



TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Ryan Altizer, Senior Planner

RE: **Resurrection Life - Rezoning- 23-06000002**
1910 S. Jenkins Road

BOARD DATE: April 20, 2023

Rezoning for Resurrection Life

The above referenced project is being submitted for your review and comments. The applicant is requesting a Rezoning for 1910 S. Jenkins Road.

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

If you have comments, please respond prior to Tuesday, April 18, 2023. If you have any questions, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3742.

Thank you



Application for Zoning Atlas Map Amendment

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 1910 S. Jenkins Road
2. Property Tax ID(s): 2418-322-0001-000-5
3. Total Acreage: 4.88
4. Existing Future Land Use Designation: RM
5. Existing Zoning Classification: R-4
6. Proposed Zoning Classification: PD
7. Other applications being submitted concurrent with this application, if any: _____

- 8. Describe the existing uses, improvements and structures on the amendment lands: Parcel is currently vacant.
- 9. Are there any identified or possible historical structures on the amendment lands? No
- 10. The reason for making this request: To allow for a 113 unit multi-family development with associated site improvements.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Balance of parent parcel.	RM	R-4
South	Vacant (Proposed residential - Waypoint)	RM	R-4
East	Residential Development (Celebration Pointe)	RM	PD
West	W: Residential Parcel	RL	C-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	12 DU/ Acre	4.88	X
Proposed	RH	PD	15 DU / Ac plus 40 DU density bonus.	4.88	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 15,080 gpd
Proposed Zoning	Total gallons per day 29,403 gpd
Change in Demand	Total gallons per day increase of 14,323 gpd

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 15,080 gpd
Proposed Zoning	Total gallons per day 29,403 gpd
Change in Demand	Total gallons per day increase of 14,323 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			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people	110.94	111.30	increase of 0.36
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	Samiel Gaines Academy	Fort Pierce Westwood
City	Fort Pierce	Fort Pierce
Distance	0.5 miles	4.4 miles
Current Zoning Enrollment Demand	8.40	3.59
Proposed Zoning Enrollment Demand	16.39	7.02
Change in Demand	increase of 7.99	increase of 3.44

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	2.90 yards
Proposed Zoning	5.65 yards
Change in Demand	increase of 2.75 yards

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	Stormwater will be collected in a series of inlets that are connected via underground pipes. Stormwater is then conveyed to an on site lake for treatment and attenuation prior to discharging off site to the NSLRWCD Canal No. 36. The proposed lake will provide water quality treatment
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III. Transportation Analysis

G. Traffic		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	391	27 AM / 33 PM
Proposed Zoning	762	53 AM / 64 PM
Change in Demand	Trips increase 371	Trips increase 26 AM / 31 PM
Impact to Capacity	Increase	

12. Name of Owner(s): Resurrection Life Family Worship Center, Inc.
 Mailing Address: 405 Ixoria Avenue
 City Fort Pierce State FL Zip 34982
 Phone # 772-979-0363
 E-mail: trbanksjr@trbanks.com

13. Name of Applicant: Same as owner
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

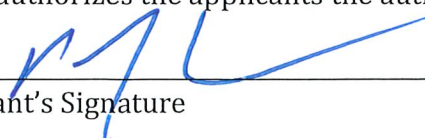
14. Name of Representative: Engineering Design & Construction, Inc., Bradley J. Currie, AICP
 Mailing Address: 10250 SW Village Parkway, Suite 201
 City Port St. Lucie State FL Zip 34987
 Phone # 772-462-2455 Fax # 772-408-4208
 E-mail: bradcurrie@edc-inc.com

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

I certify that: (Check One)

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

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


 Applicant's Signature

3.17.2023
 Date

405 Ixoria Avenue, Fort Pierce

FL

34982

Address

State

Zip

772-979-0363

trbanksjr@trbanks.com

Phone

Fax

E-mail Address

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

Resurrection Life Family Worship Center, Inc.

