

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 3<sup>rd</sup> 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 Seal)

  
Notary Public  
Print Name: Brenda Shekhtman  
Print Title: Notary Public  
Serial Number, if any: HH 106796

**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.



## 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-VACANT LAND  
NO STRUCTURES ON SITE EXCEPT FOR 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	CONDOMINIUM DEVELOPMENT	CONDOMINIUM DEVELOPMENT	R-4A (Hutchinson Island Medium Density - South Beach Overlay District
South	SINGLE FAMILY HOMES	SINGLE FAMILY HOMES	R-1A;R-4A (Hutchinson Island Low;Medium Density - South Beach Overlay District
East	ROADWAY (A1A) AND BEACH PARK	ROADWAY AND BEACH PARK	COS-Conservation Open Space
West	VACANT LAND	SINGLE FAMILY HOMES WETLANDS	R-1A (Hutchinson Island Low 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:**

<b>A. Potable Water:</b>	
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	<b>Total gallons per day 13520</b>

<b>B. Wastewater:</b>	
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
<b>Change in Demand</b>	<b>Total gallons per day 13520</b>

<b>C. Parks and Recreation (Residential Classifications Only):</b> (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			

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
		52 Townhmes
	<b>K-8</b>	<b>High</b>
School Name	FORT PIERCE MAGNET SCHOOL	FORT PIERCE WESTWOOD HIGH SCHOOL
City	FORT PIERCE	FORT PIERCE
Distance	3 MILES	5.3 MILES
Current Zoning Enrollment Demand	0	0
Proposed Zoning Enrollment Demand	15	6
Change in Demand	15	6

<b>E. Solid Waste:</b> 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)

<b>Impact</b>	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. There will be no impact to the Wetlands.
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**III. Transportation Analysis**

<b>G. Traffic</b>		
Most recent ITE Code for use; HCM Roadway Capacity		
	<b>AADT</b>	<b>AM/PM Peak Hour Trips</b>
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning</b>	350	21/27
<b>Proposed Zoning</b>	350	21/27
<b>Change in Demand</b>	Trips	Trips
<b>Impact to Capacity</b>	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@eastcoastrealtyusa.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.

  
 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

x *[Signature]*  
 Property Owner's Signature Date

STATE OF FLORIDA)  
 ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 26 day of JULY, 2022, by SASI HAHAM who is personally known to me or has produced \_\_\_\_\_ as id

*[Signature]*  
 Signature of Notary

 Comm.: HH 207085  
 Expires: Dec. 13, 2025  
 Notary Public - State of Florida

<b>OFFICE USE:</b>		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	



## 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

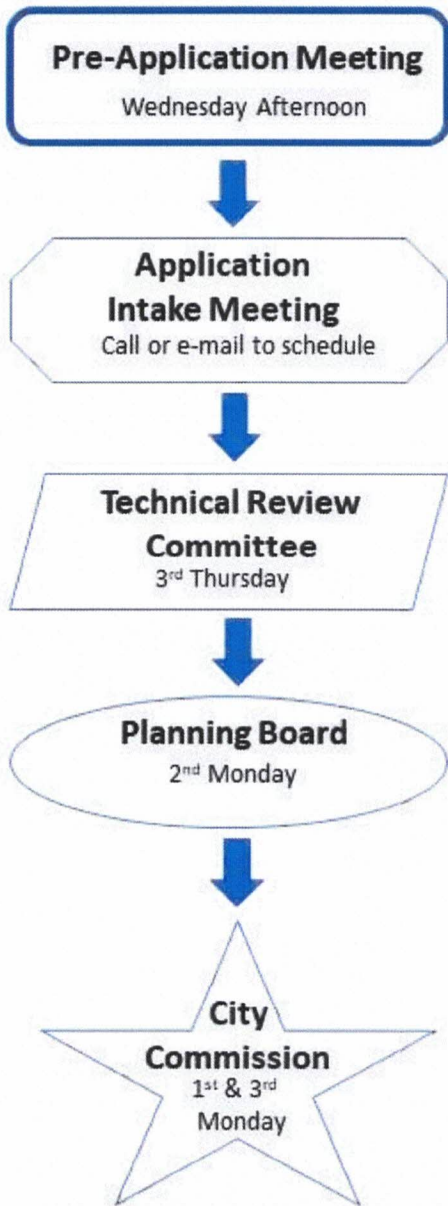
*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other 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](mailto:PLANNING_DL@CITYOFFORTPIERCE.COM)  
 For more information, please refer to the website:  
<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev1>

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)
- 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)



**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**

Property Owner(s)

1722 Sheridan St. #374

Street Address

Hollywood FL 33020

City State Zip

786-413-4667

Phone Number

s@eastcoastrealtyusa.com

Email Address

(ARCHITECT) PATRICK O. 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](mailto:PLANNING_DL@CITYOFFORTPIERCE.COM)

For more information, please refer to the website:

<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev>

## **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.



## CONCURRENCY CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
**Proposed					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
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

<b>B. Wastewater:</b>	
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
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

<b>C. Parks and Recreation (Residential Classifications Only):</b> (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			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
**Proposed Zoning/FLU	Enrollment	
**Change in Demand		

<b>E. Solid Waste: Residential</b> (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	
**Proposed Zoning/FLU	
*Change in Demand	

**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)



<b>NON-RESIDENTIAL DATA</b>					
<b>Type(s) specify</b>	<b>Phase</b>	<b>Square footage</b>	<b>Acres</b>	<b>Expecting beginning date</b>	<b>Expected completion date</b>

- 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

# STUDIO PATRICK SOARES

4911 W. Sample Rd, Suite 308, Coconut Creek, FL 33073

studio@patricksoares.com

561.603.8395

**PROJECT:** New Townhomes

**ADDRESS:** 901-1001 SOUTH OCEAN DR., FORT PIERCE, FL 34949

**PLAN CORRECTIONS REPORT #:** 22-43900001

**MUNICIPALITY:** Fort Pierce

**Date:** 10/29/2022

## RESPONSE LETTER

### PLANNING DEPARTMENT COMMENTS

1. Confirmation required that the applicant shall obtain all necessary permits relating to, and not limited to management of surface water, wetland mitigation and preservation of environmentally sensitive lands as appropriate from all applicable county, state, or federal regulatory agencies prior to development approval. (City Comprehensive Plan, Coastal Management Element Policy 5.1.1)  
**RESPONSE: CONFIRMED.**
2. Confirmation required that the development shall comply with the requirements of the St. Lucie County Manatee Protection Plan as required. (City Comprehensive Plan, Coastal Management Element Policy 5.1.9)  
**RESPONSE: CONFIRMED**
3. Amend site development data tables and written documents to provide correct existing Future Land Use Category (HIR) and existing (R-4A) and proposed (PD) zoning designations  
**RESPONSE: COMPLIED. SEE SHEETS A-1.00, A-1.01 AND A-1.**
4. Provide a Future Land Use Map Amendment application, if the applicant intention is to apply for the Future Land Use amendment as stated in the attorney's letter from April 29, 2022.  
**RESPONSE: NO FUTURE LAND USE MAP AMENDMENT REQUIRED.**
5. Provide a table which summarizes development specifications and departures from the requirements of the City's code relating to R-4A standards (Sec 125-195). The table shall list all required exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan as a request for waivers.  
**RESPONSE: ATTACHED TO THIS SUBMISSION**
6. Provide list of public impact/benefit accomplished by the proposed zoning change. Please refer to Sec. 125-212 of the City of Fort Pierce Code of Ordinances, in particular, make reference to the purpose of the PD Zone, which includes:

- a. 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.
  - b. Promote flexibility and efficiency in site design for more desirable living and working environments.
  - c. 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.
  - d. Permit site specific requirements based on the unique characteristics of the individual site.  
**RESPONSE: PUBLIC BENEFIT LETTER ATTACHED TO THIS SUBMISSION**
7. Amend elevation drawings to indicate buildings height measured from the established FEMA Base Flood Elevation to the highest point of the roof, excluding non-habitable architectural design elements of the structure  
**RESPONSE: COMPLIED. SEE ELEVATIONS ON SHEETS A-2.00, A-2.01, A-2.02, A-2.03.**
8. Amend floor plans to show the proposed in-law suite as not being equipped with kitchen facilities. Otherwise, the units will be classed as separate dwelling units and will count towards the overall density of the site.  
**RESPONSE: COMPLIED. KITCHEN FACILITIES HAS BEEN REMOVED. SEE SHEET A-1.04**

### **ENGINEERING COMMENTS**

1. Please provide a Traffic Impact Study  
**RESPONSE: SEE TRAFFIC REPORT ATTACHED**
2. A unity of title will be required  
**RESPONSE: THE PROPERTIES ARE BOTH OWNED BY THE SAME ENTITY AND ARE BOTH REQUESTED FOR THE SAME REZONING TO PLANNED DEVELOPMENT AS PART OF THE OVERALL PROJECT. THE APPLICANT WOULD PREFER NOT TO UNIFY THE PROPERTIES AT THIS TIME DUE TO FINANCIAL IMPLICATIONS. THE APPLICANT RECOGNIZES THAT AS PART OF THE PROJECT, THE DEVELOPMENT WILL ULTIMATELY REQUIRE ADDITIONAL MODIFICATION OF THE UNDERLYING PARCELS AND LOOKS FORWARD TO ADDRESSING THOSE ISSUES AT THE APPROPRIATE TIME.**
3. Provide the required landscape strips between Rights-of-Way buildings/vehicle use areas  
**RESPONSE: COMPLIED. SEE SITE PLAN SHEETS**

### **Zoning Application**

1. No Proposed Park Demand shown.  
**RESPONSE: NOTED.**
2. Stormwater indicates no wetland Impacts, there are significant wetland impacts shown on the plans.  
**RESPONSE: Wetland determination has been completed, and the site plan has been designed around the wetlands.**

3. Traffic - no traffic report was provided to verify data.  
**RESPONSE: TRAFFIC REPORT ATTACHED**

### **Survey Sheets (Masteller, Molar & Taylor Inc)**

1. Sheet 1 shows two Points of Beginning for Parcel A  
**RESPONSE: SEE REVISED SURVEYS ON SHEETS SV-1.00, SV-1.01 AND SV-1.02**
2. Show existing contours and 100-year flood elevation contour.  
**RESPONSE: SEE REVISED SURVEYS ON SHEETS SV-1.00, SV-1.01 AND SV-1.02. ALSO SEE SHEETS A-1.00, A-1.01 AND A-1.01B**
3. Show Coastal Construction Line on plans  
**RESPONSE: COMPLIED. SEE CCCL ON SITEPLANS. SHEETS A-1.00, A-1.01 AND A-1.01B**

### **Sheet A-1.01B & A-1.01A:**

1. Site Development Data shows 12 quest parking spots, only eleven are shown between this sheet  
**RESPONSE: COMPLIED. SEE REVISED SITE DATA TABLE ON SHEETS A-1.00, A-1.01, A-1.01B**

### **Site Plan Sheet A-1.00;**

1. Provide a 5' public sidewalk along Crestview Drive within Crestview Drive Right of Way. The proposed sidewalk should connect to the existing sidewalk along South Ocean Drive  
**RESPONSE: COMPLIED. SEE NEW PUBLIC SIDEWALK ON SHEETS A-1.00 AND A-1.01B**
2. Show existing easements on site plan  
**RESPONSE: COMPLIED. SEE SHEET A-1.00**
3. Show and dimension all required setbacks.  
**RESPONSE: COMPLIED. SEE SHEETS A-1.00, A-1.01 AND A-1.01B**
4. Please use engineering scales for site plans (per Section 125-313(a) (B)c). Revise text to a proper scale. Notes, labels, and dimensions are not legible.  
**RESPONSE: COMPLIED. SEE SHEETS A-1.00, A-1.01 AND A-1.01B**
5. Show stop signs and stop bars on plans.  
**RESPONSE: COMPLIED STOP SIGNS AND STOP BARS INDICATED. SEE SHEETS A-1.00, A-1.01 AND A-1.01B. ONLY 1 INSTANCE WAS CLOUDED ON SHEET A-1.01B FOR**

**REFERENCE AND CLARITY. HOWEVER, STOP SIGNS AND BARS WERE PLACED AT ALL PEDESTRIANS CROSSINGS AND INTERSECTIONS. SEE THE ENTIRE SITE PLAN.**

6. This sheet shows 11 parking spaces, table notes 12.  
**RESPONSE: REVISED. SITEPLAN AND SITE DATA TABLE ARE CONSISTENT. SEE SHEETS A-1.00, A-1.01, A-1.01B**
7. A minimum 15' radius should be shown at internal roadway intersections and exits to Crestview. Radius at entrance off South Ocean Drive is FDOT and may require larger radii  
**RESPONSE: COMPLIED. SEE SHEETS A-1.00, A-1.01 AND A-1.01B. ONLY 1 INSTANCE WAS CLOUDED FOR REFERENCE AND CLARITY ON SHEET A-1.01B.**
8. What is the distance between the two exits shown on Crestview Drive? What is the distance from the A1A/Crestview Drive intersection to the first exit drive? (See Chapter 121-11(e)(12)b.)  
**RESPONSE: DISTANCE BETWEEN THE 2 EXITS ON CRESTVIEW IS 68'-8". DISTANCE BETWEEN THE A1A/CRESTVIEW INTERSECTION AND FIRST EXIST DRIVE IS 90'-4". SEE SHEETS A-1.00 AND A-1.01B**
9. Please show the 100-year flood elevation contour.  
**RESPONSE: COMPLIED. SEE SHEETS A-1.00, A-1.01 AND A-1.01B**
10. Please provide a typical section of the interior roadways.  
**RESPONSE: COMPLIED. SEE SHEET A-3.00 FOR TYPICAL INTERIOR ROADWAY SECTION**
11. Please provide a typical lot layout (detail) showing square footage of lot, square footage of proposed building, setback requirements, landscape area requirements, etc. per City Code Section 125-195 for Hutchinson Island Medium Density Residential or 125-212 Planned Development Zone. Please identify where this plan varies from the Code (Variances).  
**RESPONSE: COMPLIED. SEE SHEET A-1.09**
12. Provide the required 10' landscape buffer between all rights-of-way and buildings/vehicular use areas in accordance with the City of Fort Pierce Code of Ordinances Section 123-37(6) (a)  
**RESPONSE: COMPLIED. SEE SITE PLAN SHEETS. THERE IS A MINIMUM OF 10' LANDSCAPE BUFFERS BETWEEN THE OCEAN DR RIGHT OF WAY PROPERTY LINE. AND ALSO THE CRESTVIEW DR RIGHT OF WAY AND PROPERTY LINE. NO RIGHT OF WAY EXISTS TO THE NORTH OR WEST.**

**Advisory Comment Exfiltration Trench and Wetland Impacts:**

1. Developer is recommending exfiltration for water quality and quantity, however much of the property is wetlands, and some of the property is seaward of the Coastal Construction Line. Please show the Coastal Construction Line on all site plans. It is the opinion of the engineer that an exfiltration system in this area is not recommended. All drainage and utility systems will likely need to be floodproofed. See Section 103-263 through 269 of the City Code of Ordinances for additional information regarding the Coastal Construction Code.  
**RESPONSE: We are going through DEP permit process.**

2. Please provide a copy of the proposed maintenance plan of the exfiltration system. How often will the system be tested to ensure it is functioning correctly? Who will review the results?

**RESPONSE: Property owner / HOA will be responsible for maintenance of drainage system to keep functional.**

3. development shown inside wetland limit and buffer. Developer proposes mitigation (via Bear Point Mitigation Bank) and conservation, this is not recommended by the engineer. Has a formal wetland delineation been performed? The final determination of work within wetlands resides with South Florida Water Management District/DEP as this is within their jurisdiction. Suggest showing grading limits (and proposed contours and spot elevations) on plans to demonstrate full impact on wetlands and adjoining properties.

**RESPONSE: A FORMAL WETLAND DELINIATION HAS BEEN PERFORMED. GRADING LIMITS SHOWN ON PLANS ALONG WITH PROPOSED CONTOURS AND SPOT ELEVATIONS. SEE SHEET PD-1.**

4. 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. (Sec 107.6)

**RESPONSE: NOTED**

5. What is the total area of wetland impacts? Please include limits of grading (a minimum of 2' of fill is indicated by the plans).

**RESPONSE: WETLAND DATA EXHIBIT ATTACHED. SEE CIVIL SHEETS FOR LIMITS OF GRADING.**

#### **Conceptual Drainage and Utility Plan (Sheet PD-1).**

1. Verify note regarding storm drainage with reference to Chapters 32 and 121 of the City Code are referring to the correct chapters (there have been updates). Are internal roadways 26' wide? Please show a typical section of these roadways.

**RESPONSE: Note regarding storm drainage updated to reflect updated chapters from City Code. Internal roadways dimensioned, and typical section added showing 26' wide internal roadway.**

2. All utility and drainage lines will need to be floodproofed,

**RESPONSE: ALL UTILITIES TO BE INSTALLED DRY, DEWATERING MAY BE REQUIRED FOR INSTALLATION.**

3. There is a lot of existing information (edge of pavement on Crestview, existing drainage, etc) that is missing on this drawing,

**RESPONSE: ADDITIONAL INFORMATION ADDED TO DRAWING.**

4. Show proposed grades, spot elevations, contours, 100-year flood contour, Coastal Construction Line,

**RESPONSE: PROPOSED GRADES, SPOT ELEVATIONS, FLOOD LINE, AND COASTAL CONSTRUCTION LINE ADDED TO PLAN.**

5. Drainage calculations will need to be provided at Development Permit Compliance Review.  
**RESPONSE: NOTED.**
6. This plan shows 12 parking spaces, previous site plan only showed 11.  
**RESPONSE: SITE PLAN HAS BEEN UPDATED TO HAVE THE RPROPER NUMBER OF GUEST SPACES.**
7. Label the limits of the wetlands.  
**RESPONSE: LIMITS OF WETLANDS ADDED TO PLAN.**

**Paving and Drainage Plan (Sheet PD-1):**

1. This sheet is labelled as a Paving and Drainage Plan but it appears to be a Photometric plan.  
**RESPONSE: ALL SHEETS HAVE BEEN VERIFIED TO HAVE PROPER NAMES.**

**Rezoning Request:**

1. Developer proposes a rezoning to PD, From 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;

Per Section 125-212(a)(4) Encourage the preservation of environmental assets and natural amenities as scenic and functional open space areas. Development shown inside wetland limit and buffer. Developer proposes mitigation (via Bear Point Mitigation Bank) and conservation. Developer should provide additional information to illustrate how this plan meets this requirement.  
**RESPONSE: SEE PUBLIC BENEFIT LETTER ATTACHED**

Per Section 125-212(a)(6) Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functioning desirable living environment while preserving onsite natural elements and cultural resources. Please provide information to illustrate how this plan meets this requirement.  
**RESPONSE: SEE PUBLIC BENEFIT LETTER ATTACHED**

Per Section 125-212(a)(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. Please provide information to illustrate how this plan meets this requirement.  
**RESPONSE: SEE PUBLIC BENEFIT LETTER ATTACHED**

**Sheet A-1.07**

1. Entry drive widths shall be 14 minimum. There are no stop signs or stop bars shown for the intersections. Where will the stop sign/stop bar be placed for the southbound traffic near the clubhouse?

**RESPONSE: COMPLIED. ENTRY DRIVES ARE 14'-0". STOP SIGN FOR SOUTH BOUND TRAFFIC NEAR CLUBHOUSE HAS BEEN PLACED. SEE CLOUDED AREAS ON SHEET A-1.07**

**Advisory Comment:**

1. The Engineering Department does not feel that sufficient on-site parking is provided. The plan proposes 2 parking spaces within the garage which has an overall measurement of 16x18-5". Please provide additional documentation showing how the garages will accommodate full size SUV's or trucks with no additional driveway space.

**RESPONSE: COMMENT IS IN ERROR. ALL GARAGES ARE AT A MINIMUM 20'4" IN WIDTH WITH SOME AT 22'-10" IN WIDTH. AND 18'-5" IN DEPTH WITH MOST BEING 18'-11" IN DEPTH. ACCORING TO JD POWER 196.5" CONSTITUTES A FULL SIZE SUV. THIS IS 16'-4". OUR GARAGE SIZE ACCOMODATES THE TYPICAL FULL SIZE SUV OR TRUCK. SEE DIMENSIONS ON SHEET A-1.04**



# 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,

A handwritten signature in blue ink that reads "MReins".

Morgan Reins  
Senior Environmental Analyst

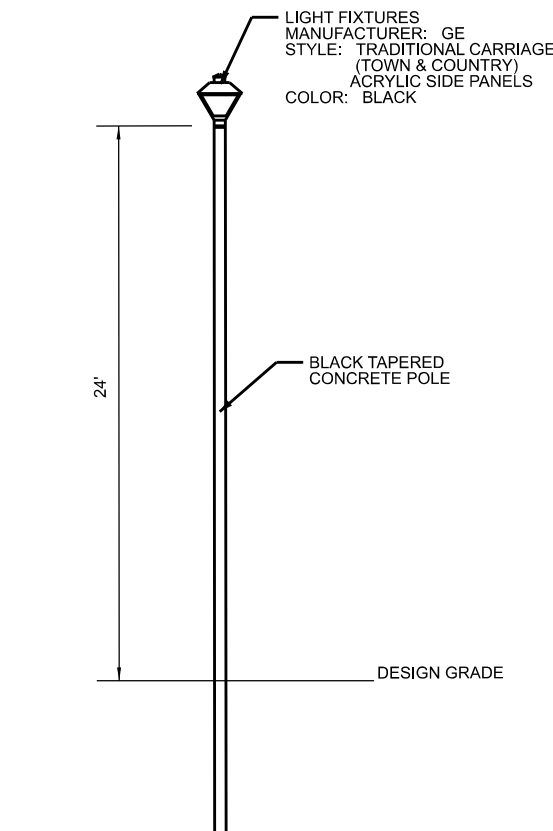
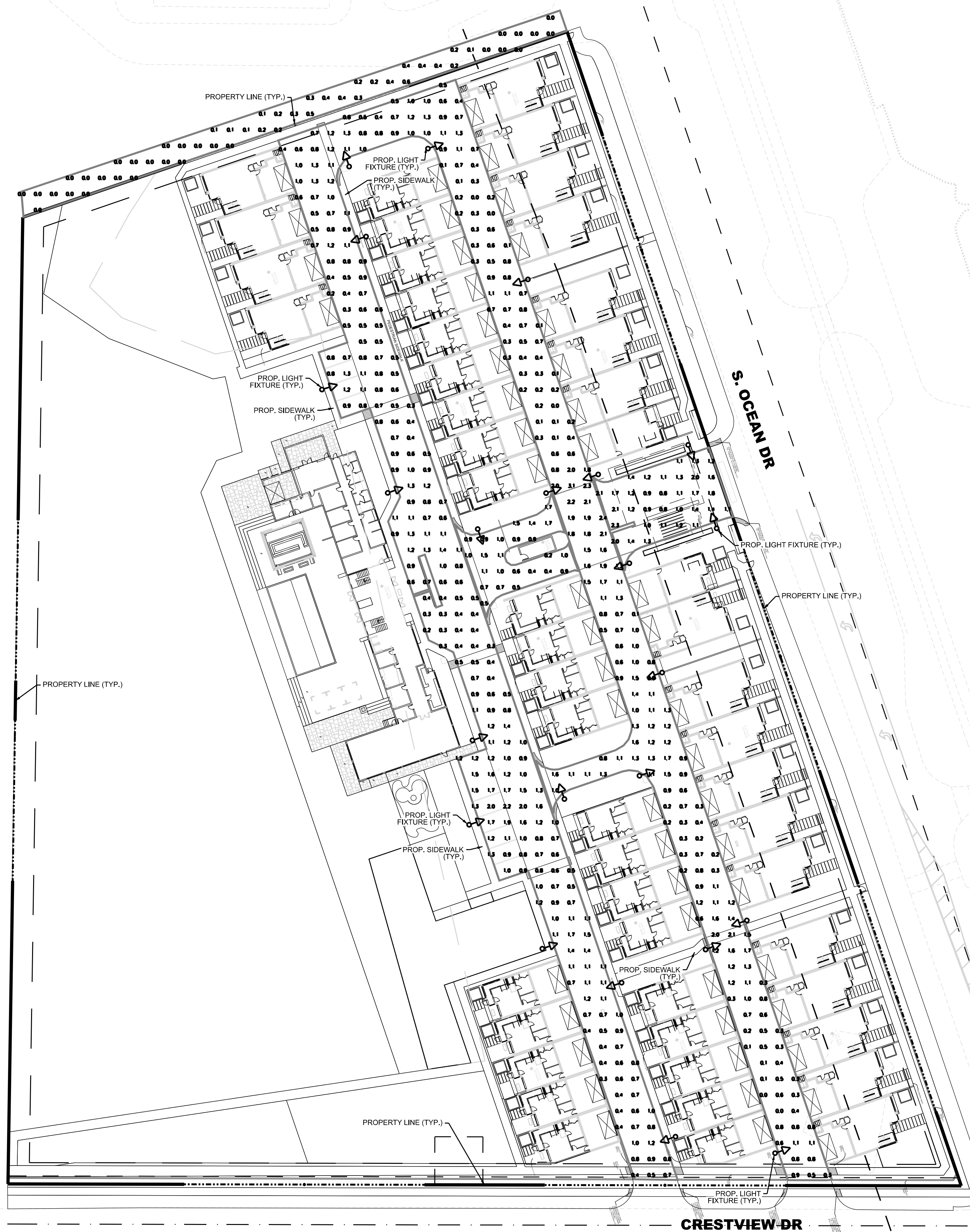
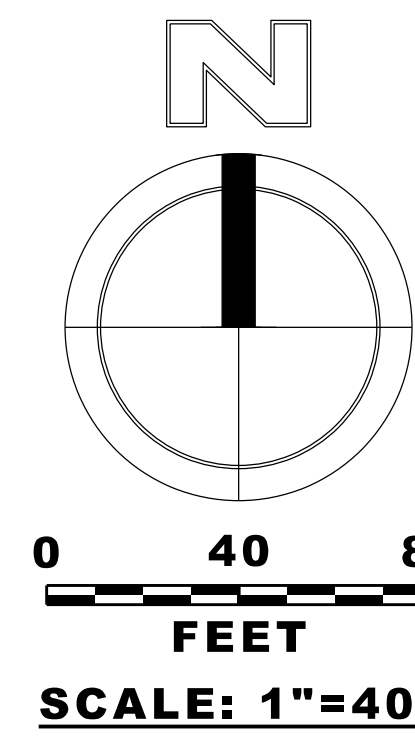
c: Anthony Adams, EDC, Inc \*  
Sasi Haham \*

### **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](#)



**LIGHT POLE DETAIL**

**GENERAL NOTES**

1. THE ABOVE LIGHT POLE DETAILS FOR REFERENCE PURPOSES ONLY. REFER TO THE MANUFACTURER'S SPECIFICATIONS FOR THE ACTUAL CONSTRUCTION DETAILS FOR THE LIGHT POLES.
2. THE EXACT LOCATIONS OF THE NEW LIGHT POLES ARE TO BE FIELD AND PROPOSED UTILITIES, CONCRETE CURBS, SIDEWALKS, AND 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		OFFSITE	
AVERAGE FOOT-CANDELES	0.89	AVERAGE FOOT-CANDELES	0.12
MAXIMUM FOOT-CANDELES	3.1	MAXIMUM FOOT-CANDELES	0.6
MINIMUM FOOT-CANDELES	0.0	MINIMUM FOOT-CANDELES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00	MINIMUM TO MAXIMUM FC RATIO	0.00 / 0.00
MAXIMUM TO MINIMUM FC RATIO	18238.50	MAXIMUM TO MINIMUM FC RATIO	0.60 / 0.00
AVERAGE TO MINIMUM FC RATIO	5265.53	AVERAGE TO MINIMUM FC RATIO	0.12 / 0.00

LUMINAIRE SCHEDULE						
CALLOUT	SYMBOL	DESCRIPTION	MODEL	QUANTITY	DEFAULT MOUNTING	FILE
EPTT	⊙	EVOLVE POST TOP TOWN & COUNTRY	CE LIGHTING SOLUTIONS EPTTTT_02A30-120-277V	23	2'	EPTTTT_02A30-120-277V

**Ordering Number Logic**  
Town & Country Post Top (EPTT)

EPTT 01 0

FAMILY: 01, GENERATION: 01, VOLTAGE: 01, MOUNTING: P, COLOR: BLACK

LEGEND:  
 A = Asymmetric  
 S = Symmetric  
 P = Pole Top  
 T = Town & Country  
 C = Country  
 T = Traditional

REFRACTOR: A = Asym, B = Sym, C = Sym, D = Sym, E = Sym, F = Sym, G = Sym, H = Sym, I = Sym, J = Sym, K = Sym, L = Sym, M = Sym, N = Sym, O = Sym, P = Sym, Q = Sym, R = Sym, S = Sym, T = Sym, U = Sym, V = Sym, W = Sym, X = Sym, Y = Sym, Z = Sym

LED COLOR: 27 = 2700K, 30 = 3000K, 40 = 4000K, 50 = 5000K, 60 = 6000K, 70 = 7000K, 80 = 8000K, 90 = 9000K

CONTROLS: D = ANSI C136 4.7 pin dimming, E = ANSI C136 4.7 pin dimming, F = ANSI C136 4.7 pin dimming, G = ANSI C136 4.7 pin dimming, H = ANSI C136 4.7 pin dimming, I = ANSI C136 4.7 pin dimming, J = ANSI C136 4.7 pin dimming, K = ANSI C136 4.7 pin dimming, L = ANSI C136 4.7 pin dimming, M = ANSI C136 4.7 pin dimming, N = ANSI C136 4.7 pin dimming, O = ANSI C136 4.7 pin dimming, P = ANSI C136 4.7 pin dimming, Q = ANSI C136 4.7 pin dimming, R = ANSI C136 4.7 pin dimming, S = ANSI C136 4.7 pin dimming, T = ANSI C136 4.7 pin dimming, U = ANSI C136 4.7 pin dimming, V = ANSI C136 4.7 pin dimming, W = ANSI C136 4.7 pin dimming, X = ANSI C136 4.7 pin dimming, Y = ANSI C136 4.7 pin dimming, Z = ANSI C136 4.7 pin dimming

OPTIONS: L = Latch Canopy, P = Pole with 6 ft of 1/2" cable, B = Secondary SW/VSA Surge, XXX = Special Options, L = Latch Programmable, \*Compatible with LightGrid 2.0 nodes

LUMINAIRE OUTPUT	DESCRIPTION	REVISION	DATE	BY	REVISION	DATE	BY
02 A	Symmetric	A	2600	2720	2640	26	B-H-S-G-I-B-H-S-G-I
03 A	Symmetric	A	3000	3200	3200	27	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
04 A	Symmetric	A	3400	4000	4700	44	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
05 A	Symmetric	A	5400	5600	5700	56	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
06 C	Symmetric	HO	6000	6000	5900	58	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
07 C	Symmetric	HO	6700	6900	7300	73	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
02 B	Asymmetric	A	1400	2100	2100	28	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
03 B	Asymmetric	A	2100	3000	3000	30	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
04 B	Asymmetric	A	2800	4200	4400	44	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
05 B	Asymmetric	A	4800	5000	5200	56	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
06 B	Asymmetric	HO	6000	6000	5700	58	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
07 B	Asymmetric	HO	6700	6900	7300	73	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
02 D	Asymmetric	HO	2400	2400	2400	26	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
03 D	Asymmetric	HO	2800	2800	2800	27	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
04 D	Asymmetric	HO	3400	3700	3700	37	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
05 D	Asymmetric	HO	4200	4500	4500	44	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
06 D	Asymmetric	HO	4800	4800	4700	56	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
07 D	Asymmetric	HO	5400	5400	5400	58	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
02 E	Asymmetric	HO	2800	2800	2800	26	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
03 E	Asymmetric	HO	3400	3400	3400	27	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
04 E	Asymmetric	HO	4000	4000	4000	37	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
05 E	Asymmetric	HO	4800	4800	4800	44	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
06 E	Asymmetric	HO	5400	5400	5400	56	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
07 E	Asymmetric	HO	6000	6000	6000	58	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
02 F	Asymmetric	HO	3000	3000	3000	26	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
03 F	Asymmetric	HO	3600	3600	3600	27	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
04 F	Asymmetric	HO	4200	4200	4200	37	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
05 F	Asymmetric	HO	4800	4800	4800	44	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
06 F	Asymmetric	HO	5400	5400	5400	56	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
07 F	Asymmetric	HO	6000	6000	6000	58	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
02 G	Asymmetric	HO	3200	3200	3200	26	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
03 G	Asymmetric	HO	3800	3800	3800	27	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
04 G	Asymmetric	HO	4400	4400	4400	37	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
05 G	Asymmetric	HO	5000	5000	5000	44	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
06 G	Asymmetric	HO	5600	5600	5600	56	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
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03 H	Asymmetric	HO	4000	4000	4000	27	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
04 H	Asymmetric	HO	4600	4600	4600	37	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
05 H	Asymmetric	HO	5200	5200	5200	44	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
06 H	Asymmetric	HO	5800	5800	5800	56	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
07 H	Asymmetric	HO	6400	6400	6400	58	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
02 I	Asymmetric	HO	3600	3600	3600	26	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
03 I	Asymmetric	HO	4200	4200	4200	27	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
04 I	Asymmetric	HO	4800	4800	4800	37	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
05 I	Asymmetric	HO	5400	5400	5400	44	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
06 I	Asymmetric	HO	6000	6000	6000	56	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
07 I	Asymmetric	HO	6600	6600	6600	58	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
02 J	Asymmetric	HO	3800	3800	3800	26	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
03 J	Asymmetric	HO	4400	4400	4400	27	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
04 J	Asymmetric	HO	5000	5000	5000	37	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
05 J	Asymmetric	HO	5600	5600	5600	44	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
06 J	Asymmetric	HO	6200	6200	6200	56	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I
07 J	Asymmetric	HO	6800	6800	6800	58	B-H-S-G-I-B-H-S-G-I-B-H-S-G-I

**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!

INTRACOASTAL WATERWAY

**HSQ GROUP, INC.**  
 Engineers - Planners - Surveyors  
 1001 Yamato Road, Suite 105  
 Boca Raton, Florida 33431 - 954.392.0221  
 C26258 - LB7924

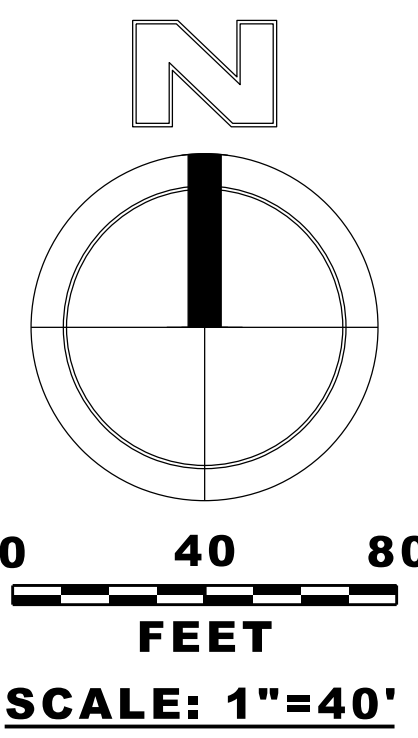
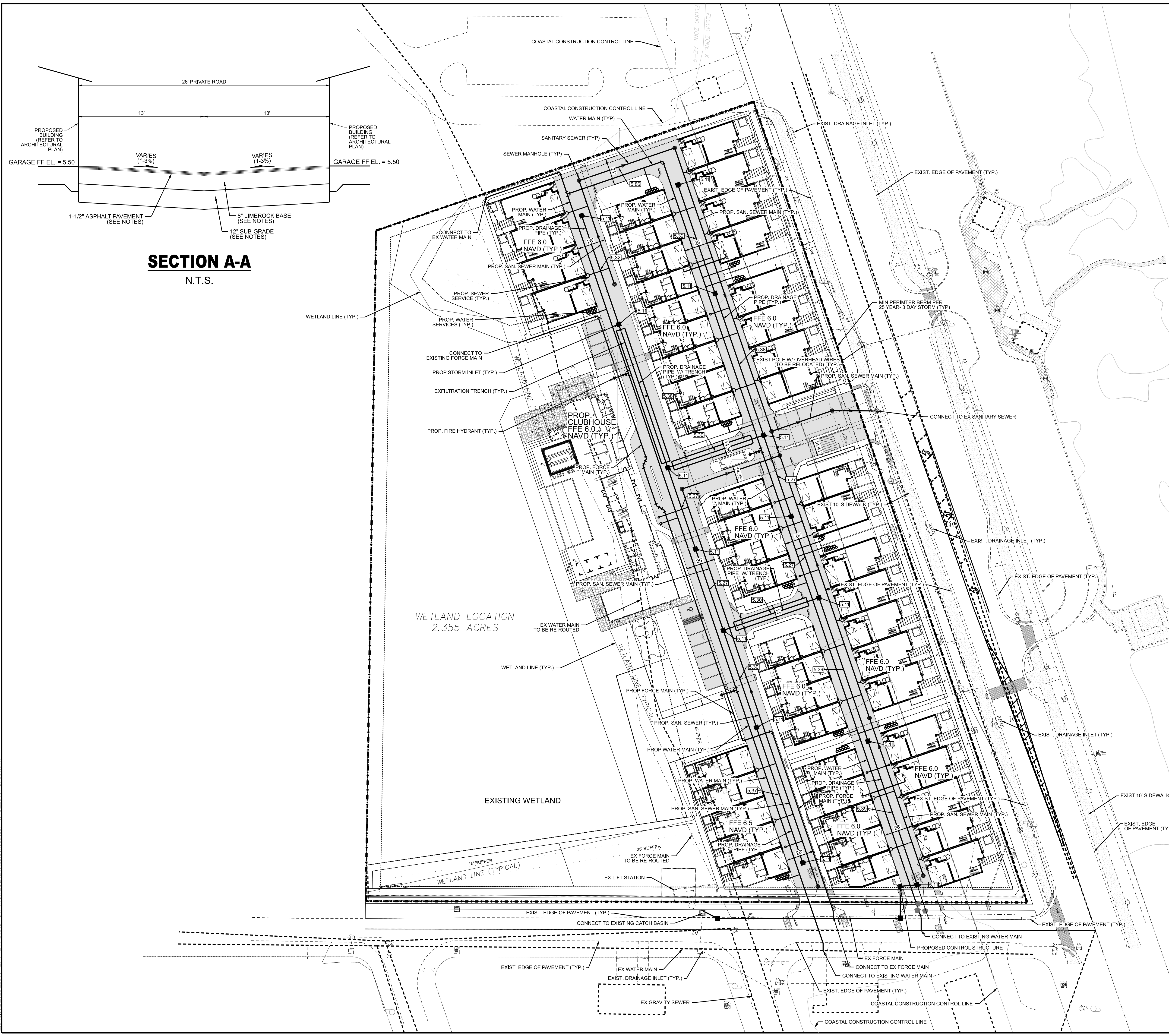
**ENTRE PALMAS TOWNHOMES**

PHOTOMETRIC PLANS

DATE: 04/22  
 DESIGNED BY: ZT  
 DRAWN BY: SG  
 CHECKED BY: ZT

STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 ZACHARY TODD, P.E.  
 No 84179

DATE: 10/27/2022  
 ZACHARY TODD, P.E.  
 FLORIDA REGISTRATION NO. - 84179  
 PROJECT: 2201-04  
 SHEET: PH-1



**SECTION A-A**  
N.T.S.

ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 36 AND 119 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.

