

OBJECTIONS TO REZONING OF ALLEGRA PROPERTY:

FLOODING: The DEAD-END residential area of Hartman Road/Lazy Hammock is prone to flooding. Any new construction there will negatively affect the drainage.

Five Mile Creek on the west, overflows into a North/South drainage ditch parallel. Drainage ditches run North/South along the east side of the area, on 41ST/Hartman Road. There is drainage down the middle of Lazy Hammock, and, they all drain south to the East/West drainage ditch on the south side of the area. This drainage ditch overflows and floods our neighborhood. The water is travelling in a circle with nowhere to go.

TRAFFIC: This is a high accident area due to traffic on SR 70 travelling 45-60 mph coming around the curve from the west. Allegra main entrance is located on Hartman Road/41 St. at intersection with Clematis St. This is 173 feet south of the Virginia Road intersection. With projected 360 rental units, it is highly possible to have 500-1000 vehicles entering and exiting on a daily basis. This will cause extreme hardship to the 15 residences located on the dead end street.

TRAFFIC SIGNAL: It was mentioned that a traffic signal might be needed at 41St/Hartman. This would **NOT** alleviate the problem for Lazy Hammock residents. A much better option would be to use one of the existing traffic lights on Okeechobee Road, which currently serve only a near-defunct Renaissance Mall. The Allegra entrance could be relocated to the north side of the property. The benefit of using one of those existing traffic signals has the domino effect of slowing down eastbound traffic, allowing easier egress from 41 St, inevitably reducing accidents,

Other developments in progress in Cocoa and Palm Bay have less units, with much larger access roads. Buildings in this project are lined up like unattractive prison barracks. IRSC dormitories are more attractive. Who would want to pay to live in those wooden boxes, no outdoor living space, As is, there would not be enough parking spaces at 1.5 spaces per unit, but adding needed parking would add more concrete and reduce drainage even more

CRIME: Fort Pierce cannot support expensive rental apartments. Over the past 25 years, several communities were built with high hopes, only to regress when the parent company cut their losses and ran, To wit: The Sands (Grandview) and Portofino have significant crime issues.

Patricia L Ruby

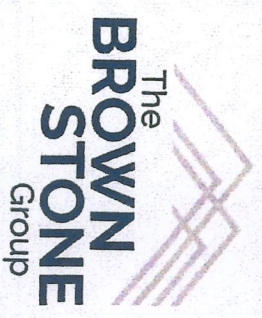
2607 Lazy Hammock La
Fort Pierce, FL34981