772-979-0363

Property Owner's Name (Please Print)

Phone

405 Ixoria Avenue, Fort Pierce

FL

34982

Address

State

Zip


Property Owner's Signature

3.17.2023

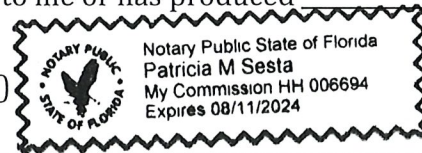
Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 17th day of March, 2023, by Bradley Currie (auth agent) who is personally known to me or has produced _____ as ident

Patricia M. Sesta
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: _____

LETTER OF JUSTIFICATION

PD Application
 Resurrection Life Multi-Family
 March 15, 2023

REQUEST

On behalf of the applicant, Engineering, Design, & Construction, Inc. (EDC) is requesting review and approval of the attached Planned Development (PD) application. The development totals approximately 4.88 acres +/- . The proposed development includes 113 apartment / condos with associated site improvements. The subject property lies east of Jenkins Road and north of the future Graham Road Extension in Fort Pierce, Florida. The subject parcel is identified below:

Parcel ID #	Acreage	Current FLU	Current Zoning	Proposed FLU	Proposed Zoning
2418-322-0001-000-5	4.88	RM	R-4	RH	PD

The subject property is located east of Jenkins Road and north of the future Graham Road Extension in Fort Pierce, Florida and is undeveloped. The applicant currently has an application submitted to the City of Fort Pierce for approval of a Future Land Use Amendment for the southern 4.88 acres from Residential Medical to Residential High. This application is scheduled for City Commission on March 20, 2023 for consideration. This application is requesting approval of a rezone application for the southern 4.88 acres from Medium Density Residential Zone (R-4) to Planned Development Zone (PD).

PLANNED DEVELOPMENT REQUIREMENTS

The following items are described as Planned Development Requirements stated in City of Fort Pierce Land Development Code Section 125-212. Responses are written in ***Bold Italics***.

- a. *Comprehensive plan consistency.*
The proposed zoning is consistent with the proposed Future Land Use designation of Residential High which is scheduled for City Commission on March 20, 2023 for consideration.
- b. *Perimeter setbacks*
The proposed planned development reflects adequate perimeter setbacks to abutting properties.
- c. *Open space*
Please see the attached preliminary development which depicts 21.54% of the site as open space.
- d. *Applicability to other code of ordinances not in conflict herein*

The proposed is not in conflict with other building, housing or land use regulation codes.

e. *Easements*

Should easement be required for any utilities being conveyed to the utility provider, the appropriate utility easements will be supplied.

f. *Phasing*

There is no phasing proposed as part of this PD.

g. *Other standards..*

Acknowledged.

h. *Additional requirements.*

Acknowledged.

i. *Variances are not necessary.*

Acknowledged.

As outlined in section 125-212(c) of the City of Fort Pierce Land Development code, the application requirements are as follows:

1. *Project Narrative*

A description of the proposed development is outlined in this narrative. The overall parcel totals 18.08 acres. This PD application encompasses the southern 4.88 acres of the parcel which is currently undeveloped. An application to change the Future Land Use designation from Medium Density Residential (RM) to High Density Residential (RH) is scheduled for the City Commission for consideration on March 20, 2023. The planned development is proposing a 113-unit apartment / condominium development with associated site improvements.

2. *Unified Control and Property Ownership*

The parcel is under control by the applicant, Resurrection Life Family Worship Center, Inc. A copy of the deed and agent authorization is included as part of this application package.

3. *Phasing*

There is no phasing proposed as part of this development.

4. *Quantitative data:*

The attached Planned Development includes the total number and type of dwelling units. Platting is not proposed so individual parcels sizes are not required or depicted. Overall impervious / pervious area proposed is noted on the plan along with residential gross density and proposed open space.

5. *Exceptions from Standard Zoning:*

The proposed PD meets minimum code standards.

6. *Agreements, provisions and covenants which govern the use:*

Common areas will be governed by a property owner's association and will be established during the detail plan review process.

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

Z:\EDC-2023\23-117 - Resurrection Life - Multi-Family\ENGINEERING\Documents\Submittal Documents\Justification Statement\2023-03-15_Resurrection_Life_MF_PD_Justification_Statement_23-117.docx

Document Prepared by:

TREVOR BANKS
2316 JO HAYWOOD DR.
FT. PIERCE FL 34946

Return to after Recording:

2316 TREVOR BANKS
2316 JO HAYWOOD DRIVE
FT. PIERCE FL. 34946

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

FILE # 3759664 10:18:2012 at 04:16 PM
OR BOOK 3444 PAGE 922 - 923 Doc Type: DEED
RECORDING: \$18.50
D DOC STAMP COLLECTION: \$0.70

Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of; 1) where to return this form; 2) preparer; 3) party requesting recording.]

