



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:

Site Plan

Detailed Project Narrative

Floor Plan

Survey

Multifamily residential housing

Proposed Use of the Property:

Multifamily residential housing

Property address or location

2152 S Jenkins Road, Ft. Pierce, FL 34947

Parcel ID(s)

2418-333-0001-000-9, 2418-333-0002-000-6,
2418-333-0003-000-3, 2418-333-0004-000-0

Property Owner(s) Name

BGDN, LLC

Applicant/Representative, Company

Bonaventure Investments, LLC

Street Address

1820 Avenue K

Street Address

209 Madison Street, Suite 400

City

Brooklyn

State

NY

Zip

11230

City

Alexandria

State

VA

Zip

22314

Phone Number

1917-208-8343

Phone Number

443-562-3617

Email Address

murray@parkstoneproperties.com

Email Address

andrew.freeman@bonaventure.com

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

DocuSigned by:
Murray Puderbeutel

Property Owner's Signature

21722EFB9407492...

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.

City of Fort Pierce – Planning Department
100 North US 1
Fort Pierce, FL 34950

Preliminary Development Narrative

Bonaventure Investments, LLC (Bonaventure), as the contract purchaser of 2152 S Jenkins Road in the City of Fort Pierce, proposes to develop 321 multifamily housing units across two 4-story buildings and eight 2-story carriage house buildings. Through a methodical layout, an extensive amenity package, green, energy-efficient initiatives, and intricate architectural design elements, Bonaventure is pursuing the City’s Innovative Residential Development classification. The current concept plan, though early in the design stages, assumes the approval of bonus density at 18 units/acre, per section 125-243 of the City’s code.

The site is a 17.81-acre parcel zoned R-5 High Density Residential. Bonaventure does not intend to pursue a rezoning request for the project. The parcel is currently undeveloped and features dense vegetation comprised mostly of invasive species, a small irrigation pond, and a few bisecting irrigation ditches. The parcels adjacent to the property described as follows:

- South: The parcel is home to Samuel Gaines Academy and is zoned RM-11.
- East: The parcel is currently undeveloped and is zoned R-4
- North: The two adjacent parcels to the north are currently zoned R-4 and are undeveloped
- West: The parcels directly to the west are home to Camping World of Fort Pierce, an RV dealer, and is zoned GC.

The proposed development will be accessible from S Jenkins Road. The entrance to the community gives way to a luxury stand-alone clubhouse, flanked by two detention ponds with intricate landscape detail and grand water fountains. The design of the 1-story clubhouse is intended to create an inviting atmosphere for residents and their guests. Materials planned for the clubhouse include brick veneer and cementitious lap siding around the structure, large symmetrical windows, a high-vaulted pitched roof with decorative trim shingles, and dormer windows on the sides of the structure (facing north and south). Amenities in and around the clubhouse include:

- Luxurious multipurpose room for gatherings and social events
- Interior prep kitchen and bar
- Clubhouse library and workstations for residents
- State of the art fitness center
- Theater room and digital entertainment space
- Coffee bar and seating area for residents
- Abundant open space with plentiful seating and lounging options

209 Madison Street, Suite 400, Alexandria, VA 22314
www.bonaventure.com



- Resort-style pool and pool deck surrounded by intricate landscaping
- Cabana bar and lounge offset from the pool
- Top of the line outdoor prep and grill stations for use

The two main residential buildings are located in the center of the proposed site layout (Buildings 1 and 2). These 4-story structures provide a visually attractive step-up from the 1-story clubhouse at the entrance of the property. The mirroring building layout allows for plenty of open space and/or the possible addition of other amenities as Bonaventure progresses through the design stages.

Buildings 1 and 2 will each consist of 136 units through a mixture of 1, 2, and 3 bedroom floor plans. Bonaventure's floorplans tend to be larger than comparable properties in order to give residents more flexibility with the use of their home. In the case of the hybrid work environment, residents are able to have a more comfortable work-from-home setup.

Bonaventure intends to install solar panels on top of the two large residential buildings. This is part of a portfolio-wide green initiative to reduce greenhouse gas emissions. The installation of solar will generate enough energy to power all of the community's indoor amenity spaces, lobbies, and hallways.

