



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 Thumb Drive

1. Property Address/Location: 805 Virginia Ave, Ft Pierce, FL 34982
2. Property Tax ID(s): 2422-602-0001-000-7
3. Total Acreage: 2.55
4. Existing Future Land Use Designation: RH - High Density Residential
5. Existing Zoning Classification: R-5
6. Proposed Zoning Classification: C-1
7. Other applications being submitted concurrent with this application, if any: None

- 8. Describe the existing uses, improvements and structures on the amendment lands: No Improvements
 Are being proposed for the site or structures. Existing use is officer and Commercial space
- 9. Are there any identified or possible historical structures on the amendment lands? No
- 10. The reason for making this request: The existing Zoning of R-5 does not correspond with the current or intended future use of the plaza or spaces therein, as the residential portion of the community remains to the south

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Commercial & Multifamily Residential	GC	C-3
South	Residential	OP	R-2
East	Commercial	GC	C-3
West	Commercial & Residential	RH, RM, RL, & OP	R-4, R-2, C-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RH	R-5	12-18du/ac	2.55	X
Proposed	No change	C-1	9,000 SF	2.55	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 R-5 w/ 18du/ac x 2.6 = 46.8 x 100gpd = 4,680 gpd
Current Zoning	Total gallons per day Current Zoning R-5 w/ 18du/ac x 2.6 = 46.8 x 100gpd = 4,680 gpd
Proposed Zoning	Total gallons per day C-1 = 1,125 gpd
Change in Demand	Total gallons per day less 3,555 gpd with change in Zoning to C-1

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum R-5 = 468 Max demand @ 18du/ac
Current Zoning	Total gallons per day 468 gpd (18du/ac x 2.6 = 4.68 persons x 100 gpd = 468 gpd)
Proposed Zoning	Total gallons per day 900 gpd (9000sf x 0.1 gpd = 900 gpd)
Change in Demand	Total gallons per day 432 gpd Increase

C. Parks and Recreation (Residential Classifications Only): 18du/ac x 2.6= 46.8 + 44,273.8/LOS (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	2,213.69	n/a	2,213.69
Urban District	5 acres per 1,000 people	8,854.76	n/a	8,854.76
Community	2.5 acres per 1,000 people	17,709.52	n/a	17,709.52
Neighborhood	1.36 acres per 1,000 people	32,554.27	n/a	32,554.27

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name	St. Lucie Elementary & Dan McCarty Middle	Dale Cassens Highschool
City	Ft Pierce	Ft Pierce
Distance	0.6 Miles & 0.8 Miles	0.6 Miles
Current Zoning Enrollment Demand	St. Lucie County School District	St. Lucie County School District
Proposed Zoning Enrollment Demand	n/a	n/a
Change in Demand	No Further Demand	No Further Demand

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	2.55ac x 18du/ac = 45 = 6 Yards
Proposed Zoning	.007 lbs/sf/day (Non-Res) x 27,000 = 189 lb ref City of Stuart Comp Plan Policy A6.3
Change in Demand	Contemplates a reduction in solid waste

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

Impact	No Change to current storm water management on-site or offside. No construction proposed or scheduled parking, roadways, or existing structure.
---------------	---

III. Transportation Analysis

G. Traffic		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	R-5	
Proposed Zoning	C-1	Land Use 814- Variety Store
Change in Demand	Trips	Trips 122/200
Impact to Capacity	No impacts are anticipated	

12. Name of Owner(s): 805 Office Plaza LLC (Fred Bilowit)
 Mailing Address: 5801 Congress Avenue
 City West Palm Beach State FL Zip 33487
 Phone # 561-860-9402
 E-mail: stevena@wbsproperties.com

13. Name of Applicant: Fred Bilowit
 Mailing Address: 5801 Congress Avenue
 City West Palm Beach State FL Zip 33487
 Phone # 561-860-9402 Fax # _____
 E-mail: stevena@wbsproperties.com

14. Name of Representative: Bradley J. Currie
 Mailing Address: 10250 SW Village Parkway Suite 201
 City Port St. Lucie State FL Zip 34987
 Phone # 772-462-2455 Fax # _____
 E-mail: bradcurrie@edc-inc.com

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

12/01/2022
 Date

10250 SW Village Parkway, Suite 201 FL 34987
 Address State Zip
 772-462-2455 bradcurrie@edc-inc.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.

Authorized Agent acting on behalf of Owner 772-462-2455

Property Owner's Name (Please Print) Phone
 10250 SW Village Parkway FL 34987
 Address State Zip

MJC 12/07/2022
 Property Owner's Signature Date

STATE OF FLORIDA)
 ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 7th day of December, 2022, by Bradley J. Currie who is personally known to me or has produced n/a as ide

Patricia M. Sesta
 Signature of Notary



OFFICE USE:

DATE RECEIVED: _____ Signed: _____
 File Number: _____ Check No: _____ Receipt No: _____
 TRC Review: _____ Planning Board Review: _____ City Commission: _____
 Ordinance No: _____ Date Approved: _____

WBS Properties
5801 Congress Avenue
West Palm Beach, FL 33487

AGENT CONSENT FORM

Project Name: 805 Virginia Avenue – Ft Pierce, FL

Parcel ID: 2422-602-0001-000-7

BEFORE ME THIS DAY PERSONALLY APPEARED Fred Bilowit, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 20th day of September, 2022, by Fred Bilowit (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

[Signature]
Notary Signature
Phillip J. Cannon
Printed Name of Notary



May 18, 2024
My commission expires

[Signature]
Owner's Signature
Fred Bilowit
Owner's Name
5801 Congress Ave
Street Address
Boca Raton, FL 33487
City, State, Zip
561-860-9402
Telephone / Email

PROJECT NARRATIVE & COVER LETTER
805 Virginia Avenue
 Rezoning Map Amendment Application
 December 6, 2022

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request approval to Rezone a property located at 805 Virginia Avenue in Fort Pierce, FL. The property is situated west of US Highway One, is north facing, on the south side of Virginia Avenue, consisting of three pre-existing structures, each building is approximately 9,000-sf, with a total area of approximately 2.55-ac.