Corrective Quitclaim Deed

Assessor's Property Tax Parcel/Account Number(s): 2418-322-001-000-5 / 27284
PARCEL ID *account #*

THIS QUITCLAIM DEED, executed this 18th day of October, 2012, by
first party, Grantor, TREVOR BANKS

whose mailing address is 2316 JO HAYWOOD DRIVE FT. PIERCE FL. 34946, to
second party, Grantee, Resurrection Life Family Worship Center
Church

whose mailing address is 405 IYDRIA AVE Fort Pierce FL 34982

WITNESSETH that the said first party, for good consideration and for the sum of 0
Dollars (\$ 0) paid by the said second party, the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and
claim, which the said first party has in and to the following described parcel of land, and improvements and
appurtenances thereto in the County of St. Lucie, State of Florida

to wit:

Full Legal Description

18 35 40 W 1/2 OF NW 1/4 OF SW 1/4-LESS W 40 FT FOR RD R/W AND LESS N 44.5 FT FOR NSLWMD CANAL NO 36 R/W- (17.43 AC) (OR 3360-1913)

~~This deed is being re-recorded to correct the legal description~~

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Martha Banks
Signature of Witness
Martha Banks
Print Name of Witness

Lori Clarke
Signature of Witness
Lori Clarke
Print Name of Witness

Trevor Banks
Signature of Grantor
TREVOR BANKS
Print Name of Grantor

Signature of Grantor

Print Name of Grantor

State of Florida

County of St. Lucie

On 10/18/2012, before me, Sandra Scille,
appeared Trevor Banks, personally known to me (or proved
to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf
of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

S. Scille
Signature of Notary
Sandra Scille
Print Name of Notary

(Seal)

Affiant Known Produced ID
Type of ID _____



RESURRECTION LIFE MULTI FAMILY

**PD REZONE
LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3458, PAGE 167 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER (1/4) CORNER OF SAID SECTION 18; THENCE SOUTH 00°15'46" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 18, A DISTANCE OF 1324.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 18; THENCE NORTH 89°08'14" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (80' WIDE PUBLIC RIGHT-OF-WAY) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 94631-2604, SAID POINT BEING THE POINT OF BEGINNING.

THENCE CONTINUE NORTH 89°08'14" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 614.25 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 18; THENCE NORTH 00°08'26" WEST, ALONG SAID EAST LINE, A DISTANCE OF 342.92 FEET; THENCE SOUTH 89°44'04" WEST, LEAVING SAID EAST LINE, A DISTANCE OF 614.94 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD; THENCE SOUTH 00°15'46" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 349.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 212716.39 SQUARE FEET (4.883 ACRES), MORE OR LESS.

Resurrection Life Family Worship Center Inc.
405 Ixoria Avenue
Fort Pierce, FL 34982

AGENT CONSENT FORM

Project Name: Resurrection Life

Parcel ID: 2418-322-0001-000-5

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

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 14 day of Dec, 2022 by Trevor Banks (Name of Person Acknowledging) who is personally known to me or who has produced FL DL (type of identification) as identification and who did (did not) take an oath.

Jason Hendry
--Notary Signature--

Jason Hendry
Printed Name of Notary

Trevor Banks
Owner's Signature

Trevor Banks
Owner's Name

405 Ixoria Ave
Street Address

Fort Pierce, FL 34982
City, State, Zip

772-465-0036 / trbanksjr@trbanks.com
Telephone / Email



Jason Hendry
Commission # 08300906 (Notary Seal)
Expires: February 23, 2023
Bonded Thru Aaron Notary

