THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

FROM: Planning Department

RE: Technical Review Project: #22-43900001
(PD, Site Plan & Design Review)

BOARD DATE : May 19, 2022

PD, Site Plan & Design Review – Oasis Townhomes – 901 & 1001 S. Ocean Drive

The above referenced project is being submitted for your review and comments. The applicant is requesting a site plan and design review for a proposed 52-unit townhome development. The subject properties are located at 901 and 1001 S. Ocean Drive.

The subject parcel has a Future Land Use designation of Hutchinson Island Residential (HIR) and an underlying Zoning designation of Hutchinson Island Medium Density (R-4A). The applicant is requesting a rezoning to a Planned Development (PD) with an underlying R-4A.

Please send all comments to planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department.

If you have comments, please respond prior to Tuesday, May 17, 2022.

If you have any questions, please contact the Planning Department at 772-467-3737.

Thank You

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 901 + 1001 S OCEAN BLVD

Parcel ID #(s): 2401-412-0004-000-0 + 2401-412-0005-000-7

Project description: TOWNHOME COMMUNITY

Application Type

☒ Site Plan ☐ Conditional Use w/New Construction ☐ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 22,821 SF Site Acreage: 0.387

Residential: Proposed Units: 52 Proposed Sq. Ft.: 169,112 SF Site Acreage: 6.875

Oasis Townhouses LLC
Property Owner(s)

1722 Sheridan Street #374
Street Address

Hollywood FL 33020
City State Zip

786-413-4667
Phone Number

s@eastcoastrealtyusa.com
Email Address

(Architect) Patrick Soares
Applicant/Representative, Title, Company

1650 NE 26th St, Suite 208
Street Address

Wilton Manors FL 33305
City State Zip

561-603-8395
Phone Number

STUDIO@FIELDAGENCY.DESIGN
Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-

Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- [✔] Complete application
- [✔] Warranty Deed
- [✔] SLC Property Record Card
- [✔] Detailed project description
- [✔] General location map (see Section 125-313)
- [✔] Survey (see Section 125-313)
- [X] Site Plan (see Section 125-313)
- [✔] Landscaping Plan (see Section 123-37)
- [✔] Conceptual Drainage Plan (see Section 125-313)
- [✔] Environmental Impact Report
- [✔] Beach/Dune System protection plan, if applicable (see Section 125-313)
- [✔] Lighting Plan (see Section 125-313)
- [✔] Design Review submittals (see Design Review application)
- [✔] Traffic Impact Report
- [✔] Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 901 and 1001 S OCEAN DR

Parcel ID #(s) 2401-412-0004-000-0 AND 2401-412-0005-000-7

Project description 52 UNIT TOWNHOME COMMUNITY

Oasis Townhouses LLC	(ARCHITECT) PATRICK O. SOARES
Property Owner(s)	**Applicant/Representative, Title, Company**
1722 Sheridan St. #374	1650 NE 26TH ST., SUITE 208
Street Address	Street Address
Hollywood FL 33020	WILTON MANORS FL 33305
City State Zip	City State Zip
786-413-4667	561-603-8395
Phone Number	Phone Number
s@eastcoastrealtyusa.com	studio@fieldagency.design
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

Design Review Application Checklist
(City Code of Ordinances 125-314)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 125-313.
c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

Samuel A. Block°
sblock@blockscarpa.com
Ryan C. Scarpa*
rscarpa@blockscarpa.com
Beckett C. Horner‡
bhorner@blockscarpa.com
Michael G. Kissner, Jr.
mkissner@blockscarpa.com
K. Shayda Kayhani[4]
kskayhani@blockscarpa.com
Lance D. Clouse•
lclouse@blockscarpa.com
Mario G. Menocal
mmenocal@blockscarpa.com
Mary Kate Clem
mkclem@blockscarpa.com
Shannah E. Pilson
spilson@blockscarpa.com
Peter J. Sweeney, Jr.ʸˣ
psweeney@blockscarpa.com
Savannah Unruh
sunruh@blockscarpa.com
Eric S. Eber
eeber@blockscarpa.com
Jennifer D. Cockcroft [4x]
jcockcroft@blockscarpa.com
Michael O'Haire°
mohaire@blockscarpa.com
Robin A. Blanton°
rblanton@blockscarpa.com
Ronald S. Kaniuk*°[2]†
rskaniuk@blockscarpa.com

°Of Counsel
‡LL.M. in Taxation
†LL.M in Bankruptcy
•Board Certified in Condominium and Planned Development Law
ʸ Board Certified in Construction Law
ˣ Board Certified in City, County & Local Government Law

*Also licensed to practice in NJ
[2]Also licensed to practice in NY
[4]Also licensed to practice in GA

www.BlockScarpa.com

Vero Beach Office:
601 21st Street, Suite 401
Vero Beach, FL 32960
(772) 794-1918
Fax: (772) 567-4477

Orlando Office:
605 E. Robinson St., Suite 130
Orlando, FL 32801
(407) 440-2100

Fort Lauderdale Office:
401 E. Las Olas Blvd., 14th Floor
Fort Lauderdale, FL 33301
(954) 332-2467

Stuart Office:
1 SE Ocean Blvd., Suite 9
Stuart, FL 34994

Block & Scarpa
Attorneys at Law
REAL ESTATE ♦ TRUSTS & ESTATES ♦ CIVIL LITIGATION ♦ CONDO/HOA

April 29, 2022

SENT VIA EMAIL:
STUDIO@FIELDAGENCY.DESIGN
FIELDAGENCY.DESIGN

Re: Project Description Narrative Oasis Townhomes
Parcel ID Numbers: 2401-412-004-000-0 + 2401-412-005-000-7

To whom it may concern,

This narrative is provided pursuant to City of Fort Pierce Section Sec. 125-212. - Planned Development Zone (PD):

a. *Project narrative; a statement describing the planned development.* This statement should include a description of the character of the proposed development as it relates to the development objectives of the city and the city's comprehensive plan as well as the applicant's intentions with regard to the future selling or leasing of all or portions of the planned development, such as land areas and dwelling units.

The proposed project: Oasis Townhomes, consists of approximately 6.875 acres. For the purposes of this narrative, we have proposed a Medium Density Residential development project that in total includes twelve residential buildings. The buildings are subdivided as follows: 1 building with 2 dwelling units, 5 buildings with 4 dwelling units, and 6 buildings with 5 dwelling units. The site will have a shared driveway between buildings. Each dwelling unit will have vehicular and pedestrian access that will lead to each of the units.

The client's concept design is a modern contemporary design 2-3 story dwelling which will not exceed the LDC maximum limitation of forty-five (45) feet in height. The design provides for an in-law suite on the ground floor, an open common area plan for the kitchen/living/dining, and 3 bedrooms on the third floor. The client is also proposing a modern contemporary 2 story dwelling with kitchen/living/dining on the ground floor and 3 bedrooms on the second floor. Each unit will have private patios and a proposed fence around yards. The developer will provide a beautifully landscaped site to meet all landscaping requirements. To accommodate solid waste, yard waste, and recycling requirements, the client is proposing a designated area inside the garage for containers which will meet the requirements of the City's Code of Ordinances. The units are intended to be sold, not leased.

In this instance, we believe that there is a need for this proposed future land use map

amendment in order to change the zoning and land use to PD/RA4 which will result in an orderly and logical development pattern and allow for maximum flexibility, which is the established intent for PD Districts.

The project and property are appropriately suited for the PD/RA4 zoning and land use designations. The amendments are consistent with Comprehensive Plan in the utilization of PD Districts for future development and allowance of maximum flexibility in developments of this nature.

As seen below and in the application, the future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands. Exhibit 2 identifies future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation. Surrounding properties consist of: Medium Density or Low Density Land Use - R-4A or R-4 or R-2 or R-1. [See Exhibit 2.]

The proposed future land use and zoning are as below:

	Existing Use	Future Land Use	Zoning
North	VACANT LAND	TOWNHOMES - PD	R-4A (Hutchinson Island Medium Density - South Beach Overlay District
South	VACANT LAND	TOWNHOMES - PD	R-4A (Hutchinson Island Medium Density - South Beach Overlay District
East	VACANT LAND	TOWNHOMES - PD	R-4A (Hutchinson Island Medium Density - South Beach Overlay District
West	VACANT LAND	TOWNHOMES - PD	R-4A (Hutchinson Island Medium Density - South Beach Overlay District

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	VACANT LAND	R-4A - SOUTH BEACH OVERLAY	0	6.875	AE
Proposed	TOWNHOME COMMUNITY	PD-PLANNED DEVELOPMENT	8	6.875	N/A

As provided by the City of Fort Pierce's LDC, a PD District is designed to promote flexibility of design and permit planned diversification of development to allow for a mix of uses and structures. It is believed that this is the most appropriate zoning for this project and accompanying land use of R-4A (Hutchinson Island Medium Density – South Beach Overlay District. [Full code reference provided in Exhibit1.]

Sec. 125-212. - Planned Development Zone (PD).

(a) *Purpose*. The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote

flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:

(1) Provide for the planning, review and approval of one or a combination of residential, commercial, public and industrial land uses not otherwise allowed under general zoning districts.

(2) Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.

(3) Allow flexibility through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.

(4) Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.

(5) Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.

(6) Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment while preserving onsite natural elements and cultural resources.

(7) Promote flexibility and efficiency in site design for more desirable living and working environments.

(8) Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.

(9) Permit site specific requirements based on the unique characteristics of the individual site.

(10) Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.

(11) The terms Planned Development (PD) and Planned Unit Development (PUD) are deemed synonymous and may be used interchangeably throughout this Code of Ordinances.

We believe this in an appropriate request under the Code of Ordinances of the City of Fort Pierce and respectfully request your consideration and approval of the requested zoning and land use amendments.

Sincerely,

Jennifer D. Cockcroft, Esq. B.C.S.

ATTACHMENTS:
EXHIBIT 1 - City of Fort Pierce Code of Ordinances, *Sec. 125-212. - Planned Development Zone (PD).*

EXHIIBT 2 - Future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation

EXHIBIT 1:

Sec. 125-212. - Planned Development Zone (PD).

(a) *Purpose*. The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:

(1) Provide for the planning, review and approval of one or a combination of residential, commercial, public and industrial land uses not otherwise allowed under general zoning districts.

(2) Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.

(3) Allow flexibility through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.

(4) Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.

(5) Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.

(6) Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment while preserving onsite natural elements and cultural resources.

(7) Promote flexibility and efficiency in site design for more desirable living and working environments.

(8) Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.

(9) Permit site specific requirements based on the unique characteristics of the individual site.

(10) Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.

(11) The terms Planned Development (PD) and Planned Unit Development (PUD) are deemed synonymous and may be used interchangeably throughout this Code of Ordinances.

(b) *General standards for approval*. The Planned Development (PD) district is designed to allow an applicant to submit a proposal for consideration, for any use or any mixture of uses, The approval of

planned development rezoning rests with the city commission. However, no rezoning or development plan may be approved unless the following conditions are met:

(1) *Comprehensive plan consistency.* Any residential, commercial, industrial, or public land uses and structures are permitted in this district, provided the proposed development is shown to be consistent with the goals, objectives and policies of the comprehensive plan, and consistent with the future land use element, and the standards and criteria contained in the following sections, unless a corresponding amendment to the comprehensive plan is also adopted.

a. *Density.* In no event shall the density granted exceed the maximum gross density permitted under the underlying land use in the comprehensive plan.

(2) *Perimeter setbacks.* Setbacks at the perimeter of the development shall be equal to those of the abutting zoning district, except where city commission finds that alternate perimeter setbacks would be appropriate. Conditions under which alternate perimeter setbacks may be considered include, but are not limited to, the following:

a. Property in the abutting zoning district is located across a major roadway from the PD, and therefore, a reduced setback would have little or no impact on the character of the adjacent property.

b. The minimum PD perimeter setback required by this section cannot be achieved due to an exceptional narrowness, shallowness, shape, topographic condition or physical or environmental feature uniquely affecting the subject property.

c. The perimeter setback may be reduced from the required distance by providing a landscape strip in lieu of the perimeter setback, except where driveways are located, meeting these requirements:

1. The strip shall be no less than five feet wide and include at least one tree for every 200 square feet of required landscaped strip and contain a hedge of landscape material which shall be installed and maintained so as to form a 48-inch or higher, continuous, unbroken, solid, visual screen within one-year (maximum) after installation, except in clear vision areas required in section 125-308. The remainder of the required landscaped strip shall be completely covered with groundcover or grass.

2. A wall, berm, or other durable, non-wood privacy fence may be included as part of the landscape strip, but not replace it.

d. The perimeter setback may be reduced from the required distance by no more than one half if the abutting property is similar in use, and intensity or density.

(3) *Open space.* In all planned developments at least 20 percent of the site shall be devoted to open space, regardless of project size or intended use; open space shall be land devoid of any aboveground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and

facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than 30 percent of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development (A-1 and A-2 zoning).

(4) *Applicability to other code of ordinances not in conflict herein.* All building code, housing code, and other land use regulations of the city not directly in conflict herewith are applicable to the PD district.

(5) *Easements.* Easements necessary for the orderly extension and maintenance of public utilities and/or other special needs may be required as a condition of approval.

(6) *Phasing.* When provisions for phasing are included in the development plan, each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases.

(7) *Other standards.* All planned developments will comply with regulations affecting signs referred to in section 125-310 and applicable portions of the city's regulations governing subdivisions except that in case of conflict.

(8) *Additional requirements.* The city commission may also establish additional requirements which it considers necessary to ensure that a planned development conforms to the intent of this section.

(9) *Variances are not necessary.* The specific development standards of the PD district are contained in the approved development plan for each planned development which normally takes into account those matters which might otherwise be the subject of variance review by the board of adjustment.

(c) *Application requirements.* When an application is submitted to rezone property to a PD zoning district, the following items will be submitted in addition to other information submitted in accordance with section 125-132, the city's subdivision regulations or other city laws:

(1) *Written documents.*

a. *Project narrative; a statement describing the planned development.* This statement should include a description of the character of the proposed development as it relates to the development objectives of the city and the city's comprehensive plan as well as the applicant's intentions with regard to the future selling or leasing of all or portions of the planned development, such as land areas and dwelling units.

b. *Unified control and property ownership.* All land intended to be included in the planned development shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations. Material which presents firm evidence of ownership may include a copy of the recorded deed, a title policy or an opinion of title. If necessary, material which presents firm evidence of unified control, such as unity of title, on a form approved by the city, shall be submitted with the application.

c. *Phasing.* A development phasing schedule indicating:

1. The approximate date when construction of the project can be expected to begin.

2.The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.

3.A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

d. *Quantitative data for the following.* Total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of nonresidential acreage (including a separate figure for commercial and industrial acreage).

e. A list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan.

f. Agreements, provisions and covenants which govern the use, maintenance and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

(2) *Site plan.* A site plan with the following information must be submitted:

a. The existing site conditions, shorelines, flood plains, unique natural features and forest cover.

b. A landscape and irrigation plan per section 125-314.

c. Proposed lot lines and other divisions of land for management, use or allocation purposes.

d. The location, size and height of present and proposed buildings and structures.

e. The location and size of all areas proposed to be conveyed, dedicated or reserved for streets, parks, playgrounds, public and semi-public buildings and similar uses.

f. The existing and proposed vehicular circulation system, including off-street parking and loading areas.

g. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.

h.The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.

i. Information on land areas adjacent to the proposed planned development, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape.

j. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences and walls.

k. The location of existing wetlands, proposed preservation and conservation areas.

l. A statement describing any endangered or threatened species that may be located on the site and potential environmental impacts on flora and fauna.

(d) *Planned development review procedures.*

(1) *Pre-application conference.* The pre-application conference is an informal discussion between the applicant and the staff of any department that will be involved with the technical review of the proposed planned development. The applicant is encouraged to provide the following information related to the proposed development at the meeting.

a. Consistency with the adopted comprehensive plan.

b. Adequacy of utilities and other public facilities to serve the proposed development.

c. Relationship with the surrounding neighborhood.

d. Compliance concerns.

(2) *Site development plan.* Will include all information specified in this section. The procedure for reviewing the development plan is the procedure set forth in section 125-133, amendment procedures, and section 125-313, site plan review. If the proposed planned development also involves the subdividing of land which is regulated by the city, the preliminary plat should be reviewed concurrently with the development plan as specified in chapter 121. Approval of a development plan or approval of the plan with conditions shall occur concurrently with a change in zoning for the property.

(e) *Adherence to approved development plan.* Building permits for construction shall be issued only if consistent with an approved development plan. No building permit or certificate of occupancy shall be issued for a planned development except in conformity with all provisions of the approved final plan, as amended. All buildings and improvements in a particular phase need not be complete before the issuance of a certificate of occupancy for a completed building in that phase unless otherwise required by the final plan as approved.

(f) *Modification of an approved PD site plans.* Changes to approved PD site plans are either major modifications or minor modifications. A major modification shall require the approval of the city commission, while a minor modification may be done administratively by the planning director (or designee).

(1) *Modification review criteria.* Generally, additions, deletions, changes in the use, density, sequence of development or other specifications of an approved PD plan are to be viewed as a major modification. Once a determination has been made that a proposed modification constitutes a major modification, the applicant shall follow the same procedure as a new planned development request. An application for a major modification shall be filed in the planning department. Applications for a major modification of PD plans may require an updated, revised PD site development plan or portions thereof indicating the effect of the proposed change, a narrative description of the modification and reasons such a change is necessary, and additional information as required by the planning director (or designee) to adequately review the proposed modification. The following alterations shall be considered a major modification, and reapplication as a new development plan will be required:

a. Increase or decrease in intensity of use. A change of five percent or more of usable floor area, or a change of five percent or more in the number of dwelling units, or a change of five percent or more of outside land area devoted to sales, displays, or demonstrations. In no case shall the intensity or density be increased over the maximum allowed by the future land use element of the comprehensive plan.

b. Any change in the location of the parking area, or a change of ten percent or more in the number of spaces approved.

c. Structural alterations significantly affecting the basic size and form of the building as shown on the approved plan including increase in building height of more than one story or 12 feet.

d. Any reduction in the amount of open space by five percent or more, or a substantial change in the location or characteristics of open space uses.

e. Substantial changes in location or type of pedestrian or vehicular accesses or circulation.

f. Any change which would increase traffic generation by more than ten percent.

g. Any change in land use or an increase in density within 500 feet of the PD boundaries, or within 200 feet of any part of the planned development which has been constructed or sold to an owner or owners different from the applicant requesting the change.

h. Any deviation exceeding 12 inches from the setbacks, area, or dimensional standards approved as part of the site development plan.

i. A change to the buffering material that negatively impacts the surrounding neighborhood.

j. Any change in the design and/or location of the stormwater facility that negatively impacts the surrounding neighborhood.

k. Any addition or reduction to the area of a planned development.

l. Changes proposed to three or more of the criteria that do not meet the threshold individually to be considered a major modification.

m. Any change in a condition specifically required by the city commissioners as part of the planned development approval.

(2) *Minor modification.* Any modification to an approved PD plan which does not constitute a major modification shall be considered a minor modification. Generally, minor variations, extensions, alterations or modifications of proposed uses, buildings/structures or other improvements which are consistent with the purpose and intent of the approved PD plan are considered minor modifications. Upon determination that the proposed modification is a minor modification, the planning director (or designee) shall render a decision to the applicant within 15 working days after submission of a completed modification application. Applications for a modification shall include an updated, revised PD site development plan indicating the effect of the proposed change and a narrative description of the modification and the reasons why such a change is necessary.

(3) Prior to build-out of 50 percent of the land in a planned development, the property owner shall have the right to initiate any amendments to any developed or undeveloped portions of the planned development. After 50 percent or more of the land in the planned development has been built-out, the

property owner may initiate any amendments to undeveloped portions of the planned development; however, amendments to developed portions of the planned development may only be initiated by:

a. The property owner, for an amendment to the planned development which is not applicable to all developed portions of the planned development;

b. Petition by the owners of more than 50 percent of the developed property in the PD district for an amendment to the planned development applicable to all of the developed portions of the planned development; or

c. City commission, where necessary to preserve the health, safety and welfare of the property owners in the planned development.

(g) *Status of previously approved PUD (Planned Unit Development zone) plans.* Any active or completed planned development project approved prior to the adoption of this section shall continue to be governed by the approved PUD plan and any agreements, terms and conditions to which the approval may be subject, as long as the project continues to be actively under development. Any time limitations to which the approved PUD plan may be subject shall also continue to apply. However, whenever any application is made to substantially modify (see major modification), the approved PUD plan or to undertake a new development on part or all of the property, the application shall be made under the terms and procedures of the PD district.

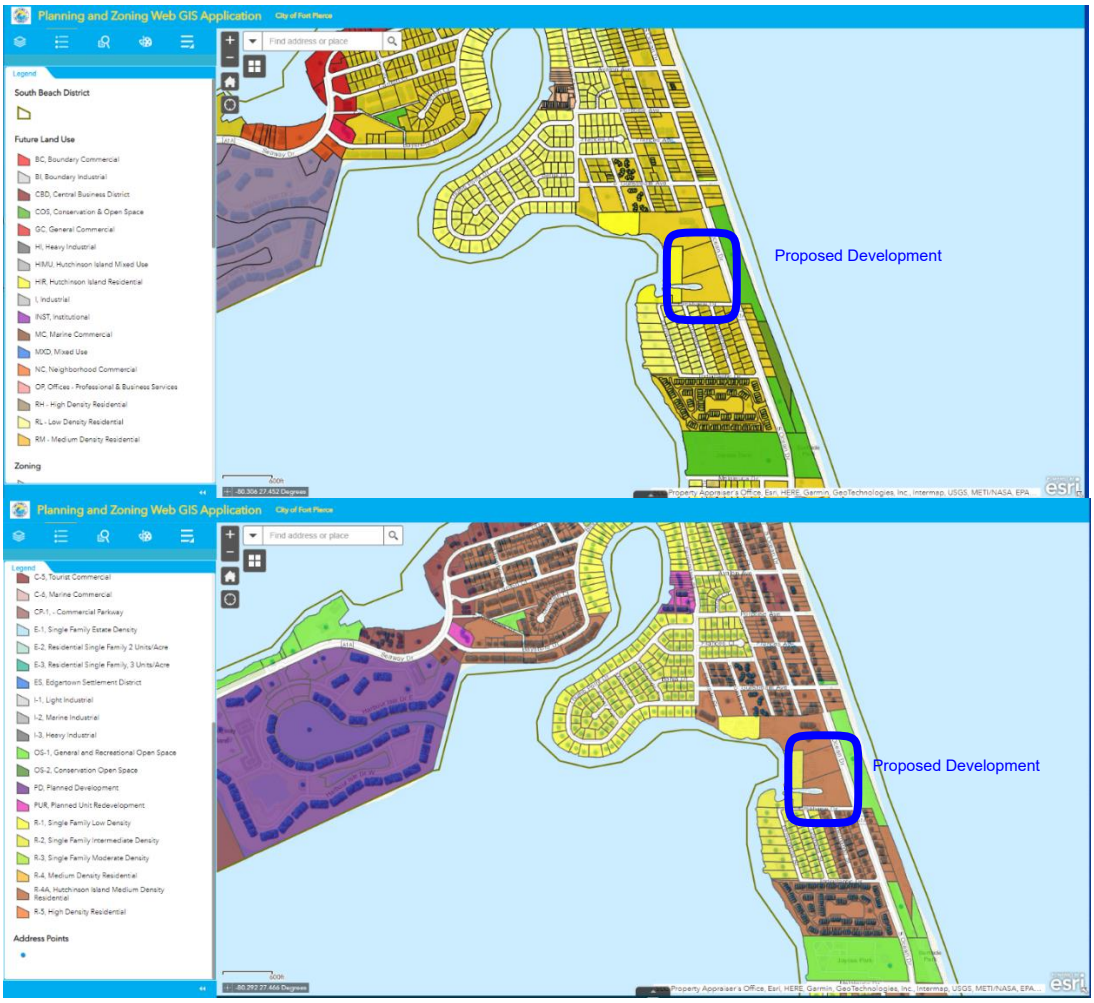
(h) *Expiration of an approved PD plan.* Any planned development approval for a project which has failed to commence by securing a building permit for a vertical improvement in accordance with the approved PD plans within two years of final approval of the planned development, shall be considered expired. However, if the property owner obtains a building permit for a vertical improvement in accordance with the approved PD plans within two years after final approval of the planned development, the property owner's development rights under the PD approval shall be deemed vested and shall not expire. Extensions to the expiration date of the PD approval may be granted by the city commission in two-year increments. Any request for an extension to the expiration date of the PD approval must be submitted in writing to the planning director for review no later than the expiration date of the PD approval.

If the PD expires, the land will retain the PD zoning designation; however, the site development plan approved with the PD rezoning will be null and void. Either the previously approved or a new site development plan can be used to re-apply.

EXHIBIT 2:

Future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation:

Surrounding properties consist of: Medium Density or Low Density Land Use - R-4A or R-4 or R-2 or R-1 as seen below:



FIELDAGENCY
ARCHITECTURE

1650 NE 26th ST SUITE 208, WILTON MANORS, FLORIDA 33305
STUDIO@FIELDAGENCY.DESIGN
FIELDAGENCY.DESIGN
(954) 361-3621

PROJECT: Oasis Townhomes
ADDRESS: 901 and 1001 S Ocean Drive Fort Pierce, Florida 34950
MUNICIPALITY: Fort Pierce
Date: 03-04-2022

Project Description Narrative

For the purposes of this narrative, we have designed a Medium Density Residential development that in total includes twelve residential buildings. The buildings are subdivided as follows: 1 building with 2 dwelling units, 5 buildings with 4 dwelling units, and 6 buildings with 5 dwelling units. We have complied with the lot requirements and density. The site will have a shared driveway between buildings, each dwelling unit has vehicular and pedestrian access that will lead to each of the units. We have also complied with yard requirements, setbacks, and architectural elements required within the code. The client is proposing a modern contemporary design 2-3 story dwelling not exceeding the max of forty-five (45) feet in height, an in-law suite on the ground floor, an open common area plan for the kitchen/living/dining, and 3 bedrooms on the third floor. The client is also proposing a modern contemporary 2 story dwelling with kitchen/living/dining on the ground floor and 3 bedrooms on the second floor. Each unit will have private patios and a proposed fence around yards. The developer will provide a beautiful landscape site. For the Solid waste, yard waste, and recycling requirements, we are proposing a designated area inside the garage for the containers, that meet the requirements of the city's Code of Ordinances.

UDRL Code Narrative

Sec. 125-195. - Hutchinson Island Medium Density Residential Zone (R-4A).

(a) *Purpose.* It is the purpose of this section to establish height and density regulations for lands located within the city which are situated east of the Indian River. The R-4A zone is compatible withthe Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

(b) *Basic use standards.* Uses in an R-4A zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must besatisfied by some conditional uses.

(1) ***Lot size.***

a. The minimum lot area for a single-family dwelling shall be 5,000 square feet.

b. The minimum lot area for a townhome dwelling lot shall be 1,500 square feet.

c. The minimum lot area for a duplex, triplex or a quadraplex shall be 5,000 square feet perunit.

d. Multifamily housing developments will utilize a lot with a gross density that shall not exceedeight units per acre.

e. The minimum lot width for duplexes, triplexes, quadraplexes and multifamily housingdevelopments shall be 75 feet.

f. The minimum lot width for townhome developments shall be 200 feet. Townhome developments shall be subdivided into a minimum lot width of 16 feet and maximum lotwidth of 24 feet.

g. The minimum lot width for other uses shall be 60 feet.

h. The minimum lot depth for duplexes, triplexes and multifamily housing developments shallbe 90 feet.

i. The minimum lot depth for townhome development shall be 90 feet.

j. The minimum lot depth for other uses shall be 70 feet.

(2) ***Yards.***

a. The minimum depth of the front yard for townhome developments will be ten feet. Theminimum depth of the front yard for other uses shall be 25 feet.

b. The minimum depth of the side yards for triplexes, quadruplexes and multifamily developments shall be ten feet, except on corner lots the minimum side yard depth on a street-side will be 15 feet.

c. The minimum depth of the side yards on the periphery of the townhome developments shall be ten feet, except on corner lots the minimum side yard depth on a street-side will be15 feet. The minimum depth of the side yard between individual townhome units or lots shall be zero feet.

d. The minimum depth of the side yards for other uses shall be six feet, except on corner lotsthe minimum side yard depth on a street side will be 15 feet.

e. The minimum depth of the rear yard shall be 20 feet for triplexes, quadraplexes andmultifamily developments.

f. The minimum depth of the rear yard for townhome lots that abut an alley shall be zero feet. The minimum depth of the rear yard for townhome lots with all other conditions shall be 15 feet.

g. All other uses. The minimum depth of the rear yard shall be 15 feet for a distance equal to 30 percent of the length of a line which is parallel to the rear lot line, is 15 feet from the rearlot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be five feet, except on double-frontage and waterfront lots it shall be 15 feet.

h. The minimum distance between residential buildings shall be 20 feet except that screen porches located on the ground floor may project into the minimum distance, and except that screen porches in owner-occupied condominium projects that maintain a minimum building separation of 28 feet or more may be enclosed with glass. The maximum combinedprojection between two or more buildings shall be eight feet.

(3) ***Lot coverage.***

a. Buildings in multifamily housing developments shall not cover more than 45 percent of thelot area.

b. Buildings for principal residence in townhome developments and townhome dwelling lotsshall not cover more than 50 percent of the lot area. Accessory buildings may cover an additional 15 percent of the building site.

c. Buildings in other developments shall not cover more than 40 percent of the lot area.

(4) *Buildings heights.* No building shall exceed 45 feet above grade.

(5) *Density.* Unless otherwise provided, densities on land within the city situated east of the IndianRiver may not exceed eight units a gross acre, other provisions of this chapter notwithstanding. However, upon application in the manner provided for by section 125-313, the commission may allow one additional density bonus for landscaping, for a maximum allowable addition of one density bonus unit per acre upon consideration by the commission of their compatibility with the natural features of the area and surrounding development and the availability of supportinginfrastructure. The application shall demonstrate compliance with each of the following criteria depending upon the categories for which density bonuses are sought: Landscaping.

a. Landscape area requirements as specified in section 125-314 shall be increased by 20percent;

b. Landscape tree planting requirements as specified in section 125-314 shall be increased by20 percent;

c. Minimum height levels of required trees at time of planting, as specified in section 125-314(b)(3)b.1. shall be increased by 50 percent;

d. Landscape irrigation/sprinkler systems shall be installed;

e. All plant species must be salt tolerant and meet with the approval of the director of development. An approved species list may be obtained from the director of

development.

(6) ***Additional requirements dwelling, townhome.***

a. *Ownership.* 100 percent of the total lot area shall be the minimum area conveyed to the lot owner, including the front yard, back yard and side yard. A homeowners maintenance shallbe formed among the unit owners to ensure compliance with exterior area maintenance regulations as may be adopted by the association.

b. *Common area.* Any portion of the original lot not divided among and incorporated into the resulting individual townhome dwelling unit lots shall be held by either of the following or a combination of the following. Each lot owner shall have an undivided interest in the common area, which shall be appurtenant to that lot. The individual interest in the commonareas shall not be conveyed separately from the ownership of the said lot; or, a property owners association (POA).

c. *Parking.* Two parking spaces per dwelling units shall be provided for townhome developments and shall be side-by-side parking and not in-line tandem parking. No off- street parking spaces shall be located between the front of the principal residence and thefront property line.

d. *Access.* When townhome lots abut an alley, the site plan shall include provisions to utilize the alley as a service corridor for the townhome units. When townhome lots do not abut an alley, the site plan shall include a 20-foot-wide, unobstructed service corridor along the rearof the properties which shall be dedicated to service use. Garages, surface parking and garbage pickup shall be accessed and accommodated by the service corridor.

e. *Yards.* Front yards of townhome units shall include a porch, stoop or covered entry. Rear yards shall be enclosed by a building wall or garden wall.

(c) ***Other applicable use standards.***

(1) All multifamily housing developments shall be subject to site plan review procedures specifiedin section 125-313.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements ofthis chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least five feet from the rear lot line.

(3) On any lot used for residential purposes, other than a multifamily housing development, nomore than one residential building will be allowed on the lot, except one building without

kitchen facilities may be allowed as a guest house.

(4) Every lot shall abut a street other than an alley for at least 25 feet, except the minimum frontage for a lot on a cul-de-sac shall be 15 feet, or the minimum frontage for a townhome development shall be 16 feet.

(5) Materials or objects which would detract from the open space character of an uncovered orunenclosed area will not be permitted in such an area.

(6) All uses will comply with applicable access, parking and loading standards in sections 125-315and 125-316.

(7) Conditional uses will meet the requirements in sections 125-235 through 125-247.

(8) Signs will comply with standards referred to in section 125-310.

(9) All other applicable ordinance requirements will also be satisfied.

(Code 1983, § 22-27; Ord. No. I-461, § 1, 6-3-1991; Ord. No. I-469, §§ 1—4, 7-15-1991; Ord. No. J-29, §§ 12—14,
12-7-1992; Ord. No. K-24, § 6, 8-21-2000; Ord. No. K-148, § 3, 4-15-2002; Ord. No. K-464, § 3, 11-18-2006; Ord.
No. L-73, § 1, 1-5-2009; Ord. No. L-295, § 9, 11-4-2013 ; Ord. No. 19-016 , § 2, 5-20-2019)

Sec. 125-315. - Off-street parking and loading.

(a) *General provisions.* Off-street parking and loading spaces shall be provided in all districts in accordance with the following provisions and other requirements of this section at the time when a use, characteristic of a use, or building is changed in a way which creates a need for additional parking or loading spaces according to this section:

(1) Property owner's responsibility. The provisions and maintenance of off-street parking and loading spaces are continuing obligations of the property owner. No certificate of zoning compliance shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space required by this chapter.

(2) Elimination of spaces. If parking or loading space has been provided in connection with an existing use, or is added to an existing use, the parking or loading space shall not be eliminated if it would result in less parking space than is required by this chapter.

(3) Unlisted uses.

a. Upon receiving a development application for a use not specifically listed in an off-street parking schedule, the planning director is authorized to apply the off-street parking ratio specified for the listed use that is deemed most similar to the proposed use or establish a minimum off-street parking requirement for the proposed use in accordance with this subsection.

b. Upon receipt of an application of a use for which no parking ratio is established, the planning director is authorized to apply the parking ration that applies to the most similar use or establish a different minimum parking requirement on the basis of parking data provided by the applicant and the planning department.

c. Parking data and studies must include estimates of parking demand based on reliable data collected from comparable uses or on external data from credible research organizations. Comparability will be determined by density, scale, bulk, area, type of activity and location. Parking studies must document the source of all data used to develop recommended requirements.

(4) Exemptions and special area standards.

a. Small businesses. No off-street parking is required for nonresidential uses in commercial districts unless such uses exceed 1,200 square feet of gross floor area, in which case off-street parking must be provided for the nonresidential floor area in excess of 1,200 square feet. On lots or parcels occupied by two or more uses, this 1,200 square-foot exemption may only be applied once.

b. No off-street motor vehicle parking is required in the Downtown Business and Entertainment District.

c. In addition to the small business exemption provided in subsection a. of this section, off-street motor vehicle parking required in the Peacock Arts District is reduced as follows:
    1. Medium Density Residentialof the ordinance from which this section is derived.