The property is currently zoned Residential (R-5) with a Future Land Use designation of High Density Residential (RH). At this time, we are proposing a Rezone to Office Commercial (C-1). No site improvements or construction are proposed. The current Zoning of R-5 does not generally correspond with the current or intended Future Land Use of the plaza or spaces therein, as the existing and residential community is dedicated to land south and around the area proposed for rezone and is hitherto zoned accordingly.

SITE CHARACTERISTICS & PROJECT HISTORY

Subject parcel & acreage is identified in the table below:

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2422-602-0001-000-7	805 Virginia Ave	2.55	RH	R-5
TOTAL ACRES:		2.55		

To the north of the subject parcel lies Virginia Avenue, which is within the jurisdiction the City of Fort Pierce. This roadway is a main thoroughfare for travel and creates easy access for those utilizing the services offered by the above referenced parcel proposed for rezone. To the south of the parcel lies Plymouth Avenue, S. 8th Street, and Garden Avenue, home to multiple residential parcels, currently zoned Residential (R-2) with an underlying Future Land Use of Low Density Residential (RL).

To the west of the subject parcel lies Oleander Blvd, and two contiguous parcels. One parcel is zoned Residential (R-2) with a Future Land Use of Low Density Residential (RL). One parcel is Zoned Residential (R-5) with a Future Land Use of High Density Residential (RH).

To the east of the subject parcel is a large developed plaza with a Zoning of Commercial (C-3) and a Future Land Use of General Commercial (GC). Separating the Large commercial parcel and the residential to the west is a retention canal running north and south.

Included in this submittal, please find the required Rezoning Map Amendment Application and supplemental requirements along with additional supporting material. Any other supplemental items for support can and will be provided upon request.

As per an attached email here, received by the Senior Planner, Vennis Gilmore, dated 7/18/2022, the Application is void of the following items as they were deemed unnecessary given the pre-existing nature of the site and the pre-existing occupancy therein:

- Environmental Study (Zoning change proposes reduction to waste creation)
- Traffic Impact Report (ITE Trip Generator has been provided however)
- Drainage Analysis (No change to parking lot or drainage)
- Historical Report (No construction)
- NO CD – No longer required (USB will be provided)
- NO FLUMA is taking place

Based on the above and attached information, the applicant respectfully requests approval of this application.

Z:\EDC-2022\22-251 - WBS Properties - 805 Virginia Avenue\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-09-21_805_Virginia_RZ_Just Stmt_22-251.docx

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2161640 OR BOOK 1662 PAGE 1558
Recorded:02/21/03 10:02

* Doc Assump: \$ 0.00
* Doc Tax : \$ 14,000.00
* Int Tax : \$ 0.00

Prepared By and return to:
David N. Sowerby, Esquire
MELVILLE & SOWERBY, P.L.
2940 South 25th Street
Fort Pierce, Florida 34981-5605
✓ Courthouse Box #63

PARCEL I.D. NO. 2422-602-0001-000/7

[Space Above This Line For Recording Data]

WARRANTY DEED

This Indenture made and executed this 19th day of February, 2003, is by and between **JAMES F. GRIMES, a married man**, (hereinafter "Grantor"), and **805 OFFICE PLAZA, L.L.C.**, a Delaware limited liability company, whose post office address is 5801 N. Congress Avenue, Boca Raton, FL 33487 (hereinafter "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantor in hand paid by 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 the County of St. Lucie, State of Florida, to wit:

Lot 1, MARAVILLA GARDENS UNIT ONE, according to the plat thereof, recorded in Plat Book 6, Page 55 of the Public Records of St. Lucie County, Florida, LESS the West 10 feet thereof; FURTEHR LESS the North 20 feet as in Official Records Book 584, Page 1198, and Road Right-of-Way in Official Records Book 933, Page 846, of the Public Records of St. Lucie County, Florida.

Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and real estate taxes subsequent to December 31, 2002.

NOTE: The herein described property is not the homestead of the Grantor, nor contiguous thereto. The Grantor's homestead is: 3202 N. Indian River Drive, Ft. Pierce, Florida 34946.

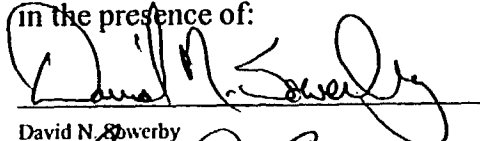
and the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

OR BOOK 1662 PAGE 1559

[Space Above This Line For Recording Data]

In Witness Whereof, the Grantor has hereunto set their hands and seals the day and year first above written.

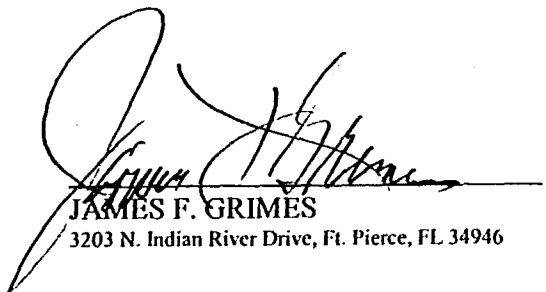
Signed, Sealed and Delivered
in the presence of:



David N. Bowerby



Nancy J. Endrulas

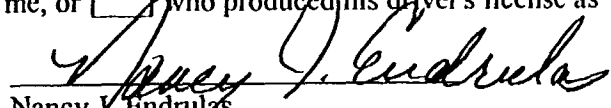


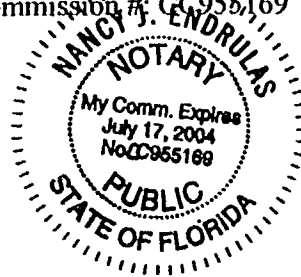
JAMES F. GRIMES

3203 N. Indian River Drive, Ft. Pierce, FL 34946

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me, this 19th day of February, 2003, by JAMES F. GRIMES, [] who is personally known to me, or [] who produced his driver's license as identification.


