



# VARIANCE

Property address or Location SE Corner of the Desota Street and Seaway Drive

Parcel ID #(s) 2401-501-0259-000-5

Project description See Attached Narratives

Isle shores Development, LLC

**Property Owner(s)**

2250 No. US #1

Street Address

Ft. Pierce Fla 349946

City State Zip

Phone Number

Email Address

Culpepperr & Terpening, Inc. (attn: Smatthes)

**Applicant/Representative, Title, Company**

2980 South 25th Street

Street Address

Ft. Pierce Fla 34981

City State Zip

Phone Number

smatthes@ct-eng.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 Application (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.

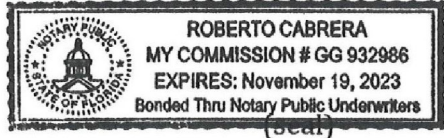
[Signature]  
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie  
The foregoing instrument was acknowledged before me this 11 day of March, 20 21, by

Philip J. Thompson who is personally known to me or has produced

T512-670-62-166-0 as identification.

[Signature]  
Signature of Notary



**TO BE COMPLETED BY STAFF**

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

Pre-Application Meeting Date \_\_\_\_\_

Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Intake Date Stamp

# VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Site plan, to scale, including all relevant improvements:
  - Existing & proposed structures
  - Landscaping & parking,
  - Fencing, signs, etc.
- As-built Survey
- Criteria Narrative
- Complete, notarized application

Description of request: SEE ATTACHED

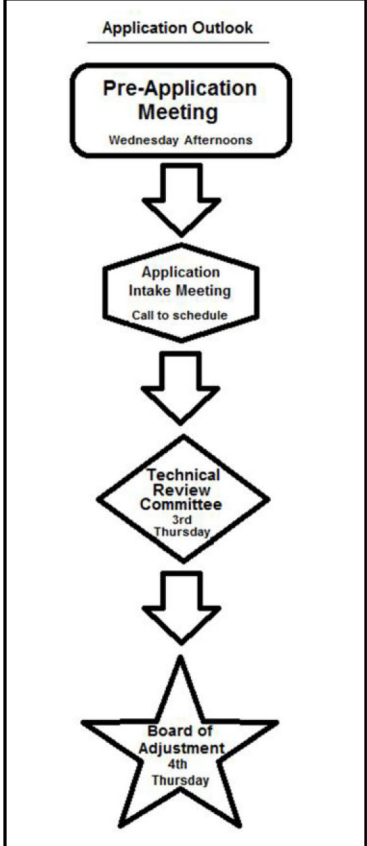
Reason for request: SEE ATTACHED

Existing Use : VACANT Date Property was Purchased: 2020

Alterations made to the site since purchase: NONE

Has a request for this variance been denied in the past?  Yes  No

If yes, what has changed since the denial? \_\_\_\_\_



**Criteria:**  
In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Do special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

**DESOTA STREET RESIDENCES  
(ISLE SHORES DEVELOPMENT LLC)  
VARIANCE NARRATIVE  
APRIL 2021**

**VARIANCE REQUEST:**

Variance No 1:

To seek relief from the provisions of Section 121.11(g)(12) of the Code of Ordinances for the City of Ft. Pierce. Specifically, the petitioner is seeking relief to permit a corner lot, on a resubdivided parcel of land having less than the required 75-foot minimum lot width. Lot width requested is 59-feet. Refer to attached site plan graphic.

Variance No. 2:

To seek relief from the required 50-ft corner setback for the residential driveway located on proposed Lot #1 of the Desota Residences site plan site. The requested variance will be to permit the location of a single-family driveway, at 46 feet from the edge of the adjacent travelway (eastbound lanes of Seaway Drive). If approved, the edge of the driveway will be 46 feet from the edge of the travel way. (refer to attached graphics).

- 1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.**

Variance Number 1:

The requested Variance is for purpose of resubmitting a replat of the 'existing' platted properties at the SW corner of Desota Street and Seaway Drive. The properties effected by this petition are presently described as follows:

*The North 7 feet of Lot 2, and all of Lots 3, 4, 5, and 6, of Block 15, revised Map of Ft. Pierce Beach Subdivision, a subdivision, as per the Plat thereof recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.*

Each of the underling lots in the *existing* platted area is 50 feet wide.

The petitioner is proposing to re-subdivide the property into five (5) building sites, with the objective of providing for the construction of five (5) new homes on the property, consistent with the sites R4A zoning density. It is the objective of the petitioner to convey ownership of these units through a fee simple ownership form. In order to meet the minimum lot area of requirements of the R4A zoning district, each platted (or replated) lot is to have a minimum lot area of 5,000 sq feet, per dwelling unit. Each of the lots proposed in this subdivision will have a lot area of at least, 5000 square feet, with the lot subject to this specific variance request being 8,975 feet (more or less) in area, with a minimum lot width of 59 feet.