(5) Payments in-lieu.
a. Rather than providing required off-street parking spaces in accordance with motor vehicle parking requi subsection (4) of this section, property owners may meet all or a portion of the requirements by means the city's multimodal fund. This option may not be used to satisfy off-street parking requirements for sin homes or duplexes.
b. Payments must be based on an on-time fee per required parking space, as established from time to time by resolution of the city commission.
c. Any off-street parking requirements satisfied in this matter run with the land, and any subsequent change in use that requires more off-street parking requires subsequent action to satisfy any additional parking requirements. No refund may be made when there is a change of use to require less parking.
d. Payments must be made to the city in one lump sum within ten days of development order approval.
e. Payments to the parking fund do not guarantee the availability of parking for the fee-paying development. Funds derived from payments will be deposited by the city in a special fund and may be used only for enhancing the transportation network.

(6) If several uses occupy a single structure or parcel of land, the total requirements for off-street parking and loading shall be the sum of the requirements of the separate uses computed separately except that, as to the churches and related structures on the same parcel of property, the parking shall be based upon the size of the largest assembly area plus 15 percent of such area.

(7) Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the city commission in the form of deeds, leases or contracts to establish the joint use.

(8) When square feet are specified in subsection (d) of this section, the area measured shall be the gross floor area of the building but shall exclude any space within a building devoted to off-street parking or loading.

(9) Fractional space requirements shall be counted as the next highest whole space.

(10) Required parking spaces shall be available for the parking of passenger automobiles or residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

(11) At no time shall the vehicles involved in loading or unloading process be permitted to interfere with the normal operation of adjacent property, nor shall any loading or unloading operation unduly interfere with pedestrian or vehicular traffic movements.

(b) *Off-lot parking.* Off-street parking required in connection with a use may be provided off the lot if the following requirements are met and if the use is not a single-family dwelling or duplex:

(1) The off-lot spaces shall be provided on other property located within 300 feet of the main entrance of the principal structure.

(2) Such parking space shall be associated with the principal use and shall not be thereafter reduced or encroached upon by any other use.

(3) These distances shall be measured along routes generally available to the pedestrians involved.

(4) The parking lot shall not be located in an OS-1, OS-2, A-1 or A-2 zone and can only be located in an R-1, R- 2, R-3 or R-4 zone for residential use or during religious services.

(5) The off-lot parking area shall be:

a. Held in the same ownership as the use requiring the off-street parking space; or

b. Under lease, rental or other form of agreement which the building inspector believes will ensure continuing availability for required off-street parking for the use.

(6) The area provided for parking for churches and other related structures on the same lot may be covered with grass, rather than pavement, in an amount not exceeding 50 percent of such area. But parking, when approved for church use in an off-the-lot location in E-1, R-1, R-2, R-3, R-4 or R-5 zones, shall consist entirely of stabilized turf (grass) and shall otherwise be landscaped in accordance with section 125-314.

(c) *Design standards.*

(1) *Off-street parking space size.* Each off-street parking space shall be at least 9½ feet wide (except required spaces for persons with a disability shall be at least 12 feet wide and 19 feet deep and have a minimum vertical clearance of at least nine feet). All parallel parking spaces shall also have a four-foot or larger maneuvering space for each two parking spaces. These areas are exclusive of the area required for aisles or driveways. Where a parking space abuts a landscaped area, a maximum of one foot of the landscaped area may be part of the required depth of the parking space if the bumper rail is properly placed and if the landscaping will not be damaged.

(2) *Off-street loading space size.* Each off-street loading space shall be at least 12 feet wide and 35 feet deep and have a minimum vertical clearance of at least 14 feet.

(3) *Amount and location of required spaces for persons with a disability.* Required off-street parking spaces for persons with a disability shall be located near the front entrance of the main building for the use or if the use has no buildings, as close as practical to the center of the area where the principal activity associated with the use takes place. They shall also be located so that persons with a disability shall have accessibility to a curb ramp or curb cut to allow direct access to the main building, if there are buildings, and so that the users will not be compelled to wheel behind parked vehicles. Each use, other than a single-family dwelling or duplex, shall have the following amount of off-street parking spaces set aside for persons with a disability:

Required Parking Spaces for Persons with Disability

Number of Required Off-Street Parking Spaces for All People	Portion of All Required Spaces to be Set Aside for Persons with a Disability
Up to 25	1
25 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5

151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total
Over 1,000	20 plus 1 for each 100 over 1,000

(4) *Access.* Each parking or loading space shall be directly accessible from a street or alley or other public right-of-way or from an adequate access aisle or drive leading to or from a street or alley. Except for single-family dwellings and duplexes, all off-street parking and loading facilities shall be so arranged that no automobile shall have to back into any street.

(5) *Combined aisle and stall width.* All off-street parking areas shall be constructed with the following minimum dimensions based upon the angle of the parking stall:

Parking Dimensions

			Parallel	30°	45°	60°	90°
a.	One-way traffic						
	1.	Stalls one side	22	32	34	40	45
	2.	Stalls both sides	32	46	52	58	64
b.	Two-way traffic						
	1.	Stalls one side	28	40	42	44	45
	2.	Stalls both sides	38	54	60	62	64

When an aisle serves parking stalls at angles not indicated in the table, the width required for the next largest angle will be used.

(6) *Surface material.*

a. Required parking spaces, access drives, and loading areas must be paved and maintained with concrete, similar material of sufficient thickness and consistency to support anticipated traffic volumes and weight
b. Alternative paving materials or parking surfaces (including pervious surfaces) may be approved by the city engineer if such materials or surfaces are demonstrated to exhibit equivalent wear resistance and load bearing characteristics as concrete or asphalt.
c. The following are not required to be paved:
    1. Parking facilities used on an irregular basis for churches, fraternal organizations or other similar nonprofit organizations;
    2. Parking areas for agricultural uses; and
    3. Parking areas for tracked heavy construction equipment, skid-mounted equipment, and similar equipment, provided they are constructed with gravel or other comparable all-weather surface.
d. Access drives must be paved and maintained from the curbline to a point at least ten feet beyond the public right-of-way line for all parking and loading facilities, whether paved or unpaved.

(7) *Bumper rails.* All off-street parking and loading spaces, except those for single-family dwellings and duplexes, must be equipped with bumper rails located in such a manner as to prevent vehicles from striking landscaping, fences, buildings or walls or from overhanging their spaces in a manner which might obstruct driveways, aisles or bike paths. However, the bumper rails may be located such that the front of a vehicle may encroach a maximum of one foot upon the landscaped area if the landscaping will not be damaged. Where the parking area abuts a sidewalk the sidewalk may be used in lieu of the bumper rails provided that the sidewalk is at least six inches high.

(8) *Markings and signing.* All aisles and off-street parking and loading spaces, except those for single-family dwellings and duplexes, shall be clearly and permanently marked and defined through the use of bumper rails, fences, buildings, walls, painting or other appropriate markers. All painted lines used to mark aisles and off-street parking and loading spaces shall be at least four inches wide. Signs or painting on the pavement will be provided which clearly identifies any parking spaces set aside for persons with a disability.

(d) *Number of required off-street parking spaces.* Off-street parking spaces shall be required in the following proportions, except that where alternative standards apply to a use, the greater requirement will be used:

Off-Street Parking Spaces

	Type of Use		Off-Street Parking Requirement
(1)	Residential		
	a.	Single-family dwellings, including mobile homes, and duplexes	Two spaces for each dwelling unit
	b.	Triplexes, quadraplexes and multifamily housing developments	1.5 spaces for each dwelling unit

	c.	Public housing for the elderly, notwithstanding other residential parking standards		0.5 spaces for each dwelling unit
	d.	Boarding houses		One space for each bedroom
	e.	Mobile home parks		Two spaces for each dwelling
(2)	Commercial			
	a.	Retail sales establishments		
		1.	Furniture stores	One space for each 1,700 square feet of gross floor area
		2.	Restaurants and bars, except fast food restaurants	One space for each 100 square feet of gross floor area
		3.	Fast food restaurants	One space for each 75 square feet of gross floor space
		4.	Other retail establishments which do not exceed 50,000 square feet of gross floor area	One space for each 200 square feet of gross floor area
		5.	Other retail establishments which exceed 50,000 square feet of gross floor area	One space for each 250 square feet of gross floor area
	b.	Motels, hotels and resort hotels		1.1 parking spaces for each unit less than 500 square feet and 1.6 spaces for each unit 500 square feet or larger. If there are accessory uses provided therein, additional off-street parking shall be provided for those accessory uses at the rate of 50 percent of the requirements for such uses as provided in subsections thereof.

	c.	Personal service establishment		One space for each 200 square feet of gross floor area
	d.	Repair service establishments		One space for each 200 square feet of gross floor area
	e.	Finance, insurance and real estate service establishments		One space for each 300 square feet of gross floor area
	f.	Business service establishments		One space for each 300 square feet of gross floor area
	g.	Communication service establishments		One space for each 400 square feet of gross floor area
	h.	Professional service establishments, except hospitals		
		1.	Medical and dental offices	One space for each 200 square feet of gross floor area
		2.	Other	One space for each 300 square feet of gross floor area
	i.	Contract construction service establishments		One space for each 300 square feet of gross floor area
	j.	Bus depots		One space for each 200 square feet of gross floor area
	k.	Shopping centers which do not exceed 50,000 square feet of gross floor area		One space for each 200 square feet of gross floor area
	l.	Shopping centers which exceed 50,000 square feet of gross floor area		One space for each 250 square feet of gross floor area
(3)	Other			
	a.	Manufacturing, wholesale trade and warehouse establishments		One space for each 600 square feet of gross floor area

	b.	Public and semipublic offices	One space for each 300 square feet of gross floor area
	c.	Indoor amusement, entertainment or recreation establishments	One space for each 200 square feet of gross floor area
	d.	Places of public assembly, including theaters	One space for each 20 square feet of gross floor area
	e.	Elementary schools, junior high schools and day-care centers	Two spaces per classroom
	f.	Other schools except colleges and universities	Eight spaces per classroom
	g.	Museums and libraries	One space for each 300 square feet of gross floor area
	h.	Hospitals	1.5 spaces per bed
	i.	Sanitariums, rest homes, convalescent homes and adult congregate living facilities	One space per each three beds
	j.	Recreational vehicle parks	One space per recreational vehicle space plus one space for each 300 square feet of gross floor area devoted to offices
	k.	College dormitory	One space per 3.5 beds
	l.	Churches	One space for every 3 seats in fixed seating facility and one space per 40 square feet of actual assembly area for non-fixed seating facility

(e) *Number of off-street loading spaces.* Off-street loading spaces shall be required in the following proportions, except that where alternative standards apply to a use, the greater requirement will be

	Square Feet of Gross Floor Area

used:

	Type of Use			For Which No Spaces Are Required	For Which Each Space Is Required
(1)	Residential				
	a.	Single-family dwellings, (including mobile homes), duplexes, triplexes, quadraplexes and mobile home parks		Any amount	N/A
	b.	Multifamily housing developments and boarding houses		Under 25,000	Each additional 75,000
(2)	Commercial				
	a.	Retail sales establishments			
		1.	Restaurants	Under 10,000	Each additional 15,000
		2.	Other which does not exceed 50,000 square feet of gross floor area	Under 10,000	Each additional 10,000
		3.	Other which exceeds 50,000 square feet of gross floor area	N/A	4 spaces plus one for each additional 75,000
	b.	Motels/hotels		Under 10,000	Each additional 30,000
	c.	Personal service establishment		Under 10,000	Each additional 30,000
		1.	Funeral homes	Under 10,000	Each additional 90,000
		2.	Other	Under 10,000	Each additional 30,000
	d.	Repair service establishments		Under 10,000	Each additional 30,000
	e.	Finance, insurance and real estate service establishments		Under 10,000	Each additional 90,000

	f.	Business service establishments	Under 10,000	Each additional 90,000
	g.	Communication service establishments	Under 10,000	Each additional 90,000
	h.	Professional service establishments, except hospitals	Under 10,000	Each additional 90,000
	i.	Contract construction service establishments	Under 10,000	Each additional 90,000
	j.	Bus depots	>Under 5,000	Each additional 30,000
	k.	Shopping centers which do not exceed 50,000 square feet of gross floor area	Under 10,000	Each additional 10,000
	l.	Shopping centers which exceed 50,000 square feet of gross floor area	N/A	4 spaces plus one for each additional 75,00 with any tenant unit less than 50,000 having access to at least one loading space
(3)	Other			
	a.	Manufacturing and warehouse establishments	Under 5,000	Each additional 30,000
	b.	Wholesale trade establishments	Under 10,000	Each additional 30,000
	c.	Bulk storage yards	Under 10,000	Each additional 15,000
	d.	Public and semipublic offices	Under 10,000	Each additional 90,000
	e.	Indoor amusement, entertainment or recreation establishments	Under 10,000	Each additional 90,000
	f.	Places of public assembly, including theaters	Under 10,000	Each additional 90,000

	g.	Schools	Under 10,000	Each additional 90,000
	h.	Hospitals	Under 10,000	Each additional 90,000
	i.	Sanitariums, rest homes, convalescent homes and adult congregate living facilities	Under 10,000	Each additional 90,000
	j.	Recreational vehicle parks	Any amount	N/A

(f) *Bicycle parking.* This section establishes requirements for short-term bicycle parking and incentives for long- term bicycle parking and storage facilities.

(1) *Short-term bicycle parking.* Short-term bicycle parking is generally intended to serve the needs of cyclists who park their bicycles for short time periods, including customers, clients, students and other short-term visitors.

a. *Spaces required.* Short-term bicycle parking is required in accordance with the following minimum ratios. These requirements apply regardless of any motor vehicle parking exemptions or reductions:

Use	Short-term Bicycle Parking Spaces Required
Student Housing	1 space per 2 sleeping rooms
Multi-dwelling Building	1 space per 10 dwelling units; 2 spaces minimum
Commercial, Public and Civic	1 per 10 motor vehicle spaces; 2 spaces minimum
Industrial	1 per 20 motor vehicle spaces; 2 spaces minimum

b. *Design.* Required short-term bicycle parking spaces must:

1. Consist of bike racks or lockers that are anchored so that they cannot be easily removed:
2. Be of solid construction, resistant to rust, corrosion, hammers, and saws;
3. Allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position using a standard U-lock;
4. Be designed so as not to cause damage to the bicycle;
5. Facilitate easy locking without interference from or to adjacent bicycles; and
6. Be in highly visible, active, well-illuminated areas that do not interfere with pedestrian movements.

c. *Location.* At least 50 percent of required bicycle parking spaces must be located within 50 feet of a custo and the remainder must be located within 100 feet of any entrance. If required short-term bicycle parkin not visible from the abutting street or the main customer entrance, signs must be posted indicating thei

d. *Size.* All required short-term bicycle parking spaces must have minimum dimensions of two feet in width by six feet in length, with a minimum overhead vertical clearance of seven feet.

(2) *Long-term bicycle parking.* Long-term bicycle parking is generally intended to serve the needs of cyclists who park their bicycles for long time periods, including employees and residents.

a. *Incentive.* Off-street motor vehicle parking space requirements may be reduced by one space for every ten long-term bicycle parking spaces provided up to a total maximum reduction of five motor vehicle parking spaces.

b. *Design.* In order to receive credit, long-term bicycle parking spaces must:

1. Have minimum dimensions of two feet in width by six feet in length, with a minimum overhead vertical clearance of seven feet (bicycle lockers are exempt from overhead clearance requirements);
2. Be protected from weather and access by unauthorized persons;
3. Consist of bike racks or lockers anchored so that they cannot be easily removed;
4. Be of solid construction, resistant to rust, corrosion, hammers, and saws;
5. Allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position using a standard U-lock;
6. Be designed so as to not cause damage to the bicycle; and
7. Facilitate easy locking without interference from or to adjacent bicycles.

c. *Location.* In order to receive credit, long-term bicycle parking must be provided in at least one of the following locations:

1. In covered stationary racks or lockers that comply with the short-term bicycle parking location requirements of subsection (f)(1)c of this section;
2. In a locked room;
3. In a covered, locked area that is enclosed by a fence or wall with a minimum height of seven feet;
4. In a private garage or private storage space serving an individual dwelling unit within a multi-dwelling (residential) building;
5. In a covered area within clear view of an attendant or security personnel;
6. In a covered area continuously monitored by security cameras; or
7. In a covered area that is visible from employee work areas.

(g) *Bicycle facility improvement program (BFIP).* New development or redevelopment projects that participate in the city's BFIP program and incorporate fix-it repair stations, covered bike parking stations, and or mobility commuter tracking stations can further reduce the number of off-street parking requirements by the following amounts:

(1) Fix-it repair station: two parking spaces;

(2) Covered bike station with racks: four parking spaces;

(3) Mobility commuter tracking station: four parking spaces.

(h) *Motorcycle parking.* For each four motorcycle parking spaces provided, the required number of automobile park spaces may be reduced by one.

(1) *Design.* Each motorcycle space must have minimum dimensions of four feet by eight feet. This provision applies to existing and proposed parking lots.

(i) *Parking in residential neighborhoods.*

(1) Definitions.

Commercial vehicle means every vehicle designed, used or maintained primarily for the transportation of property, with a gross vehicle weight of 10,000 pounds or more. It shall also mean any bus, van, or truck with either a gross vehicle weight in excess of 10,000 pounds, or which is designed, used or maintained primarily for the transportation of unrelated persons for hire, or in connection with any commercial enterprise including transportation for employment and business related activities.

Industrial equipment means farm tractors, implements, bulldozers, draglines, cranes, derricks, heavy earthmoving equipment normally used in farming excavation and/or heavy construction activities.

Semitrailer means a semitrailer which is used or designed primarily for carrying commercial loads.

(2) Commercial vehicles and semitrailers prohibited or restricted in residential districts.

a. It shall be unlawful for any owner, agent, operator or person in charge of any commercial vehicle, or semitrailer, to park, stop, store or keep same on any public street, avenue, alley or other thoroughfare, or any right-of-way therewith, within any residential district in the city for a period exceeding one hour in any 24-hour period, each such period commencing at the time of the first stopping in the city.

b. It shall be unlawful for any owner or lessee of real property in any residential district in the city to park on, cause to be parked on, or allow to be parked on his residential property, any commercial vehicle or semitrailer for the period exceeding one hour in any 24-hour period, unless same is in an enclosed garage. Each such period shall commence at the time of first stopping or parking unless a permit is first obtained from the police department of the city, and as may be otherwise provided in this section. This restriction shall also apply to the owner, agent, operator or person in charge of any such vehicle in the event said person is not the owner or lessee of said real property.

(3) Delivery and construction vehicles; emergency repairs.

a. The restrictions of subsection (f)(2) of this section shall not apply to the temporary parking of such vehicles on private property in residential districts whereon construction is underway, for which a current and valid building permit has been issued by the city, and said permit is properly displayed on the premises.

b. The restrictions of subsection (f)(2) of this section of one hour in residential districts shall not apply to routine deliveries by tradesmen, or the use of trucks in making service calls, provided that such time in excess of one hour is actually in the course of business deliveries or servicing as the case may be.

c. The restrictions of subsection (f)(2) of this section shall not apply to a situation where such vehicle becomes disabled, and as a result of such emergency is required to be parked within a residential district for longer than one hour. However, any such vehicle shall be removed from the residential district within 24 hours, by wrecker towing if necessary, regardless of the nature of the emergency.

(4) Industrial equipment prohibited or restricted in residential districts.

a. It shall be unlawful for any owner, agent, operator or person in charge of any industrial equipment to pa or keep such equipment on any public street, avenue, alley or other thoroughfare, or any right-of-way th any residential district in the city, any time, unless moving directly to or from, or actually located at, any construction site whereon construction, clearing, removal of debris or other building and/or excavation either currently under way or will commence within the next 24 hours and for which a current and valid been issued by the city, and said permit is properly displayed on the premises. Industrial equipment use clearing, tree trimming or removal, lawncare and related services, is also included, although a specific bu may not be required; and, nothing in this section is intended to require a building permit where not othe

b. It shall be unlawful for any owner of property in any residential district of the city to park on, cause to be parked on, or allow to be parked on his residential property any industrial equipment, as previously defined in this section, at any time unless such equipment is used on property wherein construction, clearing, removal of debris and/or industrial equipment is used on property wherein construction, clearing, removal of debris and/or other similar activities are currently under way or will commence within the next 24 hours and for which a current and valid permit has been issued by the city, and said permit is properly displayed on the premises. Heavy equipment used in lot clearing, tree trimming or removal, lawncare and related services is also included herein, although a specific building permit may not be required; and, nothing in this section is intended to require a building permit where not otherwise required. However, mowers, clippers, edgers, drills, saws, sanders and other normal tools and implements of home, lawn and garden maintenance and repair, whether motorized or not, are not considered to be industrial equipment.

c. Exempt from the foregoing provisions are items of industrial equipment in actual use or moving directly to or from the location of actual use:
   1. Owned or leased by the city or the county for the accomplishment of a governmental purpose such as tree trimming, road repair or construction, water or sewerage system repair or construction, maintenance of street and traffic lights and/or similar activities;
   2. Owned or leased by a contractor or subcontractor under agreement with the city or county to accomplish a municipal purpose as provided above;
   3. Owned or leased by a recognized public utility operating within the city, or by a contractor or subcontractor under agreement with such public utility for the accomplishment of some installation, maintenance, adjustment and/or repair to such public utility.

(5) *Permits.* The chief of police of the city his duly authorized designee may issue upon proper application therefor by the owner or his authorized representative to the police department, a permit extending the parking time limits set forth in subsection (f)(2) of this section up to, but not exceeding, 24 hours, upon establishing that such permit is requested in good faith for a reasonable cause shown or demonstrated to the chief of police or his designee and not for the purpose of avoiding the intent or objectives of this section.

(6) *Application of superseding city ordinances and state laws.* This subsection is primarily for the purpose of protecting residential zoning. Therefore, any ordinances of this city or laws of this state providing for the regulation of motor vehicles are in addition to this subsection, and wherever any provision of some other ordinance or applicable statute, whether primarily for the regulation of motor vehicles or for the

purposes of zoning, imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of this subsection, then more stringent requirements, regulations, restrictions or limitations shall apply.

(7) *Exceptions.* The provisions of this section shall not apply to recreational vehicles used exclusively for recreational purposes.

(8) *Nonconforming use.* The nonconforming use provisions of this chapter shall not apply to those sections.

(9) *Conformity with existing ordinances.* This section shall not be construed as authorizing trucks to utilize any street or other public thoroughfare of the city over which such vehicular traffic is now or hereafter prohibited by ordinance, or lawful order of the police department.

(j) *Lighting.*

(1) Off-street parking shall be proved with lighting as follows:

a. For commercial, industrial and governmental uses, a minimum average of two footcandles;

b. For multistructure residential complexes, educational facilities, churches or other uses other than as set forth in the other immediately preceding subsection, a minimum average of one footcandle;

c. In a multilevel parking structure a minimum average of five footcandles except that the top level, if open to the sky, shall be the same as for an open parking lot;

d. For a use involving on premises consumption of alcoholic beverages, as provided in section 4-6, a minimum of three footcandles.

(2) The uniformity ration for all lighting classifications is to have an average/minimum ratio of four to one.

(3) The lighting provided for by this section shall have a footcandle intensity as set forth above from dusk until 30 minutes after the termination of use of, or business at, the premises, but thereafter such lighting intensity may be reduced to 50 percent of the required minimum.

(4) Outdoor lighting required by this section shall be designed so that any over spill of lighting onto adjacent properties shall not exceed 0.5 footcandle illumination, vertically and horizontally.

(5) Outdoor lighting installations required by this section for any use involving site plan approval in accordance with section 125-313 shall not be placed in permanent use until there is furnished a letter of compliance from a registered engineer or architect, or duly authorized representative of such engineer or architect, stating that the installation has been field checked and meets the requirements as set forth above. This letter shall be subject to approval by the city engineer. Upon installation of the lighting, a certificate shall then be filed with the city engineer by a registered engineer or architect of design showing

that such installation meets with requirements imposed by this section. Such letter and certification are not required for lighting involved with uses where site plan approval under section 125-313 is unnecessary through such lighting is otherwise subject to the requirements of this section.

(Code 1983, § 22-60; Ord. No. H-186, § 30-60, 6-15-1981; Ord. No. H-227, § 1, 10-4-1982; Ord. No. I-63, §§ 1—4, 5-7-1984; Ord. No. I-71, § 1, 7-2-1984; Ord. No. I-205, §§ 2—5, 2-17-1987; Ord. No. I-339, § 1, 8-7-1989; Ord. No. I-347, § 1, 10-2-1989; Ord. No. I-457, § 1, 3-4-1991; Ord. No. J-24, § 1, 10-5-1992; Ord. No. J-127, § 1, 12-19-1994; Ord. No. K-441, § 3, 1-16-2007; Ord. No. L-02, §§ 1A, 1B, 2-19-2008; Ord. No. L-71, § 1B, 1-5-2009; Ord. No. L-215, § 2, 7-5-2011; Ord. No. L-230, §§ 1—6, 1-3-2012; Ord. No. 17-002 , § 1, 2-21-2017)

FIELDAGENCY
ARCHITECTURE

1650 NE 26th ST SUITE 208, WILTON MANORS, FLORIDA 33305
STUDIO@FIELDAGENCY.DESIGN
FIELDAGENCY.DESIGN
(954) 361-3621

PROJECT: Oasis Townhomes
ADDRESS: 901 and 1001 S Ocean Drive Fort Pierce, Florida 34950
MUNICIPALITY: Fort Pierce
Date: 03-04-2022

Administrative Approval Narrative

Sec. 125-195. - Hutchinson Island Medium Density Residential Zone (R-4A).

(a) *Purpose.* It is the purpose of this section to establish height and density regulations for lands located within the city which are situated east of the Indian River. The R-4A zone is compatible with the Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

Response: **The Oasis townhomes is consistent with the purpose of the R-4A zone.**

(b) *Basic use standards.* Uses in an R-4A zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must besatisfied by some conditional uses.

(1) ***Lot size.***

a. The minimum lot area for a single-family dwelling shall be 5,000 square feet.
b. The minimum lot area for a townhome dwelling lot shall be 1,500 square feet.
c. The minimum lot area for a duplex, triplex or a quadraplex shall be 5,000 square feet perunit.
d. Multifamily housing developments will utilize a lot with a gross density that shall not exceedeight units per acre.
e. The minimum lot width for duplexes, triplexes, quadraplexes and multifamily housingdevelopments shall be 75 feet.
f. The minimum lot width for townhome developments shall be 200 feet. Townhome developments shall be subdivided into a minimum lot width of 16 feet and maximum lotwidth of 24 feet.

g. The minimum lot width for other uses shall be 60 feet.

h. The minimum lot depth for duplexes, triplexes and multifamily housing developments shallbe 90 feet.

i. The minimum lot depth for townhome development shall be 90 feet.

j. The minimum lot depth for other uses shall be 70 feet.

Response: **The Oasis townhomes complies with section b townhome lot requirements. Each individual lot is at a minimum 1,500sf. The community also complies with minimum lot widths. Some individual units are not in compliance with section f. We are proposing some 30' feet units. We are also seeking PD zoning regulations.**

(2) ***Yards.***

a. The minimum depth of the front yard for townhome developments will be ten feet. Theminimum depth of the front yard for other uses shall be 25 feet.

b. The minimum depth of the side yards for triplexes, quadruplexes and multifamily developments shall be ten feet, except on corner lots the minimum side yard depth on a street-side will be 15 feet.

c. The minimum depth of the side yards on the periphery of the townhome developments shall be ten feet, except on corner lots the minimum side yard depth on a street-side will be15 feet. The minimum depth of the side yard between individual townhome units or lots shall be zero feet.

d. The minimum depth of the side yards for other uses shall be six feet, except on corner lotsthe minimum side yard depth on a street side will be 15 feet.

e. The minimum depth of the rear yard shall be 20 feet for triplexes, quadraplexes andmultifamily developments.

f. The minimum depth of the rear yard for townhome lots that abut an alley shall be zero feet. The minimum depth of the rear yard for townhome lots with all other conditions shall be 15 feet.

g. All other uses. The minimum depth of the rear yard shall be 15 feet for a distance equal to 30 percent of the length of a line which is parallel to the rear lot line, is 15 feet from the rearlot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be five feet, except on double-frontage and waterfront lots it shall be 15 feet.

h. The minimum distance between residential buildings shall be 20 feet except that screen porches located on the ground floor may project into the minimum distance, and except that screen porches in owner-occupied condominium projects that maintain a minimum building separation of 28 feet or more may be enclosed with glass. The maximum combinedprojection between two or more buildings shall be eight feet.

Response: **The Oasis townhomes complies with all yard requirements in this section. Each unit has a minimum 10' front yard. Each unit also has a minimum of 10' side yard where applicable. Each unit has a minimum 15' rear yard. We are also seeking PD zoning regulations.**

(3) ***Lot coverage.***

a. Buildings in multifamily housing developments shall not cover more than 45 percent of thelot area.

b. Buildings for principal residence in townhome developments and townhome dwelling lotsshall not cover more than 50 percent of the lot area. Accessory buildings may cover an additional 15 percent of the building site.

c. Buildings in other developments shall not cover more than 40 percent of the lot area.

Response: **The Oasis townhomes complies with all lot coverage requirements in this section. Each building unit does not cover more than 50% of the individual lots. We are also seeking PD zoning regulations.**

(4) *Buildings heights.* No building shall exceed 45 feet above grade.

Response: **The Oasis townhomes complies with all height requirements. No units are higher than 45'.**

(5) *Density.* Unless otherwise provided, densities on land within the city situated east of the IndianRiver may not exceed eight units a gross acre, other provisions of this chapter notwithstanding. However, upon application in the manner provided for by section 125-313, the commission may allow one additional density bonus for landscaping, for a maximum allowable addition of one density bonus unit per acre upon consideration by the commission of their compatibility with the natural features of the area and surrounding development and the availability of supportinginfrastructure. The application shall demonstrate compliance with each of the following criteria depending upon the categories for which density bonuses are sought: Landscaping.

a. Landscape area requirements as specified in section 125-314 shall be increased by 20percent;

b. Landscape tree planting requirements as specified in section 125-314 shall be increased by20 percent;

c. Minimum height levels of required trees at time of planting, as specified in section 125-314(b)(3)b.1. shall be increased by 50 percent;

d. Landscape irrigation/sprinkler systems shall be installed;

e. All plant species must be salt tolerant and meet with the approval of the director of development. An approved species list may be obtained from the director of development.

Response: **The Oasis townhomes complies with all density requirements. The development does not exceed 8 units per acre.**

(6) ***Additional requirements dwelling, townhome.***

a. *Ownership.* 100 percent of the total lot area shall be the minimum area conveyed to the lot owner, including the front yard, back yard and side yard. A homeowners maintenance shallbe formed among the unit owners to ensure compliance with exterior area maintenance regulations as may be adopted by the association.

b. *Common area.* Any portion of the original lot not divided among and incorporated

into the resulting individual townhome dwelling unit lots shall be held by either of the following or a combination of the following. Each lot owner shall have an undivided interest in the common area, which shall be appurtenant to that lot. The individual interest in the commonareas shall not be conveyed separately from the ownership of the said lot; or, a property owners association (POA).

c. *Parking.* Two parking spaces per dwelling units shall be provided for townhome developments and shall be side-by-side parking and not in-line tandem parking. No off- street parking spaces shall be located between the front of the principal residence and thefront property line.

d. *Access.* When townhome lots abut an alley, the site plan shall include provisions to utilize the alley as a service corridor for the townhome units. When townhome lots do not abut an alley, the site plan shall include a 20-foot-wide, unobstructed service corridor along the rearof the properties which shall be dedicated to service use. Garages, surface parking and garbage pickup shall be accessed and accommodated by the service corridor.

e. *Yards.* Front yards of townhome units shall include a porch, stoop or covered entry. Rear yards shall be enclosed by a building wall or garden wall.

Response: **The Oasis townhomes complies with all requirements of this section. 100% of each lot area will be conveyed to individual owners. Common areas to be divided into undivided interest of common areas. 2 parking spaces have been provided for each unit with an additions 12 guest parking spaces. Services corridors have been included on the site plan. Each street will serve as a corridor and allows for 24' unobstructed access.**

(c) ***Other applicable use standards.***

(1) All multifamily housing developments shall be subject to site plan review procedures specifiedin section 125-313.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements ofthis chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least five feet from the rear lot line.

(3) On any lot used for residential purposes, other than a multifamily housing development, nomore than one residential building will be allowed on the lot, except one building without

kitchen facilities may be allowed as a guest house.

(4) Every lot shall abut a street other than an alley for at least 25 feet, except the minimum frontage for a lot on a cul-de-sac shall be 15 feet, or the minimum frontage for a townhome development shall be 16 feet.

(5) Materials or objects which would detract from the open space character of an uncovered orunenclosed area will not be permitted in such an area.

(6) All uses will comply with applicable access, parking and loading standards in sections 125-315and 125-316.

(7) Conditional uses will meet the requirements in sections 125-235 through 125-247.

(8) Signs will comply with standards referred to in section 125-310.

(9) All other applicable ordinance requirements will also be satisfied.

(Code 1983, § 22-27; Ord. No. I-461, § 1, 6-3-1991; Ord. No. I-469, §§ 1—4, 7-15-1991; Ord. No. J-29, §§ 12—

14, 12-7-1992; Ord. No. K-24, § 6, 8-21-2000; Ord. No. K-148, § 3, 4-15-2002; Ord. No. K-464, § 3, 11-18-2006; Ord. No. L-73, § 1, 1-5-2009; Ord. No. L-295, § 9, 11-4-2013 ; Ord. No. 19-016 , § 2, 5-20-2019)

Response: **The Oasis townhomes does not include any accessory dwellings. Not more than 1 dwelling units are provided for each individual lots. Every lot abuts a street. No materials or objects are being propososed that would detract from the open space character. The project complies with all applicable access, parking and loading standards. PD zoning will be sought. All signs will comply with the referred sections.**

Sec. 125-315. - Off-street parking and loading.

(a) *General provisions.* Off-street parking and loading spaces shall be provided in all districts in accordance with the following provisions and other requirements of this section at the time when a use, characteristic of a use, or building is changed in a way which creates a need for additional parking or loading spaces according to this section:

(1) Property owner's responsibility. The provisions and maintenance of off-street parking and loading spaces are continuing obligations of the property owner. No certificate of zoning compliance shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space required by this chapter.

(2) Elimination of spaces. If parking or loading space has been provided in connection with an existing use, or is added to an existing use, the parking or loading space shall not be eliminated if it would result in less parking space than is required by this chapter.