- PROPOSED LIGHTING
- PROPOSED ADA STALL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- 10'x10' SIGHT TRIANGLE
- FLOW DIRECTION
- PROPOSED GRADE
- EXISTING GRADE
- SEWER / DRAINAGE MANHOLE
- DRAINAGE INLET
- YARD DRAIN BASIN
- DOUBLE SEWER SERVICE
- SINGLE SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- TAPPING SLEEVE & VALVE
- DOUBLE WATER METER
- SINGLE WATER METER
- GATE VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT ASSEMBLY
- BACTERIOLOGICAL SAMPLING POINT
- R.C.P. REINFORCED CONCRETE PIPE
- H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE
- C.A.P. CORRUGATED ALUMINUM PIPE
- W.M. WATER MAIN
- G.V. GATE VALVE
- F.H. FIRE HYDRANT
- R.E. RIM ELEVATION
- I.E. INVERT ELEVATION
- E.O.P. EDGE OF PAVEMENT
- P.R.B. POLLUTION RETARDANT BAFFLE
- D.W.E. DESIGN WATER ELEVATION
- TREE TO REMAIN (SEE LANDSCAPE PLAN)
- PIPE CONFLICT BOX

INV TOP PIPE  
TOP OF BOTTOM PIPE

D= DRAINAGE  
W= WATER  
S= SEWER  
FM= FORCE MAIN  
CN= CONDUIT

**HSQ GROUP, INC.**  
Engineers - Planners - Surveyors  
1001 Yamato Road, 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  
No 84179  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
DATE: 10/27/2022  
ZACHARY TODD, P.E.  
FLORIDA REGISTRATION NO. - 84179

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!

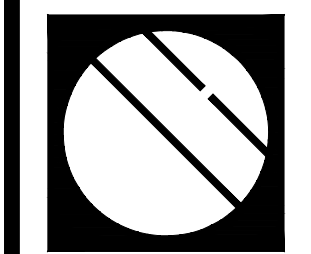
PROJECT: 2201-04  
SHEET: PD-1

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S. OCEAN DR  
100' R/W (IMPROVED)

LOCATION MAP



**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



DESIGNED	EPB
DRAWN	PS
APPROVED	DEH
JOB NUMBER	22-0202
DATE	04-19-22
REVISIONS	07-25-22
	10-27-22

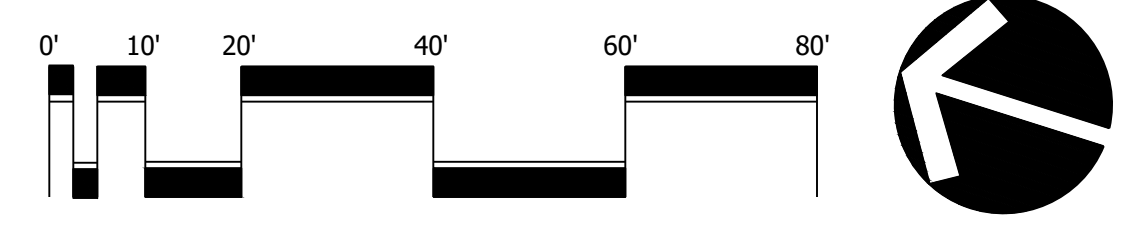
October 27, 2022 2:00:36 p.m.  
22-0202\_OASIS\_TOWNHOMES\_LP.DWG

SHEET 1 OF 3

© COTLEUR & HEARING, INC.  
These drawings are the property of the architect and are not to be used for other projects without the written agreement of the architect. Immediatly report any discrepancies to the architect.

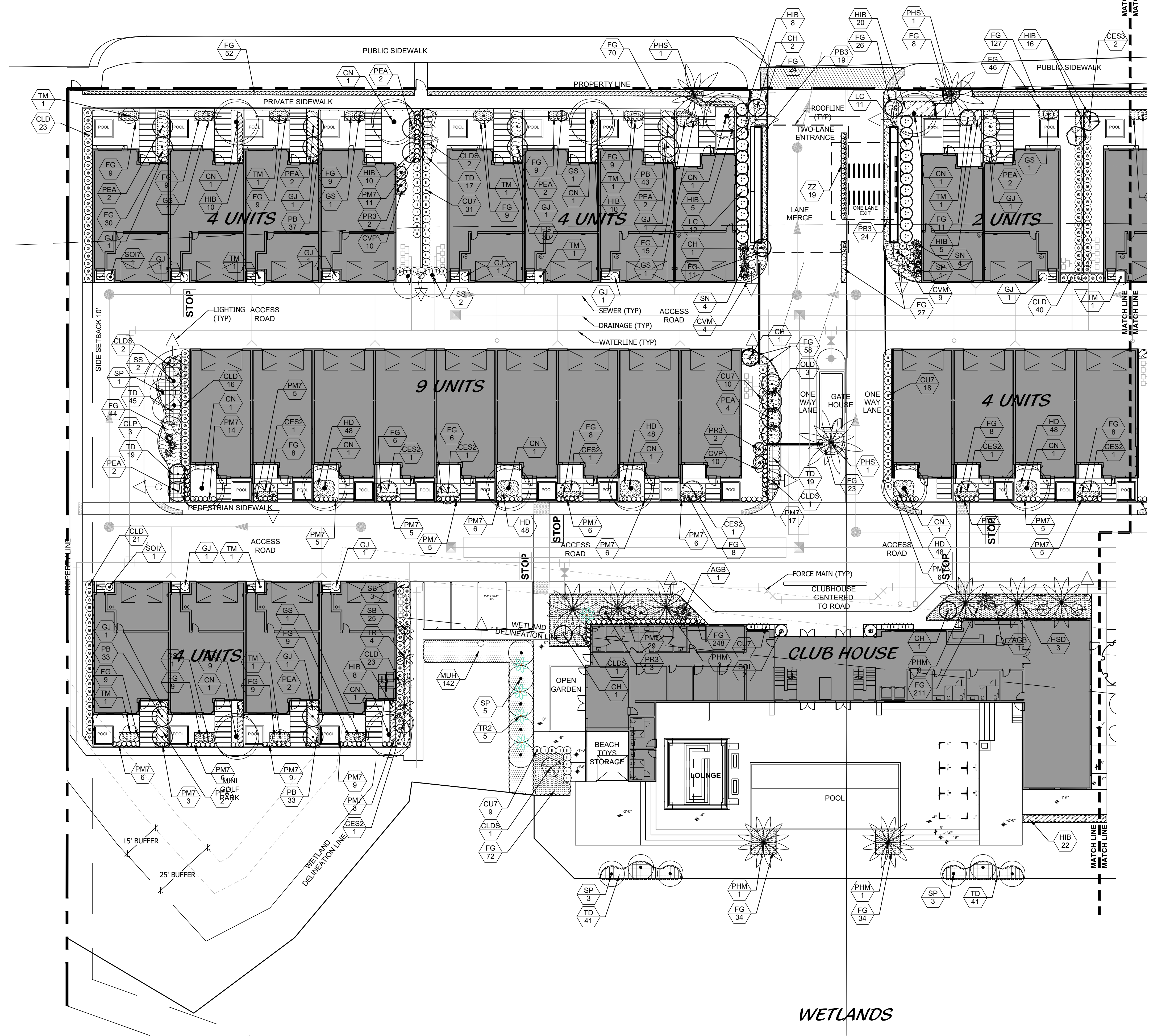
WETLANDS

*Landscape Plan*



Scale: 1" = 20'-0"

North





**ABBREVIATIONS AND SYMBOLS**

LB NO. R/W CM P.U.D.E. FD. D.R.B. P.R.M. P.C.P. BM F.F. ELEV. R Δ L I.D. SEC. TWP. RGE. CH. CHB. (C) (M) (P) (D) IR IP EP P.R.D. N.D. A/C P/E P.L.S. R.L.S.	LICENSED BUSINESS NUMBER RIGHT OF WAY 4X4 CONCRETE MONUMENT PUBLIC UTILITY AND DRAINAGE EASEMENT FOUND OFFICIAL RECORD BOOK PERMANENT REFERENCE MONUMENT PERMANENT CONTROL POINT BENCHMARK FINISH FLOOR ELEVATION RADIUS DELTA LENGTH IDENTIFICATION SECTION TOWNSHIP RANGE CHORD CHORD BEARING CALCULATED MEASURED PLAT DEED 1/2" IRON ROD 3/4" IRON ROD AND CAP 3/4" IRON PIPE EDGE OF PAVEMENT PLANNED RESIDENTIAL DEVELOPMENT NAIL & DISK AIR CONDITIONING PAD SWIMMING POOL EQUIPMENT PAD PROFESSIONAL LICENSED SURVEYOR PROFESSIONAL SURVEYOR & MAPPER REGISTERED LAND SURVEYOR	OAK PINE PALM SHRUB MAPLE CITRUS ELM MISC. TREE BLOW-OFF PULL BOX GAS VALVE SEPTIC TANK TILE SURFACE SOIL BORING BENCHMARK	SANITARY MANHOLE DRAINAGE MANHOLE WELL HYDRANT WATER VALVE WATER METER CLEANOUT CATCH BASIN CURB INLET REUSE WATER VALVE IRRIGATION VALVE YARD DRAIN PROPOSED DRAINAGE FIRE DEPARTMENT CONNECTION STOP LIGHT REUSE WATER METER PROPOSED ELEVATION EXISTING ELEVATION	SIGN LIGHT POLE MAIL OR PAPER BOX COMMUNICATIONS BOX CABLE TV BOX POWER POLE ELECTRIC BOX UTILITIES SIGN MONITORING WELL SANITARY VALVE TELEPHONE MANHOLE POST WOOD OR STEEL CONCRETE POWER POLE TRANSFORMER PAD BACK FLOW PREVENTER SPRINKLER HEAD CONCRETE SURFACE BRICK PAVER SURFACE
--	--	--	---	---

**LEGAL DESCRIPTION**

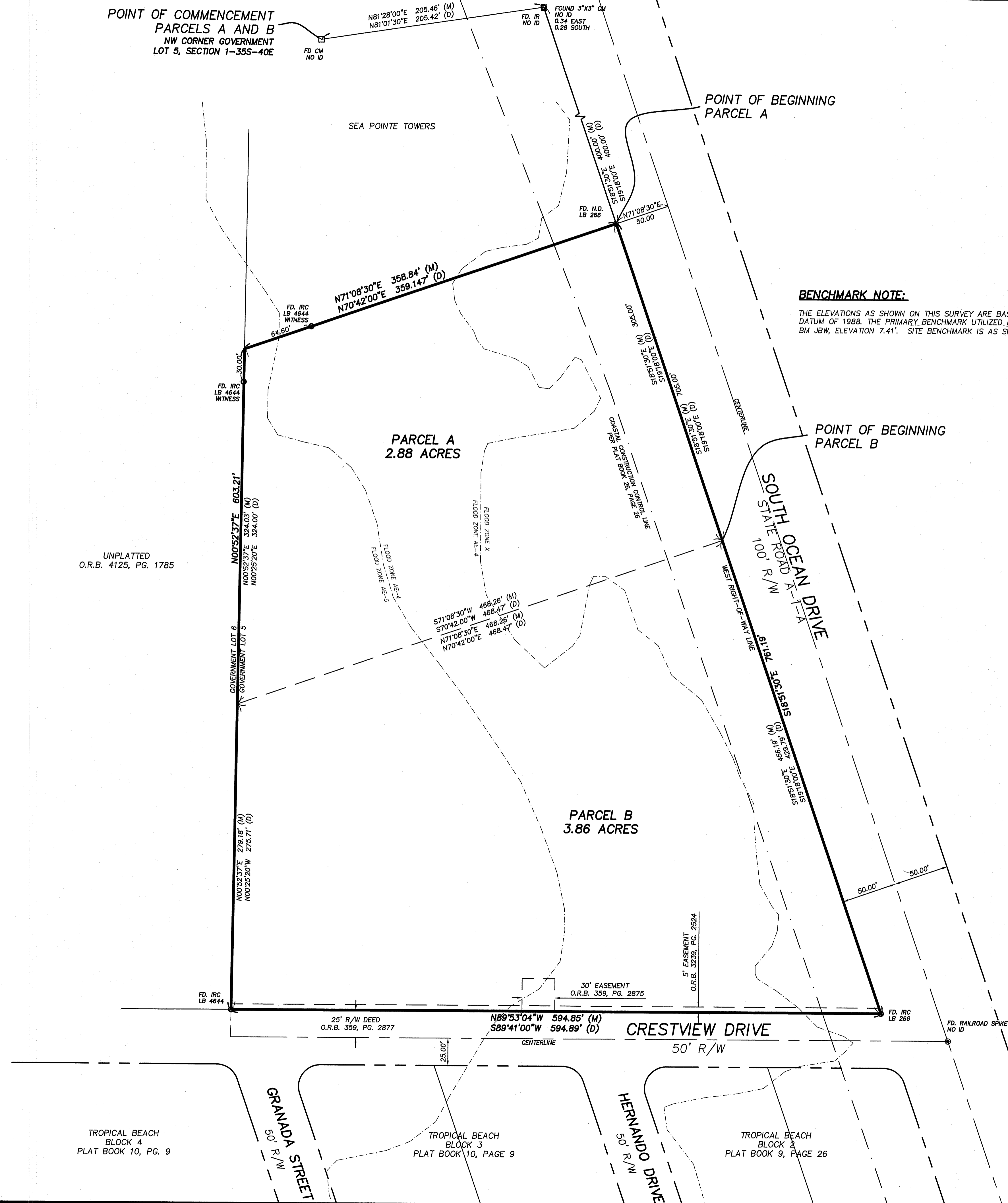
**PARCEL "A"**  
START AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RUN NORTH 81°01'30" EAST A DISTANCE OF 205.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF STATE ROAD A-1-A, THENCE RUN SOUTH 19°18'00" EAST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 19°18'00" EAST A DISTANCE OF 305.00 FEET TO A POINT; THENCE, AT RIGHT ANGLES TO SAID RIGHT-OF-WAY, SOUTH 70°42'00" WEST A DISTANCE OF 468.47 FEET TO THE WEST LINE OF GOVERNMENT LOT 5; THENCE NORTH 00°25'20" EAST ALONG SAID WEST LINE OF GOVERNMENT LOT 5, A DISTANCE OF 324.00 FEET TO A POINT; THENCE N70°42'00" EAST A DISTANCE OF 359.15 FEET TO THE POINT AND PLACE OF BEGINNING. TOGETHER WITH LITTORAL AND RIPARIAN RIGHTS.

**PARCEL "B"**  
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 A-1-A, THENCE RUN SOUTH 19°18'00" EAST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 705.00 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 19°18'00" 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 S89°41'00" 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 00°25'20" EAST ALONG SAID WEST LINE OF GOVERNMENT LOT 5 A DISTANCE OF 275.71 FEET TO A POINT; THENCE NORTH 70°42'00" EAST A DISTANCE OF 468.47 FEET TO THE POINT AND PLACE OF BEGINNING. TOGETHER WITH LITTORAL AND RIPARIAN RIGHTS.

**REPORT OF SURVEY**

- TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC
- SURVEY USE: PERMITTING
- MASTELLER, MOLER & TAYLOR INC. CERTIFICATE OF AUTHORIZATION L.B. 4644  
1655 27TH STREET, SUITE 2, VERO BEACH, FLORIDA 32960  
PHONE (772) 564-8050 FAX (772) 794-0647
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT OF SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID TAYLOR, P.S.M. 5243, UNLESS ACCOMPANIED BY AN ELECTRONIC SIGNATURE.
- THE HORIZONTAL ACCURACY OF THE MEASUREMENTS OBTAINED MEETS OR EXCEEDS THE CLIENT'S REQUIREMENTS FOR THE TYPE AND EXPECTED USE OF THIS SURVEY.
- HORIZONTAL FEATURE ACCURACY: TOPOGRAPHIC LAND FEATURES (SIGNS, INLETS, VALVES, MAILBOXES, POWER POLES, DRIVEWAYS, CULVERTS AND SIMILAR FEATURES) HAVE A HORIZONTAL FEATURE ACCURACY OF PLUS OR MINUS 0.25 FEET.
- ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITION ACCURACY OF PLUS OR MINUS 0.10 FEET.
- DATA ACQUISITION WAS COMPLETED ON THE FOLLOWING DATE: 10/18/2022
- THE BEARING BASE FOR THIS SURVEY IS AS FOLLOWS:  
A) DEED;  
B) NORTH LINE OF SUBJECT AREA;  
C) THE BEARING BEING N71°08'30"E.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY FOUNDATIONS, UTILITIES, UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS EXCEPT AS SHOWN.
- THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONES X, AE ELEVATION 4' AND AE ELEVATION 5', PER FLOOD INSURANCE RATE MAP 12111C01B3K, DATED FEBRUARY 19, 2020.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES & MEASURED VALUES ARE THE SAME.
- ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE STANDARDS OF THE UNITED STATES.
- THE TRUE MEAN HIGH WATER LINE WAS NOT LOCATED IN CONFORMANCE TO CHAPTER 177 PART II, THE COASTAL MAPPING ACT.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=50' OR SMALLER.

UNPLATTED  
O.R.B. 4125, PG. 1785



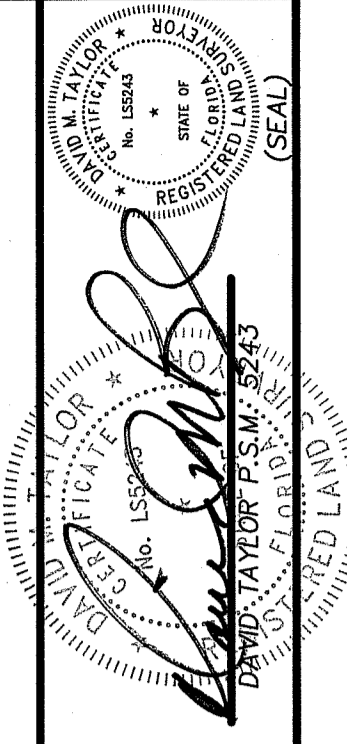
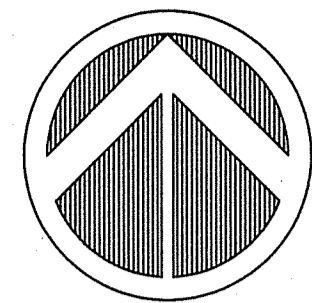
**BENCHMARK NOTE:**

THE ELEVATIONS AS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE PRIMARY BENCHMARK UTILIZED FOR THIS SURVEY IS A ST. LUCIE COUNTY BM JBW, ELEVATION 7.41'. SITE BENCHMARK IS AS SHOWN.

**CERTIFIED TO**

1) OASIS TOWNHOMES, LLC

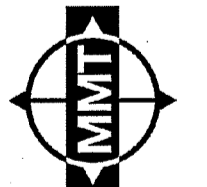
<p><b>Oasis Townhomes, LLC</b></p>	
PREPARED FOR	BY
BMM	DMT
BMM	DMT
ADDITIONAL TOPO	REVISION
ADDITIONAL TOPO	DATE
UPDATE & RECERTIFY	
REVISED PER COMMENTS	
UPDATE & RECERTIFY	
DATE	
10/20/22	
7/14/22	
5/16/22	
2/21/07	
10/27/04	
<p><b>Masteller, Moler &amp; Taylor, Inc.</b> Professional Surveyors and Mappers Land Surveying Business LB 4644 1655 27th Street, Suite 2, Vero Beach, Florida 32960 Phone: (772) 564-8050 Fax: (772) 794-0647 www.mastellermoler.com</p>	
DATE	6/18/2003
SCALE	1"=50'
SHEET NO.	1 OF 3
FILE NO.	5208-06
DRAWN BY	C/J
APPROVED BY	DMT
DRAWING NAME	5208-06.dwg



PREPARED FOR  
**Oasis Townhomes, LLC**

DATE	BY	REVISION
10/20/22	DMT	DATE
7/14/22	DMT	DATE
5/16/22	DMT	DATE
2/21/07	DMT	DATE
10/27/04	DMT	DATE

**Masteller, Moler & Taylor, Inc.**  
Professional Surveyors and Mappers  
Land Surveying Business LB 4644  
1655 27th Street, Suite 2, Vero Beach, Florida 32960  
Phone: (772) 864-8050 Fax: (772) 794-0647  
www.masteller-taylor.com



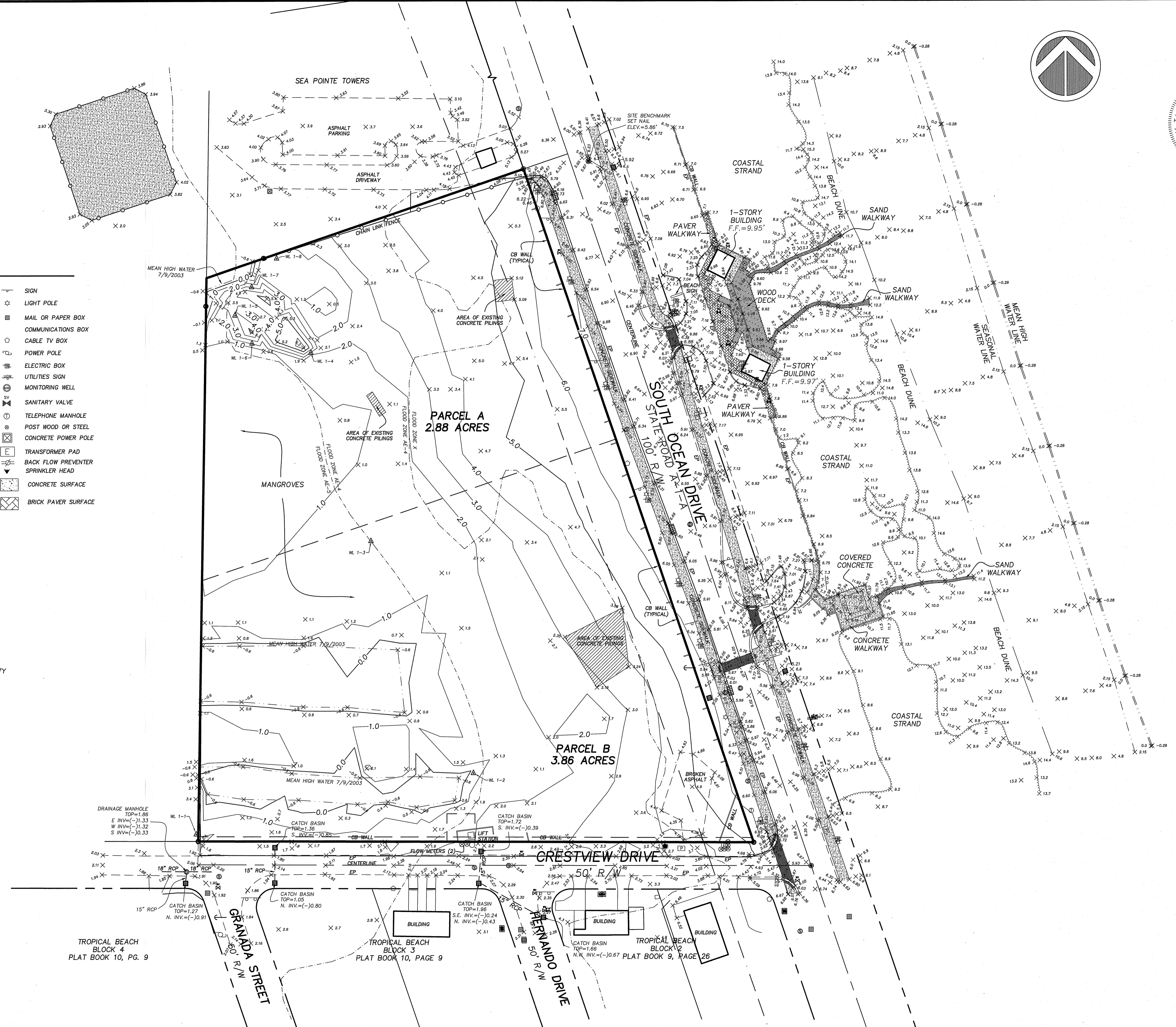
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SCALE: 1"=50'  
SHEET NO.: 2 OF 3  
FILE NO.: 5208-06  
DRAWN BY: C/JG  
APPROVED BY: DMT  
DRAWING NAME: 5208-06.dwg

**ABBREVIATIONS AND SYMBOLS**

- |   |  |  |  |
|---|--|--|--|
| LB<br>NO.<br>R/W<br>CM<br>P.U.D.E.<br>FD.<br>O.R.B.<br>P.R.M.<br>P.C.P.<br>BM<br>F.F.<br>ELEV.<br>R<br>Δ<br>L<br>I.D.<br>SEC.<br>TWP.<br>RGE.<br>CH.<br>CHB.<br>(C)<br>(M)<br>(P)<br>(D)<br>IR<br>IRC<br>IP<br>EP<br>P.R.D.<br>N.D.<br>A/C<br>P/E<br>P.L.S.<br>P.S.M.<br>R.L.S. | LICENSED BUSINESS<br>NUMBER<br>RIGHT OF WAY<br>4X4 CONCRETE MONUMENT<br>PUBLIC UTILITY AND DRAINAGE EASEMENT<br>FOUND<br>OFFICIAL RECORD BOOK<br>PERMANENT REFERENCE MONUMENT<br>PERMANENT CONTROL POINT<br>BENCHMARK<br>FINISH FLOOR<br>ELEVATION<br>RADIUS<br>DELTA<br>LENGTH<br>IDENTIFICATION<br>SECTION<br>TOWNSHIP<br>RANGE<br>CHORD<br>CHORD BEARING<br>CALCULATED<br>MEASURED<br>PLAT<br>DEED<br>1/2" IRON ROD<br>1/2" IRON ROD AND CAP<br>3/4" IRON PIPE<br>EDGE OF PAVEMENT<br>PLANNED RESIDENTIAL DEVELOPMENT<br>NAIL & DISK<br>AIR CONDITIONING PAD<br>SWIMMING POOL EQUIPMENT PAD<br>PROFESSIONAL LICENSED SURVEYOR<br>PROFESSIONAL SURVEYOR & MAPPER<br>REGISTERED LAND SURVEYOR | OAK<br>PINE<br>PALM<br>SHRUB<br>MAPLE<br>CITRUS<br>ELM<br>MISC. TREE<br>BLOW-OFF<br>PULL BOX<br>GAS VALVE<br>DEED<br>1/2" IRON ROD<br>1/2" IRON ROD AND CAP<br>3/4" IRON PIPE<br>EDGE OF PAVEMENT<br>PLANNED RESIDENTIAL DEVELOPMENT<br>NAIL & DISK<br>AIR CONDITIONING PAD<br>SWIMMING POOL EQUIPMENT PAD<br>PROFESSIONAL LICENSED SURVEYOR<br>PROFESSIONAL SURVEYOR & MAPPER<br>REGISTERED LAND SURVEYOR | SANITARY MANHOLE<br>DRAINAGE MANHOLE<br>WELL<br>HYDRANT<br>WATER VALVE<br>WATER METER<br>CLEANOUT<br>CATCH BASIN<br>CURB INLET<br>REUSE WATER VALVE<br>IRRIGATION VALVE<br>YARD DRAIN<br>PROPOSED DRAINAGE<br>FIRE DEPARTMENT CONNECTION<br>STOP LIGHT<br>REUSE WATER METER<br>PROPOSED ELEVATION<br>EXISTING ELEVATION<br>SIGN<br>LIGHT POLE<br>MAIL OR PAPER BOX<br>COMMUNICATIONS BOX<br>CABLE TV BOX<br>POWER POLE<br>ELECTRIC BOX<br>UTILITIES SIGN<br>MONITORING WELL<br>SANITARY VALVE<br>TELEPHONE MANHOLE<br>POST WOOD OR STEEL<br>CONCRETE POWER POLE<br>TRANSFORMER PAD<br>BACK FLOW PREVENTER<br>SPRINKLER HEAD<br>CONCRETE SURFACE<br>BRICK PAVES SURFACE |
|---|--|--|--|

**BENCHMARK NOTE:**

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TROPICAL BEACH  
BLOCK 4  
PLAT BOOK 10, PG. 9

TROPICAL BEACH  
BLOCK 3  
PLAT BOOK 10, PAGE 9

TROPICAL BEACH  
BLOCK 2  
PLAT BOOK 9, PAGE 26

**ABBREVIATIONS AND SYMBOLS**

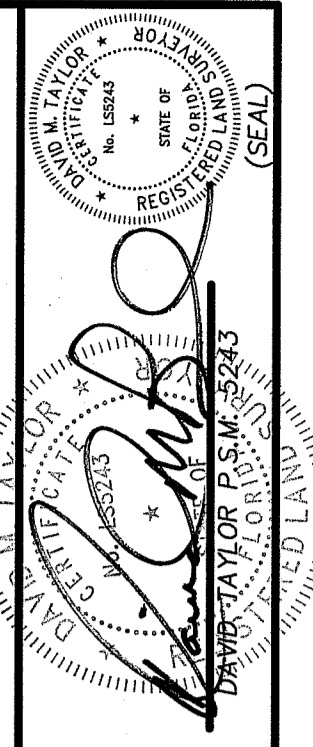
LB NO. R/W CM P.U.D.E. FD O.R.B. P.R.M. P.C.P. BM F.F. ELEV. R Δ L I.D. SEC. TWP. RGE. CH. CHB. (C) (M) (P) (D) IR IRC IP EP P.R.D. N.D. A/C P/E P.L.S. P.S.M. R.L.S.	LICENSED BUSINESS NUMBER RIGHT OF WAY 4X4 CONCRETE MONUMENT PUBLIC UTILITY AND DRAINAGE EASEMENT FOUND OFFICIAL RECORD BOOK PERMANENT REFERENCE MONUMENT PERMANENT CONTROL POINT BENCHMARK FINISH FLOOR ELEVATION RADIUS DELTA LENGTH IDENTIFICATION SECTION TOWNSHIP RANGE CHORD CHORD BEARING CALCULATED MEASURED PLAT DEED 1/2" IRON ROD 1/2" IRON ROD AND CAP 3/4" IRON PIPE EDGE OF PAVEMENT PLANNED RESIDENTIAL DEVELOPMENT AIR CONDITIONING PAD SWIMMING POOL EQUIPMENT PAD PROFESSIONAL LICENSED SURVEYOR PROFESSIONAL SURVEYOR & MAPPER REGISTERED LAND SURVEYOR	○ OAK ● PINE ✻ PALM ✻ SHRUB ✻ MAPLE ✻ CITRUS ✻ ELM ✻ MISC. TREE BLOW-OFF PULL BOX GAS VALVE SEPTIC TANK TILE SURFACE SOIL BORING BENCHMARK	⊙ SANITARY MANHOLE ⊙ DRAINAGE MANHOLE ⊙ WELL ✻ HYDRANT ✻ WATER VALVE ✻ WATER METER ✻ CLEANOUT ☐ CATCH BASIN ☐ CURB INLET ☐ REUSE WATER VALVE ☐ IRRIGATION VALVE ☐ YARD DRAIN ☐ PROPOSED DRAINAGE ☐ FIRE DEPARTMENT CONNECTION ☐ STOP LIGHT ☐ REUSE WATER METER 9.9' PROPOSED ELEVATION x.9.5' EXISTING ELEVATION	— SIGN ☆ LIGHT POLE ☐ MAIL OR PAPER BOX ☐ COMMUNICATIONS BOX ○ CABLE TV BOX ☐ POWER POLE ☐ ELECTRIC BOX ☐ UTILITIES SIGN ☐ MONITORING WELL ☐ SANITARY VALVE ☐ TELEPHONE MANHOLE ☐ POST WOOD OR STEEL ☐ CONCRETE POWER POLE ☐ TRANSFORMER PAD ☐ BACK FLOW PREVENTER ☐ SPRINKLER HEAD ☐ CONCRETE SURFACE ☐ BRICK PAVER SURFACE
--	---	--	---	---

**BENCHMARK NOTE:**

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**TREE HEIGHT TABLE**

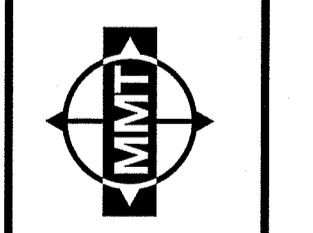
HEIGHT	# OF PALMS
6'	10
7'	1
8'	6
9'	3
10'	4
12'	19
14'	19
15'	3
16'	3
17'	1
18'	4
20'	7
22'	2
24'	2
30'	3
32'	3
49'	1
<b>TOTAL</b>	<b>91</b>



PREPARED FOR  
**Oasis Townhomes, LLC**

DATE	BY	REVISION
10/20/22	DMT	ADDITIONAL TOPO
7/14/22	DMT	ADDITIONAL TOPO
5/16/22	DMT	UPDATE & RECERTIFY
2/21/07	DMT	REVISED PER COMMENTS
10/27/04	DMT	UPDATE & RECERTIFY

**Masteller, Moler & Taylor, Inc.**  
Professional Surveyors and Mappers  
Land Surveying Business LB 4644  
1855 27th Street, Suite 9, Vero Beach, Florida 33580  
Phone: (772) 564-8250 Fax: (772) 784-0847  
dmol@mmtsurveys.com



DATE: 6/18/2003  
SCALE: 1"=50'  
SHEET NO.: 3 OF 3  
FILE NO.: 5208-06  
DRAWN BY: C/JG  
APPROVED BY: DMT  
DRAWING NAME: 5208-06.dwg

# STUDIO PATRICK SOARES

4911 W. Sample Rd, Suite 308, Coconut Creek, FL 33073

studio@patricksoares.com

561.603.8395

**PROJECT:** New Townhomes

**ADDRESS:** 901-1001 SOUTH OCEAN DR., FORT PIERCE, FL 34949

**PLAN CORRECTIONS REPORT #:** 22-43900001

**MUNICIPALITY:** Fort Pierce

**Date:** 09-07-2022

## ZONING DEPARTURES

Please accept the following table which summarizes the development specifications and departures from the requirements of the City's code relating to R-4A standards (Sec 125-195). The table lists all required exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan as a request for waivers.

