



Conditional Use – No New Construction

Property address or Location 1905 S. 25th St, Suite 103, Fort Pierce, FL 34947
 Parcel ID #(s) 2417-441-0001-000-8
 Project description Nursing School - Special Exception Use

Mardi Executive Center LLC, c/o Bruce Strumpf Inc.
Property Owner(s)
 2120 Drew St
Street Address
 Clearwater, FL 33765
City State Zip
 727-449-2020, x300
Phone Number
 jillstrumpf@brucestrumpf.com
Email Address

Harvard Test Review, Inc., James Alouidor
Applicant/Representative, Title, Company
 303 E. Woolbright Rd, #202
Street Address
 Boynton Beach, FL 33435
City State Zip
 754-800-1890
Phone Number
 grotete2000@yahoo.com
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.

[Handwritten Signature]
 Property Owner(s) Signature(s)

STATE OF FLORIDA - Pinellas COUNTY

The foregoing instrument was acknowledged before me this 14th day of Dec., 2020, by Means of Physical Presence, Jill Strumpf who is personally known to me or has produced

[Handwritten Signature]
 Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-5725

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 _____





CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
 - As-built survey
 - Floor plan of existing building(s)
- If parking and drainage improvements are required:
 - As-built survey;
 - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
 - Lighting plan
- Complete, notarized application

Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size _____ Parking Spaces: _____

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

North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook



ABOUT US

Palm Career Training Center DBA Palm Beach Career College was founded in 2014 by a US trained physician, Dr. James Alouidor. He began his teaching career in 1995, as a tutor, while he was in high school. In college, at Florida Atlantic University (FAU), he continued tutoring (math & science) and volunteered at the math & science lab at Palm Beach State College; he mentored and tutored students in general chemistry, organic chemistry, physics, algebra, calculus, statistics, and biology. In graduate and medical school at Michigan State University and Boston University, he taught biochemistry, histology, anatomy/physiology, neuroscience and many more to both graduate and medical students in the School of Medicine.

During his teaching career and working in the healthcare field, Dr. Alouidor became more aware that the medical field offered flexibility, stability, and fulfillment in his life. Thereby, he set out to share his experience and knowledge with his students in hopes that they will also seek to find a similar fulfilling career (s). He is dedicated and determined to provide his students with the education and training needed to not only become successful healthcare professionals but also to become productive members of the community/society.

OUR SPECIALTY

Palm Beach Career College (PBCC) is a result-oriented institution that specializes in providing high quality training programs to prepare students for a variety of careers in the field of medicine. Our students are thoroughly screened to ensure a perfect fit between their educational goals and career needs. Our staff consists of teams with exclusive responsibilities for educating students and helping them find jobs in their chosen field. We pride ourselves with understanding the educational needs of our students and working very diligently to fulfill those needs.

OUR APPROACH

We vigorously work with students to understand their educational needs, in order, to ensure that our students obtain quality education. A good understanding of a student's behavior and educational needs make a perfect match possible. We thoroughly test students for those skills they need to be

top performers. We conduct in-depth interviews to assess student's suitability for each career choice, and they are carefully oriented to their school environment. As a result, a student is ready to perform and in a league by itself ... that of SUPERSTARS! Our approach to education also incorporates moral, ethical and legal principles. This provides a sound background for a good code of conduct for a career in the medical field.

OUR IDEOLOGY

We hope to help alleviate the shortage of medical personnel in the nation's medical facilities, so our core ideology is to provide the best possible education to our students. To achieve this objective, we interview and recruit students taking into consideration their personality, life experience and goals; this assures a perfect fit to their career profile. We are aware of the level of efforts and attention that our students spend in assuring that the right education is obtained. We are also aware of the level of efforts and attention that medical facilities spend in assuring that the right candidates are hired.

As a result, we continually strive to provide medical facilities with trained students whose skills are a perfect fit to the organizational needs, who bring capabilities that complement those of the existing staff, and who will form a perfect fit with the organizational culture. Our instructors provide an atmosphere that is conducive to learning. An environment that encourages questioning, intellectual curiosity, critical thinking and self-discipline.

OUR MISSION/ COMMITMENT

To provide the highest quality education, tutoring, training needed in the community, and healthcare/health-related services to individuals who seek our expertise. To be there when you need us ... ready to serve you.... any time. Providing the best educational opportunities in the medical field is what we do, and we are extremely good at it. Whether you are a new student or training to re-enter the workforce or change careers, **PBCC** can help.

SERVICES PROVIDED

Bachelor of Science in Nursing (BSN)
Associate Degree in **Nursing** (ADN)
Licensed practical nurses (LPN)
Certified Nursing Assistant (CNA)

Home Health Aide (HHA)