(3) Unlisted uses.

a. Upon receiving a development application for a use not specifically listed in an off-street parking schedule, the planning director is authorized to apply the off-street parking ratio specified for the listed use that is deemed most similar to the proposed use or establish a minimum off-street parking requirement for the proposed use in accordance with this subsection.

b. Upon receipt of an application of a use for which no parking ratio is established, the planning director is authorized to apply the parking ration that applies to the most similar use or establish a different minimum parking requirement on the basis of parking data provided by the applicant and the planning department.

c. Parking data and studies must include estimates of parking demand based on reliable data collected from comparable uses or on external data from credible research organizations. Comparability will be determined by density, scale, bulk, area, type of activity and location. Parking studies must document the source of all data used to develop recommended requirements.

(4) Exemptions and special area standards.

a. Small businesses. No off-street parking is required for nonresidential uses in commercial districts unless such uses exceed 1,200 square feet of gross floor area, in which case off-street parking must be provided for the nonresidential floor area in excess of 1,200 square feet. On lots or parcels occupied by two or more uses, this 1,200 square-foot exemption may only be applied once.

b. No off-street motor vehicle parking is required in the Downtown Business and Entertainment District.

c. In addition to the small business exemption provided in subsection a. of this section, off-street motor vehicle parking required in the Peacock Arts District is reduced as follows:

1. Medium Density Residentialof the ordinance from which this section is derived.

(5) Payments in-lieu.

a. Rather than providing required off-street parking spaces in accordance with motor vehicle parking requi subsection (4) of this section, property owners may meet all or a portion of the requirements by means the city's multimodal fund. This option may not be used to satisfy off-street parking requirements for sin homes or duplexes.

b. Payments must be based on an on-time fee per required parking space, as established from time to time by resolution of the city commission.

c. Any off-street parking requirements satisfied in this matter run with the land, and any subsequent change in use that requires more off-street parking requires subsequent action to satisfy any additional parking requirements. No refund may be made when there is a change of use to require less parking.

d. Payments must be made to the city in one lump sum within ten days of development order approval.

e. Payments to the parking fund do not guarantee the availability of parking for the fee-paying development. Funds derived from payments will be deposited by the city in a special fund and may be used only for enhancing the transportation network.

(6) If several uses occupy a single structure or parcel of land, the total requirements for off-street parking and loading shall be the sum of the requirements of the separate uses computed separately except that, as to the churches and related structures on the same parcel of property, the parking shall be based upon the size of the largest assembly area plus 15 percent of such area.

(7) Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the city commission in the form of deeds, leases or contracts to establish the joint use.

(8) When square feet are specified in subsection (d) of this section, the area measured shall be the gross floor area of the building but shall exclude any space within a building devoted to off-street parking or loading.

(9) Fractional space requirements shall be counted as the next highest whole space.

(10) Required parking spaces shall be available for the parking of passenger automobiles or residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

(11) At no time shall the vehicles involved in loading or unloading process be permitted to interfere with the normal operation of adjacent property, nor shall any loading or unloading operation unduly interfere with pedestrian or vehicular traffic movements.

Response: **The Oasis townhomes complies with all applicable off-street parking requirements.**

(b) *Off-lot parking.* Off-street parking required in connection with a use may be provided off the lot if the following requirements are met and if the use is not a single-family dwelling or duplex:

(1) The off-lot spaces shall be provided on other property located within 300 feet of the main entrance of the principal structure.

(2) Such parking space shall be associated with the principal use and shall not be thereafter reduced or encroached upon by any other use.

(3) These distances shall be measured along routes generally available to the pedestrians involved.

(4) The parking lot shall not be located in an OS-1, OS-2, A-1 or A-2 zone and can only be located in an R-1, R- 2, R-3 or R-4 zone for residential use or during religious services.

(5) The off-lot parking area shall be:

a. Held in the same ownership as the use requiring the off-street parking space; or

b. Under lease, rental or other form of agreement which the building inspector believes will ensure continuing availability for required off-street parking for the use.

(6) The area provided for parking for churches and other related structures on the same lot may be covered with grass, rather than pavement, in an amount not exceeding 50 percent of such area. But parking, when approved for church use in an off-the-lot location in E-1, R-1, R-2, R-3, R-4 or R-5 zones, shall consist entirely of stabilized turf (grass) and shall otherwise be landscaped in accordance with section 125-314.

Response: **The Oasis townhomes is not proposing any off-lot parking.**

(c) *Design standards.*

(1) *Off-street parking space size.* Each off-street parking space shall be at least 9½ feet wide (except required spaces for persons with a disability shall be at least 12 feet wide and 19 feet deep and have a minimum vertical clearance of at least nine feet). All parallel parking spaces shall also have a four-foot or larger maneuvering space for each two parking spaces. These areas are exclusive of the area required for aisles or driveways. Where a parking space abuts a landscaped area, a maximum of one foot of the landscaped area may be part of the required depth of the parking space if the bumper rail is properly placed and if the landscaping will not be damaged.

(2) *Off-street loading space size.* Each off-street loading space shall be at least 12 feet wide and 35 feet deep and have a minimum vertical clearance of at least 14 feet.

(3) *Amount and location of required spaces for persons with a disability.* Required off-street parking spaces for persons with a disability shall be located near the front entrance of the main building for the use or if the use has no buildings, as close as practical to the center of the area where the principal activity associated with the use takes place. They shall also be located so that persons with a disability shall have accessibility to a curb ramp or curb cut to allow direct access to the main building, if there are buildings, and so that the users will not be compelled to wheel behind parked vehicles. Each use, other than a single-family dwelling or duplex, shall have the following amount of off-street parking spaces set aside for persons with a disability:

Required Parking Spaces for Persons with Disability

Number of Required Off-Street Parking Spaces for All People	Portion of All Required Spaces to be Set Aside for Persons with a Disability
Up to 25	1
25 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5

151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total
Over 1,000	20 plus 1 for each 100 over 1,000

(4) *Access.* Each parking or loading space shall be directly accessible from a street or alley or other public right-of-way or from an adequate access aisle or drive leading to or from a street or alley. Except for single-family dwellings and duplexes, all off-street parking and loading facilities shall be so arranged that no automobile shall have to back into any street.

(5) *Combined aisle and stall width.* All off-street parking areas shall be constructed with the following minimum dimensions based upon the angle of the parking stall:

Parking Dimensions

			Parallel	30°	45°	60°	90°
a.	One-way traffic						
	1.	Stalls one side	22	32	34	40	45
	2.	Stalls both sides	32	46	52	58	64
b.	Two-way traffic						
	1.	Stalls one side	28	40	42	44	45
	2.	Stalls both sides	38	54	60	62	64

When an aisle serves parking stalls at angles not indicated in the table, the width required for the next largest angle will be used.

(6) *Surface material.*

a. Required parking spaces, access drives, and loading areas must be paved and maintained with concrete, similar material of sufficient thickness and consistency to support anticipated traffic volumes and weight
b. Alternative paving materials or parking surfaces (including pervious surfaces) may be approved by the city engineer if such materials or surfaces are demonstrated to exhibit equivalent wear resistance and load bearing characteristics as concrete or asphalt.
c. The following are not required to be paved:
    1. Parking facilities used on an irregular basis for churches, fraternal organizations or other similar nonprofit organizations;
    2. Parking areas for agricultural uses; and
    3. Parking areas for tracked heavy construction equipment, skid-mounted equipment, and similar equipment, provided they are constructed with gravel or other comparable all-weather surface.
d. Access drives must be paved and maintained from the curbline to a point at least ten feet beyond the public right-of-way line for all parking and loading facilities, whether paved or unpaved.

(7) *Bumper rails.* All off-street parking and loading spaces, except those for single-family dwellings and duplexes, must be equipped with bumper rails located in such a manner as to prevent vehicles from striking landscaping, fences, buildings or walls or from overhanging their spaces in a manner which might obstruct driveways, aisles or bike paths. However, the bumper rails may be located such that the front of a vehicle may encroach a maximum of one foot upon the landscaped area if the landscaping will not be damaged. Where the parking area abuts a sidewalk the sidewalk may be used in lieu of the bumper rails provided that the sidewalk is at least six inches high.

(8) *Markings and signing.* All aisles and off-street parking and loading spaces, except those for single-family dwellings and duplexes, shall be clearly and permanently marked and defined through the use of bumper rails, fences, buildings, walls, painting or other appropriate markers. All painted lines used to mark aisles and off-street parking and loading spaces shall be at least four inches wide. Signs or painting on the pavement will be provided which clearly identifies any parking spaces set aside for persons with a disability.

Response: **The Oasis townhomes complies with all parking dimensional requirements.**

(d) *Number of required off-street parking spaces.* Off-street parking spaces shall be required in the following proportions, except that where alternative standards apply to a use, the greater requirement will be used:

Off-Street Parking Spaces

	Type of Use	Off-Street Parking Requirement
(1)	Residential	
	a. Single-family dwellings, including mobile homes, and duplexes	Two spaces for each dwelling unit

	b.	Triplexes, quadraplexes and multifamily housing developments		1.5 spaces for each dwelling unit
	c.	Public housing for the elderly, notwithstanding other residential parking standards		0.5 spaces for each dwelling unit
	d.	Boarding houses		One space for each bedroom
	e.	Mobile home parks		Two spaces for each dwelling
(2)	Commercial			
	a.	Retail sales establishments		
		1.	Furniture stores	One space for each 1,700 square feet of gross floor area
		2.	Restaurants and bars, except fast food restaurants	One space for each 100 square feet of gross floor area
		3.	Fast food restaurants	One space for each 75 square feet of gross floor space
		4.	Other retail establishments which do not exceed 50,000 square feet of gross floor area	One space for each 200 square feet of gross floor area
		5.	Other retail establishments which exceed 50,000 square feet of gross floor area	One space for each 250 square feet of gross floor area

	b.	Motels, hotels and resort hotels	1.1 parking spaces for each unit less than 500 square feet and 1.6 spaces for each unit 500 square feet or larger. If there are accessory uses provided therein, additional off-street parking shall be provided for those accessory uses at the rate of 50 percent of the requirements for such uses as provided in subsections thereof.

	c.	Personal service establishment		One space for each 200 square feet of gross floor area
	d.	Repair service establishments		One space for each 200 square feet of gross floor area
	e.	Finance, insurance and real estate service establishments		One space for each 300 square feet of gross floor area
	f.	Business service establishments		One space for each 300 square feet of gross floor area
	g.	Communication service establishments		One space for each 400 square feet of gross floor area
	h.	Professional service establishments, except hospitals		
		1.	Medical and dental offices	One space for each 200 square feet of gross floor area
		2.	Other	One space for each 300 square feet of gross floor area
	i.	Contract construction service establishments		One space for each 300 square feet of gross floor area
	j.	Bus depots		One space for each 200 square feet of gross floor area
	k.	Shopping centers which do not exceed 50,000 square feet of gross floor area		One space for each 200 square feet of gross floor area
	l.	Shopping centers which exceed 50,000 square feet of gross floor area		One space for each 250 square feet of gross floor area
(3)	Other			
	a.	Manufacturing, wholesale trade and warehouse establishments		One space for each 600 square feet of gross floor area

	b.	Public and semipublic offices	One space for each 300 square feet of gross floor area
	c.	Indoor amusement, entertainment or recreation establishments	One space for each 200 square feet of gross floor area
	d.	Places of public assembly, including theaters	One space for each 20 square feet of gross floor area
	e.	Elementary schools, junior high schools and day-care centers	Two spaces per classroom
	f.	Other schools except colleges and universities	Eight spaces per classroom
	g.	Museums and libraries	One space for each 300 square feet of gross floor area
	h.	Hospitals	1.5 spaces per bed
	i.	Sanitariums, rest homes, convalescent homes and adult congregate living facilities	One space per each three beds
	j.	Recreational vehicle parks	One space per recreational vehicle space plus one space for each 300 square feet of gross floor area devoted to offices
	k.	College dormitory	One space per 3.5 beds
	l.	Churches	One space for every 3 seats in fixed seating facility and one space per 40 square feet of actual assembly area for non-fixed seating facility

Response: **The Oasis townhomes complies with all parking requirements.**

(e) *Number of off-street loading spaces.* Off-street loading spaces shall be required in the following proportions, except that where alternative standards apply to a use, the greater requirement will be

	Square Feet of Gross Floor Area

used:

Response: **This requirement does not apply to this project.**

	Type of Use			For Which No Spaces Are Required	For Which Each Space Is Required
(1)	Residential				
	a.	Single-family dwellings, (including mobile homes), duplexes, triplexes, quadraplexes and mobile home parks		Any amount	N/A
	b.	Multifamily housing developments and boarding houses		Under 25,000	Each additional 75,000
(2)	Commercial				
	a.	Retail sales establishments			
		1.	Restaurants	Under 10,000	Each additional 15,000
		2.	Other which does not exceed 50,000 square feet of gross floor area	Under 10,000	Each additional 10,000
		3.	Other which exceeds 50,000 square feet of gross floor area	N/A	4 spaces plus one for each additional 75,000
	b.	Motels/hotels		Under 10,000	Each additional 30,000
	c.	Personal service establishment		Under 10,000	Each additional 30,000
		1.	Funeral homes	Under 10,000	Each additional 90,000
		2.	Other	Under 10,000	Each additional 30,000
	d.	Repair service establishments		Under 10,000	Each additional 30,000

	e.	Finance, insurance and real estate service establishments	Under 10,000	Each additional 90,000
	f.	Business service establishments	Under 10,000	Each additional 90,000
	g.	Communication service establishments	Under 10,000	Each additional 90,000
	h.	Professional service establishments, except hospitals	Under 10,000	Each additional 90,000
	i.	Contract construction service establishments	Under 10,000	Each additional 90,000
	j.	Bus depots	>Under 5,000	Each additional 30,000
	k.	Shopping centers which do not exceed 50,000 square feet of gross floor area	Under 10,000	Each additional 10,000
	l.	Shopping centers which exceed 50,000 square feet of gross floor area	N/A	4 spaces plus one for each additional 75,00 with any tenant unit less than 50,000 having access to at least one loading space
(3)	Other			
	a.	Manufacturing and warehouse establishments	Under 5,000	Each additional 30,000
	b.	Wholesale trade establishments	Under 10,000	Each additional 30,000
	c.	Bulk storage yards	Under 10,000	Each additional 15,000
	d.	Public and semipublic offices	Under 10,000	Each additional 90,000
	e.	Indoor amusement, entertainment or recreation establishments	Under 10,000	Each additional 90,000

	f.	Places of public assembly, including theaters	Under 10,000	Each additional 90,000
	g.	Schools	Under 10,000	Each additional 90,000
	h.	Hospitals	Under 10,000	Each additional 90,000
	i.	Sanitariums, rest homes, convalescent homes and adult congregate living facilities	Under 10,000	Each additional 90,000
	j.	Recreational vehicle parks	Any amount	N/A

Response: **The Oasis townhomes complies with all parking requirements.**

(f) *Bicycle parking.* This section establishes requirements for short-term bicycle parking and incentives for long- term bicycle parking and storage facilities.

(1) *Short-term bicycle parking.* Short-term bicycle parking is generally intended to serve the needs of cyclists who park their bicycles for short time periods, including customers, clients, students and other short-term visitors.

a. *Spaces required.* Short-term bicycle parking is required in accordance with the following minimum ratios. These requirements apply regardless of any motor vehicle parking exemptions or reductions:

Use	Short-term Bicycle Parking Spaces Required
Student Housing	1 space per 2 sleeping rooms
Multi-dwelling Building	1 space per 10 dwelling units; 2 spaces minimum
Commercial, Public and Civic	1 per 10 motor vehicle spaces; 2 spaces minimum
Industrial	1 per 20 motor vehicle spaces; 2 spaces minimum

b. *Design.* Required short-term bicycle parking spaces must:

1. Consist of bike racks or lockers that are anchored so that they cannot be easily removed:
2. Be of solid construction, resistant to rust, corrosion, hammers, and saws;
3. Allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position using a standard U-lock;
4. Be designed so as not to cause damage to the bicycle;
5. Facilitate easy locking without interference from or to adjacent bicycles; and
6. Be in highly visible, active, well-illuminated areas that do not interfere with pedestrian movements.

c. *Location.* At least 50 percent of required bicycle parking spaces must be located within 50 feet of a custo and the remainder must be located within 100 feet of any entrance. If required short-term bicycle parkin not visible from the abutting street or the main customer entrance, signs must be posted indicating thei

d. *Size.* All required short-term bicycle parking spaces must have minimum dimensions of two feet in width by six feet in length, with a minimum overhead vertical clearance of seven feet.

(2) *Long-term bicycle parking.* Long-term bicycle parking is generally intended to serve the needs of cyclists who park their bicycles for long time periods, including employees and residents.

a. *Incentive.* Off-street motor vehicle parking space requirements may be reduced by one space for every ten long-term bicycle parking spaces provided up to a total maximum reduction of five motor vehicle parking spaces.

b. *Design.* In order to receive credit, long-term bicycle parking spaces must:

1. Have minimum dimensions of two feet in width by six feet in length, with a minimum overhead vertical clearance of seven feet (bicycle lockers are exempt from overhead clearance requirements);
2. Be protected from weather and access by unauthorized persons;
3. Consist of bike racks or lockers anchored so that they cannot be easily removed;
4. Be of solid construction, resistant to rust, corrosion, hammers, and saws;
5. Allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position using a standard U-lock;
6. Be designed so as to not cause damage to the bicycle; and
7. Facilitate easy locking without interference from or to adjacent bicycles.

c. *Location.* In order to receive credit, long-term bicycle parking must be provided in at least one of the following locations:

1. In covered stationary racks or lockers that comply with the short-term bicycle parking location requirements of subsection (f)(1)c of this section;
2. In a locked room;
3. In a covered, locked area that is enclosed by a fence or wall with a minimum height of seven feet;
4. In a private garage or private storage space serving an individual dwelling unit within a multi-dwelling (residential) building;
5. In a covered area within clear view of an attendant or security personnel;
6. In a covered area continuously monitored by security cameras; or
7. In a covered area that is visible from employee work areas.

(g) *Bicycle facility improvement program (BFIP).* New development or redevelopment projects that participate in the city's BFIP program and incorporate fix-it repair stations, covered bike parking stations, and or mobility commuter tracking stations can further reduce the number of off-street parking requirements by the following amounts:

(1) Fix-it repair station: two parking spaces;

(2) Covered bike station with racks: four parking spaces;

(3) Mobility commuter tracking station: four parking spaces.

(h) *Motorcycle parking.* For each four motorcycle parking spaces provided, the required number of automobile park spaces may be reduced by one.

(1) *Design.* Each motorcycle space must have minimum dimensions of four feet by eight feet. This provision applies to existing and proposed parking lots.

(i) *Parking in residential neighborhoods.*

(1) Definitions.

Response: **The Oasis townhomes complies with all applicable bicycle parking requirements.**

Commercial vehicle means every vehicle designed, used or maintained primarily for the transportation of property, with a gross vehicle weight of 10,000 pounds or more. It shall also mean any bus, van, or truck with either a gross vehicle weight in excess of 10,000 pounds, or which is designed, used or maintained primarily for the transportation of unrelated persons for hire, or in connection with any commercial enterprise including transportation for employment and business related activities.

Industrial equipment means farm tractors, implements, bulldozers, draglines, cranes, derricks, heavy earthmoving equipment normally used in farming excavation and/or heavy construction activities.

Semitrailer means a semitrailer which is used or designed primarily for carrying commercial loads.

(2) Commercial vehicles and semitrailers prohibited or restricted in residential districts.

a. It shall be unlawful for any owner, agent, operator or person in charge of any commercial vehicle, or semitrailer, to park, stop, store or keep same on any public street, avenue, alley or other thoroughfare, or any right-of-way therewith, within any residential district in the city for a period exceeding one hour in any 24-hour period, each such period commencing at the time of the first stopping in the city.

b. It shall be unlawful for any owner or lessee of real property in any residential district in the city to park on, cause to be parked on, or allow to be parked on his residential property, any commercial vehicle or semitrailer for the period exceeding one hour in any 24-hour period, unless same is in an enclosed garage. Each such period shall commence at the time of first stopping or parking unless a permit is first obtained from the police department of the city, and as may be otherwise provided in this section. This restriction shall also apply to the owner, agent, operator or person in charge of any such vehicle in the event said person is not the owner or lessee of said real property.

(3) Delivery and construction vehicles; emergency repairs.

a. The restrictions of subsection (f)(2) of this section shall not apply to the temporary parking of such vehicles on private property in residential districts whereon construction is underway, for which a current and valid building permit has been issued by the city, and said permit is properly displayed on the premises.

b. The restrictions of subsection (f)(2) of this section of one hour in residential districts shall not apply to routine deliveries by tradesmen, or the use of trucks in making service calls, provided that such time in excess of one hour is actually in the course of business deliveries or servicing as the case may be.

c. The restrictions of subsection (f)(2) of this section shall not apply to a situation where such vehicle becomes disabled, and as a result of such emergency is required to be parked within a residential district for longer than one hour. However, any such vehicle shall be removed from the residential district within 24 hours, by wrecker towing if necessary, regardless of the nature of the emergency.

(4) Industrial equipment prohibited or restricted in residential districts.

a. It shall be unlawful for any owner, agent, operator or person in charge of any industrial equipment to pa or keep such equipment on any public street, avenue, alley or other thoroughfare, or any right-of-way th any residential district in the city, any time, unless moving directly to or from, or actually located at, any construction site whereon construction, clearing, removal of debris or other building and/or excavation either currently under way or will commence within the next 24 hours and for which a current and valid been issued by the city, and said permit is properly displayed on the premises. Industrial equipment use clearing, tree trimming or removal, lawncare and related services, is also included, although a specific bu may not be required; and, nothing in this section is intended to require a building permit where not othe

b. It shall be unlawful for any owner of property in any residential district of the city to park on, cause to be parked on, or allow to be parked on his residential property any industrial equipment, as previously defined in this section, at any time unless such equipment is used on property wherein construction, clearing, removal of debris and/or industrial equipment is used on property wherein construction, clearing, removal of debris and/or other similar activities are currently under way or will commence within the next 24 hours and for which a current and valid permit has been issued by the city, and said permit is properly displayed on the premises. Heavy equipment used in lot clearing, tree trimming or removal, lawncare and related services is also included herein, although a specific building permit may not be required; and, nothing in this section is intended to require a building permit where not otherwise required. However, mowers, clippers, edgers, drills, saws, sanders and other normal tools and implements of home, lawn and garden maintenance and repair, whether motorized or not, are not considered to be industrial equipment.

c. Exempt from the foregoing provisions are items of industrial equipment in actual use or moving directly to or from the location of actual use:
    1. Owned or leased by the city or the county for the accomplishment of a governmental purpose such as tree trimming, road repair or construction, water or sewerage system repair or construction, maintenance of street and traffic lights and/or similar activities;
    2. Owned or leased by a contractor or subcontractor under agreement with the city or county to accomplish a municipal purpose as provided above;
    3. Owned or leased by a recognized public utility operating within the city, or by a contractor or subcontractor under agreement with such public utility for the accomplishment of some installation, maintenance, adjustment and/or repair to such public utility.

Response: **The Oasis townhomes complies with all commercial activity requirements where applicable.**

(5) *Permits.* The chief of police of the city his duly authorized designee may issue upon proper application therefor by the owner or his authorized representative to the police department, a permit extending the parking time limits set forth in subsection (f)(2) of this section up to, but not exceeding, 24 hours, upon establishing that such permit is requested in good faith for a reasonable cause shown or demonstrated to the chief of police or his designee and not for the purpose of avoiding the intent or objectives of this section.

(6) *Application of superseding city ordinances and state laws.* This subsection is primarily for the purpose of protecting residential zoning. Therefore, any ordinances of this city or laws of this state providing for the regulation of motor vehicles are in addition to this subsection, and wherever any provision of some other ordinance or applicable statute, whether primarily for the regulation of motor vehicles or for the

purposes of zoning, imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of this subsection, then more stringent requirements, regulations, restrictions or limitations shall apply.

(7) *Exceptions.* The provisions of this section shall not apply to recreational vehicles used exclusively for recreational purposes.

(8) *Nonconforming use.* The nonconforming use provisions of this chapter shall not apply to those sections.

(9) *Conformity with existing ordinances.* This section shall not be construed as authorizing trucks to utilize any street or other public thoroughfare of the city over which such vehicular traffic is now or hereafter prohibited by ordinance, or lawful order of the police department.

Response: **The Oasis townhomes has noted complies with all requirements of this section.**

(j) *Lighting.*

(1) Off-street parking shall be proved with lighting as follows:

a. For commercial, industrial and governmental uses, a minimum average of two footcandles;

b. For multistructure residential complexes, educational facilities, churches or other uses other than as set forth in the other immediately preceding subsection, a minimum average of one footcandle;

c. In a multilevel parking structure a minimum average of five footcandles except that the top level, if open to the sky, shall be the same as for an open parking lot;

d. For a use involving on premises consumption of alcoholic beverages, as provided in section 4-6, a minimum of three footcandles.

(2) The uniformity ration for all lighting classifications is to have an average/minimum ratio of four to one.

(3) The lighting provided for by this section shall have a footcandle intensity as set forth above from dusk until 30 minutes after the termination of use of, or business at, the premises, but thereafter such lighting intensity may be reduced to 50 percent of the required minimum.

(4) Outdoor lighting required by this section shall be designed so that any over spill of lighting onto adjacent properties shall not exceed 0.5 footcandle illumination, vertically and horizontally.

(5) Outdoor lighting installations required by this section for any use involving site plan approval in accordance with section 125-313 shall not be placed in permanent use until there is furnished a letter of compliance from a registered engineer or architect, or duly authorized representative of such engineer or architect, stating that the installation has been field checked and meets the requirements as set forth above. This letter shall be subject to approval by the

city engineer. Upon installation of the lighting, a certificate shall then be filed with the city engineer by a registered engineer or architect of design showing that such installation meets with requirements imposed by this section. Such letter and certification are not required for lighting involved with uses where site plan approval under section 125-313 is unnecessary through such lighting is otherwise subject to the requirements of this section.

(Code 1983, § 22-60; Ord. No. H-186, § 30-60, 6-15-1981; Ord. No. H-227, § 1, 10-4-1982; Ord. No. I-63, §§ 1—4, 5-7-1984; Ord. No. I-71, § 1, 7-2-1984; Ord. No. I-205, §§ 2—5, 2-17-1987; Ord. No. I-339, § 1, 8-7-1989; Ord. No. I-347, § 1, 10-2- 1989; Ord. No. I-457, § 1, 3-4-1991; Ord. No. J-24, § 1, 10-5-1992; Ord. No. J-127, § 1, 12-19-1994; Ord. No. K-441, § 3, 1- 16-2007; Ord. No. L-02, §§ 1A, 1B, 2-19-2008; Ord. No. L-71, § 1B, 1-5-2009; Ord. No. L-215, § 2, 7-5-2011; Ord. No. L-230, §§ 1—6, 1-3-2012; Ord. No. 17-002 , § 1, 2-21-2017)

Response: **The Oasis townhomes complies with all lighting requirements of this section. Sight lighting has been included throughout the development. Each light will produce at a minimum 2 foot candles of light. No overspill into adjacent properties are being proposed.**

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

January 10, 2022

** Delivered via email*

Patrick Soares *
Fieldagency Architecture
Wilton Manors, FL 33305

Subject: South Beach Townhomes
Application No. 211119-32242
Informal Wetland Determination No. 56-106191-P
St Lucie County

Dear Patrick Soares:

The District reviewed your request for an informal determination of the jurisdictional wetland and other surface water boundaries within the subject property, which is located as shown on the attached Exhibit 1.0. A joint site inspection was conducted on December 8, 2021.

Based on the information provided and the results of the site inspection, jurisdictional wetlands as defined in Chapter 62-340, Florida Administrative Code, exist on the property. Exhibit 2.0, attached, identifies the boundaries of the property inspected and the approximate landward limits of the wetlands.

This correspondence is an informal jurisdictional wetland determination pursuant to Section 373.421(6), Florida Statutes, and Section 7.3 of Environmental Resource Permit Applicant's Handbook Volume I. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal jurisdictional determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules.

Sincerely,

MReins

Morgan Reins
Senior Environmental Analyst

c: Anthony Adams, EDC, Inc *
Sasi Haham *

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website (http://my.sfwmd.gov/ePermitting) and searching under this application number 211119-32242 .

Exhibit 1.0 Location Map

Exhibit 2.0 Wetland Map

November 19, 2021

Patrick Soares
Field Agency Architecture
1650 NE 26th Street, Ste. 206
(561) 603 8395

VIA Email: studio@fieldagency.design

Reference: **Environmental Assessment**
S. Ocean Drive – 6.88 acres
Fort Pierce, FL 34949

Dear Mr. Soares,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Anthony A. Adams, BS
Senior Biologist | Certified Arborist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

S Ocean Drive – 6.88 acres
Fort Pierce, FL 34949

Date: November 19, 2021
Project # 21-524

Prepared For:
Patrick Soares
Field Agency Architecture
1650 NE 26th Street, Ste. 206
(561) 603 8395
studio@fieldagency.design

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of two (2) tax parcels comprised of 6.88 acres, which can be identified as PCN# 2401-412-0005-0007, 2401-412-0004-000-0.

The subject parcel is classified by the St. Lucie County Property Appraiser as Vacant Residential (Land Use Code 0000). The subject parcel is located at the northwest corner of S Ocean Drive and Crestview Drive, Fort Pierce, St. Lucie County, Florida. The subject property is further located within Section 01, Township 35 South, and Range 40 East, Fort Pierce, St. Lucie County, Florida.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on November 16, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is native upland habitat located on site. The upland habitat consisted of the following FLUCCS (Florida Land Use & Cover Classification System) code; 740 – Disturbed Land. (See attached maps for acreage estimate.) A majority of the large vegetation in the upland portion of the subject property consists of Brazilian Pepper and Australian Pine, among other exotic and invasives plants as defined by the Florida Exotic Pest Plant Council (FLEPPC). According to observations made during the site visit, the land has been previously cleared for other violations with City of Fort Pierce. There are minimal native trees remaining on the parcel. It is important to note that while the native vegetation is present is does not have significant associations and is therefore not considered to be native habitat.

Common Name	Species Name
Cabbage Palm	*Sabal palmetto*
Slash Pine	*Pinus elliottii*
Brazilian Pepper**	*Schinus terebinthifolia*
Seaside Mahoe**	*Thespesia populnea*
Cogon grass**	*Imperata cylindrica*
Australian Pine**	*Casuarina equisetifolia*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

Table 1: This table lists a representative sample of upland vegetative species observed during the site visit.

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. These components were found in conjunction during the field reconnaissance on the property.

Common Name	Species Name
White Mangrove	*Laguncularia racemosa*
Red Mangrove	*Rhizophora mangle*
Black Mangrove	*Avicennia germinans*
Latherleaf**	*Colubrina asisatica*
Beach lettuce**	*Scaevola plumeri*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

Table 2: This table lists a representative sample of wetland vegetative species observed during the site visit.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises or associated burrows were observed during the site visit. This site does contain significant associations with the known habitat of the Gopher Tortoise.

Due to anthropogenic disturbances nearby such as nearby residential buildings and roadways, and recent clearing activities, many listed species may not be found onsite due to the lack of suitable foraging and nesting habitat.

No other state or federally listed plant/animal species were found on site.

SOIL COMPOSITION:

Based on a review of the USDA Web Soil the site is composed of:

Arents - Arents are nearly level and ranges from somewhat poorly drained to moderately well drained. The soil consists of fill material that were excavated and spread over the surface of wet mineral soils. The mixed fill layer is typically 20 to 50 inches thick. The water table is below a depth of 30 inches for most of the year. Organic matter and thus the agricultural potential for this soil is low.

Canaveral sands- are moderately well drained to somewhat poorly drained, rapidly permeable soils. They are found on dune like ridges and on side slopes bordering depressional areas and sloughs near the coast. The water table is between depths of 10 to 40 inches for 2 to 6 months or more annually and is within a depth of 60 inches for most of the rest of the year. Typically the surface layer is dark brown fine sand about 6 inches thick. There are many sand-size shell fragments. In most areas, natural vegetation includes cabbage palm, saw palmetto, magnolia, bay and slash pine. This soil is not suited to cultivated crops. This soil type has low potential for pasture grasses.

SITE HISTORY:

After reviewing aerial images provided by Google Earth, and the St. Lucie County Property Appraiser –the subject property has displayed signs of previous attempts at development, in particular in 2009, as the southeast corner of the subject property was cleared. Previous development attempts also occurred in the mid-1990s (historical aerial image attached) where the upland portion was cleared, and the barrier walls were installed on the eastern edge of the property. Previous ERPs and approvals were not found for these works.

Most recently, on September 16, 2021, the City of Fort Pierce determined the subject property to be declared a nuisance due to the condition of the site. The City of Fort Pierce requested trees be trimmed to 6' from the ground, trash to be removed, and grass mowed. This further confirms the opinion that the upland portion of this site is disturbed.

CITY OF FORT PIERCE REGULATIONS:

The following lists the Fort Pierce regulations that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

The regulation will be quoted in black; interpretation and consultation will be will be in red.

Sec. 123-64. - Permit required.

(a) *Tree removal permit.* No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit. But the following activities may be done without applying for a permit:

Before further land clearing activities commence, a Tree Removal Permit must be obtained from the City of Fort Pierce.

Sec. 107-6. - Design requirements.

(a) Grading, erosion control practices, sediment control practices, and waterway crossings shall be adequate to prevent transportation of sediment from the site to the satisfaction of city engineer. Cut and fill slopes shall be no greater than 4:1 to meet city environmental objectives.
(b) Clearing and grading of natural resources, such as forests and wetlands, shall not be permitted, except when in compliance with all other chapters of this Code and other agency permits. Clearing techniques that retain natural vegetation and drainage patterns shall be implemented to the satisfaction of the city engineer.
(c) Clearing, except that necessary to establish sediment control devices, shall not begin until all sediment control devices have been installed and have been stabilized.

In addition to a Tree Removal Permit, a Sediment and Erosion Control Plan must be established. This plan should identify control measures, and sensitive habitat that may be affected.

Goal 5
The City shall protect human life and limit public expenditure in areas subject to destruction by natural disasters and, where appropriate, restrict development activities that would damage or destroy coastal resources.

5.1 *Objective:*
The City shall protect, conserve and enhance the remaining coastal, wetlands*, water resources, living marine resources, coastal barriers and wildlife habitats and other natural resources.*

5.1.1 Policy:
The City shall limit impacts to wetlands by directing uses identified as incompatible with the protection and conservation of wetlands and wetlands functions away from wetlands. When incompatible future land uses are unavoidable in wetlands, the impacts shall be mitigated to compensate for the loss of wetland functions. The City shall support no net loss of wetland functionality by requiring that all applicants for a permit to develop in jurisdictional wetlands obtain necessary permits from all applicable county, state or federal regulatory agencies prior to development approval by the City.

Any impacts to wetland and associated buffer areas will require permits from the authorities who maintain jurisdiction. The first step for development in proximity to known wetlands is to apply for an Informal Determination with SFWMD.

SUMMARY:
It is the professional opinion of EDC, Inc. that there are wetlands on the subject property. A jurisdictional determination will be required from SFWMD before obtaining construction approval.

