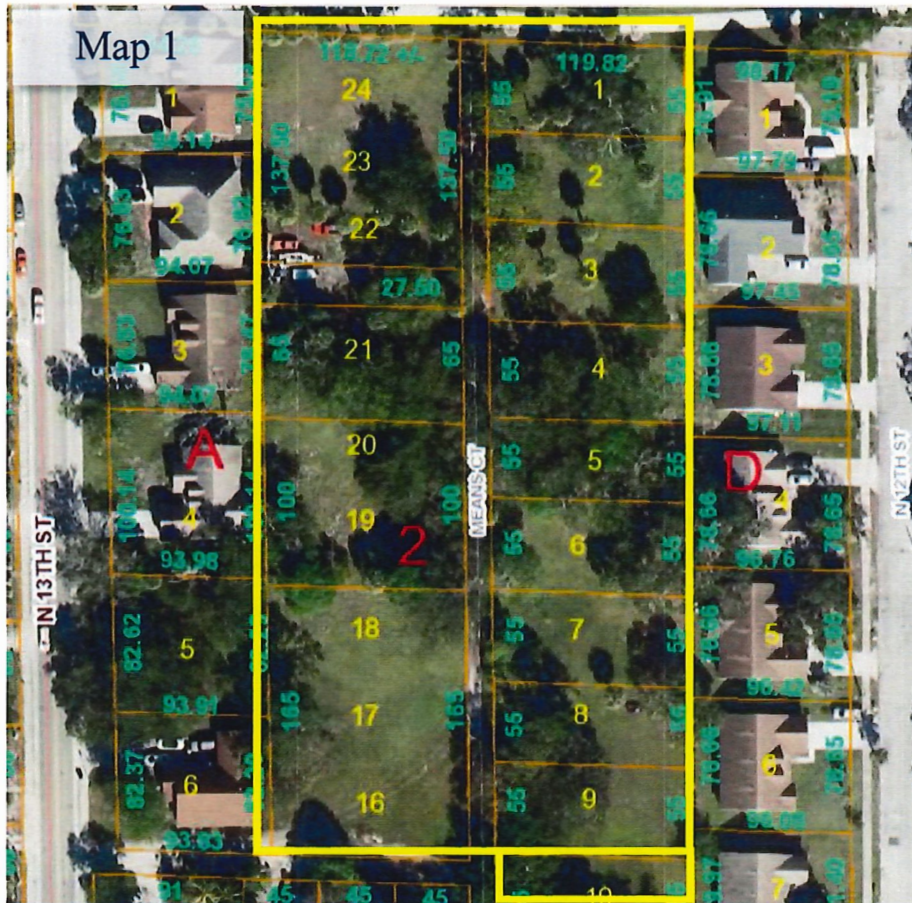


**Oaks at Moore's Creek Phase II – Map 1 and Map 2 Parcels**



1. Parcel ID: 2409-517-0024-000-2  
 Address: 324 Means Court  
 Acres: 0.15  
 Legal Description: **KILLER AND DEMMER'S S/D BLK 2 LOT 1-LESS THAT PART ASSD IN OAKS AT MOORE'S CREEK (PB 60-37,38)- (OR 2628-2056)**
  
2. Parcel ID: 2409-517-0025-000-9  
 Address: 322 Means Court  
 Acres: 0.15  
 Legal Description: **KILLER AND DEMMER'S S/D BLK 2 LOT 2-LESS THAT PART ASSD IN OAKS AT MOORE'S CREEK (PB 60-37,38)- (OR 2895-2409)**