Nancy J. Endrulas
Notary Public, State of Florida
My Commission Expires: 07/17/04
Commission #: CC955169



**805 VIRGINIA AVENUE
FT PIERCE, FL 34982**

LEGAL DESCRIPTION

PCN 2422-602-0001-000-7

MARAVILLA GARDENS S/D-UNIT 1- LOT 1-LESS N 20 FT AS IN OR 584-1198- (OR 1662-1558)



Saint Lucie County Property Appraiser
 -Michelle Franklin CFA

Report generated: Wednesday, April 13, 2022

Parcel Report



Parcel

PARCELNO: 2422-602-0001-000-7
Property ID: 30067
Owner1: 805 Office Plaza LLC
SiteAddress: 805 VIRGINIA AVE

Owner

Owner1: 805 Office Plaza LLC
Owner2:
Owner3:
MailingAddress: 5801 N Congress Ave Boca Raton, FL 33487-3603

Overview

PrimaryLandUse: 1700 - OFCE BLDG
DistrictGroup: 0022 - Fort Pierce
Subdivision: Maravilla Gardens Subdivision Unit 1
Just/Market Value: \$1,968,100
FinishedArea: 27,000
Acres: 2.547
TotalArea: 110,963

Legal Description

LegalDescription: MARAVILLA GARDENS S/D-UNIT 1- LOT 1-LESS N 20 FT AS IN OR 584-1198- (OR 1662-1558)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credi
2021	\$1,968,100	\$1,403,400	\$499,300	\$65,400	\$1,429,450	\$0	\$1,429,450	\$538,650	\$0
2020	\$1,299,500	\$733,800	\$499,300	\$66,400	\$1,299,500	\$0	\$1,299,500	\$0	\$0
2019	\$1,208,600	\$642,000	\$499,300	\$67,300	\$1,208,600	\$0	\$1,208,600	\$0	\$0
2018	\$1,318,095	\$746,495	\$499,300	\$72,300	\$1,318,095	\$0	\$1,318,095	\$0	\$0

Tax Links

- [SLC Tax Collector's Office taxes for this parcel](#)
- [Download TRIM notice for this parcel](#)

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	1999	50.1	\$3,456.90

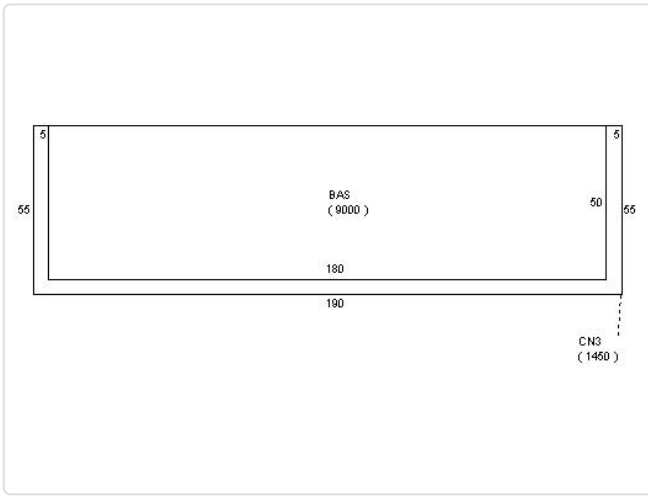
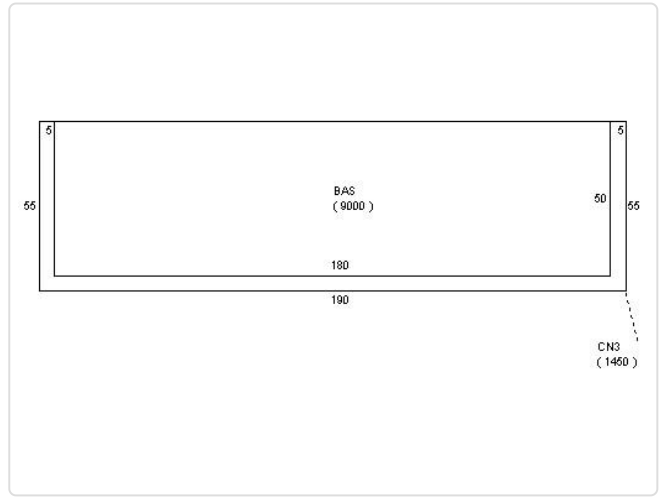
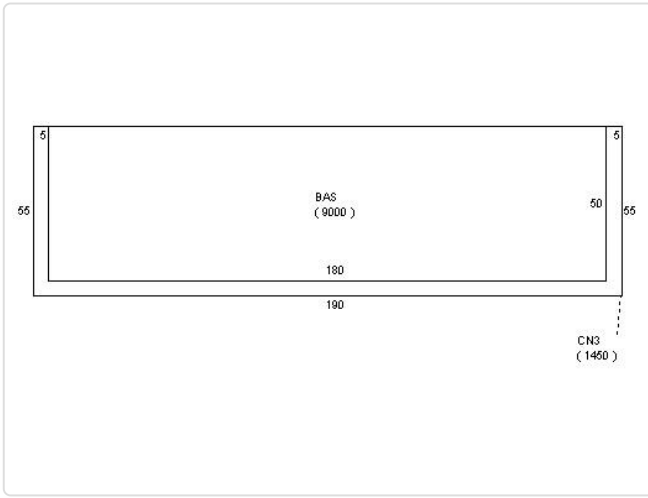
Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	LROF - LOW RISE OFFICE-1 STORY
Story Height:	1 Story
No of Living Units:	
Total Finished Area:	9,000
Gross Sketched Area:	10,450
Year Built:	1985
Effective Year:	1985
Primary Roof Cover:	Dim Shingle
Primary Roof Structure:	Wood Truss
Primary Wall:	Wood no Sh
A/C %:	100

Building Sequence:	2
Bedrooms:	0
Bathrooms:	0
Building Type:	LROF - LOW RISE OFFICE-1 STORY
Story Height:	1 Story
No of Living Units:	
Total Finished Area:	9,000
Gross Sketched Area:	10,450
Year Built:	1985
Effective Year:	1985
Primary Roof Cover:	Dim Shingle
Primary Roof Structure:	Wood Truss
Primary Wall:	Wood no Sh
A/C %:	100

