



## 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: 1038 South 37th Street, Fort Pierce, Florida 34947
2. Property Tax ID(s): 2417-213-0001-000-7
3. Total Acreage: 5.28 Acres
4. Existing Future Land Use Designation: RL
5. Existing Zoning Classification: E-3
6. Proposed Zoning Classification: PD
7. Other applications being submitted concurrent with this application, if any: \_\_\_\_\_

- 8. Describe the existing uses, improvements and structures on the amendment lands: Vacant

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- 9. Are there any identified or possible historical structures on the amendment lands? N/A

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- 10. The reason for making this request: Change the zoning to allow for greater variety of housing.

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**11. CAPACITY ANALYSIS**

**I. Site Data:**

	Existing Use	Future Land Use	Zoning
North	7100 Chruch	RL(FP)	R-1(FP)
South	9100 Utility	RU(SLC)	U(SLC)
East	1000 - Vac Comm 0100 - SF Res 0100 - SF Res	COM(SLC) COM(SLC) COM(SLC)	CN(SLC) CN(SLC) CN(SLC)
West	0000 - Vac Res 0100 - SF Res	RU(SLC) RU(SLC)	RS-3(SLC) RS-3(SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	E3	3 du/ac	5.28	X
Proposed	RL	PD	6.5 + 5 du/ac bonus	5.28	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
Current Zoning	Total gallons per day 3900
Proposed Zoning	Total gallons per day 14560
<b>Change in Demand</b>	<b>Total gallons per day 10660</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
Current Zoning	Total gallons per day 3900
Proposed Zoning	Total gallons per day 14560
<b>Change in Demand</b>	<b>Total gallons per day 10660</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
<b>Regional</b>	20 acres per 1,000 people	885.32	887.45	2.13
<b>Urban District</b>	5 acres per 1,000 people	221.33	221.86	0.53
<b>Community</b>	2.5 acres per 1,000 people	110.67	110.93	0.26
<b>Neighborhood</b>	1.36 acres per 1,000 people	60.20	60.35	0.15

<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>
<b>School Name</b>	Samuel Gaines Academy	Westwood Academy
<b>City</b>	Fort Pierce	Fort Pierce
<b>Distance</b>	3.2 Miles	2.5 Miles
<b>Current Zoning Enrollment Demand</b>	4.25	1.82
<b>Proposed Zoning Enrollment Demand</b>	15.88	6.80
<b>Change in Demand</b>	11.63	4.98

<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	2 yard
Proposed Zoning	8 yard
Change in Demand	6 yard

**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>	<p>As per the policy 3.7.1 of the Comprehensive Plan, the listed design criteria for stormwater management will have to be met at the time of the submittal for the future land development (the site plan applications).</p> <p>Being a pre-development orders, the Future Land Use Map Amendment and the Zoning Atlas Map Amendment do not have information required to calculate the impact (wet retention/detention basin areas, flood routing calculations, off-site discharge, etc...) nor the information required to check the compliance with the design criteria (roadway elevation, site perimeter elevations, building floor elevations and similar).</p>
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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>		
<b>Proposed Zoning</b>	N/A	
<b>Change in Demand</b>	Trips	Trips
<b>Impact to Capacity</b>	N/A	

12. Name of Owner(s): Martin Prado  
 Mailing Address: 4366 Pine Ridge Court  
 City Weston State Florida Zip 33331  
 Phone # 954-214-7951  
 E-mail: martin@martinandsons-usa.com

13. Name of Applicant: Franco Prado (son)  
 Mailing Address: 4581 Weston Road, Suite 154  
 City Weston State Florida Zip 33331  
 Phone # 954-536-3186 Fax # \_\_\_\_\_  
 E-mail: franco@martinandsons-usa.com

14. Name of Representative: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone # \_\_\_\_\_ Fax # \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**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

5/12/23  
 Date

559 NW 70th Way

Florida

33063

Address

State

Zip

954-536-3186

franco@martinandsons-us

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.

Martin Prado

954-214-7951

Property Owner's Name (Please Print)

Phone

4366 Pine Ridge Court

Florida

33331

Address

State

Zip

*M. Prado*

05/12/23

Property Owner's Signature

Date

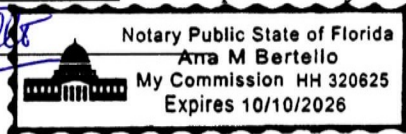
STATE OF FLORIDA)  
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 12 day of May, 2023, by MARTIN E. PRADO who is personally known to me or has produced FL. DL. as iden

*A.M. Bertello*

#PG30-565-63-266-0

Signature of Notary



(seal)

OFFICE USE:

DATE RECEIVED: \_\_\_\_\_ Signed: \_\_\_\_\_

File Number: \_\_\_\_\_ Check No: \_\_\_\_\_ Receipt No: \_\_\_\_\_

TRC Review: \_\_\_\_\_ Planning Board Review: \_\_\_\_\_ City Commission: \_\_\_\_\_

Ordinance No: \_\_\_\_\_ Date Approved: \_\_\_\_\_

## PLANNED DEVELOPMENT REQUIREMENTS

The following items are described as Planned Development Requirements stated in City of Fort Pierce Land Development Code Section 125-212.

Responses are written in Bold Italics.

a. Comprehensive plan consistency.

***The proposed zoning is consistent with the current Future Land Use designation of Residential Low***

b. Perimeter setbacks

***Acknowledged.***

c. Open space

***Acknowledged.***

d. Applicability to other code of ordinances not in conflict herein

***The proposed is not in conflict with other building, housing or land use regulation codes.***

e. Easements

***Should easement be required for any utilities being conveyed to the utility provider, the appropriate utility easements will be supplied.***

f. Phasing

***There is no phasing proposed as part of this PD.***

g. Other standards..

***Acknowledged.***

h. Additional requirements.

***Acknowledged.***

i. Variances are not necessary.

