



Application for Future Land Use Map Amendment

Large Scale (>50 acres) FL. Statute 163.3184

Small Scale (≤50 acres) FL. Statute 163.3187

You are encouraged to schedule a Planning Discussion meeting with the Planning staff.

Application submission shall include the following:

● **TRC (*Initial Submission):** One (1) original and (2) 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 (2) 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
- Drainage Analysis
- Historical Report
- 1 CD/Flash Drive of all documents submitted in PDF

1. Property Address/Location: S 2nd St, fort Pierce, FL 34950
2. Property Tax ID(s): 2410-810-0002-000-6
3. Total Acreage: 0.49 Acres
4. Existing Future Land Use Designation: OP
5. Existing Zoning Classification: C1
6. Proposed Zoning Classification: CBD
7. Other applications being submitted concurrent with this application, if any: Zoning Map Amendment from C1 to PD
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? No

10. The reason for making this request: Requesting to change this Parcel to be constant with Parcel ID
2410-810-0001-000-9 (which has a FLU of CBD) in order to move forward
with out PD application

Name of Owner(s): Walter & Cheryl Brett
Mailing Address: On File
City _____ State _____ Zip _____
Phone # On File
E-mail: On File

Name of Applicant: Kris Einstein
Mailing Address: On File
City _____ State _____ Zip _____
Phone # On File
E-mail: On File

Name of Representative: Kris Einstein
Mailing Address: On File
City _____ State _____ Zip _____
Phone # On File
E-mail: On File

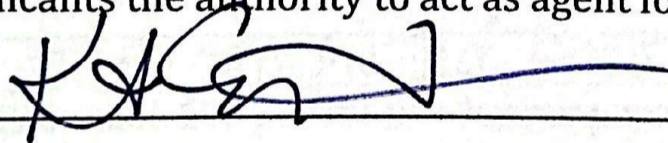
Applicant Acknowledgements

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 7/25/2023

Address

ON file

City, State, Zip

ON file

Phone

E-mail Address

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)

Cheryl Brett + Walter Brett (ON FILE)

Phone

Address

ON FILE
Cheryl Brett

State

Walter Brett

7/25/2023

Property Owner's Signature

Date

Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Office Building	OP	C1
South	Residential	OP	C1
East	2 structures: 1) Detached single Family House 2) Currently under renovations to 3) a B&B	CBD	C1
West	Railroad	I	PD

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	OP	C1	10-18 du/Acre	0.49	N/A
Proposed	CBD	PD	30 Du/Acre	0.49	N/A

II. Public Facilities Information:

A. Potable Water: *To Be completed once we design the usage of land.*

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

B. Wastewater:

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

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

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

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



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~~ Capacity Analysis-Separate Form
- Drainage Analysis
- Historical Report
- 1 CD of all documents submitted in PDF
- Other _____

1. Property Address/Location: S. 2nd St & 515 S. Indian River Drive, Fort Pierce, FL 34950
2. Property Tax ID(s): 2410 - 810-0002-000-6 & 2410-810-0001-000-9
3. Total Acreage: ~2.4
4. Existing Future Land Use Designation: OP & CBD
5. Existing Zoning Classification: C-1
6. Proposed Zoning Classification: PD
7. Other applications being submitted concurrent with this application, if any: FLU Map Amendment for Parcel 2410-810-0002-000-6 from OP to CBD

- 8. Describe the existing uses, improvements and structures on the amendment lands: See Attached Page
- 9. Are there any identified or possible historical structures on the amendment lands? See Attached Page
- 10. The reason for making this request: See Attached page

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential/Offices/PD	OP/CBD/I	C1/PD
South	Office/Residential/ Vacant	OP	C1
East	N/A - Water (Indian River)	N/A - Water (Indian River)	N/A - Water (Indian River)
West	Railroad/Vacant Land/Offices	I/OP	C1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	CBD/OP	C1	30 DU/Acre (CBD) 10-18 du/acre (OP)	~2.4	X/AE
Proposed	CBD	PD	30 DU/Acre	~2.4	N/A

II. Public Facilities Information: Potable Water is "TBD" based on final use of property & will be updated accordingly. Info below is from our orig PD

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 (24,410 GPD)(1.6/3.27) = 12,000 GPD
Proposed Zoning	Total gallons per day 100(4 Residential)(2 persons) + 100(12 Persons (CBD)) + 125(2,750 sq) = 2,600 GPD
Change in Demand	Total gallons per day (-) 9,400 GPD

Wastewater is "TBD" based on final use of property & will be updated accordingly. Info below

B. Wastewater: is from our orig PD

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 12,000 GPD (See A Above)
Proposed Zoning	Total gallons per day 20 Persons (100 GPD/Person) + .1 (4,750 sf) = 2,475 GPD
Change in Demand	Total gallons per day (-) 9,525 GPD

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	N/A	N/A	N/A
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	N/A	N/A
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: Solid Waster information is "TBD" based on final use of property. Info below is from our orig PD
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	14(1.6/3.27) = 7
Proposed Zoning	4
Change in Demand	-3

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	No impact proposed to the adopted level of service; Site will retain difference between pre and post runoff for the 25 year 72 hour storm event.
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III. Transportation Analysis

G. Traffic		<i>See Traffic Statement</i>
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Crownman FL LLC & Walter and Cheryl Brett
 Mailing Address: On File
 City _____ State _____ Zip _____
 Phone # On File
 E-mail: On file

13. Name of Applicant: Kris Einstein
 Mailing Address: On File
 City _____ State _____ Zip _____
 Phone # On File Fax # _____
 E-mail: On File

14. Name of Representative: Kris Einstein
 Mailing Address: On file
 City _____ State _____ Zip _____
 Phone # On File Fax # _____
 E-mail: On File

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 7/13/2023

On File

Address	State	Zip
On File	On File	
Phone	Fax	E-mail Address
	888-848-5387	

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.

Kris Einstein ON File
 Property Owner's Name (Please Print) Phone

ON File FL 34950
 Address State Zip

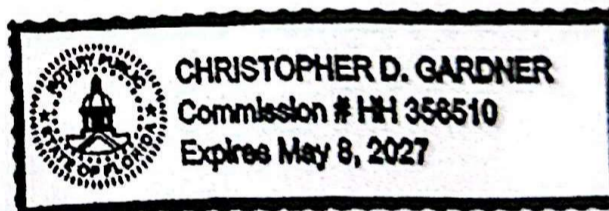
Kris Einstein 7/13/2023
 Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 13th day of July, 2023, by Kris Einstein who is personally known to me or has produced α as identification.

[Signature]
Signature of Notary

(seal)



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



Application for Zoning Atlas Map Amendment (Additional Pages)

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

- 2 existing buildings (3,088 sq ft under air & 1,506 sq ft under air)
- August 2, 2017: The City Commission approved the “Conditional Use with No New Construction” to change the use of both buildings from “Office” back to “Single-Family Residence”
- May 6, 2019: The City Commission approved the “Conditional Use with New Construction” to change the use of both buildings to a Bed & Breakfast
 - The Smaller Building was converted from an Office to a Single-Family Residence
 - The Main Building is currently undergoing renovations to convert it into a 6 bedroom/6.5 bathroom, Boutique (Luxury) Bed & Breakfast.

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

- Yes. The Main Building was originally listed on the Local Historic Registry as “Contributing” in the River’s Edge District, but accidentally was removed.
- We applied to have the Main Building added back as a Local, Historic Contributing Site and the City Commission approved the application on April 2, 2018 (Resolution Attached)
- The following attachments are also included:
 - Certified Sanborn Maps from the years 1918,1924, 1929,1948 & 1965
 - Florida Master Site File dated 2007 showing 515 S. Indian River Drive as contributing
 - River’s Edge District Map showing 515 S. Indian River Drive as contributing

#10. The Reason Making This Request:

- The PD District is intended to promote the flexibility of design & permit a planned diversification and integration of uses and structures.
- The PD rezoning will allow a mixed-use development for the Site with a variety of cohesive uses; encompassing the vacant land, existing buildings, proposed improvements/uses and open spaces in multiple, yet harmonious ways that would otherwise not be permitted & which are not only aesthetically pleasing but consistent with the City’s Comprehensive Plan & will also preserve the Historical Characteristics.





(<https://paslc.gov/>)

Saint Lucie County Property Appraiser Michelle Franklin CFA



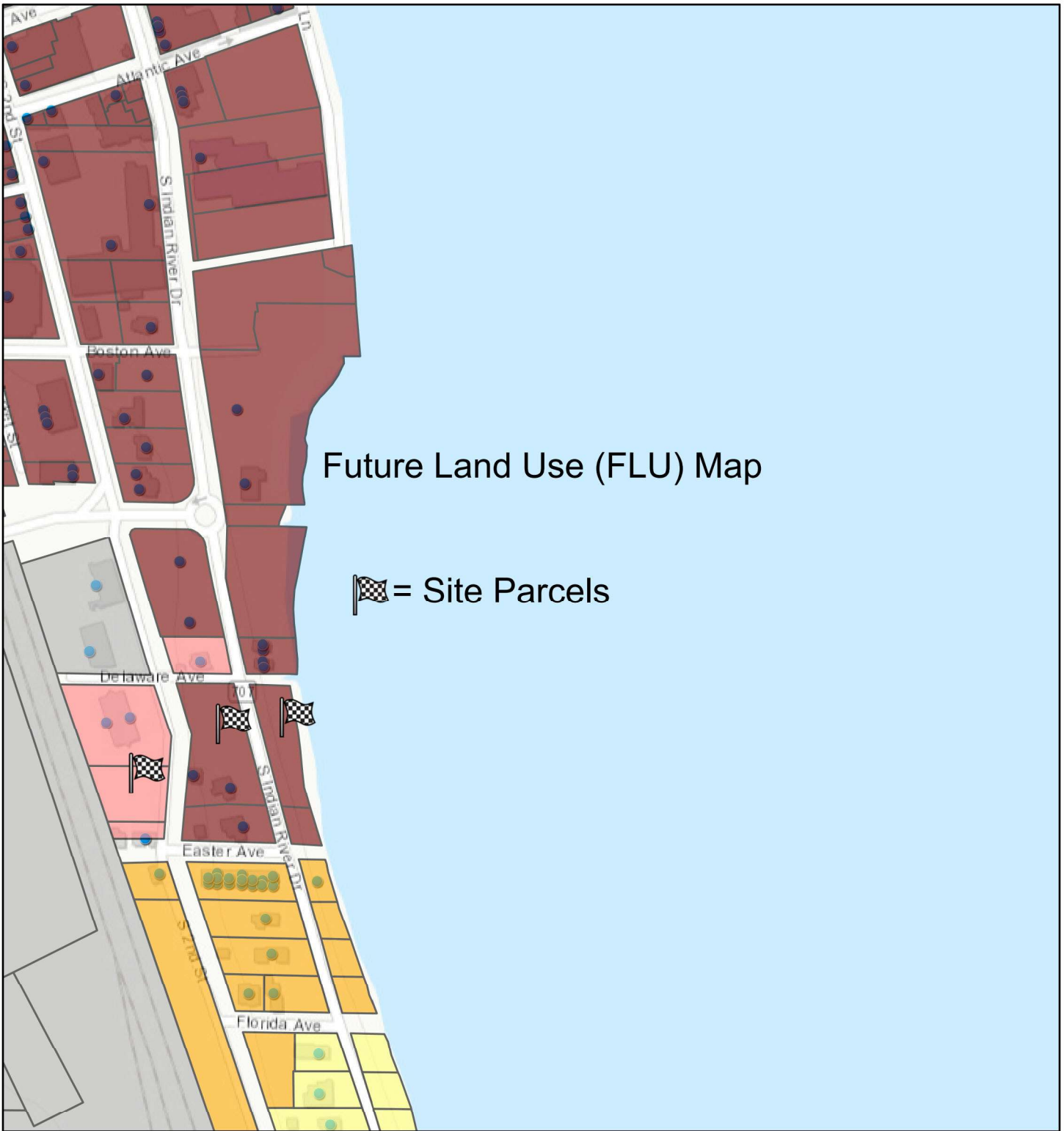
Saint Lucie County Property Appraiser



Legal Description Parcel #1
ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG WLY OF S 2ND ST AND THAT PART OF NLY 47.6 FT OF LOT 2 LYG WLY OF S 2ND ST (OR 4113-374)

Legal Description Parcels #2
ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LI OF LOT 2, RUN NELY 95.70 FT TO N LI, TH W ALG N LI TO E LI OF S 2 ST, TH S TO POB AND LOTS 1, 2, 3 AND 4 BLK E OF LOWRY'S S/D (1.60 AC - 68,588 SF) (MAP 24/10H) (1) (OR 3943-2583; 4050-1341; 4066-2908)

ArcGIS Web Map



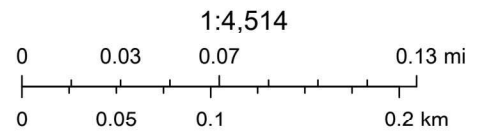
Future Land Use (FLU) Map

🚩 = Site Parcels

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Future Land Use

-  CBD, Central Business District
-  I, Industrial
-  OP, Offices - Professional & Business Services
-  RL, Low Density Residential
-  RM, Medium Density Residential
-  Address Points



SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Property Identification

Parcels #1 on General Location Map

Legal Description

ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG WLY OF S 2ND ST AND THAT PART OF NLY 47.6 FT OF LOT 2 LYG WLY OF S 2ND ST (OR 4113-374)

Site Address: S 2nd ST

Parcel ID: 2410-810-0002-000-6

Sec/Town/Range: 10/35S/40E

Ownership:

Walter & Cheryl Brett

1612 S. Indian River Drive

Fort Pierce, FL 34950

Parcels #2 on General Location Map

Legal Description

ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LI OF LOT 2, RUN NELY 95.70 FT TO N LI, TH W ALG N LI TO E LI OF S 2 ST, TH S TO POB AND LOTS 1, 2, 3 AND 4 BLK E OF LOWRY`S S/D (1.60 AC - 68,588 SF) (MAP 24/10H) (1) (OR 3943-2583: 4050-1341: 4066-2908)

Site Address: 515 S INDIAN RIVER DR

Parcel ID: 2410-810-0001-000-9

Sec/Town/Range: 10/35S/40E

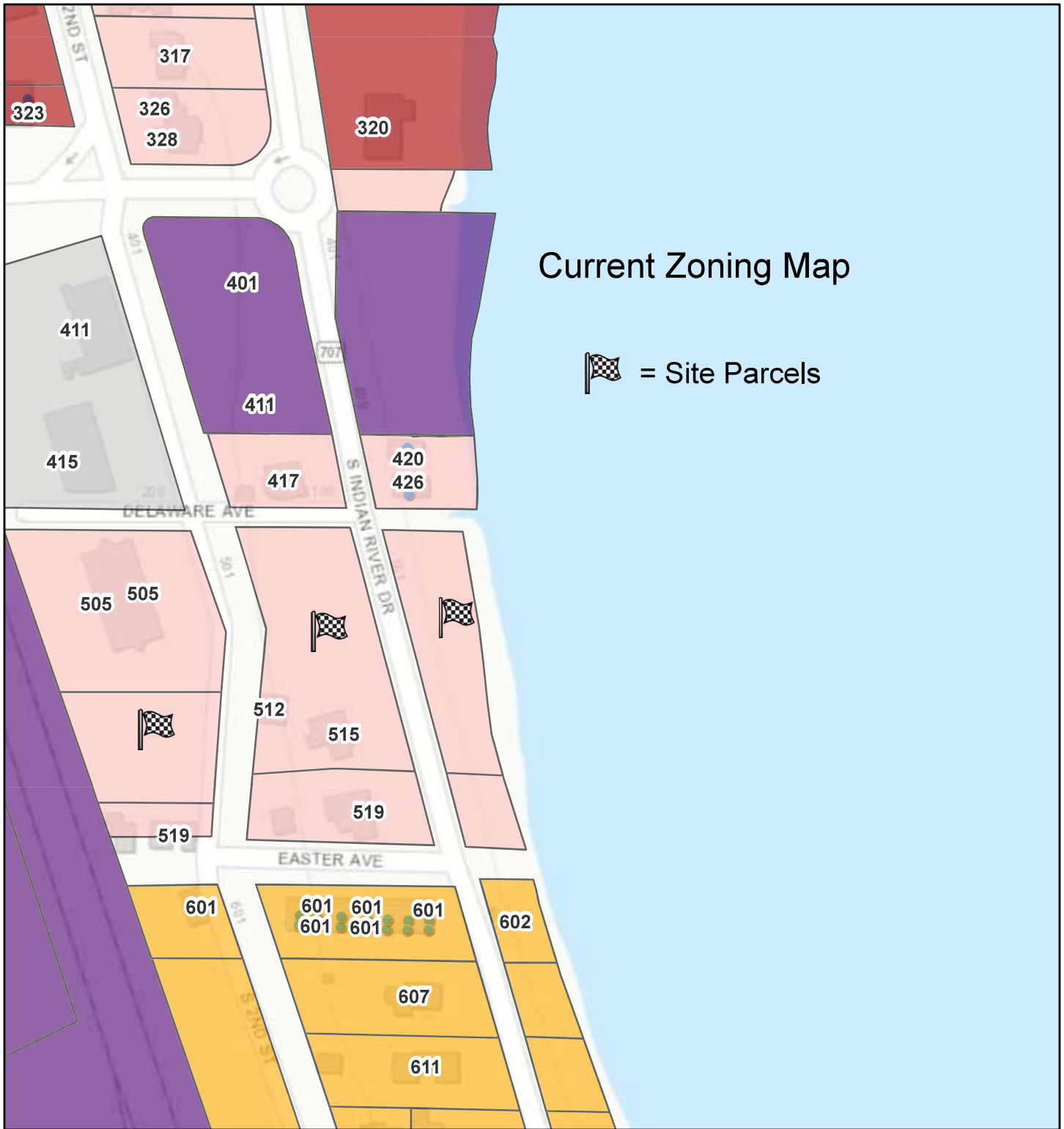
Ownership

CROWNMAN FL LLC

1612 S. Indian River Drive

Fort Pierce, FL 34950

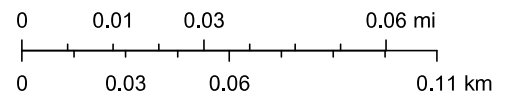
ArcGIS Web Map



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1:2,257

- Zoning
- C-1, Office Commercial
 - C-4, Central Commercial
 - I-1, Light Industrial
 - PD, Planned Development
 - R-4, Medium Density Residential
 - Address Points



SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Historical Report

The ~2.4 acre +/- site is comprised of two parcels, identified by Parcel IDs 2410-810-0002-000-6 & 2410-810-0001-000-9 and both parcels are in the River's Edge Historic.

- Parcel ID 2410-810-0002-000-6 is currently Vacant with no historical significance to the City of Fort Pierce.
- Parcel ID 2410-810-0001-000-9 has two existing buildings with two different addresses. One building is designated as a “historic contributing site,” while the other building is of no historical significance.
 - **Building #1** – address is 515 S. Indian River Drive – is designated as a “historic contributing site.”
 - This is the “Main” building which is currently being renovated to the Bed & Breakfast & is of Historical Significance.
 - This building was on the Local Historic Registry but was accidentally removed over the years.
 - Florida Master Site File dated 2007 shows that 515 S. Indian River drive was listed as a contributing site.
 - The River's Edge district Map also shows 515 S. Indian River Drive as being a “Contributing Site.”
 - We applied to have the Main Building added back as a Local, Historic Contributing Site and the City Commission approved the application on April 2, 2018 (Resolution Attached)
 - **Building #2** – address is 512 S. 2nd St – is of no historical significance.
 - It was built sometime between 1918 – 1924 as a detached garage.
 - It is not shown on the 1918 Sanborn Map, but does appear the 1924 Sanborn Map
 - It appears to have been converted to an apartment building with an upstairs & downstairs unit sometime before 1993.
 - In 1993, the owners at that time (John & Marilyn Brennan) submitted plans to convert the building to “Offices” and received their Certificate of Occupancy on June 24, 1994.
 - In 2018 we remodeled the building back to a detached single-family residence.

Additional History Overview:

Sanborn Maps from the years 1918,1924, 1929,1948 & 1965 identified the following on-site:

- 1918 - a dwelling & detached garage
- 1924 - a dwelling & two detached garages
- 1929-1965 – a dwelling & detached garage with a residence

City Directory Abstracts identified the following onsite:

- 1928-1969 - Residential
- 1974 - a CPA and State Attorney Offices
- 1978 – a State Attorney Office
- 1983 – a lawyer & Uniform Reciprocal Enforcement Support in 1983
- 1993 – 2010 – Attorney Offices



Property Identification

Site Address: 515 S INDIAN RIVER DR
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-810-0001-000-9
 Jurisdiction: Fort Pierce

Use Type: 1700
 Account #: 23903
 Map ID: 24/10S
 Zoning: Office Co

Ownership

CROWNMAN FL LLC
 1612 S Indian River DR
 Fort Pierce, FL 34950



Legal Description

ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LI OF LOT 2, RUN NELY 95.70 FT TO N LI, TH W ALG N LI TO E LI OF S 2 ST, TH S TO POB AND LOTS 1, 2, 3 AND 4 BLK E OF LOWRY`S S/D (1.60 AC - 68,588 SF) (MAP 24/10H) (1) (OR 3943-2583: 4050-1341: 4066-2908)

Current Values

Just/Market Value: \$1,066,300
 Assessed Value: \$1,066,300
 Exemptions: \$0
 Taxable Value: \$1,066,300

Total Areas

Finished/Under Air (SF): 4,760
 Gross Sketched Area (SF): 5,610
 Land Size (acres): 1.6
 Land Size (SF): 69,588

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.

