DESCRIPTION OF PARCEL A:

A PORTION OF LAND LYING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

LOT 10 OF BLOCK "F", ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THE NORTH 24.00 FEET.

CONTAINING 6,000.67 S.F. OR 0.138 ACRES MORE OR LESS.

DESCRIPTION OF PARCEL B:

A PORTION OF LAND LYING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 4: THE EAST 50 FEET OF LOTS 4 AND 5, THE NORTH 24.00 FEET OF LOT 10, ALL OF LOTS 5, 7, 11, 12 AND 13 OF BLOCK "F", AND THE ADJACENT 10 FOOT VACATED ALLEY, ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

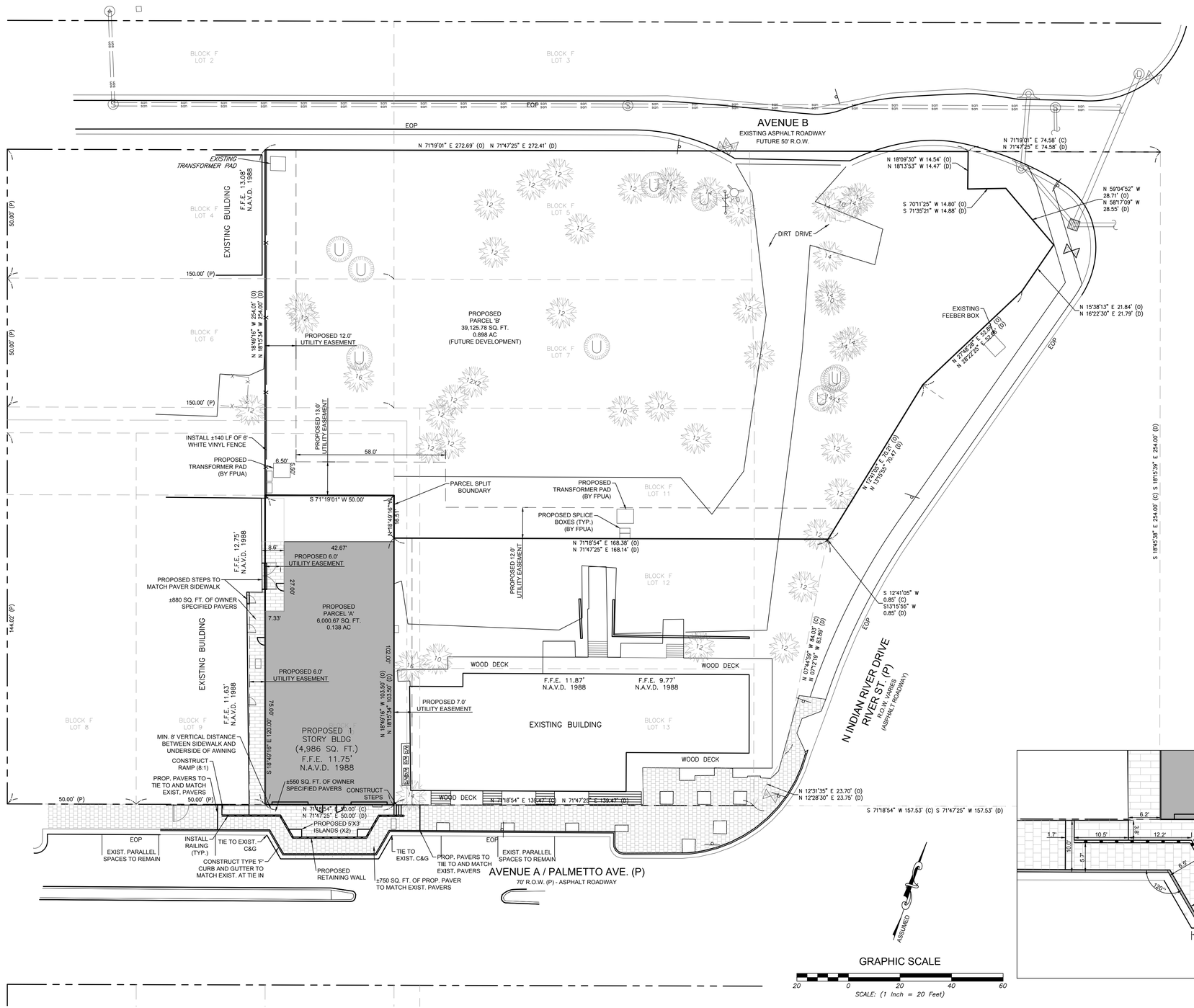
TOGETHER WITH: A TRACT OF LAND 158.8 FEET EAST AND WEST AND 254 FEET NORTH AND SOUTH, LYING EAST OF SAID LOTS 5, 7, 11, 12 AND 13 OF BLOCK "F" OF AARON LEE'S MAP OF FORT PIERCE, FLORIDA.

