

Pre-Application Meeting

Pre-application meetings are scheduled for Wednesday afternoons each week at 2:00 PM and 3:00 PM and must be scheduled a minimum of one week in advance. The meetings are typically held in the 2nd Floor Conference Room of City Hall. The applicant or property owner is required to attend; 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

Proposed Use of the Property: Residential

Preferred Date and Time of Meeting: As soon as possible

Property address or location

Vacant

Parcel ID(s)

2412-501-0002-000-3

Property Owner(s) Name

11765663 Canada Inc/135058 Canada Inc/2542-3716 Quebec Inc

Applicant/Representative, Company

Stephen Cooper, P.E. & Associates, Inc

Street Address

4420 Cote-de-Liesse Rd Ste 200

Street Address

7450 South Federal Highway

City

Mount Royal,

State

QC

Zip

H4N 2P7

City

PSL

State

FL

Zip

34952

Phone Number

(514)924-8553

Phone Number

772-336-2933

Email Address

JGreenberg@bakertilly.ca

Email Address

scooper@scpeinc.com

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

Property Owner's Signature

Ben Greenberg *Stephen Cooper*

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.

1.25 Acre Proposed Multifamily

Project Description: The proposed plan includes construction of 10 residential townhome products on the 1.25 acre parcel. Access to be via 10 proposed driveway connections to the adjacent local roads.

Based on the preliminary plan, each townhome will have their own pool (amenity).

Water/Sewer would be via connection to available public water and sewer mains adjacent to the site. Details of these connections would be determined at time of construction plans review.

Drainage would be provide via onsite dry retention area(s) designed to address both State and City of Ft. Pierce storm water management criteria for such a development. Project would qualify for a FDEP 10/2 Stormwater GP (verses a SFWMD ERP). Details of the retention system would be provided at time of construction plans review.

Traffic – Based on ITE 10th Edition (Code 220 MF Low Rise) , the proposed 10 townhomes is predicted to generate 73 Average Daily Trips (ADT), with 7 PM Peak Hour Trips (4 inbound/3 outbound)

Solid Waste – The proposed residential project would get trash pickup via curbside.



Advanced Restoration Ecology

2412-501-0002-000-3

St Lucie County, FL

Environmental Assessment

Prepared For:
The Keys Company

Prepared By:
Drew Gatewood, MS, PWS
2593 NE Roberta St
Jensen Beach, FL 34957
772-242-7200
813-784-8891

©ARE, Inc. February 2022

The environmental assessment report below has been compiled in accordance with the St Lucie County Development Review Division and provisions set forth by the state of Florida. The parcel is listed by the St Lucie County Property Appraiser as Parcel ID number 2412-501-0002-000-3 and is a total of 1.252 acres. The property is located on 1521 S Ocean Dr Fort Pierce, FL. The following report describes the findings of our recent on-site review and database research as it pertains to St Lucie County and the State of Florida.

LAND USE RECORDS

The St Lucie County Property Appraiser's Report lists this property as 0000 Vacant Residential.

SOIL COMPOSITION:

Based on a review of the United State Department of Agriculture's Web Soil Survey database the site's soils are comprised of the following:

Canaveral Sand, 0 to 5% slope – This soil is typically found bordering sloughs and mangrove areas. It is variant in that it is somewhat poorly drained to moderately well drained. Typical vegetation includes saw palmetto, cabbage palm, and magnolia bay trees.

WILDLIFE EVALUATION:

On February 25, 2022, ARE conducted pedestrian transects across 100% of property looking for local, state and federally listed or endangered species present on the site. This survey primarily focused on the presence of gopher tortoise burrows or recent activity. During the pedestrian transects of the property, no gopher tortoise activity was observed on site, nor were any other listed plant or animal species were observed on site during the site visit.

NATIVE HABITAT

The site investigation conducted by ARE, Inc. did not find native habitat on the site. The site has been cleared and consists of open land. Species observed during the site reconnaissance included the following:

Cabbage palm (*Sabal palmetto*)

Bahia Grass (*Paspalum notatum*)

WETLAND DELINEATION:

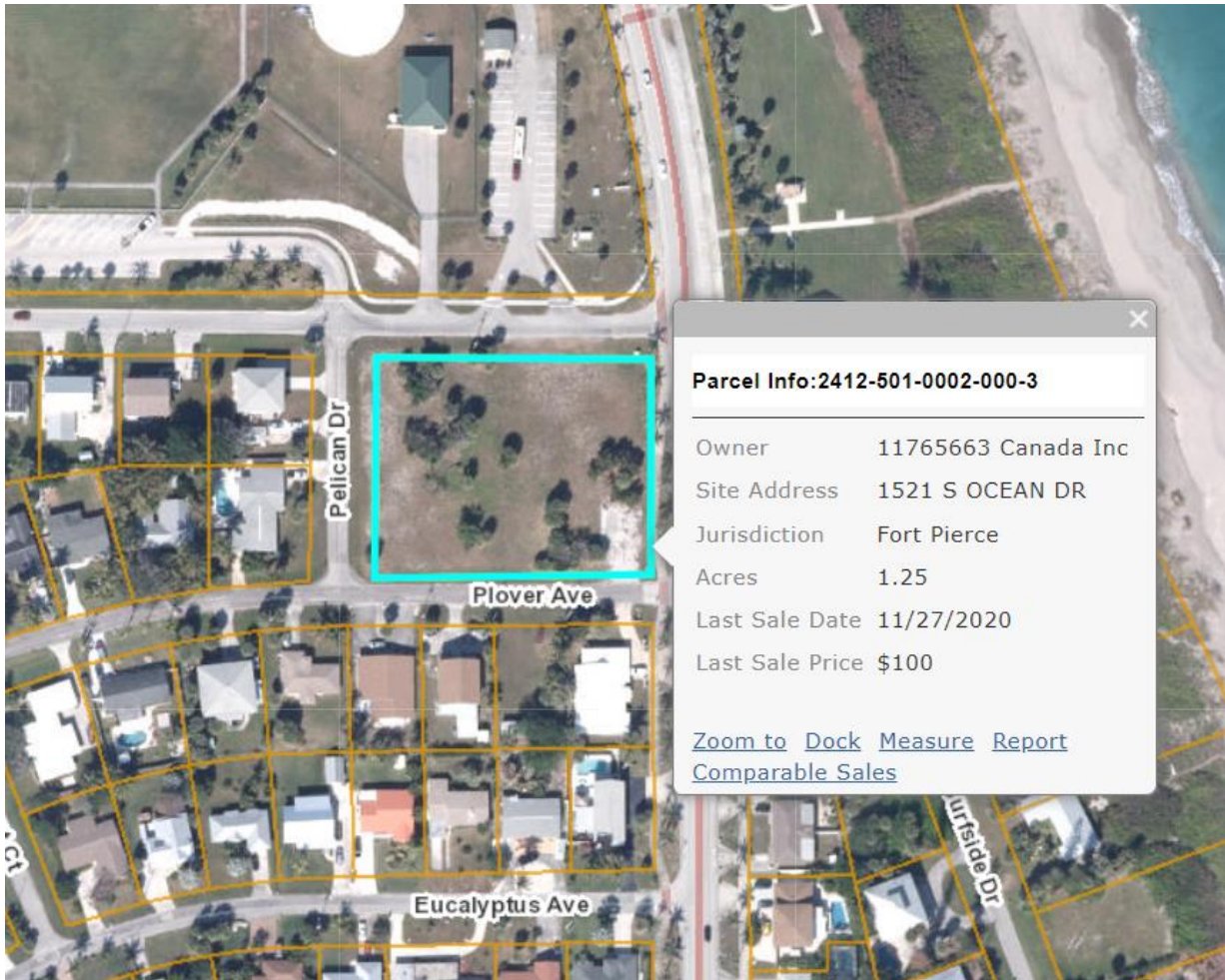
Based on the State definition of a wetland in 62-340 FAC, there are three components: hydric soils, wetland plants, and hydrologic indicators. These factors listed were not present during the site investigation. ARE concludes this property does not include state and federally jurisdictional wetlands on site in its current configuration.

COUNTY REQUIREMENTS

The County will require proof of a completed gopher tortoise survey by a licensed agent. Please submit this document with any applications to use as the needed verification of a 100% gopher tortoise survey has been completed on the site. Per FWC regulations a gopher tortoise survey is good for 90 days, and any clearing must have a valid survey prior to commencement. The County will not authorize/issue any permitting without a current gopher tortoise survey.

CONCLUSION:

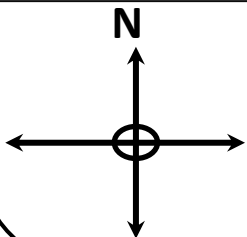
Based on County requirements, ARE, Inc. conducted a site investigation throughout the property to survey for the presence of any listed plant or animal species. Gopher Tortoise burrows were not observed on site, and no other State or Federally listed species were observed on the property during the site visit. A 100% gopher tortoise survey of the property was conducted and completed by an FWC licensed gopher tortoise agent during the site investigation. Native habitat was not determined to be on site. It is the professional opinion of ARE, Inc. that there are no State or Federally jurisdictional wetlands on the site as the site's characteristics do not meet the minimum thresholds required for wetland classification.