Section 121(g)(12) of the City Code of Ordinances calls for all corner lots in subdivisions to be a minimum of 75-feet in width. Providing a full 75-foot lot width on the corner lot would result in the loss of two of the other proposed lots on this site, as proposed two-family structures would not comply with their own minimum width or area standards. It should be noted that the application of the 75-foot corner lot

standard has been varied throughout the City in other developments reviewed and processed as a Planned [Unit] Development (PD) activities. Considerations were given to making this site a PD, as opposed to a standard development activity application, but given the size of the property, and after consultation with the City, it was concluded that the more appropriate course to follow was through the City's standard development processes, since PD's appeared to be focused towards larger development opportunity sites. Given this direction, it is the belief of the Petitioner that the granting of the requested variance from the minimum corner lot width standard (75 to 59 feet) would not confer a privilege that is not otherwise available to others in a like condition.

Variance Number 2:

Section 125-316(2)(a) of the City's Code of Ordinances address driveway locations and placement, relative to corner setbacks. This section calls for all driveways on local streets to be a minimum of 50 feet from the curb line or the edge of travel way of the parallel street to the proposed driveway placement on the intersecting street. The driveway for the proposed Lot 1 development use area is to be a minimum of 50-feet from the south edge of the eastbound travel lane for Seaway Drive. In the case of our petition, the north edge of the driveway serving Lot 1, is located 46 feet from the south edge of the eastbound travel lane for Seaway Drive. We have reduced the driveway width from 20 to 16 feet in order to increase the setback condition and we have examined the option of applying a curvilinear approach in the driveway design to further move the driveway edge south. However, that is not a practical option in this instance since we using a specially designed auto lift in the garage areas that required a perpendicular approach to the garage entry. Therefore, we believe that the requested relief of four (4) feet from the 50-foot driveway placement setback, represents the minimum relief necessary to permit the placement of our proposed driveway and provide safe and effective access to the homesite.

**2. Do special conditions or circumstances result from actions other than that of yours? Please explain**

See above commentary.

**3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.**

Had we filed an application for Planned [Unit] Development, the minimum lot width standards cited in Section 121(g)(12) of the City Code of Ordinances and the driveway location standards of Section 125-316(2)(a) of the City's Code of Ordinances (as applied to City maintained streets) would have been subject to administrative design relief reviews under the PD review process. Variances such as we have submitted would not have been required in the manner we are following. However, following recommendations provided to us that we follow a standard City form of development review for this property, as opposed to a PD review, we find that we need to seek the above cited variances in order to achieve the development objectives for the petition property.

**4. What is the minimum variance that would give the reasonable use of the land, building, or structure?**

Variance No 1:

To seek relief from the provisions of Section 121.11(g)(12) of the Code of Ordinances for the City of Ft. Pierce. Specifically, the petitioner is seeking relief to permit a corner lot, on a resubdivided parcel of land having less than the required 75-foot minimum lot width. Lot width requested is 59-feet. Refer to attached site plan graphic.

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**5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:**

See above commentary.

### Property Identification

Site Address: 1403 DESOTA	Parcel ID: 2401-501-0259-	Account #: 14803	Sec/Town/Range:
ST	000-5		01/35S/40E
Map ID: 24/01N	Zoning: HI Medium	Use Type: 0000	Jurisdiction: Fort Pierce

### Ownership

ISLE SHORES DEVELOPMENT LLC  
2250 N US Highway 1  
Fort Pierce, FL 34946

### Legal Description

FT PIERCE BEACH S/D BLK 15 N 7 FT OF LOT 2 AND ALL  
LOTS 3, 4, 5 AND 6

### Current Values

Just/Market:	\$147,900	Assessed:	\$147,900
Exemptions:	\$0	Taxable:	\$147,900

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$147,900	\$147,900	\$0	\$147,900
2019	\$147,900	\$147,900	\$0	\$147,900
2018	\$190,100	\$182,930	\$0	\$182,930

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-08-2020	4522 / 2862	0001	WD	Regoli Gloria	\$330,000
09-01-1977	0275 / 2408	XX00	CV		\$50,000
06-01-1974	0229 / 1511	XX00	CV		\$57,900

### Primary Building Information

Finished Area of this building: 0 SF  
Gross Sketched Area: 0 SF

#### Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

#### Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



*Image  
or  
Sketch  
unavailable  
for display*

### Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.68
Land Size (SF):	29,727
Total Building Count:	1

### Special Features and Yard Items

Type	Qty	Units	Year Blt
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**LEGAL DESCRIPTION**

**1403 DESOTA STREET – FT. PIERCE**

**PARCEL ID:** 2401-501-0259-000-5

**LEGAL DESCRIPTION:**

The North 7 feet of Lot 2, and all of Lots 3, 4, 5, and 6, of Block 15, revised Map of Ft. Pierce Beach Subdivision, a subdivision, as per the Plat thereof recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.

This Instrument Prepared By:  
DENNIS G. CORRICK, ESQ.  
Dean, Mead, Minton & Zwemer  
1903 South 25th Street, Suite 200  
Fort Pierce, Florida 34947  
(772) 464-7700

For Official Use Only  
Tax Parcel Identification No. 2401-501-0259-000-5

**GENERAL WARRANTY DEED**

THIS GENERAL WARRANTY DEED is made effective as of the 11 day of December, 2020, by GLORIA REGOLI, an unmarried widow, whose address is 5800 Riviera Drive, Coral Gables, Florida 33146 (“**Grantor**”), to ISLE SHORES DEVELOPMENT, LLC, a Florida limited liability company, Document Number L20000266079, whose address is 2250 N. US Highway 1, Fort Pierce, Florida 34946-8913 (“**Grantee**”).