HOURS OF OPERATION

Monday: 8:00 AM - 6:00 PM

Tuesday: 8:00 AM - 6:00 PM

Wednesday: 8:00 AM - 6:00 PM

Thursday: 8:00 AM - 6:00 PM

Friday: 8:00 AM - 6:00 PM

Saturday: 10:00 AM - 2:00 PM

Sunday: Close

NUMBER OF STUDENTS

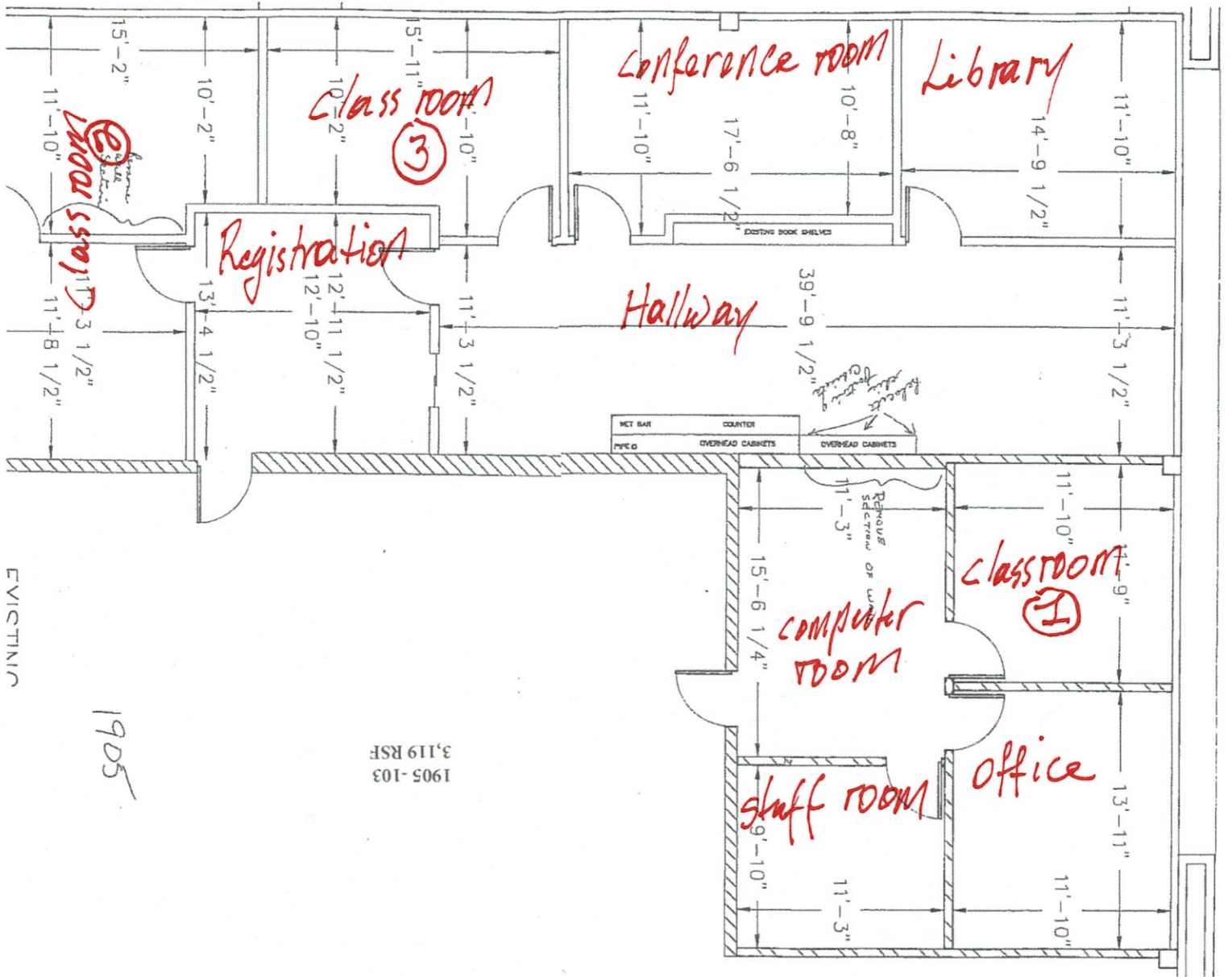
20 STUDENTS

NUMBER OF INSTRUCTORS

2-4 instructors and 3 staff

TYPE OF SCHOOL

Nursing School



EVICTING

1905

1905-103
3,119 RSF

Property Identification

Site Address: 1903 S 25th ST Parcel ID: 2417-441-0001- Account #: 26579 Sec/Town/Range: 17/35S/40E
 Use Type: 1800 Jurisdiction: Fort Pierce Map ID: 24/17S Zoning: Office Co

Ownership

Mardi Executive Center LLC
 % Bruce Strumpf Inc
 2120 Drew St
 Clearwater, FL 33765

Legal Description

17 35 40 FROM NE COR OF NE 1/4 OF SE 1/4 OF SE 1/4, RUN W 35 FT FOR POB, TH CONT W 271.89 FT TO E R/W S 26 ST, TH S 0 DEG 01 MIN 05 SEC E ON SD R/W 501.21 FT M/L, TH N 83 DEG 53 MIN 35 SEC E 273.22 FT TO A PT ON W R/W S 25 ST, TH NLY ON SD R/W 478.22 FT M/L TO POB- LESS N 25 FT FOR STREET R/W AS IN OR 598-943, LESS E 3.13 FT AND ADD'L RD R/W AS IN OR 3143-1253- (2.80 AC) (OR 3354-1745)

Current Values

Just/Market: \$2,278,400 Assessed: \$2,278,400 Year
 Exemptions: \$0 Taxable: \$2,278,400 2020
 2019
 2018

Historical Values 3-year

Just/Market Assessed Exemptions Taxable
 2020 \$2,278,400 \$2,278,400 \$0 \$2,278,400
 2019 \$2,293,700 \$2,293,700 \$0 \$2,293,700
 2018 \$2,289,100 \$2,289,100 \$0 \$2,289,100

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-22-2011	3354 / 1745	0111	QC	Scharfe Thomas	\$100
12-31-2004	2128 / 1719	XX01	QC	Scharfe Thomas	\$100
06-08-1994	0914 / 2814	XX01	QC	EXECUTIVE CENTER OWNERS	\$100

Primary Building Information

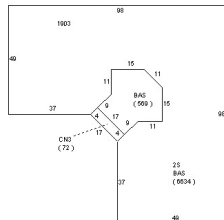
Finished Area of this building: 13,837 SF
 Gross Sketched Area: 13,909 SF

Exterior Data

View:	Roof Cover: Roll Comp	Roof Structure: BarJst/Rigid	Building Type: HROF
Year Built: 1988	Frame: Conc Blk	Grade: Y_C	Effective Year: 1988
Primary Wall: Frm Stucco	Story Height: 2 Story	No. Units: 10	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel: ELEC	Primary Floors: Carpet



Total Areas

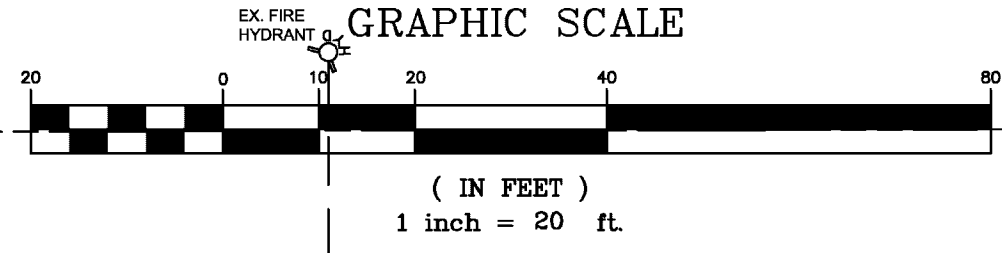
Finished/Under Air (SF):	43,043
Gross Sketched Area (SF):	43,267
Land Size (acres):	2.8
Land Size (SF):	121,968
Total Building Count:	3