***Acknowledged.***

As outlined in section 125-212(c) of the City of Fort Pierce Land Development code, the application requirements are as follows:

1. Project Narrative

***A description of the proposed development is outlined in this narrative. The overall parcel totals 5.28 acres. This PD application encompasses the entirety of the parcel which is currently undeveloped. The proposed zoning amendment to planned development will allow a variety of housing types as outlined in the Quantitative Data section below.***

***The planned development is proposing a 14 - 56 dwelling unit single-family / duplex / triplex / quadraplex / townhome development consisting of 14 lots of approximately 12,000 - 14,520 SF.***

2. Unified Control and Property Ownership

***The parcel is under control by the applicant, Martin Prado. A copy of the deed and agent authorization is included as part of this application package.***

3. Phasing

***There is no phasing proposed as part of this development.***

4. Quantitative data:

***Platting is not proposed at this time, so individual parcels sizes and associated improvements may vary.***

Total number and type of dwelling units;

***14 – 56 units. single-family, duplex, triplex, quadraplex, and townhomes***

Parcel sizes;

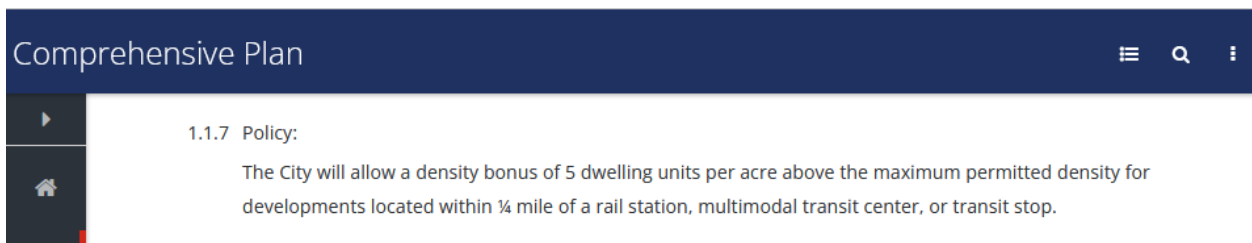
***12,000 – 14,520 SF***

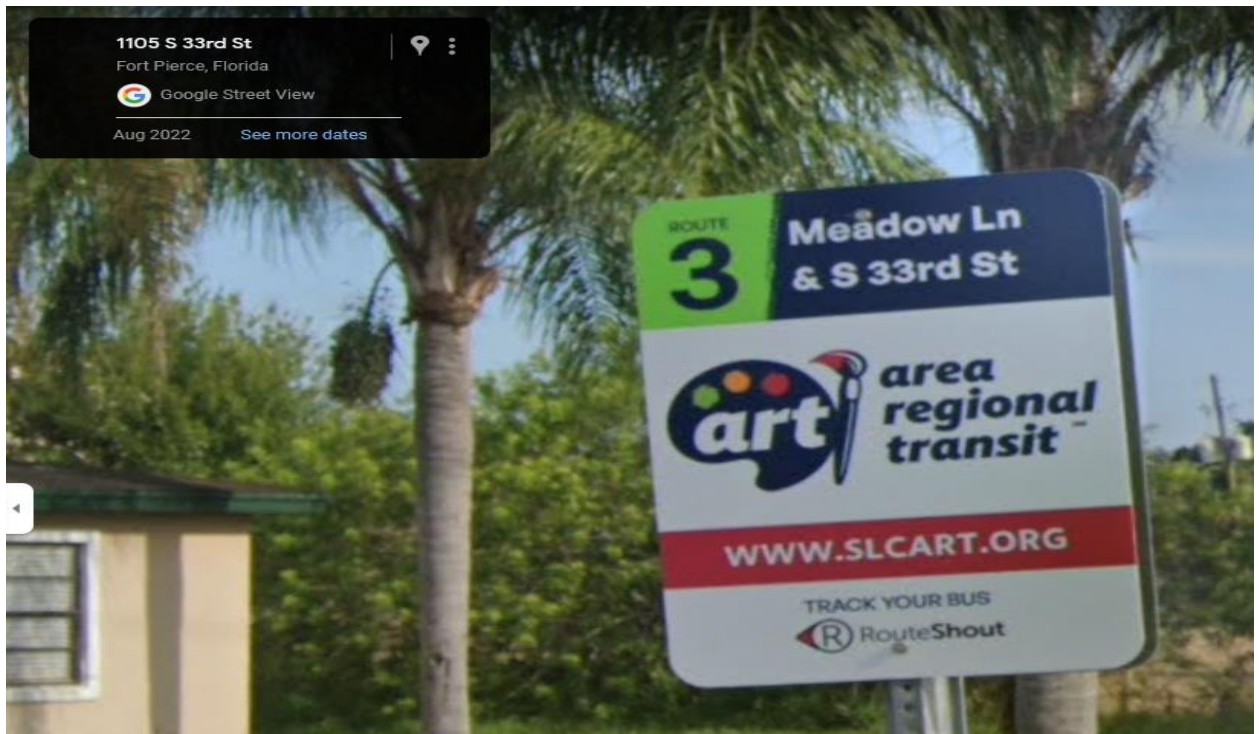
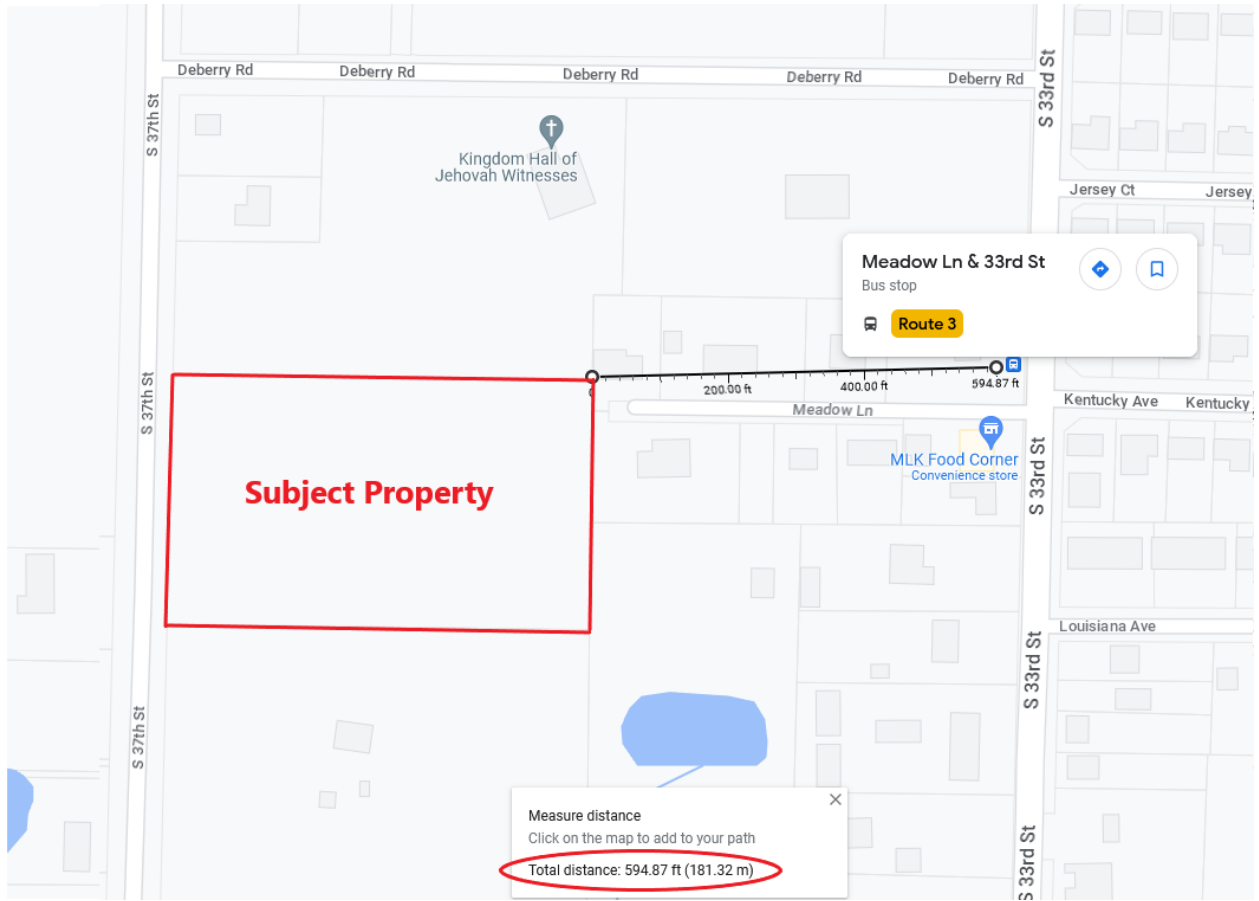
Proposed lot coverage of buildings and structures;