(Whenever used herein, the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, personal representatives and assigns of individuals, and the successors and assigns of trustees, corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

**WITNESSETH:**

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the “**Land**”) situate in St. Lucie County County, Florida, and more particularly described as follows:

**The North 7 feet of Lot 2, and all of Lots 3, 4, 5 and 6, of Block 15, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION, a subdivision, as per the plat thereof recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey the Land and hereby fully warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2019, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

Grantor certifies that on the date of execution, delivery and recordation of this instrument, neither Grantor nor any member of the family of Grantor resided upon any portion of the Land, or any property contiguous thereto. The Land is not the constitutional homestead of Grantor.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Handwritten Signature]*

Print Name: Elizabeth Del Rio-Henrich

*[Handwritten Signature]*  
GLORIA REGOLI

*[Handwritten Signature]*

Print Name: Cecilia del Rio

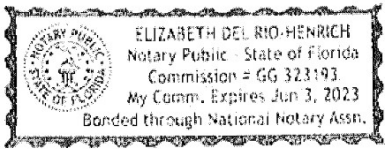
STATE OF Florida  
COUNTY OF Miami-Dade

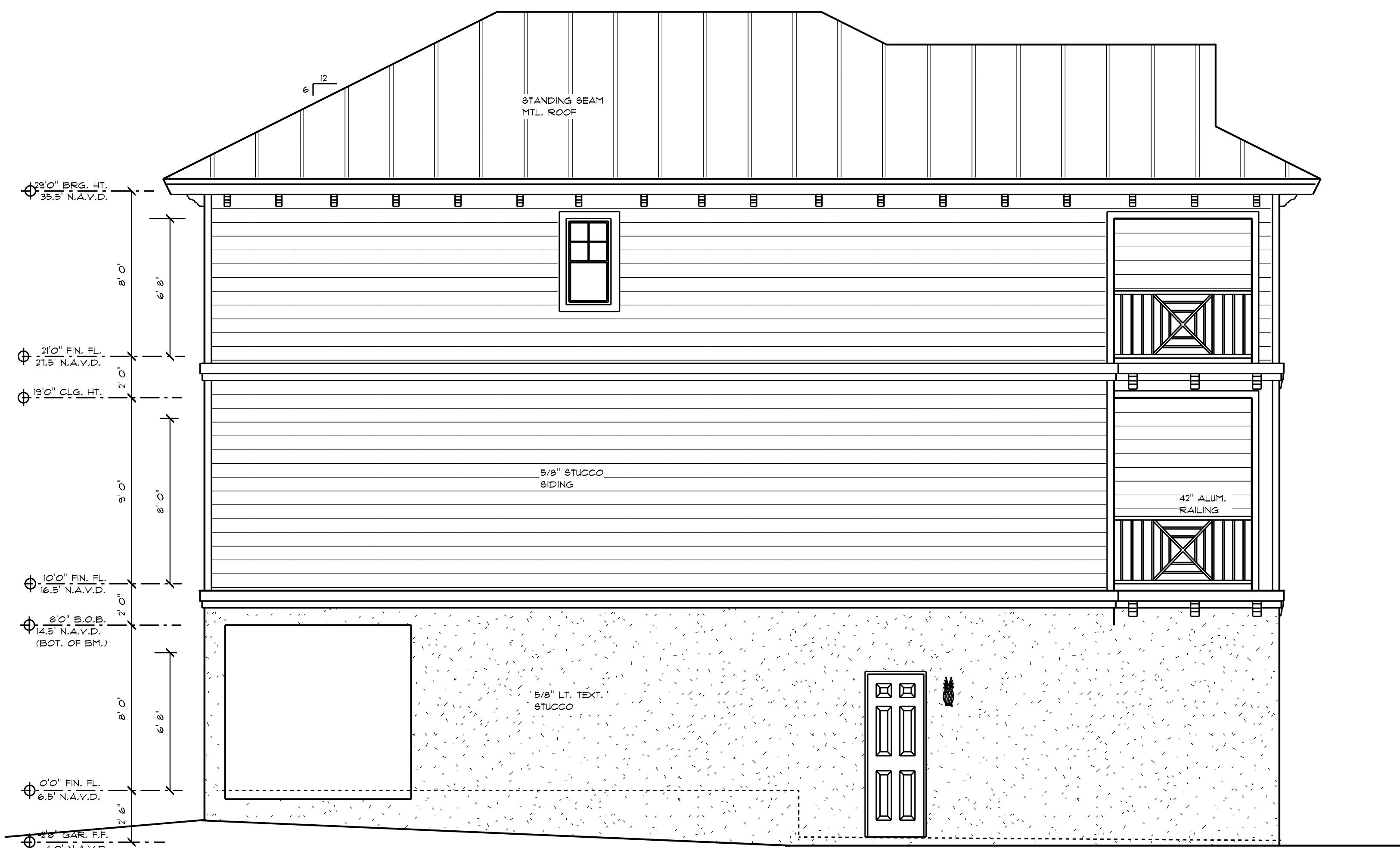
The foregoing instrument was acknowledged before me this 8 day of December, 2020, by means of  physical presence or  online notarization, by GLORIA REGOLI. Said person (check one)  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: Driver License FLTD

