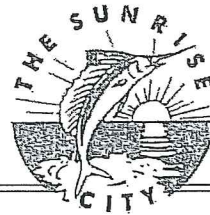


CITY OF FORT PIERCE *Florida*



December 18, 2012

Housing Authority of the
City of Fort Pierce
Attn: David Nisivoccia
511 Orange Avenue
Fort Pierce, FL 34950

OFFICE OF CITY CLERK
CITY HALL, 100 NORTH U.S. 1
P. O. BOX 1480
FORT PIERCE, FLORIDA 34954-1480
TEL. (772) 460-2200
www.cityoffortpierces.com

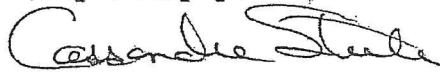
Dear Property Owner:

At their meeting on December 17, 2012, the City Commission of the City of Fort Pierce held a Public Hearing on the Application for Site Plan Review which you submitted for construction of Sunrise Heights Senior Housing Center, a 193 unit residential development to be located at 707 North 7th Street in Fort Pierce, Florida.

After discussion, the City Commission passed a motion to approve the Site Plan with the following conditions: (1) The applicant shall record and provide a recorded copy of a Unity of Title combining the five parcels into one, prior to the issuance of a Building Permit; (2) The applicant shall provide sketch and legal descriptions and the applicable Owner and Encumbrances title search for each of the requested rights-of-way or right-of-way easement dedications, prior to the issuance of a Building Permit; and (3) The applicant shall record the requested dedications prior to the issuance of a Certificate of Occupancy.

A certified copy of the Site Plan is enclosed for your file.

Very truly yours,


Cassandra Steele, CMC
City Clerk

/cs
Enclosure

cc: Planning Director
City Engineer
Utilities Authority - Planning & Engineering
Fire Marshal
Culpepper & Terpening (Representative)
St. Lucie County Property Appraiser (Letter Only)

RECEIVED
DEC 20 2012

Culpepper & Terpening, P.A.

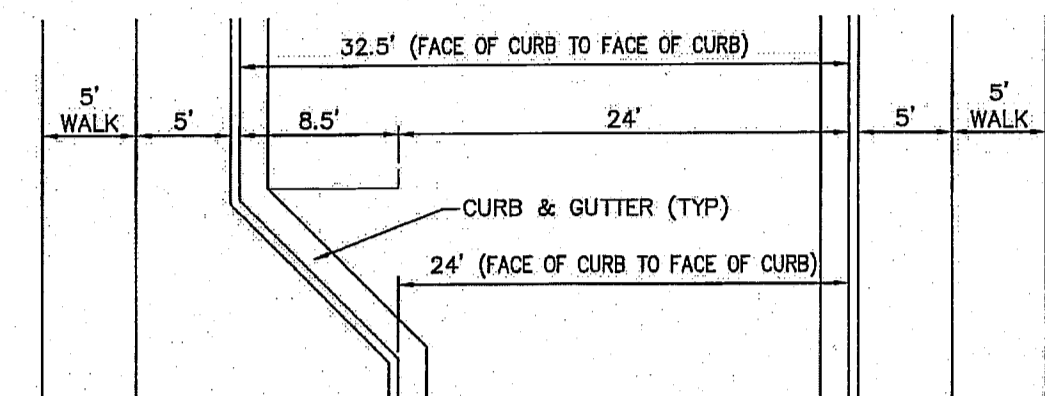
LEGAL DESCRIPTION

PARCEL ONE
A parcel of land lying in Glidden Terrace, Dutton Terrace, and Assessor's Map of North Ft. Pierce, being more particularly described as follows, to wit:
Beginning at the Northeast corner of Block 2 of Glidden Terrace, as per plot thereof recorded in Plot Book 7, Page 47, Public Records, St. Lucie County, Florida, run South 01°4' East, 146.02 feet, then run North 89°54' East, 2.82 feet, then run South 01°30' East 785.68 feet, then run North 89°55'30" West, 137.0 feet, then run North 01°30' West, 41.0 feet, then run North 89°55'30" West, 136.15 feet, then run South 01°30' East, 68 feet, then run North 89°55'30" West, 199.78 feet, then run North 01°30' West, 811.08 feet, then run North 0°34' West, 140.1 feet, to the Northwest corner of Block 2, Glidden Terrace, then run North 88°52' East, 470.0 feet to the Point of Beginning.