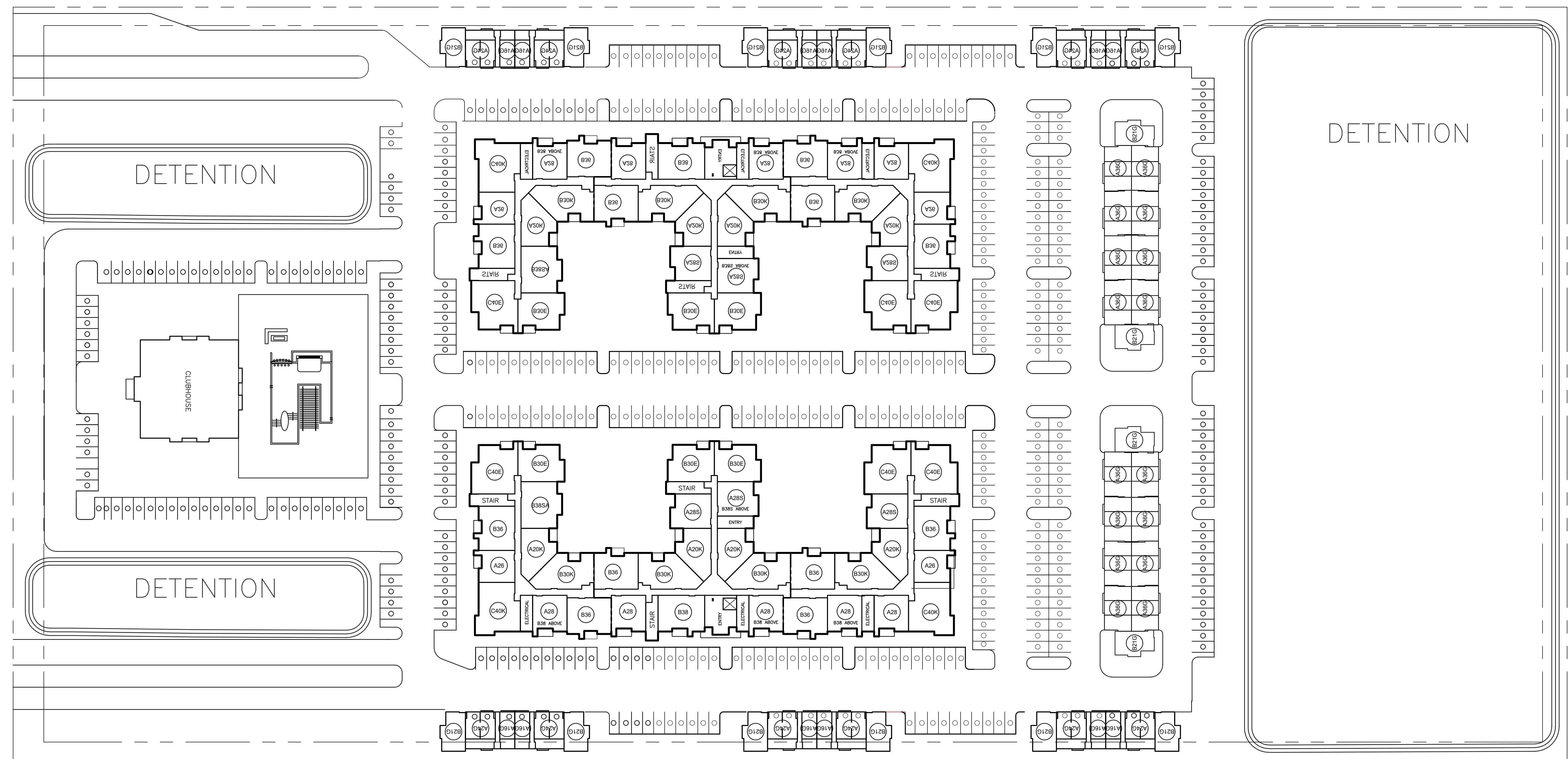
Bonaventure is also proposing to develop eight 2-story carriage houses. These buildings are strategically located along the perimeter of the development to gradually scale from surrounding lower density uses to the proposed higher density buildings in the center of the site. Carriage house buildings host either 6 or 10 apartment units per building in a townhome-like layout, which diversifies the type of rental experience in the community. Carriage house buildings have a garage space on the first floor and an apartment unit on the second floor.

The rear of the community features a third, much larger detention pond. Like the front two detention ponds, the larger detention pond will feature pristine landscaping, as well as water fountains, lending to its visual appeal. Benches align its banks so residents can observe the pond and all the local wildlife it will attract. The pond acts as an ideal bookend to the picturesque development.

The proposed site layout forms a cohesive community through its design with the help of pristinely manicured pedestrian walking paths, connecting each residential building to the numerous amenity spaces. Its layout and unique, diversified amenity package creates a family-friendly atmosphere. The community would be a highly attractive, idyllic place, and Bonaventure believes that the amenities and features, as described, rise to the level necessary to achieve the classification as an Innovative Residential Development, and allow for the requested bonus density.



PROJECT DATA:	
136 UNITS	BUILDING 1
136 UNITS	BUILDING 2
49	CARRIAGE HOUSE
321	TOTAL UNITS
561	PARKING SPACES
561	TOTAL PARKING
1.75:1	PARKING RATIO
776,530 SF +/-	SITE AREA
250,000 SF +/-	DETENTION 32%