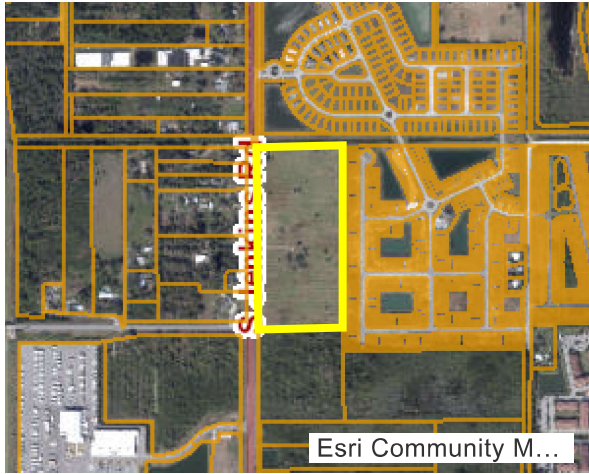
02/23/2023
My commission expires



Saint Lucie County Property Appraiser Michelle Franklin CFA

Report generated: Wednesday, December 14, 2022

Parcel Report



Parcel

PARCELNO: 2418-322-0001-000-5

Property ID: 27284

Owner1: Resurrection Life Family Worship Center Inc

SiteAddress: 1910 S JENKINS RD

Owner

Owner1: Resurrection Life Family Worship Center Inc

Owner2:

Owner3:

MailingAddress: PO Box 1224 Fort Pierce, FL 34954-1224

Overview

PrimaryLandUse: 0000 - Vac Res

DistrictGroup: 0022 - Fort Pierce

Subdivision: Metes and Bounds

Just/Market Value: \$815,600

FinishedArea:

Acres: 17.43

TotalArea: 759,251

Legal Description

LegalDescription: 18 35 40 W 1/2 OF NW 1/4 OF SW 1/4-LESS W 40 FT FOR RD R/W AND LESS N 44.5 FT FOR NSLWMD CANAL NO 36 R/W- (17.43 AC) (OR 3444-922: 3458-167)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2022	\$815,600	\$0	\$815,600	\$0	\$400,210	\$400,210	\$0	\$415,390	\$0
2021	\$563,500	\$0	\$563,500	\$0	\$363,828	\$363,828	\$0	\$199,672	\$0
2020	\$350,900	\$0	\$350,900	\$0	\$330,753	\$330,753	\$0	\$20,147	\$0
2019	\$350,900	\$0	\$350,900	\$0	\$300,685	\$300,685	\$0	\$50,215	\$0

Tax Links

[SLC Tax Collector's Office taxes for this parcel](#)

[Download TRIM notice for this parcel](#)

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	17.43	361.67

Exemptions

Description	Tax Year	Grant Year	Amount
Church	2022	2013	\$400,210

Improvements

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

Land Lines

Line Number	Units	Unit Type
1	17.43	Acre

Permits

Permit Number	Issue Date	Description
BP13-1908	06/28/2013	Demolition
BP13-1909	06/26/2013	Demolition
BP09-1253	08/05/2009	Demolition
C99-020505	03/09/1999	Carport

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
10/18/2012	\$0	0111	QC	Banks Trevor R	3458-167	Clerk of Courts
10/18/2012	\$100	0111	QC	Banks Trevor R	3444-922	Clerk of Courts
12/05/2011	\$250,000	0112	SPWD	Integrity Bank	3360-1913	Clerk of Courts
08/28/2008	\$100	XX01	CT	TLH-Chess LLC	3016-2346	Clerk of Courts
07/28/2005	\$100	XX04	PR	TLH-Chess LLC	2322-1912	Clerk of Courts
07/28/2005	\$2,391,900	XX04	WD	Chesser Kathryn C	2322-1910	Clerk of Courts
12/20/2004	\$0	XX01	MS	Chesser Kathryn C	2122-2413	Clerk of Courts
02/12/1996	\$100	XX01	QC	Chesser Mitchell J	1000-1744	Clerk of Courts
03/01/1978	\$35,000	XX01	CV		286-682	Clerk of Courts

Photos





October 27, 2022

Trevor Banks
Resurrection Life Family Worship Center Inc.
PO Box 1224
Fort Pierce, FL 34954-1224

VIA Email: trbankssjr@trbanks.com

Reference: **Environmental Assessment**

1910 S Jenkins Rd – 17.43 acres
Saint Lucie County, Florida

Site Address	Parcel ID	Land Size (Acres)
1910 S Jenkins Rd	2418-322-0001-000-5	17.43

Dear Mr. Banks,

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

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

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

Respectfully submitted,

EDC, Inc.