772-216-3386
Cell/Text
PatR620@aol.com



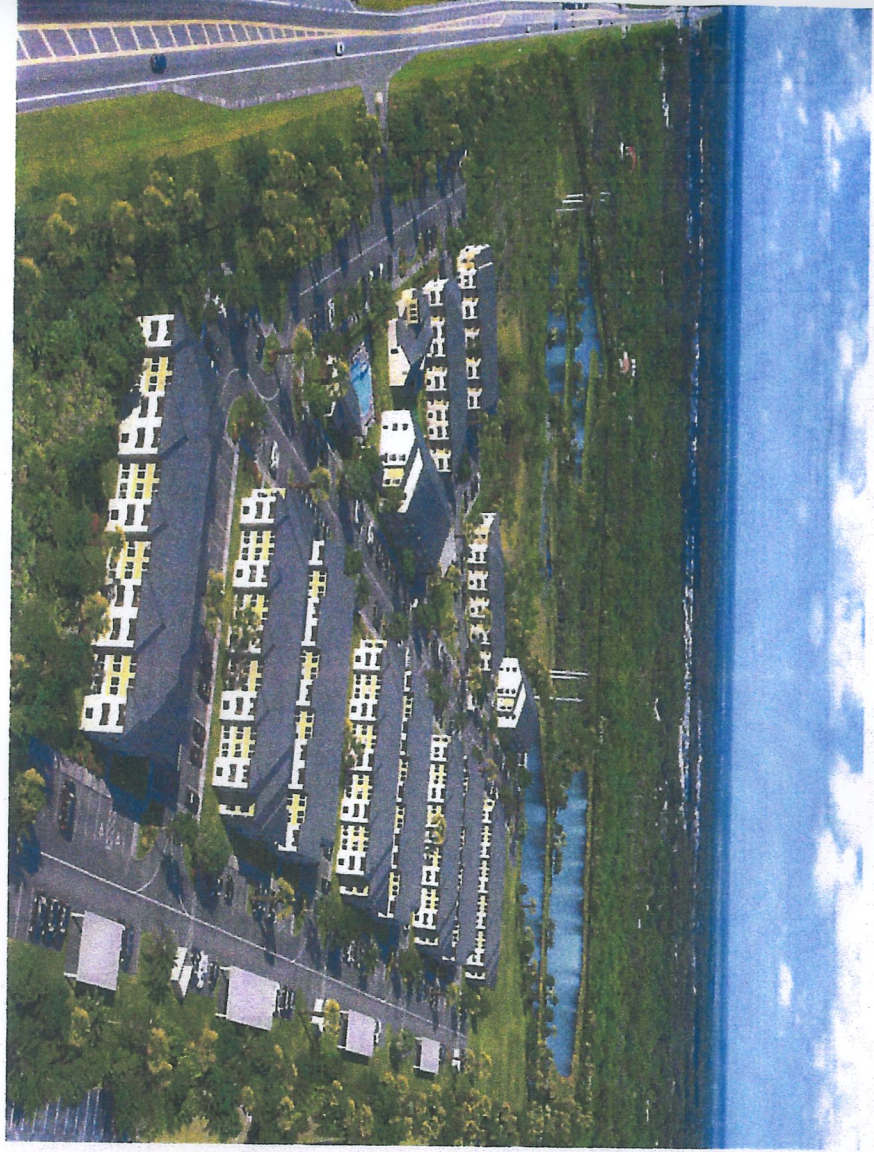
ALLEGRA PRODUCT SAMPLE

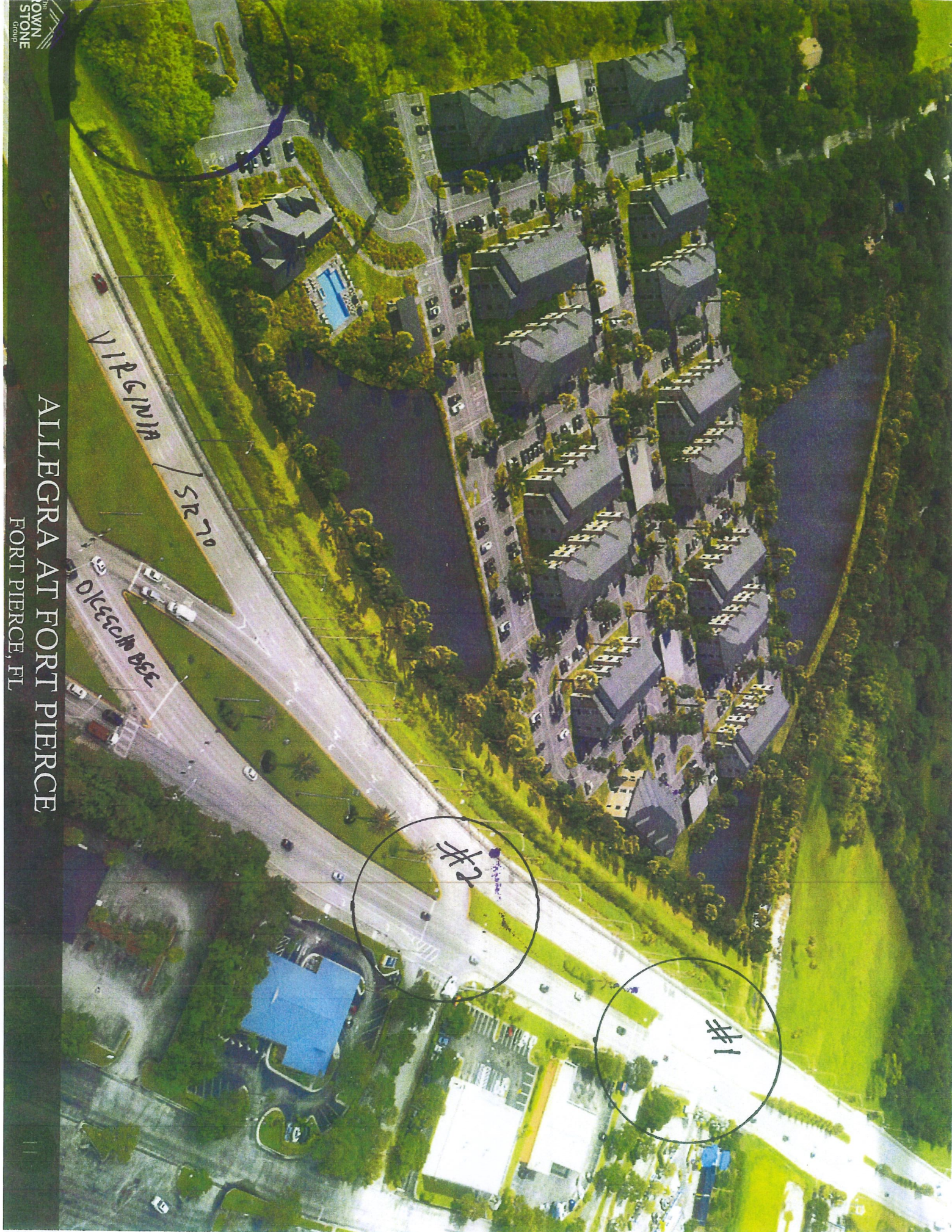
Attainable Living Apartment Homes



The
**BROWN
STONE**
Group

August 2022





ALLEGRA AT FORT PIERCE

FORT PIERCE, FL

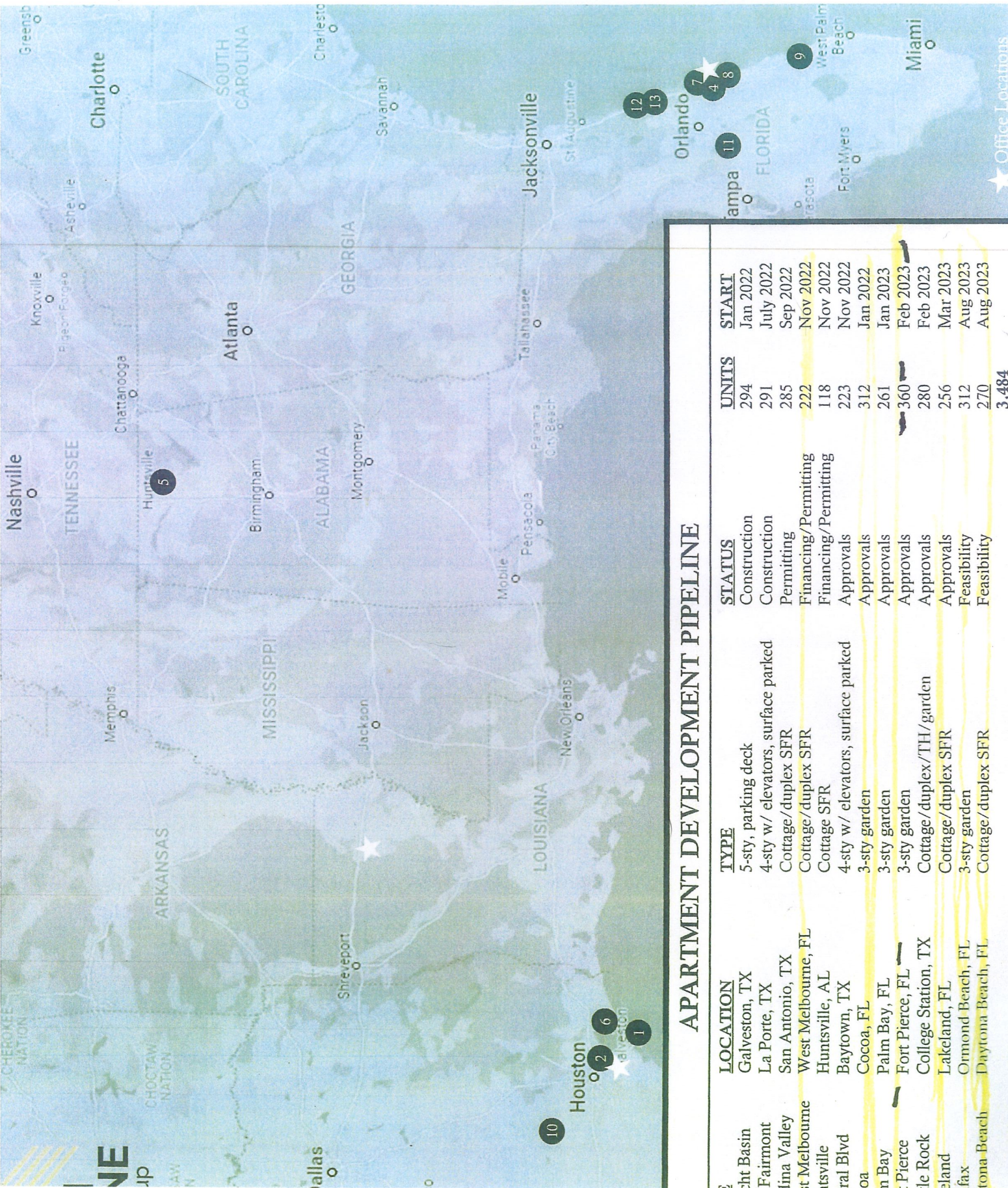
312



ALLEGRA AT COCOA



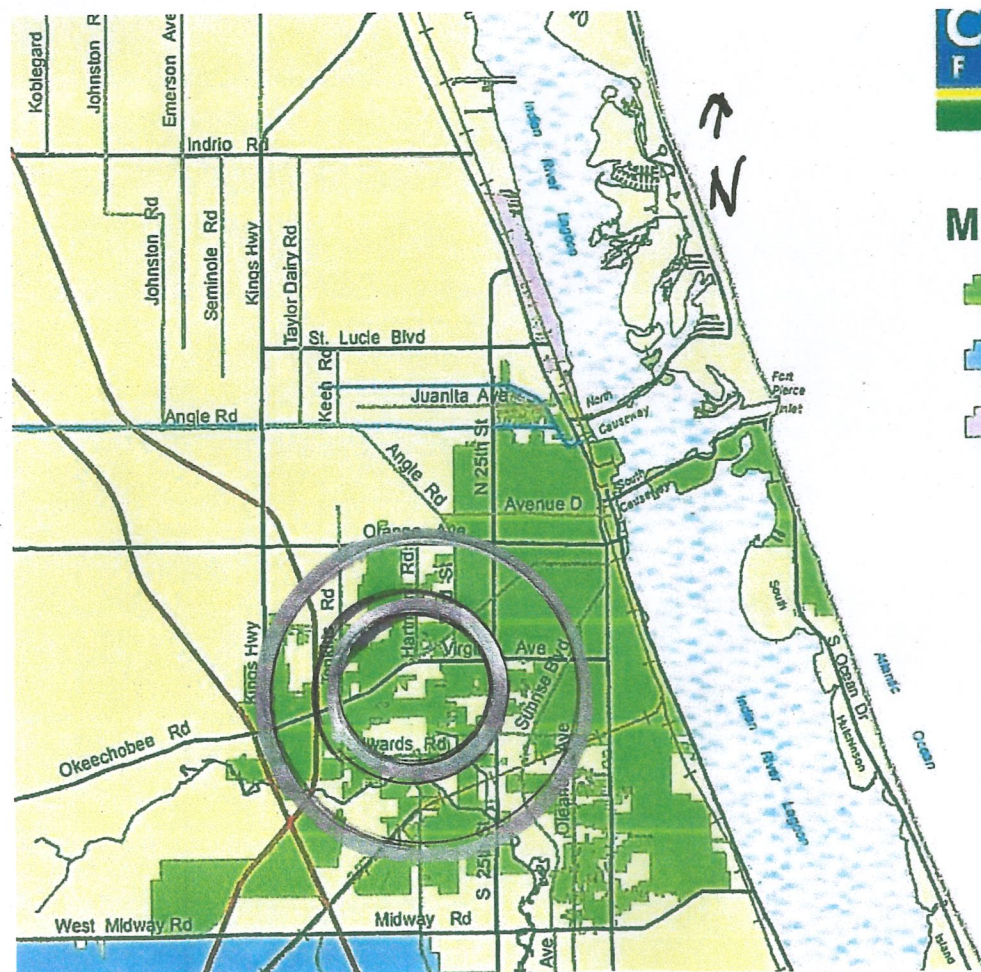
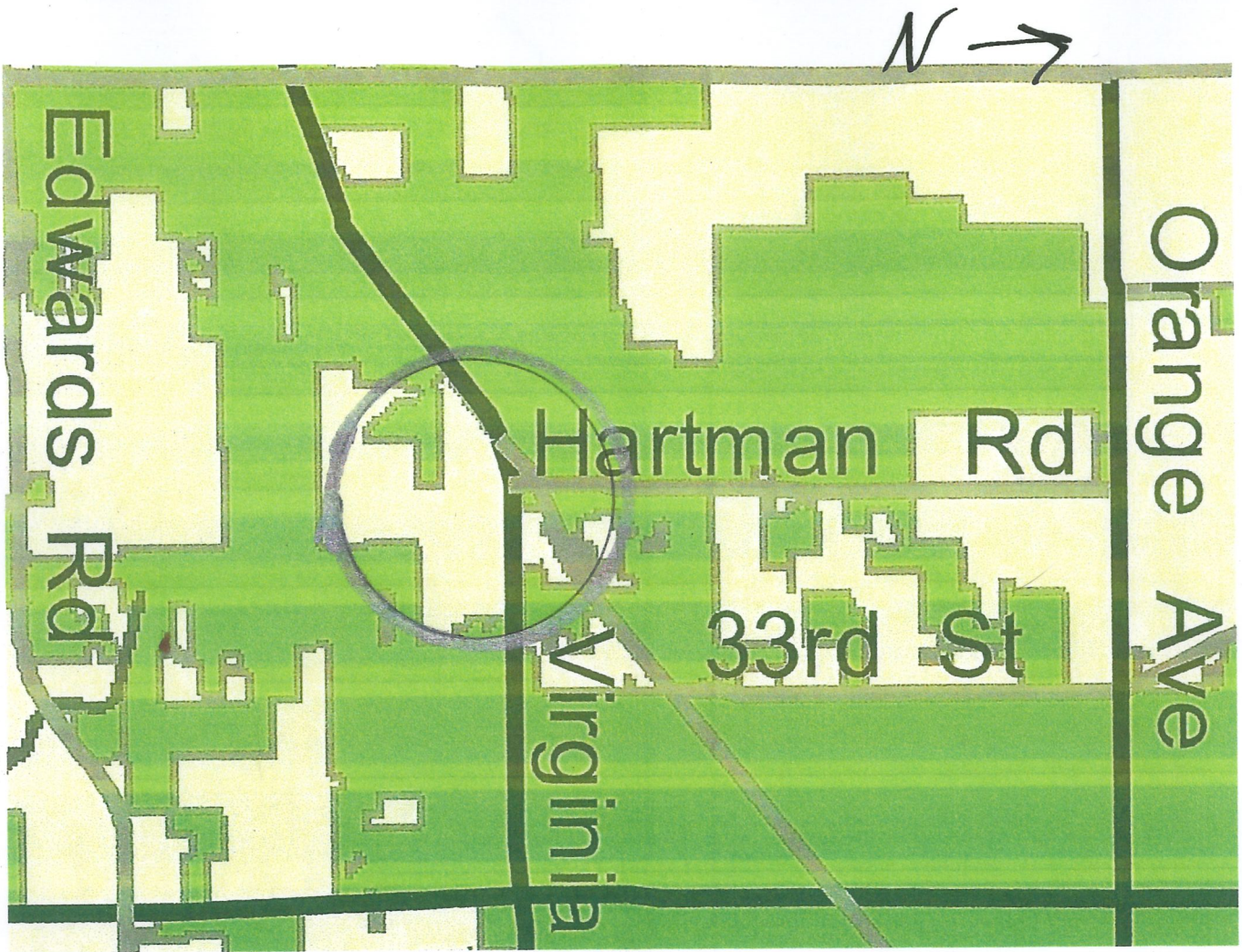
ALLEGRA AT COCOA






APARTMENT DEVELOPMENT PIPELINE

	<u>LOCATION</u>	<u>TYPE</u>	<u>STATUS</u>	<u>UNITS</u>	<u>START</u>
3	Galveston, TX	5-sty, parking deck	Construction	294	Jan 2022
4	La Porte, TX	4-sty w/ elevators, surface parked	Construction	291	July 2022
5	San Antonio, TX	Cottage/duplex SFR	Permitting	285	Sep 2022
6	West Melbourne, FL	Cottage/duplex SFR	Financing/Permitting	222	Nov 2022
7	Huntsville, AL	Cottage SFR	Financing/Permitting	118	Nov 2022
8	Baytown, TX	4-sty w/ elevators, surface parked	Approvals	223	Nov 2022
9	Cocoa, FL	3-sty garden	Approvals	312	Jan 2022
10	Palm Bay, FL	3-sty garden	Approvals	261	Jan 2023
11	Fort Pierce, FL	3-sty garden	Approvals	360	Feb 2023
12	College Station, TX	Cottage/duplex/TH/garden	Approvals	280	Feb 2023
13	Lakeland, FL	Cottage/duplex SFR	Approvals	256	Mar 2023
14	Ormond Beach, FL	3-sty garden	Feasibility	312	Aug 2023
15	Daytona Beach, FL	Cottage/duplex SFR	Feasibility	270	Aug 2023
				3,484	

★ Office Locations



Municipalities

-  City of Fort Pierce
-  City of Port St. Lucie
-  St. Lucie Village

Population - April 1, 2000 Census - 1
 April 1, 2010 Census - 2

Area - Approx. 614 Sq. Mi.