[Notary Seal]

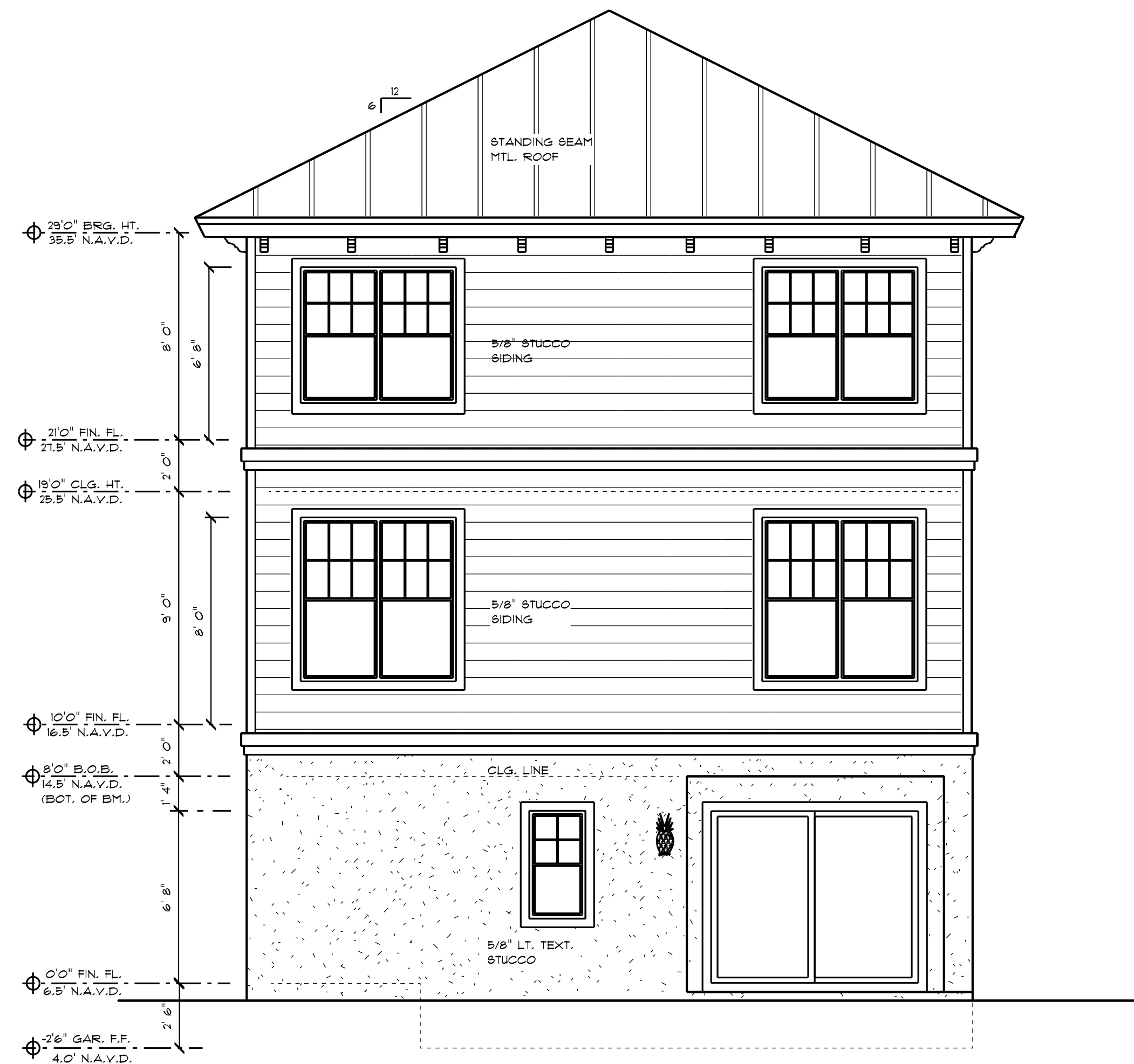
*[Handwritten Signature]*

Print Name: Elizabeth Del Rio-Henrich  
Notary Public, State of Florida  
Commission No.: 66323193  
My Commission Expires: 6/3/2023





LEFT ELEVATION 1/4"=1'0"



REAR ELEVATION 1/4"=1'0"

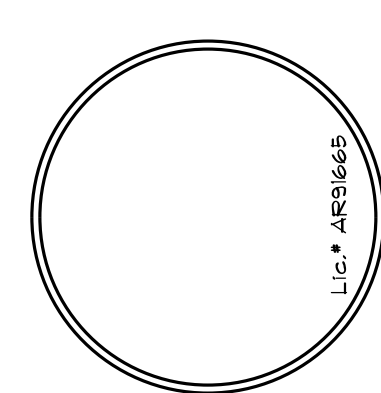


RIGHT ELEVATION 1/4"=1'0"



