



TO: TECHNICAL REVIEW COMMITTEE
FROM: VENNIS GILMORE, PLANNER
RE: TECHNICAL REVIEW PROJECT# 21-04000003
MEETING DATE: JANUARY 21, 2021

Conditional Use– Nursing School – 1905 S. 25th Street

The above referenced **Conditional Use w/ No New Construction Application** is being submitted for your review and comments. The request seeks to establish a Nursing School. The subject site is zoned Office Commercial Zone (C-1) with a Future Land Use of Offices – Professional and Business Services (OP). Per City Code Section 125-187. – Allowed Uses; Colleges and Universities (Schools) are classified as a Conditional Use in the Office Commercial Zone (C-1). The subject site location has approximately a total of 2.8 acres.

Please review and provide two copies of comments on the project. Please send all comments to the following emails vgilmore@cityoffortpierce.com, arosenthal@cityoffortpierce.com, or through interoffice mail to the Planning Department. If you have comments please respond in a timely manner before the date of the Technical Review Committee Meeting.

Please do not hesitate to contact me should you require any additional information at 772-467-3741.

Thank you.

Vennis Gilmore, Planner



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 _____ as identification.

[Handwritten Signature]
 Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3725

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



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
 Exemptions: \$0 Taxable: \$2,278,400

Historical Values 3-year

| 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

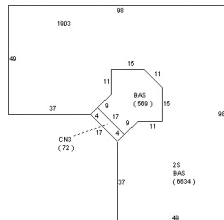
Finished Area of this building: 13,837 SF
 Gross Sketched Area: 13,909 SF

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

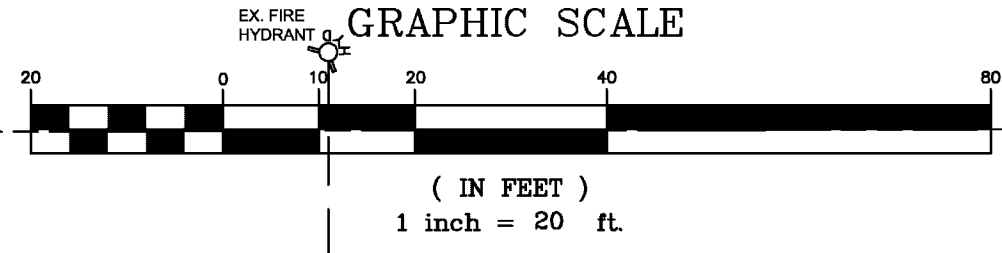
| | |
|---------------------------|---------|
| Finished/Under Air (SF): | 43,043 |
| Gross Sketched Area (SF): | 43,267 |
| Land Size (acres): | 2.8 |
| Land Size (SF): | 121,968 |
| Total Building Count: | 3 |