PARCEL TWO
A parcel of land lying in Assessor's Map of North Ft. Pierce, being more particularly described as follows:
Beginning at the Northeast corner of Block 2 of Glidden Terrace, as recorded in Plot Book 7, Page 47, Public Records of St. Lucie County, Florida, run South 01°4' East, 146.02 feet, then run North 89°54' East, 2.82 feet, then run North 01°30' East 785.68 feet to the Point of Beginning, then run North 89°55'30" West, 137 feet, then run North 01°30' West, 41.0 feet, then run North 89°55'30" West, 136.15 feet, then run East along the North line of Block 4 of Fee and May's Resubdivision, as per plot thereof recorded in Plot Book 3, Page 48, Public Records of St. Lucie County, Florida, 273.15 feet to the West line of North 7th Street, then run North 01°30' W, 47 feet to the Point of Beginning.

AND
The North 69.5 feet of the West 22 feet of Lot 1, and the North 69.5 feet of Lots 2 and 3, all in Block "J", Fee and May's Resubdivision, as per plot thereof recorded in Plot Book 3, Page 48, Public Records of St. Lucie County, Florida.

AND
Lots 4 and 5, Block "J", Fee and May's Resubdivision as per plot thereof recorded in Plot Book 3, Page 48, Public Records of St. Lucie County, Florida.



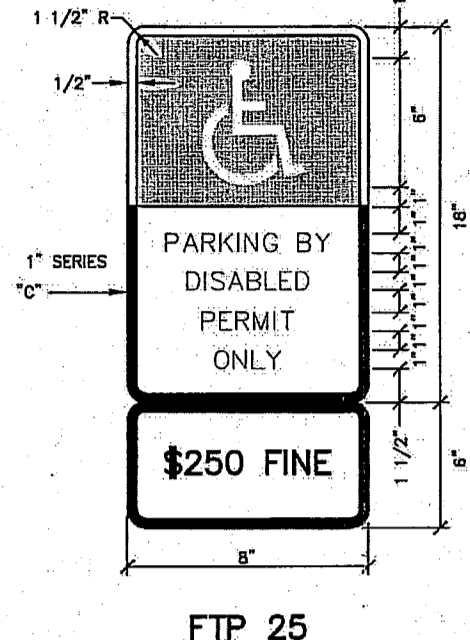
NOTE: AVENUE F HAS SIMILAR LAYOUT EXCEPT MIRRORED.

