



April 23, 2021

Jennifer Hofmeister, AICP
City of Fort Pierce
Planning Director
100 N. U.S. Highway 1
Fort Pierce, FL 34950
(772) 567-8000

Re: Oleander Oaks- Design and Development Review Project Narrative

Dear Ms. Hofmeister:

We are proposing fifty (50) single family homes on approximately 12.92 acres of land on Oleander Avenue (Parcel ID # 2433-144-0002-000-3). Currently the site is a vacant wooded lot that has single family zoning to the west and south with commercial zoning to the north. The layout of the site consists of a divide entrance off of Oleander Avenue with a looped road throughout the development. There is a proposed wet pond in the middle of the looped road that will be used for stormwater storage but also act as an amenity for the neighborhood. An amenity parcel is proposed north of the wet pond which will give the residents an open space area with views of the wet pond.

There is an existing 1.42-acre wetland on the northern portion of the site that borders a North St. Lucie Water Control District canal. We are proposing to preserve the wetland as well as a twenty-five foot buffer. This will preserve a large portion of specimen trees as well as add an enhanced buffer between the neighborhood and the commercial zoned parcel to the north. It will also act as an amenity for the neighborhood as the houses that back up to it will have a view of natural habitat for local wildlife. The four corners of the property will contain large open space areas that will be planted with large trees to buffer the project from surrounding parcels.

We performed a Traffic Impact Study to look at the potential impact of the project on the surrounding roadways. We looked at the intersections along Oleander Avenue from Midway Road to Edwards Road. All intersections are projected to operate at an acceptable Level of Service (LOS) at 2026 buildout conditions, we also looked at the proposed site entrance off of Oleander Avenue. Based off the AM and PM peak trips neither a northbound left-turn lane or southbound right-turn lane are warranted for the project.

As part of our application we are requesting to rezone the property from R-4 to a Planned Development (PD). The reason for the request is due to the proposed right-of-way width.

City code requires a 60' right-of-way for a local road. We are proposing a 50' right-of-way with a 24' wide asphalt road. This is typical of what we see in other municipalities as well as existing single-family projects in Fort Pierce. This will the neighborhood to have 82' deep lots instead of the code minimum 70' and allow us to preserve the wetland to the north.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Very truly yours,



Blaine Bergstresser, P.E.

K:\VRB_LDEV\147811000 - Oleander Oaks\PERMITTING\APPLICATIONS\City of Fort Pierce\Project Narrative.doc



Subdivision

Property address or Location 0 Oleander Avenue, Fort Pierce FL

Parcel ID #(s) 2433-144-0002-000-3

Project description Single Family Residential Development

Alva Stone Group LLC

Property Owner(s)
591 Evernia St #1603

Street Address
West Palm Beach, FL, 33401

City State Zip
954-850-0618

Phone Number
pedro@alvastonegroup.com

Email Address

Diego Quijada, Alva Stone Group

Applicant/Representative, Title, Company
2030 S Ocean Dr #2221

Street Address
Hallandale Beach FL 33009

City State Zip
954-850-0619

Phone Number
diego@alvastonegroup.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.

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

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 21 day of April, 2021, by

Diego Quijada who is personally known to me or has produced _____ as identification.

[Signature]
 Signature of Notary

Marina Renom
 Notary Public
 State of Florida
 Comm# HH014256
 Expires 6/24/2021

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Fees _____ Control # _____ B. Permit # _____

Intake Date Stamp

SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- A copy of the deed Signed and sealed survey
- Concurrency application, complete
- Complete, notarized application

SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- Street construction plans Electric Infrastructure plans
- Water & Sewer system construction plans Gas Infrastructure plans
- Stormwater Retention plans Complete, notarized application

SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed Signed and sealed survey
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application

SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
 - proposed lots, including acreage, square footage, & dimensions.
 - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

Property Identification

Site Address: OLEANDER AVE
 Sec/Town/Range: 33/35S/40E
 Parcel ID: 2433-144-0002-000-3
 Jurisdiction: Fort Pierce

Use Type: 0000
 Account #: 185292
 Map ID: 24/33S
 Zoning: RM-9 Count

Ownership

Oleander Oaks LLC
 5801 S US Highway 1
 Fort Pierce, FL 34982-3946

Legal Description

33 35 40 E 1/2 OF NE 1/4 OF SE 1/4 - LESS S 630 FT AND LESS RD AND CANAL RS/W - AND THAT PART OF SE 1/4 OF SE 1/4 OF NE 1/4 LYG S OF CANAL NO. 15 (13.18 AC - 574,121 SF) (OR 3988 - 1547; 3994 - 1479; 3995 - 2451; 4050 - 2327)

Current Values

Just/Market Value: \$480,800
 Assessed Value: \$480,800
 Exemptions: \$0
 Taxable Value: \$480,800



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 13.18
 Land Size (SF): 574,121

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)

Download TRIM for this parcel: [Download PDF](#)

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 5, 2017	4050 / 2327	0111	QC	MJT Holdings Inc	\$100

Building Information (1 of 1)

Finished Area: 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	Electric:	Primary Int Wall:
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Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Heat Type:
 Heat Fuel:
 Heated %: N/A%

Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



Image
 or
 Sketch
 unavailable
 for display

Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values


Current Values Breakdown

Building: \$0
 Land: \$480,800
 Just/Market: \$480,800
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$0
 Assessed: \$480,800
 Exemption(s): \$0
 Taxable: \$480,800

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	13.18	North St. Lucie Water Management District	\$243.83
Start Year	AssessCode	Units	Description	Amount
2019	0041	35.9	Fort Pierce Stormwater Charge	\$2,477.10

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

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$480,800	\$480,800	\$0	\$480,800
2019	\$527,200	\$527,200	\$0	\$527,200

Permits

Number	Issue Date	Description	Amount	Fee
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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

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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Prepared By and Return To:

Global Closing Company LLC
Attn: Benjamin Bell
1056 Willa Springs Drive
Winter Springs, FL 32708

Order No.: 1526-18FL-0330

Property Appraiser's Parcel I.D. (folio) Number:
243314400020003

WARRANTY DEED

THIS WARRANTY DEED dated March 19, 2021, by Oleander Oaks LLC, a Florida limited liability company, existing under the laws of Florida, and having its principal place of business at 5801 S US Highway 1, Fort Pierce, Florida 34982 (the "Grantor"), to Alva Stone Group LLC, a Florida Limited Liability Company, whose post office address is 591 Evernia Street Apt 1603, West Palm Beach, Florida 33401 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Saint Lucie, State of Florida, viz:

A portion of the East One Half of the Northeast One Quarter of the Southeast One Quarter of Section 33, Township 35 South, Range 40 East and the Southeast One Quarter of the Southeast One Quarter of the Northeast One Quarter of Section 33, Township 35 South, Range 40 East, being more particularly described as follows:

Commence at the East One Quarter corner of said Section 33, thence South 89 degrees 46 minutes 13 seconds West, a distance of 90.00 feet to the Point of Beginning; thence continue South 89 degrees 46 minutes 13 seconds West, a distance of 32.00 feet; thence South 00 degrees 17 minutes 01 seconds West, along the West line of the North Saint Lucie River Water Control District Canal 14, a distance of 701.78 feet, said canal 14 being shown and described in that certain fee simple deed of donation, as recorded in Official Records Book 4480, Page 2690 of the Public Records of Saint Lucie County. Said West line being parallel to and 62.00 feet West of as measured at right angles to the West right of way line of Oleander Avenue, Also Known As State Road 605, as shown on that certain Florida Department of Transportation right of way Map Section 9456, dated June 19, 1952. Said West right of way line being parallel to and 60.00 feet West of as measured at right angles to the centerline of said Oleander Avenue; thence South 89 degrees 47 minutes 15 seconds West, along a line parallel to and 630.00 feet North of as measured at right angles to the South line of the said East One Half of the Northeast One Quarter of the Southeast One Quarter of Section 33, a distance of 548.98 feet, said South line also being the centerline of Tumblin King Road; thence North 00 degrees 21 minutes 03

