



TO: TECHNICAL REVIEW COMMITTEE

THROUGH: KEVIN FREEMAN, PLANNING DIRECTOR

FROM: MARIA LEWICKA, AICP, HISTORIC PRESERVATION PLANNER

RE: **MINOR SITE PLAN**
1006 AVENUE H
TECHNICAL REVIEW PROJECT# 23-07000002

DATE: JANUARY 5, 2023

Minor Site Plan Application – 1006 Avenue H

Parcel ID: 2404-818-0001-000-4

Attached is an Application for Minor Site Plan submitted by John George, G.C., to build three (3) duplexes with parking, landscaping, drainage, and other associated improvements.

The property is zoned R-4, Medium Density Residential and is designated as RM, Medium Density Residential Future Land Use. The subject site has approximately 0.61 acres.

Please review and provide comments on the project. Please send all comments to my email mlewicka@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments please respond by January 13, 2023.

Please do not hesitate to contact me should you require any additional information at 772-467-3738.

Thank you.

Maria Lewicka, AICP

Attachments



DEVELOPMENT REVIEW

Property Information

Property address or Location 1006 AVE H FORT PIERCE FL 34950

Parcel ID #(s) 2A04-894-0001-000-4

Project description DUPLEX

Application Type

Site Plan Conditional Use w/New Construction Conceptual Development Plan

Minor Amendment Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: _____ Site Acreage: _____

Residential: Proposed Units: 6 Proposed Sq. Ft.: 5,370 Site Acreage: 26,575

VINCENT MARCELLINO
Property Owner(s)

JOHN GEORGE G.C
Applicant/Representative, Title, Company

5625 NW WAXSWAN CT
Street Address

686 OLD DIXIE HWY
Street Address

PORT ST LUCIE FL 34986
City State Zip

VERO BEACH FL 33962
City State Zip

954 914 5090
Phone Number

772 834 7001
Phone Number

HORIZON.PALMS@HOTMAIL.COM
Email Address

GEORGE.CONSTRUCTION3@GMAIL.COM
Email Address

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

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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



DESIGN REVIEW

Property Information

Property address or Location 1006 AVE H FORT PIERCE FL 34950
 Parcel ID #(s) 2404-818-0001-000-4
 Project description DUPLEX

VINCENT MARCELLINO
 Property Owner(s)

JOHN GEORGE G.C
 Applicant/Representative, Title, Company

5625 NW WAXMAN CT
 Street Address

686 OLD DIXIE HWY
 Street Address

FORT STUCIE FL 34986
 City State Zip

NEBO BEACH FL 33902
 City State Zip

954 914 5090
 Phone Number

772 834 7001
 Phone Number

HORIZON-PALMS@HOTMAIL.COM
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This Document Prepared by
Record and return to:
Gonano & Harrell
1600 South Federal Hwy. Ste. 200
Ft. Pierce, FL 34950

*This deed prepared without the benefit of a title search or title commitment.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 2 day of July 2021, by 2ND GENERATION BUILDING CORPORATION, a Florida Corporation, (hereinafter the "First Party") to VINCENT MARCELLINO, a married man, whose post office address is 5625 NW Wawan Court, Port Saint Lucie, FL 34986, (hereinafter the "Second Party"):

WITNESSETH, that the said First Party, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Second Party and their successors and assigns forever, all the right, title, interest, claim and demand which the First Party has in and to the following described real property, situate, lying and being in the County of St. Lucie, State of Florida, described as follows:

PARCEL 1: PROSPERITY PARK BLK 3, LOTS 14, 15 AND 16, LESS W 10 FT AND ALL OF LOT 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2: ENGLEWOOD PARK S/D LOTS 1-3 AND 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 3: 8 35 40 BEG 100 FT W OF SE COR OF SW ¼ OF NW ¼ OF NE ¼ RUN W 50 FT., THEN N 300 FT., THEN E 50 FT., THEN S. 300 FT. TO THE POINT OF BEGINNING (18) (OR 1131-2911; 1503-2155; 1496-788).

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the First Party, either in law or equity, to the only proper use, benefit and behalf of the Second Party forever.

This property is not the homestead property of First Party.

IN WITNESS WHEREOF, The First Party has caused these presents to be executed on the day and year first above written.

WITNESSES:

Ginger Williams
Name: Ginger Williams

Scott Harmon
Name: Scott Harmon

2nd Generation Building Corporation

Joseph B. Basso
by: Joseph B. Basso
Its: President

STATE OF Florida
COUNTY OF St Lucie

The foregoing instrument was acknowledged before me this 2 day of July, 2021 by **Joseph B. Basso, as President of 2nd Generation Building Corporation**, on behalf of said company via online notarization personal appearance, who are personally known to me or have produced _____ as identification and who executed the foregoing Deed.

Ginger Williams
Notary Public
Ginger Williams
Printed name of notary

My Commission Expires: 5/19/22
[SEAL]



Property Identification

Site Address: 1006 Avenue H
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-818-0001-000-4
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 18041
Map ID: 24/04S
Zoning: Medium Den

Ownership

Vincent Marcellino
8015 Plantation Lakes DR
Port St Lucie, FL 34986

Legal Description

ENGLEWOOD PARK S/D LOTS 1, 2, 3 AND 8

Current Values

Just/Market Value: \$34,000
Assessed Value: \$34,000
Exemptions: \$0
Taxable Value: \$34,000



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): 0.61
Land Size (SF): 26,575

Building Design Wind

Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

SITE CONSTRUCTION FOR MARCELLINO DEPLEX 1006 AVENUE H FORT PIERCE, FLORIDA 25 JULY 2022

CONTENTS:
COVER

- SITE PLAN
- C-1: DEMOLITION/EROSION CONTROL PLAN
- C-2: SITE PLAN LAYOUT
- C-3: DRAINAGE PLAN
- C-4: PROJECT DETAILS
- C-5: PROJECT DETAILS
- C-6: PROJECT DETAILS
- C-7: UTILITIES PLAN
- L-1: LANDSCAPE PLAN
- L-2: IRRIGATION PLAN
- L-3 LANDSCAPE DETAILS
- LT-1 LIGHTING PLAN

OWNER:

VINCENT MARCELLINO
5625 NW WAMAN COURT
PORT ST LUCIE, FL 34986
(954)914-5090

ENGINEERS:

DESIGNWEST ENGINEERS
111 MONUMENT AVENUE
KISSIMMEE, FL 34741
(203)514-4221

SURVEYOR:

RENNER BURGESS
LAND SURVEYING
801 S.E. 6TH AVENUE
SUITE 203
DELRAY BEACH, FL 33483
(561) 243-4624

CONTRACTOR:

GEORGE AND ASSOCIATES INC
FORT PIERCE, FL 34950
772-834-7001

PROJECT DESCRIPTION

PROJECT SUMMARY

- A- THE DUPLEX PROJECT 2 BEDROOMS 1 BATH 860 SQFT LIVING SPACE IS PLANNED FOR LOW INCOME WORKING FAMILY AND RETIRES. EACH UNIT WILL BE COMPRISED OF 2 BEDROOMS 1BATH A KITCHEN SPACE AND A COMMON AREA (GREAT ROOM) FOR THE FAMILY.
- B- PARKING REQUIREMENTS GENERATED BY THIS PROJECT WILL BE ACCOMMODATED 2 PARKING SPACE FOR EACH UNIT.
- C- OCCUPANCY FOR THIS PROJECT IS SCHRDULED FOR WINTER 2023

PROPOSAL, BUILDING AND CONTRACTING DELIVERY METHOD

A- THE OWNER HAS DECIDED TO USE HIS CONTRACTOR "DELIVERY METHOD" FOR THIS PROJECT WITH AN EARLY SITE PACKAGE TO COMPLY WITH THE SCHEDULE.

SUBSTRUCTURE

FOUNDATIONS

- A- FOUNDATION: 3,000 PSI CAST INPLACE CONCRETE.
- B- FOOTINGS- SPREAD FOOTING BASE ON ENGINEER RECOMMENDATION.
- C- SLAB ON GRADE- 4 INCH THICK SLAB CONCRETE ON GRADE, ON COMPACTED FILL. COMPLYING WITH REQUIREMENTS OF FLORIDA 2020 BUILDING CODE.

DESIGNWEST ENGINEERS AND ASSOCIATE INC.




VINCENT MARCELLINO
PROJECT DUPLEX
FORT PIERCE, FL

CONSULTING ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS
DESIGNWEST ASSOCIATE
FORT PIERCE, FL

PROJECT NO.	PH 203-514-5221	DATE	DESIGNWEST ASSOCIATE
CLIENT	AS SHOWN	AT	RESPONSE
DATE	PH 203-514-5221	DESIGNWEST ASSOCIATE	PH 203-514-5221
Fine Architectural Design 111 Monument Avenue, Suite 300 Kissimmee, FL 34741 PH 203-514-5221 designwestassoc@aol.com			

COVER

SHEET NO



Building designed with 2020 Florida Building Code 7th Edition Residential and include the applicable wind criteria (Ultimate design wind speed (Vult) and 3-second gust/nominal wind speed (Vasd) both in miles per hour, wind exposure and risk category. All documents are properly signed, dated and sealed as required for the method of submittal. (FBC.107)

NO.	DATE	REVISIONS

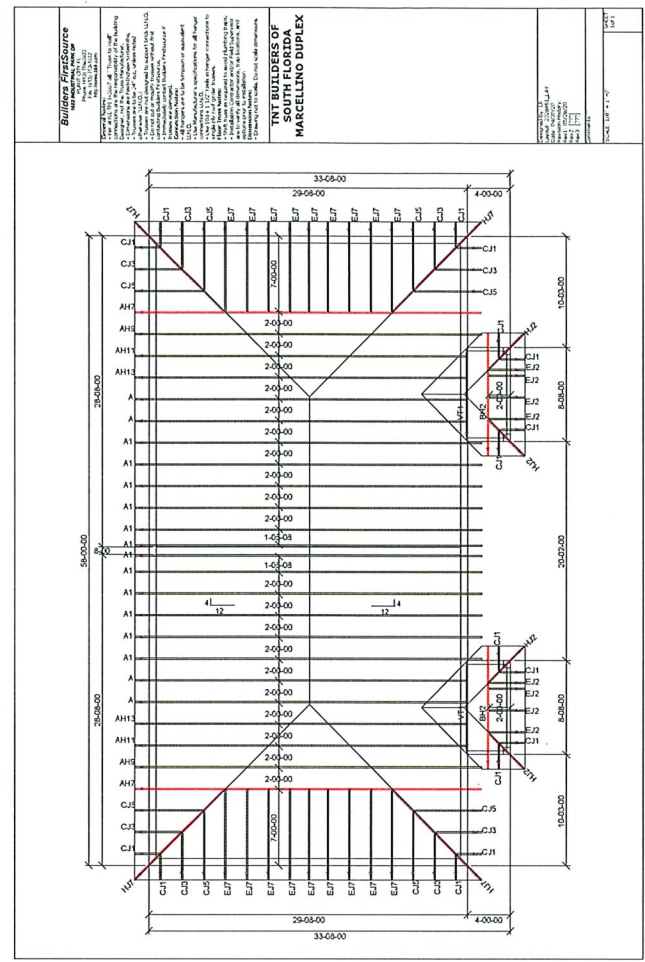
ENGINEERING AND DESIGN CONCEPTS, INC.
 1006 AVE H, FORT PIERCE, FL 34950
 BUILDING 1
 MARCELLINO



ENGINEERING AND DESIGN CONCEPTS, INC.
 1006 AVE H, FORT PIERCE, FL 34950
 BUILDING 1
 MARCELLINO

ENGINEER OF RECORD
 4707 WILD FLAME RD
 MIMS, FLORIDA 32754
 FL P.E. # 521-65-3223

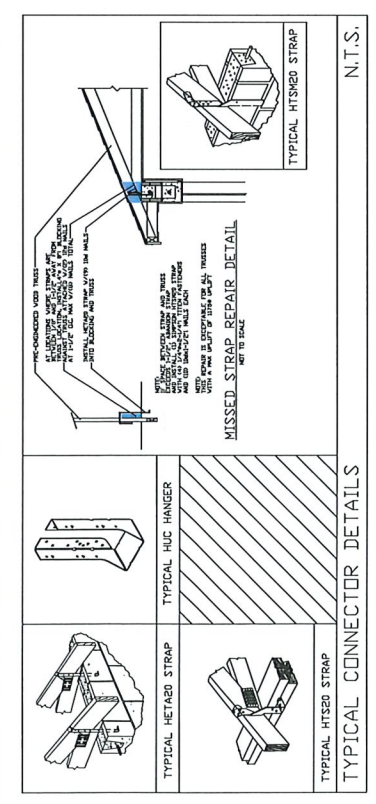
A5
 SHEET 5 OF 7
 DRAWN BY:
 JANEL PROFFER



NOTE: THIS DESIGN IS BASED ON THE ASSUMPTIONS OF A DESIGN ENGINEER. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER SHALL VERIFY THE DESIGN AND/OR THE STAFF SHOWN USING A DIGITAL SIGNATURE.

