

Site Address: 4000 S US HIGHWAY 1

Sec/Town/Range: 34/35S/40E

Parcel ID: 2434-801-0005-010-6

Jurisdiction: Fort Pierce

Use Type: 1000

Account #: 33534

Map ID: 24/34S

Zoning: General Co

Site Address: TBD

Sec/Town/Range: 34/35S/40E

Parcel ID: 2434-801-0004-000-6

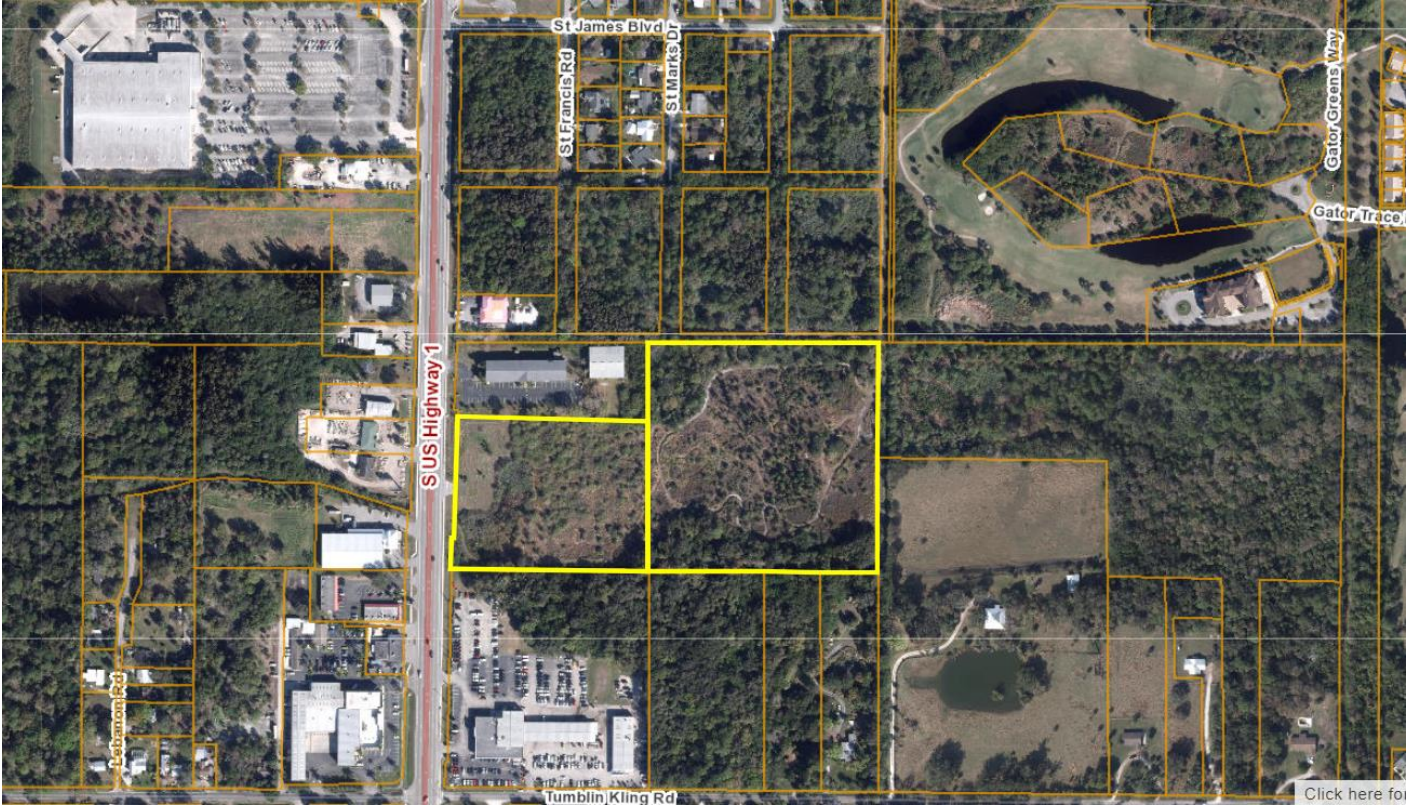
Jurisdiction: Fort Pierce

Use Type: 1000

Account #: 33532

Map ID: 24/34S

Zoning: General Co





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**.

The minimum submittal requirements are as follows:			
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Detailed Project Narrative	<input type="checkbox"/> Floor Plan	<input type="checkbox"/> Survey

Proposed Use of the Property: _____

Property address or location

Parcel ID(s)

243480100050106

Property Owner(s) Name **Contract Purchaser / Applicant**

Applicant/Representative, Company

Street Address

Street Address

City State Zip

City State Zip

Phone Number

Phone Number

Email Address

Email Address

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

Representative's
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.