***70%***

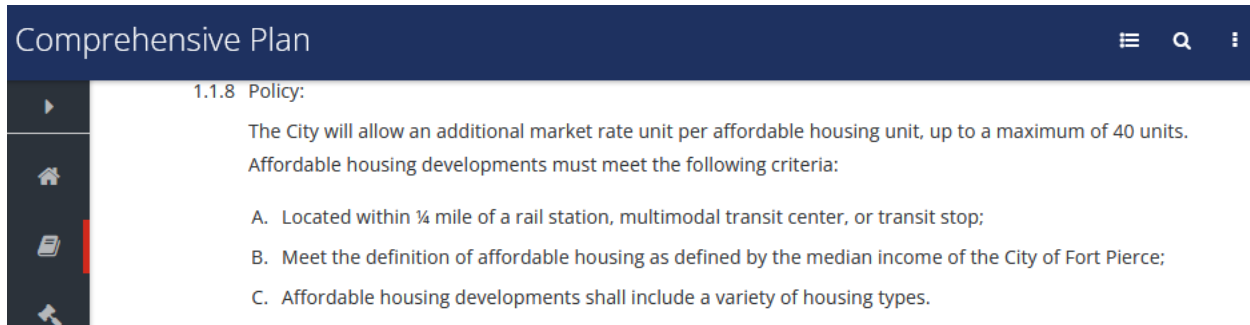
Residential gross densities;

***Due to the proposed development being located within a ¼ mile of a transit stop, per comprehensive plan policy 1.1.7 a density bonus of 5 dwelling units per acre is allowed to achieve a density of 56 units as a maximum.***





***The proposed development is also eligible to add an additional 40-units of “affordable housing” per Comprehensive Plan policy 1.1.8 when meeting eligible criteria. This would increase the gross density to a maximum of 100 units. This is not proposed at this time, but the right is reserved to implement this policy as allowed by the city code.***



Total amount of open space;

***10%. See below exception.***

Total amount of nonresidential acreage;

***Not including water management tracts and utility easements, 0 acres is nonresidential.***

5. Exceptions from Standard Zoning:

***The proposed PD open space requirement will be amended as follows:***

In all planned developments at least ~~20~~ 10 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).

6. Agreements, provisions and covenants which govern the use:

***Common areas will be governed by a property owner’s association and will be established during the detail plan review process.***

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

Martin Prado  
4366 Pine Ridge Court  
Weston, FL 33331

**OWNER CONSENT FORM**

Project Name: 1038 South S3th Street  
Parcel ID: 2417-213-0001-000-7

Address: 1038 South 37<sup>th</sup> Street, Fort Pierce, FL 34947

BEFORE ME THIS DAY PERSONALLY APPEARED MARTIN E. PRADO, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Franco Prado to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us 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 plat, site plan, construction plans, and other related development items for this parcel.

FURTHER AFFIANT SAYETH NOT.

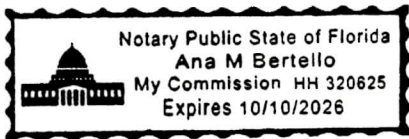
The foregoing instrument was acknowledged before me this 12 day of May, 2023, by MARTIN E. PRADO (Name of Person Acknowledging) who is personally known to me or who has produced FL-DL-P630565632660 (type of identification) as identification and who did (did not) take an oath.

*Ambertello*  
Notary Signature

*M. Prado*  
Owner's Signature

ANA. M. BERTELLO  
Printed Name of Notary

MARTIN E. PRADO  
Owner's Name



4366 Pine Ridge Ct.  
Street Address

Weston, FL. 33331  
City, State, Zip

10-10-26  
My commission expires

954-389-0220  
Telephone/Email



Prepared by  
Melinda Endres, an employee of  
**First American Title Insurance Company**  
12160 South Shore Blvd, Suite 104  
Wellington, Florida 33414  
(561)793-9100

Return to: Grantee

File No.: 12663-2767488

### **WARRANTY DEED**

THIS INDENTURE, executed on **January 25**, 2023, between

**Mount Bethel Baptist Church, Inc., a Florida non-profit corporation**

whose mailing address is: 901 NW 11th Ave., Fort Lauderdale, FL 33311,  
hereinafter called the "grantor", and

**Martin Prado, a single man**

whose mailing address is: 4366 Pine Ridge Cir, Fort Lauderdale, FL 33331,  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**WITNESSETH:** The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **St. Lucie** County, **FL**, to-wit:

The Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 35 South, Range 40 East, St. Lucie County, Florida; LESS therefrom the North 445 feet and the West 40 feet.

AND

The Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 35 South, Range 40 East, St. Lucie County, Florida; LESS therefrom the South 500 feet and the West 40 feet.

Parcel Identification Number: **2417-213-0001-000/7**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

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; that the grantor hereby fully 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 31st of 2022.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Mount Bethel Baptist Church Inc, a Florida non-profit corporation

By: Clarence E. Glover  
Name: Clarence E. Glover  
Title: President

Signed, sealed and delivered in our presence:

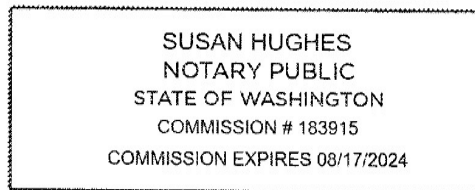
Rebecca Diaz  
Witness Signature  
Rebecca Diaz  
Print Name

Susan Hughes  
Witness Signature  
Susan Hughes  
Print Name

State of Washington  
County of Pierce

The Foregoing Instrument Was Acknowledged before me by means of  physical presence or  online notarization, on 01/25/2023, by **Clarence E. Glover, as President, on behalf of Mount Bethel Baptist Church, Inc., a Florida non-profit corporation**, existing under the laws of the State of Florida.