CONNECTOR SCHEDULE
TRUSS ID/DESCRIPTION: CONNECTOR
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ONE (1) SUPPSON HE TAD0 STRAP WITH 1/2" X 1/2" X 1/2" ANCHORS
WOOD BEAM
ALL ANCHORS ARE SUPPSON ANCHORS OR USF EQUIVALENT

GENERAL NOTES:
 1. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE CONTRACT DOCUMENTS AND SHALL BE USED TO VERIFY THE DESIGN AND/OR THE STAFF SHOWN USING A DIGITAL SIGNATURE.
 2. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.



TRUSS ID	DESCRIPTION	MEMBER	SIZE	TYPE	STATUS
A
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SHEET NO
C-1

PROJECT: 111 Monument Avenue, Suite 300
Kissimmee, FL 34741
PH: 203-514-5221
DESIGNWESTASSOCIATES@aol.com

VINCENT MARCELLINO
PROJECT DUPLEX
FORT PIERCE, FL



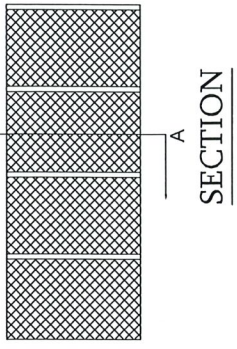
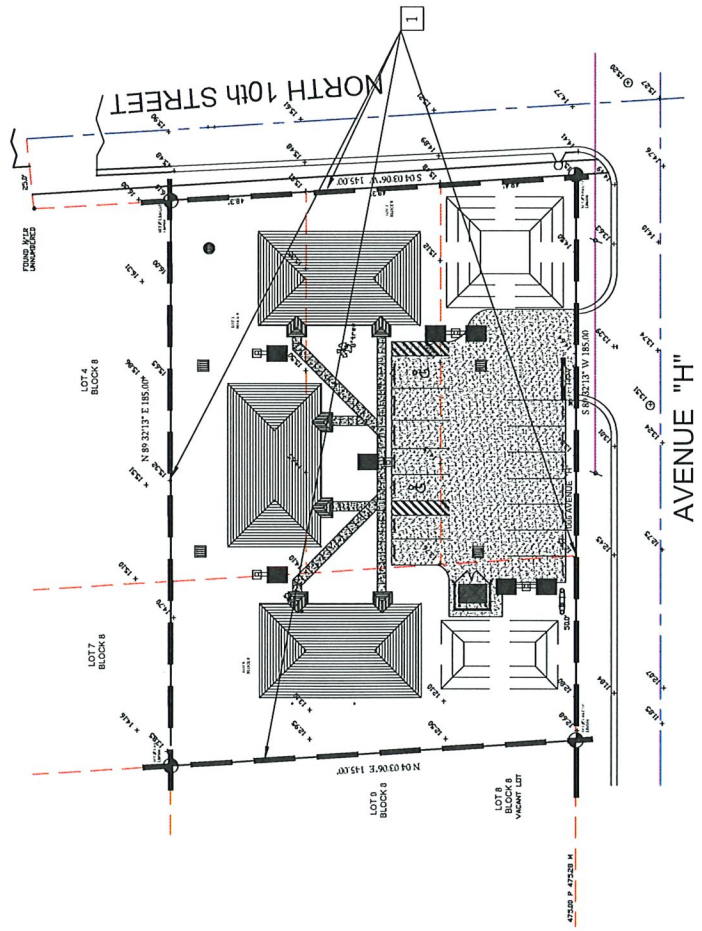
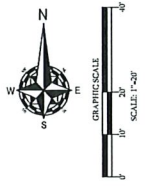
DATE: 02/04/24
LOT 5, 17 AND 18 BLOCK 4 OF THE PLAT OF SOWLES AND NOTTINGHAM SUBDIVISION AS RECORDED IN PLAT BOOK 4 PAGE 41 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

DEMOLITION & EROSION CONTROL PLAN

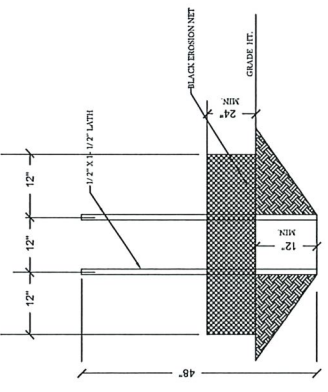
Building designed with 2020 Florida Building Code 7th Edition Residential and include the applicable wind criteria (Ultimate design wind speed (Vult) and 3-second gust/nominal wind speed (Vasd) both in miles per hour, wind exposure and risk category. All documents are properly signed, dated and sealed as required for the method of submittal. (FBC 107)

- EROSION CONTROL/DEMOLITION/REMOVAL NOTES**
- INSTALL EROSION CONTROL MEASURES AS SHOWN ON THIS SHEET.
 - REMOVE ALL WITHIN THE LIMITS OF THE BUILDING.
 - REMOVE CURB WITHIN THE LIMITS OF THE SITE IMPROVEMENTS SHOWN ON THIS SHEET.
 - PROTECT ALL WATERSEWER MAINS.
- SITE DEMOLITION & EROSION CONTROL NOTES.**
- CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION AND CONSTRUCTION ACTIVITIES.
 - EROSION AND SEDIMENT CONTROL DEVICES AND OTHER NECESSARY EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 - ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS OF CITY, COUNTY, STATE AND FEDERAL AGENCIES.
 - ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PRIVATE DEVELOPMENT AND MAINTENANCE DEPARTMENT'S EROSION CONTROL MANUAL AND THE MINIMUM EROSION AND SEDIMENTARY CONTROL MEASURE TO BE CONSTRUCTED. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS NEEDED DEPENDING ON THE ACTUAL CONDITIONS PRIOR TO BEGINNING ANY SITE WORK.