<u>Development specifications and departures (request for waiver)</u>	<u>R-4A reference (Section 125-195 of City of Fort Pierce Code of Ordinances)</u>
22 Townhomes up to 30 feet wide.	125-195(b)(1)f – Townhome maximum lot width of 24 feet

*Peter J. Sweeney, Jr.*

Senior Counsel

Block & Scarpa

Attorneys-at-Law

[www.blockscarpa.com](http://www.blockscarpa.com)

601 21<sup>st</sup> Street, Suite 401

Vero Beach, FL 32960

**Phone: 772-794-1918**

**Fax: 772-567-4477**

**Email: [psweeney@blockscarpa.com](mailto:psweeney@blockscarpa.com)**

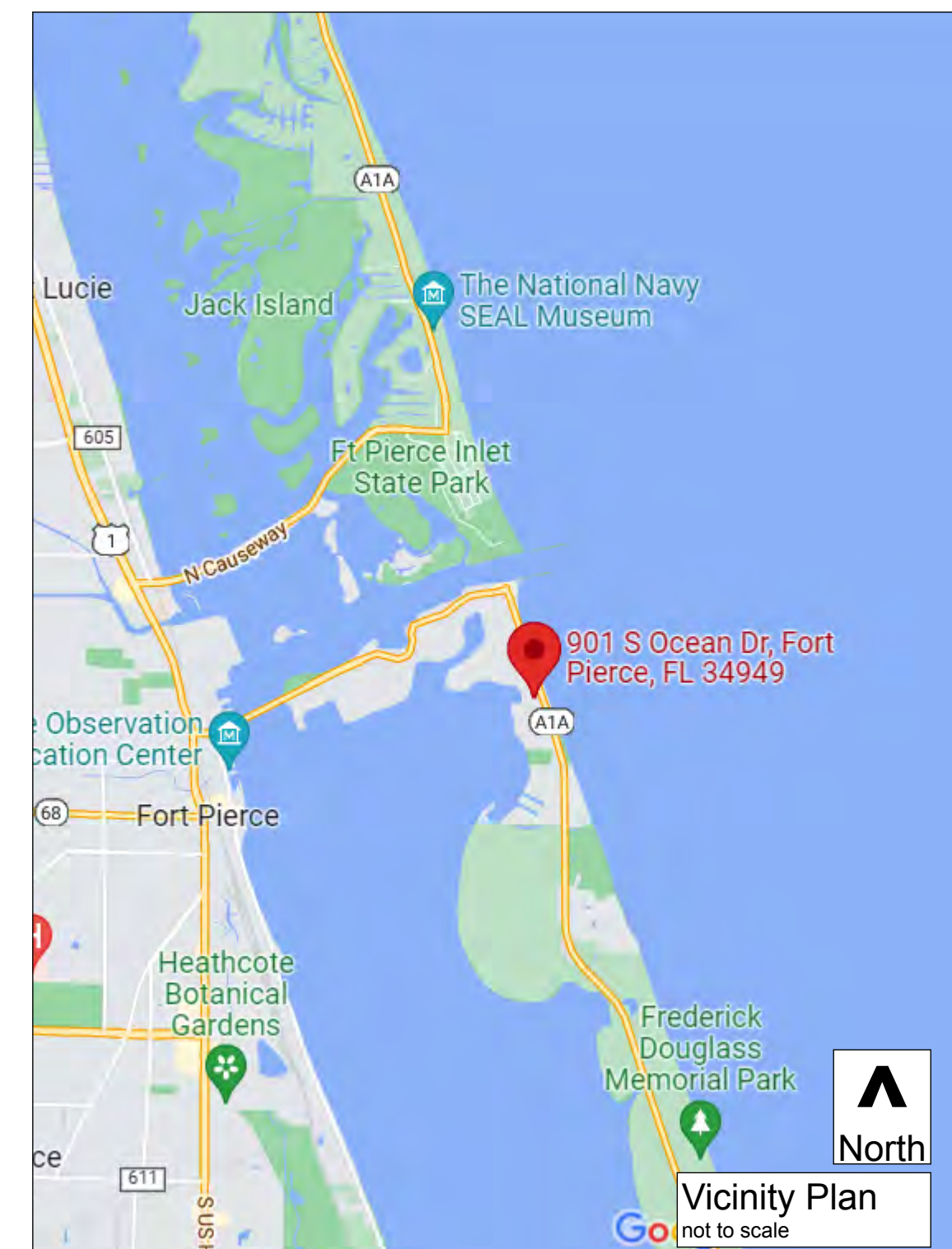
**ON SHEET A-1.04**

# OASIS TOWNHOMES

901-1001 SOUTH OCEAN DR.  
FORT PIERCE, FL

## Drawing Index

CV	COVER
SV-1.00	SURVEY
SV-1.01	SURVEY
SV-1.02	SURVEY
A-0.1	LAND USE/ZONING MAP
A-0.2	AERIAL VIEW
A-1.00	SITE PLAN
A-1.01	ENLARGED SITE PLAN
A-1.01B	ENLARGED SITE PLAN
A-1.02	SOUTH UNITS
A-1.03	NORTH UNITS
A-1.04	24'-0" UNITS
A-1.05	30'-0" UNITS
A-1.06	CLUBHOUSE
A-1.07	ENTRY
A-1.08	TYPICAL DETAILS
A-1.09	TYPICAL LOT LAYOUT
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A-2.01	24'-0" ELEVATIONS
A-2.02	30'-0" ELEVATIONS
A-2.03	30'-0" ELEVATIONS
A-3.00	TYPICAL STREET SECTION
A-2.02	RENDER VIEW
A-2.03	RENDER VIEW
WMS-1	WETLANDS MITIGATION STRATEGY
LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE PLAN
LP-3	LANDSCAPE DETAILS
PH-1	PHOTOMETRIC PLAN
PD-1	DRAINAGE AND UTILITY PLAN
PR	ARCHITECTURAL PRECEDENTS
EXS	EXISTING STRUCTURES
MT	Materials & Texture



### Project Team

**Architects**  
STUDIO PATRICK SOARES  
4911 W SAMPLE RD SUITE 308 COCONUT CREEK FL 33073  
Phone: 561.603.8395  
E-mail: studio@patricksoares.com  
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**  
HSQ 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.

**STUDIO PATRICK SOARES**  
4911 W SAMPLE RD SUITE 308 COCONUT CREEK, FL 33073  
561 603 8395 STUDIO@FIELDAGENCYDESIGN  
AR02003  
AA-26003946

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

DESCRIPTION	DATE	MARK
DRC Comments	Work	10/27/22

SEAL:  
  
COVER  
**CV**  
Printed: 10/27/22

10.29.2022 DRC SUBMISSION

Work in Progress

ABBREVIATIONS AND SYMBOLS				
LB	LICENSED BUSINESS NUMBER	○	OAK	
R/W	RIGHT OF WAY	○	PINE	
CM	4X4 CONCRETE MONUMENT	○	PALM	
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT	○	SHRUB	
FD.	FOUND	○	MAPLE	
O.R.B.	OFFICIAL RECORD BOOK	○	CITRUS	
P.R.M.	PERMANENT REFERENCE MONUMENT	○	ELM	
P.C.P.	PERMANENT CONTROL POINT	○	MISC. TREE	
BM	BENCHMARK	○	BLOW-OFF	
F.F.	FINISH FLOOR ELEVATION	○	PULL BOX	
ELEV.	ELEVATION	○	GAS VALVE	
R	RADIUS	○	SEPTIC TANK	
Δ	DELTA	○	TILE SURFACE	
L.D.	LENGTH	○	SOIL BORING	
I.D.	IDENTIFICATION	○	BENCHMARK	
SEC.	SECTION	○	○	SANITARY MANHOLE
TWP.	TOWNSHIP	○	○	DRAINAGE MANHOLE
RGE.	RANGE	○	○	WELL
CH.	CHORD	○	○	HYDRANT
CHB.	CHORD BEARING	○	○	WATER VALVE
(M)	MEASURED	○	○	WATER METER
(C)	CALCULATED	○	○	CLEANOUT
(P)	PLAT	○	○	CATCH BASIN
(D)	DEED	○	○	CURB INLET
IR	1/2" IRON ROD	○	○	REUSE WATER VALVE
IRC	1/2" IRON ROD AND CAP	○	○	IRRIGATION VALVE
IP	3/4" IRON PIPE	○	○	YARD DRAIN
EP	EDGE OF PAVEMENT	○	○	PROPOSED DRAINAGE
P.R.D.	PLANNED RESIDENTIAL DEVELOPMENT	○	○	FIRE DEPARTMENT CONNECTION
N.D.	NAIL & DISK	○	○	STOP LIGHT
A/C	AIR CONDITIONING PAD	○	○	REUSE WATER METER
P/E	SWIMMING POOL EQUIPMENT PAD	○	○	PROPOSED ELEVATION
P.L.S.	PROFESSIONAL LICENSED SURVEYOR	○	○	EXISTING ELEVATION
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	○	○	CONCRETE SURFACE
R.L.S.	REGISTERED LAND SURVEYOR	○	○	BRICK PAVEMENT SURFACE
		○	○	SIGN
		○	○	LIGHT POLE
		○	○	MAIL OR PAPER BOX
		○	○	COMMUNICATIONS BOX
		○	○	CABLE TV BOX
		○	○	POWER POLE
		○	○	ELECTRIC BOX
		○	○	UTILITIES SIGN
		○	○	MONITORING WELL
		○	○	SANITARY VALVE
		○	○	TELEPHONE MANHOLE
		○	○	POST WOOD OR STEEL
		○	○	CONCRETE POWER POLE
		○	○	TRANSFORMER PAD
		○	○	BACK FLOW PREVENTER
		○	○	SPRINKLER HEAD
		○	○	CONCRETE SURFACE
		○	○	BRICK PAVEMENT SURFACE

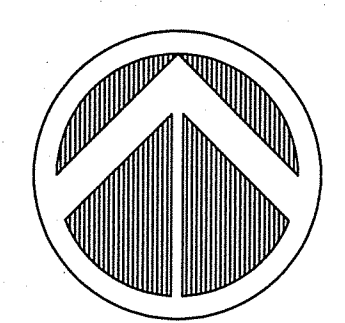
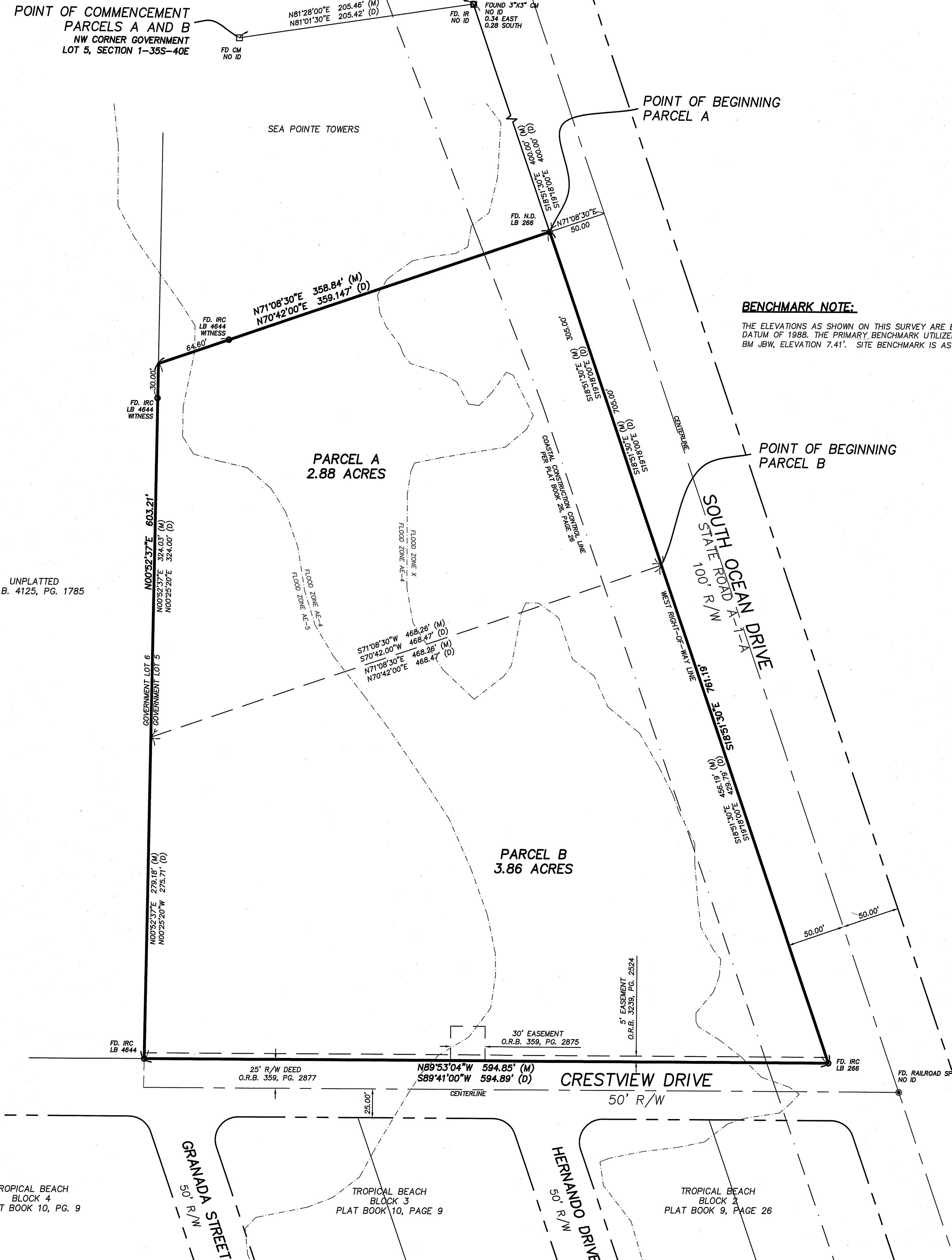
**LEGAL DESCRIPTION**

PARCEL "A"  
 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 A-1-A, THENCE RUN SOUTH 19°18'00" EAST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 19°18'00" EAST A DISTANCE OF 305.00 FEET TO A POINT; THENCE, AT RIGHT ANGLES TO SAID RIGHT-OF-WAY, SOUTH 70°42'00" WEST A DISTANCE OF 468.47 FEET TO THE WEST LINE OF GOVERNMENT LOT 5; THENCE NORTH 00°25'20" EAST ALONG SAID WEST LINE OF GOVERNMENT LOT 5, A DISTANCE OF 324.00 FEET TO A POINT; THENCE N70°42'00" EAST A DISTANCE OF 359.15 FEET TO THE POINT AND PLACE OF BEGINNING. TOGETHER WITH LITTORAL AND RIPARIAN RIGHTS.

PARCEL "B"  
 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 A-1-A, THENCE RUN SOUTH 19°18'00" EAST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 705.00 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 19°18'00" 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 S89°41'00" 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 00°25'20" EAST ALONG SAID WEST LINE OF GOVERNMENT LOT 5 A DISTANCE OF 275.71 FEET TO A POINT; THENCE NORTH 70°42'00" EAST A DISTANCE OF 468.47 FEET TO THE POINT AND PLACE OF BEGINNING. TOGETHER WITH LITTORAL AND RIPARIAN RIGHTS.

**REPORT OF SURVEY**

- TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC
- SURVEY USE: PERMITTING
- MASTELLER, MOLER & TAYLOR INC. CERTIFICATE OF AUTHORIZATION L.B. 4644  
 1655 27TH STREET, SUITE 2, VERO BEACH, FLORIDA 32960  
 PHONE (772) 564-8050 FAX (772) 794-0647
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT OF SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID TAYLOR, P.S.M. 5243, UNLESS ACCOMPANIED BY AN ELECTRONIC SIGNATURE.
- THE HORIZONTAL ACCURACY OF THE MEASUREMENTS OBTAINED MEETS OR EXCEEDS THE CLIENT'S REQUIREMENTS FOR THE TYPE AND EXPECTED USE OF THIS SURVEY.
- HORIZONTAL FEATURE ACCURACY: TOPOGRAPHIC LAND FEATURES (SIGNS, INLETS, VALVES, MAILBOXES, POWER POLES, DRIVEWAYS, CULVERTS AND SIMILAR FEATURES) HAVE A HORIZONTAL FEATURE ACCURACY OF PLUS OR MINUS 0.25 FEET.
- ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITION ACCURACY OF PLUS OR MINUS 0.10 FEET.
- DATA ACQUISITION WAS COMPLETED ON THE FOLLOWING DATE: 10/18/2022
- THE BEARING BASE FOR THIS SURVEY IS AS FOLLOWS:  
 A) DEED;  
 B) NORTH LINE OF SUBJECT AREA;  
 C) THE BEARING BEING N71°08'30"E.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY FOUNDATIONS, UTILITIES, UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS EXCEPT AS SHOWN.
- THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONES X, AE ELEVATION 4' AND AE ELEVATION 5', PER FLOOD INSURANCE RATE MAP 12111C0183K, DATED FEBRUARY 19, 2020.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES & MEASURED VALUES ARE THE SAME.
- ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE STANDARDS OF THE UNITED STATES.
- THE TRUE MEAN HIGH WATER LINE WAS NOT LOCATED IN CONFORMANCE TO CHAPTER 177 PART II, THE COASTAL MAPPING ACT.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=50' OR SMALLER.



**BENCHMARK NOTE:**  
 THE ELEVATIONS AS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE PRIMARY BENCHMARK UTILIZED FOR THIS SURVEY IS A ST. LUCIE COUNTY BM JBW, ELEVATION 7.41'. SITE BENCHMARK IS AS SHOWN.

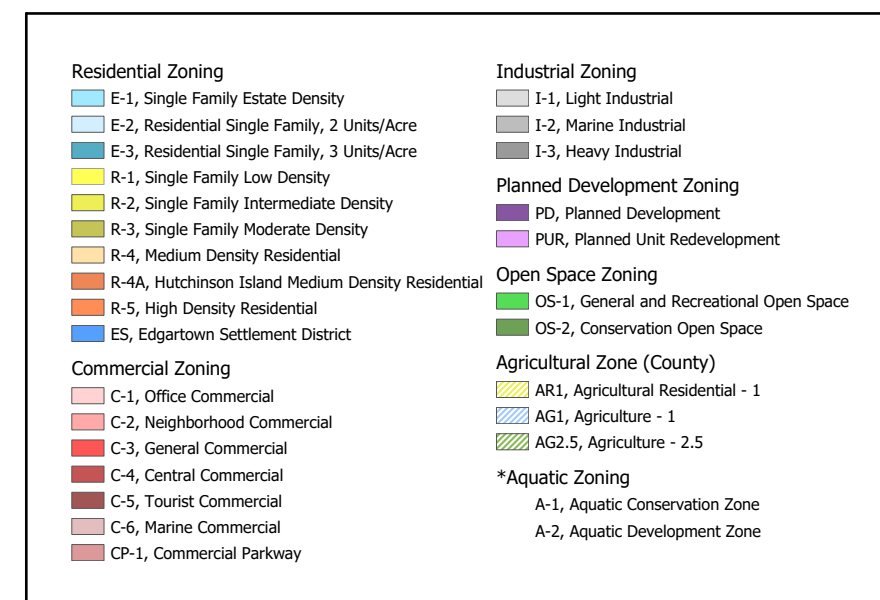
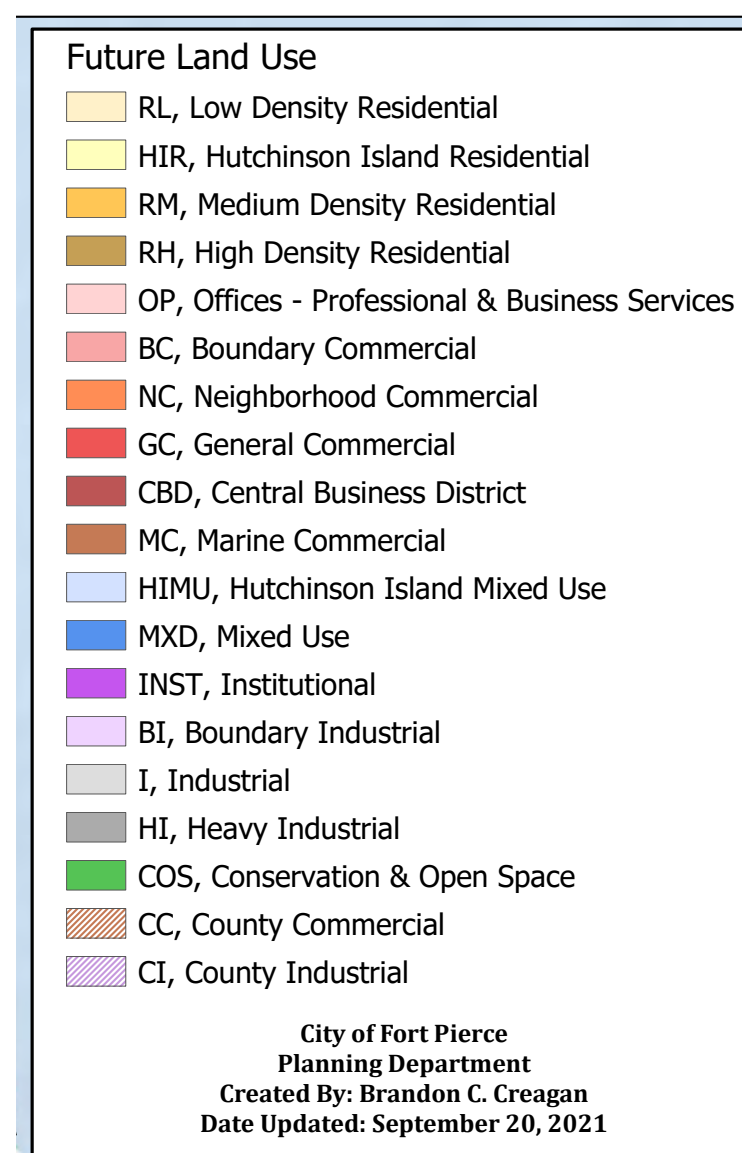
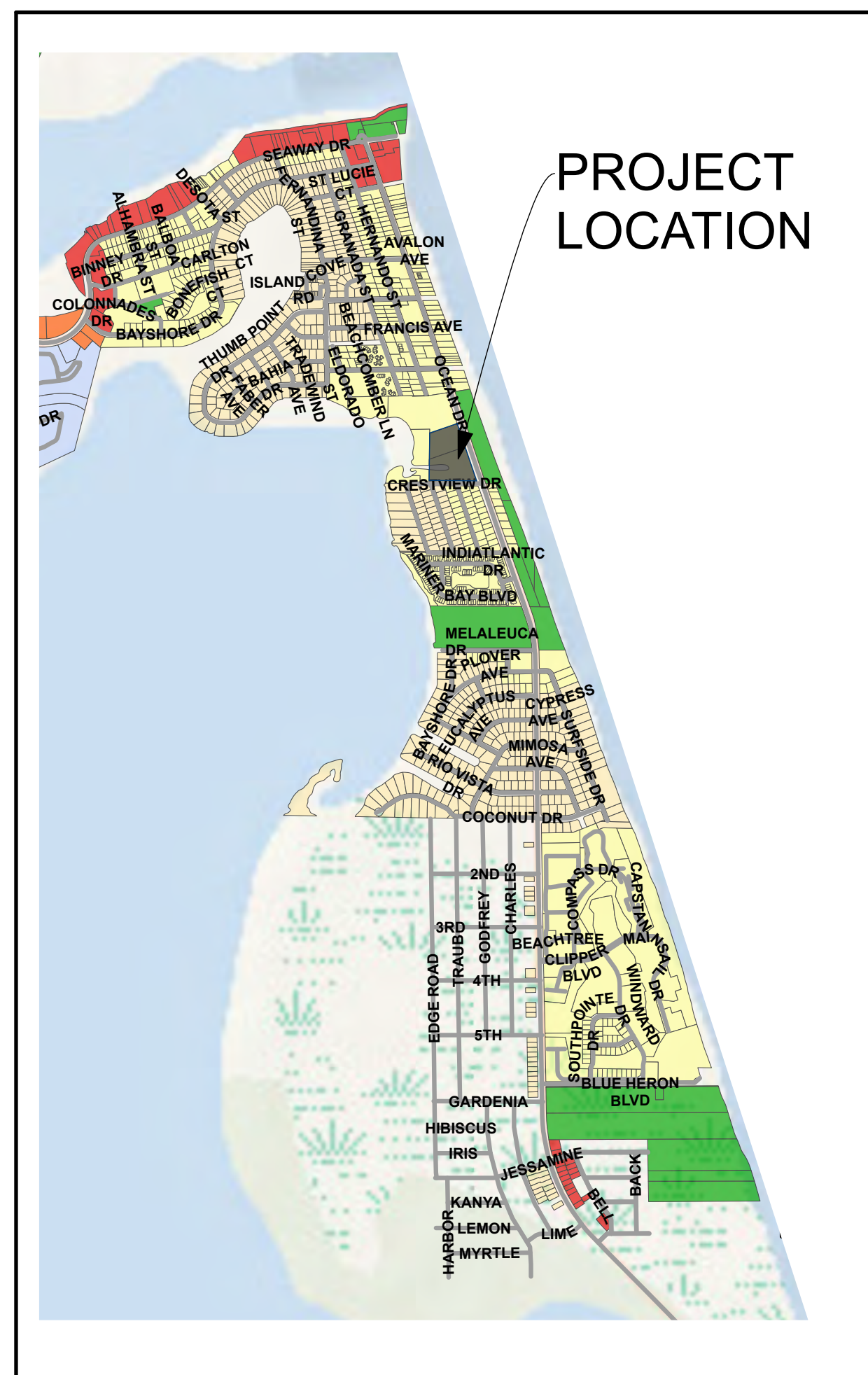
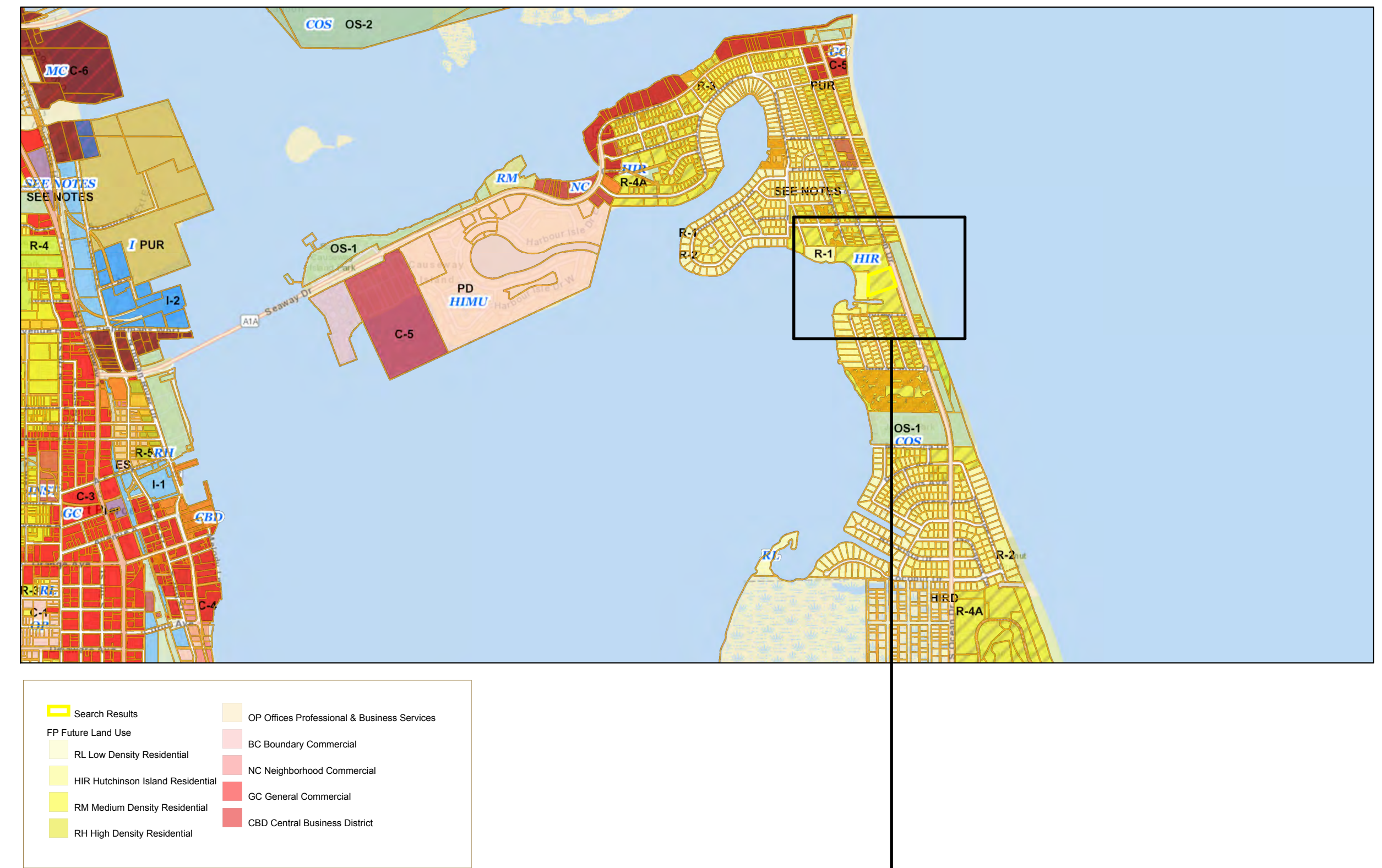
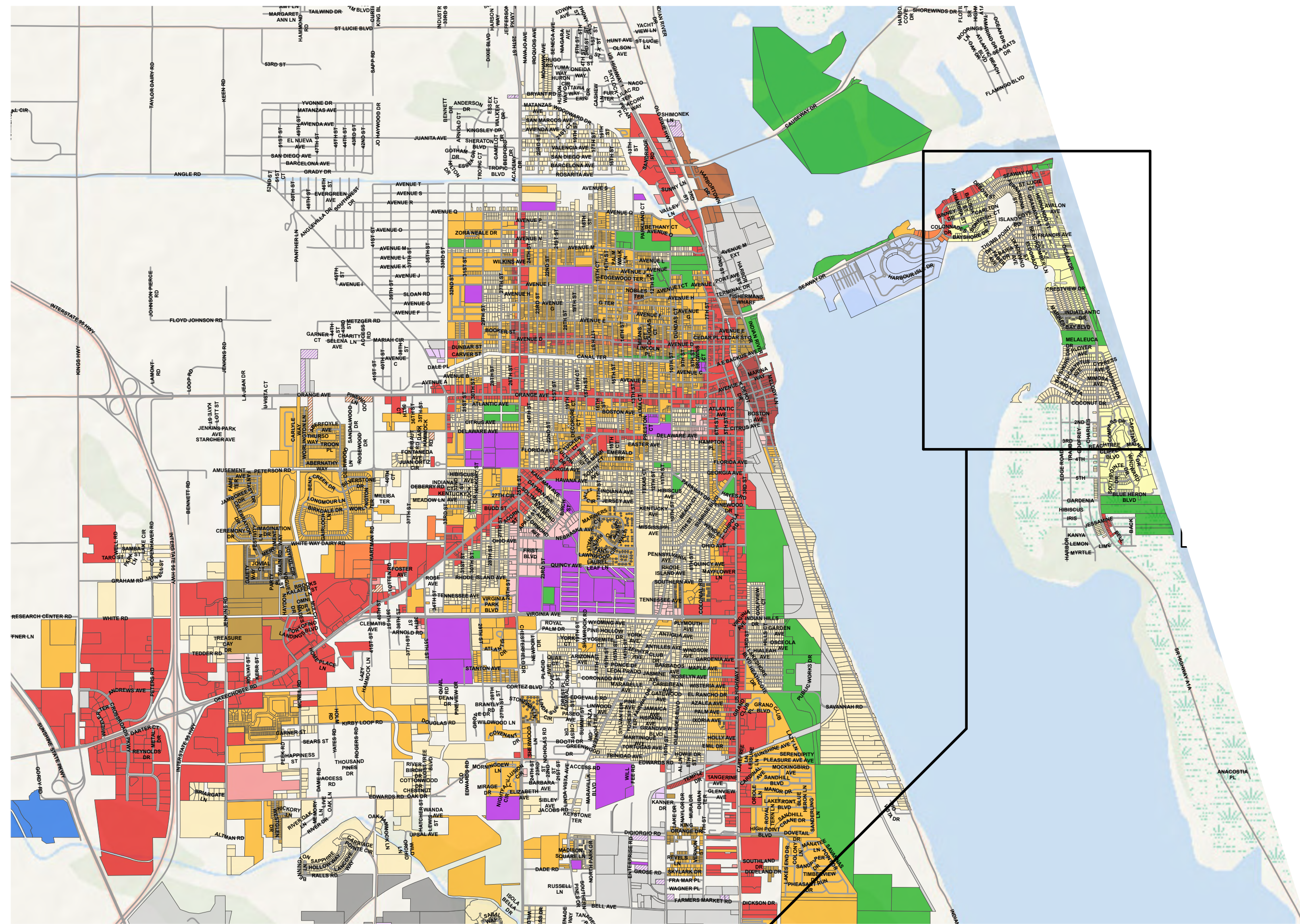
**CERTIFIED TO**  
 1) OASIS TOWNHOMES, LLC

PREPARED FOR  
**Oasis Townhomes, LLC**

DATE	BY	REVISION
10/20/22	DMT	DMT
7/14/22	DMT	DMT
5/19/22	DMT	DMT
2/21/20	DMT	DMT
10/27/04	DMT	DMT

DATE: 6/18/2003  
 SCALE: 1"=50'  
 SHEET NO.: 1 OF 3  
 FILE NO.: 5208-06  
 DRAWN BY: C/JG  
 APPROVED BY: DMT  
 DRAWING NAME: 5208-06.dwg

**Masteller, Moler & Taylor, Inc.**  
 Professional Surveyors and Mappers  
 Land Surveying Business LB 4644  
 1655 27th Street, Suite 2, Vero Beach, Florida 32960  
 Phone: (772) 564-8050 Fax: (772) 794-0647  
 www.mastellermoler.com



**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 594.89 FT 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)

LAND USE MAP

ZONING AND VICINITY MAP

**STUDIO PATRICK SOARES**  
4911 W. SAMPLE RD SUITE 308 COCONUT CREEK, FL 33073  
561 603 8395 STUDIO@FIELDAGENCYDESIGN

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

REVISION HISTORY:

DESCRIPTION	DATE	MARK
DRC Comments	Work	10/29/22

SEAL:

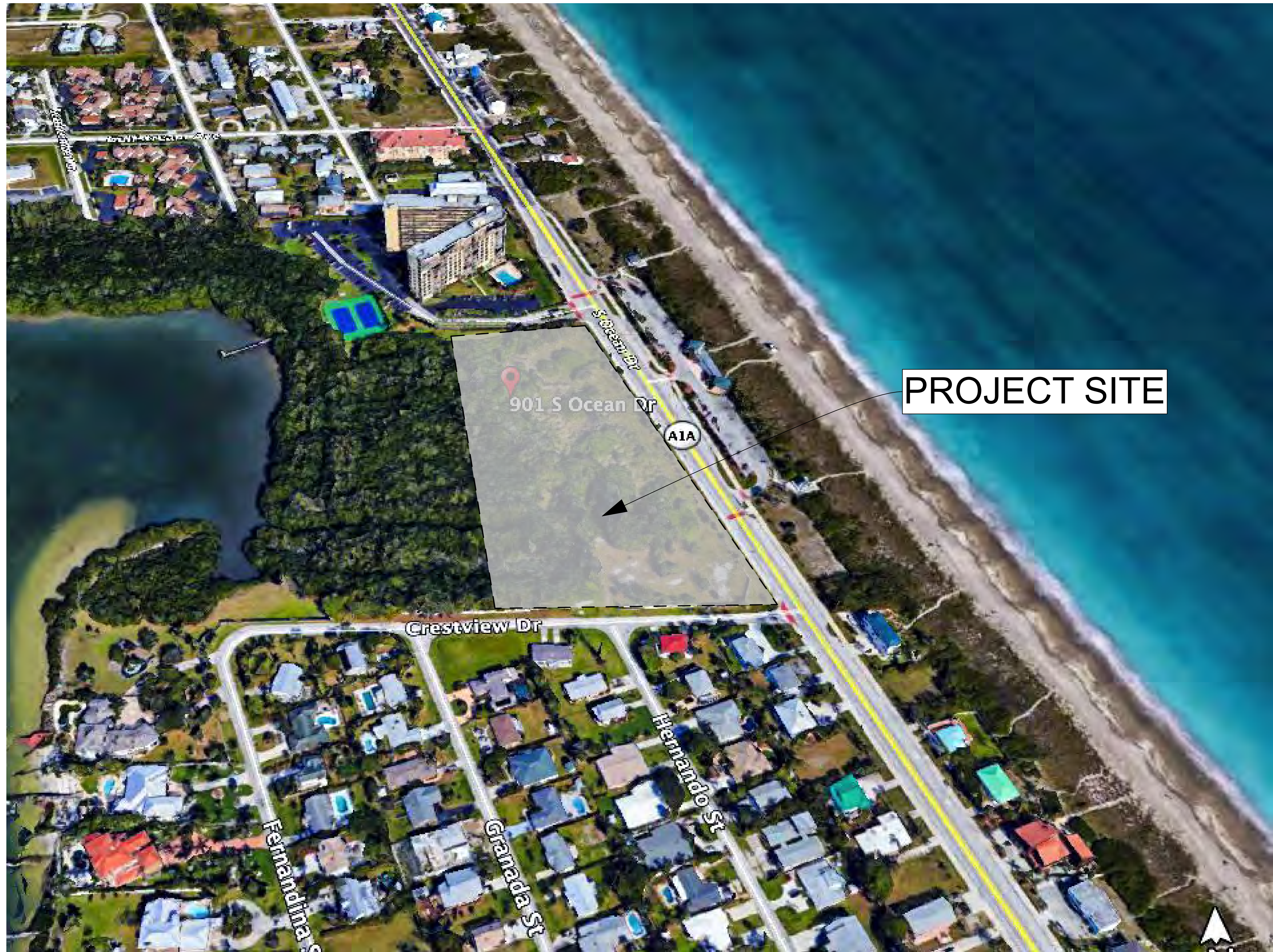
LAND USE/ZONING MAP

**A-0.1**

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10.29.2022 DRC SUBMISSION

Work in Progress



1 AERIAL VIEW  
 A-0.2 SCALE: 1:0.45

**PROJECT SITE**

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 AR0203  
 AC26003946

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 Fort Pierce, FL 34949

REVISION HISTORY:

DESCRIPTION	DATE	MARK
DRC Comments	Work	10/29/22

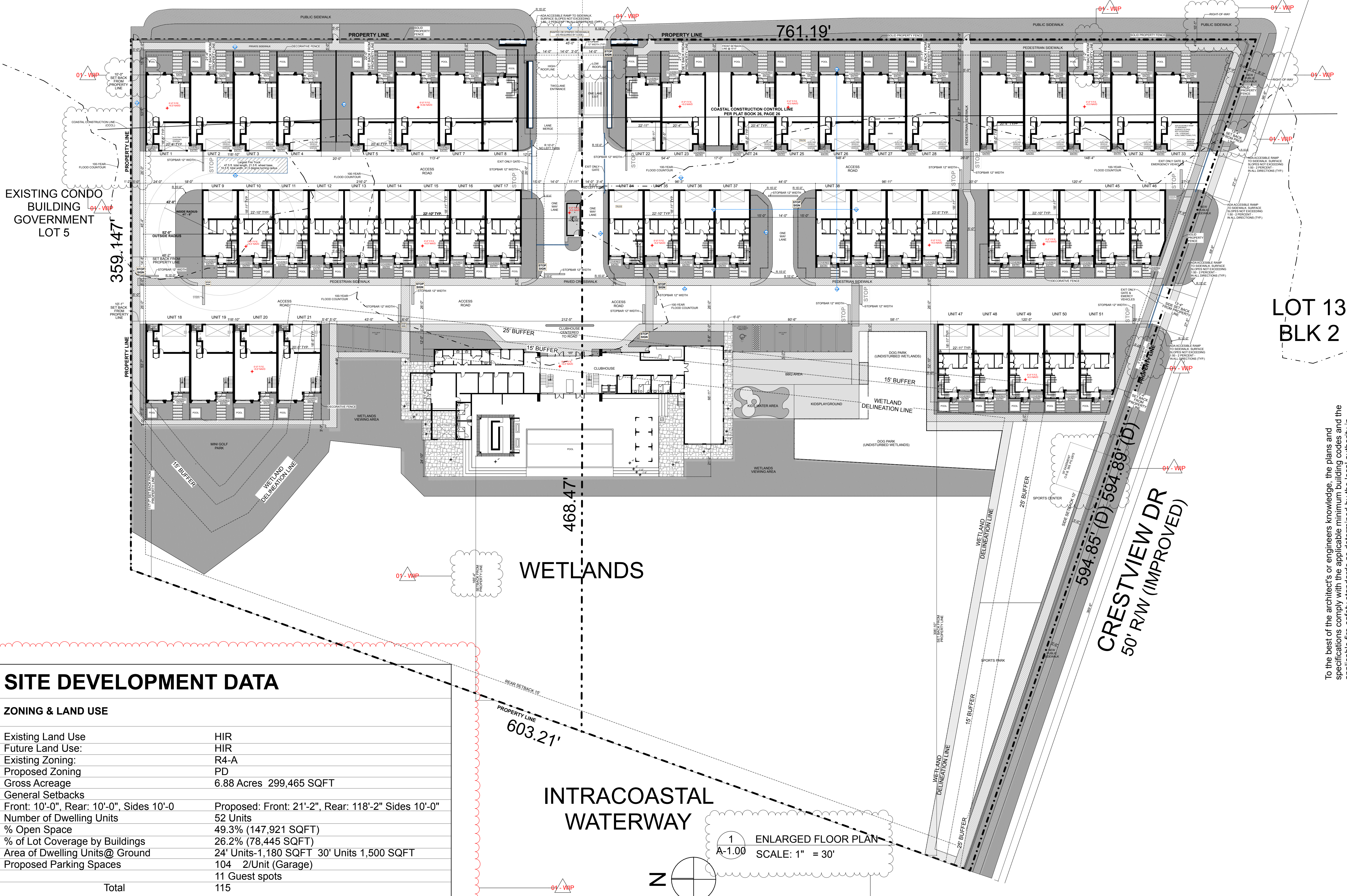
SEAL:

AERIAL VIEW  
**A-0.2**  
 Printed: 10/27/22

10.29.2022 DRC SUBMISSION

Work in Progress

S. OCEAN DR  
100' R/W (IMPROVED)

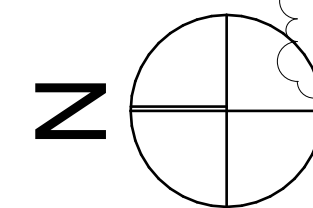


**SITE DEVELOPMENT DATA**

**ZONING & LAND USE**

Existing Land Use	HIR
Future Land Use:	HIR
Existing Zoning:	R4-A
Proposed Zoning	PD
Gross Acreage	6.88 Acres 299,465 SQFT
General Setbacks	
Front: 10'-0", Rear: 10'-0", Sides 10'-0"	Proposed: Front: 21'-2", Rear: 118'-2" Sides 10'-0"
Number of Dwelling Units	52 Units
% Open Space	49.3% (147,921 SQFT)
% of Lot Coverage by Buildings	26.2% (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)
	11 Guest spots
<b>Total</b>	<b>115</b>

**INTRACOASTAL WATERWAY**



1 ENLARGED FLOOR PLAN  
A-1.00 SCALE: 1" = 30'

**STUDIO PATRICK SOARES**  
4911 W. SAMPLE RD SUITE 308 COCONUT CREEK, FL 33073  
561 603 8395 STUDIO@FIELDAGENCYDESIGN  
AR9203 AA26003946

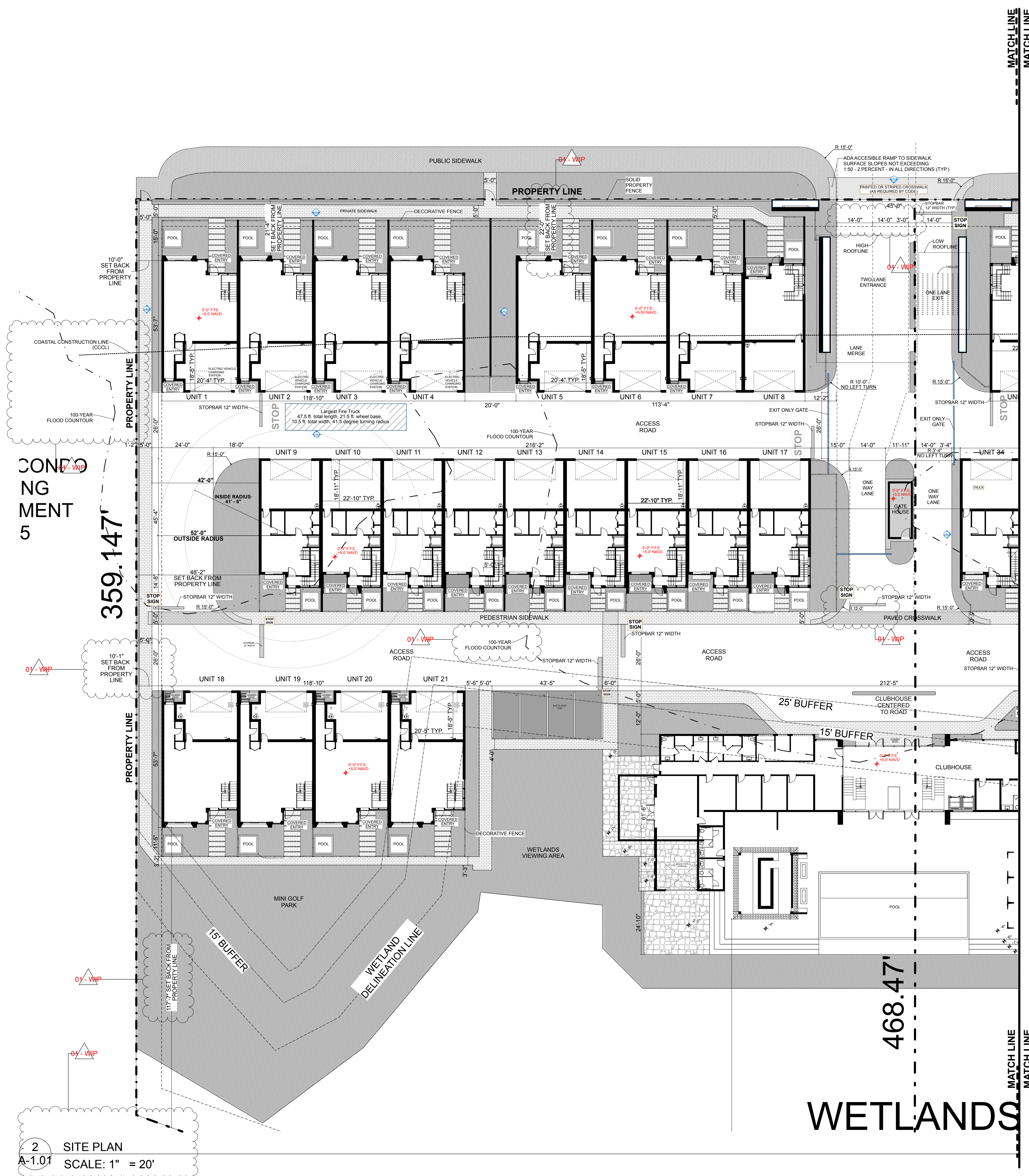
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901-1001 South Ocean Dr.  
Fort Pierce, FL 34949

REVISION HISTORY:

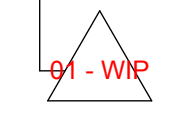
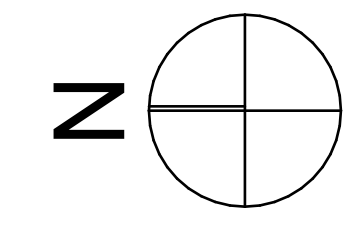
DESCRIPTION	DATE	MARK
DRC Comments		
Work		
Revisions		

SEAL:  
10.29.2022 DRC SUBMISSION  
SITE PLAN  
**A-1.00**  
Printed: 10/27/22



### SITE DEVELOPMENT DATA

ZONING & LAND USE	
Existing Land Use	HIR
Future Land Use:	HIR
Existing Zoning:	R4-A
Proposed Zoning	PD
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<b>Total</b>	<b>115</b>



**COND  
NG  
MENT  
5**  
**359.147'**

**468.47'**  
**WETLANDS**

**2** SITE PLAN  
**A-1.01** SCALE: 1" = 20'

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 AR9203  
 AA-26003946

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

REVISION HISTORY:

DESCRIPTION	DATE	MARK
DRC Comments	Work in Progress	1

SEAL:  
 ENLARGED SITE PLAN  
**A-1.01**  
 Printed: 10/27/22

**10.29.2022 DRC SUBMISSION**

MATCH LINE  
MATCH LINE



LOT 13  
BLK 2

2 ENLARGED SITE PLAN  
A-1.01B SCALE: 1" = 20'

SITE DEVELOPMENT DATA	
<b>ZONING &amp; LAND USE</b>	
Existing Land Use	HIR
Future Land Use:	HIR
Existing Zoning:	R4-A
Proposed Zoning:	PD
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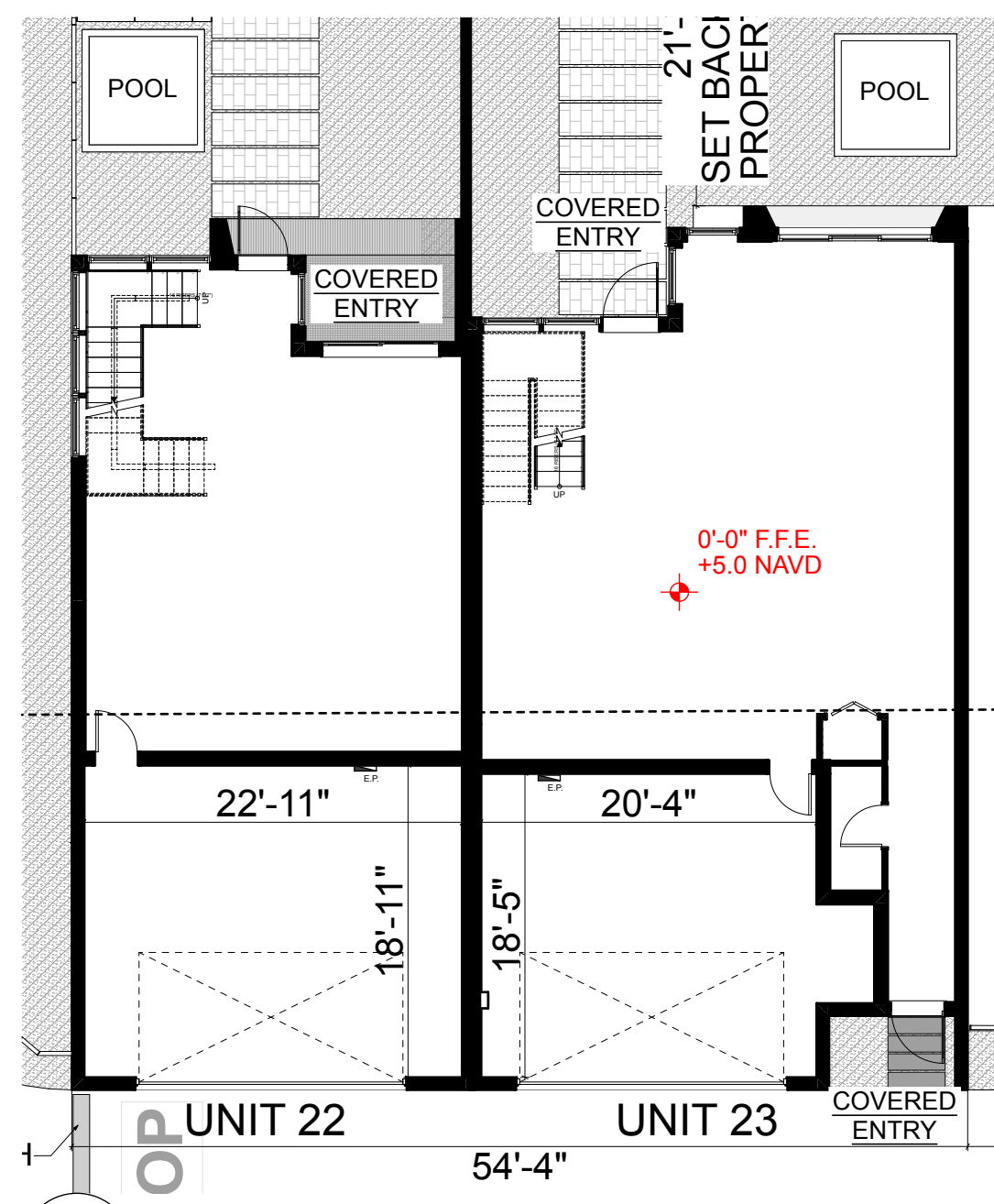
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AR9203  
AA-26003946

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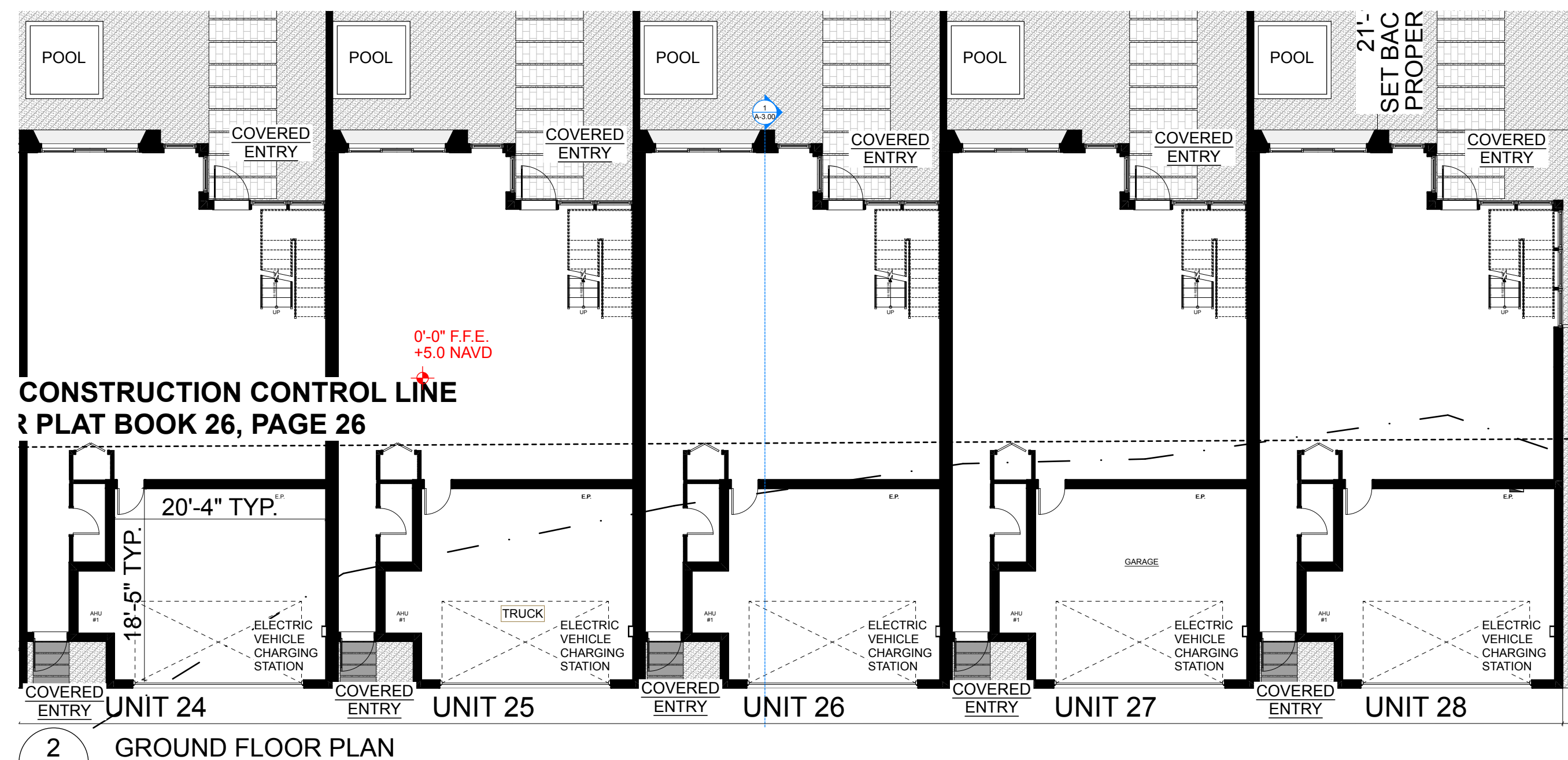
**OASIS TOWNHOMES**  
901-1001 South Ocean Dr.  
Fort Pierce, FL 34949

REVISION HISTORY:			
DESCRIPTION	DATE	MARK	
DRC Comments	Work	10/27/22	

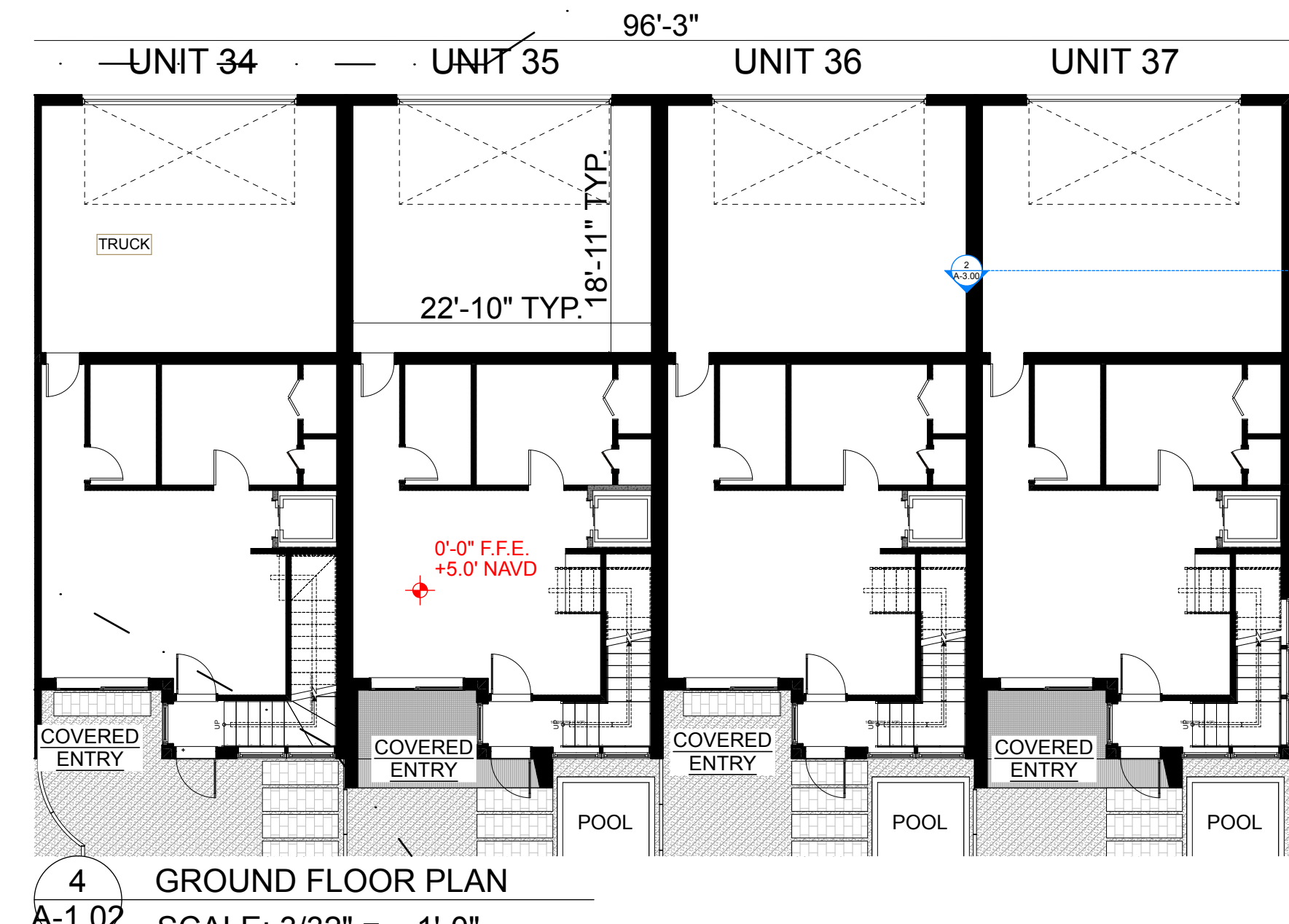
SEAL:  
10.29.2022 DRC SUBMISSION  
ENLARGED SITE PLAN  
**A-1.01B**  
Printed: 10/27/22



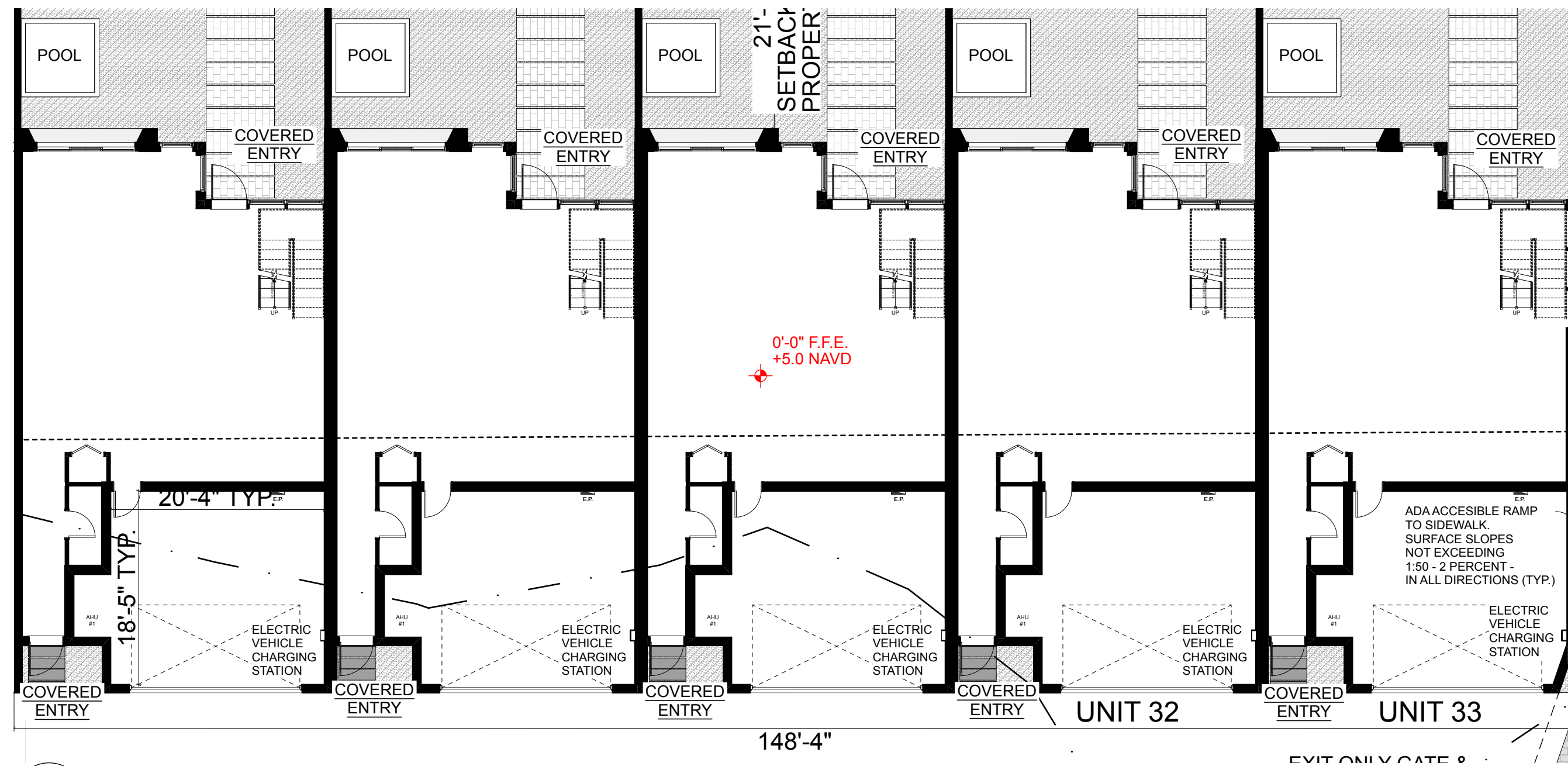
1 GROUND FLOOR PLAN  
A-1.02 SCALE: 3/32" = 1'-0"



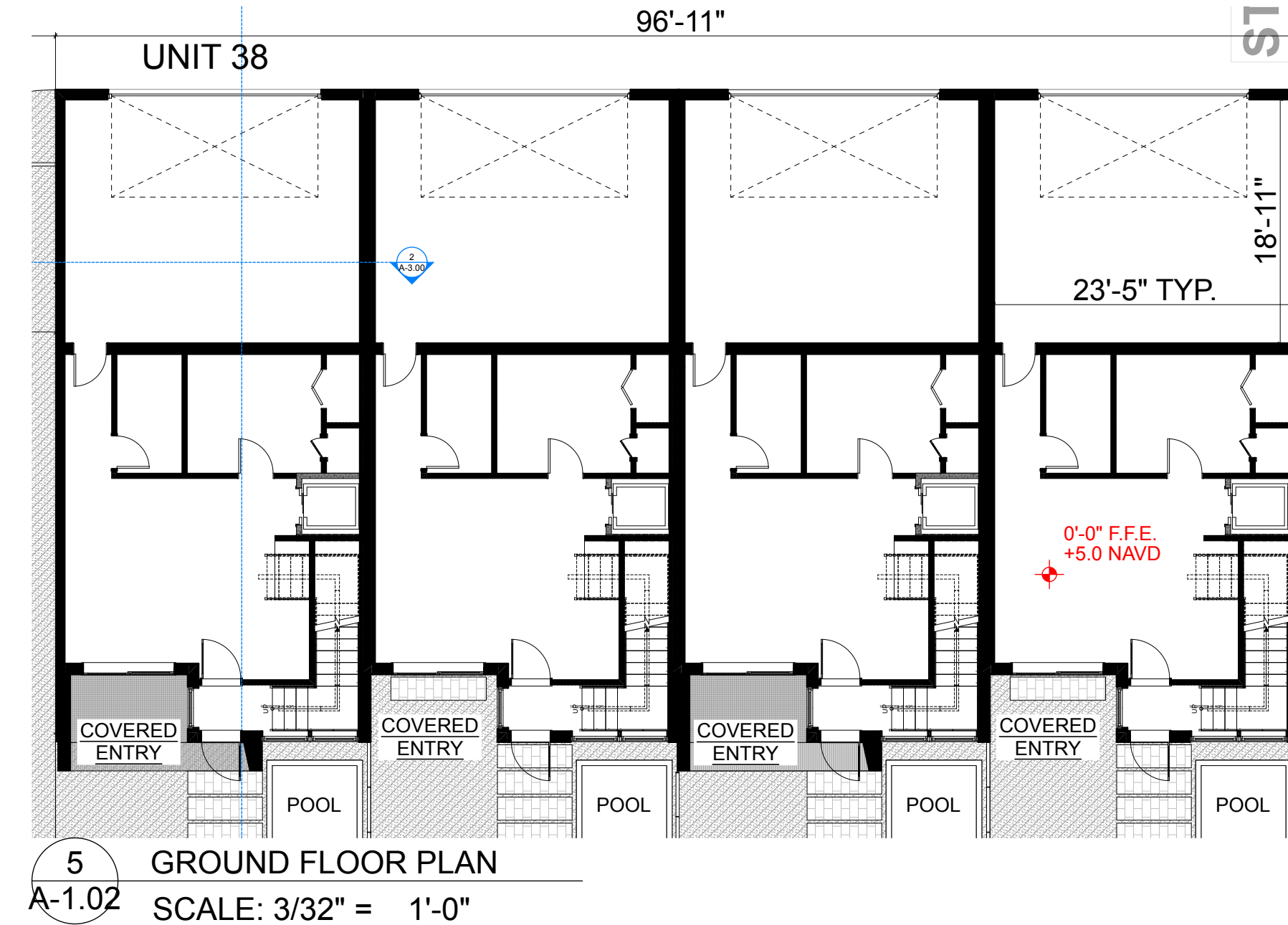
2 GROUND FLOOR PLAN  
A-1.02 SCALE: 3/32" = 1'-0"



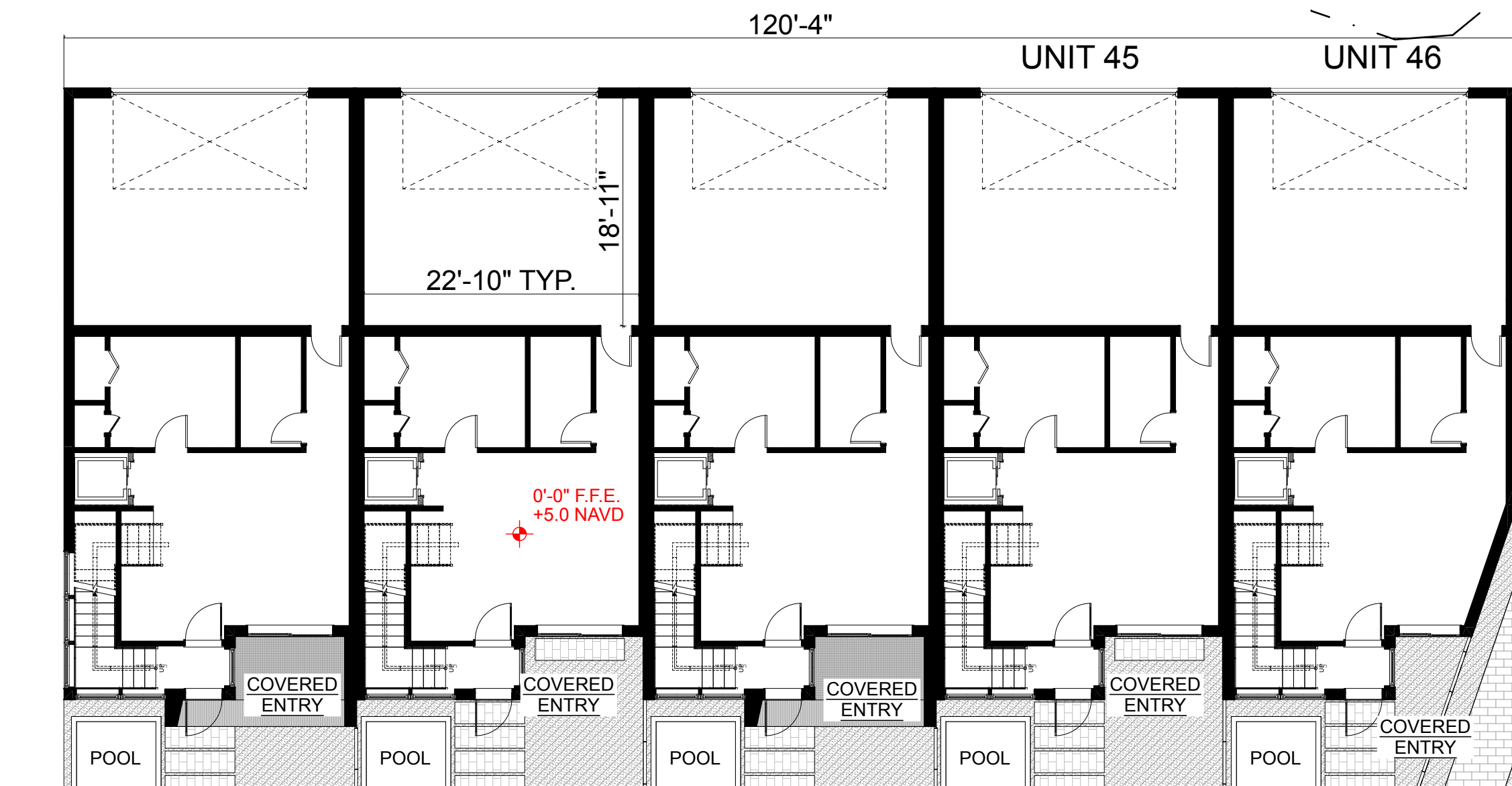
4 GROUND FLOOR PLAN  
A-1.02 SCALE: 3/32" = 1'-0"



