



DEVELOPMENT REVIEW

Property address or Location Oleander Avenue, Approximately 900 Feet North of the Intersection of Oleander Avenue and Turnbin King Road, Fort Pierce, FL
 Parcel ID #(s) 2433-144-0001-000-6
 Project description Low Income Housing Multifamily Development for Elderly

Oleander Oaks, LLC
Property Owner(s)
5801 S. US Hwy 1
 Street Address
 Fort Pierce FL 34982
 City State Zip
772.834.8732
 Phone Number
toe645@hotmail.com
 Email Address

Oscar Sol / Principal/ Green Mills Holdings, LLC
Applicant/Representative, Title, Company
100 SE 3rd Ave, 10 Fl
 Street Address
 Fort Lauderdale FL 33394
 City State Zip
954.507.6222
 Phone Number
osol@greenmillsgroup.com; jgoldfarb@greenmillsgroup.c
 Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie
 The foregoing instrument was acknowledged before me this 26 day of July, 2018, by
Matthew Toeniskoetter who is personally known to me or has produced
Drivers License as identification.

Signature of Notary [Signature]

(seal)



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Intake Date Stamp



DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type

- | | | |
|---|--|--|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Conditional Use with New Const. | <input type="checkbox"/> Major Amendment |
| <input checked="" type="checkbox"/> Conceptual Development Plan | <input type="checkbox"/> Minor Amendment | |

Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: **80-100**

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Res	Res	Res	Res

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)



To: Ms. Rebecca Grohall, AICP
Planning Director
City of Fort Pierce Planning Department
100 N. U.S. Hwy 1,
Fort Pierce, Florida 34950

Applicant Contact Information

Jason Goldfarb
Oscar Sol
Green Mills Group
100 DE 3rd Avenue, 10 Floor
Fort Lauderdale, Florida 33394
Telephone: 954.507.6222

Development Name: Sweetwater Village
Development Address: Oleander Avenue; Approximately 900 Feet North of the Intersection of Oleander Avenue and Tumblin Kling Road, Fort Pierce, Florida

Proposed Development

The proposed development will be an affordable housing multifamily development serving elderly residents 55 years and older. The applicant will be submitting the subject property to the Florida Housing Finance Corporation for the competitive allocation of 9% tax credits to fund the development. The development will consist of a maximum 52- 1BR/1BA units and 48 2BR/2BA units for a total of no more than 100 units. The exact amount of units to be planned and applied for will be determined by many factors, including tax credit pricing at the time of application. However, at no instance will the unit count exceed 100 units as shown on the attached preliminary site plan and will range between 80-100 units. A wide variety of amenities will also be included, such as a pool, outdoor recreation area, community center, etc. Onsite management will also be provided. The development is for independent living and is not an ALF. The development will consist of three (3) residential buildings with elevators designed to comply with the City of Fort Pierce's development codes and guidelines.

Number of Residential Buildings: Three (3)

Residential Building Height: Three (3) stories

Community Center / Leasing Office Building: One (1)

Type of Construction: Concrete or wood frame (Depending on final FHFC specification)

Number of Parking Spaces Required: As this is a development for Elderly residents 55 years and older, the typical parking ration is around one (1) space per unit. However, the applicant will abide by parking ratios mandated by the City of Fort Pierce.

Number of Parking Spaces Proposed: As this is a development for Elderly residents 55 years and older, the typical parking ration is around one (1) space per unit. However, the applicant will abide by parking ratios mandated by the City of Fort Pierce.

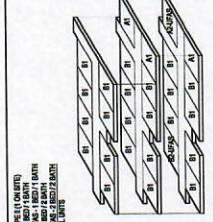
Number of Handicap Spaces: The number of handicap spaces is to be determined as per City of Fort Pierce code requirements.