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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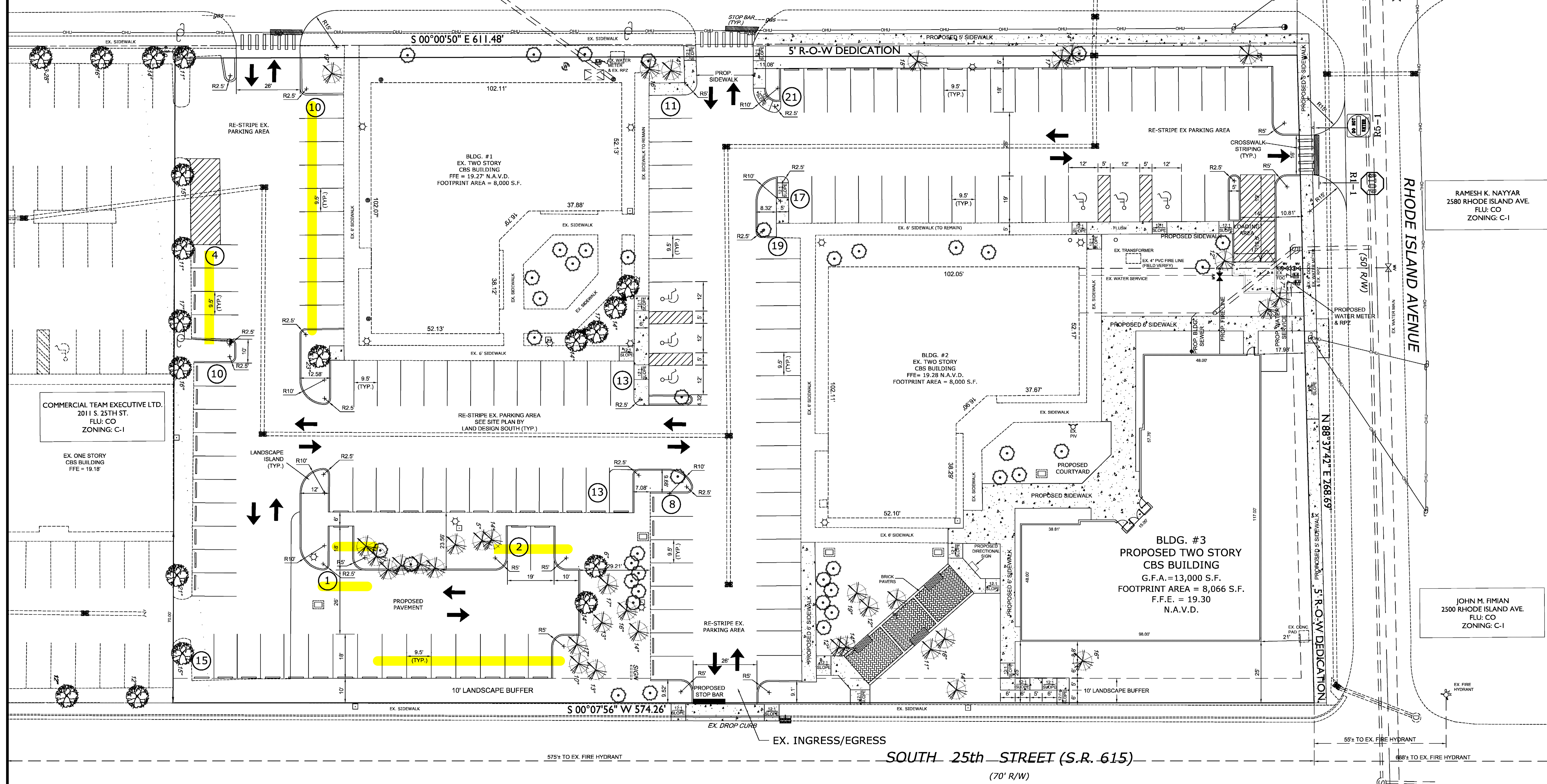
PDK INC.
1901 S. 26TH ST.
FLU: RM
ZONING: R-4



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

EX. ONE STORY
CBS BUILDING
FFE = 19.18'

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 |
| | NUMBER OF PARKING SPACES |
| | HANDICAP STALL |

SEE PLANS BY LAND DESIGN SOUTH FOR TREE REMOVAL

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

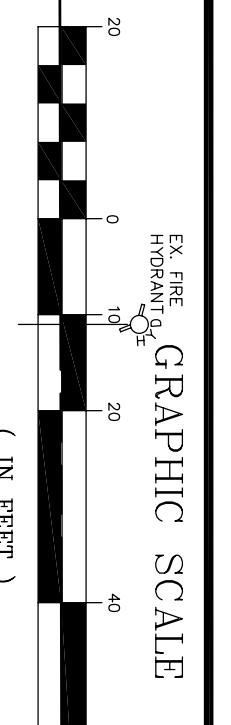
JOSEPH T. FRISCIA, P.E.
FLA. REG. NO. 31443

| 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 |



SOUTH 26th STREET
(50' R/W)