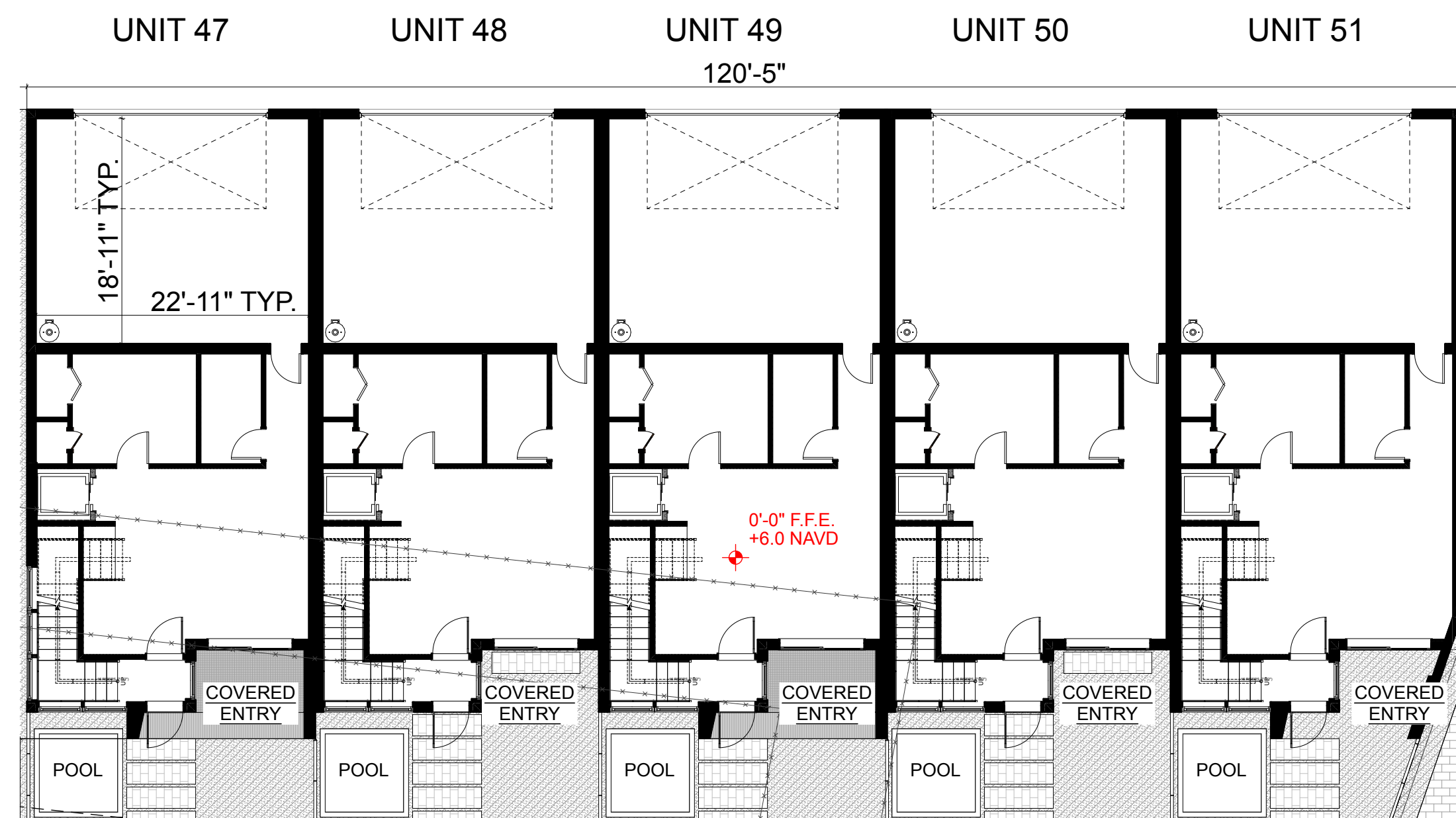
3 GROUND FLOOR PLAN  
A-1.02 SCALE: 3/32" = 1'-0"



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



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



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

**STUDIO PATRICK SOARES**  
4911 W. SAMPLE RD SUITE 308 COCONUT CREEK, FL 33073  
561 603 8395 STUDIO@FIELDAGENCYDESIGN  
AR0203  
AA-26003946

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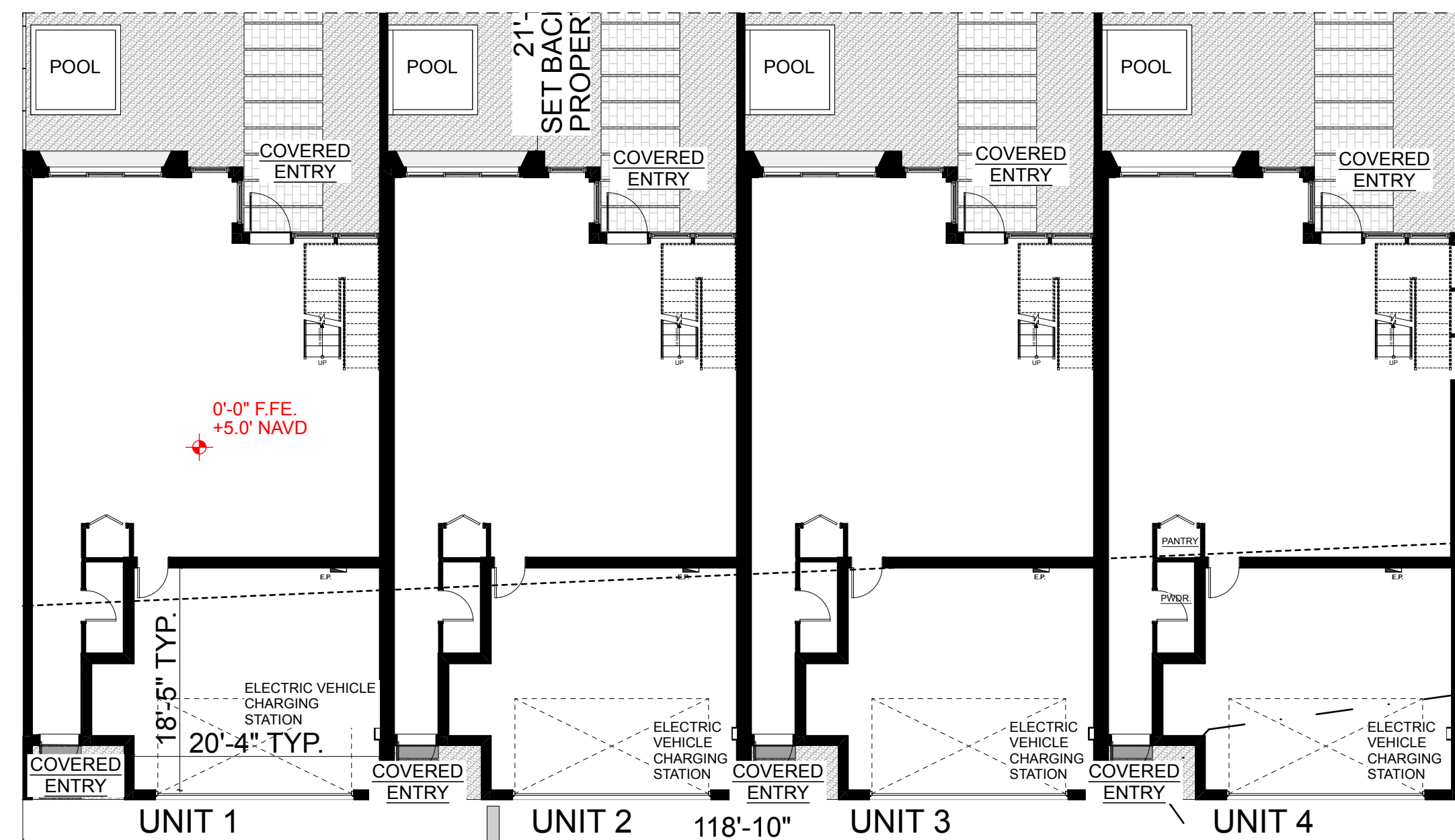
REVISION HISTORY:

DESCRIPTION	DATE	MARK
DRC Comments	Work	1/27/22

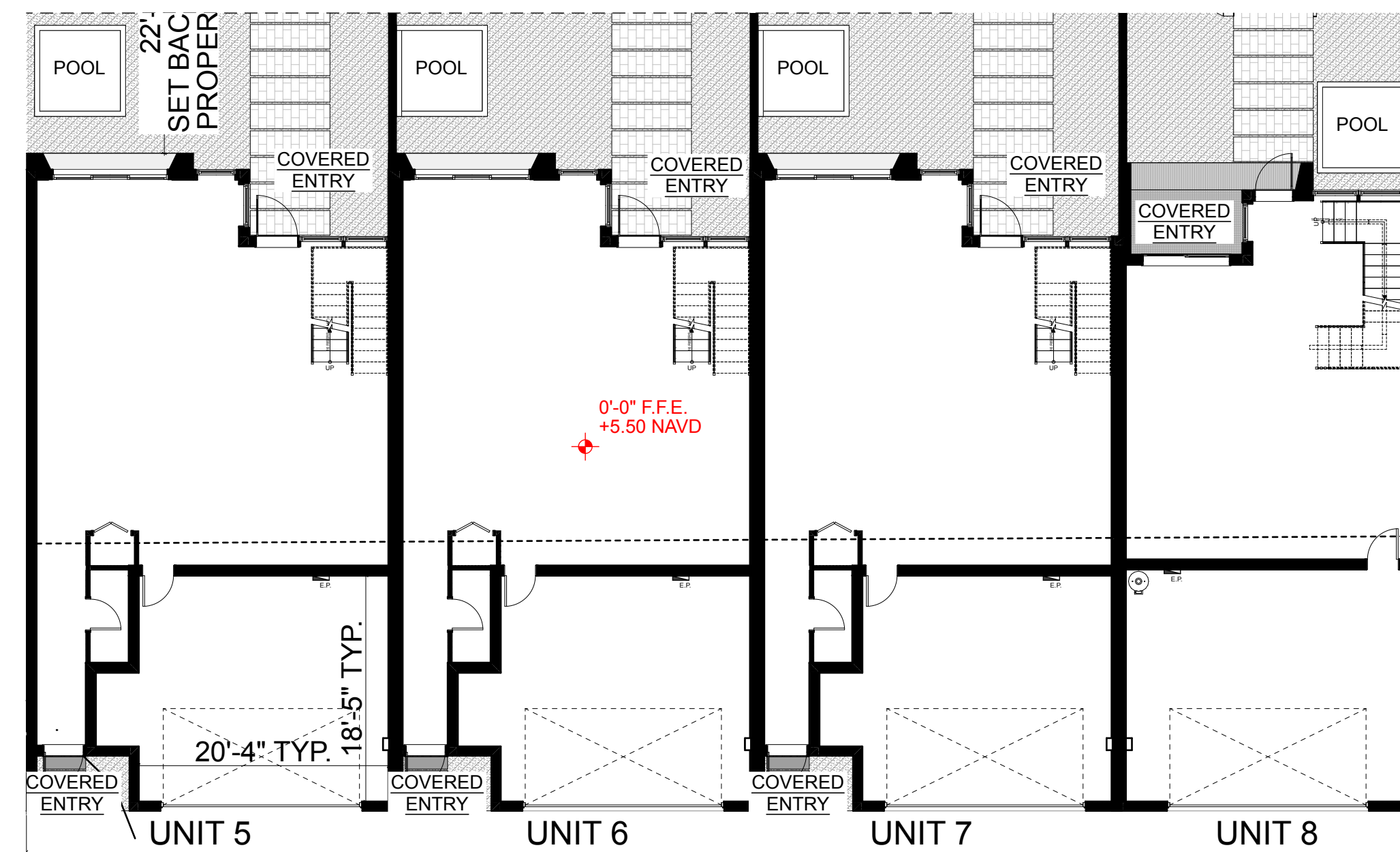
SEAL:  
  
SOUTH UNITS  
**A-1.02**  
Printed: 10/27/22

10.29.2022 DRC SUBMISSION

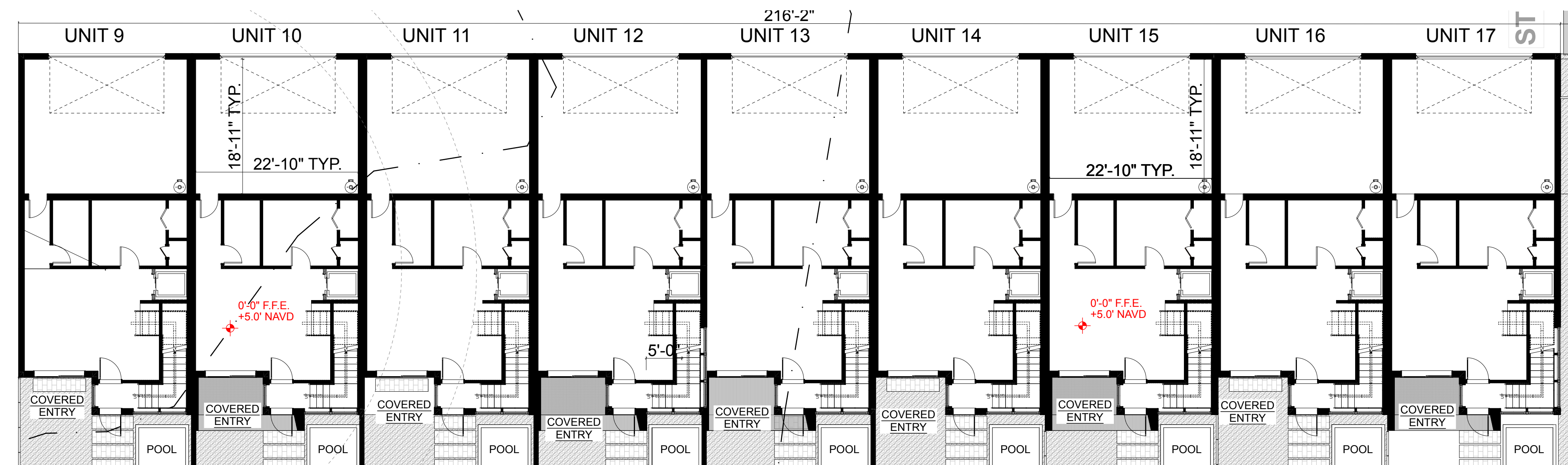
Work in Progress



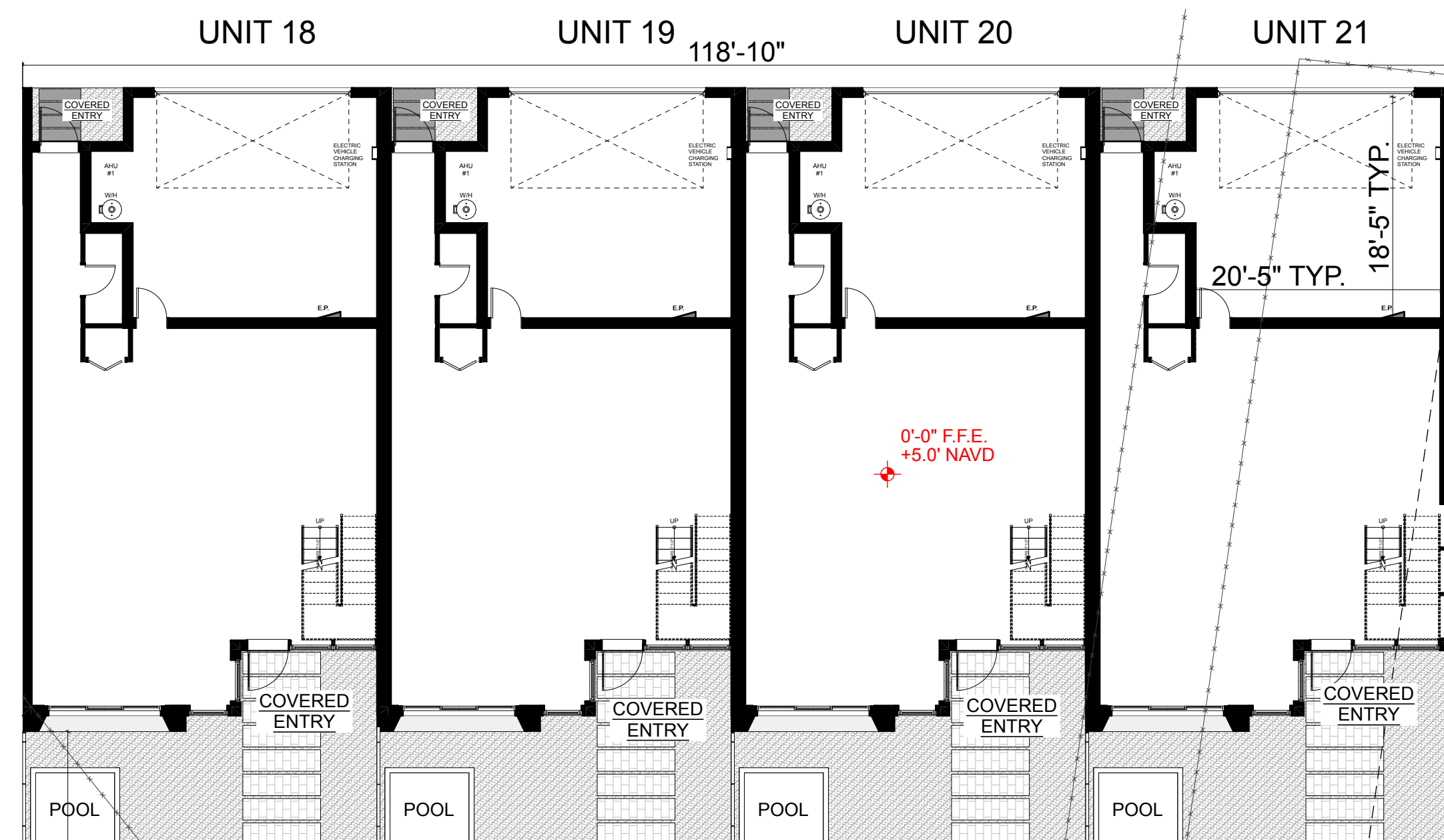
1 GROUND FLOOR PLAN  
A-1.03 SCALE: 3/32" = 1'-0"



2 GROUND FLOOR PLAN  
A-1.03 SCALE: 3/32" = 1'-0"



3 GROUND FLOOR PLAN  
A-1.03 SCALE: 3/32" = 1'-0"



5 GROUND FLOOR PLAN  
A-1.03 SCALE: 3/32" = 1'-0"

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REVISION HISTORY:

DESCRIPTION	DATE	MARK
DRC Comments	Work	1

SEAL:

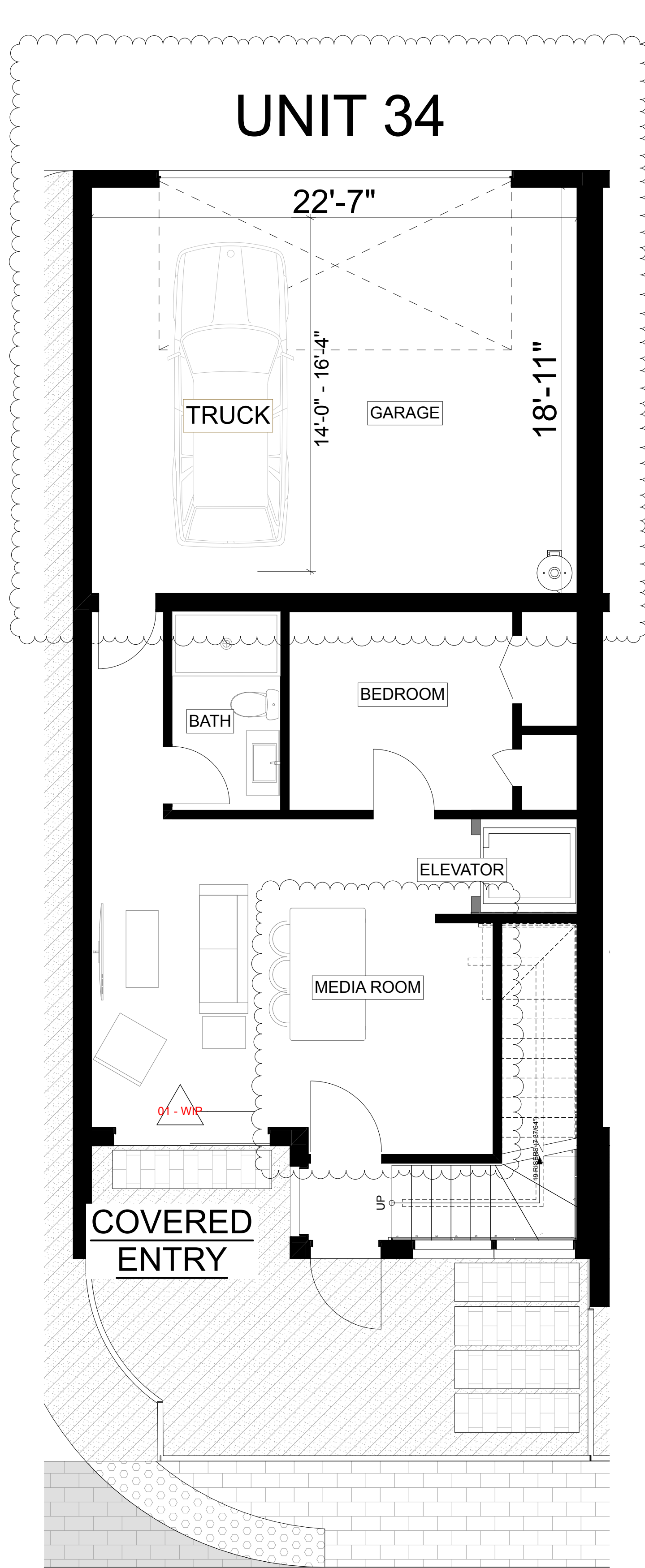
NORTH UNITS

**A-1.03**

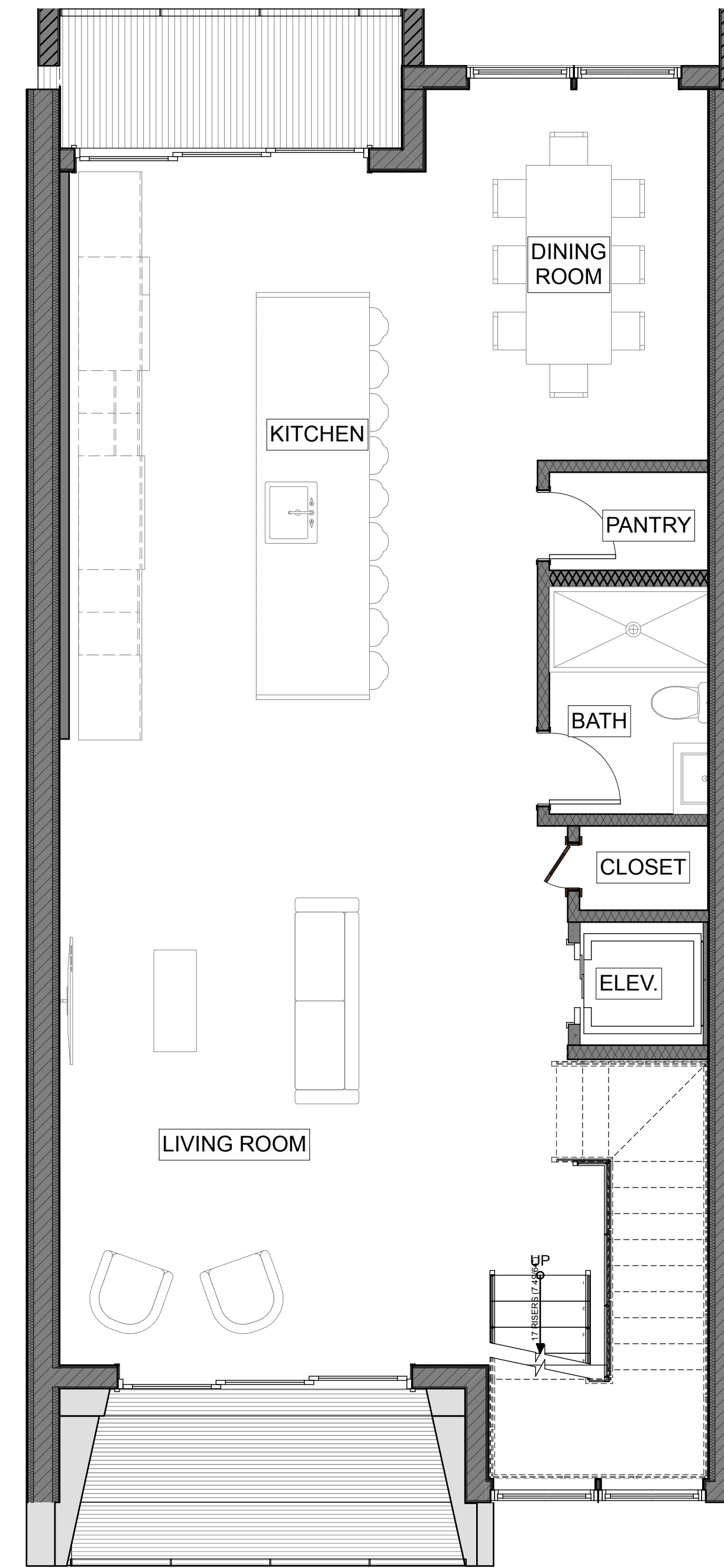
Printed: 10/27/22

10.29.2022 DRC SUBMISSION

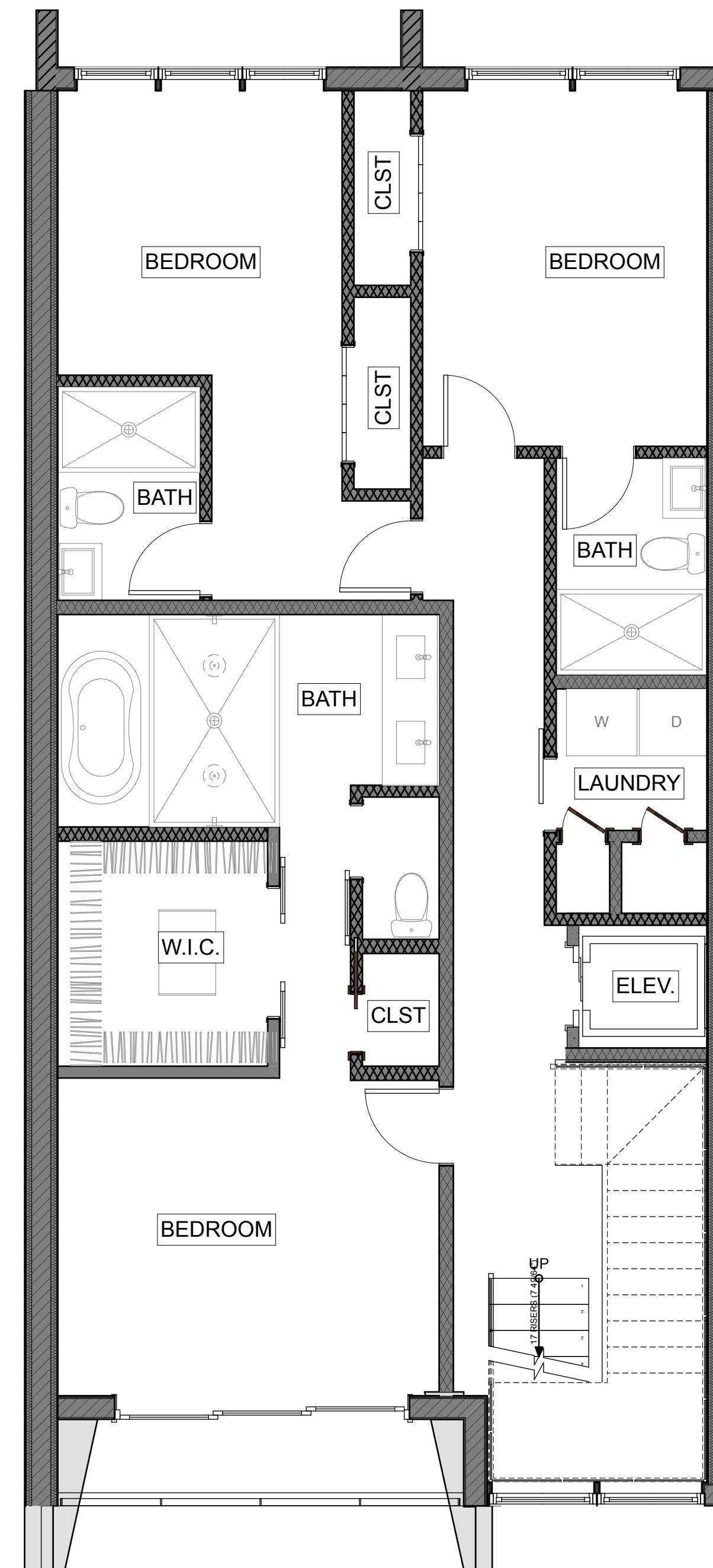
Work in Progress



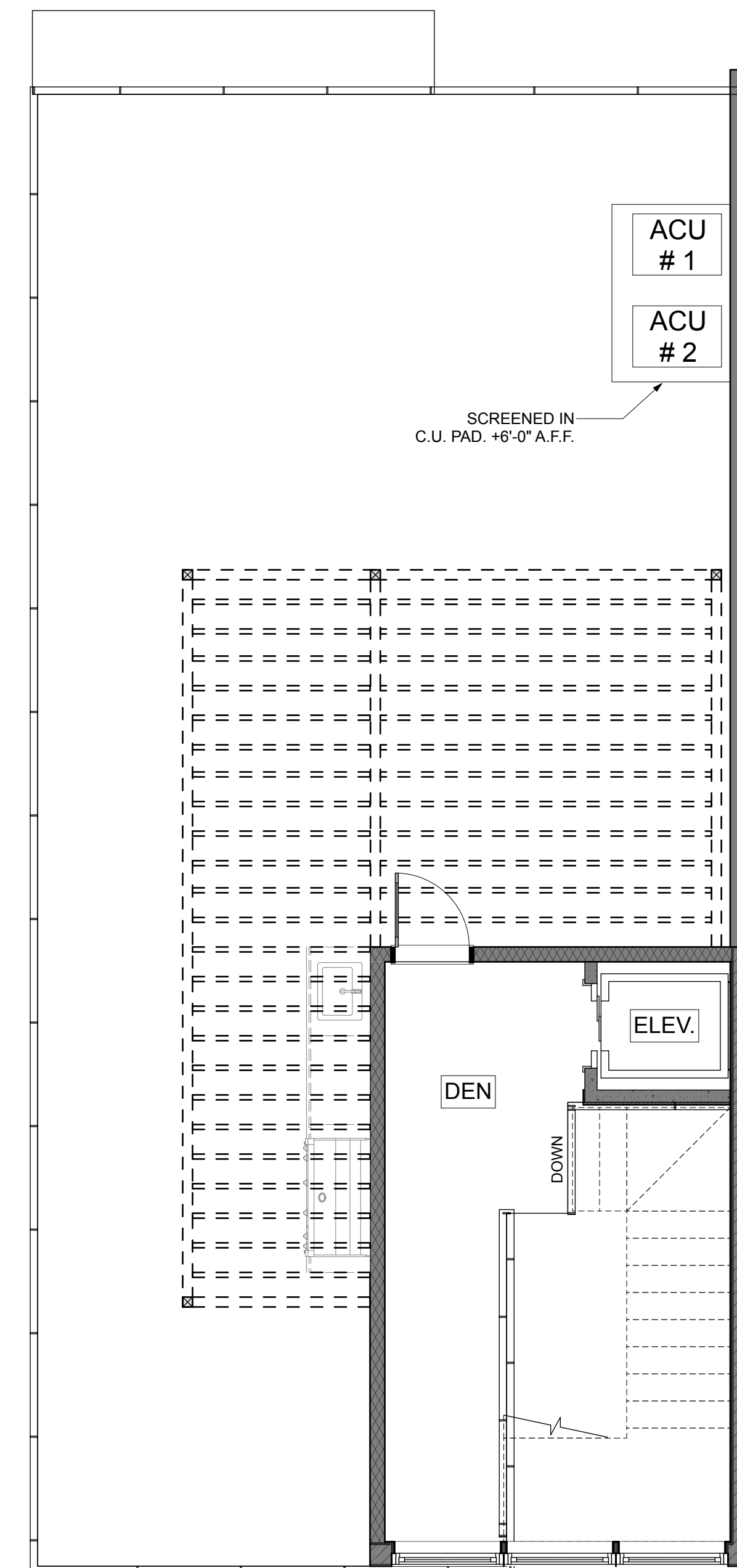
1 ENLARGED GROUND LEVEL PLAN  
A-1.04 SCALE: 1/4" = 1'-0"



2 ENLARGED SECOND LEVEL PLAN  
A-1.04 SCALE: 1/4" = 1'-0"



3 ENLARGED THIRD LEVEL PLAN  
A-1.04 SCALE: 1/4" = 1'-0"



4 ENLARGED FOURTH LEVEL PLAN  
A-1.04 SCALE: 1/4" = 1'-0"

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REVISION HISTORY:

DESCRIPTION	DATE	MARK
DRC Comments	Work	1

SEAL:

10.29.2022 DRC SUBMISSION

24'-0" UNITS

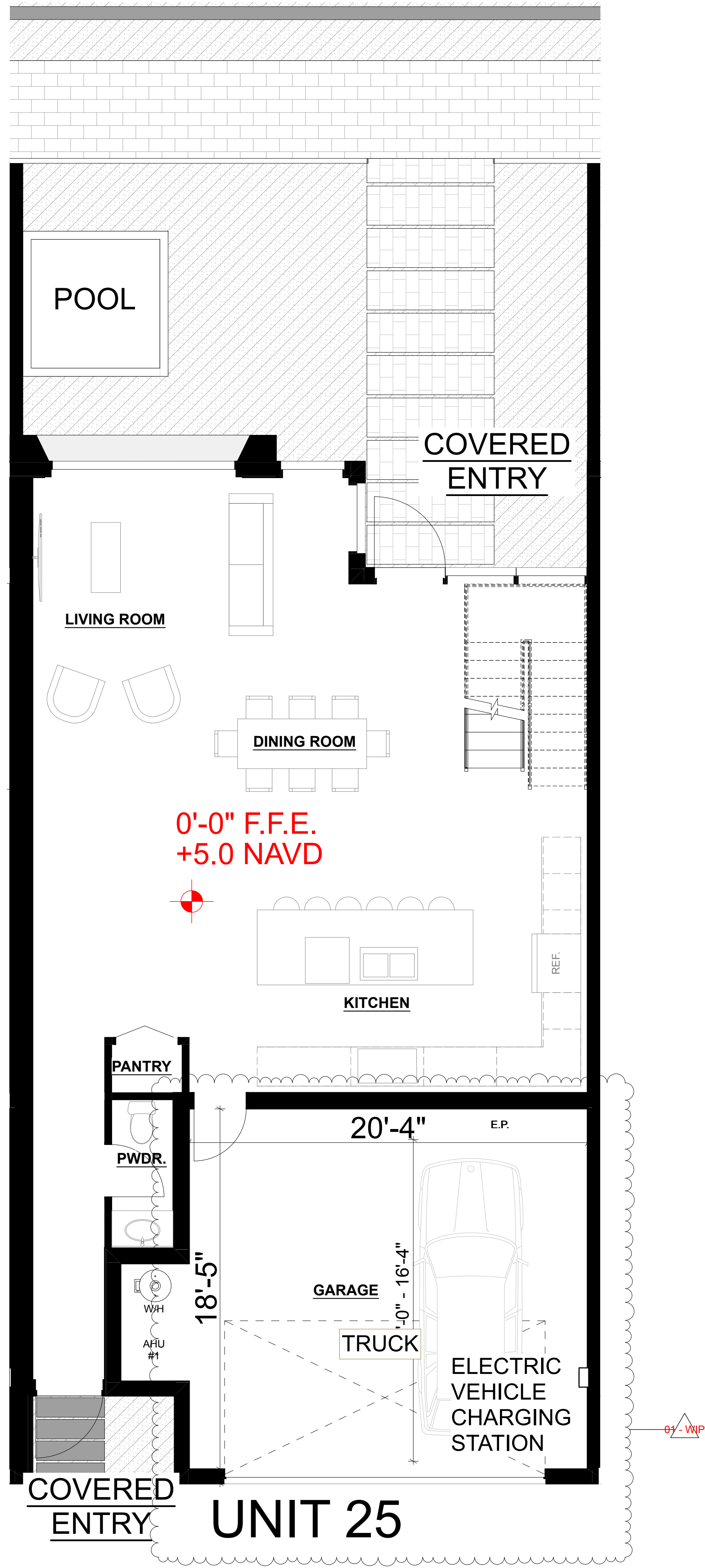
A-1.04

Printed: 10/27/22

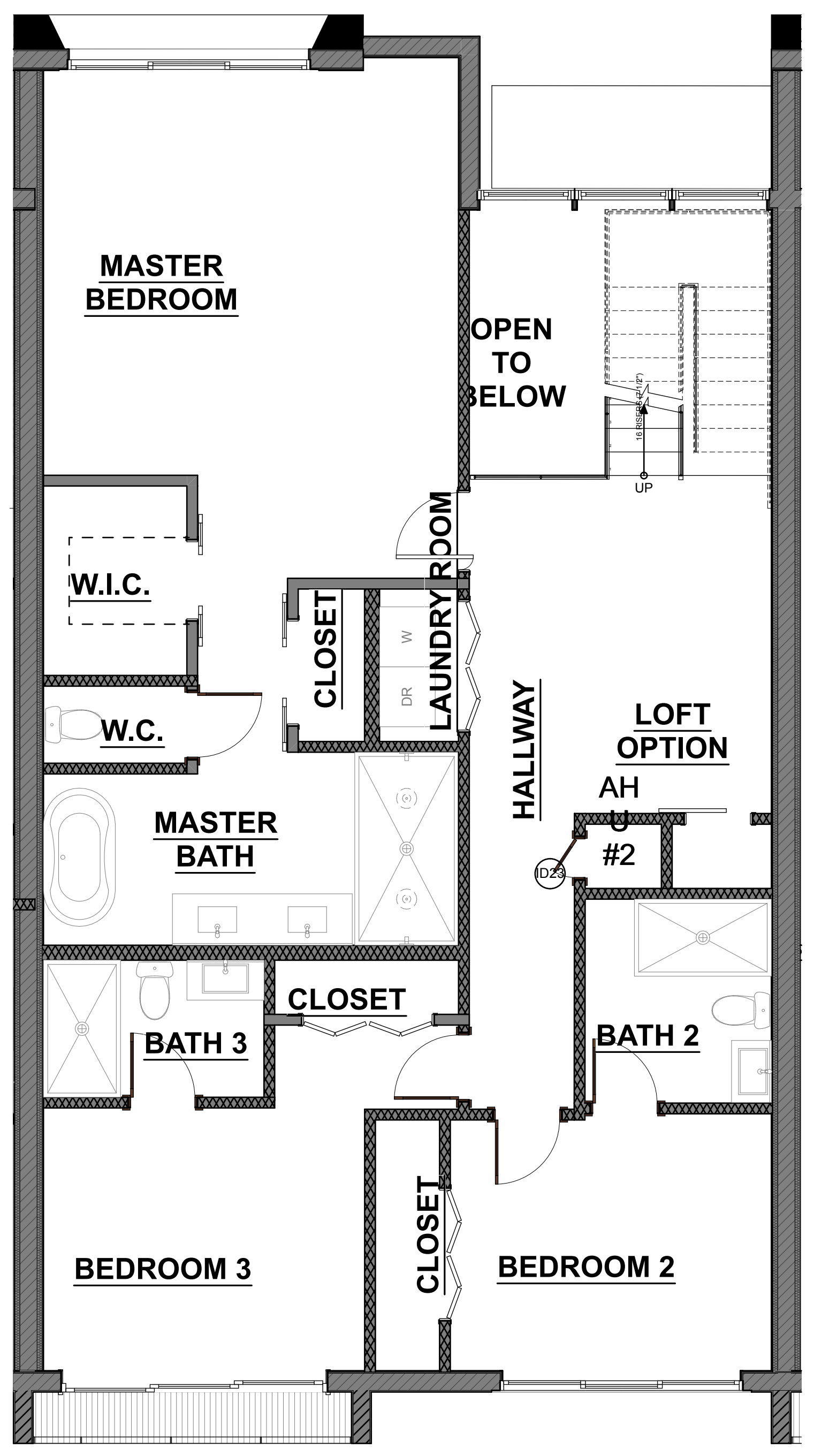
**STUDIO PATRICK SOARES**  
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561 603 8395 STUDIO@FIELDAGENCYDESIGN  
AR9203  
AA-26003946

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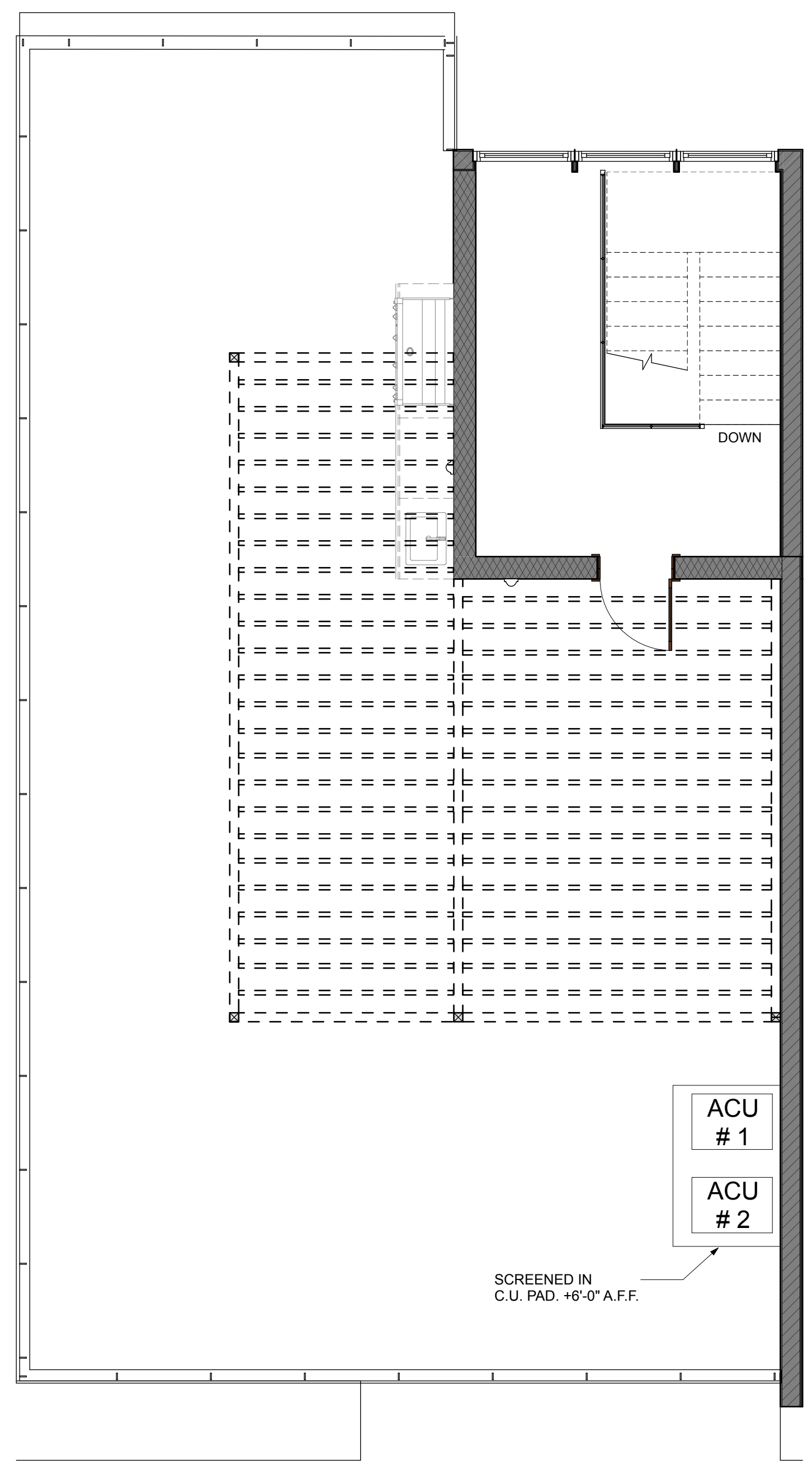
**OASIS TOWNHOMES**  
901-1001 South Ocean Dr.  
Fort Pierce, FL 34949



1 ENLARGED GROUND LEVEL PLAN  
A-1.05 SCALE: 1/4" = 1'-0"



2 ENLARGED SECOND LEVEL PLAN  
A-1.05 SCALE: 1/4" = 1'-0"



3 ENLARGED THIRD LEVEL PLAN  
A-1.05 SCALE: 1/4" = 1'-0"

**STUDIO PATRICKSOARES**  
4911 W. SAMPLE RD SUITE 308 COCONUT CREEK, FL 33073  
561 603 8395 STUDIO@FIELDAGENCYDESIGN  
AR0203  
AA26003946

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

REVISION HISTORY:

DESCRIPTION	DATE	MARK
DRC Comments	Work	1/25/22

SEAL:

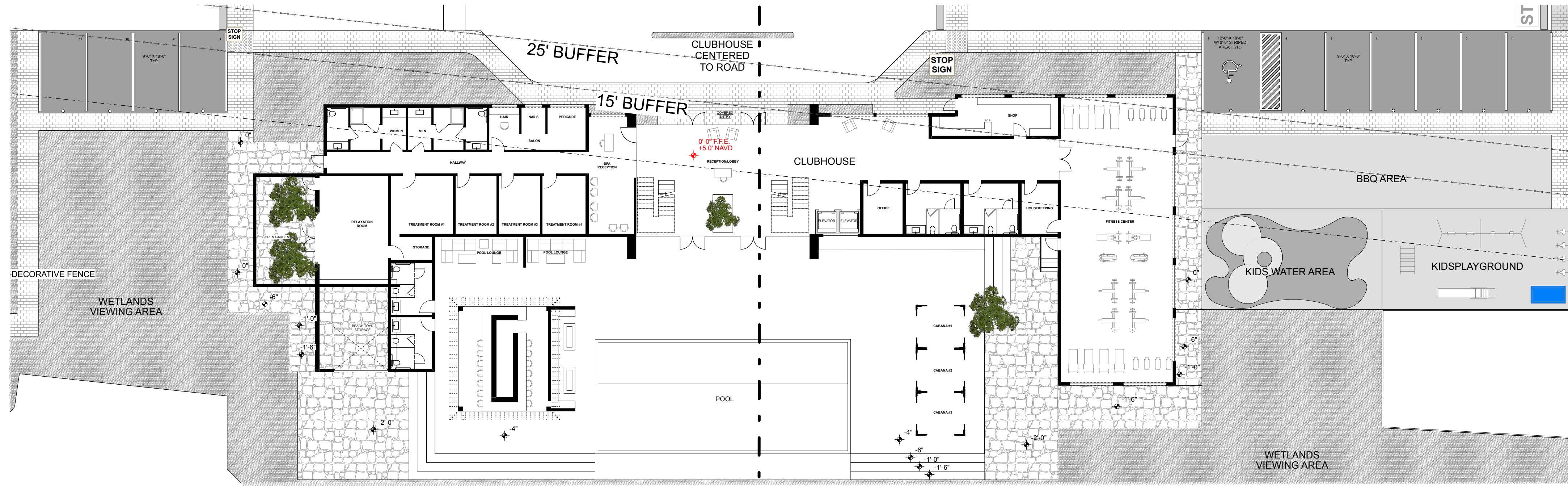
30'-0" UNITS

**A-1.05**

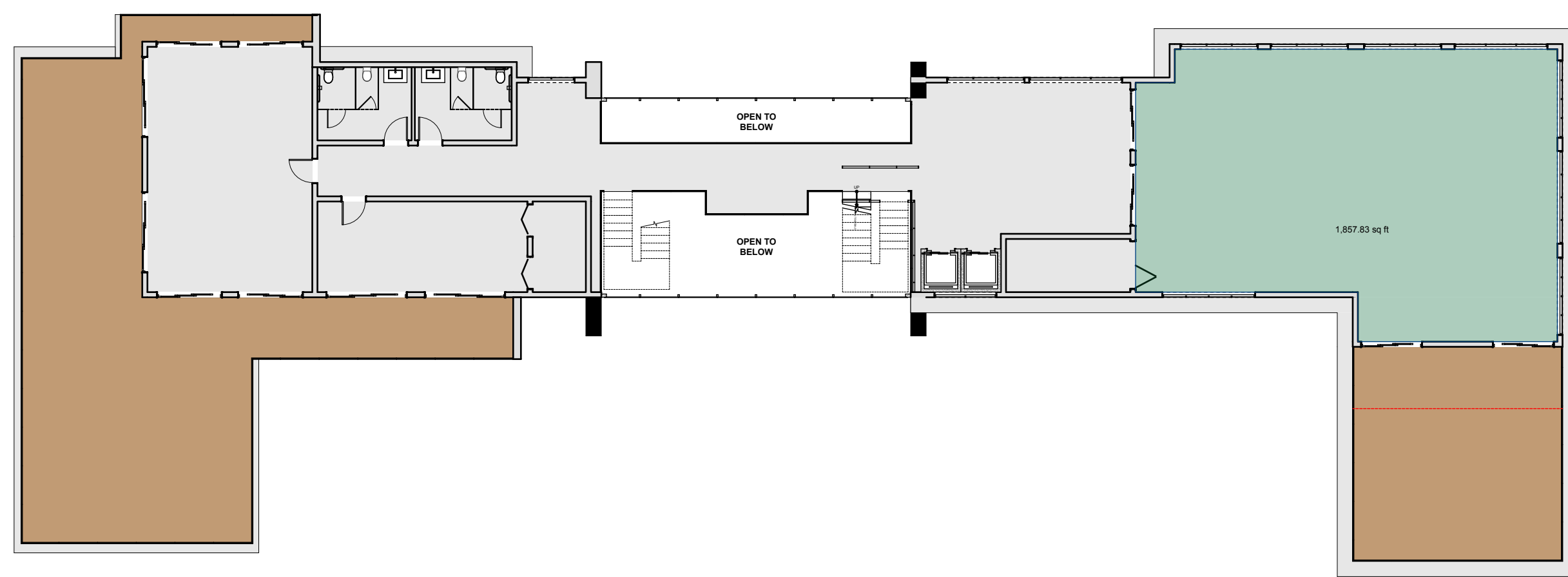
Printed: 10/27/22

10.29.2022 DRC SUBMISSION

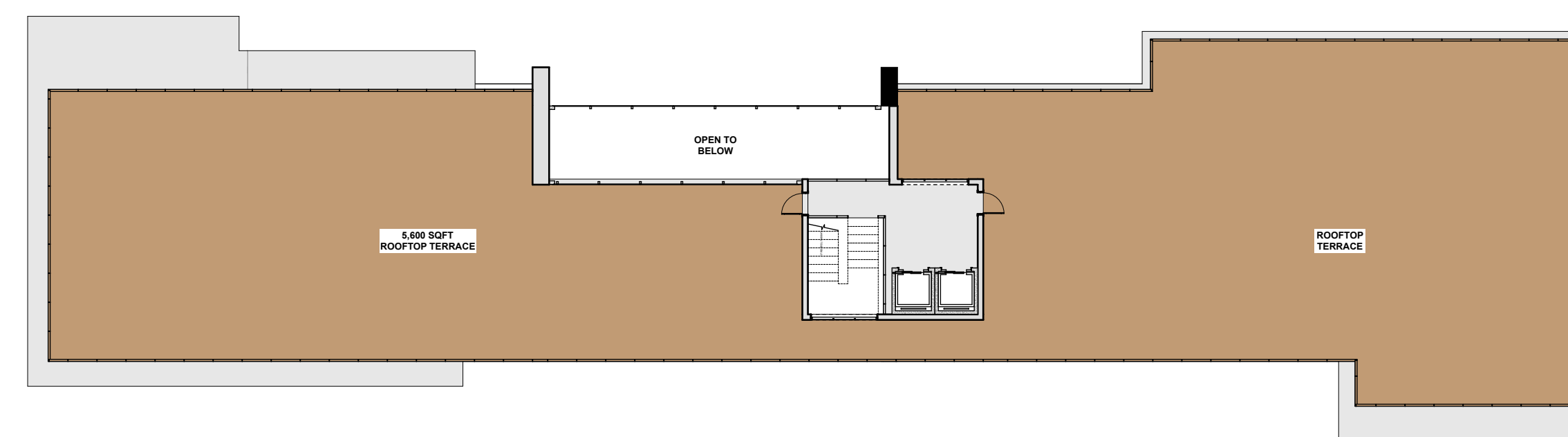
Work in Progress



3 ENLARGED GROUND LEVEL PLAN  
 A-1.06 SCALE: 1/16" = 1'-0"



1 SECOND FLOOR PLAN  
 A-1.06 SCALE: 1/16" = 1'-0"



2 ROOF PATIO  
 A-1.06 SCALE: 1/16" = 1'-0"

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 901-1001 South Ocean Dr.  
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REVISION HISTORY:			
DESCRIPTION	DATE	MARK	
DRC Comments	Work	10/27/22	AS

SEAL:

CLUBHOUSE

**A-1.06**

Printed: 10/27/22

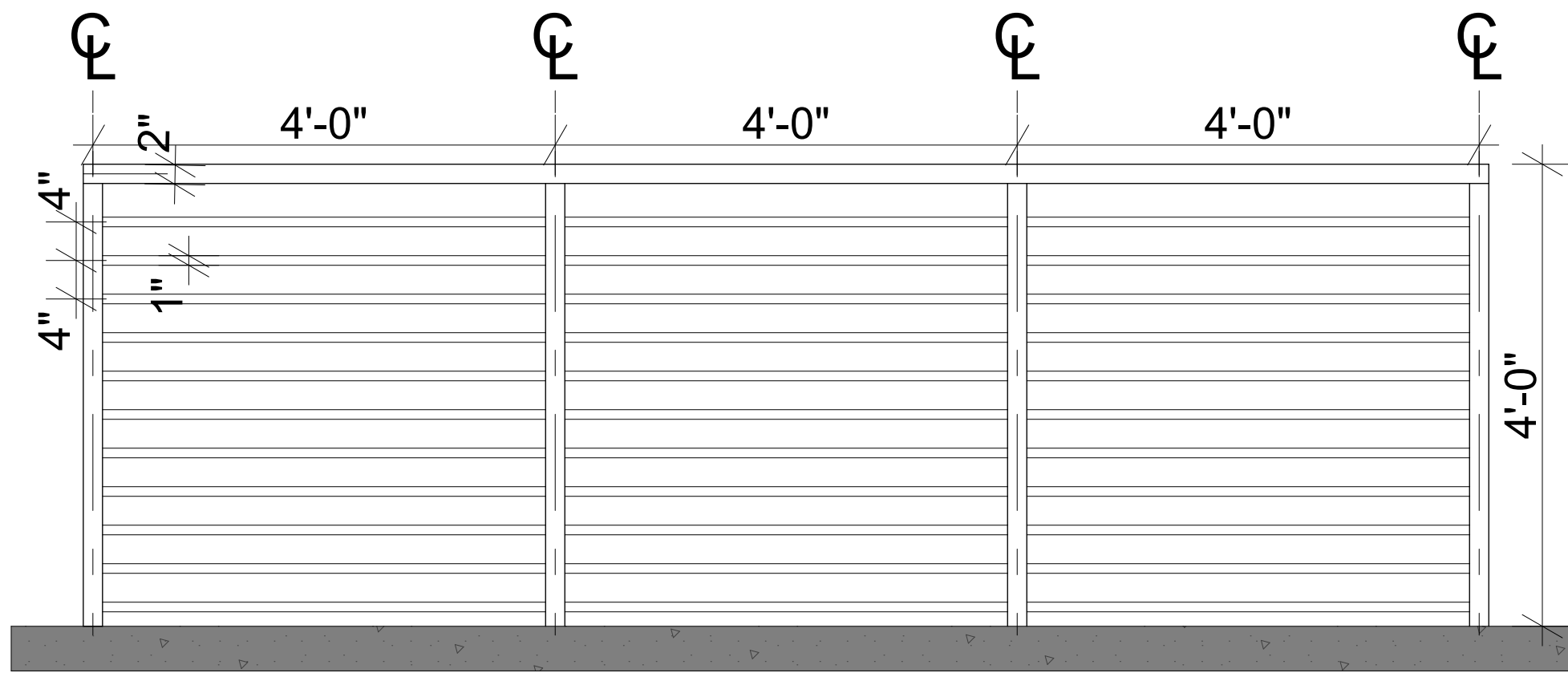
10.29.2022 DRC SUBMISSION

*Work in Progress*

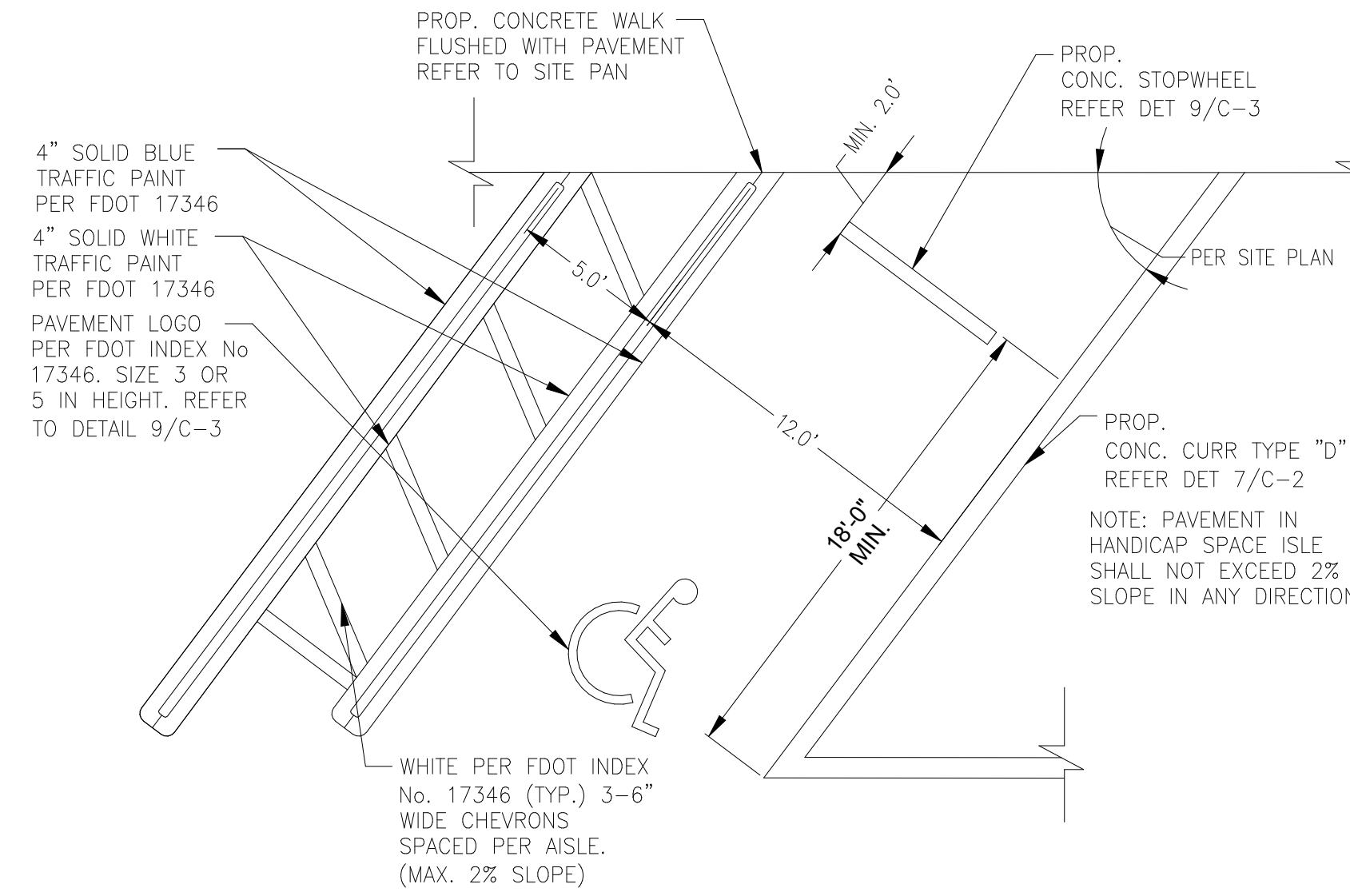


RAILING: SLATTED WOOD FENCE WITH 1" HORIZONTAL RAILS @ 4" O.C. WITH 2" HORIZONTAL TOP RAIL FOR 75 % TRANSPARENCY.

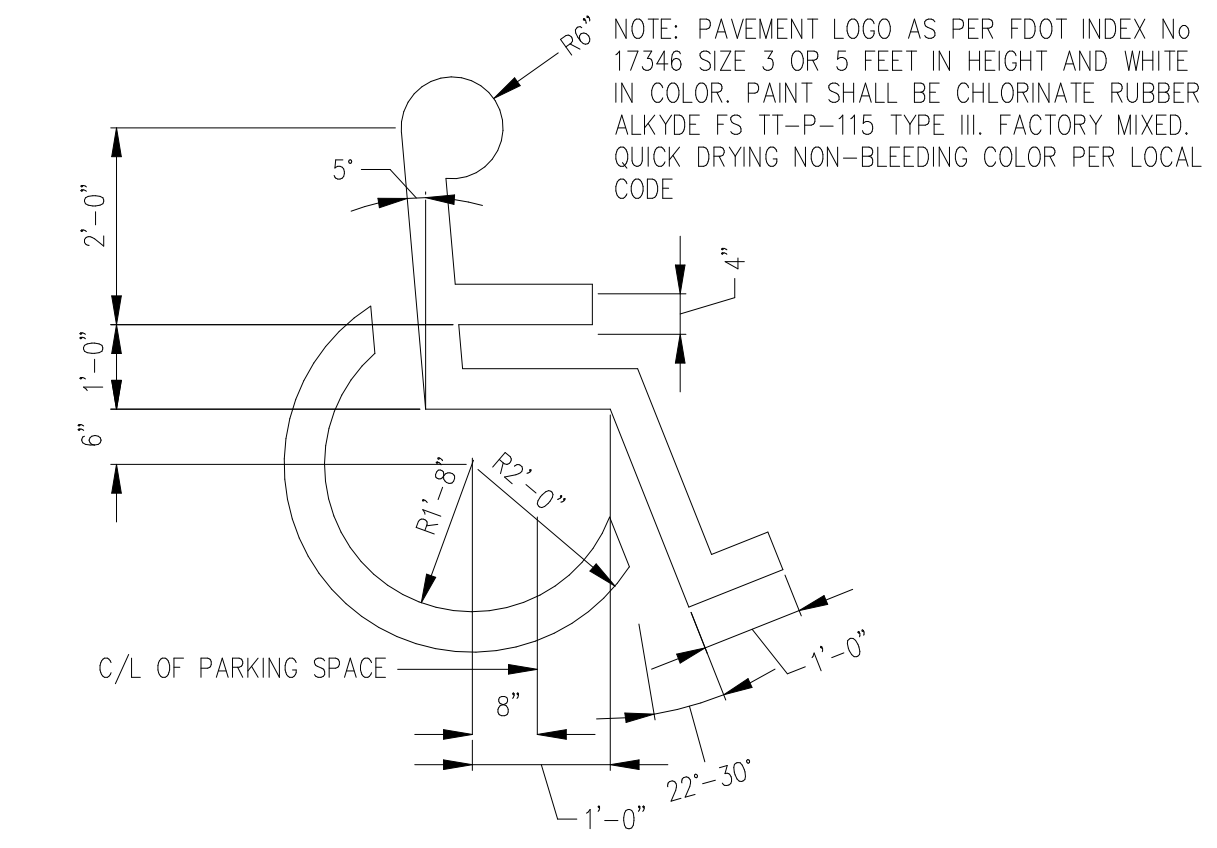
NOTE: 2" VERTICAL POSTS @ MAX. 48" O.C. SPACING



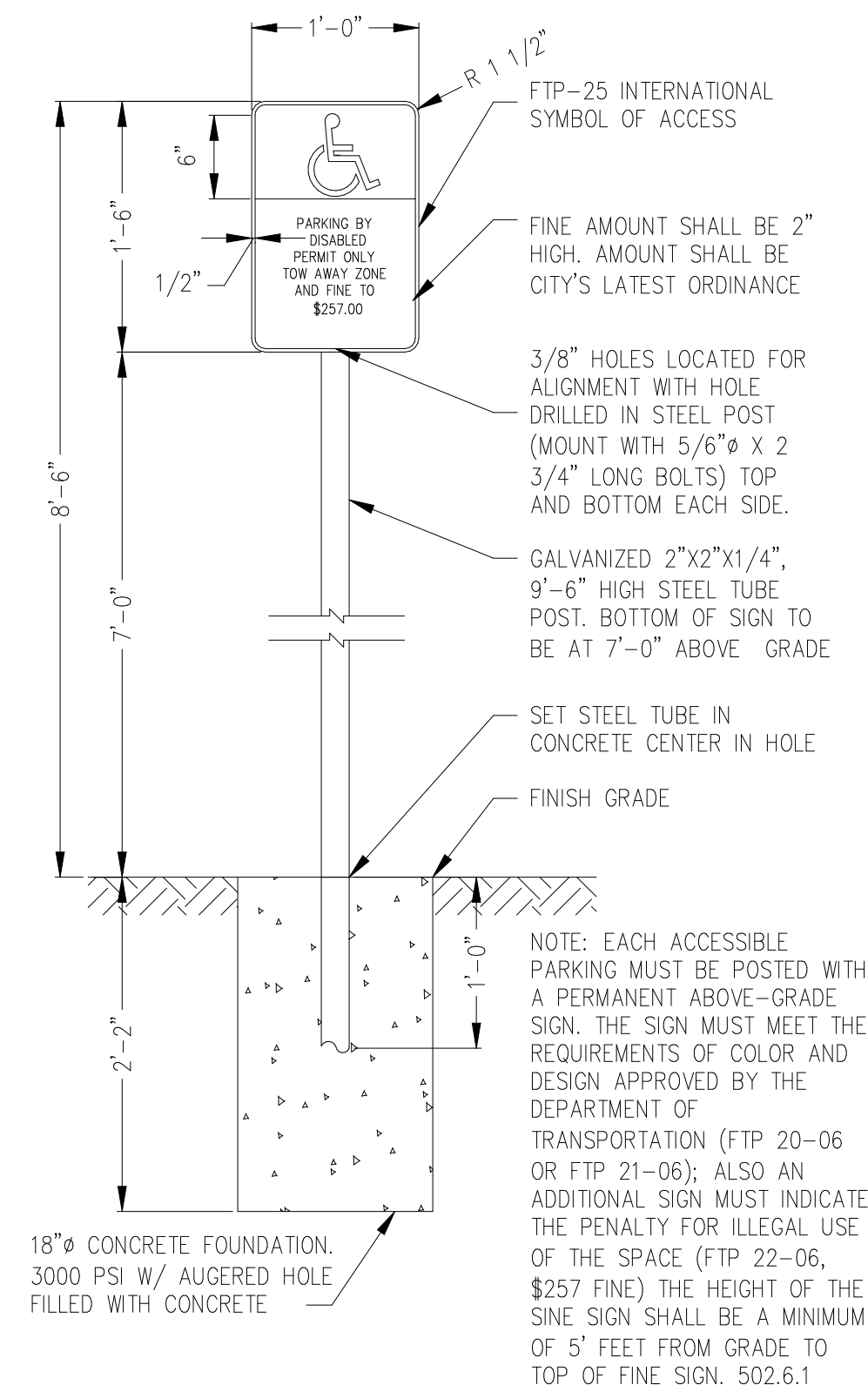
1 DECORATIVE FENCE DETAIL  
A-1.08 SCALE: 3/4" = 1'-0"



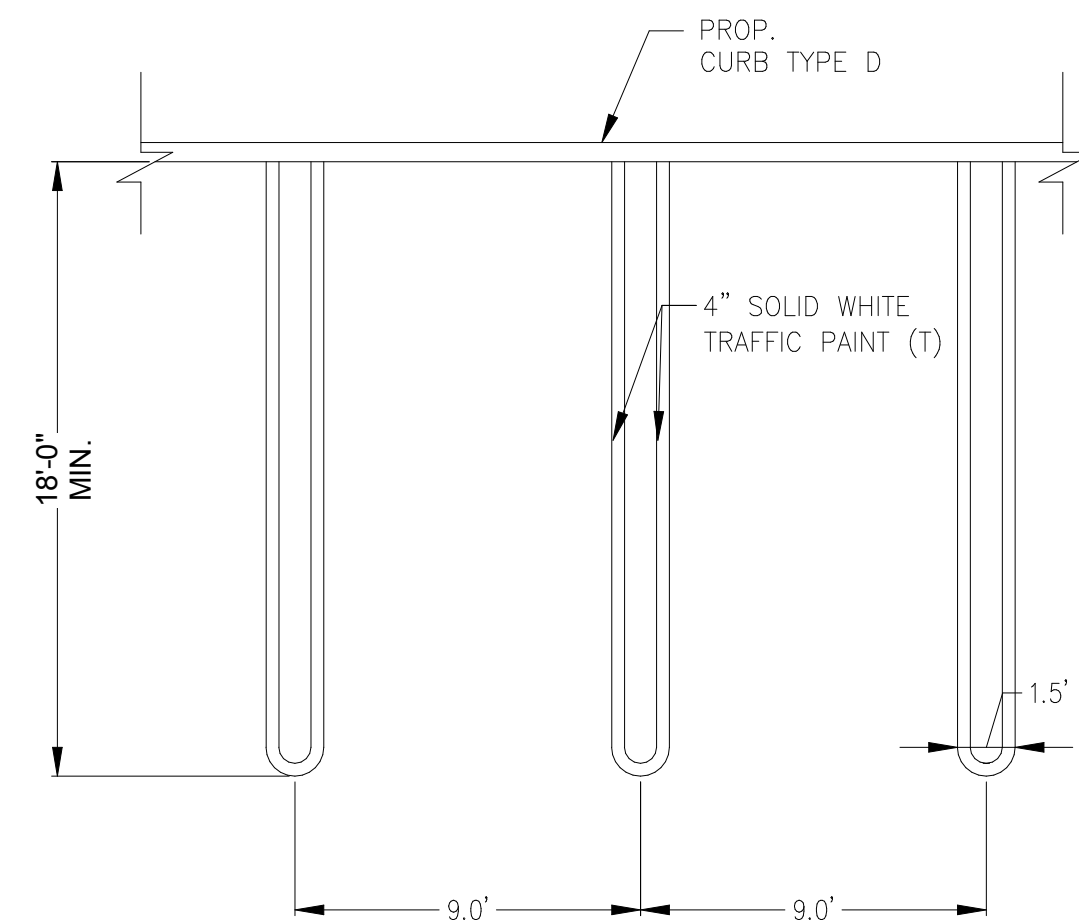
3 HANDICAP PARKING SPACE TYPICAL  
A-1.08 SCALE: 1' = 1'-0"



4 HANDICAP SYMBOL DETAIL  
A-1.08 SCALE: 1' = 1'-0"



2 HANDICAP SIGN DETAIL  
A-1.08 SCALE: 1' = 1'-0"



5 STANDARD PARKING DETAIL  
A-1.08 SCALE: 1' = 1'-0"

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REVISION HISTORY:			
DESCRIPTION	DATE	MARK	
DRC Comments	Work	Proposed	2/10/22

SEAL:

10.29.2022 DRC SUBMISSION

TYPICAL DETAILS

**A-1.08**

Printed: 10/27/22



1 24'-0" UNIT EAST ELEVATION - TYPICAL  
 A-2.00 SCALE: 3/16" = 1'-0"



2 24'-0" UNIT WEST ELEVATION - TYPICAL  
 A-2.00 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

**STUDIO PATRICK SOARES**  
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 AR9203  
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REVISION HISTORY:

DESCRIPTION	DATE	MARK
DRC Comments	Work	1

SEAL:  
 24'-0" ELEVATIONS  
**A-2.00**  
 Printed: 10/27/22

10.29.2022 DRC SUBMISSION

Work in Progress



1  
A-2.02  
30'-0" UNIT EAST ELEVATION - TYPICAL  
SCALE: 3/16" = 1'-0"



2  
A-2.02  
30'-0" UNIT WEST ELEVATION - TYPICAL  
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

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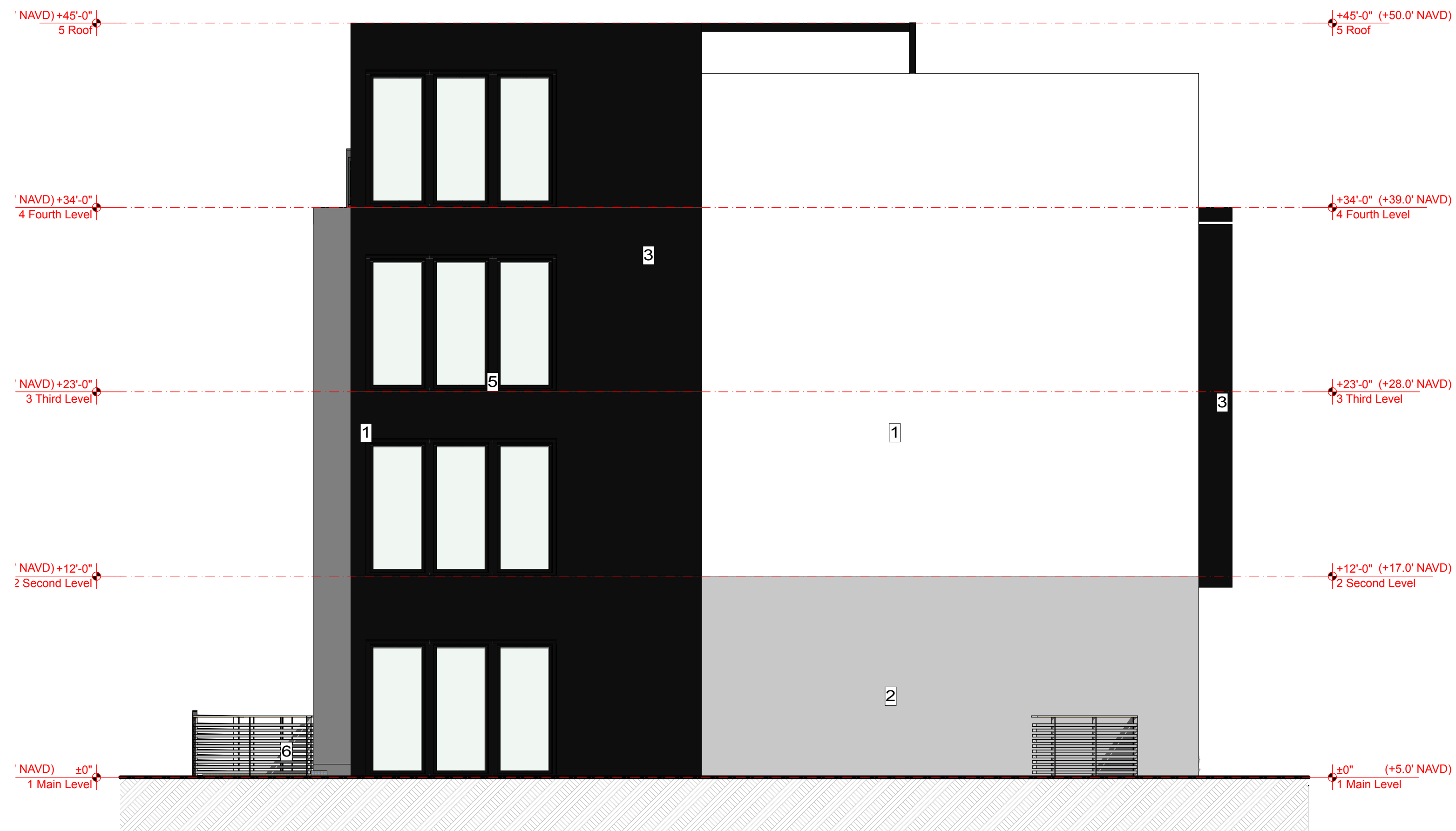
REVISION HISTORY:

DESCRIPTION	DATE	MARK
DRC Comments	Work	10/27/22

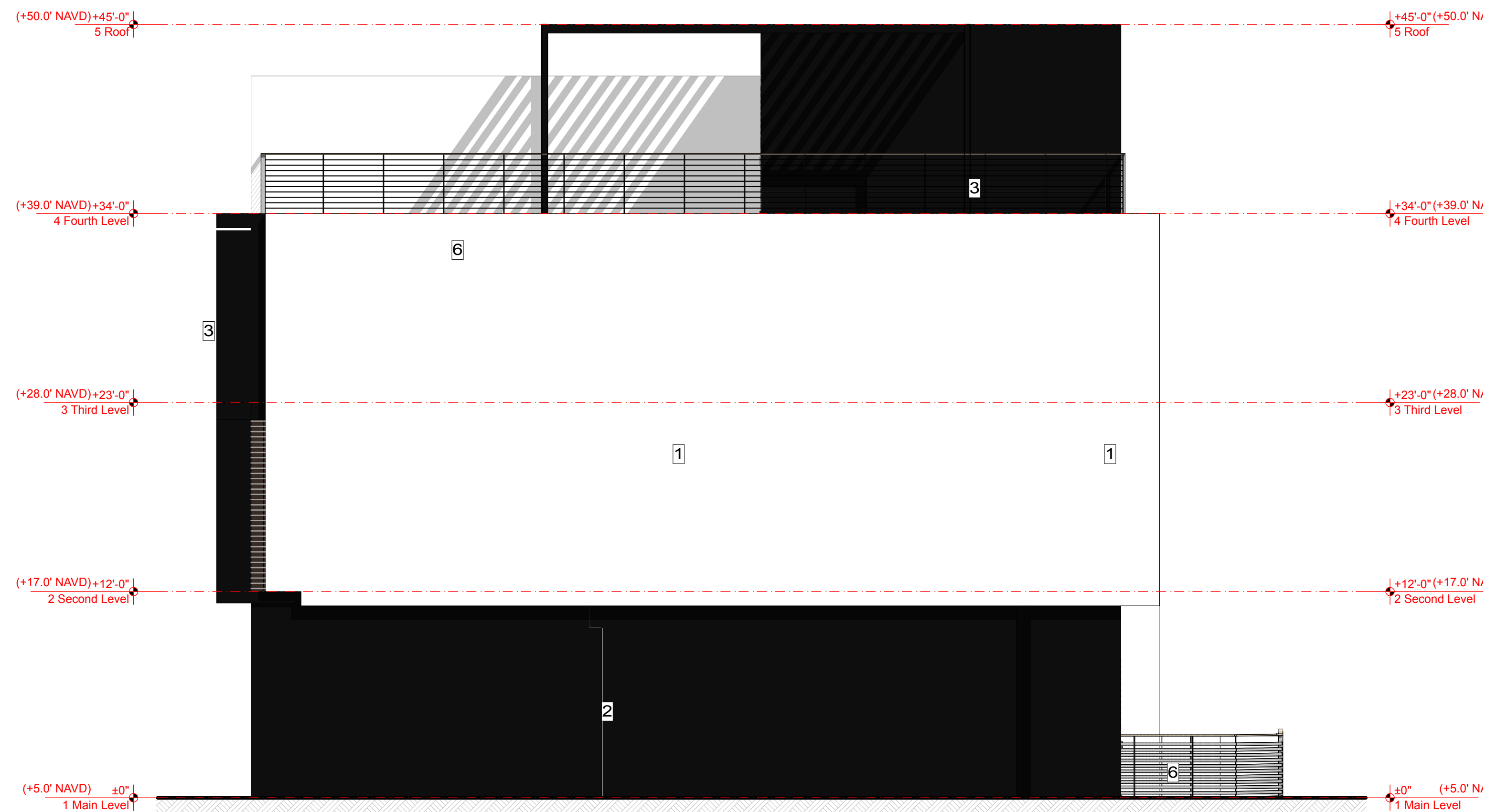
SEAL:  
 30'-0" ELEVATIONS

**A-2.02**

10.29.2022 DRC SUBMISSION



1 24'-0" UNIT SOUTH ELEVATION - TYPICAL  
A-2.01 SCALE: 3/16" = 1'-0"



2 24'-0" UNIT NORTH ELEVATION - TYPICAL  
A-2.01 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

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REVISION HISTORY:			
DESCRIPTION	DATE	MARK	
DRC Comments	Work	10/27/22	AS

SEAL:  
  
24'-0" ELEVATIONS  
**A-2.01**  
Printed: 10/27/22

10.29.2022 DRC SUBMISSION

Work in Progress



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AR0203  
 AC26003946

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

REVISION HISTORY:

DESCRIPTION	DATE	MARK
DRC Comments	Work	10/27/22

SEAL:

RENDER VIEW

**A-2.02**

10.29.2022 DRC SUBMISSION

Work in Progress



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REVISION HISTORY:

DESCRIPTION	DATE	MARK
DRC Comments	Work	10/27/22

SEAL:  
 RENDER VIEW

**A-2.03**  
 Printed: 10/27/22

10.29.2022 DRC SUBMISSION

Work in Progress



**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,

*M. Reins*

Morgan Reins  
Senior Environmental Analyst

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

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • 1-800-432-2045 • www.sfwmd.gov

South Beach Townhomes  
Application No. 211119-32242 / Permit No. 56-106191-P  
Page 2

**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](#)

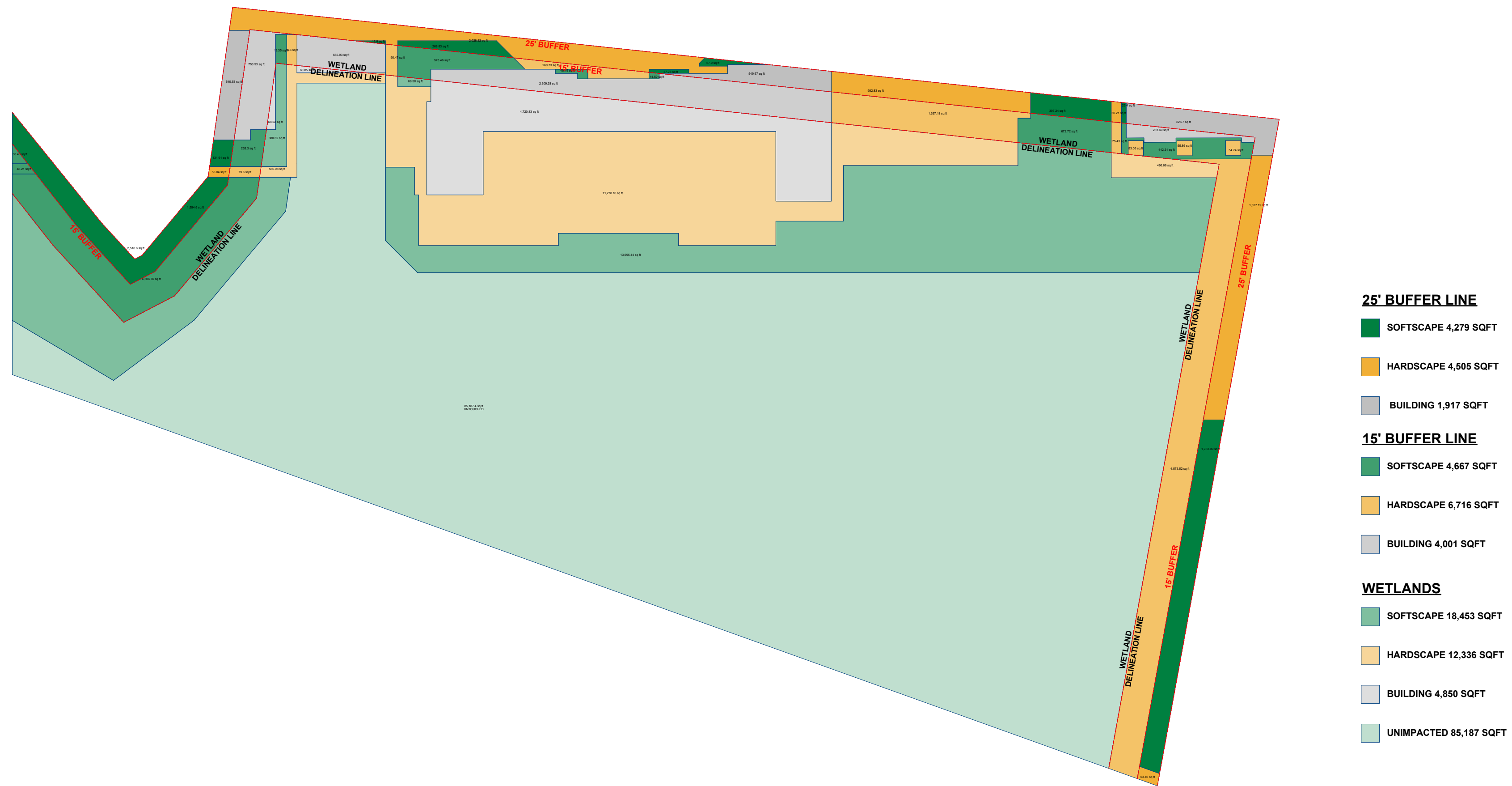
[Exhibit 2.0 Wetland Map](#)

Exhibit No: 1.0	Exhibit Created On: 2021-12-01	ST. LUCIE COUNTY, FL	Application
REGULATION DIVISION		Project Name: South Beach Townhomes	Permit No: 56-106191-P
Application Number: 211119-32242		Application Number: 211119-32242	
Created by IT GIS Section South Florida Water Management District			

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

FLUCCS Codes	
612	Mangrove Swamps - 2.77ac.
740	Disturbed Land - 4.1ac.

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



**STUDIO PATRICK SOARES**

4911 W. SAMPLE RD SUITE 308 COCONUT CREEK, FL 33073  
561 603 8395 STUDIO@FIELDAGENCYDESIGN

AR0203  
AA-26003946

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.

© STUDIO PATRICK SOARES

**OASIS TOWNHOMES**

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

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.

REVISION HISTORY:

DESCRIPTION	DATE	MARK

SEAL:

WETLANDS MITIGATION STRATEGY

**WMS-1**

Printed: 10/27/22

10.29.2022 DRC SUBMISSION

# STUDIO PATRICK SOARES

4911 W. Sample Rd, Suite 308, Coconut Creek, FL 33073

studio@patricksoares.com

561.603.8395

**PROJECT:** New Townhomes

**ADDRESS:** 901-1001 SOUTH OCEAN DR., FORT PIERCE, FL 34949

**PLAN CORRECTIONS REPORT #:** 22-43900001

**MUNICIPALITY:** Fort Pierce

**Date:** 09-07-2022

## ZONING CHANGE PUBLIC BENEFIT

We strongly believe this development is suited for a zoning change to planned development. With these changes we can offer a variety of public benefits that would otherwise be difficult. Some of which includes a complete enclosed development that would not further tax the surrounding arterial roads. A indirect benefit would be represented in an increase in overall property values as this development will set a new standard for the area. With increased property values the city would benefit from a higher tax base. By extension the higher tax base collected would then be returned to area residents in the form of more public benefits, cleaner beaches, improvements to education resources to only name a few.

The site has been sitting empty for quite some years creating an eye-sore in the community in terms of abandonment and underuse. We are proposing innovating site planning features as completely enclosed and self sufficient circulation. We are lining ocean drive with attractive and active townhomes that would encourage walkability and public interaction. The main facades facing ocean drive create the "Eyes on the Street" essential to a safe urban community.

Within the community we are offering adequate streets for interior circulation as well as promoting effective pedestrian activity. The community is surrounded by demarcated walkable paths. Traffic is slow and efficient with stop signs and bars focused on pedestrian circulation. Traffic will be further finetuned and controlled by offering a 2-lane entrance incoming from ocean thus quickly alleviating demand of Ocean Dr. By the same line of thought, traffic exiting the community onto Ocean Dr. will be through a single lane thus slowly adding traffic back onto the same road. Furthermore, we have designed 2 exits only point on Crestview Dr. to further mitigate any possible traffic demand.

Given that our part of our site is Wetland designated we are proposing limited interventions. Though larger wetland intervention would be granted to us by the Department of Environmental Protection in the form of mitigation points, we chose to encroach only on what was necessary for functionality of the community. The innovation in the use of the wetland to us is in the program. We are offering programs such as dog parks, picnic areas, walking paths all of which do not harm the wetlands. Quite the opposite, it celebrates the natural features of the wetlands and is an added benefit to the site and residents.



April 25, 2022

Sent via e-mail: JL@eastcoastrealtyusa.com

Joel Levy  
 East Coast Realty  
 1722 Sheridan St #374  
 Hollywood, FL 33020

**Re: Oasis Townhomes (Ft. Pierce)  
 Trip Generation and Distribution  
 Parcel ID: 2401-412-0004-000-0/-0005-000-7**

Dear Joel,

JFO Group Inc. has been retained to evaluate a Trip Generation and Distribution analyses as required by the application for the Oasis Townhomes site plan in the City of Fort Pierce. The site is located west of Ocean Drive (SR A1A), ±¼ miles south of Seaway Drive in the City of Fort Pierce, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel Control Numbers associated with this project are 2401-412-0004-000-0/-0005-000-7. A copy of the property appraiser information for the site is included as Exhibit 1.

There is a proposal for 52 townhomes on the subject site. Exhibit 2 includes a copy of a conceptual site plan for the Oasis Townhomes project.

Project trip generation rates used for this analysis were based on the 11<sup>th</sup> Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. Exhibit 3 includes a copy of the ITE trip generation rates.

Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions while Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the proposed development. Figure 2 includes the traffic assignment for the project within a 1-mile radius.



**Figure 1 : Project Location**

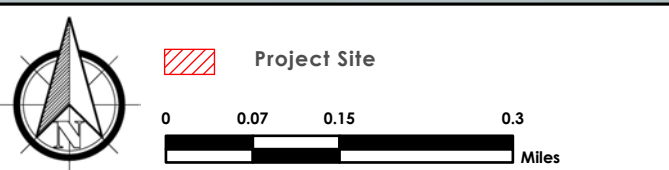
**Table 1: Trip Generation Rates**

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Housing	220	6.74	24%	76%	0.40	63%	37%	0.51

According to the Table 2, the net Daily, AM and PM peak trips potentially generated due to the proposed development are 350, 21 (5 In/16 Out) and 27 (17 In/10 Out) trips respectively.

**Table 2: Trip Generation**

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Townhomes	52 DUs	350	5	16	21	17	10	27



**Figure 2**  
**Traffic Assignment**  
**OASIS TOWNHOMES**



Trip distribution and assignment incorporates the characteristics of the proposed development as well as the surrounding network configuration. Table 3 presents a summary of the project impact on all major roadway links included within a 1-mile radius.

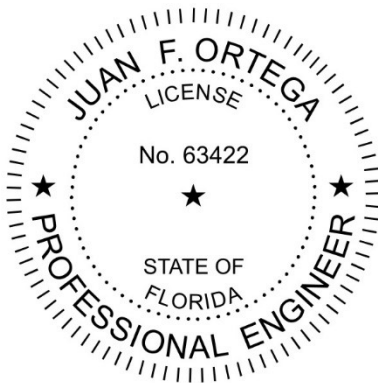
**Table 3: Project Impact**

Roadway	From	To	Ln	% Assignment	Peak Hour Peak Direction Project Traffic	
					AM	PM
SR A1A South	Blue Heron Blvd	Site	2	45.0%	7	8
SR A1A South	Site	Seaway Dr	2	55.0%	9	9
Seaway Dr	SR A1A South	South Causeway Park	2	50.0%	8	9

The Oasis Townhomes project is proposing 52 townhomes. This development will most likely generate 350 Daily trips where 21 (5 In/16 Out) trips will occur during the AM peak hour and 27 (17 In/10 Out) during the PM peak hour. The project will add 9 trips on the peak hour peak direction to SR A1A South. Project build-out is expected in the year 2025.

Sincerely,

**JFO GROUP INC**  
COA Number 32276



- Enclosures:
- Exhibit 1: Property Appraiser Information
  - Exhibit 2: Conceptual Site Plan
  - Exhibit 3: ITE Trip Generation

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on April 25, 2022 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

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

**Property Identification**

Site Address: 901 S OCEAN DR Map ID: 24/01S Parcel ID: 2401-412-0004-000-0 Zoning: HI Medium Account #: 14588 Use Type: 0000 Sec/Town/Range: 01/35S/40E Jurisdiction: Fort Pierce

**Ownership**

Oasis Townhouses LLC  
1722 Sheridan ST Pmb 374  
Hollywood, FL 33020

**Legal Description**

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 A 1A, 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)

**Current Values**

Just/Market:	Assessed:	Year	Just/Market	Assessed	Exemptions	Taxable
\$406,200	\$406,200	2021	\$406,200	\$406,200	\$0	\$406,200
Exemptions: \$0	Taxable: \$406,200	2020	\$406,200	\$406,200	\$0	\$406,200
		2019	\$406,200	\$406,200	\$0	\$406,200

**Historical Values 3-year**

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-12-2021	4725 / 0789	0205	WD	Kodsi (TR) Maurice	\$4,200,000
09-10-2003	1799 / 2419	XX02	WD	Muzzo Brothers Group Inc	\$2,266,900
11-01-1986	0521 / 0085	XX02	CV		\$2,350,000

**Primary Building Information**

Finished Area of this building: 0 SF  
Gross Sketched Area: 0 SF

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



Image or Sketch unavailable for display

**Total Areas**

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	2.89
Land Size (SF):	125,695
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt

**Property Identification**

Site Address: 1001 S OCEAN DR Map ID: 24/01S Parcel ID: 2401-412-0005-000-7 Zoning: HI Medium Account #: 14589 Use Type: 0000 Sec/Town/Range: 01/35S/40E Jurisdiction: Fort Pierce

**Ownership**

Oasis Townhouses LLC  
1722 Sheridan ST Pmb 374  
Hollywood, FL 33020

**Legal Description**

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 A 1A, 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 594.89 FT 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)

**Current Values**

Just/Market:	Assessed:	Year	Just/Market	Assessed	Exemptions	Taxable
\$772,200	\$772,200	2021	\$772,200	\$772,200	\$0	\$772,200
Exemptions: \$0	Taxable: \$772,200	2020	\$772,400	\$772,400	\$0	\$772,400
		2019	\$772,500	\$772,500	\$0	\$772,500

**Historical Values 3-year**

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-12-2021	4725 / 0789	0205	WD	Kodsi (TR) Maurice	\$4,200,000
09-10-2003	1799 / 2419	XX02	WD	Muzzo Brothers Group Inc	\$2,266,900
11-01-1986	0521 / 0085	XX02	CV		\$2,350,000

**Primary Building Information**

Finished Area of this building: 0 SF  
Gross Sketched Area: 0 SF

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



Image or Sketch unavailable for display

**Total Areas**

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	3.99
Land Size (SF):	173,780
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
6FT CB Wall	1	956	1999

All information is believed to be correct at this time, but is subject to change and is provided without any warranty. © Copyright 2022 Saint Lucie County Property Appraiser. All rights reserved.

All information is believed to be correct at this time, but is subject to change and is provided without any warranty. © Copyright 2022 Saint Lucie County Property Appraiser. All rights reserved.



# Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

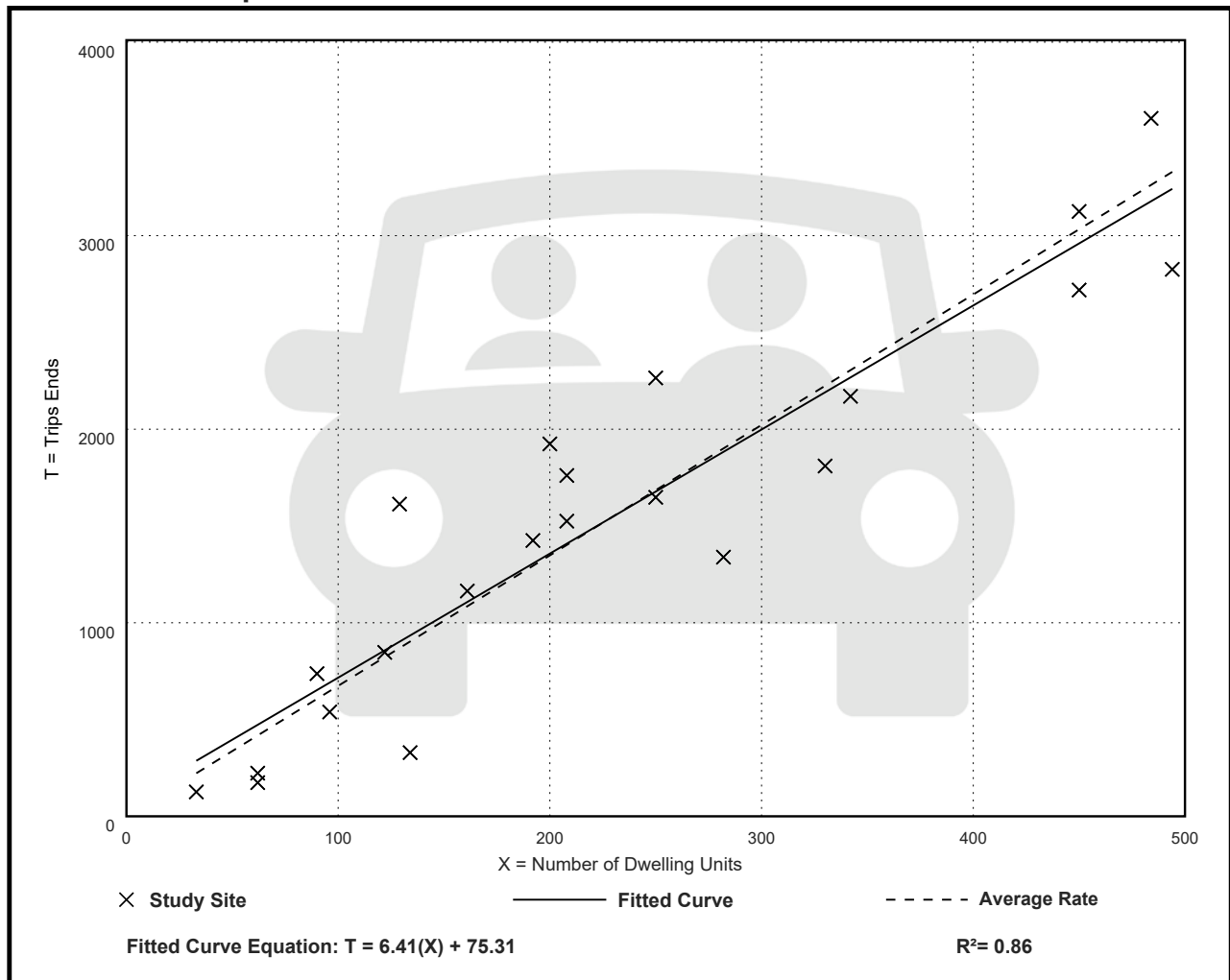
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

## Data Plot and Equation



# Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

## Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

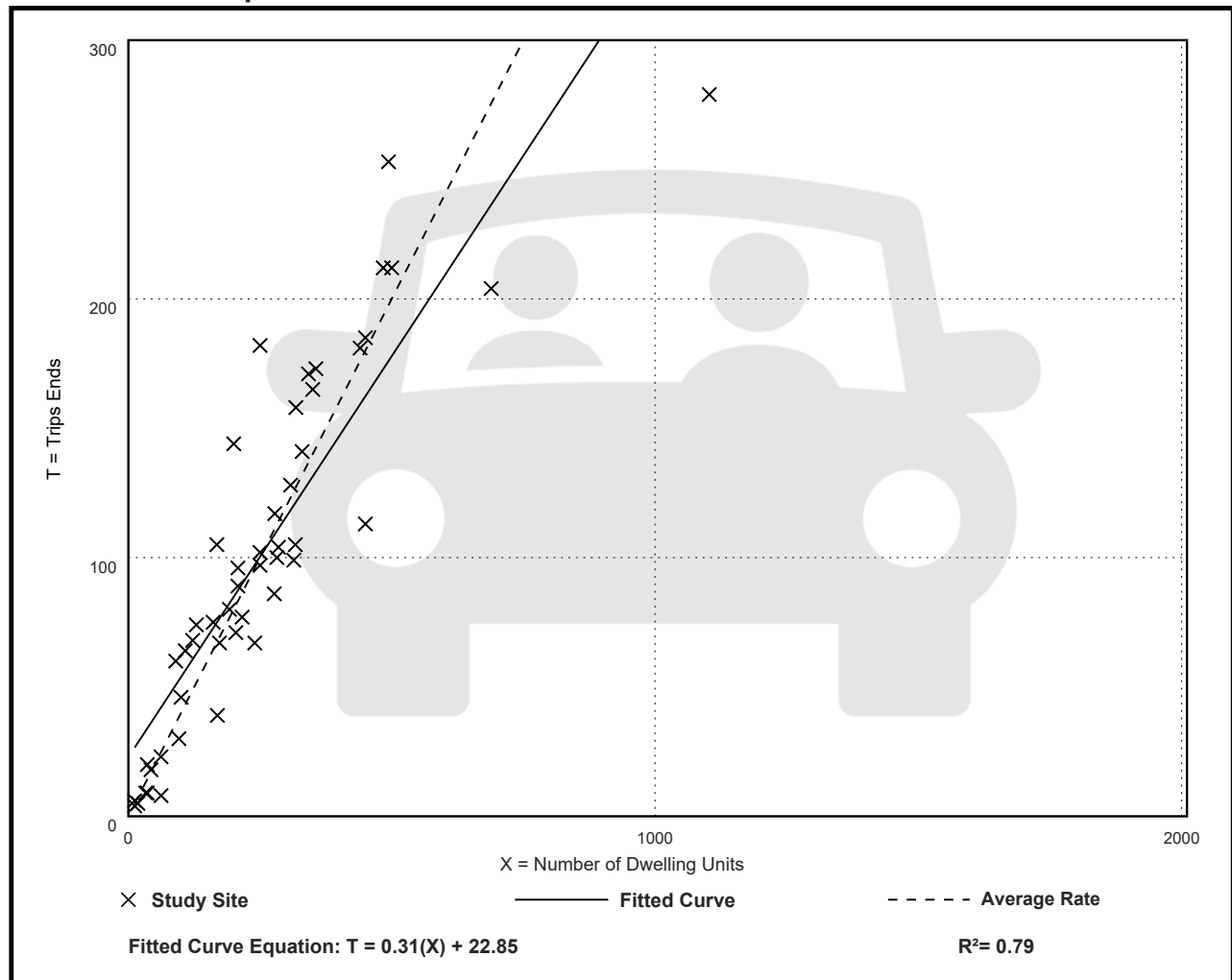
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

## Data Plot and Equation



# Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

## Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

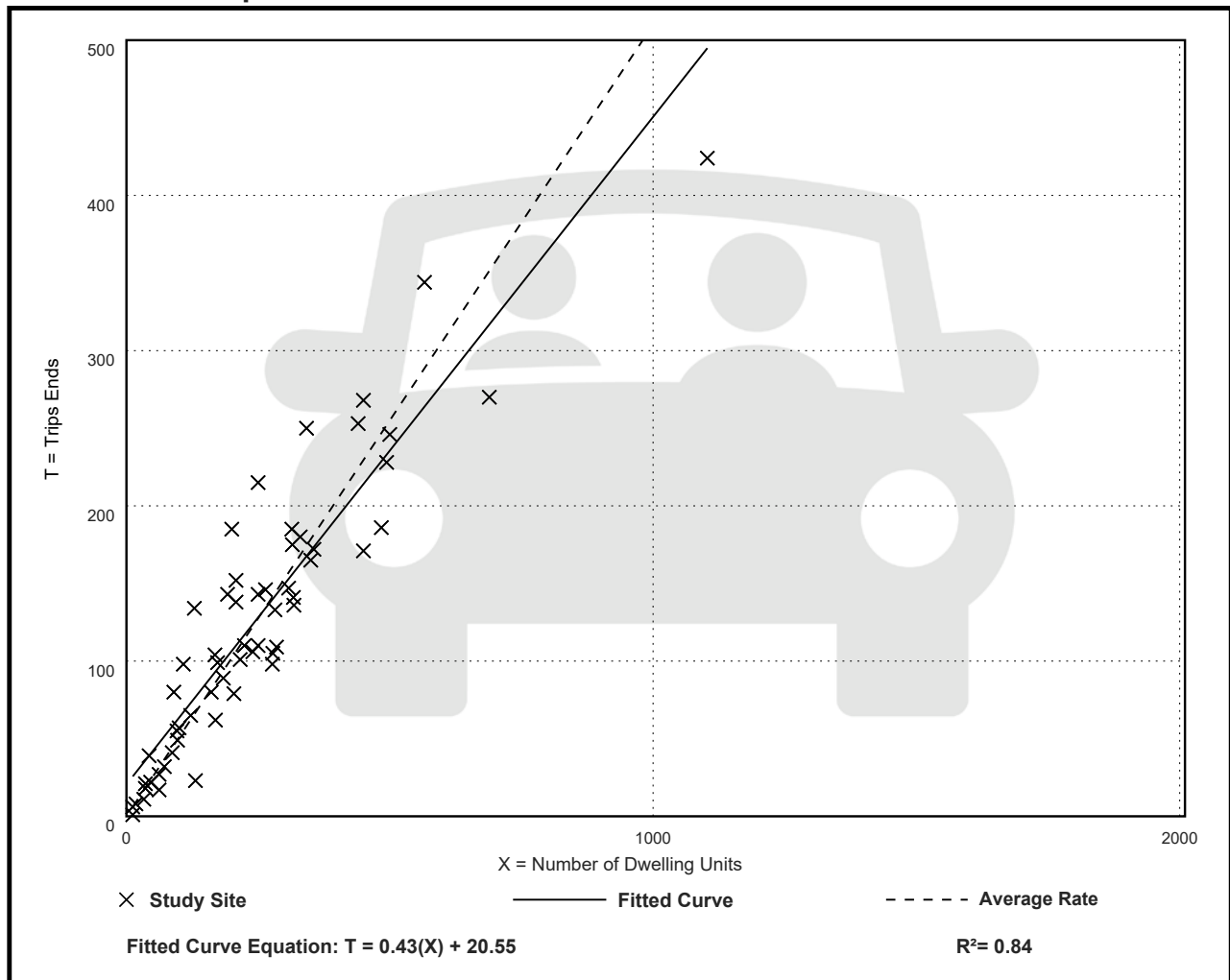
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

## Data Plot and Equation



## 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.

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

Site/Project Name Oasis Townhomes		Application Number		Assessment Area Name or Number Wetland 1	
FLUCCs code 612 - Mangroves		Further classification (optional)		Impact or Mitigation Site? Impact or Mitigation Site?	
Basin/Watershed Name/Number Indian River Lagoon		Affected Waterbody (Class)		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands The assessment 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 assessment 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 The Indian River Lagoon and associated tributaries lies to the west of the project.			Uniqueness (considering the relative rarity in relation to the regional landscape.)		
Functions The assessment area provides habitat for some coastal bird species. It does provide stability for the subject property against inundation and flooding.			Mitigation for previous permit/other historic use		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found ) Egrets and other fishing birds that may use mosquito ditches for foraging within the mangrove wetlands.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)		
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: Anthony A. Adams			Assessment date(s):		

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

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

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

<b>Optimal (10)</b>	<b>Moderate(7)</b>	<b>Minimal (4)</b>	<b>Not Present (0)</b>
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	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 increase post-development with impacts that will remain close to identified upland areas.				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>7</td> <td>0</td> </tr> </table>	w/o pres or current	with	7	0	
w/o pres or current	with				
7	0				
.500(6)(b)Water Environment (n/a for uplands)	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.				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>7</td> <td>0</td> </tr> </table>	w/o pres or current	with	7	0	
w/o pres or current	with				
7	0				
.500(6)(c)Community structure	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.				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>7</td> <td>0</td> </tr> </table>	w/o pres or current	with	7	0	
w/o pres or current	with				
7	0				

Score = sum of above scores/30 (if uplands, divide by 20)	
current	
or w/o pres	
with	
0.7	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) = <b>-0.56</b> (Primary)
(-0.7) x (0.59) = <b>-0.41</b> (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) = <b>1.37</b>

November 19, 2021

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

**VIA Email:**            [studio@fieldagency.design](mailto: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 26<sup>th</sup> Street, Ste. 206  
(561) 603 8395  
[studio@fieldagency.design](mailto: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 it does not have significant associations and is therefore not considered to be native habitat.

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

\*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.

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

\*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 aeriels. 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.



