

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
- Historical Report
- 1 CD of all documents submitted in PDF
- Other _____

1. Property Address/Location: 2201 S. 25th Street
2. Property Tax ID(s): 2417-444-0001-000-7
3. Total Acreage: 0.93 ac
4. Existing Future Land Use Designation: Office Professional (OP)
5. Existing Zoning Classification: Office Commercial (C-1)
6. Proposed Zoning Classification: Planned Development (PD)
7. Other applications being submitted concurrent with this application, if any: _____

- 8. Describe the existing uses, improvements and structures on the amendment lands: Existing Office Professional Building approx 9,806 sf with associated infrastructure.
- 9. Are there any identified or possible historical structures on the amendment lands? No
- 10. The reason for making this request: Applicant wishes to modify the zoning to PD to allow for pharmaceutical use in suites 2213 and 2215 (approximately 1,500 sf) of the existing building.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	ROW (Tennessee Ave)	ROW	ROW
South	Office / Commercial	OP & RM	C1 & R4
East	ROW (25th Street)	ROW	ROW
West	Residential	RM	R4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	OP	C-1	N/A	0.93	X
Proposed	OP	PD	N/A	0.93	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 No additional sf proposed. Change in use only.
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	Total gallons per day Zero

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 Zero

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS) Not applicable				
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) Not Applicable		
	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	No additional sf proposed. Change in use only.
Proposed Zoning	
Change in Demand	Zero

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 additional sf proposed. Change in use only.
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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	96	14 / 14
Proposed Zoning	216	24 / 29
Change in Demand	Trips 120 increase	Trips 10 / 15 increase
Impact to Capacity		

12. Name of Owner(s): Autz, Inc. a New York Corporation
 Mailing Address: 375 Beverly Road
 City Douglaston State NY Zip 11365
 Phone # 772-713-1968
 E-mail: markusf2005@yahoo.com

13. Name of Applicant: Mark Youssef
 Mailing Address: 445 21st Court SW
 City Vero Beach State FL Zip 32962
 Phone # 772-713-1968 Fax # _____
 E-mail: markusf2005@yahoo.com

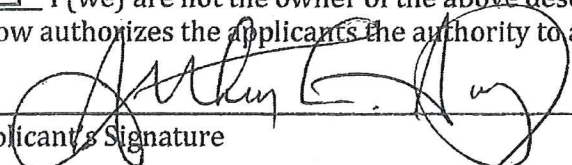
14. Name of Representative: Brad Currie, AICP, Engineering Design & Construction, Inc.
 Mailing Address: 10250 SW Village Parkway, Ste 201
 City Port St. Lucie State FL Zip 34987
 Phone # 772-462-2455 Fax # 772-408-4208
 E-mail: bradcurrie@edc-inc.com

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.

 8/13/18
 Applicant's Signature Date

375 Beverly Road., Douglaston

NY

11363

Address

State

Zip

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.

Property Owner's Name (Please Print)

Phone

375 Beverly Road., Douglaston

NY

11363

Address

State

Zip

Property Owner's Signature

Date

Arthur Autz

8/13/18

STATE OF FLORIDA)
ST LUCIE COUNTY)

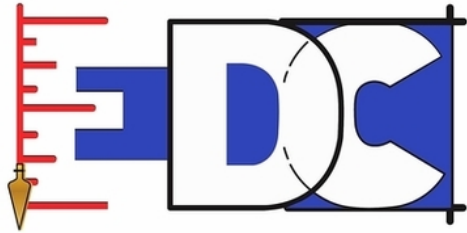
The foregoing instrument was acknowledged before me this 13 day of Aug., 2018, by Arthur Autz who is personally known to me or has produced disbursement identification.

Signature of Notary

Evam Schauder

EVAN S SCHAUDER
Notary Public - State of New York
NO. 01SC6245865
Qualified in Nassau County
My Commission Expires 8-8-2019

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



ENGINEERS SURVEYORS ENVIRONMENTAL

LETTER OF JUSTIFICATION
2201 S. 25th Street, Fort Pierce, FL
Zoning Atlas Map Amendment Application
September 25, 2018

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a zoning atlas amendment application for a parcel associated with a located at 2201 S. 25th Street in Fort Pierce, Florida. The petitioner is requesting approval to change the zoning of Parcel ID # 2417-444-0001-000-7 from Office Commercial (C-1) to Planned Development (PD).

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located at 2201 S. 25th Street in Fort Pierce, Florida. The parcel information is outlined in the table below:

Parcel ID	Address	Acreage	Current FLU	Current Zoning
2417-444-0001-000-7	2201 S. 25 th Street	0.93	Office Prof.(OP)	Office Commercial (C-1)

The subject property has a City of Fort Pierce Land Use designation of Office Professional (OP) and is located in the office Commercial (C-1) zoning district. This 0.94-acre parcel is currently developed. The subject property is developed with a 9,806 +/- sf professional office building with associated infrastructure. The applicant is requesting approval to rezone the parcel to PD to allow for pharmaceutical use in suite 2213 and 2215 of the existing building, approximately 1,500 sf. A capacity analysis outlining the impacts to public facilities upon approval of this zoning atlas map amendment request is included as part of this application.

To the north of the subject lies the Right-of-Way of Tennessee Avenue followed by developed a 0.85 acre developed commercial property. It has a future land use designation of Office Professional (OP) and is in the Office Commercial (C-1) zoning district.

To the south of the subject property is a developed commercial parcel. This parcel has a future land use designation of Office Professional (OP) with an underlying zoning category of Office Commercial (C-1).

East of the subject property lies the Right-of-Way of South 25th Street, an FDOT roadway followed by a developed commercial parcel. This parcel has a future land use designation of Institutional (I) and an underlying zoning category of General and Recreational Open Space (OS1).

To the west of the subject property is developed residential properties. These parcels have a future land use designation of Medium Density Residential (RM) and it is located in the Medium Density Residential (R4) zoning district.

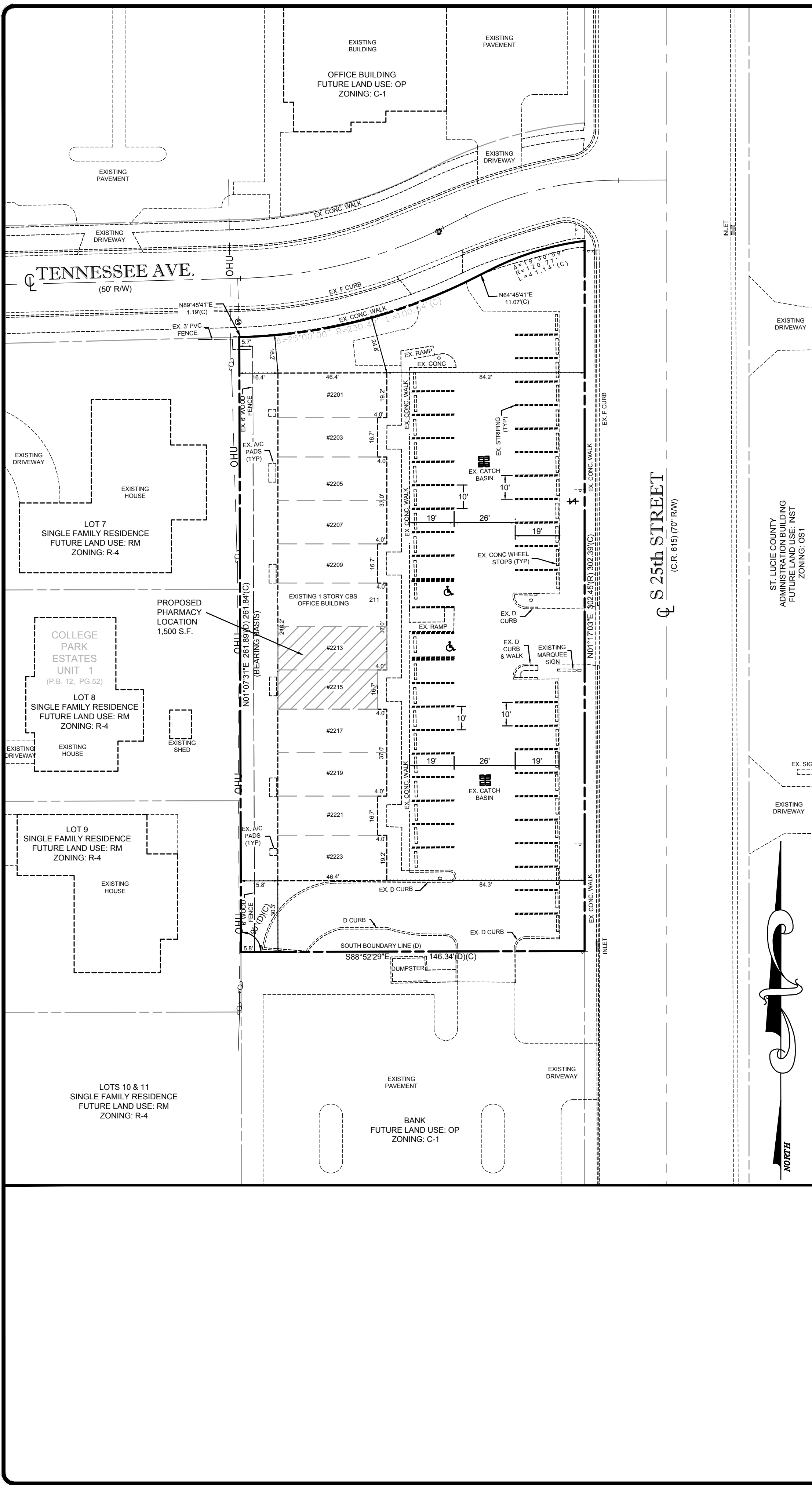
AMENDMENT REQUIREMENTS

Section 22.128 of the City of Fort Pierce Code of Ordinances identifies the requirements for zoning amendment approvals. The application package submitted includes the requirement documents as required by the above mentioned code for the review and approval of this request. This project narrative meets the requirements of City Code section 22-40(c)(1)(a).

Based on the above and attached information, the applicant respectfully request approval of the proposed applications.

S:\EDC-2018\18-329 - 2201 S. 25th Street\ENGINEERING\Documents\Submittal Documents\Justification Statement\2018-09-25_2201_25th_St_PUD_Rezone_Justification_18-329.doc

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



LEGAL DESCRIPTION
 ALL OF THE SOUTHEAST 114 OF THE SOUTHEAST 114 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING SOUTH OF TENNESSEE AVENUE, WEST OF 25TH STREET, NORTH OF VIRGINIA AVENUE CANAL, AND EAST OF COLLEGE PARK ESTATES UNIT 1, AS PER PLAT THEREOF, ON FILE IN PLAT BOOK 12, PAGE 52, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING NORTH OF THE FOLLOWING DESCRIBED LINE:
 FROM THE NORTHEAST CORNER OF LOT 7 OF THE PLAT OF COLLEGE PARK ESTATES UNIT 1, RUNNING SOUTHERLY ALONG THE EAST BOUNDARY OF SAID PLAT OF COLLEGE PARK ESTATES, A DISTANCE OF 261.89 FEET TO THE BEGINNING OF SAID LINE; THENCE BY ANGLE AS TURNED FROM NORTH TO EAST OF 90 DEGREES, A DISTANCE OF 146.34 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SOUTH 25TH STREET; AS DEPICTED ON THAT SURVEY DRAWN AND PREPARED BY MICHAEL J. WEATHERINGTON, DATED JUNE 21, 1997, AND RECORDED IN OFFICIAL RECORDS BOOK 1096, PAGE 457, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TO THE POINT OF BEGINNING.

(SOURCE) O.R.B. 3950, PG. 2788 PUBLIC RECORDS OF ST LUCIE COUNTY, FL.
 CONTAINS 88,118 SQ. FEET, 2.023 ACRES, MORE OR LESS.
 SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST

PARCEL ID #: 2417-444-0001-000-7
 PROJECT NAME: CIVIC PROFESSIONAL PLAZA
 SITE ADDRESS: 2201 S 25th STREET
 OWNER: AUTZ, INC.
 375 BEVERLY ROAD
 DOUGLASTON, NY 11365

SITE DATA
 FUTURE LAND USE: OP - OFFICES-PROFESSIONAL & BUSINESS SERVICES
 ZONING: C1 - OFFICE COMMERCIAL

GROSS SITE AREA: 40,877 S.F. (0.938 AC) = 100.00%

IMPERVIOUS AREA: 29,997 S.F. (0.689 AC) = 73.38%
 EXISTING BUILDING: 9,806 S.F. (0.225 AC) = 23.99%
 EXISTING PAVEMENT: 18,805 S.F. (0.432 AC) = 46.00%
 EXISTING CONCRETE: 1,386 S.F. (0.032 AC) = 3.39%

PREVIOUS AREA: 10,880 S.F. (0.249 AC) = 26.62%

BUILDING SETBACKS:
 FRONT SETBACK = 25 FT.
 SIDE SETBACK = 15 FT.
 REAR SETBACK = 15 FT.

BUILDING HEIGHT = 20 FT. ± (3 STORY)
 (65 FT. MAX.)

PROVIDER OF UTILITIES:
 WATER: FPUA
 WASTEWATER: FPUA

PARKING CALCULATIONS:
 PARKING REQUIRED:
 9,806 S.F. BUSINESS SERVICE
 1 SPACE / 300 S.F. BUSINESS SERVICE
 9,806 / 300 = 33 SPACES
 PARKING REQUIRED = 33 SPACES (2 HC)
 PARKING PROVIDED = 42 SPACES (2 HC)

DRAINAGE SYSTEM:
 THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT COLLECTS SITE RUNOFF IN A SERIES OF EX. INLETS WHICH CONVEYS THE RUNOFF TO THE EX. DRAINAGE MANHOLE @ TENNESSEE AVE. WHICH IS CONNECTED TO THE EX. S. 25th STREET DRAINAGE SYSTEM.

