparison is an increase in residential of 1,133 units and a decrease in commercial 784,080 square feet. Mr. Freeman noted a traffic reduction of 7,102 vehicles, mostly during the afternoon peak hours.

Tod Mowery, Applicant Representative from Redtail Design Group, said by annexing these parcels into the city it will give the city better control with a higher look of quality.

Motion was made by Alexander Edwards, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission for the proposed large scale Future Land Use Map Amendment for West Orange.

AYE: Alexander Edwards, Harold Albury, Nichelle Clemons, Bob Burdge, Chairman Frank Creyaufmiller

Passed

7. NEW BUSINESS

a. Zoning Atlas Map Amendment - Millcreek Planned Development - Orange Ave

Mr. Freeman gave an overview of the application. He explained the applicant is proposing a bubble plan for the Planned Development (PD). Mr. Freeman asked the Planning Board to state the items that need to be addressed before the final design comes back to the Planning Board for approval. Mr. Freeman stated the request is to change the zoning classification from St. Lucie County PUD and Commercial General to the City classification of Planned Development for five (5) parcels of land. The annexation of the five (5) parcels was recommended for approval by the Planning Board at the August 8th, 2022, meeting. The concept plan shows the breakdown of multifamily, commercial and preserve development. Mr. Freeman stated there are 15 conditions attached to the development along with development criteria.

Mr. Freeman answered questions from the Board on the wetalnds being developed as a park, connectivity between the commercial and residential development, architectural features, electric charging stations and bike lanes.

Mr. Sanders emphasized pedestrian connectivity is needed for Westwood High School in order to minimize school buses on Orange Avenue, which delay traffic.

Tod Mowery, Applicant Representative from Redtail Design Group, stated there will be four different PODS with different developers and at this time they don't know the end users for each product. Mr. Mowery noted the environmental requirements and tree mitigation has already been done. Mr. Mowery said the 7.5 acre land preserve prevents connectivity to Mariah Court and the wetlands and stormwater lake also creates a challenge for connectivity. Mr. Mowery said he is sensitive to pedestrian connectivity, but he does not know how the vehicular connectivity will work. Mr. Mowery said the next step is to create a site specific plan with different phases and different applicants. He added the landscape will be maintained by the overall association and there will be separate homeowner associations within the PD.

Mr. Sanders stated that if the HOA does not alow the school busies in the development, the bus stop will have to be on Orange Avenue, which is not safe. He said he would like one bus

stop near the entrance and connectivity to Mariah Court would be ideal.

Mr. Albury stressed the need for more than two electric charging stations at apartments and large developments, and he suggested bike lanes and complete streets for a pedestrian friendly development. Mr. Albury highlighted that this development can be an example for future development and could eventually be similar to Tradition in Port St. Lucie, where it continues out to connect the overall development. He stated the development is not conducive to walking and the mixed use is interlocked in a grid lock pattern and is lacking connectivity. Mr. Albury said the main focus is connectivity, providing complete streets and amenities for now and in the future.

Mr. Freeman summarized the Board's discussion points regarding changes they would like to see in the final plan. He stated bus stops incorporated into the site, electric charging stations, bike lanes, pedestrian connectivity, complete streets, on-street parking, provisions for a park and strategic roadway connectivity.

Motion was made by Harold Albury, and seconded by Nichelle Clemons to forward the Millcreek Planned Development Zoning Atlas amendment for approval to City Commission, noting the fifteen (15) conditions attached at Exhibit D and the Development Criteria PD1 of the draft Ordinance and the seven (7) additional conditions added by the Planning Board.
1. The parcels subject of this ordinance and zoned PD, shall conform to the following:
a.The Conceptual PD Plan submitted and titled Orange Ave. Development II, Orange Ave. PD Plan, by Redtail DG, dated 09/02/2022.
b.The Preliminary Overall Site Plan submitted and titled Orange Ave. Development II, Millcreek, E, F, G, Site Plan, by Redtail DG, dated 05/15/2022.
c. The Millcreek Development Criteria Requirements, attached hereto as Attachment PD1.
2. Prior to development, a Final PD site plan application shall be submitted as a Major Amendment to the PD zoning.
3. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.
4. Prior to submittal of Final PD site plan, a state wetland jurisdictional determination shall be conducted to determine the exact boundaries of the wetlands located on site. Further wetland evaluation and assessment shall be conducted to further determine mitigation options available for this site.
5. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.
6. Prior to submittal of Final PD site plan, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site
7. A detailed stormwater and drainage plan and statement shall be submitted at time of Final PD site plan.
8. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
9. The Final PD site plan shall include a development phasing schedule indicating the approximate date when construction of the project can be expected to begin and the number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
10. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.
11. The Final PD site plan shall include quantitative data for the total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of nonresidential acreage.
12. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any

of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
13. The Final PD site plan shall contain the following information, at minimum:
a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
c. The location, size and height of present and proposed buildings and structures.
d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.
e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.
14. 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 completed prior to the issuance of any Building Permit.
15. After completion of the Unity of Title and Lot Combination, a General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.
16. Investigate the provisions of incorporating bus stops within the development with the assistance of the school district.
17. More than two electric charging stations should be provided. Staff will discuss the ratio with the applicant.
18. Incorporate bike lanes in the final site plan.
19. Incorporate pedestrian connectivity in the final site plan.
20. Look at elements for complete streets design and on-street parking.
20. Look at provision of parks.
21. Explore strategic roadway connectivity.
Millcreek Development Criteria Requirements

AYE: Harold Albury, Nichelle Clemons, Bob Burdge, Alexander Edwards, Chairman Frank Creyaufmiller

Passed

b. **Zoning Altlas Map Amendment - West Orange Planned Development - Orange Ave/ N. Jenkins Road**

Mr. Freeman gave an overview of the application. The Zoning Atlas Map Amendment consist of five (5) parcels of land, changing the zoning classification from St. Lucie County RS-2 and Commercial General to City classification of Planned Development. The annexation of the five (5) parcels was recommended for approval by the Planning Board at their August 8th, 2022, meeting. Mr. Freeman stated there are 15 conditions attached to the development along with development criteria.

Chairman Creyaufmiller suggested the seven conditions that were added to the Millcreek Zoning Atlas Map Amendment Planned Development also be added to the West Orange Zoning Atlas Map Amendment Planned Development.

Mr. Freeman stated that is acceptable because the Planned Development is similar to Millcreek and the scope of the conditions are relevant.

Mr. Mowery explained that West Orange is a step-down development with commercial to the outside, then multifamily, then townhomes and in the middle is the single family homes.

Mr. Sanders stated Westwood HIgh School is 660 feet away from the proposed development, and he said connectivity is important and needs to be looked at.

Motion was made by Nichelle Clemons, and seconded by Bob Burdge to forward the West Orange Planned Development Zoning Atlas amendment for approval to City Commission, noting the fifteen (15) conditions attached at Exhibit D and the Development Criteria PD1 of the draft Ordinance and the seven (7) conditions added by the Planning Board.

1. The parcels subject of this ordinance and zoned PD, shall conform to the following:
a. The Preliminary Overall Masterplan submitted and titled Orange Ave. Development II, Parcel Exhibit Orange Ave. PD Plan, by Redtail DG, dated 06/11/2022
b. The West Orange Development Criteria Requirements, attached hereto as Attachment PD1.
2. Prior to development, a Final PD site plan application shall be submitted as a Major Amendment to the PD zoning.
3. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.
4. Prior to submittal of Final PD site plan, a state wetland jurisdictional determination shall be conducted to determine the exact boundaries of the wetlands located on site. Further wetland evaluation and assessment shall be conducted to further determine mitigation options available for this site.
5. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.
6. Prior to submittal of Final PD site plan, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site
7. A detailed stormwater and drainage plan and statement shall be submitted at time of Final PD site plan.
8. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
9. The Final PD site plan shall include a development phasing schedule indicating the approximate date when construction of the project can be expected to begin and the number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
10.The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.
11. The Final PD site plan shall include quantitative data for the total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of nonresidential acreage.
12. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
13. The Final PD site plan shall contain the following information, at minimum:
a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
c. The location, size and height of present and proposed buildings and structures.

d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.
e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.
14. 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 completed prior to the issuance of any Building Permit.
15. After completion of the Unity of Title and Lot Combination, a General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.
16. Investigate the provisions of incorporating bus stops within the development with the assistance of the school district.
17. More than two electric charging stations should be provided. Staff will discuss the ratio with the applicant.
18. Incorporate bike lanes in the final site plan.
19. Incorporate pedestrian connectivity in the final site plan.
20. Look at elements for complete streets design and on-street parking.
20. Look at provision of parks.
21. Explore strategic roadway connectivity.
West Orange Development Criteria Requirements

AYE: Nichelle Clemons, Bob Burdge, Alexander Edwards, Harold Albury, Chairman Frank Creyaufmiller

Passed

c. **Zoning Atlas Map Amendment - 805 Office Plaza - 805 Virginia Avenue - 2422-602-0001-000-7**

Chairman Creyaufmiller asked for a motion to remove Item 7c from the table.

Mr. Altizer gave an overview of the application, and he explained at the November 14, 2022, Planning Board meeting, the Board suggested the zoning be changed to Office Commercial, C-1 instead of General Commercial, C-3. Mr. Altizer stated the applicant has decided to move forward with the C-1 zoning classification.

Brad Currie, Applicant Representative, from Engineering Design & Construction, spoke to the property owner, and he agreed with the change to C-1. Mr. Currie thanked the Board for bringing the zoning change to his attention.

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to remove item 7c from the table.

AYE: Bob Burdge, Alexander Edwards, Harold Albury, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

Motion was made by Bob Burdge, and seconded by Harold Albury to forward a recommendation of approval to the City Commission for the rezoning from R-5, High Density Residential, to C-1, Office Commercial.

AYE: Bob Burdge, Alexander Edwards, Harold Albury, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

d. **Zoning Atlas Map Amendment - Oasis Townhomes Planned Development - 901 and 1001 South Ocean Drive**

Mr. Gilmore gave an overview of the application. He said the Zoning Atlas Map Amendment request is to go from R-4A, Hutchinson Island Medium Density Residential (1 parcel) to PD, Planned Development with an associated Development Plan, which consist of 52 dwelling units/townhomes, clubhouse, recreational facilities and associated improvements. Mr. Gilmore noted the PD Development Plan is requesting a zoning waiver for 22 townhomes up to 30 feet wide instead of the 24-foot lot width. Mr. Gilmore stated the wetlands are not going to be developed as part of the project.

Chairman Creyaufmiller stated he has concerns with the development runoff being treated as pre-filtration before entering the lagoon waters. Chairman Creyaufmiller requested that in 2023, the City's Engineer of record attend the Planning Board meetings to answer any questions regarding projects that require Engineering review.

Pete Sweeney, Applicant Representative from Block and Scarpa, stated the property has been vacant for decades. He said the wetlands will continue to be wetlands and the technical representatives are addressing the stormwater engineering. Mr. Sweeney said they would continue to work with staff on connectivity.

Staff answered questions from the Board on street lighting, bus stop and sidewalks. Board discussion ensued with Mr. Sweeney and Mr. Sanders about placing a sidewalk on Crestview. Chairman Creyaufmiller said he would like a consideration of a sidewalk on Crestview or a school bus stop arrangement on Crestview. Mr. Sanders encouraged the developer to put in a sidewalk on Crestview to make the bus stop safer as things get busier in that area.

Motion was made by Nichelle Clemons, and seconded by Harold Albury to forward a recommendation of approval to the City Commission for the Zoning Atlas Amendment chagne from R-4A, Hutchinson Island Medium Density Residential (1 parcel) to PD, Planned Development with the associated Development Plan.

AYE: Nichelle Clemons, Bob Burdge, Alexander Edwards, Harold Albury, Chairman Frank Creyaufmiller

Passed

e. **Conditional Use - McAteer Residence - 326 South 2nd Street**

Mr. Altizer gave an overview of the application. He said the applicant is converting the existing 2,833 square foot office building, originally constructed as a single family residence, back to its original use including the extension of the back porch, addition of a swimming pool, remodeling the garage, an addition of an entry pergola and removing part of the parking lot. Mr. Altizer stated the Historic Preservation Board reviewed and approved the Certificate

of Appropriateness for all the proposed changes on their October 24th, 2022, meeting.

Staff answered questions from the Board on rezoning instead of the conditional use and the age of the building.

Mike Menard, Applicant Representative from Architectonic, stated they are keeping the character of the building by replacing the mismatched siding, windows and flooring.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission. for the proposed Conditional Use located at 326 S. 2nd Street.

AYE: Alexander Edwards, Harold Albury, Nichelle Clemons, Bob Burdge, Chairman Frank Creyaufmiller

Passed

f. **Conditional Use - Synergy School of Tomorrow - 5900 Tedder Road**

Mr. Altizer gave an overview of the application. He stated there are two existing 36,540 square foot structures. The hours of operation are from 9:00 am to 4:30 pm and the school will employee 20-25 staff members. Mr. Altizer said the tentative capacity is approximately 300, 6th-8th grade students. Mr. Altizer answered questions from the Board on the expansion and the original use of the school.

Brad Currie, Applicant Representative from Engineering, Design and Construction, stated the original use of the buildings was a school, and most recently, it was being used as a school. He said there will be free busing to the school or the children will be dropped off. Mr. Currie added the school has plenty of parking, and it is perfect for the use.

Jason Mittler, Synergy School of Tomorrow, Advisory Board member, stated the vocational school has been around since year 2000 and the owner started the school because of her own children. He said there are currently 800 students and 99% are a diverse group of step up students. Mr. Mittler highlighted that before the students leave the school they will have credentials and completion of the apprenticeship program allows students to go right into the adult program. Mr. Mittler handed out a Synergy School flyer to the Board members.

Mr. Sanders stated the students would be coming from a much larger area and the walkers coming to the school would be minimal.

Donnelyn Khourie, Director, Synergy School of Tomorrow, stated the school provides vocational training, sports and arts, and they do not charge the parents. Free meals are given to the children. She said the school believes every child is different, and the students will graduate with a high school diploma. Ms. Khourie said the step-up program is an income based scholarship poverty level program.

Motion was made by Nichelle Clemons, and seconded by Bob Burdge to forward a recommendation of approval to the City Commission for the Synergy School of Tomorrow Conditional Use located at 5900 Tedder Road.

AYE: Harold Albury, Nichelle Clemons, Bob Burdge, Alexander Edwards, Chairman Frank Creyaufmiller

Passed

g. **Conditional Use - Longman Garage and Guest House - 1506 Thumb Point Drive (Resubmittal)**

Mr. Gilmore gave an overview of the application. He stated the application is a re-submittal of the proposed Conditional Use for a total roof peak height of 33.7 (approximately 34 feet). Originally, the applicant's submittal to the Planning Board on November 14, 2022, was not clear about the height, setbacks, and whether there are kitchen facilities. The applicant has submitted plans with clarification to all previous concerns. Mr. Gilmore answered questions from the Board on the heightt, exterior changes, if the kitchen was removed, and the electricity amps in the wetbar area. Mr. Gilmore said he received some e-mails in opposition of the Conditional Use from residences that could not attend the meeting.

Mr. Freeman explained the zoning does not allow for an additional dwelling unit. The applicant originally submitted plan with a kitchen. He said state statute does not allow the Board to make any recommendations on the architectural design and the Board is not approving an additional dwelling unit.

Dan Longman, Owner, stated the home currently does not have a garage, and he needs the extra height to store a boat in the garage during hurricane season. Mr. Longman said they will be using the upstairs portion of the garage while the main house is being redone, and then it will be converted into a gym.

David Hicks, nextdoor neighbor to Mr. Longman, stated all but one home on the side of the street is single story. Mr. Hicks said the two buildings look disimilar and the imposing structure does not fit in the single family one-story community neighborhood and hinders his privacy.

Mr. Freeman noted there have been several Conditional Uses for homes over 28 feet within the Thumb Point neighborhood.

Mr. Longman said water is behind the structure, and it will not be looking down on anyone. Mr. Longman highlighted that he will be raising the height of the original house so that it flows with the garage.

Mr. Burdge said he wants to be assured there will not be a kitchen because the zoning does not allow for two dwelling units on the property. Mr. Freeman suggested using the letter and plan from the architect, which states the kitchen is being removed.

Mr. Sanders said many of the homes on Thumb Point are being replaced with two-story homes due to flooding.

Motion was made by Nichelle Clemons, and seconded by Harold Albury to forward a recommendation of approval to the City Commission for the Conditional Use application to construct a two-story garage and guest house at the height of 33.7 feet, located at 1506 Thumb Point Drive, based on the letter and plan from the architect dated December 1, 2022.

AYE: Nichelle Clemons, Bob Burdge, Alexander Edwards, Harold Albury, Chairman Frank Creyaufmiller

Passed

h. **Site Plan and Conditional Use - Aria Apartments - 3000 Okeechobee Road**

Mr. Gilmore gave an overview of the application. The applicant is requesting approval of a Site Plan and Conditional Use to construct a 112-unit multifamily innovative residential development with a 2,168 square foot clubhouse with a swimming pool, and associated site improvements. In addition, to make the project viable, the applicant is taking advantage of the additional two (2) units per acre density bonus. Without the addition of the requested density bonus, the proposed site plan is allowed 67 units. This site plan was previously approved by City Commission on October 5, 2020, with a 17 units per acre density bonus. The site plan and density bonuses have since expired, due to no building permits being submitted.

Leslie Olson, Applicant Representative from the District Planning Group, gave an overview of the project. She said the location is less than 1/4 mile to a transit stop, and it is close to Indian River State College. Ms. Olson stated this is a high quality rental community with great amenities to attract entry level and mid-level young people working in the area.

Mr. Albury asked if the community will have electric charging stations. He stated it is an amenity people will be looking for, and they should be placed in the development.

Applicant, Erdem Altidoe, Arrow Investment Group, stated he is happy to add charging stations, and he asked how many and how to secure them.

Mr. Gilmore suggested reaching out to the St. Lucie County Transportation Planning Organization (TPO) for advice on and Chairman Creyaufmiller said there may be funding available for charging stations.

Motion was made by Harold Albury, and seconded by Nichelle Clemons to forward a recommendation of approval of the Site Plan and Conditional Use for Aria Apartments located at 3000 Okeechobee Road with the following conditions:

1. Incorporate littoral zone plantings around the lake/retention pond per City Code Section 123-
2. 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.
3. 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.
4. More than two electric charging stations should be provided. Staff will discuss the ratio with the applicant.

AYE: Nichelle Clemons, Bob Burdge, Alexander Edwards, Harold Albury, Chairman Frank Creyaufmiller

Passed

i. **Site Plan - Kings Highway Commerce Center - 4 Parcels (2313-333-0001-000-7, 2313-332-0000-000-7, 2313-332-0000-010-0, 2313-331-0000-000-4)**

Mr. Gilmore gave an overview of the application. He noted that the Future Land Use Map Amendment and Rezoning was recently approved by the City Commission. He stated the applicant is requesting approval to construct two (2) flex-space buildings totaling 442,000 square feet of office and warehouse distribution space with associated site improvements at or near the southeast corner of South Kings Highway and Graham Road. The proposed site

plan is phased with Phase I consisting of Building 1 with 206,000 square feet of warehouse space and 15,000 square feet of office space. Phase II will consist of 206,000 square feet of warehouse space and 15,000 square feet of office space in addition.

Jeff Iravani, Applicant Representative, said he would like to leave the option of electric charging stations up to the users. He said that it would be a luxury for the workers, and it is not a requirement. Mr. Iravani stated this will be large users for distribution and warehouse space with the main access coming from the turnpike to the south and I-95 and State Road 60 to the north. Kings Highway will be a right turn in and out.

Mr. Albury said it is a necessity to have at least one electric charging station on site for people driving long distances.

Motion was made by Nichelle Clemons, and seconded by Harold Albury to forward a recommendation of approval to the City Commission for the Kings Highway Commerce Center Site Plan for 4 Parcels (2313-333-0001-000-7, 2313-332-0000-000-7, 2313-332-0000-010-0, 2313-331-0000-000-4) 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.
3. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.
4. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building.

AYE: Bob Burdge, Alexander Edwards, Harold Albury, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

j. **Site Plan - Hillpointe Residential - 2101 and 2151 S. Jenkins Road**

Mr. Altizer gave an overview of the application. He stated the applicant is requesting approval of a Site Plan to construct a 252-unit multifamily development with eight (8) multifamily buildings, 5 garages, a clubhouse with a pool and a gym, and associated site improvements. He noted the applicant is providing 1.8 parking spaces per unit, when only 1.5 parking spaces per unit is required.

Mr. Sanders stated he is not comfortable with the bus stop design, and he prefers the bus stop is incorporated into the apartment entrance instead of picking students up on Jenkins Road. Mr. Sanders said it is the Department of Education requirements to put the median in the bulb out, so the traffic can be controlled.

Brad Currie, Applicant Representative from Engineering, Design and Construction, stated there are conflicts with the location of the circle for the bus stop. He suggested moving the bus stop away from the entrance for fewer conflicts and safety.

Alejandro Toro, Applicant Representative from Engineering, Design and Construction, said there will be EV charging stations at the apartment complex.

Nick Everly, from Hillpointe LLC, stated they have several other communities without gates and the current facilities with 300 units have four or five charging stations per development. Mr. Everly said he is happy to put them in due to market forces.

Motion was made by Harold Albury, and seconded by Nichelle Clemons to forward a recommendation of approval for the Hillpointe Residential Site Plan located at 2101 and 2151 S. Jenkins Road 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.
3. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.
4. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building and residential unit.
5. More than two electric charging stations should be provided. Staff will discuss the ratio with the applicant.

AYE: Alexander Edwards, Harold Albury, Nichelle Clemons, Bob Burdge, Chairman Frank Creyaufmiller

Passed

k. **Preliminary Plat - Bent Creek A2 - 829 Bent Creek Drive**

Mr. Altizer gave an overview of the application. He said the applicant is requesting approval of a Preliminary 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.

Brian Nolan, Applicant Representative from Lucido and Associates, stated the landscape plan for A-2 has been submitted, and the final plat is ready to go. He noted that Bent Creek was approved in early 2000 and Lennar picked it up several years ago. The build out of the Planned Unit Development was already approved. Mr. Nolan answered questions from the Board on streetscape, Peterson Road, and park in Bent Creek.

Motion was made by Bob Burdge, and seconded by Harold Albury to forward a recommendation of approval to the City Commission for the Bent Creek A2 Preliminary Plat located at 829 Bent Creek Drive with the following condition:

1. Prior to the submittal of the Final Plat address all the City of Fort Pierce Engineering Comments on the Plat document.

AYE: Harold Albury, Nichelle Clemons, Bob Burdge, Alexander Edwards, Chairman Frank Creyaufmiller

Passed

l. **Abandonment - Carlton Court - 1100 Colonnades Drive**

Mr. Altizer gave an overview of the application. The applicant is requesting approval of an Abandonment of right-of-way near the southeast corner of Seaway Drive and Carlton Court; abutting the parcel located at 1100 Colonnades Drive to the south. The segment of Carlton Court has been unimproved and has not been utilized for utility infrastructure. This right-of-way segment sought for abandonment offers minimal vehicular, pedestrian, or utility design advantage to the City of Fort Pierce, especially in its unimproved state. The applicant owns the properties adjacent to the south of the subject Carlton Court right-of-way. The underlying objective for the applicant is to provide additional space for a driveway connection.

Marcia Baker, Applicant Representative, stated the applicant asked her to research how to add a driveway connection from the rear to the front parking lot. In researching this Ms. Baker told a short story about the history of water storage containers being placed on this property for the Fort Pierce amphibious training base. Ms. Baker showed a survey to the Board that she had located from 1944. Ms Baker stated the applicant would like the city to waive the $2,100.00 appraisal fee since over $7,000 in appraisal fees were already paid. Ms. Baker stated the applicant maintains the property and right-of -way.

Motion was made by Nichelle Clemons, and seconded by Bob Burdge to forward a recommendation of approval to the City Commission for the abandonment of an unopened southern portion of Carlton Court between Seaway Drive and Alhambra Street which abuts the land holdings at 1100 Colonnades Drive with the following recommendation:

1. Waive payment of the appraised value, $2,100, for the subject right-of-way.

AYE: Nichelle Clemons, Bob Burdge, Alexander Edwards, Harold Albury, Chairman Frank Creyaufmiller

Passed

8. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

9. **DIRECTOR'S REPORT**

Mr. Freeman stated he is working on strategic direction with the City Commission, including the downtown district, transportation and design in certain areas.

10. BOARD COMMENTS

Chairman Creyaufmiller stated the Historic Preservation Board had conversations about the Edgartown text amendment, and it is currently with the City Attorney's office.

Chairman Creyaufmiller said he appreciated Mr. Burdge's service to the city from 1988 to 2022 as a Planning Board member, Planning Board chair and City Commissioner. He said the Board was lucky to have the historical value.

Mr. Burdge said he talked with Commissioner Broderick and there will be a change in Mr. Burdge's seat. Mr. Burdge said he served on the Planning Board in the 1980s for five years and then was elected as a Commissioner for eight years and has been on the Planning Board since 2009, and he has served as a volunteer to the city for 40 years. Mr. Burdge said he enjoyed his time on the Board, and he wished he had more schooling. Chairman Creyaufmiller encourage other Board members to attend outside planning meetings and

conferences to expand their education.

Mr. Sanders informed the Board of the St. Lucie School district vocational Career and Technical Education that has 40 different programs.

11. ADJOURNMENT

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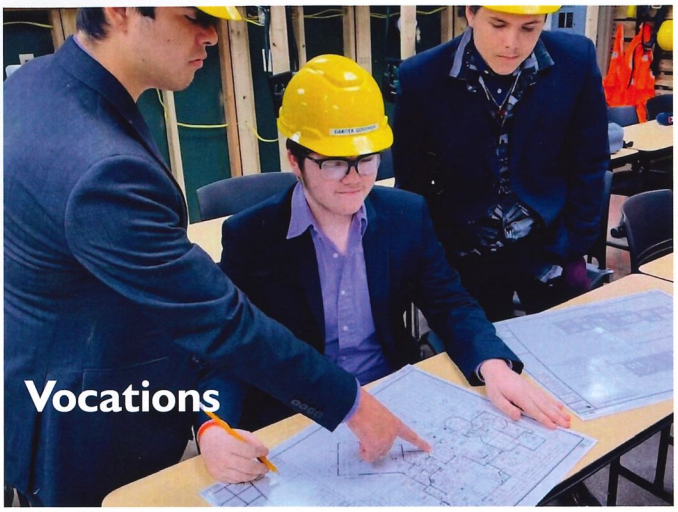
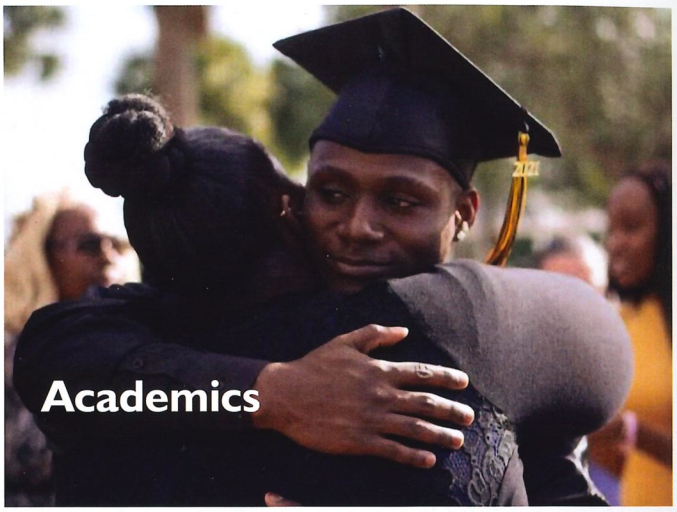
Synergy Vocational Academy's vision is to produce students who are fully devoted followers of God, and altogether prepared to enter the workforce, pre-apprentice, and/or college as productive and successful members of society.





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Synergy is committed to provide various opportunities for student achievement through certifications, dual enrollment, apprenticeship training, and clinical/hands-on simulations. Synergy recognizes that every student learns differently, therefore, we offer two distinctive educational pathways, which includes vocational training and/or college prep.

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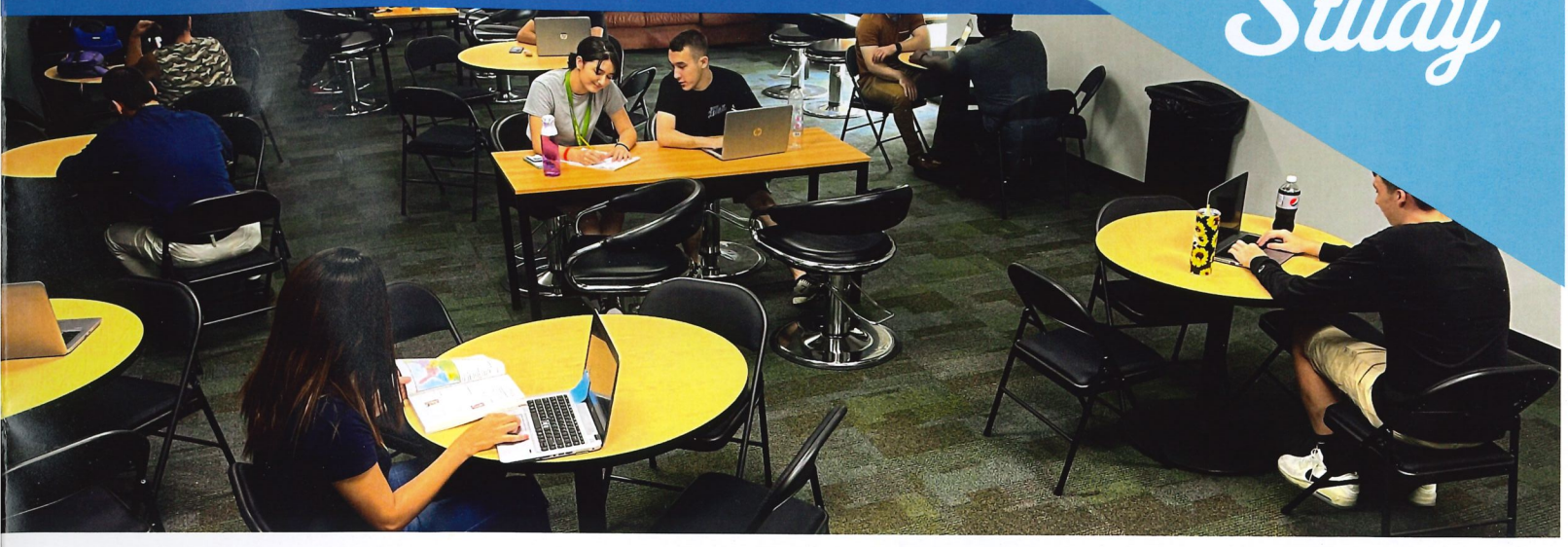
Saints Campus Life!



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Meet up with peers to study or make one-on-one tutoring appointments with teachers in our spacious high school learning center or the "Alpha Lounge", our 12th-grade Senior Lounge.

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Friendship

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Experience SVA's Campus Worship!

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(772) 801-5522

Synergy Vocational Academy K-12 is a 501c3 non-profit private learning academy that partners with business, civic, and ministry leaders to unite our students, families, and faculty with the community.

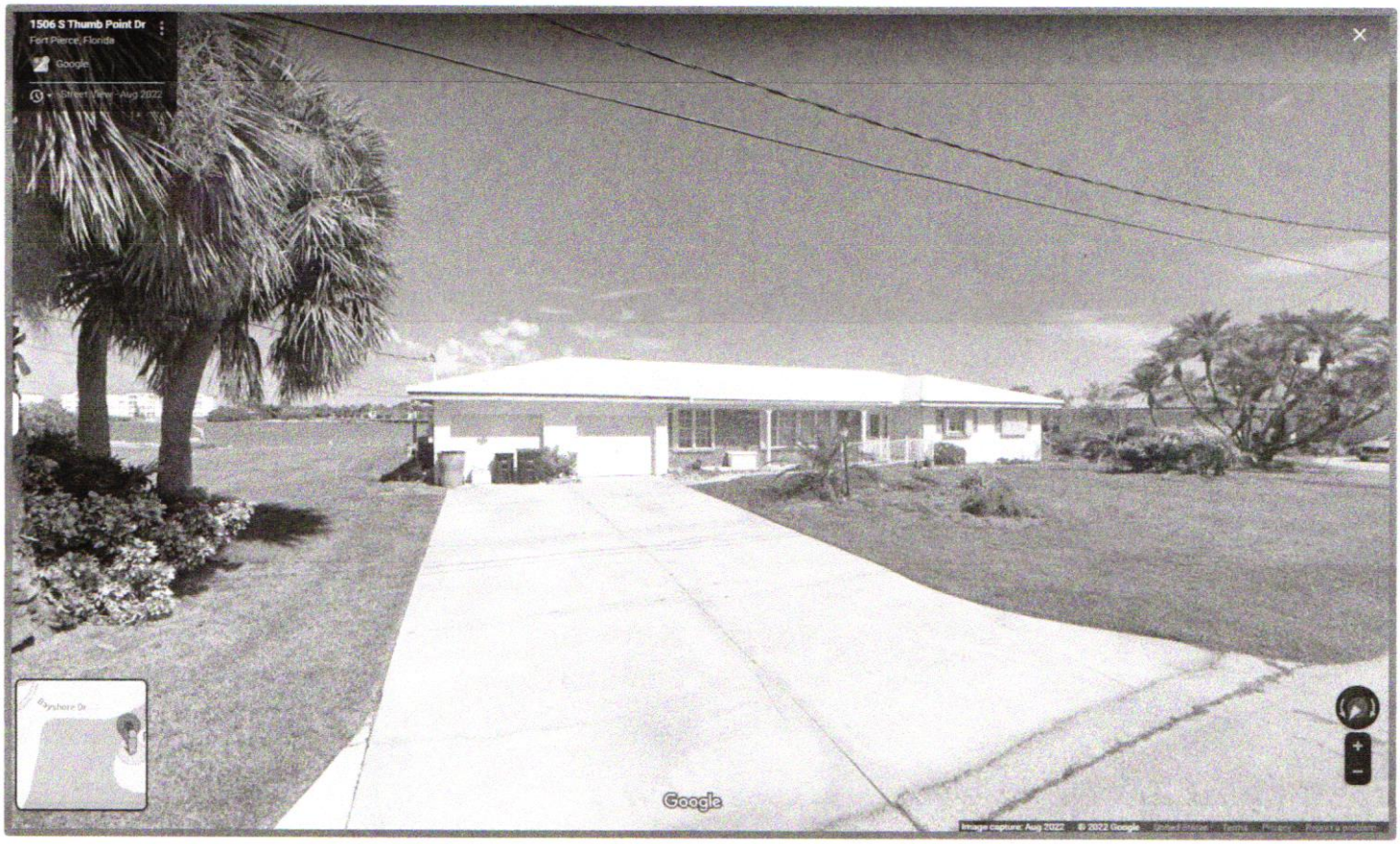
Untitled

David Hicks <davidahicks1@icloud.com>

Mon 11/14/2022 9:41 AM

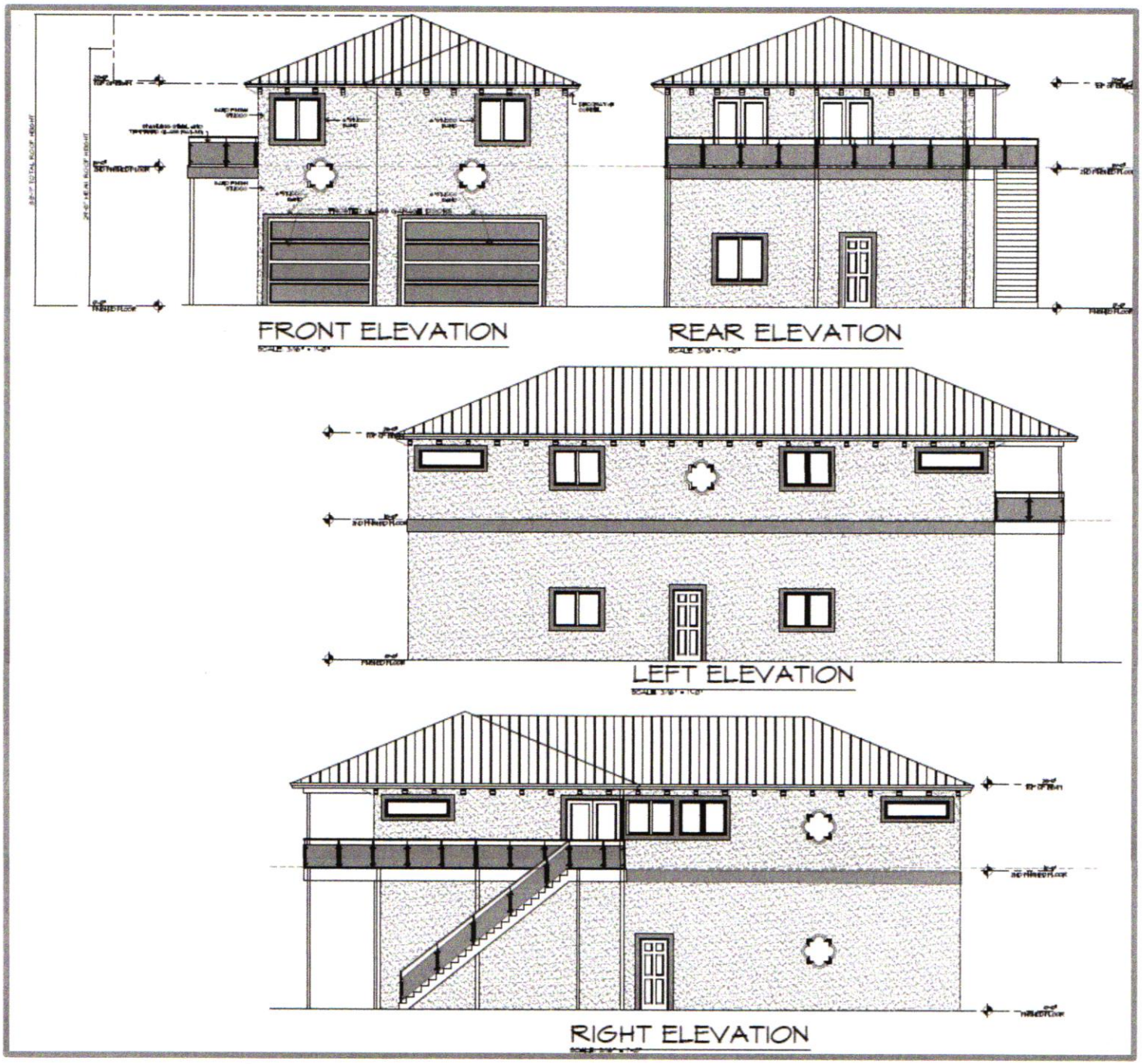
To: David Hicks <dave@davidahicks.com>;

Sent from my iPhone



Existing Single-Family Residence Street View Elevation

How will this co-exist with the boxy detached garage.



Proposed Elevations

From: davidahicks1@icloud.com,
To: david.hicks11@verizon.net,
Date: Sun, Dec 11, 2022 8:01 pm
Attachments: IMG_4228.jpg (963K)

Southeast Thumb Point

Sent from my iPhone

1 Attached Images

From: davidahicks1@icloud.com,
To: david.hicks11@verizon.net,
Date: Sun, Dec 11, 2022 2:08 pm
Attachments: IMG_4226.jpg (154K)

Southeast Thumb Point

Sent from my iPhone

1 Attached Images

From: davidahicks1@icloud.com,
To: david.hicks11@verizon.net,
Date: Sun, Dec 11, 2022 8:01 pm
Attachments: IMG_4227.jpg (1447K)

Southeast Thumb Point

Sent from my iPhone

1 Attached Images

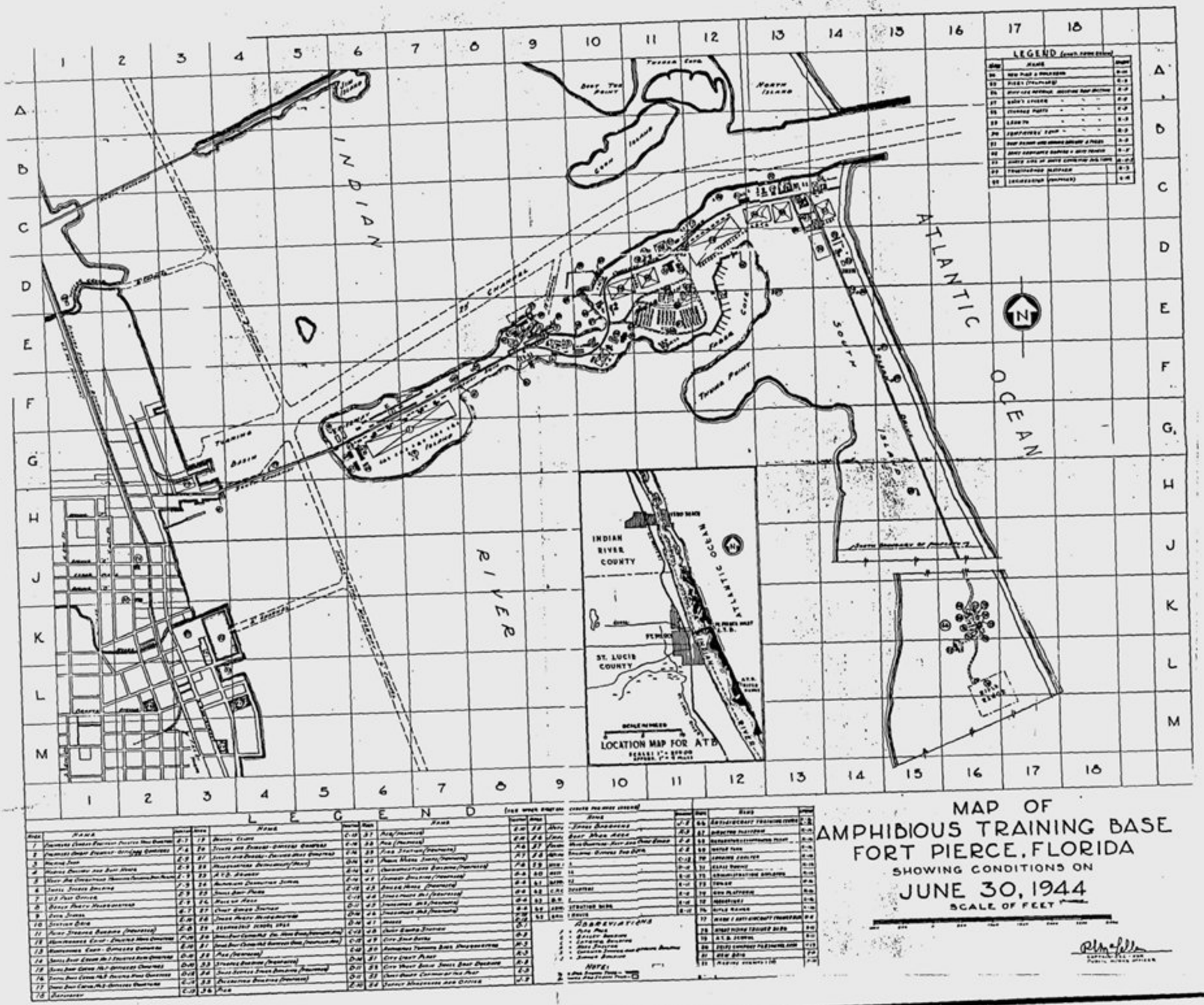
From: davidahicks1@icloud.com,
To: david.hicks11@verizon.net,
Date: Sun, Dec 11, 2022 8:00 pm
Attachments: IMG_4224.jpg (1045K)

Southeast Thumb Point

Sent from my iPhone

1 Attached Images

7-12



MAP OF AMPHIBIOUS TRAINING BASE FORT PIERCE, FLORIDA

SHOWING CONDITIONS ON

JUNE 30, 1944

SCALE OF FEET

ONLY COPY
THIS CAME FROM
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IN S.L.C. 1992±

3F #5

Planning Board **6. a.**

Meeting Date: 01/09/2023

Re: Future Land Use Map Amendment - 33rd Street - 1503 33rd Street

Information

SUBJECT:

Future Land Use Map Amendment - 33rd Street - 1503 33rd Street

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.

RECOMMENDATION:

The requested Application for a Future Land Use Map Amendment (FLUMA) 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.

ALTERNATIVES:

1. Recommend Approval with Conditions
2. Recommend Disapproval

RESPONSIBLE STAFF:

Ryan Altizer, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report & Supporting Documents

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 12/30/2022 03:23 PM

Final Approval Date: 01/02/2023

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.