seconds West, along the West line of said East One Half a distance of 701.59 feet to the North line of the said East One Half, said West line also being the East line of the Revised Plat of "The Tropics Pete Robinson Subdivision, according to the plat thereof as recorded in Plat Book 6, Page 21 of the Public Records of Saint Lucie County; thence North 89 degrees 46 minutes 13 seconds East along the North line of said East One Half, a distance of 12.40 feet; thence North 00 degrees 00 minutes 21 seconds West, along a livestock fence 0.3 feet to the West of the West line of the said Southeast One Quarter of the Southeast One Quarter of the Northeast One Quarter of Section 33, a distance of 275.98 feet to the South top of bank of the North Saint Lucie River Water Control District Canal 15, Also Known As Platts Branch; thence meandering along the South top of bank of said Platts Branch, the following Ten courses, North 83 degrees 47 minutes 48 seconds East, a distance of 43.46 feet; thence North 86 degrees 49 minutes 25 seconds East, a distance of 72.02 feet; thence South 85 degrees 07 minutes 47 seconds East, a distance of 48.47 feet; thence North 74 degrees 57 minutes 21 seconds East, a distance of 44.51 feet; thence North 80 degrees 24 minutes 14 seconds East, a distance of 92.67 feet, thence North 82 degrees 38 minutes 55 seconds East, a distance of 67.53 feet; thence North 85 degrees 47 minutes 34 seconds East, a distance of 117.62 feet; thence North 85 degrees 35 minutes 04 seconds East, a distance of 70.14 feet; thence North 73 degrees 25 minutes 57 seconds East a distance of 15.73 feet; thence North 55 degrees 26 minutes 14 seconds East, a distance of 12.85 feet to the West line of said canal 14, said West line being parallel to and 30.000 feet West of the West right of way line of said State Road 605, said West right of way line being parallel to and 60.000 feet West of as measured at right angles to the East line of said Northeast One Quarter of Section 33; thence South 00 degrees 12 minutes 46 seconds West, along the West line of said canal 14 a distance of 339.69 feet to the Point of Beginning.

Said lands lying in Saint Lucie County, Florida.

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

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 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: 2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of

Oleander Oaks LLC, a Florida limited liability company

BY: [Signature]
Michael J Bradley, JR
Manager

Witness Signature

[Signature]
Printed Name of First Witness

Witness Signature

[Signature]
Printed Name of Second Witness

BY: _____

Grantor Address:
632 SE Starflower Avenue
Port Saint Lucie, FL 34983

STATE OF FLORIDA
COUNTY OF ST LucIE

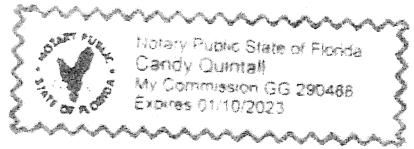
The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 19th of March, 2021 by Oleander Oaks LLC, a Florida limited liability company, who is personally known to me or who has produced drivers license as identification.

Witness my hand and official seal, this the 19th of March, 2021.

[Signature]
Notary Public

My Commission Expires: 01/10/2023

(SEAL)



BOUNDARY SURVEY

LOCATED IN SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST

CITY OF FORT PIERCE, FLORIDA

LEGAL DESCRIPTION PARENT TRACT

PARCEL 1:

ALL OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING NORTH OF LAND OWNED BY MRS. HARRY E. KESLER ON THE 7TH DAY OF MARCH 1956, LESS LAND FOR ROADS AND DRAINAGE CANALS. THE SAID LAND IS ALSO DESCRIBED AS THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE SOUTH 630.00 FEET THEREOF.

AND

PARCEL 2:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THEREFROM ALL RIGHTS OF WAY AND EASEMENTS FOR PUBLIC ROAD AND DRAINAGE CANALS.

TOGETHER WITH A PARCEL OF LAND NOT DESCRIBED BY DEED OR PLAT

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN S89°36'52"W ALONG THE NORTH LINE OF THE AFORESAID SOUTHEAST 1/4, A DISTANCE OF 650.33 FEET TO THE POINT OF BEGINNING; THENCE RUN S00°38'52"W ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 701.88 FEET; THENCE S89°47'29"W, A DISTANCE OF 13.30 FEET TO THE EAST LINE OF TROPIC ACERS AS RECORDED IN PLAT BOOK 6, PAGE 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N00°16'22"E ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 701.77 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE N89°36'52"E A DISTANCE OF 17.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.93 ACRES MORE OR LESS.

LEGAL DESCRIPTION NEW PARCEL "A"

ALL OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING NORTH OF LAND OWNED BY MRS. HARRY E. KESLER ON THE 7TH DAY OF MARCH 1956, LESS LAND FOR ROADS AND DRAINAGE CANALS. THE SAID LAND IS ALSO DESCRIBED AS THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE SOUTH 630.00 FEET THEREOF.

AND TOGETHER WITH A PARCEL OF LAND NOT DESCRIBED BY DEED OR PLAT

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN S89°36'52"W ALONG THE NORTH LINE OF THE AFORESAID SOUTHEAST 1/4, A DISTANCE OF 650.33 FEET TO THE POINT OF BEGINNING; THENCE RUN S00°38'52"W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 701.88 FEET; THENCE S89°47'29"W, A DISTANCE OF 13.30 FEET TO THE EAST LINE OF TROPIC ACERS AS RECORDED IN PLAT BOOK 6, PAGE 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N00°16'22"E ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 701.77 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE N89°36'52"E A DISTANCE OF 17.89 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN S89°36'52"W ALONG THE NORTH LINE OF THE AFORESAID SOUTHEAST 1/4, A DISTANCE OF 650.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE S89°36'52"W, A DISTANCE OF 558.33 FEET; THENCE N00°38'52"E, A DISTANCE OF 277.18 FEET TO THE SOUTH TOP OF BANK OF PLATTS BRANCH; THENCE ALONG SAID TOP OF BANK N85°42'13"E, A DISTANCE OF 29.58 FEET; THENCE N87°07'45"E, A DISTANCE OF 77.61 FEET; THENCE N82°42'45"E, A DISTANCE OF 308.22 FEET; THENCE N83°52'02"E, A DISTANCE OF 144.57 FEET TO THE WEST RIGHT OF WAY OF A 32 FEET DRAINAGE DITCH; THENCE ALONG SAID RIGHT OF WAY S00°12'40"W, A DISTANCE OF 334.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.16 ACRES MORE OR LESS.

LEGAL DESCRIPTION NEW PARCEL "B"

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THEREFROM ALL RIGHTS OF WAY AND EASEMENTS FOR PUBLIC ROAD AND DRAINAGE CANALS.