TRAFFIC STATEMENT
 INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 9th EDITION

GENERAL OFFICE BUILDING (710)	PHARMACY/DRUGSTORE W/O DRIVE-THRU WINDOW (880)	AVERAGE RATE	PROJECT S.F.	TRIPS
CURRENT CONDITIONS				
WEEKDAY DAILY TRIPS:				
GENERAL OFFICE BUILDING (710)		9.74	9,806	96
AM PEAK HOUR TRIPS:				
GENERAL OFFICE BUILDING (710)		1.47	9,806	14
PM PEAK HOUR TRIPS:				
GENERAL OFFICE BUILDING (710)		1.42	9,806	14
PROPOSED				
WEEKDAY DAILY TRIPS:				
GENERAL OFFICE BUILDING (710)		9.74	8,306	81
PHARMACY/DRUGSTORE W/O DRIVE-THRU WINDOW (880)		90.08	1,500	135
TOTAL WEEKDAY TRIPS:				216
AM PEAK HOUR TRIPS:				
GENERAL OFFICE BUILDING (710)		1.47	8,306	12
PHARMACY/DRUGSTORE W/O DRIVE-THRU WINDOW (880)		7.71	1,500	12
TOTAL PEAK HOUR TRIPS:				24
PM PEAK HOUR TRIPS:				
GENERAL OFFICE BUILDING (710)		1.42	8,306	12
PHARMACY/DRUGSTORE W/O DRIVE-THRU WINDOW (880)		11.07	1,500	17
TOTAL PM PEAK HOUR TRIPS:				29

ZONING: C-1 OFFICE COMMERCIAL
 ALL ALLOWED USES FOR THIS PLANNED DEVELOPMENT

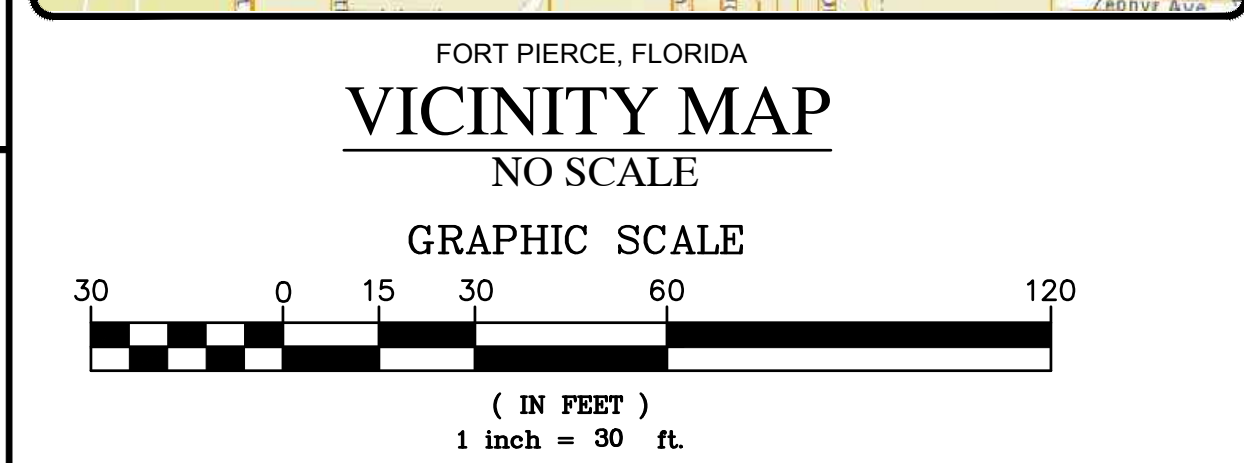
PERMITTED USES:

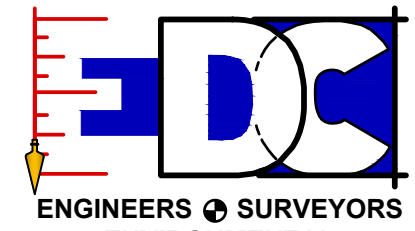
- RESIDENTIAL
 - HOUSEHOLD LIVING
 - VERTICAL MIXED-USE BUILDING
- GOVERNMENT FACILITIES
 - SAFETY SERVICE
- PARK AND OPEN SPACE
- PASSENGER TERMINAL
 - BUS SHELTER
- UTILITIES
 - UTILITY CABINETS, ABOVE GROUND
- COMMERCIAL
 - EATING AND DRINKING ESTABLISHMENTS
 - BREW PUB
- OFFICE
 - ADMINISTRATIVE, PROFESSIONAL, GENERAL, MEDICAL OFFICE
 - DAY LABOR EMPLOYMENT AGENCY
 - MEDICAL AND DENTAL CLINIC
 - TELEVISION AND RADIO STUDIOS
- OTHER
 - TELECOMMUNICATION FACILITY
 - ANTENNA (ON EXISTING STRUCTURE)

PHARMACY (1,500 S.F.)
 (EXCLUDING MEDICAL MARIJUANA DISPENSARIES)

CONDITIONAL USES:

- RESIDENTIAL
 - HOUSEHOLD LIVING
 - DETACHED HOUSE
 - DUPLEX
 - TOWNHOUSE
 - MULTI-DWELLING BUILDING
 - GROUP LIVING
 - COMMUNITY RESIDENTIAL HOME
- PUBLIC AND CIVIC
 - COMMUNITY/CULTURAL
 - ENVIRONMENTAL RESEARCH AND EDUCATIONAL FACILITIES
- DAY CARE
 - ADULT DAY CARE CENTER
 - DAY CARE CENTER
 - CHILD CARE FACILITY
- EDUCATIONAL FACILITIES
 - COLLEGE OR UNIVERSITY
 - ELEMENTARY, MIDDLE OR HIGH SCHOOL
- GOVERNMENT FACILITIES
 - POST OFFICE
- MEDICAL FACILITIES
 - HOSPITAL
 - NURSING HOME
- PARK AND OPEN SPACE
 - CEMETERY/COLUMBARIUM/MAUSOLEUM
 - COUNTRY CLUB/GOLF COURSE
- PASSENGER TERMINAL
 - RAIL/BUS TERMINAL
 - TAXI TERMINAL
- RELIGIOUS INSTITUTION
- SOCIAL SERVICE INSTITUTION
 - HALFWAY HOUSES
- UTILITIES
 - MINOR, OTHER
- COMMERCIAL
 - EATING AND DRINKING ESTABLISHMENTS
 - COFFEE SHOP
 - NEIGHBORHOOD BISTRO
 - NEIGHBORHOOD CAFE
 - RESTAURANT AND BAR
 - WINE/CIGAR BAR
 - MARINE-RELATED COMMERCIAL
 - MARINA/BOAT LIVERY
- OVERNIGHT ACCOMMODATIONS
 - BED AND BREAKFAST
- PARKING, COMMERCIAL
- RETAIL SALES AND SERVICE, SALES-ORIENTED
 - ART GALLERY
- RETAIL SALES AND SERVICE, PERSONAL-SERVICE ORIENTED
 - LAUNDRY AND DRY CLEANERS PICK-UP
 - LAUNDRY
 - NEIGHBORHOOD COMMERCIAL SERVICES
 - PERSONAL IMPROVEMENT SERVICE
- RETAIL SALES AND SERVICE, REPAIR-ORIENTED
- VEHICLE SALES AND SERVICE
 - FUELING STATION
- INDUSTRIAL
 - LIGHT INDUSTRIAL SERVICE
 - MICROBREWERY
- OTHER
 - COMMUNITY GARDENS
- TELECOMMUNICATION FACILITY
 - ANTENNA SUPPORT STRUCTURE





**ENGINEERS & SURVEYORS
 ENVIRONMENTAL**

PORT SAINT LUCIE OFFICE
 10250 SW VILLAGE PARKWAY
 SUITE 201
 PORT SAINT LUCIE, FL 34987
 772-462-2455

www.edc-inc.com
 F.P.E. CERTIFICATE OF AUTHORIZATION 9935
 L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DRAWN BY	FILE NAME	SCALE
18-329	18-329	18-329	AS SHOWN
DATE	DATE	DATE	DATE
27 AUGUST 2018	27 AUGUST 2018	27 AUGUST 2018	27 AUGUST 2018

CIVIC PROFESSIONAL PLAZA

2201 S. 25th STREET

PD SITE PLAN

FLORIDA

10250 SW VILLAGE PARKWAY - SUITE 201
 PORT SAINT LUCIE, FL 34987
 772-462-2455

18-329

1 OF 1

TECHNICAL
 REVIEW
 PROJECT NO.
 18-43900004

Prepared By and Return To:

Mendi Dunker
Signature Title Florida Partners, LLC
789 SW Federal Hwy, Ste 300
Stuart, FL 34994

File No. FLM1033

Property Appraiser's Parcel I.D. (folio) Number(s)
2417-444-0001-000-7

WARRANTY DEED

THIS WARRANTY DEED made and executed November 1, 2013, by F. P. Unlimited, LLC f/k/a F. P. Limited, LLC, A Georgia Limited Liability Company, a corporation existing under the laws of Georgia, and having its principal place of business at P. O. Box 7696, Port St Lucie, FL 34985-7696 hereinafter called the grantor, to Autz, Inc., A New York Corporation whose post office address is 375 Beverly Road, Douglaston, NY 11365, hereinafter call the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt, whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situated in St Lucie County, Florida, to wit:

As shown on Exhibit A which is attached hereto and incorporated herein by reference.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 date: December 31, 2012

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Mendi J. Lowe Dunker
(Witness Signature)

Mendi J. Lowe Dunker
(Print Name of Witness)

Karen A. Sullivan
(Witness Signature)

Karen A. Sullivan
(Print Name of Witness)

F. P. Unlimited, LLC f/k/a F. P. Limited, LLC, A Georgia Limited Liability Company

BY: Ward I. Snyder
Ward I Snyder, Managing Member

Ward I. Snyder
Ward I Snyder, Trustee of the LWLK Trust u/a/d 10/23/96, Managing Member

P. O. Box 7696
(Address)

Port St Lucie, FL 34985-7696
(Address)

STATE OF Florida

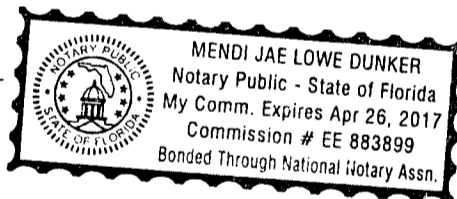
COUNTY OF ~~St. Lucie~~ Martin

The foregoing instrument was acknowledged before me this 11/1/2013, BY F. P. Unlimited, LLC f/k/a F. P. Limited, LLC, A Georgia Limited Liability Company, by Ward I Snyder, Managing Member and Ward I. Snyder as Trustee of the LWLK Trust u/a/d 10/23/96, Managing Member who is personally known to me.

Mendi J. Lowe Dunker
Notary Public

My Commission Expires:

(SEAL)



WARRANTY DEED
(Continued)

EXHIBIT A

A portion of the following described lands:

All of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 35 South, Range 40 East, lying South of Tennessee Avenue, West of 25th Street, North of Virginia Avenue Canal, and East of College Park Estates Unit 1, as per Plat thereof, on file in Plat Book 12, Page 52, of the Public Records of St. Lucie County, Florida.

Lying North of the following described line:

From the Northeast corner of Lot 7 of the Plat of College Park Estates Unit 1, running Southerly along the East boundary of said Plat of College Park Estates, a distance of 261.89 feet to the beginning of said line; thence by angle as turned from North to East of 90 degrees, a distance of 146.34 feet to the Westerly right of way line of South 25th Street; as depicted on that Survey drawn and prepared by Michael J. Weatherington, dated June 21, 1997, and recorded in Official Records Book 1096, Page 457, of the Public Records of St. Lucie County, Florida, to the Point of Beginning.

See Resolution attached Hereto And Made Part Thereof By Reference.

MEMBERS AND MANAGER RESOLUTIONS AND CERTIFICATION

The undersigned, constituting each and every member and the Manager of F.P. Unlimited, LLC, formerly known as F.P. Limited, LLC prior to its name change, a Georgia limited liability company which has been qualified to do business in Florida, (the "Company") hereby consent to and take and adopt the following actions:

:

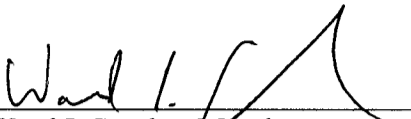
RESOLVED, that the Manager of the Company, Ward I. Snyder, is hereby authorized and empowered (either alone or in conjunction with any one or more of the members of the Company) to take, from time to time, all or any part of the following action on or in behalf of the Company: (1) to execute and deliver to all documents, including but not limited to deeds, closing statements, affidavits, security documents, notes, and mortgages and such other documents as may be required and reasonable to complete the sale of the property described in Exhibit "A", and which have been approved by the Manager or legal counsel for the Company, and (2) to carry out, modify and amend any arrangements or agreements at any time existing between the Company and the purchaser, his/her/their or its lender, which have been approved by the Manger or legal counsel for the Company.

FURTHER RESOLVED, that any arrangements, agreement, or other instrument or document executed pursuant to these resolutions, by the Manager, may contain such terms and provisions as the Manager shall, in his sole discretion, determine. The signature of the Manager alone or with any member shall be sufficient to bind the Company.

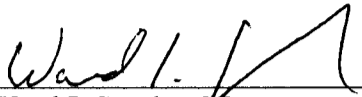
FURTHER this is to certify that the Company was administratively dissolved by the Secretary of State for the State of Georgia on or about 2005. The Company has filed an Application for Reinstatement with the Secretary of State and such application has been approved. The Company changed its name from F.P. Limited, LLC to F.P. Unlimited, LLC. This name change has been registered with the Secretary of State for the State of Georgia. As a result of the name change, the Company has not changed it Federal Identification Number. The Company's Federal Identification Number continues to be 58-2200409.

FURTHER RESOLVED, that all acts and deeds heretofore done by the Manager or any member of the Company for and on behalf of the Company in entering into, executing, acknowledging or attesting any arrangements, agreements, instruments or other documents or in carrying out the terms and intentions of these resolutions, are hereby ratified, approved and confirmed.