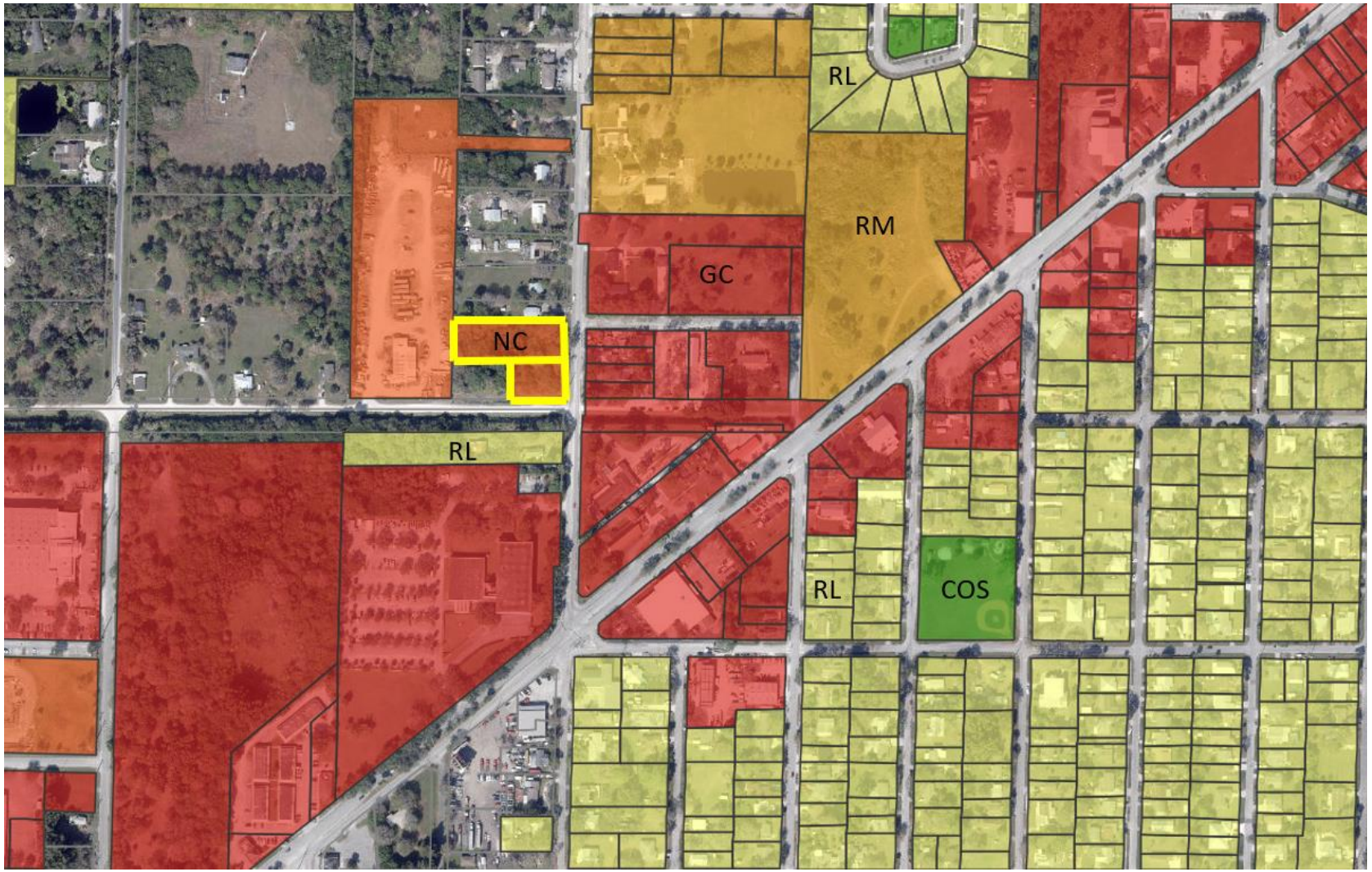
SITE LOCATION

SITE AREA= 1.31 +/- Acres

1503 S. 33RD STREET – FLUMA

EXISTING FUTURE LAND USE

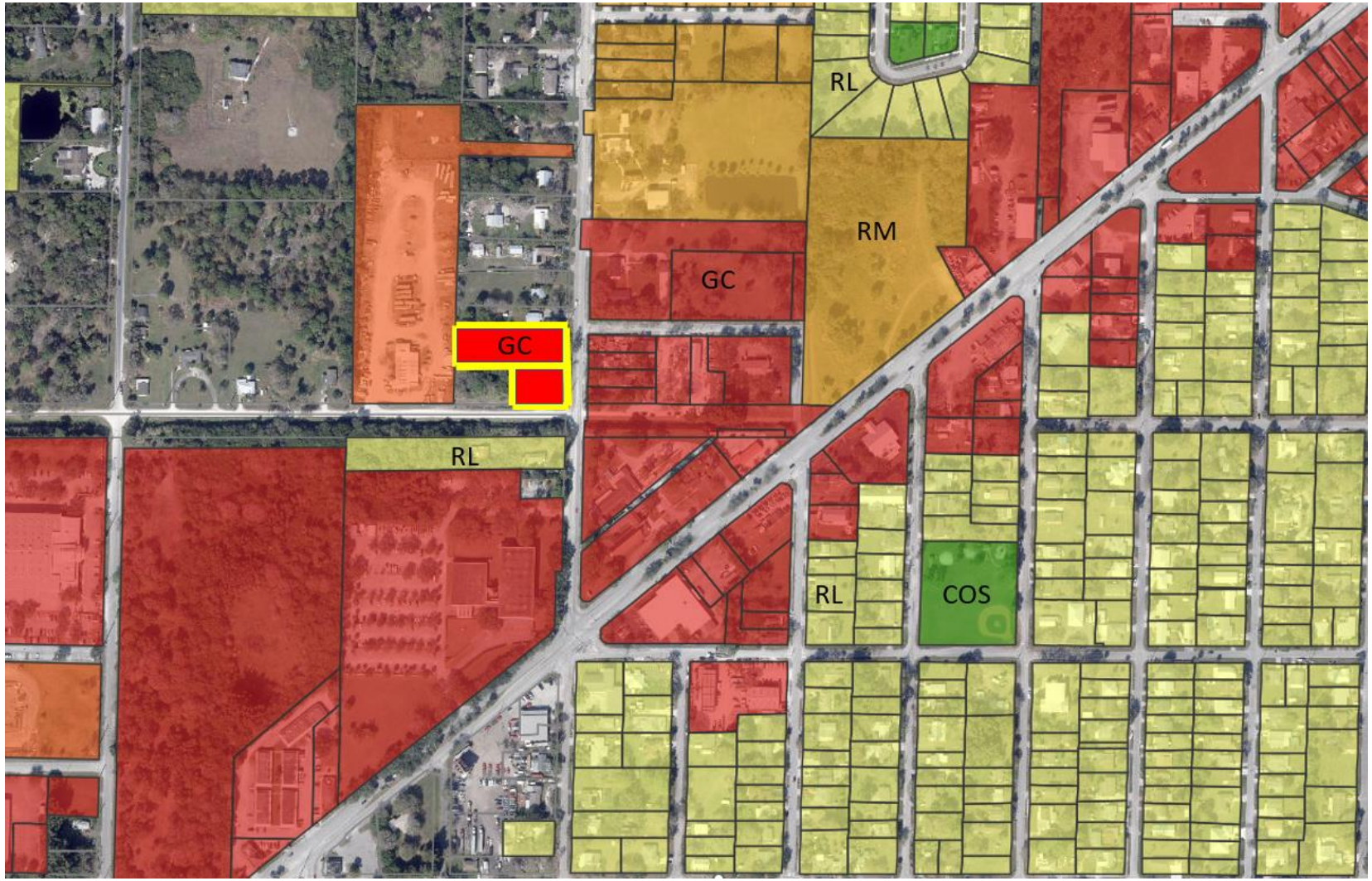
Current FLU NC (Neighborhood Commercial)



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

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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: 1503 33rd Street & TBD
2. Property Tax ID(s): 2417-601-0008-000-7 & 2417-601-0009-000-4
3. Total Acreage: 1.35 Acres or 58,683.20 Square Feet
4. Existing Future Land Use Designation: NC, Neighborhood Commercial
5. Existing Zoning Classification: C-2, Neighborhood Commercial
6. Proposed Zoning Classification: C-3, General Commercial
7. Other applications being submitted concurrent with this application, if any: FLU change

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

9. Are there any identified or possible historical structures on the amendment lands? N/A

10. The reason for making this request: The applicant would like to change the Zoning and Future Land Use to General Commercial to accommodate a future business on the property.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential	COM(SLC)	CN(SLC)
South	Vacant/Residential	COM(SLC)/RL(FP)	CN(SLC)/E-3(FP)
East	Residential	GC(FP)	C-3(FP)
West	Warehouse/Truck Stroage	NC(FP)	C-2(FP)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	NC	C-2	29,341.60 SF	1.35	X
Proposed	GC	C-3	58,683.20 SF	1.35	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 3,668
Proposed Zoning	Total gallons per day 7,335
Change in Demand	**Total gallons per day** 3,668

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 2,934
Proposed Zoning	Total gallons per day 5,868
Change in Demand	**Total gallons per day** 2,934

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

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

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

	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	N/A
Proposed Zoning	N/A
Change in Demand	N/A

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	As per the policy 3.7.1 of the Comprehensive Plan, the listed design criteria for stormwater management will have to be met at the time of the submittal for the future land development (the site plan applications). Being a pre-development order, the Zoning Atlas Map Amendment does not have information required to calculate the impact (wet retention/detention basin areas, flood routing calculations, off-site discharge, etc...) nor the information required to check the compliance with the design criteria (roadway elevation, site perimeter elevations, building floor elevations and similar).

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	1,694	131/165
Proposed Zoning	3,388	262/330
Change in Demand	Trips +1,694	Trips +131/+165
Impact to Capacity	Peak Hour trips for the proposal would be 451 which is under 790 (Peak hour capacity), and under 660 LOC C threshold.	

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: Tod Mowery, AICP
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555 Fax # _____
E-mail: todm@redtaildg.com

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

I certify that: (Check One)

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

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

_____
Applicant's Signature Date

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: 1503 33rd Street & TBD
2. Property Tax ID(s): 2417-601-0008-000-7 & 2417-601-0009-000-4
3. Total Acreage: 1.35 Acres or 58,683.20 Square Feet
4. Existing Future Land Use Designation: NC, Neighborhood Commercial
5. Existing Zoning Classification: C-2, Neighborhood Commercial
6. Proposed Zoning Classification: C-3, General Commercial
7. Other applications being submitted concurrent with this application, if any: Rezoning
8. Describe the existing uses, improvements and structures on the amendment lands: Vacant
9. Are there any identified or possible historical structures on the amendment lands? N/A
10. The reason for making this request: The applicant would like to change the Zoning and Future Land Use to General Commercial to accommodate a future business on the property.

11. Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential	COM(SLC)	CN(SLC)
South	Vacant/Residential	COM(SLC)/RL(FP)	CN(SLC)/E-3(FP)
East	Residential	GC(FP)	C-3(FP)
West	Warehouse/Truck Stroage	NC(FP)	C-2(FP)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	NC	C-2	29,341.60 SF	1.35	X
Proposed	GC	C-3	58,683.20 SF	1.35	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 3,668
Proposed Zoning	Total gallons per day 7,335
Change in Demand	**Total gallons per day** 3,668

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 2,934
Proposed Zoning	Total gallons per day 5,868
Change in Demand	**Total gallons per day** 2,934

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

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

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

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

E. Solid Waste: 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	N/A
Proposed Zoning	N/A
Change in Demand	N/A

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	As per the policy 3.7.1 of the Comprehensive Plan, the listed design criteria for stormwater management will have to be met at the time of the submittal for the future land development (the site plan applications). Being a pre-development order, the Zoning Atlas Map Amendment does not have information required to calculate the impact (wet retention/detention basin areas, flood routing calculations, off-site discharge, etc...) nor the information required to check the compliance with the design criteria (roadway elevation, site perimeter elevations, building floor elevations and similar).

G. Transportation Analysis:
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	1,694	131/165
Proposed Zoning	3,388	262/330
Change in Demand	Trips +1,694	Trips +131/+165
Impact to Capacity	Peak Hour trips for the proposal would be 451 which is under 790 (Peak hour capacity), and under 660 LOC C threshold.	

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: Tod Mowery, AICP
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555 Fax # _____
E-mail: todm@redtaildg.com

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

I certify that: (Check One)

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

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

_____

Applicant's Signature

Date

Address State FL 33008 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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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

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.

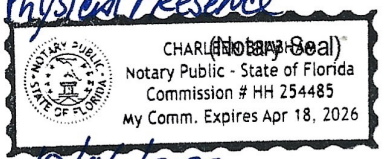
FURTHER AFFIANT SAYETH NOT.

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 / pattyg5414@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	Residential	COM(SLC)	CN(SLC)
South	Vacant/Residential	COM(SLC)/RL(FP)	CN(SLC)/E-3(FP)
East	Residential	GC(FP)	C-3(FP)
West	Warehouse/Truck Stroage	NC(FP)	C-2(FP)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	NC	C-2	29,341.60 SF	1.35	X
****Proposed**	GC	C-3	58,683.20 SF	1.35	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 3,668
**Proposed Zoning/FLU	Total gallons per day 7,335
**Change in Demand	Total gallons per day 3,668

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 2,934
**Proposed Zoning/FLU	Total gallons per day 5,868
**Change in Demand	Total gallons per day 2,934

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

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

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

	K-8	High
School Name		
City		
Distance		
Current Zoning/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	N/A
****Proposed Zoning/FLU**	N/A
***Change in Demand**	N/A

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	As per the policy 3.7.1 of the Comprehensive Plan, the listed design criteria for stormwater management will have to be met at the time of the submittal for the future land development (the site plan applications). Being a pre-development order, the Zoning Atlas Map Amendment does not have information required to calculate the impact (wet retention/detention basin areas, flood routing calculations, off-site discharge, etc...) nor the information required to check the compliance with the design criteria (roadway elevation, site perimeter elevations, building floor elevations and similar).

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	1,694	131/165
****Proposed Zoning/FLU**	3,388	262/330
***Change in Demand**	Trips +1,694	Trips +131/+165
Impact to Capacity	Peak Hour trips for the proposal would be 451 which is under 790 (Peak hour capacity), and under 660 LOC C threshold.	

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

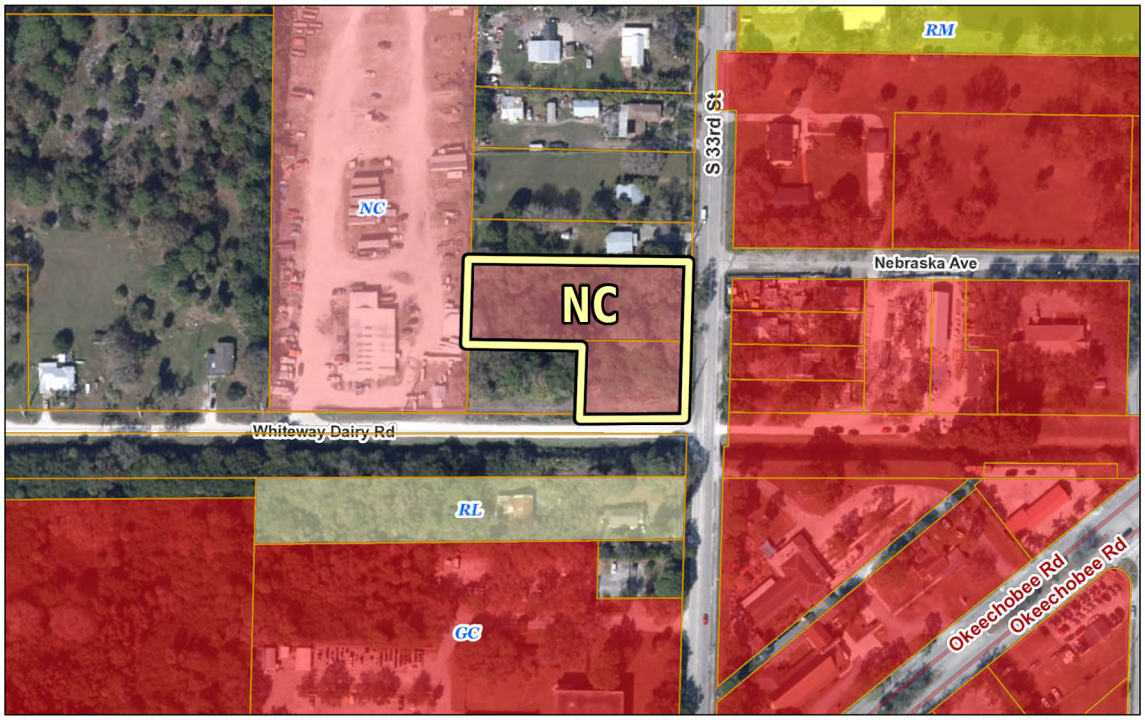
Being the pre-development orders, the proposed Zoning Atlas Map Amendment and the Future Land Use Map amendment do not have information required to calculate the environmental impact.

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

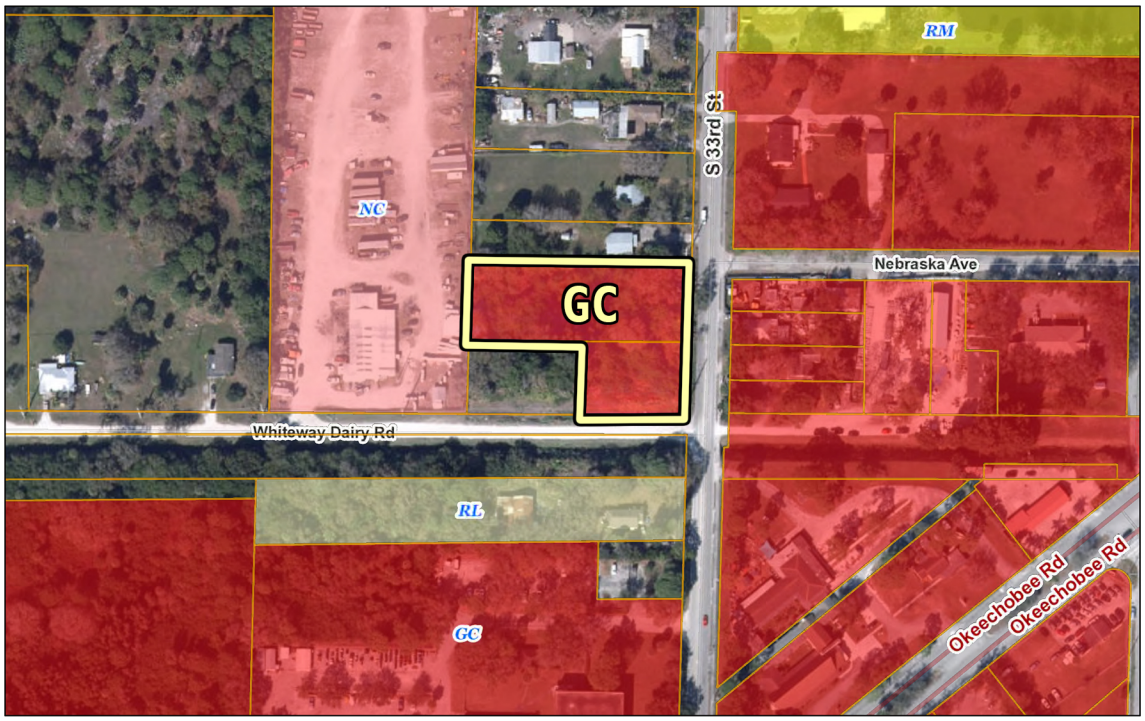
Project name: 1503 S 33RD STREET
Date: 22/09/22
Parcel ID: 2417-601-0008-000-7, 2417-601-0009-000-4



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

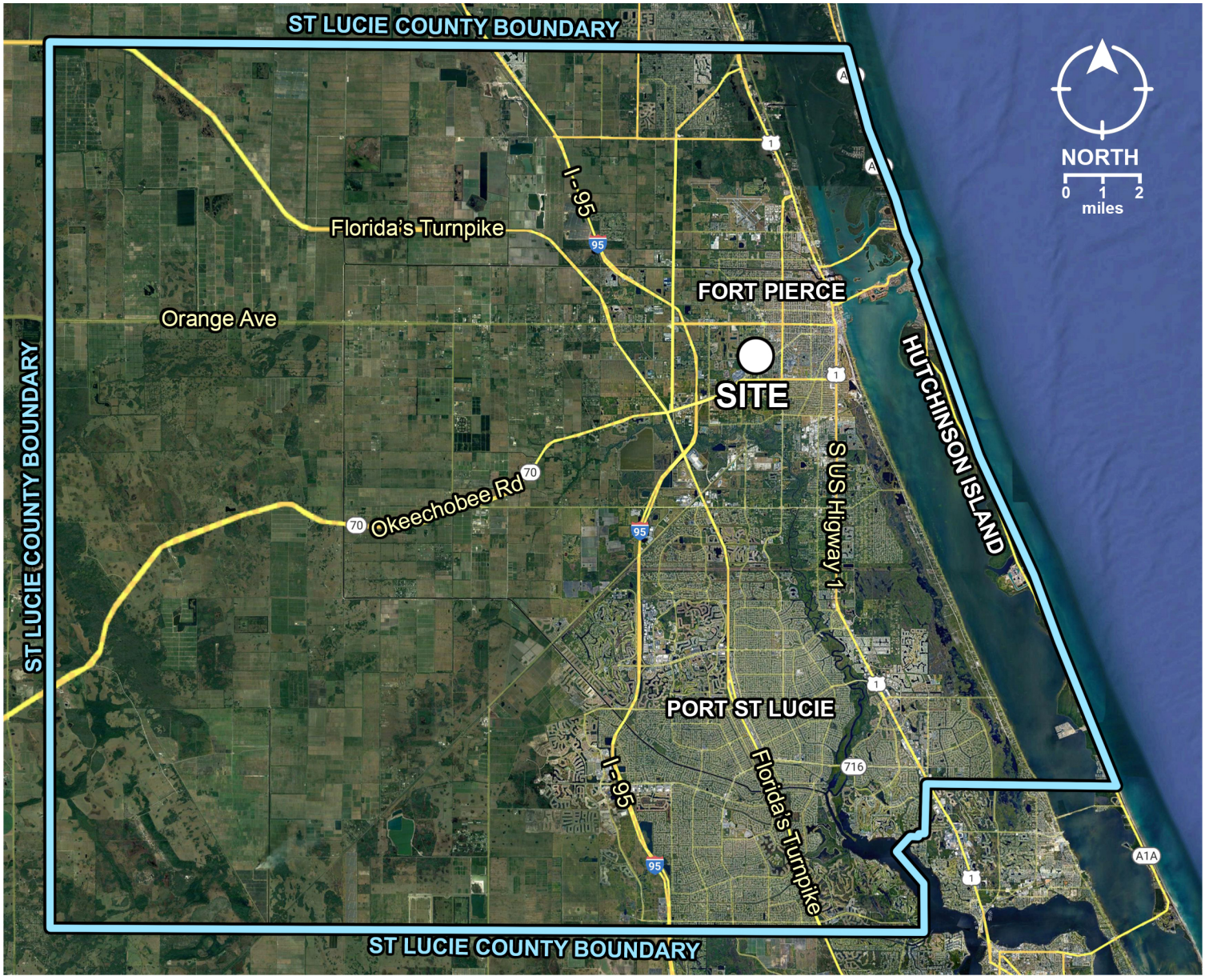
Due to the fact that they are pre-development orders, the Future Land Use Map Amendment and the Zoning Atlas Map Amendment lack the data necessary to determine the impact (wet retention/detention basin areas, flood routing calculations, off-site discharge, etc.) as well as the data necessary to verify 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

FOUND 4"X4" CONCRETE MONUMENT

WM

52.50'(D)

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)

P.O.B.1

L2(D)

150.0'

PLATTED LOT LINE

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.

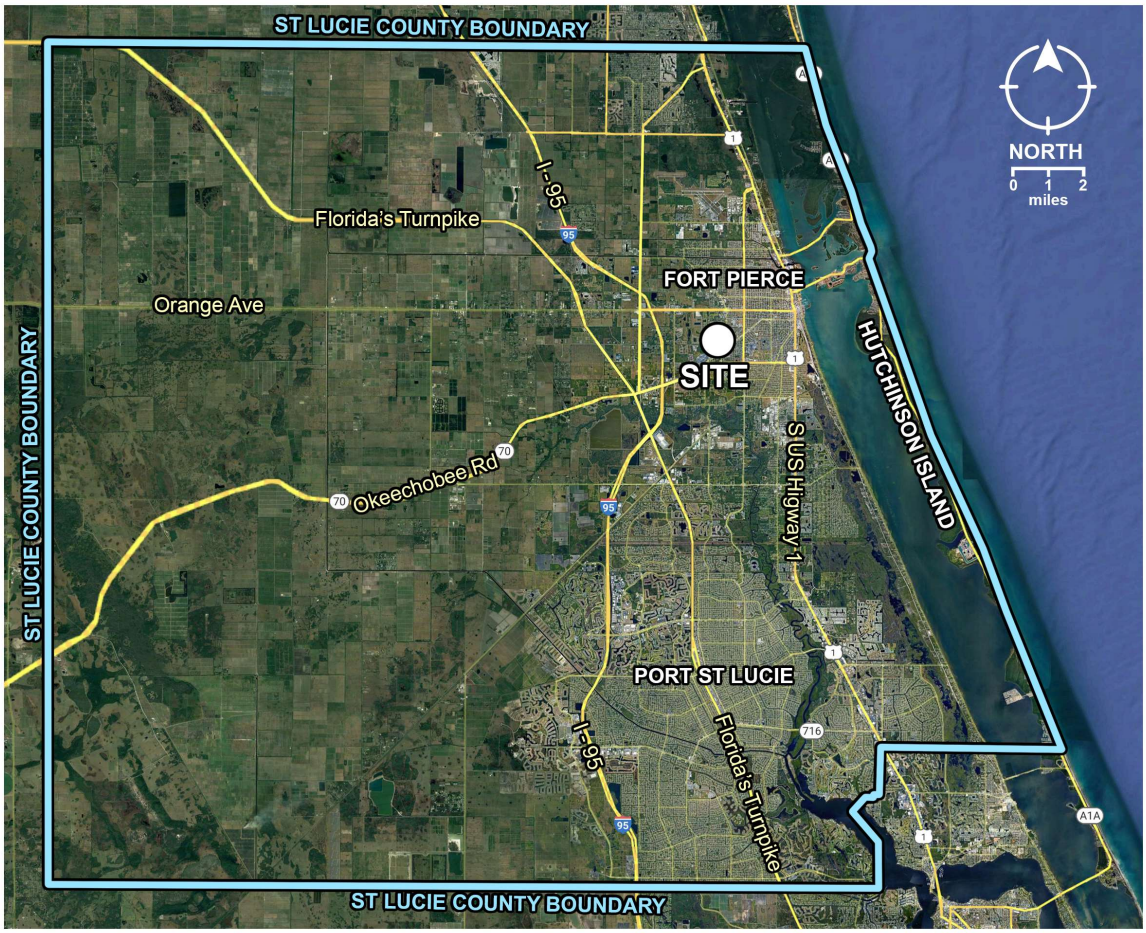


Figure 1. Location

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

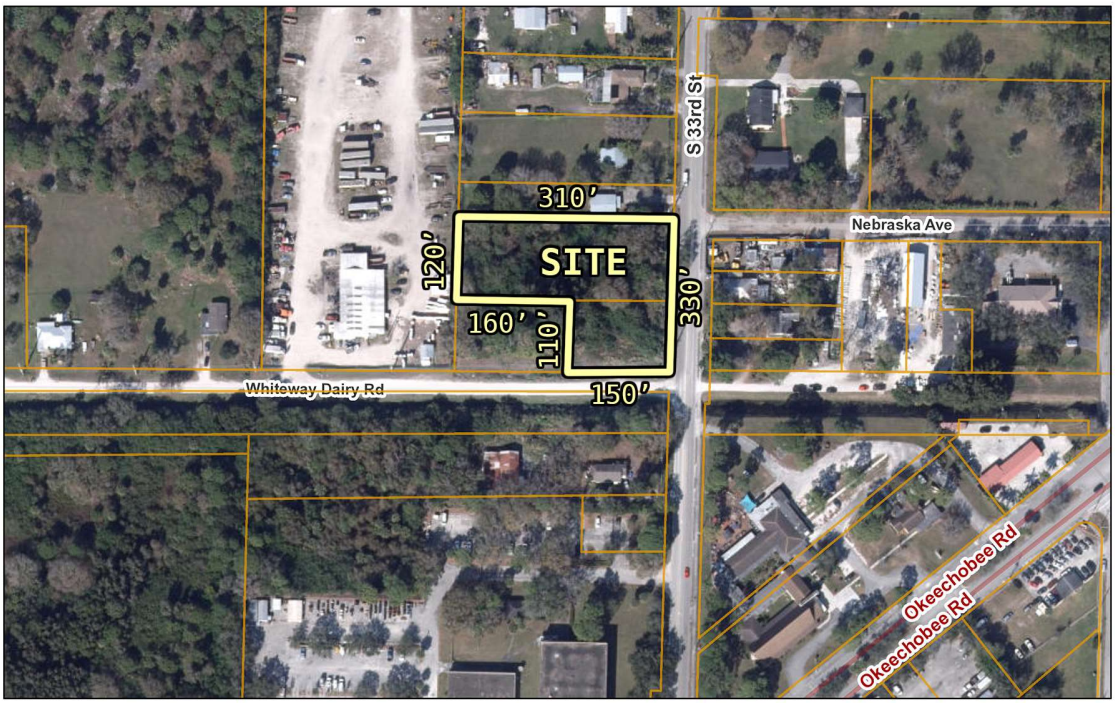


Figure 2. Vicinity

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.

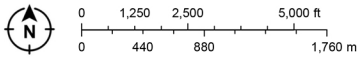
TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT
ST. LUCIE TRANSPORTATION PLANNING ORGANIZATION

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

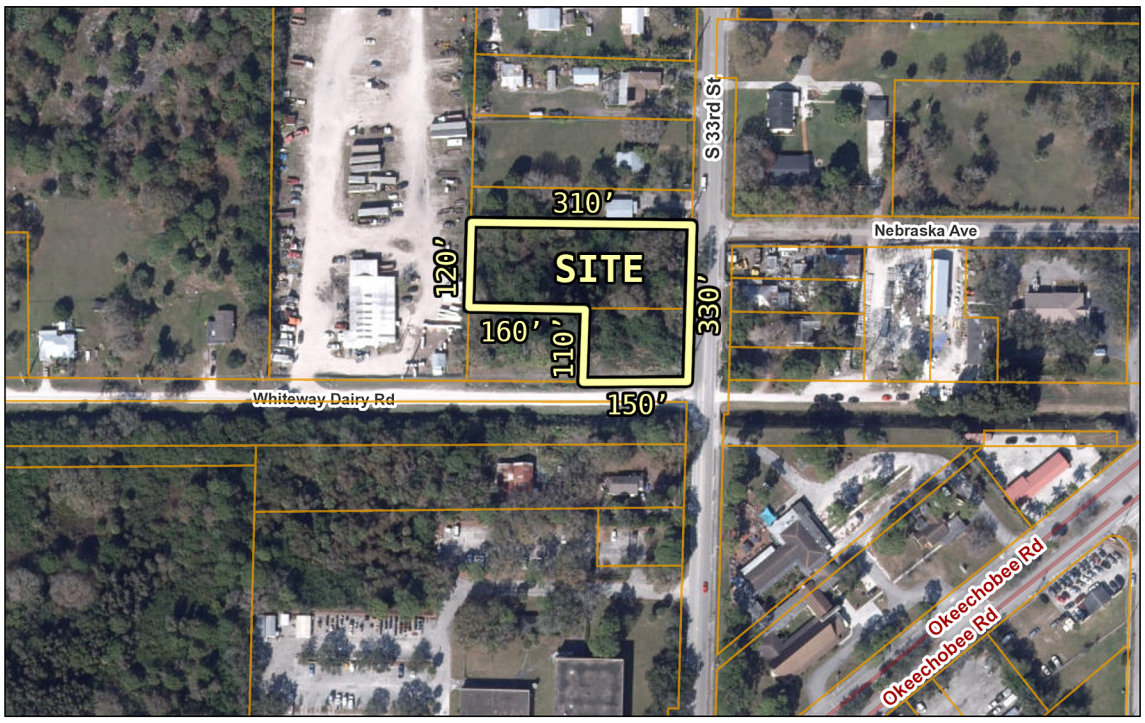
Project name: 1503 S 33RD STREET
Date: 22-09-22
Parcel ID: 2417-601-0008-000-7, 2417-601-0009-000-4

VICINITY MAP

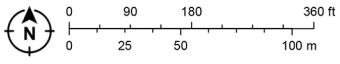


TAX MAP

PROJECT AREA
1.347 ac



Parcel
Project Boundary



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

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.

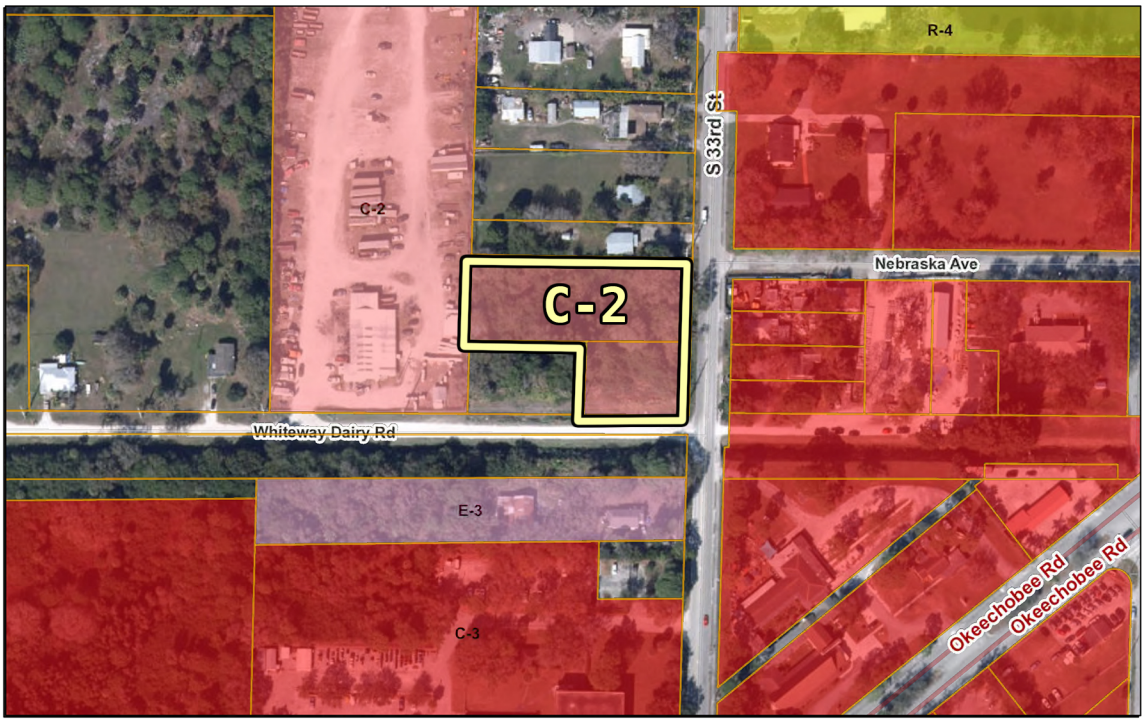
PARCEL TWO:

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



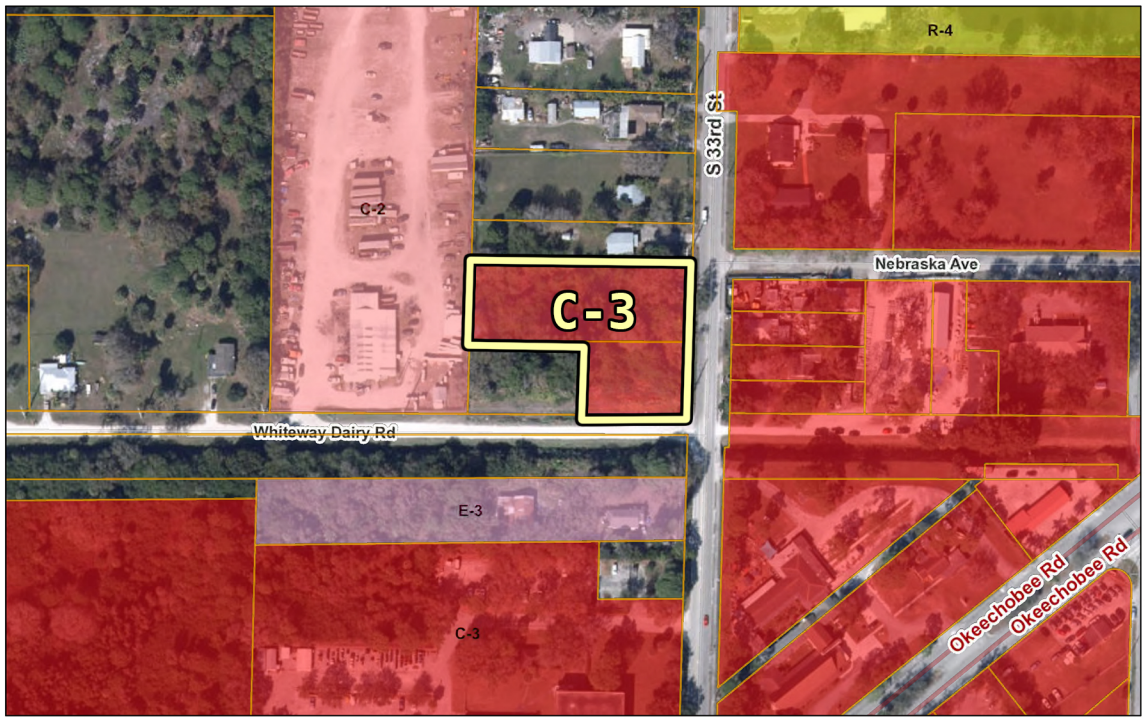
EXISTING ZONING

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),

Planning Board **7. a.**

Meeting Date: 01/09/2023

Re: Zoning Atlas Map Amendment - 33rd Street - 1503 33rd Street

Information

SUBJECT:

Zoning Atlas Map Amendment - 33rd Street - 1503 33rd Street

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).

RECOMMENDATION:

Staff recommendation is for the Planning Board to move the proposed Zoning Atlas amendment for approval to City Commission for approval.

ALTERNATIVES:

1. Recommend Approval with Conditions
2. Recommend Disapproval

RESPONSIBLE STAFF:

Ryan Altizer, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report & Supporting Documents

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 12/30/2022 03:30 PM

Final Approval Date: 01/02/2023

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.

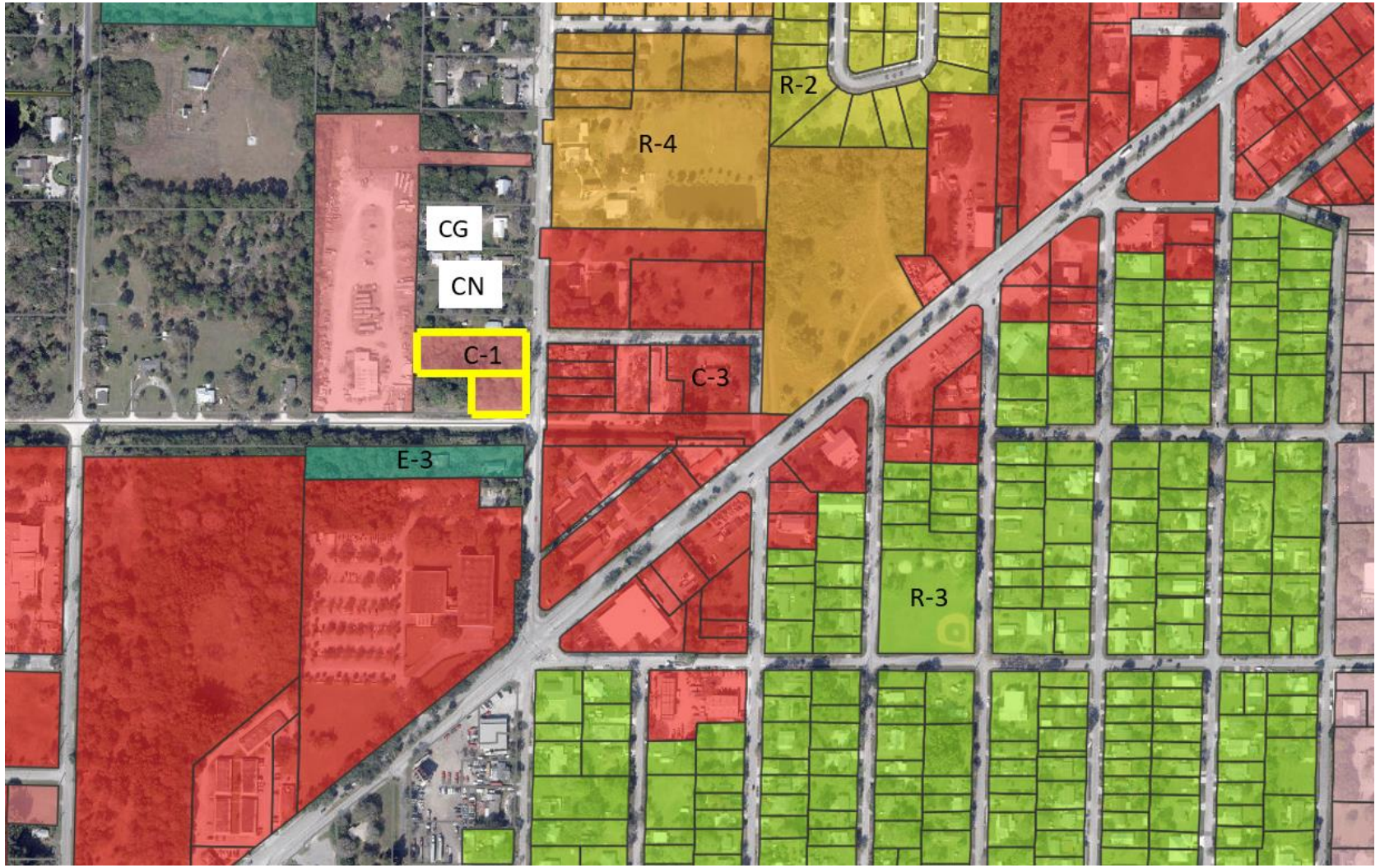
SITE LOCATION

SITE AREA= 1.31 +/- Acres

1503 S. 33RD STREET – ZONING

EXISTING ZONING

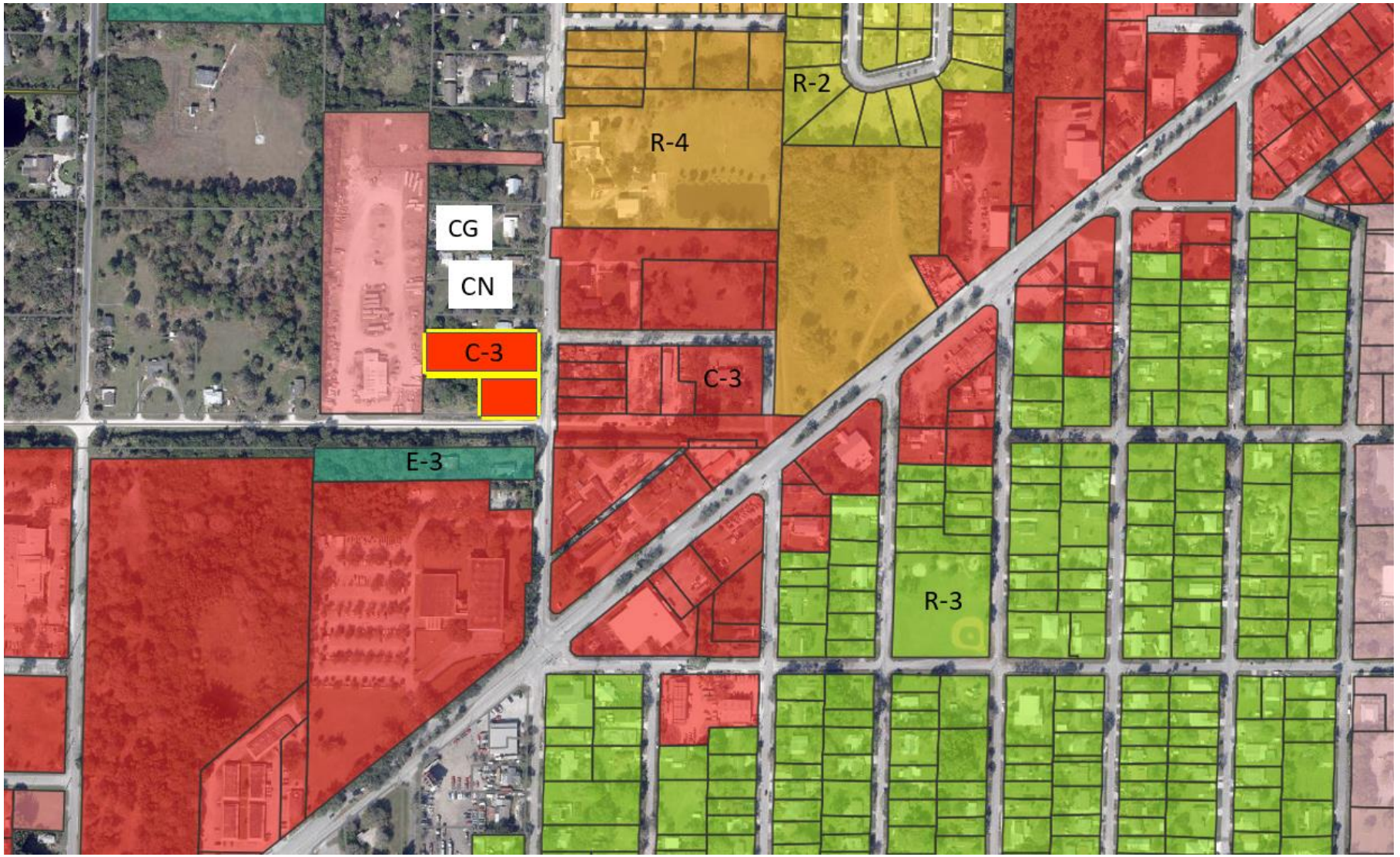
Currently Zoned C-2
(Neighborhood Commercial)



1503 S. 33RD STREET – ZONING

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: 1503 33rd Street & TBD
2. Property Tax ID(s): 2417-601-0008-000-7 & 2417-601-0009-000-4
3. Total Acreage: 1.35 Acres or 58,683.20 Square Feet
4. Existing Future Land Use Designation: NC, Neighborhood Commercial
5. Existing Zoning Classification: C-2, Neighborhood Commercial
6. Proposed Zoning Classification: C-3, General Commercial
7. Other applications being submitted concurrent with this application, if any: FLU change

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

9. Are there any identified or possible historical structures on the amendment lands? N/A

10. The reason for making this request: The applicant would like to change the Zoning and Future Land Use to General Commercial to accommodate a future business on the property.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential	COM(SLC)	CN(SLC)
South	Vacant/Residential	COM(SLC)/RL(FP)	CN(SLC)/E-3(FP)
East	Residential	GC(FP)	C-3(FP)
West	Warehouse/Truck Stroage	NC(FP)	C-2(FP)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	NC	C-2	29,341.60 SF	1.35	X
Proposed	GC	C-3	58,683.20 SF	1.35	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 3,668
Proposed Zoning	Total gallons per day 7,335
Change in Demand	**Total gallons per day** 3,668

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 2,934
Proposed Zoning	Total gallons per day 5,868
Change in Demand	**Total gallons per day** 2,934

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

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

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

	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	N/A
Proposed Zoning	N/A
Change in Demand	N/A

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	As per the policy 3.7.1 of the Comprehensive Plan, the listed design criteria for stormwater management will have to be met at the time of the submittal for the future land development (the site plan applications). Being a pre-development order, the Zoning Atlas Map Amendment does not have information required to calculate the impact (wet retention/detention basin areas, flood routing calculations, off-site discharge, etc...) nor the information required to check the compliance with the design criteria (roadway elevation, site perimeter elevations, building floor elevations and similar).

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	1,694	131/165
Proposed Zoning	3,388	262/330
Change in Demand	Trips +1,694	Trips +131/+165
Impact to Capacity	Peak Hour trips for the proposal would be 451 which is under 790 (Peak hour capacity), and under 660 LOC C threshold.	