Drew Liddick, M.A.
Environmental Scientist



ENGINEERS • SURVEYORS • ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2418-322-0001-000-5
1910 S Jenkins Rd - 17.43 acres
Fort Pierce, Florida

Date: October 27, 2022
Project # 22-439

Prepared For:
Trevor Banks
Resurrection Life Family Worship Center Inc.
PO Box 1224
Fort Pierce, FL 34954-1224

Email: trbankssjr@trbanks.com

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

The subject property evaluated as part of this Environmental Assessment consists of tax parcel 2418-322-0001-000-5 comprised of 17.43 acres. The subject parcel is located on the east side of S Jenkins Rd. The subject parcel has a City of Fort Pierce Future Land Use Designation of Medium Density Residential (land use code RM). The subject property has a zoning designation of R-4. The subject property is further located within Section 18, Township 35 South and Range 40 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on October 26, 2022 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The subject parcel historically consisted of citrus grove until 2014. Since then, the citrus trees have been cleared and successional vegetation has become established on site.

The habitat associations were determined via onsite analysis and classified according to the Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC). The CLC incorporates classifications used by FWC, Florida Natural Areas Inventory (FNAI), and Florida’s water management districts. The following CLC code was identified onsite; 210 – cropland/pasture. Due to the dominant vegetative regimes present on site, there is no native habitat on the subject parcel.

Common Name	Species Name
Slash Pine	<i>Pinus elliottii</i>
Cabbage Palm	<i>Sabal Palmetto</i>
Live Oak	<i>Quercus virginiana</i>
Dwarf Palmetto	<i>Sabal minor</i>
Brazilian Pepper**	<i>Schinus terebinthifolia</i>
Caesar’s Weed**	<i>Urena lobata</i>
Guinea Grass**	<i>Panicum maximum</i>
Cogon Grass**	<i>Imperata cylindrica</i>

*Nuisance Vegetation
 **Exotic/Invasive Vegetation

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

WETLAND DELINEATION:

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

WILDLIFE EVALUATION:

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

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

SOIL COMPOSITION:

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

Wabasso sand, 0 to 2 percent slopes (11.0 AC)- The Wabasso series consists of poorly drained sediment, with 6 to 18 inches in depth to the water table. This is the dominant soil series of the subject parcel. The series often experiences 46 to 55 inches of annual precipitation. Wabasso sands are associated with other vegetative classifications such as South Florida Flatwoods on marine terraces, sandy soils on flats of mesic or hydric lowlands.

Arents, 0 to 5 percent slopes (3.5 AC)- The Arents series consists of somewhat poorly drained soils with high runoff potential. The series has about 18 to 36 inches in depth to the water table. Areas with this type of soil typically experiences 49 to 58 inches of mean annual precipitation.

Winder Loamy Sand (1.7 AC)- The Winder series consists of poorly drained sediment with high runoff potential. The depth to water table is about 12 inches. Winder sands are also characterized as loamy and clayey soils on flats of hydric or mesic lowlands. The first 12 inches of sediment (typical profile can extend to 80 inches) consists of loamy sands. After 12 inches up to 33 inches, clay deposits begin to mix with the sandy loam.

Nettles and Oldsmar sands (1.6 AC)- The Nettles series consists of very deep, poorly and very poorly drained, slow or very slow permeable soils on broad areas of flats and depressions of Peninsular Florida. They formed in sandy and loamy marine sediments. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 2 percent.

CITY OF FORT PIERCE:

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

The regulation will be quoted in black; interpretation and consultation will be will be in red.

Sec. 123-64. - Permit required.

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

Before further land clearing activities commence, a Tree Removal Permit must be obtained from the City of Fort Pierce.

Sec. 107-6. - Design requirements.

- (a) *Grading, erosion control practices, sediment control practices, and waterway crossings shall be adequate to prevent transportation of sediment from the site to the satisfaction of city engineer. Cut and fill slopes shall be no greater than 4:1 to meet city environmental objectives.*

- (b) Clearing and grading of natural resources, such as forests and wetlands, shall not be permitted, except when in compliance with all other chapters of this Code and other agency permits. Clearing techniques that retain natural vegetation and drainage patterns shall be implemented to the satisfaction of the city engineer.*
- (c) Clearing, except that necessary to establish sediment control devices, shall not begin until all sediment control devices have been installed and have been stabilized.*

In addition to a Tree Removal Permit, a Sediment and Erosion Control Plan must be established. This plan should identify control measures, and sensitive habitat (GTs) that may be affected.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of a single tax parcel: (Parcel ID # 2418-322-0001-000-5) comprised of 17.43 acres. The subject parcel is located on the east side of S Jenkins Rd. The subject parcel has a City of Fort Pierce Future Land Use Designation of Medium Density Residential (land use code RM). The subject property has a zoning designation of R-4. The subject property is further located within Section 18, Township 35 South and Range 40 East.