5' R.O.W DEDICATION

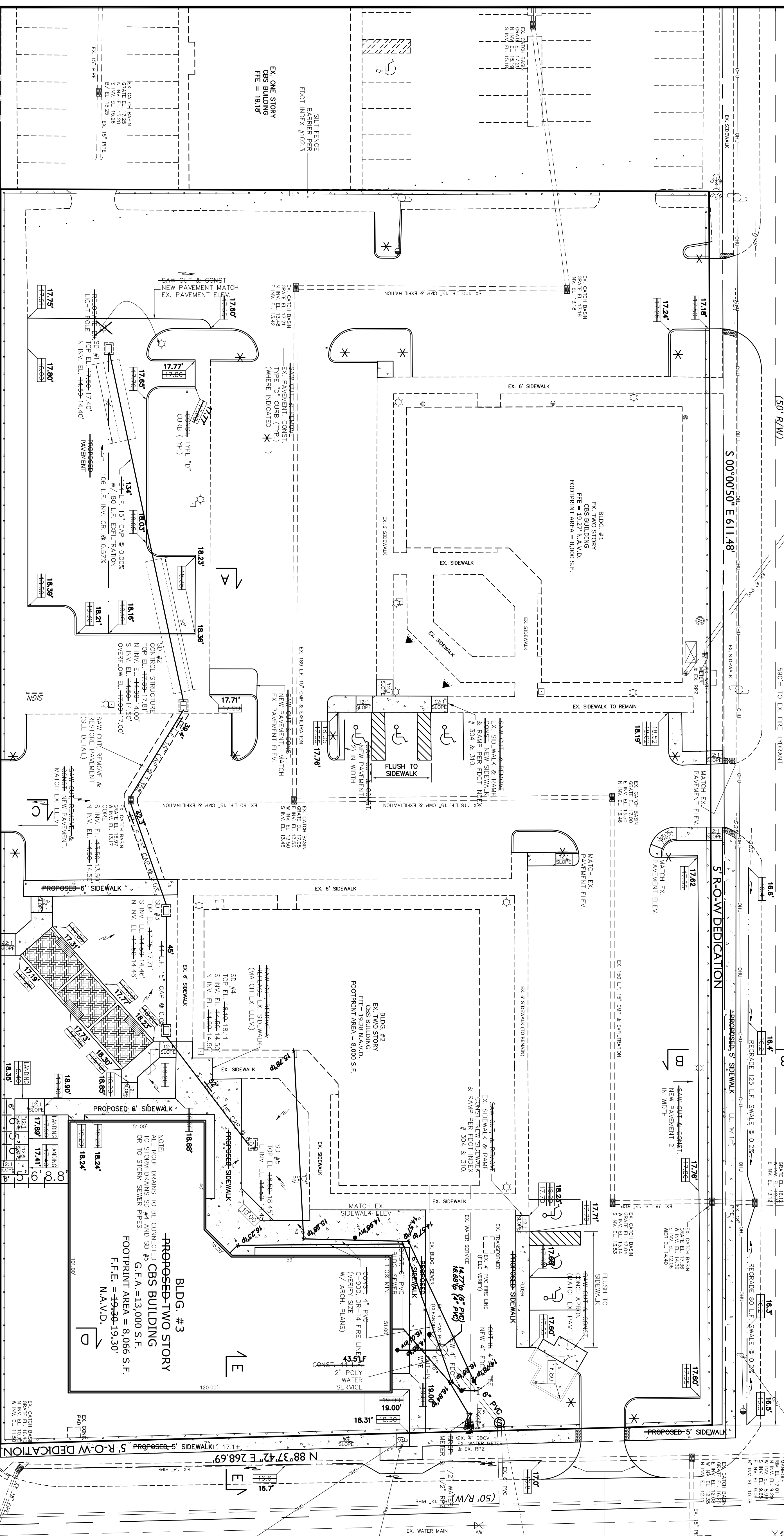
5' R.O.W DEDICATION

5' R.O.W DEDICATION