Special Features and Yard Items

Type	Qty	Units	Year Blt
SINGLE LIGHT	1	6	1986
DOUBLE LIGHT	1	4	1986
CEMENT CURB	1	198	1986
ELEVATOR	1	2000	1986
ELEVATOR	1	2000	1988
CEMENT CURB	1	468	1988
CONCRETE LOW	1	5425	1988
ELEVATOR	1	2100	2011
ASP2 LOW	1	49659	2011
CONCRETE LOW	1	5208	2011
CEMENT CURB	1	500	2011
SINGLE LIGHT	1	13	2011

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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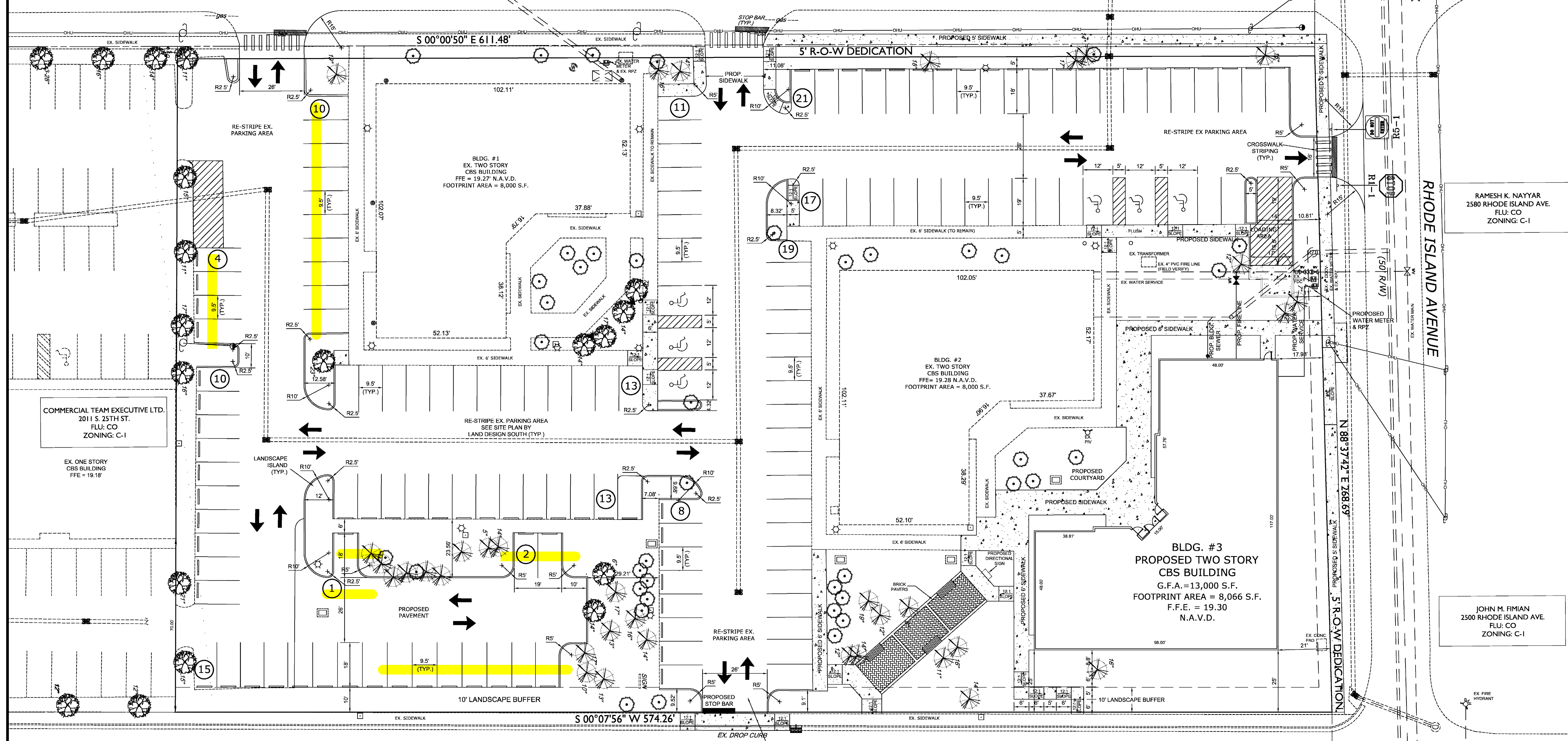
PDK INC.
1901 S. 26TH ST.
FLU: RM
ZONING: R-4



SOUTH 26th STREET
(50' R/W)

217'± TO EX. FIRE HYDRANT

CENTERLINE 50' RIGHT-OF-WAY



RAMESH K. NAYYAR
2580 RHODE ISLAND AVE.
FLU: CO
ZONING: C-1

JOHN M. FIMIAN
2500 RHODE ISLAND AVE.
FLU: CO
ZONING: C-1

COMMERCIAL TEAM EXECUTIVE LTD.
2011 S. 25TH ST.
FLU: CO
ZONING: C-1

BLDG. #1
EX. TWO STORY
CBS BUILDING
FFE = 19.27' N.A.V.D.
FOOTPRINT AREA = 8,000 S.F.

BLDG. #2
EX. TWO STORY
CBS BUILDING
FFE = 19.28' N.A.V.D.
FOOTPRINT AREA = 8,000 S.F.

BLDG. #3
PROPOSED TWO STORY
CBS BUILDING
G.F.A. = 13,000 S.F.
FOOTPRINT AREA = 8,066 S.F.
N.A.V.D.

S 00°07'56" W 574.26'

SOUTH 25th STREET (S.R. 615)
(70' R/W)

LEGAL DESCRIPTION
PARCEL 'A'
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN S.88°43'09"W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 35.01 FEET, TO THE POINT OF BEGINNING; THENCE RUN SOUTH, A DISTANCE OF 478.22 FEET; THENCE RUN S.83°53'35"W, A DISTANCE OF 273.22 FEET, TO THE EAST RIGHT OF WAY LINE OF SOUTH 26th STREET AS NOW LAID OUT AND IN USE (50 FOOT RIGHT OF WAY); THENCE RUN N.00°01'05"W, A DISTANCE OF 501.21 FEET; THENCE RUN N.88°43'09"E, A DISTANCE OF 271.90 FEET, TO THE POINT OF BEGINNING; SUBJECT TO THE EASEMENT AS RECORDED IN O.R. BOOK 319, AT PAGE 2564 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND SUBJECT TO THAT PART OF SOUTH 25th STREET AS NOW LAID OUT AND IN USE; ALL LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CONTAINING 121,968 S.F., 2.80 ACRES
PARCEL ID #: 2417-441-0001-000-8
PROJECT NAME: MARDI EXECUTIVE CENTER
CAD DWG 061016SP