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: Tod Mowery, AICP
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555 Fax # _____
E-mail: todm@redtaildg.com

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

I certify that: (Check One)

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

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

_____
Applicant's Signature Date

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:

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- ☐ 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: 1503 33rd Street & TBD
2. Property Tax ID(s): 2417-601-0008-000-7 & 2417-601-0009-000-4
3. Total Acreage: 1.35 Acres or 58,683.20 Square Feet
4. Existing Future Land Use Designation: NC, Neighborhood Commercial
5. Existing Zoning Classification: C-2, Neighborhood Commercial
6. Proposed Zoning Classification: C-3, General Commercial
7. Other applications being submitted concurrent with this application, if any: Rezoning
8. Describe the existing uses, improvements and structures on the amendment lands: Vacant
9. Are there any identified or possible historical structures on the amendment lands? N/A
10. The reason for making this request: The applicant would like to change the Zoning and Future Land Use to General Commercial to accommodate a future business on the property.

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(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			
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D. Public Schools (Residential Classifications Only): N/A
Single Family: (du x 0.405 = students/70% K-8/30% High)
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	K-8	High
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City		
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Proposed Zoning Enrollment Demand		
Change in Demand		

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Change in Demand	N/A

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G. Transportation Analysis:
Most recent ITE Code for use; HCM Roadway Capacity

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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: Tod Mowery, AICP
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555 Fax # _____
E-mail: todm@redtaildg.com

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☑ 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 FL 33008 Zip

Phone Fax E-mail Address

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

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
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2019	$22,300	$22,300	$0	$22,300
2018	$22,300	$22,300	$0	$22,300

Permits

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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.

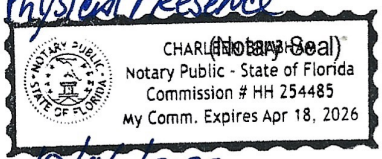
FURTHER AFFIANT SAYETH NOT.

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 / pattyg5414@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	Residential	COM(SLC)	CN(SLC)
South	Vacant/Residential	COM(SLC)/RL(FP)	CN(SLC)/E-3(FP)
East	Residential	GC(FP)	C-3(FP)
West	Warehouse/Truck Stroage	NC(FP)	C-2(FP)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	NC	C-2	29,341.60 SF	1.35	X
****Proposed**	GC	C-3	58,683.20 SF	1.35	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 3,668
**Proposed Zoning/FLU	Total gallons per day 7,335
**Change in Demand	Total gallons per day 3,668

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 2,934
**Proposed Zoning/FLU	Total gallons per day 5,868
**Change in Demand	Total gallons per day 2,934

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

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

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

	K-8	High
School Name		
City		
Distance		
Current Zoning/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	N/A
****Proposed Zoning/FLU**	N/A
***Change in Demand**	N/A

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	As per the policy 3.7.1 of the Comprehensive Plan, the listed design criteria for stormwater management will have to be met at the time of the submittal for the future land development (the site plan applications). Being a pre-development order, the Zoning Atlas Map Amendment does not have information required to calculate the impact (wet retention/detention basin areas, flood routing calculations, off-site discharge, etc...) nor the information required to check the compliance with the design criteria (roadway elevation, site perimeter elevations, building floor elevations and similar).

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	1,694	131/165
****Proposed Zoning/FLU**	3,388	262/330
***Change in Demand**	Trips +1,694	Trips +131/+165
Impact to Capacity	Peak Hour trips for the proposal would be 451 which is under 790 (Peak hour capacity), and under 660 LOC C threshold.	

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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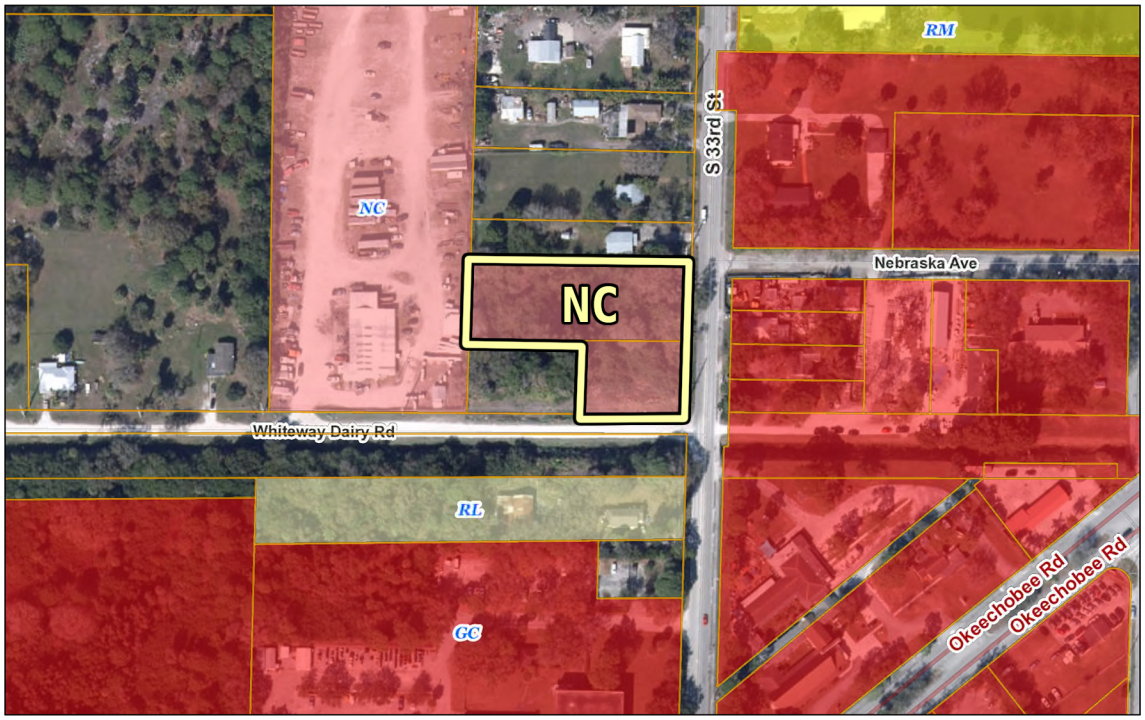
FUTURE LAND USE (FLU) MAP AMENDMENT

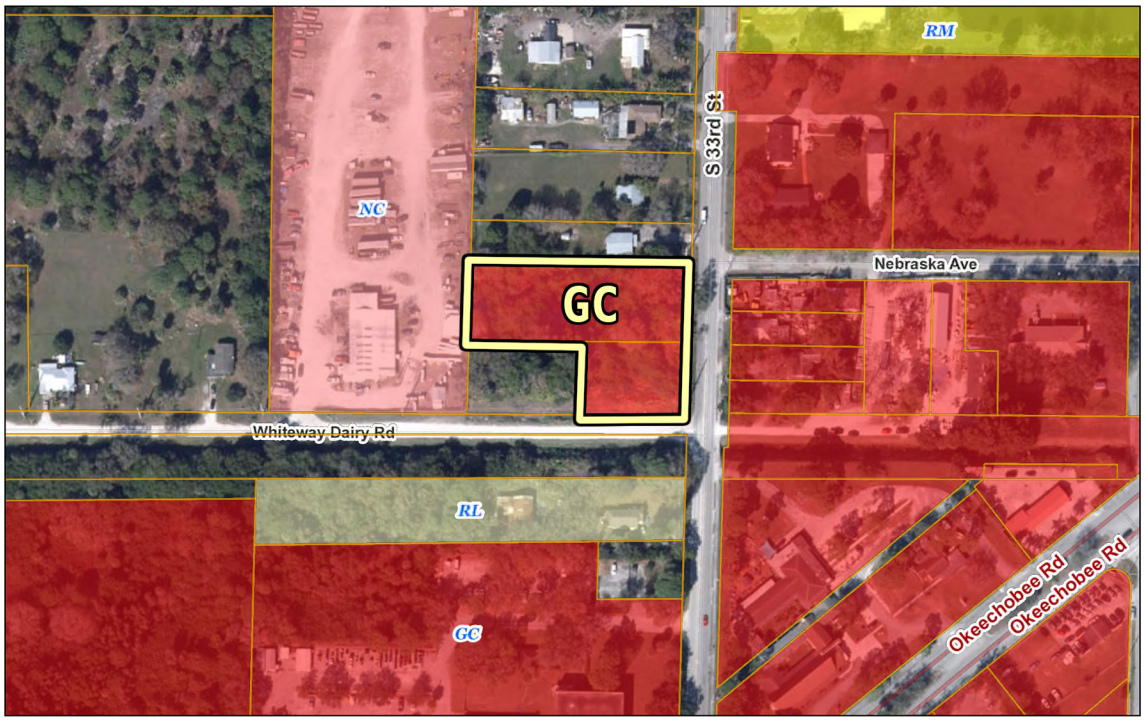
Project name: 1503 S 33RD STREET
Date: 22/09/22
Parcel ID: 2417-601-0008-000-7, 2417-601-0009-000-4



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),

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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.

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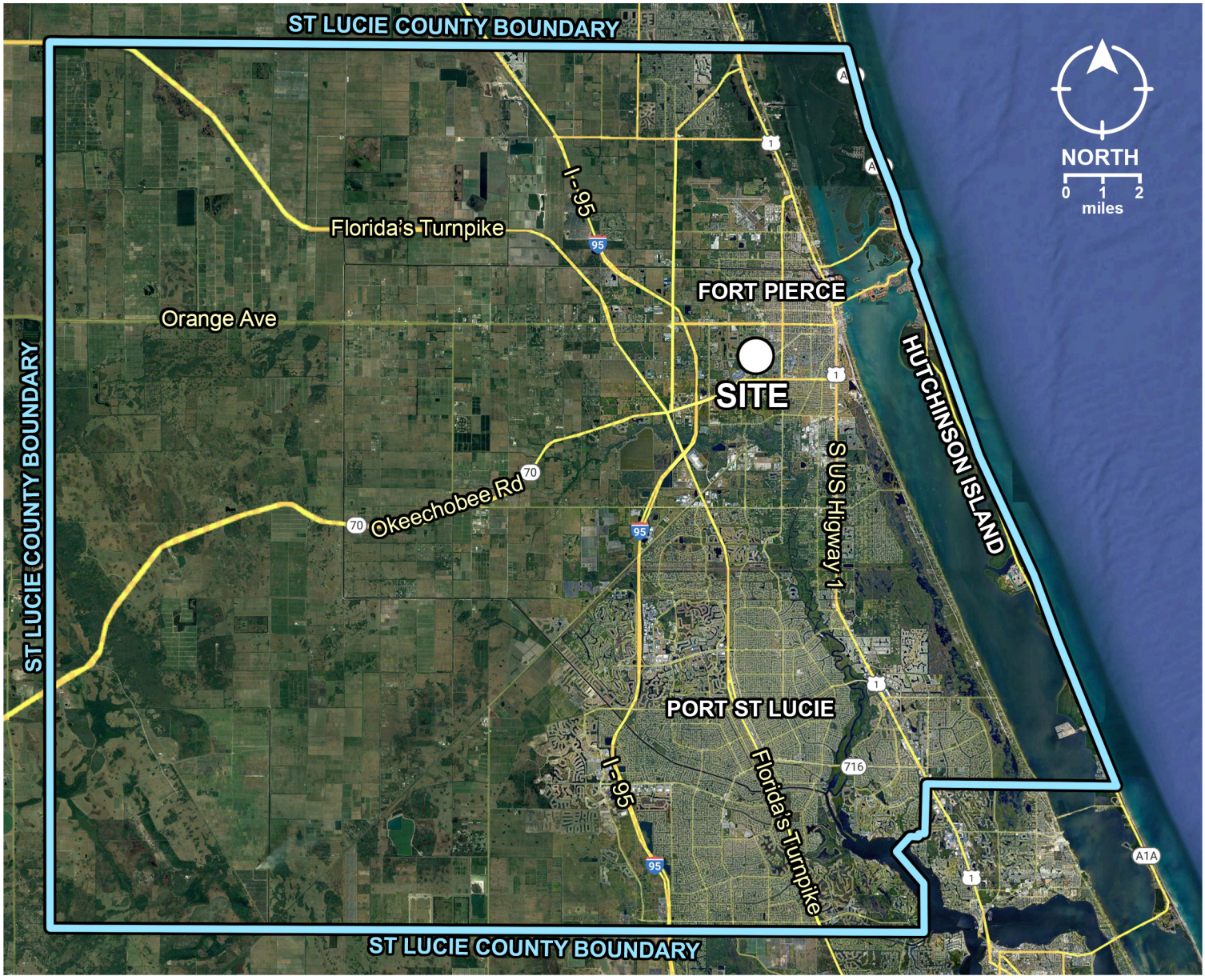
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

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

FOUND 4"X4" CONCRETE MONUMENT

WM

52.50'(D)

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)

P.O.B.1

L2(D)

150.0'

PLATTED LOT LINE

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.

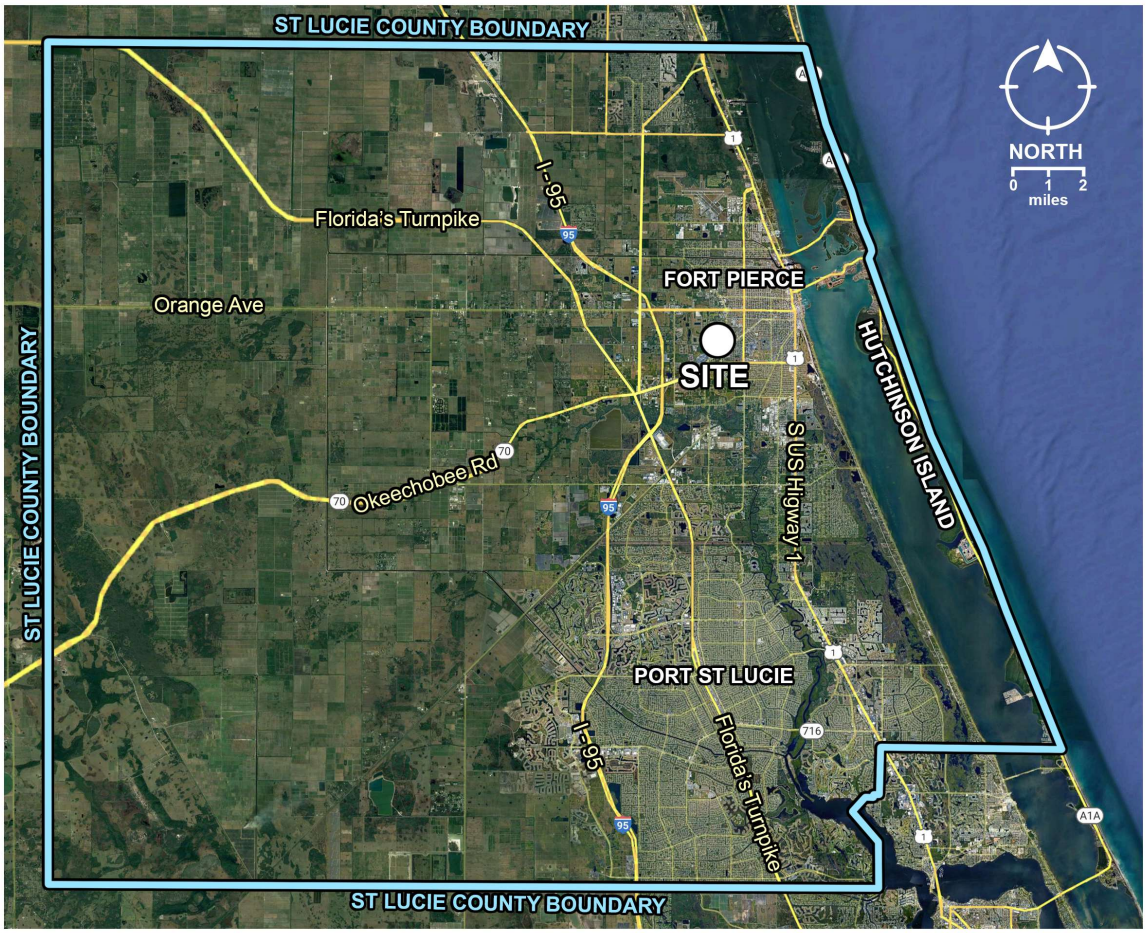


Figure 1. Location

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

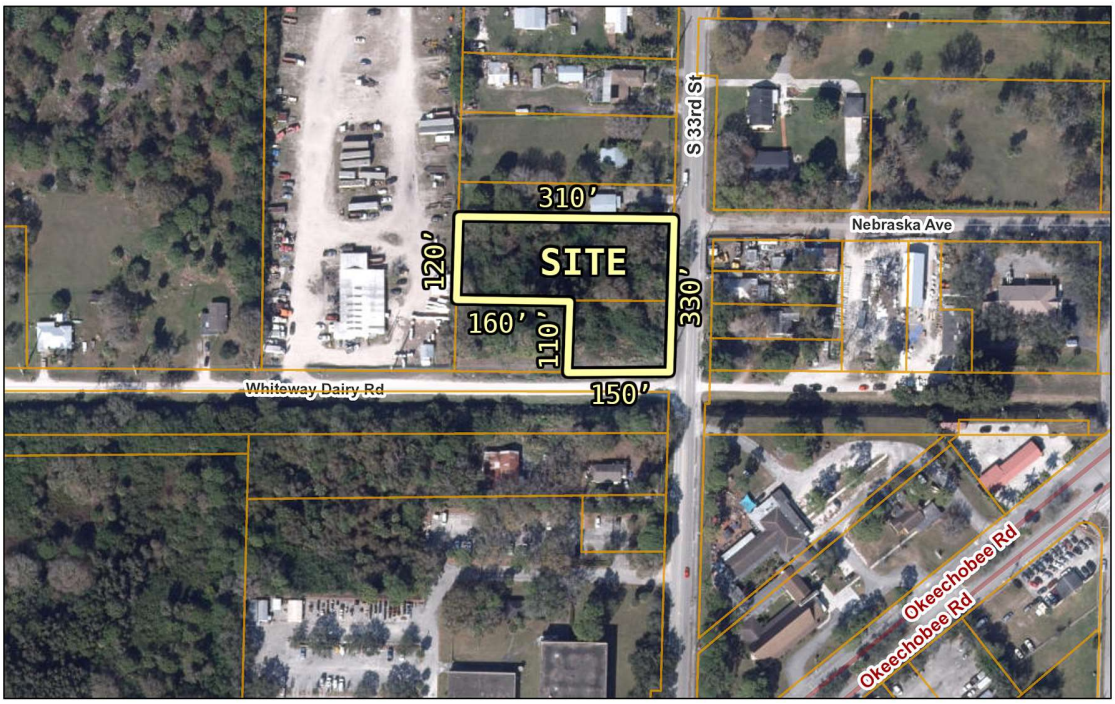


Figure 2. Vicinity

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.

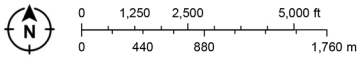
TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT
ST. LUCIE TRANSPORTATION PLANNING ORGANIZATION

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

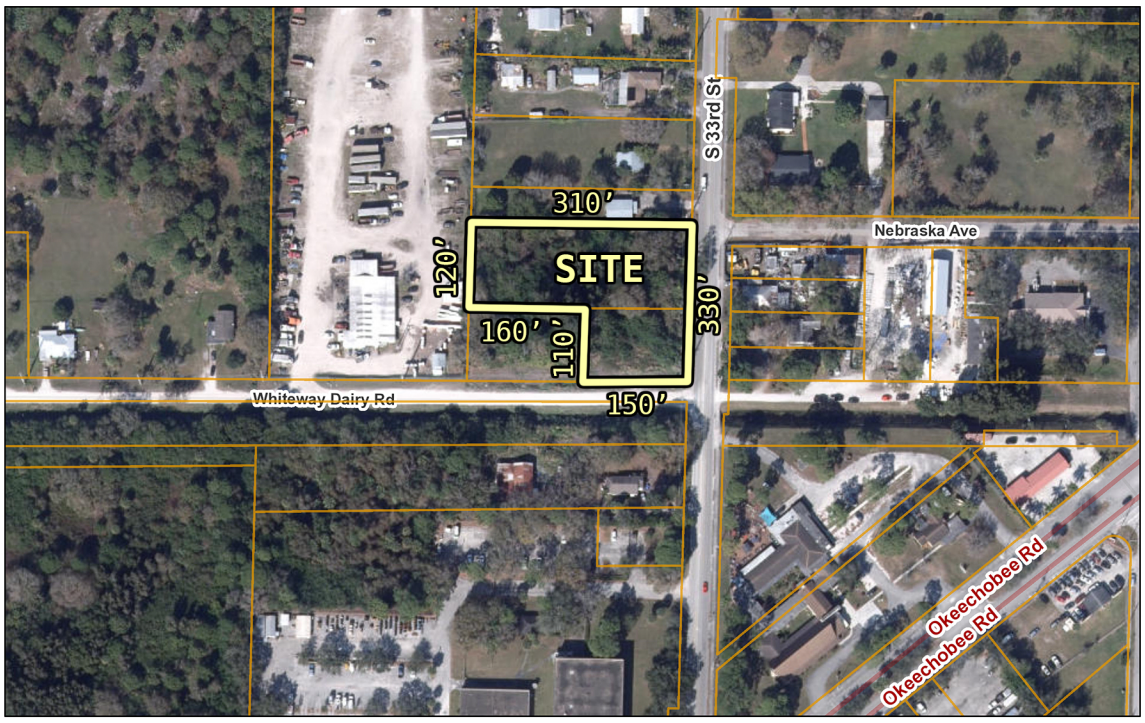
Project name: 1503 S 33RD STREET
Date: 22-09-22
Parcel ID: 2417-601-0008-000-7, 2417-601-0009-000-4

VICINITY MAP

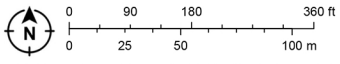


TAX MAP

PROJECT AREA
1.347 ac



Parcel
Project Boundary



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

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.

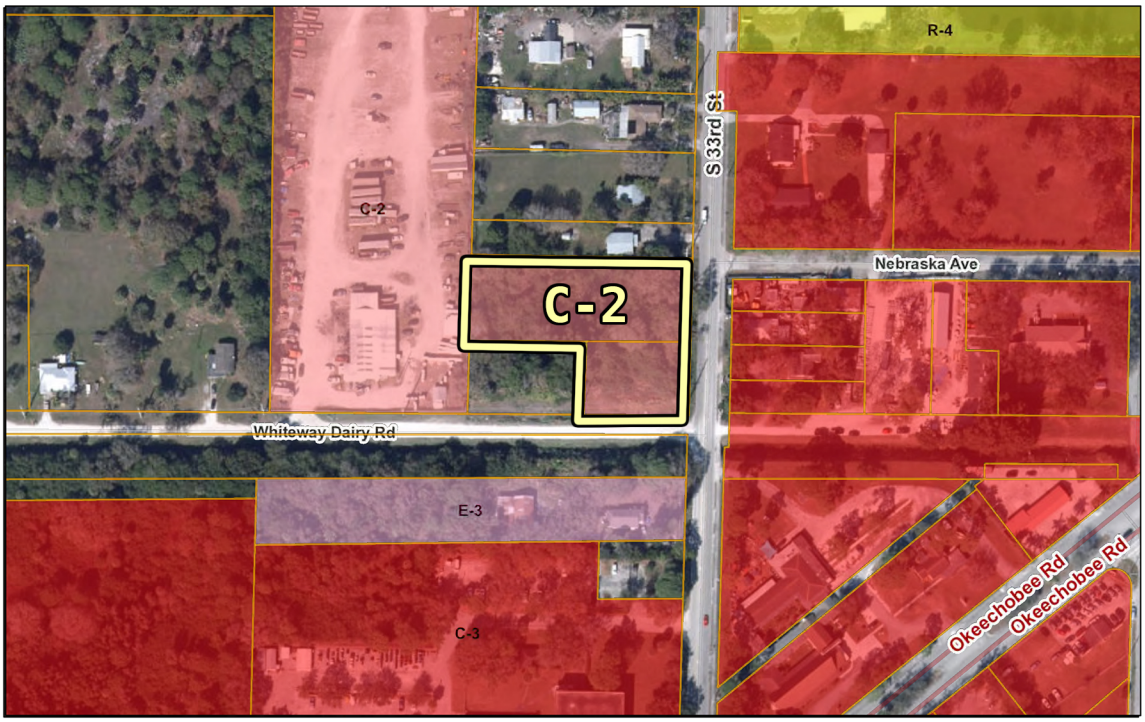
PARCEL TWO:

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



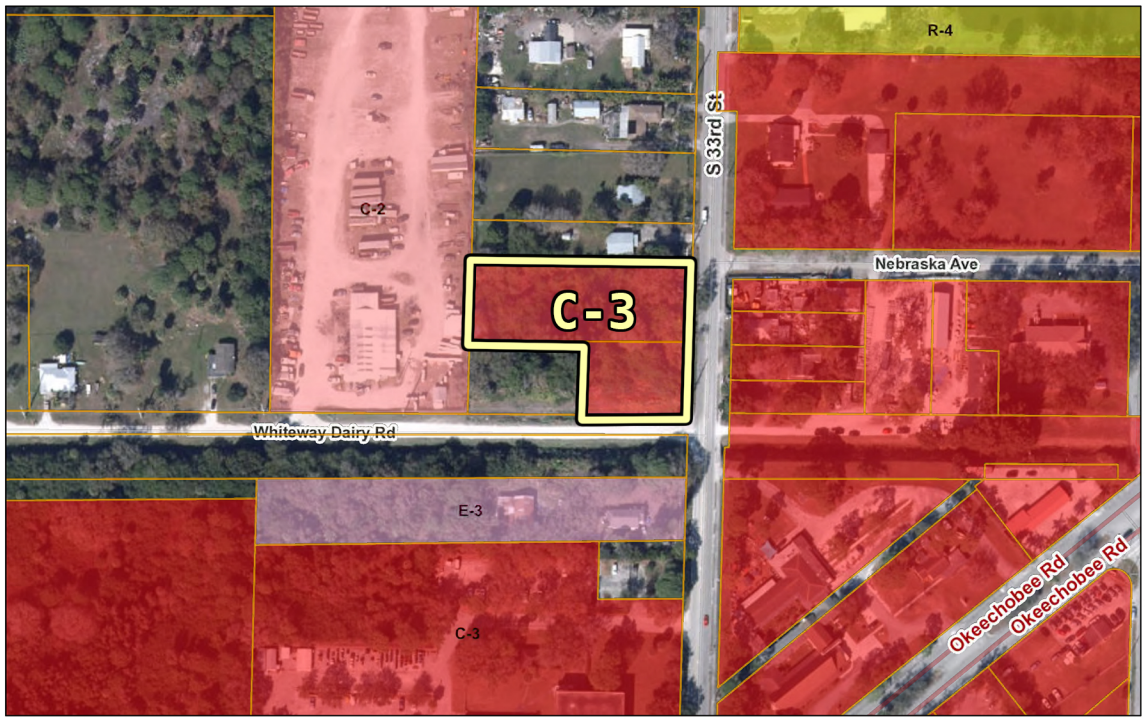
EXISTING ZONING

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),

Planning Board **7. b.**

Meeting Date: 01/09/2023

Re: Site Plan (Development and Design Review) - Privilege North - 3315 Sunrise Blvd.

Information

SUBJECT:

Site Plan - Privilege North - 3315 Sunrise Boulevard

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).

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

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:

1. Recommend Approval with alternative conditions.
or
2. Recommend Disapproval.

RESPONSIBLE STAFF:

Ryan Altizer, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report & Supporting Documents

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 12/30/2022 03:36 PM

Final Approval Date: 01/02/2023

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):

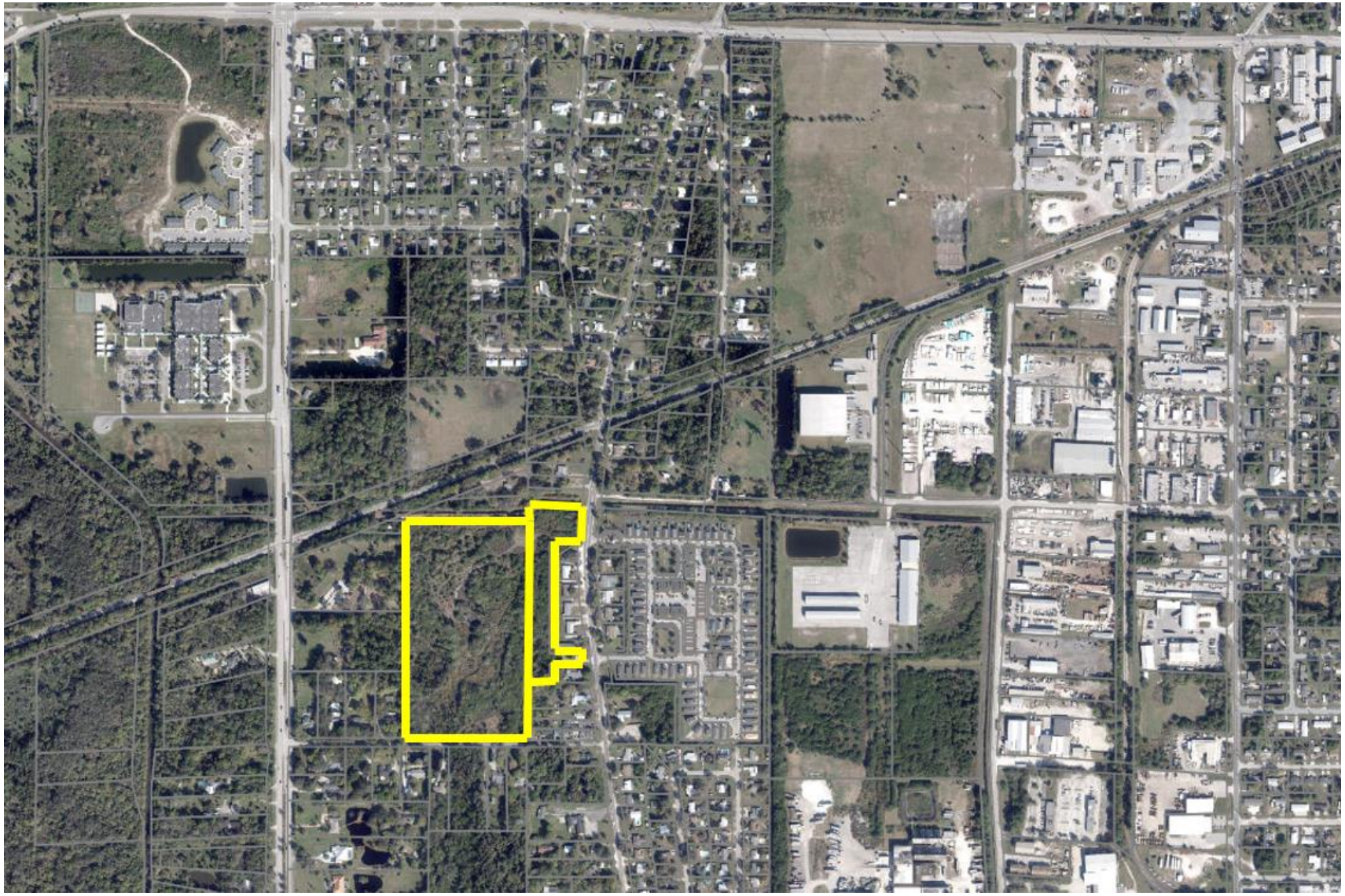
2428-601-0252-000-6 & 2428-321-0001-000-3

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).

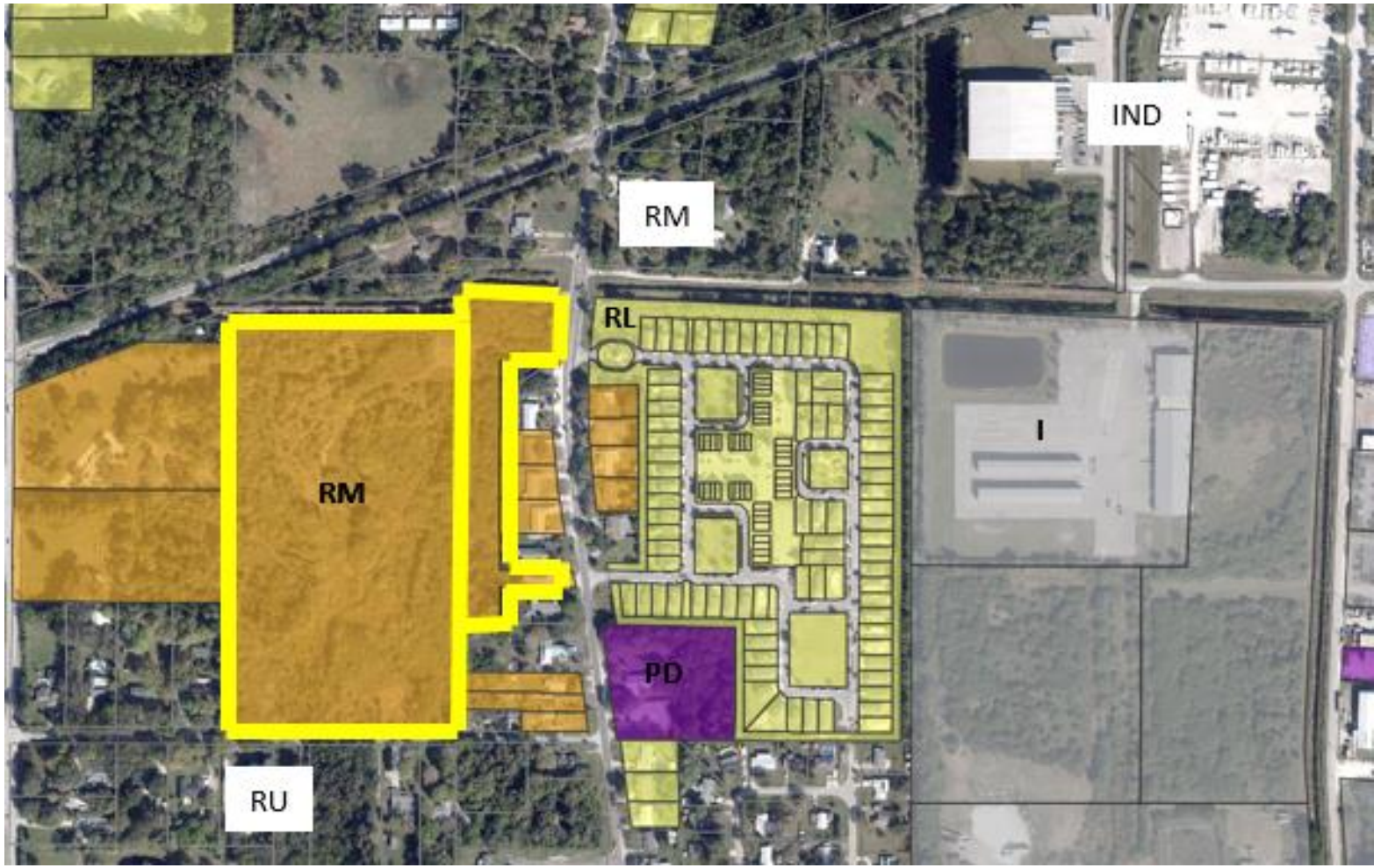
SITE LOCATION



SITE AREA= 21.686 +/- Acres

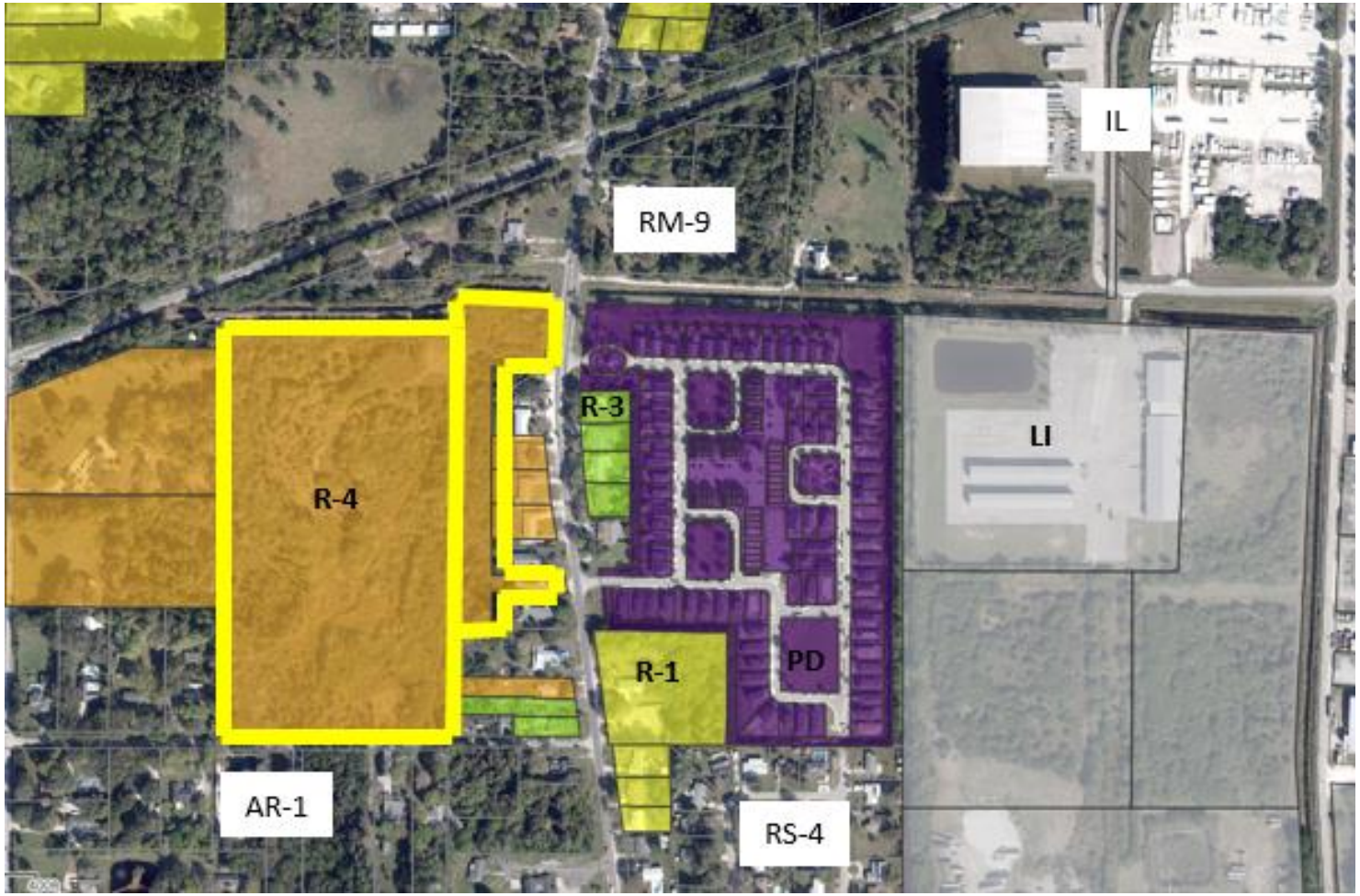
FUTURE LAND USE

Current FLU RM (Medium Density Residential)

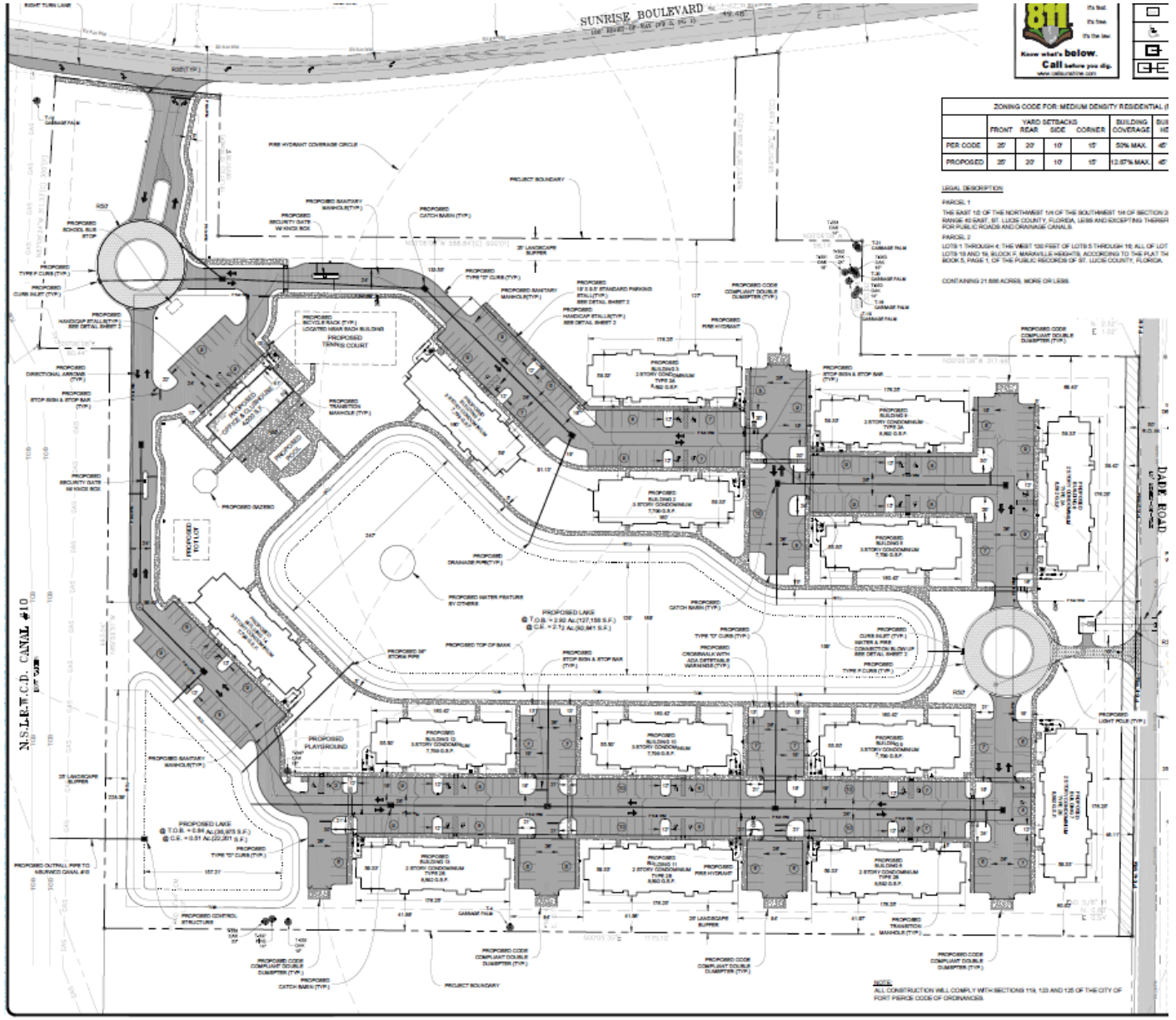


ZONING

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.

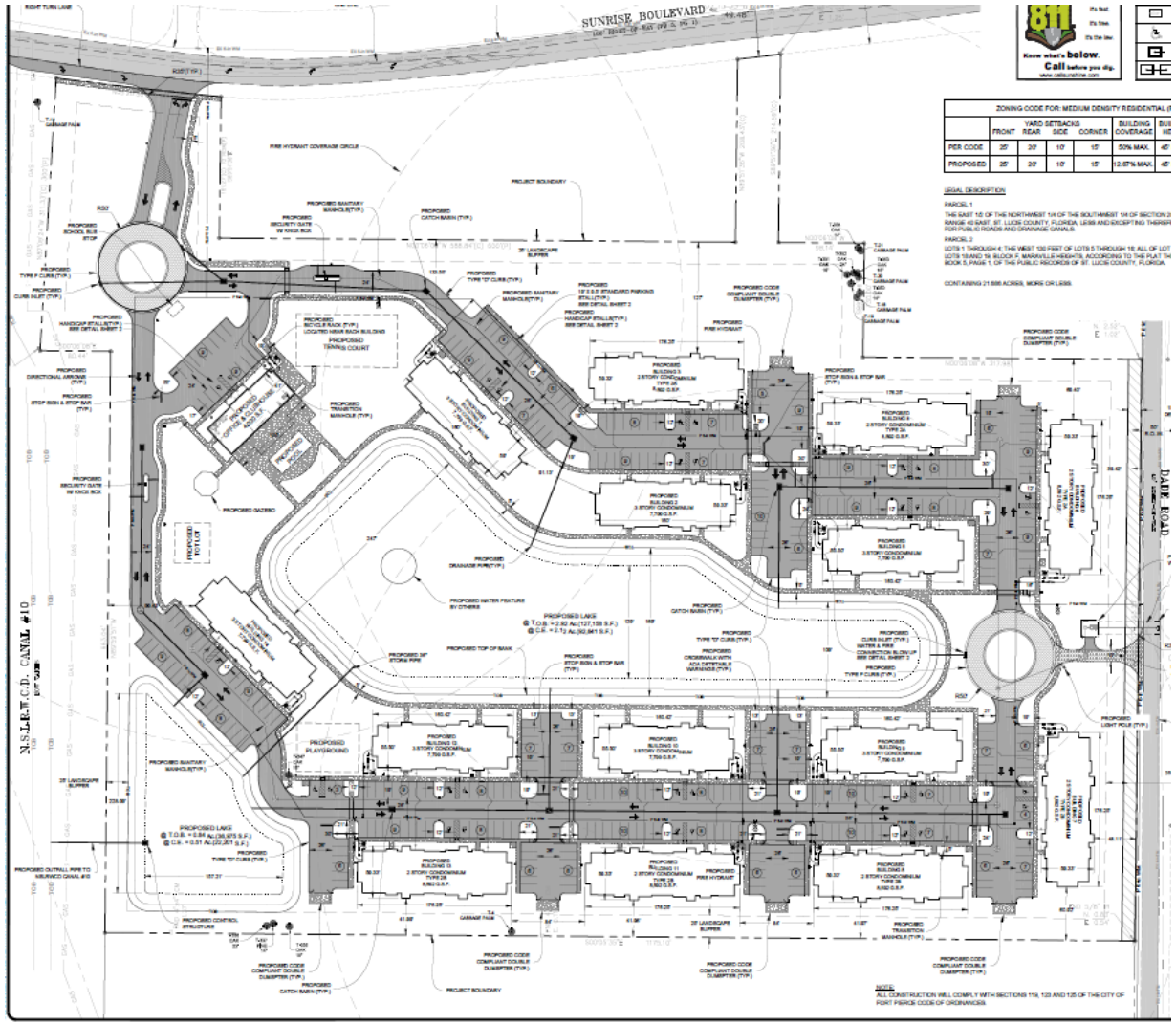
PARKING TABULATION:

CONDOMINIUMS(1.5 SPACES PER UNIT)

TOTAL PARKING REQUIRED:	324 SPACES
TOTAL PARKING PROVIDED:	386 SPACES

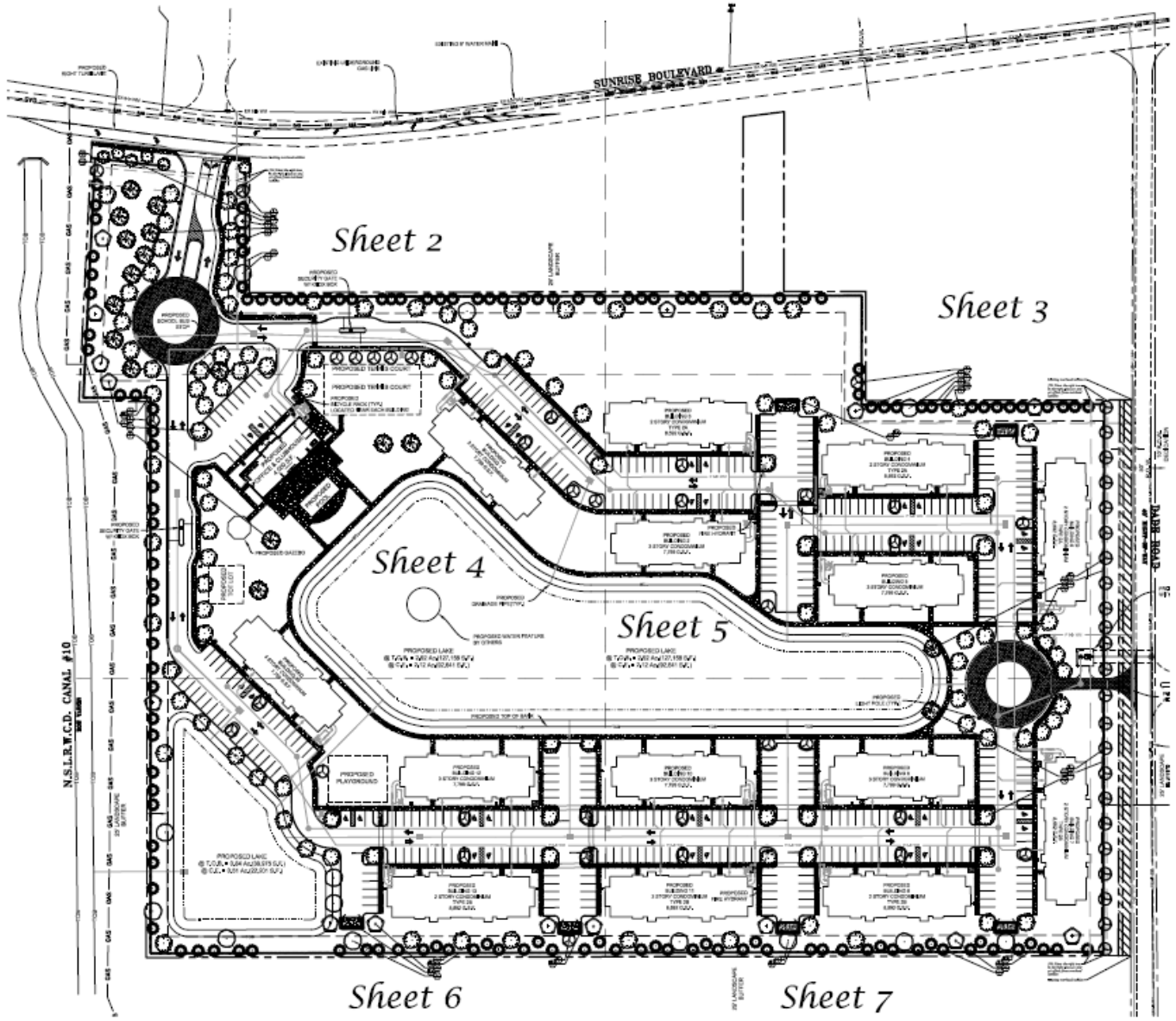
OFFICE & CLUBHOUSE(1 STALL PER 300 S.F.)