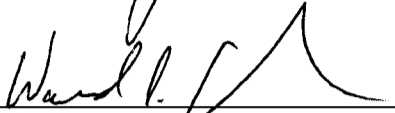
IN WITNESS WHEREOF, the undersigned has hereunto set forth his/their hand(s) to this instrument as of the 31 day of July, 2013.



Ward I. Snyder, Member



Ward I. Snyder, Manager



Ward I. Snyder, as Trustee of the LWLK
Trust, U/A/D October 23, 1996, as Member

Property Identification

Site Address: 2201 S 25th ST
Parcel ID: 2417-444-0001-000-7
Account #: 26599
Map ID: 24/17S
Use Type: 1700
Zoning: OFFICE COM
City/County: Fort Pierce

Ownership

Autz Inc
375 Beverly Rd
Douglaston, NY 11365

Legal Description

17 35 40 BEG INT OF NE COR OF LOT 7 OF COLLEGE ESTATES UNIT 1 S/D AND S R/W LI OF TENNESSEE AV RUN TO CURVE CONCAVE NWLY, R OF 230.42 FT, TH NELY ALG ARC AND S R/W LI 100.54 FT, TH N 64 45 41 E11.07 FT TO CURVE CONCAVE SELY, ROF 120.77 FT, TH NELY ALG ARC 41.15 FT TO W R/W LI OF S 25TH ST, TH S 01 17 03 W ALG W R/W LI 302.45 FT, TH N 88 52 29 W 146.34FT, TH N 01 07 31 E 261.89 FT TO POB (0.93 AC) (OR 3590-2788)

Current Values

Just/Market Value: \$687,000
Assessed Value: \$687,000
Exemptions: \$0
Taxable Value: \$687,000
Taxes for this parcel: SLC Tax Collector's Office [☑](#)
Download TRIM for this parcel: [Download PDF](#) [☑](#)



Total Areas

Finished/Under Air (SF): 9,806
Gross Area (SF): 10,382
Land Size (acres): 0.93
Land Size (SF): 40,510

Sale History

Date:	Nov 1, 2013
Book/Page:	3590 / 2788
Sale Code:	0001
Deed:	WD
Grantor:	F P Limited LLC
Price:	\$690,000
Date:	Sep 30, 1999
Book/Page:	1254 / 1526
Sale Code:	XX00
Deed:	WD
Grantor:	Three Dog Realty Llc
Price:	\$988,000
Date:	Sep 2, 1997
Book/Page:	1097 / 1109
Sale Code:	XX00
Deed:	WD
Grantor:	Fp Property Assn Prntshp

Price:	\$750,000
Date:	May 1, 1988
Book/Page:	0591 / 2875
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	\$17,200
Date:	Dec 1, 1983
Book/Page:	0418 / 1767
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	\$200,000
Date:	Jun 1, 1976
Book/Page:	0258 / 1103
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	\$65,000

Building Information (1 of 1)

Finished Area: 9,806 SF

Gross Total Area: 10,382 SF

Exterior Data

View:
 Building Type: LROF
 Grade: Y_C
 Story Height: 1 Story

Roof Cover: Tar & Gravel
 Year Built: 1986
 Effective Year: 1986
 No. Units: 14

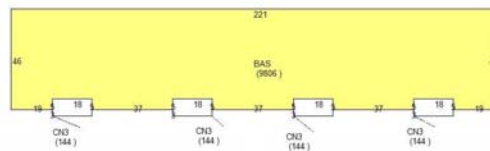
Roof Structure: BarJst/Rigid
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

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

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

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: 100%



Special Features and Yard Items

Type:	VAULT HIGH Q
Quantity:	1
Units:	9
Year Built:	1986
Type:	CEMENT CURB
Quantity:	1
Units:	180
Year Built:	1986
Type:	SINGLE LIGHT
Quantity:	1
Units:	3
Year Built:	1986
Type:	CONCRETE LOW
Quantity:	1
Units:	1100
Year Built:	1986
Type:	CEMENT CURB
Quantity:	1
Units:	342
Year Built:	1986
Type:	ASP2 LOW
Quantity:	1
Units:	16200
Year Built:	1986

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown	
Building:	\$545,200		
Land:	\$141,800		
Just/Market:	\$687,000		
Ag Credit:	\$0		
Save Our Homes or 10% Cap:	\$0		
Assessed:	\$687,000		
Exemption(s):	\$0		
Taxable:	\$687,000		

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	14.4	Fort Pierce Stormwater Charge	\$777.60

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

Permits

Number:	F89000928A
Issue Date:	Sep 1, 1989
Description:	Alterations/Remodeling
Amount:	\$14,963
Fee:	\$14,963
Number:	F93-000602
Issue Date:	May 11, 1993
Description:	Alterations/Remodeling
Amount:	\$40,000
Fee:	\$40,000
Number:	F93-00602A
Issue Date:	May 20, 1993
Description:	Heat and Air Conditioning
Amount:	\$3,300
Fee:	\$3,300
Number:	RF2003-115
Issue Date:	Apr 29, 2003
Description:	Roof
Amount:	\$14,000
Fee:	\$265
Number:	CPY20062
Issue Date:	Jul 24, 2006
Description:	Awning/Shutters
Amount:	\$16,000
Fee:	\$235
Number:	DM20076
Issue Date:	Feb 13, 2007
Description:	Demolition
Amount:	\$0
Fee:	\$130
Number:	BP09-0713
Issue Date:	Jun 2, 2009
Description:	Alterations/Remodeling
Amount:	\$800
Fee:	\$50
Number:	BP09-1062
Issue Date:	Jul 6, 2009
Description:	Alterations/Remodeling
Amount:	\$500
Fee:	\$50
Number:	BP10-0121
Issue Date:	Apr 21, 2010
Description:	Alterations/Remodeling
Amount:	\$36,800
Fee:	\$418
Number:	BP10-0586
Issue Date:	Mar 31, 2010
Description:	Alterations/Remodeling
Amount:	\$0
Fee:	\$288
Number:	BP15-2396
Issue Date:	Oct 9, 2015
Description:	Re Roof Permit

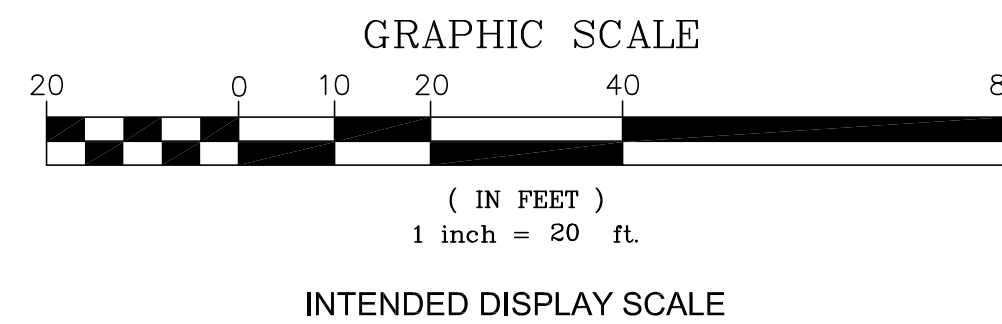
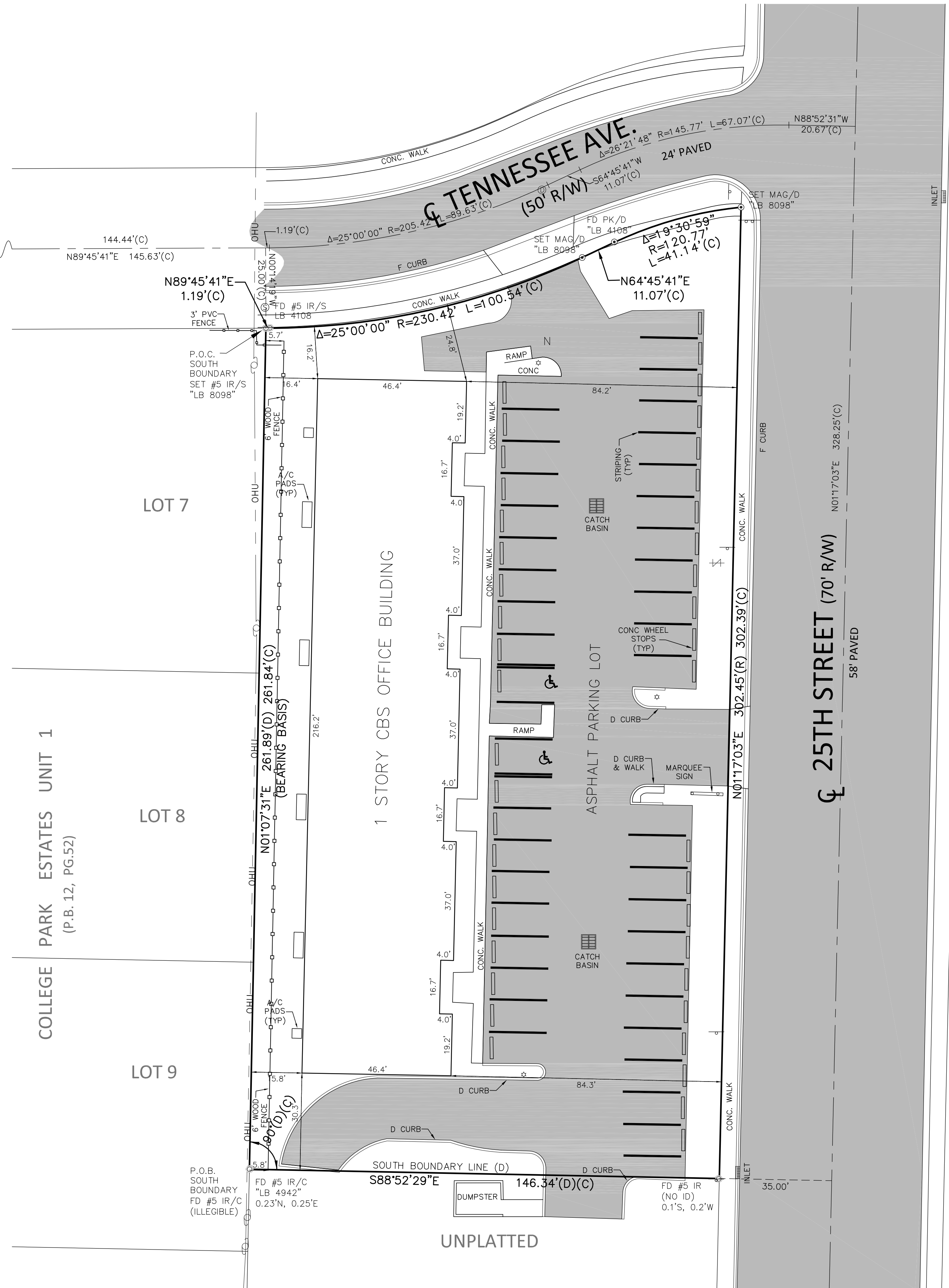
Amount:	\$80,000
Fee:	\$831
Number:	BP15-1535
Issue Date:	Jun 22, 2015
Description:	Electric
Amount:	\$4,836
Fee:	\$87

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

This information is believed to be correct at this time but it is subject to change and is not warranted.
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THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

26TH STREET (50' R/W)



FORT PIERCE, FLORIDA VICINITY MAP NO SCALE

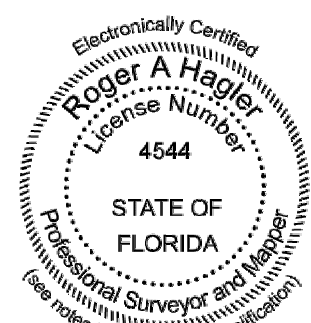
LEGEND table with symbols and descriptions for various survey features like PLAT DATA, NORTH AMERICAN VERTICAL DATUM, HAND HOLE, etc.

DESCRIPTION: (SOURCE) O.R.B. 3950, PG. 2788 PUBLIC RECORDS OF ST LUCIE COUNTY, FL. All of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 35 South, Range 40 East, lying South of Tennessee Avenue, West of 25th Street, North of Virginia Avenue Canal, and East of College Park Estates Unit 1, as per Plat thereof, on file in Plat Book 12, Page 52, of the Public Records of St. Lucie County, Florida.

Lying North of the following described line: From the Northeast corner of Lot 7 of the Plat of College Park Estates Unit 1, running Southerly along the East boundary of said Plat of College Park Estates, a distance of 261.89 feet to the beginning of said line; thence by angle as turned from North to East of 90 degrees, a distance of 146.34 feet to the Westerly right of way line of South 25th Street; as depicted on that Survey drawn and prepared by Michael J. Weatherington, dated June 21, 1997, and recorded in Official Records Book 1096, Page 457, of the Public Records of St. Lucie County, Florida.

SURVEYORS NOTES & REPORT: 1) THE LAST DATE OF FIELD WORK WAS 7-30-2018. 2) OVERALL PARCEL CONTAINS 0.938 ACRES, MORE OR LESS. 3) DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT. MATTERS OF RECORD SHOWN WERE TAKEN FROM LOCAL SURVEYS AND PLATS. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENTS, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. THIS INFORMATION SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION. NO TITLE COMMITMENT WAS FURNISHED TO THE SURVEYOR. 4) BEARINGS SHOWN HEREON ARE BASED UPON NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE PROJECTION PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. THE EXPECTED LAND USE OF THIS SURVEY AND MAP IS "COMMERCIAL". 5) ELEVATIONS ARE NOT A PART OF THIS SURVEY. 6) SUB-SURFACE UTILITIES, FOUNDATIONS AND OTHER IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY. 7) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS. 8) THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN. SECTION LINES AND MONUMENTATION SHOWN HEREON AND USED TO DETERMINE PROPERTY BOUNDARIES ARE BASED ON PREVIOUS SURVEYS AND HISTORICAL SECTIONAL INFORMATION. SOME MONUMENTATION MAY HAVE BEEN DESTROYED, SINCE THE ORIGINAL DELINEATION OR RESOLUTION, OF THE SECTIONAL SURVEY. 9) AERIAL IMAGES, IF SHOWN, WERE TAKEN FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION PER THE CURRENT FLIGHT YEAR 2017 AVAILABLE AT THE TIME OF SURVEY. 10) BY GRAPHIC PLOTTING ONLY HE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN FLOOD DESIGNATION "X", ACCORDING TO FLOOD INSURANCE RATE MAP, NO. 12111C0186J, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), EFFECTIVE DATE 2/16/2012. 11) THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH. 12) REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED. 13) REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTE: This document is electronically certified pursuant to Chapter 5J-17.062, Florida Administrative Code. Unless the electronically certified stamp appears, printed copies are not valid without the signature and original raised seal of the signing Professional Surveyor and Mapper.