Susan Hughes  
Notary Public  
Susan Hughes  
(Printed Name)



My Commission expires: 08/17/2024

{Notarial Seal}

Personally Known  OR Produced Identification   
Type of Identification Produced a valid driver's license

This notarial act involved the use of communication technology

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

### Property Identification

Site Address: 1038 S 37th ST  
 Sec/Town/Range: 17/35S/40E  
 Parcel ID: 2417-213-0001-000-7  
 Jurisdiction: Fort Pierce

Use Type: 0000  
 Account #: 26432  
 Map ID: 24/17N  
 Zoning: Res Sing F

### Ownership

Martin Prado  
 4366 Pine Ridge CT  
 Weston, FL 33331



### Legal Description

17 35 40 SW 1/4 OF NE 1/4 OF NW 1/4-LESS N 445 FT AND LESS W 40 FT- AND NW 1/4 OF SE 1/4 OF NW 1/4-LESS S 500 FT AND LESS W 40 FT- (5.28 AC)

### Current Values

Just/Market Value: \$143,500  
 Assessed Value: \$101,685  
 Exemptions: \$0  
 Taxable Value: \$101,685

**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.

### Total Areas

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 5.28  
 Land Size (SF): 229,996.8

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

## Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 25, 2023	4945 / 2660	0117	WD	Mount Bethel Baptist Church	\$315,000
Mar 25, 2008	2954 / 2107	XX01	WD	Tamayo Jose H	\$250,000
Dec 29, 2001	1484 / 2248	XX00	WD	Jensen Rolf S	\$48,000
May 8, 1991	0738 / 0026	XX00	WD	Edmund M Radke	\$35,000
Feb 10, 1989	0624 / 1181	XX01	WD	Edmund M Radke	\$40,000
Feb 8, 1989	0624 / 1183	XX01	WD	Edmund M Radke	\$40,000

### Building Information (1 of 1)

Finished Area: 0 SF  
 Gross Sketched Area: 0 SF

### Special Features and Yard Items

Exterior Data

View:  
 Building Type:  
 Grade:  
 Story Height:

Roof Cover:  
 Year Built: N/A  
 Effective Year: N/A  
 No. Units: 0

Roof Structure:  
 Frame:  
 Primary Wall:  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: 0%

Electric:  
 Heat Type:  
 Heat Fuel:  
 Heated %: N/A%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors:  
 Sprinkled %: 0%



Image  
 or  
 Sketch  
 unavailable  
 for display

**Sketch Area Legend**

Sub Area Description Area Fin. Area Perimeter

Type Qty Units Year Blt

**Current Year Values**

Current Values Breakdown

Building: \$0  
 Land: \$143,500  
 Just/Market: \$143,500  
 Ag Credit: \$0  
 Save Our Homes or 10% Cap: \$41,815  
 Assessed: \$101,685  
 Exemption(s): \$0  
 Taxable: \$101,685

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	5.28	North St. Lucie Water Management District	\$109.56

This does not necessarily represent the total Special Assessments 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
2022	\$143,500	\$101,685	\$0	\$101,685

2021	\$104,100	\$92,441	\$0	\$92,441
2020	\$104,100	\$84,038	\$0	\$84,038
2019	\$104,100	\$76,399	\$0	\$76,399

### Permits

Number	Issue Date	Description	Amount	Fee
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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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**ROLAND E. ROLLINS**  
**PROFESSIONAL LAND SURVEYOR**  
 3221 SW CRUMPACKER STREET  
 PORT ST. LUCIE, FLORIDA 34953  
 772-873-4700

**BOUNDARY AND TOPOGRAPHIC SURVEY**

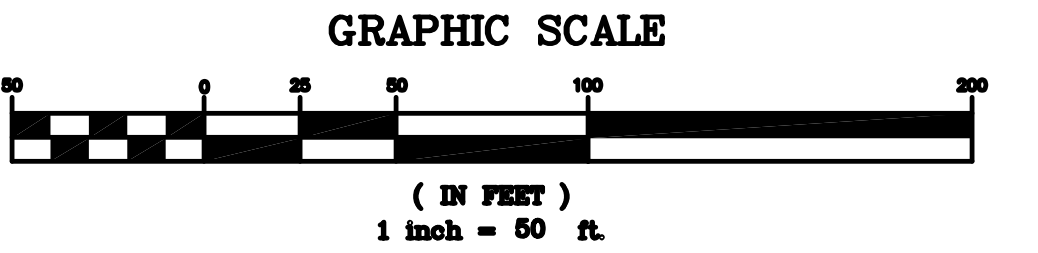
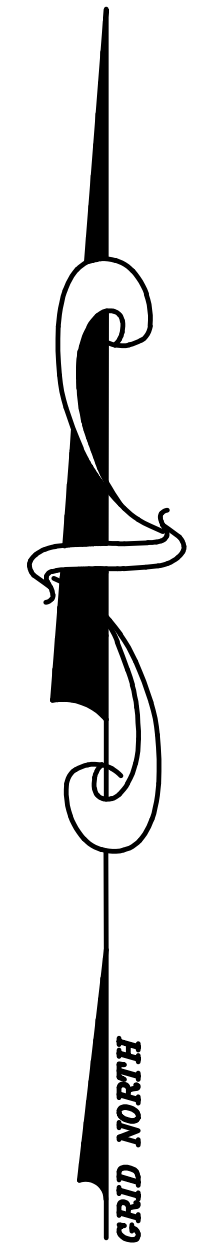
**LEGAL DESCRIPTION**

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS THEREFROM THE NORTH 445 FEET AND THE WEST 40 FEET.

AND

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS THEREFROM THE NORTH 445 FEET AND THE WEST 40 FEET.