Data sources: U.S. Census Bureau; BE

261



ALLEGRA AT PALM BAY
PALM BAY, FL



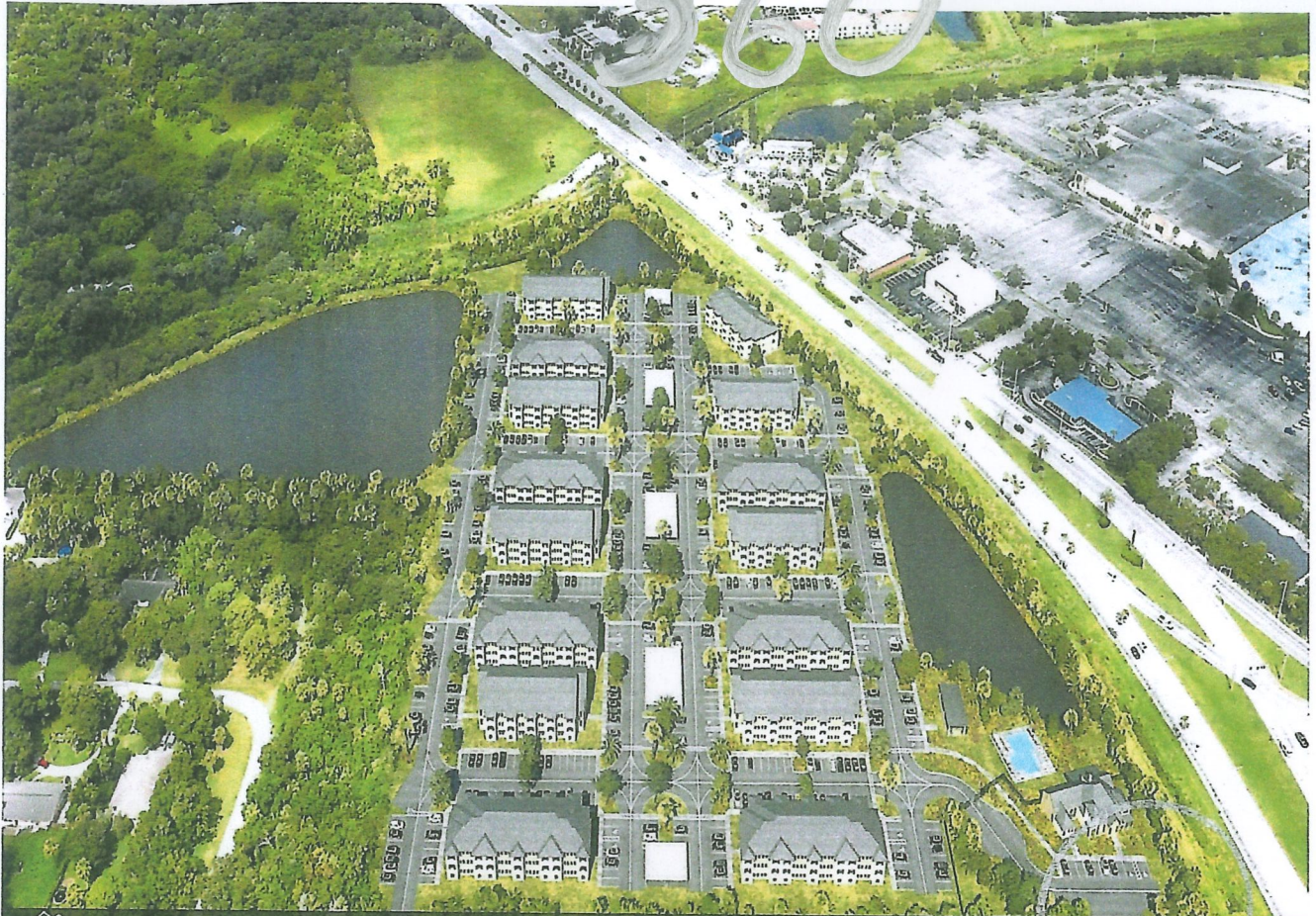
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ALLEGRA AT PALM BAY
PALM BAY, FL