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 - PROTECT ALL WATERSEWER MAINS.



EROSION DETAIL
SCALE: NONE



1006 AVE H

DESIGNWEST ENGINEERS AND ASSOCIATE, INC.

CONSTRUCTION ENGINEER, P.E. KASSETT GUNAWARDEN, P.E. DESIGNWEST ASSOCIATE
DESIGNWEST ASSOCIATE
PH: 203-514-5221
DESIGNWESTASSOCIATES@aol.com

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LOTS 1, 2, 3, AND 7 BLOCK 2 OF THE PLAT OF THE NOBLES AND NOTTINGHAM SUBDIVISION AS RECORDED IN PLAT BOOK 4 PAGE 41 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Plat - Detailed Plat Type
 (HP) - Diameter of Tree measured at Chest Height
 D.E. - Discharge Easement

RETENTION
 4000 S.F. X 1.25 RAINFALL/12" = 387 C.F. REQUIRED
 168 C.F. + 50 C.F. = 218 C.F. REQUIRED
 COMPENSATING STORAGE CALCULATION:
 297 C.F. - 218 C.F. = 322.45 C.F. OF SOIL REMOVED

SITE LAYOUT

EXISTING GRADE MT.
 NEW GRADE FT.

The blue lines show the centerlines of the road.
 Property lines show the public law right-of-way.

PROPOSED SITE LAYOUT

SITE DATA:

ZONING: R4
 EXISTING LAND USE: RESIDENTIAL
 BUILDINGS TYPE OF CONSTRUCTION: TWO (R)
 1 STORY BUILDING LESS THAN 30' IN HEIGHT
 BUILDING SETBACK REQUIRED
 FRONT: 25 FT.
 SIDE: 10 FT.
 REAR: 20 FT.

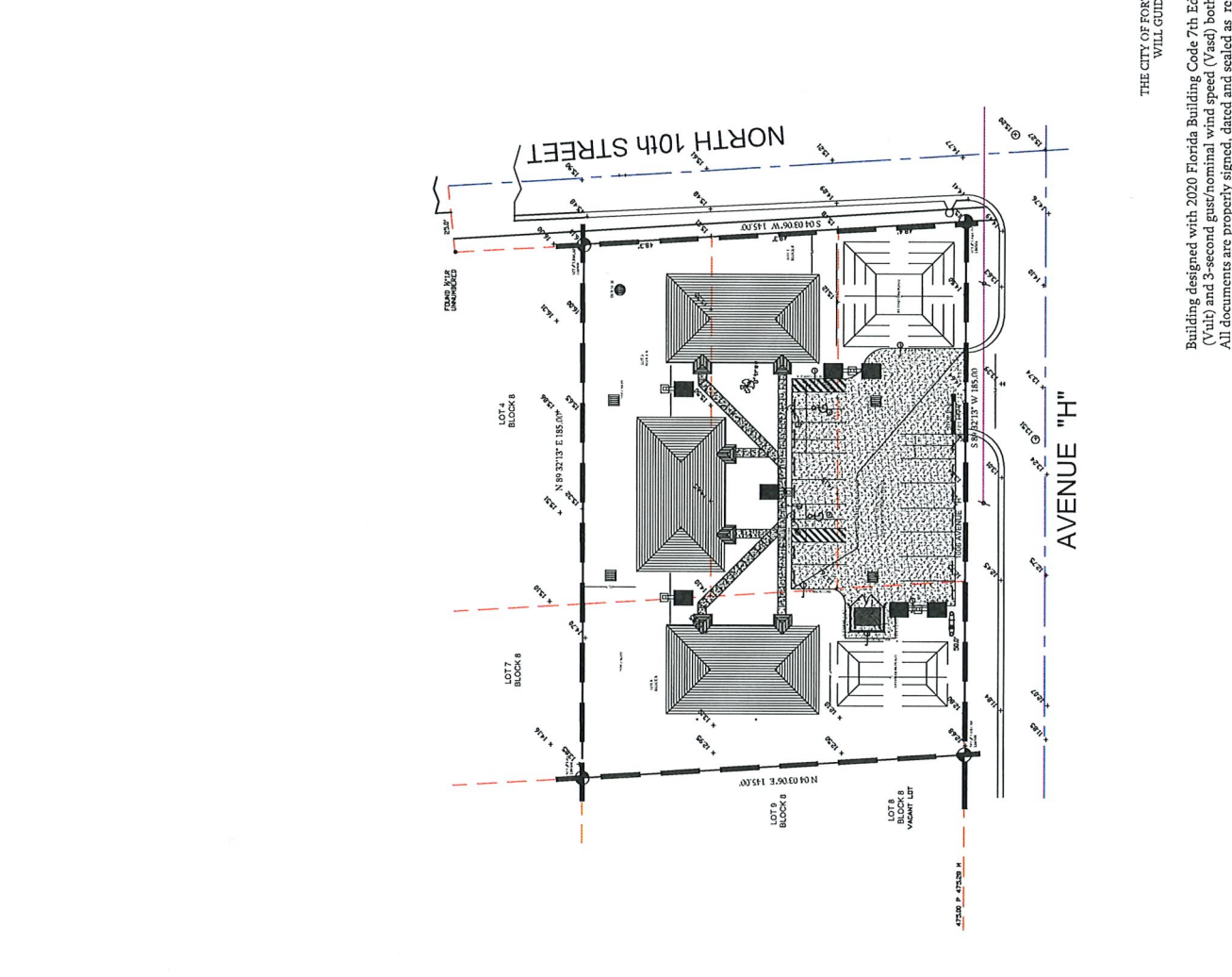
PARKING REQUIRED:
 PROVIDED

SFR

OVERALL AREA CALCULATION: 100%
 PROPOSED BUILDING: 285 SF = 9.8%
 TOTAL IMPERVIOUS AREA: 7363.5 SF = 15% OF TOTAL SITE
 TOTAL PERVIOUS AREA: 40665 SF = 86% OF TOTAL SITE
 "X" DRAINAGE WITH SEWER TOWARD ROADS

NOTE:
 THE CITY OF FORT PIERCE GUIDELINES FOR EROSION SEDIMENT CONTROL (AKA THE BLUE SHEET) WILL GUIDE THE IMPLEMENTATION OF EROSION SEDIMENT CONTROL MEASURES.