LESS AND EXCEPTING PARCEL 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 10, BLOCK F ACCODRING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN N 71°47'25" E, ALONG THE NORTH RIGHT OF WAY LINE OF AVENUE A, A DISTANCE OF 189.47 FEET TO THE POINT OF BEGINNING; THENCE RUN N 12°28'30" E, A DISTANCE OF 23.75 FEET; THENCE RUN N 07°12'19" W, A DISTANCE OF 83.89 FEET; THENCE RUN N 13°15'55" E, A DISTANCE OF 71.32 FEET; THENCE RUN N 28°22'25" E, A DISTANCE OF 52.66 FEET; THENCE RUN N 16°22'30" E, A DISTANCE OF 21.79 FEET; THENCE RUN N 58°17'09" W, A DISTANCE OF 28.55 FEET; THENCE RUN S 71°35'21" W, A DISTANCE OF 14.88 FEET; THENCE RUN N 18°13'53" W, A DISTANCE OF 14.47 FEET; THENCE RUN N 71°47'25" E, A DISTANCE OF 74.58 FEET; THENCE RUN S 18°15'39" E, A DISTANCE OF 254.00 FEET; THENCE RUN S 71°47'25" W, A DISTANCE OF 157.33 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

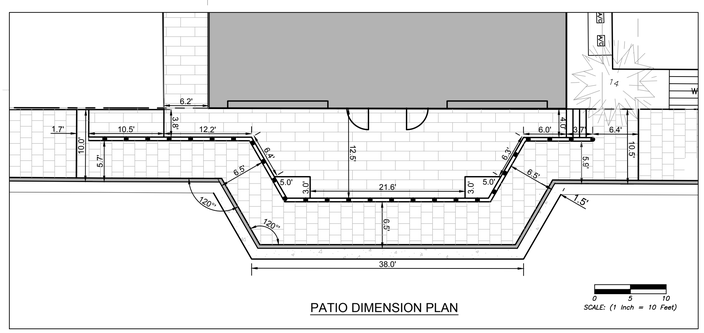
ALSO LESS AND EXCEPTING PARCEL 4a BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 10, BLOCK F, ACCORDING TO THE "PLAT OF FORT PIERCE MADE BY AARON LEE" AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

THENCE RUN NORTH 71°47'25" EAST, ALONG THE NORTH RIGHT OF WAY LINE OF AVENUE A, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF LOT 10, BLOCK F, SAID POINT OF BEGINNING BEING THE POINT OF BEGINNING; THENCE RUN NORTH 18°15'34" WEST, ALONG THE EAST LINE OF LOT 10, BLOCK F, A DISTANCE OF 103.50 FEET TO THE WESTERLY EXTENSION OF THE NORTH LONE OF LOT 12, BLOCK F; THENCE RUN NORTH 71°47'25" EAST, ALONG THE NORTH LINE OF LOT 12, A DISTANCE OF 168.14 FEET TO THE EAST LINE OF PARCEL 4, AS DESCRIBED IN O.R. BOOK 584, PAGE 1421, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 13°15'55" WEST, A DISTANCE OF 0.85 FEET ALONG SAID EAST LINE OF PARCEL 4; THENCE RUN SOUTH 07°12'19" EAST, A DISTANCE OF 83.89 FEET, ALONG THE AFOREMENTIONED EAST LINE OF PARCEL 4; THENCE RUN SOUTH 12°28'30" WEST, A DISTANCE OF 23.75 FEET, ALONG THE AFOREMENTIONED EAST LINE OF PARCEL 4, TO THE NORTH RIGHT OF WAY LINE OF AVENUE A; THENCE RUN SOUTH 71°47'25" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF AVENUE A, A DISTANCE OF 139.47 FEET, TO THE POINT OF BEGINNING.