There is no native upland habitat on the subject property, as it has been previously cleared multiple times based on historical aerials. In addition, it consists of majority exotic and invasive plant species as identified by Florida Exotic Pest Plant Council (FLEPPC).

No gopher tortoises, burrows or other state listed species were observed at the time of the site visit.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

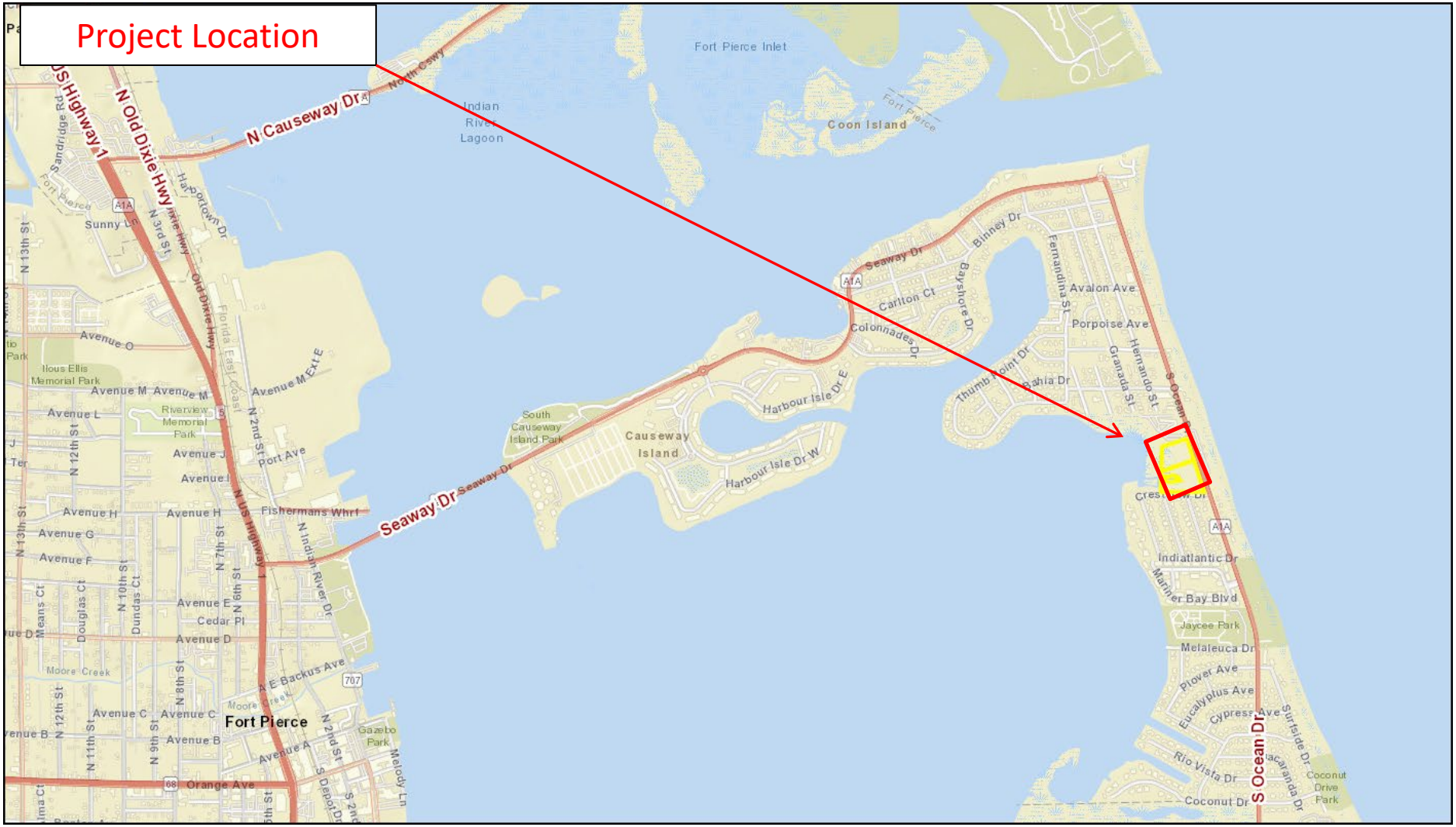
S Ocean Drive

Fort Pierce, St. Lucie County, FL

Location Map

Project: 21-524	Field Agency Architecture	11/17/2021

N



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

S Ocean Drive

Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 21-524	Field Agency Architecture	11/17/2021

N

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

S Ocean Drive

Port St. Lucie, St. Lucie County, FL

Soil Map

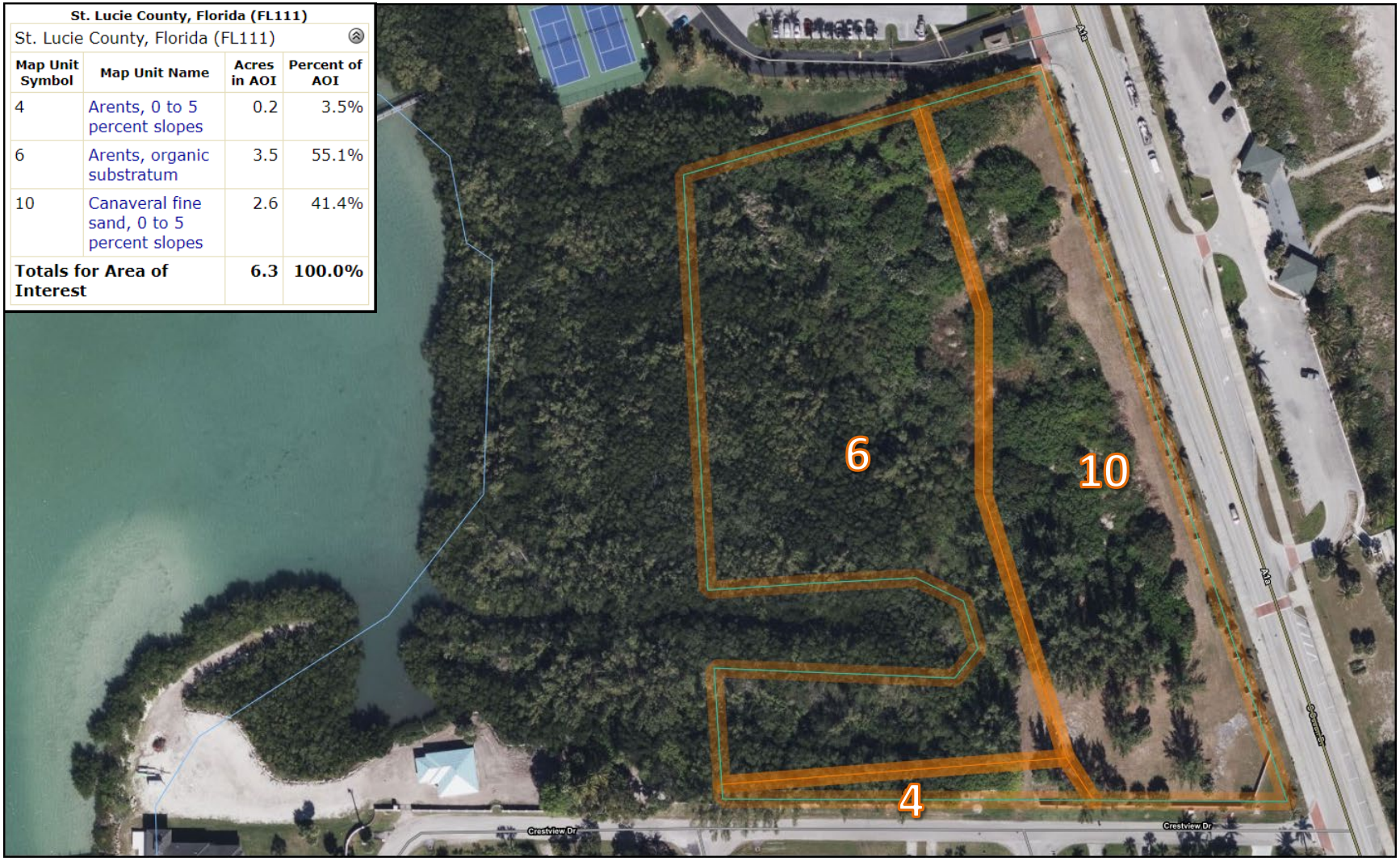
Project: 21-524	Field Agency Architecture	11/15/2021

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Arents, 0 to 5 percent slopes	0.2	3.5%
6	Arents, organic substratum	3.5	55.1%
10	Canaveral fine sand, 0 to 5 percent slopes	2.6	41.4%
Totals for Area of Interest		**6.3**	**100.0%**



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

S Ocean Drive

Port St. Lucie, St. Lucie County, FL

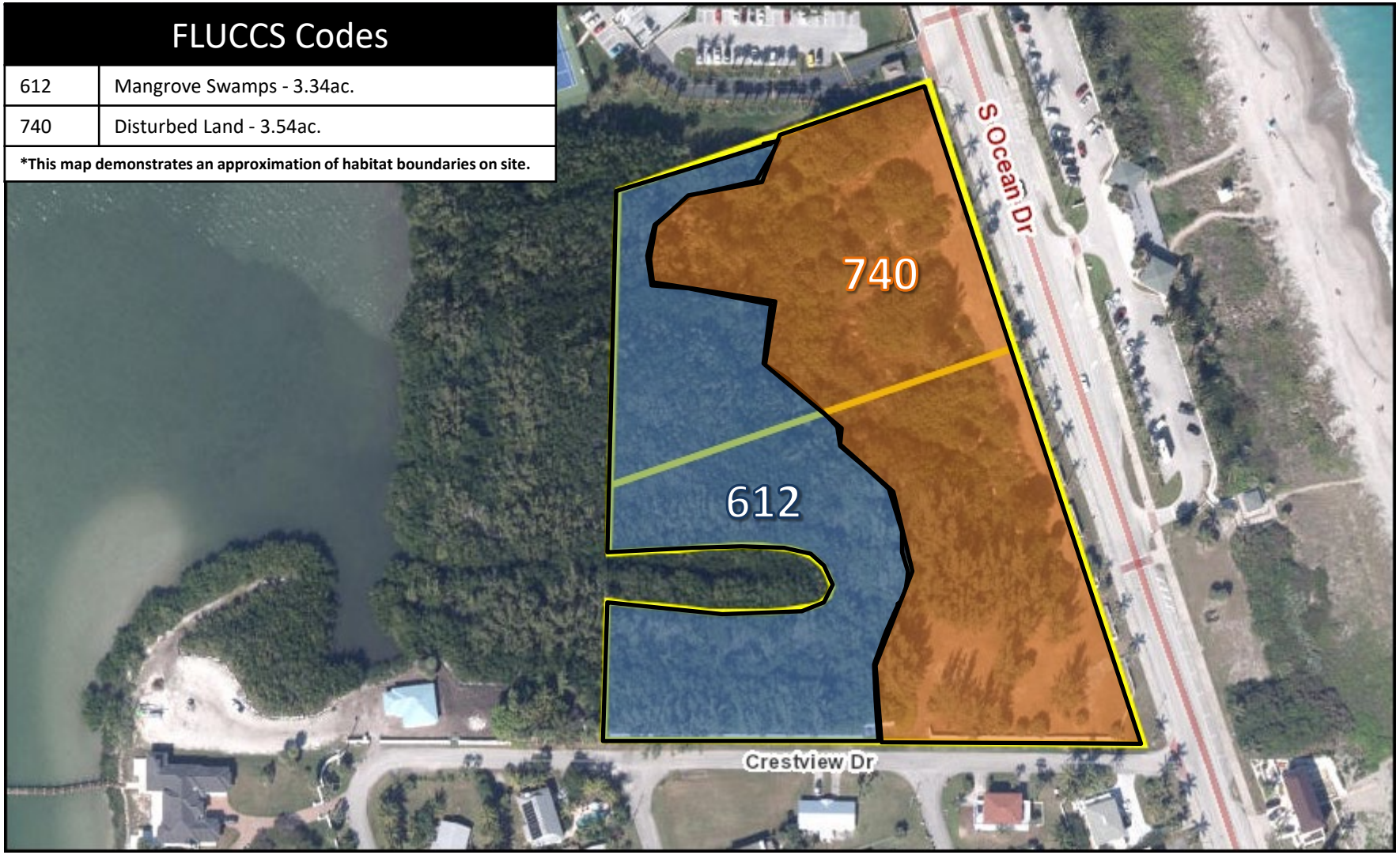
Florida Land Use, Cover and Forms Classification System (FLUCCS) Map

Project: 21-524	Field Agency Architecture	11/17/2021

N

FLUCCS Codes	
612	Mangrove Swamps - 3.34ac.
740	Disturbed Land - 3.54ac.

***This map demonstrates an approximation of habitat boundaries on site.**



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

S Ocean Drive

Fort Pierce, St. Lucie County, FL

Historical Aerial Map (1994)

Project: 21-524	Field Agency Architecture	11/17/2021

N

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

S Ocean Drive

Fort Pierce, St. Lucie County, FL

St. Lucie County Property Appraiser Wetland Inventory Map

Project: 21-524	Field Agency Architecture	11/17/2021

N

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Oasis Townhomes		Wetland 1

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
612 - Mangroves		Impact or Mitigation Site?	

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Indian River Lagoon		

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The asssessment area is the edge of a Mangrove wetland abutting the eastern boundary of the Indian River Lagoon. The proposed impact site is located just south of Highway A1A in Fort Pierce, FL.

Assessment area description

The asssessment area contains mixed exotics as the site transitions from upland to wetlands. Prominent species seen are Brazilian Pepper, Australian Pine, Caesar's Weed, Cabbage Palm and Guinea grass as the site transitions.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
The Indian River Lagoon and associated tributaries lies to the west of the project.	

Functions	Mitigation for previous permit/other historic use
The assessment area provides habitat for some coastal bird species. It does provide stabilty for the subject property against inundation and flooding.	

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Egrets and other fishing birds that may use mosquito ditches for foraging within the mangrove wetlands.	

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Anthony A. Adams	

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Oasis Townhomes		
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Impact	Anthony A. Adams	

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 7 / with: 0	The assessment area currently consists of exotic vegetation that is a result of previous land-clearing efforts at the subject property. The majority of this wetland system will be preserved into perpetuity with a Conservation Easement, and associated buffers. Therefore, the quality of the assessment area will likely increas post-development with impacts that will remain close to identified upland areas.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 7 / with: 0	The assessment area likely becomes inundated with pelagic tides that occur annually. In addition, the assessment area provides treatment for run-off water from the upland portion of the subject property as it enters the Indian River Lagoon.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 7 / with: 0	The surrounding area of the project has been significantly impacted with development of major roadways, and development both commercial and residential in nature. Inside the City of Fort Pierce, development has been condensed to consolidate impacts to the local environment.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres: 0.7	with: 0

If preservation as mitigation,
Preservation adjustment factor = 1
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = (-0.7) x (0.81) = ***-0.56*** (Primary) (-0.7) x (0.59) = ***-0.41*** (Secondary)

Delta = [with-current]
-0.7

If mitigation
Time lag (t-factor) = 1
Risk factor = 1

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.7 x 1.96(ac. for preservation) = ***1.37***

TECHNICAL MEMORANDUM

TO: FIELD AGENCY DESIGN

FROM: EDC, INC. – ENVIRONMENTAL DIVISION

SUBJECT: Oasis Townhomes
Parcel ID: 2401-412-0005-000-7, 2401-412-0004-000-0

DATE: MARCH 07, 2022

This memo is intended to explain the mitigation methodology employed for this project.

The proposed site plan incurs 0.48ac. of Direct Wetland Impact. These are impacts to areas defined as "Wetland." In addition, the site plan incurs 0.59ac. of Secondary Wetland Impact.

EDC, Inc. has utilized the Universal Mitigation Assessment Method (UMAM) to assess impacts and calculate mitigation values for impacts. Habitat on the subject property is assessed in 3 categories, each on a scale of 0-10. A score of 10 represents the highest possible value. The categories are as follows: Landscape Support, Water Environment, and Community Structure. The score from each category is totaled and divided by 30.

The site must be scored prior to impacts, as well as after. The difference between these two results is called the Delta. (Delta = with – current). It is estimated this property has a Delta of -0.6.

The Delta is then multiplied with the acres of impact. This creates the Functional Loss. The Functional Loss equates to the number of credits required to offset impacts.

Functional Loss = Delta x Acres

FL = -0.6 x 0.48ac. = -0.288 Direct Wetland Impacts
FL = -0.6 x 0.59ac. = -0.354 Secondary Impacts (Wetland Buffer)
FL = -0.642 total credits required

From here, it is possible to mitigate via preservation, or credit purchase. At Bear Point Mitigation Bank the 2022 Dual Agency credit rates are $36,000/tenth of a credit.

Estimated Mitigation Cost: (FL) 0.642 x (Credit Rate) $36,000 = est. $234,000.00

Given that there is additional wetland acreage on site, it is prudent to preserve it and save on credit purchase costs.

To calculate for mitigation via preservation, the Relative Functional Gain (RFG) value is required.

The Time Lag (t-factor) and Risk Factor will need to be considered for the mitigation style (preservation, in this case). For preservation of this habitat, Time Lag and Risk Factor are both a 1. These factors are scored on a scale from 1 (for no risk) up to 3 (high risk) on quarter-point (0.25) increments.

Relative Functional Gain = Mitigation Delta/(t-factor x risk)

RFG = -.6/(1x1)
RFG = -.6

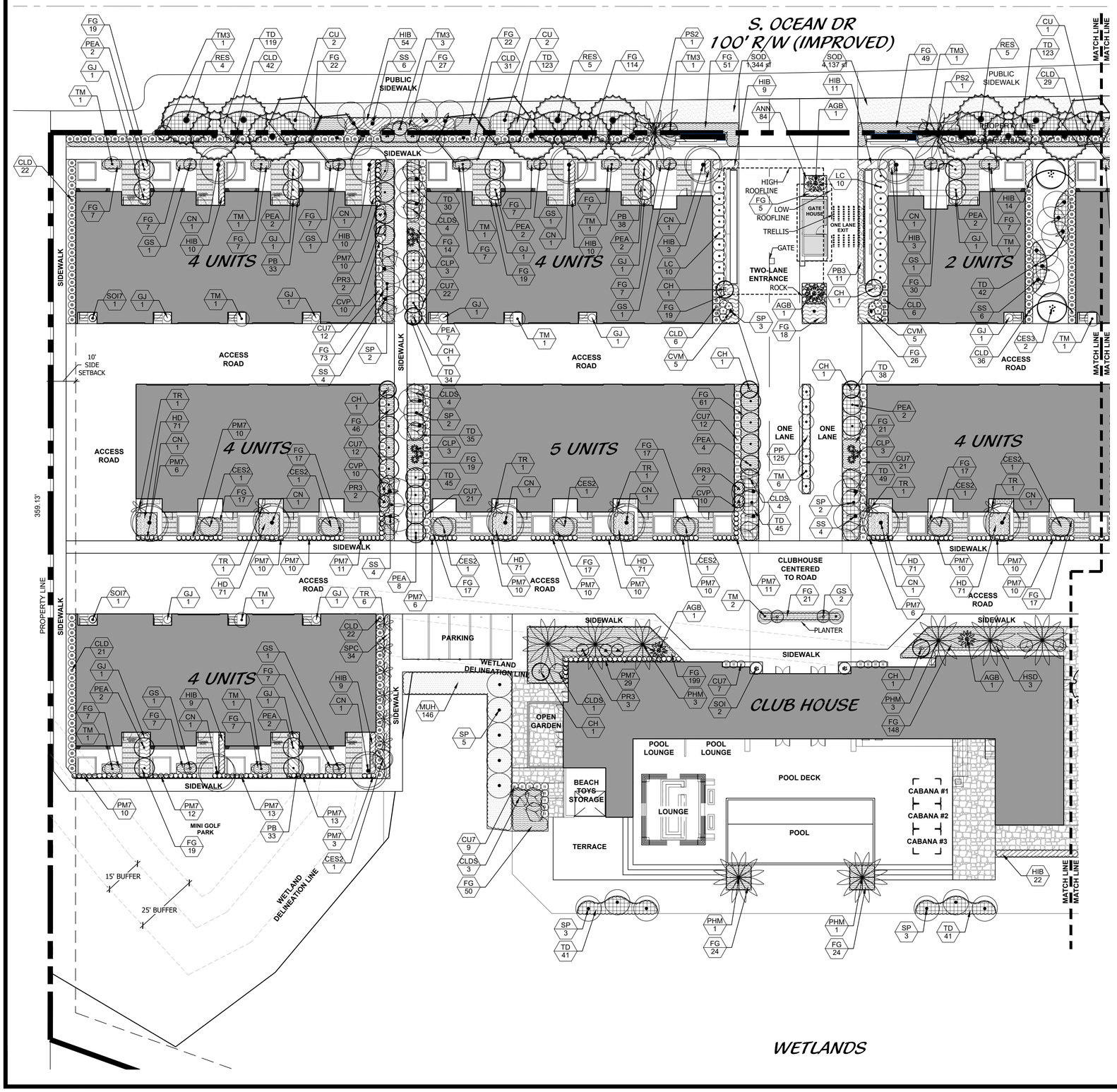
With our Functional Loss and Relative Functional Gain values set, it is possible to calculate the Acres of Preservation required to offset project impacts.

FL / RFG = Acres of Mitigation

-0.642/-0.6 = **1.07ac. required for mitigation via preservation.**

The site plan shows 99,510 sf of unimpacted wetlands. This total 2.28 acres. Mitigation requirements are met.

Keep in mind, this assessment used a score of 6 for all three UMAM categories.
This number could change when SFWMD reviews the ERP, however unlikely.



Landscape Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Oasis Townhouses

East Coast Real Estate Development
FT. Pierce, Florida

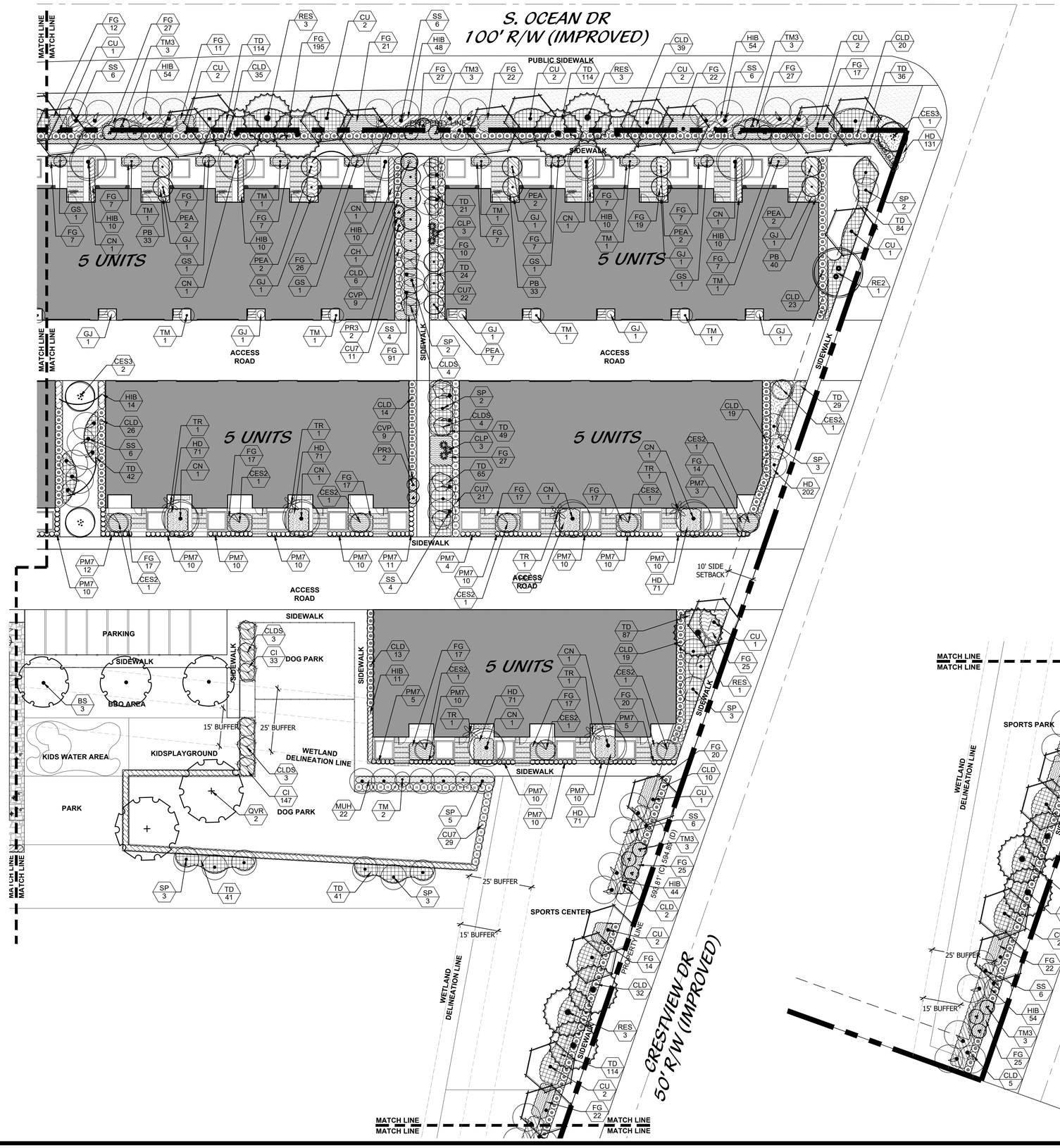
REGISTERED LANDSCAPE ARCHITECT
DONALDSON E. HEARING
LA 0000943
STATE OF FLORIDA

DESIGNED	EPB
DRAWN	PS
APPROVED	DEH
JOB NUMBER	22-0202
DATE	04-19-22
REVISIONS	

Drawing: April 19, 2022 3:48:43 p.m.
22-0202_OASIS TOWNHOMES_LP.DWG

SHEET 1 OF 3

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



Landscape Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Oasis Townhouses

East Coast Real Estate Development
FT. Pierce, Florida

REGISTERED LANDSCAPE ARCHITECT DONALDSON E. HEARING LA 0000943 STATE OF FLORIDA

DESIGNED	EPB
DRAWN	PS
APPROVED	DEH
JOB NUMBER	22-0202
DATE	04-19-22
REVISIONS	

Drawing: April 19, 2022 3:48:43 p.m.
22-0202_OASIS TOWNHOMES_LP.DWG

SHEET 2 OF 3

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

LANDSCAPE NOTES

ALL LANDSCAPING AND SITE IMPROVEMENTS UNDERTAKEN SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE CITY OF FORT PIERCE, LANDSCAPE AND LAND CLEARING CODE, CURRENT ADDITION AND ANY OTHER APPLICABLE CITY REGULATIONS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR CHANGES WITHOUT THE AUTHORIZATION OF THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE PLANS AND VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS.

THE LANDSCAPE CONTRACTOR BE RESPONSIBLE FOR ALL PERMITS RELATING TO HIS/HER WORK.

ALL LANDSCAPE PLANTED IN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY SHALL BE LOCATED SO THAT NO CONFLICT OCCURS WITH VEHICULAR SIGHT DISTANCES AT INTERSECTIONS AND AT DESIGNATED PEDESTRIAN CROSSWALKS.

NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AND ELEVATION BETWEEN TWO (2) AND SIX (6) FEET ABOVE THE CROWN OF THE ROAD SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT IN ANY ZONING DISTRICT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN (10) FEET FROM THE EDGE OF A DRIVEWAY OR ALLEY. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN THE ABOVE DESCRIBED LIMITS OF INTERSECTIONS UNLESS THE FOLIAGE IS MAINTAINED AT OR ABOVE SIX (6) FEET ABOVE THE ROADWAY INTERSECTION ELEVATION TO PREVENT OBSTRUCTION OF SIGHT LINES.

ALL LANDSCAPING SHALL BE LOCATED IN THE RIGHT-OF-WAY AND OR ON PRIVATE PROPERTY SO THAT NO CONFLICT OCCURS WITH DESIGNATED CITY DRAINAGE AND / OR UTILITY EASEMENTS, OVERHEAD AND UNDERGROUND UTILITY LINES AND OR UTILITY STRUCTURES. NO TREE ARE ALLOWED IN UTILITY EASEMENTS OR CLOSER THAN TEN FEET TO ANY CITY UTILITY LINES.

TREES AT ENTRANCEWAYS SHALL BE LIMBED UP TO MAXIMIZE SITE DISTANCE. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 24" AND 8'. TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SITE LIGHTING.

PLANTING ISLANDS WITHIN AND ADJACENT TO PARKING AREAS SHALL BE FREE OF LIME ROCK AND OTHER FOREIGN MATERIALS TO A DEPTH OF 30". IF NECESSARY, RECYCLED PLANTING SOIL MIXTURE SHOULD BE USED TO REPLACE UNSUITABLE SOIL, WHICH IS EXCAVATED.

THE SURFACE OF ALL AREAS TO RECEIVE LANDSCAPING WILL BE FINELY GRADED AND SET SO DIPS AND DEPRESSIONS ARE REMOVED AND POSITIVE DRAINAGE IS ACHIEVED. THE FINISHED GRADE OF SOD AND MULCH AREAS SHALL BE SET SO THAT MULCH WASHOUTS DO NOT OCCUR AND THERE IS A SMOOTH TRANSITION FROM PAVED SURFACES TO ADJACENT LAWN AREAS.

ALL TREES, SHRUBS AND GROUNDCOVER BEDS ARE REQUIRED TO BE MULCHED WITH A 3" MIN. THICK LAYER OF MULCH. TREES LOCATED IN TURF AREAS ARE REQUIRED TO HAVE A 3" THICK MULCHED WATERING RING PROVIDED AROUND THE TRUNK. THE TREE RING IS REQUIRED TO BE A MINIMUM DIAMETER OF 3' AROUND SMALL TREES AND 5' AROUND LARGE TREES, TO FACILITATE MOWING. MULCH SHALL BE KEPT THREE FEET AWAY FROM THE TRUNK.

ALL TREE STAKING MATERIALS SHALL BE LOCATED WITHIN MULCH BEDS AND OR RINGS.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FORT PIERCE. IRRIGATION SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION WATER SOURCE SHALL BE WELL WATER OR SUCTION FROM AN ONSITE STORMWATER MANAGEMENT AREA. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AIR CONDITIONER CONDENSERS, SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING WHICH MUST EXTEND ONE FOOT HIGHER THAN THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

NO LANDSCAPING SHALL BE LOCATED WITHIN 10' OF A CITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM OF 18" BELOW CITY UTILITY MAINS. (ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE TO OUTSIDE)

NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.

ST. AUGUSTINE SOD WILL BE UTILIZED FOR ALL TURF AREAS, EXCEPT AS NOTED. BAHIA SOD WILL BE UTILIZED IN DRY RETENTION AREAS AND IN AREAS OF EXISTING TREES TO REMAIN.

TREES OF SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS, UTILITIES, OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN TEN (10) FEET TO THOSE PUBLIC WORKS, UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM DIMENSIONS SHALL BE FIVE (5) FEET SQUARE AND FIVE (5) FEET DEEP AND FOR WHICH THE CONSTRUCTION REQUIREMENTS SHALL BE FOUR INCH THICK CONCRETE REINFORCED WITH NUMBER 6 WELDED WIRE FABRIC (6 X 6 X 6) OR EQUIVALENT. PALM TREES SHALL BE LOCATED NO CLOSER THAN TWO (2) FEET TO AN UNDERGROUND PUBLIC UTILITY PIPE, ROADWAY, OR OTHER PUBLIC WORKS. REPAIR OF DAMAGE TO A PUBLIC UTILITY OR OTHER PUBLIC WORKS CAUSED BY TREES, OTHER THAN PALM TREES, LOCATED CLOSER THAN TEN (10) FEET SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE SUBJECT PROPERTY.

ALL TREES PLANTED UNDER OR ADJACENT TO FP&L POWERLINES WILL COMPLY WITH THE FP&L "RIGHT TREE, RIGHT PLACE" GUIDELINES.