OWNER/DEVELOPER: THOMAS SCHARFE ET. AL.
C/O JILL STRUMPF
314 MISSOURI AVENUE, SUITE 305
CLEARWATER, FL 33756

PROPERTY LOCATION: 1901, 1903 & 1905 SOUTH 25TH STREET
FORT PIERCE, FL 34947

SITE DATA
FUTURE LAND USE: C-1
ZONING: CO

GROSS SITE AREA 121,968 S.F. (2.80 AC) = 100.00%

IMPERVIOUS AREA 85,969 S.F. (1.97 AC) = 70.48%

EXISTING BUILDINGS 16,000 S.F. (0.37 AC) = 13.12%

PROPOSED BUILDING 8,066 S.F. (0.19 AC) = 6.61%

EXISTING PAVEMENT 51,836 S.F. (1.19 AC) = 42.50%

PROPOSED PAVEMENT 10,067 S.F. (0.23 AC) = 8.25%

PERVIOUS AREA (OPEN SPACE): 35,999 S.F. (0.83 AC) = 29.52%

BUILDING DATA:
PROPOSED GROSS USABLE FLOOR AREA = 13,000 S.F.
BUILDING HEIGHT: TWO STORY (MAX. HEIGHT OF 65 FT.)

PROVIDER OF UTILITIES:
WATER: FPUA
WASTEWATER: FPUA

PARKING CALCULATIONS:
PARKING REQUIRED:
PARKING (PROFESSIONAL SERVICE ESTABLISHMENT USE)
EXISTING PARKING PROVIDED: 130 PARKING SPACES
EXISTING PARKING REQUIRED: 79 PARKING SPACES
OTHER: (23,505 S.F. @ 1 SP/300 S.F. = 69 PK. SP.)
ADDITIONAL PARKING REQUIRED BY CODE: 65 PARKING SPACES
MEDICAL AND DENTAL OFFICES: (13,000 S.F. @ 1 SP/200 S.F. = 65 PK. SP.)
ADDITIONAL PARKING PROVIDED: 14 PARKING SPACES
TOTAL PARKING REQUIRED: 144 PARKING SPACES
TOTAL PARKING PROVIDED: 144 PARKING SPACES
(INCLUDES 6 HC SPACES)

DRAINAGE SYSTEM:
DRAINAGE SYSTEM WILL CONSIST OF EXFILTRATION TRENCH FOR THE NEW PARKING AREA WITH OVERFLOW TO THE EXISTING ONSITE DRAINAGE SYSTEM. THE EXISTING ONSITE DRAINAGE SYSTEM UTILIZES EXFILTRATION FOR STORMWATER TREATMENT AND ATTENUATION AND DISCHARGES TO THE EXISTING DRAINAGE SYSTEM FOR SOUTH 26th STREET.

ST. LUCIE COUNTY
2300 VIRGINIA AVE.
FLU: CO
ZONING: C-1

LEGEND

	RUNOFF FLOW DIRECTION
	TRAFFIC FLOW DIRECTION
	BLOCK NUMBER
	NUMBER OF PARKING SPACES
	MITERED END SECTION
	HANDICAP STALL

SEE PLANS BY LAND DESIGN SOUTH FOR TREE REMOVAL

- EX. PINE TO REMAIN
- EX. OAK TO REMAIN
- EX. PALM TO REMAIN

JOSEPH T. FRISCIA, P.E.
FLA. REG. NO. 31443

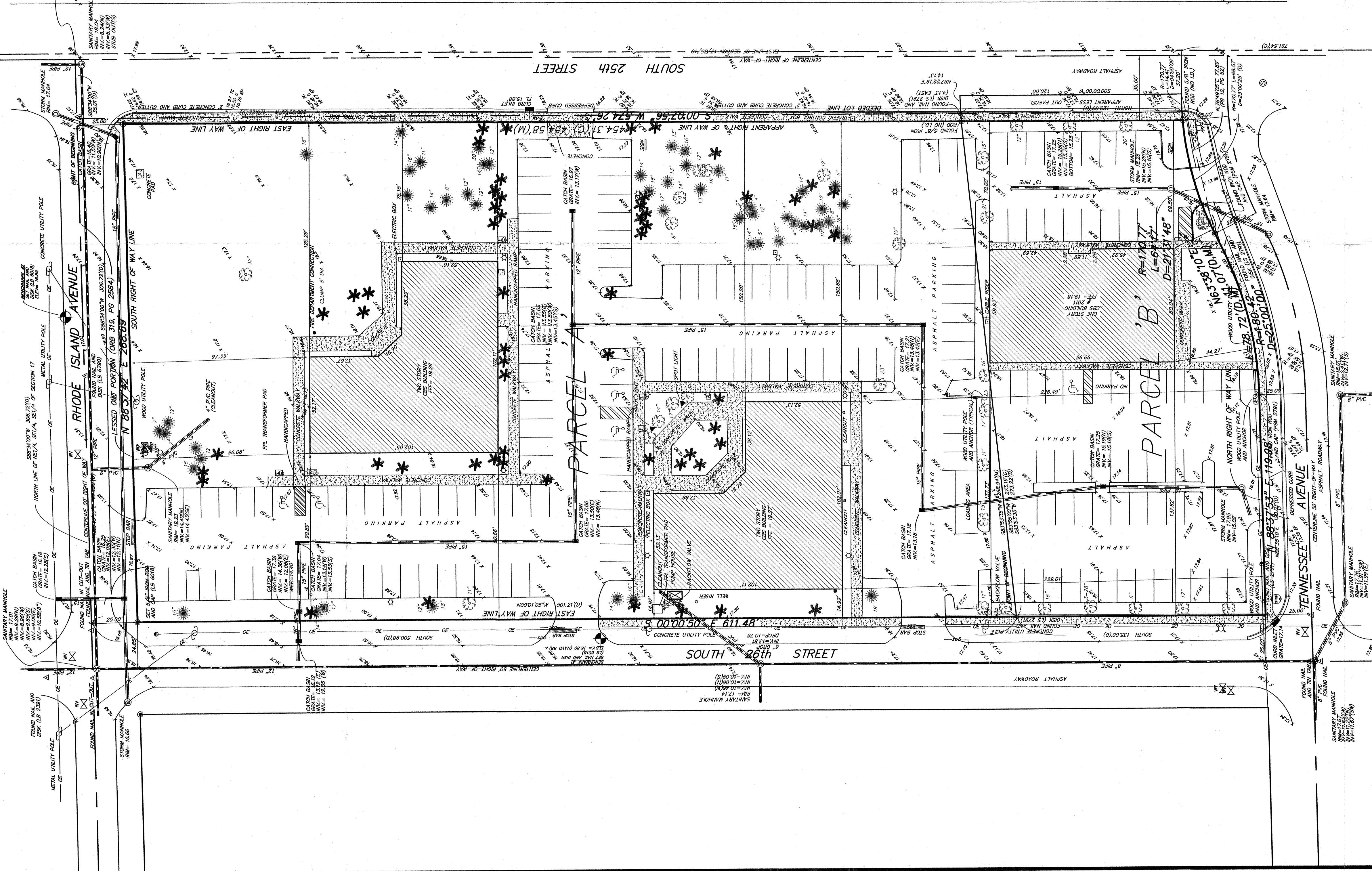
Date	Revisions	By
05-11-09	PER CLIENT	RWF