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Taxes for this parcel: SLC Tax Collector's Office [📄](#)
 Download TRIM for this parcel: [Download PDF 📄](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 19, 2017	4066 / 2908	0111	UT	CROWNMAN FL LLC	\$0
Oct 10, 2017	4050 / 1341	0111	UT	CROWNMAN FL LLC	\$0
Dec 14, 2016	3943 / 2583	0001	WD	Kraaz and Kraaz Finance LLC	\$800,000
Sep 4, 2014	3669 / 0906	0205	WD	Weaver Steven M	\$320,000
Jul 19, 2013	3546 / 2272	0205	WD	MMG Holdings LLC	\$200,000
Nov 17, 2003	1848 / 0865	XX00	WD	Brennan (TR) John T	\$370,000
Dec 31, 2001	1474 / 0684	XX03	WD	Brennan John T	\$370,000
Jan 1, 1900					\$0

Building Information (1 of 2)

Finished Area: 3,272 SF

Gross Sketched Area: 4,104 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip
Building Type: LROF	Year Built: 1900	Frame: Conc Blk
Grade: Y_D	Effective Year: 1960	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 100%

Electric: AVERAGE
 Heat Type: FredHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Double Pine
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	1088	1088	150
BAS	BASE AREA	2156	2156	524
CN2	CANOPY	44	0	30
OPAA	Open Porch Attached Average	118	0	60
UBS	UPPER BASE AREA/+1	28	28	22
WDK	WOOD DECK	670	0	194

Building Information (2 of 2)

Finished Area: 1,488 SF

Gross Sketched Area: 1,506 SF

Exterior Data

View:
 Building Type: LROF
 Grade: Y_D
 Story Height: 2 Story

Roof Cover: Fibrglss Shg
 Year Built: 1920
 Effective Year: 1960
 No. Units: -1

Roof Structure: Hip
 Frame: Conc Blk
 Primary Wall: CB Stucco
 Secondary Wall:

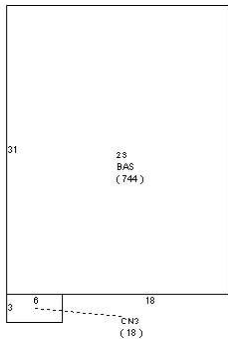
Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 100%

Electric: AVERAGE
 Heat Type: FredHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Tile-Ceramic
 Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	744	744	110
BAS	BASE AREA	744	744	110
CN3	CANOPY	18	0	18

Special Features and Yard Items

Type	Qty	Units	Year Blt
WOOD DOCK	1	248	2021

Current Year Values

Current Values Breakdown

Building:	\$158,000
Land:	\$908,300
Just/Market:	\$1,066,300
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$1,066,300
Exemption(s):	\$0
Taxable:	\$1,066,300

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2018	0041	3.9	Fort Pierce Stormwater Charge	\$269.10

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2022	\$1,066,300	\$1,066,300	\$0	\$1,066,300
2021	\$974,700	\$974,700	\$0	\$974,700
2020	\$976,600	\$976,600	\$0	\$976,600

Permits

Number	Issue Date	Description	Amount	Fee
F00-000394	Mar 27, 2000	Roof	\$8,700	\$0
F94-000209	Mar 1, 1994	Alterations/Remodeling	\$60,000	\$60,000
F94-00209A	Mar 22, 1994	Heat and Air Conditioning	\$4,800	\$4,800
MC2004198	Jul 12, 2004	Air Conditioning Only	\$1,461	\$75
DK20057	Jan 14, 2005	Dock	\$20,000	\$325
BP13-1899	May 16, 2013	Alterations/Remodeling	\$1,500	\$329
BP13-2100	Jun 18, 2013	Roof	\$1,400	\$79
BP13-3052	Oct 14, 2013	Patio	\$200	\$79
BP13-1899	Jan 23, 2014	Alterations/Remodeling	\$1,800	\$129
BP13-2100	Jan 27, 2014	Re Roof Permit	\$1,400	\$129
BP14-0608	Mar 10, 2014	Alterations/Remodeling	\$1,900	\$80
BP14-2597	Oct 14, 2014	Electric	\$500	\$155
BP15-0257	Feb 12, 2015	Plumbing	\$1,800	\$162
BP14-2597	Dec 14, 2016	Electric	\$500	\$0
BP17-0340	Feb 2, 2017	Electric	\$1,200	\$0
BP18-0356	Feb 7, 2018	Demolition	\$1,000	\$0
BP18-0673	Apr 6, 2018	Occupancy Change	\$2,500	\$0
BP19-0028	Feb 28, 2019	Dock	\$44,000	\$0
BP19-0973	Mar 25, 2019	Electric	\$8,400	\$0
BP18-1849	Jun 24, 2019	Additions to existing construction	\$176,463	\$0
BP22-2468	Jun 29, 2022	Air Conditioning Only	\$6,398	\$0
BP22-3313	Oct 13, 2022	Repairs	\$7,000	\$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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Property Identification

Site Address: S 2nd ST
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-810-0002-000-6
 Jurisdiction: Fort Pierce

Use Type: 1000
 Account #: 150292
 Map ID: 24/10S
 Zoning: Office Co

Ownership

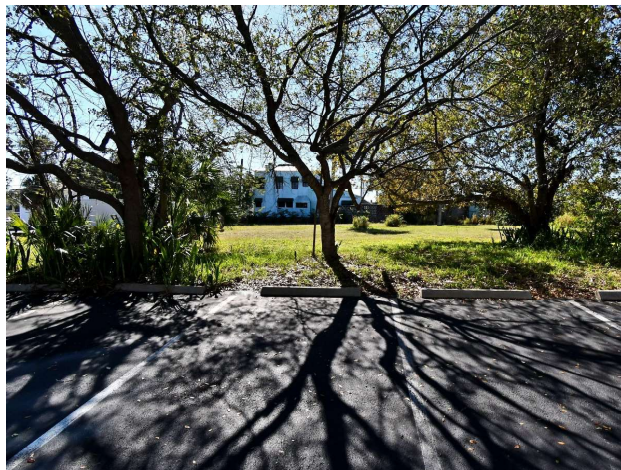
Walter Brett
 Cheryl Brett
 1612 S Indian River DR
 Fort Pierce, FL 34950

Legal Description

ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG WLY OF S 2ND ST AND THAT PART OF NLY 47.6 FT OF LOT 2 LYG WLY OF S 2ND ST (OR 4113-374)

Current Values

Just/Market Value: \$122,400
 Assessed Value: \$122,400
 Exemptions: \$0
 Taxable Value: \$122,400



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.49
 Land Size (SF): 21,509

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](#)

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
Mar 21, 2018	4113 / 0374	0002	WD	4 H Ranch Inc	\$144,000
Jul 27, 2012	3416 / 2405	0111	SPWD	Adams Ranch Inc	\$100
Jun 22, 2006	2611 / 0693	XX01	WD	DCGG LLC	\$375,000
Aug 9, 2004	2045 / 2518	XX01	WD	MMG Holdings LLC	\$250,000
May 18, 2004	1972 / 2348	XX00	WD	Barnes (TR) Clifford H	\$253,000
Jan 20, 2004	1884 / 2710	XX00	WD	Fort Pierce Partnership	\$150,000
Jan 1, 1988	0570 / 1611	XX02	CV		\$150,000

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:
Story Height:

Effective Year: N/A
No. Units: 0

Primary Wall:
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 0%

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: 0%

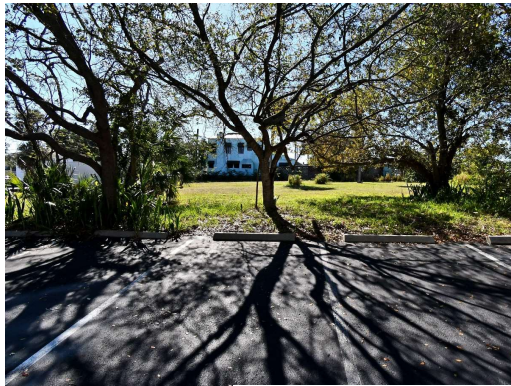


Image
or
Sketch
unavailable
for display

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: \$122,400
Just/Market: \$122,400
Ag Credit: \$0
Save Our Homes or 10% Cap: \$0
Assessed: \$122,400
Exemption(s): \$0
Taxable: \$122,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year AssessCode Units Description Amount
2003 0041 1.4 Fort Pierce Stormwater Charge \$96.60

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2022	\$122,400	\$122,400	\$0	\$122,400
2021	\$122,400	\$122,400	\$0	\$122,400
2020	\$122,400	\$122,400	\$0	\$122,400

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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Treasure Coast Abstract and Title Insurance Co.

426 Avenue A • Fort Pierce, FL 34950
(772) 461-7190 • Fax (772) 461-0487

January 4, 2017

Crownman FL, LLC
10380 SW Village Center Drive
#310
Port St. Lucie, FL 34987

RE: Purchase from Kraaz & Kraaz Finance, LLC

Enclosed please find your original Warranty Deed that has been recorded in the public records of St. Lucie County, Florida together with the original Owner's Policy of Title Insurance.

Please keep us in mind if you find yourself in need of a closing agent for a future real estate transaction. We would appreciate the opportunity to work with you again.

Sincerely,

Stacy E. Consalvo

Stacy E. Consalvo , Manager

Prepared by and return to:

Stacy E. Consalvo, Manager
Treasure Coast Abstract & Title Insurance Co.
426 Avenue A
Fort Pierce, FL 34950
772-461-7190
File Number: 16-1178

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4258862 12/16/2016 02:31:40 PM
OR BOOK 3943 PAGE 2583 - 2587 Doc Type: DEED
RECORDING: \$44.00
Doc Tax: \$5600.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of December, 2016 between Kraaz & Kraaz Finance, LLC, a Florida limited liability company whose post office address is 124 North 2nd Street, Fort Pierce, FL 34950, grantor, and Crownman FL LLC, a Florida limited liability company whose post office address is 10380 SW Village Center Drive, #310, Port Saint Lucie, FL 34987, 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 AND BY REFERENCE MADE A PART HEREOF.

Parcel Identification Number: 2410-809-0005-000/3; 2410-809-0001-000/5; 2410-809-0002-000/2; 2410-809-0004-000/6; and 2410-810-0001-000/9.

SUBJECT TO restrictions, reservations, limitations, and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the year 2017 and subsequent years.

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, 2016**.

CERTIFICATE OF LIMITED LIABILITY COMPANY RESOLUTION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

HANS E. KRAAZ, as Manager of KRAAZ MANAGEMENT, LLC, a Florida limited liability company, as Manager of KRAAZ & KRAAZ FINANCE, LLC, a Florida limited liability company, being duly sworn, before the undersigned authority, hereby consents to the adoption of the following resolutions and certify the following:

1. Affiant, HANS E. KRAAZ, as Manager of KRAAZ MANAGEMENT, LLC, a Florida limited liability company, as Manager of KRAAZ & KRAAZ FINANCE, LLC, a Florida limited liability company ("Company") and hereby adopts the following resolutions:

RESOLVED that HANS E. KRAAZ, as Manager of the Company is hereby authorized, empowered and directed to negotiate, execute and deliver, without the joinder of any other manager or member, any and all documentation which he deems necessary or desirable in his discretion or which may otherwise be required to resolve any disputed matters and to close the sale transaction contemplated for the sale from the Company, as Seller, to CROWNMAN FL LLC, a Florida limited liability company, as Buyer, for property located in St. Lucie County, Florida, being more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART
HEREOF,


FURTHER RESOLVED, that these resolutions shall continue in full force and effect and may be relied upon until receipt of written notice of any change in these resolutions."

Further Affiant sayeth not.



HANS E. KRAAZ

Sworn to and subscribed before me this 14th day of December, 2016, by HANS E. KRAAZ, who is personally known to me; or _____ who produced _____ as identification.



Notary Public – State of Florida
My Commission Expires:



EXHIBIT "A"

Parcel 1:

That part of Lot 4, Block E, A.B. Lowry's Subdivision of the East part of Lot 7 of Tyler's Subdivision of Lot 4, Section 10, Township 35 South, Range 40 East, as per plat thereof on file in Plat Book 1, Page 211, of the Public Records of St. Lucie County, Florida, more particularly described as follows:

Beginning at a point which lies on the South boundary line of Lot 4 of Block E of said A.B. Lowry's Subdivision, which said point lies a distance of approximately 131 feet Westerly from a stake at the Southeast corner of the aforesaid Lot 4; from said point of beginning run North a distance of six tenths (0.6 feet) of a foot; thence Westerly for a distance of approximately 25 feet; thence South a distance of approximately 2.4 feet to the aforesaid South boundary line of said Lot 4 of Block E of Lowry's Subdivision; thence Easterly along the aforesaid South boundary line of said Lot 4, a distance of approximately 24.8 feet to the original Point of Beginning.

Parcel 2

Commencing on the bank of Indian River at the Northeast corner of Lot 7 of the Subdivision of Lot 4, of Section 10, Township 35 South, Range 40 East, according to the plat of said Lot 4 on file in Plat Book 1, at page 188, of the public records of St. Lucie County, Florida; from thence run West to the East line of Second Street (formerly known as Pine Street); thence Southerly along the East line of said street to a point of 50 feet due South of said East and West line; thence East parallel with and 50 feet distance from aforesaid East and West line to River bank; thence Northerly along said bank to Point of Beginning. Excepting from above all rights of way for public roads. Said parcel being also described as Lot 1, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So " Lot 4" Section 10 Range 40, according to the map or plat thereof, recorded in Plat Book 1, page(s) 41 and Plat Book 1, page(s) 211, of the Public Records of St. Lucie County, Florida.

Parcel 3:

Lots 2 and 3, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So " Lot 4" Section 10 Range 40, according to the map or plat thereof, recorded in Plat Book 1, page(s) 41 and Plat Book 1, page(s) 211, of the Public Records of St. Lucie County, Florida.

Parcel 4:

Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So "Lot 4" Section 10 Range 40, according to the map or plat thereof, recorded in Plat Book 1, page(s) 41 and Plat Book 1, page(s) 211, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPTING THEREFROM that portion of said Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So "Lot 4" Section 10 Range 40, previously conveyed by A.C. Simmons, et ux, to Anna Lee Denison, by warranty deed dated March 29, 1951, filed April 4, 1951 and recorded in Deed Book 164, page 329, Public Records of St. Lucie County, Florida, more particularly described as follows: Beginning at a point which lies on the South boundary line of Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So "Lot 4" Section 10 Range 40, according to the Plat thereof, on record in the Clerk's office in the courthouse building in and for St. Lucie County, Florida, which said point lies a distance of approximately 131 feet Westerly from a stake at the Southeast corner of the aforesaid Lot 4 etc.; from said point of beginning run North a distance of six tenths (0.6') of a foot; thence Westerly along the North side of a garage apartment belonging to Charles B. Hulcher, Annie Laura H. Garwood and Ruth H. Story for a distance of approximately 25 feet; thence South for a distance of approximately 2.4 feet to the aforesaid South boundary line of said Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So "Lot 4" Section 10 Range 40, thence Easterly along the aforesaid South boundary line of said Lot 4 a distance of approximately 24.8 feet to the original Point of Beginning; it being the intention to convey that particular strip of ground over which the aforesaid garage apartment extends.

Parcel 5

All of Lots 1 and 2, situate and being East of Pine Street (Second Street), Plat of Andrews and Richards Resubdivision of Tyler's Subdivision, Section 10, Township 35 South, Range 40 East, as per plat thereof on file in Plat Book 1, Page 199, of the Public Records of St. Lucie County, Florida, EXCEPTING THEREFROM that part of Lot 2 conveyed to J.A. McNeill by Warranty Deed recorded in Deed Book 43, Page 560, as last conveyed by Warranty Deed from MMG Holdings, LLC to Jerome T. Cypher and Barbara V. Cypher, husband and wife, as recorded in Official Records Book 3523, page 1510, of the Public Records of St. Lucie County, Florida.

EXCEPTING THEREFROM all rights of way for public roads.

Prepared by and return to:

STACY CONSALVO

Manager

Fee & Fee, PLLC, d/b/a Treasure Coast Title & Escrow

426 Ave A

Fort Pierce, FL 34950

772-461-7190

File Number: 18-025

Will Call No.:

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY

FILE # 4416947 03/27/2018 03:20:14 PM

OR BOOK 4113 PAGE 374 - 375 Doc Type: DEED

RECORDING: \$18.50

Doc Tax: \$1008.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21st day of March, 2018 between 4 H Ranch, Inc., a Florida corporation whose post office address is 24909 Orange Avenue, Fort Pierce, FL 34945, grantor, and Walter Brett and Cheryl Brett, his wife whose post office address is 10380 SW Village Center Drive, #310, Port Saint Lucie, FL 34987, 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:

All of that part of Lot 1 of ANDREW'S AND RICHARD'S RESUBDIVISION OF TYLER'S SUBDIVISION, as per plat thereof, as recorded in Plat Book 1, Page 199, Public Records of St, Lucie County, Florida, situate and being Easterly of the East right-of-way of the FEC Railroad and Westerly of the West right-of-way line of South Second Street.

TOGETHER WITH

That part of the Northerly 55.3 feet of Lot 2, lying West of South Second Street and East of Florida East Coast Railway Company's right-of-way of ANDREW'S AND RICHARD'S RESUBDIVISION OF TYLER'S SUBDIVISION as recorded in Flat Book 1, Page 199, Public Records of St. Lucie County, Florida, said lot lying and comprising a part of Government Lot 4 of Section 10, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel Identification Number: 2410-810-0002-000/6

SUBJECT TO restrictions, reservations, limitations, and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the year 2018 and subsequent years.

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, 2017.

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:

4 H Ranch, Inc., a Florida corporation

Hope R. Potter

Witness Name: Hope R. Potter

By: Peter W. Harrison

Peter W. Harrison, President

Lisa L. Bolton

Witness Name: Lisa L. Bolton

(Corporate Seal)

State of Florida

County of Saint Lucie

The foregoing instrument was Acknowledged before me this 21st day of March, 2018 by Peter W. Harrison, as President of 4 H Ranch, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

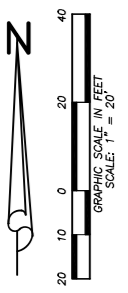
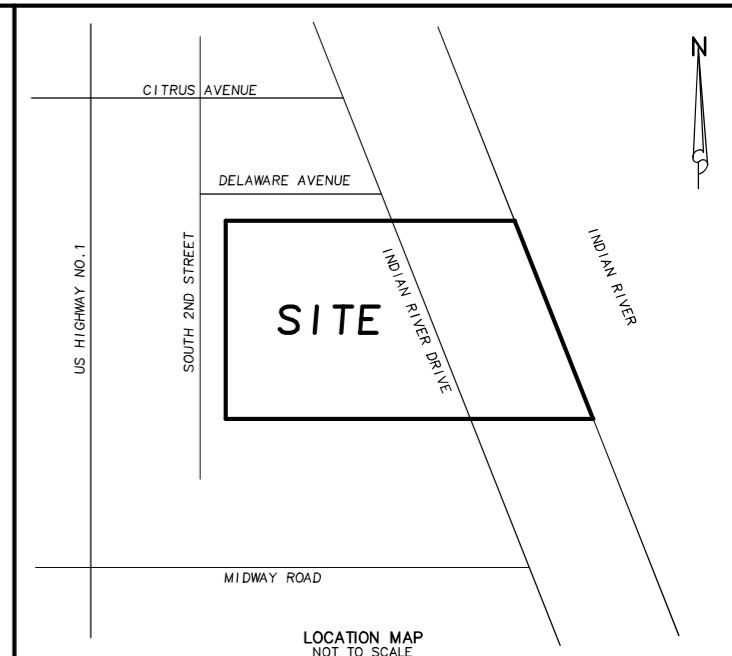


Lisa L. Bolton

Notary Public

Printed Name: _____

My Commission Expires: _____



- SYMBOLS:**
- ⊕ = GUY WIRE ANCHOR
 - ⊕ = CABLE TELEVISION BOX
 - ⊕ = CATCH BASIN
 - ⊕ = CATCH BASIN INLET
 - ⊕ = CLEANOUT
 - ⊕ = ELECTRIC BOX
 - ⊕ = TELEPHONE BOX
 - ⊕ = SIGN
 - ⊕ = SANITARY MANHOLE
 - ⊕ = STORM MANHOLE
 - ⊕ = FIRE HYDRANT
 - ⊕ = LIGHT POLE
 - ⊕ = CONCRETE POWER POLE
 - ⊕ = SEWER VALVE
 - ⊕ = SEWER VALVE
 - ⊕ = SEWER VALVE
 - ⊕ = SEWER VALVE
 - ⊕ = WATER VALVE
 - ⊕ = WELL
 - ⊕ = WATER METER
 - ⊕ = WOOD POWER POLE
 - ⊕ = SET 5/8" IRON ROD WITH PLASTIC CAP PRM#6330

- ABBREVIATIONS:**
- A/C = AIR CONDITIONER
 - (C) = CALCULATED
 - CB = CONCRETE BLOCK STRUCTURE
 - CBM = COMMISSIONERS' MINUTES BOOK
 - CMH = CONFLICT MANHOLE
 - CNF = COULD NOT FIND
 - CONC = CONCRETE
 - CLF = CHAIN LINK FENCE
 - DE = DRAINAGE EASEMENT
 - DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - DB = DEED BOOK
 - DIP = DUCTILE IRON PIPE
 - FH = FIRE HYDRANT
 - FND = FOUND
 - FPL = FLORIDA POWER & LIGHT
 - IP = IRON PIPE
 - INV = INVERT
 - IRC = IRON ROD WITH PLASTIC CAP
 - LS = LICENSE BUSINESS
 - LS = LICENSE SURVEY
 - (M) = MEASURED
 - MHW = MEAN HIGH WATER LINE
 - MON = MONUMENT
 - ORB = OFFICIAL RECORD BOOK
 - (P) = PLAT
 - PL = PLAT BOOK
 - PL = PACE
 - PL = PROPERTY LINE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PRV = PERMANENT REFERENCE MONUMENT
 - R/W = RIGHT-OF-WAY
 - RC = RAISED CURB
 - RCP = REINFORCED CONCRETE PIPE
 - RGE = RANGE
 - RPB = ROAD PLAT BOOK
 - (S) = SURVEY
 - SEC = SECTION
 - SLP = STOP LIGHT POLE
 - SMH = SANITARY MANHOLE
 - SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
 - STMH = STORM MANHOLE
 - TB = TRAFFIC BOX
 - TLP = TRAFFIC LIGHT POLE
 - TV = TELEVISION
 - TWP = TOWNSHIP
 - UE = UTILITY EASEMENT
 - WP = WOOD POLE

LEGAL DESCRIPTION:
 LOTS 1, 2, 3, & 4 OF BLOCK E, OF A.B. LOWRY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 211, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, WITH REPARIAN RIGHTS, EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

TOGETHER WITH:
 ALL OF LOTS 1 AND 2, SITUATE AND BEING EAST OF PINE STREET (SECOND STREET), PLAT OF ANDREWS AND RICHARDS RESUBDIVISION OF TYLER'S PLAT THEREOF ON FILE IN PLAT BOOK 1, PAGE 199, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PART OF LOT 2 CONVEYED TO J.A. McNEILL BY WARRANTY DEED RECORDED IN DEED BOOK 43, PAGE 560, AS PART CONVEYED BY WARRANTY DEED FROM MMG HOLDINGS, LLC TO JEROME T. CYPHER AND BARBARA V. CYPHER, HUSBAND AND WIFE, AS RECORDED IN OFFICIAL RECORDS BOOK 3523, PAGE 1510, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS.
 CONTAINING: 82,800 SQUARE FEET OR 1.901 ACRES, MORE OR LESS.

- SURVEY REPORT:**
- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(c-k), FLORIDA ADMINISTRATIVE CODE.
 - SURVEY BASED ON A SURVEY PREPARED BY HAYHURST LAND SURVEYING, INC., JOB NO.11-058, DATED 4-27-11
 - LEGAL DESCRIPTION WAS WRITTEN BY SURVEYOR.
 - BEARING BASIS: N89°46'44"W ALONG THE SOUTH PROPERTY LINE.
 - NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
 - THIS SITE LIES WITHIN FLOOD ZONE "X". "AE" BASE FLOOD ELEVATION = 4.0 & "VE" BASE FLOOD ELEVATION = 7.0, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0179 J, EFFECTIVE DATE 2-16-12.
 - FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
 - THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
 - THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR FUTURE COMMERCIAL & RESIDENTIAL DEVELOPMENT AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(15)(b) (11), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 471.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
 - SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
 PREPARED FOR: CROWNMAN FL, LLC
 HARBOR COMMUNITY BANK
 FEE & FEE, PLLC
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 - © COPYRIGHT 2022 BY ALEXANDER J. PIAZZA PSM, INC.
 THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
 THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
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DATE OF FIELD SURVEY: 11-22-16
 DATE OF SURVEY: 11-22-16

ALEXANDER J. PIAZZA PSM, INC.
 License Number: 6330
 ALEXANDER J. PIAZZA
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 6330

ALEXANDER J. PIAZZA PSM, INC.
 Surveying • Mapping • Consulting
 619 SW Billmore Street
 Port St. Lucie, Florida 34983
 Phone: (772) 340-7770
 Fax: (772) 340-2250

LB#7280

DATE:	11-22-22	UPDATE MIHW LINE TO CURRENT	AJP
REVISIONS:			
BY:			

BOUNDARY SURVEY
 500, 507, 509 & 515 SOUTH INDIAN RIVER DRIVE
 AS PREPARED FOR
CROWNMAN FL, LLC

CAD	K:\REALTIME\DRIVE\DWG\16-2730.DWG		
REF	K:\		
FLD	CJM / AJP	FB. 54	PG. 1
OFF	CJM		DATE 11-22-16
CKD	AJP	SHEET 1	OF 1
		DWG	D-742



Letter of Justification

PD Application
 Crownman Project
 July 14, 2023

Request

We are requesting the review & approval of the attached Planned Development (PD) application. The subject parcels are approximately 2.4 acres +/- and are located between Delaware Avenue & Easter Avenue and stretch from the Railroad Tracks to the Indian River Lagoon (crossing over S 2nd St & Indian River Drive). The rezoning amendment will change the existing Office Commercial (C-1) zone to a Planned Development (PD) designation.

Both Parcels are in the River’s Edge Historic District, Downtown District & Fort Pierce Redevelopment Area (FPRA), within walking distance of the downtown area.

The Parcels are also just shy of the southern boundary of the Downtown Business & Entertainment Overlay District. The Main Parcel is directly diagonal from the Overlay’s boundary at S 2nd St & Delaware Avenue & then is separated only by ~89.45’ (width of 1 parcel) from the Overlay’s boundary extending from S 2nd St to the Indian River Lagoon. (Overlay Map is included for reference.)

The subject parcels are:

Parcel ID #	Acreage	Existing Use	Current FLU	Current Zoning	Proposed Zoning
2410-810-0002-000-6	0.49	Vacant	OP	C-1	PD
2410-810-0001-000-9	1.91	Partially Vacant with 2 Existing Buildings: 1) Single Family Home (1,506 sq under air) 2) 3,088 sq ft Building currently being converted to a B&B	CBD	C-1	PD

The PD District is intended to promote the flexibility of design & permit a planned diversification and integration of uses and structures.

The PD rezoning will allow a mixed-use development for the Site with a variety of cohesive uses; encompassing the vacant land, existing buildings, proposed improvements/uses and open spaces in multiple, yet harmonious ways that would otherwise not be permitted & which are not only aesthetically pleasing but will also preserve the Historical Characteristics.

The subject parcels currently have different Future Land Uses (FLU), equating to overall different uses and densities.





For these reasons, the site is ideal to have its existing C-1 zoning amended to Planned Development (PD) designation concurrently with a future land use amendment for Parcel 2410-810-0002-000-6 from Office Professional (OP) to Central Business District (CBD) to be consistent with Parcel 2410-810-0001-000-9.

Proposed Project

Mixed-Use Development that is pedestrian-friendly, comprised of vertical & horizontal buildings, blending residential, commercial, cultural, institutional &/or light industrial uses. This Project would offer private uses, such as a variety of housing types (smaller scale/affordable), hotel rooms and office space along with public uses such as retail shops, restaurants, commercial businesses and open space. This variety of uses allows for people to live, work, play & shop in one place within the downtown district.