PROPERTY ADDRESS: 2201 S. 25TH STREET FORT PIERCE, FL

ROGER A. HAGLER, PROFESSIONAL SURVEYOR AND MAPPER SIGNATURE DATE FLORIDA REGISTRATION #4544

EDC logo and contact information: 10250 VILLAGE PARKWAY UNIT 201, PORT ST. LUCIE, FL 34987, 772-462-2455

Table with columns: CHECKED BY, DRAWN BY, FILE NAME, LAYOUT, AS BUILT, SCALE, DATE

Table with columns: REVISION NUMBER, REVISION PER COUNTY SURVEYORS COMMENTS, DATE

BOUNDARY SURVEY FOR 2201 S 25TH STREET FORT PIERCE FLORIDA

EDC logo and contact information: 10250 VILLAGE PARKWAY UNIT 201, PORT ST. LUCIE, FL 34987, 772-462-2455

18-329

1 OF 1

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updates or additional information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and Floodway Data are determined, users are encouraged to consult the Flood Profile and Floodway Data and/or Summary of Disturbance Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies the FIRMA. Users should be aware that BFEs shown on the FIS report are approximate. Accordingly, flood elevation data presented in the FIS report should be used in conjunction with the FIRMA for purposes of construction and/or flood management.

Coastal Base Flood Elevations (CBFEs) shown on this map apply only to districts of the North American Vertical Datum of 1988 (NAVD 88). Users of the FIS should be aware that coastal base flood elevations are also provided in the Summary of Disturbance Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Disturbance Elevations table should be used for construction and/or flood management purposes when they are higher than the elevations shown on this FIS.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Transverse Mercator State Plane Florida East FIPS 9501. The horizontal datum was NAD83 HARN. GCS1983 assumed. Differences in datum, vertical projection or State Plane zones used in the production of FIRMA for adjacent jurisdictions may result in slight graphical differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIS.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NDS Information Services
 NOAA, NAD2011
 National Geodetic Survey
 SMC-1, 8202
 1315 East West Highway
 Silver Spring, Maryland 20910-3202
 (301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIS was provided in digital format by St. Lucie County and the Florida Geographic Data Library.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIS for this jurisdiction. The floodways and floodways that were transferred from the previous FIS may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profile and Floodway Data tables in the Flood Insurance Study report (which contain authoritative hydraulic data) may reflect stream channel dimensions that differ from what is shown on this map.

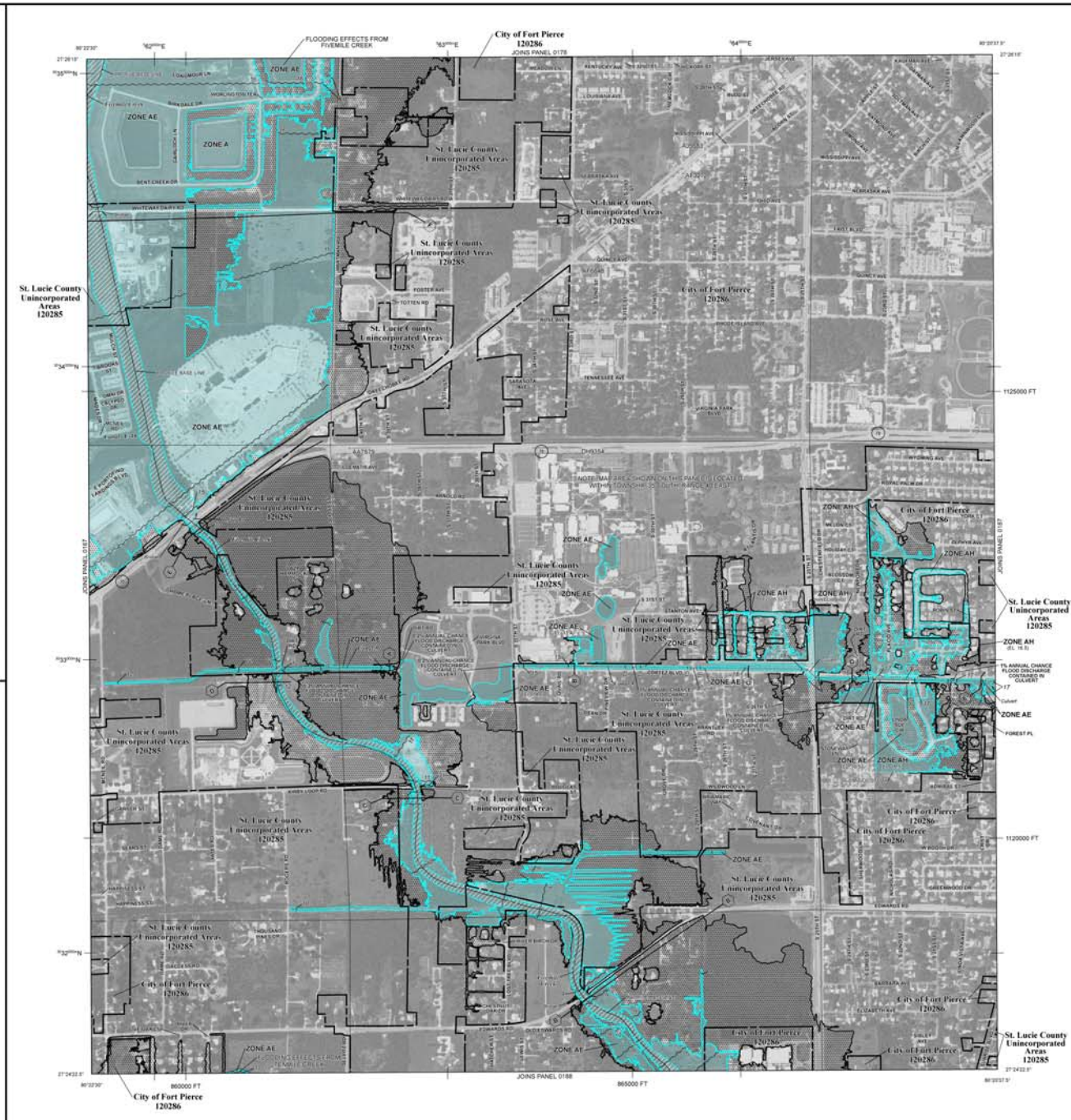
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limits boundaries.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels, community map repository addresses, and a listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the FEMA Map Information eXchange (FMIX) at 1-877-336-2627 for information on available products associated with the FIS. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FMIX may also be reached at its website at <http://www.fdm.gov>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.

The "profile base lines" depicted on this map represent the hydraulic modeling boundaries that match the flood profiles in the FIS report. As a result of improved hydrographic data, the "profile base line" in some cases may deviate significantly from the channel centerline or appear outside the SFHA.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AR, AV, and V. The base flood elevation is the water surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevation determined.

ZONE AH Flood depths of 1 to 3 feet (locally areas of ponding); Base Flood Elevation determined.

ZONE AO Flood depths of 1 to 3 feet (locally areas of ponding); average depths determined. For areas of shallow flooding, depths also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently destroyed. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE AV Areas to be protected from the 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevation determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without undesirable increases in flood heights.

OTHER FLOOD AREAS

ZONE B Areas of 2% annual chance flood with 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and are protected by levees from the 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood heights are undetermined, topographic.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

OPAs areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance flood boundary
 1% annual chance flood boundary
 Floodway boundary
 Zone V boundary
 Zone VE boundary
 CBRS and OPA boundary
 Boundary defining Special Flood Hazard Area Zones and floodway defining Special Flood Hazard Areas of others base flood elevations, flood depths, or flood velocities
 Base Flood Elevation line or other elevation in feet
 Base Flood Elevation line or other elevation in feet
 MAP REPOSITORIES
 Refer to Map Repositories List on Map Index

EFFECTIVE DATES OF REVISIONS TO THIS PANEL:
 November 4, 1982
 June 30, 1992

February 16, 2012 - To update revisions to the Base Flood Elevations, to add Special Flood Hazard Areas, to change Special Flood Hazard Areas, to add reach and road centers, to update the effects of wave action, and to incorporate previously issued Letters of Map Change.

The community map revision history prior to this revision, including the Community Map History table included in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-368-5842.

MAP SCALE 1" = 500'

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0186J

FIRM
FLOOD INSURANCE RATE MAP
ST. LUCIE COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 186 OF 420
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY	NUMBER	DATE	STATUS
ST. LUCIE COUNTY	186	02/16/2012	F

MAP NUMBER
 12111C0186J

MAP REVISED
 FEBRUARY 16, 2012

Federal Emergency Management Agency

MINIMUM TREE REQUIREMENTS
 PERIMETER ADJACENT TO STREET ROW: 354 L.F. DIV. BY 30 = 12 TREES REQUIRED
 ALL TREES PROVIDED

PERIMETER V.U.A. ADJACENT TO OTHER PROPERTY: NOT APPLICABLE

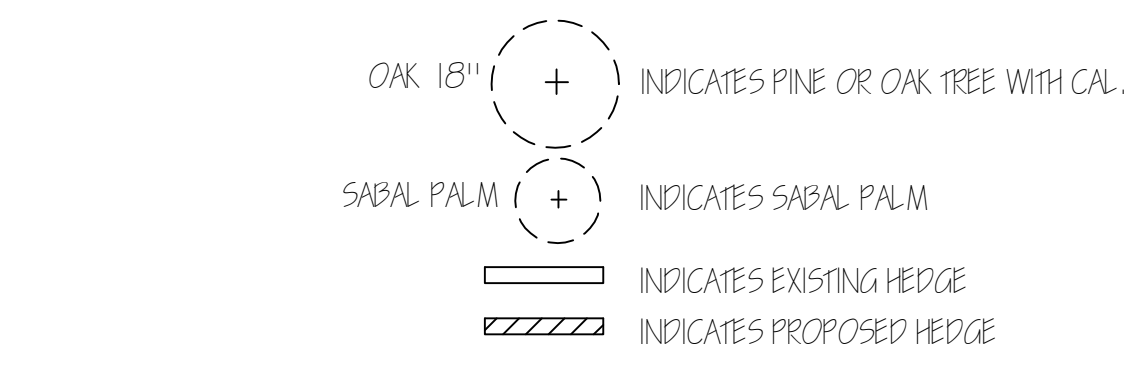
INTERIOR TREE REQUIREMENTS: 18,805 S.F. V.U.A. DIV. BY 15 = 1254 S.F. REQUIRED
 INTERIOR LANDSCAPE AREA EXCEEDS 1400 S.F.
 1254 DIV. BY 100 = 12 TREES REQUIRED
 ALL TREES PROVIDED

SITE DATA

FUTURE LAND USE: OP - OFFICES-PROFESSIONAL & BUSINESS SERVICES
 CI - OFFICE COMMERCIAL

GROSS SITE AREA 40,877 S.F. (0.938 AC) = 100.00%
 IMPERVIOUS AREA 29,951 S.F. (0.688 AC) = 73.27%
 EXISTING BUILDING 9,760 S.F. (0.224 AC) = 23.88%
 EXISTING PAVEMENT 18,805 S.F. (0.432 AC) = 46.00%
 EXISTING CONCRETE 1,386 S.F. (0.032 AC) = 3.39%
 PERVIOUS AREA: 10,926 S.F. (0.251 AC) = 26.73%

ZERISCAPRE REQUIREMENTS	PTS
Plan submitted with low, medium, and high water usage indicated on the landscape plan	5
51% or more of the grass areas are made up of drought tolerant species from the list	10
51% or more of the required shrubs are made up of drought tolerant species from the list	10
51% or more of the required trees are made up of drought tolerant species from the list	10
Utilization of compacted mulch beds at least three inches deep in all planted areas except groundcover	10
Utilization of mulch other than cypress	5
TOTAL POINTS	50