7

360



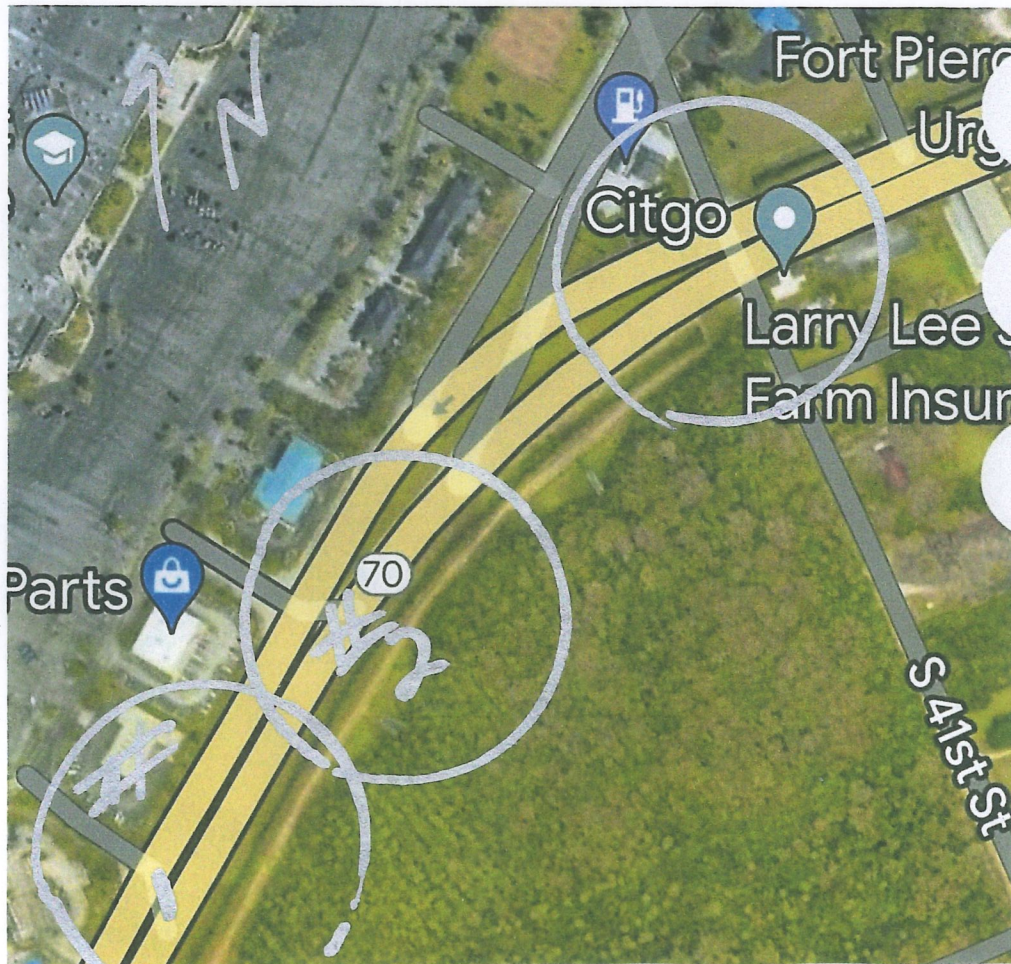
ALLEGRA AT FORT PIERCE



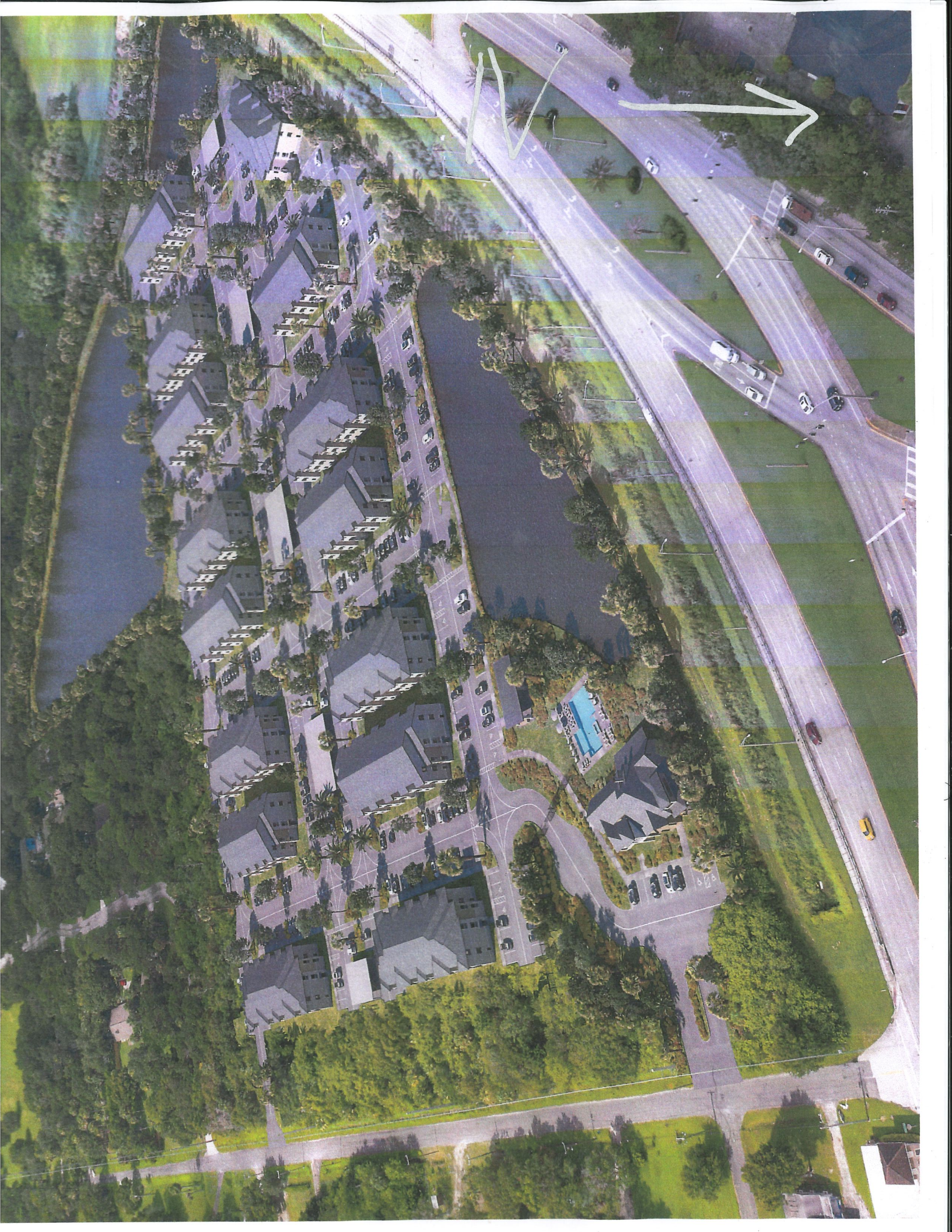
ALLEGRA AT FORT PIERCE

Allegra Traffic Exiting 41st/Virginia DAILY

	UNITS	residents worked days	residents worked nights	If residents worked 3 shifts		
Leave for Work		6-9am	8-11pm	6-9am	1-4pm	8-11pm
Return Home		3-7pm	7-10am	3-7pm	11pm-1am	7-10am
1 car/unit	360	180	180	120	60	60
2 cars/unit	720	360	360	240	120	120
3 cars/unit	1080	540	540	360	180	180
School bus, Mailman, Maintenance, Deliveries	36	18	18	12	6	6





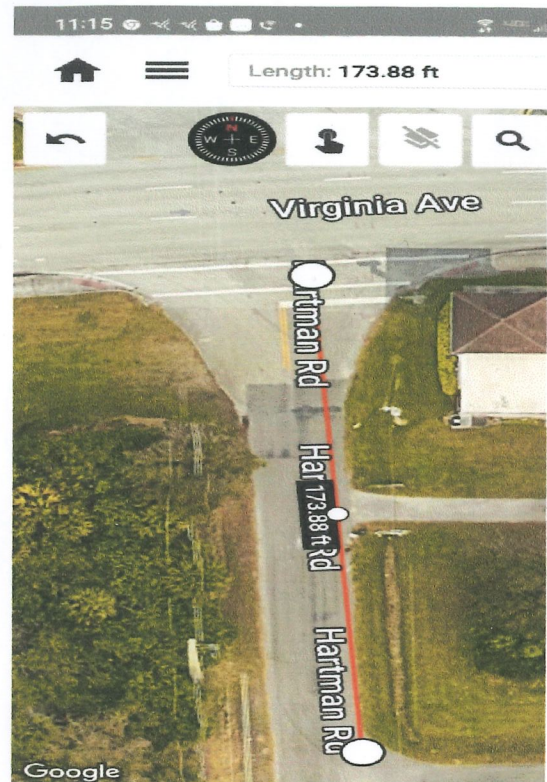




41st Street (Hartman Road) looking North to Virginia Avenue.