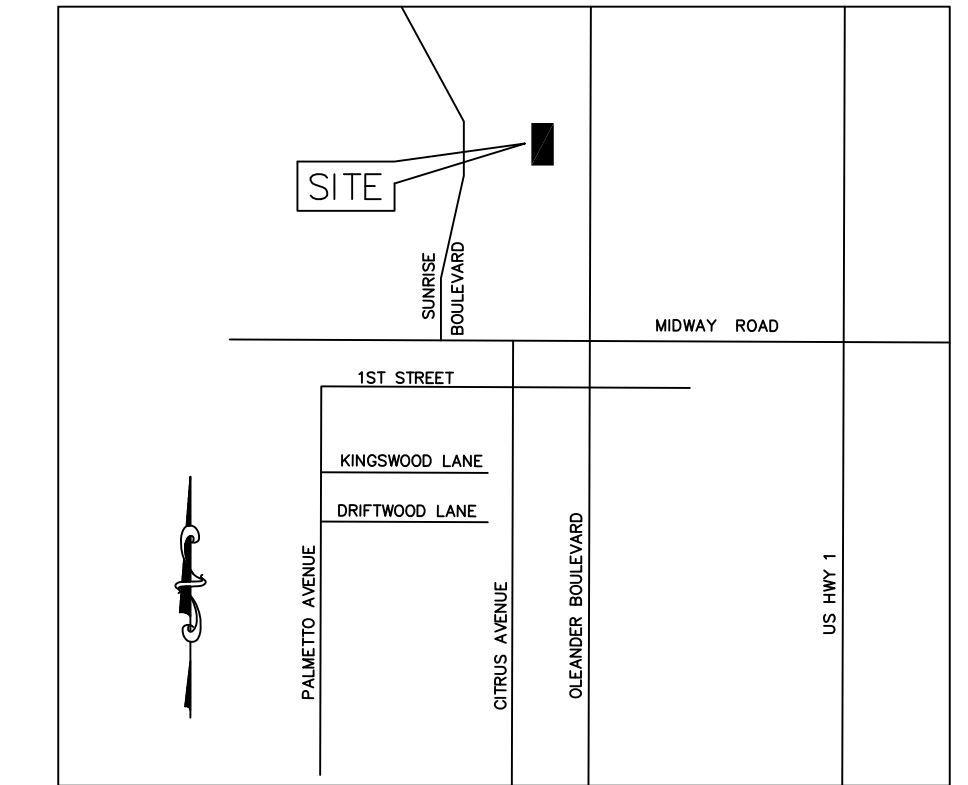
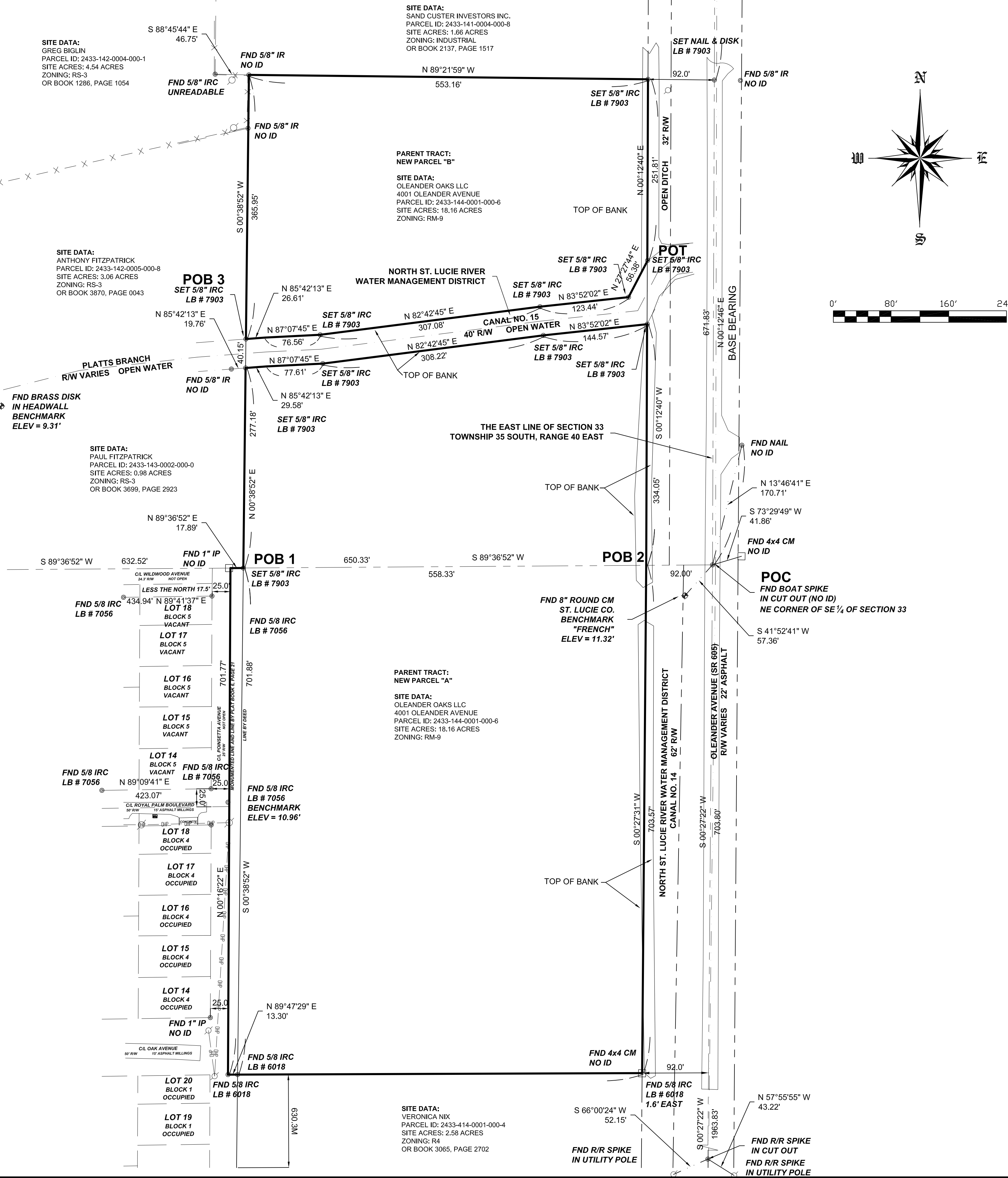
LESS AND EXCEPT ALL LANDS SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN S89°36'52"W ALONG THE NORTH LINE OF THE AFORESAID SOUTHEAST 1/4, A DISTANCE OF 650.33 FEET; THENCE N00°38'52"E, A DISTANCE OF 317.33 FEET TO THE NORTH TOP OF BANK OF PLATTS BRANCH ALSO BEING THE POINT OF BEGINNING; THENCE N85°42'13"E, ALONG SAID TOP OF BANK A DISTANCE OF 26.61 FEET; THENCE N87°07'45"E, A DISTANCE OF 76.56 FEET; THENCE N82°42'45"E, A DISTANCE OF 307.08 FEET; THENCE N83°52'02"E, A DISTANCE OF 123.44 FEET; THENCE N27°27'44"E, A DISTANCE OF 56.38 FEET TO THE WEST RIGHT OF WAY OF A 32 FEET DRAINAGE DITCH ALSO BEING THE POINT OF TERMINATION.

CONTAINING 4.24 ACRES MORE OR LESS.

GLOBAL POSITIONING SYSTEM (GPS) NOTES

- G.P.S. SURVEY METHOD: REAL TIME KINEMATICS (RTK)
- G.P.S. RECEIVER TYPE: TWO (2) DUAL FREQUENCY TOPCON HIPER GA-II SYSTEM WITH CHANNELS (L1 & L2).
- THE ORIGINAL GPS RTK MEASUREMENTS LOCATED ON DECEMBER 25, 2018. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND/OR TOPOGRAPHIC DATA AND CONTROL THROUGHOUT THE PROJECT AREA. REAL-TIME COORDINATE COMPUTATIONS AND PRECISION INFORMATION ARE DETERMINED VIA RADIO/MODEM LINK WITH THE BASE STATION AND RECORDED AS THREE DIMENSIONAL (3D) POSITIONS.
- G.P.S. SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2008 AND A CARLSON SURVEY + DATA COLLECTOR.
- THE HORIZONTAL TARGET ACCURACY FOR THIS SURVEY IS AS FOLLOWS:
HORIZONTAL: 10MM + 1PPM (RMS)
VERTICAL: 20MM + 1PPM (RMS).



LOCATION MAP
NOT TO SCALE

STREET ADDRESS

4001 OLEANDER AVENUE, FORT PIERCE, FL 34982

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST. (ASSUMED DATUM), BETWEEN TWO MONUMENTS, AS SHOWN.
- ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LANDS OF OTHERS.
- UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.
- FLOOD NOTE: BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONES "X & AE", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0189 J.
- REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- INFORMATION SHOWN HEREON IS BASED ON DEED AND FIELD MEASURED DATA. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
- THE LAST DATE OF FIELD WORK WAS DECEMBER 27, 2018.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS OF MURPHY ACT DEEDS.
- ELEVATIONS IF SHOWN HEREON ARE IN FEET AND BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, BASED ON ST. LUCIE COUNTY BENCHMARK "FRENCH", WITH AN ELEVATION OF 11.32'.
- THE PROPOSED USE OF THIS SURVEY IS FOR A LOT SPLIT.
- THE PROPOSED USAGE OF THE PROPERTY IS RESIDENTIAL.