1 Architectural Site Plan
SCALE: 1" = 60'-0"

FORT PIERCE - S. JENKINS ROAD

Conceptual Elevation

4-Story Apartments



Modular Brick
Veneer

Pre-Finished
Aluminum
Railing

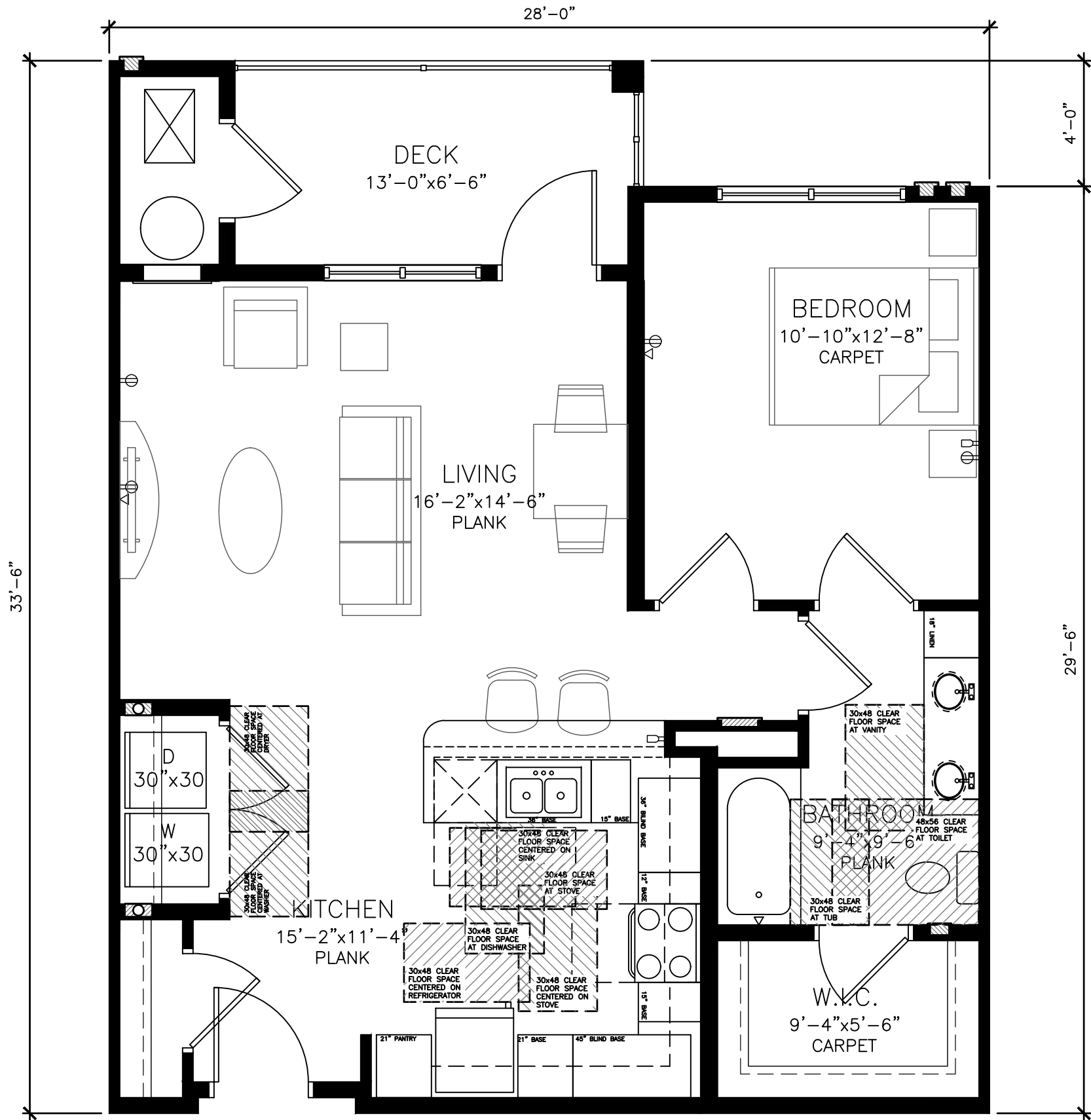
Cementitious
Panel
Siding

Architectural
Fiberglass
Shingles

Architectural
Composite
Windows

Standing Seam
Metal Roof

Cementitious
Siding

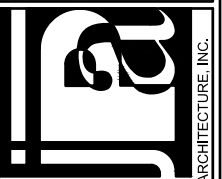


1 Unit "A28" Layout

SCALE: 1/4" = 1'-0"