**Oaks at Moore's Creek Phase II – Map 1 Parcels**

3. Parcel ID: **2409-517-0026-000-6**  
Address: **320 Means Court**  
Acres: **0.15**  
Legal Description: **KILLER AND DEMMER'S S/D BLK 2 LOT 3-LESS THAT PART ASSD IN OAKS AT MOORE'S CREEK (PB 60-37,38)- (OR 2895-2410)**
4. Parcel ID: **2409-517-0027-000-3**  
Address: **318 Means Court**  
Acres: **0.15**  
Legal Description: **KILLER AND DEMMER'S S/D BLK 2 LOT 4-LESS THAT PART ASSD IN OAKS AT MOORE'S CREEK (PB 60-37,38)- (OR 3059-2745)**
5. Parcel ID: **2409-517-0028-000-0**  
Address: **316 Means Court**  
Acres: **0.15**  
Legal Description: **KILLER AND DEMMER'S S/D BLK 2 LOT 5-LESS THAT PART ASSD IN OAKS AT MOORE'S CREEK (PB 60-37,38)- (OR 2773-277)**
6. Parcel ID: **2409-517-0029-000-7**  
Address: **314 Means Court**  
Acres: **0.15**  
Legal Description: **KILLER AND DEMMER'S S/D BLK 2 LOT 6-LESS THAT PART ASSD IN OAKS AT MOORE'S CREEK (PB 60-37,38)- (OR 2985-2145)**
7. Parcel ID: **2409-517-0030-000-7**  
Address: **312 Means Court**  
Acres: **0.15**  
Legal Description: **KILLER AND DEMMER'S S/D BLK 2 LOT 7-LESS THAT PART ASSD IN OAKS AT MOORE'S CREEK (PB 60-37,38)- (OR 2765-2913)**
8. Parcel ID: **2409-517-0031-000-4**  
Address: **310 Means Court**  
Acres: **0.15**  
Legal Description: **KILLER AND DEMMER'S S/D BLK 2 LOT 8-LESS THAT PART ASSD IN OAKS AT MOORE'S CREEK (PB 60-37,38)- (OR 2765-2908)**
9. Parcel ID: **2409-517-0032-000-1**  
Address: **308 Means Court**  
Acres: **0.15**  
Legal Description: **KILLER AND DEMMER'S S/D BLK 2 LOT 9-LESS THAT PART ASSD IN OAKS AT MOORE'S CREEK (PB 60-37,38)- (OR 2765-2912)**
10. Parcel ID: **2409-517-0033-000-8**  
Address: **306 Means Court**  
Acres: **0.15**  
Legal Description: **KILLER AND DEMMER'S S/D BLK 2 LOT 10-LESS THAT PART ASSD IN OAKS AT MOORE'S CREEK (PB 60-37,38)- (OR 2916-2373)**

**Oaks at Moore's Creek Phase II Parcels**

- 16.17.18. Parcel ID: **2409-517-0038-000-3**  
Address: **307 Means Court**  
Acres: **0.45**  
Legal Description: **KILLER'S AND DEMMER'S S/D BLK 2 LOTS 16, 17 AND 18-LESS THAT PART ASSD IN OAKS AT MOORE'S CREEK (PB 60-37,38)- (OR 2537-2395)**
- 19.20. Parcel ID: **2409-517-0041-000-7**  
Address: **313 Means Court**  
Acres: **0.27**  
Legal Description: **KILLER AND DEMMER'S S/D BLK 2 LOT 19-LESS THAT PART ASSD IN OAKS AT MOORE'S CREEK (PB 60-37,38)- AND LOT 20-LESS N 10 FT AND LESS THAT PART ASSD IN OAKS AT MOORE'S CREEK (PB 60-37,38)- (OR 3018-2721)**
21. Parcel ID: **2409-517-0043-000-1**  
Address: **317 Means Court**  
Acres: **0.18**  
Legal Description: **KILLER AND DEMMER'S S/D BLK 2 N 10 FT OF LOT 20-LESS THAT PART ASSD IN OAKS AT MOORE'S CREEK (PB 60-37,38)- AND LOT 21-LESS THAT PART ASSD IN OAKS AT MOORE'S CREEK (PB 60-37,38)- (OR 2553-2805)**
- Not** Parcel ID: **2409-517-0044-000-8**  
**Numbered** Address: **319 Means Court**  
Acres: **0.07**  
Legal Description: **KILLER AND DEMMER'S S/D BLK 2 LOT 22-LESS N 27.5 FT AND LESS THAT PART ASSD IN OAKS AT MOORE'S CREEK (PB 60-37,38)- (OR 2718-294)**
- 22.23.24. Parcel ID: **2409-517-0045-000-5**  
Address: **325 Means Court**  
Acres: **0.37**  
Legal Description: **KILLER AND DEMMER'S S/D BLK 2 N 27.5 FT OF LOT 22-LESS THAT PART ASSD IN OAKS AT MOORE'S CREEK (PB 60-37,38)- AND LOTS 23 AND 24-LESS THAT PART ASSD IN OAKS AT MOORE'S CREEK (PB 60-37,38)- (OR 2585-57)**