CONTAINING 39,125.78 S.F. OR 0.898 ACRES MORE OR LESS.



GRAPHIC SCALE
20 0 20 40 60
SCALE: (1 Inch = 20 Feet)



PATIO DIMENSION PLAN

SITE DATA

PROJECT NAME:	Second Street Station II
PROJECT USE:	Buisness & Mercantile Building
APPLICANT/OWNER:	Kraaz and Kraaz Finance LLC Attn: Brian Stone 201 S 2nd St Ste 206 Fort Pierce, Florida 34950 (772) 370-4777
ENGINEER/SURVEYOR:	Carter Associates, Inc. Attn: John H. Blum, P.E. 1708 21st Street Vero Beach, Florida 32960 (772) 562-4191
SITE ADDRESS:	100 Avenue A Fort Pierce, Florida 34950
LOT SIZE:	Parcel 'A' 6,000.67 sf (±0.138 ac) Parcel 'B' 39,125.78 sf (±0.898 ac) Total Area 45,126.45 sf (±1.036 ac)
TAX ID NUMBER:	Section 10, Township 35S, Range 40E 2410-503-0042-000-5
100-YR FLOOD ZONE:	Zone 'X' Per Map No. 12111CO179J (Dated 2/16/2012)
CURRENT ZONING:	PUR - Planned Unit Redevelopment (Downtown Business and Entertainment Overlay District)
FUTURE ZONING:	PARCEL 'A' - C-4 (Central Commercial Zone) PARCEL 'B' - PUR (Planned Unit Redevelopment) (Downtown Business and Entertainment Overlay District)
FUTURE LAND USE:	CBD - Central Business District
BUILDING USE:	3,000 sf Mercantile 1,986 sf Business Office 4,986 sf Total
LOT COVER: (PARCEL 'A')	Net Lot Size 6,000.67 sf Proposed Impervious Area: Building 4,986 sf Concrete Sidewalks/Pavement/Misc. 322 sf Total Impervious: 5,308 sf (88.5 %)
SETBACKS:	Front: 0 Feet Side: 0 Feet Rear: 0 Feet
START / FINISH DATE:	April 2018 / November 2018
PARKING:	Required Parking Spaces: No offstreet parking required per Downtown Business and Entertainment Overlay District
PROPOSED ELECTRIC:	FPUA Electric
PROPOSED WATER:	Connect to existing FPUA water
PROPOSED SEWER:	Connect to existing FPUA sewer
STORMWATER:	Collect stormwater runoff and convey to the proposed retention.
REQUIRED PERMITS:	City of Fort Pierce • Development Review • Sidewalk Cafe • Driveway, Sidewalk & Drainage Permit • Right-Of-Way Permit • Land Clearing Permit / Tree Removal Permit Fort Pierce Utilities Authority • Water / Sewer Permit S.F.W.M.D. • 10-2 " No Notice" ERP F.D.E.P. • NPDES Notice Of Intent

NOTE: ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES

NO.	REVISION	BY	DATE
1	CITY OF FORT PIERCE RESUBMITTAL	GS	3/1/18
2			
3			
4			
5			
6			

KRAAZ AND KRAAZ FINANCE, LLC
201 S 2ND STREET, SUITE 206
FORT PIERCE, FLORIDA 34950
TEL: (772)464-5885 FAX:

CARTER ASSOCIATES, INC.
Serving Florida Since 1911
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET, VERO BEACH, FL 32960
TEL: (772) 562-4191 FAX: (772) 562-7180

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JOHN H. BLUM
FLORIDA LICENSE No. 45813
CARTER ASSOCIATES, INC.
SIGNATURE DATE
COA 205 / LB 205

DATE : Mar 2018
PROJ. # : 17-86 E
DRAWN BY: GS
APPD. BY : JHB
PLOT BY : George Alexander Simons
FILE NAME :
REF. # :
F.B. & PG. :

SECOND STREET STATION II
100 AVENUE A
FORT PIERCE, FLORIDA 34950
SITE PLAN

SHEET
C-2

N:\#EPA17-86E 2nd Street Station II\dwg\17-86E.dwg, C-2 SITE PLAN, George Alexander Simons
Mar 1, '18 - 12:23 PM