Proposed Permitted Uses

See Attachment

Basic Use Standards

This Site is challenged with the underlying C-1 zoning presenting more setback restrictions than were present at the time the structures were built.

- For instance, the existing back building is only 1' +/- from the property line abutting S 2nd St.
- The main parcel extends from S 2nd St to Indian River Lagoon ***with Indian River Drive running through the parcel.***
- Also, since the C-1 zoning's Basic Use Standards are designed for commercial vs residential/mixed uses, it does not specifically identify standards for smaller scale and high density uses, especially smaller residential footprints, which is in high demand but there is a lack of inventory.

Due to these challenges, we are proposing the following Basic Use Standards which would allow the utilization of the Site to its fullest potential in such a way to provide adequate buffering and transitioning to/from the surrounding properties with an infill of hardscaped plazas, greens & liner buildings. This would also allow for smaller & more affordable residential spaces, for rental and/or purchase, including possible incorporation of Cottage Housing.



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Parcel ID 2410-810-0001-000-9

- Which includes the existing building that is 1' off property line. This is a legal non-conforming structure and will be grandfathered into the PD.

Parcel ID 2410-810-0002-000-6 (Vacant)

Building Type	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)
Single Family Dwelling	4,200	60	70
Townhome Dwelling	1,280	(1)	80
Duplex: Side-by-Side	4,000	50	80
Duplex: Stacked	3,200	40	80
Triplex: Side-by-Side	4,800	60	80
Triplex: Stacked	4,000	50	80
Quadraplex: Side-by-Side	4,800	60	80
Quadraplex: Stacked	4,000	50	80
All Others	4,200	60	70

- (1) The minimum lot width for townhome developments shall be 45 feet.
 - a. Townhome developments shall be subdivided into a minimum lot width of 16 feet and a maximum lot width of 25 feet.

Yards

- a) The minimum depth of the front yard for townhome developments will be 10 feet. The minimum depth of the front yard for all other uses will be 15 feet.
- b) The minimum depth of the side yard on the periphery of the townhome developments shall be 5 feet, except on corner lots the minimum side yard depth on a street side will be 10 feet. The minimum depth of the side yard between individual townhome units or lots shall be 0 feet.
- c) The minimum yard depth (if not the front yard) for all other uses will be 5 feet except on corner lots or portions of the property abutting a public right-of-way or residential district which shall be 10 feet.
- d) The minimum depth of the rear yard for townhome lots that abut an alley shall be 0 feet. The minimum depth of the rear yard for townhome lots with all other conditions shall be 10 feet.





Other Applicable Use Standards

These are either not specifically addressed in the current underlying C-1 zoning or need to be amended to allow development as proposed.

- Every lot shall abut a street other than an alley for at least 35'
- Accessory Dwelling Unit (ADU) - A second dwelling subordinate in size to the principal dwelling unit on the lot located in an accessory structure – shall be allowed.
- Uses allowed per lot shall be up to 3 maximum.
- Cottage Housing Requirements & Restrictions – See Attached.

Planned Development Requirements

We are submitting our PD via the Bubble Conceptual Plan, which allows us to explore the best combination of cohesive uses and sizing to develop this Site.

By providing a Bubble Conceptual Plan vs full Site Plan, we understand upon the PD Approval that we would have to submit a detailed site plan meeting all development/design review and department requirements and be approved prior to any developing of the PD.

The following items are listed as conditions that must be met for a PD to be approved stated in the City of Fort Pierce Code of Ordinances, Section 125-212. Our responses are written in blue.

1) Comprehensive Plan Consistency

The proposed zoning is consistent with the City's Comprehensive Plan & compatible with Future Land Use Designations.

2) Open Space

Once designed, we will ensure a minimum of 20% Open Space as required.

3) Applicability to other code of ordinances not in conflict herein

We will ensure the Project will not be in conflict with other building, housing or land use regulations.

4) Easements

If easements are required for the orderly extension &/or maintenance of public utilities &/or other special needs, they will be supplied.

5) Phasing

Once the Project is Designed, if Phasing is necessary, we will ensure to adhere to Phasing requirements and include them in the development plan ensuring that each phase of the development will be so planed and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with the subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phase (as stated in Sec. 125-212 (b)(6))

6) Other Standards

Acknowledged



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7) Additional Requirements

Acknowledged

8) Variances are not Necessary

Acknowledged

Additional Application Requirements

1) Unified Control & Property Ownership

The Parcels are under legal control of the applicant. Copies of the deeds and agent authorization is included as part of this application package.

2) Quantitative Data

Will be provided once the Project is designed.

3) Agreements, provisions, and covenants which govern the use:

Once the Project is designed, if this is applicable, they will be provided.

Closing

This PD should be a great fit for Fort Pierce – we will be able to create a desired balance of residential & commercial uses within the Site, while preserving the River’s Edge District, character & scale and. This will also promote more opportunities for the local business district with the tourism the Historic B&B (& hopefully additional overnight accommodations) will bring to the Downtown Fort Pierce area.

We look forward to the review & approval of this application. - Thank you for your time!



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Permitted Uses

We would like to include the following "Permitted Uses" in our PD to allow us the flexibility to design the Site to its fullest potential.

Please keep in mind, we do not intend for some of these proposed uses to be "stand alone" buildings (ie fast food restaurant); but rather uses/services that could be provided in a mixed-use building/facility/environment.

While we listed a lot of uses, we believe there are several uses that are not a good fit for this area which is why they were not listed.

Zoning: Residential

Household Living:

- Detached House
- Duplex
- Townhouse
- Multi-Dwelling Unit
- Vertical Mixed-Use Building
- Live/Work Units
- Cottage Housing

Home Occupations

Public & Civic

- Community Center
- Library or Cultural Exhibit
- Environmental Research & Educational Facilities

Day Care

- Adult Day Care
- Day Care Center
- Child Care Facility

Educational Facilities *(Most likely, not full fledge Universities or schools, more along the lines of providing space for admin or testing facilities for students.)*

- College or University
- Elementary, Middle or High school

Government Facilities

- Post Office
- Safety Service

Park & Open Space

Passenger Terminal

- Rail Terminal

Religious Institution

Utilities



For Privacy Reasons/to reduce unsolicited calls from submitting this application, Phone #, Address & email have been removed

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- Minor, other
- Utility Cabinets, above ground

Zoning: Commercial

Eating & Drinking Establishments

- Brew Pub
- Coffee Shop
- Neighborhood Bistro
- Neighborhood Café
- Restaurants, Fast Food (*not freestanding, but a fast food or quick service restaurant typically are tenants of hotels &/or ground floor of mixed use buildings*)
- Restaurant & Bar
- Wine/Cigar Bar

Entertainment, Indoor

- Theater
- *Event Space – Not specifically listed on Use Table*

Entertainment, Outdoor

- Batting Cages, Driving Ranges
- *Event Space – Not specifically listed on Use Table*

Marine Related Commercial

- Boat & Marine Equipment Sales
- Boat Livery

Office

- Administrative, Professional, General, Medical Office
- Day Labor Employment Agency
- Medical & Dental Clinic
- Television & Radio Studios

Overnight Accommodations

- Bed & Breakfast
- Dwelling Rental
- Hotel/Motel
- Recreational Vehicle Park (*ability to incorporate a few spots for RVs to park vs becoming a fully functioning RV Park. We do have a few clients that have RVs/tour buses & would love to visit the area and be able to walk downtown. This would also allow performers at Sunrise Theater to park tour buses & allow their drivers/staff to easily access the B&B for required rest &/or overnight stays when having performances over multiple days.*)
- Resort Hotel

Parking, Commercial



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Retail Sales & Service, Sales Oriented Personal-Service

- Art Gallery
- Farmers Market or Farm Stand
- Grocery or Liquor Store
- Neighborhood Commercial Sale
- Office Supplies & Electronics
- Pet Stores

Retail Sales & Service, Personal-Service Oriented

- Art Studio
- Animal Care Facilities & Service
- Animal Grooming Services
- Educational Service Establishments
- Laundry & Dry Cleaners Pick up
- Laundromat
- Neighborhood Commercial Services
- Personal Improvement Service
- Veterinary

Retail Sales & Service, Repair-Oriented

Self-Service Storage

This would be more along the lines of being able to offer the homeowners/hotel guests additional storage vs a stand-alone storage facility. This is extremely convenient for storing outdoor recreational items ie kayaks, beach chairs/coolers, bicycles, holiday decorations etc

Vehicle Sales & Service

- Boat rental
 - *Having the B&B and possible hotel space, we would like the opportunity to explore a relationship with a company like Freedom Boat Club, which we are members, to offer rentals to our Guests.*

Zoning: Industrial

Artisan

- Cabinet Shops, Woodworking
- Catering /Commissary Kitchen
- Microbrewery
- Research Service
- Parcel Service

Zoning: Other

- Community Gardens
- Dock/Moorage Facility
- Telecommunication Facility:
 - Antenna (on existing Structure)





Cottage Housing & Cottage Housing Development Requirements & Restrictions

Cottage housing is a type of missing middle housing that generally allows for small 1 or 2 story houses that may be attached or detached that are arranged around a common amenity area. The purpose and intent of this is to provide a variety in housing while ensuring compatibility with established neighborhoods, and to provide opportunities for ownership of small detached single-family dwellings for a population diverse in age, income, and household size. Since Fort Pierce's Code of Ordinances does not specifically identify Cottage Cluster Housing, we have drafted some basic requirements.

Definitions:

As used in this land use code, unless the context requires otherwise, the following words and phrases mean:

Access. The place, means, or way by which pedestrians, bicyclists, or vehicles have ingress and egress to a property, use, or parking space.

Access Connection. The area located within the public right-of-way that provides for the movement of vehicles to or from a development site onto and from the vehicular travel way of the public transportation system.

Accessory Building. Any authorized, detached building subordinate to the main building on the same development site. An accessory dwelling unit (ADU) is not an accessory building.

Accessory Use. A use incidental to the primary use of the development site.

Carriage House. Is a dwelling unit in a carriage house structure.

Carriage house structure. Is a structure within a cottage cluster development, in which one or more dwelling units are located on the story above an enclosed parking garage at ground level that either abuts an alley and has vehicle access from that alley or is located on a corner lot and has access to the parking in the structure from a driveway that abuts and runs parallel to the rear lot line of the lot.

Cottage. Is a single-family dwelling unit located in a cottage cluster development or project

Cottage, backyard. "Dwelling unit, detached accessory," also known as a backyard cottage.

Cottage Cluster. A grouping of detached dwelling units (cottages) with a density of at least three to twelve dwellings per lot, with each unit no larger than 1,900 square feet, and that includes a common courtyard. Cottage clusters are considered a type of middle housing and are not specifically outlined in Fort Pierce's Code of Ordinances. Cottage clusters typically have multiple cottages sharing a single lot; however, cottages clusters can also be divided through so that cottages are on individual lots. The units are built around a common open space with minimal private yards.

Cottage Cluster Project. A development site with one or more cottage clusters. Each cottage cluster as part of a cottage cluster project must have its own common courtyard. The units are arranged around a common open space or common amenity area with minimal private yards. Parking is typically located in separate areas or in structures on the periphery of the site in order to minimize space taken up by driveways. A cottage cluster project may include carriage house structures.



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1. *Design Standards for Cottage Clusters.* Cottage Cluster Development shall comply with the following:
 - a. *General Standards.*
 - i. *Number of Dwellings.*
 1. A single cottage cluster shall contain a minimum of 3 and a maximum of 12 cottages.
 2. All cottages within a single cottage cluster must share a common amenity area.
 3. A cottage cluster project may include more than one cluster with more than one associated common amenity. There is no limit to how many cottage clusters are permitted on a single lot.
 - ii. *Setbacks.*
 1. A cottage development may include two-unit attached, as well as detached, cottages. A minimum separation of five feet measured from the nearest point of the exterior walls is required between cottages or two cottages attached.
 - iii. *Building Height.*
 1. Maximum building height of a cottage is 20 feet to the eave.
 2. The ridge of a pitched roof may extend up to 26 feet above grade.
 3. The maximum building height for all other structures in a cottage cluster is 26 feet.
 - iv. *Size limit for Dwelling Units.*
 1. The maximum gross floor area of each cottage is 1,900 square feet.
 2. The maximum gross floor area of each carriage house is 625 square feet.
 - b. *Cottage Cluster Project Amenity Area Requirements & Cottage Orientation Standards:*
 - i. All units shall have access to a common and private amenity area.
 1. A minimum of 135 square feet is required for each cottage.
 2. A minimum of 75 feet is required for each carriage house.
 - ii. The required quantity shall be allocated as follows:
 1. Half of the amenity area required for each cottage, and all of the amenity area required for each carriage house, shall be provided as common amenity area; and
 2. Half of the amenity area required for each cottage shall be provided as private amenity area for that unit.
 - iii. *Common Amenity Areas.* Each cottage cluster must include a common amenity area in order to provide a sense of openness and community of residents. Common amenity areas must meet the following standards:
 1. The required common amenity area may be divided into no more than two separate areas and shall:
 - a. have cottages or carriage houses abutting on at least two sides or must be connected to it by a pedestrian path.
 - b. be in a location central to the cottage cluster development; and
 - c. have no horizontal dimension of less than 10 feet.
 - d. be distinguished from the private amenity area with a walkway, fencing, landscaping, berm, or similar method to provide a visual boundary around the perimeter of the common area.





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2. As long as the standard in subsection [11](#) is met, the main entrances of cottages within 20 feet of a property line abutting a street may face the street.
 3. Cottages not facing the common amenity area or the street must have their main entrances facing a pedestrian path that is connected to the common amenity area.
 4. The common amenity area shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.
 5. Pedestrian paths must be included in a common amenity area. Paths that are contiguous to a common amenity area may count toward the amenity's minimum dimension and area.
- iv. Private Amenity Areas.*
1. There is no minimum dimension for private amenity areas.
 2. Private open space may include gardening areas, patios, or porches.
 - a. An unenclosed porch that is a minimum of 40 square feet in size and that faces a street, or a common amenity area, may be counted as part of the private amenity area for the cottage to which it is attached.
- c. Community Buildings.* Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses, such as community rooms, guest housing, exercise rooms, day care, community eating areas, or picnic shelters. Community buildings must meet the following standards:
- i. Each cottage cluster is permitted to have one community building.
 - ii. Up to 25 percent of the required common open space, but no greater than 1,200 square feet, may be utilized as a community building for the sole use of the cottage housing residents.
 - iii. Community buildings shall not be attached to cottages.
 - iv. Consolidated carports or garage structures, are not subject to the area limitations for community buildings.
- d. Pedestrian Access.*
- i. A pedestrian path must be provided that connects the main entrance of each cottage to the following:
 1. The common amenity area;
 2. Shared parking areas
 3. Community buildings
 4. Sidewalks; and
 5. Public right-of-way abutting the site
 - ii. The pedestrian path must be hard surfaced (concrete, asphalt, or pavers) and a minimum of 3 feet wide.



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- e. *Pedestrian entry.*
- i. Each cottage with a street-facing facade that is located within 10 feet of the street lot line shall have a visually prominent pedestrian entry through the use of covered stoops, porches, or other architectural entry features.
 - ii. For cottages on corner lots that have more than one street-facing facade within 10 feet of the street lot line, a visually prominent pedestrian entry is required on only one of the street-facing facades. Access to these entrances may be through a required private amenity area that abuts the street.
 - iii. Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path that is connected to the common courtyard,
- f. *Architectural expression.* Cottage housing developments shall include architectural details that reduce the visual scale of the units. Each cottage shall employ one or more of the following design techniques to reduce visual scale of the units:
- i. Attached covered porch;
 - ii. Roofline features such as dormers or clerestories;
 - iii. Bay windows;
 - iv. Variation in siding texture and materials; and
 - v. Other appropriate architectural techniques demonstrated by the applicant to reduce the visual scale of cottages.
- g. *Parking*
- i. *Requirements:*
 1. Cottage with floor area of 850 square feet or less:
 - a. 1 parking space per unit
 2. Cottage with floor area greater than 850 square feet and less than 1,200 square feet:
 - a. 1.5 parking spaces per unit
 3. Cottages and/or existing homes over 1,200 square feet:
 - a. 2 parking spaces per unit
 - ii. *Parking General Provisions.*
 1. Parking shall be consolidated to minimize the number of parking areas.
 2. Off-street parking can be located within an accessory structure such as a multi-auto/shared carport or garage, but such multi-auto structures shall not be attached to individual cottages. Single-car garages and carports may be attached to individual cottages. Off-street parking is in accordance with the standards of section 125-315 of Fort Pierce's Code of Ordinances.
 3. Off-lot parking is permitted as long as it meets the standards of section 125-315(b) of Fort Pierce's Code of Ordinances.
 4. Uncovered parking is also permitted.
 5. Guest Parking is not required.
 - iii. *Garages.*
 1. Single-car garages and carports may be attached to individual cottages.
 2. Multi auto and/or shared garages and carports must be detached and located on the periphery of the site.
 3. The maximum gross floor area for individual attached garages is 250 square feet.





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4. The maximum gross floor area for individual detached garages must not exceed 400 square feet.
 5. The maximum gross floor area for a shared garage structure is 1,200 square feet and the garage shall contain no more than four parking spaces.
 6. Existing garages attached to a single-family dwelling do not count toward the maximum FAR.
 7. New garages for cottages would count toward maximum FAR
 8. Garage doors must not exceed 20 feet in width.
- h. *Screening.* Parking spaces shall be screened from the common area by landscaping or architectural screening that is at least three feet tall, consisting of landscaping, fencing, or walls shall separate parking areas and parking structures from common courtyards and public streets.
- i. *Fences.*
- i. Notwithstanding the provisions of section 125-322 of Fort Pierce's Code of Ordinances, fence height is limited to four feet between cottages and on interior areas adjacent to common open space.
 - ii. Fences in the front and side yards abutting a public street and on the perimeter of the development shall meet the fence standards of section 125-322 of Fort Pierce's Code of Ordinances
 - iii. Fences must adhere to the City of Fort Pierce's Historic Preservations Fence Brochure.
- j. *Type of Dwellings & Structures Permitted in a Cottage Cluster Project.*
- i. Carriage house structures: A carriage house structure is permitted in a cottage housing development subject to the following standards:
 1. The maximum number of dwelling units permitted in carriage house structures is one-third of the total number of units in the cottage housing development on the lot,
 2. The maximum gross floor area of the ground floor of a carriage house structure is 1,200 square feet.
 - ii. Duplexes: Duplexes are permitted in a cottage housing development if the total number of dwellings in the development is at or below the maximum cottage housing development density allotment.
 - iii. Existing single-family dwelling units and accessory uses buildings that are non-conforming on a lot or parcel to be used for a cottage cluster in a cottage housing development may remain within the cottage cluster project.
 1. The existing dwelling may be altered or expanded up to a maximum height of 26 feet or a maximum building footprint of 925 square feet. Existing dwellings that exceed the maximum height and/or footprint standards may not be expanded.
 2. One thousand square feet of the habitable floor area of such nonconforming dwellings shall be included in the maximum floor area permitted.
 3. Existing garages, other existing non habitable floor area, and the nonconforming dwelling's habitable floor area in excess of 1,000 square feet shall not be included in the maximum floor area ratio.
 4. The existing dwelling shall be excluded from the calculation of maximum average dwelling size of a cottage cluster.
 5. The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard.
 - iv. Accessory Dwelling Units. New accessory dwelling units (ADUs) are not permitted in cottage housing developments, except that an existing ADU that is accessory to an existing



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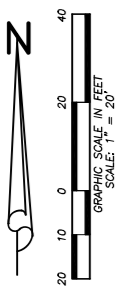
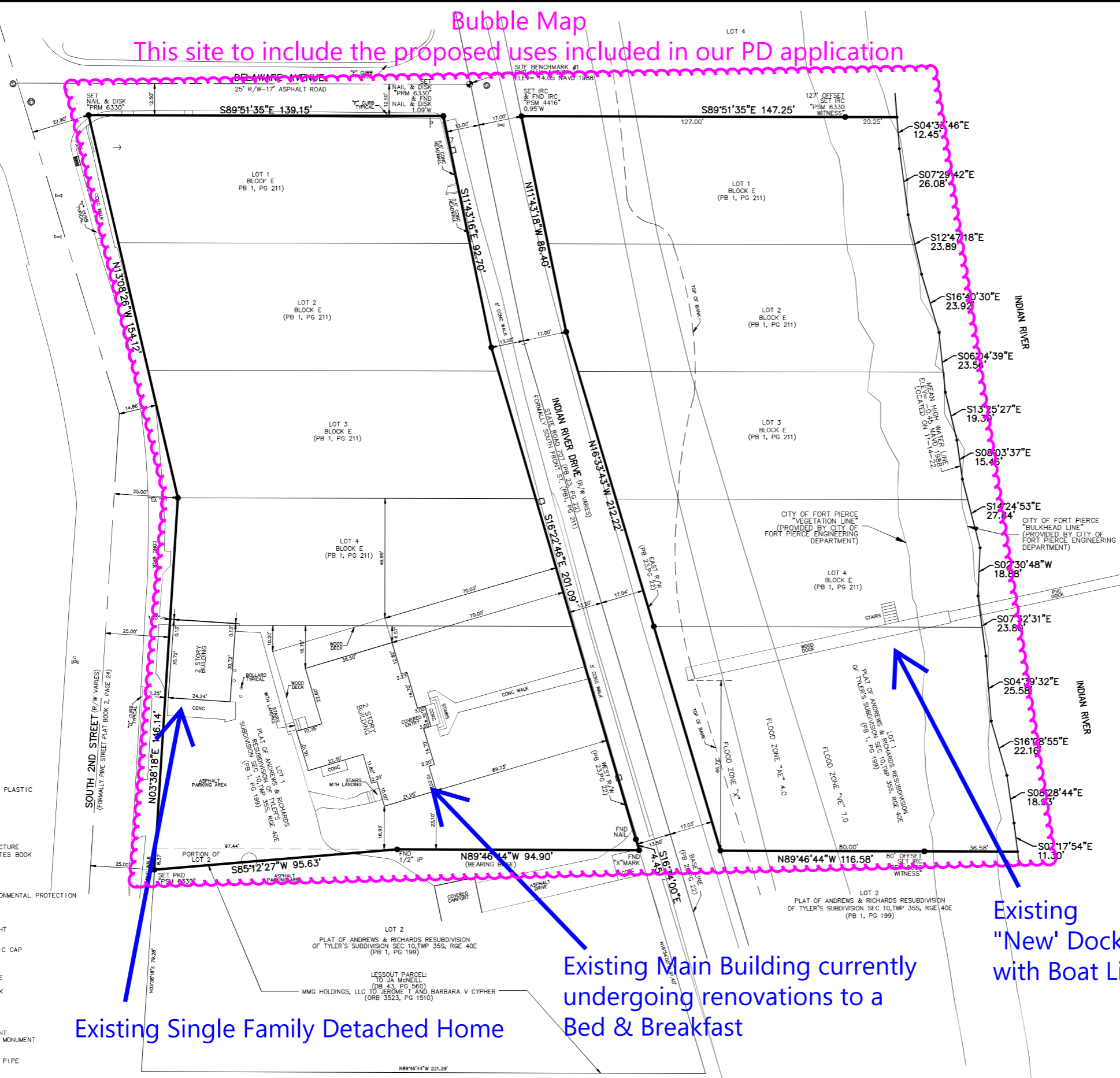
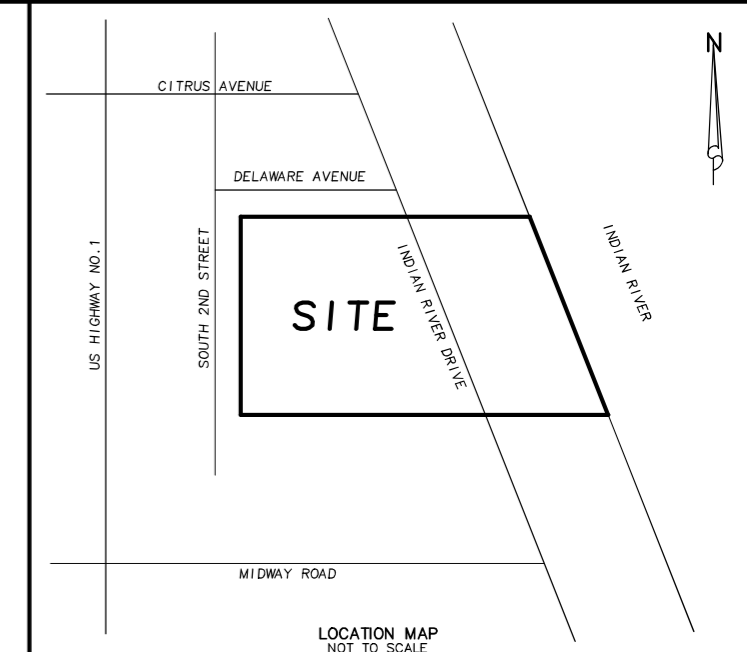
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nonconforming single-family dwelling may be counted as a cottage unit if the property is developed subject to the provisions of this chapter.