AVENUE G DETAIL

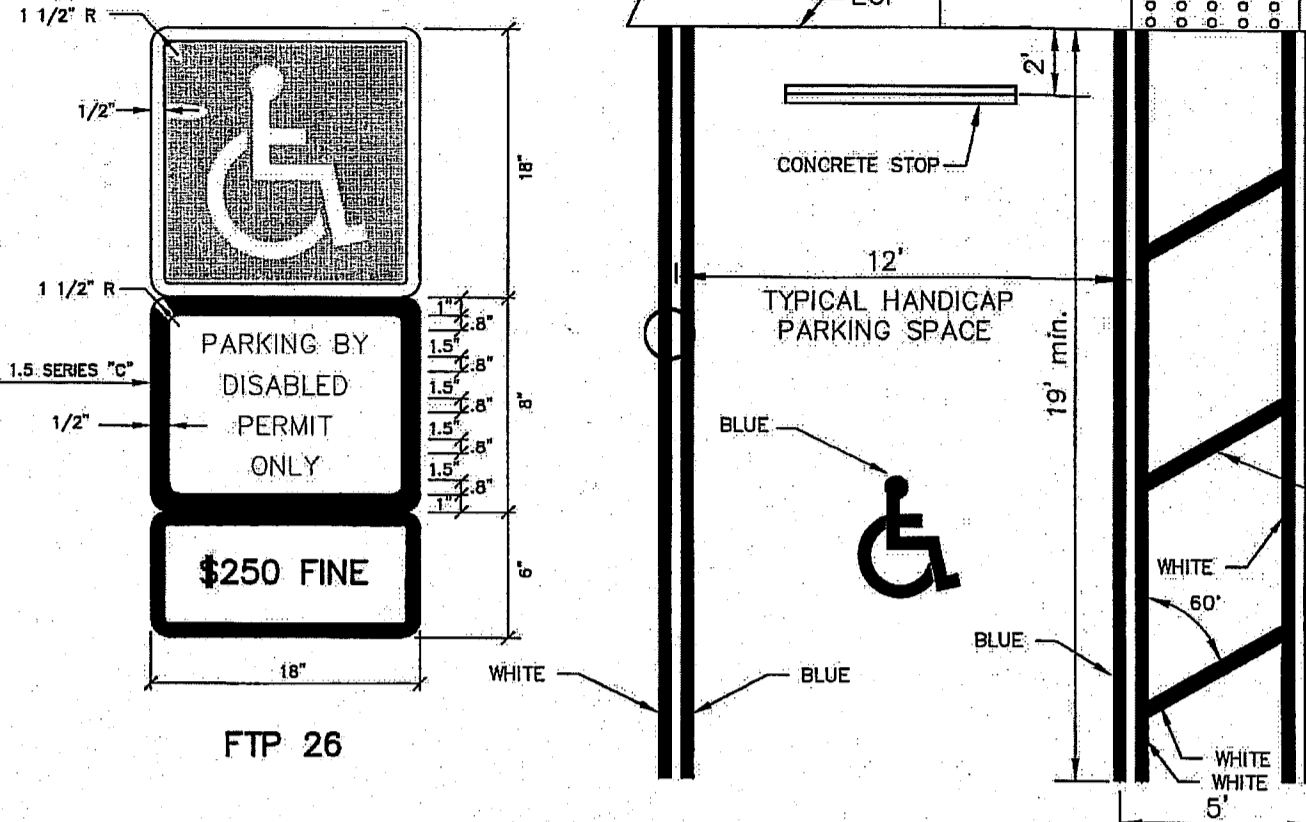
SCALE: 1"=10'

NOTES

1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR AREAS WHERE SPACE IS LIMITED.