Building designed with 2020 Florida Building Code 7th Edition Residential and include the applicable wind criteria (Ultimate design wind speed (Vu)) and 3-second gust/nominal wind speed (Vasd) both in miles per hour, wind exposure and risk category.
 All documents are properly signed, dated and sealed as required for the method of submittal. (FBC 107)



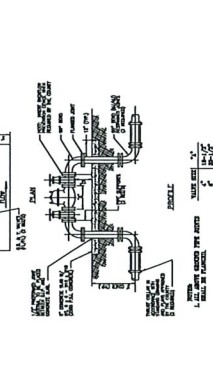
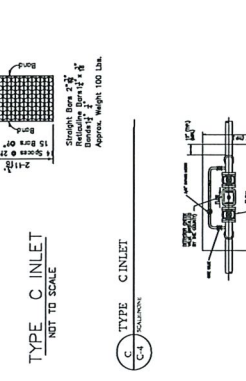
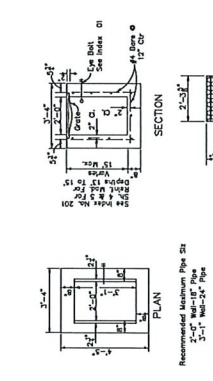
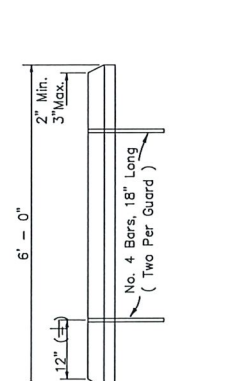
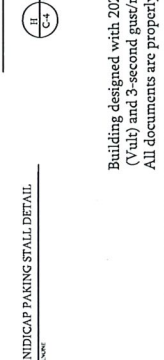
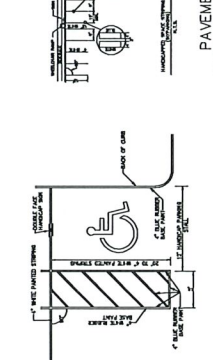
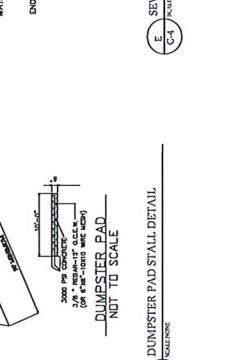
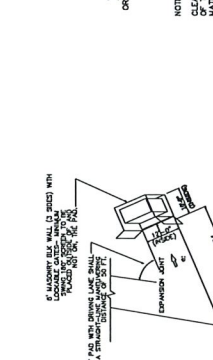
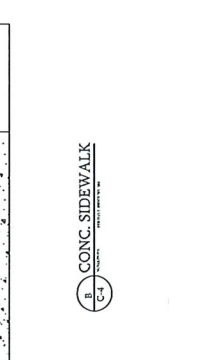
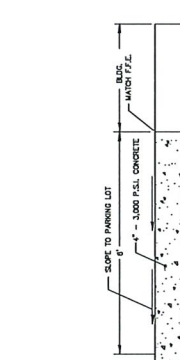
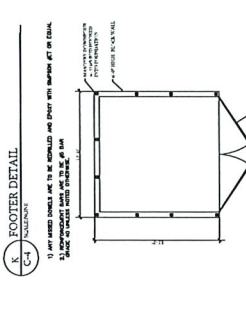
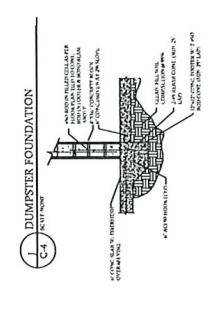
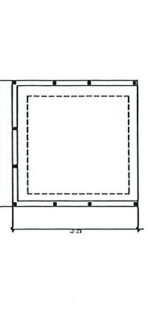
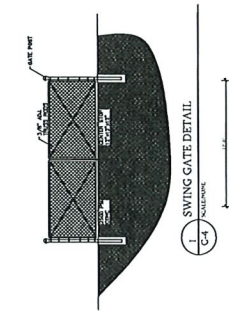
DESIGNWEST ENGINEERS AND ASSOCIATE INC.
1006 AVE H

DESIGNWEST ENGINEERS AND ASSOCIATE INC.
 111 Monument Avenue, Suite 300
 Kissimmee, FL 34741
 PH 203-514-5221 designwestassoc@aol.com



PROJECT DETAILS

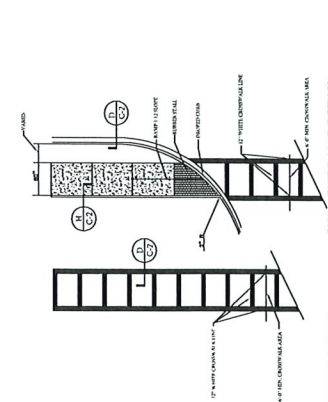
Building designed with 2020 Florida Building Code 7th Edition Residential and include the applicable wind criteria (Ultimate design wind speed (Vult) and 3-second gust/nominal wind speed (Vasd) both in miles per hour, wind exposure and risk category. All documents are properly signed, dated and sealed as required for the method of submittal. (FBC.107)



REVISIONS:
 1. ALL DIMENSIONS PER ARCHITECT'S DRAWING.
 2. ALL DIMENSIONS PER ARCHITECT'S DRAWING.
 3. ALL DIMENSIONS PER ARCHITECT'S DRAWING.
 4. ALL DIMENSIONS PER ARCHITECT'S DRAWING.
 5. ALL DIMENSIONS PER ARCHITECT'S DRAWING.
 6. ALL DIMENSIONS PER ARCHITECT'S DRAWING.
 7. ALL DIMENSIONS PER ARCHITECT'S DRAWING.
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 9. ALL DIMENSIONS PER ARCHITECT'S DRAWING.
 10. ALL DIMENSIONS PER ARCHITECT'S DRAWING.