Building Sequence:	3
Bedrooms:	0
Bathrooms:	0
Building Type:	LROF - LOW RISE OFFICE-1 STORY
Story Height:	1 Story
No of Living Units:	
Total Finished Area:	9,000
Gross Sketched Area:	10,450
Year Built:	1985
Effective Year:	1985
Primary Roof Cover:	Dim Shingle
Primary Roof Structure:	Wood Truss
Primary Wall:	Wood no Sh
A/C %:	100

Building Sketches



Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	CN3	CANOPY	0	1,450
1	BAS	BASE AREA	9,000	9,000
2	CN3	CANOPY	0	1,450
2	BAS	BASE AREA	9,000	9,000
3	CN3	CANOPY	0	1,450
3	BAS	BASE AREA	9,000	9,000

SFYI

Description	Units	Year Built
CEMENT CURB	610	1985
CONCRETE LOW	43,500	1975
COMMERCIAL LIGHT- SINGLE	3	1975

Land Lines

Line Number	Units	Unit Type
1	110,963	SqFt

Permits

Permit Number	Issue Date	Description
BP21-3108	05/25/2021	Air Conditioning Only
BP20-2163	07/16/2020	Air Conditioning Only
BP20-2164	07/16/2020	Air Conditioning Only
BP20-1966	07/06/2020	Air Conditioning Only
BP20-1952	07/06/2020	Air Conditioning Only
BP19-3708	12/10/2019	Plumbing
BP17-3739	01/16/2019	Roof
BP17-3739	12/27/2017	Roof
BP17-0924	04/03/2017	Electric
BP15-3305	12/04/2016	
BP16-2101	10/31/2016	Re Roof Permit
BP15-3305	01/06/2016	Alterations/Remodeling
BP12-0569	03/26/2012	Air Conditioning Only
BP11-1043	06/03/2011	Electric
0800001725	11/06/2008	Roof
0800001724	11/06/2008	Roof
0800001726	11/06/2008	Roof
CR2006146	01/03/2007	Alterations/Remodeling
TENT200625	11/14/2006	Unknown
CR200477	10/19/2004	Alterations/Remodeling
MC2004209	07/15/2004	Air Conditioning Only
MC200457	02/26/2004	Air Conditioning Only
MC2003314	08/25/2003	Air Conditioning Only
RF2003252	08/13/2003	Roof
MC2003297	08/06/2003	Air Conditioning Only
MC2003277	07/23/2003	Air Conditioning Only
RF2003253	07/23/2003	Roof
MC2003265	07/21/2003	Air Conditioning Only
RF2003-254	06/26/2003	Roof
F99-000281	03/15/1999	Roof
F97-000392	04/25/1997	Roof
F94-000964	08/10/1994	Alterations/Remodeling
F92-000476	04/30/1992	Alterations/Remodeling
F91000894A	08/09/1991	Alterations/Remodeling
F91000894	07/12/1991	Alterations/Remodeling
F89000887D	08/01/1989	Additions to existing construction

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/18/2003	\$2,000,000	XX00	WD	Grimes James F	1662-1558	Clerk of Courts
12/09/1991	\$100	XX01	QC	James F Grimes	767-1782	Clerk of Courts
06/01/1988	\$2,075,000	XX00	CV		589-269	Clerk of Courts
08/01/1984	\$335,000	XX00	CV		440-647	Clerk of Courts
08/01/1977	\$0	XX01	CV		274-463	Clerk of Courts

Photos



BOUNDARY & TOPOGRAPHIC SURVEY

FOR: 805 VIRGINIA AVE



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

SYMBOL & ABBREVIATION LEGEND:

ADA	AIR RELEASE VALVE	DIP	DRAINAGE MANHOLE	HPPE	HIGH DENSITY POLYETHYLENE PIPE	PK NAIL	PARKER-KALON NAIL	SPRINKLER VALVE
AL	AMERICANS WITH DISABILITIES ACT	EOP	DUCTILE IRON PIPE EASTCASTING	HWF	HOG WIRE FENCE	PK/D	PARKER-KALON NAIL & DSK	S.L.C. ST. LUCIE COUNTY
ASPH	ASPHALT	EDW	EDGE OF PAVEMENT	HYD	HYDRANT	PCP	PERMANENT CONTROL POINT	STA STATION
BFP	BACK FLOW PREVENTER	EW	EDGE OF WATER	IN	INCH	PRM	PERMANENT REFERENCE MONUMENT	STORMWATER DRAINAGE MANHOLE
BM	BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)	EB	ELECTRIC BOX	IP	IRON PIPE	P.B.	PLAT BOOK	STREET SIGN
BKR	BIKE RACK	EHH	ELECTRIC HAND HOLE (EHH)	IR	IRON ROD	(P)	PLAT DATA	TELEPHONE RISER BOX
CATV	CABLE RISER	EM	ELECTRIC METER	IR/C	IRON ROD AND CAP	P.O.B.	POINT OF BEGINNING	TOE TOE OF SLOPE
(C)	CALCULATED	EPAN	ELECTRICAL PANEL	IRV	IRRIGATION CONTROL VALVE	P.O.C.	POINT OF COMMENCEMENT	TOB TOP OF BANK/BERM
(CB)	CATCH BASIN	EL/ELEV	ELEVATION	L	LENGTH	P.C.	POINT OF CURVATURE	T.O.N. TOP OF NUT
(C)	CENTERLINE	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	L*	LIGHT POST	P.C.	POINT OF TANGENCY	X 0.0 TOPOGRAPHIC DATA (SOFT SURFACE)
CL	CHAIN LINK FENCE	F.O.	FIBER OPTIC	MAG/D	MAG NAIL MAG BRAND NAIL	P.O.T.	POINT OF TERMINUS	X 0.00 TOPOGRAPHIC DATA (HARD SURFACE)
CHD	CHORD	FOHI	FIBER OPTIC HAND HOLE	MB	MALIBOX	PVC	POLYVINYL CHLORIDE	TOWNSHIP
CO	CLEAN OUT	FOM	FIBER OPTIC MARKER	M.C.	MARTIN COUNTY	PSL	PORT SAINT LUCIE, FLORIDA	TRAFFIC HANDHOLD
COM	COMMUNICATION RISER	FOR	FIBER OPTIC RISER	MHW	MEAN HIGH WATER LINE	PLS	PROFESSIONAL LAND SURVEYOR	TSCB TRAFFIC SIGNAL CONTROL BOX
CONC	CONCRETE	F.F.E.	FIELD MEASURED ELEVATION	MLWL	MEAN LOWER WATER LINE	R	RADIUS	TYP TYPICAL
CONC	CONCRETE LIGHT POST	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	M*W	METAL LIGHT POST	RGE	RANGE	U.E. UTILITY EASEMENT
CONC	CONCRETE MONUMENT	FPL	FLORIDA POWER AND LIGHT	M*W*	METAL POWER POLE	RHW	RECLAIMED WATER VALVE	UNK UNKNOWN
CONC	CONCRETE POWER POLE (OPP)	FT	FOOT	MP	METAL PIPE	RLS	REGISTERED LAND SURVEYOR	UNK* UNKNOWN HANDHOLD
CONC	CONCRETE POWER POLE (W/STREET LIGHT)	FM	FORCE MAIN	MON	MONUMENT	RCP	REINFORCED CONCRETE PIPE	UNK* UNKNOWN RISER BOX
CONC	CONCRETE SIGNAL LIGHT POLE	FND	FOUND	NAD83	NATIONAL GEODETIC VERTICAL DATUM OF 1929	R/W	RIGHT-OF-WAY	UNK* UNKNOWN TYPE MANHOLE
CONC	CORRUGATED METAL PIPE	FND	FOUND	N/D	NON DESCRIPT NAIL AND DISK	R/C	ROD AND CAP	VSP VITRIFIED CLAY PIPE
CONC	CURB INLET	FND	FOUND	N/D	NON DESCRIPT NAIL AND DISK	S	SANITARY MANHOLE	WM WATER METER
CONC	DECORATIVE LIGHT POST	FND	FOUND	N/D	NON DESCRIPT NAIL AND DISK	SV	SANITARY VALVE	WV WATER SERVICE METER (WM)
CONC	DEED	FND	FOUND	N	NORTH OR NORTHING	SEC	SECTION	WV* WATER VALVE (WV)
CONC	DEED BOOK	FND	FOUND	Nb	NUMBER	OC	PROPERTY CORNER	W WELL
CONC	DELTA/CENTRAL ANGLE	FND	FOUND	O.R.B.	OFFICIAL RECORDS BOOK	OC	RIGHT-OF-WAY CONTROL SIGN	WF WOOD FENCE
CONC	DAMETER (DIA.)	FND	FOUND	OHW	OVER HEAD WIRES	OC	RIGHT-OF-WAY CONTROL SIGN	WSP WOOD POLE STREET LIGHT
		FND	FOUND	PG	PAGE	S	SOUTH	WSP* WOOD POLE STREET LIGHT
		FND	FOUND	PCN	PANEL CONTROL NUMBER	SP	SPIGOT	WSP* WOOD POWER POLE

LEGAL DESCRIPTION:

LOT 1, MARAVILLA GARDENS UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 55 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE WEST 10 FEET THEREOF; FURTHER LESS THE NORTH 20 FEET AS IN OFFICIAL RECORDS BOOK 584, PAGE 1198, AND ROAD RIGHT-OF-WAY IN OFFICIAL RECORDS BOOK 933, PAGE 846, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.570 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

- THIS BOUNDARY & TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON SEPTEMBER 15, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS SEPTEMBER 14, 2022.
- CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
- PARCELS CONTAIN A TOTAL OF 2.570 ACRES, MORE OR LESS.
- THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1980).
- UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
- REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON FDOT BENCHMARK "BM3". SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
- THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
- THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
- THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
- THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0187K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
- THE ANGLES ON RECORDED PLAT BOOK 6, PAGE 55 ARE NOT LEGIBLE FOR LOT 1. ONLY CALCULATED ANGLES ARE SHOWN ON THIS SURVEY.

PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

- THIS SITE WAS FLOWN ON SEPTEMBER 12, 2022 UTILIZING A DJI MATRICE 300 UAV.
- DATA POST PROCESSING WAS PERFORMED UTILIZING DRONE DEPLOY ENTERPRISE, VERSION 2.178.0, ON SEPTEMBER 12, 2022.
- SENSOR(S) USED: ZENMUSE P1 45MP
- THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NUMBER 4064815
- HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83-EF UTILIZING EUROPEAN PETROLEUM SURVEY GROUP (EPSG) CODE 2236. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NATIONAL GEODETIC SURVEY (NGS) MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
- FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
- RELATIVE ACCURACY:
 - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.29 IN/PIXEL
 - TOTAL ROOT MEAN SQUARE DEVIATION (RMSE): X:0.017 IN - Y:0.018 IN - Z:0.013 IN
 - TOTAL GROUND CONTROL POINTS (GCP) UTILIZED: 5 WITH A MEAN ROOT MEAN SQUARE ERROR: 0.015 IN
 - CAMERA CALIBRATION/OPTIMIZATION: 0.12% VARIATION FROM REFERENCE DATA.
- DENSIFICATION:
 - TOTAL POINTS COLLECTED: 279 MILLION
 - EXTRACTED TOPOGRAPHY SHOWN BASED ON A POINT CLOUD DENSITY OF 351.24 POINTS/FT²
- THIS MAP MEETS OR EXCEEDS THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

ENGINEERS & SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	EDC
CHECKED BY	EDC
FIELD CREW	GH
22-251.BT.dwg	
FILENAME	
AS SHOWN	
SCALE	
DATE	September 16, 2022