A28
HUD NET - 734 SF
HUD GROSS - 808 SF

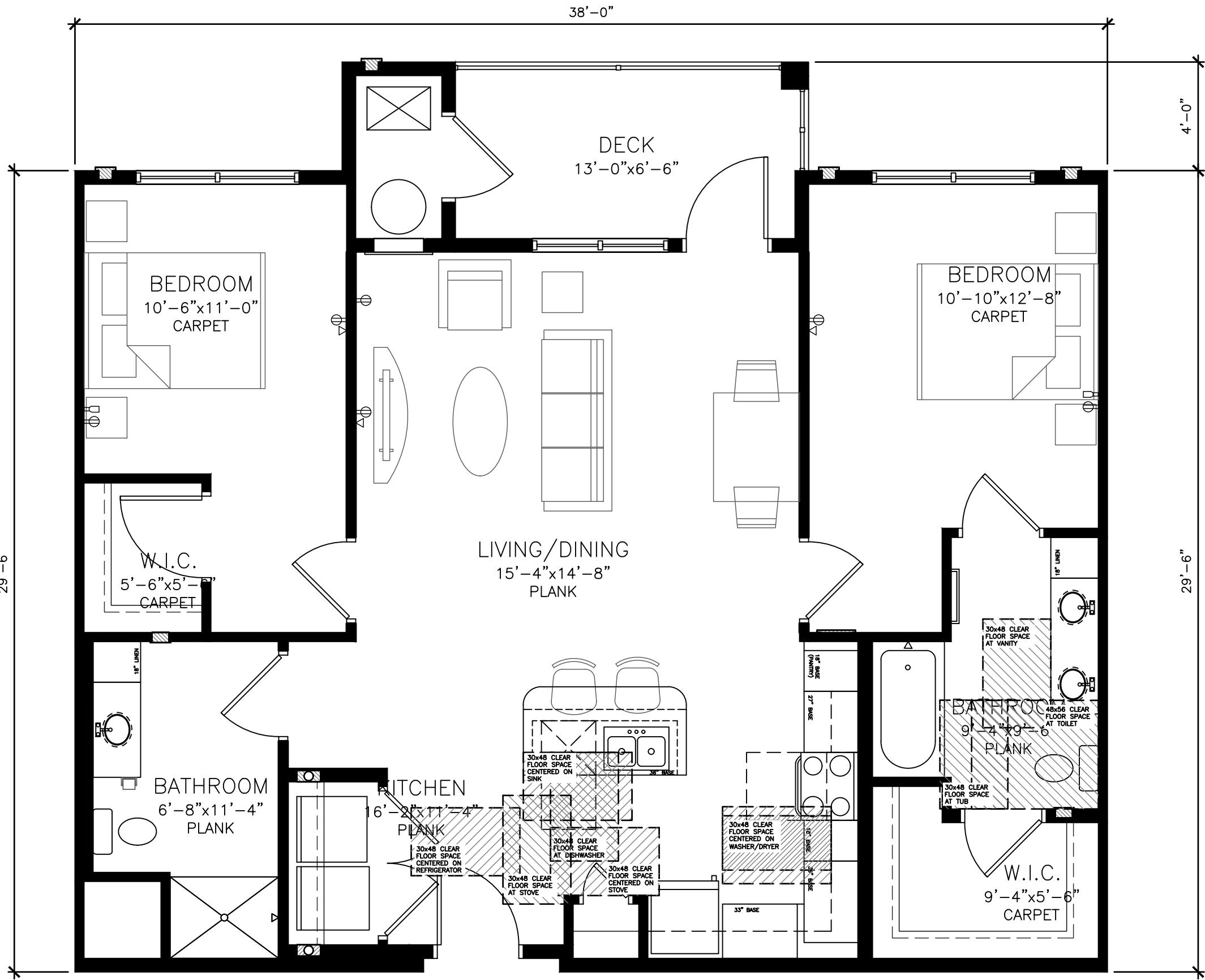
Typical Unit Layouts



105 W Kansas
Suite C
Liberty, Missouri 64068
(816) 792-5991

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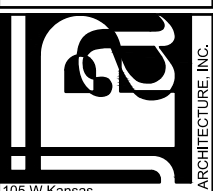
UNIT "A28" LAYOUT	DATE:	A28
PROJECT:	SHEET NUMBER:	