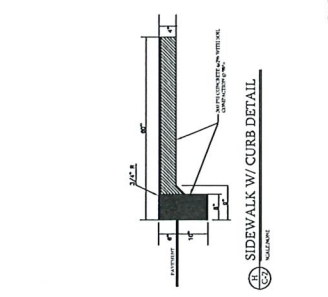


SHEET NO C-6

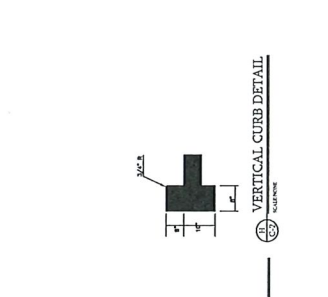


1 CURB CUT RAMP DETAIL
SCALE: NONE

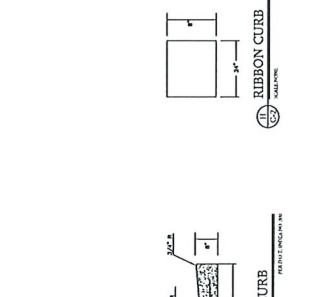
CONTRACTION JOINTS SHALL BE SPACED AT INTERVALS OF TEN FEET EXCEPT WHERE A LESSER INTERVAL IS REQUIRED FOR CLOSER, BUT NO SECTION SHALL BE LESS FOUR FEET IN LENGTH. CONTRACTION JOINTS IN CURB AND GUTTER SHALL BE CONSTRUCTED PER FDOT INDEX NO.300



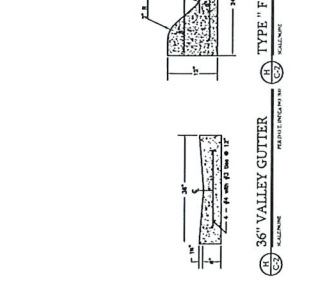
2 CROSS WALK DETAIL
SCALE: NONE



3 SIDEWALK W/ CURB DETAIL
SCALE: NONE



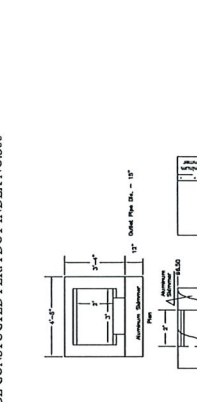
4 VERTICAL CURB DETAIL
SCALE: NONE



5 RIBBON CURB
SCALE: NONE

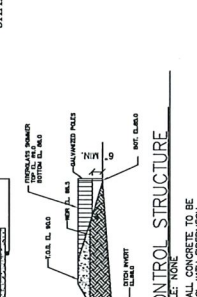


6 TYPE 'F' CURB
SCALE: NONE

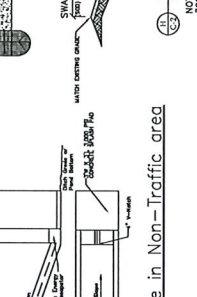


7 CONTROL STRUCTURE
SCALE: NONE

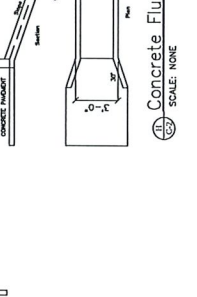
NOTE: ALL CONCRETE TO BE 3000 PSI WITH FIBERMESH



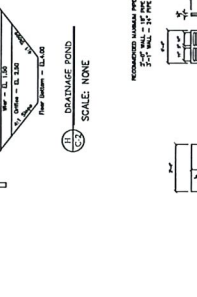
8 Concrete Flume in Non-Traffic area
SCALE: NONE



9 36\"/>



10 36\"/>



11 36\"/>



12 36\"/>

PROJECT DETAILS

Building designed with 2020 Florida Building Code 7th Edition Residential and include the applicable wind criteria (Ultimate design wind speed (Vult) and 3-second gust/nominal wind speed (Vasd) both in miles per hour, wind exposure and risk category. All documents are properly signed, dated and sealed as required for the method of submittal. (FBC 107)



SHEET NO
C-7

PROJECT NO.	PH 203-514-5221
DATE	Kissimmee, FL 34741
SCALE	AS SHOWN
CLIENT	DESIGNWEST ASSOCIATES
DESIGNER	DESIGNWEST ASSOCIATES
PROJECT NO.	PH 203-514-5221
DATE	Kissimmee, FL 34741
SCALE	AS SHOWN
CLIENT	DESIGNWEST ASSOCIATES
DESIGNER	DESIGNWEST ASSOCIATES

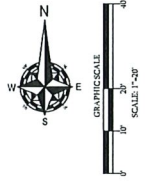
DESIGNWEST ENGINEERS AND ASSOCIATE INC.
 111 Monument Avenue, Suite 300
 Kissimmee, FL 34741
 PH 203-514-5221 designwestassoc@aol.com