Via Email: planning_dl@cityoffortpierce.com
jhofmeister@cityoffortpierce.com

TRANSMITTAL

March 3, 2022

Mrs. Jenn Hoffmeister-Drew, AICP, LCAM
Planning Director
City of Fort Pierce
City Hall
100 N US1
Fort Pierce, FL 34950

Re: US1 Multi-Family – Pre-Application Meeting Project Narrative
Our Reference Number: 22-065

Dear Mrs. Hoffmeister-Drew:

On behalf of Southport Financial Services, Inc. (Contract Purchaser), and KAS Land, LLC (Owner), Lucido & Associates (Representative) is please to present to you the following documents in support of our request to be heard at the March 2022 Pre-Application Meeting, which includes the following documents and plans (enumerated to match digital submittal file naming):

1. Pre-Application Meeting Request Form;
2. Project Narrative;
3. Property Record Cards;
4. Site Aerial Exhibit;
5. Future Land Use and Zoning Exhibit;
6. Conceptual Site Plan;
7. Conceptual Building Footprint;
8. Conceptual Building Elevation.

It has been our pleasure to provide you with the above documents and plans, and we look forward to meeting with you and the TRC to review the current proposal. As always, please do not hesitate to contact me directly should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Nolan", with a stylized flourish at the end.

Brian Nolan, AICP, ASLA
Partner



March 2, 2022

Mrs. Jenn Hoffmeister-Drew, AICP, LCAM
Planning Director
City of Fort Pierce
City Hall
100 N US1
Fort Pierce, FL 34950

Re: US1 Multi-Family – Pre-Application Meeting Project Narrative
Our Reference Number: 22-065

Dear Mrs. Hoffmeister-Drew:

On behalf of Southport Financial Services, Inc. (Contract Purchaser), and KAS Land, LLC (Owner), Lucido & Associates (Representative) is please to present to you the proposed US1 Multi-Family residential community for the TRC's review ahead of the March Pre-Application Meeting. The proposed project is to be situated upon two contiguous parcels of land totaling approximately 15.8 ac., lying on the east side of S. US1, approximately 900-feet (1/10th of a mile) north of Tumblin Kling Road, within the municipal limits of the City of Fort Pierce, St. Lucie County, FL. Subject parcels are currently vacant and are assigned the GC Future Land Use classification and the C-3 zoning designation. Due to the FAR limitations placed upon residential uses within the GC Future Land Use classification, it is proposed that a Future Land Use Map Amendment will be applied for to change such classification to RH, with an allowable residential density of between 12 and 18 units/ac, along with a rezoning of the subject parcels to R-5, with a allowable gross density not to exceed 15 units/ac..

The proposed use of the subject parcels is a rental-based Multi-Family residential community, comprised of (9) 24-unit buildings and one 18-unit building (total of 234 units / 14.87 DU/ac), a community clubhouse with a splash pad and active play area, a maintenance building, central refuse compactor, surface parking, stormwater storage areas, buffering and associated infrastructure to support the proposed development. The subject parcels will be accessed directly from US1 via an existing driveway apron and at this time the development is proposed to be constructed to allow for the possibility of gating the community. A total of 374 parking stalls are required, with a total of 414 parking stalls currently proposed.

Although the subject parcels are currently vacant, there exists stands of native trees and grasses that could potentially support and provide habitat for listed species. An initial Environmental Assessment shall be conducted prior to final planning of the subject, along with the preparation and submittal of an Environmental Impact Report upon formal submittal of entitlement applications to the City.

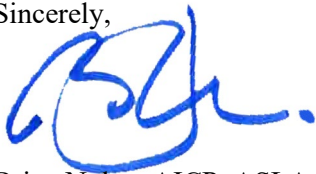
Surrounding uses within the US1 corridor north and south of the subject consist primarily of commercial uses, along with 2 manufactured home communities in the vicinity. To the south and east of the subject lies large-lot residential used, and further east lies the Gator Trace Golf Course

community. The proposed use will serve as a transition between the commercial uses along the US1 corridor and existing and potential residential uses to the east of the subject. The proposed use and intensity are also generally consistent with residential development east of, but in close proximity to, US1 in this area of the City.

The proposed development will be served with central water and sewer services by Fort Pierce Utilities Authority (FPUA), and the subject parcel appears to lie very close to, if not within, FPUA's electric service area (should FPUA not serve the subject, electric will be provided by FPL); telecommunication services will be provided by Comcast and/or ATT. Emergency services will be provide by the City of Fort Pierce Police Department and the St. Lucie County Fire District. School-age children will attend St. Lucie Public Schools or private schools, as determined by future residents of the community. Capacity Analyses will be prepared and submitted to the City in support of the FLUMA and rezoning petitions to demonstrate compliance with the City's adopted Level of Service for public facilities.