A Tree Inventory and/or survey will be required prior to obtaining a Vegetation Removal Permit. Trees with DBH of 14 inches or greater are protected and will require mitigation if the site plan requires for removal of all native trees.

It is the professional opinion of EDC that approximately 17.43 acres of cropland/pasture is located onsite. In addition, trees meeting the “protected trees” criteria for the City of Fort Pierce were observed onsite. Through the action of conducting the environmental assessment on the subject parcel, EDC staff did not identify any native habitat nor species of concern. Furthermore, no wetlands were identified within the parcel boundary.



Environmental Assessment

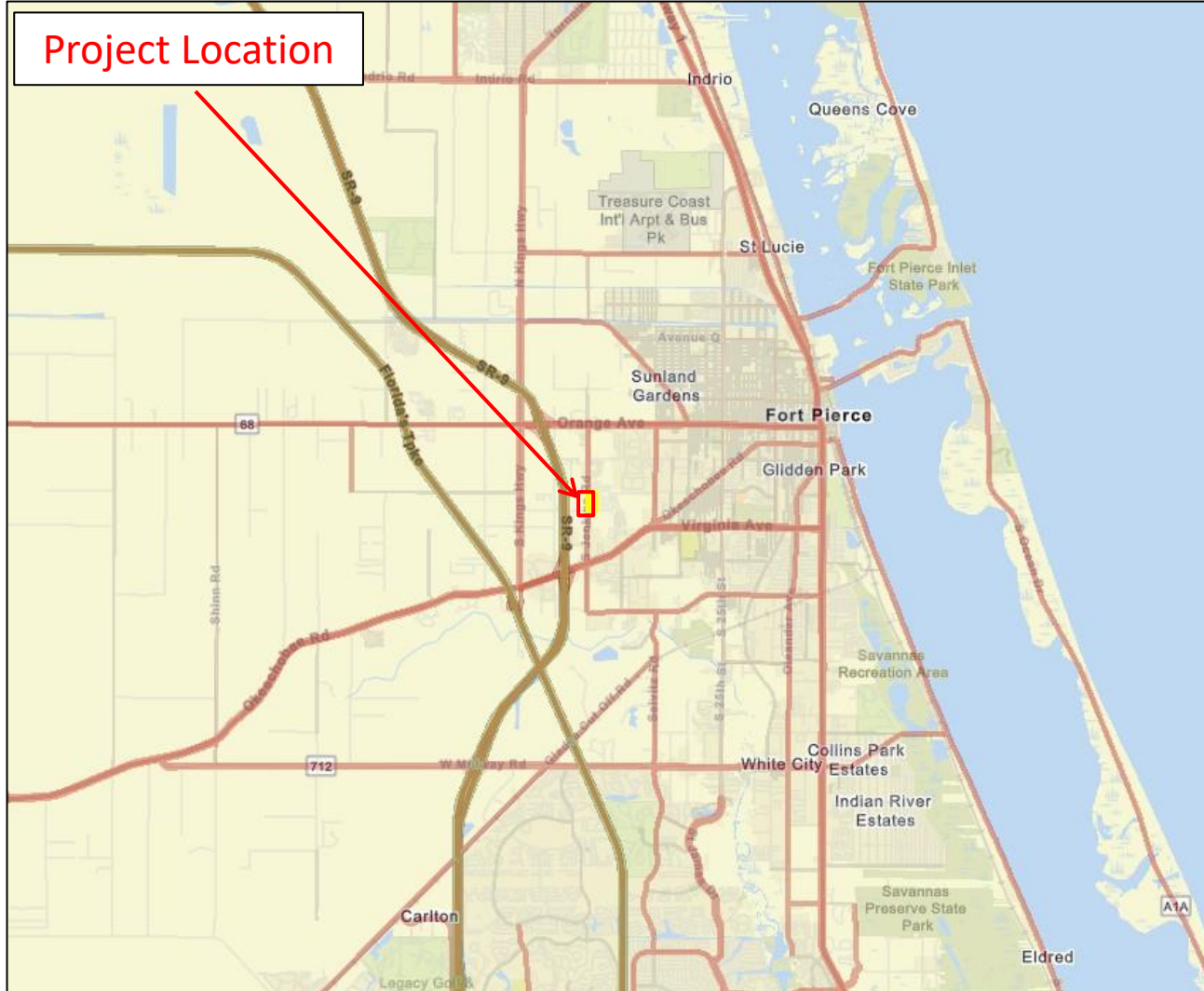
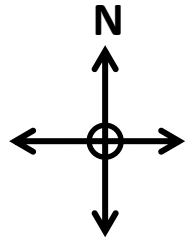
1910 S Jenkins Rd
City of Fort Pierce, FL