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

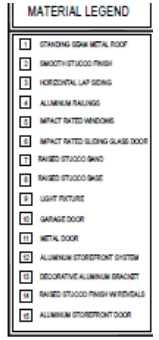
NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE

Elevations

03 TYP. SIDE ELEVATION
3 STORY

02 REAR ELEVATION
3 STORY

01 FRONT ELEVATION
3 STORY

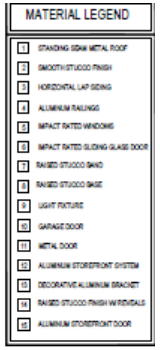


Elevations

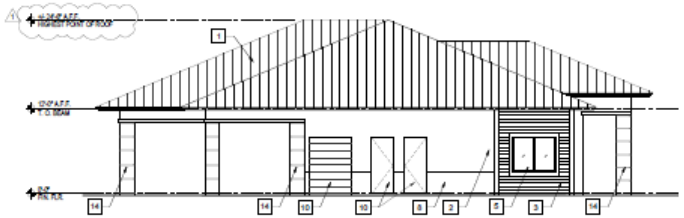
03
TYP. SIDE ELEVATION
2 STORY

02
REAR ELEVATION
2 STORY

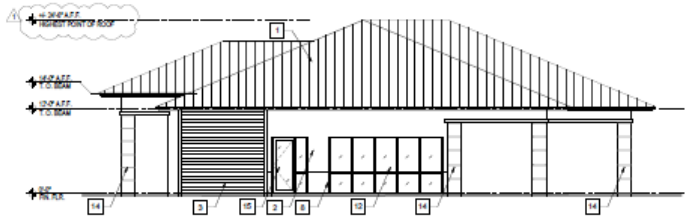
01
FRONT ELEVATION
2 STORY


MATERIAL LEGEND

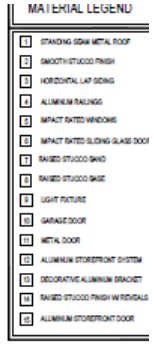
Elevations

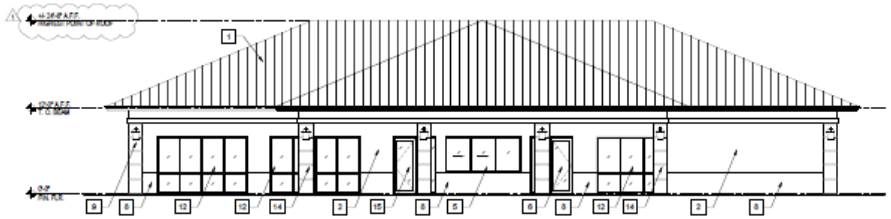


04 SIDE ELEVATION (LEFT)
CLUBHOUSE

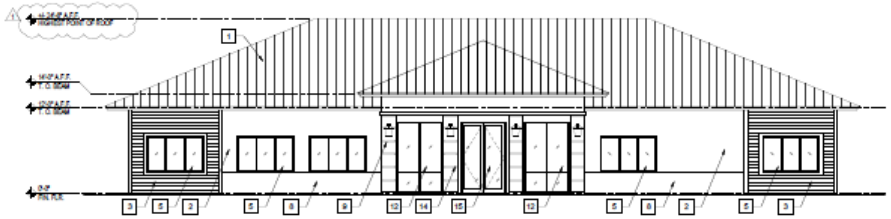


03 SIDE ELEVATION (RIGHT)
CLUBHOUSE





02 REAR ELEVATION
CLUBHOUSE



01 FRONT ELEVATION
CLUBHOUSE

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.

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.

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

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

General

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).

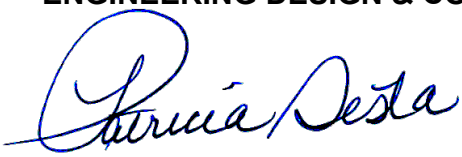
RESPONSE: Acknowledged. Fire protection will be provided prior to buildings being constructed.

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

Z:\EDC-2019\19-352 - Privilege Dev - Dade Road (North Property)\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2022-06-29_City_FP_Privilege_North_SP_Rsp2Cmts_19-352.docx

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:
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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: Transition manholes are called out for the proposed multifamily buildings and the clubhouse.

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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.
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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.

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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.

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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.

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RESPONSE: The project proposes to discharge to the NSLRWCD Canal No. 10. Which is adjacent to and directly north of the project area.

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RESPONSE: A sidewalk is proposed along Sunrise Blvd.

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9) For discussion regarding these comments, please contact me at 772-462-1492, haysd@stlucieco.org.

RESPONSE: Acknowledged.

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1) Based on the project, we do not see any concern regarding school capacity at this time.

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RESPONSE: The cul-de-sac has a radius of 50 feet.

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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.

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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).

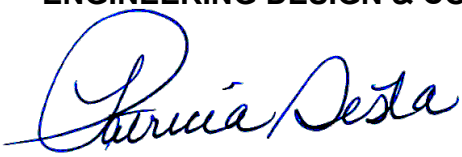
RESPONSE: Acknowledged. Fire protection will be provided prior to buildings being constructed.

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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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

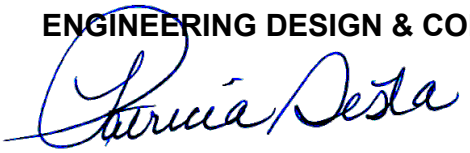
northwest corner of the proposed development. Additional sidewalk and a crosswalk should be constructed from the northeast corner of Building 13 to the network to connect residents safely through the drive aisle and parking area from Buildings 11 and 13 to the clubhouse/pool along the shortest distance 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: 3315 Sunrise Blvd.

Parcel ID #(s): 2428-601-0252-000-6 and 2428-321-0001-000-3

Project description: Applicant is proposing a 216 unit multifamily development with associated site improvements.

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: 216 Proposed Sq. Ft.:_____ Site Acreage: 21.686 acres

Privilege Development, LLC	Brad Currie / Engineering Design & Const., Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
704 E. Hallandale Beach Blvd.	10250 SW Village Pkwy, Suite 201
Street Address	Street Address
Hallendale FL 33008	Port St. Lucie Fl 34987
City State Zip	City State Zip
772-462-2455	772-462-2455
Phone Number	Phone Number
simon-cohen@hotmail.fr	bradcurrie@edc-inc.com
Email Address	Email Address

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

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.

- [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
- [ ] Beach/Dune System protection plan, if applicable (see Section 125-313)
- [ ] Lighting Plan (see Section 125-313)
- [x] Design Review submittals (see Design Review application)
- [x] Traffic Impact Report
- [x] 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

F0048450v1

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

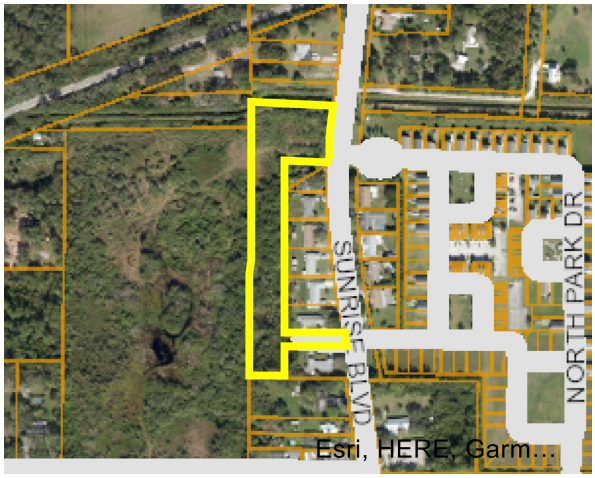
Desk: 772-462-2455
Tel:
Telephone / Email

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

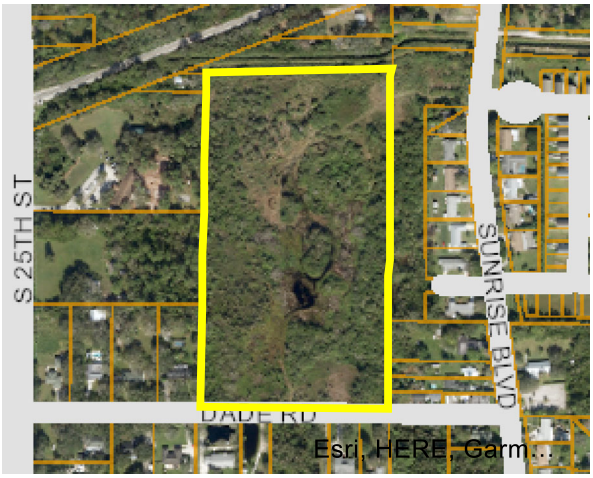
Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/22/2006	$4,000,000	XX02	WD	Gavinson Mitch	2575-681	Clerk of Courts
12/05/2002	$215,000	XX02	WD	Orend Sharon E	1624-2502	Clerk of Courts
05/01/2000	$100	XX03	WD	Hargrave Maxine R	1299-758	Clerk of Courts
02/08/1999	$100	XX01	DE	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:

Ⓐ	AIR RELEASE VALVE	DIP	DUCTILE IRON PIPE	HWF	HOG WIRE FENCE	PK/D	PARKER-KALON NAIL & DISK		SPIGOT		
AL	ARC LENGTH	E	EAST/EASTING		HYDRANT	PCP	PERMANENT CONTROL POINT		SPRINKLER VALVE		
ASPH	ASPHALT	EOW	EDGE OF WATER	IN	INCH	PRM	PERMANENT REFERENCE MONUMENT	S.L.C.	ST. LUCIE COUNTY		
BFP	BACK FLOW PREVENTER	EB	ELECTRIC BOX	INV	INVERT	P.B.	PLAT BOOK	STA	STATION		
	BENCHMARK (BM)	EHH	ELECTRIC HAND HOLE (EHH)	IP	IRON PIPE	(P)	PLAT DATA	Ⓓ	STORMWATER DRAINAGE MANHOLE		
	BIKE RACK	EM	ELECTRIC METER	IR	IRON ROD	P.O.B.	POINT OF BEGRINING		STREET SIGN		
CATV □	CABLE RISER	ELEC PANEL	ELECTRICAL PANEL	IR/C	IRON ROD AND CAP	P.O.C.	POINT OF COMMENCEMENT				
(C)	CALCULATED	EL./ELEV.	ELEVATION		IRRIGATION CONTROL VALVE	P.C.C.	POINT OF COMPOUND CURVE	TELE RISER	TELEPHONE RISER BOX		
	CATCH BASIN	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	L	LENGTH	P.C.	POINT OF CURVATURE	TOE	TOE OF SLOPE		
℄	CENTERLINE	F.O.	FIBER OPTIC		LIGHT POST	P.T.	POINT OF TANGENCY	TOB	TOP OF BANK/BERM		
CCR	CERTIFIED CORNER RECORD	FOHH	FIBER OPTIC HAND HOLE	MAG/D	MAG NAIL MAG BRAND NAIL	P.O.T.	POINT OF TERMINUS	T.O.N.	TOP OF NUT		
CLF	CHAIN LINK FENCE		FIBER OPTIC MARKER	Ⓜ	MAILBOX	PVC	POLYVINYL CHLORIDE	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)		
CHD.	CHORD	FIBER RISER	FIBER OPTIC RISER	M.C.	MARTIN COUNTY	PSL	PORT SAINT LUCIE, FLORIDA	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)		
CO O	CLEAN OUT	(M)	FIELD MEASURED	MHWL	MEAN HIGH WATER LINE	PLS	PROFESSIONAL LAND SURVEYOR	TWNSHP	TOWNSHIP		
COMM RISER	COMMUNICATION RISER	F.F.E.	FINISHED FLOOR ELEVATION	MLWL	MEAN LOWER WATER LINE	R	RADIUS	Ⓣ	TRAFFIC HANDHOLD		
CONC	CONCRETE	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		METAL LIGHT POST	RGE	RANGE	TSCB	TRAFFIC SIGNAL CONTROL BOX		
	CONCRETE LIGHT POST	FPL	FLORIDA POWER AND LIGHT	MP	METAL PIPE	RTK	REAL TIME KINEMATIC	TYP	TYPICAL		
CM	CONCRETE MONUMENT	FT	FOOT	Ⓜ	MONITORING WELL	RWV	RECLAIMED WATER VALVE	UNK	UNKNOWN		
CPP	CONCRETE POWER POLE (CPP)	FM	FORCE MAIN	MON	MONUMENT	RLS	REGISTERED LAND SURVEYOR	UNKNOWN HH	UNKNOWN HANDHOLD		
	CONCRETE POWER POLE W/STREET LIGHT	FND	FOUND	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	RCP	REINFORCED CONCRETE PIPE	RISER BOX	UNKNOWN RISER BOX		
	CONCRETE SIGNAL LIGHT POLE	Ⓟ	FPL MANHOLE	N/D	NON DESCRIPT NAIL AND DISK	R/W	RIGHT-OF-WAY	Ⓤ	UNKNOWN TYPE MANHOLE		
CMP	CORRUGATED METAL PIPE	SQ. FT.	SQUARE FEET	N.R.	NON RADIAL	R/C	ROD AND CAP	VCP	VITRIFIED CLAY PIPE		
	CURB INLET	GAS	GAS VALVE	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	Ⓢ	SANITARY MANHOLE	WM	WATER METER		
	DECORATIVE LIGHT POST	GIS	GEOGRAPHIC INFORMATION SYSTEMS	N	NORTH OR NORTHING	SV	SANITARY VALVE	Ⓦ	WATER SERVICE METER (WM)		
(D)	DEED	GND	GROUND	No.	NUMBER	SEC	SECTION	WV	WATER VALVE (WV)		
D.B.	DEED BOOK		GROUND LIGHT	O.R.B.	OFFICIAL RECORDS BOOK		SET 5/8" IRC EDC LB 8098 UNLESS NOTED OTHERWISE	W	WEST		
ø	DIAMETER (DIA.)		GUY WIRE ANCHOR	OHW	OVER HEAD WIRES		RIGHT-OF-WAY CONTROL	WF	WOOD FENCE		
Ⓓ	DRAINAGE MANHOLE		HANDICAP	PG	PAGE		SIGN		WOOD POLE STREET LIGHT		
		HDPE	HIGH DENSITY POLYETHYLENE PIPE	PCN	PARCEL CONTROL NUMBER	S	SOUTH		WOOD POWER POLE		

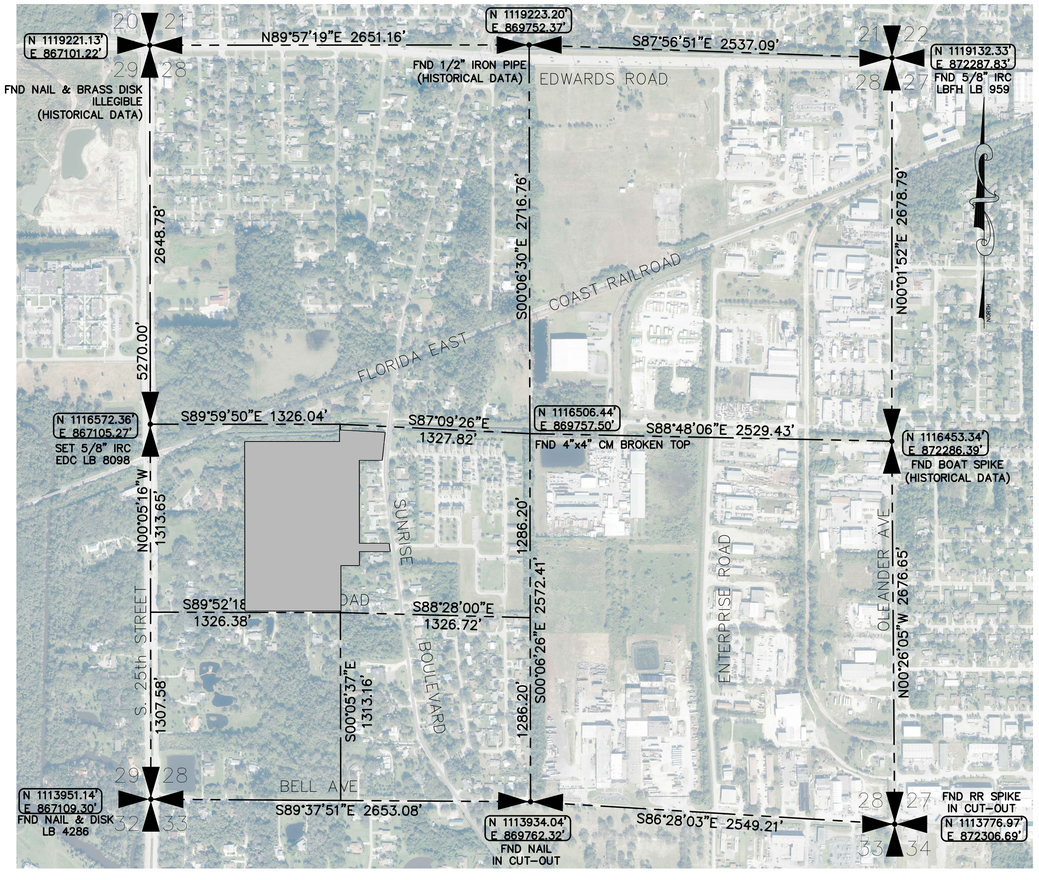
SHEETS:

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 — SIGNATURE DATE
FLORIDA REGISTRATION #5556

ENGINEERS ✪ SURVEYORS
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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: DAD
CHECKED BY: MTO
FIELD CREW: SV
FILENAME: 19-352&20-446_SV_REV3.dwg
LAYOUT1
LAYOUT: LAYOUT1
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

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

19-352

1 OF 4

Z:\EDC-2019\19-352 - Privilege Dev - Dade Road (North Property)\SURVEY\Dwg - PDF\Survey\19-352&20-446_SV_REV3.dwg 6/23/2022 1:07 PM
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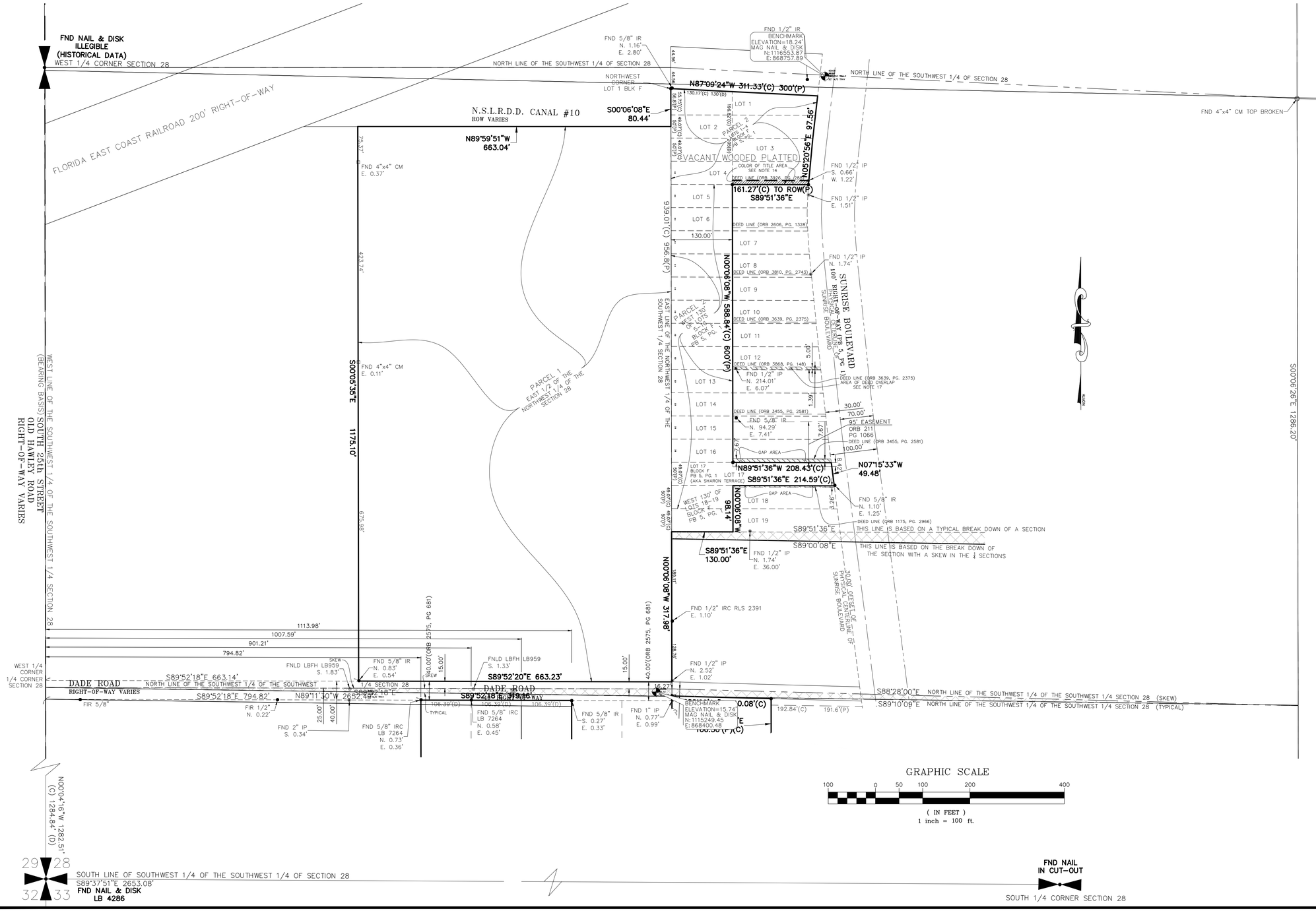
BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR: PRIVILEGE DEVELOPMENT



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Z:\EDC-2019\19-352 - Privilege Dev - Dade Road (North Property)\SURVEY\Dwg - PDP\Survey\19-352&20-446_SV_REV3.dwg, 6/23/2022 1:09 PM
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L.B. CERTIFICATE OF AUTHORIZATION 8098

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June 17, 2022	
DATE	

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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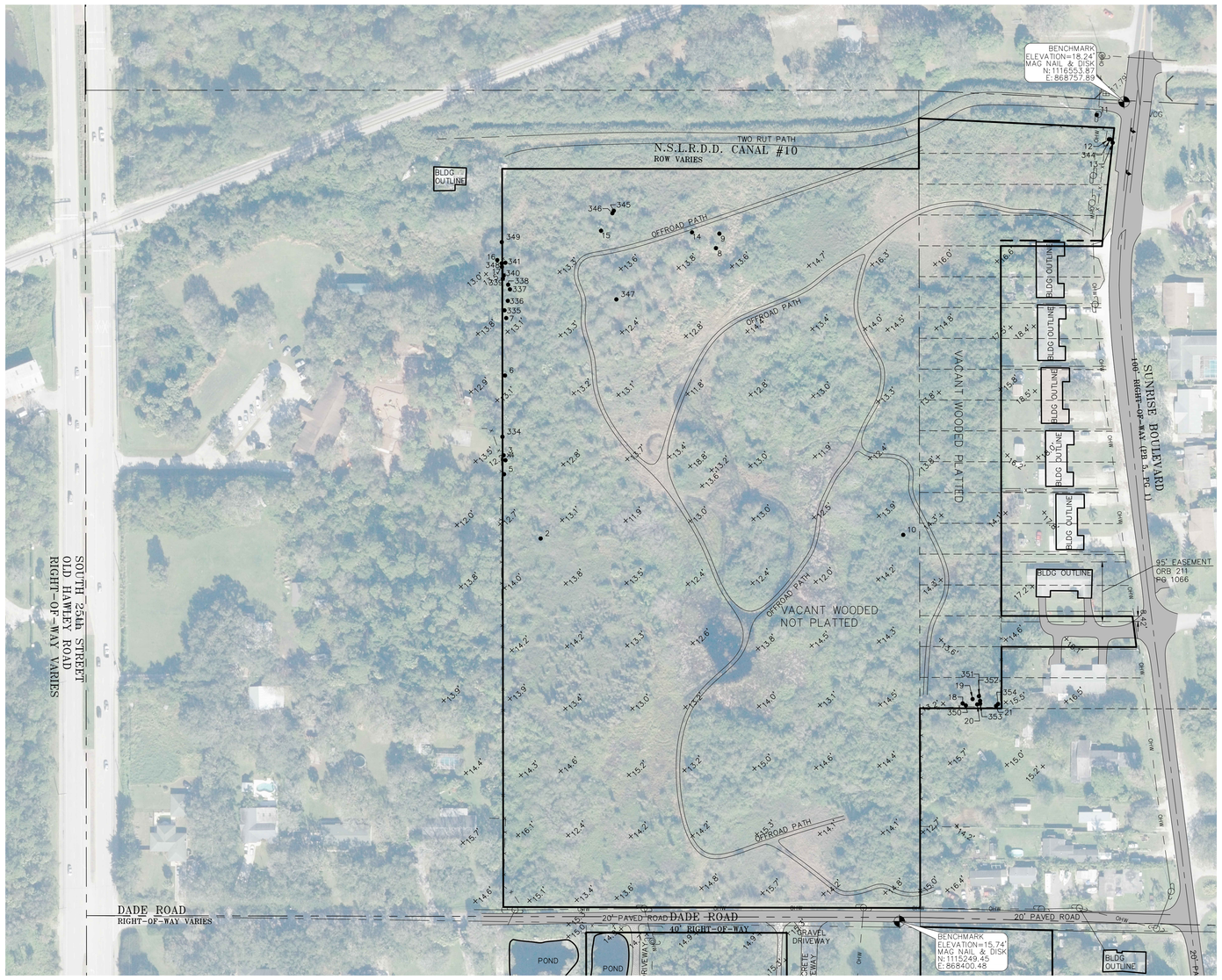
BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR: PRIVILEGE DEVELOPMENT



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

Z:\EDC-2019\19-352 - Privilege Dev - Dade Road (North Property)\SURVEY\Dwg - PDP\Survey\19-352&20-446_SV_REV3.dwg, 9/23/2022 1:10 PM

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IN PROCURING A CONTRACT WITH THE CONSTRUCTION INDUSTRY AND ANY OTHER PERSONS, IS STRICTLY PROHIBITED. ANY UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE AT THE SOLE RISK OF THE PARTY USING OR RELYING UPON THE SAME, AND SHALL BE WITHOUT LIABILITY TO EDC, INC.

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BOUNDARY, TOPOGRAPHIC & TREE SURVEY
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19-352

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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DAD — DRAWN BY
MTO — CHECKED BY
SV — FIELD CREW
19-352&203-446_SV_REV3.dwg — FILENAME
LAYOUT1 — LAYOUT
AS SHOWN — SCALE
June 17, 2022 — DATE

DATE	REVISION COMMENTS
02/22/2021	ADDED OCCUPATIONAL LINES AND ACREAGE
01/28/2022	ADD RIGHT OF WAY WIDTH AND SOURCE
06/23/2022	ADDED TOPOGRAPHIC ELEVATIONS - ABB

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

4 OF 4

Z:\EDC-2019\19-352 - Privilege Dev - Duda Road (North Property)\SURVEY\Dwg - PDP\Survey\19-352&20-446_SV_REV3.dwg, 6/23/2022 1:12 PM
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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 3315 Sunrise Blvd.

Parcel ID #(s) 2428-601-0252-000-6 and 2428-321-0001-000-3

Project description Applicant is proposing a 216 unit multifamily development with associated site improvements.

Privilege Development, LLC	Brad Currie / Engineering Design & Const., Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
704 E. Hallandale Beach Blvd.	10250 SW Village Pkwy, Suite 201
Street Address	Street Address
Hallendale FL 33008	Port St. Lucie Fl 34987
City State Zip	City State Zip
772-462-2455	772-462-2455
Phone Number	Phone Number
simon-cohen@hotmail.fr	bradcurrie@edc-inc.com
Email Address	Email Address

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

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

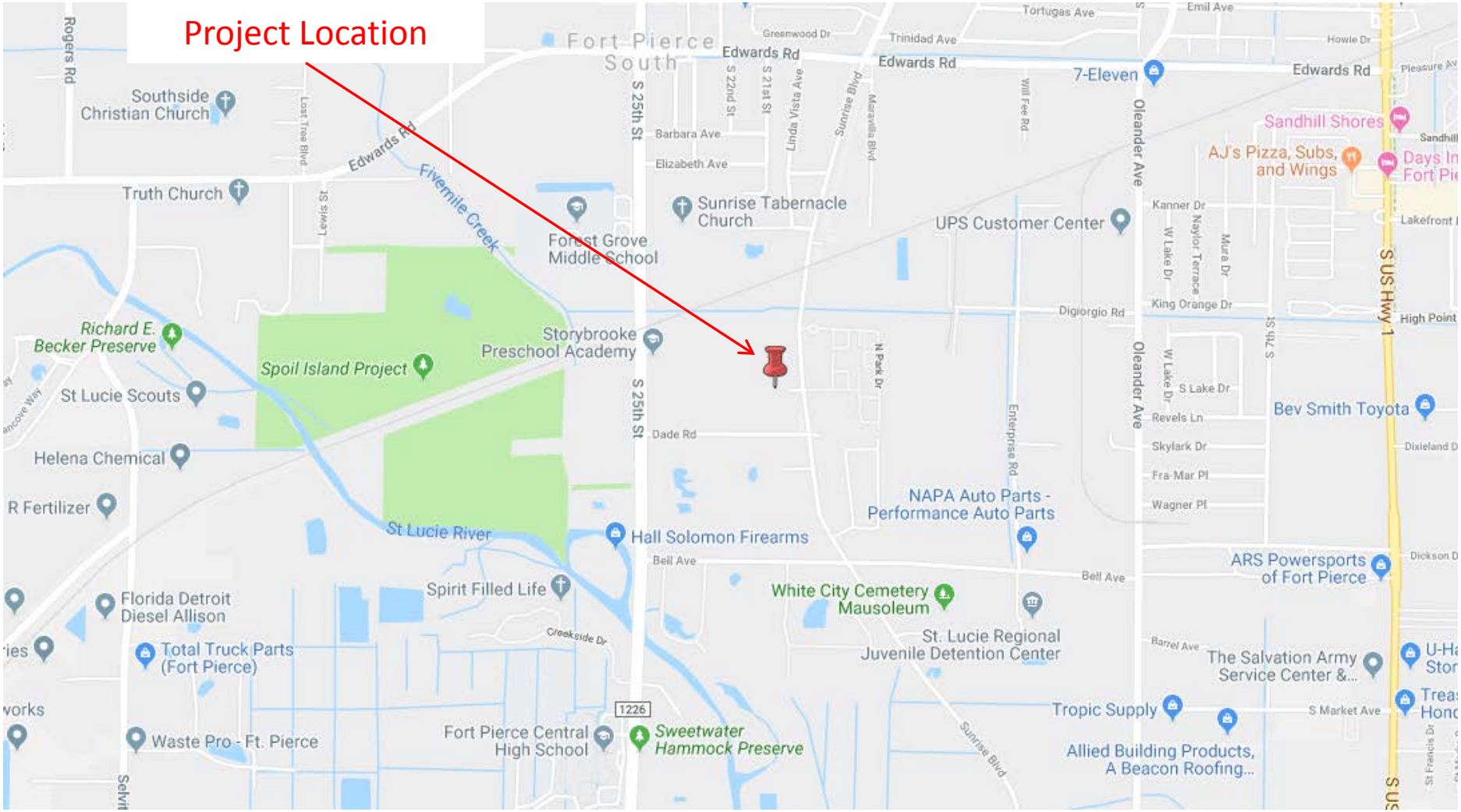
Environmental Site Assessment

Sunrise Blvd

Fort Pierce, St. Lucie County, FL

Location Map

Project: 19-352	North Parcels	9/20/2019



ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

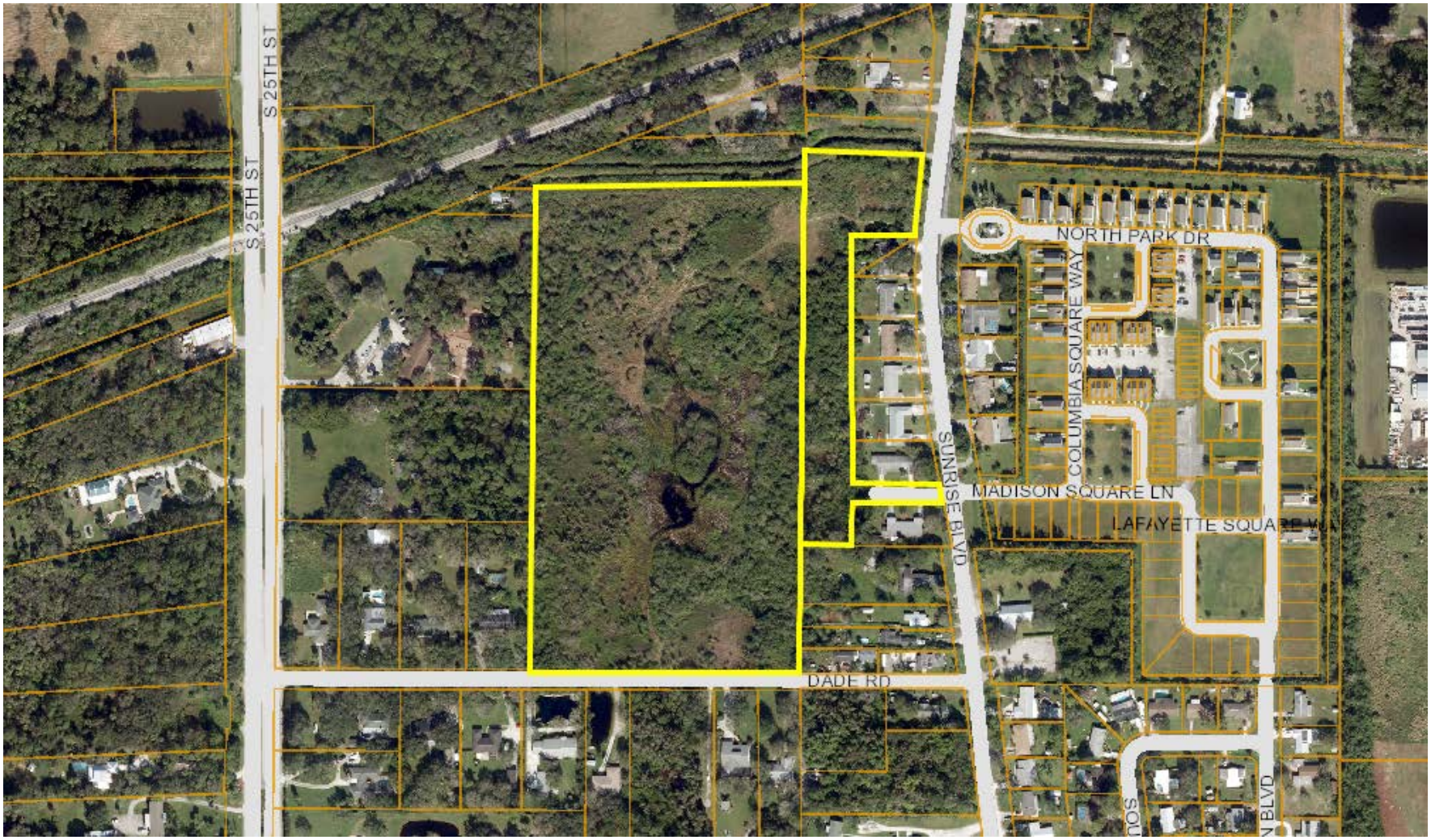
Environmental Site Assessment

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

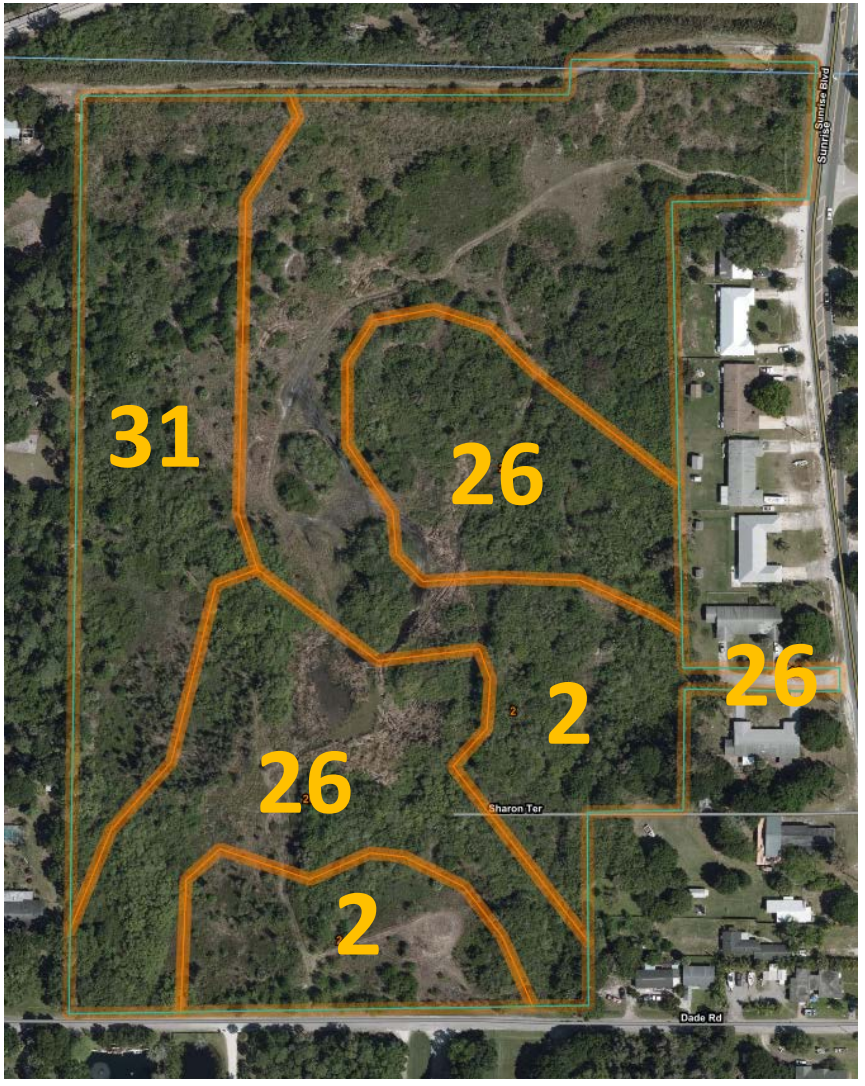
Fort Pierce, St. Lucie County, FL

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

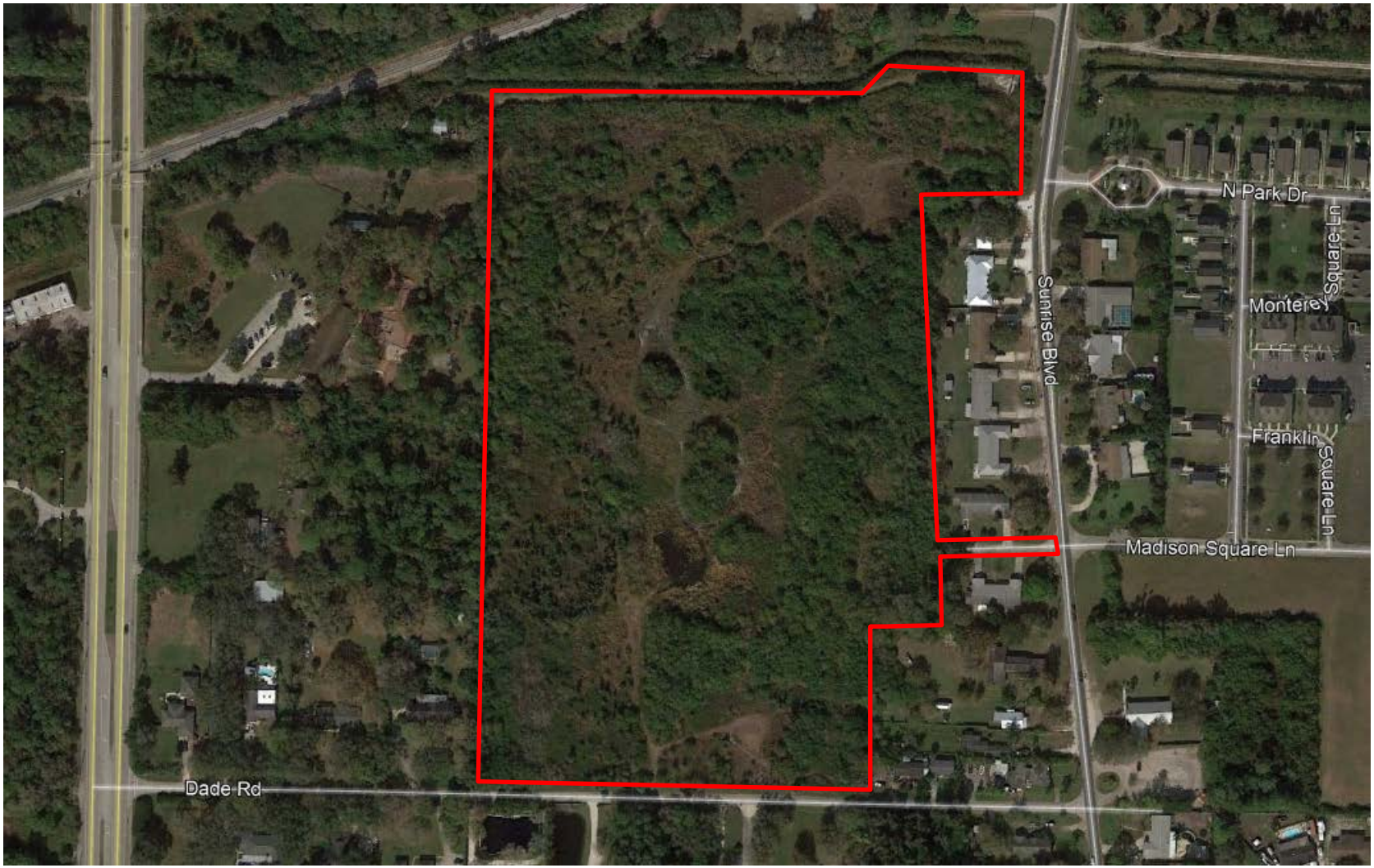
Environmental Site Assessment

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.