1 Unit "B38" Layout
 SCALE: 1/4" = 1'-0"

B38
 HUD NET - 1,003 SF
 HUD GROSS - 1,104 SF

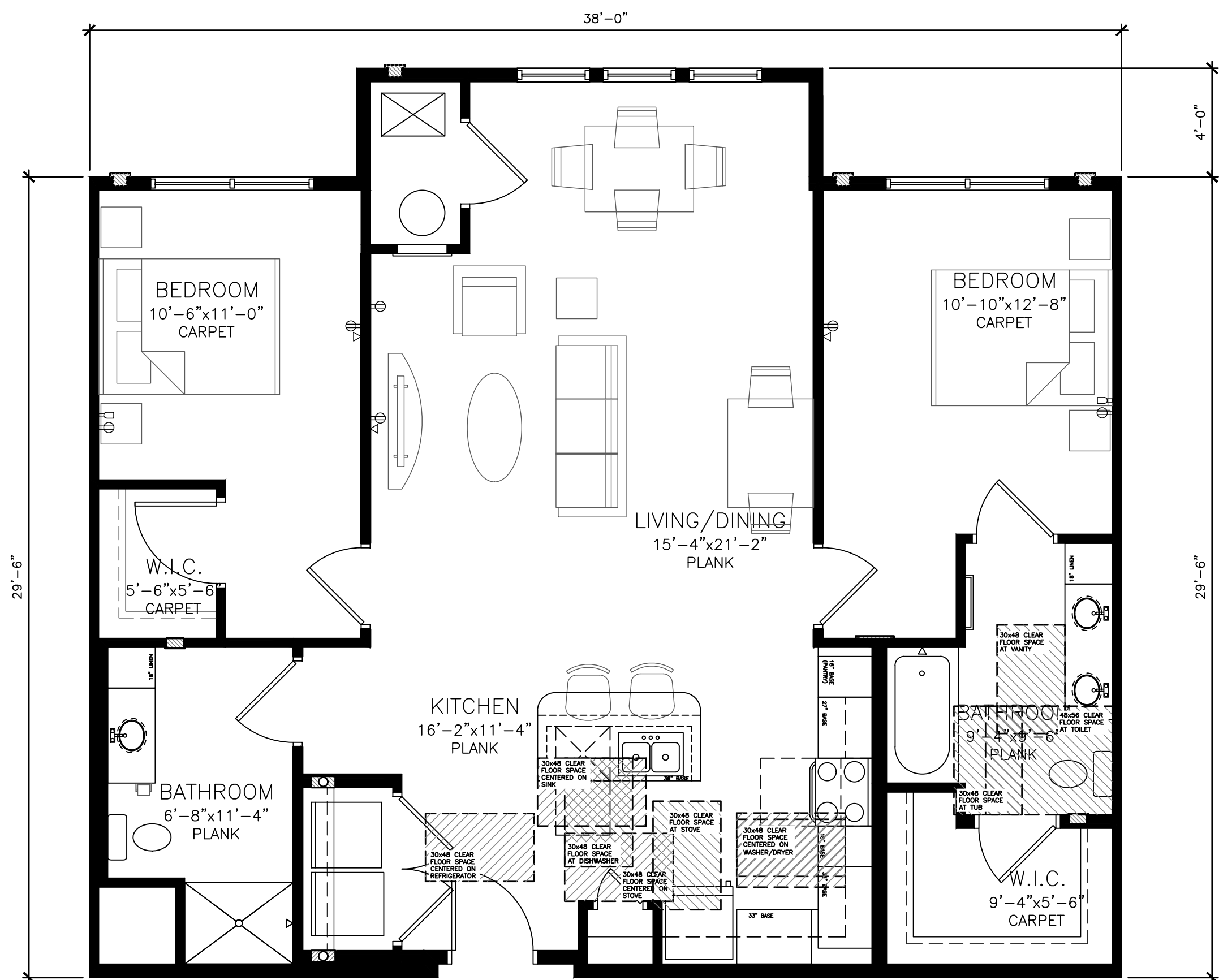
Typical Unit Layouts



105 W Kansas
 Suite C
 Liberty, Missouri 64068
 (816) 792-5991

UNIT "B38" LAYOUT	DATE:	B38
PROJECT:	SHEET NUMBER:	

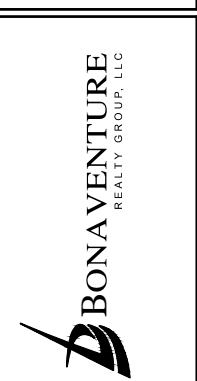
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1 Unit "B38S" Layout
 SCALE: 1/4" = 1'-0"