**Sweetwater
 Village**

Jurisdiction: FL
 PROJECT NO. 2374
 JAMES B. BLACK
 ARD0011224

BUILDING AREA TABLE: RESIDENTIAL BUILDINGS

RESIDENTIAL BUILDING TYPE	I		II		III	
	# OF UNITS	SQ. FT. TOTAL	# OF UNITS	SQ. FT. TOTAL	# OF UNITS	SQ. FT. TOTAL
1ST FLOOR	8,175	13,348	7,977	11,084		
2ND FLOOR	8,175	13,348	7,977	11,084		
3RD FLOOR	8,175	13,348	7,977	11,084		
4TH FLOOR	8,175	13,348	7,977	11,084		
5TH FLOOR	8,175	13,348	7,977	11,084		
6TH FLOOR	8,175	13,348	7,977	11,084		
7TH FLOOR	8,175	13,348	7,977	11,084		
8TH FLOOR	8,175	13,348	7,977	11,084		
9TH FLOOR	8,175	13,348	7,977	11,084		
10TH FLOOR	8,175	13,348	7,977	11,084		
11TH FLOOR	8,175	13,348	7,977	11,084		
12TH FLOOR	8,175	13,348	7,977	11,084		
13TH FLOOR	8,175	13,348	7,977	11,084		
14TH FLOOR	8,175	13,348	7,977	11,084		
15TH FLOOR	8,175	13,348	7,977	11,084		
16TH FLOOR	8,175	13,348	7,977	11,084		
17TH FLOOR	8,175	13,348	7,977	11,084		
18TH FLOOR	8,175	13,348	7,977	11,084		
19TH FLOOR	8,175	13,348	7,977	11,084		
20TH FLOOR	8,175	13,348	7,977	11,084		
21ST FLOOR	8,175	13,348	7,977	11,084		
22ND FLOOR	8,175	13,348	7,977	11,084		
23RD FLOOR	8,175	13,348	7,977	11,084		
24TH FLOOR	8,175	13,348	7,977	11,084		
25TH FLOOR	8,175	13,348	7,977	11,084		
26TH FLOOR	8,175	13,348	7,977	11,084		
27TH FLOOR	8,175	13,348	7,977	11,084		
28TH FLOOR	8,175	13,348	7,977	11,084		
29TH FLOOR	8,175	13,348	7,977	11,084		
30TH FLOOR	8,175	13,348	7,977	11,084		
31ST FLOOR	8,175	13,348	7,977	11,084		
32ND FLOOR	8,175	13,348	7,977	11,084		
33RD FLOOR	8,175	13,348	7,977	11,084		
34TH FLOOR	8,175	13,348	7,977	11,084		
35TH FLOOR	8,175	13,348	7,977	11,084		
36TH FLOOR	8,175	13,348	7,977	11,084		
37TH FLOOR	8,175	13,348	7,977	11,084		
38TH FLOOR	8,175	13,348	7,977	11,084		
39TH FLOOR	8,175	13,348	7,977	11,084		
40TH FLOOR	8,175	13,348	7,977	11,084		
41ST FLOOR	8,175	13,348	7,977	11,084		
42ND FLOOR	8,175	13,348	7,977	11,084		
43RD FLOOR	8,175	13,348	7,977	11,084		
44TH FLOOR	8,175	13,348	7,977	11,084		
45TH FLOOR	8,175	13,348	7,977	11,084		
46TH FLOOR	8,175	13,348	7,977	11,084		
47TH FLOOR	8,175	13,348	7,977	11,084		
48TH FLOOR	8,175	13,348	7,977	11,084		
49TH FLOOR	8,175	13,348	7,977	11,084		
50TH FLOOR	8,175	13,348	7,977	11,084		
51ST FLOOR	8,175	13,348	7,977	11,084		
52ND FLOOR	8,175	13,348	7,977	11,084		
53RD FLOOR	8,175	13,348	7,977	11,084		
54TH FLOOR	8,175	13,348	7,977	11,084		
55TH FLOOR	8,175	13,348	7,977	11,084		
56TH FLOOR	8,175	13,348	7,977	11,084		
57TH FLOOR	8,175	13,348	7,977	11,084		
58TH FLOOR	8,175	13,348	7,977	11,084		
59TH FLOOR	8,175	13,348	7,977	11,084		
60TH FLOOR	8,175	13,348	7,977	11,084		
61ST FLOOR	8,175	13,348	7,977	11,084		
62ND FLOOR	8,175	13,348	7,977	11,084		
63RD FLOOR	8,175	13,348	7,977	11,084		
64TH FLOOR	8,175	13,348	7,977	11,084		
65TH FLOOR	8,175	13,348	7,977	11,084		
66TH FLOOR	8,175	13,348	7,977	11,084		
67TH FLOOR	8,175	13,348	7,977	11,084		
68TH FLOOR	8,175	13,348	7,977	11,084		
69TH FLOOR	8,175	13,348	7,977	11,084		
70TH FLOOR	8,175	13,348	7,977	11,084		
71ST FLOOR	8,175	13,348	7,977	11,084		
72ND FLOOR	8,175	13,348	7,977	11,084		
73RD FLOOR	8,175	13,348	7,977	11,084		
74TH FLOOR	8,175	13,348	7,977	11,084		
75TH FLOOR	8,175	13,348	7,977	11,084		
76TH FLOOR	8,175	13,348	7,977	11,084		
77TH FLOOR	8,175	13,348	7,977	11,084		
78TH FLOOR	8,175	13,348	7,977	11,084		
79TH FLOOR	8,175	13,348	7,977	11,084		
80TH FLOOR	8,175	13,348	7,977	11,084		
81ST FLOOR	8,175	13,348	7,977	11,084		
82ND FLOOR	8,175	13,348	7,977	11,084		
83RD FLOOR	8,175	13,348	7,977	11,084		
84TH FLOOR	8,175	13,348	7,977	11,084		
85TH FLOOR	8,175	13,348	7,977	11,084		
86TH FLOOR	8,175	13,348	7,977	11,084		
87TH FLOOR	8,175	13,348	7,977	11,084		
88TH FLOOR	8,175	13,348	7,977	11,084		
89TH FLOOR	8,175	13,348	7,977	11,084		
90TH FLOOR	8,175	13,348	7,977	11,084		
91ST FLOOR	8,175	13,348	7,977	11,084		
92ND FLOOR	8,175	13,348	7,977	11,084		
93RD FLOOR	8,175	13,348	7,977	11,084		
94TH FLOOR	8,175	13,348	7,977	11,084		
95TH FLOOR	8,175	13,348	7,977	11,084		
96TH FLOOR	8,175	13,348	7,977	11,084		
97TH FLOOR	8,175	13,348	7,977	11,084		
98TH FLOOR	8,175	13,348	7,977	11,084		
99TH FLOOR	8,175	13,348	7,977	11,084		
100TH FLOOR	8,175	13,348	7,977	11,084		