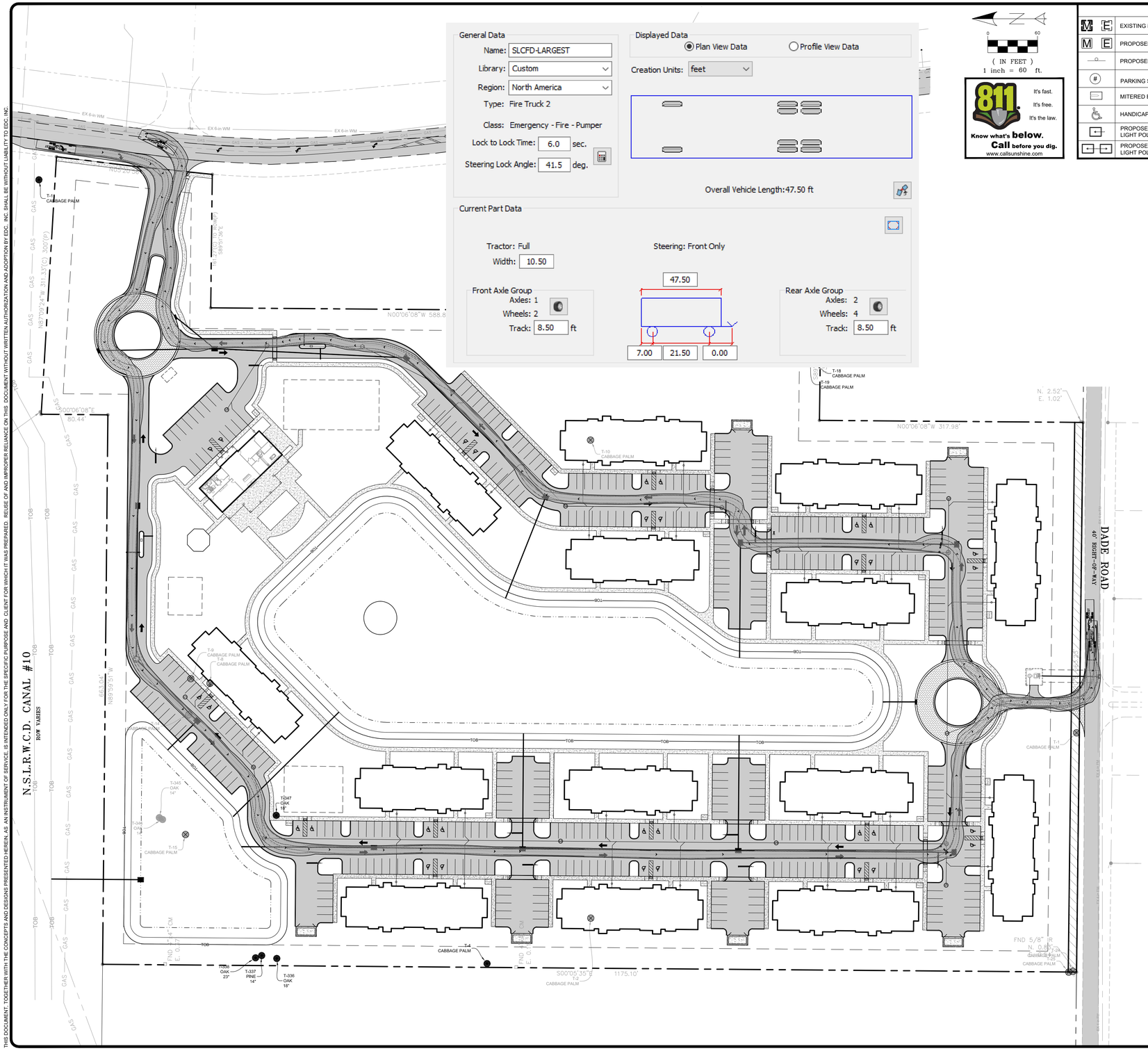
If you have any questions, please contact me directly.

Thank you.

David McIntosh

✓ Cc: Mr. Simon Cohen ~~(305-832-2228)~~
VIA HAND DELIVERY to Avi on 1-25-07.

TOTAL PAGES TRANSMITTED – 1



General Data

Name: SLCFD-LARGEST

Library: Custom

Region: North America

Type: Fire Truck 2

Class: Emergency - Fire - Pumper

Lock to Lock Time: 6.0 sec.

Steering Lock Angle: 41.5 deg.

Displayed Data

Plan View Data Profile View Data

Creation Units: feet

Overall Vehicle Length:47.50 ft

Current Part Data

Tractor: Full

Width: 10.50

Steering: Front Only

47.50

7.00 21.50 0.00

Front Axle Group

Axles: 1

Wheels: 2

Track: 8.50 ft

Rear Axle Group

Axles: 2

Wheels: 4

Track: 8.50 ft

(IN FEET)
1 inch = 60 ft.

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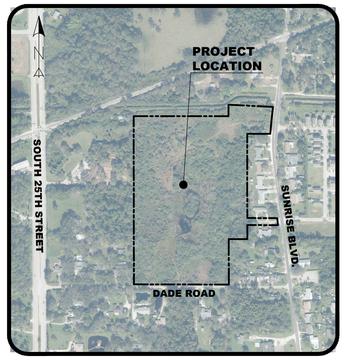
LEGEND

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'

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

REVISION COMMENTS	DATE
REVISED PER CITY & FPUA COMMENTS	23MAY22

PRIVILEGE DEVELOPMENT
DADE ROAD & SUNRISE BLVD
MULTI FAMILY RESIDENTIAL
VEHICULAR CIRCULATION PLAN
CITY OF FORT PIERCE SLCFD FLORIDA

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

19-352

1 OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC-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: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole St Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 6/17/2022 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
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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.

Edwards Road
4L
4LD
2L
4LD
2L
4LD
4LD
4LD
N Park Drive
Digiorgio Road
2L
Dade Road
2L
Emergency Acces
Madison Square Lane
4LD
2L
Roselawn Boulevard
Enterprise Road
2L
2L
Bell Ave
2L
2L
2L
Farmers Market Road
2L
4LD
2L
2L
2L
Tumblin Kling Road
2L
2L
W Weatherbee Road
S 25th Street
4LD
Middway Road
2L (4LD)
Sunrise Boulevard
2L
2L/4LD
Oleander Avenue
2L
2L (4LD)
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
SR22012.0
Date: 6.17.2022
North 6.17.2022
Legend
= Project Location
#L = Existing Lanes
(XX) = Commited 5 Year Tip
= Signal
= Stop Sign
= Roundabout
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 25th 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.

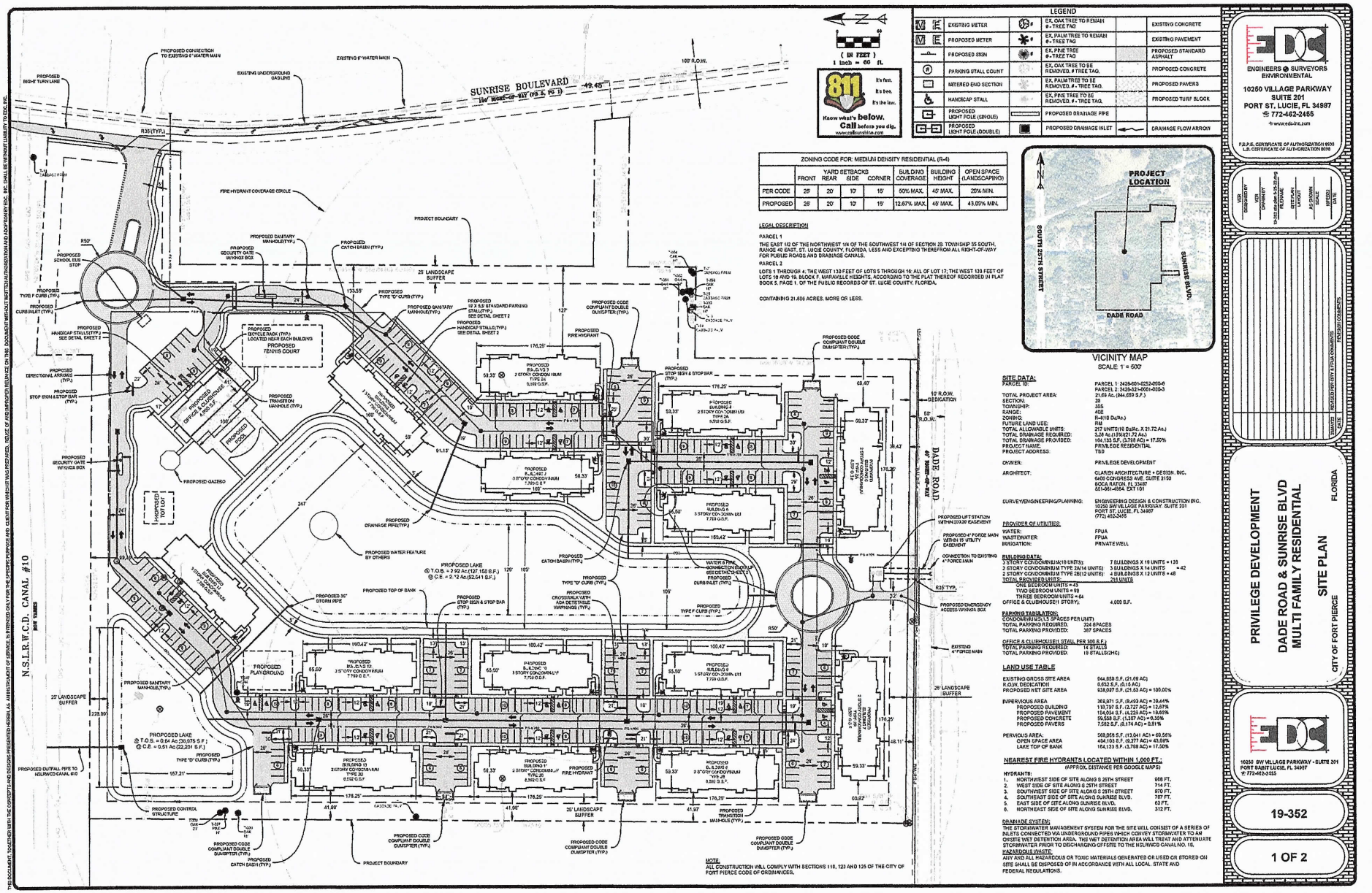
[5] Growth rateof 2.46% calculated from historical TPO volumes on Sunrise Blvd. Average growth rate on S 25th St and Sunrise Blvd 2.29%

Net In:	71
Net Out:	42
Years Grown:	3

Figure 3
Driveway Volumes
Dade & Sunrise - North Parcels
AM
PM
IN
22
71
OUT
68
42
TOTAL
90
113
Legend
= Project Location
N Park Drive
Roselawn Boulevard
Madison Square Lane
Sunrise Boulevard
15 (49)
(22) 7
D1
(13) 21
(29) 47
Emergency Access
Dade Road
Bell Ave
S 25th Street
NTS
Job Number: SR22012.0
O'ROURKE ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl. 34994
Date: 06.20.2022

APPENDIX A

SITE DATA



LEGEND					
EXISTING METER		EX. OAK TREE TO REMAIN #- TREE TAG		EXISTING CONCRETE	
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	

(IN FEET)
1 inch = 60 ft.

811 It's fast. It's free. It's the law. Know what's below. Call before you dig. www.callsunshine.com

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.	43.03% 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 21.656 ACRES, MORE OR LESS.

VICINITY MAP
SCALE 1" = 500'

SITE DATA:

PARCEL ID:	PARCEL 1: 2428-501-0252-000-6 PARCEL 2: 2428-521-0001-000-3
TOTAL PROJECT AREA:	21.66 Ac. (944,059 S.F.)
SECTION:	28
TOWNSHIP:	35S
RANGE:	40E
ZONING:	R-4(10 DuAc.)
FUTURE LAND USE:	RM
TOTAL ALLOWABLE UNITS:	217 UNITS(10 DuAc. X 21.72 Ac.)
TOTAL DRAINAGE REQUIRED:	5.08 Ac.(+/-)(221,72 Ac.)
TOTAL DRAINAGE PROVIDED:	164,133 S.F. (3.768 AC) = 17.50%
PROJECT NAME:	PRIVILEGE RESIDENTIAL
PROJECT ADDRESS:	TBD
OWNER:	PRIVILEGE DEVELOPMENT
ARCHITECT:	CLARDI ARCHITECTURE + DESIGN, INC. 6400 CONGRESS AVE. SUITE 2150 BOCA RATON, FL 33487 561-961-4884 EXT 101
SURVEY/ENGINEERING/PLANNING:	ENGINEERING DESIGN & CONSTRUCTION INC. 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455

PROVIDER OF UTILITIES:

WATER:	FPUA
WASTEWATER:	FPUA
IRRIGATION:	PRIVATE WELL

BUILDING DATA:

3 STORY CONDOMINIUM(19 UNITS):	7 BUILDINGS X 19 UNITS = 133
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 PROPOSED UNITS:	214 UNITS
ONE BEDROOM UNITS = 43	
TWO BEDROOM UNITS = 93	
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: 387 SPACES

OFFICE & CLUBHOUSE(1 STALL PER 300 S.F.)
TOTAL PARKING REQUIRED: 14 STALLS
TOTAL PARKING PROVIDED: 19 STALLS(2HC)

LAND USE TABLE

EXISTING GROSS SITE AREA	944,659 S.F. (21.69 AC)
R.O.W. DEDICATION	8,632 S.F. (0.19 AC)
PROPOSED NET SITE AREA	938,027 S.F. (21.53 AC) = 100.00%
IMPERVIOUS AREA	368,871 S.F. (8,469 AC) = 39.44%
PROPOSED BUILDING	118,797 S.F. (2,727 AC) = 12.67%
PROPOSED PAVEMENT	194,554 S.F. (4,228 AC) = 19.55%
PROPOSED CONCRETE	59,559 S.F. (1,367 AC) = 6.35%
PROPOSED PAVERS	7,582 S.F. (0.174 AC) = 0.81%
PERVIOUS AREA:	569,056 S.F. (13.04 AC) = 60.56%
OPEN SPACE AREA	404,103 S.F. (9,277 AC) = 43.09%
LAKE TOP OF BANK	164,133 S.F. (3.768 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	668 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.	63 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 110, 123 AND 125 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
P.E.P.E. CERTIFICATE OF AUTHORIZATION 6626
L.B. CERTIFICATE OF AUTHORIZATION 8026

VER. | DESIGNED BY | VER. | DRAWN BY | 19-352.DWG FILE NAME | SITE PLAN LAYOUT | AS SHOWN SCALE | 08/08/23 DATE

NO.	DATE	REVISED PER FDOT & FPUA COMMENTS	REVISED COMMENTS

PRIVILEGE DEVELOPMENT
DADE ROAD & SUNRISE BLVD
MULTI FAMILY RESIDENTIAL
SITE PLAN
CITY OF FORT PIERCE FLORIDA

ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

19-352

1 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 ADAPTATION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

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	
				-18,107	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

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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
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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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

C-3

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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

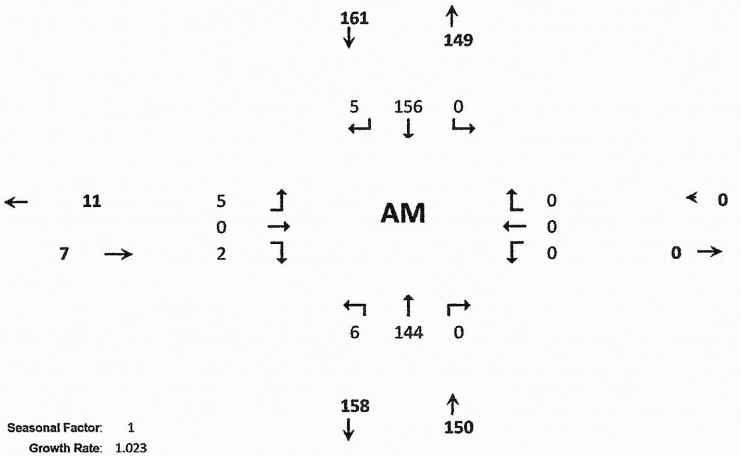
N/S STREET: Sunrise Boulevard **E/W STREET:** Dade Road **CONTROL:** Unsignalized (TWSC)

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	



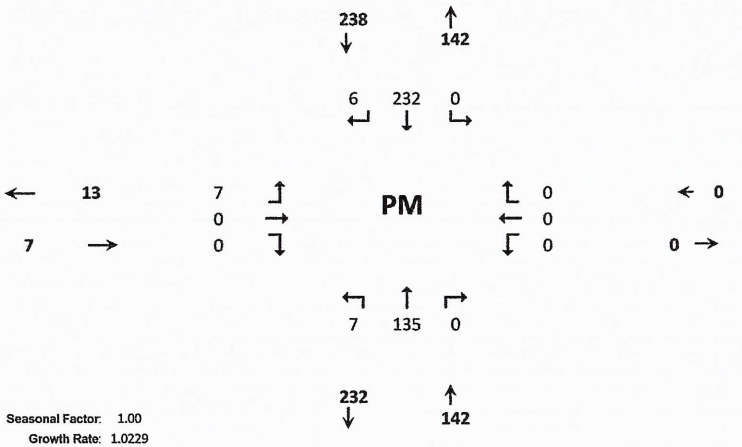
Seasonal Factor: 1
Growth Rate: 1.023
Years Grown: 0

	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	Northbound			Southbound			Eastbound			Westbound				ONE HOUR
lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	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

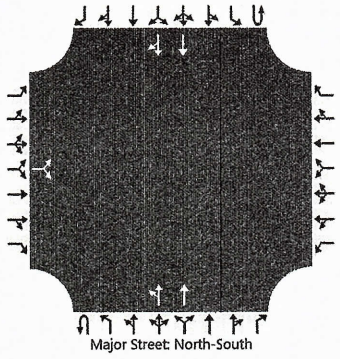
General Information

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

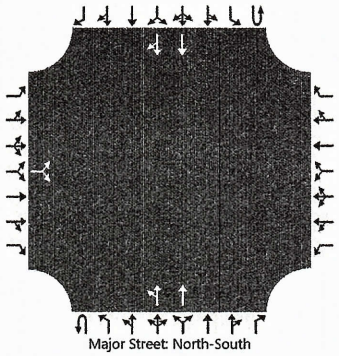
General Information

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

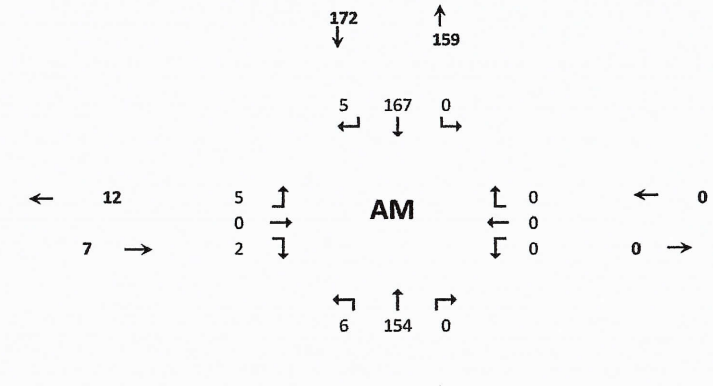
N/S STREET: Sunrise Boulevard **E/W STREET:** Dade Road **CONTROL:** Unsignalized (TWSC)

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

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%	
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%	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

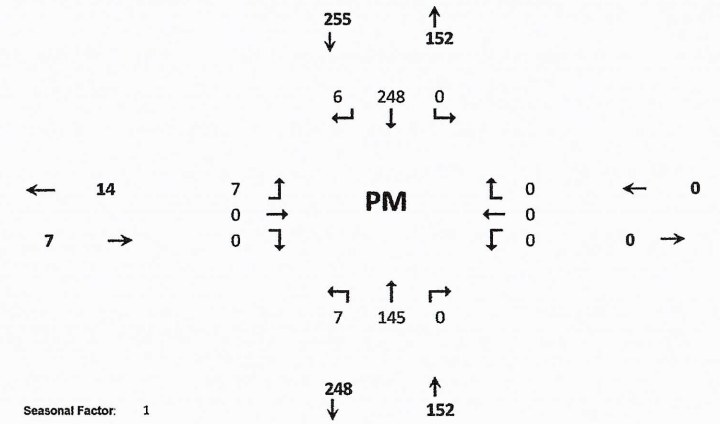
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	6	154	0	0	167	5	5	0	2	0	0	0	340

E-5

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	
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	7	145	0	0	248	6	7	0	0	0	0	0	414	



Seasonal Factor: 1
Growth Rate: 1.023
Years Grown: 3

	Trips In	Trips Out
Dade & Sunrise - North Parcels	0	0

HCS7 Two-Way Stop-Control Report

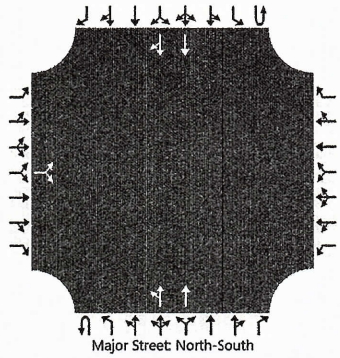
General Information

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

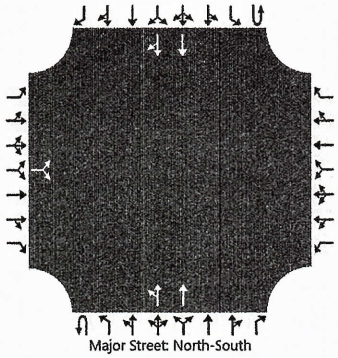
General Information

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

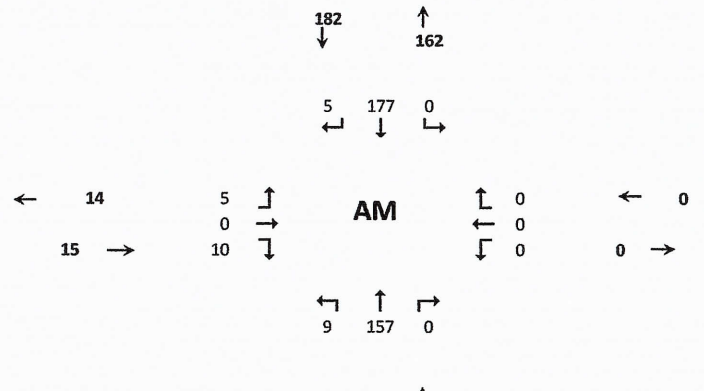
N/S STREET: Sunrise Boulevard **E/W STREET:** Dade Road **CONTROL:** Unsignalized (TWSC)

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

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	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	



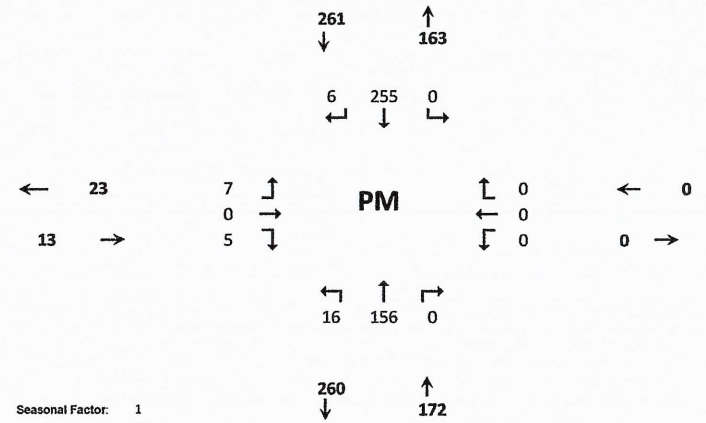
Seasonal Factor: 1
Growth Rate: 1.023
Years Grown: 3

	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
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Site Information

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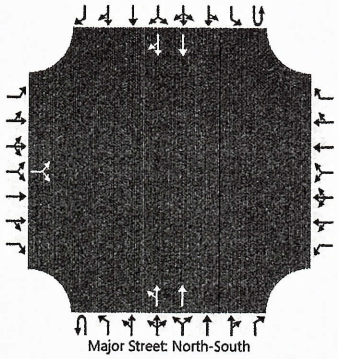
Jurisdiction	St. Lucie
East/West Street	Dade Road
North/South Street	Sunrise Blvd
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

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

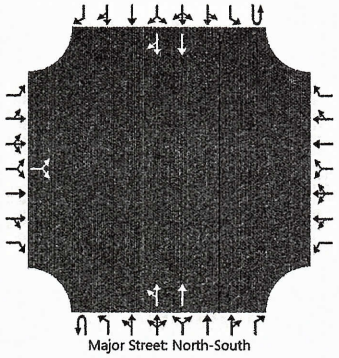
General Information

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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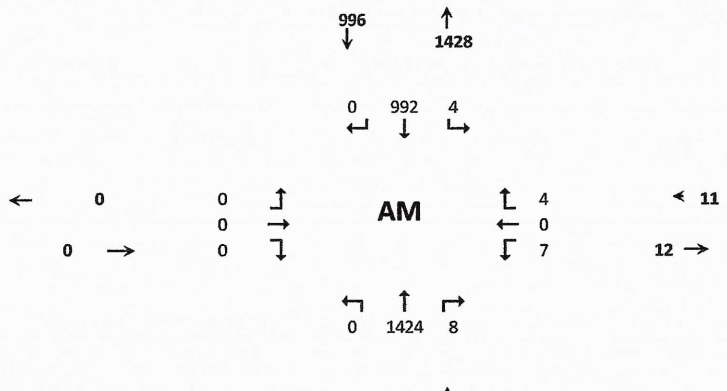
TURNING MOVEMENT VOLUME COUNTS

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

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	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	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 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%		
In/Out 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 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%		
In/Out 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 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%		
In/Out 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 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%		
In/Out 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 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	1424	8	4	992	0	0	0	0	7	0	4	2439	



Seasonal Factor: 1.00
Growth Rate: 1.023
Years Grown: 0

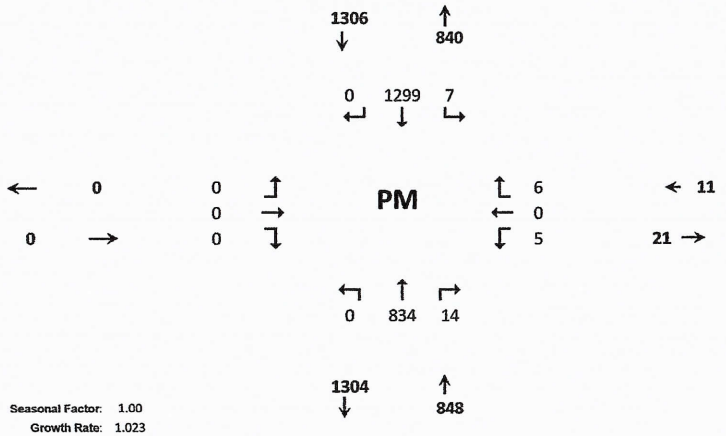
	Trips In	Trips Out
Pineapple Grove	0	0

E-13

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

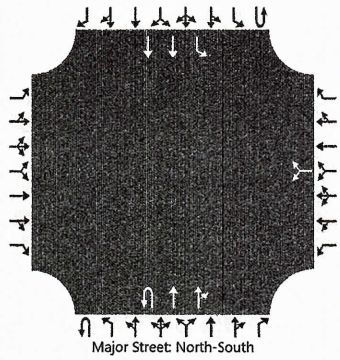
General Information

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										

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

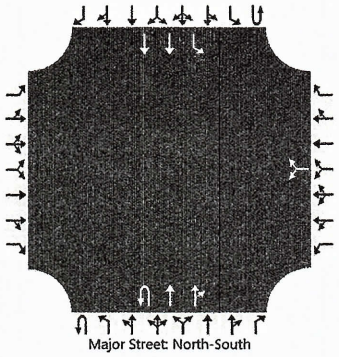
General Information

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

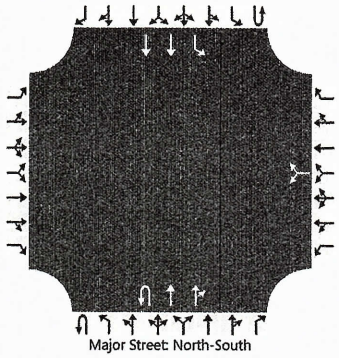
General Information

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

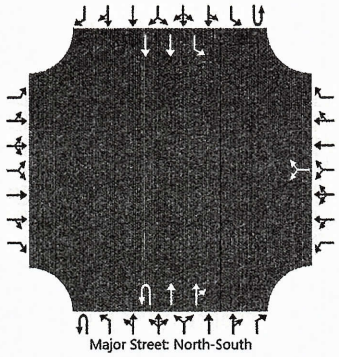
General Information

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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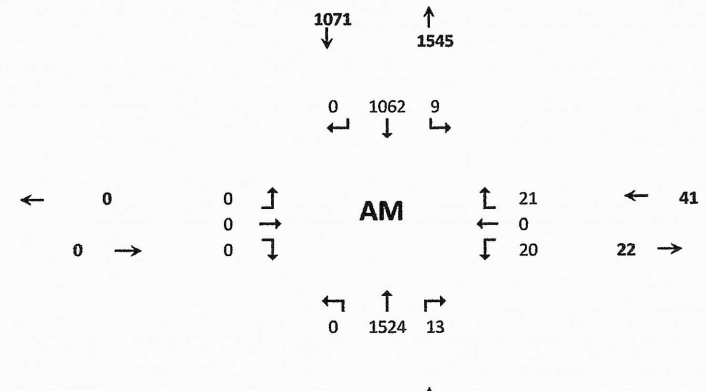
TURNING MOVEMENT VOLUME COUNTS

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
%	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

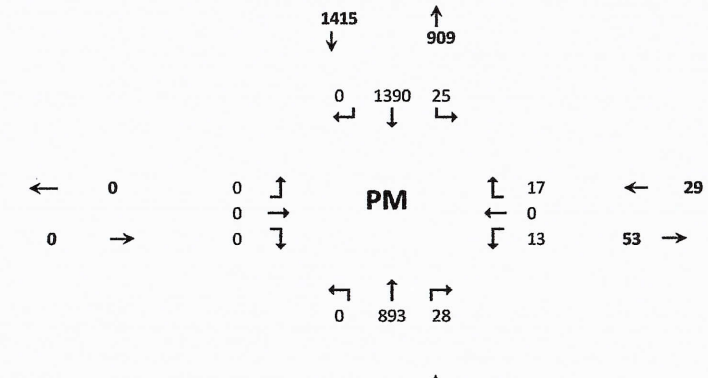
Seasonal Factor: 1
Growth Rate: 1.023
Years Grown: 3

	Trips In	Trips Out
Dade & Sunrise - North Parcels	22	68

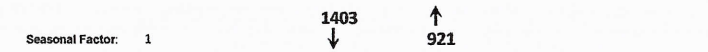
TURNING MOVEMENT VOLUME COUNTS

S 25th Street / Dade Road - PM 2025
With Project

15 Min Period	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	



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

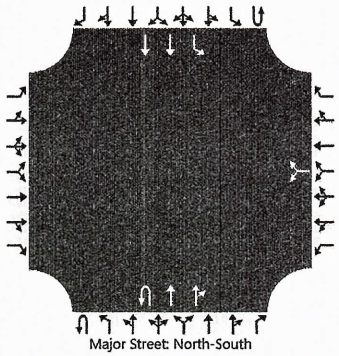
General Information

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

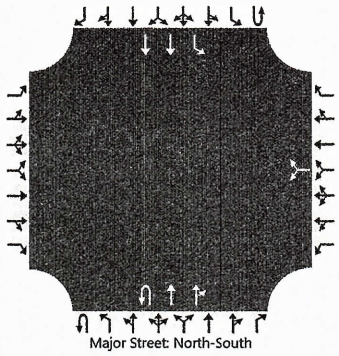
General Information

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

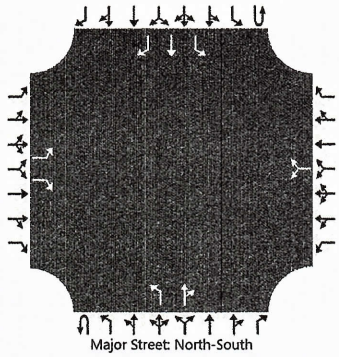
General Information

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

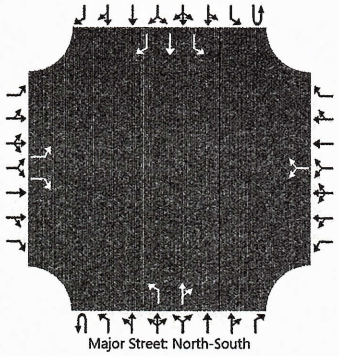
General Information

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.

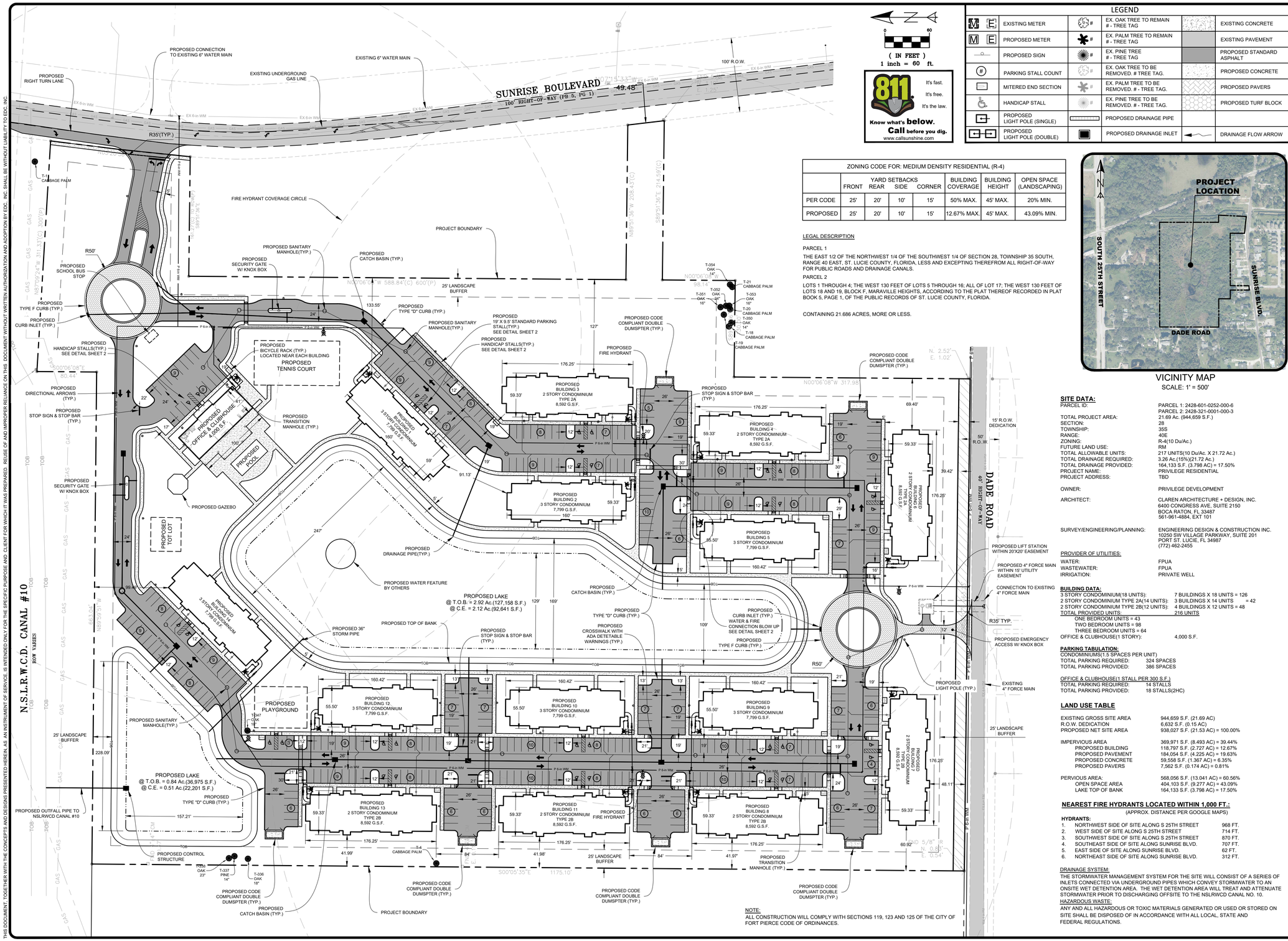
GENESIS LIGHTING

#	Date	Comments

Revisions

Drawn By:
Checked By:
Date:6/28/2022
Scale:

Privilege North



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(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

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 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. 6400 CONGRESS AVE, SUITE 2150 BOCA RATON, FL 33487 561-961-4884, EXT 101
SURVEY/ENGINEERING/PLANNING:	ENGINEERING DESIGN & CONSTRUCTION INC. 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (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.

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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 & FPUA COMMENTS	23MAY22

PRIVILEGE DEVELOPMENT
DADE ROAD & SUNRISE BLVD MULTI FAMILY RESIDENTIAL
SITE PLAN
CITY OF FORT PIERCE FLORIDA

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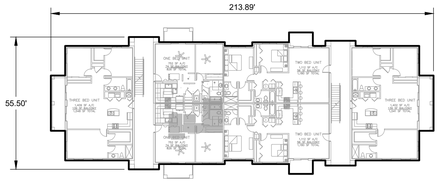
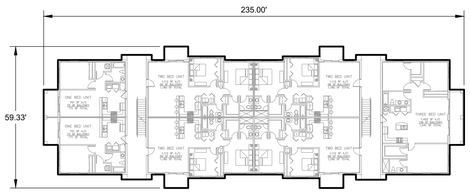
19-352

1 OF 2

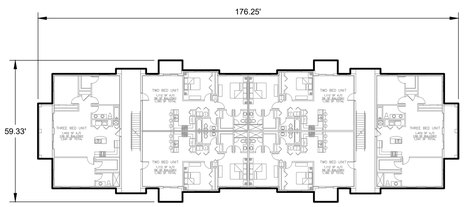
Z:\EDC 2019\19-352 - Privilege Dev - Dade Road (North Property)\ENGINEERING\AutoCAD\DWGs\19-352 Site Plan 9-6-22.dwg, 9/6/2022 4:17:08 PM



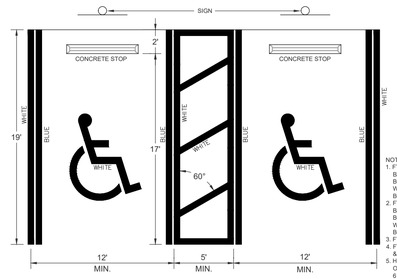
3-STORY BUILDING:
(2) 1-BEDS, (2) 2-BEDS, (2) 3-BEDS
PER FLOOR x 3 FLOORS
7,799 G.S.F.



2-STORY BUILDING (TYPE 2A):
(2) 1-BEDS, (4) 2-BEDS, (1) 3-BEDS
PER FLOOR x 2 FLOORS
8,592 G.S.F.

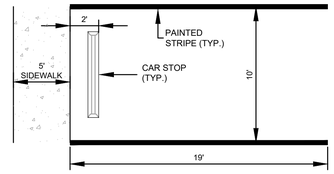


2-STORY BUILDING (TYPE 2B):
(0) 1-BEDS, (4) 2-BEDS, (2) 3-BEDS
PER FLOOR x 2 FLOORS
8,592 G.S.F.

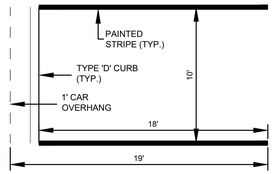


NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND 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.

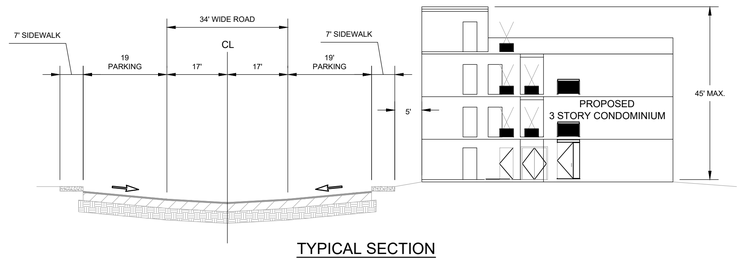
HANDICAPPED SPACE DETAIL



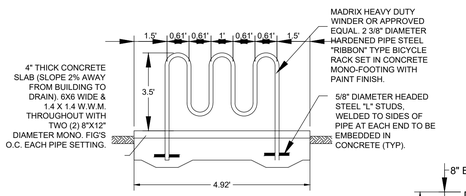
TYPICAL 19' PARKING STALL
N.T.S.



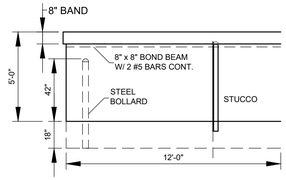
TYPICAL 18' PARKING STALL W/ OVERHANG
N.T.S.

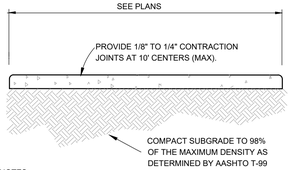


TYPICAL SECTION
SCALE: 1"=10'



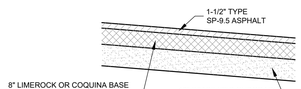
TYPICAL BIKE RACK DETAIL
N.T.S.



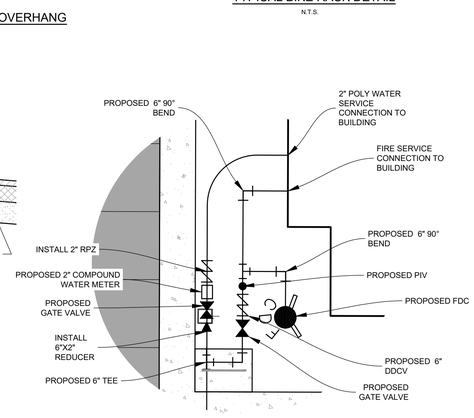


NOTES:
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk thickness to be increased to 6" thick at driveway locations.
3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.

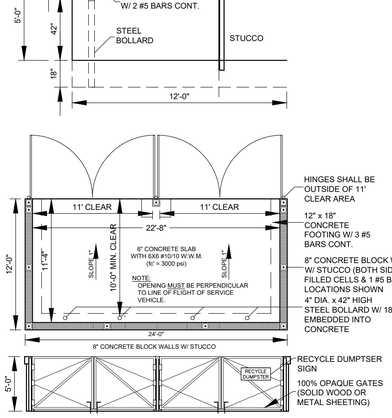
4" THICK SIDEWALK DETAIL



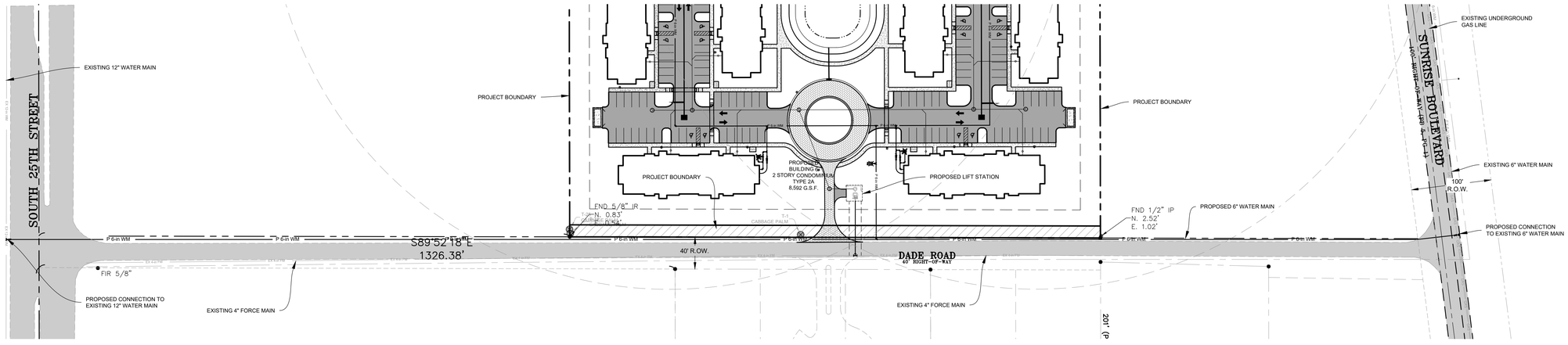
TYPICAL PAVEMENT SECTION
N.T.S.



TYPICAL WATER SERVICE CONNECTION BLOW UP
SCALE: 1" = 10'



24'X12' DUMPSTER DETAIL



OFFSITE WATER MAIN CONNECTION
SCALE: 1" = 70'

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DESIGNED BY	VER
DRAWN BY	VER
FILENAME	19-352 site plan 9-6-22.dwg
DETAILS	
LAYOUT	
SCALE	AS SHOWN
SHEET	6 LINE2
DATE	

REVISION COMMENTS	DATE
REVISED PER CITY & FPUA COMMENTS	23MAY22

PRIVILEGE DEVELOPMENT
DADE ROAD & SUNRISE BLVD
MULTI FAMILY RESIDENTIAL
SITE PLAN DETAILS
CITY OF FORT PIERCE FLORIDA

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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

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

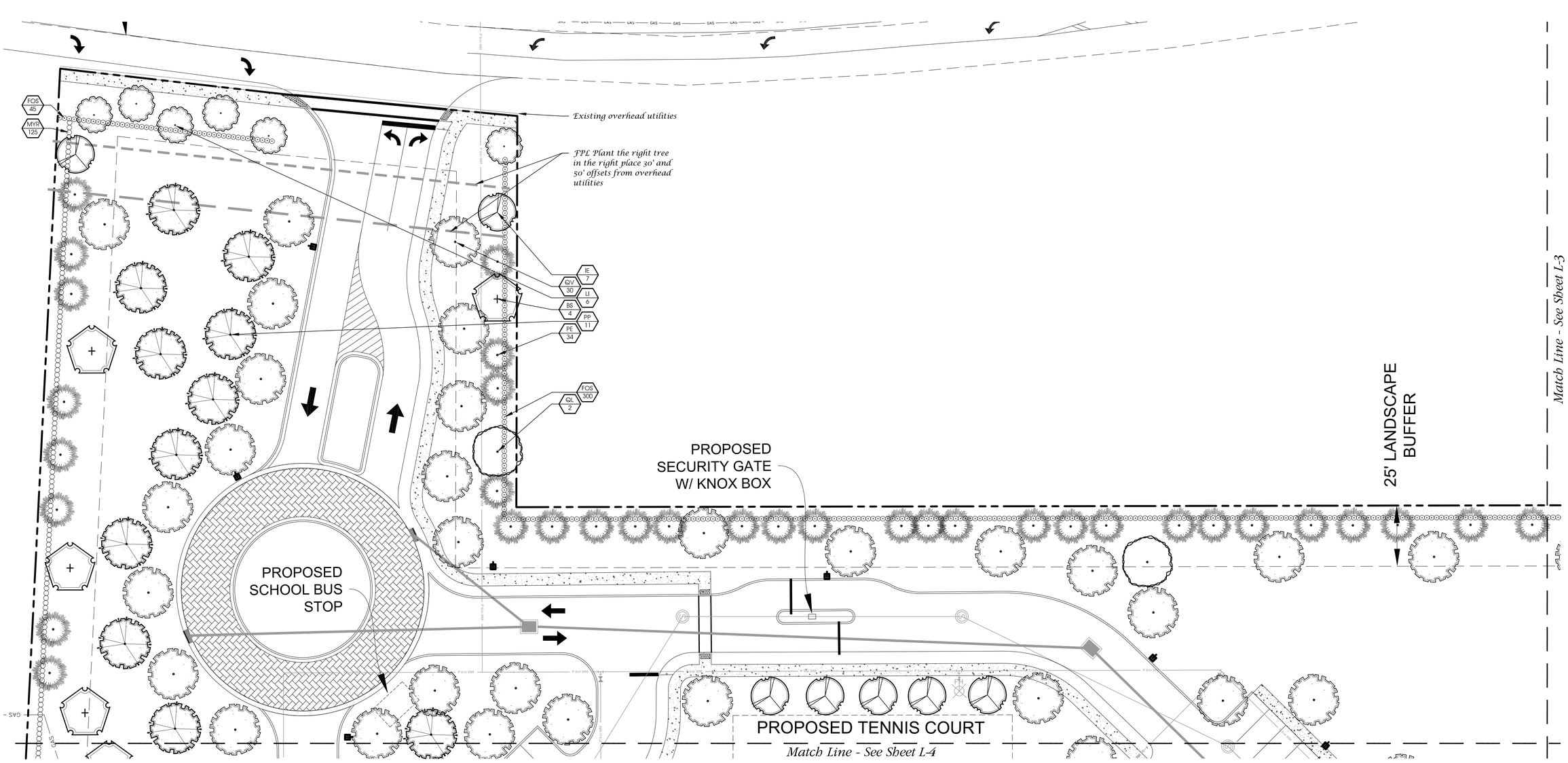
Job No.	22-0301
Drawn By	JWS
Submittal Dates	3-7-2022
	7-1-2022
	11-2-2022
Revision Dates	
New Base	7-1-2022
New Base	11-2-2022

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

Sheet L-1 of 8

Landscape Plan

North
Scale: 1" = 60'
0 30' 60' 120'



Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

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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
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Job No.	22-0301
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Revision Dates	
New Base	7-1-2022
New Base	11-2-2022

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100' RIGHT-OF-WAY (PB 5, PG 17)

EX 6-in WM

EX 8-in WM

Match Line - See Sheet L-2

Match Line - See Sheet L-4

Match Line - See Sheet L-5

PROPOSED
BUILDING 3
2 STORY CONDOMINIUM
TYPE 2A
8,592 G.S.F.