It has been our pleasure to provide you with the above narrative and we look forward to meeting with you and the TRC to review the current proposal. As always, please do not hesitate to contact me directly should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "BN", with a stylized flourish at the end.

Brian Nolan, AICP, ASLA
Partner

Property Identification

Site Address: 4000 S US HIGHWAY 1
 Sec/Town/Range: 34/35S/40E
 Parcel ID: 2434-801-0005-010-6
 Jurisdiction: Fort Pierce

Use Type: 1000
 Account #: 33534
 Map ID: 24/34S
 Zoning: General Co

Ownership

KAS Land LLC
 6303 Blue Lagoon DR Ste 350
 Miami, FL 33126

Legal Description

FLA COAST LINE CANAL AND TRANS CO'S S/D LOT 4-LESS THAT PART OF LOT 4 LYG NLY AND ELY OF FOL DESC LI: FROM NW COR OF LOT 4 RUN S 89 DEG 41 MIN 37 SEC E 78 FT TO POB, TH S 00 DEG 20 MIN 07 SEC W 197.27 FT, TH S 89 DEG 41 MIN 37 SEC E 10 FT, TH S 00 DEG 20 MIN 07 SEC W 37.73 FT, TH S 89 DEG 41 MIN 37 SEC E TO E LI OF LOT 4 AND END OF SPEC DESC LI AND LESS RD AND DRAINAGE RS/W- (5.78 AC) (OR 3392-586)

Current Values

Just/Market Value: \$431,100
 Assessed Value: \$431,100
 Exemptions: \$0
 Taxable Value: \$431,100



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 5.78
 Land Size (SF): 251,776.8

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.

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

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

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 15, 2012	3392 / 0586	0205	SP	CRM Florida Properties LLC	\$500,000
Jul 21, 2010	3221 / 1095	0311	CT	Symphony Builders at Platts Cr	\$100
Aug 5, 2005	2325 / 1062	XX02	WD	Platt's Creek Developers LLC	\$5,300,000
Apr 12, 2004	1993 / 2263	XX02	WD	Southeast Invest Of PBC Inc	\$1,250,000
Dec 19, 2000	1351 / 1241	XX02	WD	Erskine Florida Properties Inc	\$700,000
Mar 10, 1995	0945 / 0977	XX02	CT	GREENBRIER PLAZA INC	\$715,000
May 1, 1979	0309 / 0692	XX01	CV		\$0

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:
Story Height:

Effective Year: N/A
No. Units: 0

Primary Wall:
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 0%

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

Primary Int Wall:
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: \$431,100
Just/Market: \$431,100
Ag Credit: \$0
Save Our Homes or 10% Cap: \$0
Assessed: \$431,100
Exemption(s): \$0
Taxable: \$431,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2004	0041	16.3	Fort Pierce Stormwater Charge	\$1,124.70

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

2021	\$431,100	\$431,100	\$0	\$431,100
2020	\$431,100	\$431,100	\$0	\$431,100
2019	\$431,100	\$431,100	\$0	\$431,100
2018	\$431,100	\$431,100	\$0	\$431,100