B38S
 HUD NET - 1,117 SF
 HUD GROSS - 1,187 SF

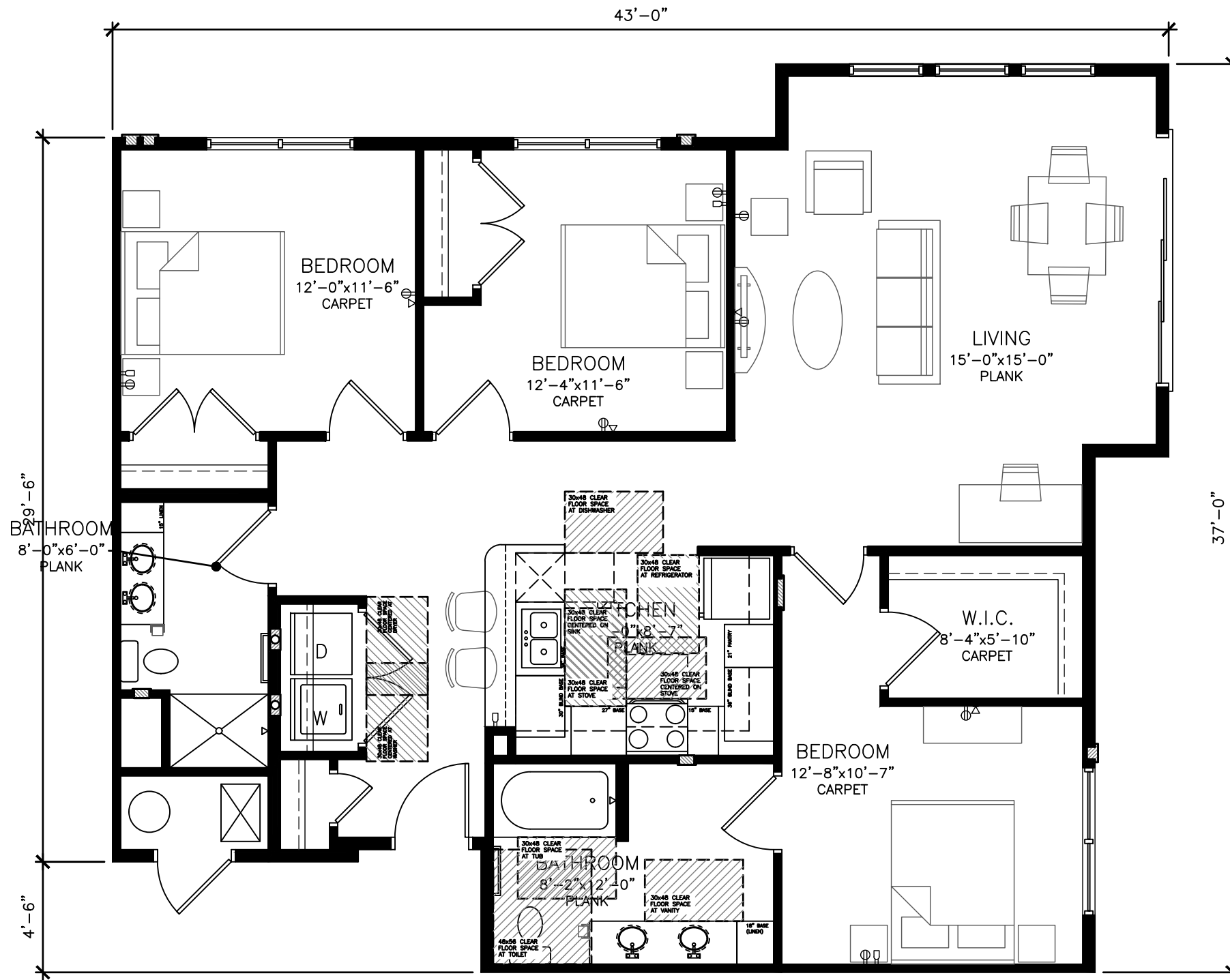
Typical Unit Layouts



J.A.
 105 W Kansas
 Suite C
 Liberty, Missouri 64068
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 J. PRICE ARCHITECTURE, INC.

UNIT "B38S"
 LAYOUT

PROJECT: _____ DATE: _____
 SHEET NUMBER: **B38S**

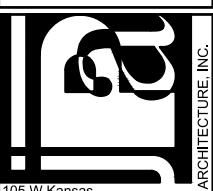


1 Unit "C40K" Layout

SCALE: 3/16" = 1'-0"