1. Accessory Structures. Are permitted and must not exceed 400 square feet in floor area.
- k. *Storm Water and Low-Impact Development.* Developments shall include open space and landscaped features as a component of the project's storm water low-impact development techniques including natural filtration and on-site infiltration of storm water.
 - i. Low-impact development techniques for storm water management shall be used wherever possible. Such techniques may include the use of porous solid surfaces in parking areas and walkways, directing roof drains and parking lot runoff to landscape beds, green or living roofs, and rain barrels.
 - ii. Cottages shall be located to maximize the infiltration of storm water runoff. In this PD zone, cottages shall be grouped and parking areas shall be located to preserve as much contiguous, permanently undeveloped open space and native vegetation as reasonably possible when considering all standards in this proposed chapter.
- l. *Utilities.* Lots must be served by water and sewer. Meter and line sizes are based on the number of plumbing fixtures; building codes may require upsizing existing services.
- m. *Public Street Access.* Public Street access may be waived if a cottage housing development meets connectivity and block length standards by providing public access for pedestrians and bicyclists with an alley, shared street or multi-use path connecting the public street to adjoining properties.
- n. *Middle Housing Land Division (MHL D).* MHL D is a partition or subdivision of a lot on which the development of middle housing is allowed. MHL D is permitted but require each dwelling to meet building codes, be on its own lot, and served with separate utility connections. These codes to be established.
- a. *Agreements.* Access easements and joint use and maintenance Agreements shall be executed for use of common garage or parking areas, common open space (such as common courtyard spaces), and other similar features. For common parking areas and garages, access easements and joint use and maintenance agreements shall include the right to use any required electric vehicle charging infrastructure and the terms of use.



Bubble Map
This site to include the proposed uses included in our PD application



- SYMBOLS:**
- ⊕ GUY WIRE ANCHOR
 - ⊕ CABLE TELEVISION BOX
 - ⊕ CATCH BASIN
 - ⊕ CATCH BASIN INLET
 - ⊕ CLEANOUT
 - ⊕ ELECTRIC BOX
 - ⊕ TELEPHONE BOX
 - ⊕ SIGN
 - ⊕ SANITARY MANHOLE
 - ⊕ STORM MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊕ LIGHT POLE
 - ⊕ CONCRETE POWER POLE
 - ⊕ SEWER VALVE
 - ⊕ SEWER VALVE
 - ⊕ SEWER VALVE
 - ⊕ SEWER VALVE
 - ⊕ WATER VALVE
 - ⊕ WELL
 - ⊕ WATER METER
 - ⊕ WOOD POWER POLE
 - ⊕ SET 5/8" IRON ROD WITH PLASTIC CAP PRM#6330

- ABBREVIATIONS:**
- A/C = AIR CONDITIONER
 - (C) = CALCULATED
 - CB = CONCRETE BLOCK STRUCTURE
 - CBM = COMMISSIONERS' MINUTES BOOK
 - CMH = CONFLICT MANHOLE
 - CNF = COULD NOT FIND
 - CONC = CONCRETE
 - CLF = CHAIN LINK FENCE
 - DE = DRAINAGE EASEMENT
 - DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - DB = DEED BOOK
 - DIP = DUCTILE IRON PIPE
 - FH = FIRE HYDRANT
 - FND = FOUND
 - FPL = FLORIDA POWER & LIGHT
 - IP = IRON PIPE
 - INV = INVERT
 - IRC = IRON ROD WITH PLASTIC CAP
 - LS = LICENSE BUSINESS
 - LS = LICENSE SURVEY
 - (M) = MEASURED
 - MHL = MEAN HIGH WATER LINE
 - MON = MONUMENT
 - ORB = OFFICIAL RECORD BOOK
 - (P) = PLAT
 - PL = PLAT BOOK
 - RAE = RARE
 - PL = PROPERTY LINE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PRV = PERMANENT REFERENCE MONUMENT
 - R/W = RIGHT-OF-WAY
 - RC = RAISED CURB
 - RCP = REINFORCED CONCRETE PIPE
 - RGE = RANGE
 - RFB = ROAD PLAT BOOK
 - (S) = SURVEY
 - SEC = SECTION
 - SLP = STOP LIGHT POLE
 - SMH = SANITARY MANHOLE
 - SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
 - STMH = STORM MANHOLE
 - TB = TRAFFIC BOX
 - TLP = TRAFFIC LIGHT POLE
 - TV = TELEVISION
 - TWP = TOWNSHIP
 - UE = UTILITY EASEMENT
 - WP = WOOD POLE

LEGAL DESCRIPTION:
LOTS 1, 2, 3, & 4 OF BLOCK E, OF A.B. LOWRY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 211, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, WITH REPARIAN RIGHTS, EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

TOGETHER WITH:
ALL OF LOTS 1 AND 2, SITUATE AND BEING EAST OF PINE STREET (SECOND STREET), PLAT OF ANDREWS AND RICHARDS RESUBDIVISION OF TYLER'S PLAT THEREOF ON FILE IN PLAT BOOK 1, PAGE 199, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PART OF LOT 2 CONVEYED TO J.A. McNEILL BY WARRANTY DEED RECORDED IN DEED BOOK 43, PAGE 560, AS LAST CONVEYED BY WARRANTY DEED FROM MMG HOLDINGS, LLC TO JEROME T. CYPHER AND BARBARA V. CYPHER, HUSBAND AND WIFE, AS RECORDED IN OFFICIAL RECORDS BOOK 3523, PAGE 1510, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS.
CONTAINING: 82,800 SQUARE FEET OR 1.901 ACRES, MORE OR LESS.

- SURVEY REPORT:**
1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(c-k), FLORIDA ADMINISTRATIVE CODE.
 2. SURVEY BASED ON A SURVEY PREPARED BY HAYHURST LAND SURVEYING, INC., JOB NO.11-058, DATED 4-27-11
 3. LEGAL DESCRIPTION WAS WRITTEN BY SURVEYOR.
 4. BEARING BASIS: N89°46'44"W ALONG THE SOUTH PROPERTY LINE.
 5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
 6. THIS SITE LIES WITHIN FLOOD ZONE "X". "AE" BASE FLOOD ELEVATION = 4.0 & "VE" BASE FLOOD ELEVATION = 7.0, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0179 J, EFFECTIVE DATE 2-16-12.
 7. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
 8. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
 9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR FUTURE COMMERCIAL & RESIDENTIAL DEVELOPMENT AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(15)(b)(11), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
 10. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 471.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
 11. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 12. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 13. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
PREPARED FOR: CROWNMAN FL, LLC
HARBOR COMMUNITY BANK
FEE & FEE, PLLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 14. © COPYRIGHT 2022 BY ALEXANDER J. PIAZZA PSM, INC.
THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

Existing Single Family Detached Home

Existing Main Building currently undergoing renovations to a Bed & Breakfast

Existing "New" Dock with Boat Lift

2-14-23	UPDATE HOUSE	RP
11-22-22	UPDATE MHW LINE TO CURRENT	AJP
DATE:	REVISIONS:	BY:

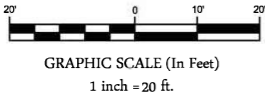
ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Blitmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY
500, 507, 509 & 515 SOUTH INDIAN RIVER DRIVE
AS PREPARED FOR
CROWNMAN FL, LLC

CAD	K:\REALTIME\DRIVE\DWG\16-2730.DWG			
REF	K:\			
FLD	CJM / AJP	FB. 54	PG. 1	JOB 16-2730
OFF	CJM			DATE 11-22-16
CKD	AJP	SHEET 1	OF 1	DWG D-742

ALEXANDER J. PIAZZA PSM, INC.
Professional Surveyor and Mapper
Florida Certificate No. 6330

DATE OF FIELD SURVEY: 11-22-16
DATE OF SURVEY: 11-22-16



ORIGINATION BENCHMARK
 ST LUCIE COUNTY BRASS DISK
 "J 231"
 N.A.V.D. 1988 ELEVATION = 25.57

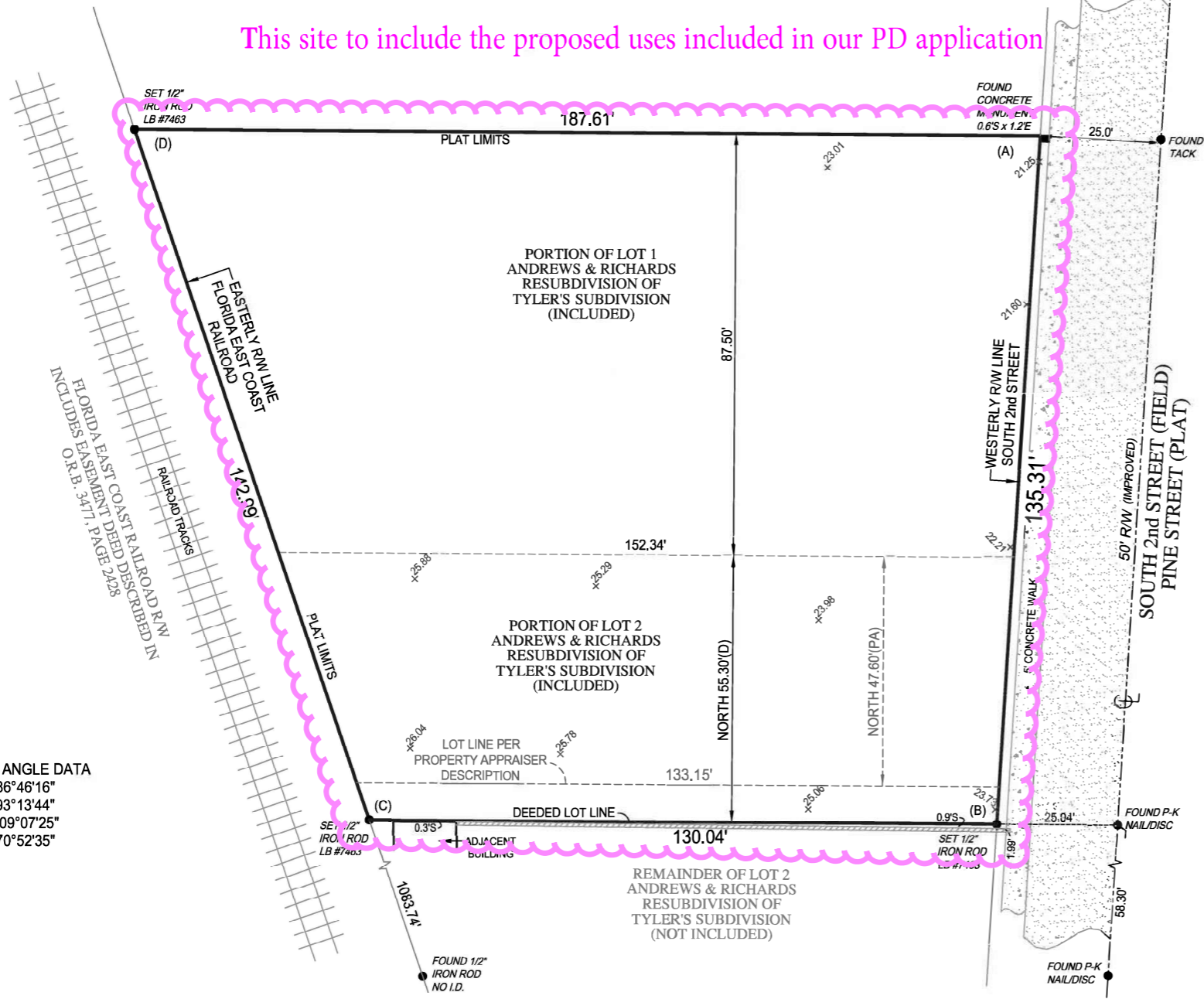
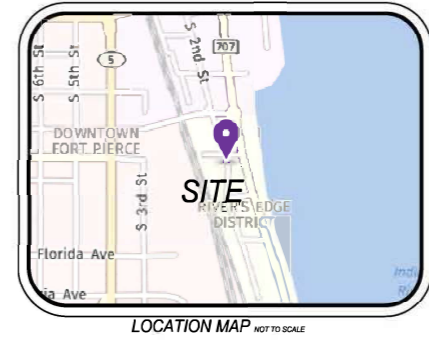
LOT CONTAINS:
 22,681 SQUARE FEET OR
 0.52 ACRES MORE OR LESS

Bubble Plan
2nd Parcel (Currently a Vacant Lot)

This site to include the proposed uses included in our PD application

ABBREVIATION DESCRIPTION:

C/L	CENTERLINE
D	DEED
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
PA	PROPERTY APPRAISER
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY
T ₄	TOPOGRAPHIC ELEVATION



CORNER ANGLE DATA
 (A) 86°46'16"
 (B) 93°13'44"
 (C) 109°07'25"
 (D) 70°52'35"

LEGAL DESCRIPTION:

ALL OF THAT PART OF LOT 1 OF ANDREW'S AND RICHARD'S RESUBDIVISION OF TYLER'S-SUBDIVISION, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 199, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SITUATE AND BEING EASTERLY OF THE EAST RIGHT-OF-WAY OF THE FEC RAILROAD AND WESTERLY OF THE WEST RIGHT-OF-WAY LINE SOUTH OF SECOND STREET.

TOGETHER WITH

THAT PART OF THE NORTHERLY 55.3 FEET OF LOT 2, LYING WEST OF SOUTH SECOND STREET AND EAST OF FLORIDA EAST COAST RAILWAY COMPANY'S RIGHT-OF-WAY OF ANDREW'S AND RICHARD'S RE-SUBDIVISION OF TYLER'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 199, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LOT LYING AND COMPRISING A PART OF GOVERNMENT LOT 4 OF SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD, PROVIDED, HOWEVER, THAT THIS REFERENCE SHALL NOT ACT TO REIMPOSE SAME.

THIS IS VACANT LAND.

BOUNDARY & TOPOGRAPHIC SURVEY OF
 XXX 2nd STREET
 FT. PIERCE, FL 34930
 PREPARED FOR
 KRIS EINSTEI

Project	C-15786	Sheet	
Date	03-19-2018		
Scale	1" = 20'		
		1 OF 1	

6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE: 561.640.4800
 FAX: 561.640.0576
 LB #7463



WWW.COMPASSSURVEYING.NET

NOTES:

- LEGAL DESCRIPTION PROVIDED BY CLIENT
- NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
- NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

REVISIONS:
 - REVISED BOUNDARY ... 3-28-2018

Kenneth J. Osborne PSM #6415
 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

TRAFFIC ANALYSIS
FOR
Indian River Drive LUPA

Prepared for:

Michael Abinanti
266 Park Drive
Palantine, IL 60067

Prepared by

Susan E. O'Rourke, P.E., Inc.
969 SE Federal Highway, Suite 402
Stuart, Florida 34994
772-781-7918

SR15013.0

Prepared by: Susan E. O'Rourke, P.E., Inc. Certificate of Authorization: #26869 969 SE Federal Highway, Suite 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 4/29/15 License #: 42684
---	---

969 SE Federal Highway
Suite 402
Stuart, FL 34994

772.781.7918

SEORourke@comcast.net

SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

April 29, 2015

Mr. Michael Abinanti
266 Park Drive
Palantine, IL 60067

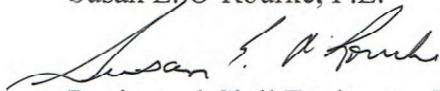
Re: Indian River Drive, 8 lots LUPA

Dear Mr. Abinanti:

Susan E. O'Rourke, P.E., Inc. has completed the analysis of the proposed land use plan amendment from OP to CBD. The land use amendment affects 8 lots with a total of 3.87 acres east of Indian River Drive in Fort Pierce, 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,
Susan E. O'Rourke, P.E.



Registered Civil Engineer – Traffic

C 5.s.Indian River Drive 8lots report 4 18 15

969 SE Federal Highway
Suite 402
Stuart, FL 34994

772.781.7918

SEORourke@comcast.net

TABLE OF CONTENTS

INTRODUCTION	1
PROJECT DESCRIPTION	1
TRIP GENERATION	3
LANE GEOMETRICS	3
PROJECT ASSIGNMENT	3
FUTURE TRAFFIC - 2020	7
FUTURE TRAFFIC - 2035	7
CONCLUSION	7

TABLES

TABLE 1: Trip Generation- Existing Future Land Use	4
TABLE 2: Trip Generation – Proposed Future Land Use	4
TABLE 3: Net Trips	4
TABLE 4: Project % Impact	6
TABLE 5: Link Analysis 2020	8
TABLE 6: Link Analysis 2035	9

FIGURES

FIGURE 1: Project Location	2
FIGURE 2: Project Percent Assignment	5

APPENDIX

APPENDIX A: Traffic Counts and Level of Service Report Fall 2014 and 2013 Growth Rate Calculation	
APPENDIX B 2035 Traffic Volumes and Roadway Network Data	

INTRODUCTION

Susan E. O'Rourke, P.E., Inc. was retained to prepare a traffic analysis for the proposed land use amendment of 3.87 acres of land with a land use category of OP Professional and business office. The proposal is to change the land use to CBD which is Central Business District. The purpose of this report is to determine the impact on the surrounding roadway system associated with the change in land use. The following analytical steps were taken:

- ◆ summary of the project description; existing land use and proposed land use,
- ◆ summary of existing lane geometrics,
- ◆ assessment of the change in trip generation
- ◆ summary of 2020 traffic volumes
- ◆ summary of 2035 traffic volumes

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed land use amendment involves 8 parcels of land located south of Citrus Avenue, North of Easter Avenue, east of 2nd Street to the Indian River. **Figure 1** shows the project's location.

The existing land use designation for the site is OP. OP allows for up to 20% of the land to be residential and an FAR (floor area ratio) of 1.0 for the site. The worst case would be to have all non-residential. Professional office of 168,577 square feet was assumed. The proposal is to change the land use to CBD. CBD allows all the land to be used as high density residential but a minimum of 25% of square footage must be residential. An FAR of 3.0 is allowed. However, given the proximity to the River and the constraints of parking and other site restrictions, it is unlikely that an FAR of 3.0 would be achieved. Therefore, a 2.0 FAR was used for this analysis. 252,866 square feet of professional office and 56 multi family dwelling units were assumed.

The analysis of the project impacts in the five year period and the long range scenario, 2035 are discussed herein.

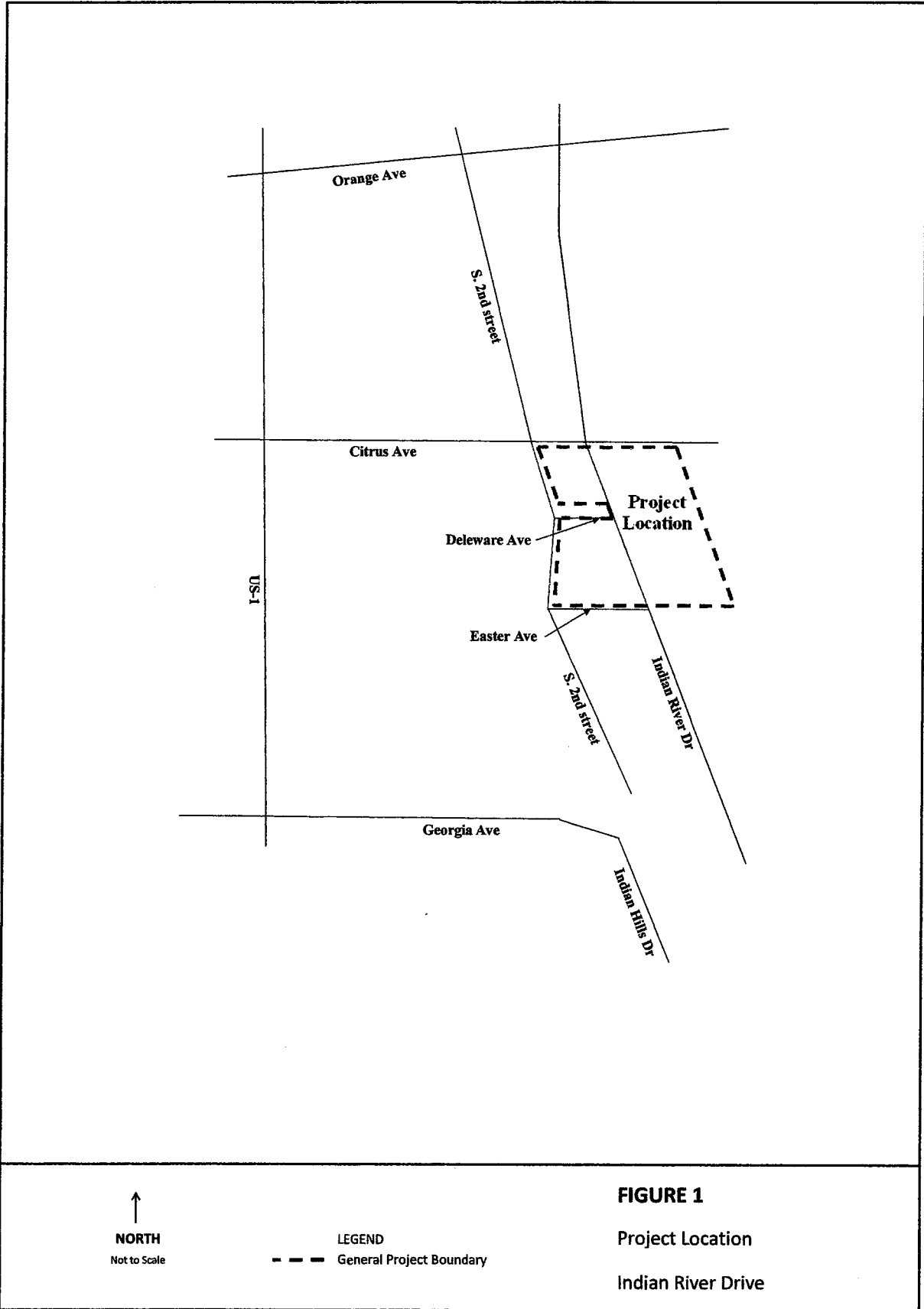


FIGURE 1
 Project Location
 Indian River Drive

TRIP GENERATION

To estimate the trips generated by the existing future land use 168,577 square feet of office were assumed. ITE 9th edition, Land Use code 710 was applied to estimate the trips associated with the project. The trip generation for the land use under the existing future land use category is shown in **Table 1**.

For the proposed future land use, 56 multi-family units were assumed with 252,866 square feet of office on site. **Table 2** summarizes the trip generation associated with the proposed future land use.

The change in land use is the subject of the land use plan amendment. As shown in **Table 3**, there will be an increase of 3,033 daily trips, 137 AM peak hour trips and 125 PM peak hour trips.

LANE GEOMETRICS

The study area was reviewed to determine the existing number and type of lanes along the roadway. Each roadway is described below.

Indian River Drive is a two lane arterial with a north/ south alignment.

Citrus Avenue is a four lane divided east/west arterial.

2nd Street is a two lane collector with a north/south alignment.

US 1 is a four lane divided major arterial with a north/south alignment.

PROJECT ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network. 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 percent assignment is shown in **Figure 2**.

Table 4 shows the project percent impact on the study area network.