2/25/2022

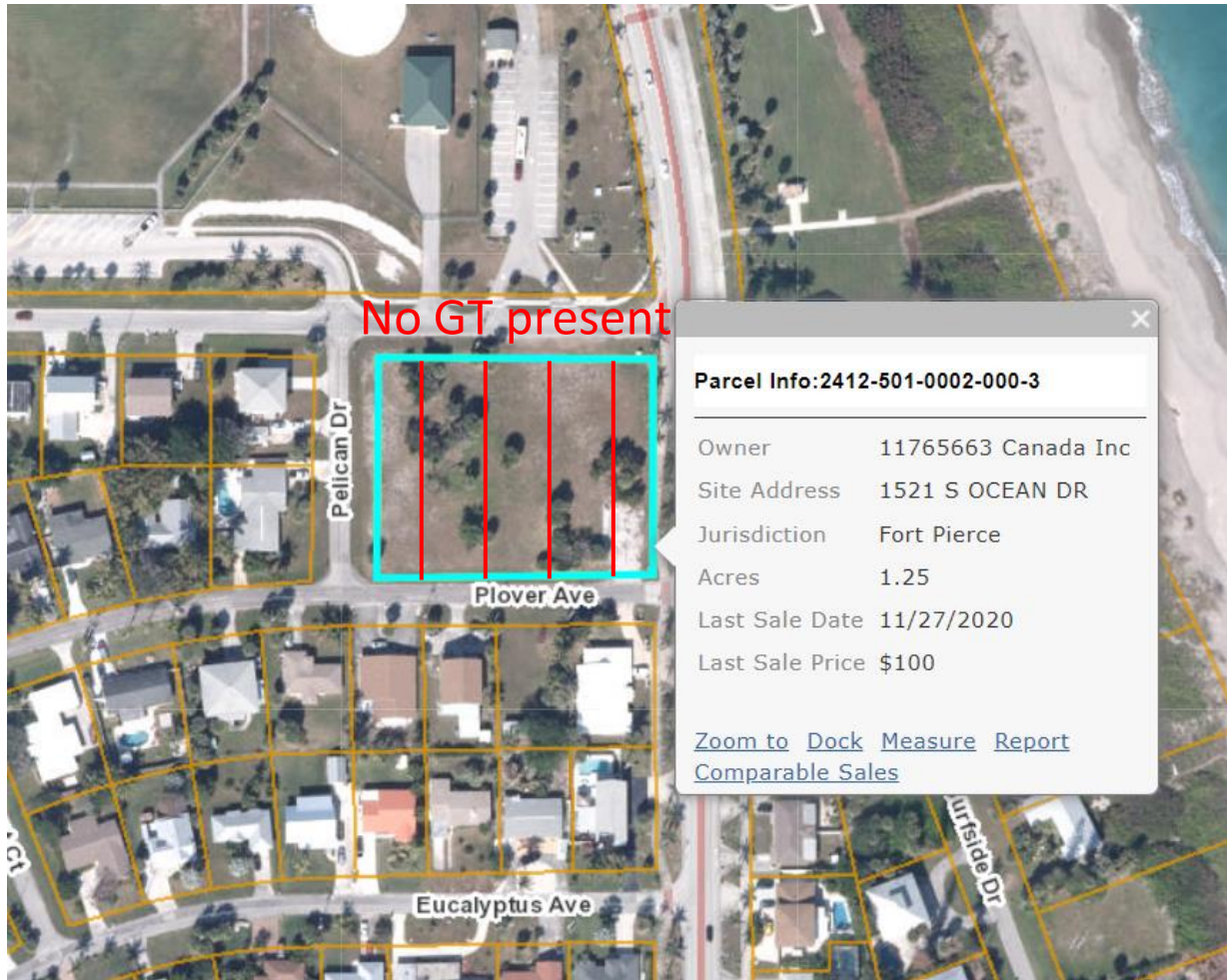
Location Map

Map Source: St. Lucie County



**1521 S Ocean Dr
Fort Pierce, FL**

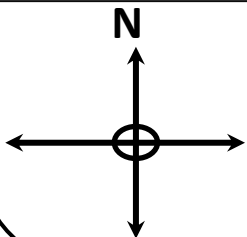




2/25/2022

Species Survey Map

Map Source: St. Lucie County



**1521 S Ocean Dr
Fort Pierce, FL**



Estimated Acreages

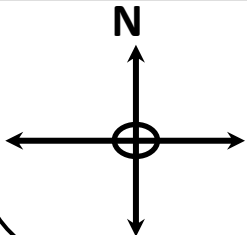
190 Open Land - 1.252



2/25/2022

FLUCCS

Map Source: St. Lucie County



**1521 S Ocean Dr
Fort Pierce, FL**



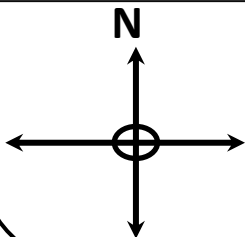


Tree No.	Size	Species
1	112'	Cabbage
2	28"	Live Oak
3	312"	Live Oak
4	410"	Strangler Cluster
5	514'	Cabbage
6	612'	Cabbage
7	712'	Cabbage
8	813'	Cabbage
9	912'	Cabbage
10	105"	Live Oak
11	1112'	Cabbage
12	126"	Live Oak
13	1315"	Live Oak Dbl
14	148"	Live Oak
15	1513"	Live Oak
16	1610"	Live Oak
17	1715'	Cabbage
18	1816'	Cabbage
19	1914'	Cabbage
20	2013'	Cabbage
21	2118"	Strangler Cluster
22	2213'	Cabbage
23	237"	Strangler Cluster
24	2413'	Cabbage
25	2517'	Cabbage
26	2613'	Cabbage
27	2714'	Cabbage
28	2817'	Cabbage
29	2914'	Cabbage
30	3013'	Cabbage
31	3116"	Seagrape Cluster
32	3220"	Seagrape Cluster
33	3322"	Seagrape Cluster