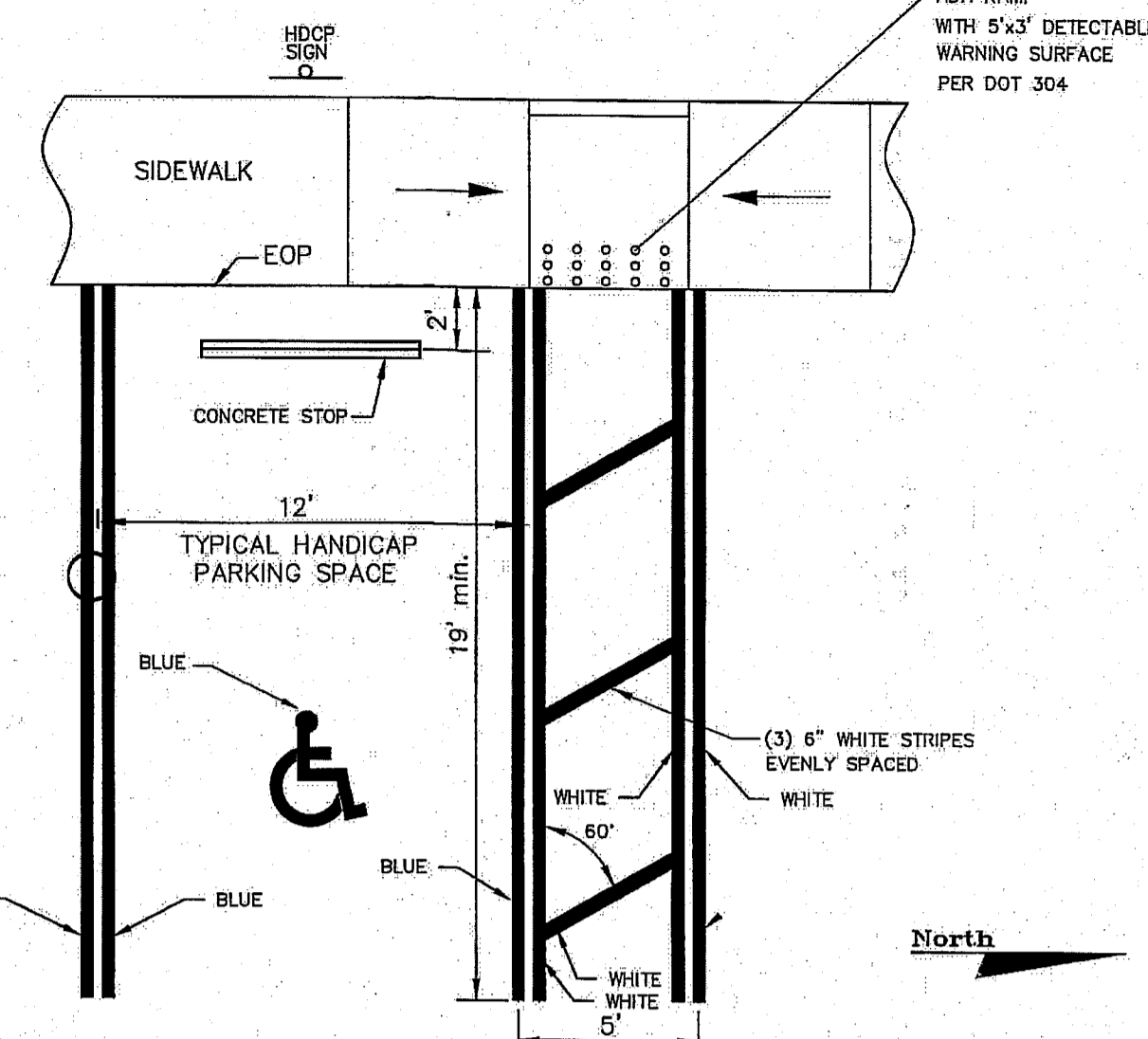
FTP 25



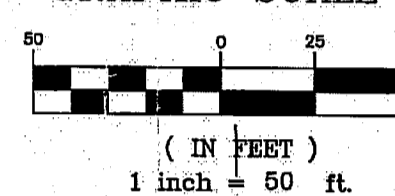
FTP 26

HANDICAP PARKING DETAIL

N.T.S.



GRAPHIC SCALE



LOCATION MAP

N.T.S.
SECTION 3 & 10/TOWNSHIP 35S/RANGE 40E

GENERAL NOTES

1. PROJECT NAME: Sunrise Heights Senior Housing
2. LOCATION: Between 7th and 8th Streets, south of Avenue H
3. TAX PARCEL ID: 2403-705-0056-000-4, 2403-710-0006-000-5, 2403-713-0002-000-6, 2403-713-0008-000-8, 2403-713-0010-000-9, 2410-601-0127-000-6, 2410-601-0124-000-5
4. OWNER: The Housing Authority of the City of Fort Pierce
5. ENGINEER: CULPEPPER & TERPENING, INC. 2980 SOUTH 25TH STREET FORT PIERCE, FL 34981 (772) 464-3537
6. SURVEYOR: CULPEPPER & TERPENING, INC. 2980 SOUTH 25TH STREET FORT PIERCE, FL 34981 (772) 464-3537
7. TYPE OF PROJECT: 193 Unit Senior Housing Residential Development
8. GROSS PROJECT SIZE: 10,380 Acres
9. TOTAL BUILDING SIZE: 101,557.23 SF (2.331 Acres)
10. EXISTING LAND USE: RM
11. EXISTING ZONING: R4
12. FLOOD ZONE: "X", NO. 1211100179J DATED February 16, 2012
13. MAX. BUILDING HEIGHT: 44.5'
14. SITE COVERAGE:

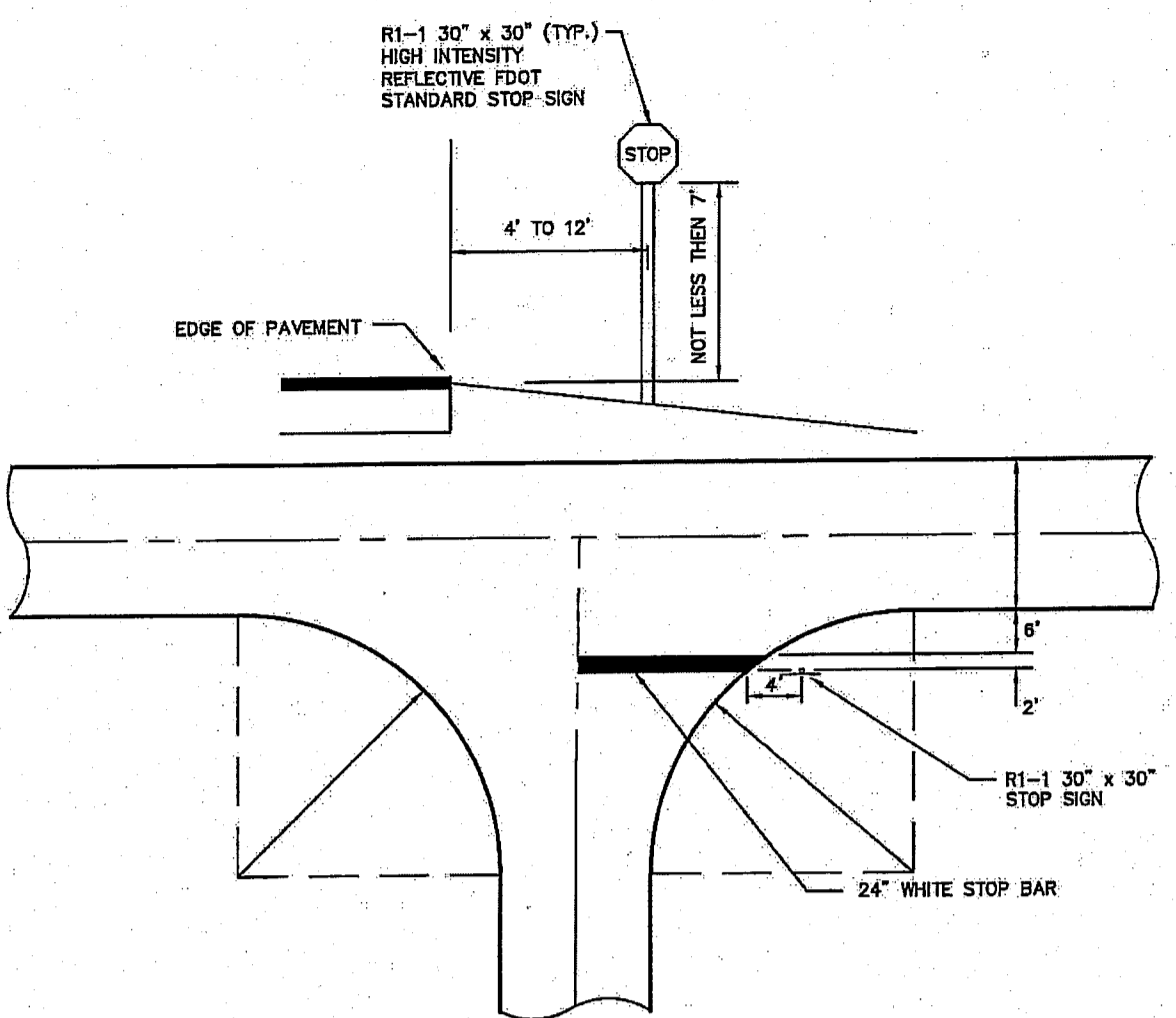
	ACRES	PERCENTAGE
IMPERVIOUS		
BUILDING - PROPOSED	2.331 AC	22.46%
OUTDOOR AMENITIES	0.040 AC	0.38%
PAVEMENT	2.699 AC	26.02%
PROPOSED WALK, CURB, MISC. CONC.	0.857 AC	8.25%
TOTAL IMPERVIOUS	5.927 AC	57.39%
EROSION		
OPEN SPACE	3.478 AC	33.52%
DETENTION AREA	0.944 AC	9.09%
TOTAL PERVIOUS	4.423 AC	42.61%
TOTAL SITE AREA	10,380 AC	100.00%
15. PARKING:

Land Use/ Activity	No. of Units	Req'd Parking Ratio	Req'd Parking	Parking Provided
Duplexes	44 Units	2/Unit	88	88
Apartment Units	149 Units	5/Unit	745	61
Employee			11	11
Boys & Girls Club			12	12
Restoration Ministries, Inc.			N/A	35
On Street Parking				
Handicapped Spaces Required	6			
Handicapped Spaces Provided	6			
Total Spaces			196	217
16. DEVELOPMENT SCHEDULE:

CONSTRUCTION TO BEGIN:	July 2013
CONSTRUCTION TO BE COMPLETED:	July 2015
17. UTILITY SERVICE:

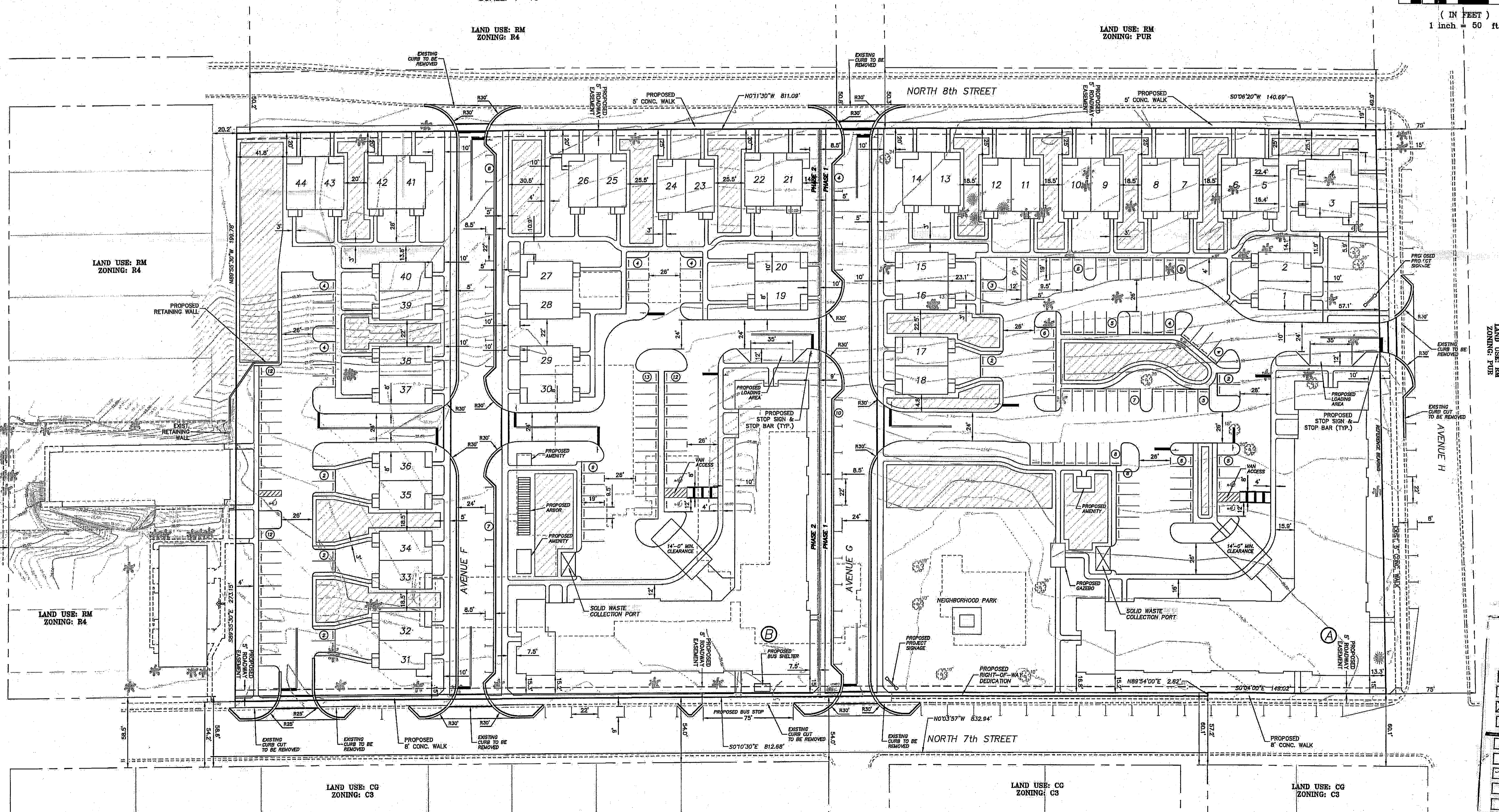
WATER SERVICE:	FORT PIERCE UTILITY AUTHORITY
SEWERAGE:	FORT PIERCE UTILITY AUTHORITY