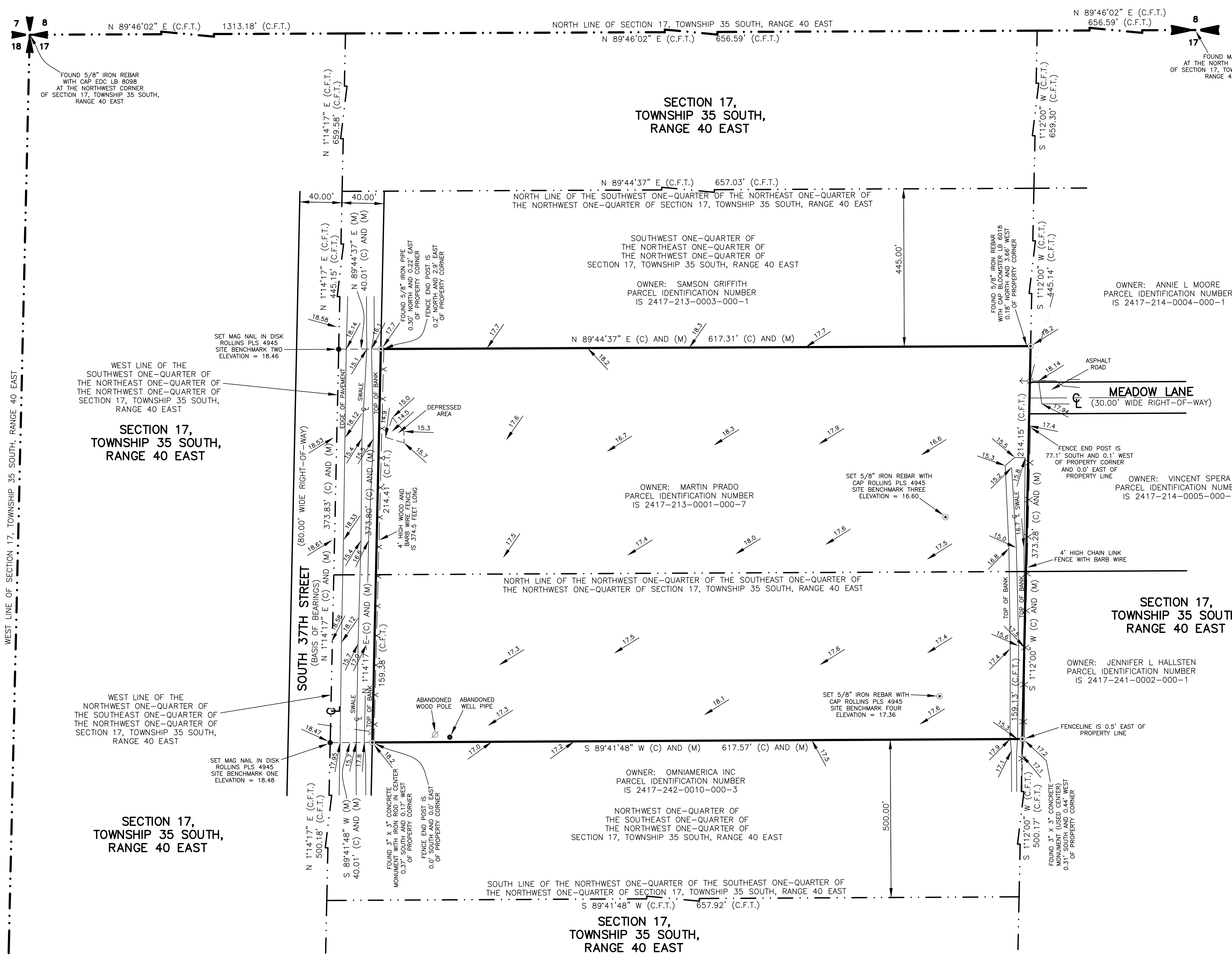
- ABBREVIATIONS:
- A/C = AIR CONDITIONER
  - (C) = CALCULATED
  - (C.F.T.) = CALCULATED FROM TRAVERSE
  - C = CENTERLINE
  - C.B.S. = CONCRETE BLOCK STRUCTURE
  - C.L.S. = CONSTRUCTION LAYOUT SURVEY
  - E/P = EDGE OF PAVEMENT
  - E.O.W. = EDGE OF WATER
  - E.F.B. = ELECTRONIC FIELD BOOK
  - EL. = ELEVATION
  - FIRM = FLOOD INSURANCE RATE MAPS
  - FND. = FOUND
  - (L.D.) = LEGAL DESCRIPTION
  - (M) = MEASURED
  - N.G.V.D. OF 1929 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
  - N.A.V.D. OF 1988 = NORTH AMERICAN VERTICAL DATUM OF 1988
  - N.T.S. = NOT TO SCALE
  - O/S = OFFSET
  - P.C.P. = PERMANENT CONTROL POINT
  - (P) = PLAT
  - P.O.B. = POINT OF BEGINNING
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - (R) = RECORD
  - P.C. = POINT OF CURVATURE
  - P.I. = POINT OF INTERSECTION
  - S/W = SIDEWALK
  - T.O.S. = TOE OF SLOPE
  - T.O.B. = TOP OF BANK



NOTE: THE BEARINGS ARE REFERENCED ON THE CENTERLINE OF SOUTH 37TH STREET AND THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST ON GRID NORTH FLORIDA EAST NAD83 PROJECTION WHICH BEARS NORTH 01°14'17" EAST

NOTE: ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

ADDRESS OF SUBJECT PROPERTY:  
 1038 SOUTH 37TH STREET, FORT PIERCE, FLORIDA



**BENCHMARK REFERENCE:**  
 FOUND SAINT LUCIE COUNTY 1999 VERTICAL CONTROL DISK "MATT" IN CONCRETE 75 FEET PLUS OR MINUS SOUTH OF THE CENTERLINE OF WHITE DAIRY ROAD ON HARTMAN ROAD, 28 FEET PLUS OR MINUS EAST OF THE EAST EDGE OF PAVEMENT OF HARTMAN ROAD, 55 FEET PLUS OR MINUS SOUTH OF A WOOD UTILITY POLE.  
 ELEVATION = 15.125 US SURVEY FEET  
 VERTICAL DATUM N.A.V.D. OF 1988

ELEVATIONS BASED ON N.A.V.D. OF 1988 AND SHOWN THUS  $\sqrt{100}$

FLOOD ELEVATION INFORMATION	
MAP NUMBER 12111C0178 J	DATE OF FIRM FEB. 16, 2012
COMMUNITY NUMBER 120285	PANEL 0178
FIRM ZONE X	SUFFIX J

ADDENDUM	FIELD BOOK	PAGE	DATE	BY	CHECKED
BOUNDARY SURVEY	E.F.B.		05/03/2023	R.E.R.	R.E.R.
TOPOGRAPHIC SURVEY	E.F.B.		05/03/2023	R.E.R.	R.E.R.

- LEGEND:**
- ⊙ = SET 5/8" IRON REBAR WITH CAP P.L.S. NUMBER 4945
  - = SET NAIL IN DISK P.L.S. NUMBER 4945 UNLESS OTHERWISE NOTED.
  - ⊕ = MANHOLE (M.H.)
  - ⊕ = CATCH BASIN (C.B.)
  - ⊕ = FIRE HYDRANT (F.H.)
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  - ⊕ = ANCHOR AND GUY WIRE
  - ⊕ = OVERHEAD WIRES
  - ⊕ = NOT TO SCALE
  - ⊕ = FENCELINE

**NOTES:**

- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP AND/OR RIGHT-OF-WAYS OF RECORD.
- NO UNDERGROUND OR INTERIOR IMPROVEMENTS WERE LOCATED EXCEPT AS NOTED.
- LEGAL DESCRIPTION AS SUPPLIED BY CLIENT.
- BUILDING TIES ARE 90° OR RADIAL TO THE PROPERTY LINE.
- ALL EASEMENTS SHOWN ARE PER RECORD PLAT UNLESS OTHERWISE NOTED.