2/25/2022


Tree Survey Map

Map Source: St. Lucie County



**1521 S Ocean Dr
Fort Pierce, FL**



St. Lucie County, Florida (FL111) 

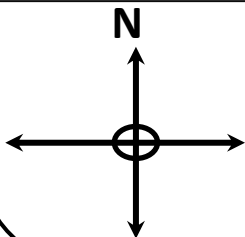
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10	Canaveral fine sand, 0 to 5 percent slopes	1.3	100.0%
Totals for Area of Interest		1.3	100.0%



2/25/2022

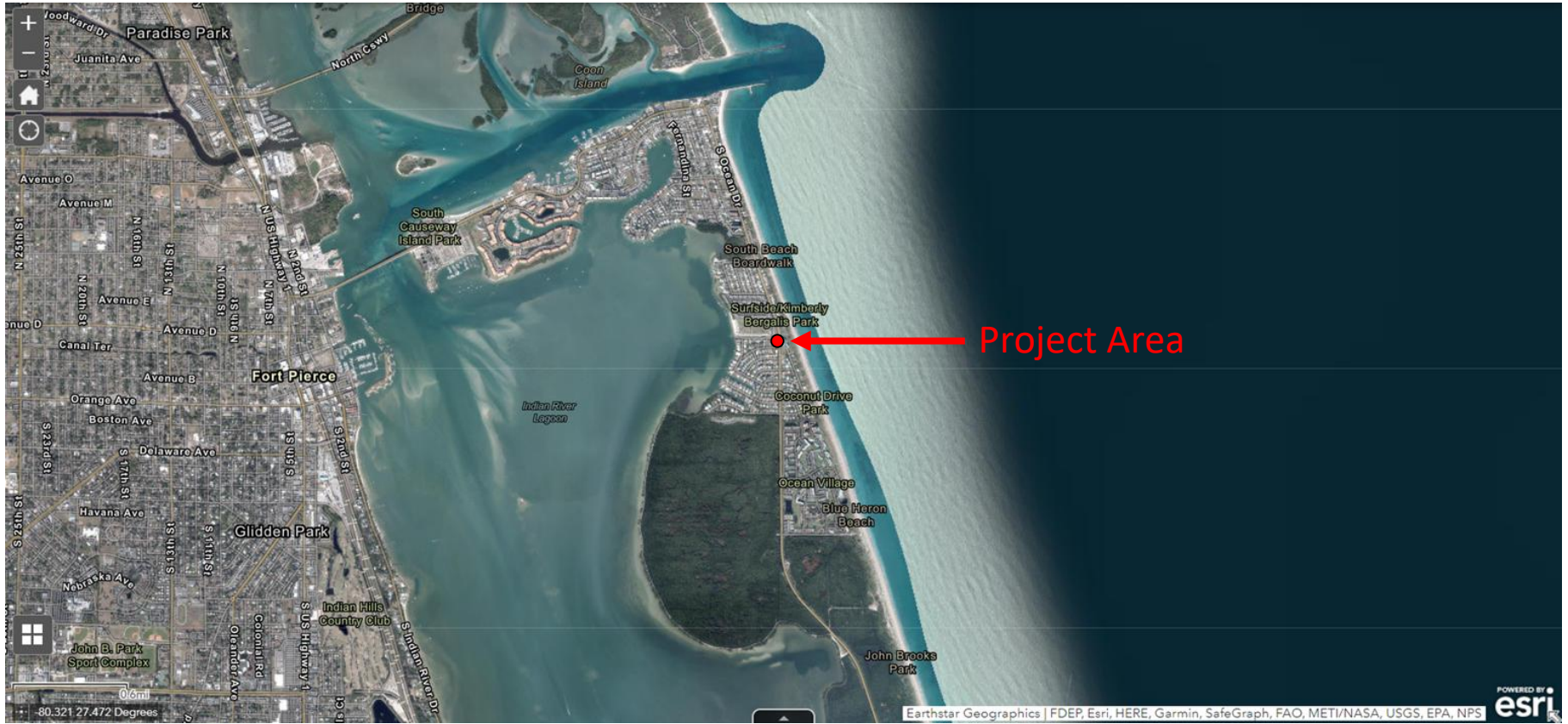
Soil Map

Map Source: Web Soil



**1521 S Ocean Dr
Fort Pierce, FL**

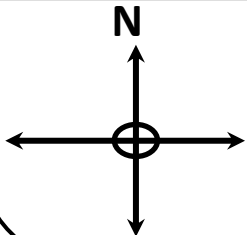




2/25/2022

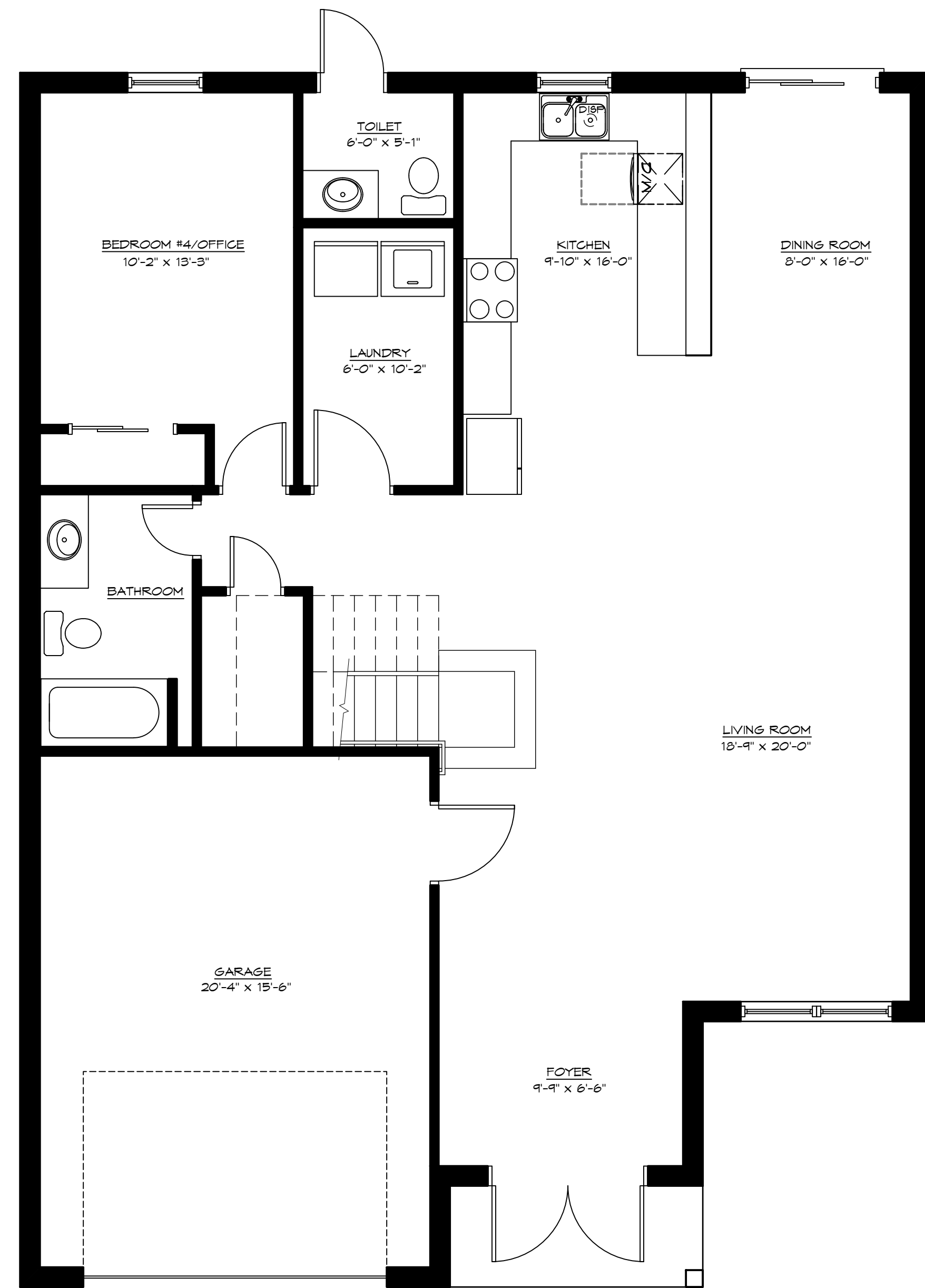
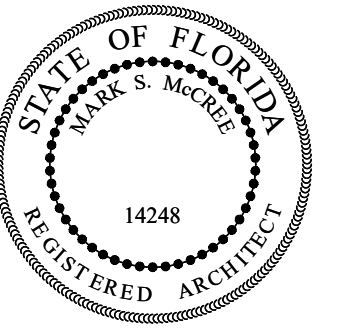
Eagle Map