**Oaks at Moore's Creek Phase II – Map 2 Parcels**

1. Parcel ID: **2409-518-0001-000-8**  
Address: **1206 Avenue B**  
Acres: **0.15**  
Legal Description: **GOWDY'S S/D LOT 1 (OR 3147-828)**  
Inclusive of the right-of-way for Mean Court

All real property is located in St. Lucie County, FL. Together with all right, title and interest of the record owner to any land lying under the bed of any highway, street, road or avenue, whether open or proposed, that is abutting or adjacent to the real property; all easements, rights of way, and appurtenances pertaining or benefitting the real property; riparian and littoral rights, if any; and any oil, gas, minerals, and other embellishments pertaining to the real property.



**Pre-Application Meeting**

Pre-application meetings are scheduled on the 4th Wednesday of each month at 10:00 AM and the deadline for submittal is the first Friday of the month. The meetings are held both in person, in the 2nd Floor Conference Room of City Hall, or virtually via Microsoft Teams, which is set up by the Planning Department. The applicant or property owner is required to attend (in-person or virtually); architects, engineers, or contractors for the proposal are encouraged to attend. The fee for a pre-application meeting is \$300 (\$250 + \$50 Building Department Fee) with an additional \$250 fee for a "no show". To discuss or schedule a pre-application meeting please contact the Planning Department at (772) 467-3737 or email us at [planning\\_dl@cityoffortpierce.com](mailto:planning_dl@cityoffortpierce.com).

The minimum submittal requirements are as follows:

- Site Plan       Detailed Project Narrative       Floor Plan       Survey

Construction of fifteen (15) new, single-family detached residential workforce housing units.

**Proposed Use of the Property:**

Construction of fifteen (15) new, single-family detached residential workforce housing units.

Property address or location

See Attachment

Parcel ID(s)

See Attachment

Property Owner(s) Name

Fort Pierce Redevelopment Agency

Applicant/Representative, Company

Nicholas Mimms, Executive Director

Street Address

100 N. US Highway 1

Street Address

100 N. US Highway 1

City

Fort Pierce

State

FL

Zip

34950

City

Fort Pierce

State

FL

Zip

34950

Phone Number

772-467-3000

Phone Number

772-467-3000

Email Address

[nmimms@cityoffortpierce.com](mailto:nmimms@cityoffortpierce.com)

Email Address

[nmimms@cityoffortpierce.com](mailto:nmimms@cityoffortpierce.com)

The property owner is aware that a Pre-Application meeting has been requested.

Property Owner's Signature

The purpose of the pre-application meeting is to assist the applicant in assembling a complete application. The pre-application meeting provides an applicant or property owner with specific process information, code requirements, and feedback from representatives of the Planning, Building, Engineering and Utilities Departments, for the proposal. The meeting also provides the applicant an opportunity to address any concerns or challenges that may arise during the process.



700 US Highway One, Suite C  
North Palm Beach, FL 33408  
561-863-2722

## **THE OAKS AT MOORE'S CREEK PHASE II**

### **Project Narrative**

The Oaks at Moore's Creek Phase II is a proposed fifteen (15) lot subdivision located between Avenue B to the south, Moore's Creek to the north, and homes constructed as part of the Oaks at Moore's Creek Phase I are located to the east and west. The project includes the re-plat of properties on Means Court as well as the development of infrastructure to support construction new single-family homes, and the property is owned by the Fort Pierce Redevelopment Agency (FPRA). The FPRA issued a Request for Proposals for qualified developers to develop the property and a proposal was submitted by Stuart & Shelby Development and East-to-West Development Corp (OMCII, LLC). The two parties have since entered into a development agreement for development of the subdivision and construction of new homes.

The development agreement provides for the re-platting, homebuilding and sales of homes by OMCII, LLC, the design and construction of the infrastructure by the City of Fort Pierce, and transfer of property by the FPRA to OMCII, LLC after construction of the infrastructure is completed. The preliminary plan for the subdivision was prepared by OMCII, LLC in response to the FPRA request for proposals and includes a public roadway accessing the site from Avenue B and terminating to the north with a cul-de-sac. The roadway improvements are proposed to include pavement, curb-gutter, storm drainage sidewalks, street trees, and street lighting compliant with City of Fort Pierce design standards, and extension of water lines, sewer lines and other utilities as needed.