REVISION COMMENTS	
DATE	

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: 805 VIRGINIA AVE

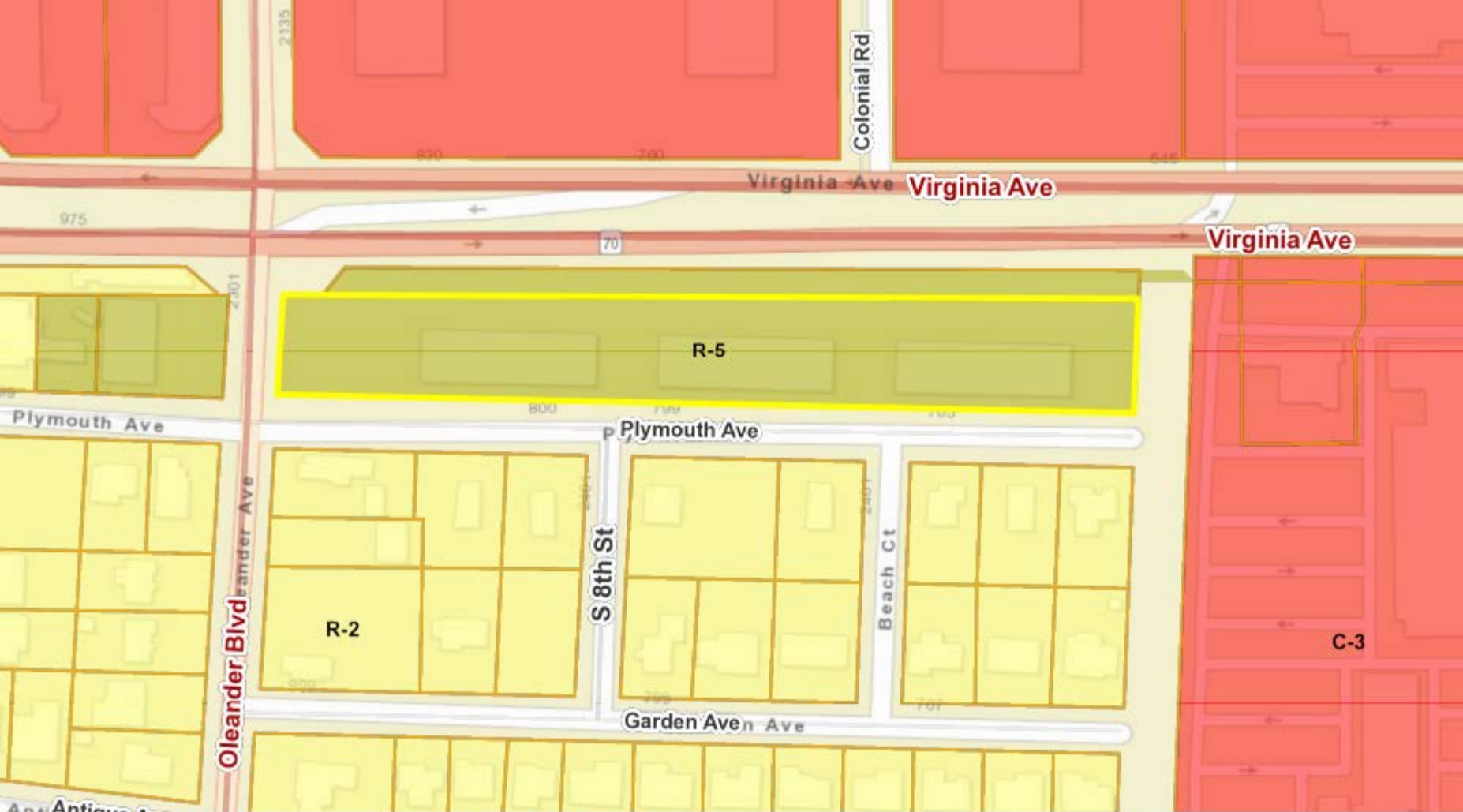
LAND LYING IN
SEC. 22, TOWNSHIP 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