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS;
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANT'S WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SPECIFIED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

PLANT LIST

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
BS	3	BURSERA SIMARUBA ~ / GUMBO LIMBO	N/A	2.5"Cal	12`-14` HT, 6`-8` SPRD	Y	SINGLE, STRAIGHT TRUNK. FULL CANOPY, SYMMETRICA
CLDS	30	CLUSIA ROSA ~ / CLUSIA TREE	30 GAL.	2" CAL.	8`-10` HT X 4-5` SPRD	Y	SINGLE STRAIGHT TRUNK. FULL CANOPY.
CU	27	COCCOLUBA UVIFERA ~ / SEA GRAPE TREE	SPECIMEN	N/A	12`-14` HT, 6`-8` SPRD	Y	MULTI TRUNK. FULL CANOPY.
CES3	5	CONOCARPUS ERECTUS `SERICEUS` ~ / SILVER BUTTONWOOD TREE	30 GAL.	2" CAL.	18` O.A.	Y	FULL CANOPY. MULTI TRUNK.
CES2	18	CONOCARPUS ERECTUS `SERICEUS` ~ / SILVER BUTTONWOOD TREE	30 GAL.	2" CAL.	8`-10` HT., 6`-8` SPD.	Y	FULL CANOPY. SINGLE STRAIGHT TRUNK.
GS	14	GARCINIA SPICATA ~ / GARCINIA	15 GAL.	2" CAL.	5` HT., 5` SPRD.	N	FULL & THICK, MATCHED
HSD	3	HIBISCUS ROSA-SINENSIS / HIBISCUS STANDARD	15 GAL.	1.5" CAL.	4`-5` HT, 2`-3` SPRD	N	FULL & THICK, FLORIDA FANCY
QVR	2	QUERCUS VIRGINIANA / LIVE OAK	65 gal	4"Cal	14` HT. x 7`-8` SPRD.	Y	RELOCATED TREES

ACCENT TREE/PALM	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
TR	18	THRINAX RADIATA / THATCH PALM	25 GAL.	N/A	10`-12` O.A.	Y	FULL & THICK

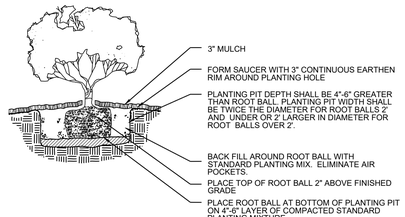
PALM TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
CH	9	CHAMAEROPS HUMILIS / EUROPEAN FAN PALM	FIELD GROWN	N/A	6`-7` O.A.	N	MULTI TRUNK, FULL CANOPY, FLORIDA FANCY
CN	24	COCOS NUCIFERA `GREEN MALAYAN` / COCONUT PALM	FIELD GROWN	N/A	8` WOOD	N	FULL & THICK, CURVED TRUNK
LC	20	LIVISTONA CHINENSIS ~ / CHINESE FAN PALM	FIELD GROWN	N.A.	10` O.A.	N	FULL CANOPY, FULL TO BASE
PHM	8	PHOENIX DACTYLIFERA `MEDJOOL` / MEDJOOL DATE PALM	F.G.	N/A	14`-15` C.T.	N	STRAIGHT TRUNK, FULL CANOPY, MATCHED, CLASSIC CI
PR3	13	PHOENIX ROBELENII ~ / PYGMY DATE PALM	FIELD GROWN	N/A	6` O.A.	N	TRIPLE-TRUNK, FULL CANOPY
PS2	2	PHOENIX SYLVESTRIS / WILD DATE PALM	FIELD GROWN	N/A	10` - 12` C.T.	N	FULL CANOPY, DOUBLE TRUNK, SPECIMEN, FLORIDA FAI
PEA	52	PTYCHOSPERMA ELEGANS ~ / TRIPLE ALEXANDER PALM	N/A	N/A	14`-16` O.A.	N	TRIPLE TRUNK, MATCHED
RES	27	ROYSTONEA ELATA / FLORIDA ROYAL PALM	FIELD GROWN	N/A	18`, 24`, 30` OA, STGG.	Y	FULL CANOPY STAGGERED HT., FLORIDA FANCY
RE2	1	ROYSTONEA ELATA / FLORIDA ROYAL PALM	FIELD GROWN	N/A	24` G.W.	Y	FULL CANOPY, DOUBLE TRUNK, FLORIDA FANCY
SP	43	SABAL PALMETTO / SABAL PALMETTO	F.G.	N/A	10`, 14, OR 18` CT, STGG.	Y	SLICK, STRIAGHT. SIZES VARY
SS	74	SABAL PALMETTO ~ / CURVED CABBAGE PALM	N/A	N/A	18`, 22`, 26` O.A. STGG.	Y	STRONG, UNIQUE CURVES. SLICK TRUNKS.
TM	30	THRINAX MORRISII / KEY THATCH PALM	FIELD GROWN	N/A	5`-6` O.A.	Y	FULL CANOPY, FLORIDA FANCY
TM3	24	THRINAX MORRISII / KEY THATCH PALM	FIELD GROWN	N/A	5`-6` O.A.	Y	FULL CANOPY, TRIPLE, FLORIDA FANCY

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
AGB	4	AGAVE 'GAINSVILLE BLUE' / BLUE AGAVE	25 GAL	4` HT X 4` SPRD	AS SHOWN	Y	FULL, SUN GROWN, FLORIDA FANCY
CLD	516	CLUSIA GUTTIFERA / SMALL-LEAF CLUSIA	7 GAL.	4` HT X 2` SPRD	3` O.C.	Y	FULL & THICK, FLORIDA FANCY
CU7	199	COCCOLOBA UVIFERA / SEA GRAPE	7 GAL.	3`-4` HT X 3` SPRD	3` O.C.	Y	FULL & THICK, BECKER
CVM	10	CODIAEUM VAR. `MANGO` / `MANGO` CROTON	7 GAL.	3` X 3`	AS SHOWN	N	FULL & THICK
CLP	15	CRINUM AUGUSTUM `QUEEN EMMA` / QUEEN EMMA CRINUM LILY	15 GAL.	3` HT X 3` SPRD	AS SHOWN	N	FULL & THICK, FLORIDA FANCY
SOI	2	DRACAENA REFLEXA `VARIEGATA` / SONG OF INDIA DRACENA	25 GAL.	7` - 8` O.A.	AS SHOWN	N	FULL & THICK, UPRIGHT, FLORIDA FANCY
SOI7	2	DRACAENA REFLEXA `VARIEGATA` / SONG OF INDIA DRACENA	7 GAL.	2.5` O.A.	AS SHOWN	N	FULL & THICK, UPRIGHT, FLORIDA FANCY
GJ	24	GARDENIA JASMINOIDES `MIAMI SUPREME` / GARDENIA	7 GAL.	4` HT.	A.S.	N	FULL AND THICK
PM7	400	PODOCARPUS MACROPHYLLUS / PODOCARPUS	7 GAL.	4`-5` O.A.	A.S.	N	FULL AND THICK

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACE	NATIVE	SPACING	REMARKS
ANN	84	ANNUALS / ANNUALS	4" POT	N.A.	9" O.C.	N	9" o.c.	IMPATIENS-WINTER, BEGONIAS-SUMMER
PP	125	ARACHIS GLABRATA / PERENNIAL PEANUT	1 GAL.	6" X 12"	12" O.C.	N	12" o.c.	FULL & THICK
CI	180	CHRYSOBALANUS ICACO `RED TIP` / RED TIP COCOPLUM	3 GAL.	24" X 24"	24" O.C.	Y	24" o.c.	FULL & THICK
CVP	48	CODIAEUM VARIEGATUM `SLOPPY PAINTER` / SLOPPY PAINTER CROTON	3 GAL.	18" X18"	24" O.C.	N	24" o.c.	FULL & THICK
FG	2,320	FICUS MACROPHYLLA `GREEN ISLAND` / GREEN ISLAND FICUS	7 GAL.	24" X 24"	24" O.C.	N	24" o.c.	FULL & THICK, FLORIDA FANCY
HD	1,185	HELIANTHUS DEBILIS / DUNE SUNFLOWER	1 GAL.	8" X 8"	12" O.C.	Y	12" o.c.	FULL & THICK
HIB	547	HIBISCUS SPP / PINK HIBISCUS	3 GAL	24" X 24"	24" OC	N	24" o.c.	FULL & THICK, FLORIDA FANCY
MUH	168	MUHLENBERGIA CAPILLARIS / MUHLY GRASS	3 GAL.	18" X 12"	30" O.C.	Y	30" o.c.	FULL & THICK
PB	210	PANDANUS BAPTISTII 'AUREUS' / VARIEGATED DWARF PANDANUS	3 GAL.	18" X 18"	18" O.C.	N	18" o.c.	FULL AND THICK
PB3	11	PHILODENDRON `BURLE MARX` / BURLE MARX PHILODENDRON	3 GAL.	18" X 18"	36" O.C.	N	36" o.c.	FULL & THICK
SPC	34	SPARTINA PATENS / SALTMEADOW CORDGRASS	3 GAL	36" O.A.	24" O.C.	Y	24" o.c.	FULL AND THICK
TD	1,740	TRIPSACUM DACTYLOIDES / FAKAHATCHEE GRASS	3 GAL	36" HT. X 24" SPRD.	24" O.C.	Y	24" o.c.	FULL AND THICK

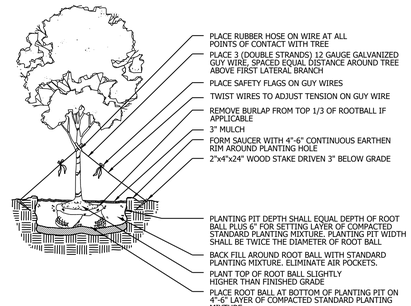
SOD/SEED	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACE	NATIVE	SPACING	REMARKS
SOD	5,481 sf	STENOTAPHRUM SECANDATUM / ST AUGUSTINE SOD	sod	N.A.	N.A.			

PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL

NTS


PLACE RUBBER HOSE ON WIRE AT ALL POINTS OF CONTACT WITH TREE
PLACE 3 (DOUBLE STRANDS) 12 GAUGE GALVANIZED GUY WIRE, SPACED EQUAL DISTANCE AROUND TREE ABOVE FIRST LATERAL BRANCH
PLACE SAFETY FLAGS ON GUY WIRES
TWIST WIRES TO ADJUST TENSION ON GUY WIRE
REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL IF APPLICABLE
3" MULCH
FORM SAUCER WITH 4"-6" CONTINUOUS EARTHEN RIM AROUND PLANTING HOLE
2"x4"x24" WOOD STAKE DRIVEN 3" BELOW GRADE
PLANTING PIT DEPT

EXTERIOR FINISH LEGEND

1. WHITE SMOOTH STUCCO
2. GRAY FINISHED SMOOTH STUCCO
3. CHARCOAL ROUGH STUCCO
4. PRODEMA WOOD CLADDING
5. PAINTED ALUMINIUM
6. STEEL CORD RAILINGS

1 A-2.00 — 24' EAST

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

2 A-2.00 — 24' WEST

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

FIELDAGENCY ARCHITECTURE
1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design

AR99203

SEAL:

CLIENT:

East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

04.29.2022 DRC SUBMISSION

OASIS TOWNHOMES

901-1001 South Ocean Dr.
Fort Pierce , FL 34949

REVISIONS:

DESCRIPTION	DATE	MARK

24'-0" ELEVATIONS

A-2.00

Printed: 4/28/22

1 A-2.01 30'-0" UNIT EAST ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH LEGEND

1. WHITE SMOOTH STUCCO
2. GRAY FINISHED SMOOTH STUCCO
3. CHARCOAL ROUGH STUCCO
4. PRODEMA WOOD CLADDING
5. PAINTED ALUMINIUM
6. STEEL CORD RAILINGS

2 A-2.01 30'-0" UNIT WEST ELEVATION
SCALE: 3/16" = 1'-0"

FIELDAGENCY
ARCHITECTURE
1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design

AR99203

SEAL:

CLIENT:
East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

04.29.2022 DRC SUBMISSION

OASIS TOWNHOMES

901-1001 South Ocean Dr.
Fort Pierce , FL 34949

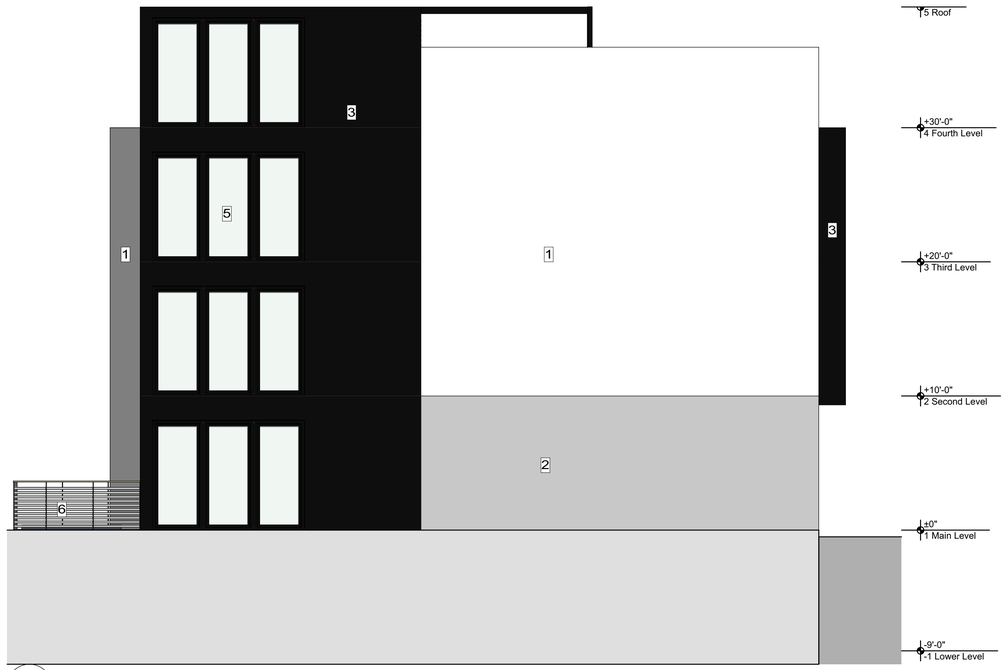
REVISIONS:

DESCRIPTION	DATE	MARK

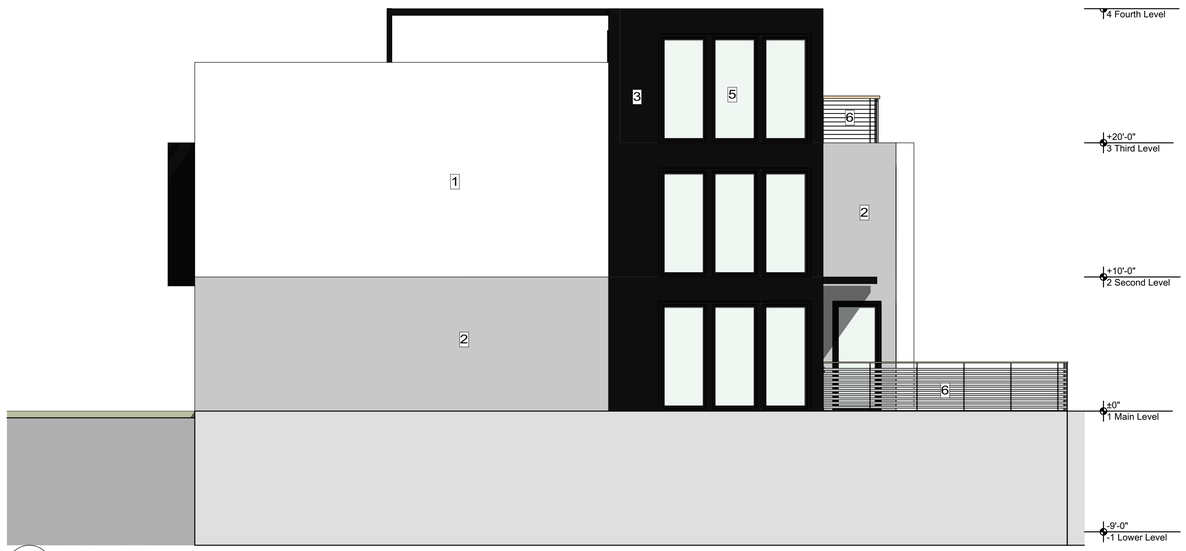
30'-0" ELEVATIONS

A-2.01

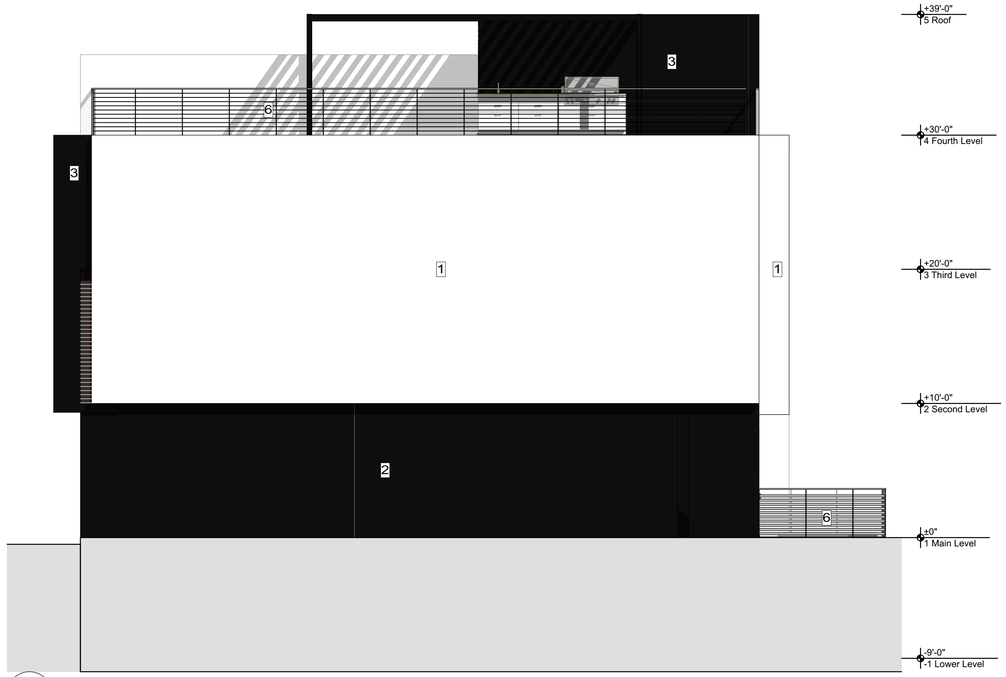
Printed: 4/28/22



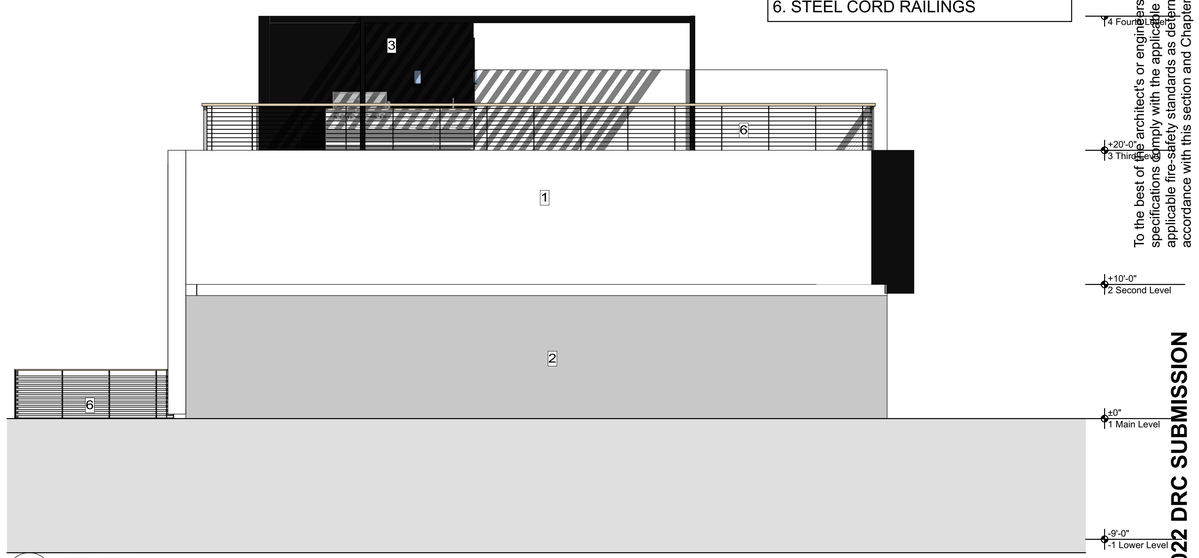
1 A-2.02 24' SOUTH
SCALE: 3/16" = 1'-0"



3 A-2.02 30' SOUTH
SCALE: 3/16" = 1'-0"



2 A-2.02 24' NORTH
SCALE: 3/16" = 1'-0"



4 A-2.02 30' NORTH
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH LEGEND

1. WHITE SMOOTH STUCCO
2. GRAY FINISHED SMOOTH STUCCO
3. CHARCOAL ROUGH STUCCO
4. PRODEMA WOOD CLADDING
5. PAINTED ALUMINIUM
6. STEEL CORD RAILINGS

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

04.29.2022 DRC SUBMISSION

FIELDAGENCY ARCHITECTURE
1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design

AR99203

SEAL:

CLIENT:
East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

OASIS TOWNHOMES

901-1001 South Ocean Dr.
Fort Pierce , FL 34949

REVISIONS:

DESCRIPTION	DATE	MARK

ELEVATIONS

A-2.02

Printed: 4/28/22

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	VACANT LAND	TOWNHOMES - PD	R-4A(Hutchinson Island Medium Density - South Beach Overlay District
South	VACANT LAND	TOWNHOMES - PD	R-4A(Hutchinson Island Medium Density - South Beach Overlay District
East	VACANT LAND	TOWNHOMES - PD	R-4A(Hutchinson Island Medium Density - South Beach Overlay District
West	VACANT LAND	TOWNHOMES - PD	R-4A(Hutchinson Island Medium Density - South Beach Overlay District

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	VACANT LAND	R-4A - SOUTH BEACH OVERLAY	0	6.875	AE
****Proposed**	TOWNHOME COMMUNITY	PD - PLANNED DEVELOPMENT	8	6.875	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 52 du *2.6*100 GPD
Current Zoning/FLU	Total gallons per day 0
**Proposed Zoning/FLU	Total gallons per day 13520
**Change in Demand	Total gallons per day 13520

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 52 du *2.6*100 GPD
Current Zoning/FLU	Total gallons per day 0
**Proposed Zoning/FLU	Total gallons per day 13520
**Change in Demand	Total gallons per day 13520

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0		
Urban District	5 acres per 1,000 people	0		
Community	2.5 acres per 1,000 people	0		
Neighborhood	1.36 acres per 1,000 people	0		

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	0
****Proposed Zoning/FLU**	8 CU yards
***Change in Demand**	8 CU

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	The proposed storm management system will consist of underground piping and exfiltration trench to provide water quality and will be conveyed through a control structure to offsite system.

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	350	21/27
****Proposed Zoning/FLU**	350	21/27
***Change in Demand**	Trips	Trips
Impact to Capacity	0	

IV. Project Description

PHASING					
Is this project (phase) part of a larger project? ☐ Yes ☑ No					
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.					
Total Project: Residential Units: 52		Single Family: 52		Multifamily:	
	Non-residential (square footage):				
	Mixed-use (describe use):				
(If this is a single phase project, name it Phase I – Total) PHASE I - TOTAL 52 UNITS					

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached	1	52	6.875	TBD	TBD
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
CLUBHOUSE	1	13,856 SF	0.182	TBD	TBD
CLUBHOUSE TERRACES	1	8,205 SF	0	TBD	TBD
CLUBHOUSE POOL AREA	1	8,965 SF	0.205	TBD	TBD
PARKS AND RECREATION	1	24,438 SF	0.561	TBD	TBD

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 901 S OCEAN DR
Sec/Town/Range: 01/35S/40E
Parcel ID: 2401-412-0004-000-0
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 14588
Map ID: 24/01S
Zoning: HI Medium

Ownership

Maurice Kodsi (TR)
6525 3rd ST Ste 409
Rockledge, FL 32955

Legal Description

01 35 40 THAT PART OF GOVT LOT 5MPDAF: FROM NW COR GOVT LOT 5 RUNN 81 DEG 01 MIN 30 SEC E 205.42 FT TO W R/W A1A, TH S 19 DEG 18 MIN E ALG SD R/W 400 FT TO POB, TH CONT ON SD R/W 305 FT, TH S 70 DEG 42 MIN W 468.47 FT TO WLI GOVT LOT 5, TH N 0 DEG 25 MIN 20 SEC E ALG SD W LI 324 FT, TH N70 DEG 42 MIN E 359.15 FT TO POB(2.90 AC) (OR 1799-2419)

Current Values

Just/Market Value:	$406,200
Assessed Value:	$406,200
Exemptions:	$0
Taxable Value:	$406,200

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.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	2.89
Land Size (SF):	125,695

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

Sale History

Date:	Sep 10, 2003
Book/Page:	1799 / 2419
Sale Code:	XX02
Deed:	WD
Grantor:	Muzzo Brothers Group Inc
Price:	$2,266,900
Date:	Nov 1, 1986
Book/Page:	0521 / 0085
Sale Code:	XX02
Deed:	CV
Grantor:	
Price:	$2,350,000

Date:	Nov 1, 1981
Book/Page:	0366 / 0883
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$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:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

Image or Sketch unavailable for display

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$406,200
Just/Market:	$406,200
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$406,200
Exemption(s):	$0
Taxable:	$406,200

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	0.4	Fort Pierce Stormwater Charge	$27.60

This does not necessarily represent the total Special Assessements 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
2020	$406,200	$406,200	$0	$406,200
2019	$406,200	$406,200	$0	$406,200
2018	$406,200	$406,200	$0	$406,200

Permits

Number	Issue Date	Description	Amount	Fee

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.
© Copyright 2021 Saint Lucie County Property Appraiser. All rights reserved.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1001 S OCEAN DR
Sec/Town/Range: 01/35S/40E
Parcel ID: 2401-412-0005-000-7
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 14589
Map ID: 24/01S
Zoning: HI Medium

Ownership

Maurice Kodsi (TR)
6525 3rd ST Ste 409
Rockledge, FL 32955

Legal Description

01 35 40 THAT PART OF GOVT LOT 5MPDAF: FROM NW COR GOVT LOT 5 RUNN 81 DEG 01 MIN 30 SEC E 205.42 FT TO W R/W A1A, TH S 19 DEG 18 MIN E ALG SD R/W 705 FT TO POB, TH CONT ON R/W 453.05 FT TO N R/W 50 FT CRESTVIEW DR, TH S 89DEG 41 MIN W ALG SD N R/W 594.89FT TO W LI GOVT LOT 5, TH N 0 DEG25 MIN 20 SEC E 275.71 FT, TH N 70 DEG 42 MIN E 468.47 FT TO POB(4.32 AC) (OR 1799-2419)

Current Values

Just/Market Value:	$772,400
Assessed Value:	$772,400
Exemptions:	$0
Taxable Value:	$772,400

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.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	3.99
Land Size (SF):	173,780

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

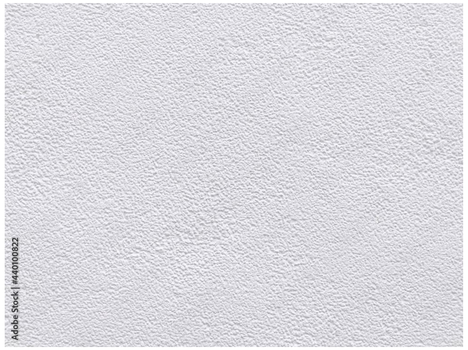
Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2021 Saint Lucie County Property Appraiser. All rights reserved.

ARCHICAD EDUCATION VERSION

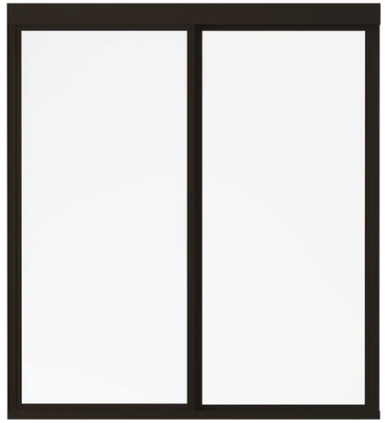
WOOD COMPOSITE WALL CLADDING
COLOR: MERCER CHERRY
MANUFACTURER: PRODEMA

ELEVATION KEY: 4



STUCCO SMOOTH FINISH
COLOR: WHITE

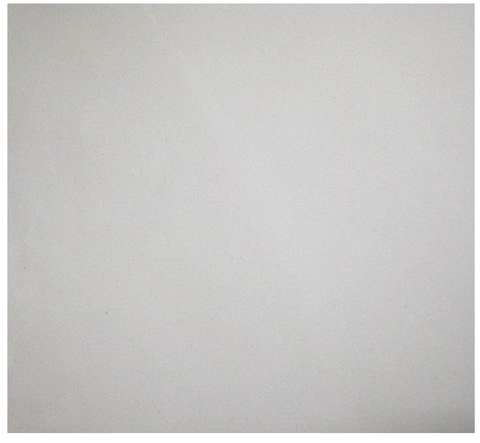
ELEVATION KEY: 1



ALUMINUM WINDOWS
COLOR: BRONZE
MANUFACURER: PGT
ELEVATION KEY: 5

STUCCO ROUGH FINISH
COLOR: CHARCOAL

ELEVATION KEY: 3



STUCCO SMOOTH FINISH
COLOR: GRAY

ELEVATION KEY: 2

FENCE & RAILING
COLOR: BRONZE
MANUFACURER: CITYPOST

ELEVATION KEY: 6

STONE PAVERS (GROUND)
COLOR: TUSCANY BEIGE
MANUFACURER: TIESLBY

ELEVATION KEY: 7

FIELDAGENCY
ARCHITECTURE
1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design

AR99203

SEAL:

CLIENT:
East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

OASIS TOWNHOMES
901-1001 South Ocean Dr.
Fort Pierce , FL 34949

REVISIONS:

DESCRIPTION	DATE	MARK

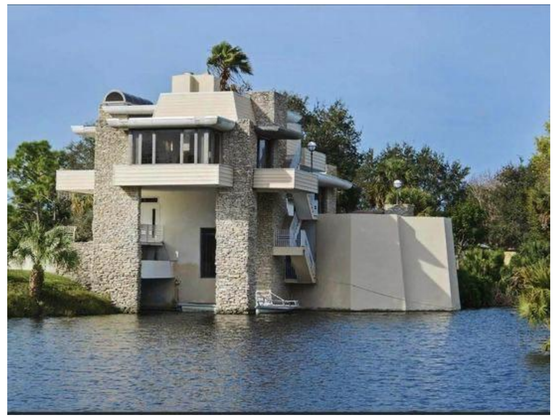
04.29.2022 DRC SUBMISSION

Materials & Texture

MT

Printed: 4/28/22

1404 S 28TH ST, FORT PIERCE, FL
MODERN OFFICE BUILDING



9400 MEADOWOOD DR, FORT PIERCE, FL
MODERN WATERFRONT HOME

HAVERT L. FENN CENTER

4101 BANDY BLVD, FORT PIERCE, FL
MODERN OFFICE BUILDING

FORT PIERCE
CITY HALL

FORT PIERCE, FL HAS A STRONG CONNECTION WITH THE MODERN, MID CENTURY AND POST MODERN MOVEMENT. WE HAVE TAKEN CUES FROM THE EXISTING BUILDING SURROUNDING THE AREA TO DEVELOP A CONTEMPORARY HOUSING PRODUCT. ALL BUILDINGS SHOWN HERE EXEMPLIFY MODERN CHARACTERISTICS SUCH AS CLEAN LINES, FRAME VIEWS AND PUSH PULL VOLUMES.

FIELDAGENCY
ARCHITECTURE
1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design

AR99203

SEAL:

CLIENT:
East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

OASIS TOWNHOMES

901-1001 South Ocean Dr.
Fort Pierce , FL 34949

REVISIONS:

DESCRIPTION	DATE	MARK

04.29.2022 DRC SUBMISSION

ARCHITECTURAL PRECEDEN

PR

Printed: 4/27/22

NO SIGNIFICANT EXISTING STRUCTURE IS LOCATED ON THE SUBJECT'S SITE MASONRY WALL IS NOT MORE THAN 50 YEARS OF AGE.

FIELDAGENCY
ARCHITECTURE

1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design

AR99203

SEAL:

CLIENT:

East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

OASIS TOWNHOMES

901-1001 South Ocean Dr.
Fort Pierce , FL 34949

REVISIONS:

DESCRIPTION	DATE	MARK

04.29.2022 DRC SUBMISSION

EXISTING STRUCTURES

EXS

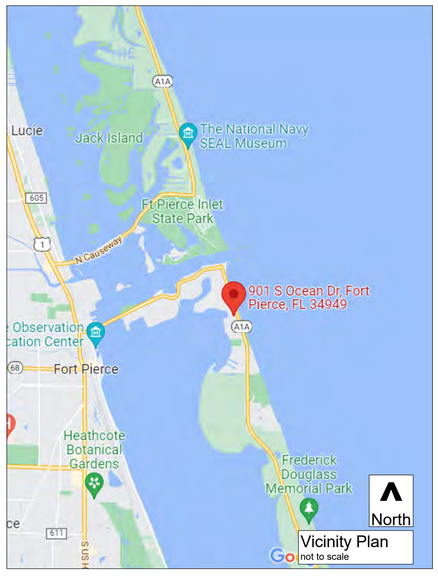
Printed: 4/27/22

OASIS TOWNHOMES

901-1001 SOUTH OCEAN DR.
FORT PIERCE, FL

Drawing Index

CV	COVER
	SURVEY
A-0.1	LAND USE/ZONING MAP
A-0.2	AERIAL VIEW
A-1.00	SITE PLAN
A-1.01	ENLARGED BUILDING AREA
A-1.02	NORTH UNITS
A-1.03	SOUTH UNITS
A-1.04	24'-0" UNITS
A-1.05	30'-0" UNITS
A-1.06	CLUBHOUSE
A-1.07	ENTRY
A-2.00	24'-0" ELEVATIONS
A-2.01	30'-0" ELEVATIONS
A-2.02	ELEVATIONS
A-2.02	RENDER VIEW
A-2.03	RENDER VIEW
LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE PLAN
LP-3	LANDSCAPE DETAILS
PD-1	PAVING AND DRAINAGE
PD-1	DRAINAGE AND UTILITY PLAN



Project Team

Architects
FieldAgency Architecture
1650 NE 26th Street Suite 208 Wilton Manors FL 33305
Phone: 954.361.3621
E-mail: studio@fieldagency.design
Contact: Patrick O. Soares ,AIA

Owner
East Coast Realty
1722 Sheridan Street suite 374 Hollywood FL 33020
Phone: 844.443.3259

Environmental
EDC Inc
10250 Village Parkway Port St. Lucie FL 34987
Phone: 772.223.5200 ext 108
Email: tonyadams@edc-inc.com
Contact: Tony Adams

Civil
HQS Group, INC.
1001 Yamato Road Suite 105 Boca Raton FL 33431
Phone: 561.392.0221 ext 106
Email: zachary@hsqgroup.net
Contact: Zachary Todd, P.E.