The preliminary design also proposes to transition from homes to the Moore's Creek Linear Park with a landscaped stormwater retention area and pedestrian connection from the new subdivision to the park. The design anticipates coordination with the design detailing along Moore's Creek to the greatest extent possible, including street lighting, landscaping and pedestrian features.

The individual lots were designed to comply with the requirements of the R-4, Medium-Density Residential zoning district, and OMCII, LLC includes five (5) different models to provide a variety to potential homebuyers. There are two (2) one-story models and three (3) two-story models. The one-story homes are three-bedroom, two-bath and one-car garage. The two (2) of the two-story homes are three-bedroom, two and one-half (2 ½) bath, with a one-car garage and one is a four-bedroom two and on-half bath. The number and location of the one- and two-story homes will be subject to preference of the buyers.





# The Ibis

Three Bedrooms, Two Baths, One Car Garage

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ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MAURICE MENASCHE, ARCHITECT.

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**Stuart & Shelby Development, Inc.**

217 N.E. 4th Street, Delray Beach, FL 33444 • Phone: (561) 637-7902 • Fax: (561) 637-7904 • [www.stuartandshelby.com](http://www.stuartandshelby.com)

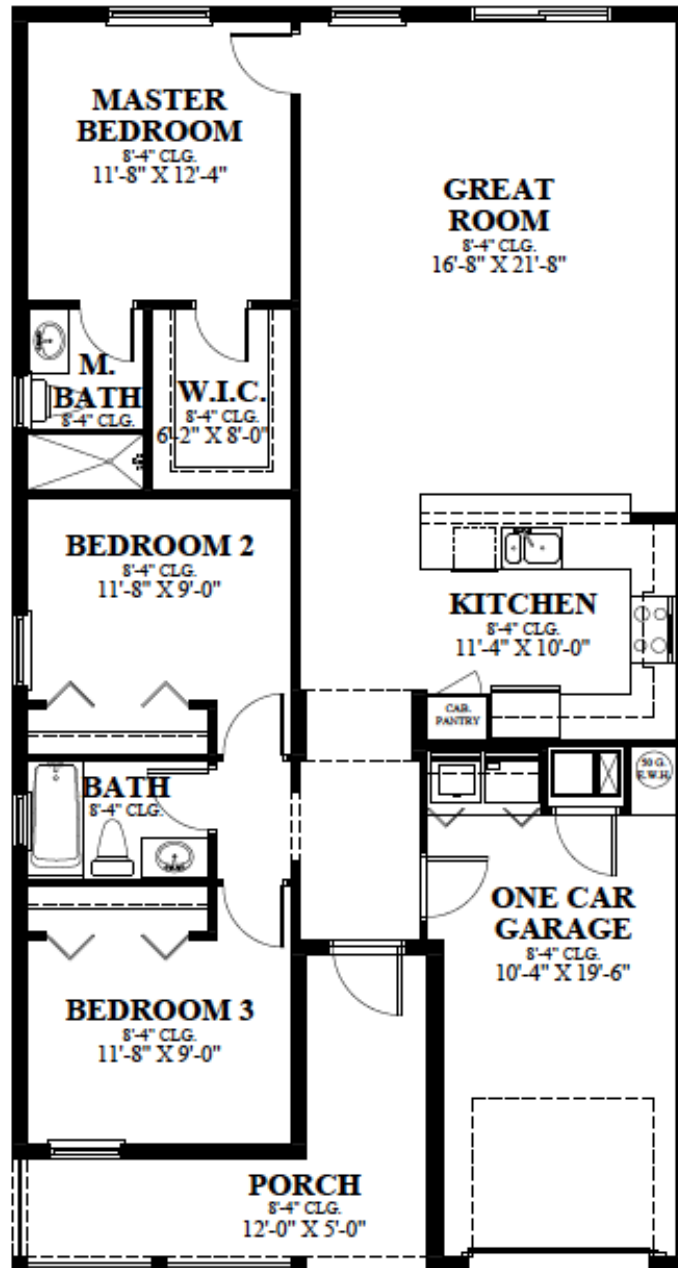
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# The Ibis

Three Bedrooms, Two Baths, One Car Garage

## AREA CALCULATIONS:

A/C LIVING AREA:	1,269 SQ. FT.
GARAGE:	267 SQ. FT.
PORCH:	140 SQ. FT.
TOTAL:	1,676 SQ. FT.