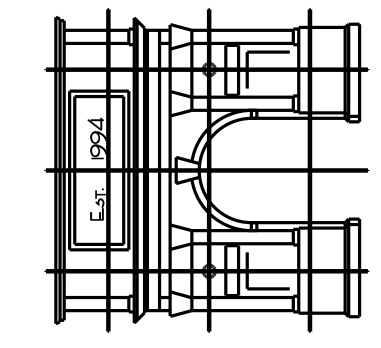
FRONT ELEVATION 1/4"=1'0"

FINAL REVIEW



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(772) 223-8227  
Visit us on the web @: [macorsonarchitect.com](http://macorsonarchitect.com)



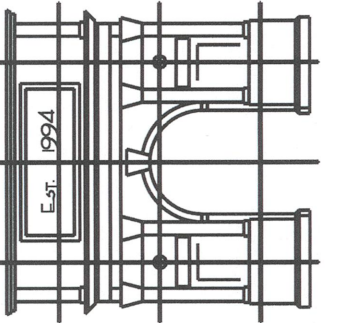
ISLES SHORES  
DEVELOPMENT, LLC  
1403 DESOTA ST., FORT PIERCE

DATE	: 1/18/21
DRAWN BY	: EJA mc
CHECKED	: MC
REVISIONS	:



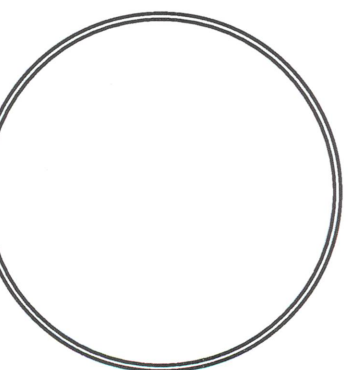
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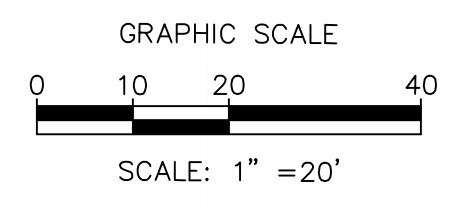


ISLES SHORES  
DEVELOPMENT, LLC  
1403 DESOTA ST., FORT PIERCE

DATE	: 12/10/20
DRAWN BY	: PJS mg
CHECKED	: MC
REVISIONS	:



STREETSCAPE ELEVATION 1/8"=1'0"



AREA SUBJECT TO VARIANCE REQUEST

1. VARIANCE 1 - MINIMUM LOT WIDTH REDUCED TO 59 FEET
2. VARIANCE 2 - DRIVEWAY SETBACK REDUCED TO 46 FEET

SITE DATA TABLE		
<b>Owner:</b> Isle Shores Development LLC 2250 No. Us #1 Fort Pierce, FL 34946 Phone: xxx-xxx-xxxx Fax: xxx-xxx-xxxx email: www.ct-eng.com	<b>Engineer / Surveyor:</b> Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981 Phone: 772-464-3537 Fax: 772-464-9497 email: www.ct-eng.com	<b>Architect:</b>  Phone: xxx-xxx-xxxx Fax: xxx-xxx-xxxx email: xxx-xxx-xxxx
<b>Owners Representatives:</b> Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981 Phone: (772) 464-3537 Fax: (772) 464-9497 email: www.ct-eng.com	<b>Environmental Services</b>  Phone: xxx-xxx-xxxx Fax: xxx-xxx-xxxx email: xxx-xxx-xxxx	<b>Landscape Architect:</b>  Phone: xxx-xxx-xxxx Fax: xxx-xxx-xxxx email: xxx-xxx-xxxx

- 1) **Project Name:**  
Desota Street Residences
- 2) **Location:**  
SW Corner of Seaway Drive and Desota Street
- 3) **Project Description:**  
Five Lot, Residential Subdivision - (two (2) two-family attached & one single family detached residential units)
- 4) **Legal Description:**  
The North 7 feet of Lot 2, and all of Lots 3, 4, 5, and 6, of Block 15, revised Map of Ft. Pierce Beach Subdivision, a subdivision, as per the Plat thereof recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.
- 5) **Sec/Town/Range:**  
Section 01/ Range 35S/ Township 40E
- 6) **Parcel Map ID:**  
24/01N
- 7) **Parcel ID Numbers:**  
2401-501-0259-000-5
- 8) **Gross Site Area:**

0.66 acres	gross site area	28,750	sq feet
0.66 acres	land above MHW	28,750	sq feet
0 acres	land below MHW	-	sq feet
0.66	net area for density use	28,750	sq feet
- 9) **Zoning:**

R4A	Hutchinson Island Medium Density Residential	0.66 ac	density/ acre FAR (max)	8.00 units
-----	--	---------	-------------------------	------------
- 10) **Land Use:**

HR	Hutchinson Island Residential	0.66 ac	density/ acre FAR (max)	8.00 units
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- 11) **Development Schedule:**

Start	Summer 2021
Complete	Winter 2022
- 12) **Flood Zone:**  
The project site is located in Flood Zone AE, Elev. 5. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111-C0183K (eff. 02/19/2020)
- 13) **Building Setbacks:**

	Min. Required	Provided
Front	25 ft	Varies ft (see site plan)
Side	6 ft	Varies ft (see site plan)
Side (Corner)	15 ft	Varies ft (see site plan)
Rear	15 ft	Varies ft (see site plan)
- 14) **Building Hgt.:**  
Building Hgt. (maximum/ actual) 45ft / 36.5ft ft
- 15) **Utility Service:**