Landscape
Cotleur & Hearing
1934 Commerce Lane, Suite 1 | Jupiter, FL 33458
Phone: 561.747.6336 ext 102
Email: dhearing@cotleur-hearing.com
Contact: Donaldson E. Hearing

Property Information

Project Type: Townhouse Condo

Site Address: 901-1001 South Ocean Dr. Fort Pierce FL 34949

Assessor Parcel Number: 2401-412-0004-000-0
2401-412-0005-000-7

Zoning: HIR

Setbacks: Side 10'-0", Rear 10'-0", Front 10'-0"

Building Height: 45'-0"

Legal Description

901
01 35 40 THAT PART OF GOVT LOT 5 MPDAF: FROM NW COR GOVT LOT 5 RUN N 81 DEG 01 MIN 30 SEC E 205.42 FT TO W R/W A1A, TH S 19 DEG 18 MIN E ALG SD R/W 400 FT TO POB, TH CONT ON SD R/W 305 FT, TH S 70 DEG 42 MIN W 468.47 FT TO W LI GOVT LOT 5, TH N 0 DEG 25 MIN 20 SEC E ALG SD W LI 324 FT, TH N 70 DEG 42 MIN E 359.15 FT TO POB (2.90 AC)

1001
01 35 40 THAT PART OF GOVT LOT 5 MPDAF: FROM NW COR GOVT LOT 5 RUN N 81 DEG 01 MIN 30 SEC E 205.42 FT TO W R/W A1A, TH S 19 DEG 18 MIN E ALG SD R/W 705 FT TO POB, TH CONT ON R/W 453.05 FT TO N R/W 50 FT CRESTVIEW DR, TH S 89 DEG 41 MIN W ALG SD N R/W 594.89FT TO W LI GOVT LOT 5, TH N 0 DEG 25 MIN 20 SEC E 275.71 FT, TH N 70 DEG 42 MIN E 468.47 FT TO POB (4.32 AC) (OR 1799-2419)

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

04.29.2022 DRC SUBMISSION

FIELDAGENCY
ARCHITECTURE
1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design

AR99203

SEAL:

CLIENT:
East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

OASIS TOWNHOMES
901-1001 South Ocean Dr.
Fort Pierce , FL 34949

REVISIONS:

DESCRIPTION	DATE	MARK

COVER

CV

Printed: 4/26/2022

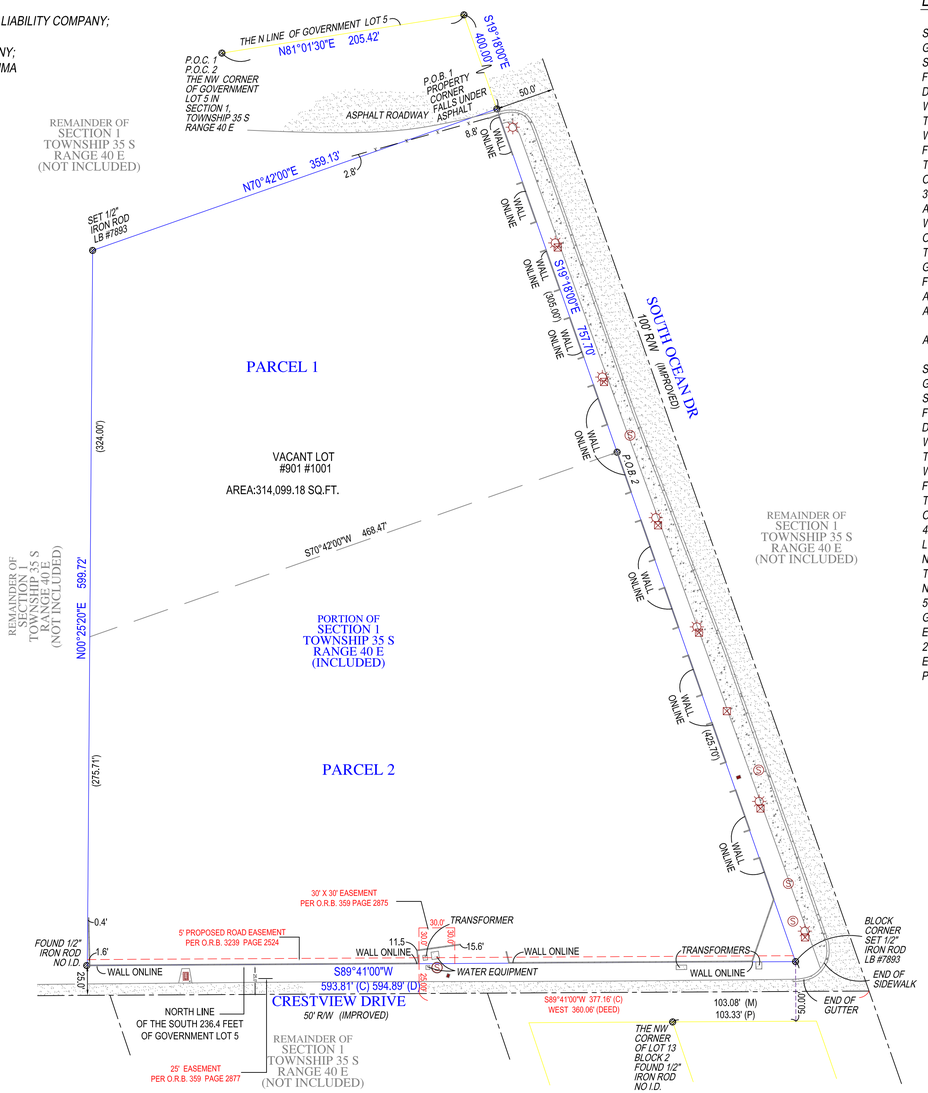
BOUNDARY SURVEY

CERTIFIED TO:
OASIS TOWNHOUSES LLC, A FLORIDA LIMITED LIABILITY COMPANY;
PHILLIPS, CANTOR & SHALEK, P.A.;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
MANHATTAN BRIDGE CAPITAL, INC., ISAOA, ATIMA

COMMUNITY NUMBER: 120286
PANEL: 0183
SUFFIX: K
F.I.R.M. DATE: 2/19/2020
FLOOD ZONE: AE
FIELD WORK: 11/11/2021

PROPERTY ADDRESS:
901 & 1001 SOUTH OCEAN DRIVE
FORT PIERCE, FL 34949

SURVEY NUMBER: 509778
CLIENT FILE NUMBER: 28639



SYMBOL DESCRIPTIONS:

= CATCH BASIN	= MISC. FENCE
= CENTERLINE ROAD	= PROPERTY CORNER
= COVERED AREA	= UTILITY BOX
= EXISTING ELEVATION	= UTILITY POLE
= HYDRANT	= WATER METER
= MANHOLE	= WELL
= METAL FENCE	= WOOD FENCE

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
℄	CENTERLINE
Δ	CENTRAL / DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
OHL	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P-K	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R/W	RIGHT OF WAY

SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY .

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) Kenneth Osborne
Digitally signed by Kenneth Osborne
Date: 2021.11.16 13:41:21 -05'00'

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

LEGAL DESCRIPTION:

START AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; RUN NORTH 81°01'30" EAST A DISTANCE OF 205.42 FEET TO A POINT ON THE WEST RIGHT OF WAY OF STATE ROAD A1A; THENCE RUN SOUTH 19°18' EAST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 400.00 FEET TO THE POINT AND PLACE OF BEGINNING. THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY SOUTH 19°18' EAST A DISTANCE OF 305.00 FEET TO A POINT; THENCE, AT RIGHT ANGLES TO SAID RIGHT OF WAY, SOUTH 70°42' WEST A DISTANCE OF 468.47 FEET TO A POINT ON THE WEST OF GOVERNMENT LOT 5; THENCE NORTH 0°25'20" EAST ALONG SAID GOVERNMENT LOT 5, A DISTANCE OF 324.00 FEET TO A POINT; THENCE NORTH 70°42' EAST A DISTANCE OF 359.147 FEET TO THE POINT AND PLACE OF BEGINNING.

AND

START AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; RUN NORTH 81°01'30" EAST A DISTANCE OF 205.42 FEET TO A POINT ON THE WEST RIGHT OF WAY OF STATE ROAD A1A; THENCE RUN SOUTH 19°18' EAST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 705.00 FEET TO THE POINT AND PLACE OF BEGINNING. THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY SOUTH 19°18' EAST A DISTANCE OF 429.79 FEET TO THE NORTH RIGHT OF WAY LINE OF CRESTVIEW DRIVE (CRESTVIEW DRIVE NOW BEING 50.0 FEET WIDE RIGHT OF WAY); THENCE SOUTH 89°41' WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 594.89 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 5; THENCE NORTH 0°25'20" EAST ALONG SAID WEST LINE A DISTANCE OF 275.71 FEET TO A POINT; THENCE NORTH 70°42' EAST A DISTANCE OF 468.47 FEET TO THE POINT AND PLACE OF BEGINNING.

SCALE 1"=60'

GRAPHIC SCALE (In Feet)
1 inch = 60 ft.
60 0 30 60

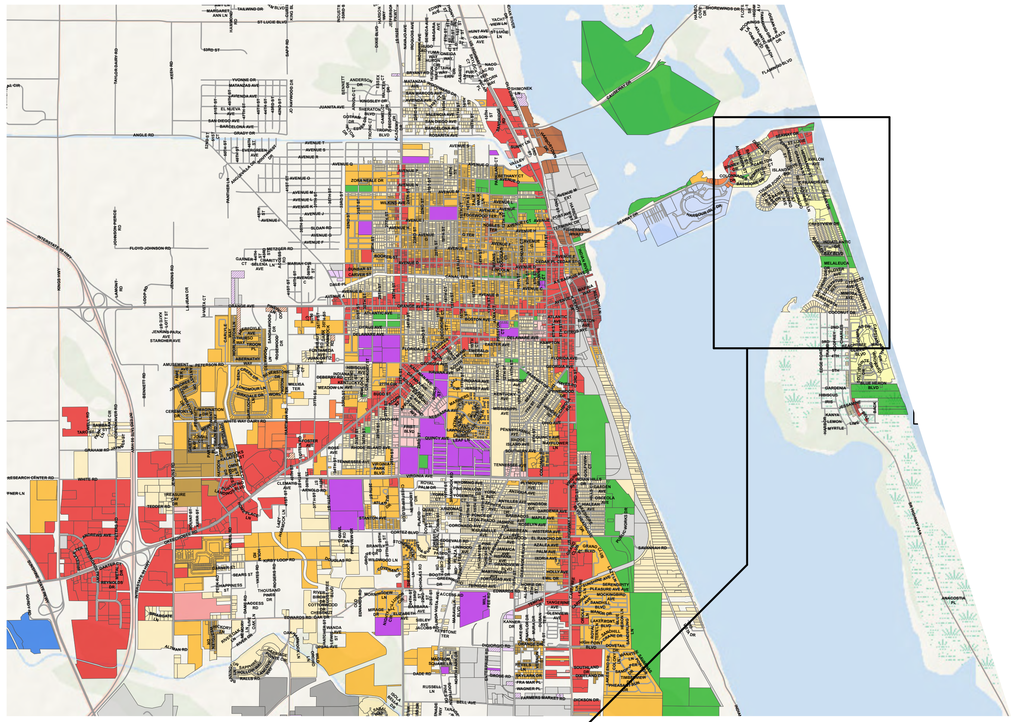
REVISIONS:

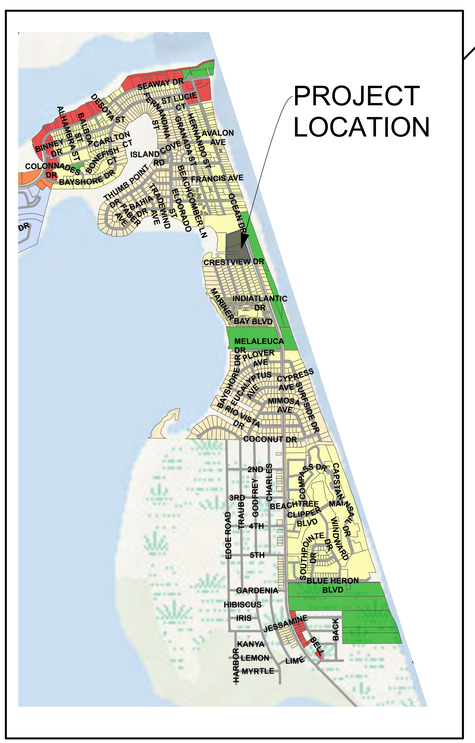
GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON ARE SUBJECT TO EASEMENTS OR OTHER RESTRICTIONS WHICH MAY NOT BE SHOWN ON THE PLAT
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO DETERMINE BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED
8) BEARINGS AS SHOWN ARE BASED ASSUMING N 01°01'30" E (PLAT & DEED) AS THE BEARING ALONG THE WEST LINE OF GOVERNMENT LOT 5 UNLESS OTHERWISE INDICATED
9) TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND PROPERTY LINES, BOUNDARY LINES MAY BE SHOWN SMALL. CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.

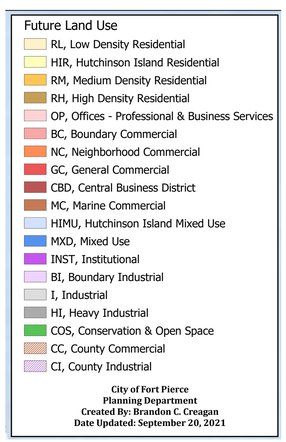
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL. 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

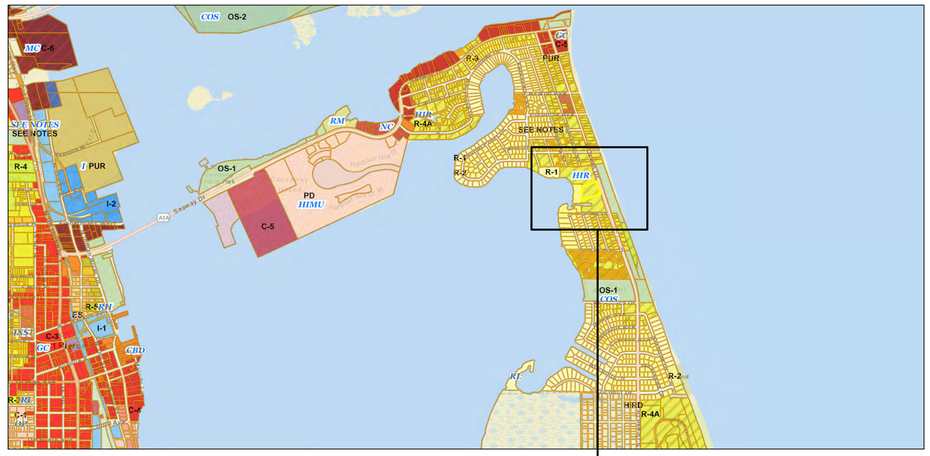
TARGET SURVEYING, LLC

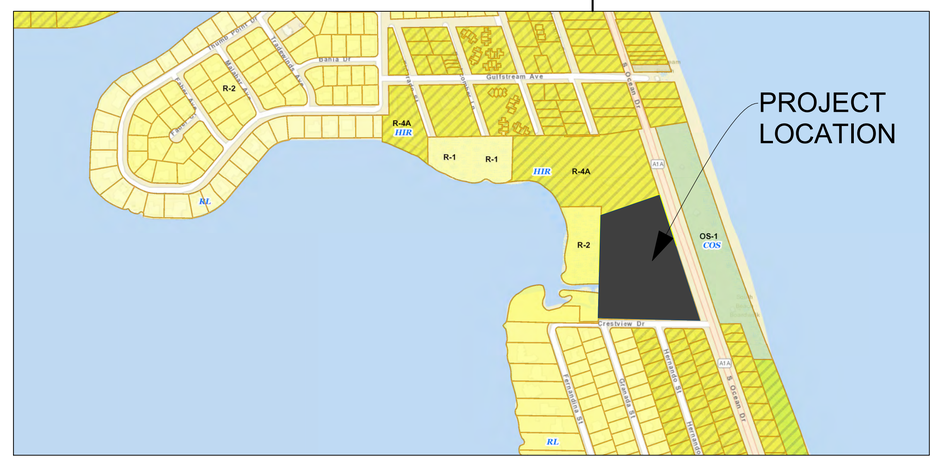




LAND USE MAP







ZONING AND VICINITY MAP

Legal Description

901

01 35 40 THAT PART OF GOVT LOT 5 MPDAF: FROM NW COR GOVT LOT 5 RUN N 81 DEG 01 MIN 30 SEC E 205.42 FT TO W R/W A1A, TH S 19 DEG 18 MIN E ALG SD R/W 400 FT TO POB, TH CONT ON SD R/W 305 FT, TH S 70 DEG 42 MIN W 468.47 FT TO W LI GOVT LOT 5, TH N 0 DEG 25 MIN 20 SEC E ALG SD W LI 324 FT, TH N 70 DEG 42 MIN E 359.15 FT TO POB (2.90 AC)

1001

01 35 40 THAT PART OF GOVT LOT 5 MPDAF: FROM NW COR GOVT LOT 5 RUN N 81 DEG 01 MIN 30 SEC E 205.42 FT TO W R/W A1A, TH S 19 DEG 18 MIN E ALG SD R/W 705 FT TO POB, TH CONT ON R/W 453.05 FT TO N R/W 50 FT CRESTVIEW DR, TH S 89 DEG 41 MIN W ALG SD N R/W 594.89FT TO W LI GOVT LOT 5, TH N 0 DEG 25 MIN 20 SEC E 275.71 FT, TH N 70 DEG 42 MIN E 468.47 FT TO POB(4.32 AC) (OR 1799-2419)

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

04.29.2022 DRC SUBMISSION

FIELDAGENCY
ARCHITECTURE
1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design

AR99203

SEAL:

CLIENT:

East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

OASIS TOWNHOMES

901-1001 South Ocean Dr.
Fort Pierce , FL 34949

REVISIONS:

DESCRIPTION	DATE	MARK

LAND USE/ZONING MAP

A-0.1

Printed: 4/26/2022

1 A-0.2 AERIAL VIEW
SCALE: 1:0.45

FIELDAGENCY
ARCHITECTURE
1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design

AR99203

SEAL:

CLIENT:
East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

OASIS TOWNHOMES

901-1001 South Ocean Dr.
Fort Pierce , FL 34949

REVISIONS:

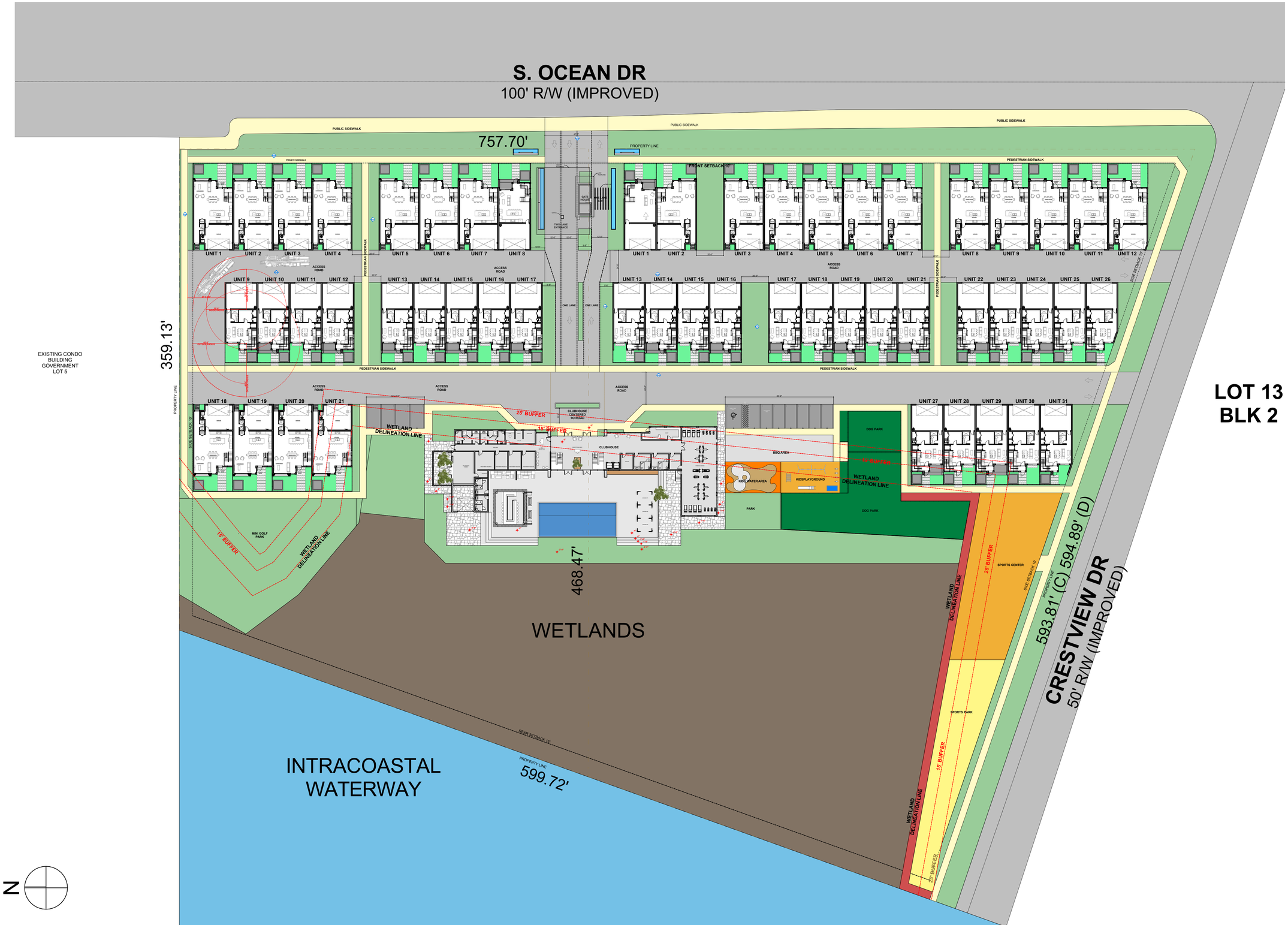
DESCRIPTION	DATE	MARK

04.29.2022 DRC SUBMISSION

AERIAL VIEW

A-0.2

Printed: 4/26/2022



2 A-1.00 ENLARGED FLOOR PLAN
SCALE: 1/32" = 1'-0"

FIELDAGENCY
ARCHITECTURE
1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design
AR99203

SEAL:

CLIENT:
East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

OASIS TOWNHOMES

901-1001 South Ocean Dr.
Fort Pierce , FL 34949

REVISIONS:

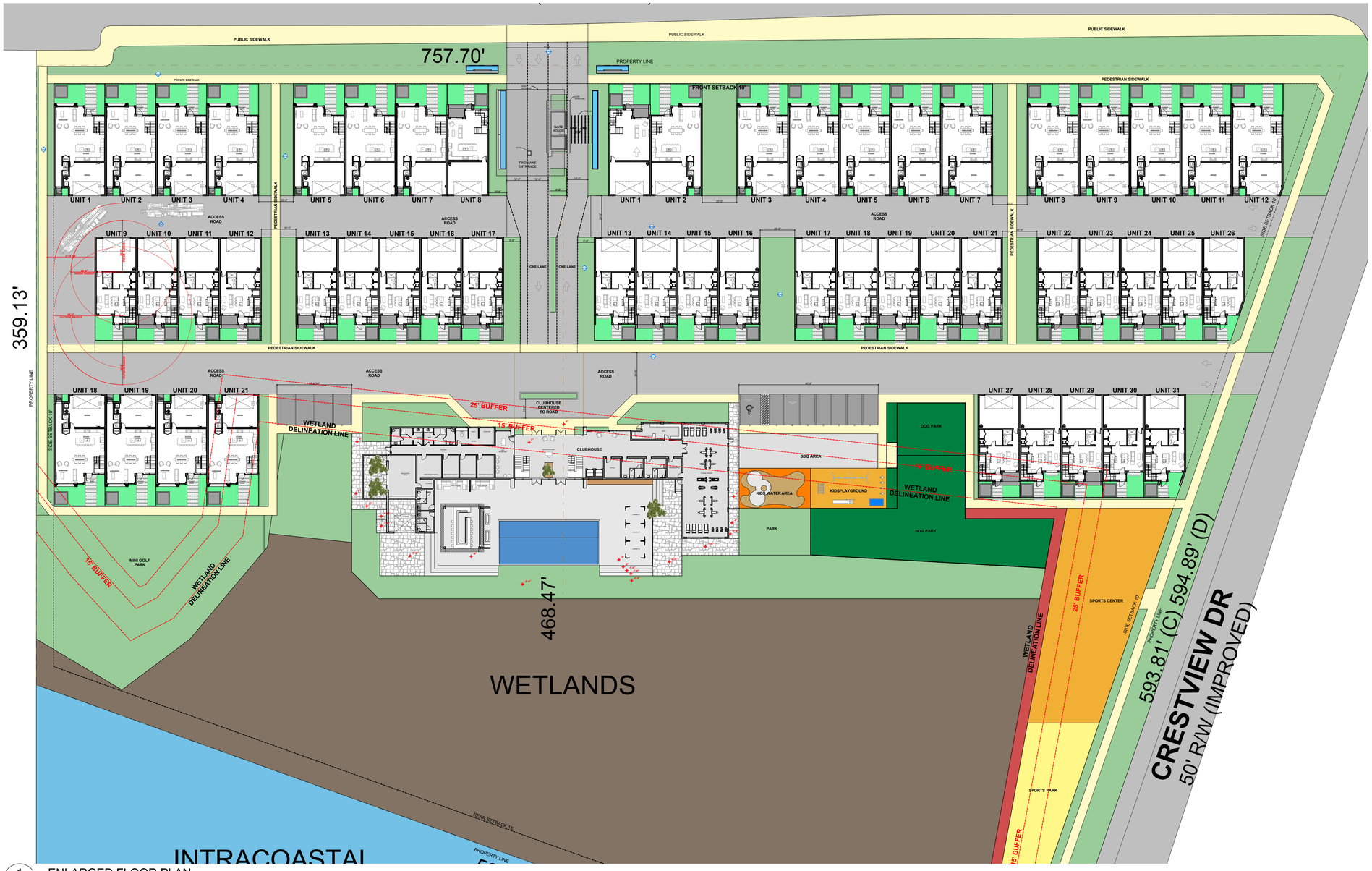
DESCRIPTION	DATE	MARK

04.29.2022 DRC SUBMISSION

SITE PLAN

A-1.00

Printed: 4/26/2022



1 A-1.01 ENLARGED FLOOR PLAN

SCALE: 1" = 30'

SITE DEVELOPMENT DATA

ZONING & LAND USE

Gross Acreage	7.2 Acres 314,138 SQFT
Number of Dwelling Units	52 Units
% Open Space	147,921 SQFT
% of Lot Coverage by Buildings	78,445 SQFT
Area of Dwelling Units@ Ground	24' Units-1,180 SQFT 30' Units 1,500 SQFT
Proposed Parking Spaces	104 2/Unit (Garage)
	12 Guest spots
Total	116

FIELDAGENCY
ARCHITECTURE
1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design
AR99203

SEAL:

CLIENT:
East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

OASIS TOWNHOMES

901-1001 South Ocean Dr.
Fort Pierce , FL 34949

REVISIONS:

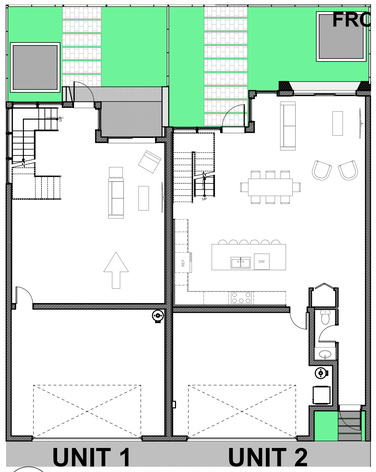
DESCRIPTION	DATE	MARK

04.29.2022 DRC SUBMISSION

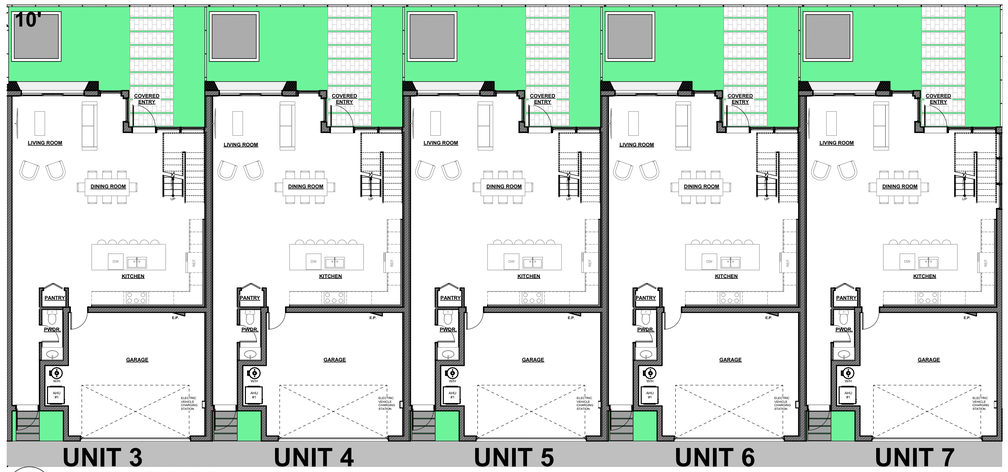
ENLARGED BUILDING ARE

A-1.01

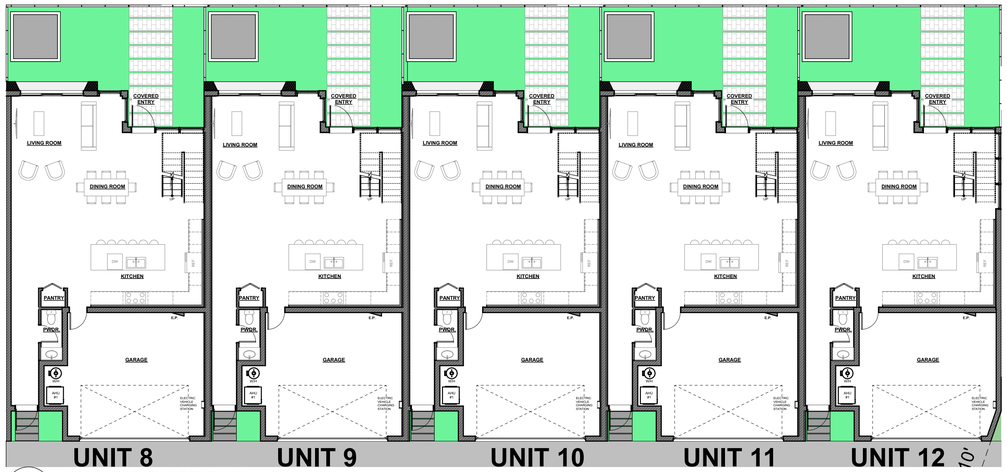
Printed: 4/26/2022



1 GROUND FLOOR PLAN
A-1.02 SCALE: 3/32" = 1'-0"

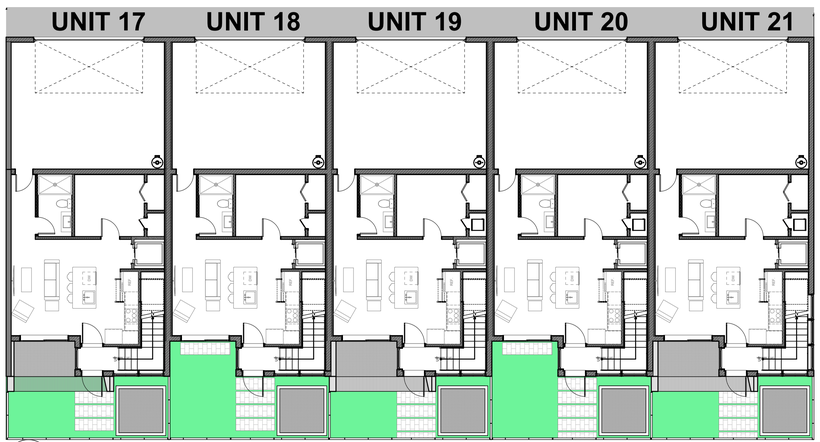


2 GROUND FLOOR PLAN
A-1.02 SCALE: 3/32" = 1'-0"

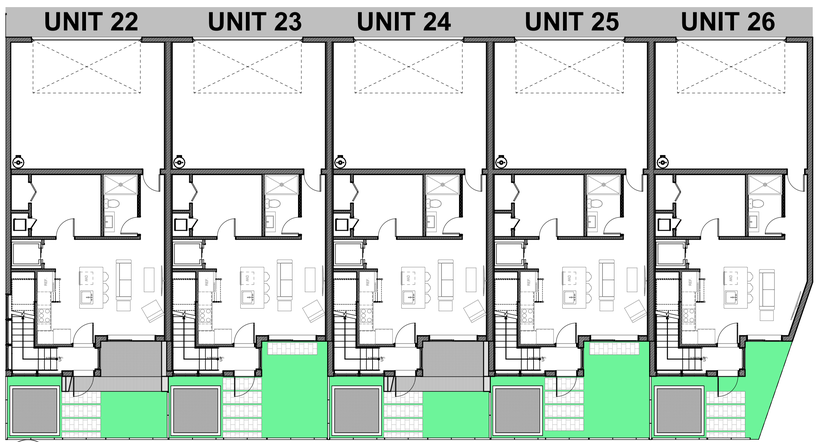


3 GROUND FLOOR PLAN
A-1.02 SCALE: 3/32" = 1'-0"

4 GROUND FLOOR PLAN
A-1.02 SCALE: 3/32" = 1'-0"



5 GROUND FLOOR PLAN
A-1.02 SCALE: 3/32" = 1'-0"



6 GROUND FLOOR PLAN
A-1.02 SCALE: 3/32" = 1'-0"

FIELDAGENCY
ARCHITECTURE
1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design

AR99203

SEAL:

CLIENT:
East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

OASIS TOWNHOMES

901-1001 South Ocean Dr.
Fort Pierce , FL 34949

REVISIONS:

DESCRIPTION	DATE	MARK

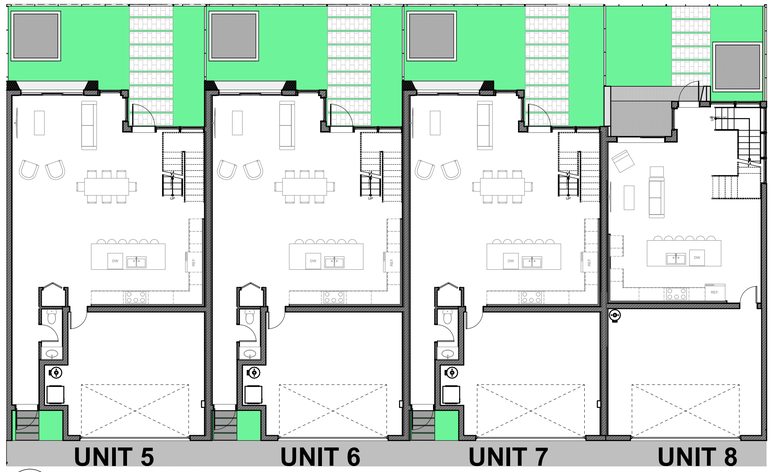
04.29.2022 DRC SUBMISSION

NORTH UNITS

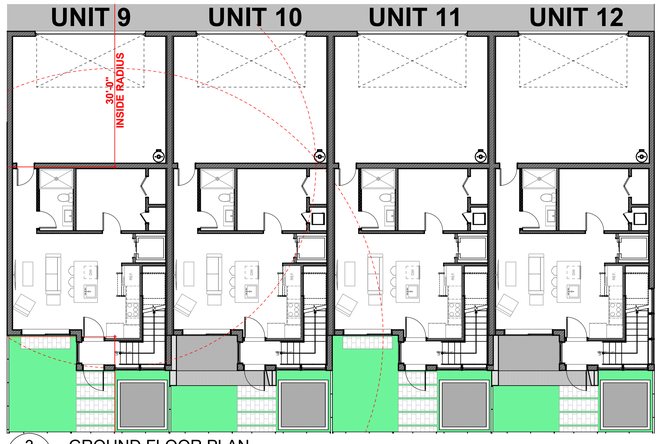
A-1.02

Printed: 4/26/2022

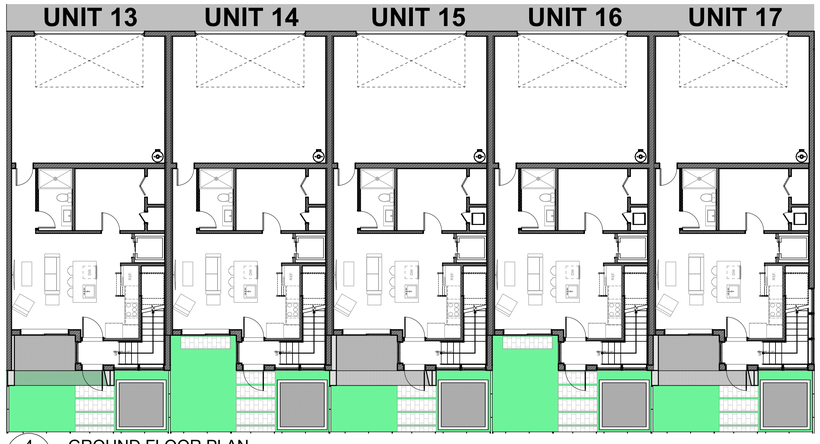
1 A-1.03 GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"