C40K
 HUD NET - 1,278 SF
 HUD GROSS - 1,377 SF

Typical Unit Layouts



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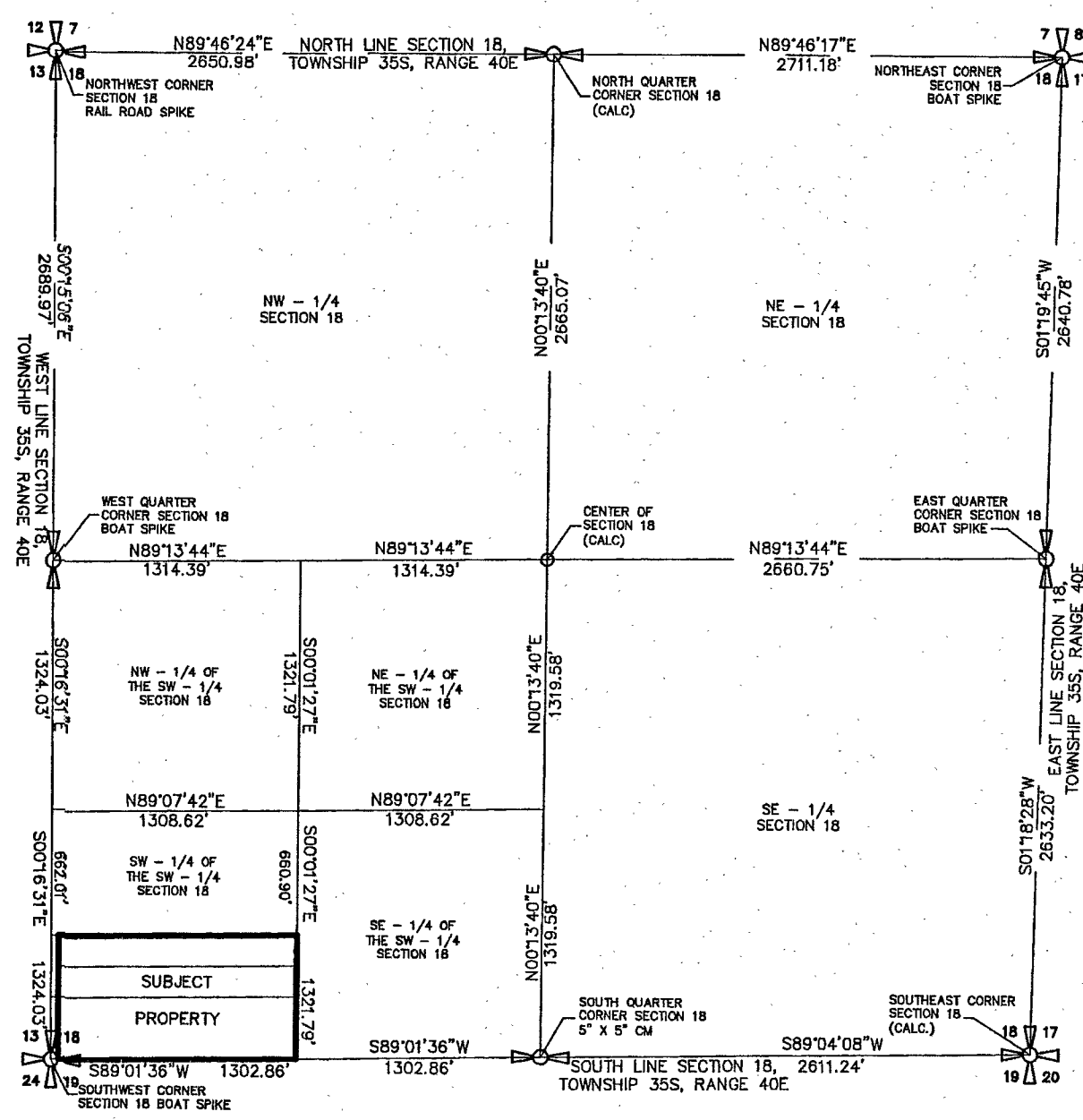
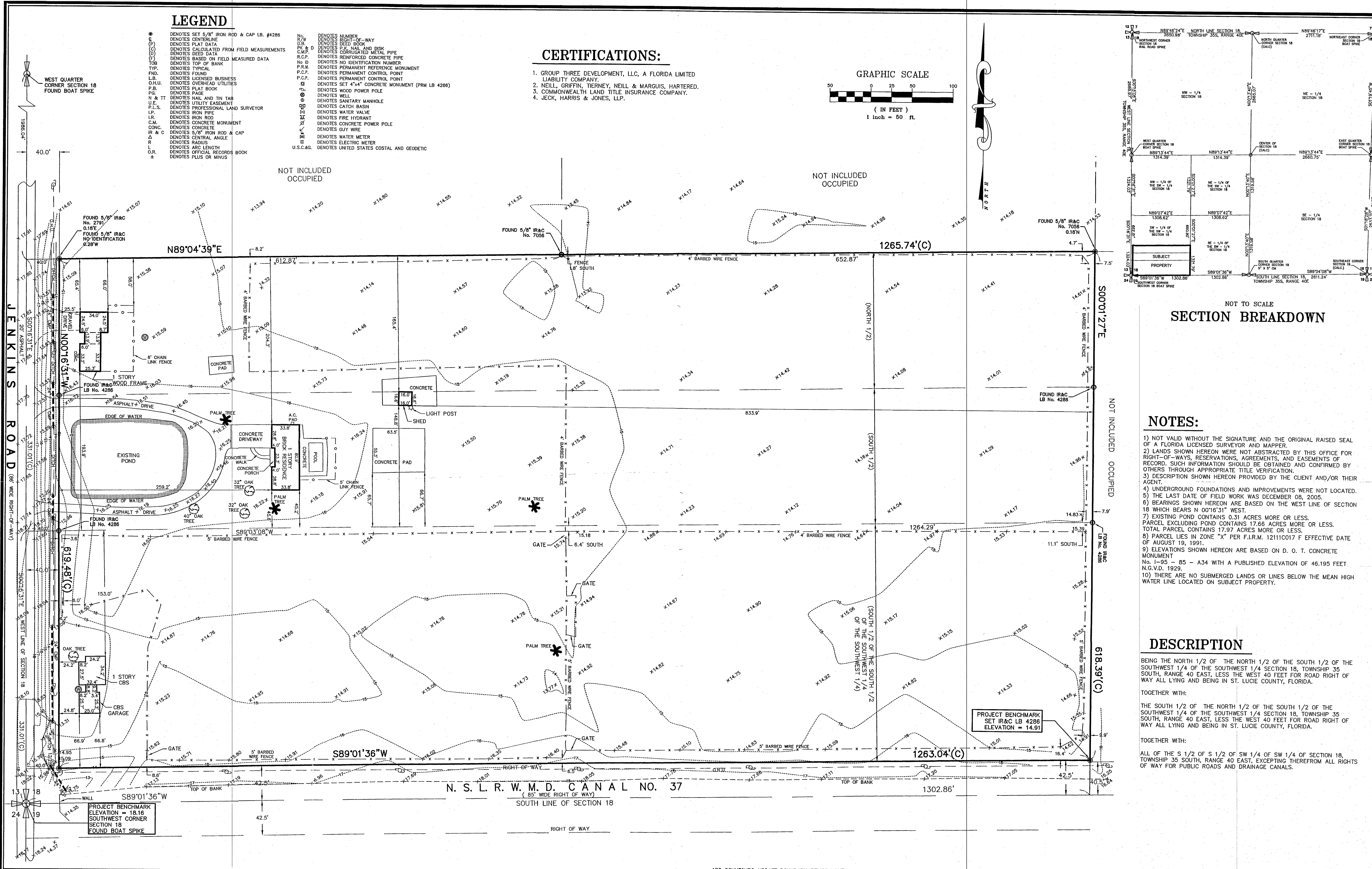
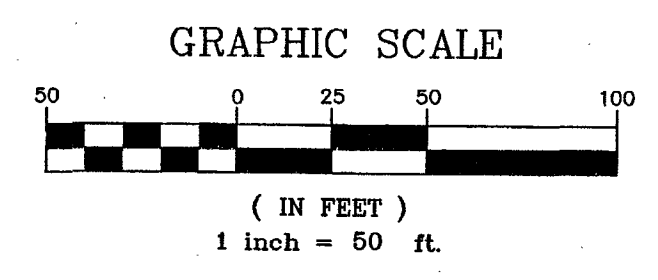
UNIT "C40K" LAYOUT	DATE:	C40K
PROJECT:	SHEET NUMBER:	