Table 1: Trip Generation- Existing Future Land Use

DAILY					
Description	Land Use Code	Quantity	Daily Equation	Daily Trips	Net Trips
Office	710	168,577	$T = 32.2 (k)$	5445	5445
Total		168577		5445	5445

AM												
Description	Land Use Code	Quantity	AM Equation	AM Trips	% In	% Out	AM In	AM Out	Internal %	Net Trips	Net In	Net out
Office	710	168,577	$L(t) = 0.80 + 1.57$	291	88	12	256	35	0	261	256	35
Total		168577		291			256	35		291	256	35

PM												
Description	Land Use Code	Quantity	PM Equation	PM Trips	% In	% Out	PM In	PM Out	Internal %	Net Trips	Net In	Net out
Office	710	168,577	$T = 1.12(k) + 78.45$	267	17	83	45	222	0	267	45	222
Total		168577		267			45	222		267	45	222

Source: Trip Generation, 9th Edition

Table 2: Trip Generation- Proposed Future Land Use

DAILY					
Description	Land Use Code	Quantity	Daily Equation	Daily Trips	Net Trips
Office	710	252,866	$T = 32.2 (k)$	8168	8129
Condo Units	230	56	$L(t) = 0.87L(t) + 2.46$	388	349
Total				8556	8478

AM												
Description	Land Use Code	Quantity	AM Equation	AM Trips	% In	% Out	AM In	AM Out	Internal %	Net Trips	Net In	Net out
Office	710	252,866	$L(t) = 0.80 + 1.57$	402	88	12	354	48	0.75%	389	351	48
Condo Units	230	56	$L(t) = 0.80 + 0.26$	32	17	83	5	27	10%	29	5	24
Total				434			359	75		428	357	72

PM												
Description	Land Use Code	Quantity	PM Equation	PM Trips	% In	% Out	PM In	PM Out	Internal %	Net Trips	Net In	Net out
Office	710	252,866	$T = 1.12(k) + 78.45$	562	17	83	61	301	1%	358	61	297
Condo Units	230	56	$L(t) = 0.82L(t) + 0.32$	37	67	33	25	12	10%	34	23	11
Total				599			86	313		392	84	308

Source: Trip Generation, 9th Edition

Table 3: Net Trips			
	Existing FLU	Proposed FLU	Difference
Daily	5445	8478	3033
AM Peak Hour Trips	291	428	137
PM Peak Hour Trips	267	392	125

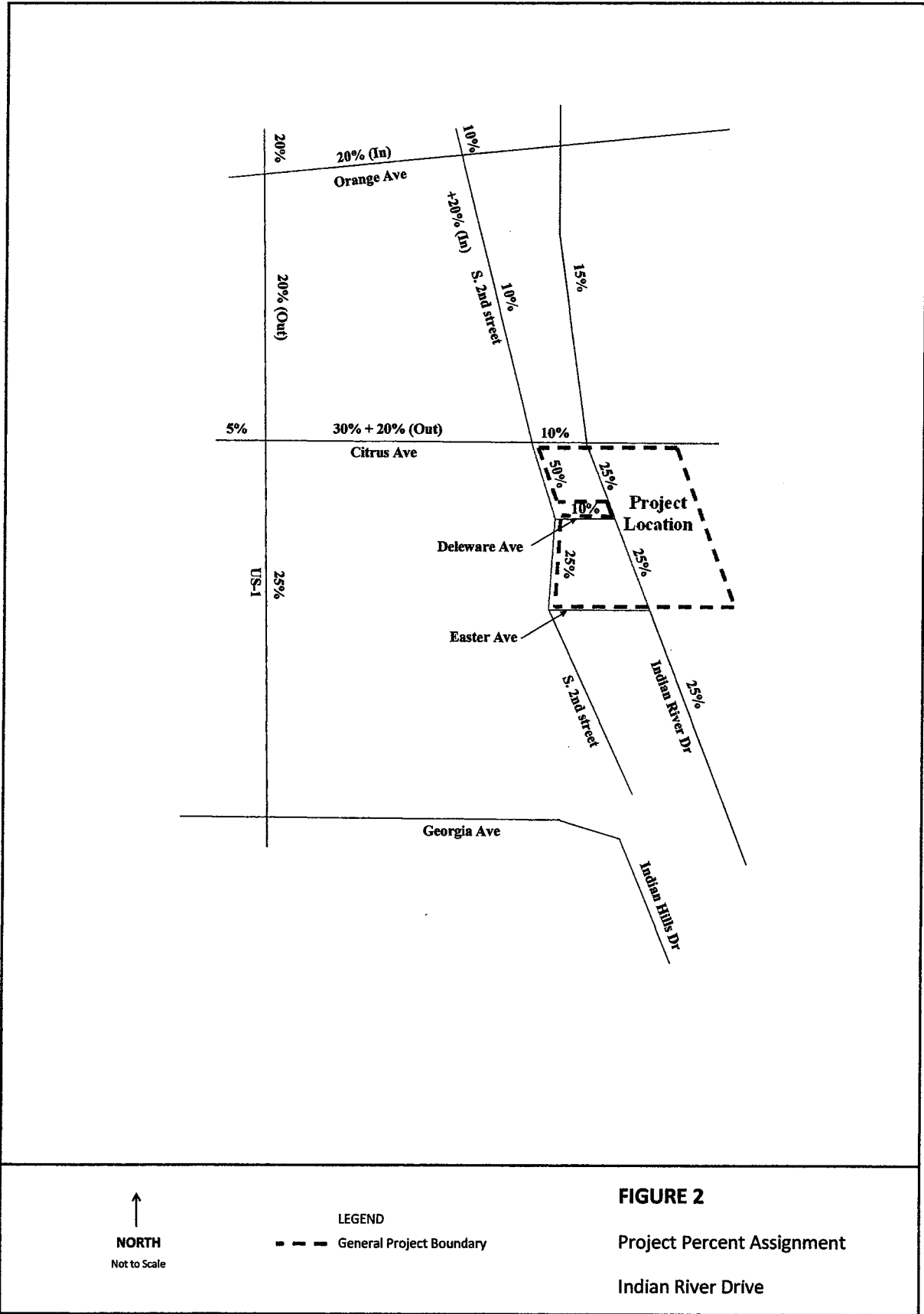


TABLE 4: Project Percent Impact

Segment		To	Lanes	(1) Roadway Classification	>=3% or >= 1% Adjacent Link	(2) LOS D Capacity	Project Traffic	Project % of Capacity	Project Percent Assignment
Orange Ave	7th Street	US 1	2	State Interrupted Flow Class I	NO	17700	0	0.00%	0%
	US 1 (3)	2nd Street	4LD+	State Interrupted Flow Class I	NO	39800	303	0.76%	20%
	2nd Street	Indian River Drive	4LD	State Interrupted Flow Class I	NO	39800	0	0.00%	0%
Citrus Avenue	7th Street	US 1	4LD	State Interrupted Flow Class I	NO	39800	152	0.38%	5%
	(4)US 1	2nd Street	4LD	State Interrupted Flow Class I	Yes	39800	1213	3.05%	50%
	2nd Street	Indian River Drive	4LD	State Interrupted Flow Class I	NO	39800	303	0.76%	10%
US 1	Avenue A	Orange Avenue	4LD	State Interrupted Flow Class I	NO	39800	607	1.52%	20%
	(5)Orange Ave	Citrus Avenue	4LD	State Interrupted Flow Class I	NO	39800	303	0.76%	20%
	Citrus	Delaware	4LD	State Interrupted Flow Class I	NO	39800	758	1.91%	25%
2nd Street	North	Orange Avenue	2L	Non-State Interrupted Flow ClassII	NO	13320	303	2.28%	10%
	(6)Orange Ave	Citrus Avenue	2L	Non-State Interrupted Flow ClassII	Yes	13320	607	4.55%	30%
	Citrus Ave	Easter Avenue	2L	Non-State Interrupted Flow ClassII	Yes	13320	1517	11.39%	50%
Indian River Drive	Avenue A	Orange	2L	State Interrupted Flow Class II	Yes	14800	455	3.07%	15%
	Orange Ave	Citrus Avenue	2L	State Interrupted Flow Class II	Yes	14800	455	3.07%	15%
	Citrus Ave	Easter Avenue	2L	State Interrupted Flow Class I	Yes	17700	758	4.28%	25%
	Easter Avenue	Savannah	2L	Uniterrupted Flow Highway	Yes	24200	758	3.13%	25%
	Savannah	South	2L	Uniterrupted Flow Highway	Yes	24200	607	2.51%	20%

1) St. Lucie County Comprehensive Plan Classification	Daily Trips In	1,517
2) FDOT 2012 Corresponding LOS	Daily Trips Out	1,516
3) Inbound only		1.010
4) Inbound /outbound 30% plus 20% outbound		5
5) 20% Outbound Only	Total	3033
6) 10% plus 20% Inbound Only		

FUTURE TRAFFIC VOLUMES – 2020

Links where the project traffic has an impact of 3% or more were considered in the link analysis. Future traffic estimates were developed for those links. The 2013 and 2014 traffic volumes were taken from the TPO Traffic Counts and Level of Service Report Fall 2013 and 2014 to reflect existing conditions and grown to reflect the 2020 volumes before the project traffic was added. The growth rate is negative however, a 1% per year rate was used to project to 2020. The project traffic was then added to that volume to create the 2020 total traffic volumes.

Table 5 shows the link analysis for the total traffic conditions with the proposed land use plan amendment in place for 2020. As shown, all links will be operating at acceptable levels of service with the amendment in place.

Appendix A provides the TPO Traffic Counts and Level of Service Report 2013 and 2014 as well as the historic growth rate calculations.

FUTURE TRAFFIC – 2035 LINK ANALYSIS

The proposals to amend the comprehensive plan must demonstrate that the impacts created by the new project can be accommodated on the long range circulation plan that has been adopted for the existing future land use. To determine the impact created by the change in land use, the traffic volumes from the 2035 Long Range Transportation Plan were used.

Table 6 summarizes the 2035 volumes with the project traffic added. The total traffic volumes were compared to the capacity of the roadway under the 2035 conditions. As shown, all links will be operating at acceptable levels of service for the long range scenario with the amendment in place.

Appendix B contains the 2035 volumes and network data.

CONCLUSION

The proposed land use will result in an increase in trips of 3,033 daily trips.

On the links within the study area, there would be an increase in traffic associated with the land use plan amendment. However, the analysis has demonstrated that the roadway network will accommodate the change in land use.

Table 5 - Daily LINK ANALYSIS-2020

Segment	From	To	Lanes (both directions)	3% or Greater or 1% on Adjacent Link	2014 (1)	Years Grown	2020 + Growth	Existing FULLA Trips	2020 Committed + Growth	LOS D Daily Capacity (FOD T Quality LOS 2012)	Project Volume	2020 Total Traffic	% Project of Capacity	Does Project Meet Concurrency?	Project Percent Assignment	LOS
Indian River Drive	Avenue A	Orange Ave	2	Yes	4680	6	4968	817	5785	14800	455	6240	3.07%	YES	15%	C
	Orange Ave	Citrus Ave	2	Yes	4524	6	4802	817	5619	14800	455	6074	3.07%	YES	15%	C
	* Citrus Ave	Easter Ave	2	Yes	4100	6	4352	1361	5713	17700	758	6472	4.28%	YES	25%	C
	* Easter Ave	Savannah Rd	2	Yes	4100	7	4396	1361	5757	24200	758	6515	3.13%	YES	25%	A
	* Savannah Rd	South	2	Yes	5369	7	5756	1089	6845	24200	607	7452	2.51%	YES	20%	B
Citrus Ave	US 1	2nd St	4LD	Yes	4020	6	4267	2723	6990	39800	1213	8203	3.05%	YES	50%	C
2nd Street	Orange Ave	Citrus Ave	2	Yes	2400	6	2548	1634	4181	13320	607	4788	4.55%	YES	30%	C
	Citrus Ave	Easter Ave	2	Yes	2400	6	2548	2723	5270	13320	1517	6787	11.39%	YES	50%	C

(1) St. Lucie County TPO 2014 ADT

*2014 Counts M/A on Indian River Drive south of Citrus Avenue; 2013 ADT used

Net Existing
Daily: 3033 5445
Growth 1.01

Table 6 - Daily LINK ANALYSIS-2035

Segment	From	To	Lanes (both directions)	3% or Greater or 1% on Adjacent Link	2035	Years Grown	2035 AADT	Existing FULLA Trips	2035 PMI Growth	LOS D Daily Capacity (FOD T Quality LOS 2012)	Project Volume	2035 Total Traffic	% Project of Capacity	Does Project Meet Concurrency?	Project Percent Assignment	LOS
Indian River Drive	Avenue A	Orange Ave	2	Yes	9548	0	9548	0	9548	14800	455	10003	3.07%	YES	15%	D
	Orange Ave	Citrus Ave	2	Yes	9548	0	9548	0	9548	14800	455	10003	3.07%	YES	15%	D
	Citrus Ave	Easter Ave	2	Yes	16556	0	16556	0	16556	17700	758	17314	4.28%	YES	25%	D
	Easter Ave	Savannah Rd	2	Yes	16556	0	16556	0	16556	24200	758	17314	3.13%	YES	25%	D
	Savannah Rd	South	2	Yes	15506	0	15506	0	15506	24200	607	16113	2.51%	YES	20%	C
Citrus Ave	US 1	2nd St	4LD	Yes	5108	0	5108	0	5108	39800	1213	6321	3.05%	YES	50%	C
2nd Street (1)	Orange Ave	Citrus Ave	2	Yes	2814	0	2814	0	2814	13320	607	3421	4.55%	YES	30%	C
	Citrus Ave	Easter Ave	2	Yes	2814	0	2814	0	2814	13320	1517	4331	11.39%	YES	50%	C

2035 Traffic Volumes

Note: The Future Volumes assume EFLU volumes are included.

(1) 2035 Volume

Estimated based on

2014 Volume grown to

2035 w/ 1% growth

Net Existing
Daily: 3033 5445

APPENDIX A

**2013 and 2014 Traffic Counts and Level of Service Report Fall
Growth Rate Calculation**

**Traffic Counts and Level of Service Report
Fall 2013**

Roadway Name	Location	AADT	PK Hwy Service Capacity	AM/FX-HWPK Dir		PM/PL-HWPK Dir					
				Volume	LOS	Volume	LOS	Volume	LOS	V/C	
GLADES CUT-OFF RD	RANGE LINE RD to 0.6 MILE EAST OF RESERVE BL...	1,800	1,120	135	B	135	B	153	B	0.321	0.364
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	2,900	1,120	393	B	393	B	341	B	0.1936	0.812
GLADES CUT-OFF RD	MARTIN COUNTY LINE to RANGE LINE RD	1,800	430	135	B	135	B	153	B	0.563	0.638
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	1,783	830	135	B	135	B	123	B	0.281	0.256
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	6,000	830	401	B	401	B	358	B	0.835	0.746
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	4,800	830	294	B	294	B	266	B	0.613	0.554
GRAHAM RD	KINGS HWY to JENKINS RD	2,800	460	219	B	219	B	175	B	0.811	0.648
GREEN RIVER PKWY	BERKSHIRE BLVD to MARIPOSA AVE	3,451	1,140	240	B	240	B	219	B	0.600	0.548
GREEN RIVER PKWY	MARIPOSA AVE to MELALEUCA	3,451	1,140	240	B	240	B	219	B	0.600	0.548
GREEN RIVER PKWY	MELALEUCA to WALTON RD	3,451	1,140	240	B	240	B	219	B	0.600	0.548
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	4,800	790	302	B	302	B	297	B	0.657	0.646
HARTMAN RD	PETERSON RD to DELAWARE AVE	4,800	630	302	B	302	B	297	B	0.816	0.803
HARTMAN RD	DELAWARE AVE to ORANGE AVE	4,800	770	302	C	302	C	297	C	0.570	0.560
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	447	740	32	B	32	B	29	B	0.133	0.121
HILLMOOR DR	TIFFANY AVE to LENNARD RD	3,600	600	229	B	229	B	269	B	0.654	0.769
INDIAN RIVER DR	MARTIN COUNTY LINE to WALTON RD	5,400	1,140	326	B	326	B	357	B	0.815	0.893
INDIAN RIVER DR	WALTON RD to MIDWAY RD	3,800	1,140	297	B	297	B	298	B	0.743	0.745
INDIAN RIVER DR	MIDWAY RD to SAVANNAH RD	5,369	1,140	465	C	465	C	484	C	0.581	0.605
INDIAN RIVER DR	SAVANNAH RD to CITRUS AVE	4,100	1,140	366	B	366	B	383	B	0.915	0.958
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	4,423	730	263	C	263	C	301	C	0.526	0.602
INDIAN RIVER DR	ORANGE AVE to AVENUE A	4,639	790	271	B	271	B	264	B	0.589	0.574
INDIAN RIVER DR	AVENUE D to SEAWAY DR	5,876	600	343	D	343	D	404	D	0.572	0.673
INDIAN RIVER DR	AVENUE A to AVENUE D	5,876	630	343	B	343	B	404	C	0.927	0.685
INDRIO RD	3 MILES WEST OF I-95 to INTERSTATE 95 - WEST...	1,318	1,120	96	B	96	B	104	B	0.229	0.248
INDRIO RD	INTERSTATE 95 - WEST RAMP to INTERSTATE 95 ...	1,318	3,130	96	B	96	B	104	B	0.057	0.062
INDRIO RD	INTERSTATE 95 - EAST RAMP to KOBLEGARD RD	10,129	3,130	579	B	579	B	609	B	0.347	0.365
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	10,129	640	579	C	579	C	609	D	0.965	0.952
INDRIO RD	JOHNSTON RD to EMERSON RD	10,129	800	579	C	579	C	609	C	0.772	0.812
INDRIO RD	EMERSON RD to KINGS HWY	9,745	840	587	C	587	C	494	C	0.743	0.625

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic

Traffic Counts and Level of Service Report Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir		PM Pk Hr Pk Dir			
				Volume	LOS	Volume	LOS	V/C	V/C
2ND ST	CITRUS AVE to ORANGE AVE	2,400	510	211	C	173	C	0.844	0.692
2ND ST	ORANGE AVE to AVENUE A	2,000	510	122	C	123	C	0.488	0.492
7TH ST	SUNRISE BLVD to GEORGIA AVE	584	510	41	C	41	C	0.164	0.164
7TH ST	GEORGIA AVE to DELAWARE AVE	1,209	710	72	C	85	C	0.206	0.243
7TH ST	DELAWARE AVE to CITRUS AVE	2,168	710	118	C	116	C	0.337	0.331
7TH ST	CITRUS AVE to ORANGE AVE	2,168	640	118	C	116	C	0.369	0.363
7TH ST	ORANGE AVE to AVENUE C	3,700	640	194	C	202	C	0.606	0.631
7TH ST	AVENUE C to AE BACKUS AVE	3,700	510	194	C	202	C	0.776	0.808
7TH ST	AE BACKUS AVE to AVENUE D	3,700	640	194	C	202	C	0.606	0.631
7TH ST	AVENUE D to AVENUE H	1,700	640	108	C	107	C	0.338	0.334
10TH ST	DELAWARE AVE to ORANGE AVE	150	510	11	C	14	C	0.044	0.056
10TH ST	ORANGE AVE to AVENUE C	150	510	11	C	14	C	0.044	0.056
10TH ST	AVENUE C to AVENUE D	150	510	11	C	14	C	0.044	0.056
13TH ST	VIRGINIA AVE to NEBRASKA AVE	6,937	640	405	D	367	D	0.633	0.573
13TH ST	NEBRASKA AVE to GEORGIA AVE	6,937	710	405	D	367	D	0.570	0.517
13TH ST	GEORGIA AVE to DELAWARE AVE	5,100	640	269	C	269	C	0.841	0.841
13TH ST	DELAWARE AVE to ORANGE AVE	4,400	640	315	C	308	C	0.984	0.963
13TH ST	ORANGE AVE to AVENUE B	3,400	640	190	C	191	C	0.594	0.597
13TH ST	AVENUE B to AVENUE D	3,400	640	190	C	191	C	0.594	0.597
13TH ST	AVENUE D to AVENUE H	3,600	640	204	C	194	C	0.638	0.606
13TH ST	AVENUE H to AVENUE I	3,600	510	204	C	194	C	0.816	0.776
13TH ST	AVENUE I to AVENUE O	3,600	510	204	C	194	C	0.816	0.776
13TH ST	AVENUE O to AVENUE Q	3,600	510	204	C	194	C	0.816	0.776
17TH ST	GEORGIA AVE to DELAWARE AVE	2,533	510	139	C	133	C	0.556	0.532
17TH ST	DELAWARE AVE to ORANGE AVE	6,500	710	305	C	297	C	0.871	0.849
17TH ST	ORANGE AVE to AVENUE D	3,367	640	168	C	166	C	0.525	0.519
17TH ST	AVENUE D to AVENUE Q	3,367	640	168	C	166	C	0.525	0.519
25TH ST	MIDWAY RD to BELL AVE	16,311	2,100	1,169	C	1,090	C	0.582	0.542

* Volumes shown were adjusted using FDOT Seasonal Factors
 * AADT = Annual Average Daily Traffic

Traffic Counts and Level of Service Report Fall 2014

Roadway Name	Location	AADT	PK Hr Service Capacity	AM PK Hr PK Dir		PM PK Hr PK Dir				
				Volume	LOS	Volume	LOS	Volume	V/C	
CAMEO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	4,600	640	299	C	0.934	C	286	C	0.894
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	7,633	710	528	D	0.744	D	448	D	0.631
CAMPBELL RD	PICOS RD to ORANGE AVE	600	510	44	C	0.176	C	39	C	0.156
CANE SLOUGH RD	US 1 to LENNARD RD	9,178	1,540	510	C	0.739	C	528	C	0.765
CITRUS AVE	7TH ST to US 1	900	680	129	C	0.391	C	129	C	0.391
CITRUS AVE	US 1 to 2ND ST	4,020	710	239	C	0.683	C	244	C	0.697
CITRUS AVE	2ND ST to INDIAN RIVER DR	3,050	510	166	C	0.664	C	172	C	0.688
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	3,300	1,470	233	C	0.353	C	209	C	0.317
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	2,600	1,540	162	C	0.235	C	143	C	0.207
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	4,400	510	233	C	0.932	C	261	D	0.512
CORTEZ BLVD	35TH ST to 25TH ST	4,300	640	0	B	0.000	B	0	B	0.000
CORTEZ BLVD	25TH ST to SUNRISE BLVD	2,400	640	159	C	0.497	C	148	C	0.463
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	6,000	1,540	336	C	0.487	C	318	C	0.461
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	10,167	2,850	589	C	0.212	C	559	C	0.201
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	14,333	2,850	899	C	0.323	C	868	C	0.312
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	12,667	2,850	692	C	0.249	C	620	C	0.223
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	14,500	2,850	743	C	0.267	C	677	C	0.244
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	16,667	2,850	779	C	0.280	C	792	C	0.285
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	10,500	2,850	550	C	0.198	C	533	C	0.192
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	7,233	2,850	410	C	0.147	C	406	C	0.146
CROSSTOWN PKWY	SANDIA DR to MANTH LN	5,333	830	269	C	0.345	C	292	C	0.374
CROSSTOWN PKWY	MANTH LN to FLORESTA DR	4,567	510	259	D	0.508	D	242	C	0.968
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	1,300	710	81	C	0.231	C	74	C	0.211
DARWIN BLVD	BECKER RD to PAAR DR	5,080	590	462	C	0.825	C	407	C	0.727
DARWIN BLVD	PAAR DR to TULIP BLVD	5,080	830	462	C	0.592	C	407	C	0.522
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	13,000	830	653	C	0.837	C	667	C	0.855
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	10,000	830	605	C	0.776	C	544	C	0.697
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,567	750	202	C	0.285	C	218	C	0.307
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	4,300	750	237	C	0.334	C	277	C	0.390

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic

Traffic Counts and Level of Service Report Fall 2014

Roadway Name	Location	AADT	Peak Service Capacity	AMPLIFIED P/D		AMPLIFIED P/D		V/C	
				Volume	LOS	Volume	LOS		
I-95	DRANGE AVE to INDRID RD	40,869	7,320	1,966	B	0.437	1,809	B	0.402
INDIAN RIVER DR	CITRUS AVE to DRANGE AVE	4,524	640	269	C	0.841	308	C	0.963
INDIAN RIVER DR	DRANGE AVE to AVENUE A	4,680	640	273	C	0.853	266	C	0.831
INDIAN RIVER DR	AVENUE D to SEAWAY DR	5,792	710	338	C	0.966	398	D	0.561
INDIAN RIVER DR	AVENUE A to AVENUE D	5,792	510	338	D	0.663	398	D	0.780
INDRID RD	PRIVATE RD to I-95 W RAMP	1,056	810	77	B	0.257	83	B	0.277
INDRID RD	I-95 W RAMP to I-95 E RAMP	1,056	3,240	77	B	0.043	83	B	0.046
INDRID RD	I-95 E RAMP to KDBLEGARD RD	9,713	3,240	555	B	0.307	584	B	0.323
INDRID RD	KOBLEGARD RD to JOHNSTON RD	9,713	660	555	C	0.895	584	C	0.942
INDRID RD	JOHNSTON RD to EMERSON AVE	9,713	840	555	C	0.703	584	C	0.739
INDRID RD	EMERSON RD to SEMINDLE RD	9,247	920	557	C	0.640	469	C	0.539
INDRID RD	SEMINDLE RD to KINGS HWY	9,247	790	557	D	0.705	469	D	0.594
INDRID RD	KINGS HWY to SLASH PINE TRL	5,525	710	377	D	0.531	357	D	0.503
INDRID RD	SLASH PINE TRL to US 1	5,525	830	377	C	0.483	357	C	0.458
INDRID RD	US 1 to DLD DIXIE HWY	900	640	61	C	0.191	76	C	0.238
JENNINGS RD	US 1 to LENNARD RD	3,833	1,890	308	C	0.171	221	C	0.123
JENKINS RD	EDWARDS RD to DKEECHDBEE RD	7,179	750	360	C	0.507	367	C	0.517
JENKINS RD	DKEECHDBEE RD to GRAHAM RD	9,848	830	592	C	0.759	521	C	0.668
JENKINS RD	GRAHAM RD to PETERSDN RD	9,848	590	592	F	1.003	521	C	0.930
JENKINS RD	PETERSDN RD to ORANGE AVE	9,848	830	592	C	0.759	521	C	0.668
JDHNSTON RD	ANGLE RD to L20	2,100	800	151	B	0.539	122	B	0.436
JDHNSTON RD	L20 to MEADDWDDD DR	1,800	1,020	123	B	0.342	116	B	0.322
JDHNSTON RD	MEADDWDDD DR to DLD JOHNSTON RD	1,800	800	123	B	0.439	116	B	0.414
JDHNSTON RD	DLD JOHNSTON RD to INDRID RD	1,800	800	123	B	0.439	116	B	0.414
JOHNSTON RD	INDRID RD to RUSSDS RD	6,674	800	428	C	0.751	432	C	0.758
JDHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	6,674	800	428	C	0.751	432	C	0.758
JUANITA AVE	53RD ST to 25TH ST	2,200	640	127	C	0.397	135	C	0.422
JUANITA AVE	25TH ST to US 1	3,300	640	223	C	0.697	202	C	0.631
KEEN RD	ANGLE RD to JUANITA AVE	2,566	590	220	C	0.393	225	C	0.402