5' R.O.W DEDICATION

5' R.O.W DEDICATION

5' R.O.W DEDICATION

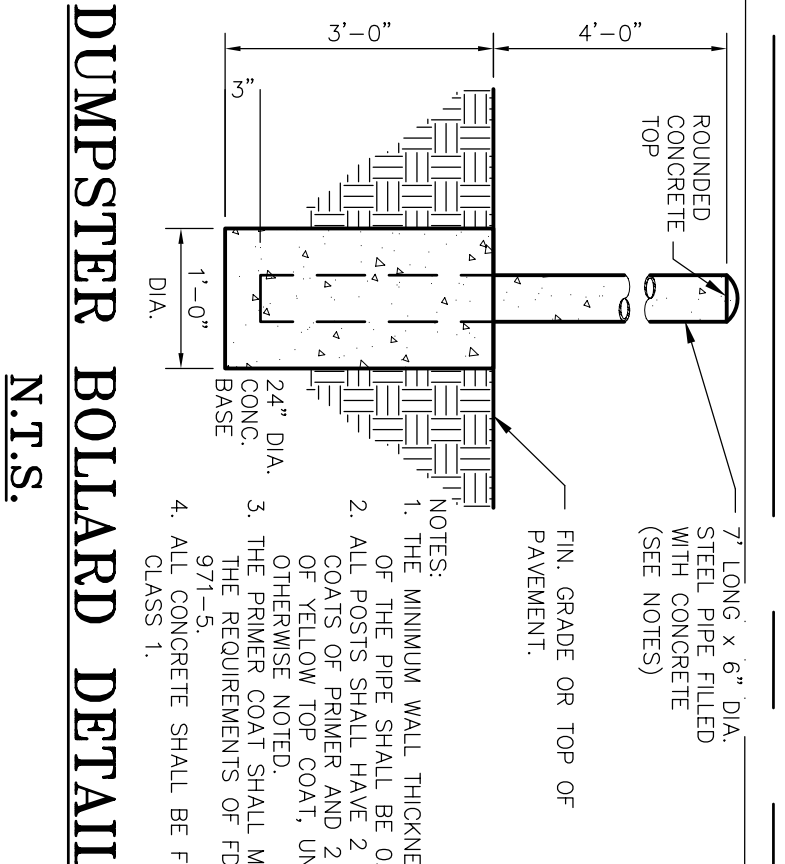