THIS MODEL FITS ON LOTS 1-5 & 10-15.

ALL ERAS DESIGN ARRANGEMENTS AND PLANS INDICATED OR REFERENCED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, REVISED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIC PROJECT. NONE OF SUCH ERAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MALCOLM MORGAN, ARCHITECT.

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# The Regency

Three Bedrooms, Two Baths, One Car Garage

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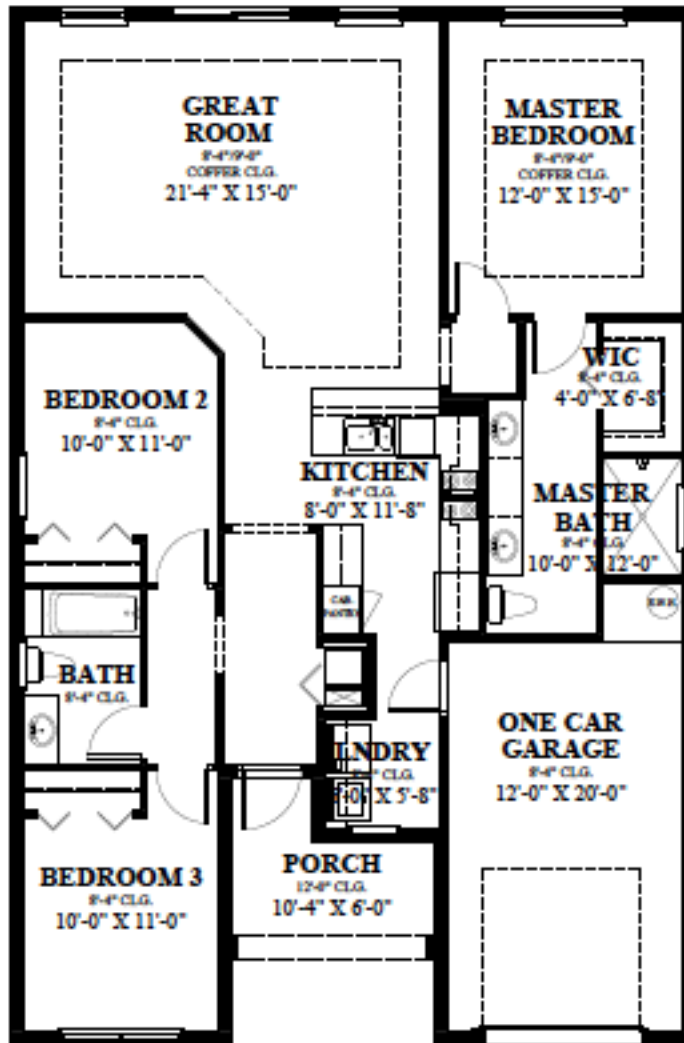
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# The Regency

Three Bedrooms, Two Baths, One Car Garage

**AREA CALCULATIONS:**

A/C LIVING AREA:	1,453 SQ. FT.
GARAGE:	282 SQ. FT.
ENTRY:	76 SQ. FT.
<b>TOTAL:</b>	<b>1,811 SQ. FT.</b>



THIS MODEL FITS ON LOTS 1-5 & 10-15.

ALL AREA FIGURES ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. THE PROPERTY OF THIS OFFICE AND SHALL BE USED AS A GUIDE ONLY. THE MODEL IS FOR INFORMATIONAL PURPOSES ONLY. THE MODEL IS NOT TO BE USED AS A BASIS FOR ANY DECISIONS. THE MODEL IS NOT TO BE USED AS A BASIS FOR ANY DECISIONS. THE MODEL IS NOT TO BE USED AS A BASIS FOR ANY DECISIONS.