* Volumes shown were adjusted using FDDT Seasonal Factors

* AADT = Annual Average Daily Traffic

Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	PK/Hr Service Capacity	AM PK Hr/PK Dir		PM PK Hr/PK Dir	
				Volume	V/C	Volume	V/C
ORANGE AVE	KINGS HWY to I-95	18,209	0	784	0.390	790	0.393
ORANGE AVE	I-95 to JENKINS RD	13,335	0	916	0.456	861	0.428
ORANGE AVE	JENKINS RD to HARTMAN RD	12,597	0	678	0.337	631	0.314
ORANGE AVE	HARTMAN RD to ANGLE RD	12,597	0	678	0.337	631	0.314
ORANGE AVE	ANGLE RD to 25TH ST	12,251	1,710	965	0.564	1,123	0.657
ORANGE AVE	25TH ST to 17TH ST	13,066	1,630	683	0.936	749	0.460
ORANGE AVE	17TH ST to 13TH ST	13,066	1,710	683	0.887	749	0.973
ORANGE AVE	13TH ST to 10TH ST	13,066	350	683	0.962	749	0.986
ORANGE AVE	10TH ST to 7TH ST	7,816	280	395	0.705	454	0.811
ORANGE AVE	7TH ST to US 1	6,904	280	440	0.786	391	0.698
ORANGE AVE	US 1 to 2ND ST	3,109	250	198	0.792	193	0.772
ORANGE AVE	2ND ST to INDIAN RIVER DR	3,109	320	198	0.619	193	0.603
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	927	590	69	0.123	66	0.118
PARR DR	DARWIN BLVD to TULIP BLVD	1,800	510	121	0.484	110	0.440
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	927	590	69	0.123	66	0.118
PARR DR	ROSSER BLVD to SAVONA BLVD	927	590	69	0.123	66	0.118
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,300	590	280	0.500	236	0.421
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	7,867	830	609	0.781	502	0.644
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	18,400	1,890	0	0.000	0	0.000
PETERSON RD	BENT CREEK DR to HARTMAN RD	1,400	510	102	0.408	132	0.528
PICOS RD	CAMPBELL RD to KINGS HWY	1,400	510	99	0.396	93	0.372
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	9,300	830	0	0.000	0	0.000
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	9,300	830	0	0.000	0	0.000
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	9,300	590	0	0.000	0	0.000
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	9,300	830	0	0.000	0	0.000
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	29,000	2,720	1,703	0.643	1,507	0.569
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	38,500	2,850	2,395	0.862	2,128	0.765
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	48,065	2,850	3,214	1.128	2,917	1.024
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	48,065	2,720	3,214	1.182	2,917	1.072

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic

Traffic Counts and Level of Service Report Fall 2014

US 1	Roadway Name	Location	AADT	PK/HR Service Capacity	AM PK/HR PK/Dir		PM PK/HR PK/Dir			
					Volume	V/C	Volume	V/C		
US 1	S OF SAAGER AVE to EASY ST		30,989	3,170	1,515	C	0.490	1,372	C	0.444
US 1	EASY ST to MIDWAY RD		29,394	3,170	1,370	C	0.443	1,332	C	0.431
US 1	MIDWAY RD to WEATHERBEE RD		29,824	2,100	1,401	C	0.697	1,418	C	0.705
US 1	WEATHERBEE RD to FARMER'S MARKET RD		29,824	2,000	1,401	C	0.734	1,418	C	0.742
US 1	FARMER'S MARKET RD to EDWARDS RD		29,824	2,000	1,401	C	0.734	1,418	C	0.742
US 1	EDWARDS RD to SAVANNAH RD		30,490	2,000	1,397	C	0.731	1,370	C	0.717
US 1	GARDENIA AVE to VIRGINIA AVE		30,490	2,000	1,397	C	0.731	1,370	C	0.717
US 1	SAVANNAH RD to GARDENIA AVE		30,490	2,000	1,397	C	0.731	1,370	C	0.717
US 1	VIRGINIA AVE to OHIO AVE		27,870	2,000	1,342	C	0.703	1,352	C	0.708
US 1	OHIO AVE to GEORGIA AVE		27,870	1,630	1,342	D	0.823	1,352	D	0.829
US 1	GEORGIA AVE to DELAWARE AVE		24,720	1,630	1,275	D	0.782	1,218	D	0.747
US 1	DELAWARE AVE to CITRUS AVE		25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	CITRUS AVE to ORANGE AVE		24,421	1,630	1,216	D	0.746	1,096	D	0.672
US 1	ORANGE AVE to AVENUE A		25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	AVENUE A to AE BACKUS AVE		25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	AE BACKUS AVE to AVENUE D		25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	AVENUE D to SR A1A SOUTH		25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	SR A1A SOUTH to AVENUE H		28,000	2,100	1,496	C	0.744	1,378	C	0.686
US 1	AVENUE H to OLD DIXIE HWY		28,000	2,000	1,496	C	0.783	1,378	C	0.721
US 1	OLD DIXIE HWY to AVENUE O		23,190	2,000	1,610	C	0.843	1,258	C	0.659
US 1	AVENUE O to SR A1A NORTH		23,190	2,100	1,610	C	0.801	1,258	C	0.626
US 1	SR A1A NORTH to JUANITA AVE		15,177	2,100	911	C	0.453	729	C	0.363
US 1	JUANITA AVE to ST LUCIE BLVD		15,177	2,100	911	C	0.453	729	C	0.363
US 1	ST LUCIE BLVD to 25TH ST		15,795	2,100	940	C	0.468	902	C	0.449
US 1	25TH ST to INDRIO RD		15,795	2,100	940	C	0.468	902	C	0.449
US 1	INDRIO RD to TURNPIKE FEEDER RD		18,319	2,100	997	C	0.496	991	C	0.493
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.		18,319	2,100	997	C	0.496	991	C	0.493
VETERANS MEMORIAL PKWY	VETERANS MEMORIAL PKWY		16,500	1,890	1,080	C	0.600	1,027	C	0.571
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1		13,500	1,890	804	C	0.447	780	C	0.433

*. Volumes shown were adjusted using FDOT Seasonal Factors

*. AADT = Annual Average Daily Traffic

Historical Growth Calculation

Roadway	From	To	2008	2013	Growth
Indian River Drive	Savannah	Citrus	4720	4100	0.87
	Citrus	Orange	5333	4423	0.83
	Orange	Ave A	5102	4639	0.91
Orange Ave	25th St	US 1	7514	7175	0.95
US 1	Delaware	Citrus	31419	27451	0.87
	Citrus	Orange	29995	22239	0.74
Citrus	US 1	2nd St	5607	3237	0.58
Total			91698	75277	0.82

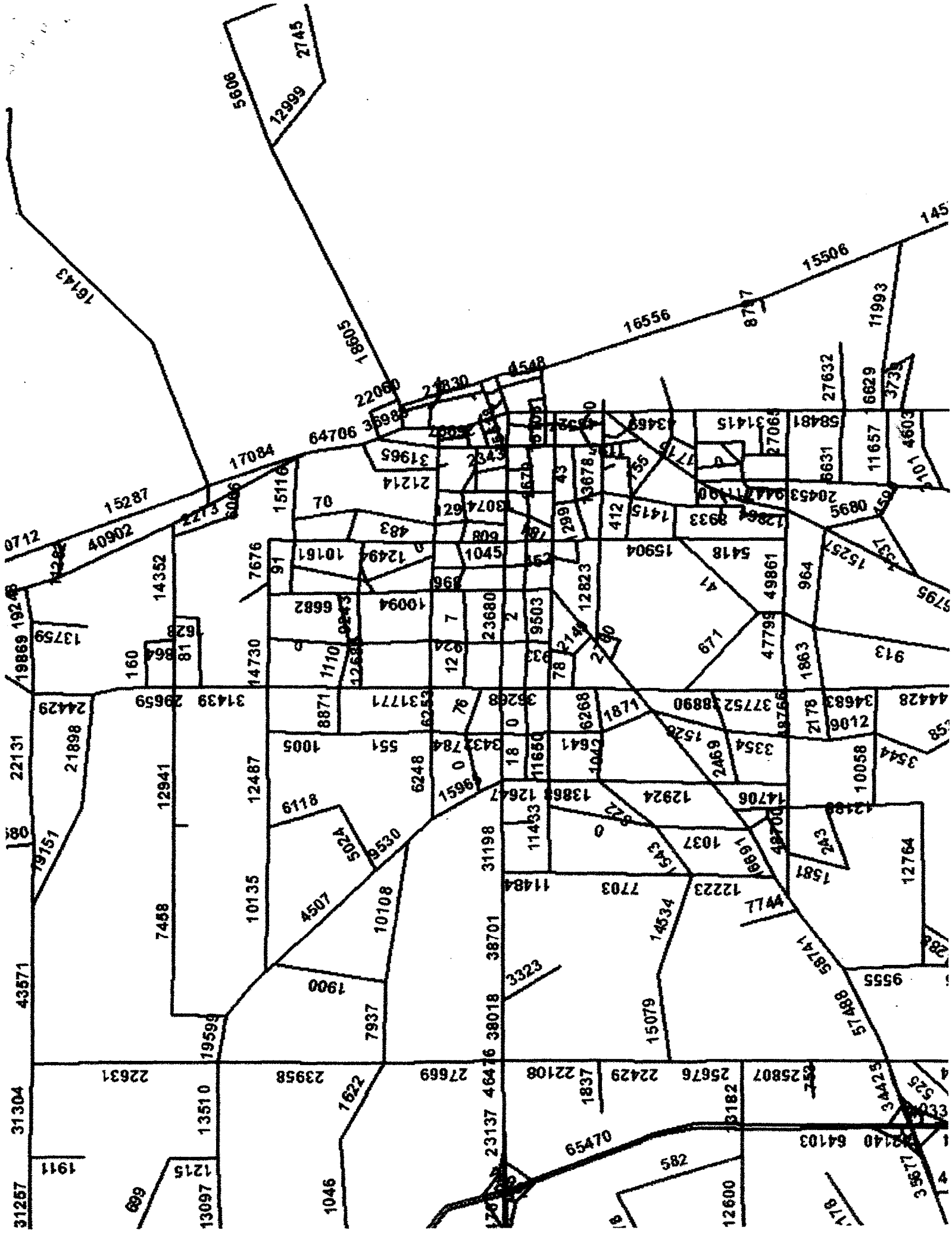
-1.04

APPENDIX B
2035 Traffic Volumes and Roadway Network Data

TABLE 1 Generalized Annual Average Daily Volumes for Florida's Urbanized Areas

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	16,800	17,700	**	4	47,400	64,000	77,900	84,600	
4	Divided	*	37,900	39,800	**	6	69,900	95,200	116,600	130,600	
6	Divided	*	58,400	59,900	**	8	92,500	126,400	154,300	176,600	
8	Divided	*	78,800	80,100	**	10	115,100	159,700	194,500	222,700	
						12	162,400	216,700	256,600	268,900	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	7,300	14,800	15,600	4	45,800	61,500	74,400	79,900	
4	Divided	*	14,500	32,400	33,800	6	68,100	93,000	111,800	123,300	
6	Divided	*	23,300	50,000	50,900	8	91,500	123,500	148,700	166,800	
8	Divided	*	32,000	67,300	68,100	10	114,800	156,000	187,100	210,300	
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)						Freeway Adjustments					
Non-State Signalized Roadways - 10%						Auxiliary Lanes Present in Both Directions + 20,000					
						Ramp Metering + 5%					
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
2	Divided	Yes	No	+5%		2	Undivided	8,600	17,000	24,200	33,300
2	Undivided	No	No	-20%		4	Divided	36,700	51,800	65,600	72,600
Multi	Undivided	Yes	No	-5%		6	Divided	55,000	77,700	98,300	108,800
Multi	Undivided	No	No	-25%							
-	-	-	Yes	+ 5%							
One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6						Uninterrupted Flow Highway Adjustments					
						Lanes	Median	Exclusive left lanes	Adjustment factors		
						2	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
BICYCLE MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						¹ Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.					
Paved Shoulder/Bicycle Lane Coverage						² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.					
		B	C	D	E	³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
0-49%	*	2,900	7,600	19,700		* Cannot be achieved using table input value defaults.					
50-84%	2,100	6,700	19,700	>19,700		** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
85-100%	9,300	19,700	>19,700	**							
PEDESTRIAN MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage											
	B	C	D	E							
0-49%	*	*	2,800	9,500							
50-84%	*	1,600	8,700	15,800							
85-100%	3,800	10,700	17,400	>19,700							
BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction)											
Sidewalk Coverage											
	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							





ENVIRONMENTAL SITE ASSESSMENT

Prepared For:

Indian River Drive Properties:

401 S. Indian River Drive
411 S. Indian River Drive
426 S. Indian River Drive
500 S. Indian River Drive
507 S. Indian River Drive
509 S. Indian River Drive
519 S. Indian River Drive

Note: Typo - This should be 515 South Indian River Drive, as you can see from the Parcel ID below, Included Maps & Photos

Fort Pierce, Florida

Property Tax ID Numbers:

2410-808-0017-000-7
2410-808-0019-000-1
2410-808-0020-010-4
2410-809-0001-000-5
2410-809-0002-000-2
2410-809-0004-000-6
2410-810-0001-000-9

Prepared by:

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, Florida 34953
(772)215-3997

Fax: (772)879-4520

Email: danna@dlsenvironmentalservices.com

TABLE OF CONTENTS

1.0 LOCATION	1
2.0 SOILS	1
3.0 HABITATS	2
3.1 GOPHER TORTOISE AND OTHER BURROW COMMENSALS	2
3.2 PROTECTED SPECIES/WILDLIFE SURVEYS	2
3.3 VEGETATION SURVEY (FLUCFCS)	5
3.4 JURISDICTIONAL WETLANDS	6
4.0 PREVIOUS IMPACTS	6
5.0 SUMMARY	6

FIGURES

Figure 1	Location Map
Figure 2	USDA Soils Map
Figure 3	FLUCFCS Map

APPENDICES

Appendix A	Site Photographs
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ENVIRONMENTAL SITE ASSESSMENT

1.0 LOCATION

An environmental assessment of the 401 S. Indian River Drive, 411 S. Indian River Drive, 426 S. Indian River Drive, 500 S. Indian River Drive, 507 S. Indian River Drive, 509 S. Indian River Drive, and 519 S. Indian River Drive was conducted by DLS Environmental Services, Inc. The project area associated with the seven parcels totals 3.27 acres which are located on the east and west side of South Indian River Drive in Fort Pierce in Section 10, Township 35 South, Range 40 East (**Figure 1 – Location Map**). Field data was collected on April 10, 2015. The following are the methodologies and results of the environmental assessment conducted at the project site.

2.0 SOILS

Project soils were mapped according to the *Soil Survey of St. Lucie County Area, Florida*, March 1981, United States Department of Agriculture, Soil Conservation Service. A copy of the Soil Survey Map depicting the project boundaries and soil type(s) is included as **Figure 2**. The project site contained two soil mapping units. A general description of the soil types are as follows:

Arents, 0 to 5 percent slopes (4)

This soil consists of soil material dug from several areas that have different kinds of soil. It is used to fill such areas as low sloughs, marshes, shallow depressions, and swamps above their natural ground levels. Depth of fill material ranges from about 20 to 50 inches. Several kinds of mineral soils underlie the fill material. The water table in this Arents soil is between depths of 20 and 50 inches most of the year.

Paola Sand (28)

This nearly level to sloping soil is excessively drained. It is on high dune-like ridges and in undulating areas. Slopes are smooth to convex or concave. Included in this mapping layer of Paola soil are small areas of Astatula, St. Lucie, and Welaka Variant soils. This soil does not have a water table within a depth of 80 inches, and usually it is not within a depth of 120 inches annually and permeability is very rapid. Typical natural vegetative associations include sand pine, scrub live oak, rosemary, and cabbage palms.

3.0 HABITATS

3.1 GOPHER TORTOISE AND OTHER BURROW COMMENSALS

3.1.1 Objective

Conduct a systematic survey to locate gopher tortoises (*Gopherus polyphemus*), Florida mouse (*Podomys floridamus*), Florida gopher frogs (*Rana capito*), and eastern indigo snake (*Drymarchon corais couperi*) which may be present within the project area.

3.1.2 Methodology

Biologist followed the survey protocol as recommended in *Ecology and Habitat Protection Needs of Gopher Tortoise (Gopher polyphemus) Populations Found on Lands Slated for Large-scale Development in Florida; Non-game Wildlife Program, Technical Report #5, Florida Game and Fresh Water Fish Commission (FGFWFG) [now known as FFWCC], Tallahassee, Florida, December 1987.*

- Biologist conducted parallel transects 10 meters (32± feet) apart;
- Biologist conducted serpentine search patterns between the parallel transects;
- All gopher tortoise burrows located will be flagged as either active or inactive;
- All gopher tortoise burrows located will be assigned an identification number and recorded;
- Biologist will field locate all gopher tortoise burrows on a 1" = 100' scale aerial.
- Additional data and notes will be collected by biologists for the occurrence of the eastern indigo snake, Florida gopher frog, and the Florida mouse.

3.1.3 Conclusion

No gopher tortoise or other commensal species such as eastern indigo snake, Florida mouse, or Florida gopher frog were observed by the biologist during this environmental assessment.

3.2 PROTECTED SPECIES/WILDLIFE SURVEYS

3.2.1 Objective

Conduct a systematic survey for flora and fauna that may occur on-site and note the presence of any endangered, threatened and species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services.

3.2.2 Methodology

Biologist used the following methodology to conduct wildlife/protected species surveys.

- Biologist conducted a survey on April 10, 2015;
- The survey meandered through the property however none of the property appeared to be suitable habitat for most protected species;
- Biologist recorded and noted sightings, tracks, scat, tree markings, nests, cavities, and burrows;

3.2.3 Conclusion

During the pedestrian survey, biologist did not observe any endangered, threatened, or species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services. No tree markings, nests, cavities, or burrows (active or inactive) were observed. No scrub jays or red-cockaded woodpeckers were observed or called on-site. See **Table 1** for wildlife observed during the pedestrian transects. In addition, the habitat on-site was reviewed to determine the likelihood of occurrence for the following federal/state listed species:

Amphibians

Gopher frog (*Rana capito*) not likely

Reptiles

American alligator (*Alligator mississippiensis*) not likely

Eastern indigo snake (*Drymarchon corais couperi*) not likely

Gopher tortoise (*Gopherus polyphemus*) not likely

Birds

Roseate spoonbill (*Ajaia ajaia*) not likely

Florida scrub jay (*Aphelocoma coerulescens*) not likely

Limpkin (*Aramus guarana*) not likely

Piping plover (*Charadrius melodus*) not likely

Least tern (*Sterna antillarum*) not likely

Little blue heron (*Egretta caerulea*) not likely

Snowy egret (*Egretta thula*) not likely

Snowy plover (*Charadrius nivosus*) not likely

Tri-colored heron (*Egretta tricolor*) not likely

White ibis (*Eudocimus albus*) not likely

Peregrine falcon (*Falco peregrines*) not likely

Southeastern American kestrel (*Falco sparverius paulus*) not likely

Florida sandhill crane (*Grus Canadensis protensis*) not likely

Bald eagle (*Haliaeetus leucocephalus*) not likely

Wood stork (*Mycteria Americana*) not likely

Osprey (<i>Pandion haliaetus</i>)	likely
Roseate tern (<i>Sterna dougallii dougallii</i>)	not likely
Snail kite (<i>Rostrhamus sociabilis plumbeus</i>)	not likely
Florida burrowing owl (<i>Athene cunicularia floridana</i>)	not likely

Mammals

Florida panther (<i>Felis concolor coryt</i>)	not likely
Florida mouse (<i>Podomys floridana</i>)	not likely
Sherman's fox squirrel (<i>Sciurus niger shermani</i>)	not likely

Vascular plants

Sea lavender (<i>Argusia gnaphalodes</i>)	not likely
Curtiss' milkweed (<i>Asclepias curtissii</i>)	not likely
Four-petal pawpaw (<i>Asimina tetramera</i>)	not likely
Sand-dune spurge (<i>Chamaesyce cumulicola</i>)	not likely
Hand fern (<i>Cheiroglossa palmata</i>)	not likely
Large-flowered rosemary (<i>Conradina grandiflora</i>)	not likely
Florida tree fern (<i>Ctenitis sloanei</i>)	not likely
Dollar orchid (<i>Encyclia boothiana var. erthonioides</i>)	not likely
Night-scented orchid (<i>Epidendrum nocturnum</i>)	not likely
Tropical ironwood (<i>Eugenia confusa</i>)	not likely
Coastal vervain (<i>Glandularia maritima</i>)	not likely
Beach jacquemontia (<i>Jacquemontia reclinata</i>)	not likely
Atlantic Coast Florida lantana (<i>Lantana depressa var floridana</i>)	not likely
Nodding pinweed (<i>Lechea cernua</i>)	not likely
Pine pinweed (<i>Lechea divaricata</i>)	not likely
Carter's large-flowered flax (<i>Linum carteri var sinallii</i>)	not likely
Burrowing four o'clock (<i>Okenia hypogaea</i>)	not likely
Dancing-lady orchid (<i>Oncidium bahamense</i>)	not likely
Terrestrial peperomia (<i>Peperomia humilis</i>)	not likely
Blunt-leaved peperomia (<i>Peperomia obtusifolia</i>)	not likely
Scrub bay (<i>Persea humilis</i>)	not likely
Tiny polygala (<i>Polygala smallii</i>)	not likely
Wild coco (<i>Pteroglossaspis ecristata</i>)	not likely
Green ladies'-tresses (<i>Spiranthes polyantha</i>)	not likely
Banded wild-pine (<i>Tillandsia flexuosa</i>)	not likely
Scentless vanilla (<i>Vanilla mexicana</i>)	not likely
Rain lily (<i>Zephyranthes simpsonii</i>)	not likely

Non-Vascular Plants

Perforate reindeer lichen (<i>Cladonia perforata</i>)	not likely
---	------------

Table 1. Wildlife Observed on the Property During the Pedestrian Surveys

A. Birds

COMMON NAME	SCIENTIFIC NAME	PROTECTED SPECIES	
		STATE	FEDERAL
Blue jay	<i>Cyanocitta cristata</i>	----	----

B. Mammals – none observed

C. Reptiles – none observed

3.3 VEGETATION SURVEY (FLUCFCS)

3.3.1 Objective

To map vegetation on-site according to the Florida Land Use, Cover, and Forms Classification System.

3.3.2 Methodology

Biologist used the following methodology to conduct the vegetation survey.

- Biologist used the *Florida Land Use, Cover, and Forms Classification System: A Technical Report (FLUCFCS)*, January 1999, State of Florida, Department of Transportation, Survey and Mapping, Geographic Mapping Section;
- Biologist based vegetative community descriptions on field surveys and Soil Conservation Service soil maps.
- Numerical community designations were carried to Level III, according to FLUCFCS.

3.3.3 Conclusion

The FLUCFCS map is depicted as **Figure 3** and contained the following community designations:

- **133 – Multiple dwelling units, low rise**
This property is currently a 4-unit apartment complex. There is a narrow strip of wetlands adjacent to the shoreline associated with this property which has been assigned a different FLUCFCS number appropriate to that community.
- **143 – Professional services**
This property is currently a mixed use with a residence and an attorney’s office.

- **191 – Undeveloped land in urban areas**
It appears that the majority of the properties involved in this environmental assessment would fall into this category since there are no structures on most of them. The only remaining vegetation on these vacant parcels is mowed ground cover and some cabbage palms.
- **193 – Urban land in transition**
This property contains an asphalt parking lot however the future use is unknown.
- **642 – Saltwater marshes**
A narrow strip of property adjacent to the shoreline on the northern parcels contained cordgrass (*Spartina alterniflora*), three-square (*Scirpus americanus*), and salt grass (*Distichlis spicata*).
- **540 – Bays and estuaries**
The properties involved in this site assessment all have frontage on the Indian River. This location of the Indian River does support seagrasses.

3.4 JURISDICTIONAL WETLANDS

The project site was reviewed for potential wetlands based upon the methodologies identified in Chapter 62-340, Florida Administrative Code which consists of reviewing the area for vegetation, soils, and hydrologic indicators. Based upon this review, a strip of wetlands was identified adjacent to the shoreline on the northern parcels identified in this site assessment.