Map Source: FWC



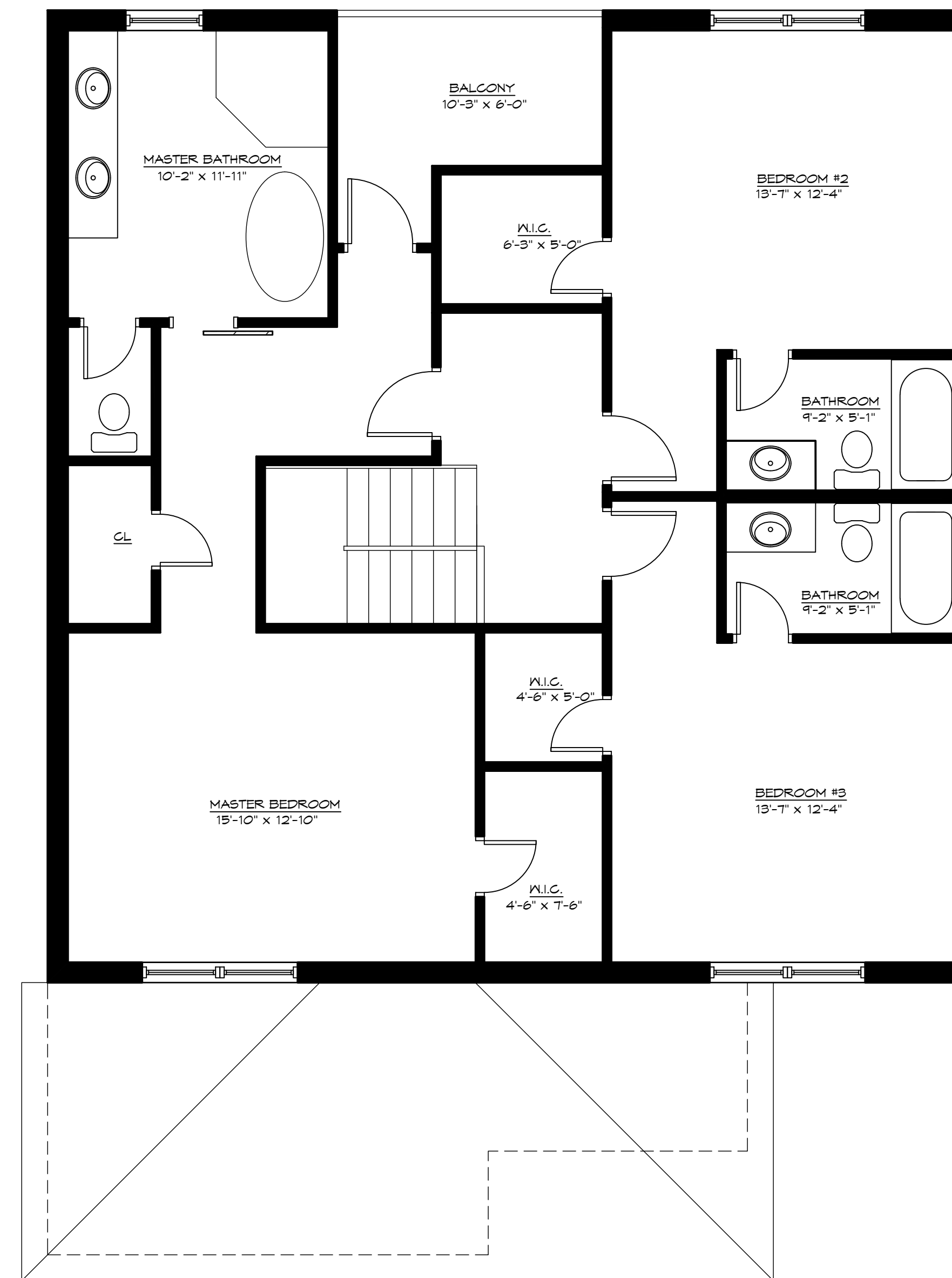
**1521 S Ocean Dr
Fort Pierce, FL**





FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



CONCEPTUAL FRONT ELEVATION

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

PROJECT
DOCUMENT DATE: 03.16.2022
REVISIONS:
A MULTI FAMILY RESIDENTIAL DEVELOPMENT FOR:
1521 SOUTH OCEAN DRIVE
FORT PIERCE, FLORIDA

SHEET TITLE:
CONCEPTUAL FLOOR PLANS
SHEET NUMBER:

A-1

UNDIVIDED
SURFSIDE UNIT 1
FT PIERCE CITY OF
ZONED: OS-1
FUTURE: COS

FND RAILROAD
SPIKE 0.15'S,
0.11'E

LARRY AULICK
KATHY J AULICK
ZONED: R-4A
FUTURE Z: HIR
LOT 10
BLOCK 2

DAN L NEFF
CORINNE M IANNELLO-NEFF
ZONED: R-4A
FUTURE Z: HIR
LOT 11
BLOCK 2

SITE BENCHMARK
PLANNED "NAI DISK"
ELEV= 4.15 NAVD 1988

FND RAILROAD
SPIKE 0.24'S,
0.05'E

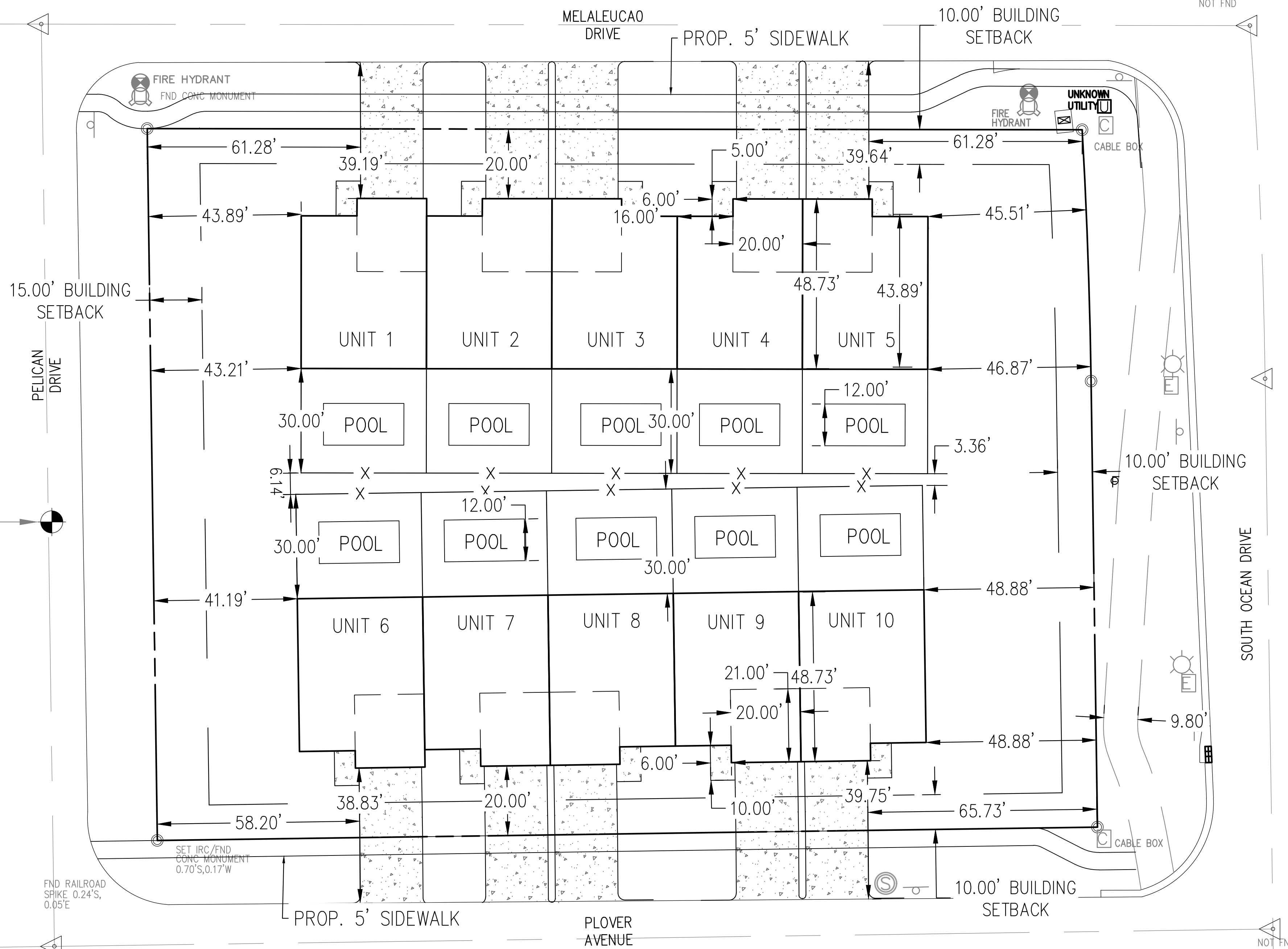
STEPHEN J WILK (TR)
SANDRA J WILK (TR)
ZONED: R-4A
FUTURE Z: HIR
LOT 4
BLOCK 5

DIANA ALVAREZ
BARTOLO ALVAREZ (TR)
ROSEMARY BUTLER-ALVAREZ (TR)
ZONED: R-4A
FUTURE Z: HIR
LOT 5
BLOCK 5

CORLISS Y PHILLIPS
ZONED: R-4A
FUTURE Z: HIR
LOT 5
BLOCK 5

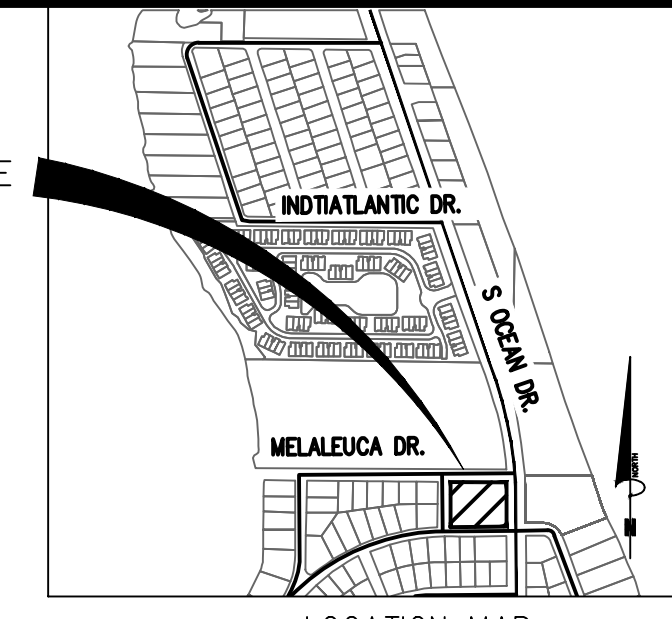
SUSAN YUSHKO
ZONED: R-4A
FUTURE Z: HIR
LOT 7
BLOCK 5

SUSAN YUSHKO
ZONED: R-4A
FUTURE Z: HIR
LOT 8
BLOCK 5



SITE DATA

SITE ADDRESS - 1521 S OCEAN DR
OWNER: 11765663 CANADA INC, 135058 C
ANADA INC, 136681 CANADA INC
OWNER ADDRESS: 4420 COTE-DE-LIESSE RD STE 200
MOUNT ROYAL, QC H4N 2P7
CANADA
SITE ADDRESS - 1521 S OCEAN DR
COUNTY-FORT PIERCE
LEGAL DESCRIPTION: UNDIVIDED TRACT IN BLOCK
1 OF SURFSIDE UNIT ONE, ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK
10, PAGE 17, OF THE PUBLIC RECORDS OF ST.
LUCIE COUNTY, FLORIDA.