Permits

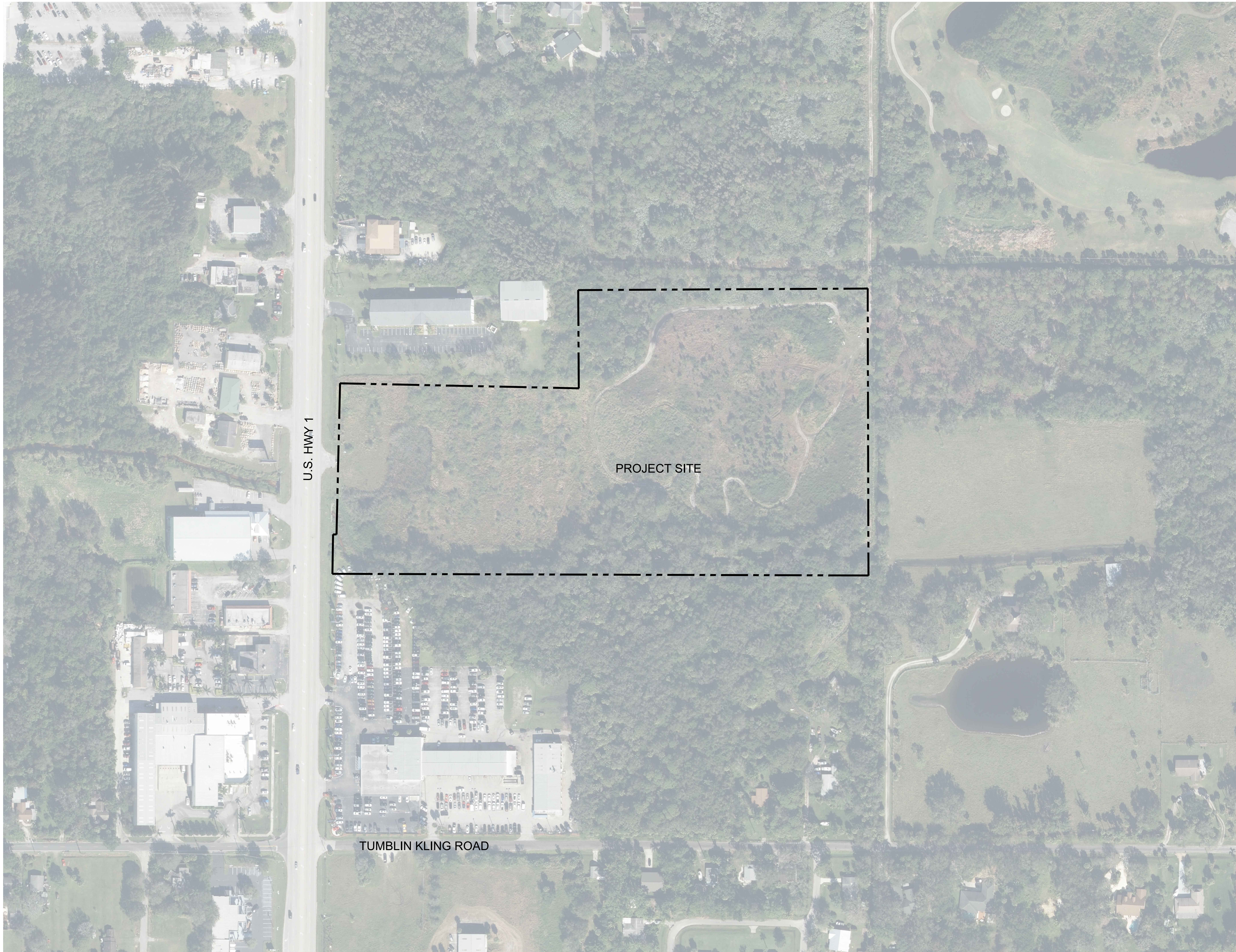
Number	Issue Date	Description	Amount	Fee
TT20062	Feb 1, 2006	Unknown	\$5,000	\$275
IRR200656	Dec 1, 2006	Sprinkler System	\$3,600	\$100
BP11-0454	Apr 1, 2011	Demolition	\$0	\$525

Notice: This does not necessarily represent all the permits for this property.

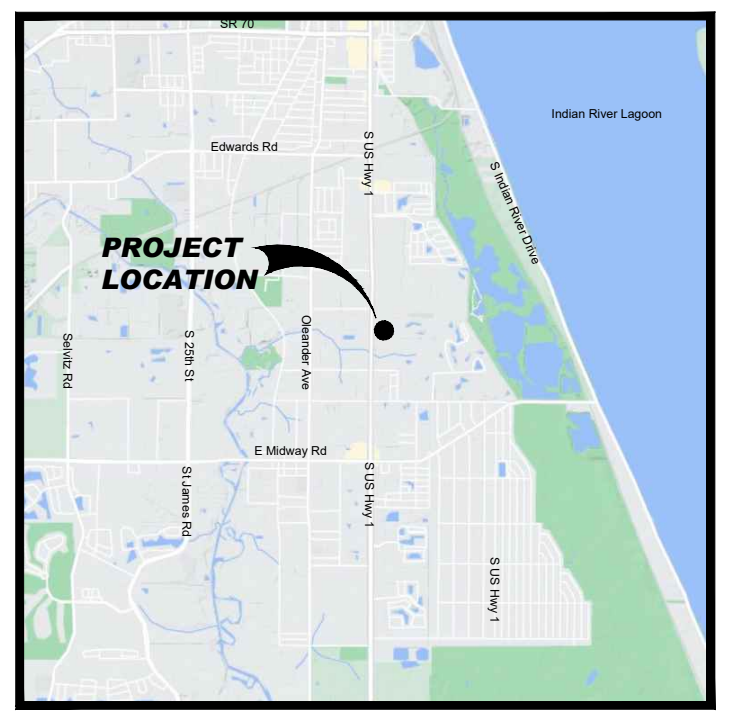
Click the following link to check for additional permit data in Fort Pierce