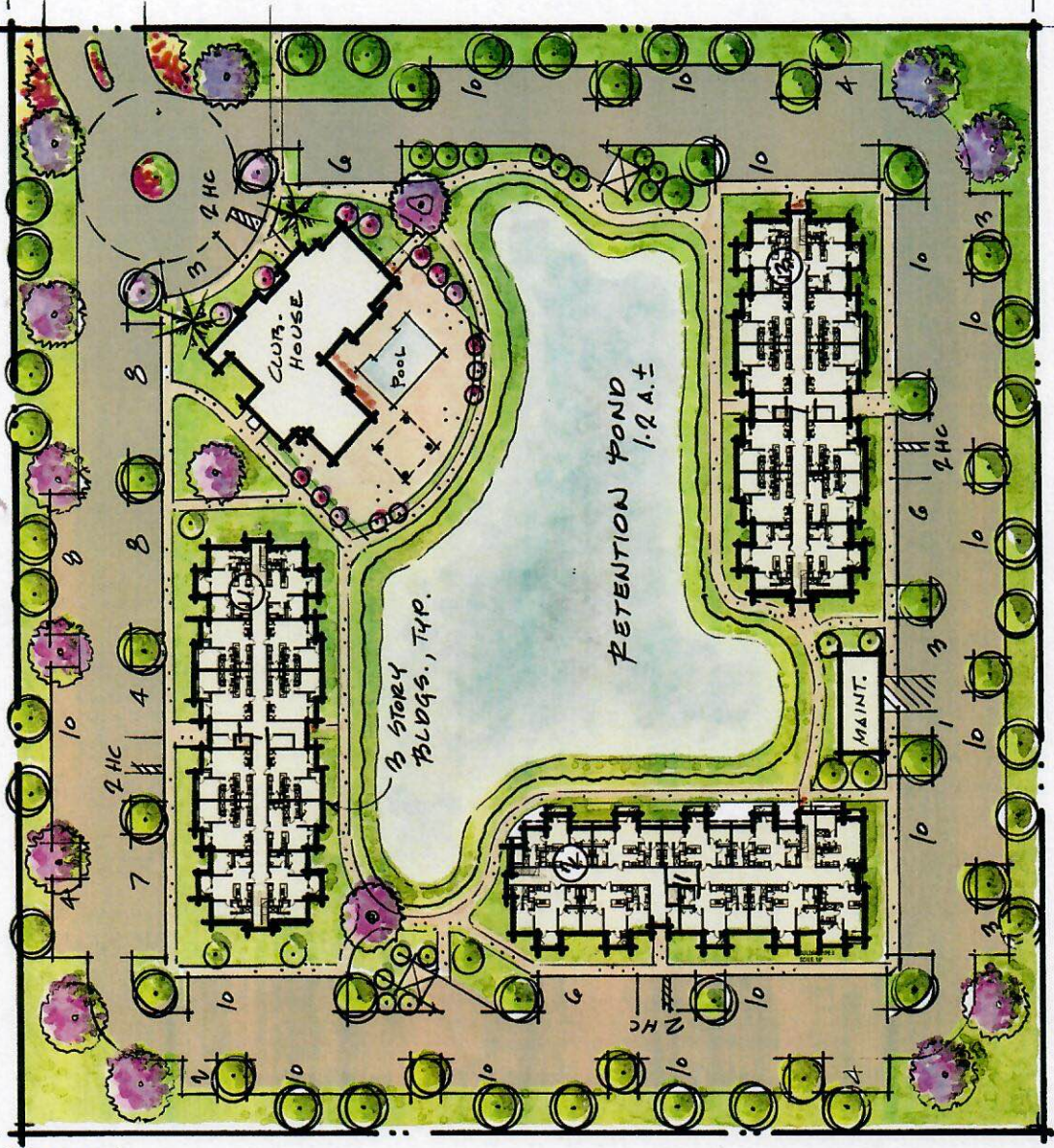


Required Parking Space 2 per unit = 200 Parking Spaces
 Provided Parking Space on Conceptual Site Plan = 228 Parking Spaces



OLEANER AVE

570'



WILDWOOD AVENUE

POINSETTA AVE

ROYAL PALM BOULEVARD

OAK AVENUE

Proposed legal description:

That part of the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 33, Township 35 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows:

Parcel 1:

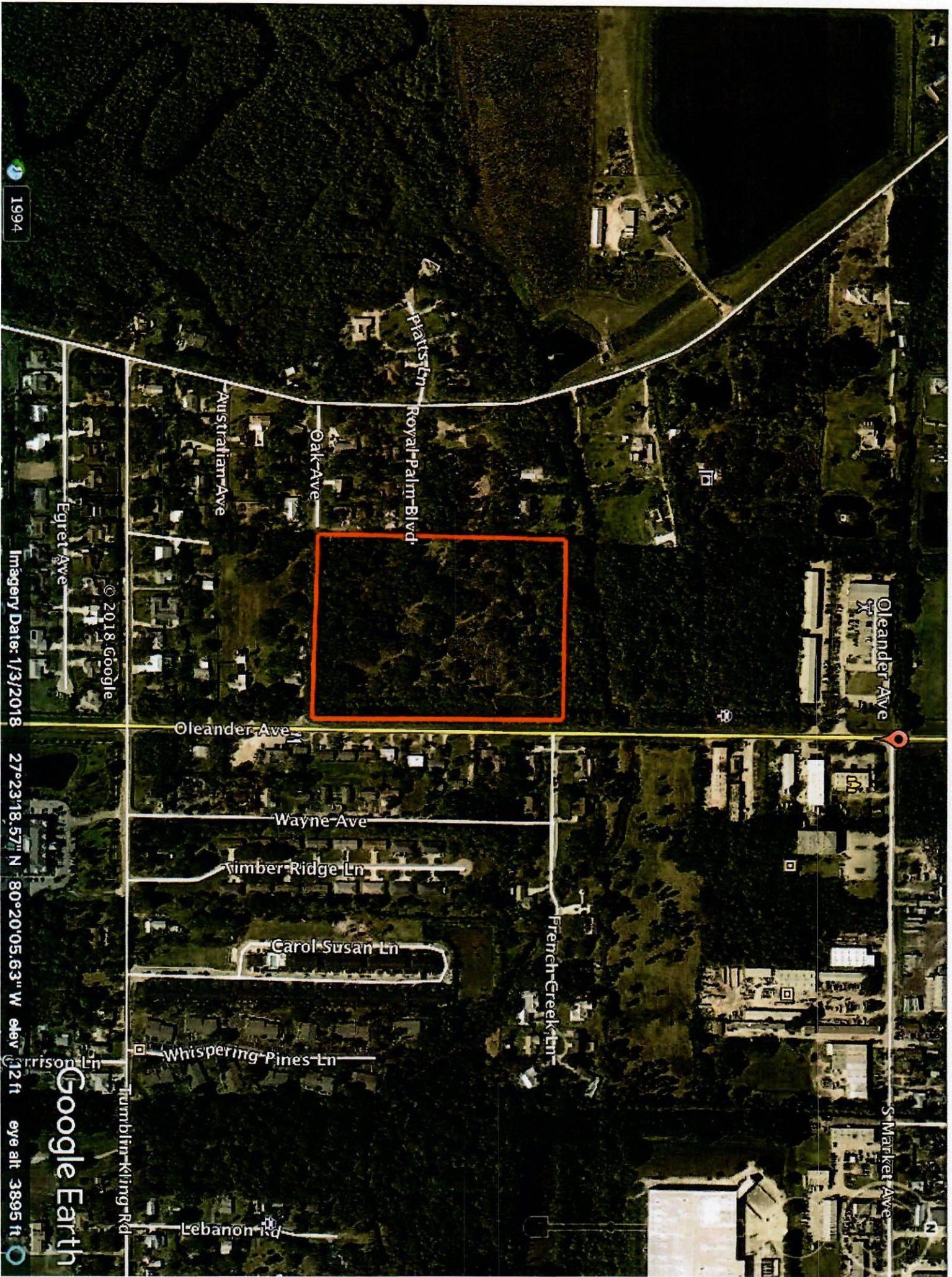
The East Half of the Northeast Quarter of the Southeast Quarter of said Section 33 Less the South 630.00 feet and Less the East 92.00 feet thereof for Oleander Avenue and Canal.