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# The Seabreeze

Three Bedrooms, 2 1/2 Baths, One Car Garage

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**Stuart & Shelby Development, Inc.**

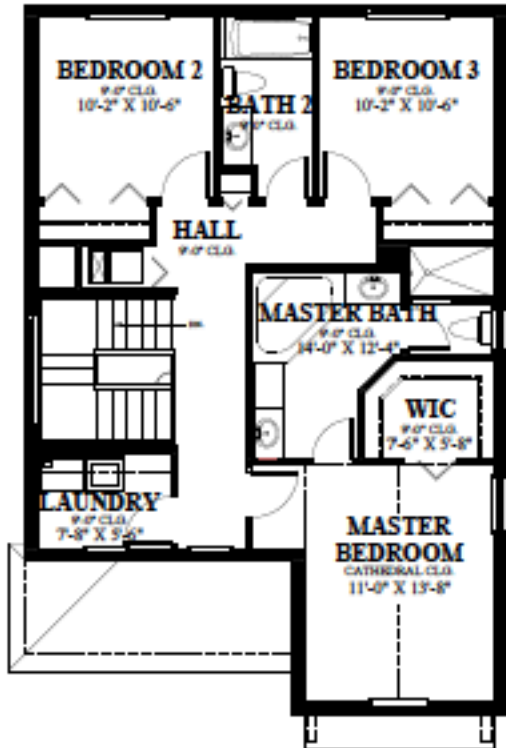
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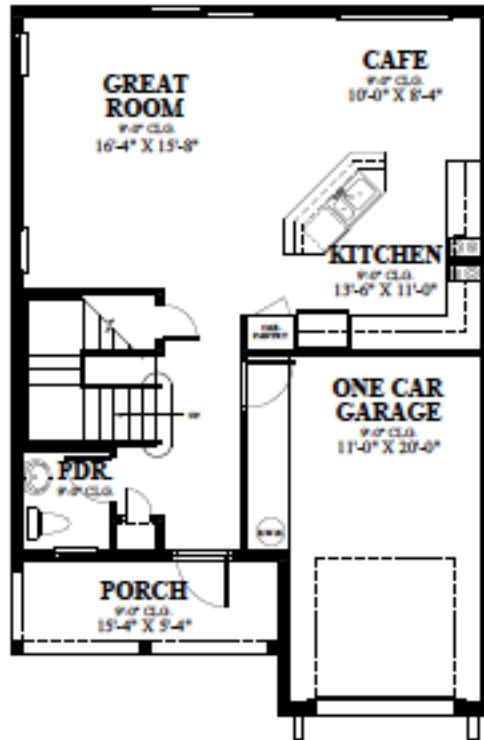
# The Seabreeze

Three Bedrooms, 2 1/2 Baths, One Car Garage

AREA CALCULATIONS:	
FIRST FLOOR A/C AREA:	718 SQ. FT.
SECOND FLOOR A/C AREA:	922 SQ. FT.
TOTAL A/C LIVING AREA:	1,640 SQ. FT.
GARAGE:	278 SQ. FT.
PORCH:	82 SQ. FT.
TOTAL:	2,000 SQ. FT.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

THIS MODEL FITS ON LOTS 6-9.

ALL ROOM DIMENSIONS, ASSIGNMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE PROVIDED BY AND THE PROPERTY OF THE OFFICE AND SHALL CONSTITUTE, REVISED AND DEVELOPED FOR THE USE, AND IN CONNECTION WITH, THE PROJECT. NONE OF THESE DIMENSIONS, ASSIGNMENTS OR PLANS SHALL BE USED BY OR CONSIDERED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF STUART & SHELBY, INC.

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# The Heron

Three Bedrooms, 2 1/2 Baths, One Car Garage

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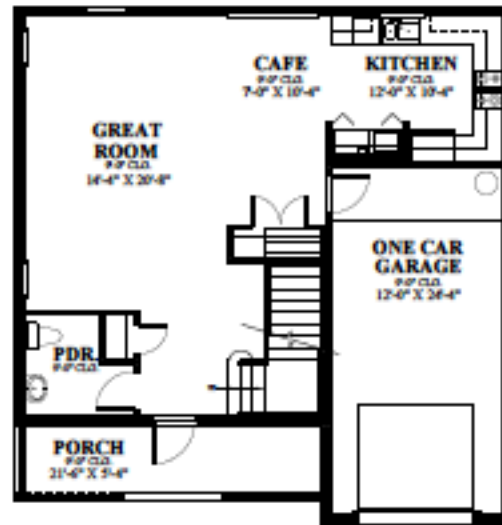
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# The Heron

Three Bedrooms, 2 1/2 Baths, One Car Garage

AREA CALCULATIONS:	
FIRST FLOOR A/C AREA:	797 SQ. FT.
SECOND FLOOR A/C AREA:	859 SQ. FT.
TOTAL A/C LIVING AREA:	1,656 SQ. FT.
GARAGE:	321 SQ. FT.
PORCH:	115 SQ. FT.
TOTAL:	2,092 SQ. FT.