IE 2
BS 3
QL 1
PE 34
FOG 375
QV 5

MYR- 27
MYR-

Existing overhead utilities

FPL Plant the right tree in the right place 30' and 50' offsets from overhead utilities

Match Line - See Sheet L-5

Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

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-3 of 8

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
MYR 275
IE 5
BS 1
QV 18
PP 4

GAS TOB F-Act-WM

Match Line - See Sheet L-5

Match Line - See Sheet L-6

Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

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Revision Dates	
New Base	7-1-2022
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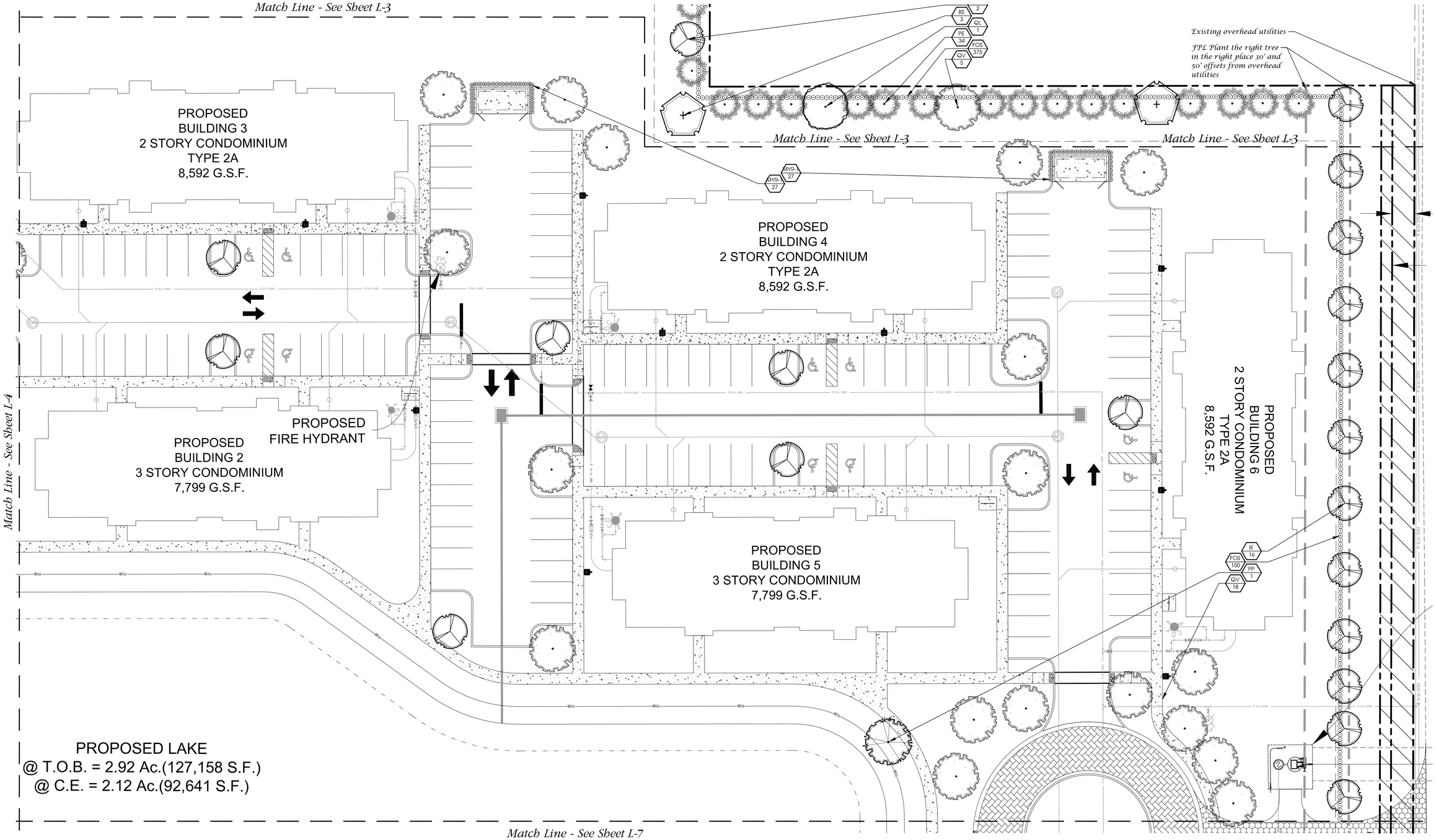
Sheet L-4 of 8



Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

Conceptual Design Group, Inc.
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Privilege Development

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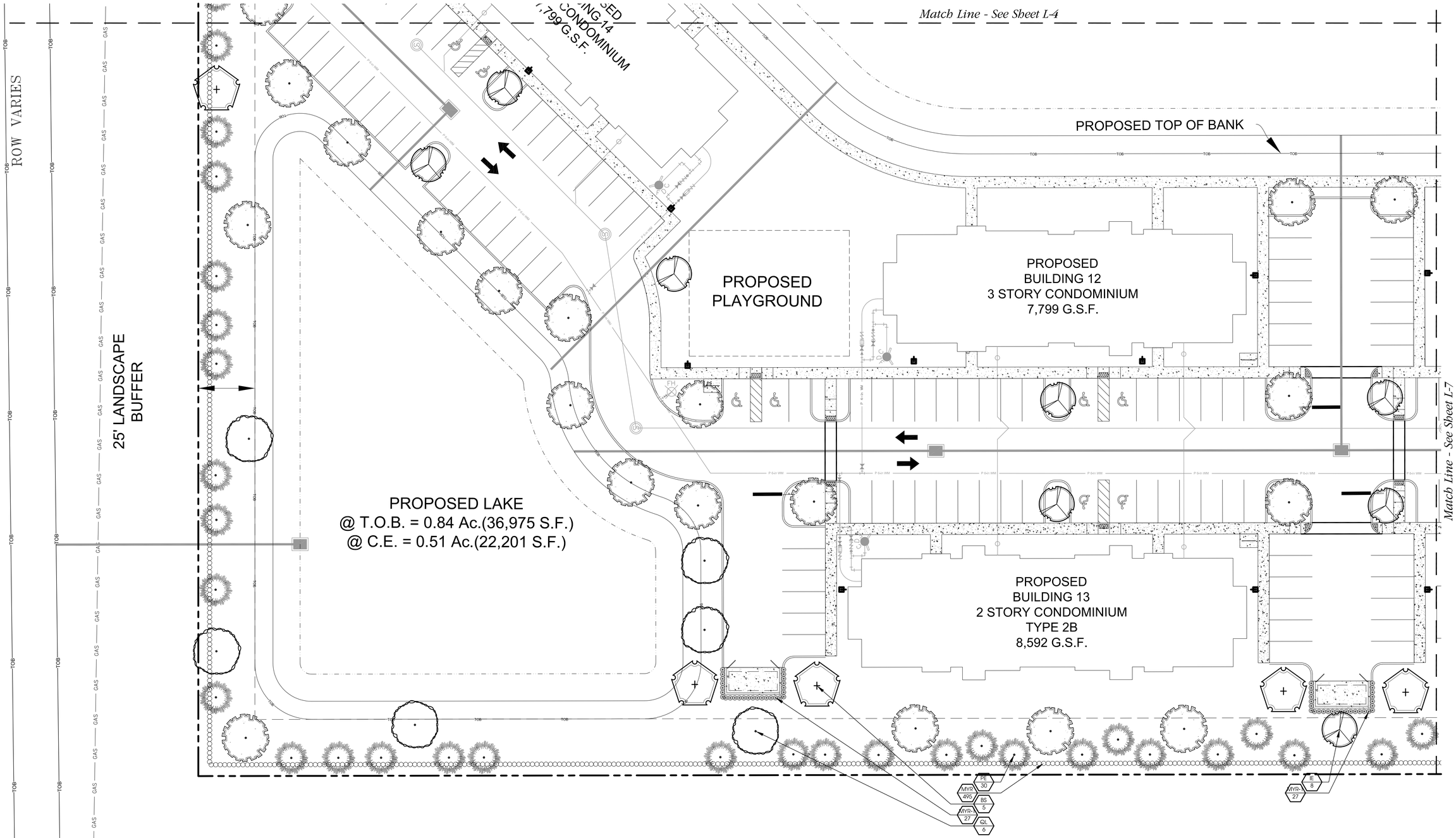

Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

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New Base	7-1-2022
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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'

Conceptual Design Group, Inc.
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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%)

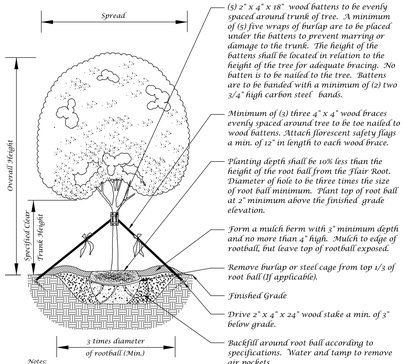
Total Trees Required = 337 Trees
Total Trees Provided = 337 Trees
337 Trees + 0 Palms @ 3:1 = 0 Trees = 337 Trees

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%)

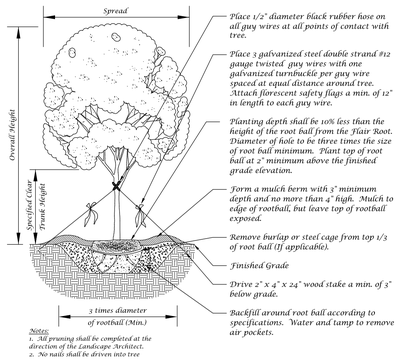
Landscape Details



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)

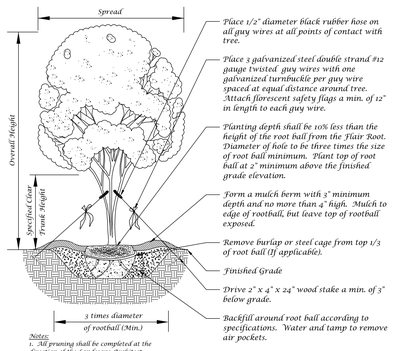
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Tree Planting Detail

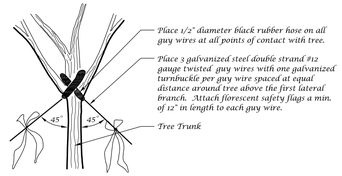
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

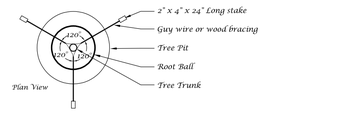
Multi-Trunk Tree Planting Detail

Not to Scale



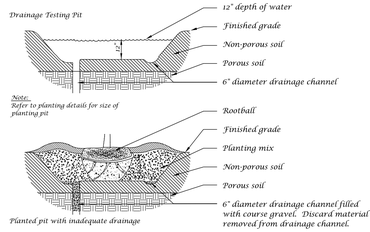
Guy Wire Attachment Detail

Not to Scale



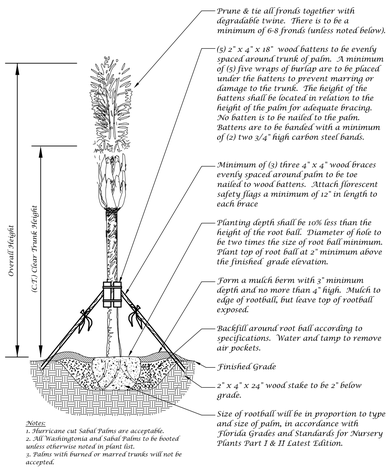
Staking Detail

Not to Scale



Drainage Testing Detail

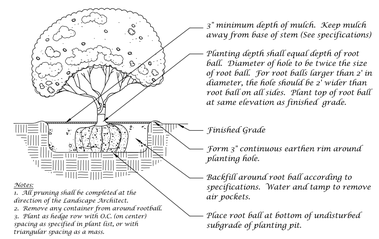
Not to Scale



Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

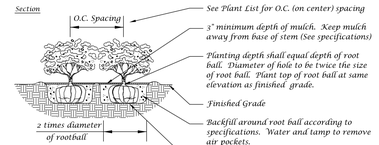
Not to Scale

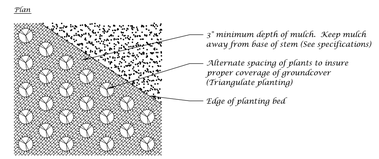


Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

Shrub Detail

Not to Scale





Ground Cover Detail

Not to Scale

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

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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

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.

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

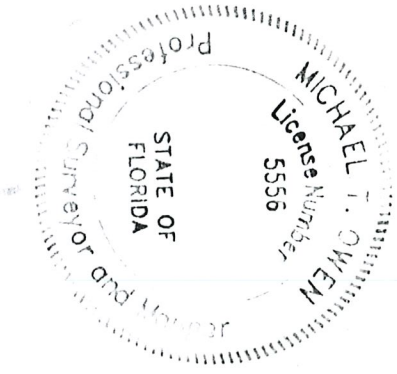
DESCRIPTION:

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

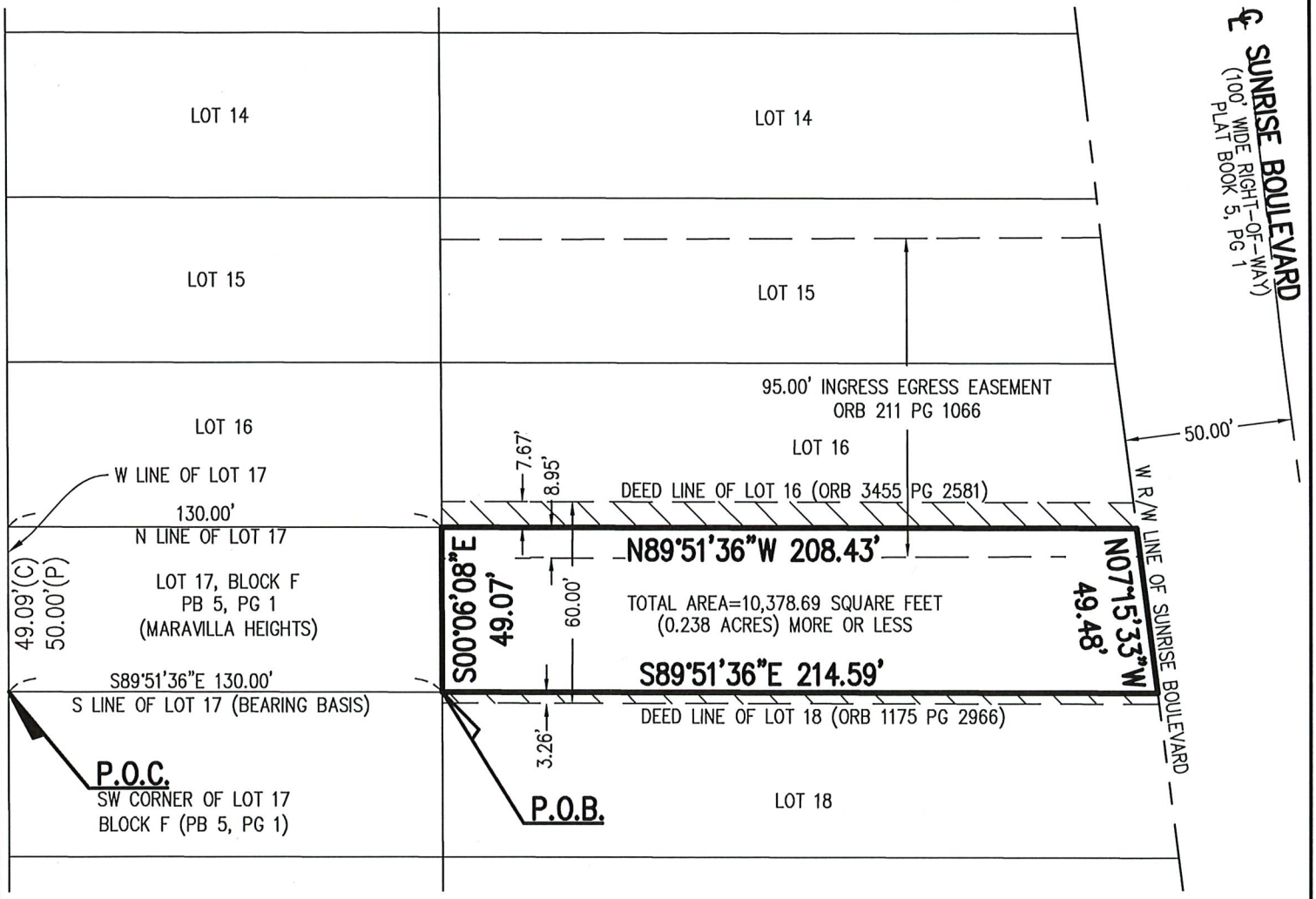
PROJ. #19-352 DATE: 9/29/2022 DRAWN BY: ABB CHECKED BY: MTO SCALE: 1"-50' CAD FILE: 19-352 Access Easement S&D.dwg
Z:\EDC-2019\19-352 - Privilege Dev - Dade Road (North Property)\SURVEY\Dwg - PDF\Survey\S&D\19-352 Access Easement S&D.dwg, 9/30/2022 1:03 PM

THIS IS NOT A SURVEY

INTENDED DISPLAY SCALE

0 50

Scale in feet
1 Inch = 50 Feet



SKETCH & DESCRIPTION OF: ACCESS EASEMENT

PREPARED FOR:
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PORT SAINT LUCIE OFFICE
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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 1:05 PM

Planning Board **7. c.**

Meeting Date: 01/09/2023

Re: Site Plan (Development Review and Design Review) - Wallace Hyundai- 5553 S US HWY 1

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

---

Information

SUBJECT:

Site Plan - Wallace Hyundai- 5553 S. US Highway 1

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.

RECOMMENDATION:

Staff recommendation is for the Planning Board to move the proposed Site Plan (Development Review & Design Review) for approval to City Commission for approval, 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:

1. Recommend Modified Approval.

or

2. Recommend Disapproval.

RESPONSIBLE STAFF:

Vennis Gilmore, Assistant Planning Director

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:
N/A

Attachments

Staff Report and Supporting Documents
Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 01/03/2023 02:21 PM
Final Approval Date: 01/03/2023

CITY OF FORT PIERCE

PLANNING BOARD

January 9th, 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

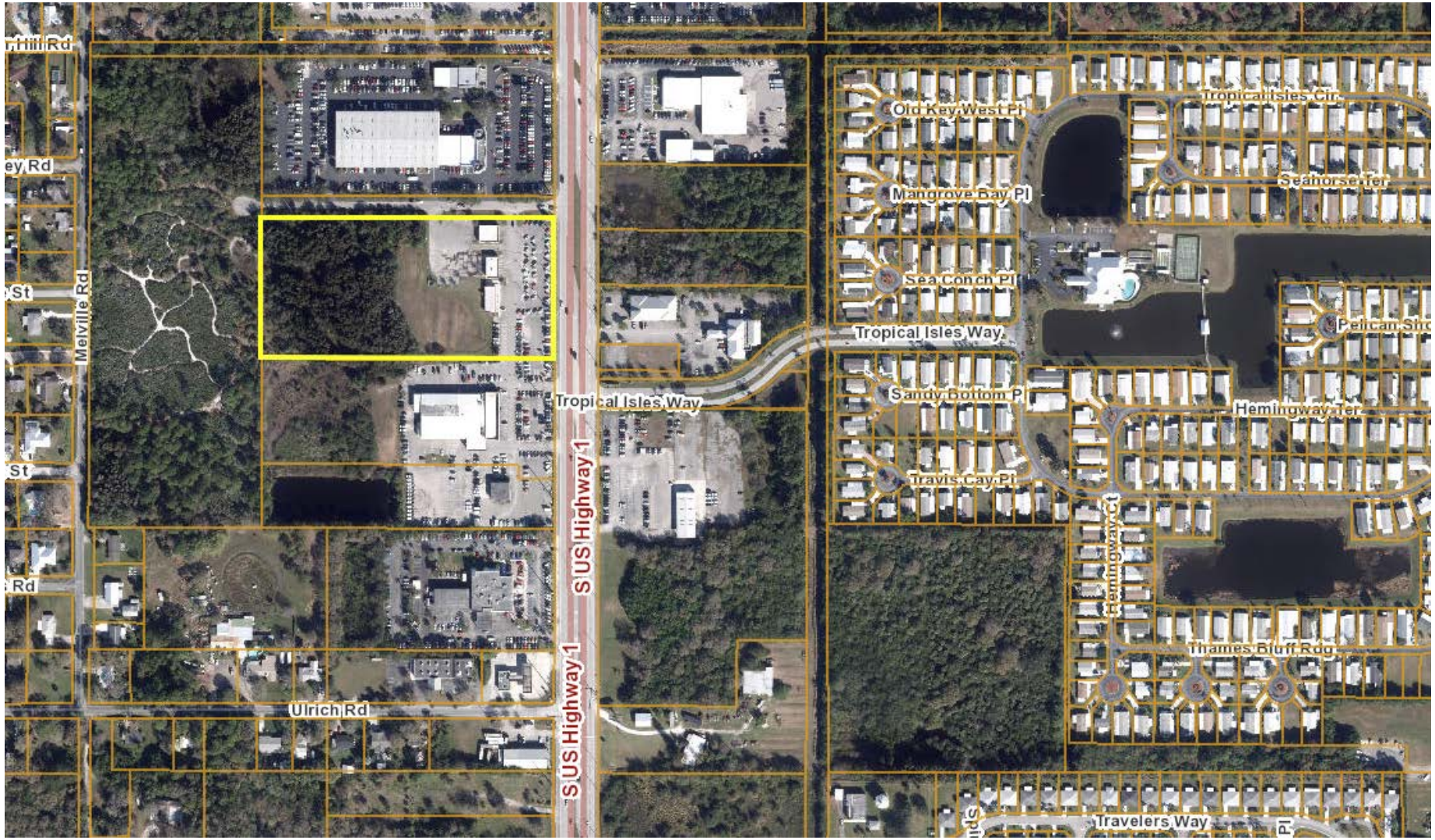
SUMMARY

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



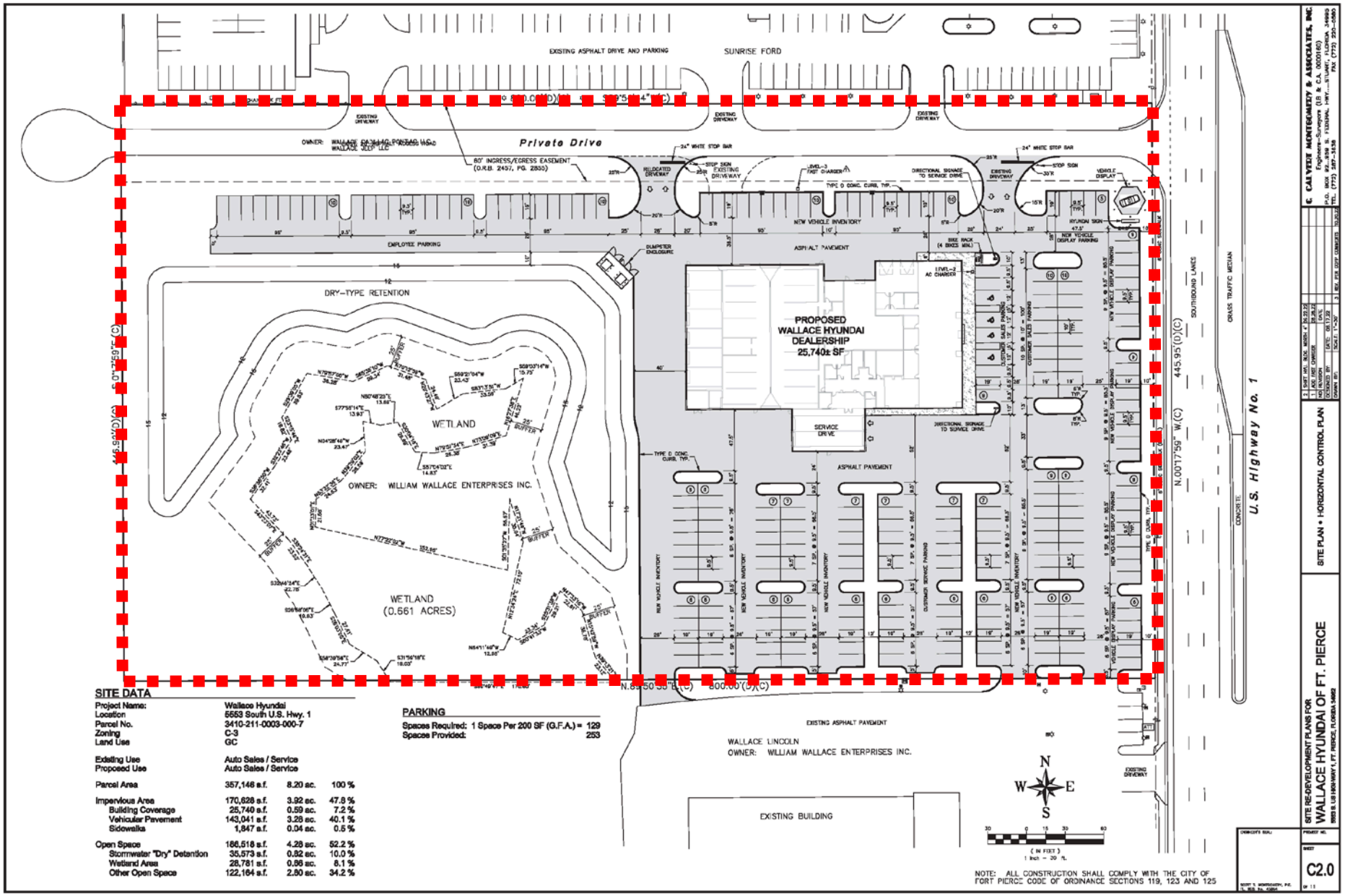
SITE AREA= 8.20 Acres

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
EXISTING ASPHALT PAVEMENT
WALLACE LINCOLN
OWNER: WILLIAM WALLACE ENTERPRISES INC.
EXISTING BUILDING
U.S. Highway No. 1
SOUTHBOUND LANES
GRASS TRAFFIC MEDIAN
N.00°17'59" W.(C) 445.95'(D)(C)
N.89°50'58" E.(C) 800.00'(D)(C)
N
W
E
S
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 170,626 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
C. CALVERT MONTGOMERY & ASSOCIATES, INC.
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

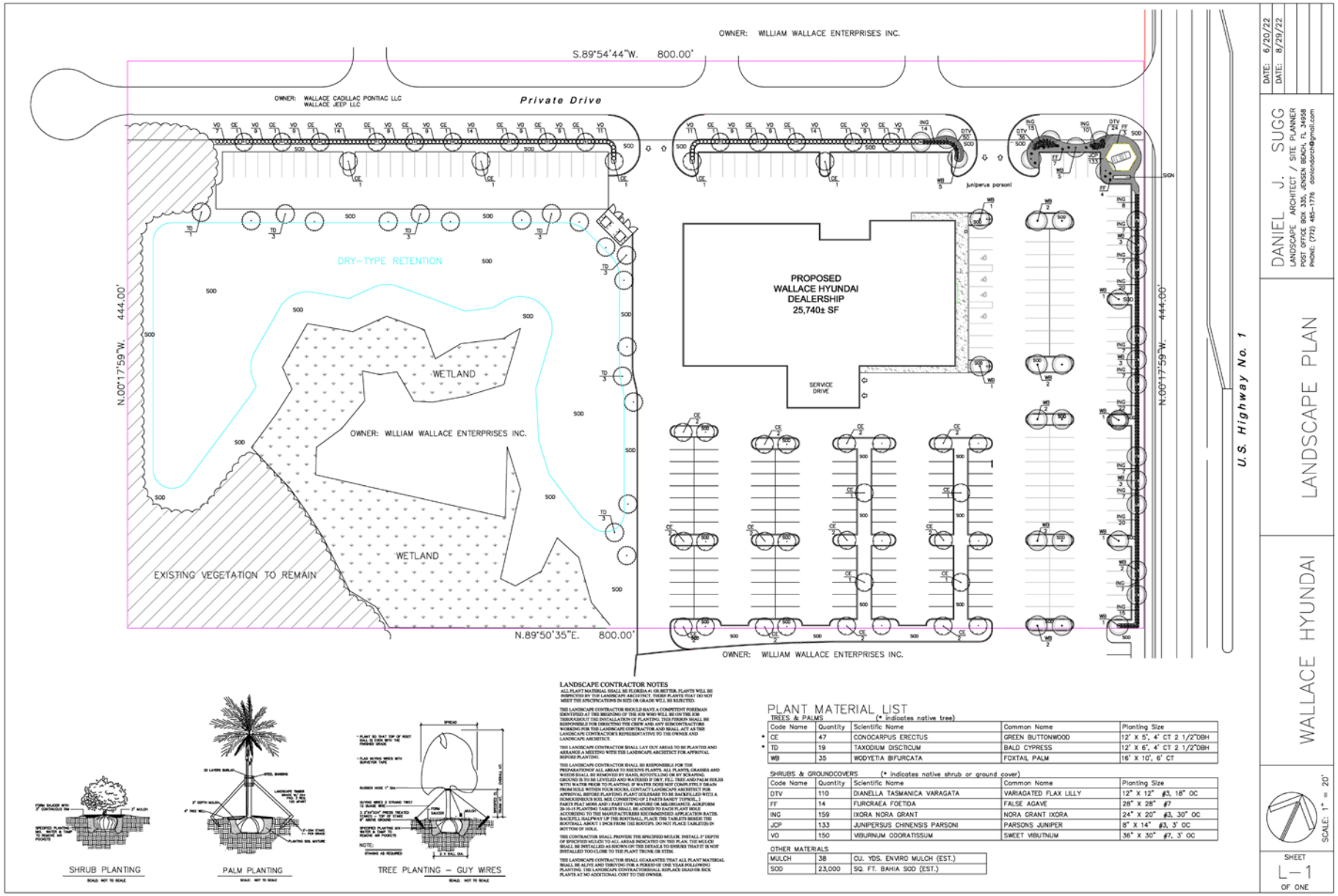
LANSCAPE PLAN

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

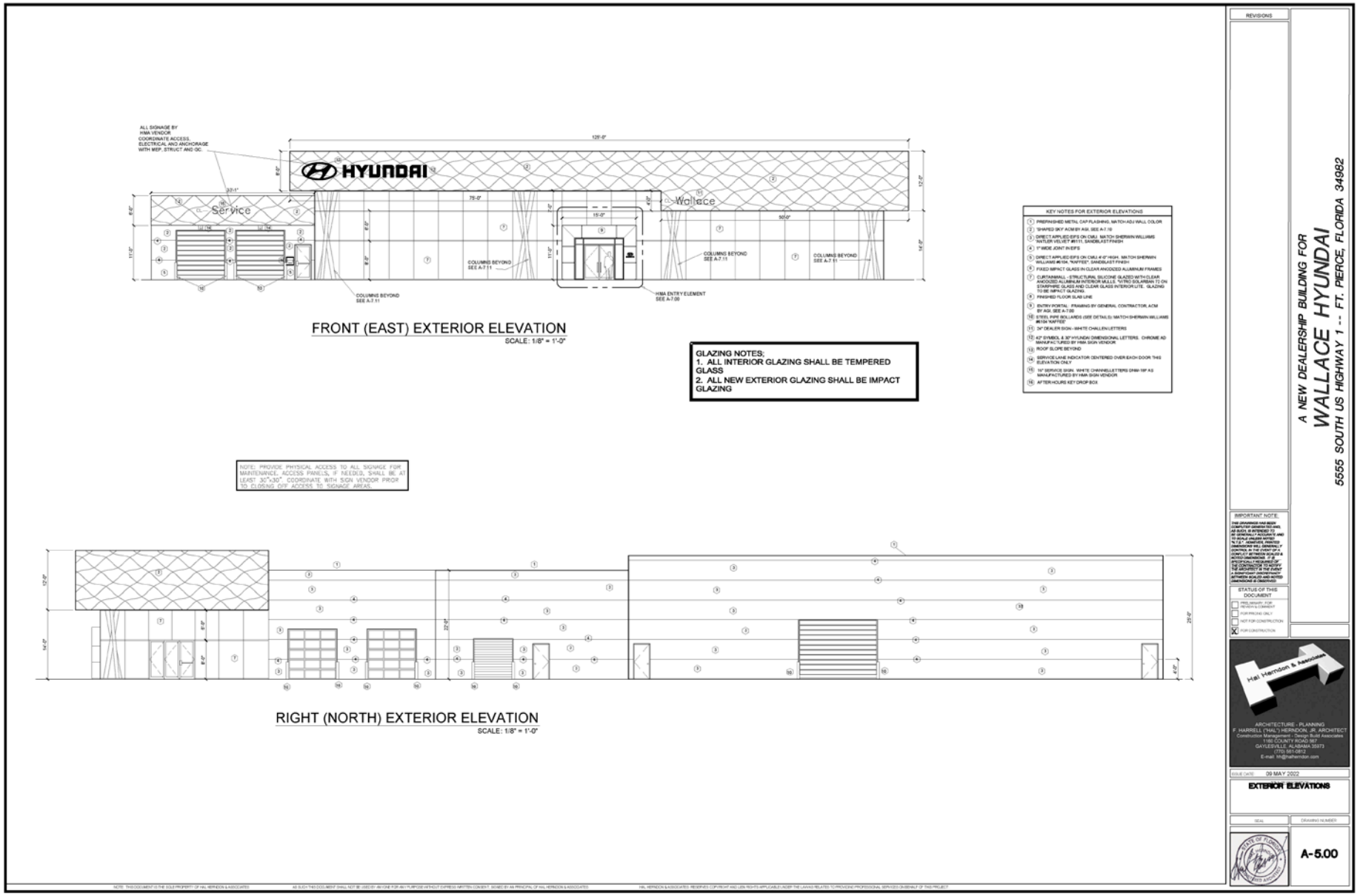


Code Name	Quantity	Scientific Name	Common Name	Planting Size
* CE	47	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	12' X 5', 4" CT 2 1/2"DBH
* TD	19	TAXODIUM DISCTICUM	BALD CYPRESS	12' X 6', 4" CT 2 1/2"DBH
WB	35	WODYETIA BIFURCATA	FOXTAIL PALM	16' X 10', 6' CT

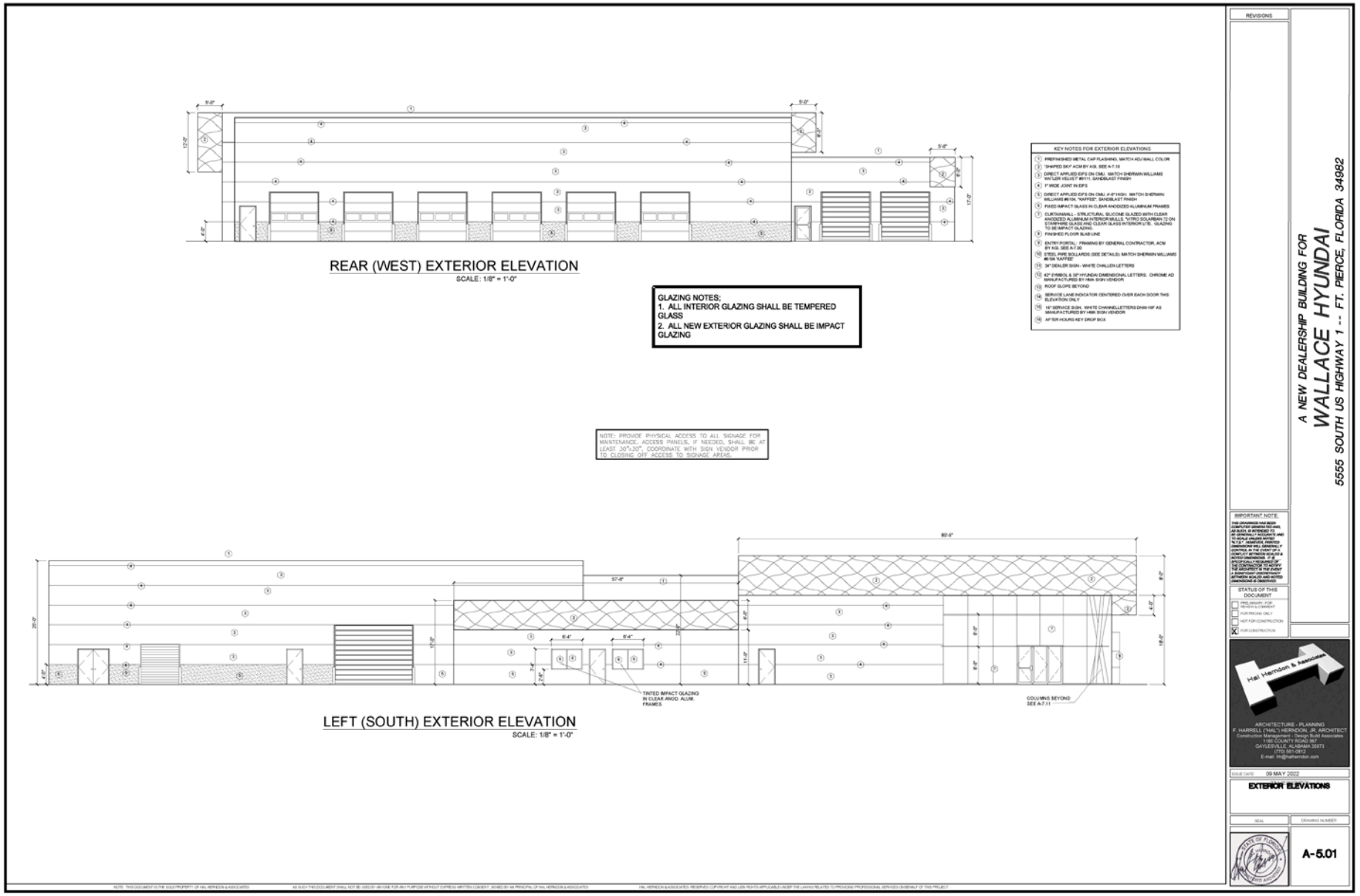
Code Name	Quantity	Scientific Name	Common Name	Planting Size
DTV	110	DIANELLA TASMANICA VARAGATA	VARIAGATED FLAX LILLY	12" X 12" #3, 18" OC
FF	14	FURCRAEA FOETIDA	FALSE AGAVE	28" X 28" #7
ING	159	IXORA NORA GRANT	NORA GRANT IXORA	24" X 20" #3, 30" OC
JCP	133	JUNIPERSUS CHINENSIS PARSONI	PARSONS JUNIPER	8" X 14" #3, 3' OC
VO	150	VIBURNUM ODORATISSUM	SWEET VIBUTNUM	36" X 30" #7, 3' OC

MULCH	38	CU. YDS. ENVIRO MULCH (EST.)	
SOD	23,000	SQ. FT. BAHIA SOD (EST.)	

DESIGN REVIEW



DESIGN REVIEW



DESIGN REVIEW

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 Planning Board to move the proposed Site Plan (Development Review & Design Review) for approval to City Commission for approval, noting the two (2) recommended conditions.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.

or

2. Recommend Disapproval.

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

\\2500FS01\City Hall Share 01\Engineering\ENGINEERING\Site Development Projects\Addresses\5001 - 6000\5553 S US HWY 1 - Wallace Hyundai\SP\Submittal No. 1 - 120122\SP Approval - 120922.docx

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
Wallace Hyundai.PNG
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.**

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	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

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.*

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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

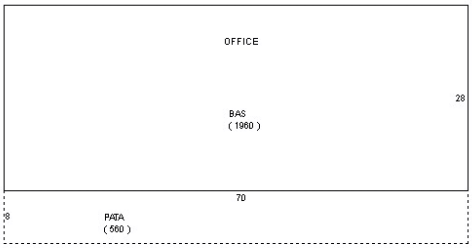
Primary Wall: Frm Stucco
Secondary Wall:

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

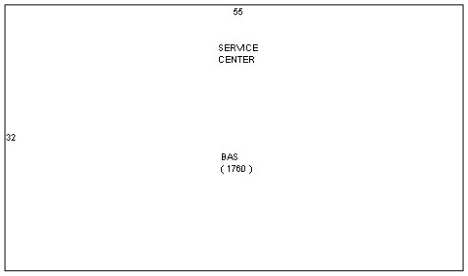
Roof Structure: BarJst/WdDk
Frame:
Primary Wall: Frm Stucco
Secondary Wall:

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

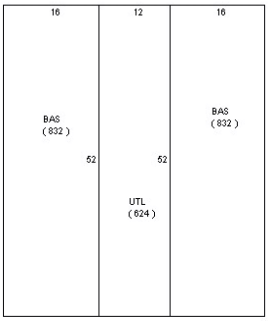
Gross Sketched Area: 2,288 SF

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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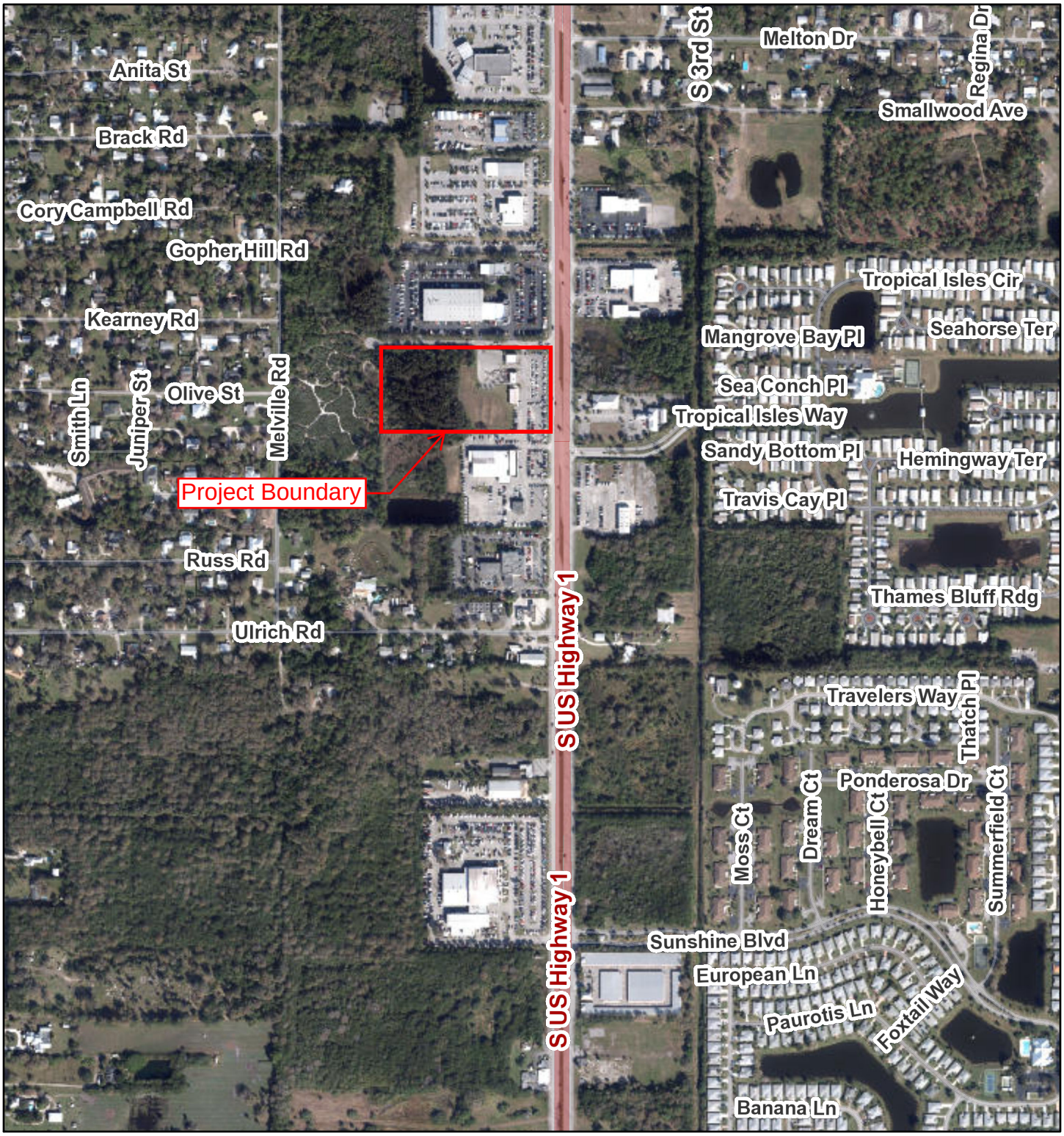
Location Map



September 6, 2022

1:9,028

0 370 740 1,480 ft

0 112.5 225 450 m

Sanborn, FDOR

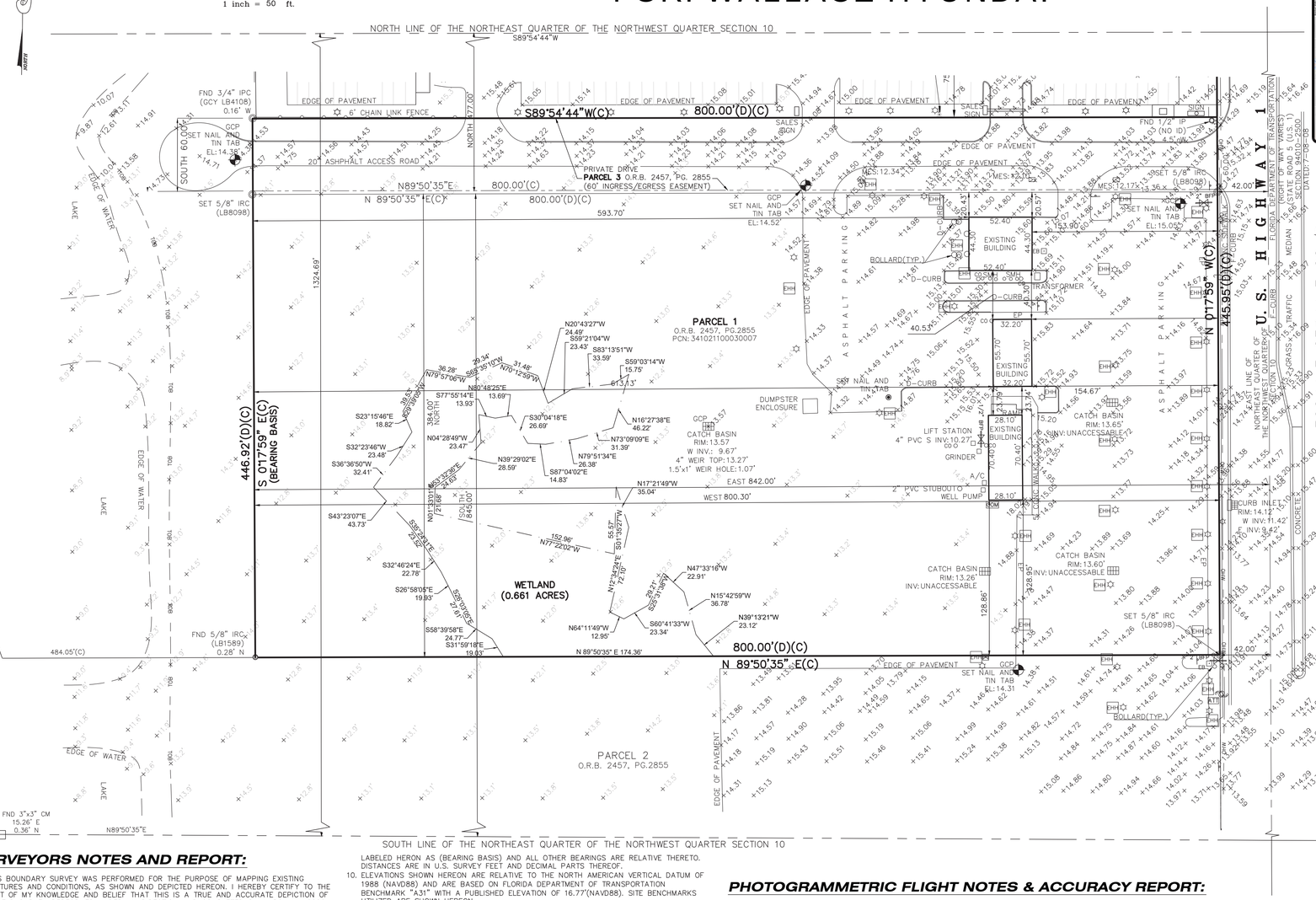
BOUNDARY AND TOPOGRAPHIC SURVEY

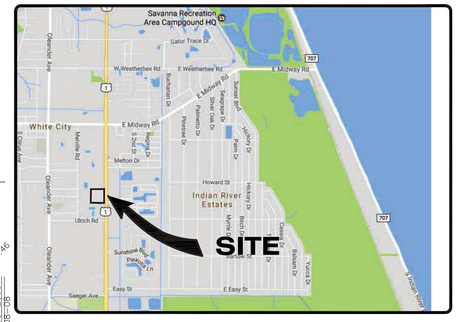
FOR: WALLACE HYUNDAI

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.