Location Map

Project: 22-439

Resurrection Life

10/27/2022





Environmental Assessment

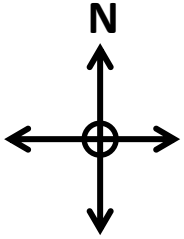
1910 S Jenkins Rd
City of Fort Pierce, FL

Property Appraiser Map

Project: 22-439

Resurrection Life

10/27/2022





Environmental Assessment

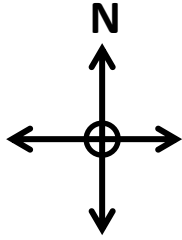
1910 S Jenkins Rd
City of Fort Pierce, FL

Soil Map

Project: 22-439

Resurrection Life

10/27/2022





Environmental Assessment

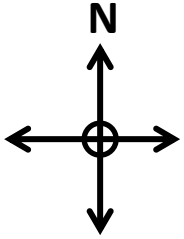
1910 S Jenkins Rd
City of Fort Pierce, FL

Florida Cooperative Land Cover (CLC) Map

Project: 22-439

Resurrection Life

10/27/2022



Florida CLC Codes

210	Cropland/Pasture 17.43 AC
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***This map demonstrates an approximation of habitat boundaries on site.**



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential Developpment	RM	PD
South	Vacant (Proposed Residential)	RM	R-4
East	Residential	RM	PD
West	SW: ROW / Residential	RL	C-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	Up to 12 UPA	4.883	X
**Proposed	RH	PD	Up to 15 UPA with 40 DU bonus	4.883	N/A

density.

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 15,080
**Proposed Zoning/FLU	Total gallons per day 29,403
**Change in Demand	Total gallons per day increase of 14,323 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 15,080
**Proposed Zoning/FLU	Total gallons per day 29,403
**Change in Demand	Total gallons per day increase of 14,323 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			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people	110.94	111.30	increase of 0.36
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	Samuel Gaines Academy	Fort Pierce Westwood
City	Fort Pierce	Fort Pierce
Distance	0.5 miles	4.4 miles
Current Zoning/FLU Enrollment Demand	8.40	3.59
**Proposed Zoning/FLU Enrollment Demand	16.39	7.02
**Change in Demand	increase of 7.99	increase of 3.44

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	2.90
**Proposed Zoning/FLU	5.55
*Change in Demand	increase of 2.75 yards

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	Stormwater will be collected in a series of inlets that are connected via underground pipes. Stormwater is then conveyed to an on site lake for treatment and attenuation prior to discharging off site to the NSLRWCD Canal No. 36. The proposed lake will provide water quality treatment and attenuation prior to discharging off site.
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III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)

G. Transportation Analysis: Complete ITE Trip Generation Data Form		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	391	27 AM / 33 PM
**Proposed Zoning/FLU	762	53 AM / 64 PM
*Change in Demand	Trips increase of 371	Trips increase 26 AM / 31 PM
Impact to Capacity	Increase	

IV. Project Description

PHASING	
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.	
Total Project: Residential Units:	Single Family: Multifamily: 113
Non-residential (square footage):	
Mixed-use (describe use):	
(If this is a single phase project, name it Phase I – Total)	

RESIDENTIAL DATA					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family	One Phase	113	4.883	2024	2025
Other (specify)					

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

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No

- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
 If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
 If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

From: [Vovsi, Eman M.](#)
To: [Patricia Sesta](#)
Subject: RE: 1910 S Jenkins Road
Date: Monday, November 28, 2022 12:21:06 PM
Attachments: [image001.png](#)
[Template_102.pdf](#)

Completed; no cultural resources detected

From: Patricia Sesta <patriciasesta@edc-inc.com>
Sent: Monday, November 28, 2022 12:12 PM
To: FMSFILE <FMSFILE@dos.myflorida.com>
Cc: Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>; Brad Currie <bradcurrie@edc-inc.com>
Subject: 1910 S Jenkins Road

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good afternoon,

I'm looking for any State Historical records on the attached property. Please find the completed request form and project boundary. Please forward at your earliest convenience.