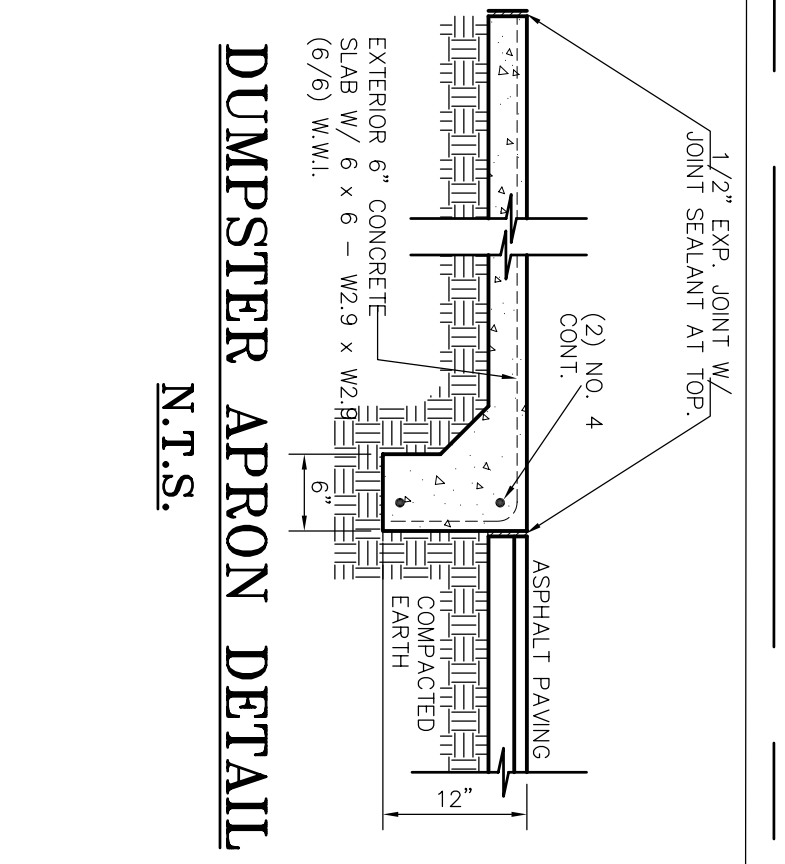
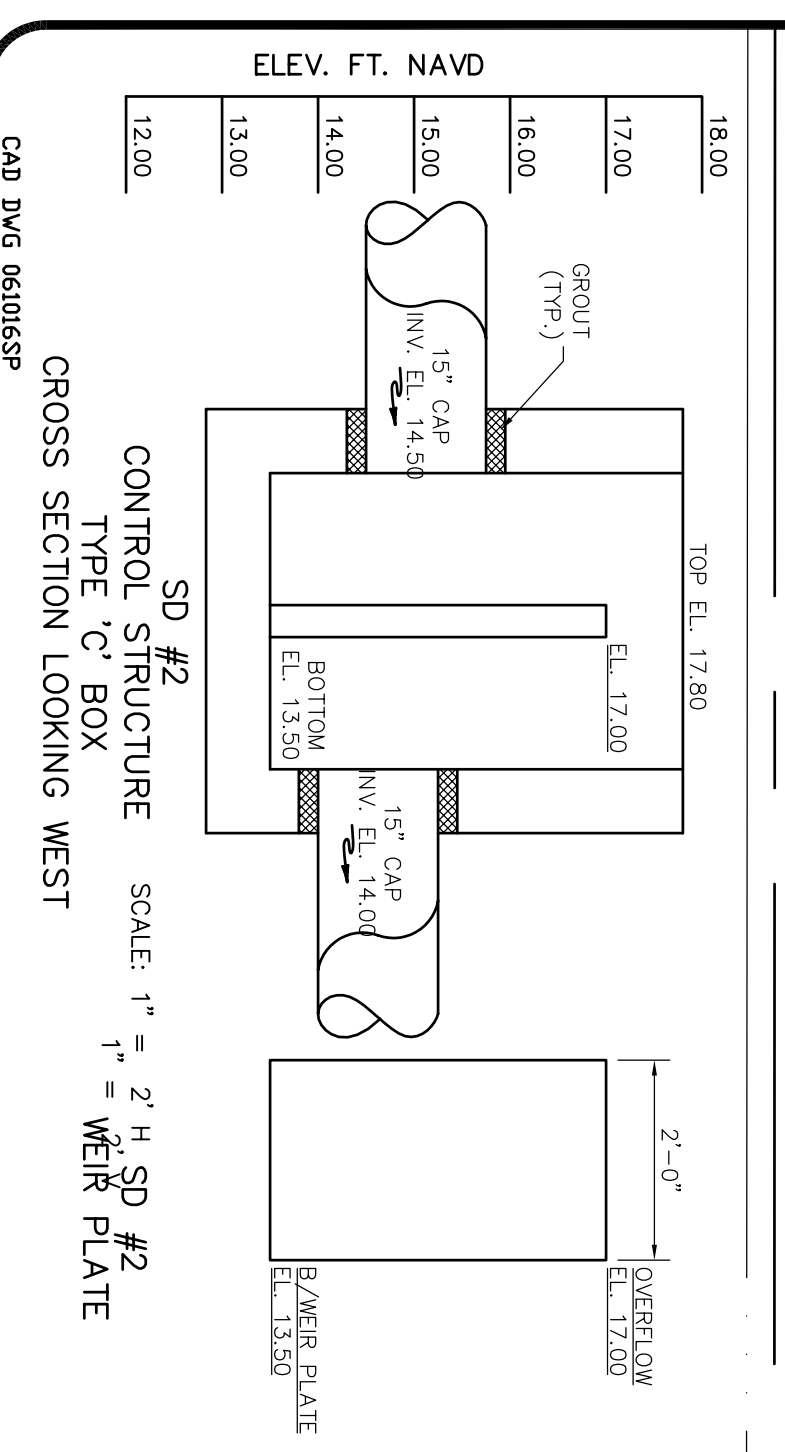