Distance: 173.88 feet

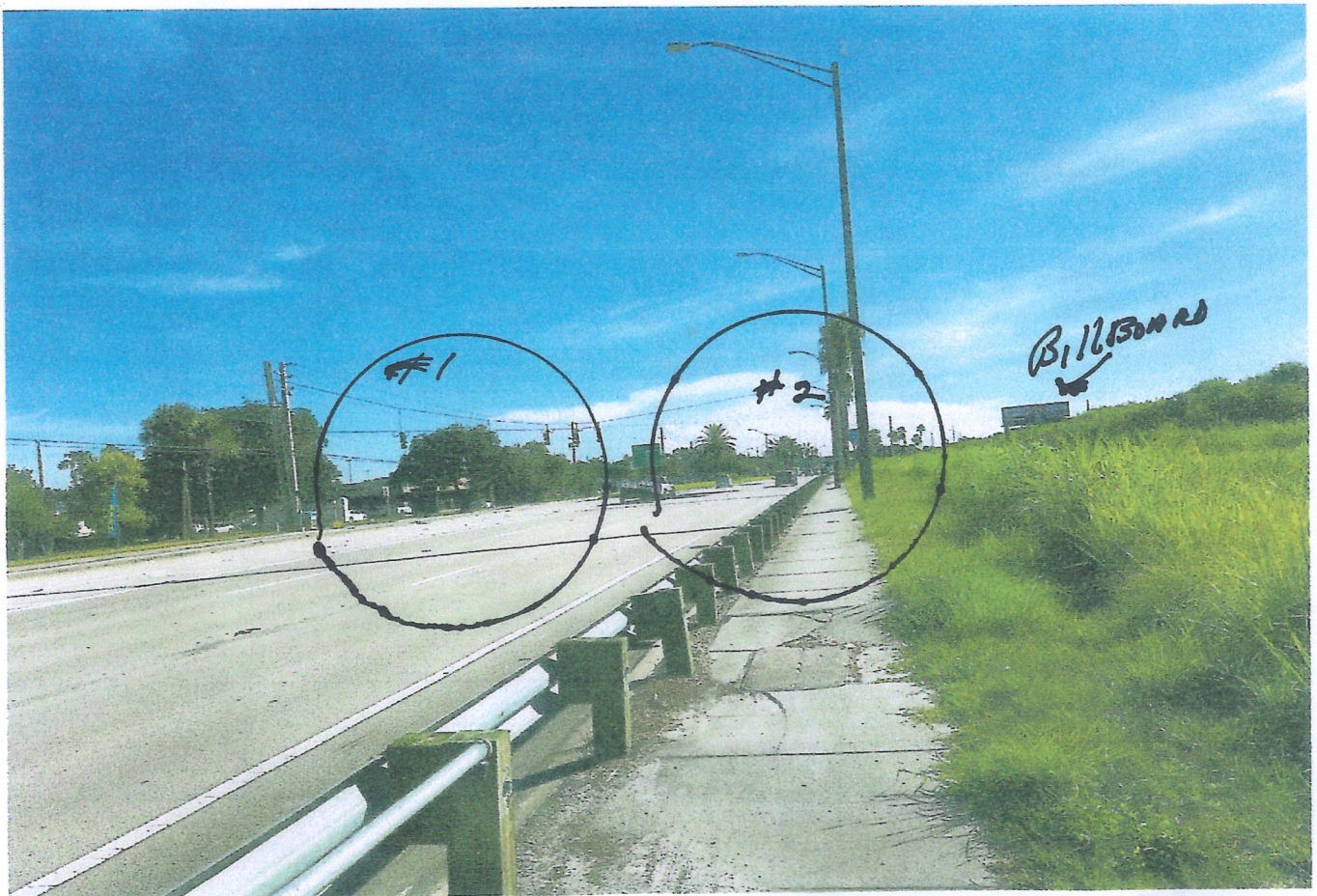
Proposed main (ONLY) entrance for Allegra is west across from Clematis Street.



41st Street (Hartman Road) looking South (Southwest)

From Virginia Avenue.

41st is a narrow two-lane Dead End road with drainage ditches on either side.



41st Street (Hartman Road) looking North from Lazy Hammock Lane to Virginia Avenue.

Lazy Hammock Lane looking South.

Dead-end street. A family community with children playing.



TRAFFIC

41st (Hartman Road) looking west to Virginia Avenue/Okeechobee Road split.

High Accident area.

Limited visibility of oncoming eastbound traffic due to curve in the road.

Virginia Avenue curves to the left, merging into Okeechobee Road..

Okeechobee Road at Five Mile Creek looking east.

(Notice two sets of traffic signals which control (almost zero) traffic from the Renaissance Mall. Notice no visibility of upcoming 41st Street due to curve in roadway.

Billboard is on Allegra property. Entrance to Allegra should be on a larger road like Okeechobee, which could handle the traffic using the existing traffic signal lights.



Renaissance Mall (formerly Orange Blossom Mall)

looking east on Okeechobee Road.

#2 of two traffic signals.

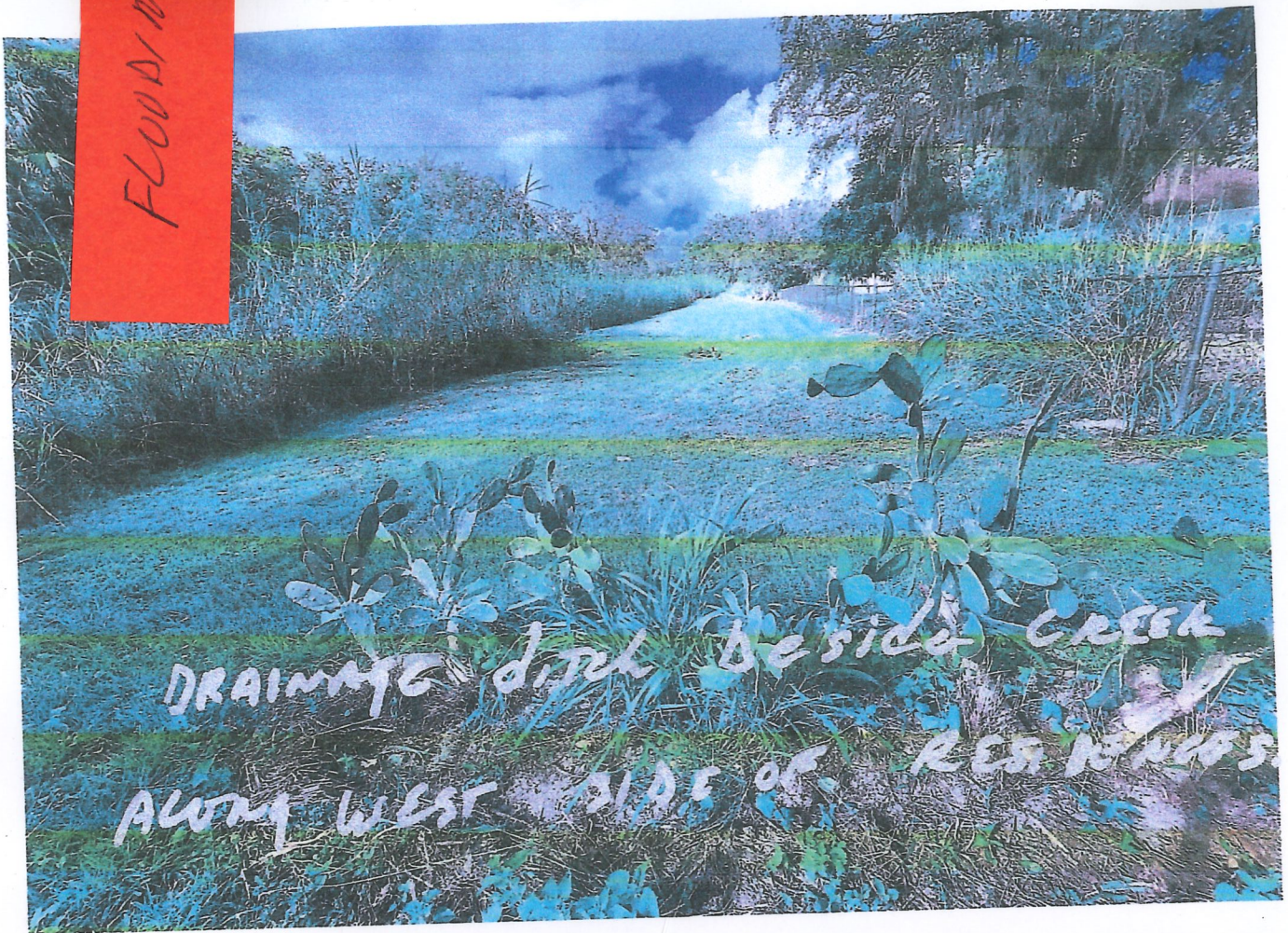
Virginia Avenue curves off to the right.

Renaissance Mall (formerly Orange Blossom Mall)

looking west on Okeechobee Road.

#1 of two traffic signals.

FLOODING



DRAINAGE DITCH BESIDE CREEK
ALONG WEST SIDE OF RESIDENCES



LAZY HAMMOCK Looking
NORTH

Renaissance Mall (formerly Orange Blossom Mall)

looking South to Okeechobee Road.