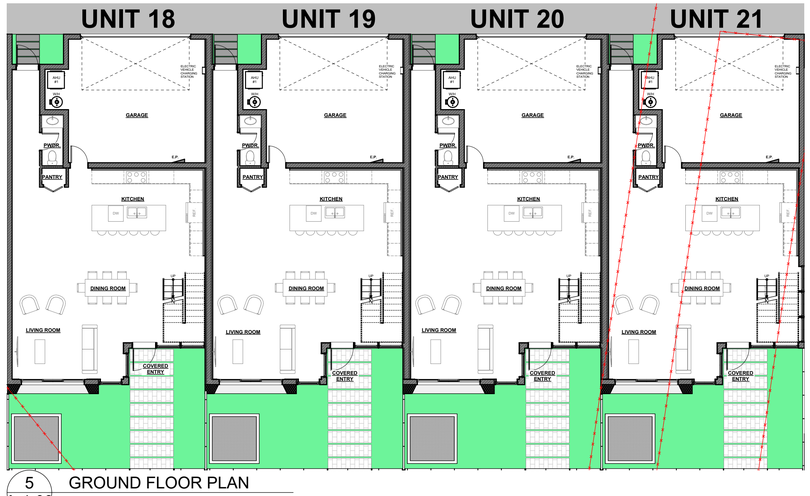
2 A-1.03 GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"



3 A-1.03 GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"



4 A-1.03 GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"



5 A-1.03 GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"

FIELDAGENCY
ARCHITECTURE
1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design

AR99203

SEAL:

CLIENT:
East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

04.29.2022 DRC SUBMISSION

OASIS TOWNHOMES

901-1001 South Ocean Dr.
Fort Pierce , FL 34949

REVISIONS:

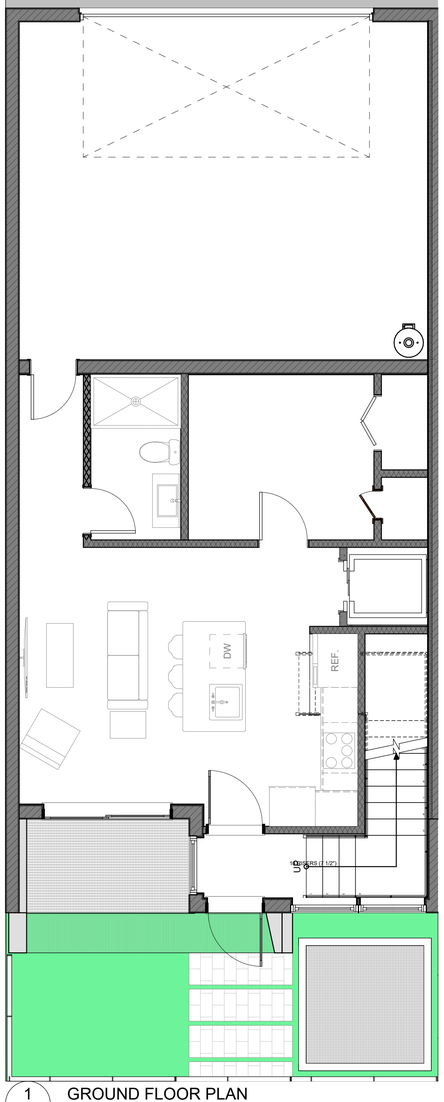
DESCRIPTION	DATE	MARK

SOUTH UNITS

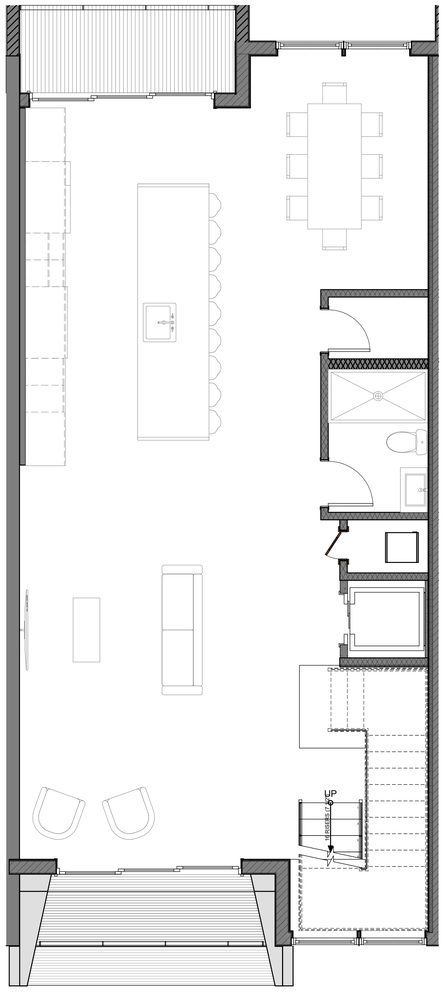
A-1.03

Printed: 4/26/2022

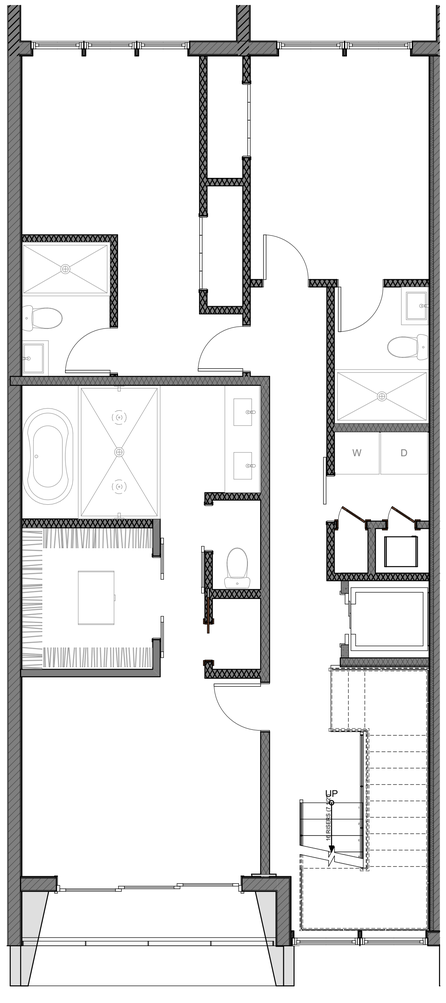
UNIT 13



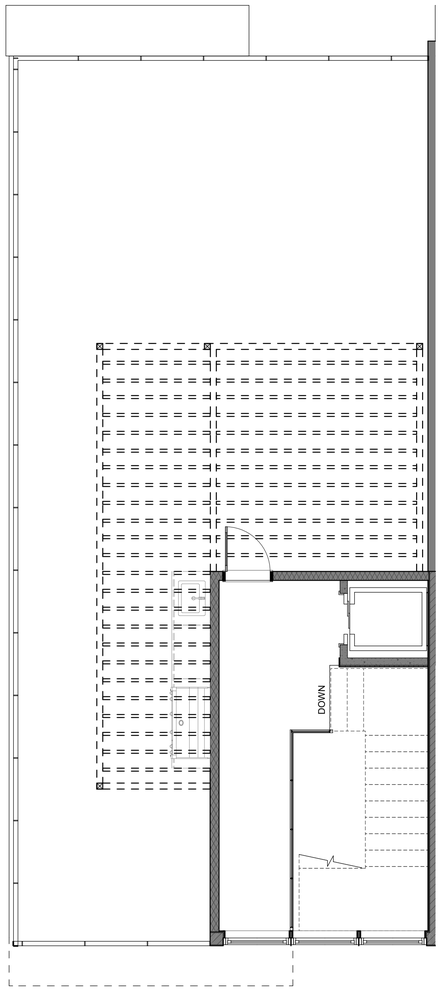
1 A-1.04 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A-1.04 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 A-1.04 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 A-1.04 ROOF PATIO
SCALE: 1/4" = 1'-0"

FIELDAGENCY
ARCHITECTURE
1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design

AR99203

SEAL:

CLIENT:
East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

OASIS TOWNHOMES

901-1001 South Ocean Dr.
Fort Pierce , FL 34949

REVISIONS:

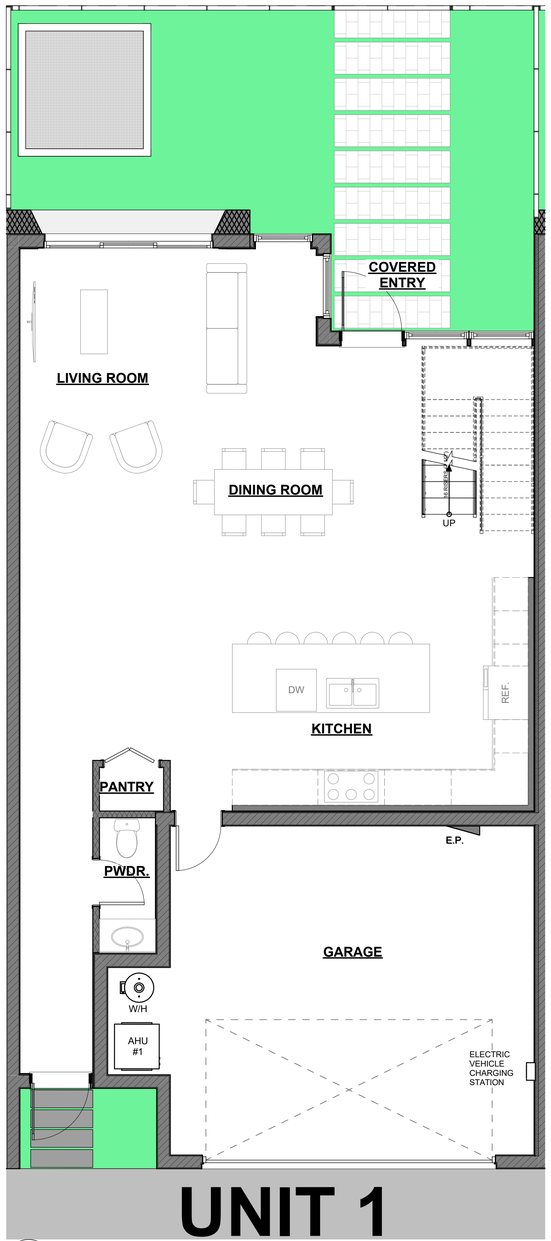
DESCRIPTION	DATE	MARK

04.29.2022 DRC SUBMISSION

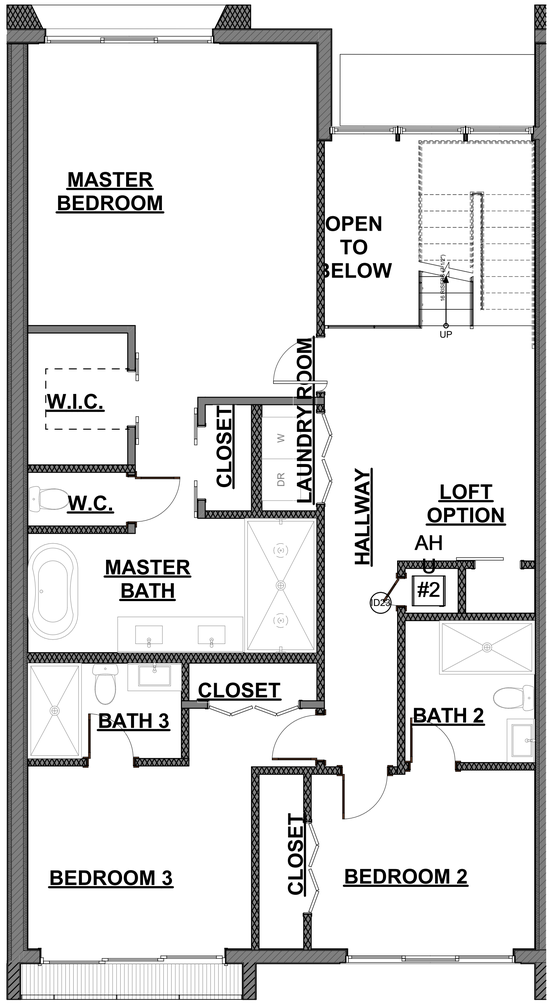
24'-0" UNITS

A-1.04

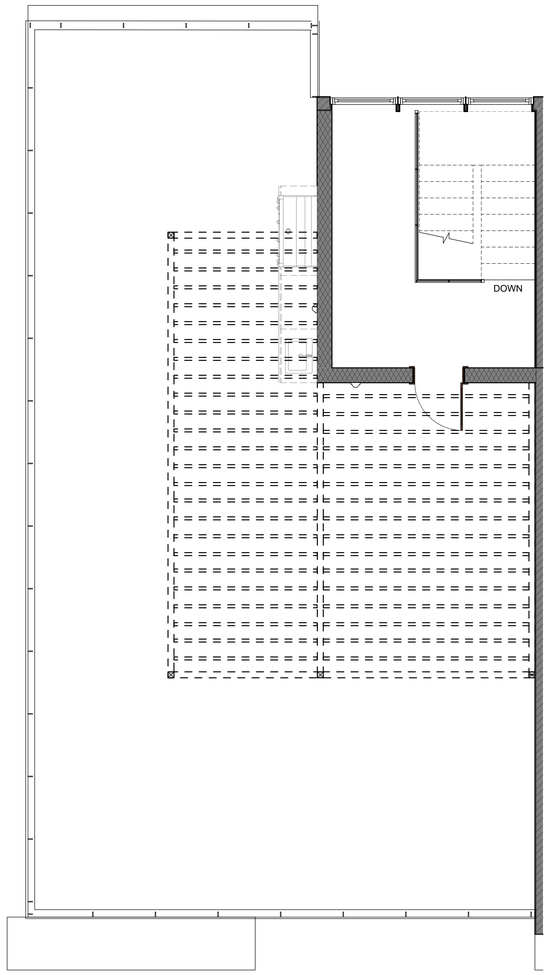
Printed: 4/26/2022



1 A-1.05 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A-1.05 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 A-1.05 ROOF PATIO
SCALE: 1/4" = 1'-0"

FIELDAGENCY
ARCHITECTURE
1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design

AR99203

SEAL:

CLIENT:
East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

OASIS TOWNHOMES

901-1001 South Ocean Dr.
Fort Pierce , FL 34949

REVISIONS:

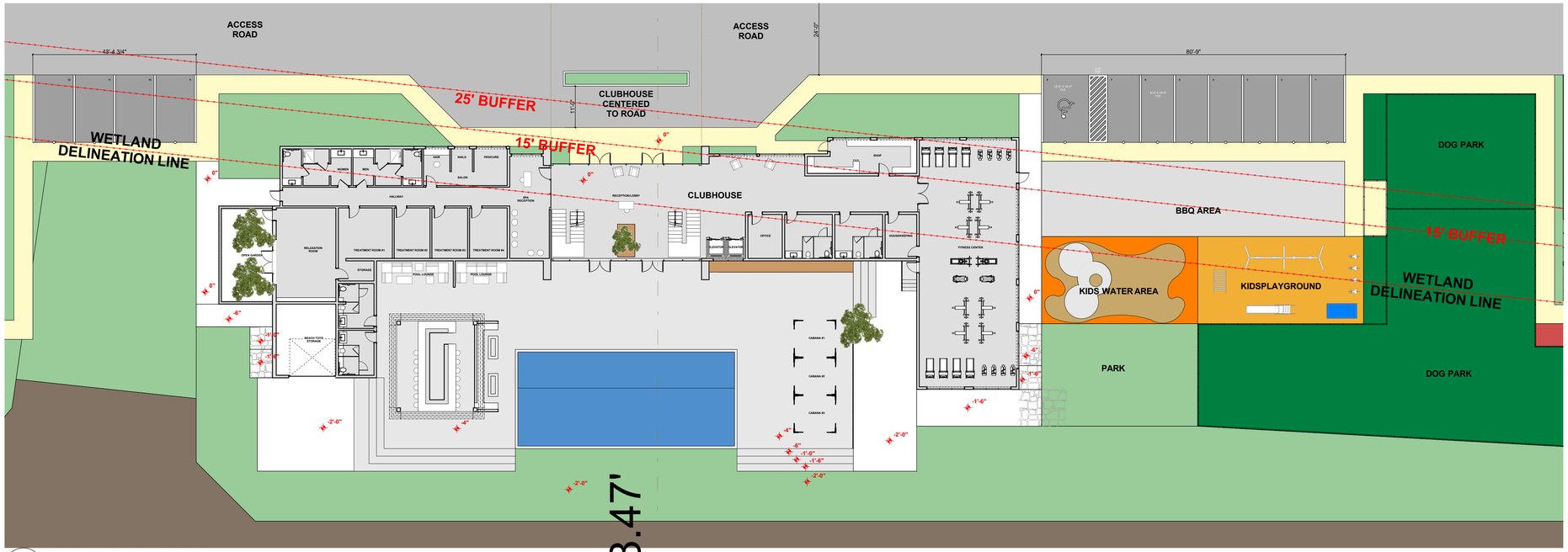
DESCRIPTION	DATE	MARK

04.29.2022 DRC SUBMISSION

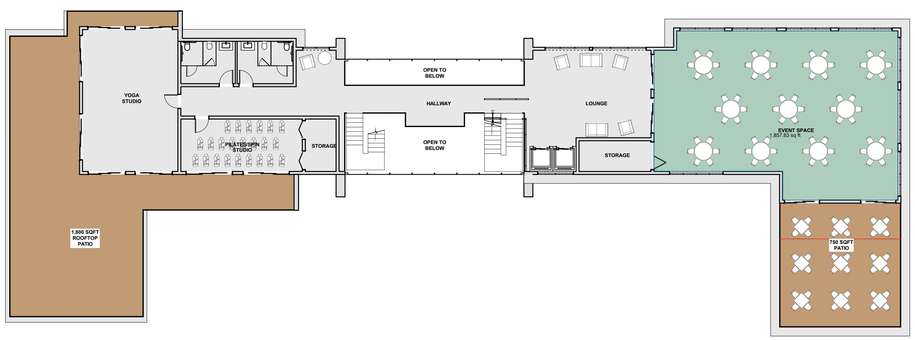
30'-0" UNITS

A-1.05

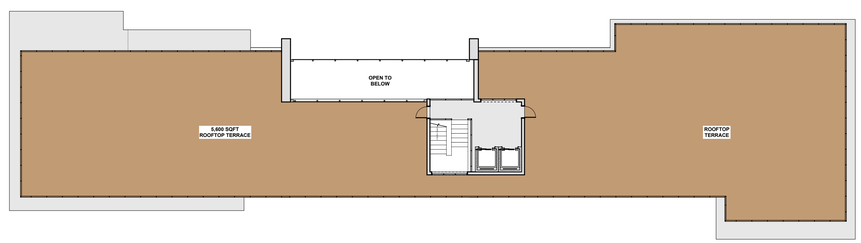
Printed: 4/26/2022



1 GROUND FLOOR PLAN
A-1.06 SCALE: 1/16" = 1'-0"



2 SECOND FLOOR PLAN
A-1.06 SCALE: 1/16" = 1'-0"



3 ROOF PATIO
A-1.06 SCALE: 1/16" = 1'-0"

FIELDAGENCY
ARCHITECTURE
1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design

AR99203

SEAL:

CLIENT:
East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

OASIS TOWNHOMES

901-1001 South Ocean Dr.
Fort Pierce , FL 34949

REVISIONS:

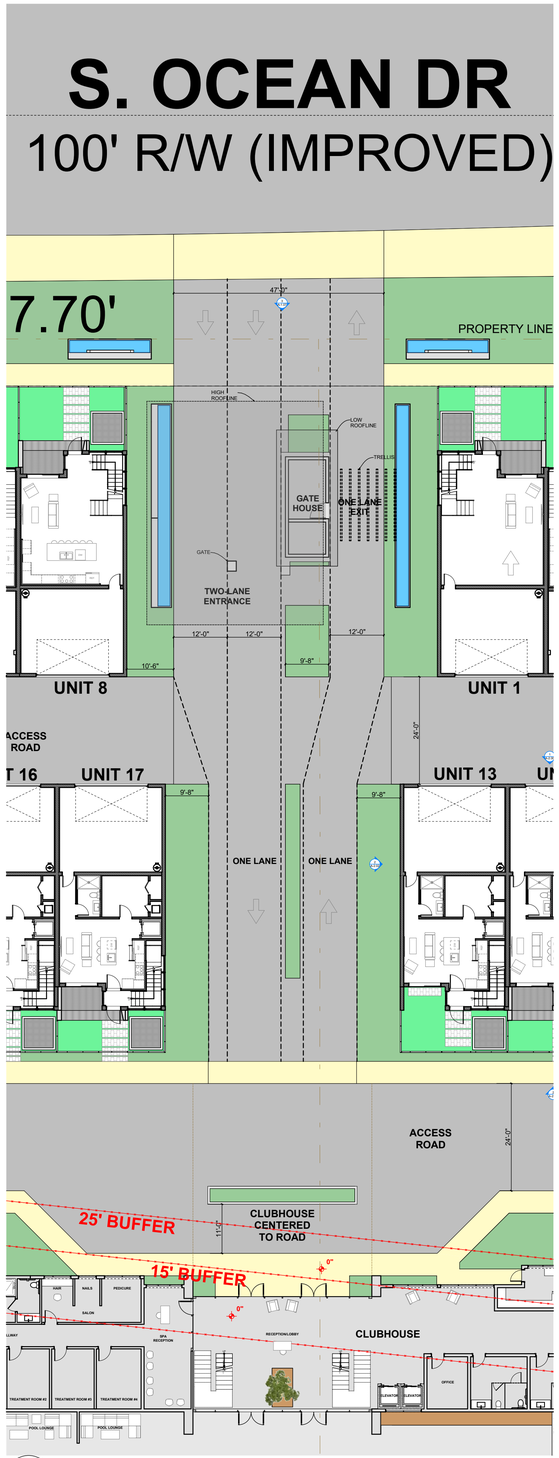
DESCRIPTION	DATE	MARK

04.29.2022 DRC SUBMISSION

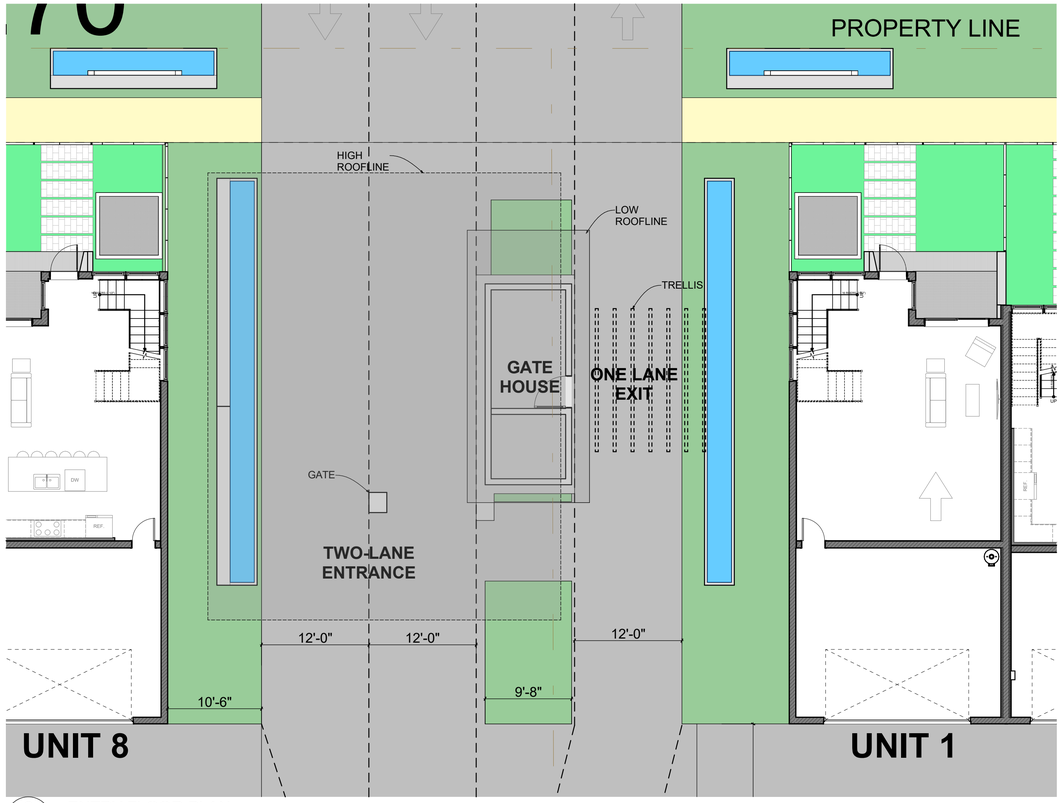
CLUBHOUSE

A-1.06

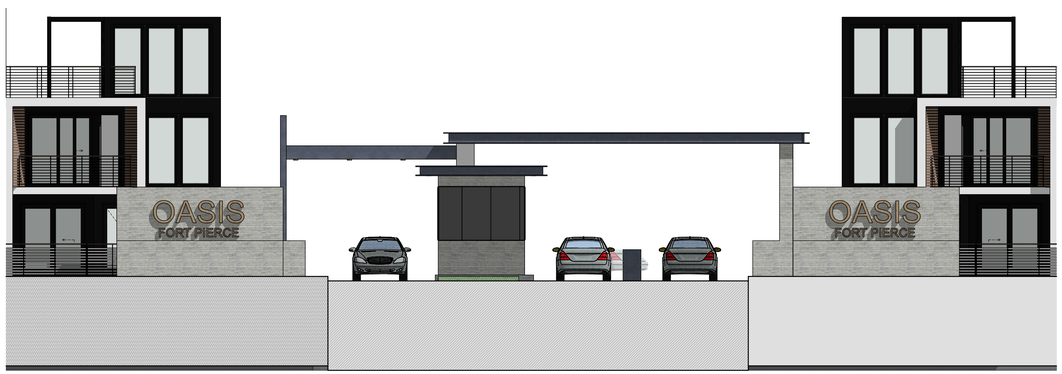
Printed: 4/26/2022



1 A-1.07 ENTRY STREET
SCALE: 1/16" = 1'-0"



2 A-1.07 ENTRY FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 A-1.07 ENTRANCE ELEVATION
SCALE: 1/8" = 1'-0"

FIELDAGENCY
ARCHITECTURE
1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design
AR99203

SEAL:

CLIENT:
East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

OASIS TOWNHOMES

901-1001 South Ocean Dr.
Fort Pierce , FL 34949

REVISIONS:

DESCRIPTION	DATE	MARK

04.29.2022 DRC SUBMISSION

ENTRY

A-1.07

Printed: 4/26/2022

1
A-2.00

24' EAST

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

2
A-2.00

24' WEST

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

FIELDAGENCY
ARCHITECTURE

1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design

AR99203

SEAL:

CLIENT:

East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

04.29.2022 DRC SUBMISSION

OASIS TOWNHOMES

901-1001 South Ocean Dr.
Fort Pierce , FL 34949

REVISIONS:

DESCRIPTION	DATE	MARK

24'-0" ELEVATIONS

A-2.00

Printed: 4/26/2022

1 A-2.01 30'-0" UNIT EAST ELEVATION
SCALE: 3/16" = 1'-0"

2 A-2.01 30'-0" UNIT WEST ELEVATION
SCALE: 3/16" = 1'-0"

FIELDAGENCY
ARCHITECTURE
1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design

AR99203

SEAL:

CLIENT:
East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

04.29.2022 DRC SUBMISSION

OASIS TOWNHOMES

901-1001 South Ocean Dr.
Fort Pierce , FL 34949

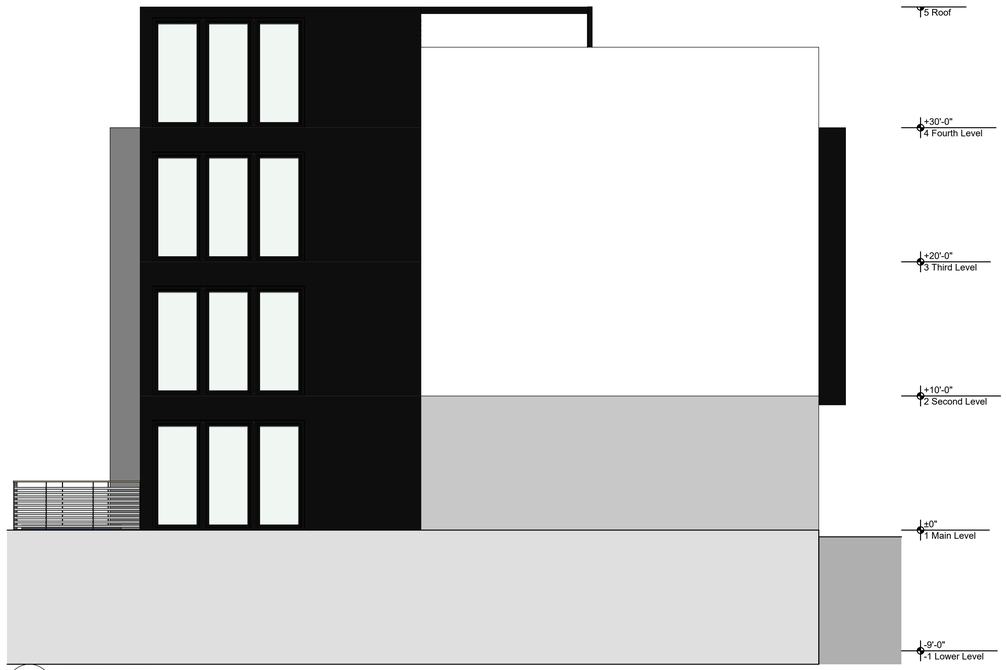
REVISIONS:

DESCRIPTION	DATE	MARK

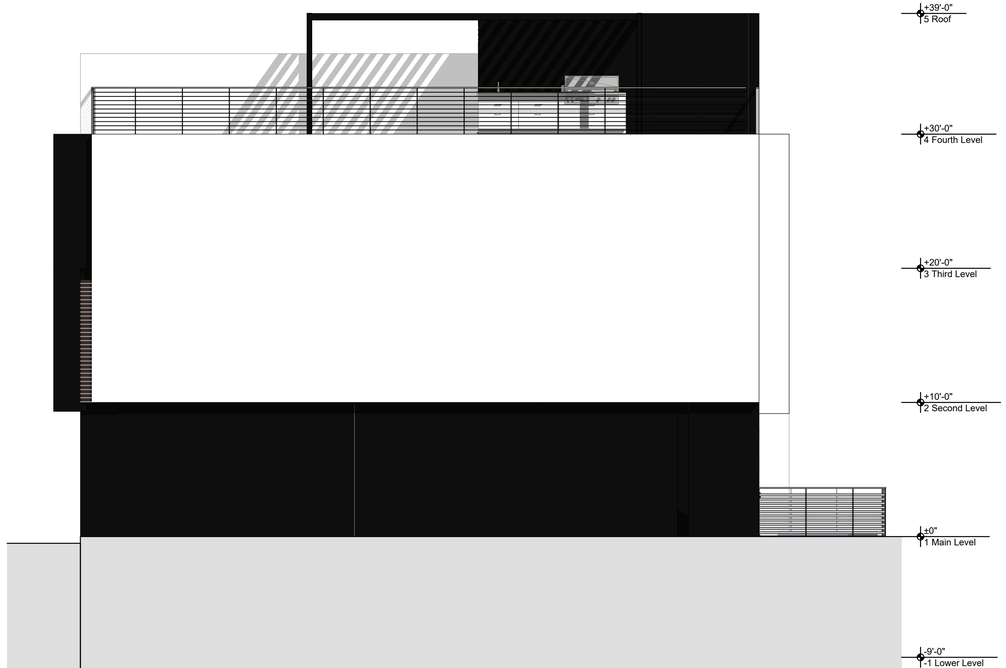
30'-0" ELEVATIONS

A-2.01

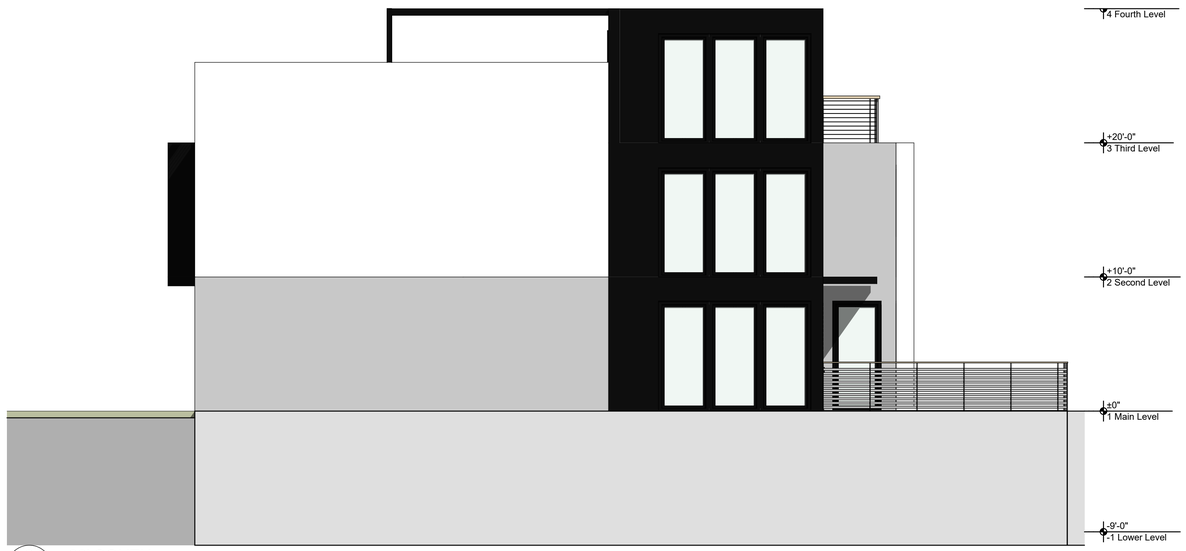
Printed: 4/26/2022



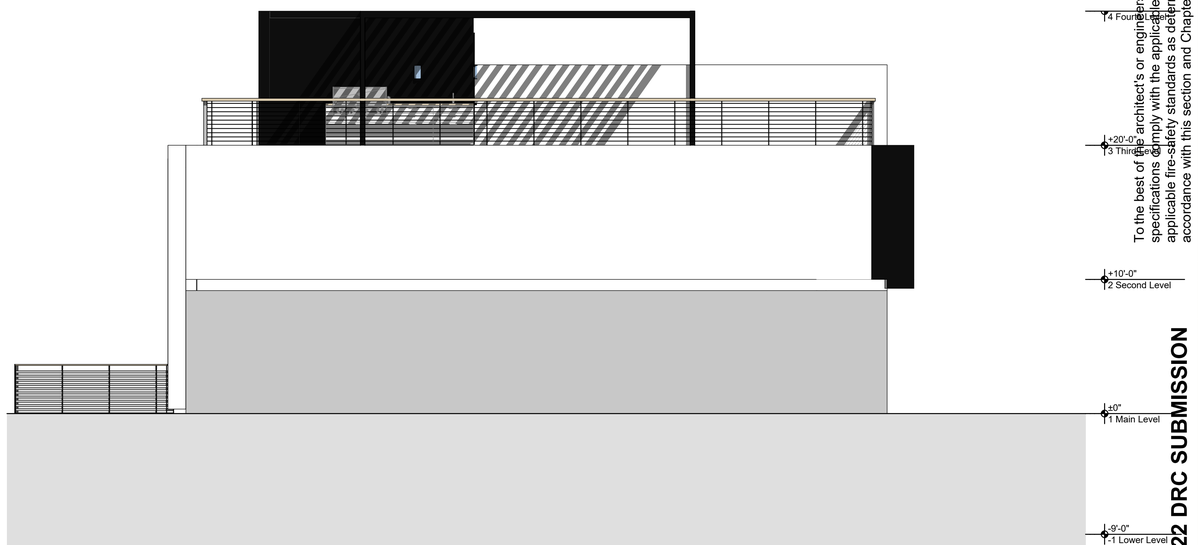
1 A-2.02 24' SOUTH
SCALE: 3/16" = 1'-0"



2 A-2.02 24' NORTH
SCALE: 3/16" = 1'-0"



3 A-2.02 30' SOUTH
SCALE: 3/16" = 1'-0"



4 A-2.02 30' NORTH
SCALE: 3/16" = 1'-0"

FIELDAGENCY
ARCHITECTURE
1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design

AR99203

SEAL:

CLIENT:
East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

To the best of architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

04.29.2022 DRC SUBMISSION

OASIS TOWNHOMES

901-1001 South Ocean Dr.
Fort Pierce , FL 34949

REVISIONS:

DESCRIPTION	DATE	MARK

ELEVATIONS

A-2.02

Printed: 4/26/2022

FIELDAGENCY
ARCHITECTURE

1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design

AR99203

SEAL:

CLIENT:

East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

OASIS TOWNHOMES

901-1001 South Ocean Dr.
Fort Pierce , FL 34949

REVISIONS:

DESCRIPTION	DATE	MARK

04.29.2022 DRC SUBMISSION

RENDER VIEW

A-2.02

Printed: 4/26/2022

FIELDAGENCY
ARCHITECTURE

1650 NE 26th Street Suite 208
Wilton Manors FL 33305
954.361.3621
www.fieldagency.design

AR99203

SEAL:

CLIENT:

East Coast Real Estate Development
1722 Sheridan St, # 374 FL 33020

Project Number: 20220405

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© FieldAgency Architecture

To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

04.29.2022 DRC SUBMISSION

OASIS TOWNHOMES

901-1001 South Ocean Dr.
Fort Pierce , FL 34949

REVISIONS:

DESCRIPTION	DATE	MARK

RENDER VIEW

A-2.03

Printed: 4/26/2022

SCALE: 1"=40'

LIGHT POLE DETAIL

GENERAL NOTES

1. THE ABOVE LIGHT POLE DETAIL IS FOR REFERENCE PURPOSES ONLY. REFER TO THE MANUFACTURER'S SPECIFICATIONS FOR THE ACTUAL CONSTRUCTION AND INSTALLATION INFORMATION.
2. THE EXACT LOCATIONS OF THE NEW LIGHT POLES ARE TO BE FIELD ADJUSTED AS REQUIRED, IN ORDER TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES, CONCRETE CURBS, SIDEWALKS, ETC. THE LIGHT POLES MUST MAINTAIN A MINIMUM OF 2.5 FEET FROM THE EDGE OF PAVEMENT
3. ALL NEW LIGHT POLES ARE TO BE MANUFACTURED AND INSTALLED TO WITHSTAND CURRENT CODE WIND LOADS PER THE FLORIDA BUILDING CODE.