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	R/W	RIGHT-OF-WAY
BFP	BACK FLOW PREVENTER	GIS	GEOGRAPHIC INFORMATION SYSTEMS	R/C	ROD AND CAP
	BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)	GND	GROUND	RGE	RANGE
	BIKE RACK	▶	GROUND LIGHT	RTK	REAL TIME KINEMATIC
CATV □	CABLE RISER	⟵	GUY WIRE ANCHOR	RWV⋈	RECLAIMED WATER VALVE
(C)	CALCULATED	♿	HANDICAP	RLS	REGISTERED LAND SURVEYOR
	CATCH BASIN	HDPE	HIGH DENSITY POLYETHYLENE PIPE	RCP	REINFORCED CONCRETE PIPE
℄	CENTERLINE	HWF	HOG WIRE FENCE	S	SOUTH
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	SPIGOT
	CONCRETE LIGHT POST		IRRIGATION CONTROL VALVE		SPRINKLER VALVE
CM	CONCRETE MONUMENT	L	LENGTH	S.L.C.	ST. LUCIE COUNTY
CPP ⊠	CONCRETE POWER POLE (CPP)	MAG/D	MAG NAIL MAG BRAND	STA	STATION
	CONCRETE POWER POLE W/STREET LIGHT	Ⓜ	MAILBOX	Ⓓ	STORMWATER DRAINAGE MANHOLE
	CONCRETE SIGNAL LIGHT POLE	M.C.	MARTIN COUNTY		STREET SIGN
CMP	CORRUGATED METAL PIPE	MES	MITERED END SECTION	TELE RISER □	TELEPHONE RISER BOX
	CURB INLET	MHWL	MEAN HIGH WATER LINE	TOE	TOE OF SLOPE
	DECORATIVE LIGHT POST	MLWL	MEAN LOWER WATER LINE	TOB	TOP OF BANK/BERM
(D)	DEED		METAL LIGHT POST	T.O.N.	TOP OF NUT
D.B.	DEED BOOK		METAL POWER POLE	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
Δ	DELTA/CENTRAL ANGLE	MP	METAL PIPE	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
Ø	DIAMETER (DIA.)	MON	MONUMENT	TWNSHP	TOWNSHIP
Ⓓ	DRAINAGE MANHOLE	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	T	TRAFFIC HANDHOLD
DIP	DUCTILE IRON PIPE	N/D	NON DESCRIPT NAIL AND DISK	TSCB	TRAFFIC SIGNAL CONTROL BOX
E	EAST/EASTING	N.R.	NON RADIAL	TYP	TYPICAL
EOW	EDGE OF WATER	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	U.E.	UTILITY EASEMENT
EB □	ELECTRIC BOX	N	NORTH OR NORTHING	UNK	UNKNOWN
EHH	ELECTRIC HAND HOLE (EHH)	No.	NUMBER	UNKHH	UNKNOWN HANDHOLD
EM ⊠	ELECTRIC METER	O.R.B.	OFFICIAL RECORDS BOOK	RISER BOX □	UNKNOWN RISER BOX
ELEC PANEL	ELECTRICAL PANEL	OHW	OVER HEAD WIRES	Ⓤ	UNKNOWN TYPE MANHOLE
EL./ELEV.	ELEVATION	PG	PAGE	VCP	VITRIFIED CLAY PIPE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	PCN	PARCEL CONTROL NUMBER	WM	WATER METER
F.O.	FIBER OPTIC	PK NAIL	PARKER-KALON NAIL	W	WATER SERVICE METER (WM)
FOHH	FIBER OPTIC HAND HOLE	PK/D	PARKER-KALON NAIL & DISK	WV⋈	WATER VALVE (WV)
	FIBER OPTIC MARKER	PCP	PERMANENT CONTROL POINT	Ⓦ	WELL
FIBER RISER □	FIBER OPTIC RISER	PRM	PERMANENT REFERENCE MONUMENT	W	WEST
(M)	FIELD MEASURED	P.B.	PLAT BOOK	WF	WOOD FENCE
F.F.E.	FINISHED FLOOR ELEVATION	(P)	PLAT DATA		WOOD POLE STREET LIGHT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.B.	POINT OF BEGINNING		WOOD POWER POLE
FPL	FLORIDA POWER AND LIGHT	P.O.C.	POINT OF COMMENCEMENT	ATT	ATT RISER
FT	FOOT	P.C.C.	POINT OF COMPOUND CURVE	COM □	COMMUNICATIONS RISER
FM	FORCE MAIN	P.C.	POINT OF CURVATURE		
FND	FOUND	P.T.	POINT OF TANGENCY		
		P.O.T.	POINT OF TERMINUS		
Ⓕ	FPL MANHOLE	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 10-36S-40E
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

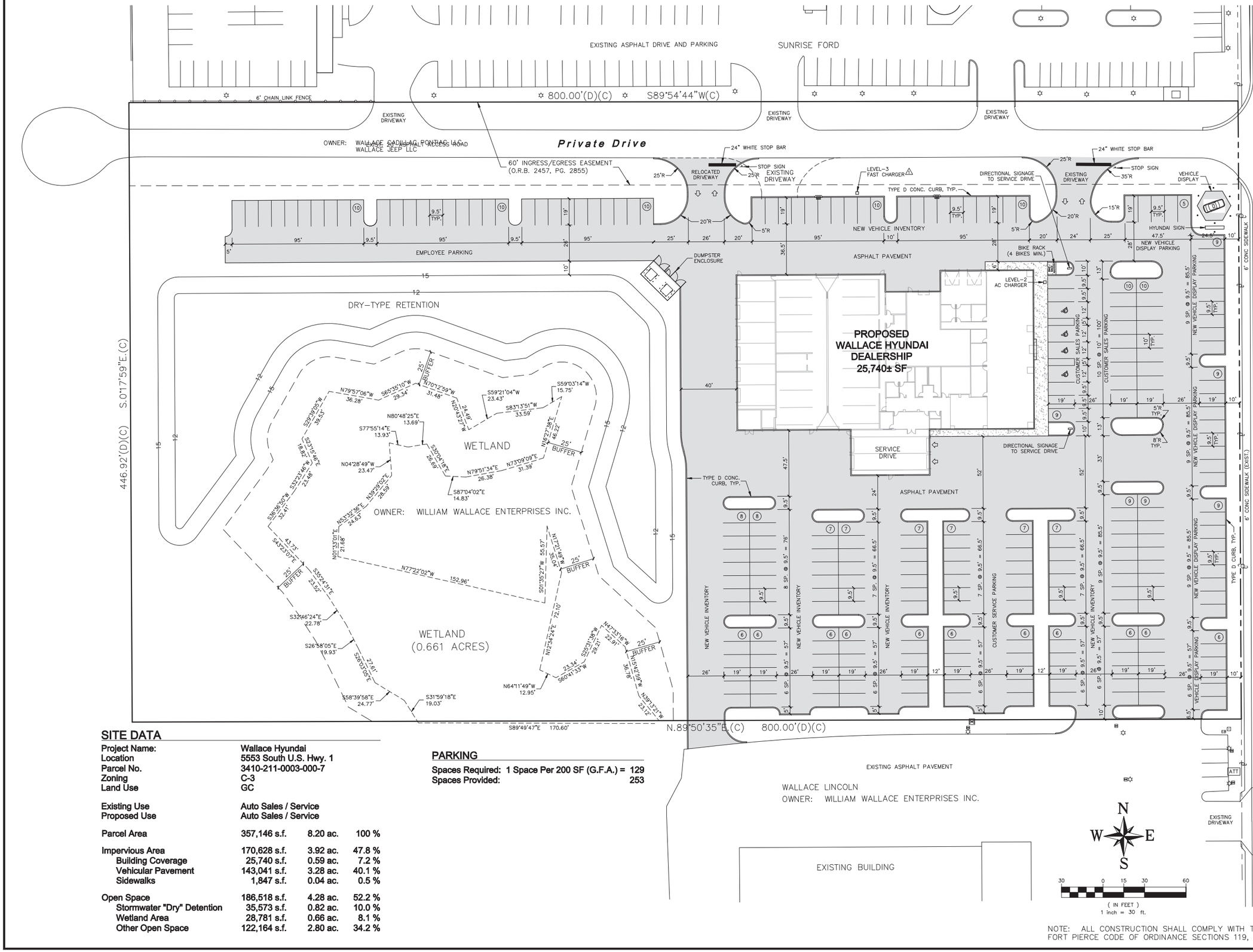
PARCEL 1
SECTION 10-36S-40E
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

22-125

1 OF 1

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.



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

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

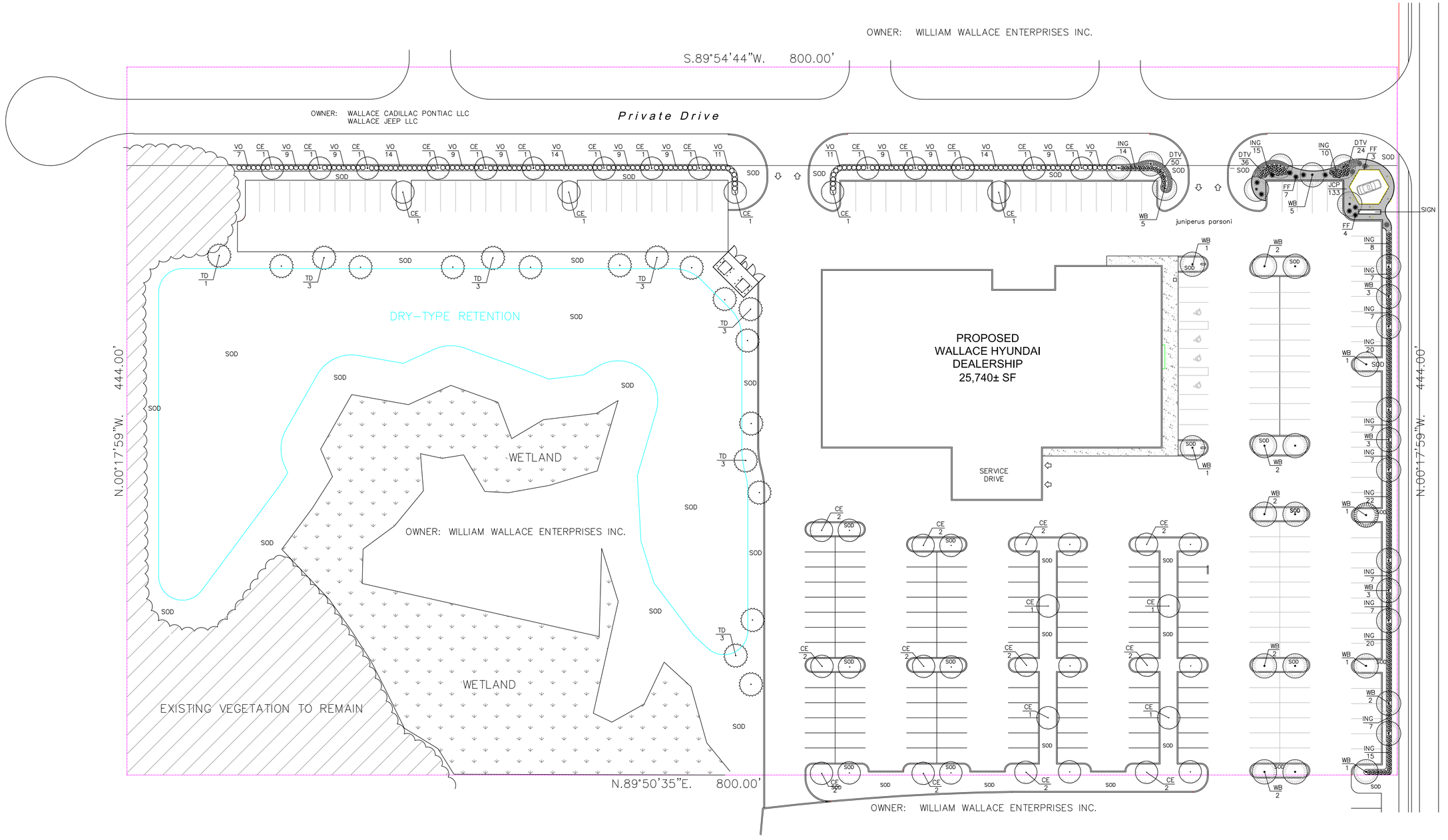
SITE RE-DEVELOPMENT PLANS FOR
WALLACE HYUNDAI OF FT. PIERCE
5553 S. US HIGHWAY 1, FT. PIERCE, FLORIDA 34982

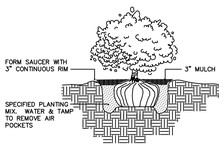
ENGINEER'S SEAL:

SCOTT T. MONTGOMERY, P.E.
FL. REG. No. 45954

PROJECT NO.

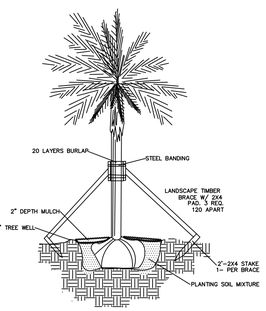
SHEET
C2.0
OF 11





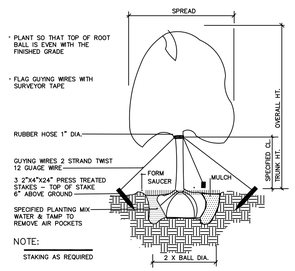
SHRUB PLANTING

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

6' CHAIN LINK FENCE

800.00'(D)(C) S89°54'44"W(C)

EXIST. 20'- ASPHALT ACCESS ROAD

Private Drive

60' INGRESS/EGRESS EASEMENT (O.R.B. 2457, PG. 2855)

M.E.S. No. 4 INV. 12.34

12"x 18" RCP

EXISTING DRIVEWAY

M.E.S. No. 5 INV. 12.34

MEET EXIST. PAVT.

INLET No. 7 (CURB TYPE) RIM EL. 15.40 E. INV. 12.10 S. INV. 13.0 W. INV. 12.10

INLET No. 6 (CURB TYPE) RIM EL. 15.40 E. INV. 12.20 S. INV. 13.0 W. INV. 12.20

MEET EXIST. PAVT.

INV. 12.10

12"x 18" RCP (EXIST.)

INV. 12.17

TYPE D CURB, TYP.

INLET No. 10 RIM EL. 15.00 E. INV. 12.30

INLET No. 9 RIM EL. 15.00 E. INV. 12.10 W. INV. 12.10

INLET No. 8 RIM EL. 15.00 E. INV. 11.90 W. INV. 11.90

ASPHALT PAVEMENT

130' OF 15" RCP

130' OF 18" RCP

40' OF 18" RCP

135' OF 18" RCP

85' OF 18" RCP

178' OF 18" RCP

8" PVC STORM

6" PVC STORM

INLET No. 5 RIM EL. 15.25 W. INV. 12.45

6" CONC. SIDEWALK

446.92'(D)(C) S.01°17'59"E.(C)

M.E.S. No. 1 INV. 11.75

DUMPSTER ENCLOSURE (SEE DETAIL)

DRY-TYPE RETENTION

6" ROOF DRAIN

F.F.E. 16.50 (NAVD88)

ROOF LEADERS, TYP. (SEE MEP DWG'S)

INLET No. 4 RIM EL. 15.30 S. INV. 12.50

ASPHALT PAVEMENT

TYPE D CURB, TYP.

4" ROOF DRAIN

8" PVC ROOF DRAIN

6" PVC ROOF DRAIN

10" PVC ROOF DRAIN

TYPE D CURB, TYP.

8" PVC ROOF DRAIN

144' OF 18" RCP

N.00°17'59" W.(C) 445.95'(D)(C)

SOUTHBOUND LANES

GRASS TRAFFIC MEDIAN

U.S. Highway No. 1

WETLAND

CATCH BASIN (EXIST.) RIM EL. 12.12 E. INV. 9.60

EXIST. OUTFALL STRUCTURE RIM EL. 13.41 S. INV. 9.51

3" BLEEDER INV. 11.98 12" WEIR EL. 11.93

18" CMP

130' OF 18" RCP

105' OF 18" RCP

144' OF 18" RCP

INLET No. 1 RIM EL. 15.0 N. INV. 13.0 E. INV. 11.95 W. INV. 11.95

INLET No. 2 RIM EL. 15.0 N. INV. 13.0 E. INV. 12.10 W. INV. 12.10

INLET No. 3 RIM EL. 15.30 N. INV. 12.30 S. INV. 12.36 W. INV. 12.30

INLET No. 3 RIM EL. 15.0 N. INV. 12.50

80' OF 15" RCP

144' OF 18" RCP

ASPHALT PAVEMENT

TYPE D CURB, TYP.

M.E.S. No. 2 INV. 11.75

WETLAND (0.661 ACRES)

N77°22'02"W 152.96'

S32°46'24"E 22.78'

S26°58'05"E 19.93'

S58°39'58"E 24.77'

S31°59'18"E 19.03'

N64°11'49"W 12.95'

S89°49'47"E 170.60'

N.89°50'35"E.(C) 800.00'(D)(C)

EXISTING SWALE

10' WIDE x .5' x 2' DEEP BROAD CRESTED WEIR (EXIST.) TOP EL. 11.97

MEET EXIST.

EXISTING ASPHALT PAVEMENT

MEET EXIST. PAVEMENT AT PROPERTY LINE

EXISTING BUILDING

EXISTING DRIVEWAY

CONCRETE

EB

ATT

SECTION A/6 NTS

MEET EXIST. GRADE EL. 13.0±

PAVEMENT EL. 15.8

10' 12' VARIES (SEE PLAN) 12' 2' 10'

EL. 15.0 EL. 12.0 EL. 121.0 EL. 15.0

BUFFER WETLAND

SECTION B/6 NTS

MEET EXIST. GRADE EL. 13.0±

10' 2' 12' VARIES (SEE PLAN) 12' 10'

WETLAND BUFFER

EL. 15.0 EL. 121.0 EL. 12.0 EL. 15.0

TYPE D CURB EL. 15.4±

N W E S

30 0 15 30 60

(IN FEET) 1 inch = 30 ft.

NO	REVISION	DATE
1	REV. PER COPP COMMENTS	10.20.22
DESIGNED BY:		DATE: 06.17.22
DRAWN BY:		SCALE: 1"=30'

© 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

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

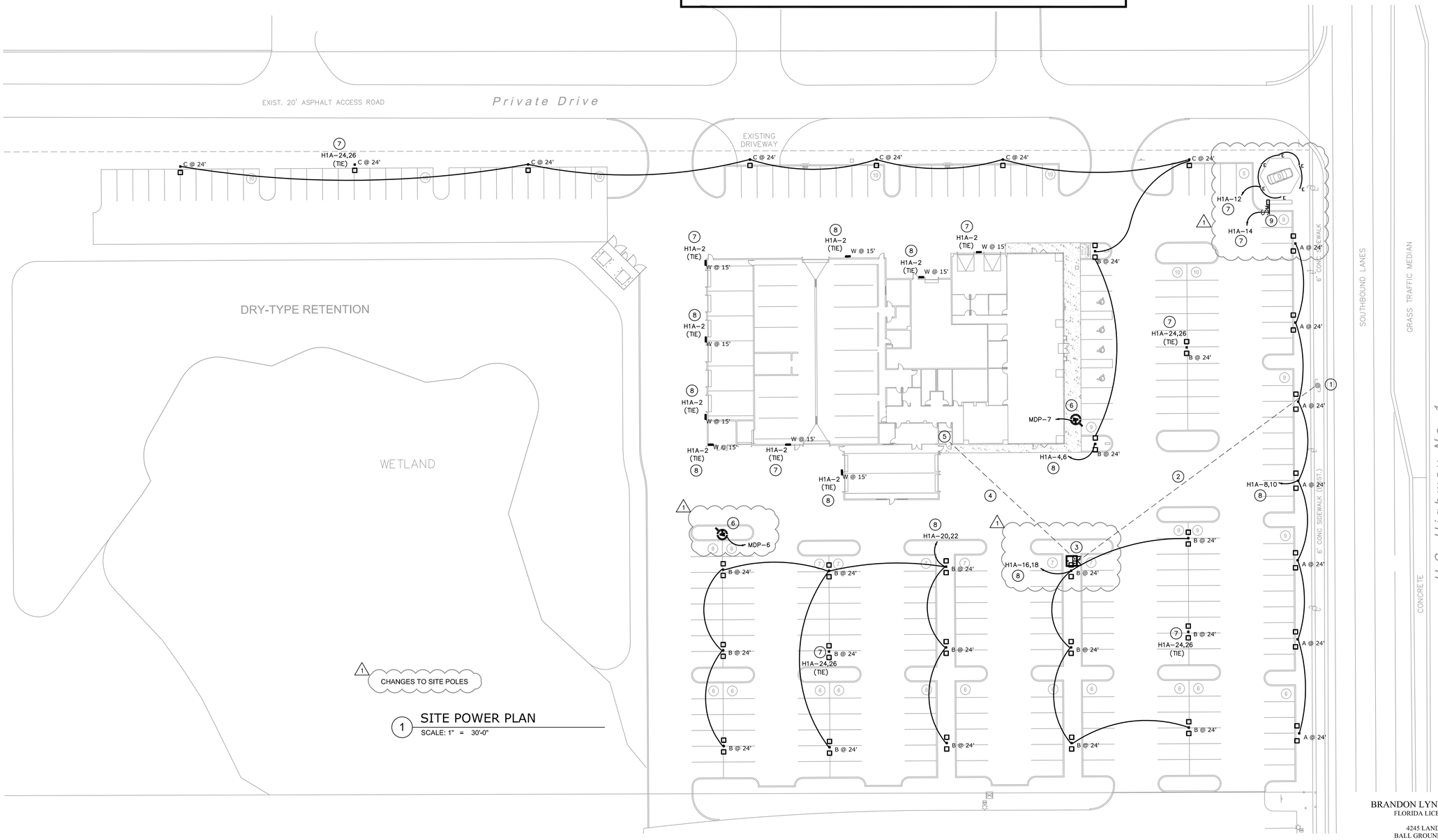
encl: Aerial Photograph

(https://www.paslc.gov/) **Saint Lucie County Property Appraiser**
Michelle Franklin CFA

Wallace Motors Site at Ft. Pierce, FL **Listed Species Survey Map**	**Brent Montgomery** Environmental Consultant 141 21st Avenue Vero Beach, FL 32962 (772) 696-1904 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

REVISIONS

10/19/22
REVISED PARKING LOT FIXTURES THROUGHOUT

WALLACE HYUNDAI OF FT. PIERCE

A NEW DEALERSHIP BUILDING FOR

5553 S. US HIGHWAY 1 -- FT. PIERCE, FLORIDA 34982

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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

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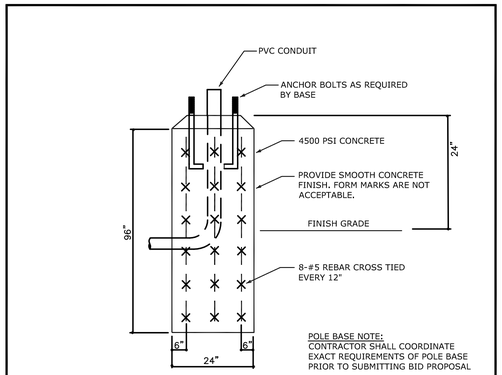
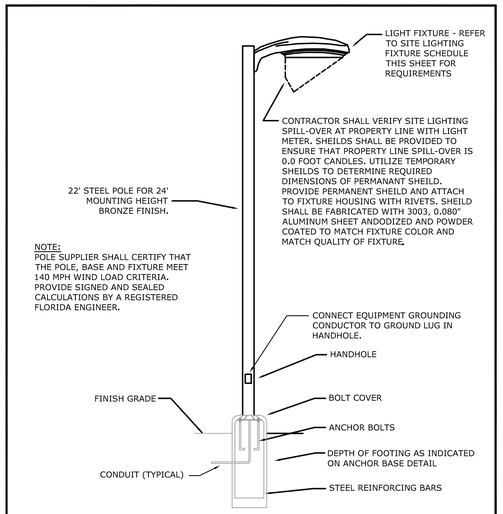


POLE ANCHOR BASE DETAIL

NOT TO SCALE



POLE DETAIL-TYPICAL

NOT TO SCALE

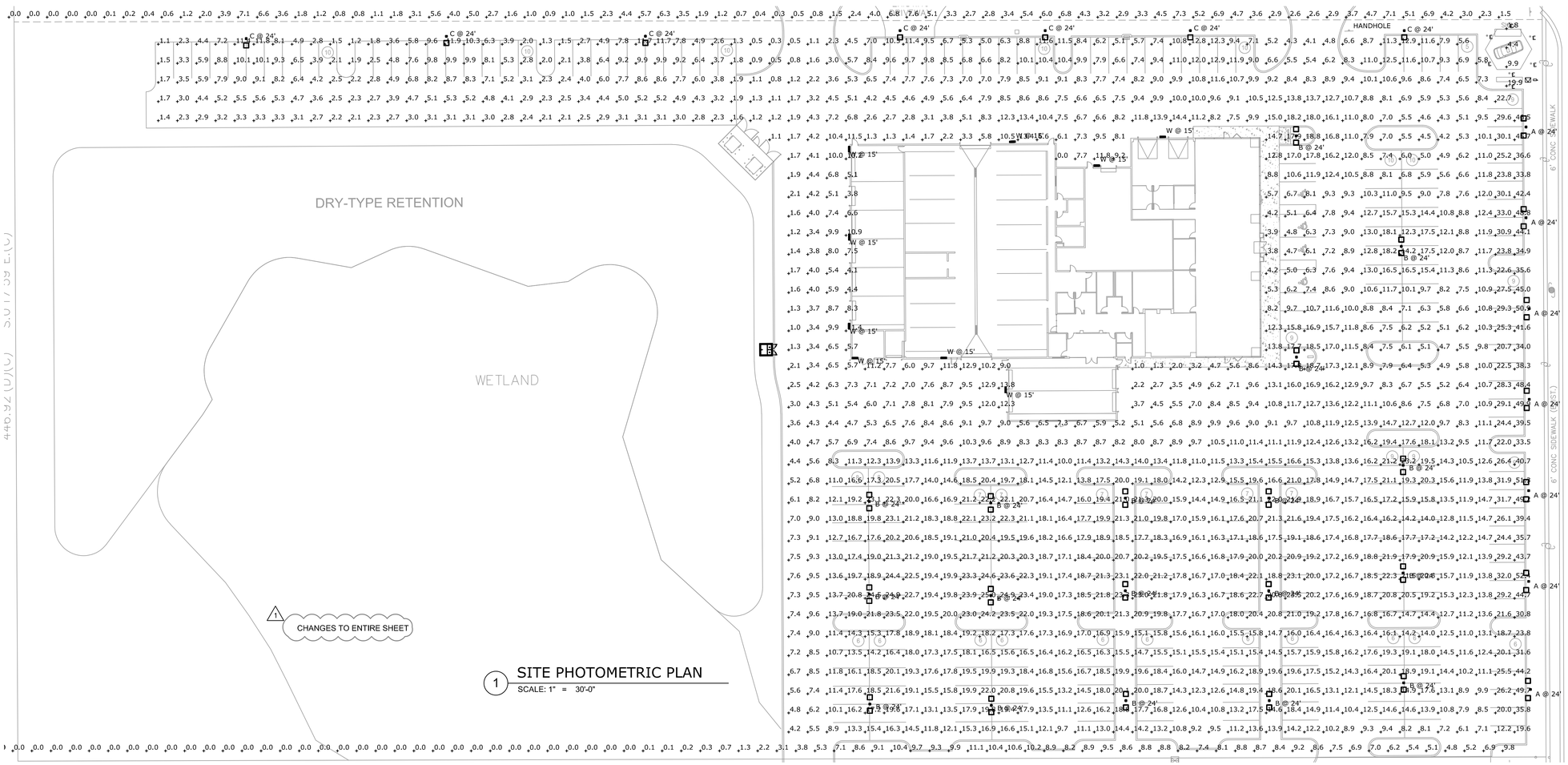
Schedule

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

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ISSUE DATE: 21 JUN 2022

TITLE OR DESCRIPTION:

SITE PHOTOMETRIC PLAN

SEAL

DRAWING NUMBER

E1.2-R1

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FLORIDA LICENSE #92533

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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	Auto Sales/Service	General Commercial (GC)	General Commercial Zone C-3
South	Auto Sales/Service	General Commercial (GC)	General Commercial Zone C-3
East	Auto Sales/Service	General Commercial (GC)	General Commercial Zone C-3
West	Auto Sales/Service	General Commercial (GC)	General Commercial Zone C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	General Commercial (GC)	Gen Comm Zone (C-3)	6,085 SF	8.20	
****Proposed**	N/A	N/A	25,740 SF		N/A

II. Public Facilities Information:

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

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

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

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

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

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment 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	Modified & Expanded Facility will maintain previously permitted maximum peak discharge rate.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	C-3/Gen Comm	
****Proposed Zoning/FLU**	N/A	
***Change in Demand**	Trips 452	Trips 31 net new AM; 30 net new PM
Impact to Capacity	With 31 net new AM peak hour trips and 30 net new PM peak hour trips there are no links or intersections impacted significantly by the Project. (Refer to Traffic Statement)	

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**
Automotive Sales and Service	1	25,740	8.20		

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? 6,085 to be Demolished

2. What is the current use of the structure to be demolished or re-used? Auto Sales/Service

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

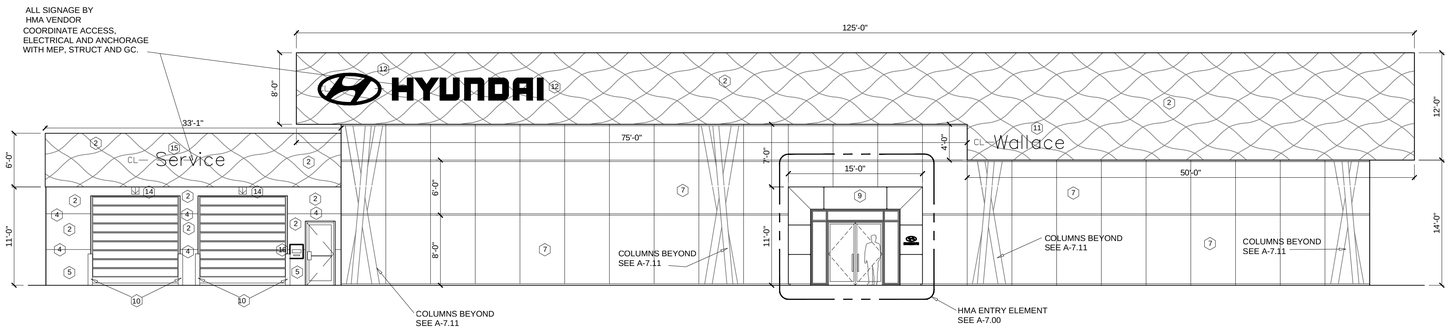
Existing Site - View from U.S. 1 looking west

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



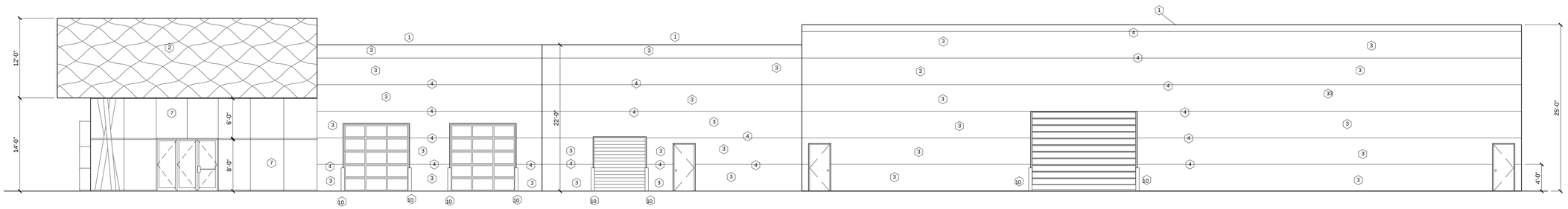
FRONT (EAST) EXTERIOR ELEVATION

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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ISSUE DATE: 09 MAY 2022

SHEET DESCRIPTION

EXTERIOR ELEVATIONS

SEAL

STATE OF FLORIDA F. HARRELL HERNDON JR. REGISTERED ARCHITECT

DRAWING NUMBER

A-5.00

NOTE: THIS DOCUMENT IS THE SOLE PROPERTY OF HAL HERNDON & ASSOCIATES

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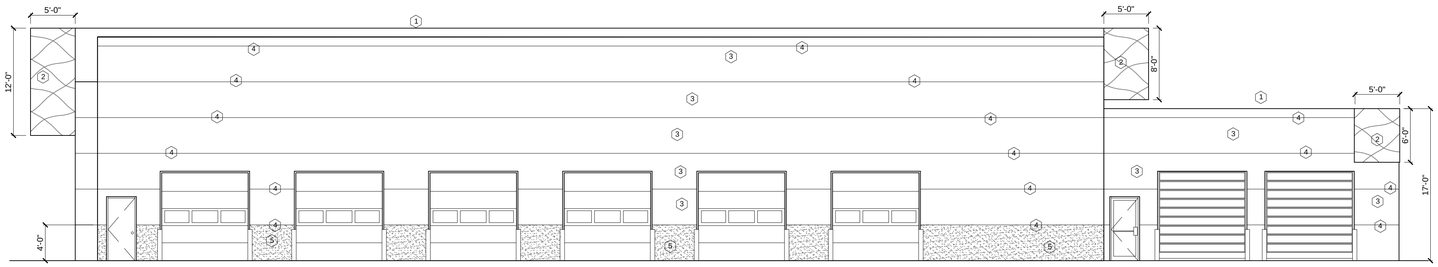


REAR (WEST) EXTERIOR ELEVATION

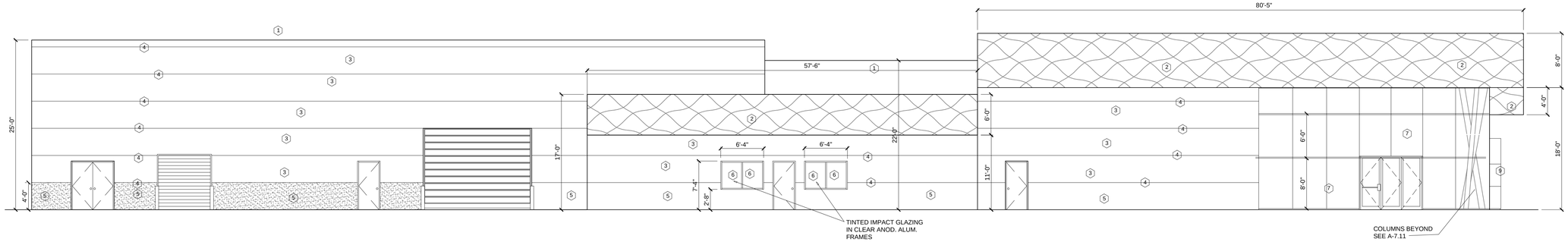
SCALE: 1/8" = 1'-0"

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

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



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:

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STATUS OF THIS DOCUMENT

- [ ] PRELIMINARY, FOR REVIEW & COMMENT
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Construction Management - Design Build Associates
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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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Planning Board **7. d.**

Meeting Date: 01/09/2023

Re: Zoning Text Amendment - Edgartown Settlement Zoning District (ES)

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

Information

SUBJECT:

Zoning Text Amendment - Edgartown Settlement Zoning District

SUMMARY:

The City of Fort Pierce Planning Department is proposing a Zoning Text Amendment to the Code of Ordinances at Chapter 125-197, Edgartown Settlement (ES) Zoning District to reorganized Chart 1-1, Uses Allowed, Amending, reorganizing and clarifying use definitions, classifications and regulations regarding permissible noise and hours of indoor and outdoor entertainment amongst other amendments.

Edgartown Settlement (ES) Zoning District was adopted by Ordinance L-270 in 2012.Since that time the community has raised concerns regarding outdoor entertainment and noise. This item proposes text amendments to incorporate previous recommendations and to address issues of outdoor use and noise regulation. The proposed amendments seek to better arrange definitions and other sections, including Chart 1-1, uses allowed.

RECOMMENDATION:

Staff recommendation is for the Planning Board to move the proposed text amendment with approval to City Commission.

ALTERNATIVES:

The Planning Board may take the following actions:

1. Recommend Modified Approval.
2. Recommendation of Disapproval.

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

Technical Review Committee, Historic Preservation Board and City Attorney's office.

Fiscal Impact

Budgeted Y/N: N

OTHER INFORMATION:

N/A

Attachments

Staff Report
Draft Ordinance

Form Review

Form Started By: Kev Freeman
Started On: 01/03/2023 01:50 PM
Final Approval Date: 01/03/2023

CITY OF FORT PIERCE

PLANNING BOARD

JANUARY 9th, 2023

TEXT AMENDMENT: EDGARTOWN SETTLEMENT ZONING DISTRICT

LOCATION

EDGARTOWN SETTLEMENT ZONING DISTRICT (ES)

BACKGROUND

The existing code, adopted by Ordinance L-270 requires reorganization and clarification.

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 65 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 sq.ft exterior area used for outside entertainment be strictly enforced.

COMPREHENSIVE PLAN

1.1.6 Policy

The City shall administer Land Development Regulations consistent with the future land uses in this Element…

High Density Residential (RH): The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

1.2 Objective:

The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

1.9 Objective:

The City shall support neighborhood planning programs that create physical and economic revitalization of neighborhoods and enhance public safety to maintain the stability and character of the City's neighborhoods.

COMPREHENSIVE PLAN

1.15 Objective:
Provide identification, protection and awareness of archeological and historic resources to preserve the City's unique economic, political, scientific, religious, and architectural history.

1.15.7 Policy:
The City of Fort Pierce, during the review and evaluation process, shall consider potentially harmful impacts of land use plan amendments and site development approvals on resources of historic significance.

6.1.6 Policy:
The City shall promote a variety of housing sizes, types, and price points through its future land use classifications and zoning districts to meet the needs of all population groups including school-age groups, working-age groups, and retirement-age groups.

6.5 Objective:
The City shall provide for identification, conservation, and rehabilitation of historically significant housing in order to maintain it unique history and neighborhood character.

12.1.1 Objective:
The City shall ensure that private property rights are considered in local decision-making to the extent that they are protected through the legal system and the law and order of the government.

SUMMARY

Consideration of amendments to the Edgartown Settlement Zoning District (ES), which include;

- Reorganization of Purpose and Definitions (existing language relocated).
- Chart 1-1 (Uses allowed) reorganized.
- Code sections reorganized and language presented to Edgartown Community meeting May 12, 2021.
- New language relating to ‘Entertainment Indoor’ and ‘Entertainment Outdoor’ proposed based on existing City Noise Regulations contained in Chapter 26, Article II of the City’s Code of Ordinances. (Unless City Commission advise otherwise).
- Hours of outdoor entertainment re-iterated and ‘acoustic’ terminology removed.
- Conditional Use process required for; Brewpub, Neighborhood Bistro, and Wine and Cigar Bar uses

PROPOSED AMENDMENTS TO ENTERTAINMENT AND NOISE

(j) Brewpub, (k) Neighborhood Bistro, (l) Wine and Cigar Bar

Hours of Operation	Between 7.00 a.m. and 11.00 p.m. only
Entertainment Indoor	Permitted subject to Chapter 26, Article II, Noise.
Entertainment Outdoor	Permitted subject to Chapter 26, Article II, Noise, except that no outdoor entertainment shall occur after 9.00 p.m.

CITY'S NOISE ORDINANCE Sec. 26 - 40

No person shall cause, suffer, allow, or permit the operation of any sound source in such a manner as to create a sound level that exceeds the sound level limits set forth in Table 1 when measured from the real property line of the nearest receiving property, using the slow response setting unless otherwise noted. Such a sound source would constitute a noise disturbance.

(Extract from Table 1 below) (dBA, dBC and dBZ)

Receiving Residential Property **60** (7 a.m. – 11 p.m.)

Receiving Commercial Property **65**

Receiving Industrial Property **70**

Further limitations on Saturdays and Sundays (Residential Only).

RECOMMENDATION

The Board is asked to consider the proposed text amendment and recommend approval of the proposed amendments to the City Commission.

ALTERNATIVE RECOMMENDATIONS

1. Recommend Modified Approval.

2. Recommendation of Disapproval.

ORDINANCE NO. 23-XXX

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; REORGANIZING CHART 1-1, USES ALLOWED; AMENDING USE DEFINTIONS, CLASSIFICATIONS, AND STANDARDS AS TO RESIDENTIAL USES, CHILDCARE, COMMERCIAL USES, 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**.**

WHEREAS, Section 125-197 has been amended from time to time since it was formally adopted by Ordinance L-270; and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their_____, 2022, meeting, voted _____ to recommend Approval of the request.

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

SECTION 1. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (a) is hereby amended as follows:

(a) *Purpose.* The Edgartown Settlement zoning district is intended to provide for a mix of uses integrating small scale, compatible commercial uses, public uses, and accessory dwelling units into an existing urban residential neighborhood with access to multi-modal transit options and adjacency to a mixed use downtown area~~.~~ ; to create new housing units while respecting the scale of the neighborhood; to increase the housing stock in a manner that is less intense than alternatives; to allow more efficient use of existing housing stock and infrastructure; to provide a mix of housing that responds to changing family needs and smaller households; and to provide a broader range of accessible and more affordable housing.

SECTION 2. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (b) is hereby amended as follows:

~~(b) *Density calculations.* Density is calculated based on the ES boundaries, as defined on Map 1-1, per future land use density caps of the subject properties. A total of 137 dwelling units are permitted within the map area, regardless of lot configuration and size. Maximum density is not calculated based on each lot as it is subdivided.~~

(b) *Definitions.* The following words, terms, and phrases, when used in this section, shall have the meanings ascribed to them in this sub-section, except where the context clearly indicates a different meaning:

Accessory dwelling unit (ADU). A second dwelling subordinate in size to the principal dwelling unit on the lot, located in an accessory structure.

Accessory structure. A structure located on the same lot with the main building, detached or attached, and is subordinate and incidental to the primary or accessory uses of the site.

Artisan manufacturing. On-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment in a completely enclosed building with no outdoor operations, on site-retail or storage, and occupying no more than 1,000 square feet of gross floor area.

Catering. An establishment that supplies food to be consumed off-premises.

Childcare. Day care home or day care center (as licensed by the state) which provides regular shelter, care, activity, and supervision for children. Academic instruction may or may not be included.

Community Garden. Vacant land used for vegetable, fruit or flower gardening by individuals or groups in order to strengthen the community food system.

Cultural/community. Uses of a public, nonprofit, or charitable nature providing ongoing education, training, or counseling to the general public on a regular basis.

Detached dwelling. A principal residential building containing one dwelling unit.

Detached garage. An accessory structure detached from the primary structure onsite which is designed for the storage of vehicles.

Eating and drinking establishment; brewpub. A restaurant or pub which also brews beer on-site.

Eating and drinking establishment; neighborhood bistro. An eating establishment that may serve wine, beer, or other alcohol, but does not have a separate bar with seating.

Eating and drinking establishment; wine and cigar bar. A bar that serves only wine and beer and may or may not serve food.

Habitable space. An insulated, finished living space.

Microbrewery. A craft beer brewery with a production of less than 15,000 barrels per year.

Mixed use. A structure which contains a commercial or public use on the ground floor, with residential uses located above and/or to the rear of the commercial or public use on the ground floor.