TRACT SQUARE FOOTAGE: 5.293± ACRES  
 SCALE: 1" = 50'

CERTIFICATIONS AS PROVIDED AND WORDED BY CLIENT:  
 CERTIFY TO:  
 1) FRANCO PRADO

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PLOT DATE AND TIME: 05/04/2023 8:00 AM EST

DATE OF LAST FIELD WORK: 05/03/2023

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROLAND E. ROLLINS DATE OF SIGNATURE  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA REGISTRATION NUMBER 4945

JOB NUMBER: RR230407

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**Project Name:** 1038 South 37<sup>th</sup> Street  
**Date:** 04/01/2023

**REQUEST**

*On behalf of the Applicant, Franco Prado is requesting the following:*

***Zoning Atlas Map Amendment:*** *A Zoning Atlas Map Amendment from Single-Family Residential E-3 to Planned Development Zone PD*

**LEGAL DESCRIPTION:**

17 35 40 SW 1/4 OF NE 1/4 OF NW 1/4-LESS N 445 FT AND LESS W 40 FT- AND NW 1/4 OF SE 1/4 OF NW 1/4-LESS S 500 FT AND LESS W 40 FT- (5.28 AC)

**SITE CHARACTERISTICS**

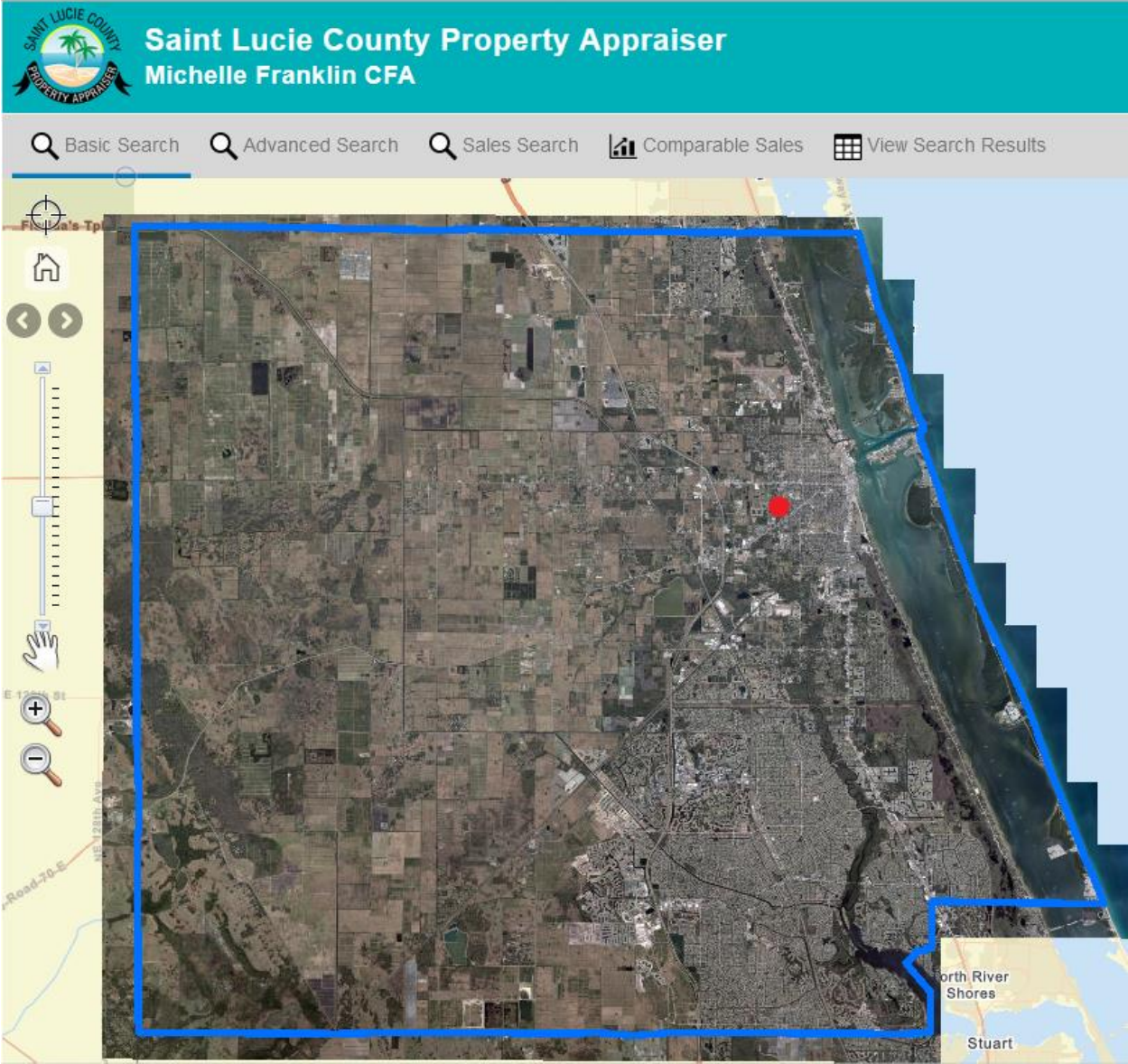
The subject property is located within the City of Fort Pierce, Florida. The address of the property is 1038 South 37<sup>th</sup> Street, and the parcel ID is 2417-213-0001-000-7. The property is located north of Whiteway Dairy Road and south of Deberry Road. The property currently has a zoning designation of Residential Single-Family - three units per acre (E-3).

The parcel lies within the jurisdiction of FPUA for water, sewer, and gas. Power is provided by FPL, and internet/communication services by AT&T. Currently, the property is vacant and undeveloped. It does not contain any historical or cultural resources. No structures or improvements are present on the property.