Water Svc	FPUA	Electric Svc	FPUA
Sewage Svc	FPUA	Cable Svc	Comcast
Re-Use Water	n/a		
- 16) **Site Coverage:**

	acreage	sq feet	% of site <sup>1</sup>	FAR <sup>2</sup>
Buildings (all types)	0.15	6,665	23.18	N/A
Roadways/Parking	0.11	5,000	17.39	N/A
Other Impervious	0.32	5,250	18.26	N/A
<b>Total Impervious</b>	<b>0.39</b>	<b>16,915</b>	<b>58.84</b>	
Open Space/Landscape	0.27	11,835	41.16	N/A
Lakes & Retention	0.00	-	0.00	N/A
<b>Total Site Area</b>	<b>0.66</b>	<b>28,750</b>	<b>100.0</b>	

- Notes:
- 1) All areas are approximate and subject to change as part of final construction plans.
  - 2) FAR coverage based on total bldg sq ft / gross lot area.
  - 3) Totals may not equal 100 due to rounding.
- 17) **Parking:**

ITE Land Use Code	n/a	(insert description)
ITE Parking Rate	n/a	(insert description)
ITE Unit of Measure	n/a	(insert description)

# units 5 \* 2.00 = 10 required parking spaces  
sq feet \* (value) = #VALUE! required parking spaces

Parking	required	10	Handicapped	required	n/a
	provided	10		provided	n/a
  - 18) **Fire Services:**  
Fire services to be provided by St. Lucie County. Primary service station will be Station #2, located on South Hutchinson Island, approximately 1.5 miles from project site.
  - 19) **Site Lighting:**  
Site lighting shall be provided in accord with City of Ft. Pierce Codes and Standards for residential uses/activities. No lighting shall be directed off-site.
  - 20) **Refuse Collection:**  
Solid Waste collections will be via Ft. Pierce Public Works contracts for commercial properties.
  - 21) **Site Drainage:**  
The site drainage system shall consist of a dry retention swale system in the rear of the proposed lots that will discharge into the regraded swales along Desota Street. Project designs (preliminary) do not include outfall or discharge into the SR A-1-A stormwater system which joins the project site. Storm drainage facilities shall conform to Chapter 17 of the Ft. Pierce Code of Ordinance and Standard Specifications adopted by the City Commission February 13, 1978.
  - 22) **Traffic Statement:**  
Trip generation is based upon Institute of Transportation Engineers (ITE) Code \_\_\_\_\_ (description) 10th Edition

	unit of measure	units/af	trip rate/ residential	trip rate/ non-residential	estimated trips residential	estimated trips non-residential
AADT	per unit	5	8.50	xxxx	42.5	#VALUE!
AM Peak	per unit	5	0.50	xxxx	2.5	#VALUE!
PM Peak	per unit	5	0.65	xxxx	3.25	#VALUE!

Traffic capacity related improvements are not required by the proposed development activity.
  - 23) **City of Ft. Pierce General Notes:**
    - A. Project must comply with Chapter 17 & Chapter 22 & Article XII per City of Ft. Pierce Code.
    - B. Parking space striping shall conform to Section 22-60(C)(8) of the Ft. Pierce City Code.

H:\New Volume\DM\2019\19-176 - Desota St. Residences\planning - site plan - acad\19-176 Desota Street Multi-Family - concept site plan v7.dwg Plotted: 01/15/2021 11:58:10 AM

# VARIANCE REQUEST EXHIBIT

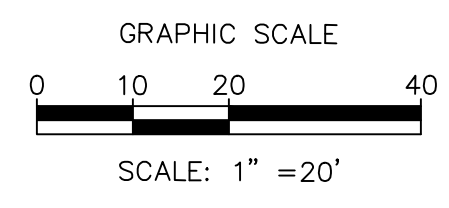
COMPUTER FILE REF.	FIELD BK./PG.
19-176 Boundary	20-03/67