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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Key / Location:



Project Team:

Client & Property Owner: Southport Financial Services, Inc
 5403 W Gray Street
 Tampa, FL 33609

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer:

Surveyor:

Traffic Engineer:

Environmental Consultant:

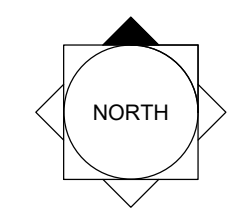


US1 Multi-Family

Fort Pierce, Florida

Site Aerial

Date	By	Description
03.04.22	SAW	Pre Application



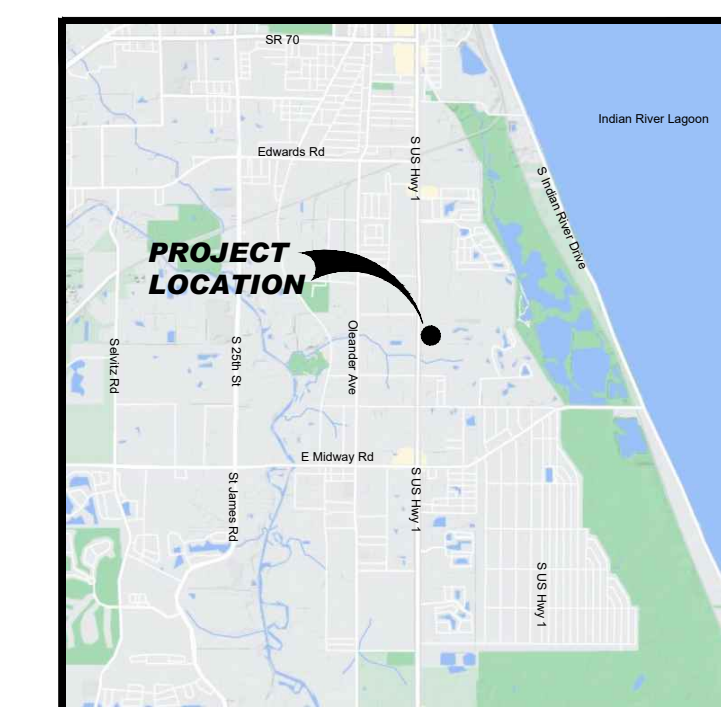
SCALE: 1" = 100'
 0 50' 100' 200'



REG. # 1018
 Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	1 of 1
Project Number	22-065	
Municipal Number	---	
Computer File	22-065 US1 Multi Family-compact.dwg	

Key / Location:



Project Team:

Client & Property Owner: Southport Financial Services, Inc
 5403 W Gray Street
 Tampa, FL 33609

Land Planner / Landscape Architect: Lucido & Associates
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 Stuart, Florida 34994

Engineer:

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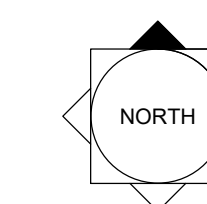


US1 Multi-Family

Fort Pierce, Florida

Future Land Use and Zoning

Date	By	Description
03.04.22	SAW	Pre Application



SCALE: 1" = 100'
 0 50' 100' 200'



Designer	SAW	Sheet
Manager	BN	1 of 1
Project Number	22-065	
Municipal Number	---	
Computer File	22-065 US1 Multi Family-compact.dwg	



Site Data

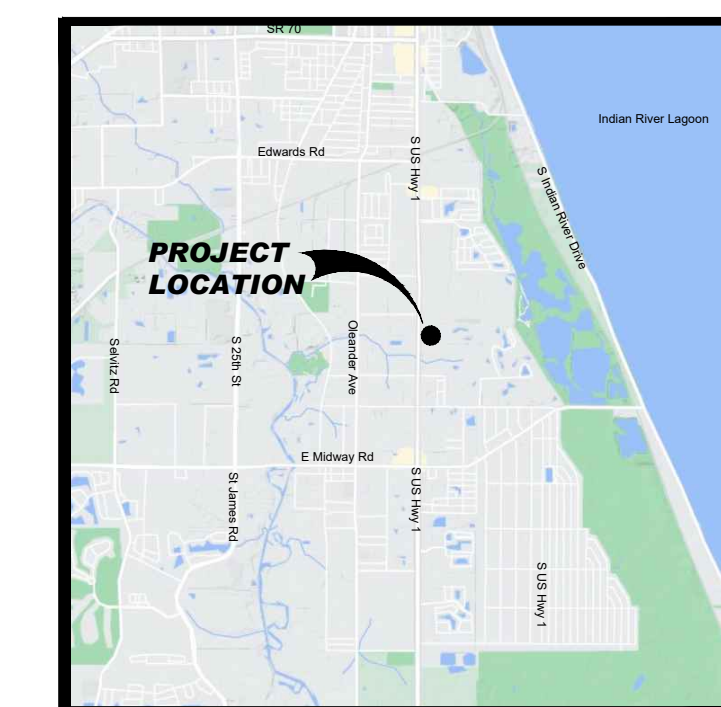
Site Area:(Per Prop. Appraiser) 15.87 ac
 Existing Use: Vacant
 Existing Zoning: C-3
 Existing Future Land Use: GC
 Proposed Zoning: R-5
 Proposed Future Land Use: RH
 Product Type: Multi-Family
 Allowable Density: 15/Ac.
 Proposed Units: 234 Units (10 Bldgs.)
 Retention Area Provided: 2.06 Ac. (12.9%)
 Parking Required: 374 Spaces
 Parking Provided: 414 Spaces