- Figure 1 - County map
- Figure 2 - Vicinity map
- Figure 3 - Aerial of subject property
- Figure 4 - Fort Pierce Zoning Map
- Figure 5 - Fort Pierce Future Land Use Map

Franco Prado, President  
Martin & Sons Residential Services, Inc.  
4581 Weston Road, Suite 154  
Weston, FL 33331  
Tel: 954-389-0220

Figure 1 - County Map



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Martin & Sons Residential Services, Inc.  
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Figure 2 - Vicinity Map

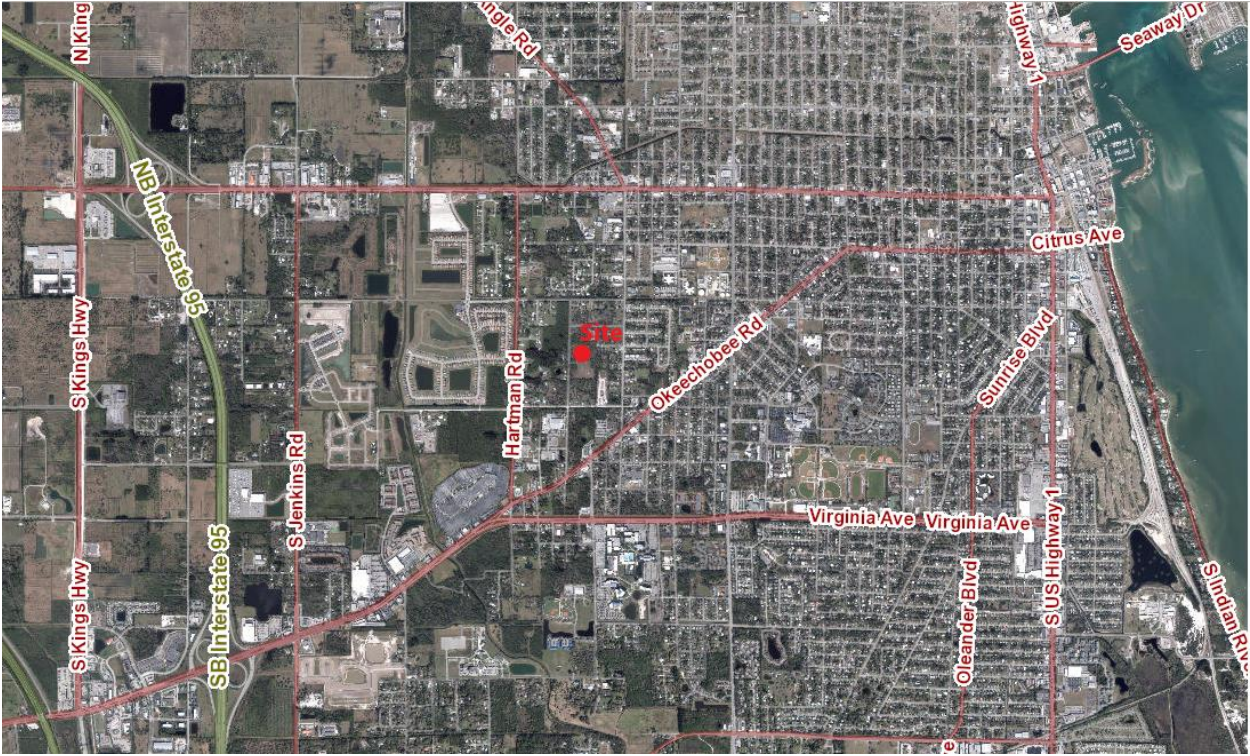
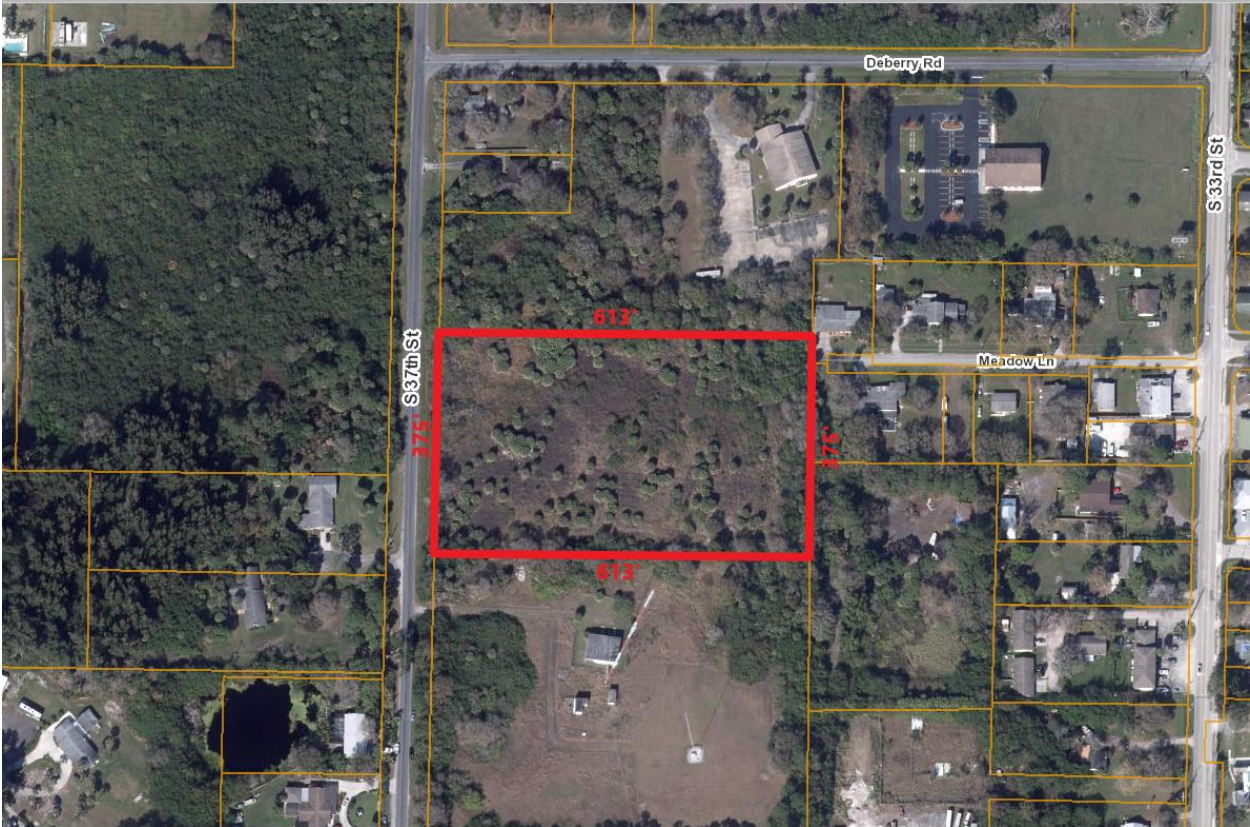


Figure 3 - Aerial of subject property



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Figure 4 indicates existing land uses with the same or greater proposed Fort Pierce zoning within a half mile from subject property (identified in black rectangles).