LANDSCAPE NOTES

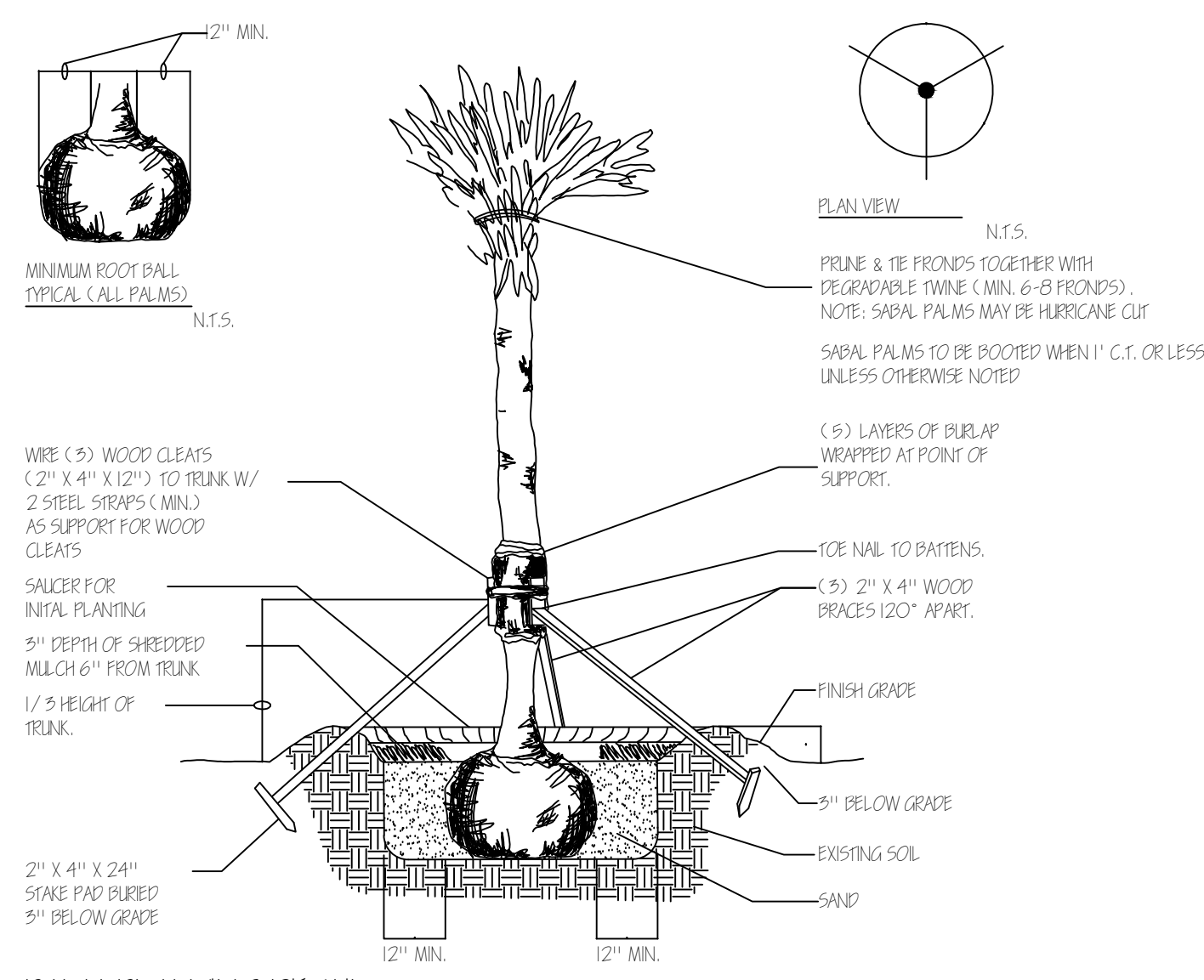
ALL LANDSCAPE MATERIAL TO BE FLA. #1 OR BETTER
 BAHIA SOD AS REQUIRED
 MALAELICA OR EUCALYPTUS MULCH AS REQUIRED TO 3" THICKNESS MINIMUM IN ALL PLANT BEDS
 FULLY AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE IN 15 MPH WIND
 ALL PROHIBITED SPECIES SHALL BE REMOVED FROM SITE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
 (INCLUDING ALL "PEPPIC" LISTED SPECIES)

IRRIGATION NOTES

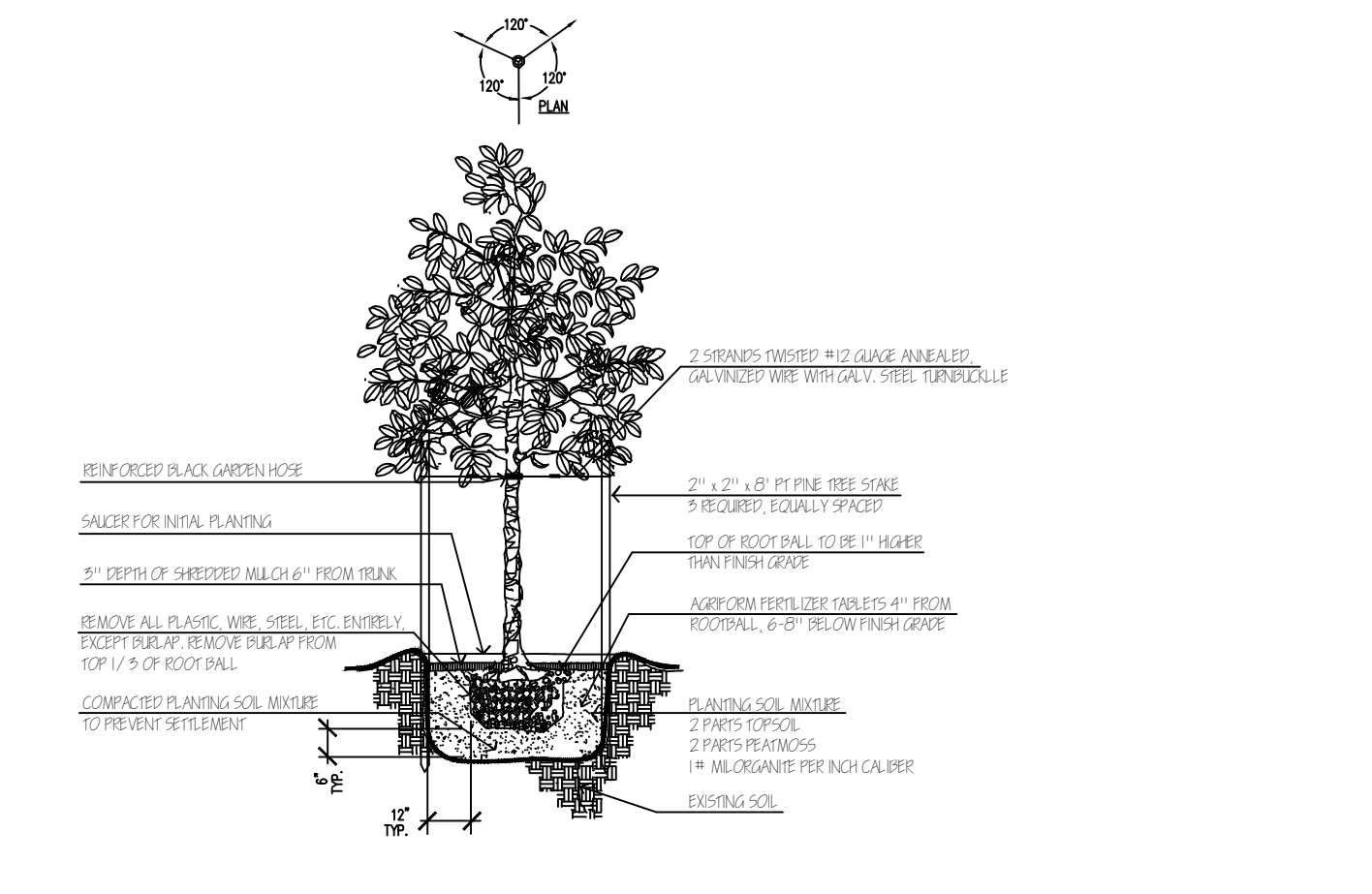
REPAIR OR REPLACE EXISTING UNDERGROUND IRRIGATION SYSTEM
 FULLY AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE IN 15 MPH WIND
 INSTALL BURBLERS ON ALL TREES = LOW WATER USAGE
 INSTALL DRIPLINE ON ALL HEDGE MATERIAL = LOW WATER USAGE
 INSTALL LOW TRAJECTORY SPRAY HEADS ON SOD AREAS = MODERATE WATER USAGE
 SOD AREAS TO BE ZONED SEPARATELY FROM TREE & SHRUB AREAS
 INSTALL RAIN SENSOR OVER-RIDE DEVICE AT IRRIGATION TIME CLOCK
 WATER SOURCE TO BE FROM WELL

PLANT & MATERIAL SCHEDULE

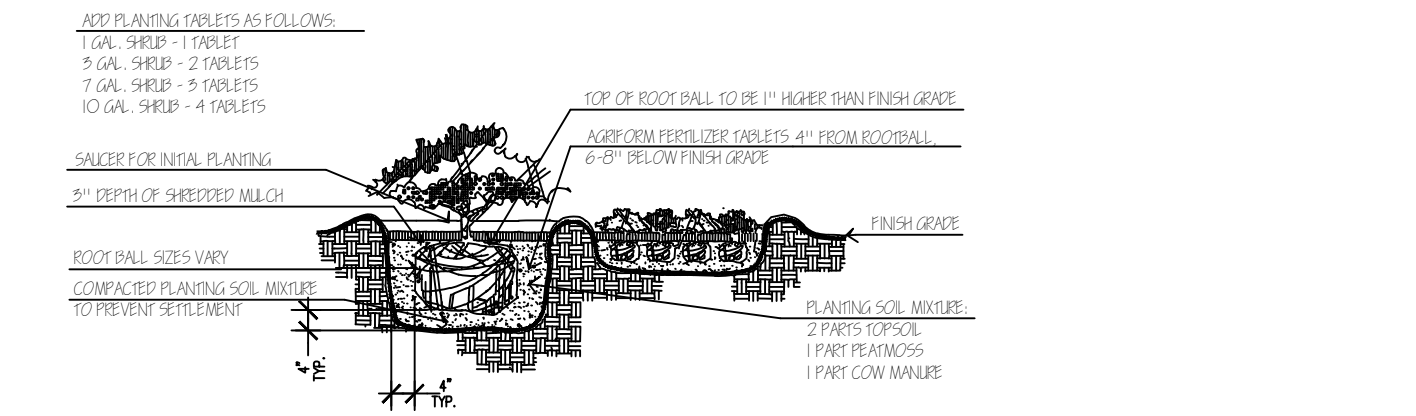
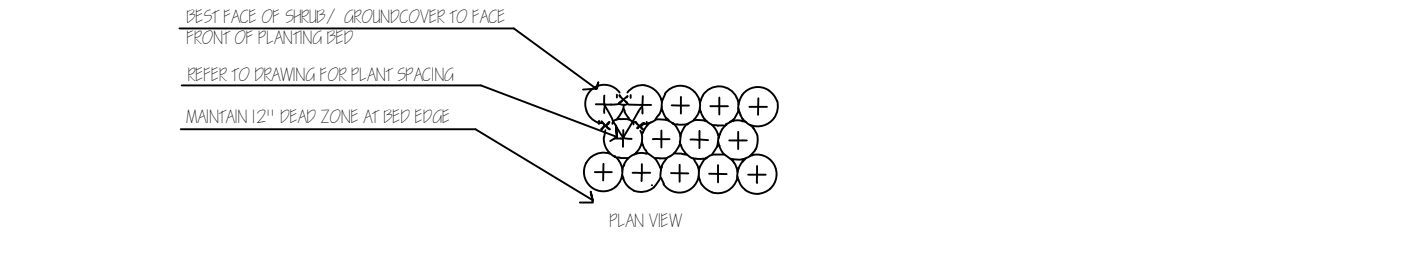
KEY	QUAN.	NATIVE	DROUGHT TOLERANCE	BOTANICAL NAME	COMMON NAME	SIZE (HT. x SPR.)	CONTAINER
ADO	1	N	MOD.	ADONIDIA MERRILLI (DOUBLE)	CHRISTMAS PALM	12-14' x 6'	B & B
CE	141	Y	MOD.	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	24" x 18"	#3
CI	101	Y	MOD.	CHRYSOBALANUS ICACU	COCO PLUM	24" x 18"	#3
CLU	29	Y	MOD.	CLUSIA ROSEA	CLUSIA (ROSE APPLE)	24" x 18"	#3
QV	4	Y	VERY	QUERCUS VIRGINIANA	LIVE OAK	12-14' x 5', 2-1/2" DBH	B & B
SP	6	Y	VERY	SABAL PALMETTO	SABAL PALM	1/3-17, 20, 25' O.A.	B & B



PALM PLANTING DETAIL (WITH STAKING AND CURING) N.T.S.

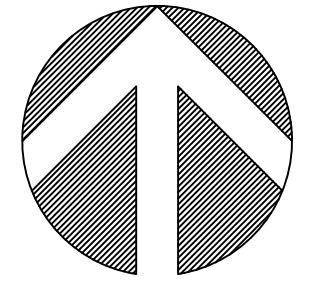
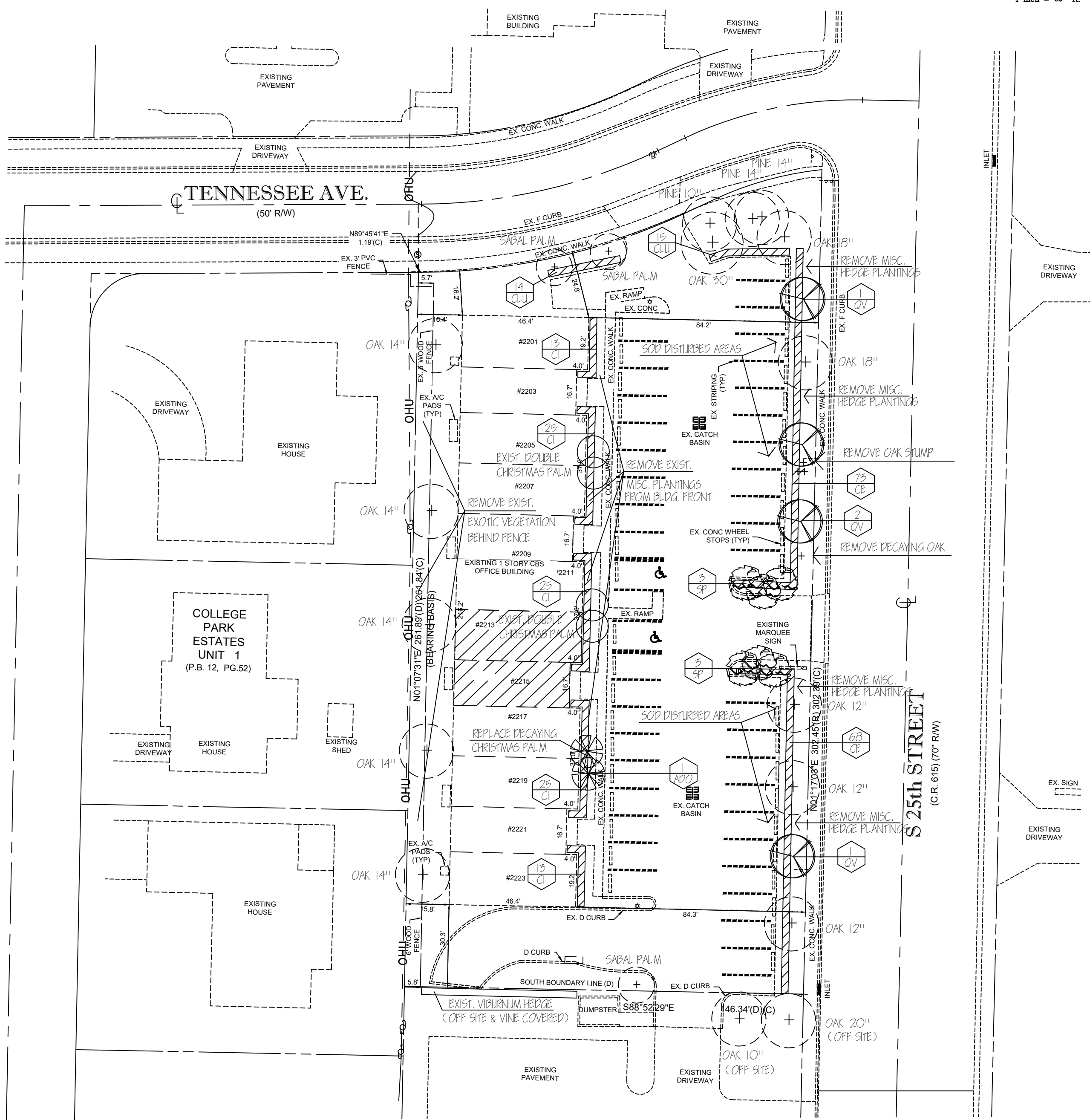
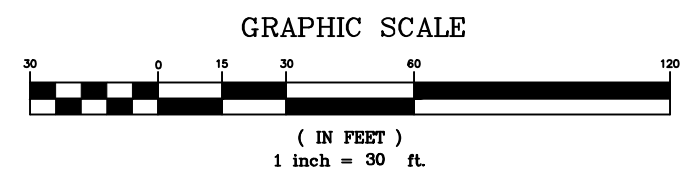


TREE PLANTING DETAIL N.T.S.