AND

Parcel 2:

The South 208.80 feet of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of said Section 33 Less the East 92.00 feet thereof for Oleander Avenue and Canal.

Containing 12.00 acres more or less.



1994

Imagery Date: 1/3/2018

27°23'18.57" N 80°20'05.63" W elev 12 ft eye alt 3895 ft

Google Earth

© 2018 Google

Platyst Ln

Royal Palm Blvd

Oak Ave

Australian Ave

Egret Ave

Oleander Ave

Oleander Ave

Wayne Ave

Timber Ridge Ln

Carol Susan Ln

Whispering Pines Ln

French Creek Ln

S Market Ave

Lebanon Rd

Humblin-Kling Rd

Property Identification

Site Address: OLEANDER AVE
Parcel ID: 2433-144-0001-000-6
Account #: 33036
Map ID: 24/33N
Use Type: 4000
Zoning: RM-9
City/County: Fort Pierce

Ownership

Oleander Oaks LLC
5801 S US Highway 1
Fort Pierce, FL 34982-3946

Legal Description

33 35 40 SE 1/4 OF SE 1/4 OF NE 1/4-LESS RD AND CANAL RS/W-AND E
1/2OF NE 1/4 OF SE 1/4-LESS S 630 FT AND LESS RD AND CANAL
RS/W- (18.16 AC) (OR 3988-1547; 3994-1479; 3995-2451; 4050-2327)

Current Values

Just/Market Value: \$1,265,700
Assessed Value: \$1,265,700
Exemptions: \$1,265,700
Taxable Value: \$0

Taxes for this parcel: SLC Tax Collector's Office [☑](#)

Download TRIM for this parcel: [Download PDF](#) [☑](#)



Total Areas

Finished/Under Air (SF): 0
Gross Area (SF): 0
Land Size (acres): 18.16
Land Size (SF): 791,049.6

Sale History

Date: Oct 5, 2017
Book/Page: 4050 / 2327
Sale Code: 0111
Deed: QC
Grantor: MJT Holdings Inc
Price: \$100

Date: May 11, 2017
Book/Page: 3995 / 2451
Sale Code: 0118
Deed: CT
Grantor: MJT Holdings Inc
Price: \$0

Date: May 11, 2017
Book/Page: 3995 / 2451
Sale Code: 0118
Deed: CT
Grantor: MJT Holdings Inc