Office. A location at which the affairs of a business, profession, service industry or government are conducted.

Overnight accommodations, bed and breakfast. Overnight accommodations, serving breakfast, and located in an owner-occupied residential structure, offering up to eight guest rooms.

Overnight accommodations, boutique hotel. Overnight accommodations which include an amenity such as a restaurant or spa, offering up to 18 rooms and located within a structure of residential building typology.

Overnight accommodations, vacation rental. Vacation rentals shall be as defined in Chapter 22, Article X – Short Term and Vacation Rental Regulations.

Park and open space. A public or private area of land, with or without buildings, opens to the public for outdoor active or passive recreational uses.

Pedicabs. Any vehicle with three or more wheels propelled solely by human power, which is used for transporting passengers for consideration.

Primary use. A permitted or conditional use of a property as defined by the ES use table, classifications, definitions, and standards.

Retail sales, service, and repair (light). Companies or individuals involved in the sale, lease, or rental of new or used products, or providing personal or repair services to the general public.

Rowhouse. A single dwelling unit in a rowhouse group.

Rowhouse group. At least three and no more than six contiguous rowhouses located on conforming rowhouse lots.

Two-unit residential. A structure used for two separate dwelling units, having the exterior appearance of a detached dwelling, each unit having private egress or a common stairwell egress.

Urban food production. The use of land for growing crops for sale off premises to support the community food system.

SECTION 3. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (d) is hereby amended as follows:

~~(d) *Intensity and dimensional standards.*~~

~~(1) *Lot types.*~~

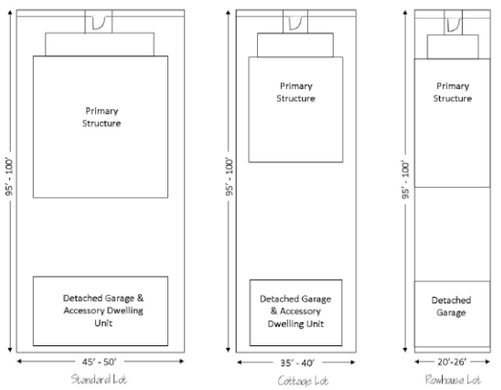
~~a. Standard lot: 45 feet to 50 feet wide lots reflective of the existing historic development pattern of the neighborhood. Standard lots are permitted fronting on any vehicular right-of-way and require rear alley access for new subdivision. Standard lots permit up to a 2½ story primary structure as well as a detached garage with an accessory dwelling unit located above the garage. Up to three separate primary uses are permitted: two uses in the primary structure, and one in the accessory dwelling unit. Accessory uses are permitted in addition to the primary permitted uses.~~

~~b. Cottage lot: 35 feet to 40 feet wide lots which permit a small scale, tightly knit pedestrian court type of housing. Cottage lots are permitted fronting a pedestrian-only right-of-way in groups of at least three contiguous lots. Rear access alley access is required for new subdivision. Cottage lots permit a 1½ story primary structure as well as a detached garage with an accessory dwelling unit located above the garage. Up to two separate primary uses are permitted: One use in the primary structure and one use in the~~

~~accessory dwelling unit. Accessory uses are permitted in addition to the primary permitted uses.~~

~~c. Rowhouse lot: 20 feet wide lot in a group of at least three but no more than ten contiguous lots (rowhouse group), with separate dwelling units attached horizontally in a linear arrangement to one or more rowhouse units. Rowhouse groups are permitted along any vehicular right-of-way and require rear alley access for new subdivision. Each lot permits a two-story connected rowhouse and a detached garage. Accessory dwelling units are not permitted. One use is permitted on a rowhouse lot in the primary structure. Accessory uses are permitted in addition to the primary use.~~

~~Edgartown Settlement (ES) Zoning District Lot Types~~



~~(2) *Dimensional standards.*~~

	~~Standard~~	~~Cottage~~	~~Rowhouse~~
~~Lot area, minimum~~	~~4,275 s.f.~~	~~3,325 s.f.~~	~~1,900 s.f.~~
~~Lot width, minimum~~	~~45′~~	~~35′~~	~~20′~~
~~Lot depth, minimum~~	~~95′~~	~~95′~~	~~95′~~
~~Lot coverage, maximum~~	~~60 percent~~	~~50 percent~~	~~70 percent~~
~~Build-to, front, including porch~~	~~6′~~	~~6′~~	~~6′~~
~~Build-to, side corner~~	~~8′~~	~~6′~~	~~6′~~
~~Build-to, side corner including porch~~	~~6′~~	~~6′~~	~~6′~~
~~Setback, side, minimum~~	~~5′~~	~~4′~~	~~0′~~
~~Setback, rear, primary structure, minimum~~	~~40′~~	~~40′~~	~~40′~~
~~Build-to, rear, detached garage~~	~~2′~~	~~2′~~	~~2′~~
~~Building height, maximum~~	~~2.5 stories~~	~~1.5 stories~~	~~2 stories~~
~~Accessory dwelling permitted~~	~~Yes~~	~~Yes~~	~~No~~
~~Uses allowed per lot (total)~~	~~3~~	~~2~~	~~1~~
~~Dwelling units per lot~~	~~2~~	~~2~~	~~1~~
~~Lot area per dwelling~~	~~2137~~	~~1662~~	~~1900~~
~~Fence/wall height, front yard~~	~~4′~~	~~4′~~	~~N/A~~

~~Fence/wall setback, front yard~~	~~2′~~	~~2′~~	~~N/A~~
~~Fence/wall height, rear yard~~	~~6′~~	~~6′~~	~~6′~~

~~a. *Additional dimensional standards and definitions.*~~

~~1. *Alleys.* Functional public-access alleys which connect a property to a public right-of-way are required prior to any subdivision of land, and when constructing a rear-access garage/accessory dwelling unit. If an alley does not yet exist, the applicant shall work with the planning department to secure required land, plat and construct said alley portion to city standards.~~

~~2. *Building height.* Measured from base flood elevation (BFE) to top of eave. First story may measure up to 12 feet in height; subsequent stories may measure up to nine feet in height. Roofs and incorporated architectural features such as cupolas and widows walks are not included in building height unless habitable space is incorporated within, such as a half-story. Half stories shall be incorporated into a sloped roof line with dormers and gables, and may exceed nine feet at the peak of roof. All new construction shall follow historic construction patterns of building the first floor elevation at least 1½ feet to two feet above grade on a stem wall or pillars even if BFE is lower. In such case, building height shall be measured from first floor elevation.~~

~~3. *Contextual build-to/setback.* When subject lot is adjacent to lots with existing structures, the director of planning may permit a contextual setback/build-to based on an average of the requirement and the adjacent properties.~~

~~4. *Porches.* All new construction shall incorporate an open, covered, eight feet deep front porch. On corner lots, open, covered side porches are encouraged but not required.~~

~~5. *Parking.* No off-street parking is required for any use. Any proposed off-street parking shall be located to the rear of the property behind the primary structure, and served by an alley.~~

~~6. *Uses allowed per lot, total.* Indicates the total number of primary uses (does not include accessory uses) allowed on a specific lot type. For instance, a standard lot could have one commercial use, and two residential dwelling units, or two commercial uses and one residential dwelling unit. The combination of uses is limited only by dwelling units per lot, imposed by density constraints. Accessory uses, regulated by separate standards, are allowed in addition to primary uses.~~

~~7. *Variances.* The historic preservation board shall have the power to waive, with or without conditions, subdivision and general dimensional standards in the Edgartown Settlement zoning district of those properties designated by the city commission as historic sites, either individual sites or buildings within districts under the following standards for review. The proposed variance shall further the continued preservation of the historic site or historic district more appropriately than adherence to the subject regulation. The board shall only grant such variances when an application for a certificate of appropriateness has been issued to promote preservation, rehabilitation or restoration. In carrying out this responsibility, the historic preservation board must follow the same procedures specified for the board of adjustment in division 3 of article II of this chapter.~~

(d) Uses allowed.

(1) *Permitted uses.* Uses identified with a "P" in Chart 1-1, use table are permitted as-of-right, subject to any listed use standards and all other applicable standards of this Code.

(2) *Conditional uses.* Uses identified with a "C" in Chart 1-1, use table may be allowed if reviewed and approved in accordance with conditional use criteria and

procedures of the land development regulations. Conditional uses are subject to compliance with any listed use standards and all other applicable standards of this Code.

(3) *Accessory uses.* Uses identified with an "A" in Chart 1-1, use table are subordinate to a primary use of the property, shall not be located within any front facade bay, and are subject to any listed use standard, and to all other applicable standards of this Code. All accessory uses shall be located either within the rear section of the primary structure, within the rear yard or within an accessory structure at the rear of the property. Few customers, especially the general public, come to the site to access the use. All accessory uses in total may occupy no more than 20 percent of the parcel's total lot area.

Chart 1-1 Uses Allowed P – Permitted Use; C – Conditional Use; A – Accessory Use	
RESIDENTIAL	
Detached dwelling	P
2—4 Units	P
Rowhouse	P
Vertical or horizontal mixed use	P
Accessory dwelling unit/detached garage	A
PUBLIC AND CIVIC	
Cultural/Community	P
Community garden	P
Childcare	P
Park and open space	P
COMMERCIAL/BUSINESS	
Adaptive re-use of historic structure	C
Artisan manufacturing	A
Catering	A
Office	P
Pedicabs	P
Retail sales	P
Retail service	P
Retail repair (light)	P
Urban food production	A
Brewpub	C

Neighborhood bistro	C
Wine/Cigar bar	C
ACCOMMODATION	
Bed and breakfast	P
Boutique hotel	P
Vacation rental	P

SECTION 4. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (e) is hereby amended as follows:

~~(e) *Uses allowed.*~~

~~(1) *Permitted uses.* Uses identified with a "P" in chart 1-1, use table are permitted as-of-right, subject to any listed use standards and all other applicable standards of this Code.~~

~~(2) *Conditional uses.* Uses identified with a "C" in chart 1-1, use table may be allowed if reviewed and approved in accordance with conditional use criteria and procedures of the land development regulations. Conditional uses are subject to compliance with any listed use standards and all other applicable standards of this Code.~~

~~(3) *Accessory uses.* Uses identified with an "A" in chart 1-1, use table are subordinate to a primary use of the property, shall not be located within any front facade bay, are subject to any listed use standards, and to all other applicable standards of this Code. All accessory uses shall be located either within the rear section of the primary structure, within the rear yard (subject to approval by the director of planning) or within an accessory structure at the rear of the property, accessible by an alley. Few customers, especially the general public, come to the site to access the use. All accessory uses in total may occupy no more than 20 percent of the parcel's total lot area.~~

~~Chart 1-1 Uses Allowed~~	
~~Residential~~	~~Permitted/Conditional/Accessory~~
~~Detached dwelling~~	~~P~~
~~2—4 Units~~	~~P~~
~~Rowhouse~~	~~P~~
~~Vertical mixed use~~	~~P~~
~~Accessory dwelling unit/detached garage~~	~~A~~
~~Public and Civic~~	~~Permitted/Conditional/Accessory~~
~~Cultural/Community~~	~~P~~
~~Community garden~~	~~P~~
~~Childcare~~	~~P~~
~~Park and open space~~	~~P~~
~~Commercial~~	~~Permitted/Conditional/Accessory~~
~~Adaptive re-use of historic structure~~	~~C~~
~~Artisan manufacturing~~	~~A~~
~~Catering~~	~~A~~
~~Eating and drinking establishments~~	~~Permitted/Conditional/Accessory~~
~~Brewpub~~	~~P~~
~~Neighborhood bistro~~	~~P~~

~~Wine/Cigar bar~~	~~P~~
~~Office~~	~~P~~
~~Overnight Accommodations~~	~~Permitted/Conditional/Accessory~~
~~Bed and breakfast~~	~~P~~
~~Boutique hotel~~	~~P~~
~~Vacation rental~~	~~P~~
~~Pedicabs~~	~~P~~
~~Retail sales~~	~~P~~
~~Retail service~~	~~P~~
~~Retail repair (light)~~	~~P~~
~~Urban food production~~	~~A~~

~~(4) *Use definitions, classifications and standards.*~~

~~a. *Residential uses.*~~

~~1. *Detached dwelling.* A principal residential building containing one dwelling unit.~~

~~2. *Two-unit residential.* A structure used for two separate dwelling units, having the exterior appearance of a detached dwelling, each unit having private egress or a common stairwell egress.~~

~~3. *Rowhouse.* A single dwelling unit in a rowhouse group.~~

~~(i) Use standards.~~

~~A. *Rowhouse group.* A rowhouse group must be comprised of at least three and no more than ten contiguous rowhouses located on conforming rowhouse lots.~~

~~B. *Site design.* Each unit's entrance is located on its fully exposed front facade, within a covered porch, and has a fully exposed rear facade opening to a private, fenced or walled rear yard and detached garage with access to a functioning alley.~~

~~4. *Vertical mixed use.* A structure which contains a commercial or public use on the ground floor, with residential uses located above and/or to the rear of the commercial or public use on the ground floor.~~

~~5. *Accessory dwelling unit (ADU).* A second dwelling subordinate in size to the principal dwelling unit on the lot, located in an accessory structure with access to a rear-access alley. Such structure shall be designed to respect the historic, small scale residential detached building typology in the Edgartown Settlement Preservation Area, as well as the architectural design of the primary structure on the site. Accessory dwelling units may or may not include a detached garage. A detached garage may be constructed without an incorporated accessory dwelling unit. Accessory dwelling units are encouraged in the ES zoning district to:~~

~~(i) Create new housing units while respecting the scale of the neighborhood;~~

~~(ii) Increase the housing stock in a manner that is less intense than alternatives;~~

~~(iii) Allow more efficient use of existing housing stock and infrastructure;~~

~~(iv) Provide a mix of housing that responds to changing family needs and smaller households;~~

~~(v) Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services; and~~

~~(vi) Provide a broader range of accessible and more affordable housing.~~

~~6. *Use standards.*~~

~~(i) Build-to line, rear: two feet.~~

~~(ii) Build-to, side corner: eight feet; or with porch: six feet.~~

~~(iii) Setback, side: five feet.~~

~~(iv) Building height. No greater than height of principal structure unless granted variance. Maximum height of proposed structure may not exceed the maximum height allowed on subject lot. The historic preservation board will act as the decision-making body for this variance.~~

~~(v) Massing. No greater than mass of principal structure unless granted variance. The historic preservation board will act as the decision-making body for this variance.~~

~~(vi) Parking. No additional parking is required for the ADU.~~

~~(vii) Architectural compatibility. Architectural style and building materials shall be compatible with the primary structure's architectural style. Architectural compatibility is not synonymous with an exact mimicking of the primary structure's design and materials.~~

~~(viii) Variance standards.~~

~~A. Only properties which contain contributing historic structures are eligible for building height or massing variances. Detached garages without ADUs incorporated may also be eligible for building height and massing variances if located on a site with a contributing historic structure.~~

~~B. Shall be sited, designed and landscaped in such a manner that size and/or height does not overwhelm the principal structure as viewed from the right-of-way.~~

~~b. *Public and civic uses.*~~

~~1. *Cultural/community.* Uses of a public, nonprofit, or charitable nature providing ongoing education, training, or counseling to the general public on a regular basis.~~

~~2. *Community garden.* Vacant land used for vegetable, fruit or flower gardening by individuals or groups in order to strengthen the community food system.~~

~~3. *Use standards.*~~

~~(i) *Compatibility.* No adverse impacts to adjacent properties such as persistent odor, light, vibration, visual blight or chemical drift.~~

~~(ii) *Xeriscape.* Water source shall be reclaimed on-site of off-site water, i.e., rain barrel, sub-grade or landscape-screened cistern, etc.~~

~~(iii) *Top soil retention.* Site shall be configured in such a way that no exposed soil shall be prone to stormwater runoff.~~

~~(iv) *Outdoor storage.* All equipment and materials shall be enclosed within a permitted structure. Compost shall be screened with landscaping.~~

~~(v) *Ownership.* Owner of site shall provide a written agreement allowing the site to be used as a community garden.~~

~~c. *Childcare.* Day care home or day care center (as licensed by the state) which provides regular shelter, care, activity and supervision for children. Academic instruction may or may not be included.~~

~~1. Use standards.~~

~~(i) *Arrival and departure.* Site design must provide for the safe arrival and departure of children.~~

~~A. *Traffic.* Drop off areas must be arranged so that an adult can remove a child from the pedestrian side of the vehicle and proceed directly to the front entrance on a sidewalk.~~

~~B. *Security.* The entrance must be readily identifiable and accessible to emergency personnel. The location must allow for all entrances and exits to be secured, with a secured play yard perimeter and controlled access.~~

~~(ii) *Exterior play yards.* The site shall provide an outdoor play yard and amenities. Play yards should provide for a variety of developmentally appropriate activities and amenities per the below standards:~~

~~A. *Sunlight and shade.* Play yards should have exposure to both shade and sunlight. Additional shade trees or tree pruning may be required to create a balance of shade and sun in the play yard.~~

~~B. *Amenities.* Select three or more amenities below for the outdoor play yard:~~

~~1. *Open or screened porch.* Porches are highly desirable play elements as they provide for outdoor play in inclement or hot weather. Porches are a significant architectural symbol of a nurturing environment and provide a transition to the natural elements.~~

~~2. *Circulation.* Dedicated, hard surface, connected pathways for wheeled toys of at least five feet in width, allowing two tricycles to pass, as well as provision of wheeled toys to ride, and a wheeled-toy parking area off the paths.~~

~~3. *Shaded seating.* Provide seating in a shaded area with views to other areas of the play yard. Such seating may include benches, tables and chairs, picnic table, and/or chair and easel.~~

~~4. *Sand and water play.* Sand and/or water tables at children's height with areas for sand and/or water, flat surface building area, storage areas for spoons, shovels, toy vehicles, buckets. Sand tray area must be fitted with removable cover to protect from rodent or small animal intrusion.~~

~~5. *Dramatic play area.* Stage and/or shaded play house structure with seating, including props for dramatic play. Play house area should be adjacent to circulation paths to incorporate paths and parking areas into make believe play.~~

~~6. *Large motor play area.* Options include superstructure playground equipment with climbing obstacles, climb-through tunnels and slides, berms that create small hills, large rocks for climbing, or open, grassy yard area for running and games.~~

~~7. *Infant play area.* Separate space consisting of soft exterior paving materials that protect crawling children and provide a comfortable surface for seating, exposed to the natural element but shaded from direct sun. Appropriate activities within the area include crawling spaces with slight inclines or undulations; low barriers to climb over, pull up bars, low platforms, and low slope slides. A place hard enough to use wheeled and push toys may also be included.~~

~~8. *Children's garden.* Garden area for planting, tending and harvesting of fruits, vegetables and flowers.~~

~~9. *Quiet space.* Quieter space set apart from active area such as a labyrinth walking path, shaded or sunny seating niches for reading, or easels for art.~~

~~C. *Alternative compliance.* When play yard areas cannot be provided in compliance with these criteria due to site constraints, the center may propose access to alternate play areas for large motor skill development. These may include public parks with appropriate play equipment within one-fourth mile of the childcare center, provided safe pedestrian routes with adequate sidewalks and crosswalks are identified.~~

~~D. *Fencing.* Play yards must be enclosed by fences to define and secure the play yard. Chainlink is not an acceptable material. The material chosen must have no sharp exposed connections. When play yards are located adjacent to a street, raised planters should be incorporated into fencing design to create a more secure barrier between an errant vehicle and children in the play yard.~~

d. *Park and open space.* A public or private area of land, with or without buildings, opens to the public for outdoor active or passive recreational uses.

e. *Commercial uses.*

1. Use standards, applicable to all commercial uses, in addition to use standards for specific primary uses.

(i) *Size:* 2,000 square feet, max per tenant.

(ii) *Hours of operation:* No business may operate between the hours of 11:00 p.m. and 7:00 a.m.

(iii) *Parking, off-street; not required.* When provided, parking shall be located to the rear of the primary structure and accessed by a rear access alley.

(iv) *Parking, on-street.* If on-street parking is not present on all adjacent rights-of-way, the applicant shall be required to install adopted streetscape improvements for deficient street, including on-street parking, street trees, lighting and sidewalks.

(v) *Compatibility.* No adverse impacts to adjacent properties such as persistent light, odor, vibration, noise or visual blight.

2. Adaptive re-use of a historic structure. Provides for a wider variety of allowed uses than those allowed in the existing zoning district for structures designated as contributing or individually designated historic structures on the city register of historic places. A proposed use not listed as permitted or conditional in the ES zoning district may be applied for through this adaptive re-use conditional use process. The historic preservation board will act as the decision-making body for this conditional use.

(i) Use standards.

A. *Architectural character.* The proposed use and any subject alterations shall maintain the architectural character of the historic property and modifications shall be governed by the Secretary of the Interior's Standards for the Treatment of Historic Properties.

B. *Historic character.* The proposed use shall promote the preservation of the historic character of the historic district or, if the structure is individually designated, shall benefit the character of the surrounding neighborhood.

C. Comprehensive plan. The proposed conditional use is consistent with the comprehensive plan.

D. *Concurrency.* The proposed conditional use will not cause the level of service of public facilities that are subject to concurrency requirements to drop below levels of service established by the comprehensive plan.

E. *Compatibility.* The proposed conditional use at the proposed location will not result in adverse impacts to adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may exist in the future.

Existing regulations are in place to mitigate potential adverse impacts of the proposed conditional use, or reasonable conditions can be imposed and enforced to mitigate potential adverse impacts.

3. Artisan manufacturing. On-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment in a completely enclosed building with no outdoor operations or storage, and occupying no more than 1,000 square feet of gross floor area.

(i) Use classifications (examples). Cabinetry; art fabrication; microbrewing without a retail or restaurant component; ceramics.

4. Catering. An establishment that supplies food to be consumed off-premises.

5. Eating and drinking establishment; brewpub. A restaurant or pub which also brews beer on-site.

(i) Use standards.

Table of Use Standards

Size, Restaurant/Pub	1,500 s.f. max interior; 800 s.f. max exterior
Size, Brewing facilities	2,000 s.f. max; up to 4,000 s.f. with Conditional Use
Location, Restaurant/Pub	Front facade bay
Location, Brewing facilities	Accessory to restaurant/pub and located to the rear of restaurant/pub. May be integrated into design of restaurant/pub area. Brewing facilities may also be located in an accessory structure to the rear of the site.
Hours of Operation	No later than 11:00 p.m.
Live Entertainment	Outside: Acoustic only and permitted no later than 9:00 p.m.
	Inside: No music audible outside establishment after 9:00 p.m.

6. *Eating and drinking establishment; neighborhood bistro.* An eating establishment that may serve wine, beer or other alcohol, but does not have a separate bar with seating.

(i) Use standards.

Size:	1,500 s.f. max interior; 800 s.f. max exterior
Hours of Operation:	7:00 a.m. to 11:00 p.m.
Live Entertainment:	Acoustic only, permitted outside until 9:00 p.m., permitted inside until 11:00 p.m.; no music of any kind may be audible outside establishment after 9:00 p.m.

7. *Eating and drinking establishment; wine and cigar bar.* A bar that serves only wine and beer, and may or may not serve food.

(i) Use standards.

Size:	1,500 s.f. max, interior; 800 s.f. max, exterior.
Hours of operation:	No later than 11:00 p.m.
Live entertainment:	Acoustic only, permitted outside until 9:00 p.m., permitted inside until 11:00 p.m.; no music of any kind may be audible outside establishment after 9:00 p.m.
Mixed Use:	If mixed use, premises shall be fitted with filtration system so as to not allow smoke odors to leave the premises and infiltrate surrounding or attached businesses or residences. Smoking is not permitted on outdoor areas if part of a mixed use site.

8. *Office.* A location at which the affairs of a business, profession, service industry or government are conducted.

9. *Overnight accommodations, bed and breakfast.* Overnight accommodations, serving breakfast, and located in an owner-occupied residential structure, offering up to eight guest rooms.

10. *Overnight accommodations, boutique hotel.* Overnight accommodations which include an amenity such as a restaurant or spa, offering up to 18 rooms and located within a structure of residential building typology.

11. *Overnight accommodations, vacation rental.* A detached dwelling or apartment within a building of residential building typology which is rented out for the purposes of providing accommodations for less than six months to tourists.

(i) Use standards.

A. A separate entrance shall be provided for each unit to the exterior or to an interior, secure common area.

B. A business license shall be required for each vacation rental unit.

C. Such units shall be managed by either a state-licensed property management agent or the owner-occupant residing in another unit, and shall collect and pay all applicable taxes.

D. Current contact information for the management agency or owner-occupant shall be displayed in an accessible location outside the vacation rental.

12. *Pedicabs.* Any vehicle with three or more wheels propelled solely by human power, which is used for transporting passengers for consideration, subject to the use standards found in section 125-157(2)c.1.B.

13. *Retail sales.* Companies or individuals involved in the sale, lease or rental of new or used products, or providing personal or repair services to the general public.

(i) Use classifications (examples):

A. *Sales oriented.* Examples of sales-oriented retail sales and service include stores selling, leasing or renting consumer, home and business goods including alcoholic beverages; antiques; small appliances; art; art supplies; baked goods; bicycles; books; cameras; carpet and floor coverings; crafts; clothing; computers; convenience goods; dry goods; electronic equipment; fabric; flowers; garden supplies; gifts; groceries; hardware; household products; jewelry; medical supplies; microbreweries with a retail off-premises sales component; musical instruments; neighborhood commercial sales; pet food and/or pets; pharmaceuticals; photo finishing; picture frames; plants; printed material; produce; sporting goods; seafood retailers and markets; stationery; tobacco and related products and videos.

B. *Personal service oriented.* Examples of personal service-oriented retail sales and service include animal grooming facilities; health clubs; business, driving, trade and other commercial schools; dance, art, fitness/wellness, gymnastic, yoga or music studios or classes; dry-cleaning and laundry drop-off establishments; hair, nail, tanning and personal care services; laundromats; massage therapy; funeral homes; neighborhood commercial services; photocopy, blueprint and quick-sign services; photographic studios; security services and small-scale catering.

C. *Repair oriented.* Examples of repair-oriented retail sales and service include locksmiths; small appliances and electronics, bicycles, canvas products, clocks, computers, jewelry, musical instruments, shoes, televisions and watches; and tailors, milliners and upholsterers.

D. *Uses not included.* Adult entertainment; large-scale catering; laundry and dry-cleaning plants; lumber yards and other building material sales that sell primarily to

~~contractors and do not have a retail orientation; repair and service of motor vehicles, motorcycles, recreational vehicles, boats, light and medium trucks; sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures; tattoo or piercing services; exterior freestanding vending machines.~~

~~14. *Urban food production.* The use of land for growing crops or raising small livestock for sale off premises to support the community food system.~~

~~(i) Use classifications (examples).~~

~~A. Gardens to produce food, feed or fiber; raising small animals of less than 20 pounds; apiculture of one hive; aquaculture.~~

~~B. Uses not included. Community gardens, gardens or fruit trees for any animal which causes excessive noise or odor, such as roosters or peacocks.~~

~~(ii) Use standards.~~

~~A. *Size.* No more than ten percent of the site may be dedicated to the use.~~

~~B. *Compatibility.* No adverse impacts to adjacent properties such as persistent odor, light, vibration visual blight or chemical drift.~~

~~C. *Xeriscape.* Irrigation source shall be reclaimed on-site or off-site water, i.e., rain barrel, sub-grade or landscape-screened cistern, etc.~~

~~D. *Top soil retention.* Site shall be configured in such a way that no exposed soil shall be prone to erosion.~~

~~E. *Buffer.* Use shall be buffered from view from any adjacent right-of-way or property by appropriate fencing and/or landscaping.~~

~~F. *Outdoor storage.* All equipment and materials shall be enclosed within a permitted structure. Compost shall be screened with vegetation or enclosed within a bin.~~

(e) *Density calculations*. Density is calculated based on the ES boundaries, as defined on Figure 1-1, per future land use density caps of the subject properties. A total of 137 dwelling units are permitted within the map area, regardless of lot configuration and size. Maximum density is not calculated based on each lot as it is subdivided.

SECTION 5. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (f) is hereby amended as follows:

~~(f) *Ancillary definitions.*~~

~~*Accessory structure* means a structure located on the same lot with the main building, detached or attached, and is subordinate and incidental to the primary or accessory uses of the site.~~

~~*Apiculture* means beekeeping of one or more hives along with associated equipment for the extraction of honey.~~

~~*Aquaculture* means the farming of aquatic organisms such as fish, crustaceans, mollusks and aquatic plants. Aquaculture involves cultivating freshwater and saltwater populations under controlled conditions.~~

~~*Community food system* means a local or regional food system in which food production, processing, distribution and consumption are integrated to enhance the environmental, economic, social and nutritional health of a particular place. Four aspects distinguish community food systems from the globalized food systems: food security, proximity, self-reliance and sustainability.~~

~~(1) *Food security is a key goal of community food systems.* While food security traditionally focuses on individual and household food needs, community food security addresses food access within a community context, especially for low-income households. It has a simultaneous goal of developing local food systems.~~

~~(2) *Proximity refers to the distance between various components of the food system.* In community food systems such distances are generally shorter than those in the dominant or global food system. This proximity increases the likelihood that enduring relationships will form between different stakeholders in the food system; farmers, processors, retailers, restaurateurs, consumers, etc.~~

~~(3) *Self-reliance refers to the degree to which a community meets its own food needs.* While the aim of community food systems is not total self-sufficiency (where all food is produced, processed, marketed and consumed within a defined boundary), increasing the degree of self-reliance for food, to be determined by a community partnership, is an important aspect of a community food system.~~

~~(4) *Sustainability refers to following agricultural and food system practices that do not compromise the ability of future generations to meet their food needs.* Sustainability includes environmental protection, profitability, ethical treatment of food system workers, and community development. Sustainability of the food and agriculture system is increased when a diversified agriculture exists near strong and thriving markets, when non-renewable inputs required for every step in the food system are reduced, when farming systems rely less on agri-chemical fertilization and pest control, and when citizen participation in food system decision-making is enhanced.~~

~~*Detached garage* means an accessory structure detached from the primary structure onsite which is designed for the storage of vehicles, which has legal access to and is served by a rear-access alley.~~

~~*Habitable space* means insulated, finished living space.~~

~~*Microbrewery* means craft beer brewery with a production of less than 15,000 barrels per year, accessory to either a restaurant/pub (brewpub) or to a retail, off-premises sales establishment located on the front facade. Microbreweries may also be an accessory use to an alternate primary use if no retail or restaurant component is proposed, provided it meets the use standards of accessory use. Shall include a filtration system so as to not allow odors to leave the premises.~~

~~*Primary use* means a permitted or conditional use of a property as defined by the ES use table, classifications, definitions and standards.~~

(f) *Development standards.*

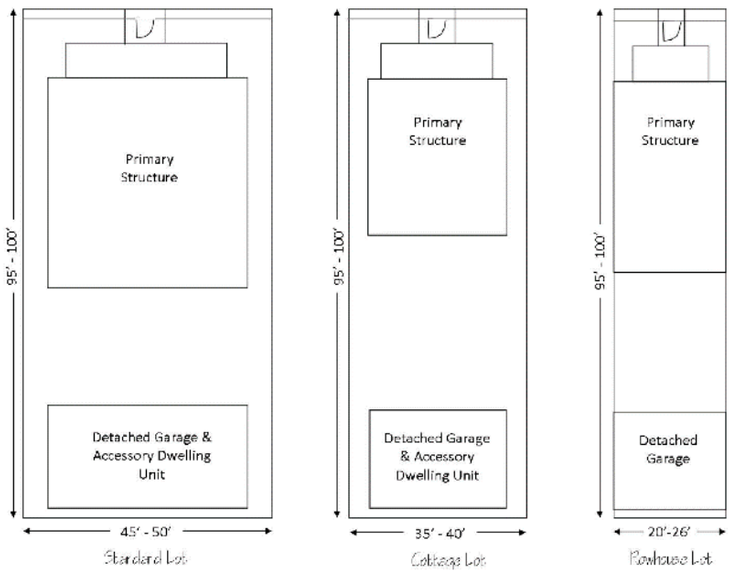
(1) Standard lot: 45 feet to 50 feet wide lots reflective of the existing historic development pattern of the neighborhood. Standard lots are permitted fronting on any vehicular right-of-way. Standard lots permit up to a 2½ story primary structure as well as a detached garage with an accessory dwelling unit located above the garage. Up to three separate primary uses are permitted: two uses in the primary structure, and one in the accessory dwelling unit. Accessory uses are permitted in addition to the primary permitted uses.

(2) Cottage lot: 35 feet to 40 feet wide lots which permit a small scale, tightly knit pedestrian court type of housing. Cottage lots are permitted fronting a pedestrian-only right-of-way in groups of at least three contiguous lots. Cottage lots permit a two-story primary structure as well as a detached garage with an accessory dwelling unit located above the garage. Up to two separate primary uses are permitted: One use in the primary structure and one use in the accessory dwelling unit. Accessory uses are permitted in addition to the primary permitted uses.

(3) Rowhouse lot: 20 feet wide lot in a group of at least three but no more than six contiguous lots (rowhouse group), with separate dwelling units attached horizontally in a linear arrangement. Rowhouse groups are permitted along any vehicular right-of-way Each lot permits a two-story connected rowhouse and a detached garage. Accessory dwelling units are not permitted. One primary use is permitted on a rowhouse lot in the primary structure. Accessory uses are permitted in addition to the primary use.

(4) Lot types:

Edgartown Settlement (ES) Zoning District Lot Types



(5) *Lot dimensional standards.*

	Standard	Cottage	Rowhouse
Lot area, minimum	4,275 s.f.	3,325 s.f.	1,900 s.f.
Lot width, minimum	45′	35′	20′
Lot depth, minimum	95′	95′	95′
Lot coverage, maximum	60 percent	60 percent	70 percent
Build-to, front, including porch	6′	6′	6′
Build-to, side corner including porch	6′	6′	6′
Setback, side, minimum	5′	4′	0′
Setback, rear, primary structure, minimum	6’	6’	6’
Build-to, rear, detached garage	2′	2′	2′
Building height, maximum	2.5 stories	1.5 stories	2 stories
Accessory dwelling permitted	Yes	Yes	No
Uses allowed per lot (total)	3	2	1
Dwelling units per lot	2	2	1
Fence/wall height, front yard	4′	4′	N/A
Fence/wall setback, front yard	2′	2′	N/A
Fence/wall height, rear and side yard	6′	6′	6′

(6) *Additional dimensional standards and definitions.*

a. *Building height.* Measured from first floor elevation to top of eave. Roofs and incorporated architectural features such as cupolas and widow's walks are not included in building height unless habitable space is incorporated within half stories shall be incorporated into a sloped roof line with dormers and gables. All new construction shall follow historic construction patterns of building the first-floor elevation at least 1½ feet to two feet above grade on a stem wall or pillars even if base floor is lower.

b. *Contextual build-to/setback.* When subject lot is adjacent to lots with existing structures, the planning director may permit a contextual setback/build-to based on an average of the requirement and the adjacent properties.

c. *Porches.* All new construction shall incorporate an open, covered, minimum eight feet deep front porch. On corner lots, open, covered side porches are encouraged but not required.

d. *Parking.* No off-street parking is required for any use. Any proposed off-street parking shall be located to the rear of the property behind the primary structure.

e. *Uses allowed per lot, total.* Indicates the total number of primary uses (does not include accessory uses) allowed on a specific lot type. For instance, a standard lot could have one commercial use, and two residential dwelling units, or two commercial uses and one residential dwelling unit. The combination of uses is limited only by dwelling units per lot, imposed by density constraints. Accessory uses, regulated by separate standards, are allowed in addition to primary uses.

f. *Variances.* The historic preservation board shall have the power to waive, with or without conditions, subdivision, and dimensional standards in the Edgartown Settlement zoning district. The proposed variance shall further the continued preservation of the historic site and historic district more appropriately than adherence to the subject regulation. The board shall only grant such variances when an application for a certificate of appropriateness has been issued to promote preservation, rehabilitation, or restoration. In carrying out this responsibility, the historic preservation board must follow the same procedures specified for the board of adjustment in division 3 of article II of this chapter.

SECTION 6. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (g) is hereby created as follows:

(g) *Residential use standards.*

(1) *Rowhouse standards*. Each unit's entrance is located on its fully exposed front facade, within a covered porch, and has a fully exposed rear facade opening to a private, fenced or walled rear yard.

(2) *Accessory dwelling unit (ADU) use standards.* ADU should be designed to respect the historic, small scale residential detached building typology in the Edgartown Settlement zoning district, as well as the architectural design of the primary structure on the site. Accessory dwelling units may or may not include a detached garage. A detached garage may be constructed without an incorporated accessory dwelling unit.

(3) *ADU Development Standards.*

a. Build-to line, rear: two feet.

b. Build-to, side corner: eight feet; or with porch: six feet.

c. Setback, side: five feet.

d. *Building height*. No greater than height of principal structure unless granted variance. Maximum height of proposed structure may not exceed the maximum height allowed on subject lot. The historic preservation board will act as the decision-making body for this variance.

e. *Massing*. No greater than mass of principal structure unless granted variance. The historic preservation board will act as the decision-making body for this variance.

f. *Parking*. No additional parking is required for the ADU.

g. *Architectural compatibility*. Architectural style and building materials shall be compatible with the primary structure's architectural style.

SECTION 7. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (h) is hereby created as follows:

(h) *Public and Civic use standards.*

(1) *Community Garden standards*.

a. *Entrance.* Each unit's entrance located on its fully exposed front facade, within a covered porch, and has a fully exposed rear facade opening to a private, fenced or walled rear yard.

b. *Compatibility.* Community Gardens shall be subject to the compatibility standards for general commercial uses set forth in Section 125-197(i)(6).

c. *Xeriscape.* Water source shall be reclaimed on-site of off-site water, i.e., rain barrel, sub-grade, or landscape-screened cistern, etc.

d. *Topsoil retention.* Site shall be configured in such a way that no exposed soil shall be prone to stormwater runoff.

e. Outdoor storage. All equipment and materials shall be enclosed within a permitted structure. Compost shall be screened with landscaping.

f. Ownership. Owner of site shall provide a written agreement allowing the site to be used as a community garden.

(2) *Childcare. Day care home or day care center standards*

a. Arrival and departure. Site design must provide for the safe arrival and departure of children.

b. *Traffic.* Drop off areas must be arranged so that an adult can remove a child from the pedestrian side of the vehicle and proceed directly to the front entrance on a sidewalk.

c. *Security.* The entrance must be readily identifiable and accessible to emergency personnel. The location must allow for all entrances and exits to be secured, with a secured play yard perimeter and controlled access.

d. *Exterior play yards.* The site shall provide an outdoor play yard and amenities. Play yards should provide for a variety of developmentally appropriate activities and amenities.

e. *Fencing.* Play yards must be enclosed by fences to define and secure the play yard. Chain-link is not an acceptable material. The material chosen must have no sharp exposed connections. When play yards are located adjacent to a street, raised planters should be incorporated into fencing design to create a more secure barrier between an errant vehicle and children in the play yard.

f. *Alternative compliance*. When play yard areas cannot be provided in compliance with these criteria due to site constraints, the center may propose access to alternate play areas for large motor skill development. These may include public parks with appropriate play equipment within one-fourth mile of the childcare center, provided safe pedestrian routes with adequate sidewalks and crosswalks are identified.

SECTION 8. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (i) is hereby created as follows:

(i) *Commercial general use standards.*

(1) *Applicability*. These standards are applicable to all commercial uses, except as modified by applicable standards for specific primary uses.

(2) *Floor Area:* 2,000 square feet, maximum per tenant.

(3) *Hours of operation:* No business may operate between the hours of 11:00 p.m. and 7:00 a.m.

(4) *Parking, off-street; not required.* When provided, parking shall be located to the rear of the primary structure.

(5) *Parking, on-street.* If on-street parking is not present on all adjacent rights-of-way, the applicant shall be required to install adopted streetscape improvements for deficient street, including on-street parking, street trees, lighting, and sidewalks.

(6) *Compatibility.* No business may operate in such a manner that it generates persistent light, odor, vibration, noise, or visual blight of such a nature that it adversely affects the comfort, repose, health, or safety of persons occupying an adjacent property, as deemed by a reasonable person. Compliance with Chapter 26, Article II of this Code shall meet this compatibility requirement regarding the generation of noise.

(7) *Adaptive re-use of a historic structure*. Provides for a wider variety of allowed uses than those allowed in the existing zoning district for structures

designated as contributing or individually designated historic structures on the city register of historic places. A proposed use not listed as permitted or conditional in the ES zoning district may be applied for through this adaptive re-use conditional use process. The historic preservation board will act as the decision-making body for this conditional use based on the following criteria:

a. *Architectural character.* The proposed use and any subject alterations shall maintain the architectural character of the historic property and modifications shall be governed by the Secretary of the Interior's Standards for the Treatment of Historic Properties.

b. *Historic character.* The proposed use shall promote the preservation of the historic character of the historic district or, if the structure is individually designated, shall benefit the character of the surrounding neighborhood.

c. *Comprehensive plan.* The proposed conditional use is consistent with the comprehensive plan.

d. *Concurrency.* The proposed conditional use will not cause the level of service of public facilities that are subject to concurrency requirements to drop below levels of service established by the comprehensive plan.

e. *Compatibility.* The proposed conditional use at the proposed location will not result in adverse impacts to adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may exist in the future.

f. *Impact.* Existing regulations are in place to mitigate potential adverse impacts of the proposed conditional use, or reasonable conditions can be imposed and enforced to mitigate potential adverse impacts.

SECTION 9. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (j) is hereby created as follows:

(j) *Eating and drinking establishment; brewpub, use standards.*

Size, Restaurant/Pub	1,500 s.f. max interior; 800 s.f. max exterior
Size, Brewing facilities	2,000 s.f. max; up to 4,000 s.f. with Conditional Use
Location, Restaurant/Pub	Front facade bay
Location, Brewing facilities	Accessory to restaurant/pub and located to the rear of restaurant/pub. May be integrated into design of restaurant/pub area. Brewing facilities may also be located in an accessory structure to the rear of the site.
Hours of Operation	Between 7.00 a.m. and 11.00 p.m. only
Entertainment Indoor	Permitted subject to Chapter 26, Article II, Noise.

Entertainment Outdoor	Permitted subject to Chapter 26, Article II, Noise, except that no outdoor entertainment shall occur after 9.00 p.m.

SECTION 10. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (k) is hereby created as follows:

(k) *Eating and drinking establishment; neighborhood bistro, use standards.*

Size:	1,500 s.f. max interior; 800 s.f. max exterior
Hours of Operation:	Between 7:00 a.m. to 11:00 p.m. only.
Entertainment Indoor	Permitted subject to Chapter 26, Article II, Noise.
Entertainment Outdoor	Permitted subject to Chapter 26, Article II, Noise, except that no outdoor entertainment shall occur after 9.00 p.m.

SECTION 11. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (l) is hereby created as follows:

(l) *Eating and drinking establishment; wine and cigar bar, use standards.*

Size:	1,500 s.f. max, interior; 800 s.f. max, exterior.
Hours of operation:	Between 7:00 a.m. to 11:00 p.m. only.
Entertainment Indoor	Permitted subject to Chapter 26, Article II, Noise.
Entertainment Outdoor	Permitted subject to Chapter 26, Article II, Noise, except that no outdoor entertainment shall occur after 9.00 p.m.
Mixed Use:	If mixed use, premises shall be fitted with filtration system so as to not allow smoke odors to leave the premises and infiltrate surrounding or attached businesses or residences. Smoking is not permitted on outdoor areas if part of a mixed-use site.

SECTION 12. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (m) is hereby created as follows:

(m) *Vacation rental use standards*. Vacation rentals shall be subject to the standards in Chapter 22, Article X – Short Term and Vacation Rental Regulations.

SECTION 13. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (n) is hereby created as follows:

(n) *Retail sales, service, and repair (light) use standards.*

Use classifications (examples, similar and not limited to):

(1) *Sales Oriented.* Examples of sales-oriented retail sales and service include stores selling, leasing or renting consumer, home and business goods including alcoholic beverages; antiques; small appliances; art; art supplies; baked goods; bicycles; books; cameras; carpet and floor coverings; crafts; clothing; computers; convenience goods; dry goods; electronic equipment; fabric; flowers; garden supplies; gifts; groceries; hardware; household products; jewelry; medical supplies; microbreweries with a retail off-premises sales component; musical instruments; neighborhood commercial sales; pet food and/or pets; pharmaceuticals; photo finishing; picture frames; plants; printed material; produce; sporting goods; seafood retailers and markets; stationery; tobacco; and related products and videos.

(2) *Personal service oriented.* Examples of personal service-oriented retail sales and service include animal grooming facilities; health clubs; business, driving, trade and other commercial schools; dance, art, fitness/wellness, gymnastic, yoga or music studios or classes; dry-cleaning and laundry drop-off establishments; hair, nail, tanning and personal care services; laundromats; massage therapy; funeral homes; neighborhood commercial services; photocopy, blueprint and quick-sign services; photographic studios; security services; and small-scale catering.

(3) *Repair oriented.* Examples of repair-oriented retail sales and service include locksmiths; small appliances and electronics, bicycles, canvas products, clocks, computers, jewelry, musical instruments, shoes, televisions, and watches; and tailors, milliners, and upholsterers.

(4) *Uses not included.* Adult entertainment; large-scale catering; laundry and dry-cleaning plants; lumber yards and other building material sales that sell primarily to contractors and do not have a retail orientation; repair and service of motor vehicles, motorcycles, recreational vehicles, boats, light and medium trucks; sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures; tattoo or piercing services; and exterior freestanding vending machines.

SECTION 14. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (o) is hereby created as follows:

(o) *Urban food production use standards.*

(1) *Size.* No more than ten percent of the site may be dedicated to the use.

(2) *Compatibility.* Urban food production shall be subject to the compatibility standards for general commercial uses set forth in Section 125-197(i)(6).

(3) *Xeriscape.* Irrigation source shall be reclaimed on-site or off-site water, i.e., rain barrel, sub-grade, or landscape-screened cistern, etc.

(4) *Topsoil retention.* Site shall be configured in such a way that no exposed soil shall be prone to erosion.

(5) *Buffer.* Use shall be buffered from view from any adjacent right-of-way or property by appropriate fencing and/or landscaping.

(6) *Outdoor storage.* All equipment and materials shall be enclosed within a permitted structure. Compost shall be screened with vegetation or enclosed within a bin.

(7) *Uses not included.* Gardens or fruit trees for any animal which causes excessive noise or odor, such as roosters or peacocks.

SECTION 15. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 16. 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 17. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND 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. 22-033 was duly advertised by title only in the St. Lucie News Tribune on _____, 2022; 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 _____, 2022; and was duly introduced, read by title only, and passed on second and final reading on _____, 2022, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 2022.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox
City Clerk

(SEAL)