SHRUB/ GROUNDCOVER PLANTING DETAIL N.T.S.

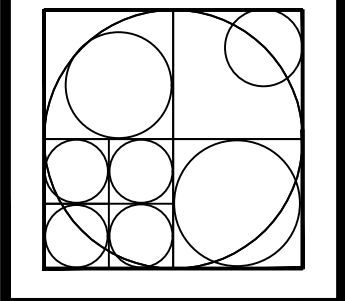
THIS LANDSCAPE PLAN MEETS PDOT SIGHT DISTANCE AND CLEAR ZONE REQUIREMENTS
 ALL GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED WITH SHRUBS
 DAHOON HOLLY (IC) ALLOWED BY PPL FOR USE UNDER POWER LINES



ELECTRONIC SEAL AFFIXED BY AUTHOR 8.30.2018

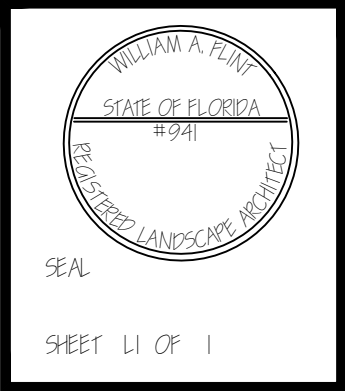
DATE	REVISION

William A. Flirt, III
 Landscape Architect
 Suwanee, FL
 772.220.0424
 Fla. Reg. #941
 Fax: 772.220.8915



LANDSCAPE PLAN
 CIVIC PROFESSIONAL PLAZA
 2201 S. 25TH ST.
 FT. PIERCE, FL

DATE: 08.30.2018
 DRAWN: WAF
 CHECKED:
 SCALE: 1" = 30'
 PROJECT NO. 18-068





This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

August 28, 2018



Patricia Sesta
Planner | Planning Division



10250 SW Village Parkway - Suite 201
Port Saint Lucie, Florida 34987
Phone: 772.462.2455
E-mail: patriciasesta@edc-inc.com

In response to your inquiry of August 28, 2018, the Florida Master Site File lists no archeological sites or any other cultural resources located at **2201S 25th Street**, Fort Pierce, St. Lucie County, Florida

When interpreting the results of this search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, State and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Kind Regards,

Eman M. Vovsi
Data Base Analyst

Project: 2201 S. 25th Street
Application: PD Rezone

Current:	SF	Average Trips	Entry	Exit
Office Average	9,806.00	96.00	48.00	48.00
Office AM Peak	9,806.00	14.00	12.00	2.00
Office PM Peak	9,806.00	14.00	3.00	11.00

Proposed:	SF	Average Trips	Entry	Exit
Office Average	8,306.00	81.00	40.00	41.00
Office AM Peak	8,306.00	12.00	11.00	1.00
Office PM Peak	8,306.00	12.00	2.00	10.00
Pharmacy Average	1,500.00	135.00	67.00	68.00
Pharmacy AM Peak	1,500.00	12.00	6.00	6.00
Pharmacy PM Peak	1,500.00	17.00	8.00	9.00

Proposed Average		216.00	107.00	109.00
Proposed AM Peak		24.00	17.00	10.00
Proposed PM Peak		29.00	10.00	19.00

Current Average:	96.00
Proposed Average:	216.00

Current AM Peak:	14.00
Proposed AM Peak:	24.00

Current PM Peak:	14.00
Proposed PM Peak:	29.00

Increase - Average:	120.00
Increase AM Peak	10.00
Increase PM Peak	15.00

General Office Building (710)

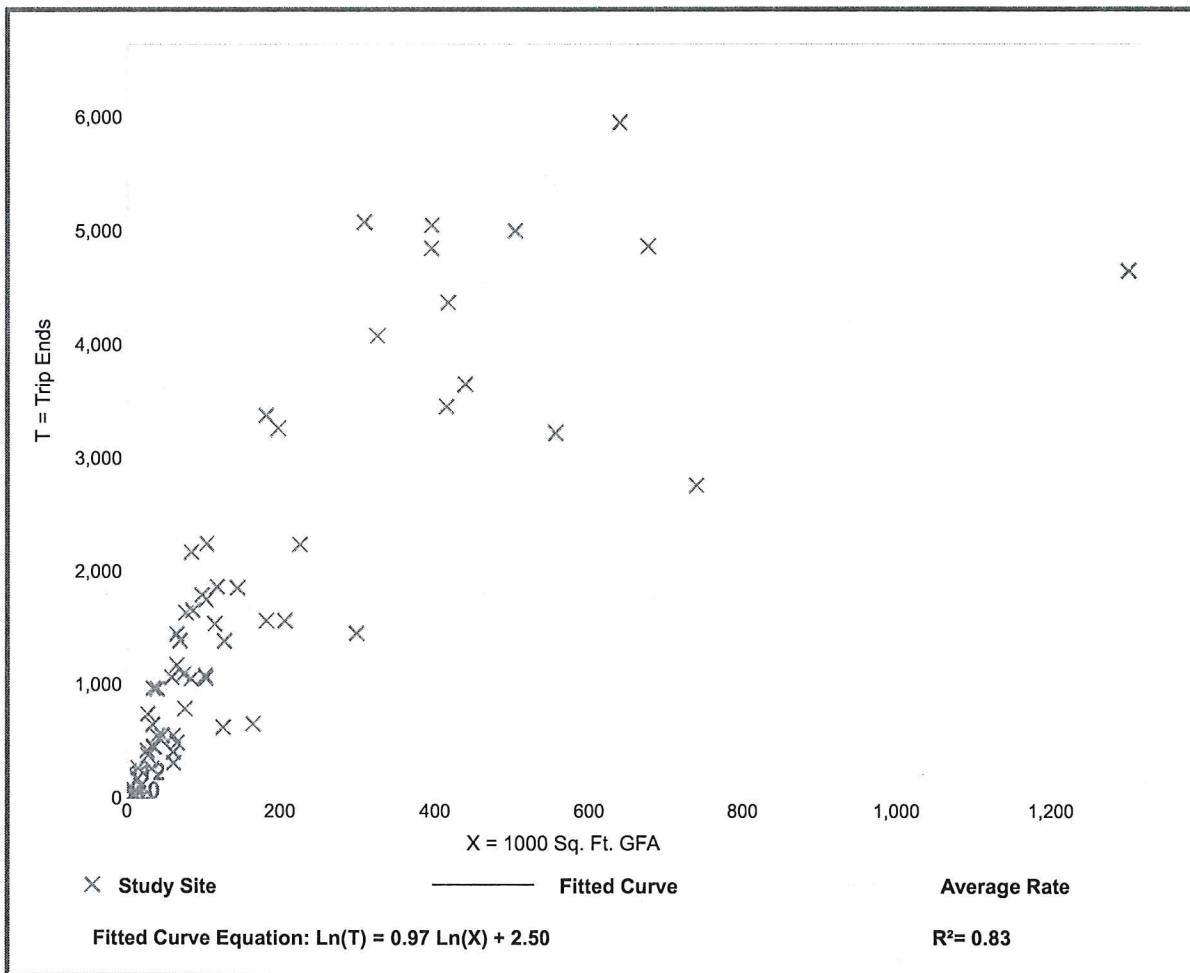
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 66
Avg. 1000 Sq. Ft. GFA: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

General Office Building (710)

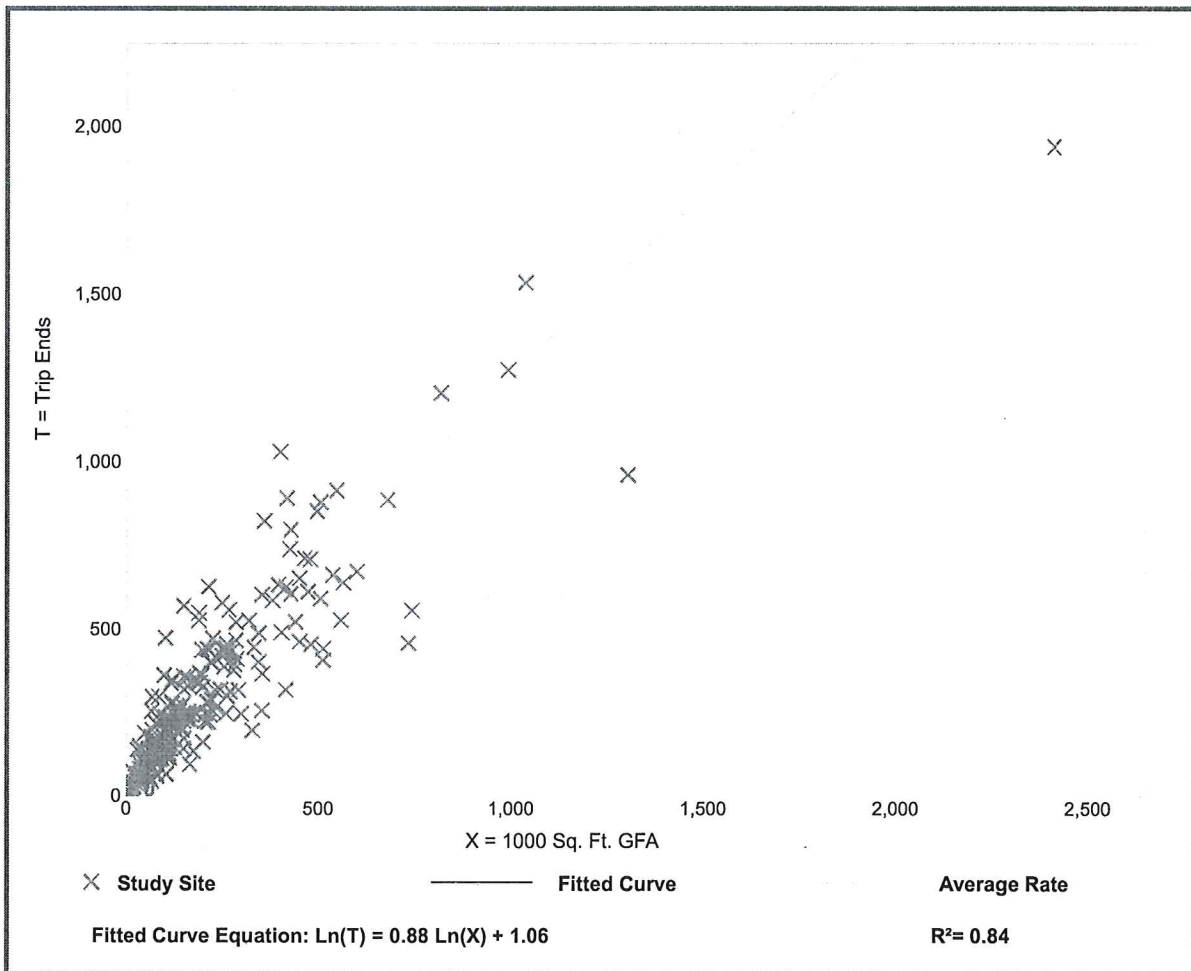
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 228
 Avg. 1000 Sq. Ft. GFA: 209
 Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.47	0.57 - 4.93	0.60

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

General Office Building (710)