# Environmental Assessment

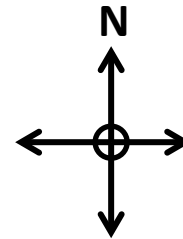
S Ocean Drive  
Fort Pierce, St. Lucie County, FL

## Location Map

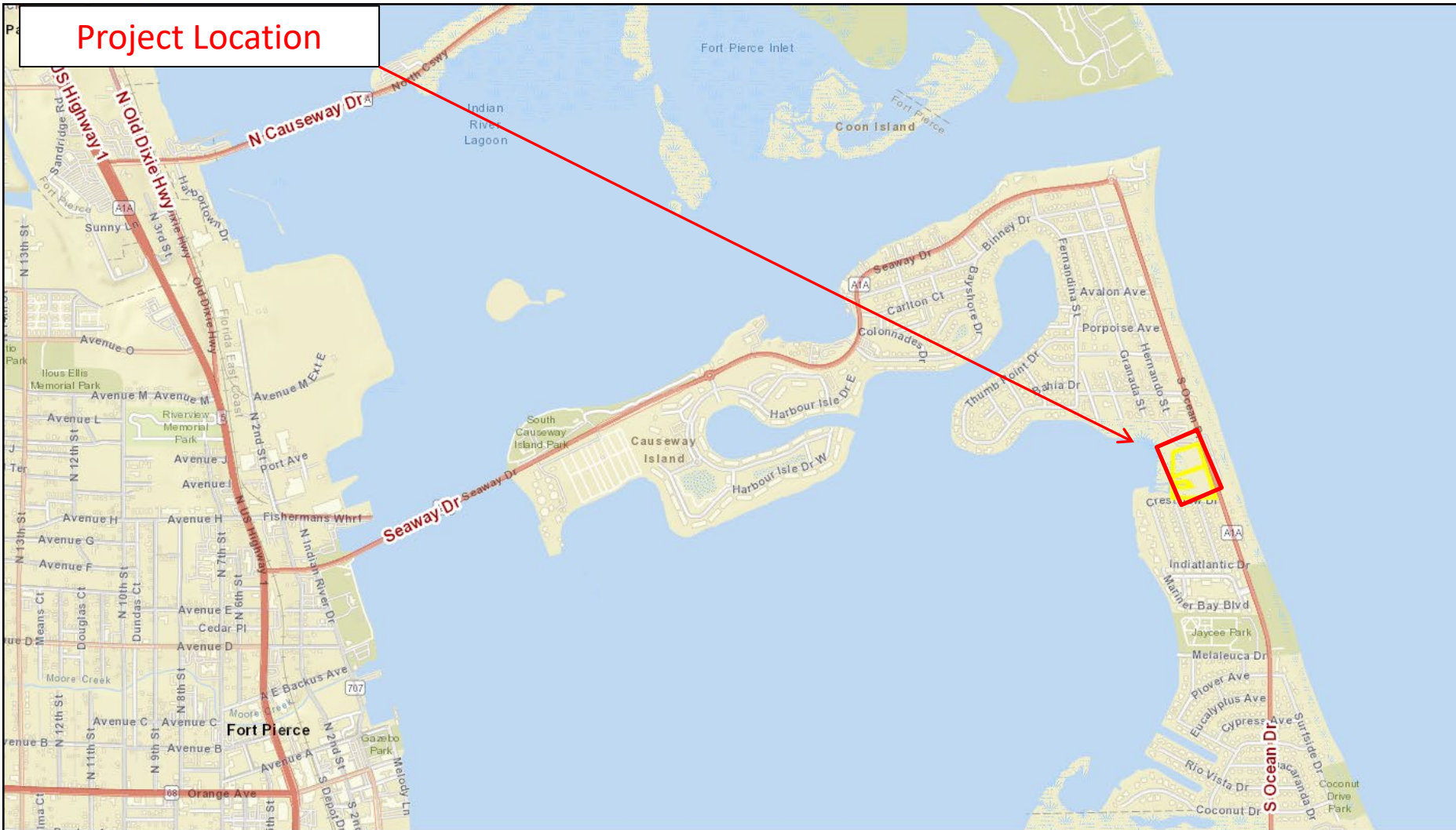
Project: 21-524

Field Agency Architecture

11/17/2021



### Project Location





# Environmental Assessment

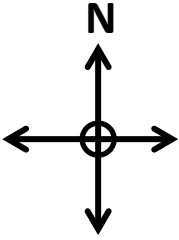
S Ocean Drive  
Fort Pierce, St. Lucie County, FL

## Property Appraiser Map

Project: 21-524

Field Agency Architecture

11/17/2021



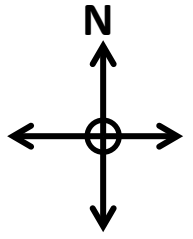


ENGINEERS SURVEYORS ENVIRONMENTAL

# Environmental Assessment

S Ocean Drive  
Port St. Lucie, St. Lucie County, FL

## Soil Map

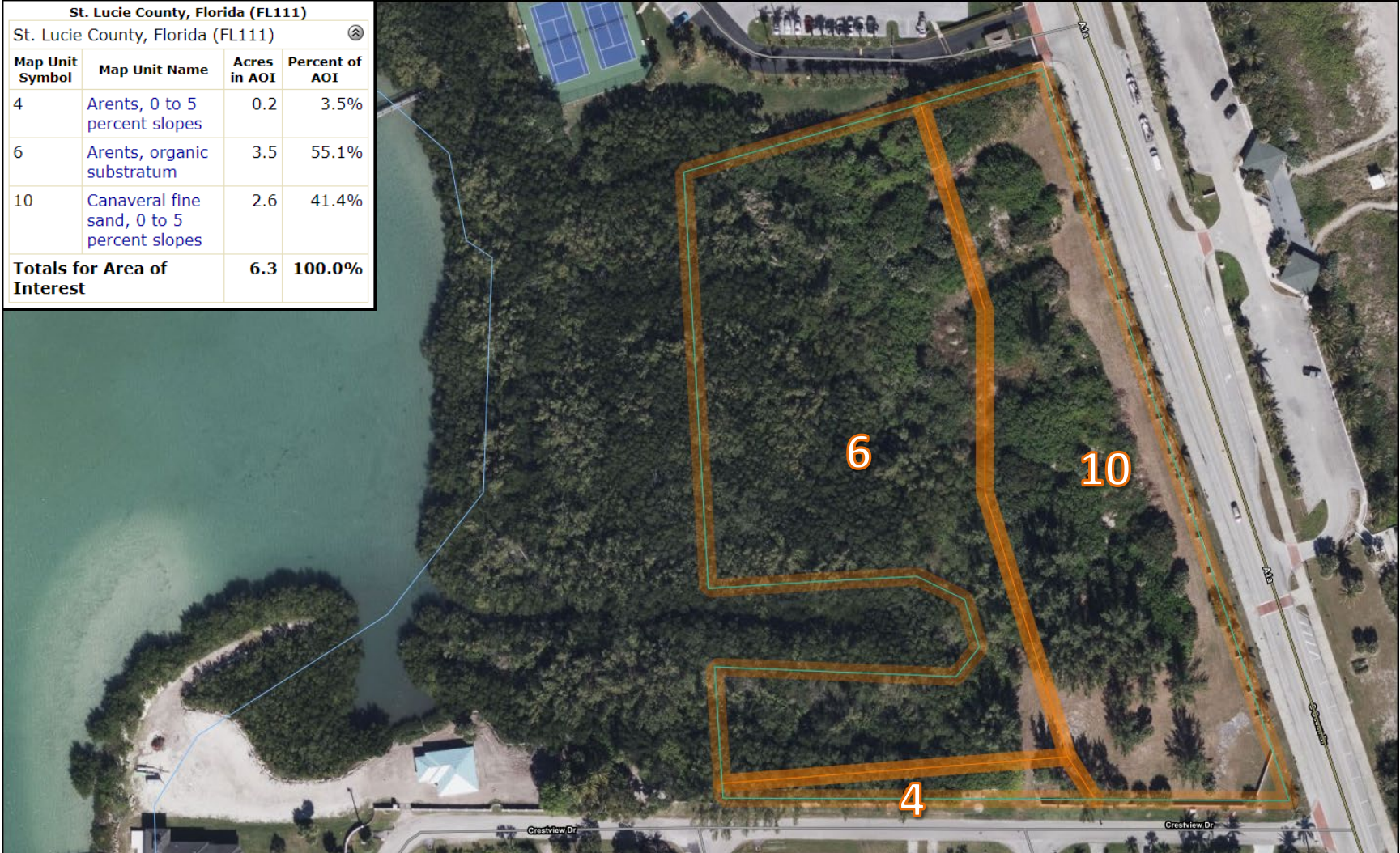


Project: 21-524

Field Agency Architecture

11/15/2021

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%
<b>Totals for Area of Interest</b>		<b>6.3</b>	<b>100.0%</b>





# Environmental Assessment

S Ocean Drive

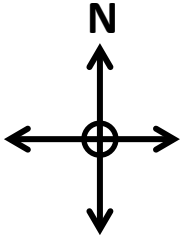
Port St. Lucie, St. Lucie County, FL

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

Project: 21-524

Field Agency Architecture

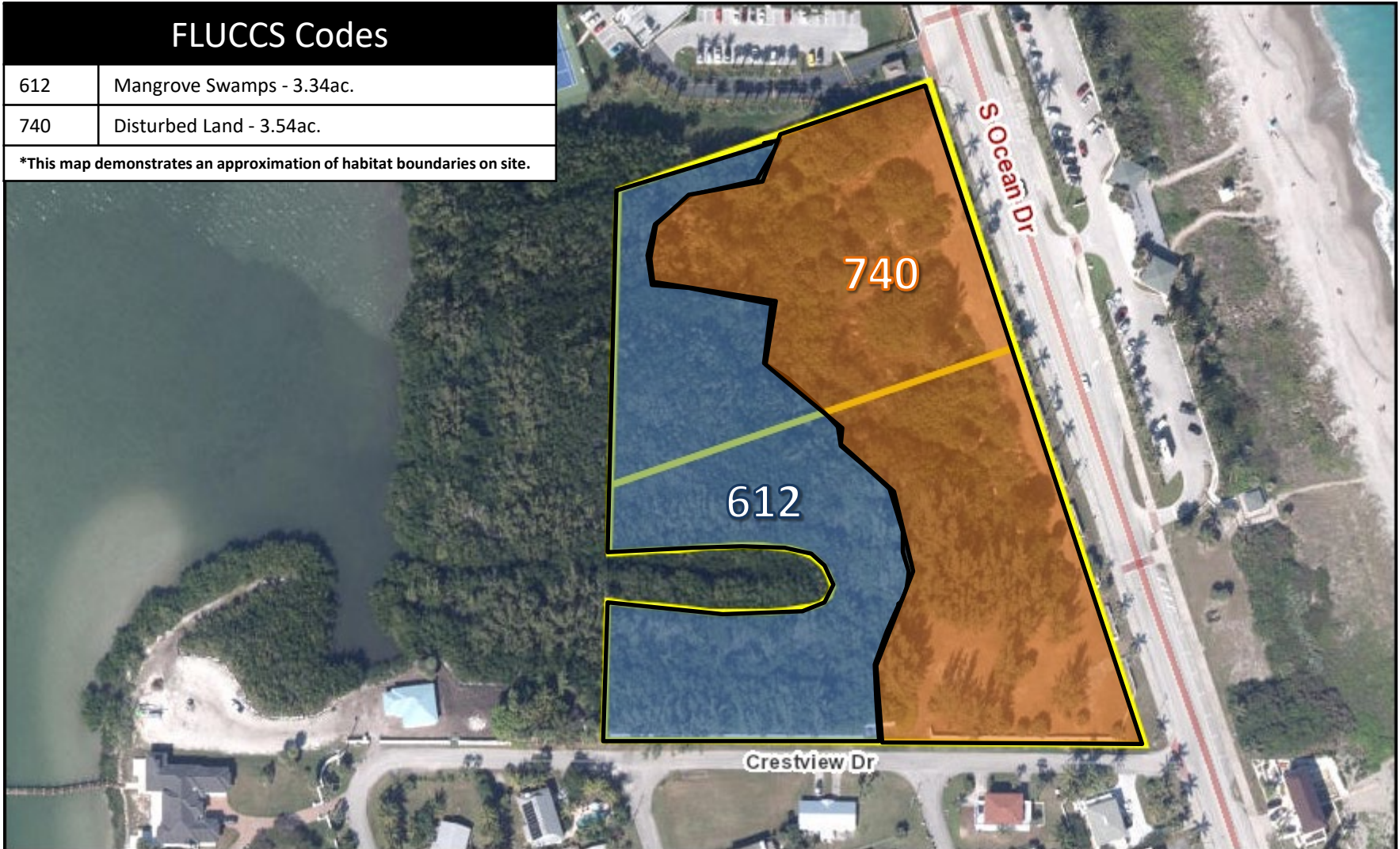
11/17/2021



## FLUCCS Codes

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

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





# Environmental Assessment

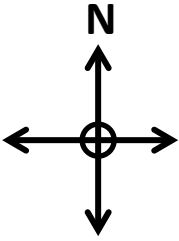
S Ocean Drive  
Fort Pierce, St. Lucie County, FL

Historical Aerial Map (1994)

Project: 21-524

Field Agency Architecture

11/17/2021



Estimated Property Boundary





# Environmental Assessment

S Ocean Drive

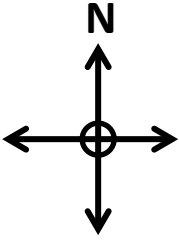
Fort Pierce, St. Lucie County, FL

## St. Lucie County Property Appraiser Wetland Inventory Map

Project: 21-524

Field Agency Architecture

11/17/2021



1650 NE 26<sup>th</sup> 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 be satisfied 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 per unit.
- d. Multifamily housing developments will utilize a lot with a gross density that shall not exceed eight units per acre.
- e. The minimum lot width for duplexes, triplexes, quadraplexes and multifamily housing developments 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 lot width 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 shall be 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. The minimum 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 be 15 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 lots the 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, quadruplexes and multifamily 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 rear lot 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 combined projection 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 the lot area.
- b. Buildings for principal residence in townhome developments and townhome dwelling lots shall 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 Indian River 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 supporting infrastructure. 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 20 percent;
- b. Landscape tree planting requirements as specified in section 125-314 shall be increased by 20 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 shall be 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 common areas 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 the front 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 rear of 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 specified in section 125-313.
- (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this 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, no more 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 or unenclosed area will not be permitted in such an area.
- (6) All uses will comply with applicable access, parking and loading standards in sections 125-315 and 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.

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 proposed 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 Residential of 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 curblineline 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.
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	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 park or keep such equipment on any public street, avenue, alley or other thoroughfare, or any right-of-way through 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 permit has been issued by the city, and said permit is properly displayed on the premises. Industrial equipment use clearing, tree trimming or removal, lawn care and related services, is also included, 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.
- 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, lawn care 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 provided with lighting as follows:
  - a. For commercial, industrial and governmental uses, a minimum average of two footcandles;
  - b. For multistore 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 ratio 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,

A handwritten signature in blue ink that reads "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](#)

1650 NE 26<sup>th</sup> 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 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.
- (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 be satisfied 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 per unit.
- d. Multifamily housing developments will utilize a lot with a gross density that shall not exceed eight units per acre.
- e. The minimum lot width for duplexes, triplexes, quadraplexes and multifamily housing developments 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 lot width 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 shall be 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. The minimum depth of the front yard for other uses shall be 25 feet.
- b. The minimum depth of the side yards for triplexes, quadraplexes 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 be 15 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 lots the 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 and multifamily 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 rear lot 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 combined projection 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 the lot area.
  - b. Buildings for principal residence in townhome developments and townhome dwelling lots shall 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 Indian River 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 supporting infrastructure. 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 20 percent;
  - b. Landscape tree planting requirements as specified in section 125-314 shall be increased by 20 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 shall be 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 common areas 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 the front 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 rear of 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 specified in section 125-313.
- (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this 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, no more 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 or unenclosed area will not be permitted in such an area.
- (6) All uses will comply with applicable access, parking and loading standards in sections 125-315 and 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 Residential of 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 curblineline 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 park or keep such equipment on any public street, avenue, alley or other thoroughfare, or any right-of-way through 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 permit has been issued by the city, and said permit is properly displayed on the premises. Industrial equipment use clearing, tree trimming or removal, lawn care and related services, is also included, 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.
  - 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, lawn care 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 or 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 provided with lighting as follows:
    - a. For commercial, industrial and governmental uses, a minimum average of two footcandles;
    - b. For multistore 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 ratio 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

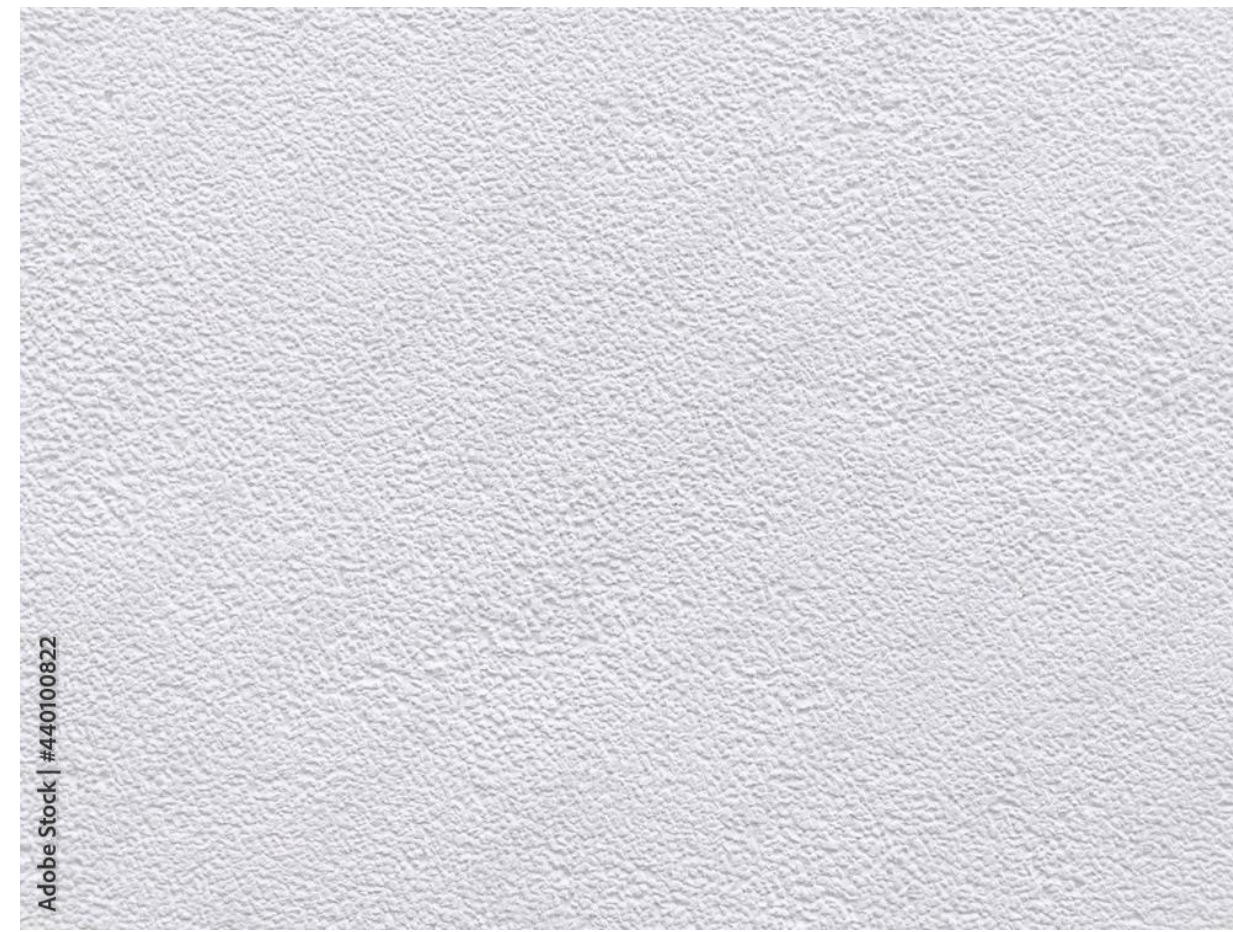
that such installation meets with requirements imposed by this section. Such letter and certification are not required for lighting involved with uses where site plan approval under [section 125-313](#) is unnecessary through such lighting is otherwise subject to the requirements of this section.

(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)



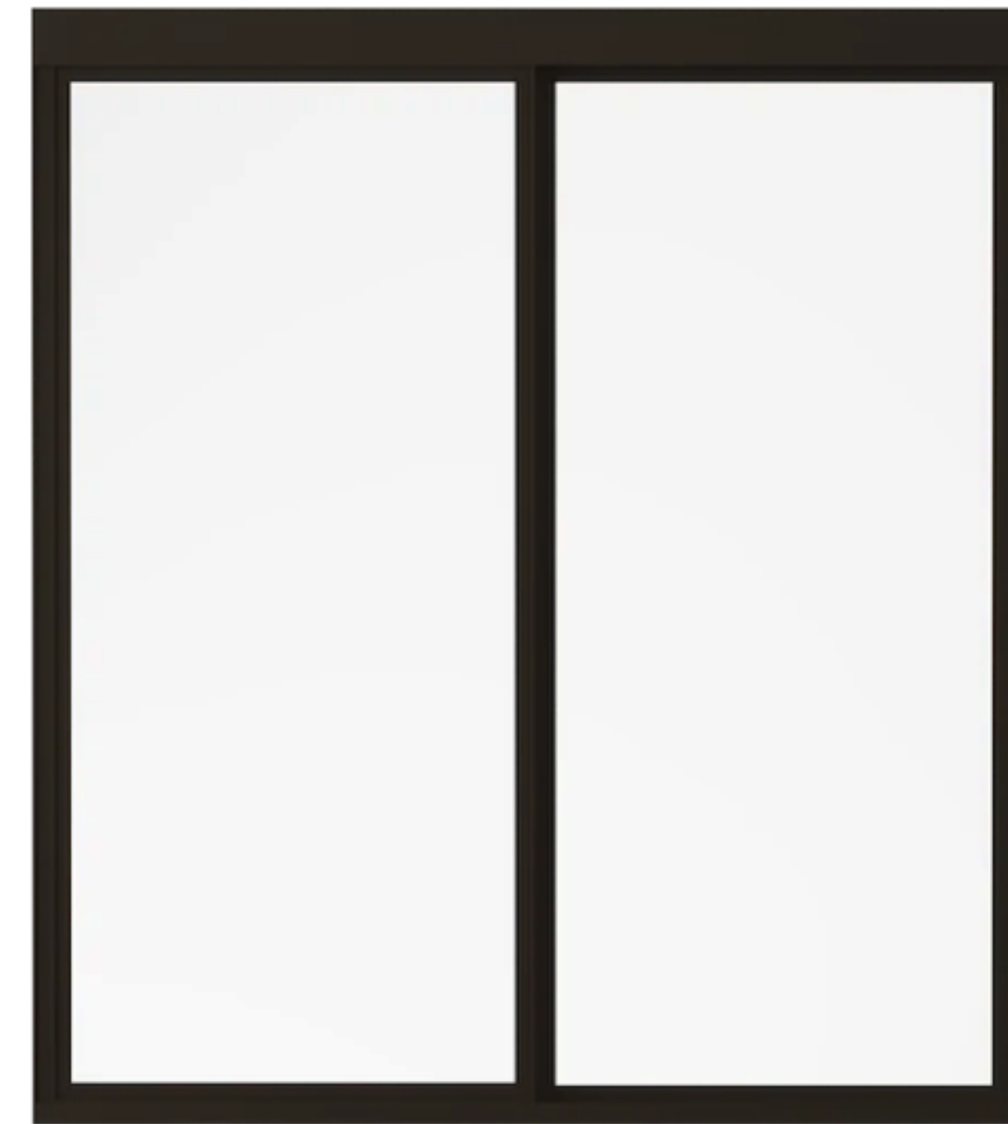
**WOOD COMPOSITE WALL CLADDING**  
**COLOR: MERCER CHERRY**  
**MANUFACTURER: PRODEMA**

**ELEVATION KEY:** 4



**STUCCO SMOOTH FINISH**  
**COLOR: WHITE**

**ELEVATION KEY:** 1



**ALUMINUM WINDOWS**  
**COLOR: BRONZE**  
**MANUFACTURER: PGT**  
**ELEVATION KEY:** 5



**STUCCO ROUGH FINISH**  
**COLOR: CHARCOAL**

**ELEVATION KEY:** 3



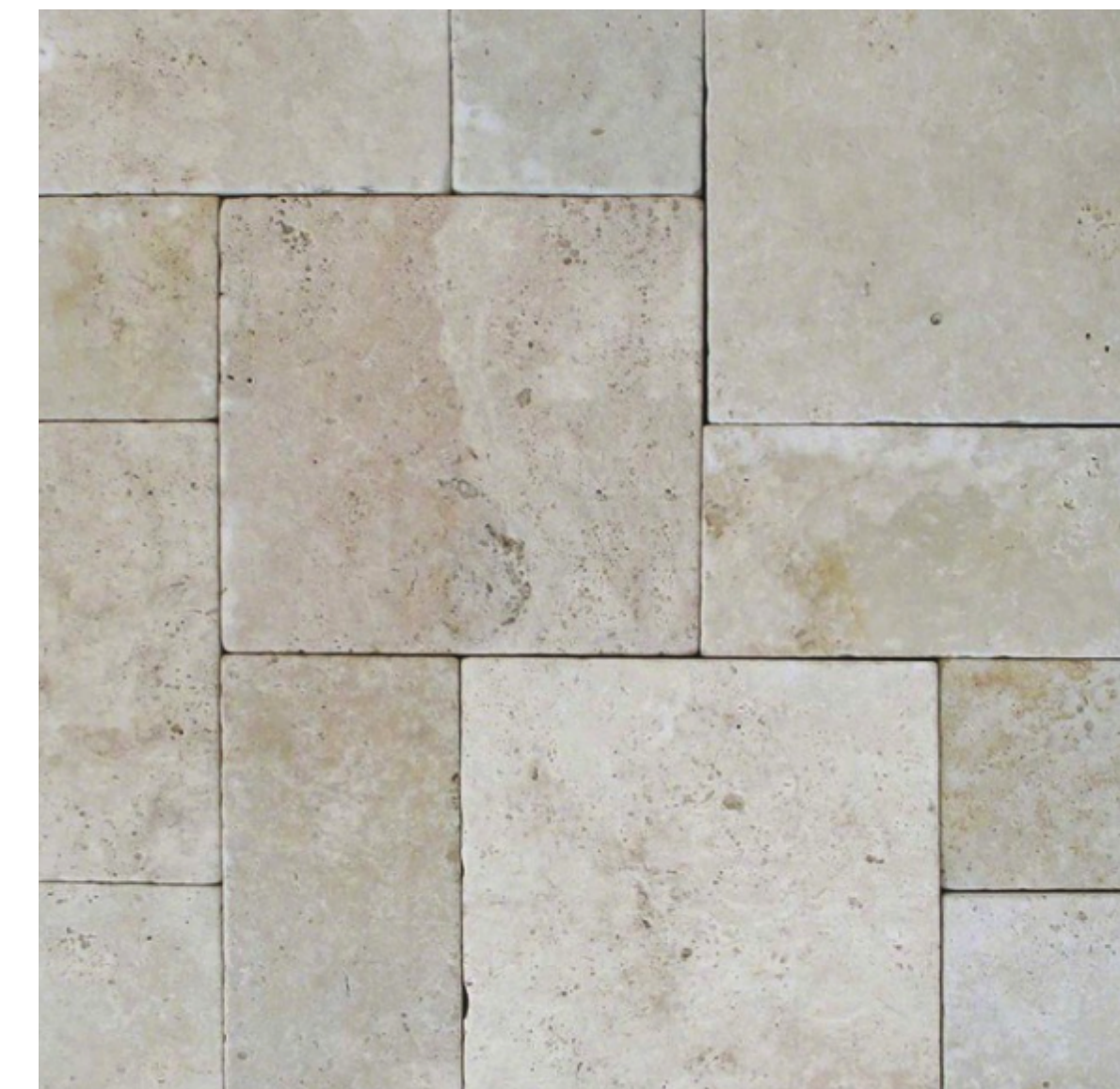
**STUCCO SMOOTH FINISH**  
**COLOR: GRAY**

**ELEVATION KEY:** 2



**FENCE & RAILING**  
**COLOR: BRONZE**  
**MANUFACTURER: CITYPOST**

**ELEVATION KEY:** 6



**STONE PAVERS (GROUND)**  
**COLOR: TUSCANY BEIGE**  
**MANUFACTURER: TIESLBY**

**ELEVATION KEY:** 7

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.

**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

**04.29.2022 DRC SUBMISSION**

Materials & Texture  
**MT**

### 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:

### 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



### Total Areas

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

**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

### Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

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

### 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

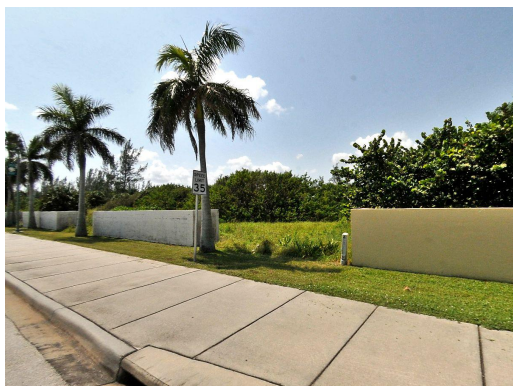
Gross Sketched Area: 0 SF

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 Assesments 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

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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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and Planned Development Law  
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Local Government Law

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(954) 332-2467

Stuart Office:  
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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)*.

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

**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.
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- (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.

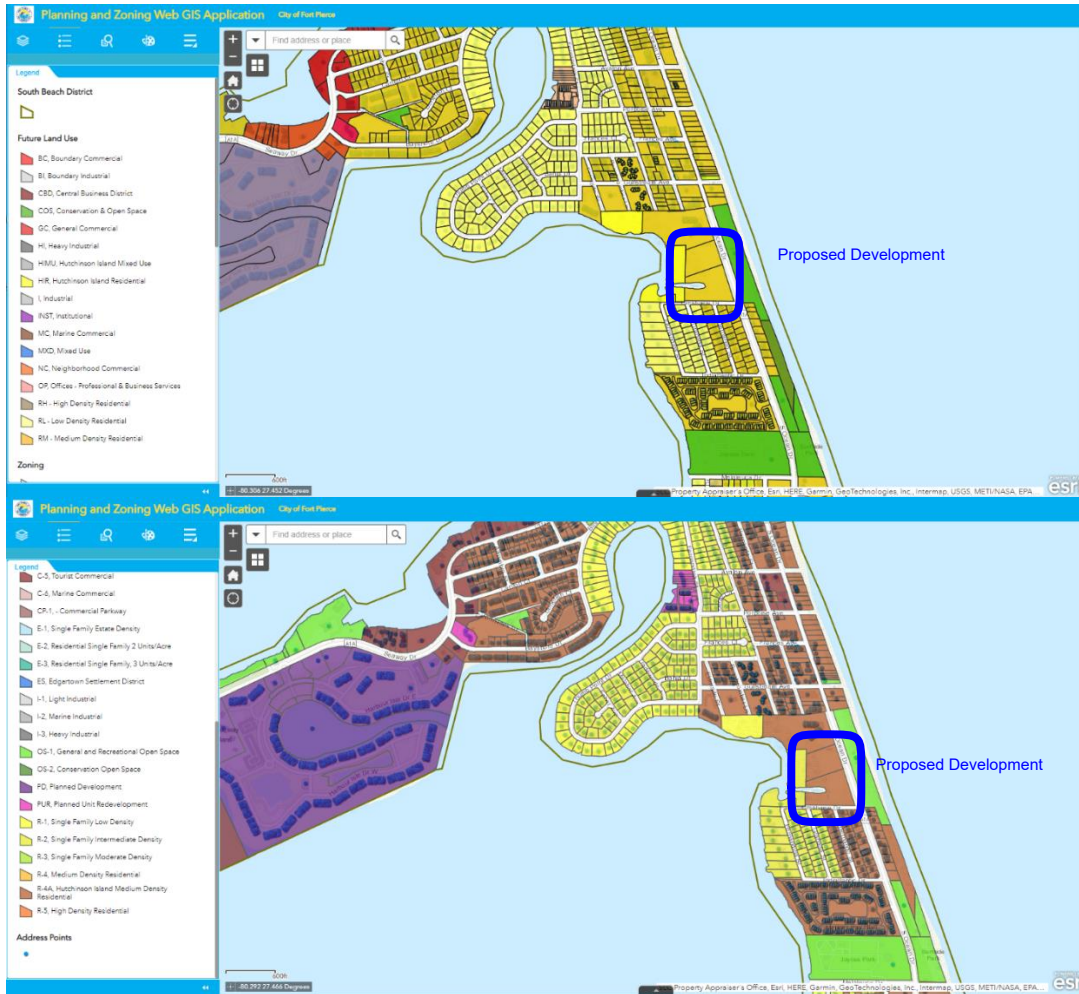
(h) *Expiration of an approved PD plan.* Any planned development approval for a project which has failed to commence by securing a building permit for a vertical improvement in accordance with the approved PD plans within two years of final approval of the planned development, shall be considered expired. 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:**

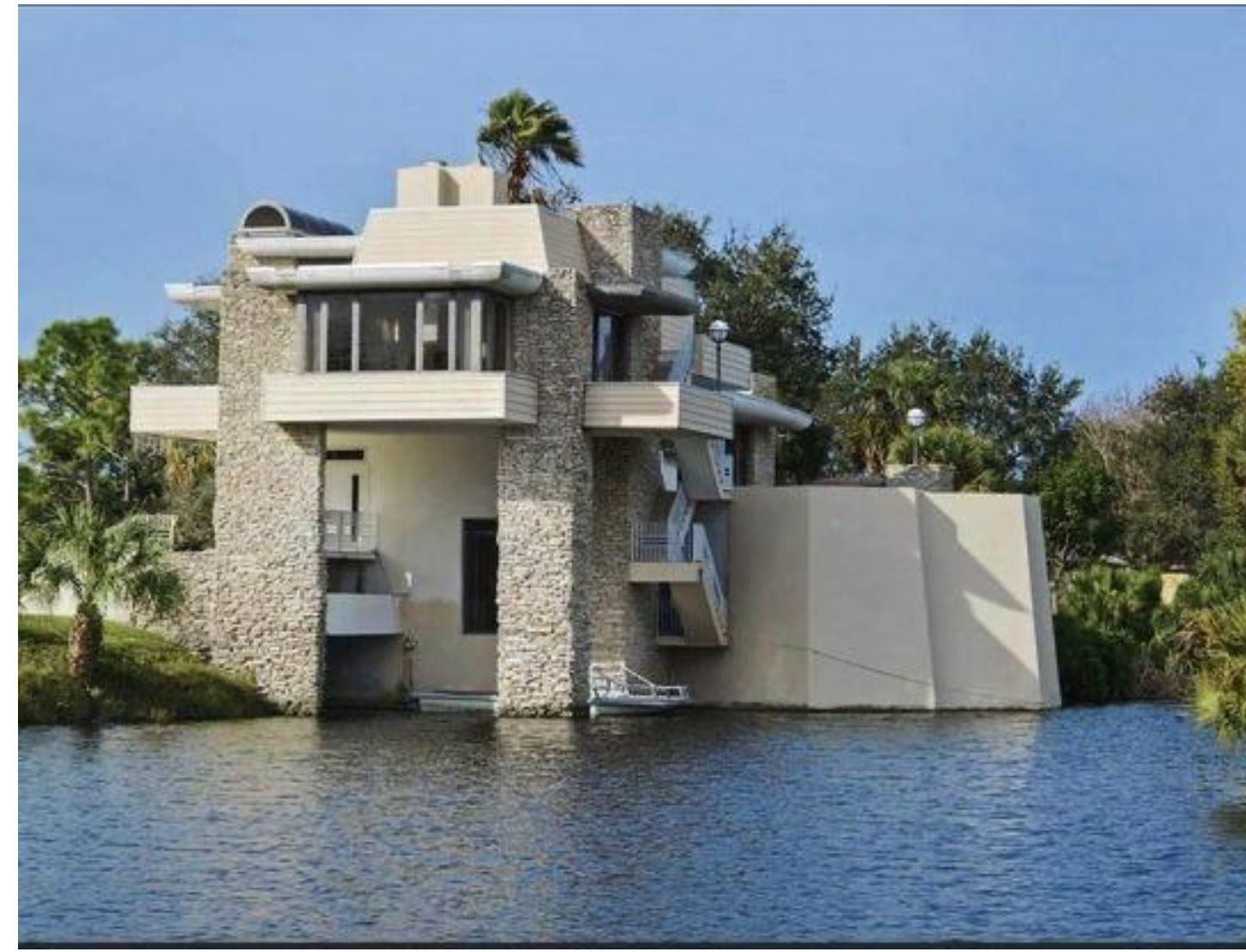
Future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation:

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:





**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.

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**OASIS TOWNHOMES**

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

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.

REVISIONS:

DESCRIPTION	DATE	MARK

**04.29.2022** **PRC SUBMISSION**

ARCHITECTURAL PRECEDEI

**PR**

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



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REVISIONS:

DESCRIPTION	DATE	MARK

**04.29.2022 DRC SUBMISSION**

EXISTING STRUCTURES

**EXS**