Onsite Roadway	
AVERAGE FOOT-CANDLES	1.00
MAXIMUM FOOT-CANDLES	2.3
MINIMUM FOOT-CANDLES	0.3
MINIMUM TO MAXIMUM FC RATIO	0.13
MAXIMUM TO MINIMUM FC RATIO	7.67
AVERAGE TO MINIMUM FC RATIO	3.33

Offsite	
AVERAGE FOOT-CANDLES	0.10
MAXIMUM FOOT-CANDLES	0.5
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	0.47 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.10 / 0.00

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	MODEL	QUANTITY	DEFAULT ELEVATION	TOTAL LUMENS	IES FILE
EPTT		EVOLVE POST TOP TOWN & COUNTRY	GE LIGHTING SOLUTIONS, EPTT01_07D4J0 ---------120-277V	27	24'	0	EPTT01_07D4J0 ---------120-277V

Ordering Number Logic

Town & Country Post Top (EPTT)

EPTT 01 0 — 07 D A 30 P BLCK

FAMILY	GENERATION	VOLTAGE	LUMEN OUTPUT	DIST. CODE	REFRACTOR	LED COLOR TEMP	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E = Evolve P = Post Top T = Town & Country F = Traditional	01 = 1st Gen	0 = 120-277		A = Symmetric B = Asymmetric C = Symmetric HO D = Asymmetric HO	A = Acrylic P = Polycarbonate N = None * = Select N = None for IDA approved units ** Select 2700K or 3000K CCT for IDA approved units	27 = 2700K** 30 = 3000K** 40 = 4000K 50 = 5000K	A = ANSI C136.41 7-pin dimming PE Socket D = ANSI C136.41 7-pin dimming PE Socket w/Shorting Cap E = ANSI C136.41 7-pin dimming PE Socket w/non-dimming PE # Order Dimming/Control PE as a separate item.	P = Pole Mounted	DKBZ = Dark Bronze BLCK = Black	L = Latch Canopy P = Prewire with 6 Ft of 14/3 cable S = Single Secondary TB = Tab/Surge Protection XXX = Special Options U = Dali Programmable* *Compatible with LightGrid 2.0 nodes

LUMEN OUTPUT	DISTRIBUTION CODE	DESCRIPTION	REFRACTOR CODE	TYPICAL INITIAL LUMENS 4000K/5000K	TYPICAL SYSTEM WATTAGE 4000K/5000K	BUG RATING	4000K/ 5000K	2700K	3000K	4000K	5000K
								IES FILE NAME			
02	A	Symmetric	A	2650	2730	2640	26	B1-U0-G2	EPTT01_02A4J0_120-277VIES	EPTT01_02A427_120-277VIES	EPTT01_02A430_120-277VIES	EPTT01_02A440_120-277VIES	EPTT01_02A450_120-277VIES
03	A	Symmetric	A	3100	3230	3320	30	B2-U0-G2	B2-U0-G2	B2-U0-G2	EPTT01_03A4J0_120-277VIES	EPTT01_03A427_120-277VIES	EPTT01_03A430_120-277VIES	EPTT01_03A440_120-277VIES	EPTT01_03A450_120-277VIES
04	A	Symmetric	A	4460	4610	4710	44	B2-U0-G2	B2-U0-G2	B2-U0-G2	EPTT01_04A4J0_120-277VIES	EPTT01_04A427_120-277VIES	EPTT01_04A430_120-277VIES	EPTT01_04A440_120-277VIES	EPTT01_04A450_120-277VIES
05	A	Symmetric	A	5400	5550	5730	56	B3-U0-G2	B3-U0-G2	B3-U0-G2	EPTT01_05A4J0_120-277VIES	EPTT01_05A427_120-277VIES	EPTT01_05A430_120-277VIES	EPTT01_05A440_120-277VIES	EPTT01_05A450_120-277VIES
06	C	Symmetric HO	A	5490	5680	5900	56	B2-U0-G2	B2-U0-G2	B3-U0-G3	EPTT01_06C4J0_120-277VIES	EPTT01_06C427_120-277VIES	EPTT01_06C430_120-277VIES	EPTT01_06C440_120-277VIES	EPTT01_06C450_120-277VIES
07	C	Symmetric HO	A	8720	8950	7380	73	B3-U0-G3	B3-U0-G3	B4-U0-G3	EPTT01_07C4J0_120-277VIES	EPTT01_07C427_120-277VIES	EPTT01_07C430_120-277VIES	EPTT01_07C440_120-277VIES	EPTT01_07C450_120-277VIES
02	B	Asymmetric	A	2490	2560	2610	26	B1-U0-G2	B1-U0-G2	B1-U0-G2	EPTT01_02B4J0_120-277VIES	EPTT01_02B427_120-277VIES	EPTT01_02B430_120-277VIES	EPTT01_02B440_120-277VIES	EPTT01_02B450_120-277VIES
03	B	Asymmetric	A	2910	3000	3060	30	B1-U0-G2	B1-U0-G2	B2-U0-G2	EPTT01_03B4J0_120-277VIES	EPTT01_03B427_120-277VIES	EPTT01_03B430_120-277VIES	EPTT01_03B440_120-277VIES	EPTT01_03B450_120-277VIES
04	B	Asymmetric	A	3980	4100	4250	44	B1-U0-G2	B1-U0-G2	B1-U0-G2	EPTT01_04B4J0_120-277VIES	EPTT01_04B427_120-277VIES	EPTT01_04B430_120-277VIES	EPTT01_04B440_120-277VIES	EPTT01_04B450_120-277VIES
05	B	Asymmetric	A	4850	5000	5200	56	B2-U0-G2	B2-U0-G2	B2-U0-G2	EPTT01_05B4J0_120-277VIES	EPTT01_05B427_120-277VIES	EPTT01_05B430_120-277VIES	EPTT01_05B440_120-277VIES	EPTT01_05B450_120-277VIES
06	D	Asymmetric HO	A	5090	5300	5500	56	B2-U0-G2	B2-U0-G2	B2-U0-G3	EPTT01_06D4J0_120-277VIES	EPTT01_06D427_120-277VIES	EPTT01_06D430_120-277VIES	EPTT01_06D440_120-277VIES	EPTT01_06D450_120-277VIES
07	D	Asymmetric HO	A	8230	8480	6880	73	B3-U0-G3	B3-U0-G3	B3-U0-G4	EPTT01_07D4J0_120-277VIES	EPTT01_07D427_120-277VIES	EPTT01_07D430_120-277VIES	EPTT01_07D440_120-277VIES	EPTT01_07D450_120-277VIES
02	A	Symmetric	P	2080	2140	2200	26	B1-U0-G1	B1-U0-G1	B1-U0-G1	EPTT01_02AP30_120-277VIES	EPTT01_02AP40_120-277VIES	EPTT01_02AP50_120-277VIES
03	A	Symmetric	P	2430	2500	2580	30	B1-U0-G1	B1-U0-G1	B1-U0-G1	EPTT01_03AP30_120-277VIES	EPTT01_03AP40_120-277VIES	EPTT01_03AP50_120-277VIES
04	A	Symmetric	P	3490	3600	3740	44	B2-U0-G2	B2-U0-G2	B2-U0-G2	EPTT01_04AP30_120-277VIES	EPTT01_04AP40_120-277VIES	EPTT01_04AP50_120-277VIES
05	A	Symmetric	P	4270	4400	4590	56	B2-U0-G2	B2-U0-G2	B2-U0-G2	EPTT01_05AP30_120-277VIES	EPTT01_05AP40_120-277VIES	EPTT01_05AP50_120-277VIES
06	C	Symmetric HO	P	4300	4400	4670	56	B2-U0-G2	B2-U0-G2	B2-U0-G2	EPTT01_06CP30_120-277VIES	EPTT01_06CP40_120-277VIES	EPTT01_06CP50_120-277VIES
07	C	Symmetric HO	P	5260	5390	5840	73	B2-U0-G2	B2-U0-G2	B3-U0-G2	EPTT01_07CP30_120-277VIES	EPTT01_07CP40_120-277VIES	EPTT01_07CP50_120-277VIES
02	B	Asymmetric	P	1900	1960	2000	26	B1-U0-G1	B1-U0-G1	B1-U0-G1	EPTT01_02BP30_120-277VIES	EPTT01_02BP40_120-277VIES	EPTT01_02BP50_120-277VIES
03	B	Asymmetric	P	2230	2300	2340	30	B1-U0-G1	B1-U0-G1	B1-U0-G1	EPTT01_03BP30_120-277VIES	EPTT01_03BP40_120-277VIES	EPTT01_03BP50_120-277VIES
04	B	Asymmetric	P	3200	3300	3380	44	B1-U0-G1	B1-U0-G1	B1-U0-G2	EPTT01_04BP30_120-277VIES	EPTT01_04BP40_120-277VIES	EPTT01_04BP50_120-277VIES
05	B	Asymmetric	P	3880	4000	4070	56	B1-U0-G2	B1-U0-G2	B1-U0-G2	EPTT01_05BP30_120-277VIES	EPTT01_05BP40_120-277VIES	EPTT01_05BP50_120-277VIES
06	D	Asymmetric HO	P	3940	4080	4330	56	B1-U0-G2	B1-U0-G2	B1-U0-G3	EPTT01_06DP30_120-277VIES	EPTT01_06DP40_120-277VIES	EPTT01_06DP50_120-277VIES
07	D	Asymmetric HO	P	4820	5020	5430	73	B2-U0-G2	B2-U0-G2	B3-U0-G3	EPTT01_07DP30_120-277VIES	EPTT01_07DP40_120-277VIES	EPTT01_07DP50_120-277VIES
02	A	Symmetric	N	2900	2990	3060	26	B2-U0-G1	B2-U0-G1	B1-U0-G1	EPTT01_02AN30_120-277VIES	EPTT01_02AN40_120-277VIES	EPTT01_02AN50_120-277VIES
03	A	Symmetric	N	3400	3500	3580	30	B1-U0-G1	B1-U0-G1	B1-U0-G1	EPTT01_03AN30_120-277VIES	EPTT01_03AN40_120-277VIES	EPTT01_03AN50_120-277VIES
04	A	Symmetric	N	4850	5000	5140	44	B2-U0-G2	B2-U0-G2	B1-U0-G2	EPTT01_04AN30_120-277VIES	EPTT01_04AN40_120-277VIES	EPTT01_04AN50_120-277VIES
05	A	Symmetric	N	5920	6100	6300	56	B3-U0-G2	B3-U0-G2	B1-U0-G2	EPTT01_05AN30_120-277VIES	EPTT01_05AN40_120-277VIES	EPTT01_05AN50_120-277VIES
06	C	Symmetric HO	N	5930	6180	6420	56	B3-U0-G2	B3-U0-G2	B1-U0-G3	EPTT01_06CN30_120-277VIES	EPTT01_06CN40_120-277VIES	EPTT01_06CN50_120-277VIES
07	C	Symmetric HO	N	7360	7560	8050	73	B3-U0-G3	B3-U0-G3	B2-U0-G3	EPTT01_07CN30_120-277VIES	EPTT01_07CN40_120-277VIES	EPTT01_07CN50_120-277VIES
02	B	Asymmetric	N	2630	2720	2770	26	B1-U0-G1	B1-U0-G1	B1-U0-G1	EPTT01_02BN30_120-277VIES	EPTT01_02BN40_120-277VIES	EPTT01_02BN50_120-277VIES
03	B	Asymmetric	N	3080	3180	3240	30	B1-U0-G1	B1-U0-G1	B1-U0-G1	EPTT01_03BN30_120-277VIES	EPTT01_03BN40_120-277VIES	EPTT01_03BN50_120-277VIES
04	B	Asymmetric	N	4370	4500	4640	44	B1-U0-G2	B1-U0-G2	B1-U0-G2	EPTT01_04BN30_120-277VIES	EPTT01_04BN40_120-277VIES	EPTT01_04BN50_120-277VIES
05	B	Asymmetric	N	5430	5600	5730	56	B1-U0-G2	B1-U0-G2	B1-U0-G2	EPTT01_05BN30_120-277VIES	EPTT01_05BN40_120-277VIES	EPTT01_05BN50_120-277VIES
06	D	Asymmetric HO	N	5470	5700	5950	56	B1-U0-G2	B1-U0-G2	B1-U0-G3	EPTT01_06DN30_120-277VIES	EPTT01_06DN40_120-277VIES	EPTT01_06DN50_120-277VIES
07	D	Asymmetric HO	N	6700	6980	7440	73	B2-U0-G2	B2-U0-G2	B2-U0-G3	EPTT01_07DN30_120-277VIES	EPTT01_07DN40_120-277VIES	EPTT01_07DN50_120-277VIES

Not DLC Listed

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

NO	DATE	BY	REVISIONS

HSQ GROUP, INC.
Engineers · Planners · Surveyors
6001 Venture Road, Suite 105
Boca Raton, Florida 33431 · 954.392.0221
C26258 · LB7924

ENTRE PALMAS TOWNHOMES

PAVING AND DRAINAGE PLANS

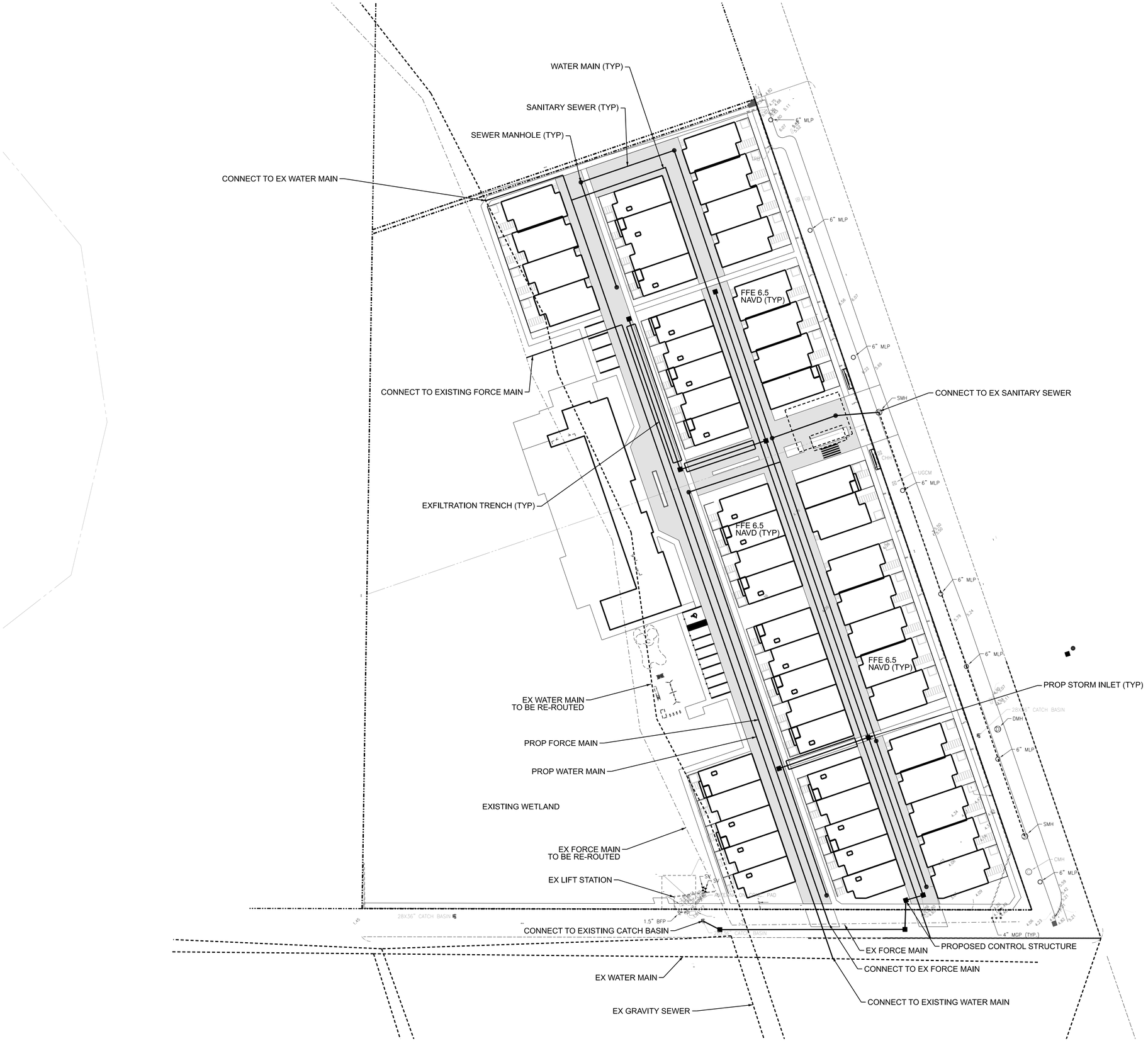
DATE:	04/22
DESIGNED BY:	ZT
DRAWN BY:	SG
CHECKED BY:	ZT

ZACHARY TODD LICENSE No 84179 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 4/22/2022
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. – 84179

Not valid without the signature and original raised seal of a Florida licensed engineer. Electronic copies of this document are not considered signed and sealed

PROJECT:	2201-04
SHEET:	PD-1



0 40 80
FEET
SCALE: 1"=40'

NO	DATE	BY	REVISIONS

HSQ GROUP, INC.
Engineers · Planners · Surveyors
6501 Park of Commerce Blvd., Suite 105
Boca Raton, Florida 33431 · 954.392.0221
C26258 · LB7924

ENTRE PALMAS TOWNHOMES

CONCEPTUAL DRAINAGE/UTILITY PLAN

DATE:	04/22
DESIGNED BY:	ZT
DRAWN BY:	SG
CHECKED BY:	ZT

ZACHARY TODD LICENSE No 84179 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 4/25/2022
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. – 84179

The seal on this page digitally signed and sealed by ZACHARY TODD, P.E. Printed copies of this document are not considered signed and sealed

PROJECT:	2201-04
SHEET:	PD-1

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

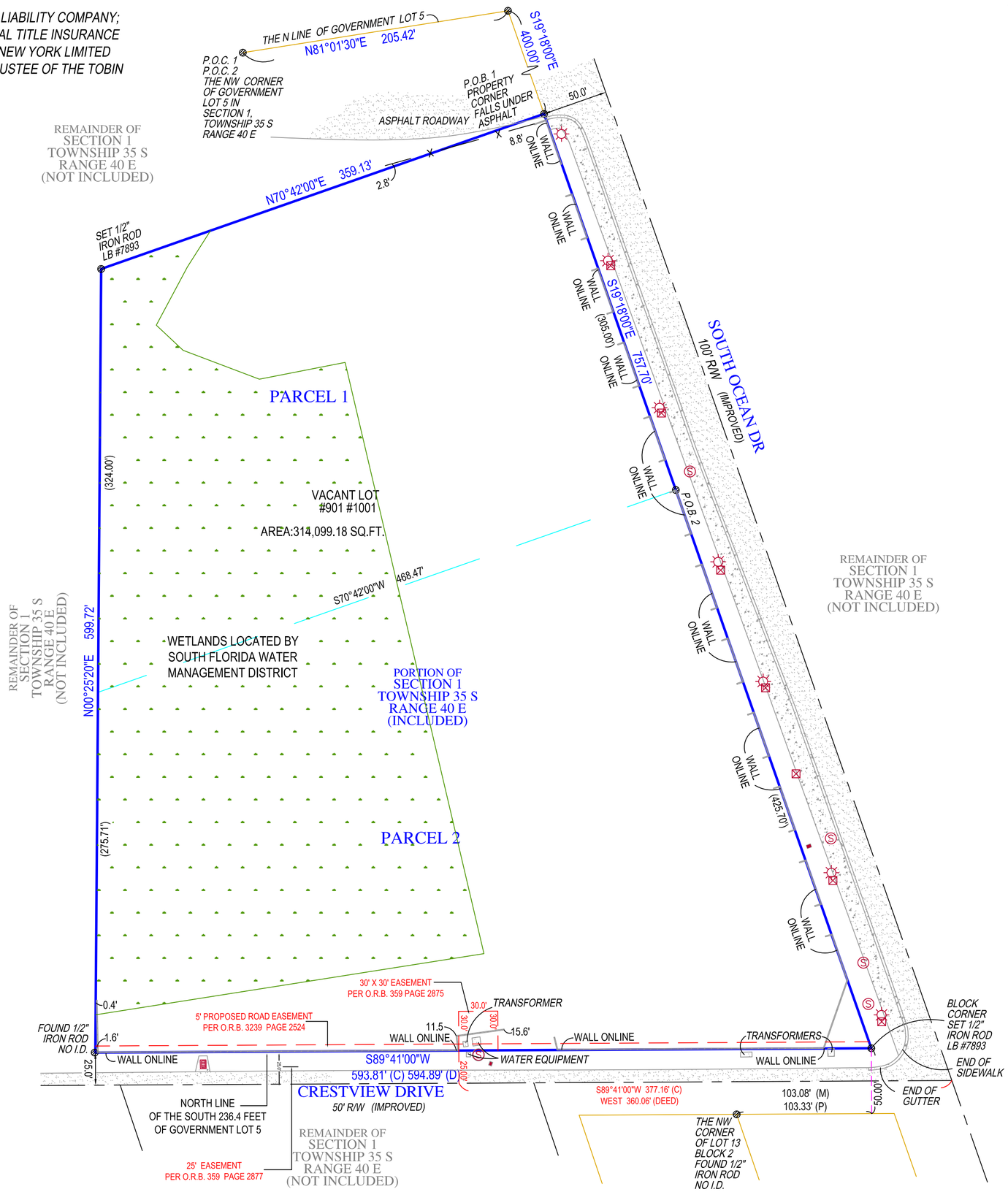
BOUNDARY SURVEY

CERTIFIED TO:
OASIS TOWNHOUSES LLC, A FLORIDA LIMITED LIABILITY COMPANY; GREENSPOON MARDER LLP; FIDELITY NATIONAL TITLE INSURANCE COMPANY; VERNON CAPITAL FUNDING LLC, A NEW YORK LIMITED LIABILITY COMPANY; MICHAEL S. TOBIN, AS TRUSTEE OF THE TOBIN & ASSOCIATES, P.A. 401K PLAN

COMMUNITY NUMBER: 120286
PANEL: 0183
SUFFIX: K
F.I.R.M. DATE: 2/19/2020
FLOOD ZONE: AE
FIELD WORK: 11/11/2021

PROPERTY ADDRESS:
901 & 1001 SOUTH OCEAN DRIVE
FORT PIERCE, FL 34949

SURVEY NUMBER: 509778
CLIENT FILE NUMBER: 28639



SYMBOL DESCRIPTIONS:

= CATCH BASIN	= MISC. FENCE
= CENTERLINE ROAD	= PROPERTY CORNER
= COVERED AREA	= UTILITY BOX
= EXISTING ELEVATION	= UTILITY POLE
= HYDRANT	= WATER METER
= MANHOLE	= WELL
= METAL FENCE	= WOOD FENCE

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
℄	CENTERLINE
Δ	CENTRAL / DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
OHL	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P-K	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R/W	RIGHT OF WAY

SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY .

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)_____
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

LEGAL DESCRIPTION:

START AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; RUN NORTH 81°01'30" EAST A DISTANCE OF 205.42 FEET TO A POINT ON THE WEST RIGHT OF WAY OF STATE ROAD A1A; THENCE RUN SOUTH 19°18' EAST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 400.00 FEET TO THE POINT AND PLACE OF BEGINNING. THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY SOUTH 19°18' EAST A DISTANCE OF 305.00 FEET TO A POINT; THENCE, AT RIGHT ANGLES TO SAID RIGHT OF WAY, SOUTH 70°42' WEST A DISTANCE OF 468.47 FEET TO A POINT ON THE WEST OF GOVERNMENT LOT 5; THENCE NORTH 0°25'20" EAST ALONG SAID GOVERNMENT LOT 5, A DISTANCE OF 324.00 FEET TO A POINT; THENCE NORTH 70°42' EAST A DISTANCE OF 359.147 FEET TO THE POINT AND PLACE OF BEGINNING.

AND

START AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; RUN NORTH 81°01'30" EAST A DISTANCE OF 205.42 FEET TO A POINT ON THE WEST RIGHT OF WAY OF STATE ROAD A1A; THENCE RUN SOUTH 19°18' EAST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 705.00 FEET TO THE POINT AND PLACE OF BEGINNING. THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY SOUTH 19°18' EAST A DISTANCE OF 429.79 FEET TO THE NORTH RIGHT OF WAY LINE OF CRESTVIEW DRIVE (CRESTVIEW DRIVE NOW BEING 50.0 FEET WIDE RIGHT OF WAY); THENCE SOUTH 89°41' WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 594.89 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 5; THENCE NORTH 0°25'20" EAST ALONG SAID WEST LINE A DISTANCE OF 275.71 FEET TO A POINT; THENCE NORTH 70°42' EAST A DISTANCE OF 468.47 FEET TO THE POINT AND PLACE OF BEGINNING.

SCALE 1"=60'

GRAPHIC SCALE (In Feet)
60 0 30 60
1 inch = 60 ft.

REVISIONS:
1) WETLANDS PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT ADDED . . . 1-11-2022

GENERAL NOTES:
1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) ALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.

LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

TARGET SURVEYING, LLC

RECORD & RETURN TO:
THIS INSTRUMENT PREPARED BY:
Jerald C. Cantor, Esq.
Phillips, Cantor & Shalek, P.A.
4000 Hollywood Boulevard, Suite 500-N
Hollywood, Florida 33021

Parcel Number(s):
2401-412-0004-000/0 and 2401-412-0005-000/7

WARRANTY DEED (Statutory Form-Section 689.02, F.S.)

THIS INDENTURE, made this _____ day of November, 2021, BETWEEN **Maurice Kodsi**, a married person, individually and as Trustee, grantor, whose post office address is 6525 3rd Street, Ste. 409, Rockledge, Florida 32955-5756 and **Oasis Townhouses LLC**, a Florida limited liability company, whose post office address is 1722 Sheridan Street, Unit 374, Hollywood, Florida 33020, grantee*.

WITNESSETH that said grantor, for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof.

And Grantor hereby certifies that he does not reside on or adjacent to the above referenced property **which is vacant land,** and that his permanent residence is at the address set forth above.

Subject to, taxes for the year 2022 and subsequent years; zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions and other matters appearing on the plat and/or common to the subdivision; and utility easements of record.

And, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

*"Grantor" and "Grantee" are used for singular and plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Print Name: TINA JOHNSON

Maurice Kodsi, individually and as Trustee

Print Name: Monica Feldman

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this November 12, 2021 by Maurice Kodsi, individually and as Trustee, who is personally known to me or who has produced _____ as identification.

Notary Public State of Florida
Brenda Shektman
My Commission HH 106796
Expires 06/22/2025

Notary Public
Print Name: Brenda Shektman
Print Title: Notary Public
Serial Number, if any: HH 106796

(Notary Seal)

Exhibit A
Legal Description

Start at the Northwest corner of Government Lot 5, Section 1, Township 35 South, Range 40 East, St. Lucie County, Florida; run North 81°01'30" East a distance of 205.42 feet to a point on the West right of way of State Road A1A; thence run South 19°18' East along said West right of way a distance of 400.00 feet to the point and place of beginning. Thence continuing along said West right of way South 19°18' East a distance of 305.00 feet to a point; thence, at right angles to said right of way, South 70°42' West a distance of 468.47 feet to a point on the West of Government Lot 5; thence North 0°25'20" East along said Government Lot 5, a distance of 324.00 feet to a point; thence North 70°42' East a distance of 359.147 feet to the point and place of beginning.

AND

Start at the Northwest corner of Government Lot 5, Section 1, Township 35 South, Range 40 East, St. Lucie County, Florida; run North 81°01'30" East a distance of 205.42 feet to a point on the West right of way of State Road A1A; thence run South 19°18' East along said West right of way a distance of 705.00 feet to the point and place of beginning. Thence continuing along said West right of way South 19°18' East a distance of 429.79 feet to the North right of way line of Crestview Drive (Crestview Drive now being 50.0 feet wide right of way); thence South 89°41' West along said North right of way line a distance of 594.89 feet to a point on the West line of Government Lot 5; thence North 0°25'20" East along said West line a distance of 275.71 feet to a point; thence North 70°42' East a distance of 468.47 feet to the point and place of beginning.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☐ Warranty Deed & Legal Description
- ☐ St. Lucie County Property Record Card
- ☐ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 901 & 1001 S. Ocean Drive
2. Property Tax ID(s): 2401-412-004-000-0 + 2401-412-005-000-7
3. Total Acreage: 6.875
4. Existing Future Land Use Designation: VACANT LAND/RESIDENTIAL
5. Existing Zoning Classification: R4-A
6. Proposed Zoning Classification: PD with R4-A
7. Other applications being submitted concurrent with this application, if any: Development Review

8. Describe the existing uses, improvements and structures on the amendment lands: EXISTING USE IS VACANT LAND. NO STRUCTURES ON THE SITE OTHER THAN A MASONRY FENCE WALL

9. Are there any identified or possible historical structures on the amendment lands? NO

10. The reason for making this request: APPLYING FOR PD

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	VACANT LAND	TOWNHOMES - PD	R-4A (Hutchinson Island Medium Density - South Beach Overlay District
South	VACANT LAND	TOWNHOMES - PD	R-4A (Hutchinson Island Medium Density - South Beach Overlay District
East	VACANT LAND	TOWNHOMES - PD	R-4A (Hutchinson Island Medium Density - South Beach Overlay District
West	VACANT LAND	TOWNHOMES - PD	R-4A (Hutchinson Island Medium Density - South Beach Overlay District

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	VACANT LAND	R-4A - SOUTH BEACH OVERLAY	0	6.875	AE
Proposed	TOWNHOME COMMUNITY	PD-PLANNED DEVELOPMENT	8	6.875	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 52 du *2.6*100GPD
Current Zoning	Total gallons per day 0
Proposed Zoning	Total gallons per day 13520
Change in Demand	**Total gallons per day** 13520

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 52 du *2.6*100 GPD
Current Zoning	Total gallons per day 0
Proposed Zoning	Total gallons per day 13520
Change in Demand	**Total gallons per day** 13520

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0		
Urban District	5 acres per 1,000 people	0		
Community	2.5 acres per 1,000 people	0		
Neighborhood	1.36 acres per 1,000 people	0		

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	0
Proposed Zoning	8 CU yards
Change in Demand	8 CU

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	The proposed storm management system will consist of underground piping and exfiltration trench to provide water quality and will be conveyed through a control structure to offsite system.

III. Transportation Analysis

G. Traffic
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	350	21/27
Proposed Zoning	350	21/27
Change in Demand	Trips	Trips
Impact to Capacity	0	

12. Name of Owner(s): Oasis Townhouses LLC
Mailing Address: 1722 Sheridan Street #374
City Hollywood State FL Zip 33020
Phone # 786-413-4667
E-mail: s@eastcoastrealtyusa.com

13. Name of Applicant: Sasi Haham
Mailing Address: 1722 Sheridan Street #374
City Hollywood State FL Zip 33020
Phone # 786-413-4667 Fax #
E-mail: s@eastcoasterealtyusa.com

14. Name of Representative: Patrick Soares (Architect)
Mailing Address: 1650 NE 26th St. Suite 208
City Wilton Manors State FL Zip 33305
Phone # 561-603-8395 Fax #
E-mail: studio@fieldagency.design

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☑ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☐ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

x _____ 4/28/22
Applicant's Signature Date

1722 Sheridan Street #374, Hollywood	FL	33020
Address	State	Zip

786-413-4667		s@eastcoastrealtyusa.com
Phone	Fax	E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Sasi Haham	786-413-4667
Property Owner's Name (Please Print)	Phone

1722 Sheridan Street #374, Hollywood	FL	33020
Address	State	Zip

Property Owner's Signature — Date: 4/28/22

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 28 day of APRIL, 2022, by SASI HAHAM who is personally known to me or has produced _____ as ide

Signature of Notary (seal)

Joel M. Levy
Comm.:HH 207085
Expires: Dec. 13, 2025
Notary Public - State of Florida

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____