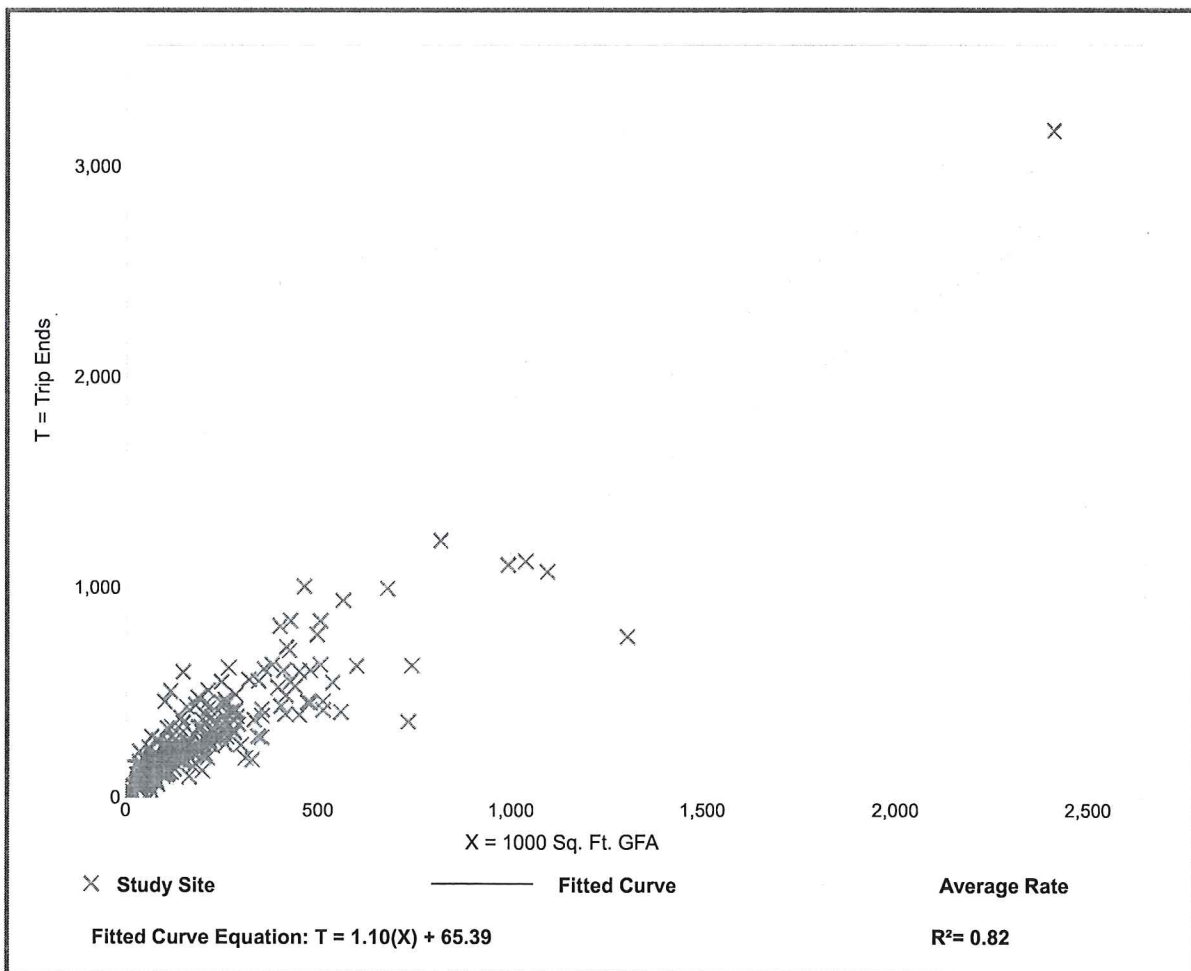
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 243
 Avg. 1000 Sq. Ft. GFA: 205
 Directional Distribution: 18% entering, 82% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.42	0.49 - 6.20	0.61

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

General Office Building (710)

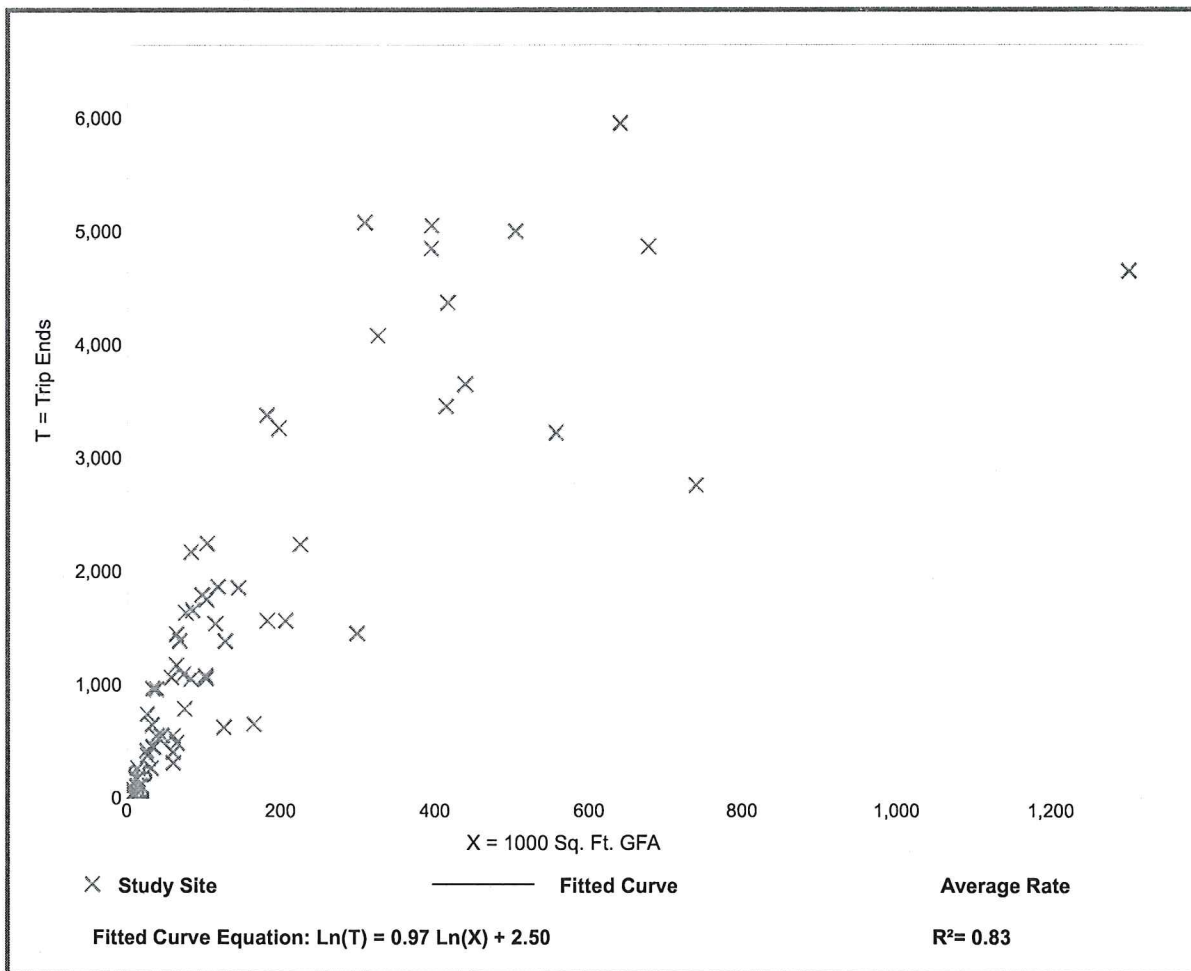
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Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

General Office Building (710)

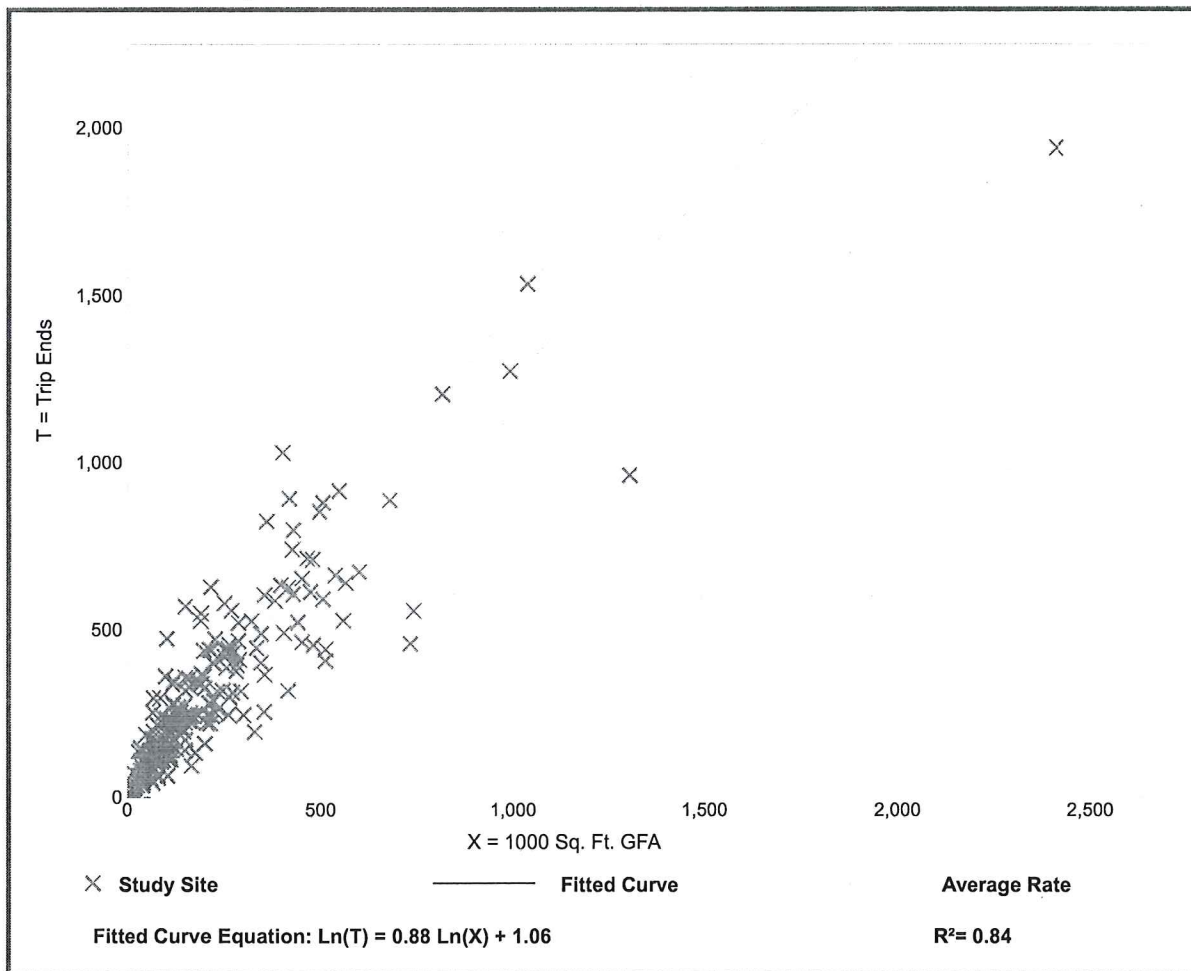
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
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Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

General Office Building (710)

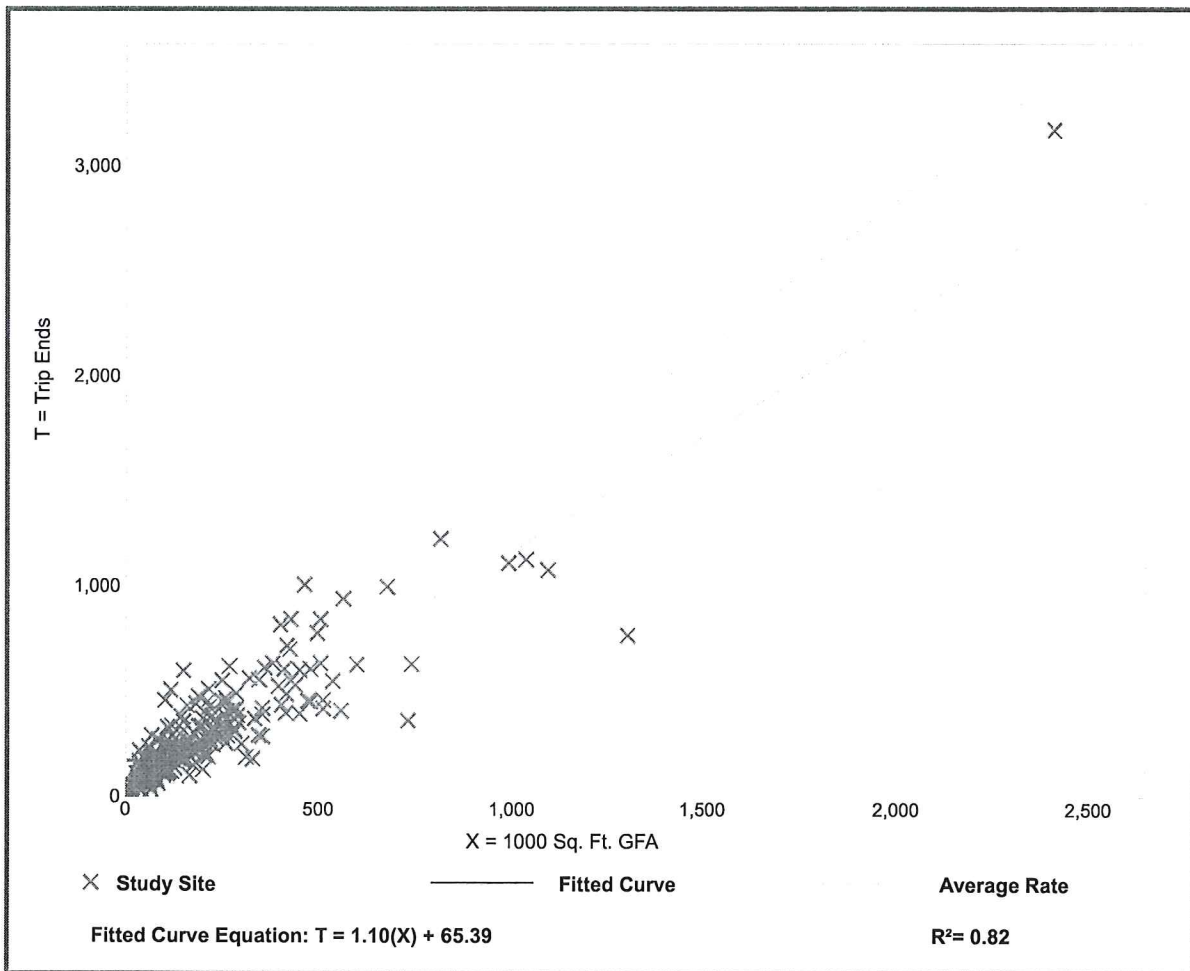
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 243
 Avg. 1000 Sq. Ft. GFA: 205
 Directional Distribution: 18% entering, 82% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.42	0.49 - 6.20	0.61