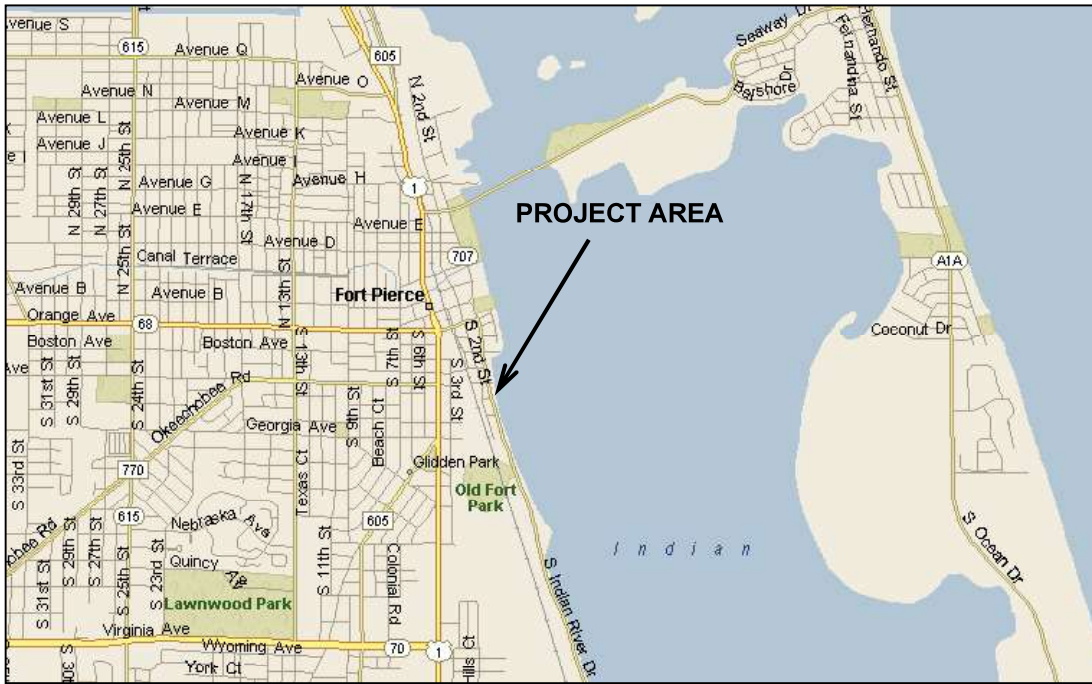
4.0 PREVIOUS IMPACTS

Based upon a review of aerials from 2000, all of the currently vacant properties within the project area had structures at that time. The majority of these structures appear to be residential except for the parcel at the southwest corner of Citrus and Indian River Drive. It appears that these structures were removed between 2007 and 2011 and the properties remain vacant.

5.0 SUMMARY

Based upon the historic use and the current use of these properties, the proposed change of the future land use from Office Professional (OP) to Central Business District (CBD) would not result in additional environmental impacts. The majority of the properties involved in this request are currently vacant uplands which were previously developed.

Any impacts to the wetland area or any proposed docking facilities would require authorizations from both the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers regardless of the land use assigned to the properties.



ST. LUCIE COUNTY



SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST



1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsevenvironmentalservices.com

Location Map

**Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida**

SCALE: **N.T.S.**

APRIL 2015

FIGURE 1



Source: <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx> Viewed on April 12, 2015

SOILS:
 ARENTS, 0 TO 5 PERCENT SLOPES (4)
 PAOLA SAND (28)

DLS Environmental Services, Inc.

1901 SW Yellowtail Avenue
 Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsevenvironmentalservices.com

Soils Map

**Indian River Drive Properties
 South Indian River Drive
 Fort Pierce, Florida**

SCALE: N.T.S.

APRIL 2015

FIGURE 2



FLUCFCS CODES:

- MULTIPLE DWELLING UNITS, LOW RISE (133)
- PROFESSIONAL SERVICES (143)
- UNDEVELOPED LAND IN URBAN AREAS (191)
- URBAN LAND IN TRANSITION (193)
- SALTWATER MARSHES (642)
- BAYS AND ESTUARIES (540)

DLS Environmental Services, Inc.
 1901 SW Yellowtail Avenue
 Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsevenvironmentalservices.com

FLUCFCS Map

**Indian River Drive Properties
 South Indian River Drive
 Fort Pierce, Florida**

SCALE: N.T.S.

APRIL 2015

FIGURE 3

APPENDIX A
SITE PHOTOGRAPHS



Photo looking north at wetland area in the northeast corner of 401 S. Indian River Drive.
Mangroves in the background are off-site.



Photo looking south at strip of wetlands along shoreline of 401, 411, and 426 S. Indian River Drive.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsevenvironmentalservices.com

Photos of Site

**Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida**

SCALE:

APRIL 2015



Photo looking south along area on east side of Indian River Drive for 500, 507, 509, and 519 S. Indian River Drive.



Photo showing bank and existing vegetation associated with 507, 509, and 519 S. Indian River Drive.

DLS Environmental Services, Inc.
 1901 SW Yellowtail Avenue
 Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsevenvironmentalservices.com

Photos of Site

**Indian River Drive Properties
 South Indian River Drive
 Fort Pierce, Florida**

SCALE:

APRIL 2015



Photo looking north along east side of Indian River Drive.



Photo of 519 S. Indian River Drive – law office and possibly residence.

DLS Environmental Services, Inc.
 1901 SW Yellowtail Avenue
 Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsevenvironmentalservices.com

Photos of Site

**Indian River Drive Properties
 South Indian River Drive
 Fort Pierce, Florida**

SCALE:

APRIL 2015



Photo looking at vacant parcels 500, 507, and 509 S. Indian River Drive.



Photo looking at vacant parcel with parking area at 401 S. Indian River Drive.

DLS Environmental Services, Inc.
 1901 SW Yellowtail Avenue
 Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsevenvironmentalservices.com

Photos of Site

**Indian River Drive Properties
 South Indian River Drive
 Fort Pierce, Florida**

SCALE:

APRIL 2015

November 1, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: **Environmental Statement/Assessment**
Indian River Commerce Center PD
Parcel ID: 2410-808-0017-000-7 and 2410-808-0019-000-1

Dear Ms. Grohall:
Schulke, Bittle & Stoddard, LLC has reviewed the following parcels depicted above in preparation of this Environmental Assessment for the impacts of the site from the zoning change of R-4A to PD.

History of the site:

The site was previously developed with a commercial building with parking lot. The building was demolished. The current site is vacant with mostly grass, trees and the old parking lot.

Existing Zoning:

The current zoning of Office Commercial (C-1) is primarily for a commercial or mixed use. C-1 zoning allows for a maximum 60% lot coverage and a minimum 25% open space.

Proposed Zoning:

The proposed Zoning is Planned Development (PD). This zoning allows for flexibility in the code to satisfy the needs of the development. The submittal states that we are submitting for the same maximum 60% lot coverage and the same minimum 25% open space. The code actually allows for the PD Zone to have a 20% open space.

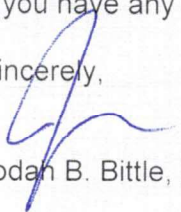
Impacts of the Zoning Change and the Proposed Development:

We feel that the Zoning change and Proposed Development will have no anticipated impacts to the environment for the following reasons:

1. The Zoning change and Proposed Development have the same lot coverage and open space as the existing zoning.
2. The parcels do not contain native habitat.
3. The stormwater system has the same requirements for either zoning.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,


Jodah B. Bittle, P.E.

November 1, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: Map Amendment to the Zoning Atlas Map
Indian River Commerce Center PD
Parcel ID: 2410-808-0017-000-7 and 2410-808-0019-000-1
Drainage Analysis

Dear Ms. Grohall:

Schulke, Bittle & Stoddard, LLC has reviewed the following parcels depicted above in preparation of this Drainage Analysis as part of the application for Map Amendment to the Zoning Atlas Map. The Map Amendment to the Zoning Atlas Map proposes changing the current zoning from Office Commercial (C-1) to Planned Development (PD). The Land Use will remain Central Business District (CBD).

Current Future Land Use: Central Business District (CBD):

Central Business District (CBD): The CBD designation mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- *Compact and intensive development pattern on a pedestrian scale;*
- *Buildings oriented to the street and define the streetscape and civic spaces;*
- *Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people; Vertical and horizontal integration of residential and on-residential uses;*
- *Good connection to transit and pedestrian facilities;*
- *Public parks and open space areas within walking distance of development;*
- *Parking that is integrated into street design and buildings or places in separate structures; and wide sidewalks with appropriate pedestrian amenities.*

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

Current Zoning District:

Sec. 22-29. - Office Commercial Zone (C-1).

(a) Purpose. This commercial classification is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.

Code requirements:

- a. Lot coverage. Buildings shall not cover more than sixty (60) percent of the lot area.
- b. Open space. No minimum requirements.

Proposed Zoning District:

Section 22-40 – Planned Development Zone (PD)

(a) Purpose. The PD District is intended to provide a process for the evaluation of individually Planned Developments which are not otherwise permitted in the zoning districts established by this Chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the City Commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare. In so doing, the PD district is designed to:

A stormwater management system is required to be designed in accordance with Sections 17-27 and 17-28 of the City of Fort Pierce Code of Ordinances and is required for all site plan application submittals. It is not anticipated that the proposed change in Zoning District will have an adverse impact on the City of Fort Pierce public stormwater system for the following reasons:


1. The allowable building lot coverage under the proposed zoning district C-1 is 60%. We are proposing the same allowable lot coverage for the PD rezoning. The actual site plan shows a lot coverage of 23.0%.
2. The PD Zoning allows for a minimum of 20% open space. We are proposing the PD with a minimum of 25%. The actual submitted site plan shows open space at 28.0%.

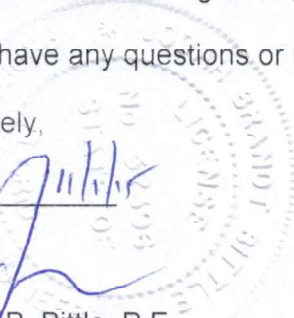
It is reasonable to conclude that the proposed change will result in equal or less stormwater runoff than the existing zoning.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Date:


Jodah B. Bittle, P.E.
FL. Reg. No. 57396



JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

November 1, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: **Historical Report**
Indian River Commerce Center PD
Parcel ID: 2410-808-0017-000-7 and 2410-808-0019-000-1

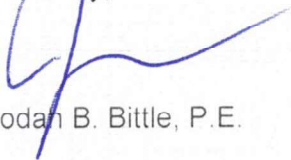
Dear Ms. Grohall:

Schulke, Bittle & Stoddard, LLC has reviewed the above parcels in preparation of this Historical Report as part of the application for Zoning Atlas Map Amendment.

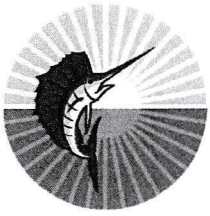
The two vacant parcels at 401 and 411 Indian River Drive have no historical significance to the City of Ft. Pierce.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,



Jodah B. Bittle, P.E.



THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

April 3, 2018

CrownmanFL, LLC
10380 SW Village Center Drive #310
Port St. Lucie, FL 34987

Dear Property Owner:

At their meeting on April 2, 2018, the City Commission of the City of Fort Pierce adopted Resolution 18-R17 designating your property located at 515 S Indian River Drive as a historic contributing site. The resolution has been recorded with the St. Lucie County Clerk of Court at File #4418819.

A copy of the recorded resolution is enclosed for your records.

Very truly yours,

Linda W. Cox
City Clerk

cc: Rebecca Grohall, Planning Director
Paul Thomas, Building Official
Peggy Arraiz, Code Compliance Manager

Kris Einstein
207 Orange Ave, Suite K
Fort Pierce, FL 34950

RESOLUTION NO. 18-R17

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, DESIGNATING, **515 S INDIAN RIVER DRIVE** AS HISTORIC PROPERTY AND A CONTRIBUTING SITE WITHIN RIVER'S EDGE HISTORIC DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Building located at **515 S Indian River Drive, Fort Pierce, Florida** is a historically significant structure that contributes to the character of the River's Edge Historic District, its continuing economic vitality, and serves as an inspiration for architects and property owners through notable architectural features; and

WHEREAS, 515 S Indian River Drive, Fort Pierce, Florida is associated with John T. Brennan who was serving as the City Attorney for Fort Pierce for over 31 years; and

WHEREAS, 515 S Indian River Drive, Fort Pierce, Florida was built circa 1918 and is representative of the Prairie architectural style, and it exhibits architectural characteristics of buildings constructed in Fort Pierce during the Boom and Bust Period (1919-1929) in Fort Pierce history; and

WHEREAS, 515 S Indian River Drive, Fort Pierce, Florida meets the requirements for designation as described in the Historic Preservation Ordinance of the Fort Pierce Code, Section 23-36; and

WHEREAS, the people of Ft. Pierce desire to protect and preserve in perpetuity those sites of unique history, culture and architectural character; and

WHEREAS, the Historic Preservation Board, on February 26, 2018, recommended this property for designation as a historic property and a contributing site within River's Edge Historic District;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, as follows:

1. That 515 S Indian River Drive, Fort Pierce, Florida with the following legal description: ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LI OF LOT 2, RUN NELY 95.70 FT TO N LI, TH W ALG N LI TO E LI OF S 2 ST, TH S TO POB AND LOTS 1, 2, 3 AND 4 BLK E OF LOWRY'S S/D (1.60 AC - 68,588 SF) (MAP 24/10H) (1) (OR 3943-2583; 4050-1341; 4066-2908) be designated as Historic Property and a Contributing Site within River's Edge Historic District pursuant to Chapter 23 of the City of Fort Pierce Code of Ordinances; and that the property located 515 S Indian River Drive be a subject to all rights, privileges and requirements of that ordinance.
2. This Resolution shall take effect immediately upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this 2nd day of April, 2018.


LINDA HUDSON, MAYOR COMMISSIONER

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4418819 04/03/2018 11:56:43 AM
OR BOOK 4115 PAGE 93 - 93 Doc Type: RESO
RECORDING: \$10.00


ATTEST:
LINDA W. COOPER, CITY CLERK



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 SL00815
 Recorder # _____
 Field Date 3/7/2007
 Form Date 4/25/2007
 FormNo 200703
 FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 515 S INDIAN RIVER DRIVE Multiple Listing (DHR only) _____
 Other Names _____ >> BRENNAN HASKEER ATTORNEY (FORMER)
 Survey or Project Name Fort Pierce Historic Structures Survey Survey# _____
 National Register Category Building (s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>515</u>	<u>South</u>	<u>INDIAN RIVER</u>	<u>Drive</u>	

Cross Streets (nearest/ between) DELAWARE/EASTER
 City / Town (within 3 miles) Fort Pierce In Current City Limits? YES
 County St. Lucie Tax Parcel #(s) 2410-810-0005-000-7
 Subdivision Name _____ Block _____ Lot _____
 Ownership Private Individual
 Name of Public Tract (e.g., park) _____
 Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date >> PORT PIERCE, 1983
 Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 35S; 40E; 10; SE
 Irregular Section Name: _____
 Landgrant _____
 UTM: Zone _____ Easting _____ Northing _____
 Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Masonry Vernacular Other Style _____
 Exterior Plan Rectangular Other Exterior Plan _____
 Number of Stories 2
 Structural System(s) _____ >> Concrete block
 Other Structural System(s) _____
 Foundation Type(s) _____ >> Continuous
 Other Foundation Types _____
 Foundation Material(s) _____ >> Concrete Block
 Other Foundation Material(s) _____
 Exterior Fabric(s) _____ >> Stucco
 Other Exterior Fabric(s) _____
 Roof Type(s) _____ >> Hip
 Other Roof Type(s) _____
 Roof Material(s) _____ >> Composition shingles
 Other Roof Material(s) _____
 Roof Secondary Structure(s) (dormers etc) _____ >> Hip extension
 Other Roof Secondary Structure(s) _____
 Number of Chimneys 1
 Chimney Material Brick
 Other Chimney Material(s) _____
 Chimney Location(s) EXTERIOR

HISTORICAL STRUCTURE FORM

8SL00815

DESCRIPTION (continued)

Window Descriptions 6/6 AND 8/8 DOUBLE-HUNG METAL SASH

Main Entrance Description (stylistic details) 1-LEAF DOOR

Porches: #open 1 #closed 0 #incised 0 Location(s) FRONT

Porch Roof Types(s) 1/2 HIP

Exterior Ornament STUCCOED BRICK POSTS

Interior Plan Unknown

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: ALL this category Residential: NONE of this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features) OFFICE BUILDING

Archaeological Remains (describe): _____

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year 1924

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use _____	Year Use Started _____	Year Use Ended _____	>> <u>Private residence; 1924; UNK</u>
Other Structure Uses <u>COMMERCIAL OFFICES</u>			

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____

>> Library research - local

Other research methods National Register of Historic Places

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible RIVER'S EDGE HISTORIC DISTRICT

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>> Architecture

Other Historical Associations This building is associated with the Boom and Bust Period (1919-1929) in Fort Pierce history.

Explanation of Evaluation (required) This building is a contributing resource in the River's Edge Historic District (local), eligible for listing in the National Register of Historic Places (NRHP) under Criteria A and C. This building is not eligible for individual listing in the NRHP.

HISTORICAL STRUCTURE FORM

8SL00815

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Henry, Geoffrey; Jenkins, Ellen

Recorder Address / Phone 9056 Chevrolet Drive Ellicott City, MD 21042 (410)-465-7929

Recorder Affiliation _____ Other Affiliation TRC

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SS
Electronic Form Used: S110

Form Type Code: NORM
Form Quality Ranking: NEW
Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT
Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____
Computer Entry Date: 4/25/2007

SHPO's Evaluation of Resource

_____ Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

SL00815-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FORT PIERCE;1983

- > **Township/Range/Section/Qtr:**
35S ;40E ;10;SE

- > **Structural system(s):**
Concrete block

- > **Foundation types:**
Continuous

- > **Foundation materials:**
Concrete Block

- > **Exterior fabrics:**
Stucco

- > **Roof types:**
Hip

- > **Roof materials:**
Composition shingles

- > **Roof secondary structures (dormers etc):**
Hip extension

- > **Change status/year changed/date noted/nature:**

- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1924;UNK

- > **Research methods:**
Library research-local
Sanborn maps
FL Master Site File-Cultural Resources
Plat map

- > **Area(s) of historical significance:**
Architecture
Community planning & development

- > **Repositories: Collection/Housed/Accession#/Describe**

- > **[Other name(s)]:**
BRENNAN HASKEER ATTORNEY (FORMER)





SLOO815



SL00815



RECORD NUMBER: 528

Page 1

X original
update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Site 8 SL815

SITE NAME: Brennan Haskeer Attorney

HISTORIC CONTEXTS: Boom Times

NAT. REGISTER CATEGORY: Building

OTHER NAMES OR MSF NOS:

COUNTY: St. Lucie County OWNERSHIP TYPE: Private, individual

PROJECT NAME: Survey of Fort Pierce: S+P

DHR NO. 3312

LOCATION:

ADDRESS: 515 South Indian River Drive

CITY: Fort Pierce

VICINITY OF/ROUTE TO: See attached maps

SUB: Andrew's and Richard's Sub. BLOCK E LOT 1

PLAT OR OTHER MAP: Property Appraisers Map of Fort Pierce

TOWNSHIP: 35 S RANGE: 40 E SECTION: 10 1/4: 1/4-1/4:

IRREGULAR SEC? y X n LAND GRANT: None

USGS 7.5 MAP: Fort Pierce, FL 1949; PR: 1983

UTM: ZONE: EASTING: NORTHING:

COORDINATES: LATITUDE: D M S LONGITUDE: D M S

HISTORY

ARCHITECT: Unknown

BUILDER: Unknown

CONSTRUCTION DATE: c. 1924 RESTORATION DATE(S):

MODIFICATION DATE(S):

MOVE: DATE: ORIG. LOCATION:

ORIGINAL USE (S): Private residence

PRESENT USE (S): Commercial

DESCRIPTION

STYLE: Prairie

PLAN: EXTERIOR: Rectangular

PLAN: INTERIOR: Unknown

NO. STORIES: 2 OUTBLDGS: 1 PORCHES: 1 DORMERS: 0

STRUCTURAL SYSTEM(S): Hollow clay tile

EXTERIOR FABRIC(S): Stucco

FOUNDATION: TYPE: Continuous

MATERIALS: Poured concrete

INFILL:

PORCHES: E/entrance/hip roof/brick posts/1 bay

ROOF: TYPE: Hip

SURFACING: Composition shingle

SECONDARY STRUCS: Hip extension

CHIMNEY: NO.: 1

MATERIALS: Brick

LOCATIONS: W: offset

WINDOWS: Double-hung sash, 6/6 lights; 8/8 lights

EXTERIOR ORNAMENT:

CONDITION: Excellent

SURROUNDINGS: Residential

NARRATIVE:

See Continuation Sheet

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? y X n

ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER?	y	X	n	likely, need info	insf	info
SIGNIF. AS PART OF DISTRICT?	y	X	n	likely, need info	insf	info
SIGNIFICANT AT LOCAL LEVEL?	X	y	n	likely, need info	insf	info

SUMMARY OF SIGNIFICANCE

See Continuation Sheet

* * * * DHR USE ONLY * * * * * DHR USE ONLY * * * * *

* DATE LISTED ON NR _____ *

* KEEPER DETERMINATION OF ELIG.(DATE): YES _____ NO _____ *

* SHPO EVALUATION OF ELIGIBILITY (DATE): YES _____ NO _____ *

* LOCAL DETERMINATION OF ELIG. (DATE): YES _____ NO _____ *

* OFFICE _____ *

* * * * DHR USE ONLY * * * * * DHR USE ONLY * * * * *

RECORDER INFORMATION: NAME: Robert Bennett
 DATE: 10/01/92 AFFILIATION: Historic Property Associates, Inc.

PHOTOGRAPHS

LOCATION OF NEGATIVES: HPA, P.O. Box 1002, St. Augustine 32085
 NEGATIVE NUMBERS: Roll 16, #10

PHOTOGRAPH M A P

See Attachments

STATEMENT OF SIGNIFICANCE

Architectural Narrative: This two-story masonry residential building is located at 515 South Indian River Drive. Its Prairie styling is expressed by a hip roof wide eaves, symmetrical facade, symmetrical hip extensions, center entrance and entrance porch. The porch has a hip roof supported by massive brick posts. The exterior wall fabric is stucco. Fenestration consists of 6/6 and 8/8 double-hung sash windows. With few alterations, this building has retained much of its architectural integrity.

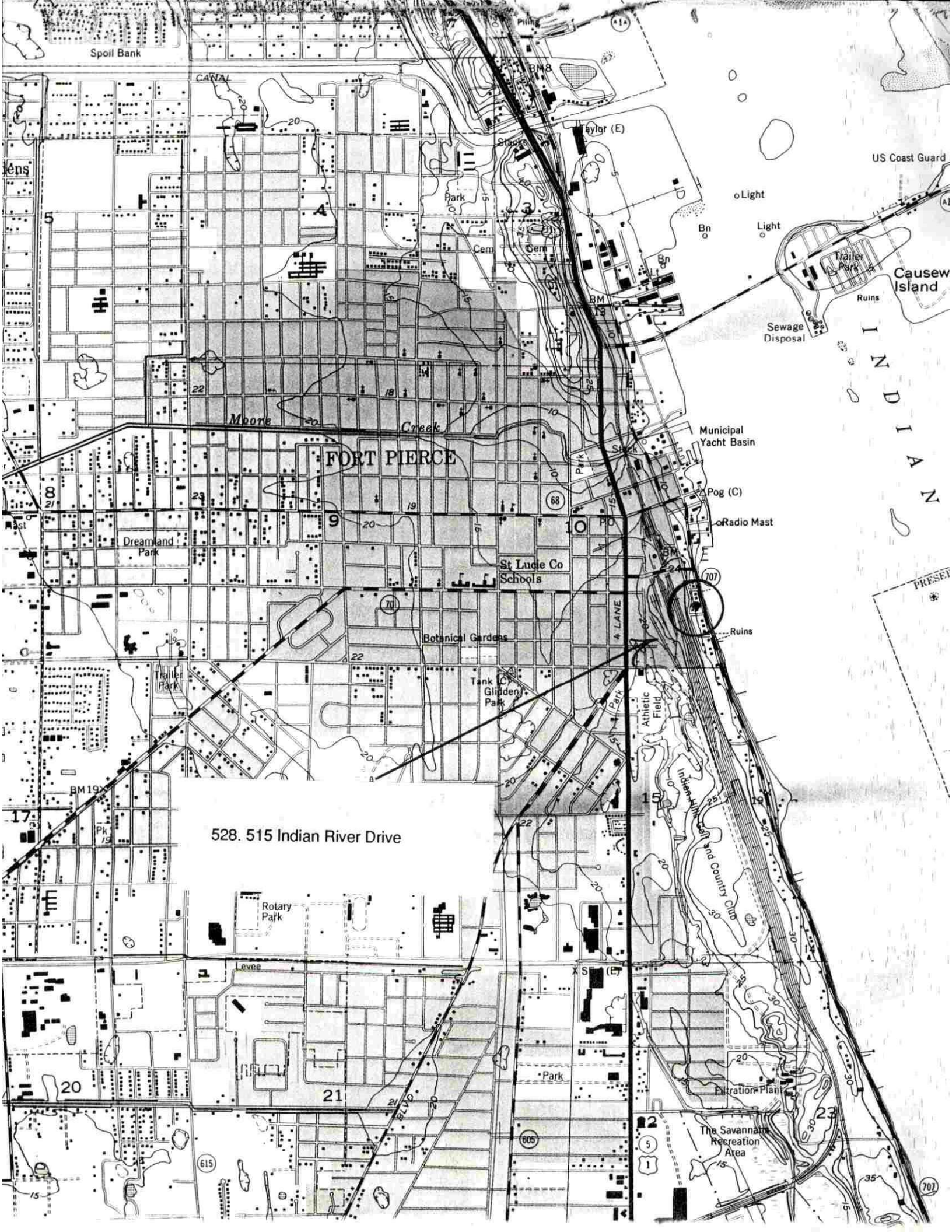
Architectural Context: The Prairie style, one of few indigenous American architectural forms, was developed by a creative association of Chicago architects. Directed toward domestic architecture rather than public or commercial applications, the style was mastered by Frank Lloyd Wright, whose Winslow Homer Residence, constructed in 1893, was perhaps the first residence designed in the style. The heaviest concentrations of Prairie style buildings are located in the Midwest. Although pattern books helped to distribute vernacular forms of the style throughout the country, the Prairie style was a short-lived architectural form, persisting between 1900 and World War I.