LEGEND

- DENOTES SET 5/8" IRON ROD & CAP LB. #4286
- DENOTES CENTERLINE
- (P) DENOTES PLAT DATA
- (C) DENOTES CALCULATED FROM FIELD MEASUREMENTS
- (D) DENOTES DEED DATA
- (M) DENOTES BASED ON FIELD MEASURED DATA
- TYP. DENOTES TYPICAL
- F.N.D. DENOTES FOUND
- L.B. DENOTES LICENSED BUSINESS
- O.H.U. DENOTES OVERHEAD UTILITIES
- P.B. DENOTES PLAT BOOK
- P.G. DENOTES PAGE
- N & TT DENOTES NAIL AND TIN TAB
- U.E. DENOTES UTILITY EASEMENT
- P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
- L.P. DENOTES LICENSED PROFESSIONAL LAND SURVEYOR
- I.R. DENOTES IRON ROD
- C.M. DENOTES CONCRETE MONUMENT
- CONC. DENOTES CONCRETE
- IR & C DENOTES 5/8" IRON ROD & CAP
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- O.R. DENOTES OFFICIAL RECORDS BOOK
- ± DENOTES PLUS OR MINUS
- No. DENOTES NUMBER
- R/W DENOTES RIGHT-OF-WAY
- D.W. DENOTES DEED BOOK
- P.W. & D DENOTES PLAT AND DISK
- C.M.P. DENOTES CORRUGATED METAL PIPE
- R.C.P. DENOTES REINFORCED CONCRETE PIPE
- No. I.D. DENOTES NO IDENTIFICATION NUMBER
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- P.C.P. DENOTES PERMANENT CONTROL POINT
- CONC. DENOTES CONCRETE MONUMENT (PRM LB 4286)
- W.P. DENOTES WOOD POWER POLE
- W. DENOTES WELL
- SM DENOTES SANITARY MANHOLE
- CB DENOTES CATCH BASIN
- W.V. DENOTES WATER VALVE
- F.H. DENOTES FIRE HYDRANT
- CONC. P. DENOTES CONCRETE POWER POLE
- W.M. DENOTES WATER METER
- E.M. DENOTES ELECTRIC METER
- U.S.C. & G. DENOTES UNITED STATES COSTAL AND GEODETIC

CERTIFICATIONS:

1. GROUP THREE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
2. NEILL, GRIFFIN, TIERNEY, NEILL & MARGUIS, HARTERED.
3. COMMONWEALTH LAND TITLE INSURANCE COMPANY.
4. JECK, HARRIS & JONES, LLP.



NOT TO SCALE SECTION BREAKDOWN

NOTES:

- 1) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, RESERVATIONS, AGREEMENTS, AND EASEMENTS OF RECORD. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
- 3) DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT.
- 4) UNDERGROUND FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED.
- 5) THE LAST DATE OF FIELD WORK WAS DECEMBER 08, 2005.
- 6) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 18 WHICH BEARS N 0°16'31" WEST.
- 7) EXISTING POND CONTAINS 0.31 ACRES MORE OR LESS. PARCEL EXCLUDING POND CONTAINS 17.66 ACRES MORE OR LESS. TOTAL PARCEL CONTAINS 17.97 ACRES MORE OR LESS.
- 8) PARCEL LIES IN ZONE "X" PER F.I.R.M. 12111C017 F EFFECTIVE DATE OF AUGUST 19, 1991.
- 9) ELEVATIONS SHOWN HEREON ARE BASED ON D. O. T. CONCRETE MONUMENT No. 1-95 - 85 - A34 WITH A PUBLISHED ELEVATION OF 46.195 FEET N.G.V.D. 1929.
- 10) THERE ARE NO SUBMERGED LANDS OR LINES BELOW THE MEAN HIGH WATER LINE LOCATED ON SUBJECT PROPERTY.

DESCRIPTION

BEING THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 40 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 40 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF THE S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

Michael T. Owen
MICHAEL T. OWEN, P.S.M. FLORIDA CERTIFICATE NO. 5556

A. H. Jones
SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
05-121.MAF2	

CULPEPPER & TERPENING, INC.
CERTIFICATION No. LB 4286

CONSULTING ENGINEERS & LAND SURVEYORS
2880 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
(772)-464-3537

- REVISIONS -		BY	DATE
UPDATED NOTES AND RESCALE SURVEY		R.D.	3-27-06
UPDATED ACREAGE AND ADD CERTIFICATIONS		R.D.	3-13-06
UPDATED BOUNDARY SURVEY		R.D.	1-11-06
UPDATED TREE SURVEY		R.D.	1-10-06
ADD TOPOGRAPHIC SURVEY AND TREES		R.D.	12-9-05
UPDATED BOUNDARY SURVEY		R.D.	12-9-05

BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR:
SUMMERWIND TOWNHOMES AT FORT PIERCE

DATE: 08-04-2005
HORIZ. SCALE: 1" = 50'
VERT. SCALE: N/A
JOB No. 05-121
SHEET 1 of 1