1 PARCEL NO.: 2412-501-0002-000-3
SEC/TOWN/RANGE - 12/35S/40E
EXISTING ZONING - R4-A
FUTURE LAND USE - HIR
FLOOD ZONE "X"
PANEL NO.: 12111C0183 K

PROPOSED BUILDING

UNITS: 10

BUILDING SETBACKS

FRONT REQUIRED = 10'
PROPOSED = 45.51'
SIDE REQUIRED = 10'
PROPOSED = 20'
REAR REQUIRED = 15'
PROPOSED = 41.19'

MAX BUILDING HEIGHT = 45'
PROPOSED = 45'

PARKING CALCULATION

2 SPACES PER DEWELLING
10 DEWELLING X 2 SPACES = 20
REQUIRED: 20
PROPOSED: 20 2 CAR GARAGES

NORA M CANDELA (TR)
ZONED: R-4A
FUTURE Z: HIR
LOT 8
BLOCK 5

TOTAL SITE DATA

TOTAL SITE AREA	=	54,654.63 S.F.	=	1.25 ACRES (100%)
IMPERVIOUS AREA BREAK DOWN:				
PROPOSED BUILDING	=	16,800.00 S.F.	=	0.39 ACRES (30.74%)
PROPOSED CONCRETE	=	7,014.15 S.F.	=	0.16 ACRES (12.83%)
TOTAL IMPERVIOUS AREA	=	23,814.15 S.F.	=	0.55 ACRES (43.57%)
TOTAL PERVIOUS AREA	=	30,840.48 S.F.	=	0.71 ACRES (56.57%)

NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

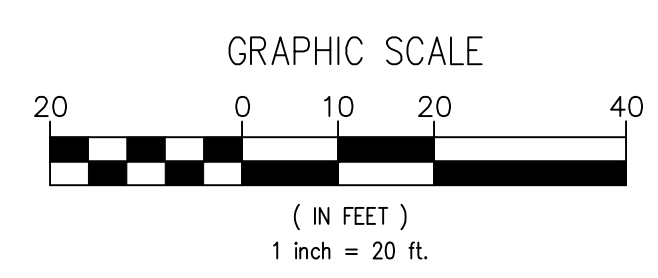
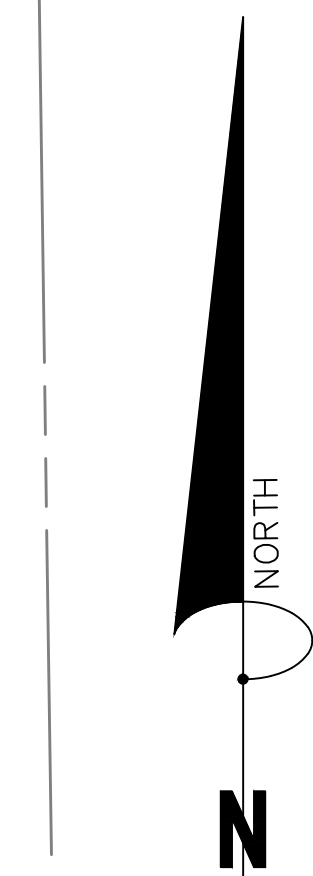
STEPHEN COOPER, P.E.
& ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel: 1-772-336-2933
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00088658

SCOPE

**MULTIFAMILY
RESIDENTIAL**

STATE OF FLORIDA
CITY OF FORT PIERCE

DATE: FEB 2022
DRAWN BY: CCL
DESIGNED BY: SC
CHECKED BY: SC
HORZ. SCALE:
VERT. SCALE:
DRAWING NO.
JOB NO. 2022-104



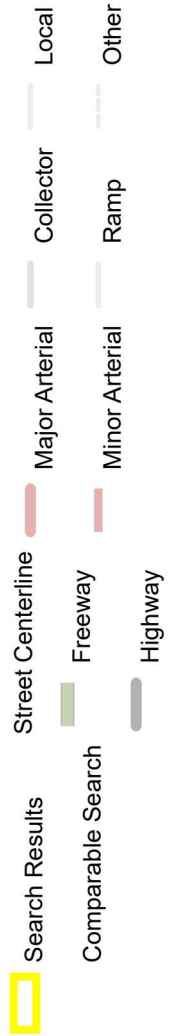
Stephen Cooper, P.E. #46557



Saint Lucie County Property Appraiser



February 8, 2022



1:2,257



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Parcel Info:2412-501-0002-000-3