This plan is conceptual and is subject to further review and revisions.

This plan has not been completely reviewed for compliance with all jurisdictional codes and requirements which may require additional plan revisions.

All boundary, existing facilities and/or structures shown on this plan are approximate and may be subject to change upon a formal survey, which also may result in revisions to the proposed portions of this plan.

Key / Location:



Project Team:

Client & Property Owner: Southport Financial Services, Inc
 5403 W Gray Street
 Tampa, FL 33609

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 701 East Ocean Boulevard
 Stuart, Florida 34994

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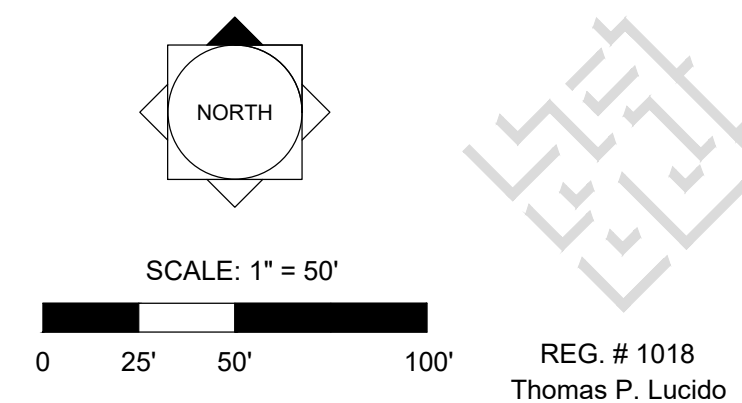