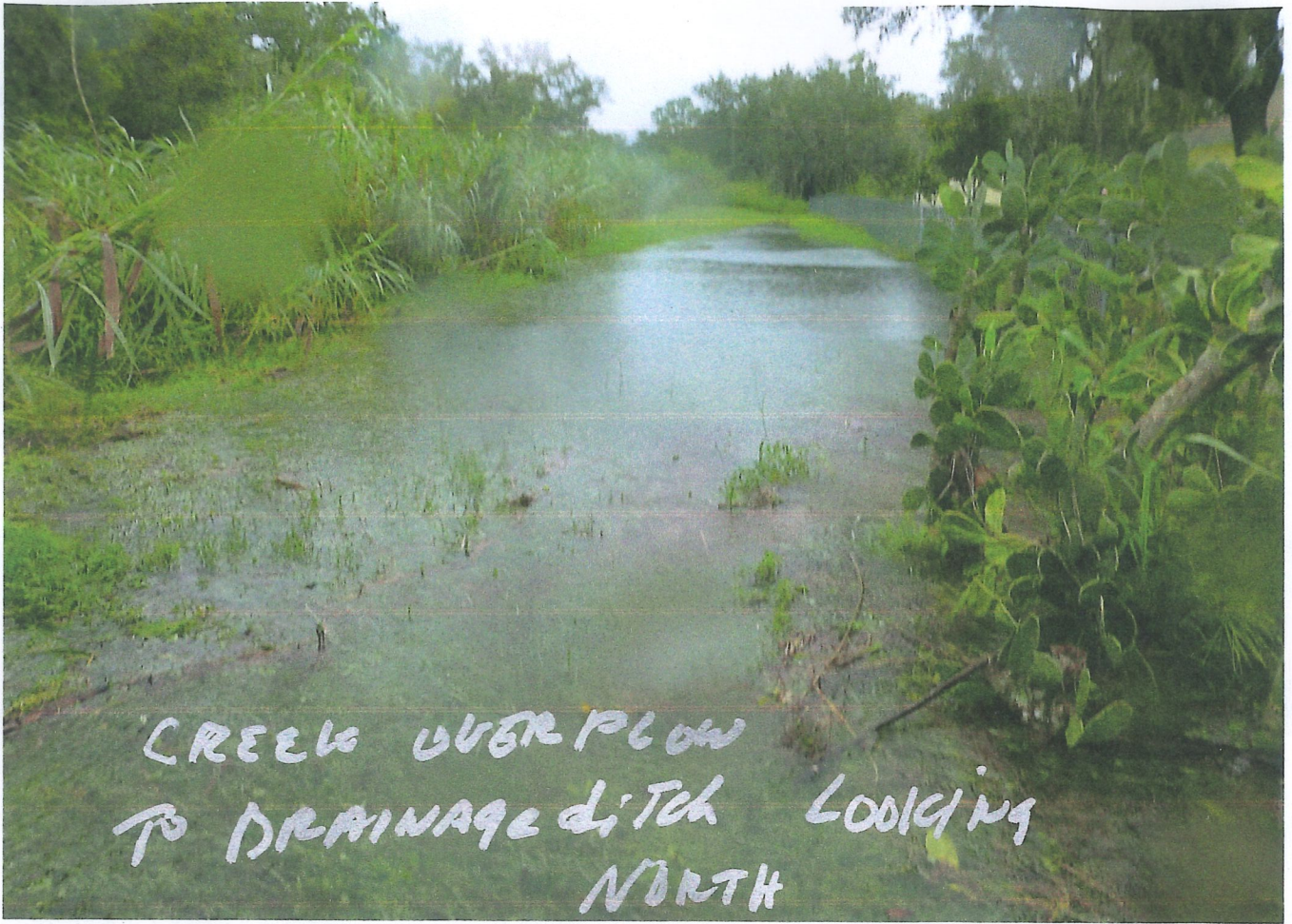
Allegra property is directly across the street with Billboard on it.

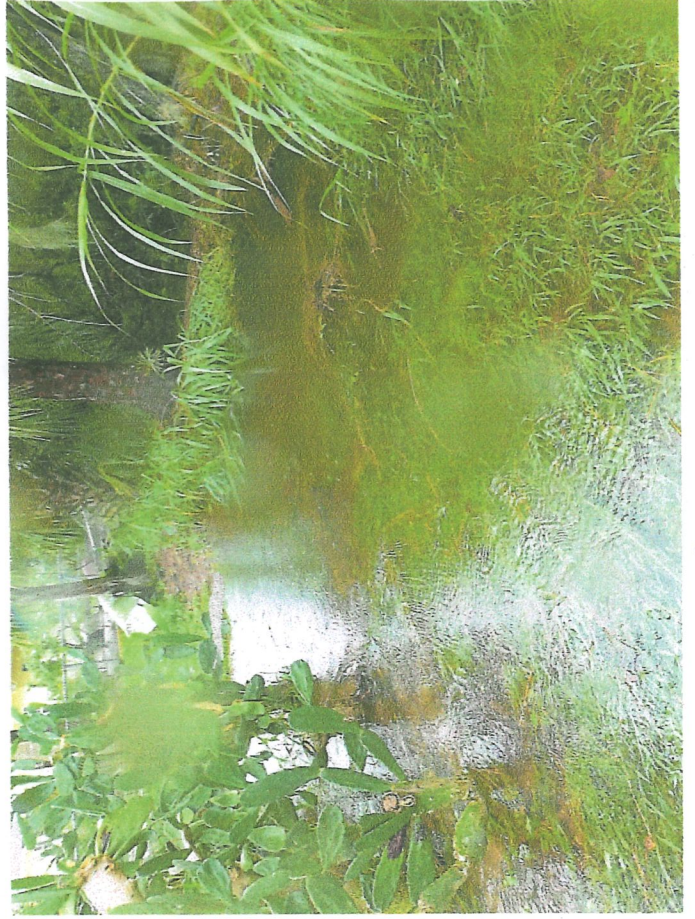
This signal light only controls traffic for Renaissance Mall, could be used for entrance to Allegra on Okeechobee Road.

This would also slow down eastbound Okeechobee Road traffic approaching the curve at Virginia Avenue, allowing easier ingress/egress from 41st/Hartman Northbound.