ENGINEERS & SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

22-251

1 OF 3



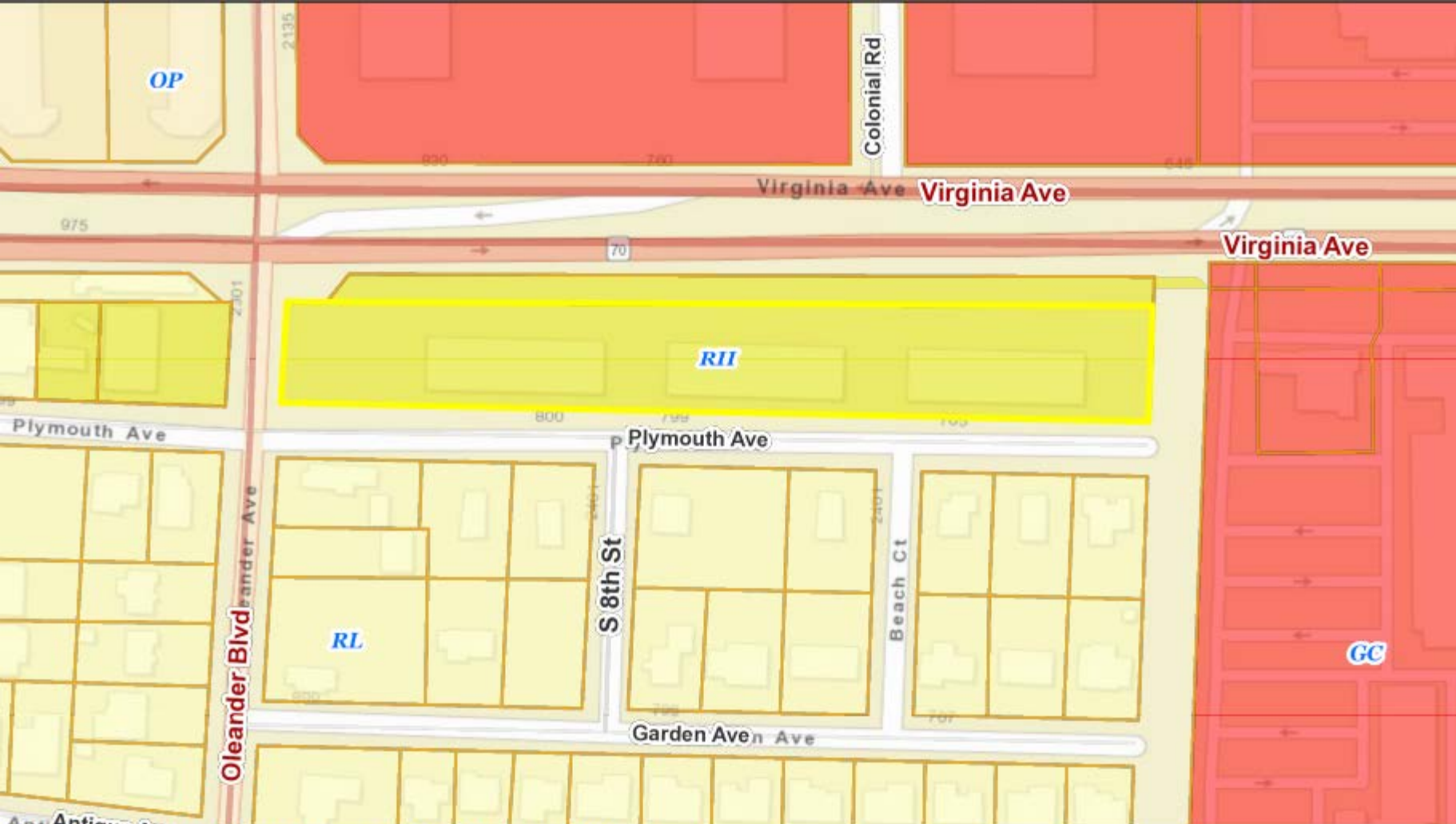
PCN 2422-602-0001-000-7

CITY OF FT PIERCE

805 VIRGINIA AVENUE

ZONING MAP (R-5)





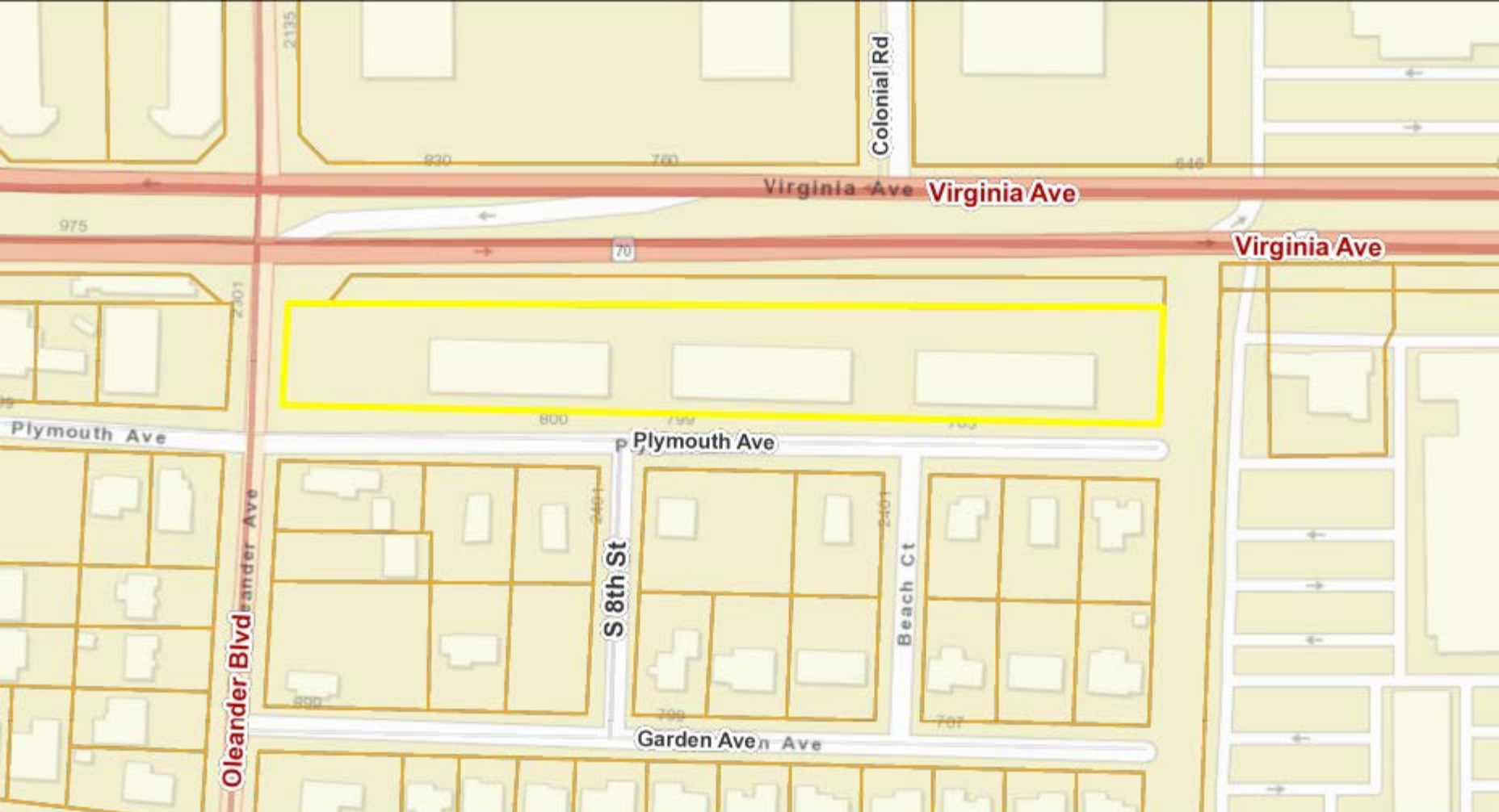
PCN 2422-602-0001-000-7

CITY OF FT PIERCE

805 VIRGINIA AVENUE

FUTURE LAND USE (RH)





PCN 2422-602-0001-000-7

CITY OF FT PIERCE

805 VIRGINIA AVENUE

ST LUCIE COUNTY PROPERTY APPRAISER MAP



Variety Store (814)