Thank you.

Patricia "Trish" Sesta
Planner | Planning Division



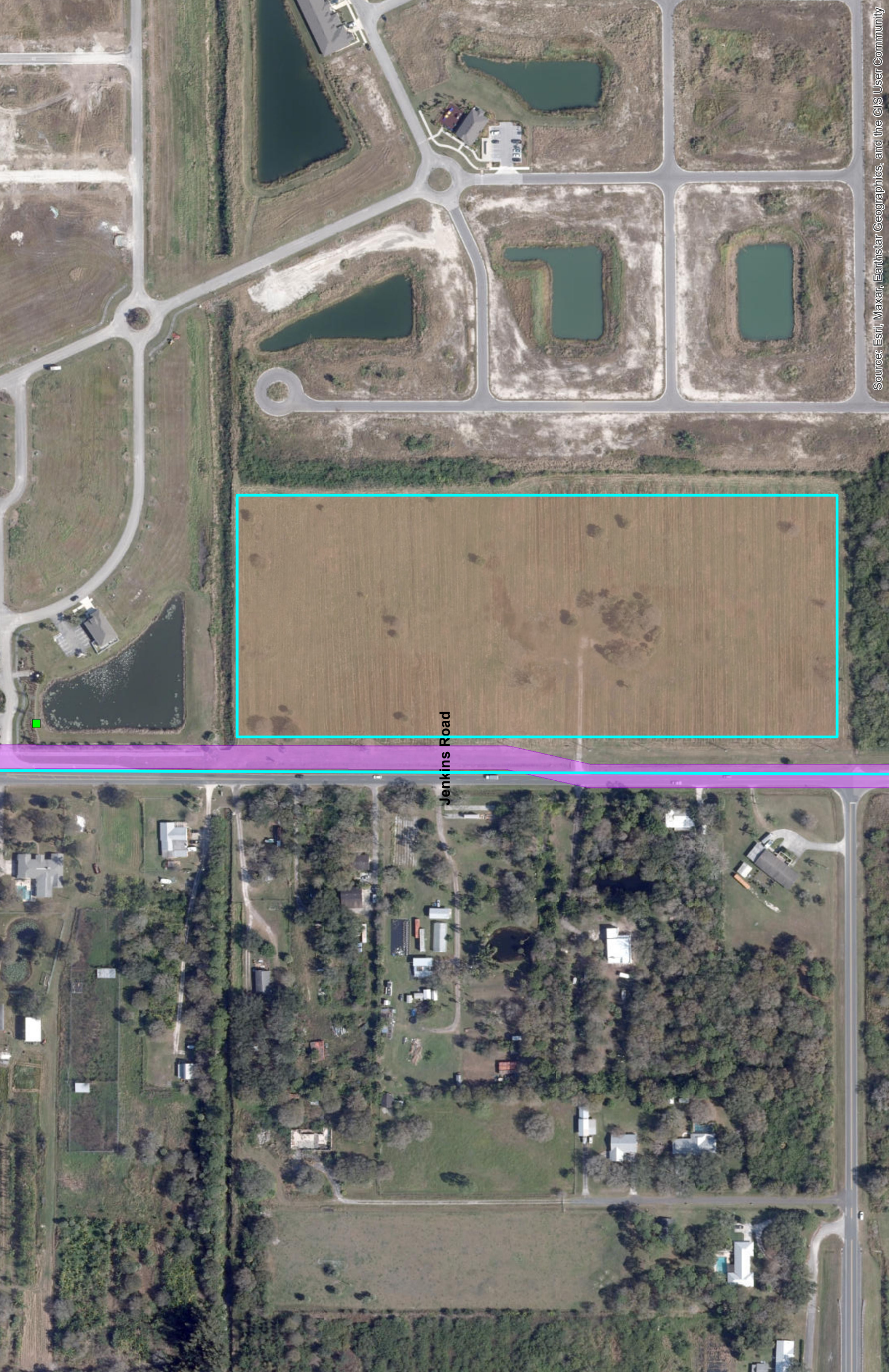
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Jenkins Road