FRISOLIA ENGINEERING
459 N.W. Prima Vista Blvd., Port St. Lucie, FL 34983
PH: (772) 340-4900 FAX: (772) 340-7906
E-MAIL: frisciaeng@comcast.net
BPR & FBPE License No. 6124

MARDI EXECUTIVE CENTER
HORIZONTAL CONTROL PLAN

DRAWN	RWF
CHECKED	JTF
DATE	8-30-07
SCALE	1" = 20'
JOB NO.	061016
SHEET	1
OF	SHEETS

BOUNDARY AND TOPOGRAPHIC SURVEY



POINT OF COMMENCEMENT
N. CORNER OF PARCEL A, S&1/4, S&1/4 OF SECTION 17



LEGEND

- CLEAN OUT
- ⊕ POWER POLE
- ⊙ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ LIGHT POST
- ⊙ INV. INVERT
- ⊙ ELEV. ELEVATION
- ⊙ P.R.M. PERMANENT REFERENCE MONUMENT
- ⊙ C.B.S. CONCRETE BLOCK STRUCTURE
- R RADIUS
- L LENGTH
- Δ DELTA
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ SPOT ELEVATIONS
- ⊕ PALM TREE (DIAMETER & BREAST HEIGHT)
- ⊕ OAK TREE
- ⊕ PINE TREE
- ⊕ LB LICENSED BUSINESS
- ⊕ PFL FLORIDA POWER & LIGHT TRANSFORMER
- ⊕ LS LICENSED SURVEYOR
- ⊕ L.S. LICENSED SURVEYOR
- ⊕ PSM PROFESSIONAL SURVEYOR & MAPPER
- ⊕ TC TOP OF CURB SPOT ELEVATION
- ⊕ G OUTER SPOT ELEVATION
- ⊕ ⤴ EDGE OF PAVEMENT SPOT ELEVATION
- ⊕ ANCHOR

LEGAL DESCRIPTION:

PARCEL 'A' COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN S.88°43'09"W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 35.01 FEET, TO THE POINT OF BEGINNING; THENCE RUN SOUTH, A DISTANCE OF 478.22 FEET; THENCE RUN S.82°53'35"W, A DISTANCE OF 273.22 FEET, TO THE EAST RIGHT OF WAY LINE OF SOUTH 26th STREET AS NOW LAD OUT AND IN USE (50 FOOT RIGHT OF WAY); THENCE RUN N.00°01'05"W, A DISTANCE OF 407.2 FEET; THENCE RUN N.63°08'30"E, SUBJECT TO THE EASEMENT AS RECORDED IN O.R. BOOK 319, AT PAGE 2564 TO THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND SUBJECT TO THAT PART OF SOUTH 25th STREET AS NOW LAD OUT AND IN USE, ALL LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 'B' FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 43 MINUTES 09 SECONDS OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 306.79 FEET TO THE EAST RIGHT OF WAY OF 26th STREET AS NOW LAD OUT AND IN USE (50 FOOT RIGHT OF WAY); THENCE SOUTH ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 500.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH A DISTANCE OF 135.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF TENNESSEE AVENUE AS SHOWN ON RECORDED PLAT OF COLLEGE PARK ESTATES, PLAT UNIT 1, ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 88 DEGREES 38 MINUTES 10 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 120.03 FEET TO THE CENTER OF CURVE OF 55 DEGREES AND A RADIUS OF 180.42 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 63 DEGREES 38 MINUTES 10 SECONDS EAST A DISTANCE OF 11.07 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 23 DEGREES 00 MINUTES 25 SECONDS AND A RADIUS OF 170.77 FEET; THENCE 00 MINUTES 66.57 FEET TO THE WEST RIGHT OF WAY LINE OF SAID CURVE A DISTANCE OF 66.57 FEET TO THE WEST RIGHT OF WAY LINE OF 25th STREET (70 FOOT RIGHT OF WAY); AS NOW LAD OUT AND IN USE; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF 25th STREET A DISTANCE OF 20.00 FEET TO POINT OF BEGINNING; THENCE SOUTH 83 DEGREES 55 MINUTES 00 SECONDS WEST A DISTANCE OF 273.16 FEET TO THE POINT OF BEGINNING.

AND PARCEL 2. GRANTOR'S INTEREST IN THE FOLLOWING ESTATE: EASEMENTS APPURTENANT TO THE SUBJECT PROPERTY PURSUANT TO AGREEMENT CREATING RIGHT OF WAY AND OTHER EASEMENTS IN RECORD BOOK 1004, PAGE 1575 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



SE CORNER OF SECTION 17 17 16 20 21

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA STATUTES, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF LICENSED FLORIDA SURVEYOR AND MAPPER.

ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

BLOOMSTER
PROFESSIONAL LAND
SURVEYORS, INC.
L.B. #0018

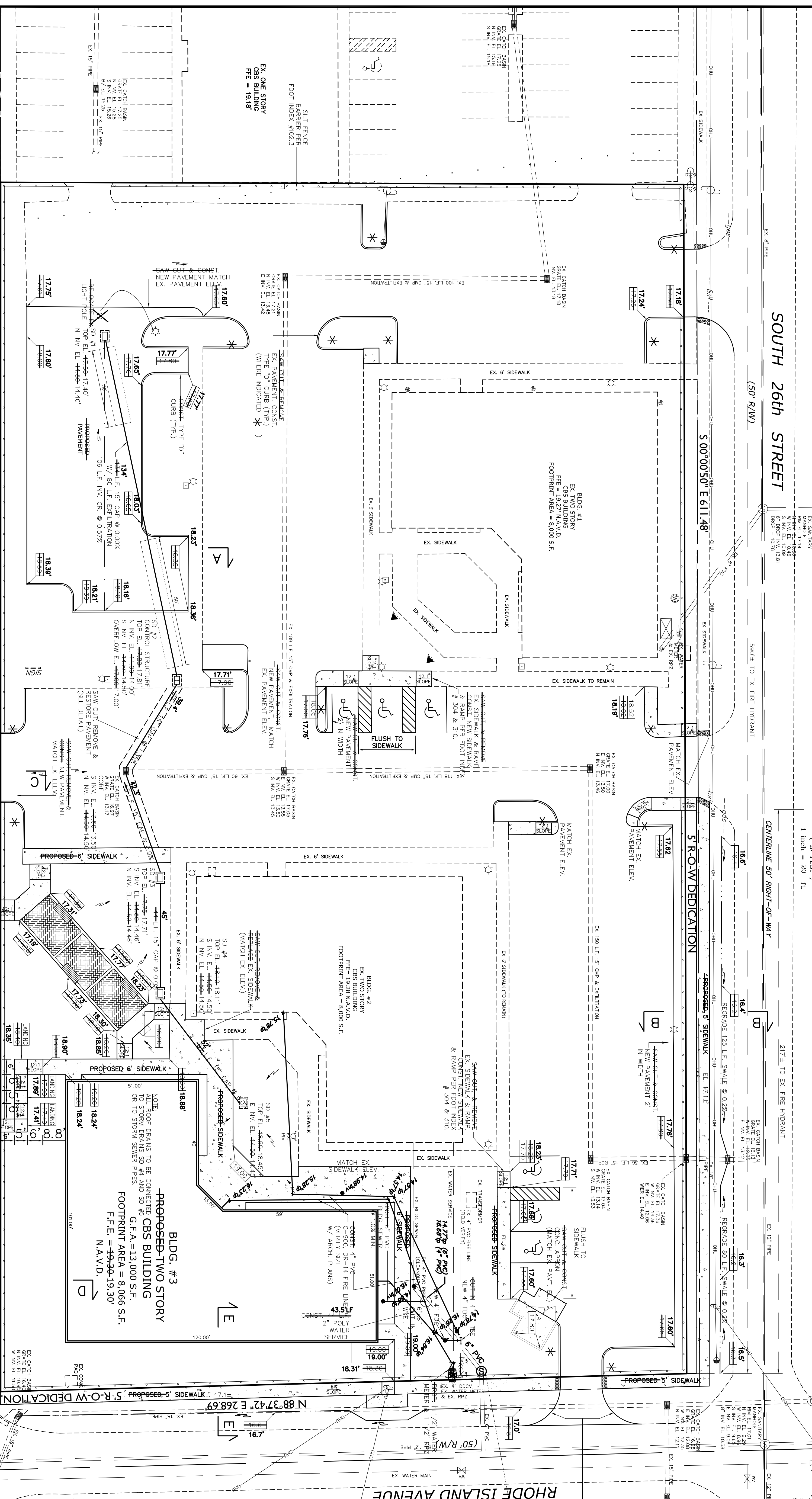
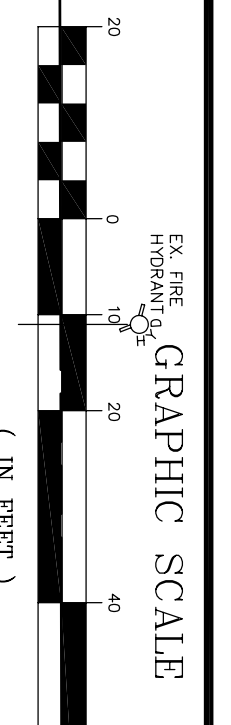
791 NORTHEAST DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

MARDI EXECUTIVE CENTER
SOUTH 26th STREET
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION OR REPAIRS ON OR ADJACENT TO THIS SITE.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE SURVEYED WITHOUT BENEFIT OF TITLE SEARCH.
4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N.86°37'42"E. ALONG THE SOUTH RIGHT OF WAY LINE OF RHODE ISLAND AVENUE.
5. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, ST. LUCIE COUNTY BENCHMARK; REFERENCE NO. WRS-04 (ELEVATION = 16.86').
6. LEGAL DESCRIPTION FURNISHED BY CLIENT.
7. SITE AREA: 161232.25 SQUARE FEET OR 3.701 ACRES MORE OR LESS.
8. ALL 6" CONCRETE CURB AS SHOWN ON SURVEY, IS 6" +/- IN HEIGHT.
9. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED FROM FEMA COMMUNITY MAP PANEL NO. 120286-0186-F, DATED: AUGUST 19, 1991.

SHEET 1 OF 1
DRAWN BY: J.M.
SCALE: 1" = 30'
FIELD WORK COMPLETED: 1/03/07
FIELD BOOK: 9824
JOB NO.: 9824
DATE: _____
REVISIONS: _____
DESCRIPTION: _____
BY: _____



SOUTH 25th STREET (S.R. 615)
(70' R/W)

SOUTH 26th STREET
(50' R/W)