LEGEND & ABBREVIATIONS

A	ARC LENGTH	NO OR #	NUMBER
A/C	AIR CONDITIONER	NTS	NOT TO SCALE
BM OR	BENCHMARK	OHP	OVERHEAD UTILITIES
C	CALCULATED FROM FIELD MEASUREMENTS	ORB	OFFICIAL RECORDS BOOK
CBS	CONCRETE BLOCK STRUCTURE	P	PLAT DATA
C/L	CENTERLINE	PG(S)	PAGE(S)
CM	CONCRETE MONUMENT	PLS	PROFESSIONAL LAND SURVEYOR
D	DEED	POB	POINT OF BEGINNING
DEG OR °	DEGREE	POC	POINT OF COMMENCEMENT
ELEV	ELEVATION	POT	POINT OF TERMINATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	PRM	PERMANENT REFERENCE MONUMENT
FTE	FINISH FLOOR ELEVATION	PSM	PROFESSIONAL SURVEYOR AND MAPPER
FND	FOUND	R	RADIUS
GPS	GLOBAL POSITIONING SYSTEM	RLS	REGISTERED LAND SURVEYOR
ID	IDENTIFICATION NUMBER	R/W	RIGHT-OF-WAY
IP	IRON PIPE	M	WATER METER
IR	IRON ROD	&	AND
IRC	IRON ROD & CAP	⊙	AT
LB	LICENSED BUSINESS	Δ	DELTA
LS	LICENSED SURVEYOR	⊙	UTILITY POLE
M	MEASURED DATA	⊕	MANHOLE
NAVD	NORTH AMERICAN VERTICAL DATUM		
NGVD	NATIONAL GEODETIC VERTICAL DATUM		

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
PHONE (772) 708-1819 SURVEY@ASI-SURVEY.COM

NO.	DATE	BY	REVISIONS

CERTIFICATIONS
MATTHEW TOENISKOETTER
MJT HOLDINGS, INC.
ANCHOR LAND TITLE, INC.
ST LUCIE COUNTY
FLORIDA
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DRAWN BY: CA
CHECKED BY: CA
DATE: JANUARY 01, 2019
HORIZONTAL SCALE: 1"=80'

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

SEAL

CHARLES ARNOLD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4971

PRINTED DATE
SHEET 1 OF 1
PROJECT NO. 18-705



May 20, 2021
147811000

City of Fort Pierce
5160 N.W. Milner Drive
Port St. Lucie, Florida 34983
772-621-3400

RE: Rezoning, Site Plan, and Subdivision – Oleander Oaks
Technical Review Project # 21-43900001 & 21-09000001

Please accept the following responses to your comments concerning the above referenced project.

Planning Comments:

Comment 1) Provide a notarized authorization form allowing Kimley-Horn to act as a representative for the Alva Stone Group. Upon further inspection of the applications Alva Stone Group appears on all the applications, but Kimley Horn is only present on the Rezoning application. You also have the option of updating the Design Review, Development Review, and Subdivision applications to reflect Kimley-Horn as the Applicant/Representative since Alva Stone Group is already present on all applications as the Property Owner.

Response 1) *Agent of authorization allowing Kimley-Horn to act as representative for Alva Stone Group has been included with this resubmittal.*

Comment 2) For clarification, the SLC Property Record card indicates that Oleander Oaks LLC is the property owner of the parcel, however the Warranty Deed provided shows that Oleander Oaks LLC sold the property to the Alva Stone Group. Is this correct that the Alva Stone Group is now the property owner of the parcel?

Response 2) *Alva Stone Group is the property owner of parcel. Alva Stone group to open LLC and transfer ownership of parcel. All ownership documentation/applications to be revised.*

Comment 3) On the plat consider dedicating the 1.42 acre wetland area as a conservation easement.

Response 3) *We will be coordinating with SFMWD on the dedication of the wetland and will discuss with them what the best option is for the wetland.*

Comment 4) Provide sidewalks on both sides of the road in the development as well as on both entrances. Crosswalks in appropriate locations shall also be designated. Coordination will be needed with St. Lucie County to determine if sidewalks will be able to be constructed along their right-of-way outside of the development. New developments are required to construct sidewalks on all rights-of-way.

Response 4) *Sidewalks have been added on both sides of the road of development and has been added South of the entrance. The road extends far past the edge of pavement, so we have added a bus pickup area near the road and have extended the sidewalk north along our property line.*

Comment 5) Will this be a gated community?

Response 5) *Yes, this will be a gated community.*

Comment 6) Provide an explanation on what is planned to occupy the amenity area. Staff would suggest a tot lot/active play area, dog park, or central community space with a gazebo, fountain, benches, trees, etc. If the central community space is chosen, consider adding a small walkout platform onto the pond.

Response 6) *The amenity area is to include an outdoor gym area, dog park as well as some outdoor grills and benches..*

Comment 7) Add a water feature to the pond along with littoral plantings. The littoral plantings can be depicted on the Landscape Plan.

Response 7) *We recently received an updated geotechnical report and the seasonal high water table is lower than what was originally assumed. The pond has been changed to a dry pond with planting to resemble a large bioswale. The Landscape Plans have been updated to show the plantings*

Comment 8) For the dry pond consider providing some zero scaping elements, bioswale elements, or landscape design elements to complement the adjacent wetland area.

Response 8) *There are numerous cabbage palms in the proposal dry pond area. We are planning on preserving them or replacing them in that area. This will give a similar aesthetic to the wetland.*

Comment 9) There is an R-4 Zoning Requirement table that has been provided on the Site Plan, is this intended to act as the requirements for the PD for the following: min lot area, min lot width, min lot depth, max lot coverage, min street frontage? If this is the case, the R-4 Zoning Requirements can just be changed to PD Requirements.

Response 9) *The R-4 Zoning Requirements have been changed to PD Requirements.*

Comment 10) What is the maximum allowed height in the development? Will there be a separate rear setback for accessory structures? Will pools, sheds, or screened enclosures be permitted in the development. Include a note on the site plan addressing this if allowed.

Response 10) *All units to be one (1) story high at a maximum 20'. No other structures, pool or screens will be allowed.*

Comment 11) Will items like power generators and air conditioning units be allowed within the side setback. If so, what would be the minimum side setback for these items. Include a note on the site plan addressing this if allowed.

Response 11) *Air conditioning will be installed on side of homes. There will be a five (5) foot side setback for accessory items i.e. air conditioning.*

Comment 12) Provide a calculation summary on the lighting plan that provides the Average, Maximum, Minimum, Average/Minimum, and Maximum/Minimum calculations for the provided lighting.

Response 12) *Calculation summary providing Average, Maximum, Minimum, Average/Minimum and Maximum/Minimum calculations has been added to the Photometric Plan Sheet E-100.*

Comment 13) Are mailboxes being proposed for each residence?

Response 13) *Mailboxes are proposed for each residence.*

Comment 14) Start to configure the desired addresses for each residence as this will need to be provided to the Planning Department prior to Building Permit submittal with the Planning Departments Address Request form. There is a \$25 fee per residential address.

Response 14) *Acknowledged. We have included our desired addresses with this submittal*

Comment 15) Will there be a Homeowners Association to take care of community space maintenance within the development like the roads or the amenity area?

Response 15) Yes, there will be a Homeowners Associations to take care of community space maintenance within the development.

Comment 16) Provide a colored site plan (aerial overview) that also includes the landscaping.

Response 16) Please see the attached color site plan

Comment 17) Provide a typical lot landscape plan for each lot type on the overall Landscape Plan.

Response 17) Typical lot landscape plan for each type of lot on the overall Landscape Plan has been provided with this resubmittal.

Comment 18) Provide the monument sign detail, size, and height as this must be approved with the Planned Development approval.