THIS MODEL FITS ON LOTS 6-9.

ALL DIMENSIONS, APPOINTMENTS AND PLANS INDICATED OR REFERENCED BY THIS DRAWING ARE CHECKED BY AND THE PROPERTY OF THE OFFICE AND WERE PREPARED, APPROVED AND DEVELOPED FOR THE USE, AND IS INTENDED TO BE THE MOST ACCURATE AND COMPLETE REPRESENTATION OF THE PROJECT AS SHOWN BY OR INCLUDED TO ANY PERMITS, AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF STUART & SHELBY DEVELOPMENT, INC.

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# The Majesty

Four Bedrooms, 2 1/2 Baths, Two Car Garage

---



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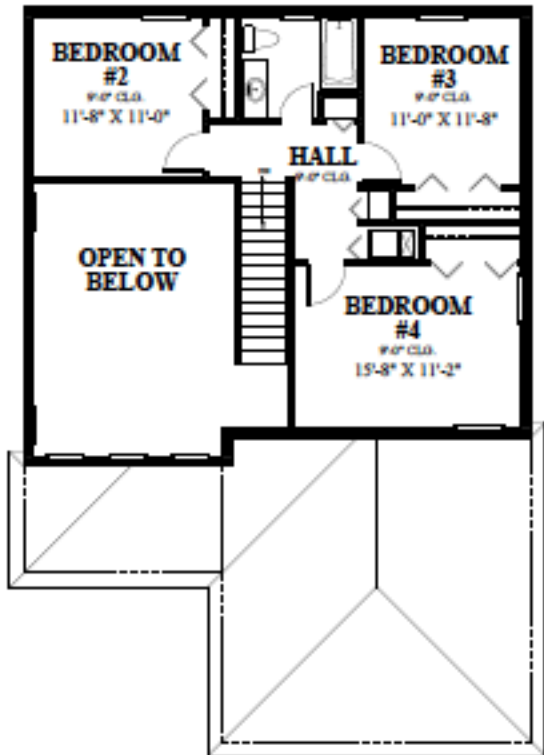
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# The Majesty

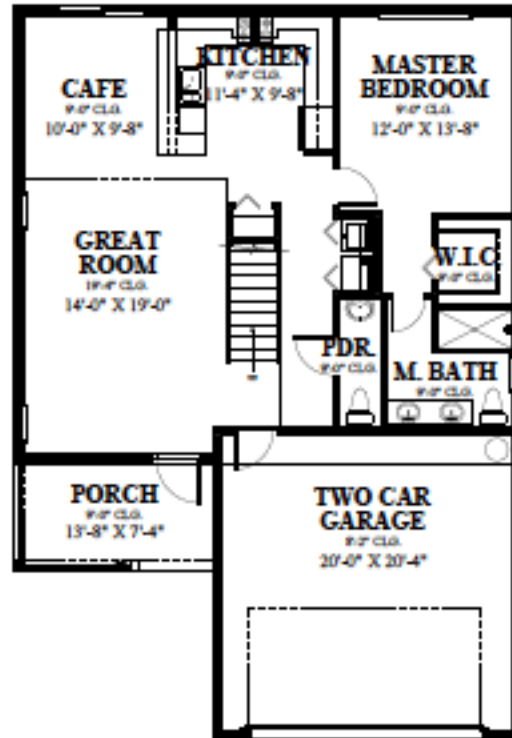
Four Bedrooms, 2 1/2 Baths, Two Car Garage

## AREA CALCULATIONS:

FIRST FLOOR A/C AREA:	1,067 SQ. FT.
SECOND FLOOR A/C AREA:	714 SQ. FT.
TOTAL A/C LIVING AREA:	1,781 SQ. FT.
GARAGE:	447 SQ. FT.
PORCH:	100 SQ. FT.
TOTAL:	2,328 SQ. FT.