CONSULTING ENGINEER
 VINCENT MARCELLINO
 PROJECT DUPLEX
 FORT PIERCE, FL

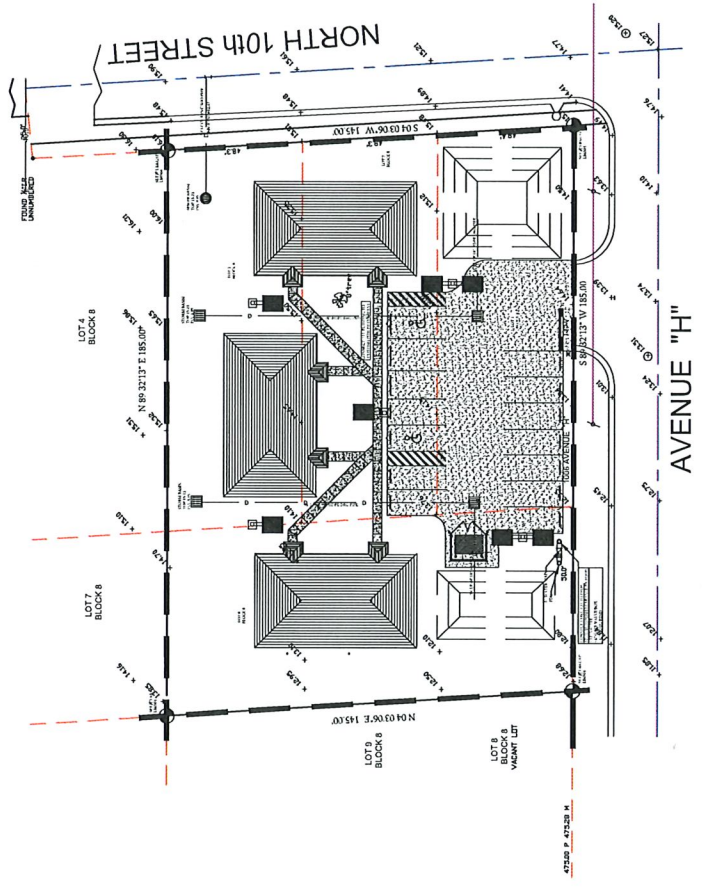
DESIGNWEST ASSOCIATES
 KASEEM GUANZORI, P.E.
 PROJECT MANAGER

DESIGNWEST ASSOCIATES
 111 MONUMENT AVENUE, SUITE 300
 KISSIMMEE, FL 34741
 PH 203-514-5221
 WWW.DESIGNWESTASSOCIATES.COM

UTILITES PLAN



LOTS 1, 7, 17, AND 18 BLOCK 1 OF THE PLAT OF NOLAN AND NOTTINGHAM SUBDIVISION AS RECORDED IN PLAT BOOK # PAGE 41 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



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1006 AVE H

PLANTING SPECIFICATIONS

1. ALL PLANT MATERIALS SHALL BE FLORIDA NUMBER 1, AS PROVIDED IN THE MOST CURRENT EDITION OF THE FLORIDA LANDSCAPE ARCHITECTURE CODE, AND CONSIDER SERVICES PROVIDED BY THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATION.
3. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATION.
4. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATION.
5. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATION.
6. THE PLANTING PLAN SHALL BE REVISIONED IN COMPLIANCE WITH THE LATEST EDITION OF THE FLORIDA LANDSCAPE ARCHITECTURE CODE AND APPROVED TREE DISTRICT ORDINANCES.
7. PLANTING SOIL SHALL BE A MINIMUM OF 12" TOPSOIL AND BENEATH LOCAL MINIMUM TOPSOIL SHALL BE 6" FOR GROUND COVER AREA.
8. PLANTING SOIL SHALL BE WEED FREE MIXTURE OF 90% SAND AND 10% COMPOST OR OTHER ORGANIC PLANTING MATERIALS. SOIL SHALL BE DOCK COUNTY FLEMING SOIL OR BETTER.
9. PLANTING SOIL SHALL BE WEED FREE MIXTURE OF 90% SAND AND 10% COMPOST OR OTHER ORGANIC PLANTING MATERIALS. SOIL SHALL BE DOCK COUNTY FLEMING SOIL OR BETTER.
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11. PLANTING SOIL SHALL BE WEED FREE MIXTURE OF 90% SAND AND 10% COMPOST OR OTHER ORGANIC PLANTING MATERIALS. SOIL SHALL BE DOCK COUNTY FLEMING SOIL OR BETTER.
12. FERTILIZER IS REQUIRED FOR PLANTING AND SHALL BE NPK 16-4-8 AT 15LBS/1000 SF.
13. WATERING: ALL PLANTS MATERIALS SHALL BE WATERED AT TIME OF PLANTING AND CONTINUED WATERING SHALL BE MAINTAINED FOR A PERIOD OF TWO MONTHS THEREAFTER.
14. SO PLANT MATERIAL WILL BE ACCEPTABLE, SHOWING EVIDENCE OF CHAIN MARKING AND CHAIN MARKING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PLANT.
15. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING THE ROOTS HAS BEEN CHECKED, BROKEN OR OTHERWISE DAMAGED.
16. ROOT TRUNK: ALL FIELD GROWN TREES A MINIMUM OF 6 WEEKS PRIOR PLANTING.

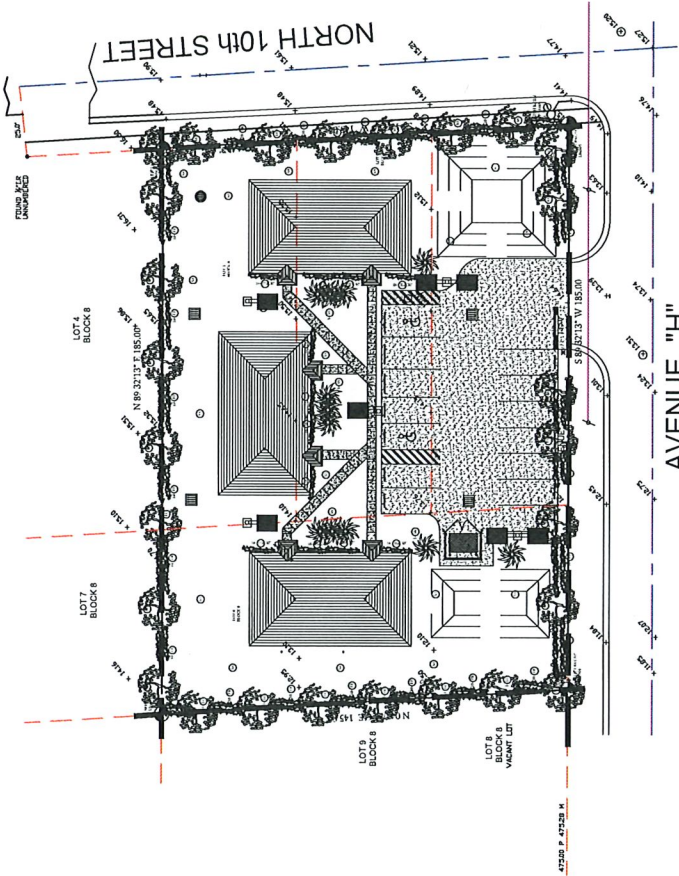
LANDSCAPE PLANTING PLAN

LOTS 1, 7, 8 AND 9 BLOCK 6 OF THE PLAT OF NOKLES AND NOTTINGHAM SUBDIVISION AS RECORDED IN PLAT BOOK 4 PAGE 41 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA



PLANTING NOTES

1. ALL PLANTING MATERIALS SHALL BE FLORIDA NUMBER 1, AS PROVIDED IN THE MOST CURRENT EDITION OF THE FLORIDA LANDSCAPE ARCHITECTURE CODE, AND CONSIDER SERVICES PROVIDED BY THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATION.
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16. ROOT TRUNK: ALL FIELD GROWN TREES A MINIMUM OF 6 WEEKS PRIOR PLANTING.