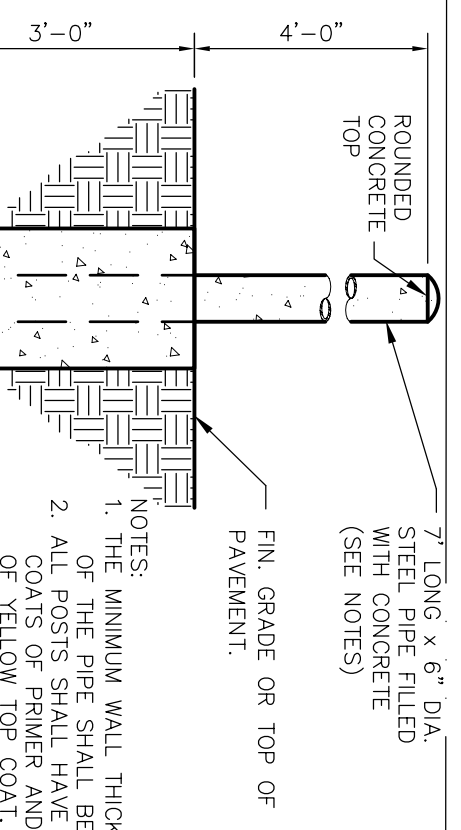
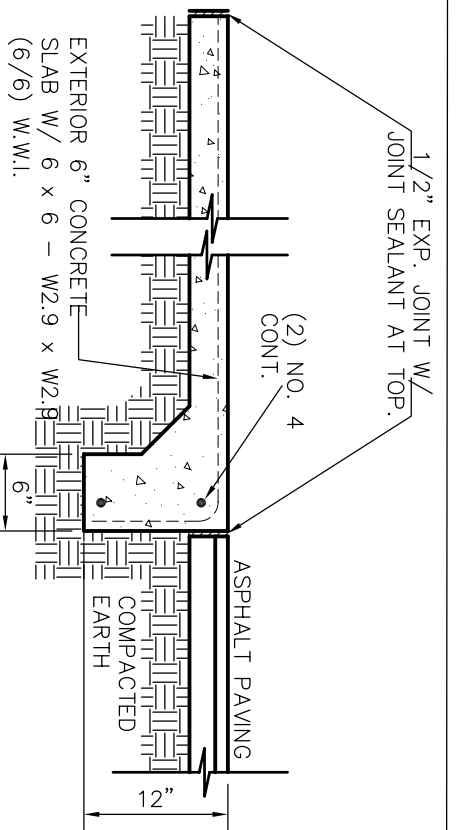
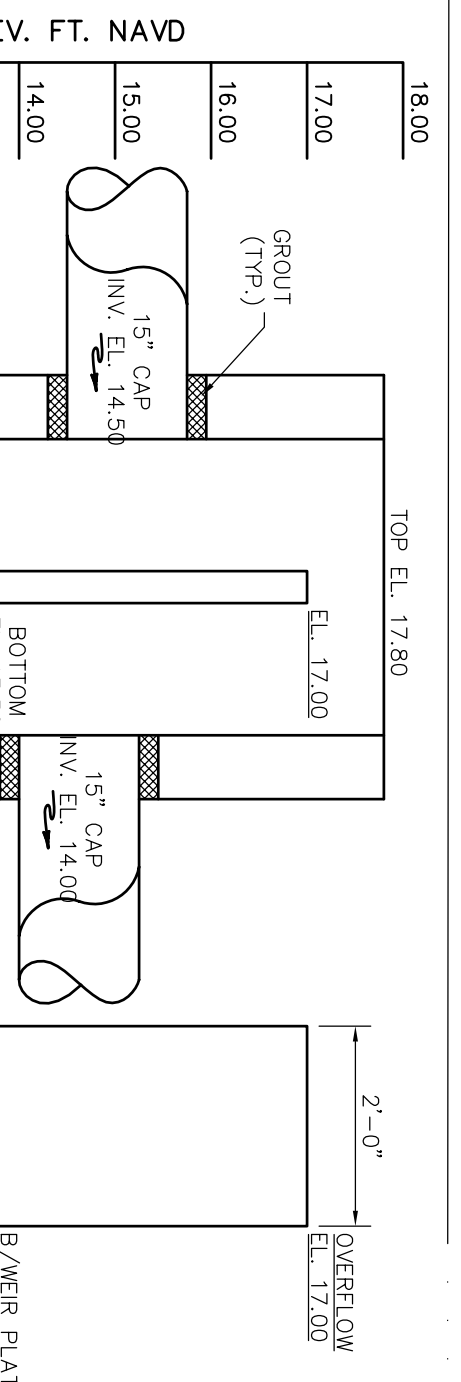
5' R.O.W DEDICATION

RHODE ISLAND AVENUE
(50' R/W)

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS AS-BUILT SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA STATUTES, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

BLOOMSTER
PROFESSIONAL LAND SURVEYORS, INC.
L.S. #018
791 NORTHEAST DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA



CATCH BASIN SCHEDULE

STRUCTURE NO.	TOP NORTH	EAST	SOUTH	WEST	BIEDERBERG INDEX	BOX TYPE	PER F.O.I.T	COVER
SD #1	17.25	14.50	14.50	14.50	C	C	USP 2012	
SD #2	17.25	14.50	14.50	14.50	C	C	USP 2012	
SD #3	18.10	14.50	14.50	14.50	C	C	USP 2012	
SD #4	18.10	14.50	14.50	14.50	C	C	USP 2012	

NOTE:
ALL DRAINAGE PIPE JOINTS, INCLUDING ROUND CONCRETE PIPES, SHALL HAVE A FILTER FABRIC JACKET IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DRAINAGE STANDARDS. ALL RCP PIPE USED FOR EXFILTRATION ARE TO HAVE SLOTS, IN ACCORDANCE TO FDOT INDEX #259.2, OPTION 'B'.
NOTE:
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D.). TO CONVERT FROM N.A.V.D., 88 TO N.G.V.D., 29, ADD 1.46'. TO THE N.A.V.D., 29, ADD 1.46'. TO GET N.G.V.D. ELEVATIONS.

LEGEND

	EXISTING GRADE ELEVATION
	PROPOSED ELEVATION (H.P. = HIGH POINT)
	AS-BUILT ELEVATION POINTS
	RANGE FLOW DIRECTION
	ROOT MITERED END
	EDGE OF PAVEMENT
	HIGH PAVEMENT (TP)

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
1-800-432-4770
FOR THE LATEST SIMPLIFIED CENTER OF FLORIDA, INC.

DRAWN	DATE	SCALE	JOB NO.
CHECKED	DATE	SCALE	JOB NO.
DATE	DATE	SCALE	JOB NO.
DATE	DATE	SCALE	JOB NO.