Response 18) Please see attached monument sign detail

Comment 19) Has a wall been considered to buffer this development from the single-family homes to the west? This can also help to secure the property especially for the homes that are on the perimeter of the development. This can help with noise reduction.

Response 19) Black picket fence around the perimeter of the project will be provided.

Comment 20) If not already done so, consider having a community meeting with the nearby residents to notify them of the proposed single-family development

Response 20) Acknowledged.

Comment 21) An area or shelter for school age children shall be provided with coordination with Marty Sanders of the St. Lucie County School District (See SLC School District Comments on page 18 of this document)

Response 21) We have coordinated with the School District and have updated our entrance to accommodate their requests.

Comment 22) The Traffic Study shall be approved and satisfied by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review.

Response 22) Acknowledged.

Comment 23) Update the School zones in the Capacity Analysis as this project is within Fort Pierce and the two school noted are in Port St. Lucie. Weatherbee Elementary School, Forest Grove Middle School and Fort Pierce Central High School appear to be closer to this site.

Response 23) The Capacity Analysis has been updated to show Forest Grove Middle School and Fort Pierce Central High School as the school zones for the site.

Comment 24) Are there any additional elevations to be provided besides the one that has already been provided or are additional model styles still being considered for this development?

Response 24) The four different elevations for types of homes that the development will consist of have been included with this resubmittal.

Comment 25) Please note that Impact Fees will be collected from both the City of Fort Pierce and St. Lucie County upon construction of each single family home.

Response 25) Acknowledged.

Comment 26) Provide your Planned Development Guidelines. An example of what needs to be provided can be found within the provide link below. The guidelines in the provided link start on page 60.
https://destinyhosted.com/fortpdocs/2020/CCREG/20200921_1434/11996_Application_and_Supporting_Documents.pdf

Response 26) Please see attached Planned Development Guidelines

Comment 27) Within the Planned Development Guidelines provide your permitted uses. For example, a detached single family home will be a permitted use in this development. Will this development allow for vacation rentals as a permitted use?

Response 27) Single family home will be the only use permitted. Vacation rentals would follow City of Ft. Pierce laws and guidelines.

Preliminary Plat Comments:

Comment 1) Provide a copy of the dedication/signature page as this sheet was not included with the submittal.

Response 1) *Please see updated Plat*

Comment 2) The submitted survey was not signed and sealed, please provide a certified boundary survey as per the requirements of Chapter 177.041 of the Florida State Statutes.

Response 2) *Acknowledged.*

Comment 3) The preliminary plat shall include the overall tract boundary information, legal description, name and address of owner, contour lines, drawing scale, easement dedication information, vicinity sketch, etc. The applicant shall refer to the City of Fort Pierce Code of Ordinances Section 121 for specific requirements.

Response 3) *Please see updated Plat*

Planned Development Comments:

Comment 1) Please submit the signed and sealed affidavit.

Response 1) *Signed and sealed affidavit included with this resubmittal.*

Comment 2) In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2. Please provide a paper copy and electronic copy of the certified boundary and topographic survey. The survey shall identify the limits of the on-site wetlands and surface waters as referenced in the Natural Resource Assessment prepared by Kimley Horn & Associates. In addition, the survey shall identify the boundary limits of the 100-year and 500-year floodplain that traverses across the property.

Response 2) *Please see updated survey and plat that show the boundaries of the wetlands and the flood zones*

Comment 3) Update Page 17 of the NRA report to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie County.

Response 3) *Page 17 of the NRA report has been updated to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie*

County.

Comment 4) The site plan shall indicate sidewalk construction on both sides of the proposed roadway per the requirements specified in Section 121 of the Fort Pierce Code of Ordinances.

Response 4) *Site plan has been updated to include sidewalk construction on both sides of the proposed roadway.*

Comment 5) Update the site plan to identify the entrance roadway lane widths.

Response 5) *Site plan has been updated to include dimensioning for all roadway lane widths.*

Comment 6) The project information references the purpose of the on-site lake is both for stormwater treatment and for the enjoyment of the residents, yet it appears that insufficient area exists upland from the lake's top of bank to provide safe pedestrian access. Please provide information on what type of activities are expected to occur around the lake.

Response 6) *The outdoor amenity area of which borders the lake is to include park benches, an outdoor fitness center as well as a grill station.*

Comment 7) The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.

Response 7) *Acknowledged.*

Comment 8) Oleander is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Oleander Avenue right-of-way.

Response 8) *Acknowledged.*

Fort Pierce Police Comment:

Comment 1) After reviewing the photometric plan, I observed several areas, generally around the curved roadway areas of the main thoroughfare of the residential development, where the illumination levels are near or at zero foot candles. The areas where the illumination levels reads zero or close to zero contrast the areas where the illumination levels are dramatically higher, which will lead to "dark pockets" of illumination in the roadway. Therefore, please consider revising the illumination to create a more even and uniform distribution of illuminance. Uniform lighting is easier on the eye during dark hours and allows for better perception of the

environment. The areas where illumination is observed to be low, as described are in the vicinity of lots # 6 and 7, #11 and 12, # 21 and 22 and # 28 and 29.

Response 1) Photometrics plan has been revised to provide a more uniform distribution of illuminance on site and reduce dark pockets.

SLC Public Works Comments:

Comment 1) The project accesses onto a County Road, Oleander Avenue. The ROW depicted on the plan does not match the survey.

Response 1) The ROW previously depicted matches the survey, additional layers from the survey have been added to the plan and clouded for clarity. Please see this update clouded on Sheet C-100.

Comment 2) It is anticipated that north bound and south bound turn lanes will be required.

Response 2) Based off our Traffic Impact Analysis no dedicated turn lanes were warranted. The TIA is currently being reviewed by the County

Comment 3) The traffic report will be reviewed by a third party through the County.

Response 3) Acknowledged.

Comment 4) A 6 FT sidewalk will be required along the property’s frontage. The Board of County Commissioners may accept a Fee-in-Lieu of construction.

Response 4) A 6-foot sidewalk has been added to the property frontage.

Comment 5) A Site Development Permit will be required from the County prior to implementation of site activities. The SD Permit will provide for drainage connection and right-of-way improvements.

Response 5) Acknowledged.

Comment 6) Written response to Pre-application review has not been received.

Response 6) Written responses to Pre-application review have been included with this resubmittal.

Comment 7) For discussion regarding these comments, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

Response 7) Acknowledged.

SLC Schools Comments:

Comment 1) The City code requires sidewalks on the adjacent street. That area should be properly graded, and a sidewalk be constructed along the project frontage of Oleander Avenue.

Response 1) Acknowledged. Site has been updated to include a 6' sidewalk along the frontage of the property.

Comment 2) The walking conditions for students along Oleander Avenue is considered hazardous. The developer should coordinate with St. Lucie County to work on providing a safe route to school.

Response 2) The plans have been updated to dedicate an area along the frontage for school children pickup.

Comment 3) The school capacity analysis has the wrong school zones. At this time, we do not have any concerns with school capacity.

Response 3) School capacity analysis has been updated to include the correct school names.

Comment 4) We will place any required bus stop on Oleander. Will the developer provide either a shelter or a place for student to wait for the bus out of the dirt/grass?

Response 4) The site layout has been updated to include a concrete pad at the frontage of the property for a place that students can wait for the bus out of the dirt/grass.

Should you have any additional questions please do not hesitate to contact me at (772) 794-4136 or Tyler.Enright@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Tyler Enright, E.I.