US1 Multi-Family

Fort Pierce, Florida

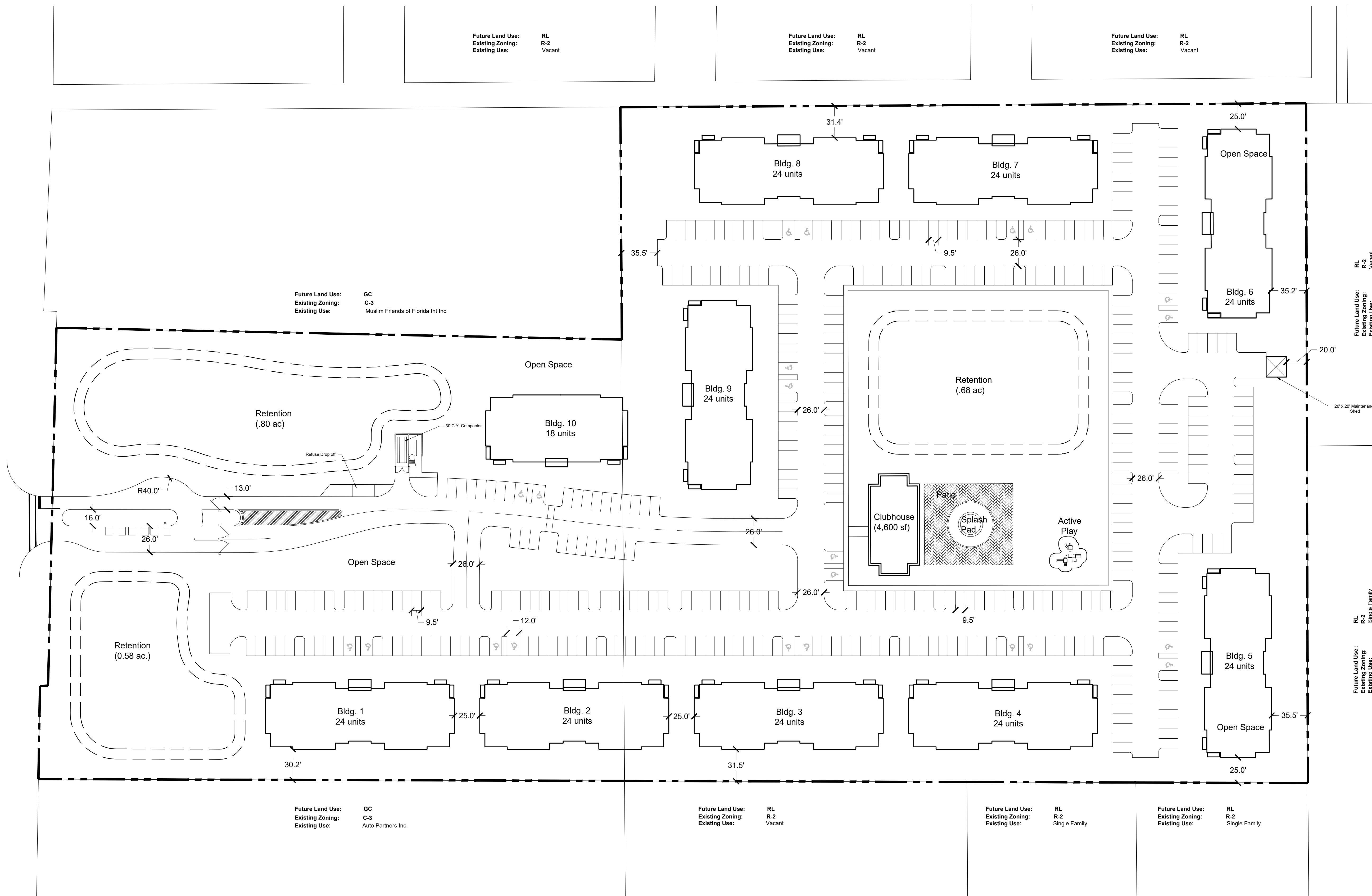
Conceptual Site Plan

Date	By	Description
03.04.22	SAW	Client Review



Designer: SAW Sheet
 Manager: BN
 Project Number: 22-065
 Municipal Number: ---
 Computer File: 22-065 US1 Multi Family-compact.dwg

US HWY 1



REG. # 1018
 Thomas P. Lucido

AREA BREAKDOWN:

RESIDENTIAL BUILDING GROSS 1st FLOOR AREA:	11,092 SQ. FT.
RESIDENTIAL BUILDING GROSS 2nd FLOOR AREA:	11,092 SQ. FT.
RESIDENTIAL BUILDING GROSS 3rd FLOOR AREA:	9,710 SQ. FT.
	31,884 SQ. FT.

OCCUPANT LOAD

SPACE	CALC.	PEOPLE
RESIDENTIAL	32,929 / 200	158

OCCUPANT LOAD:

- OCCUPANCY LOAD: 53 PEOPLE PER FLOOR
- EGRESS REQUIRED PER FLOOR = 2 x 53 = 106 INCHES
- EGRESS PROVIDED = 224 INCHES (4 TOTAL EXITS)
- MINIMUM CLEAR OPENING OF EXIT DOORS = 32"
- MINIMUM CLEAR WIDTH OF CORRIDORS = 44"
- MAXIMUM TRAVEL DISTANCE TO EXIT REQUIRED = 250'
- MAXIMUM TRAVEL DISTANCE TO EXIT PROVIDED = 47'-141'-11"

REFER TO SHEET A81 FOR STAIR PLANS AND ADA RAILING DETAILS

DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLY. LOCATE DRAFTSTOPPING ABOVE AND IN LINE WITH DUELLING UNIT SEPARATIONS