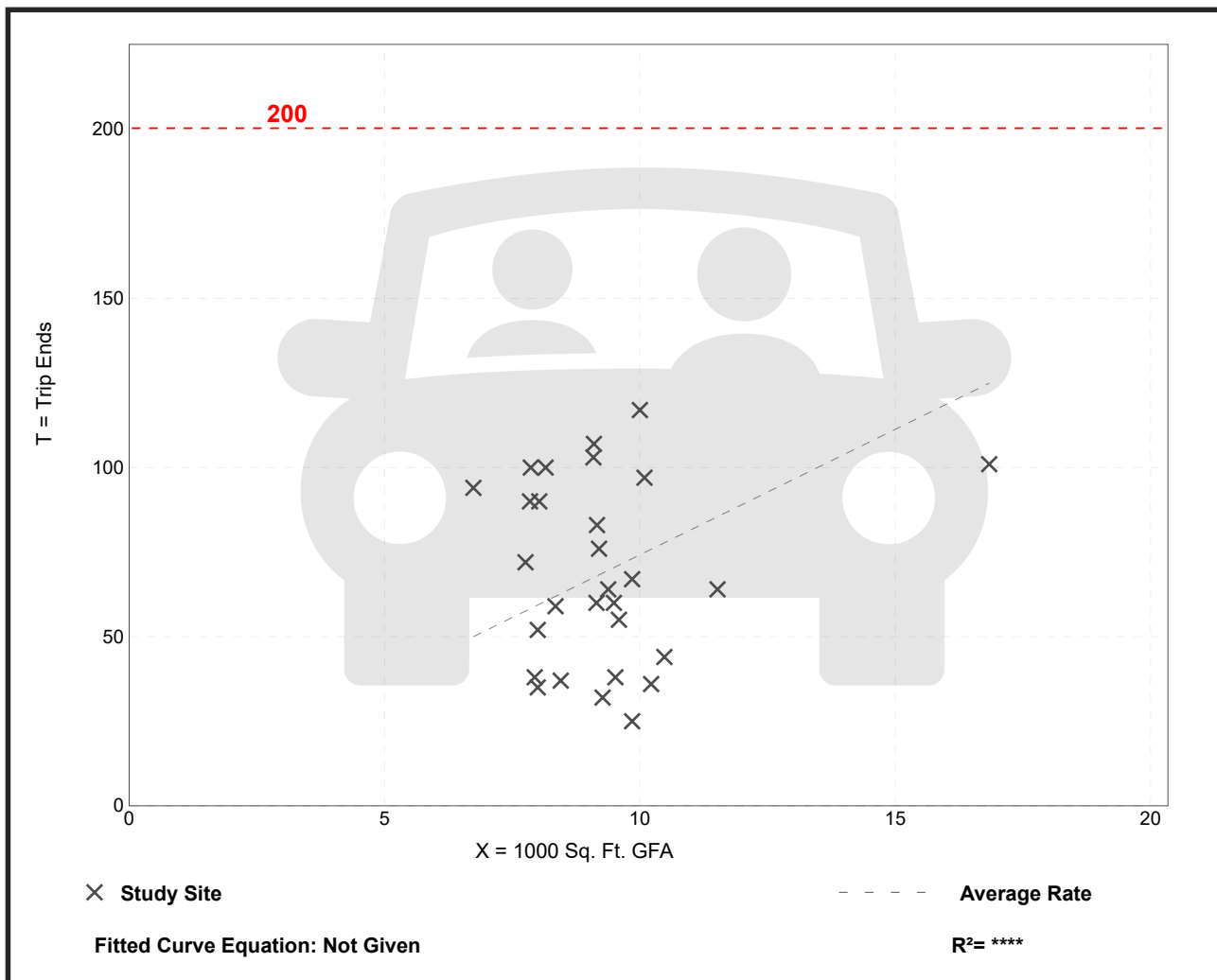
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 29
 Avg. 1000 Sq. Ft. GFA: 9
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.42	2.54 - 13.95	3.19

Data Plot and Equation



Ana Johnson

From: Vennis Gilmore <vgilmore@cityoffortpierce.com>
Sent: Monday, July 18, 2022 10:44 AM
To: Ana Johnson; Planning Department
Subject: RE: 805 Virginia Ave - Application Question.

Req'd: Survey w/ legal descr.

Good Morning

We would require the survey for the proper legal description to be added to the Ordinance. All other documents are not needed. Please omit the requirement for a CD (this is outdated and needs to be changed).

Please see our new In-Take/Application Submittal Process below:

An intake meeting is required for all application submittals and the meeting must be scheduled at least one week in advance. To schedule the intake meeting please submit an e-mail with the application and supporting documents as a PDF attachment or a link. Send e-mail to planning_dl@cityoffortpierce.com.

At the intake meeting, it will be determined if the submitted materials meet all the requirements necessary for the department to accept. If the application is missing items, an explanation will be given regarding what is missing and how to correct it. All applications must pass sufficiency review by 5:00 PM on the last Friday of each month to advance to the next month's Technical Review Committee meeting. The deadline to submit all application fees and hard copies for the project is two business days after the sufficiency deadline. Applications cannot move forward to the Technical Review Committee until all fees are paid and hard copies are given.

Please do not prepare any checks or fees until the department has created and produced an invoice. To view fees, click on the public notice fees and fee schedule links below. All hard copies can be mailed to 100 N. US Highway 1, Ft. Pierce, FL 34950, Attention: Planning Department, or schedule an appointment with your assigned planner to drop off at City Hall. Lastly, fees can either be paid electronically or by check. If you would like to pay electronically provide the name exactly as it appears on your credit card and an email address to send the invoice link to. Checks can either be mailed or dropped off with the hard copies of the submittal.

The application submittal must include PDF documents on a CD or USB Drive.

Applications following the Technical Review Committee meeting must be found in complete compliance three (3) weeks prior to the Planning Board meeting for any development project not requiring an Ordinance (Site Plan and Conditional Uses). For those that do require City Attorney review, the application must be complete five (5) weeks prior to Planning Board review.

Please contact us at 772-467-3737 or email planning_dl@cityoffortpierce.com if you have any questions or need assistance.

All of the above can be found at: <https://www.cityoffortpierce.com/971/In-TakeApplication-Submittal-for-Technic>