ALL UTILITIES SHALL BE PLACED UNDERGROUND AND ALL CONSTRUCTION SHALL COMPLY WITH STANDARDS SPECIFIED IN THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 AND 22.
18. SITE DRAINAGE: Discharge to City of Fort Pierce Drainage System
19. SOLID WASTE: Curbside Pickup for Duplex Units, Consolidated Residential Collection shown on site plan.



STOP SIGN & STOP BAR

N.T.S.



P:\Prof-2011\11-186 Primavera-1phts-south brown sub\Engineering\11-186 BASE.dwg 11/20/2012 2:28:48 PM

DATUM NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.
2) AN APPROXIMATE CONVERSION BETWEEN THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 AND N.A.V.D. CAN BE MADE BY ADDING 1.475 TO THE N.A.V.D. ELEVATION TO OBTAIN THE N.G.V.D. ELEVATION.

COMPUTER FILE REF.	FIELD BK./PG.
11-186 BASE.DWG	

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25TH STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 0284

- REVISIONS -

NO.	BY	DATE	DESCRIPTION
DESIGNED			
CALCS.			
DRAWN	DRP	6/4/12	
DETAILED			
CHECKED			
APPROVED			

DESIGNED	BY	DATE
CALCS.		
DRAWN	DRP	6/4/12
DETAILED		
CHECKED		
APPROVED		

HOUSING AUTHORITY OF FT. PIERCE
SUNRISE HEIGHTS SITE PLAN

DATE: 07/12
HORIZ. SCALE: 1"=50'
VERT. SCALE: NONE
JOB NO. 11-186
SHEET 1 OF 1

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

SITE PLAN APPROVAL
CITY OF FORT PIERCE, FLORIDA

Michelle Hudson
MAYOR

12-17-12

Stefan K. Mattheis
CITY CLERK

DATE: 12-18-12

(CITY SEAL)

DEPICTS STORMWATER DETENTION AREAS

APPROVED
 APPROVED W/CHANGES
 APPROVED W/CONDITIONS
 DISAPPROVED

APPROVED
 APPROVED W/CHANGES
 APPROVED W/CONDITIONS
 DISAPPROVED
 NO RECOMMENDATION

DATUM: KARL MATTHEIS
LICENSE NO. 38723
DATE: 12/11/12