SECOND FLOOR PLAN

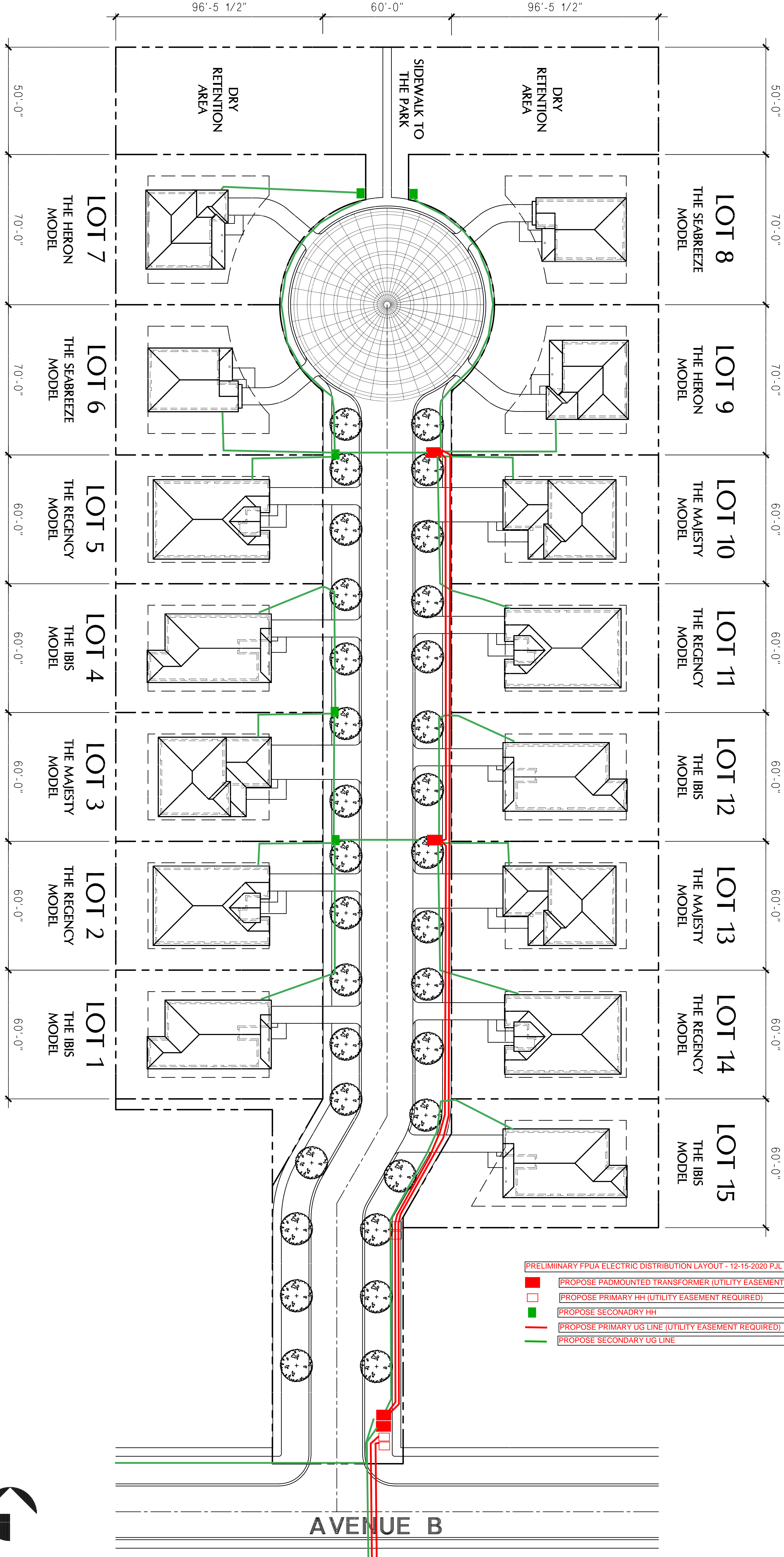


FIRST FLOOR PLAN

THIS MODEL FITS ON LOTS 1-5 & 10-15.

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PRELIMINARY FPUA ELECTRIC DISTRIBUTION LAYOUT - 12-15-2020 PJL

<span style="color: red;">■</span>	PROPOSE PADMOUNTED TRANSFORMER (UTILITY EASEMENT REQUIRED)
<span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span>	PROPOSE PRIMARY HH (UTILITY EASEMENT REQUIRED)
<span style="color: green;">■</span>	PROPOSE SECONADRY HH
<span style="color: red;">—</span>	PROPOSE PRIMARY UG LINE (UTILITY EASEMENT REQUIRED)
<span style="color: green;">—</span>	PROPOSE SECONDARY UG LINE