AS-BUILT SURVEY for MARDI EXECUTIVE CENTER PAVING - DRAINAGE - UTILITY PLAN

FRISCIA ENGINEERING
459 N.W. Prima Vista Blvd., Port St. Lucie, FL 34983
PH: (772) 340-4990 FAX: (772) 340-7996
E-MAIL: frisciaeng@comcast.net
BPR & FBPE License No. 6424

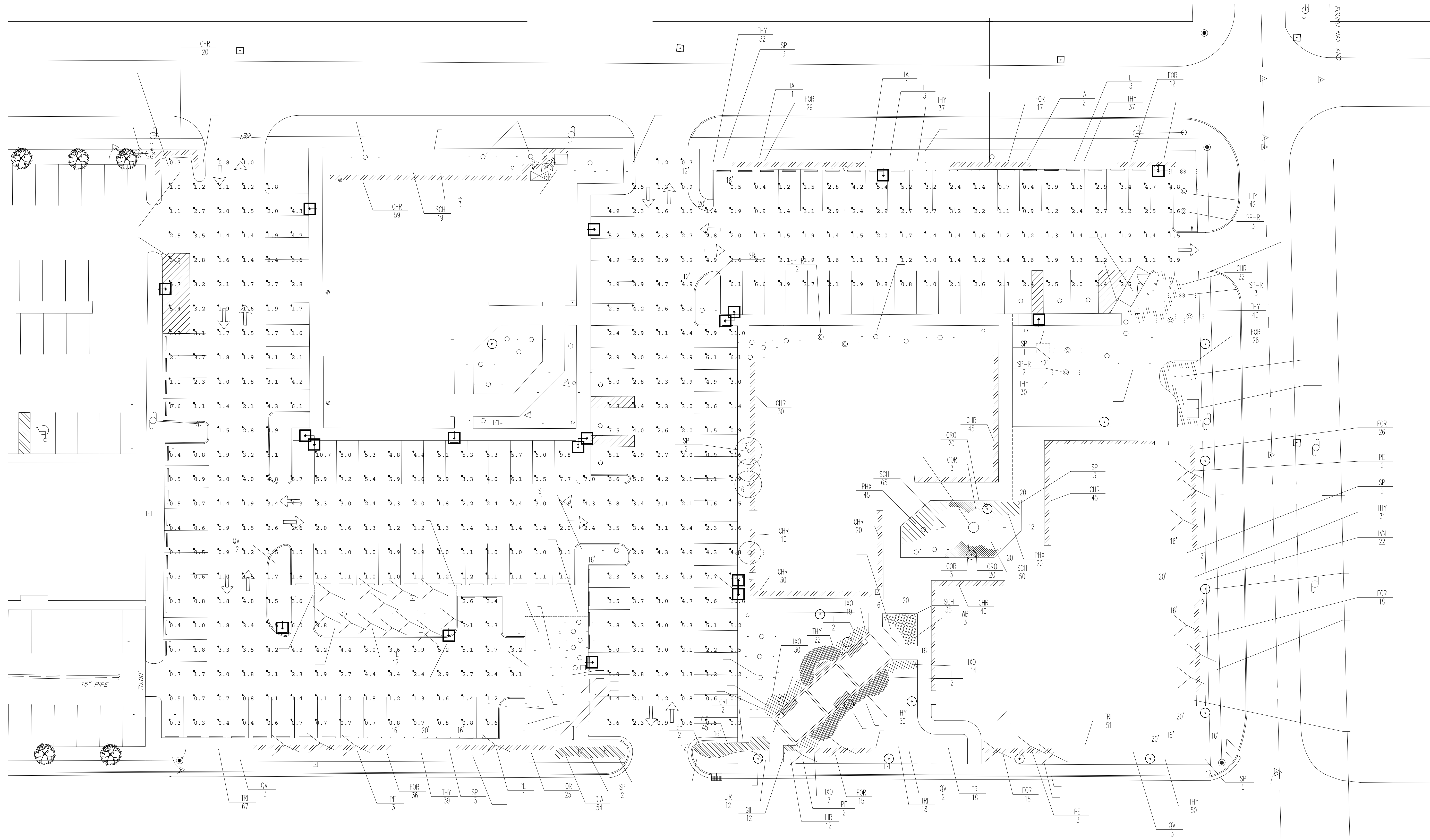
Date	Revisions	By
5-15-08	CHER THC	BAW
5-31-08	ADD DUMPSTER	BAW
5-31-08	REVISE TRIP TOP &	BAW
5-25-08	DOOP DRAIN NOTE	BAW
5-11-08	OPER CLIENT	BAW
5-29-08	REVISE DUMPSTER LOC.	BAW
5-17-08	REVISE DRAINAGE PROTECTION	BAW

Luminaire Schedule							
Symbol	Qty	Label	Description	Arrangement	Lum. Watts	Total Lamp Lumens	LLF
☐	10	S1	400 Watt Metal Halide - Single Head	SINGLE	460	39000	0.550
⊗	3	S2	400 Watt Metal Halide - Double Head	2 @ 90 DEGREES	460	39000	0.550
☐+	1	S3	400 Watt Metal Halide - Double Head	BACK-BACK	460	39000	0.550

Luminaire Location Summary						
LumNo	Label (Qty)	X	Y	Z	Orient	Tilt
1	S1 (1)	1183.52	1202.79	20	90	0
2	S1 (1)	1119.641	1267.643	20	270	0
3	S1 (1)	1232.527	1269.455	20	270	0
4	S1 (1)	998.244	1242.62	20	0	0
5	S1 (1)	887.241	1251.065	20	180	0
6	S1 (1)	822.371	1218.16	20	0	0
7	S1 (1)	873.233	1081.902	20	270	0
8	S1 (1)	997.486	1064.999	20	0	0
9	S1 (1)	941.466	1078.736	20	270	0
10	S1 (1)	943.695	1159.831	20	270	0
11	S3 (2)	1060.266	1095.744	20	90	0
12	S2 (2)	1058.51	1205.048	20	135	0
13	S2 (2)	994.488	1156.868	20	315	0
14	S2 (2)	886.241	1157.93	20	225.003	0

Total Quantity: 14

Numeric Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
Parking Area	Illuminance	Fc	2.62	11.0	0.3	8.73	36.67	10	10



LANDSCAPE DATA:



Date: 12/23/2020

Notes:

Mardi Executive

Photometric

Mardi Executive Center Directory

1901 Building

101-105 / 202,203, 205
Medmark Veteran Services, LLC
201 Vacant
205 Vacant

1903 Building

100 Vacant
101-102 Bryan & Assoc
103 Nova Ortho
104 Vacant
105 Vacant
200/202 Dean, Mead, Egerton
201 Vacant

1905 Building

100 Vacant
103 Harvard Business Review
105 Vacant
200, 206 Treasure Coast Expan.
202 Vacant
204 Richard Sneed