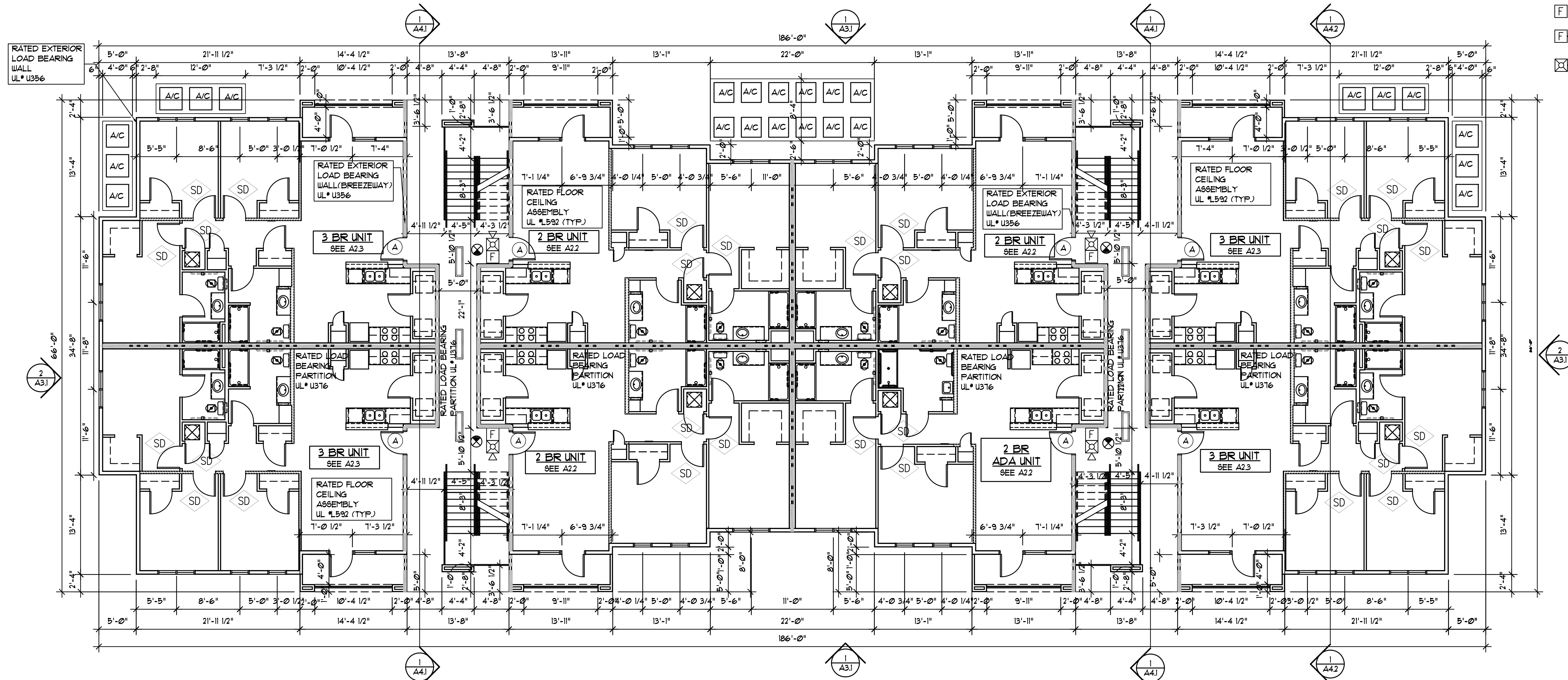
General Notes & Scope

TYPICAL DRAWING NOTES

1. THE SCOPE OF WORK IS NEW CONSTRUCTION INVOLVING (5) 3 STORY RESIDENTIAL DUELLINGS. CONSTRUCTION IS INTENDED TO MAKE UNITS FULLY COMPLIANT WITH ADA AND FHA REQUIREMENTS.
2. SCHEDULED ITEMS WITHIN THESE DOCUMENTS MAY BE SUBSTITUTED PROVIDED THE GC PRODUCE EQUIVALENT FLORIDA PRODUCT APPROVALS OR PERFORMANCE DATA TO LOCAL AUTHORITY HAVING JURISDICTION FOR REVIEW.
3. FOR GENERAL PROPERTY WIDE CONDITIONS REFER TO SITE PLAN SHEET FOR DESCRIPTION OF WORK (SPL).
4. FOR BUILDING TYPE CONDITIONS REFER TO SHEETS A1 SERIES FOR DESCRIPTION OF WORK.
5. FOR INDIVIDUAL UNIT CONDITIONS, REFER TO SHEETS A21-A25 FOR DESCRIPTION OF WORK.

Symbols Legend

- UL *U316 - TENANT SEPARATION - STUD 1 HR
- UL *U356 - EXTERIOR BEARING - STUD 1 HR
- UL *U356 - BREEZEWAY - STUD 1 HR
- TRAVEL DISTANCE TO EXIT (MAX 250 FEET)
- SURFACE MOUNTED FLUOR EXTERIOR LIGHTING (EMERGENCY BALLAST)
- EMERGENCY WALL PAK
- ◇ SD SMOKE DETECTOR
- ⊗ EXIT SIGNAGE
- ⊗ FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G02
- ⊗ 20 MIN RATED ENTRY DOOR W/ CLOSER
- ⊗ FIRE ALARM FULL STATION
- ⊗ FIRE ALARM HORN
- ⊗ FIRE ALARM HORN 4 STROBE



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



Street Elevation Building
Architectonics Studio