- REVISIONS -		BY	DATE
FIELD CALCS.			
DRAWN	DJM	01/15/21	
DETAILED			
CHECKED			
APPROVED			

FIELD	BY	DATE
DRAWN	DJM	01/15/21
DETAILED		
CHECKED		
APPROVED		

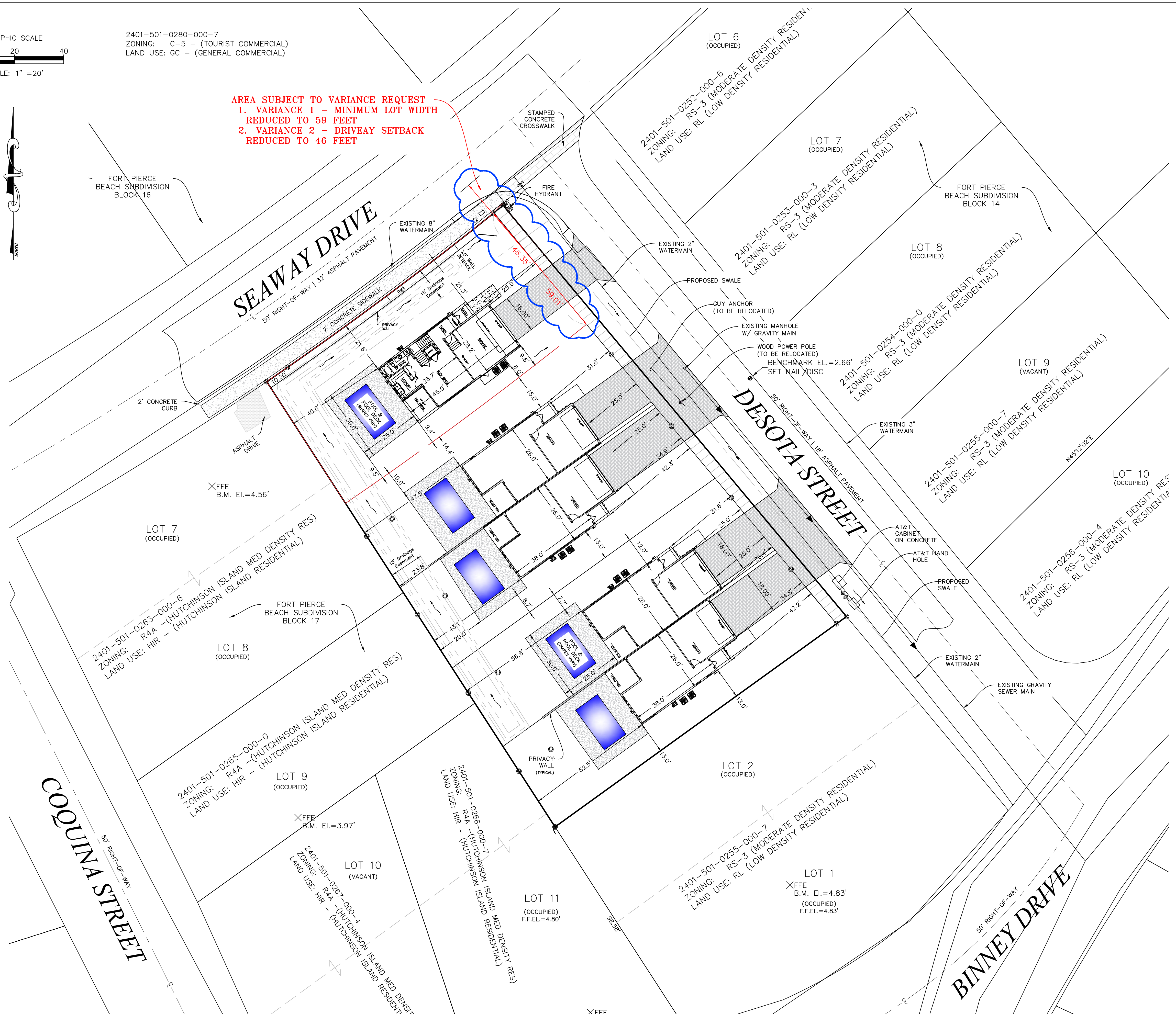
## DESOTA STREET RESIDENCES CONCEPTUAL SITE PLAN

DATE: 01/15/2021
HORIZ. SCALE: 1" = 20'
VERT. SCALE: n/a
JOB No. 19-176
SHEET 1 of 1



2401-501-0280-000-7  
 ZONING: C-5 - (TOURIST COMMERCIAL)  
 LAND USE: GC - (GENERAL COMMERCIAL)

AREA SUBJECT TO VARIANCE REQUEST  
 1. VARIANCE 1 - MINIMUM LOT WIDTH  
 REDUCED TO 59 FEET  
 2. VARIANCE 2 - DRIVEWAY SETBACK  
 REDUCED TO 46 FEET



**SITE DATA TABLE**

<b>Owner:</b> Isle Shores Development LLC 2250 No. Us #1 Ft. Pierce, FL 34946 Phone: xxx-xxx-xxxx Fax: 772-464-9497 email: www.ct-eng.com	<b>Engineer / Surveyor:</b> Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981 Phone: 772-464-3537 Fax: 772-464-9497 email: www.ct-eng.com	<b>Architect:</b> Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981 Phone: (772) 464-3537 Fax: (772) 464-9497 email: www.ct-eng.com
<b>Owners Representatives:</b> Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981 Phone: (772) 464-3537 Fax: (772) 464-9497 email: www.ct-eng.com	<b>Environmental Services:</b> Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981 Phone: xxx-xxx-xxxx Fax: xxx-xxx-xxxx email: xxx-xxx-xxxx	<b>Landscape Architect:</b> Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981 Phone: xxx-xxx-xxxx Fax: xxx-xxx-xxxx email: xxx-xxx-xxxx

- Project Name:** Desota Street Residences
- Location:** SW Corner of Seaway Drive and Desota Street
- Project Description:** Five Lot, Residential Subdivision - (two (2) two-family attached & one single family detached residential units)
- Legal Description:** The North 7 feet of Lot 2, and all of Lots 3, 4, 5, and 6, of Block 15, revised Map of Ft. Pierce Beach Subdivision, a subdivision, as per the Plat thereof recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.
- Sec/Town/Range:** Section 01/ Range 35S/ Township 40E
- Parcel Map ID:** 24/01N
- Parcel ID Numbers:**