In Florida, the Prairie style never gained wide acceptance. The style was eclipsed by revival styles of the American colonial period and from Europe and the Mediterranean basin, which gained popularity and flourished during the land boom of the 1920s, one of Florida's most significant periods of development. Perhaps the largest collection of buildings designed in the style in Florida are located in Jacksonville, where Henry John Klutho made use of the design following a devastating fire there in 1901.

Distinctive features of the Prairie style includes a two-story design, often with a bold interplay of horizontal planes against a vertical mass; low-pitched gable roof with boxed eaves; dormers; massive chimneys; horizontal ribbons of casement windows, often treated with leaded glass; one-story porches, porte cocheres, or extensions with massive column supports; cantilevered overhangs; and brick, stucco, or rough face cast stone exterior wall fabrics, often in combination with wood.

Historical Narrative: This building embodies many of the architectural characteristics of residences constructed in Fort Pierce during the early twentieth century. A series of Sanborn Company maps, which depict "footprints" of buildings, were prepared of the city of Fort Pierce between 1915 and 1948. Sanborn map research indicates that the building was constructed about 1924.

Historical Context: Fort Pierce, the St. Lucie County seat of government, lies 238 miles south of Jacksonville and 58 miles north of West Palm Beach, along Florida's Atlantic coast. Settlement of the city formally began in the late nineteenth century, following the arrival of rail lines linking the region with the population centers of the eastern seaboard. Settlement before that time consisted mainly of military forts and trading outposts that served a small number of annual tourists and an incipient agricultural industry. In 1901 Fort Pierce was organized into a town, its economy fueled by citrus products, which were shipped by rail to northern markets. In 1905 Fort Pierce incorporated as a city. Like many Florida communities, Fort Pierce experienced an era of frenetic growth in the 1920s, culminating in the crash of the great Florida Land Boom in the late years of the decade. The city's ocean port facilities and rail services helped it to weather the economic distresses of the Great Depression. Population growth, inspired by development of military bases, resumed during World War II and continued for some years thereafter.



Spoil Bank

CANAL

Piling

BM 8

Taylor (E)

US Coast Guard

Light

Light

Causeway

Trailer Park

Ruins

Sewage Disposal

I
N
D
I
A
N

Municipal Yacht Basin

Pog (C)

Radio Mast

FORT PIERCE

St. Lucie Co Schools

Botanical Gardens

Tank & Glidden Park

Athletic Field

Inland Country Club

528. 515 Indian River Drive

Rotary Park

Levee

Extrication Plant

The Savannah Recreation Area

707

MAP OF FORT PIERCE
SURVEY AREA



528. 515 Indian River Drive

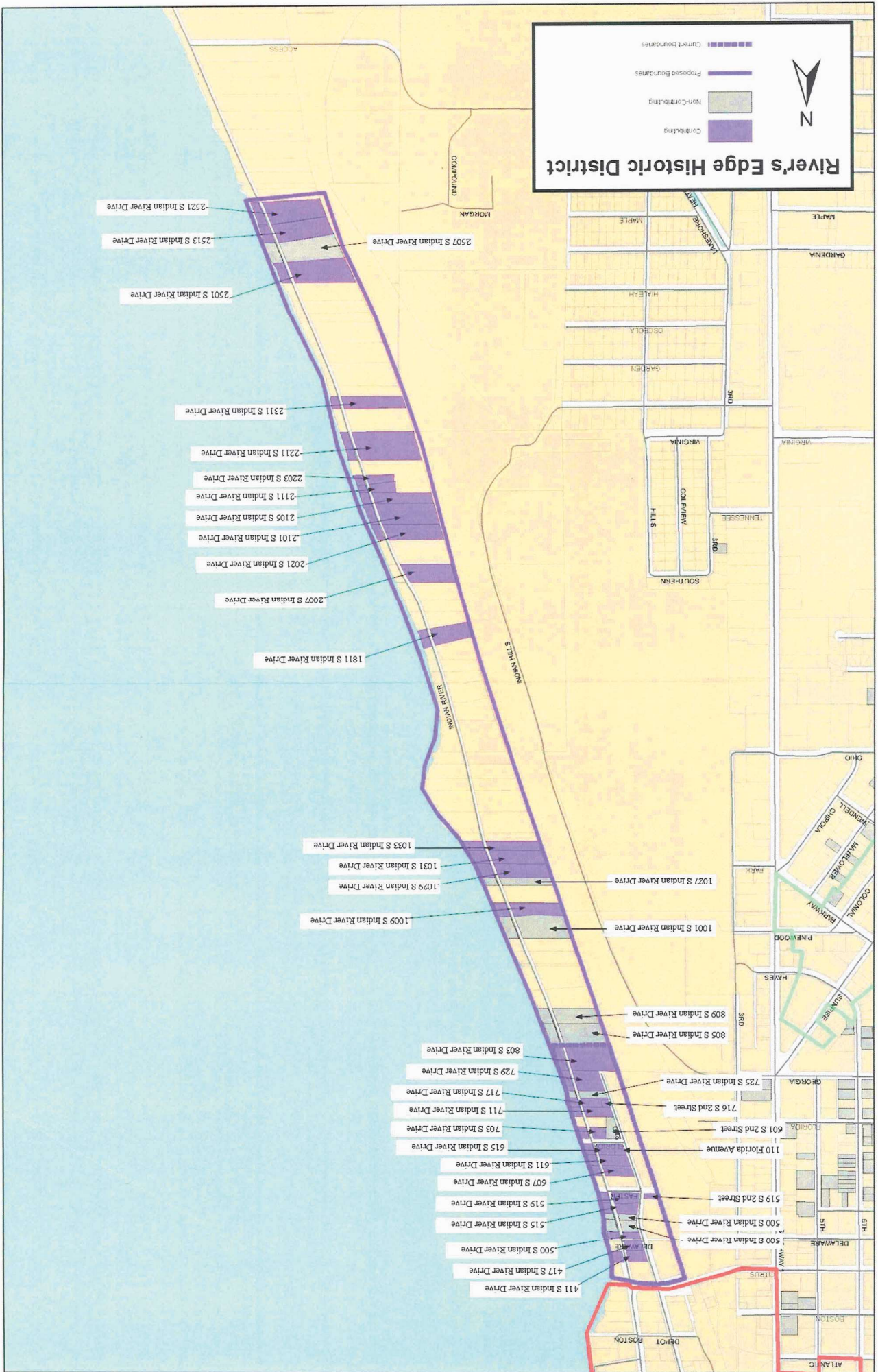
BUILDING LOCATION - ●

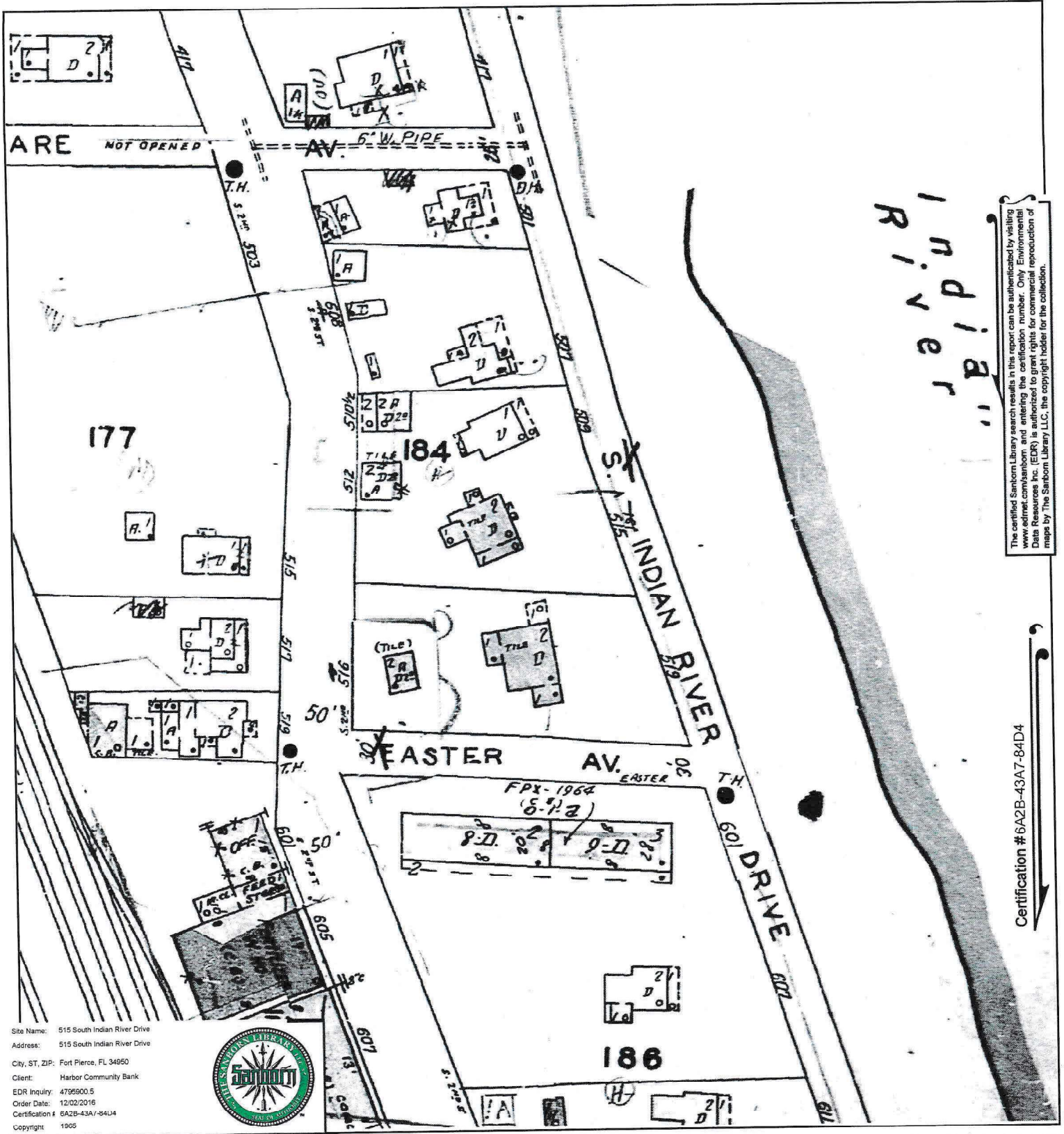




River's Edge Historic District

- Current boundaries
- Proposed boundaries
- Non-contributing
- Contributing

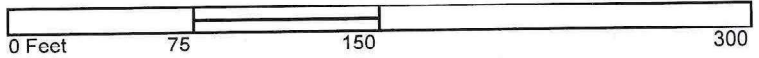


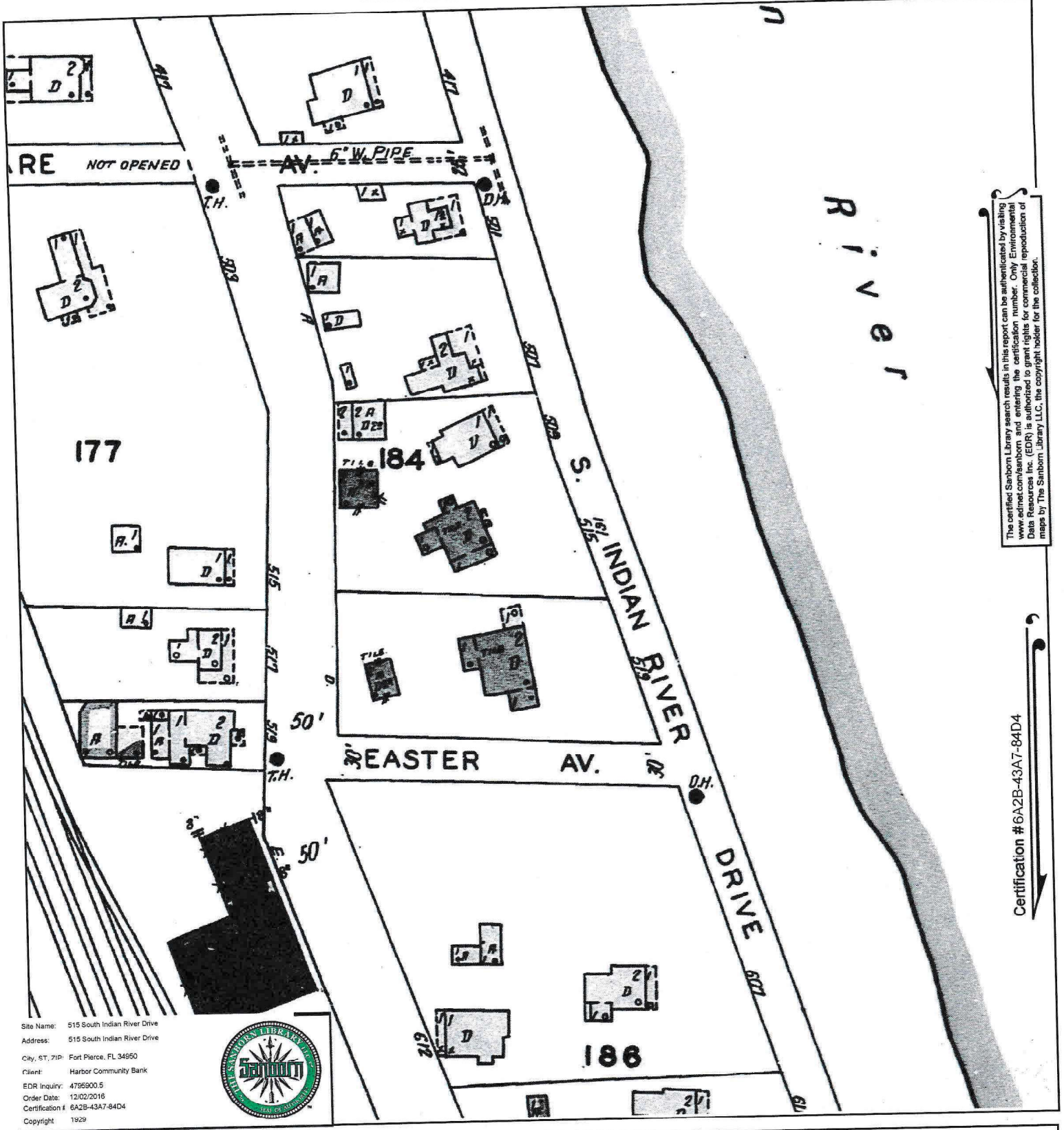


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Certification #6A2B-43A7-84D4

Site Name: 515 South Indian River Drive
 Address: 515 South Indian River Drive
 City, ST, ZIP: Fort Pierce, FL 34950
 Client: Harbor Community Bank
 EDR Inquiry: 4795900.5
 Order Date: 12/02/2016
 Certification # 6A2B-43A/-84U4
 Copyright 1965

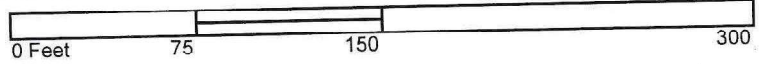




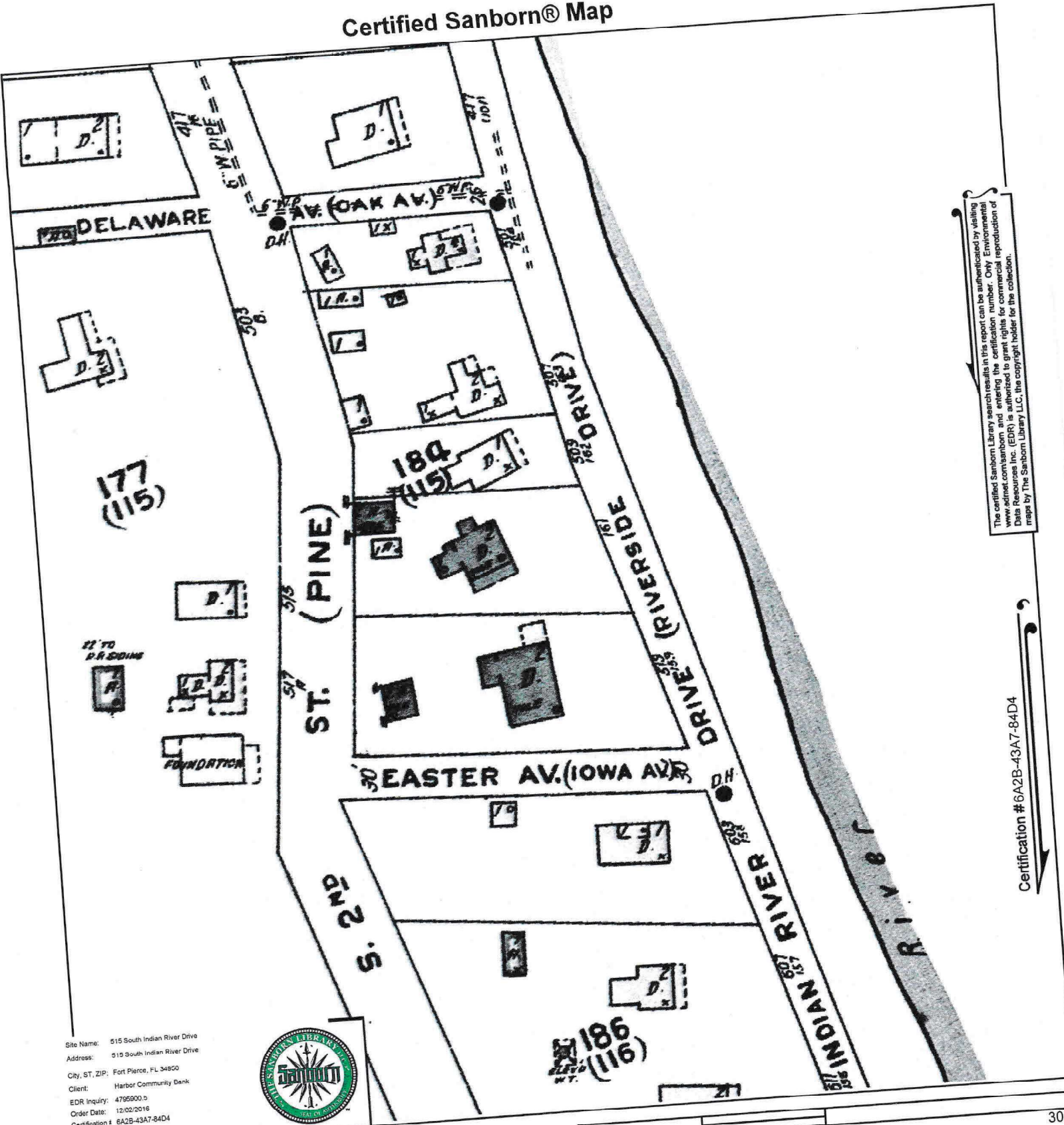
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 City, ST, ZIP: Fort Pierce, FL 34950
 Client: Harbor Community Bank
 EDR Inquiry: 4795900.5
 Order Date: 12/02/2016
 Certification #: 6A2B-43A7-84D4
 Copyright: 1929



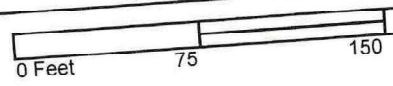
Certified Sanborn® Map

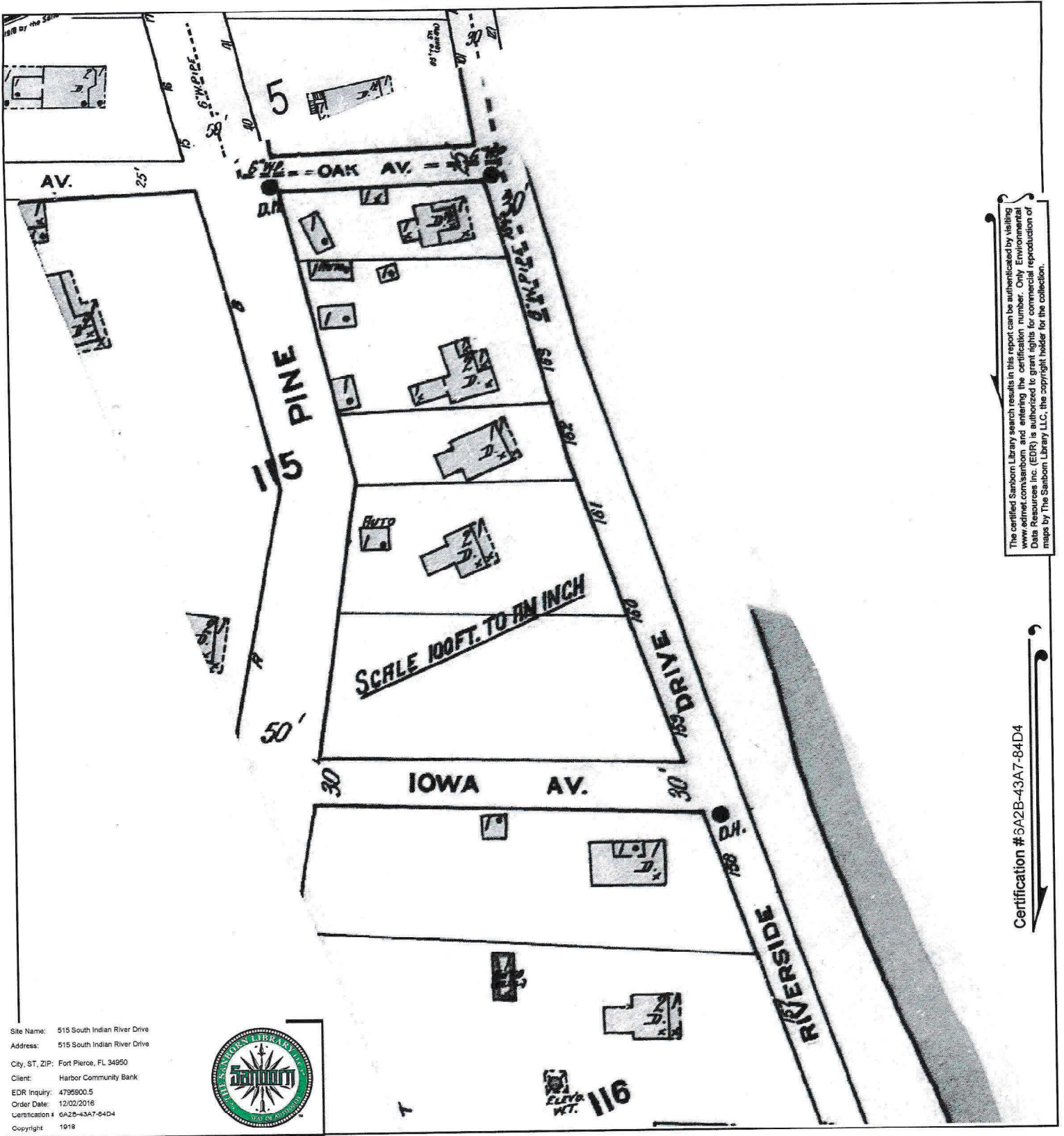


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 EDR Inquiry: 4795900.5
 Order Date: 12/02/2016
 Certification # 6A2B-43A7-84D4
 Copyright: 1924





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Certification # 6A2B-43A7-84D4

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 Client: Harbor Community Bank
 EDR Inquiry: 4795900.5
 Order Date: 12/02/2016
 Certification #: 6A2B-43A7-84D4
 Copyright: 1918