APRIL 2021

OLEANDER OAKS

A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33,
 TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE
 NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST
 CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
 APRIL, 2021

LEGAL DESCRIPTION

A PORTION OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ONE QUARTER CORNER OF SAID SECTION 33, THENCE SOUTH 89 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 01 SECONDS WEST, ALONG THE WEST LINE OF THE NORTH SAINT LUCIE RIVER WATER CONTROL DISTRICT CANAL 14, A DISTANCE OF 701.78 FEET, SAID CANAL 14 BEING SHOWN AND DESCRIBED IN THAT CERTAIN FEE SIMPLE DEED OF DONATION, AS RECORDED IN OFFICIAL RECORDS BOOK 4480, PAGE 2690 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, SAID WEST LINE BEING PARALLEL TO AND 62.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE WEST RIGHT OF WAY LINE OF OLEANDER AVENUE, ALSO KNOWN AS STATE ROAD 605, AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9456, DATED JUNE 19, 1952. SAID WEST RIGHT OF WAY LINE BEING PARALLEL TO AND 60.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID OLEANDER AVENUE; THENCE SOUTH 89 DEGREES 47 MINUTES 15 SECONDS WEST, ALONG A LINE PARALLEL TO AND 630.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SAID EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 33, A DISTANCE OF 548.98 FEET, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF TUMBLIN KING ROAD; THENCE NORTH 00 DEGREES 21 MINUTES 03 SECONDS WEST, ALONG THE WEST LINE OF SAID EAST ONE HALF A DISTANCE OF 701.59 FEET TO THE NORTH LINE OF THE SAID EAST ONE HALF, SAID WEST LINE ALSO BEING THE EAST LINE OF THE REVISED PLAT OF "THE TROPICS" PETE ROBINSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 21 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY; THENCE NORTH 89 DEGREES 46 MINUTES 13 SECONDS EAST ALONG THE NORTH LINE OF SAID EAST ONE HALF, A DISTANCE OF 12.40 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 21 SECONDS WEST, ALONG A LIVESTOCK FENCE 0.3' TO THE WEST OF THE WEST LINE OF THE SAID SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 33, A DISTANCE OF 275.98 FEET TO THE SOUTH TOP OF BANK OF THE NORTH SAINT LUCIE RIVER WATER CONTROL DISTRICT CANAL 15, ALSO KNOWN AS PLATT'S BRANCH; THENCE MEANDERING ALONG THE SOUTH TOP OF BANK OF SAID PLATT'S BRANCH, THE FOLLOWING TEN COURSES, NORTH 83 DEGREES 47 MINUTES 48 SECONDS EAST, A DISTANCE OF 43.46 FEET; THENCE NORTH 86 DEGREES 49 MINUTES 25 SECONDS EAST, A DISTANCE OF 72.02 FEET; THENCE SOUTH 85 DEGREES 07 MINUTES 47 SECONDS EAST, A DISTANCE OF 48.47 FEET; THENCE NORTH 74 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF 44.51 FEET; THENCE NORTH 80 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 92.67 FEET; THENCE NORTH 82 DEGREES 38 MINUTES 55 SECONDS EAST, A DISTANCE OF 67.53 FEET; THENCE NORTH 85 DEGREES 47 MINUTES 34 SECONDS EAST, A DISTANCE OF 117.62 FEET; THENCE NORTH 85 DEGREES 35 MINUTES 04 SECONDS EAST, A DISTANCE OF 70.14 FEET; THENCE NORTH 73 DEGREES 25 MINUTES 57 SECONDS EAST, A DISTANCE OF 15.73 FEET; THENCE NORTH 55 DEGREES 26 MINUTES 14 SECONDS EAST, A DISTANCE OF 12.85 FEET TO THE WEST LINE OF SAID CANAL 14, SAID WEST LINE BEING PARALLEL TO AND 30.00 FEET WEST OF THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD 605, SAID WEST RIGHT OF WAY LINE BEING PARALLEL TO AND 60.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTHEAST ONE QUARTER OF SECTION 33; THENCE SOUTH 00 DEGREES 12 MINUTES 46 SECONDS WEST, ALONG THE WEST LINE OF SAID CANAL 14 A DISTANCE OF 339.69 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SAINT LUCIE COUNTY, FLORIDA, AND CONTAIN 12.919 ACRES MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, FLORIDA, EXISTING UNDER THE LAWS OF FLORIDA, OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "OLEANDER OAKS", A SUBDIVISION.

- TRACT A (PRIVATE ROAD), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE **OLEANDER HOMEOWNERS ASSOCIATION, INC.**, A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS (AS MAY BE APPROVED BY THE CITY OF FORT PIERCE) FOR UTILITY, DRAINAGE, INGRESS, EGRESS, AND ROADWAY RELATED PURPOSES, AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID **OLEANDER HOMEOWNERS ASSOCIATION, INC.** ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.
- TRACT B, IS HEREBY DEDICATED TO THE **OLEANDER HOMEOWNERS ASSOCIATION, INC.**, A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE RECREATION AREA, FOR RECREATION PURPOSES AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID **OLEANDER HOMEOWNERS ASSOCIATION, INC.**
- TRACTS C, IS HEREBY DEDICATED TO THE **OLEANDER HOMEOWNERS ASSOCIATION, INC.**, A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR STORMWATER MANAGEMENT AND OTHER RELATED PURPOSES, AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID **OLEANDER HOMEOWNERS ASSOCIATION, INC.**
- TRACT D, IS HEREBY DEDICATED TO THE **OLEANDER HOMEOWNERS ASSOCIATION, INC.**, A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR BUFFER, LANDSCAPE, RECREATION, DRAINAGE, UTILITIES, AND OTHER COMMON AREA PURPOSE AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID **OLEANDER HOMEOWNERS ASSOCIATION, INC.**
- TRACT E, IS HEREBY DEDICATED TO THE **OLEANDER HOMEOWNERS ASSOCIATION, INC.**, A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, AS A CONSERVATION EASEMENT AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID **OLEANDER HOMEOWNERS ASSOCIATION, INC.**

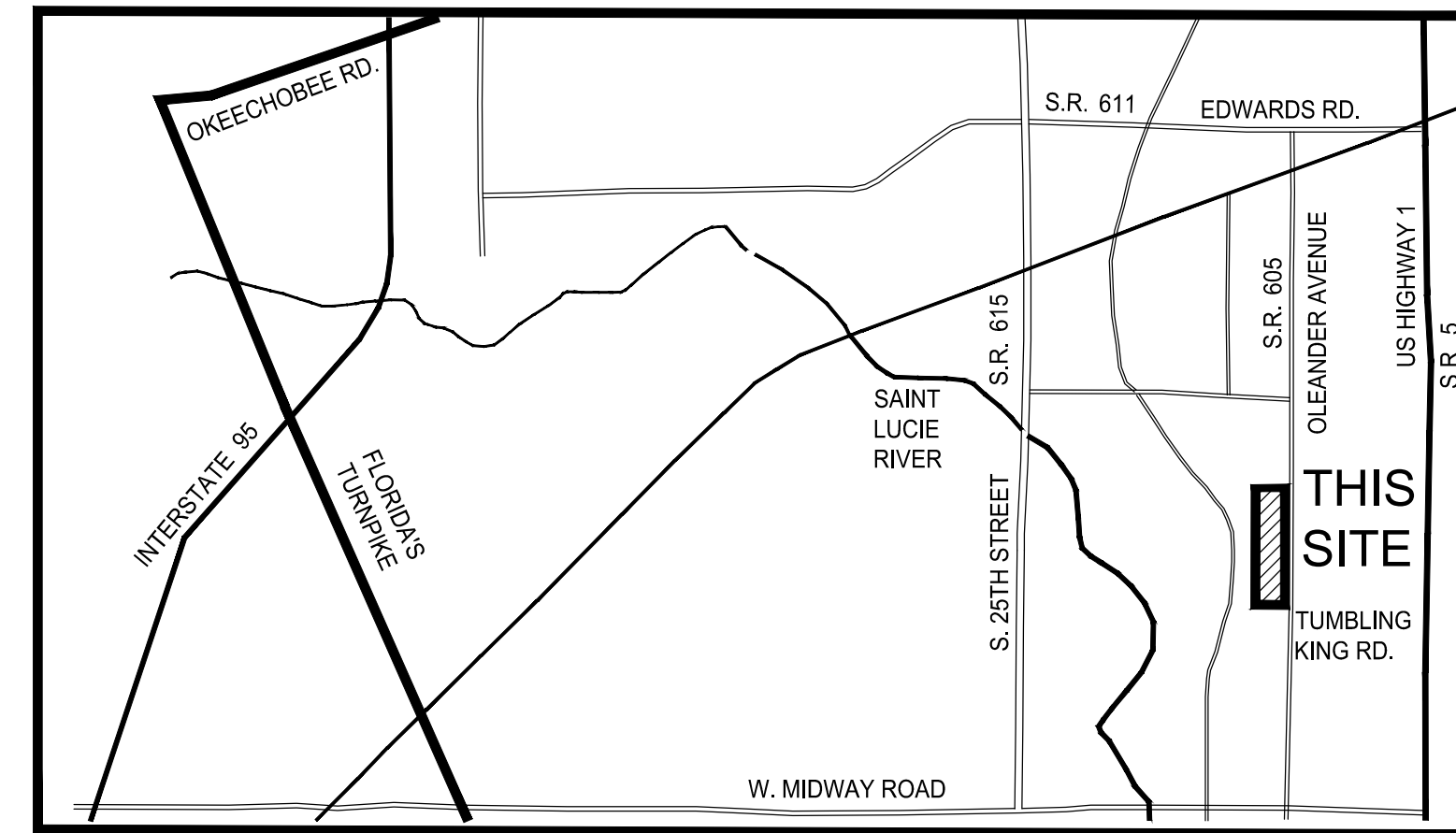
IN WITNESS WHEREOF: ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ ITS _____, THIS _____ DAY OF _____, 2021.