2401-501-0259-000-5	xxxx-xxxx-xxxx-xxxx	xxxx-xxxx-xxxx-xxxx	xxxx-xxxx-xxxx-xxxx
xxxx-xxxx-xxxx-xxxx	xxxx-xxxx-xxxx-xxxx	xxxx-xxxx-xxxx-xxxx	xxxx-xxxx-xxxx-xxxx
xxxx-xxxx-xxxx-xxxx	xxxx-xxxx-xxxx-xxxx	xxxx-xxxx-xxxx-xxxx	xxxx-xxxx-xxxx-xxxx
- Gross Site Area:**

0.66 acres	gross site area	28,750	sq feet
0.66 acres	land above MHW	28,750	sq feet
0 acres	land below MHW	-	sq feet
0.66	net area for density use	28,750	sq feet
- Zoning:**

R4A	Hutchinson Island Medium Density Residential	0.66 ac	density/ acre FAR (max)	8.00 units
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- Land Use:**

HR	Hutchinson Island Residential	0.66 ac	density/ acre FAR (max)	8.00 units
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- Development Schedule:**

Start	Summer 2021
Complete	Winter 2022
- Flood Zone:** The project site is located in Flood Zone AE, Eiv 5. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111-C0183K (eff. 02/19/2020)
- Building Setbacks:**

	Min. Required	Provided
Front	25 ft	Varies ft (see site plan)
Side	6 ft	Varies ft (see site plan)
Side (Corner)	15 ft	Varies ft (see site plan)
Rear	15 ft	Varies ft (see site plan)
- Building Hgt.:**

Building Hgt. (maximum/ actual)	45ft / 36.5ft ft
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- Utility Service:**

Water Svc	FPUA	Electric Svc	FPUA
Sewage Svc	FPUA	Cable Svc	Comcast
Re-Use Water	n/a		
- Site Coverage:**

	acreage	sq feet	% of site	FAR
Buildings (all types)	0.15	6,565	23.18	N/A
Roadways/Parking	0.11	5,000	17.39	N/A
Other Impervious	0.12	5,250	18.26	N/A
<b>Total Impervious</b>	<b>0.39</b>	<b>16,915</b>	<b>58.84</b>	
Open Space/Landscape	0.27	11,835	41.16	N/A
Lakes & Retention	0.00	-	0.00	N/A
<b>Total Site Area</b>	<b>0.66</b>	<b>28,750</b>	<b>100.0</b>	

Notes:

- All areas are approximate and subject to change as part of final construction plans.
- FAR coverage based on total bldg sq ft / gross lot area.
- Totals may not equal 100 due to rounding.

- Parking:**

ITE Land Use Code	n/a	(insert description)	
ITE Parking Rate	n/a	(insert description)	
ITE Unit of Measure	n/a	(insert description)	

# units	5	* 2.00	=	10 required parking spaces
sq feet	*	(value)	=	required parking spaces

Parking	required	10	Handicapped	required	n/a
	provided	10		provided	n/a
- Fire Services:** Fire services to be provided by St. Lucie County. Primary service station will be Station #2, located on South Hutchinson Island, approximately 1.5 miles from project site.
- Site Lighting:** Site lighting shall be provided in accord with City of Ft. Pierce Codes and Standards for residential uses/activities. No lighting shall be directed off-site.
- Refuse Collection:** Solid Waste collections will be via Ft. Pierce Public Works contracts for commercial properties.
- Site Drainage:** The site drainage system shall consist of a dry retention swale system in the rear of the proposed lots that will discharge into the regraded swales along Desota Street. Project designs (preliminary) do not include outfall or discharge into the SR A-1-A stormwater system which joins the project site. Storm drainage facilities shall conform to Chapter 17 of the Ft. Pierce Code of Ordinance and Standard Specifications adopted by the City Commission February 13, 1978
- Traffic Statement:**

Trip generation is based upon Institute of Transportation Engineers (ITE) Code (description) 10th Edition

	unit of measure	units/sf	trip rate/ residential	trip rate/ non-residential	estimated trips residential	estimated trips non-residential
AADT	per unit	5	8.50	xxxx	42.5	IVALUED
AM Peak	per unit	5	0.50	xxxx	2.5	IVALUED
PM Peak	per unit	5	0.65	xxxx	3.25	IVALUED

Traffic capacity related improvements are not required by the proposed development activity.
- City of Ft. Pierce General Notes:**
  - Project must comply with Chapter 17 & Chapter 22 & Article XII per City of Ft. Pierce Code.
  - Parking space striping shall conform to Section 22-60(C)(8) of the Ft. Pierce City Code.

VARIANCE REQUEST EXHIBIT

COMPUTER FILE REF.	FIELD BK./PG.
19-176 Boundary	20-03/67

**CULPEPPER & TERPENING INC**  
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		BY	DATE
FIELD			
CALCS.			
DRAWN	DJM	01/15/21	
DETAILED			
CHECKED			
APPROVED			

BY	DATE

DESOTA STREET RESIDENCES  
 CONCEPTUAL SITE PLAN

DATE: 01/15/2021
HORIZ. SCALE: 1" = 20'
VERT. SCALE: n/a
JOB No. 19-176
SHEET 1 of 1