Renaissance Mall (formerly Orange Blossom Mall)

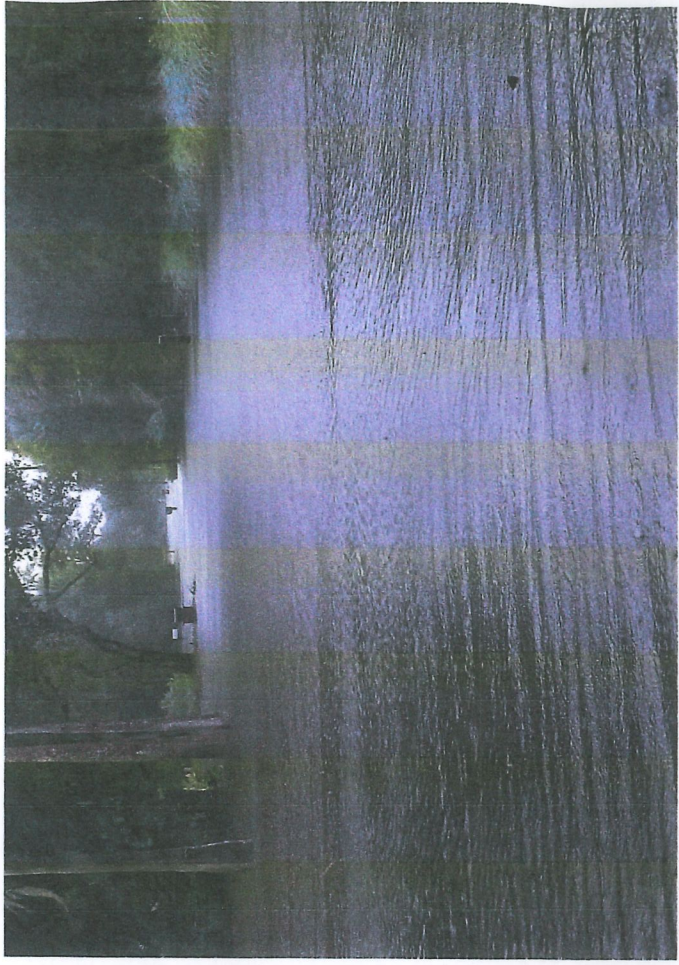
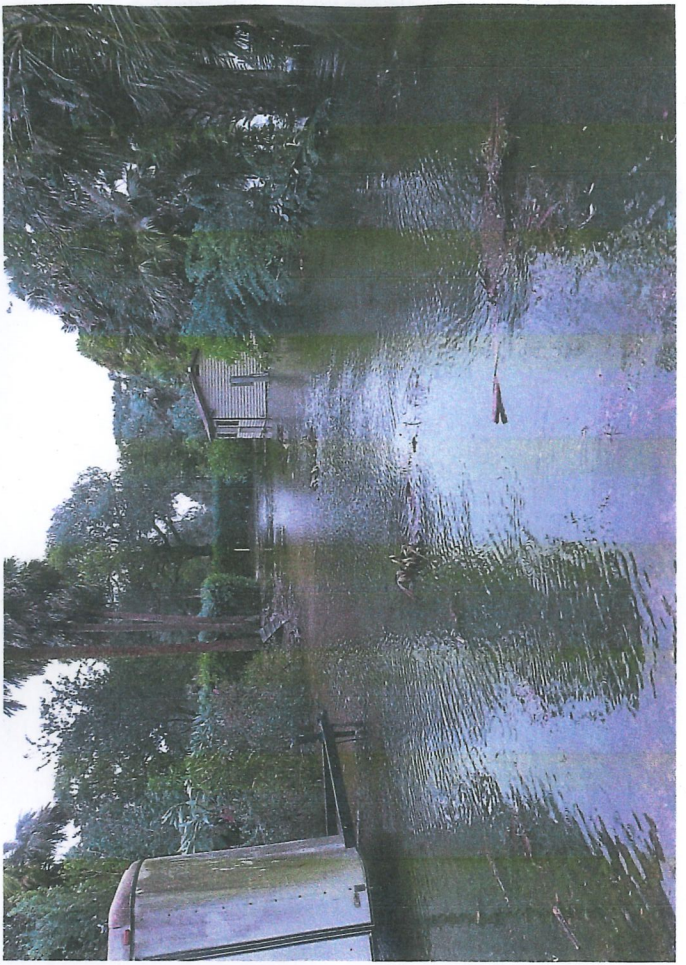
looking west on Okeechobee Road.

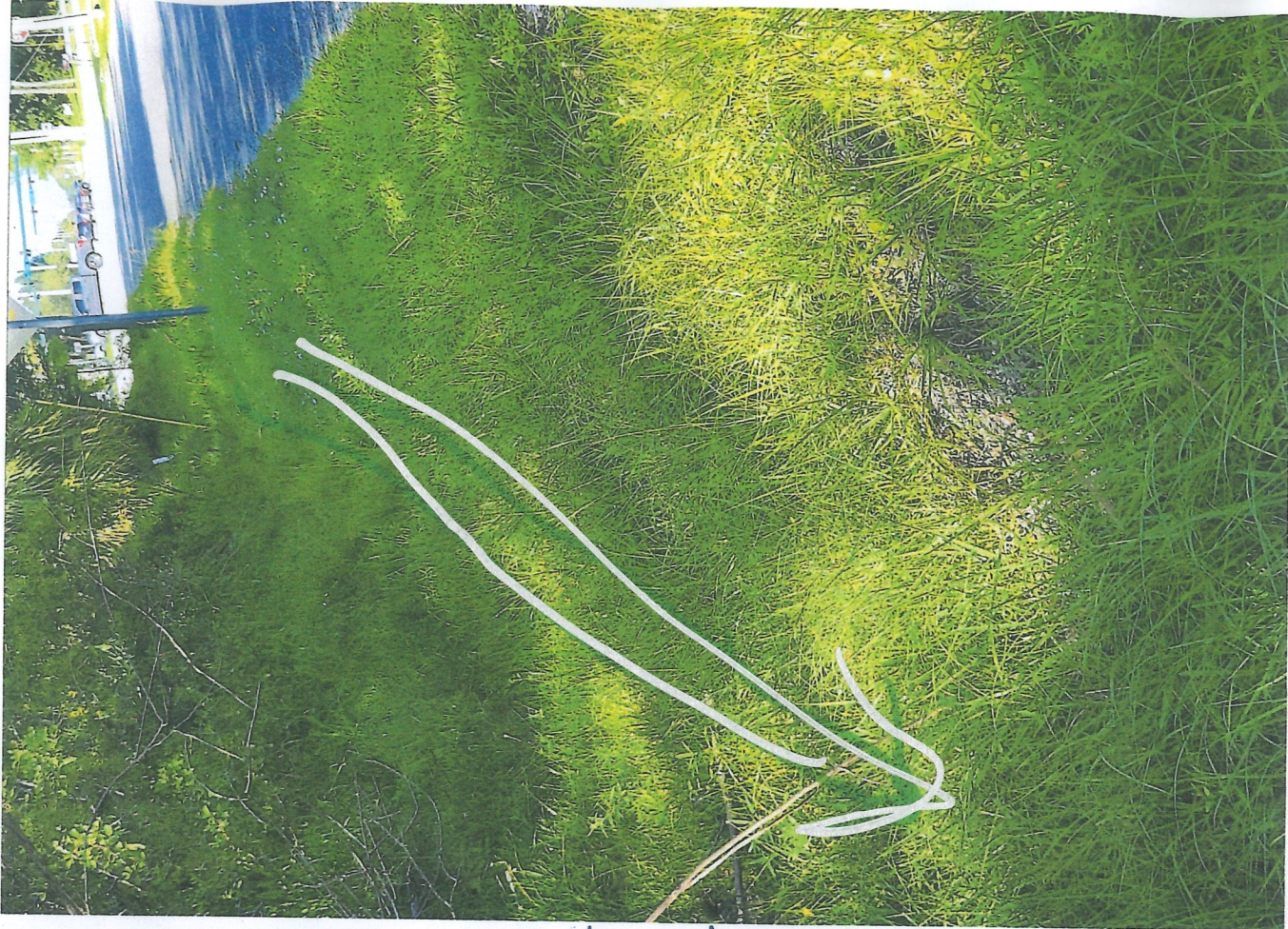




Drainage ditches full to top of overflow.







WATER FLOW IN DRAINABLE DITCHES



10' EMBANKMENT

EMPTY CANAL



WASTEWATER