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____



VICINITY MAP
 N.T.S.



PLANNING AND ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2021

BY: _____
 JENNIFER HOFMEISTER-DREW, AICP
 DIRECTOR OF PLANNING
 CITY OF FORT PIERCE, FLORIDA

ACKNOWLEDGEMENT

STATE OF _____)
 COUNTY OF _____)
 ss

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ AS _____ OF ALVA STONE GROUP LLC, [] WHO IS PERSONALLY KNOWN TO ME OR [] WHO PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE _____ DAY OF _____, 20__.

MY COMMISSION EXPIRES _____ NAME: _____

(PRINT NAME)
 NOTARY PUBLIC - STATE OF FLORIDA

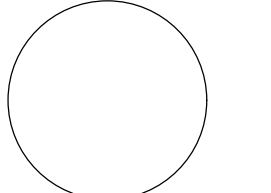
COMMISSION NO. _____

CLERK OF CIRCUIT COURT

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 20__.

 MICHELLE R. MILLER
 CLERK OF THE CIRCUIT COURT
 ST. LUCIE COUNTY, FLORIDA

CLERK OF
 CIRCUIT COURT
 SEAL



CERTIFICATE OF APPROVAL CITY ATTORNEY

IT IS HEREBY CERTIFY THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2021

BY: _____
 TANYA EARLEY
 INTERIM CITY ATTORNEY
 CITY OF FORT PIERCE, FLORIDA

SURVEYOR REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2021

BY: _____
 GREGORY S. FLEMING
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE No. 4350

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

PURSUANT AT THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 2021. _____, LINDA COX, CITY CLERK.

BY: _____
 LINDA COX
 CITY CLERK

NOTES:

- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, HAVING A GRID BEARING OF SOUTH 88°04'23" EAST.
- SUBJECT PLAT CONTAINS 12.919 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, SUBDIVIDED, AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH THE CITY OF FORT PIERCE LAND DEVELOPMENT CODES. THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THIS _____ DAY OF _____, 20__ PERMANENT CONTROL POINTS (PCP'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

 DANIEL C. LAAK DATE
 PROFESSIONAL SURVEYOR AND MAPPER NO. LS5118
 STATE OF FLORIDA
 HSQ GROUP, INC.
 1001 YAMATO ROAD, SUITE 105
 BOCA RATON, FL 33431
 CERTIFICATE OF AUTHORIZATION NO. LB7924

PREPARED BY:
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924



APRIL 2021

OLEANDER OAKS

A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33,
TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE
NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
APRIL, 2021

DEDICATION (CONTINUED)

IN WITNESS WHEREOF: ALVA STONE LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS VICE PRESIDENT, THIS _____ DAY OF _____, 20__.

WITNESS: _____ ALVA STONE, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: _____
WITNESS: _____ BY: _____
NAME: _____
TITLE: VICE PRESIDENT
PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) ss

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ AS VICE PRESIDENT OF ALVA STONE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, [] WHO IS PERSONALLY KNOWN TO ME OR [] WHO PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20__.

MY COMMISSION EXPIRES _____ NAME: _____
(PRINT NAME):
COMMISSION NO. _____ NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE CONSENT

KNOW ALL MEN BY THESE PRESENTS: THAT _____, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF: _____, AS MORTGAGEE, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS NAME THIS _____ DAY OF _____, A.D., 20__.

WITNESS: _____ MORTGAGOR NAME
PRINT NAME: _____ BY: _____
NAME: _____
TITLE: _____
WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) ss

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ AS _____ OF _____, [] WHO IS PERSONALLY KNOWN TO ME OR [] WHO PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED ON BEHALF OF THE BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20__.

MY COMMISSION EXPIRES _____ NAME: _____
(PRINT NAME):
COMMISSION NO. _____ NOTARY PUBLIC - STATE OF

TITLE CERTIFICATION

STATE OF _____)
COUNTY OF _____) ss

I, BENJAMIN BELL, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY GLOBAL CLOSING COMPANY LLC, DATED, APRIL 28, 2021, AND DESIGNATED AS FILE NO.: 1526-18FL-0330 (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HERBY CERTIFY THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES §197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED EXCEPT FOR.

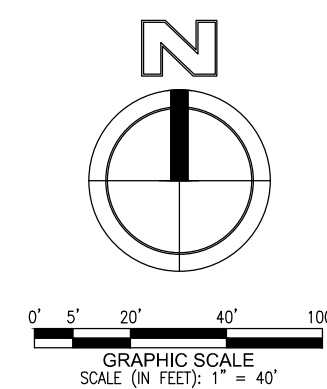
DATED: THE _____ DAY OF _____, 202__.