KEY	QTY	COMMON NAME	SCIENTIFIC NAME	N'WW SIZES/NOTES
(C1)	6	DANGER WILLOW	LAX GENSHING	12' 2 1/2" CAL
(C2)	6	LUXURIOUS OAK	QUERUS LAURINAGIA	12' 2 1/2" CAL
(C3)	5	LUXURIOUS OAK	QUERUS LAURINAGIA	12' 2 1/2" CAL
(C4)	8	MOJIGUANT	LAX GENSHING	12' 2 1/2" CAL
(C5)	2	PINK TABERNAIA	LAX GENSHING	12' 2 1/2" CAL
(C6)	3	PALMADA TREE	LAX GENSHING	12' 2 1/2" CAL
PALMS				
SP 1	3	SABAL PALM	SABAL PALMETTO	10' CT CLEAN TRUNKS
SHRUBS/LAWN				
(C7)	65	COCCOON	CHRYSOALANIS ROD TIP	3 GAL/2"
(C8)	35	FRESHN DWART	HAMELIA PALANSTAN GLABRA	3 GAL/2"
(C9)	16	SABAL PALM	LYNERA COCCONIS NIGRA GRAMM	3 GAL/2"
(C10)	16	SABAL PALM	LYNERA COCCONIS NIGRA MAUI YELLOW	3 GAL/2"
(C11)	62	SABAL PALM	CLUSA-GUTIFERA	3 GAL/2"
(C12)	44	SABAL PALM	MYRTACANTHUS BAEHNS	3 GAL/2"
(C13)		ST. AUGUSTINE	FLORIDIAN	SOLID/6.00

PLANT LIST

DESIGNWEST ENGINEERS AND ASSOCIATE INC.
 1006 AVE H
 VINCENT MARCELLINO
 PROJECT DUPLEX
 FORT PIERCE, FL

DESIGNWEST ENGINEERS AND ASSOCIATE INC.
 111 Monument Avenue, Suite 300
 Kissimmee, FL 34741
 PH 203-514-5221
 designwestassoc@aol.com

STATE OF FLORIDA
 PROFESSIONAL SEAL
 DATE: 02/22/2024
 SHEET NO L-1

Building designed with 2020 Florida Building Code 7th Edition Residential and include the applicable wind criteria (Ultimate design wind speed (Vult) and 3-second gust/nominal wind speed (Vasd) both in miles per hour, wind exposure and risk category. All documents are properly signed, dated and sealed as required for the method of submittal. (FBC 107)



SHEET NO
LT-1

DATE	12/15/2023
PROJECT	111 Monument Avenue, Suite 300
CLIENT	Kissimmee, FL 34741
SCALE	AS SHOWN
DATE	
REVISION	
DATE	
REVISION	
DATE	
REVISION	
DATE	
REVISION	
DATE	
REVISION	

111 Monument Avenue, Suite 300
Kissimmee, FL 34741
PH 203-514-5221 designwestassoc@aol.com

DESIGN WEST ASSOCIATE
KASSIEM GARDNER, P.E.
REGISTERED PROFESSIONAL ENGINEER
FL 81964

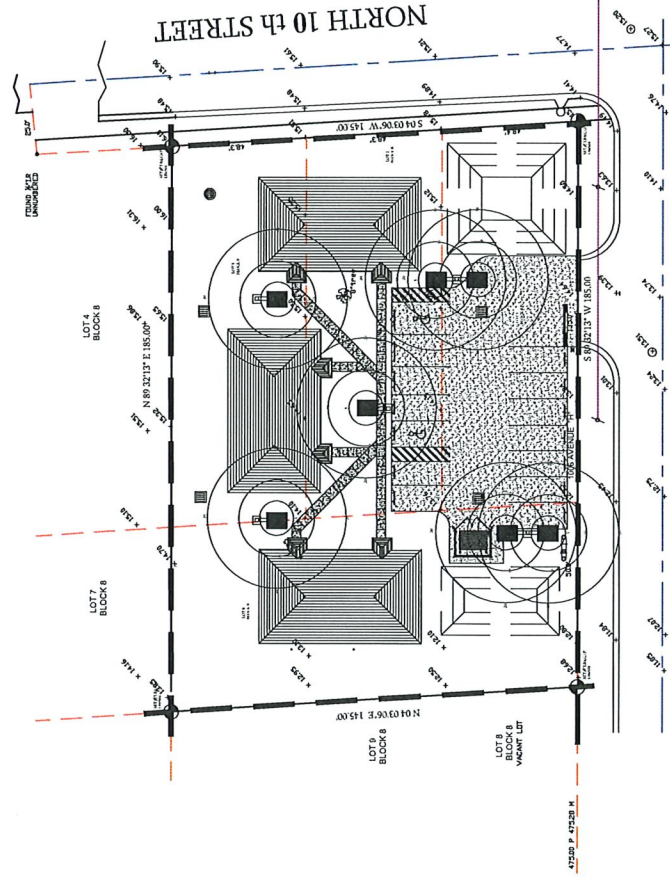


VINCENT MARCELLINO
PROJECT DUPLEX
FORT PIERCE, FL

DESIGN WEST ASSOCIATE
KASSIEM GARDNER, P.E.
REGISTERED PROFESSIONAL ENGINEER
FL 81964

PARKING LOT LIGHTING

Building designed with 2020 Florida Building Code 7th Edition Residential and include the applicable wind criteria (Ultimate design wind speed (Vu_{ult}) and 3-second gust/nominal wind speed (V_{asd}) both in miles per hour, wind exposure and risk category.
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PARKING LOT NOTES:
ALL PARKING LOT LIGHTING HAS 20' AVERAGES FOOT-CANDEL FFC 2000 SEC 602

DESIGN WEST ENGINEERS AND ASSOCIATE INC.
1006 AVE H