SOUTH 25th STREET (S.R. 615)
(70' R/W)

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 | BEDDING/FOUNDATION INDEX | BOX TYPE PER F.O.I.T | COVER |
|---------------|-------|-------|-------|-------|-------|--------------------------|----------------------|----------|
| SD #1 | 17.25 | 17.25 | 14.50 | 14.50 | 14.50 | C | U9F 2012 | U9F 2012 |
| SD #2 | 17.25 | 14.50 | 14.50 | 14.50 | 14.50 | C | U9F 2012 | U9F 2012 |
| SD #3 | 18.30 | 14.50 | 14.50 | 14.50 | 14.50 | C | U9F 2012 | U9F 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 (4" P. = HIGH POINT) |
| | AS-BUILT ELEVATION POINTS |
| | RANGE FLOW DIRECTION |
| | ROOT INTERFERENCES |
| | EDGE OF PAVEMENT |
| | HIGH POINTS |
| | NORTH ARROW |

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

DRAWN [Signature]
CHECKED [Signature]
DATE [Date]
SCALE 1"=30'
JOB NO. [Job No.]
SHEET 2 OF 2

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

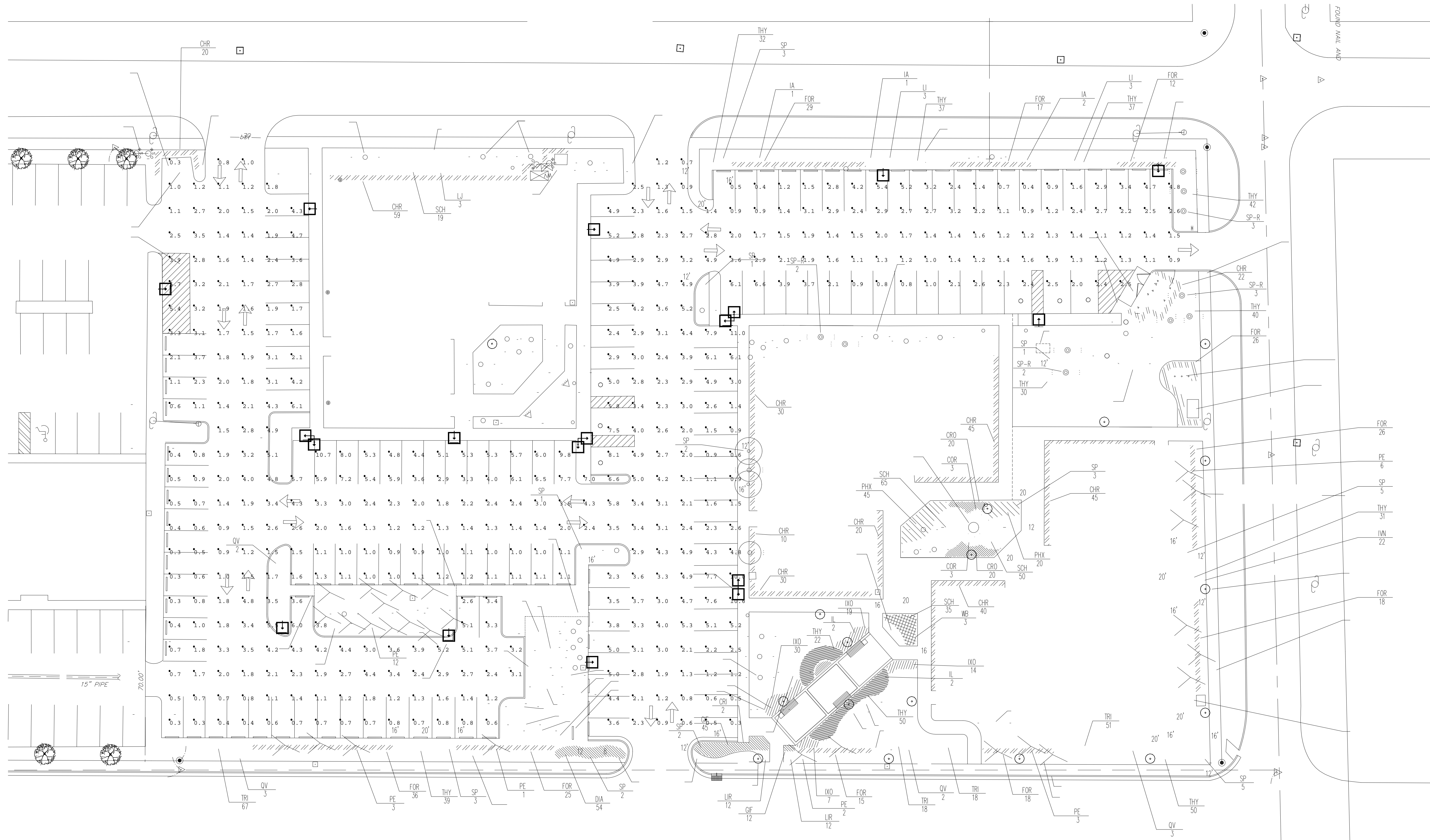
| Date | Revisions | By |
|----------|----------------------------|-----|
| 05-15-08 | CHER THC | BAW |
| 07-31-08 | ADD DUMPSTER | BAW |
| 08-15-08 | REVISE TOP & R.O.W | BAW |
| 03-25-09 | DOOP DRAIN NOTE | BAW |
| 05-11-09 | OPER CLIENT | BAW |
| 05-29-09 | REVISE DUMPSTER LOC. | BAW |
| 09-17-09 | 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



Mardi Executive Center
1905 S. 25th Street
Fort Pierce, FL 34947