BY: _____
BENJAMIN BELL
GLOBAL CLOSING COMPANY LLC

PREPARED BY:
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

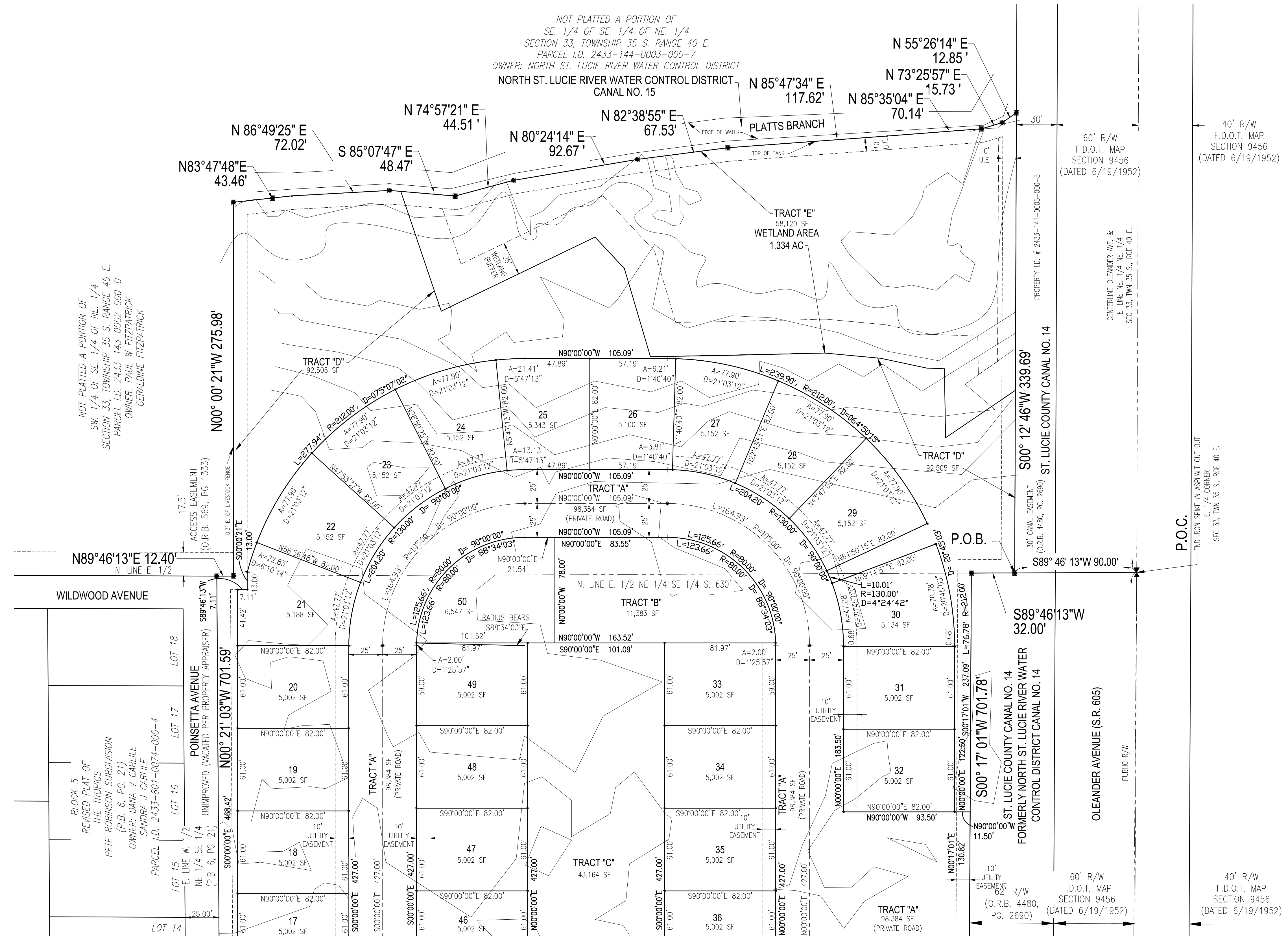


APRIL 2021



OLEANDER OAKS

A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33,
TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE
NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
APRIL, 2021



NOT PLATTED A PORTION OF
SW 1/4 OF SE 1/4 OF NE 1/4
SECTION 33, TOWNSHIP 35 S. RANGE 40 E.
PARCEL I.D. 2433-143-0002-000-0
OWNER: PAUL W FITZPATRICK
GERALDINE FITZPATRICK

NOT PLATTED A PORTION OF
SE 1/4 OF SE 1/4 OF NE 1/4
SECTION 33, TOWNSHIP 35 S. RANGE 40 E.
PARCEL I.D. 2433-144-0003-000-7
OWNER: NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
CANAL NO. 15

BLOCK 5
REVISED PLAT OF
THE TROPICS
PETE ROBINSON SUBDIVISION
(P.B. 6, PG. 21)
OWNER: DANA V CARLIE
SANDRA J CARLIE
PARCEL I.D. 2433-801-0014-000-4

- ABBREVIATIONS:**
- LB = LICENSED BUSINESS
 - MON. = MONUMENT
 - N/D = NAIL AND DISC
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - R/W = RIGHT OF WAY
 - SIR/C = SET IRON ROD WITH CAP LB7924
 - SN/D = SET NAIL AND DISC LB 7924
 - SQ. FT. = SQUARE FEET
 - U.E. = UTILITY EASEMENT
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
SET 4" X 4" X 24" CONCRETE MONUMENT
WITH ALUMINUM CAP STAMPED "PRM LB7924"
 - INDICATES (P.C.P.) PERMANENT CONTROL POINT
SET NAIL & DISC STAMPED "PCP LB7924"

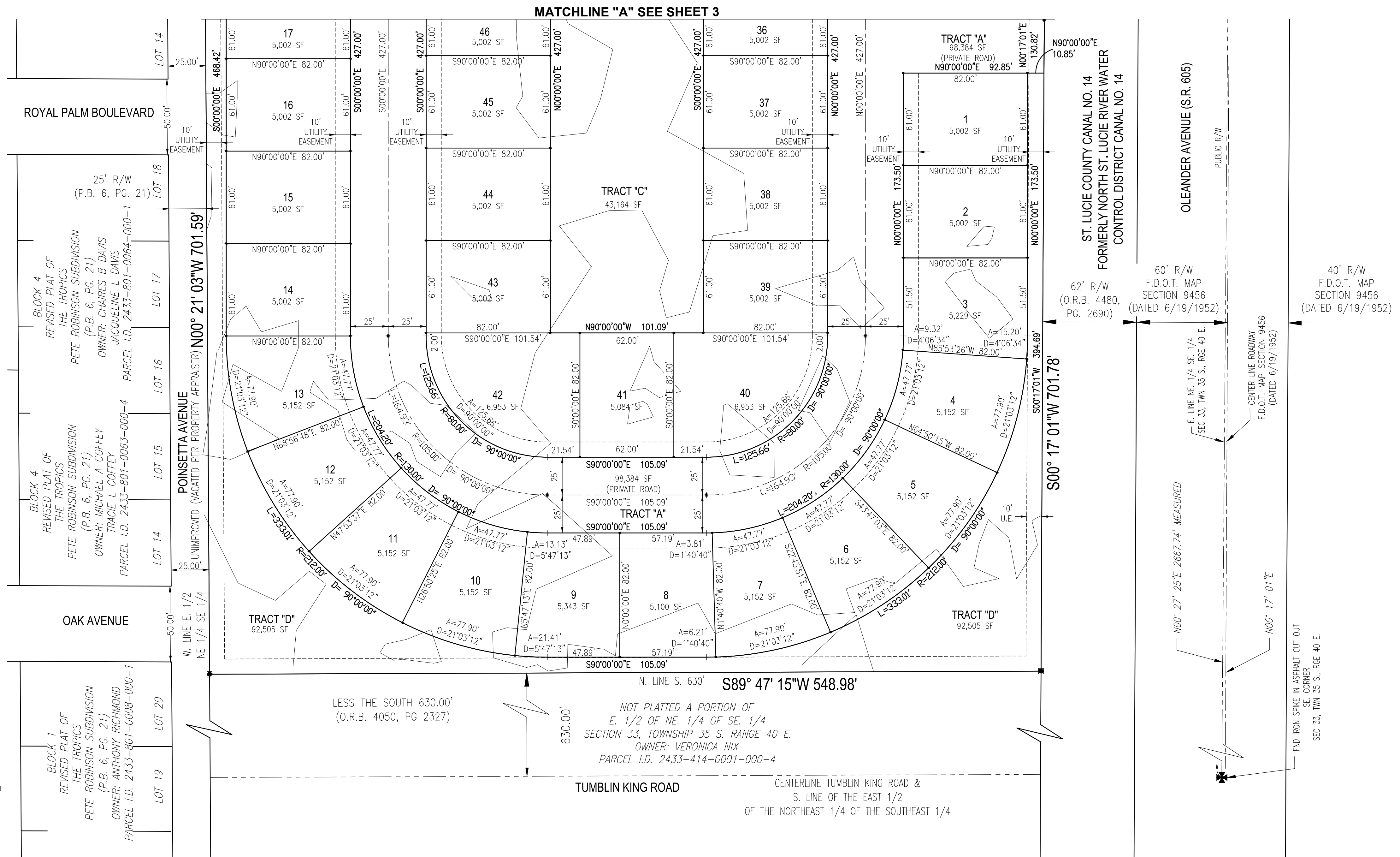
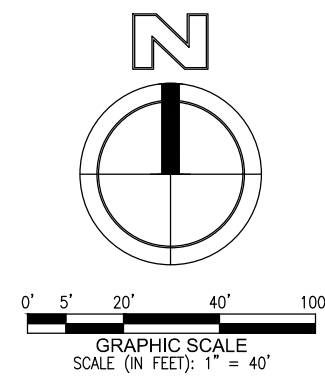
MATCHLINE "A" SEE SHEET 4

PREPARED BY:
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 TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE
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 CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
 APRIL, 2021



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