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

Pharmacy/Drugstore without Drive-Through Window (880)

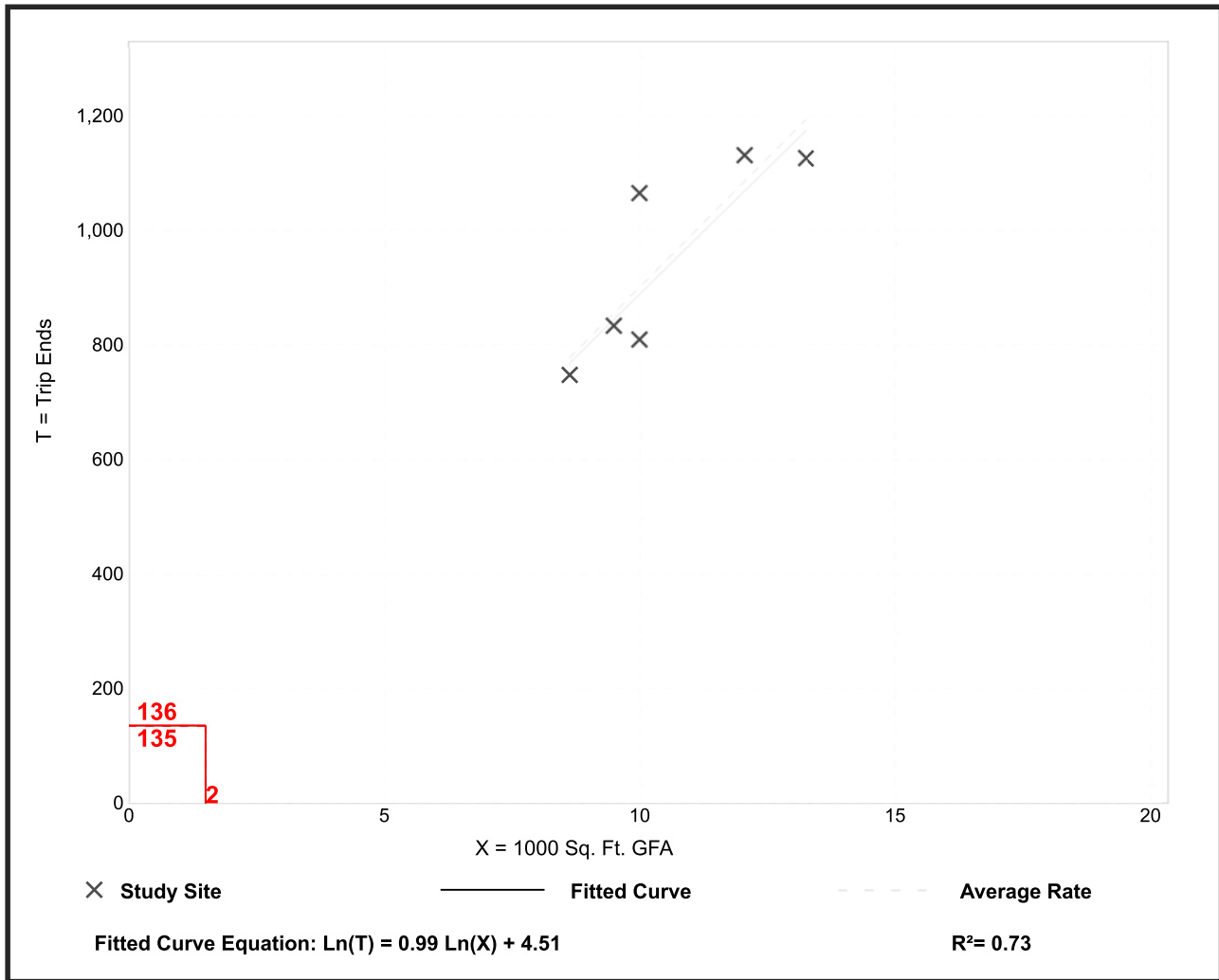
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 11
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
90.08	81.00 - 106.50	8.90

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

Pharmacy/Drugstore without Drive-Through Window (880)

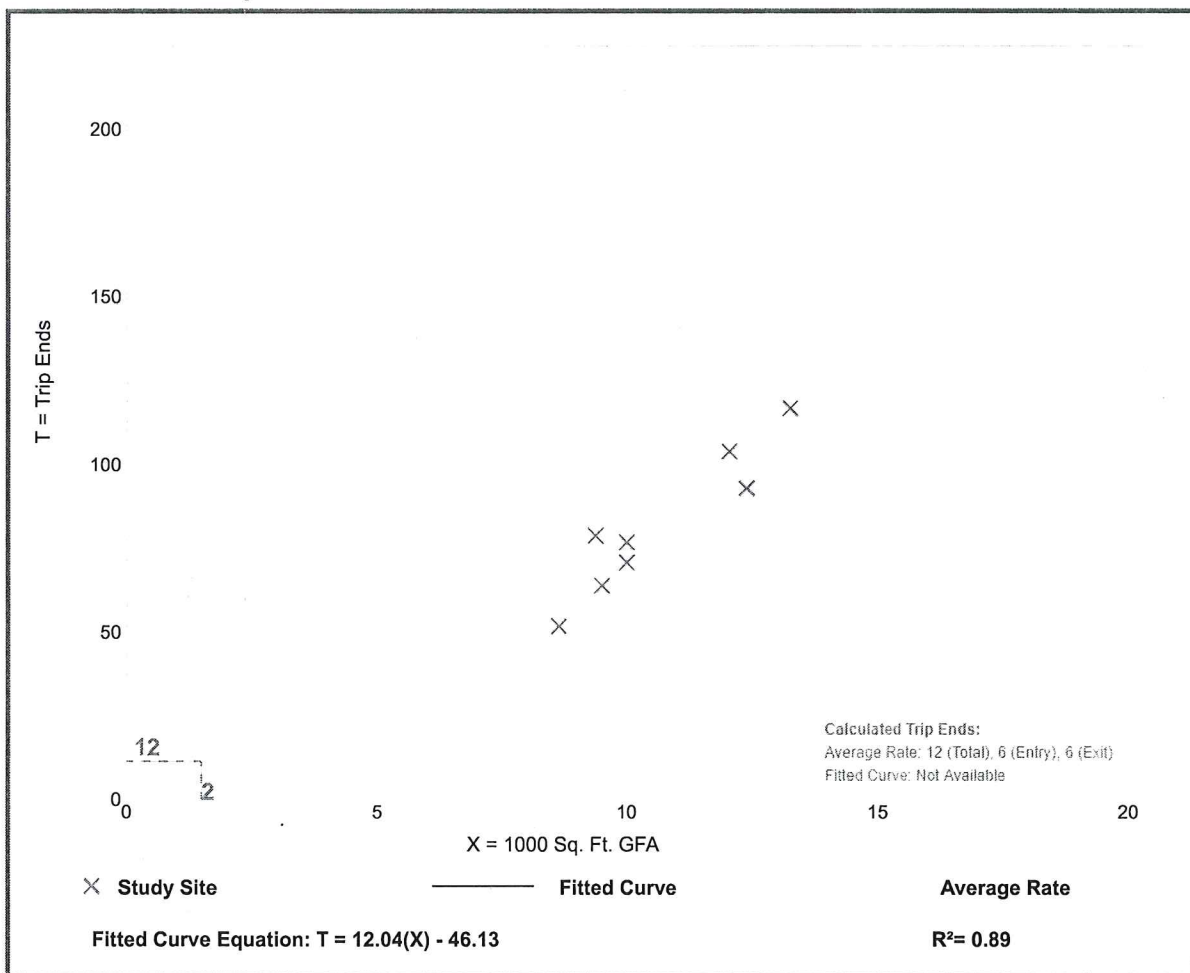
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 8
 Avg. 1000 Sq. Ft. GFA: 11
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.71	6.03 - 8.83	0.97

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

Pharmacy/Drugstore without Drive-Through Window (880)

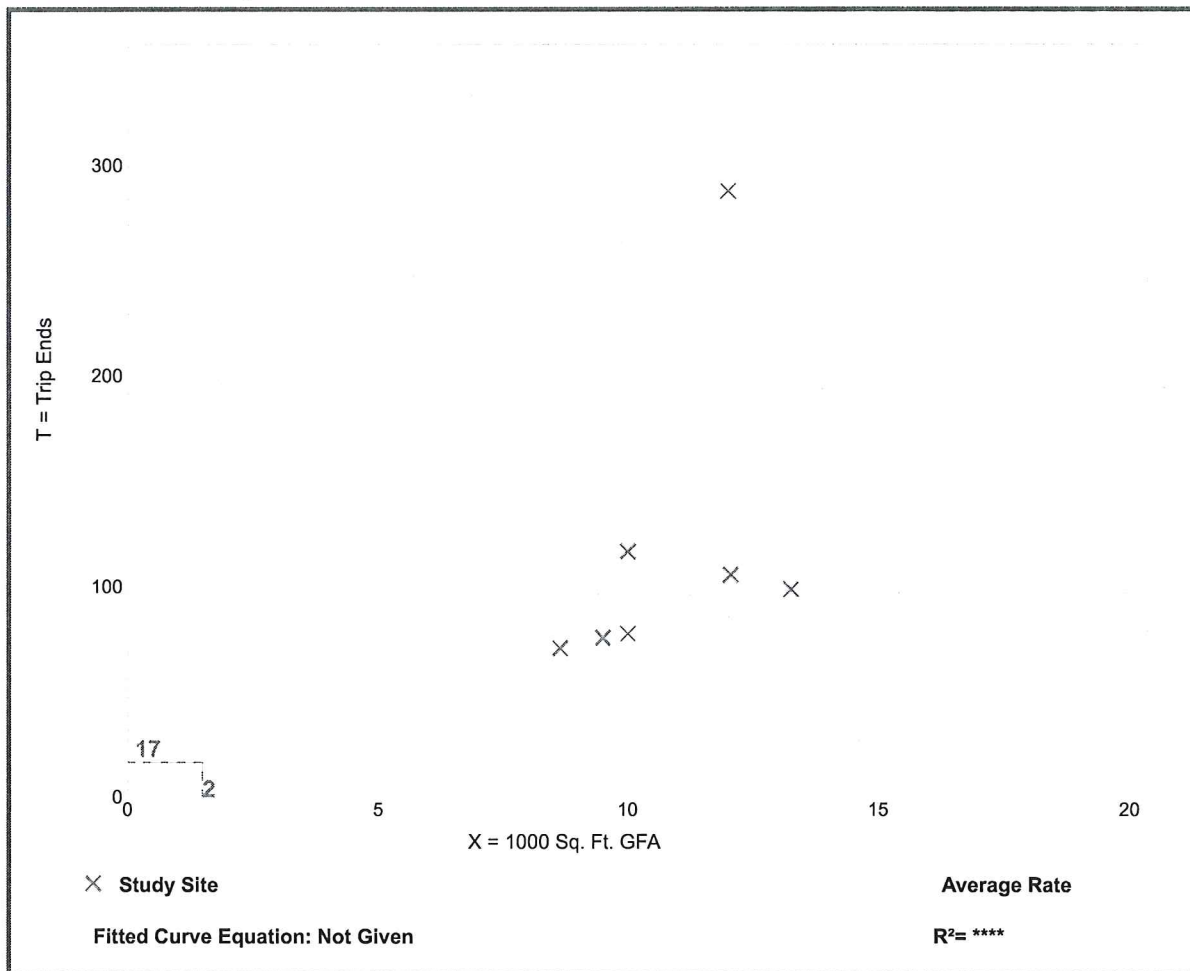
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 7
 Avg. 1000 Sq. Ft. GFA: 11
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.07	7.47 - 24.00	6.23

Data Plot and Equation





CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	ROW (Tennessee Ave)	ROW	ROW
South	Office / Commercial (Developed)	OP & RM	C1 & R4
East	ROW (25th Street)	ROW	ROW
West	Residential	RM	R4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	OP	C-1	N/A	0.93	X
**Proposed	OP	PD	N/A	0.93	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/FLU	Total gallons per day *** NO ADDITIONAL SF PROPOSED. CHANGE IN USE ONLY ***
**Proposed Zoning/FLU	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/FLU	Total gallons per day *** NO ADDITIONAL SF PROPOSED. CHANGE IN USE ONLY ***
**Proposed Zoning/FLU	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) NOT APPLICABLE				
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		0	

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)		
NOT APPLICABLE	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
**Proposed Zoning/FLU	Enrollment	
**Change in Demand		

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	*** NO ADDITIONAL SF PROPOSED. CHANGE IN USE ONLY ***
**Proposed Zoning/FLU	
*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	*** NO ADDITIONAL SF PROPOSED. CHANGE IN USE ONLY ***
---------------	---

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	96	14/14
**Proposed Zoning/FLU	216	24/29
*Change in Demand	Trips 120 increase	Trips 10 / 15 increase
Impact to Capacity		

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:
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
Not Applicable					
Single-family, detached	N/A				
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
Office Professional		9,806 sf	0.93	Existing	Existing

- 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? Office Professional
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

LEGAL DESCRIPTION
2201 S. 25th Street

DESCRIPTION: (SOURCE) O.R.B. 3950, PG. 2788 PUBLIC RECORDS OF ST LUCIE COUNTY, FL

All of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 35 South, Range 40 East, lying South of Tennessee Avenue, West of 25th Street, North of Virginia Avenue Canal, and East of College Park Estates Unit 1, as per Plat thereof, on file in Plat Book 12, Page 52, of the Public Records of St. Lucie County, Florida.

Lying North of the following described line:

From the Northeast corner of Lot 7 of the Plat of College Park Estates Unit 1, running Southerly along the East boundary of said Plat of College Park Estates, a distance of 261.89 feet to the beginning of said line; thence by angle as turned from North to East of 90 degrees, a distance of 146.34 feet to the Westerly right of way line of South 25th Street; as depicted on that Survey drawn and prepared by Michael J. Weatherington dated June 21, 1997, and recorded in Official Records Book 1096, Page 457, of the Public Records of St. Lucie County, Florida, to the Point of Beginning.