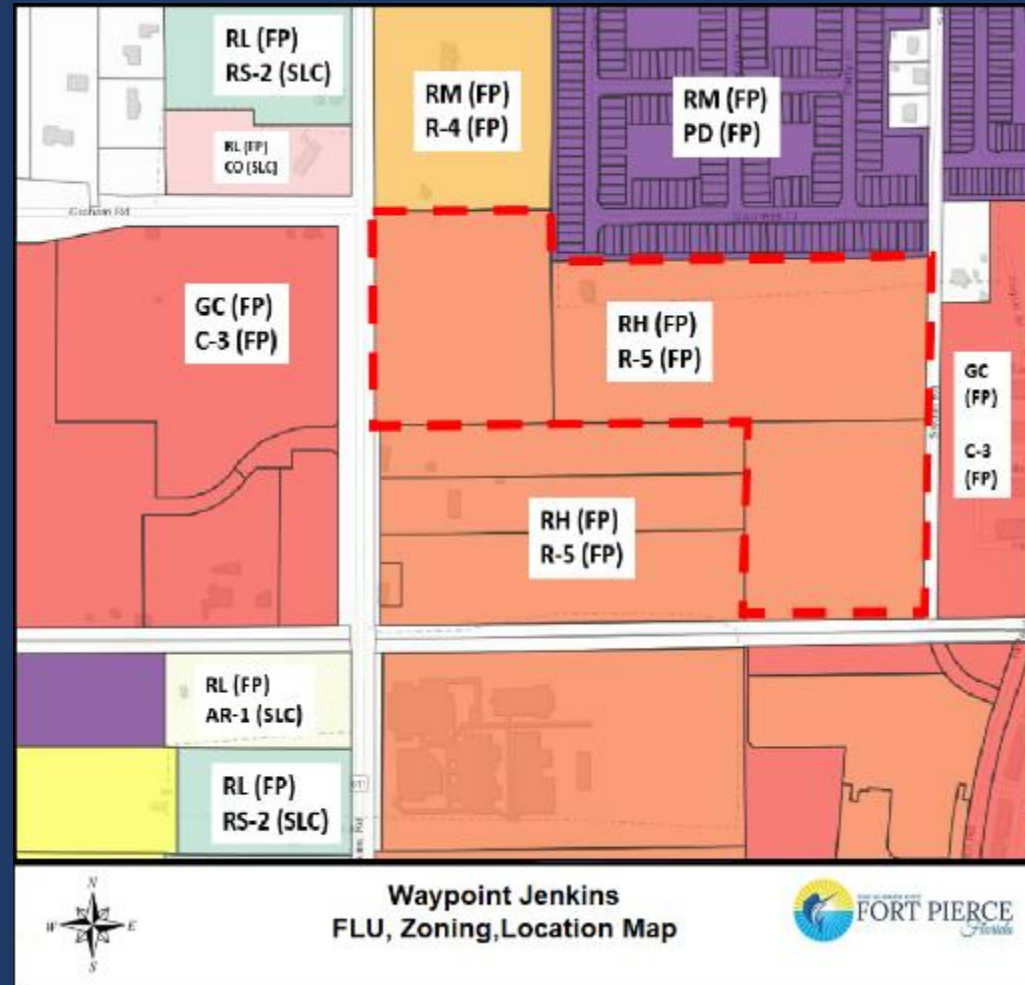




- **Waypoint Jenkins**
- **Development Review and Design Review**
- **At or near the southeast corner of S Jenkins Road and Graham Road (3 Parcels: 2418-322-0002-0000-2, 2418-331-0001-000-3 and 2418-343-0001-000-0)**

FLU-Zoning-Location Map

Approx. 32.85 acres





Site Plan

ZONING CODE FOR: HIGH DENSITY RESIDENTIAL ZONE (R-5)								
PER CODE	YARD SETBACKS				BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)	DENSITY
	FRONT	REAR	SIDE	CORNER				
PER CODE	25'	20'	10'	15'	50% MAX.	45' MAX.	20% MIN.	15DU/AC
PROPOSED	25' MIN.	20' MIN.	10' MIN.	15'	8.17%	3 STORIES	68.66%	10.05DU/AC

- **Nine (9) Structures (8 multi-family & 1 clubhouse) – 324 Units**
- **Building Type I (5) – 36 units each**
- **Building Type II (3) – 48 units each**
- **587 Parking Space with 18 Handicap Accessible**
- **Landscaping: Gumbo Limbo, Eagleston Holly, Crepe Myrtle, Splash Pine, Wax Myrtle, Laurel Oak, Live Oak, Shrubs, Ground Cover, and Irrigation.**

Clubhouse Elevations



1 FRONT ELEVATION



2 RIGHT ELEVATION



3 REAR ELEVATION



4 LEFT ELEVATION

Building Type I Elevations



Building Type II Elevation



PB Recommendation

The Planning Board, at their August 8th, 2022 meeting, voted unanimously to recommend Approval of the request.

Staff Recommendation

Staff recommends APPROVAL with (4) Conditions:

1. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
3. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.
4. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building and residential unit.

CC Actions

- **Possible actions of the City Commission:**
- APPROVAL of the proposed Site Plan – (Development Review and Design Review), and no changes
- APPROVAL of the proposed Site Plan – (Development Review and Design Review) with changes
- DISAPPROVAL of the proposed Site Plan – (Development Review and Design Review)

Staff Recommendation

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