Figure 4 - Fort Pierce Zoning Map

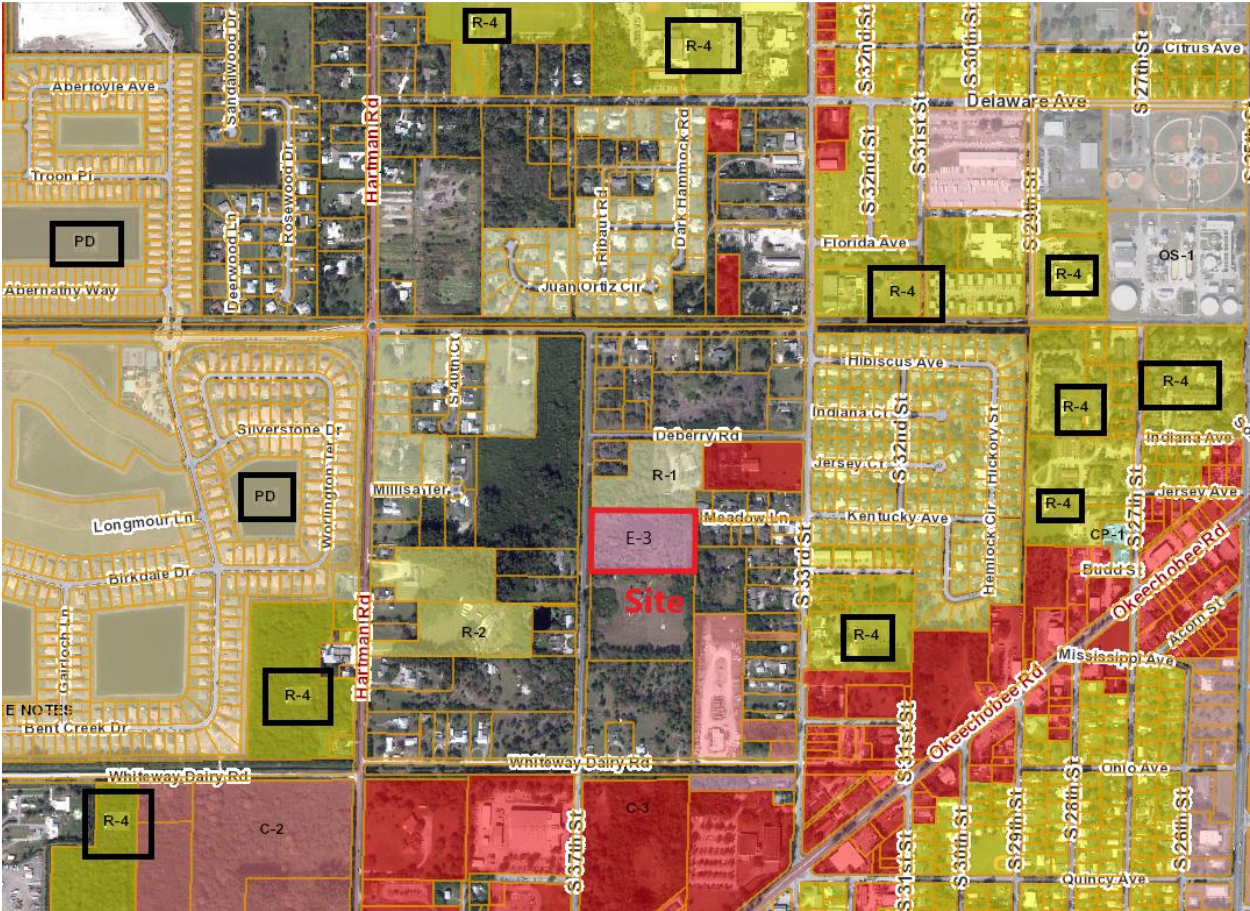
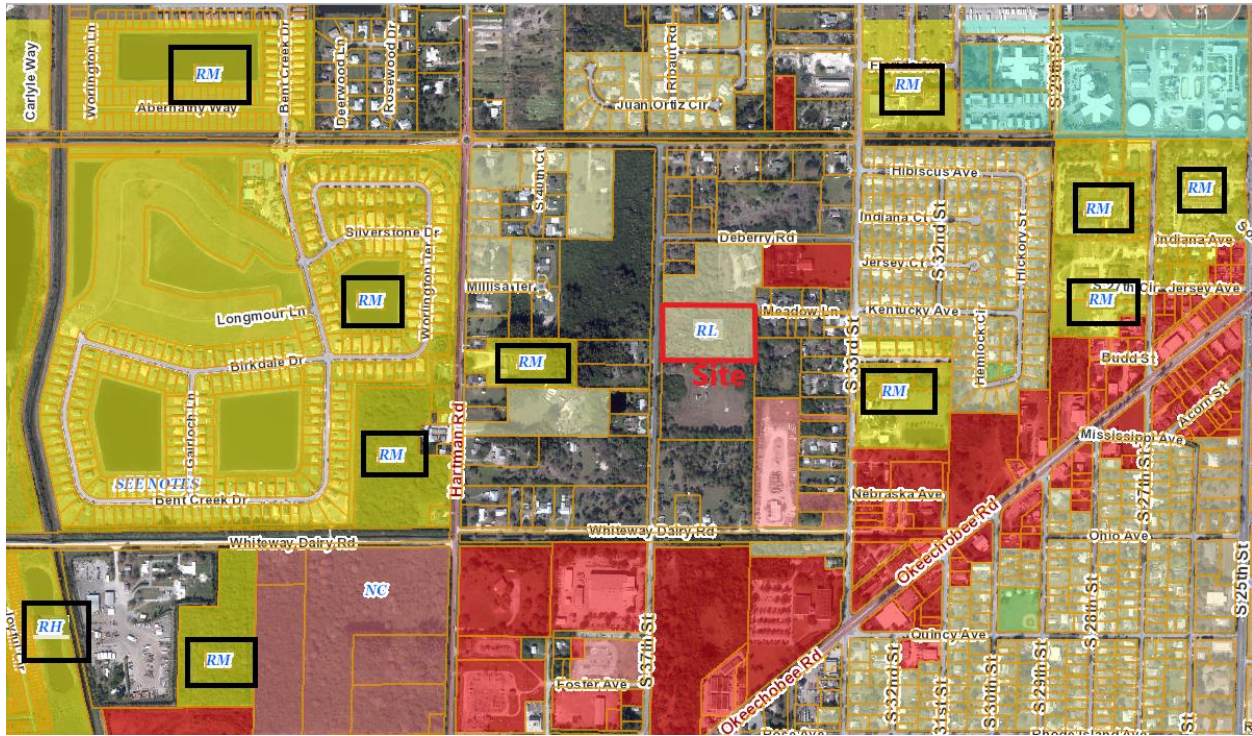


Figure 5 indicates future land use designations with same or greater proposed Fort Pierce future land use within a half mile from subject property (identified in black rectangles).

Figure 5 - Future Land Use Map



**ROLAND E. ROLLINS**  
**PROFESSIONAL LAND SURVEYOR**  
 3221 SW CRUMPACKER STREET  
 PORT ST. LUCIE, FLORIDA 34953  
 772-873-4700

**BOUNDARY SURVEY**

**SHOW PROPOSED LOT LINES**  
**THIS IS NOT A PLAT**

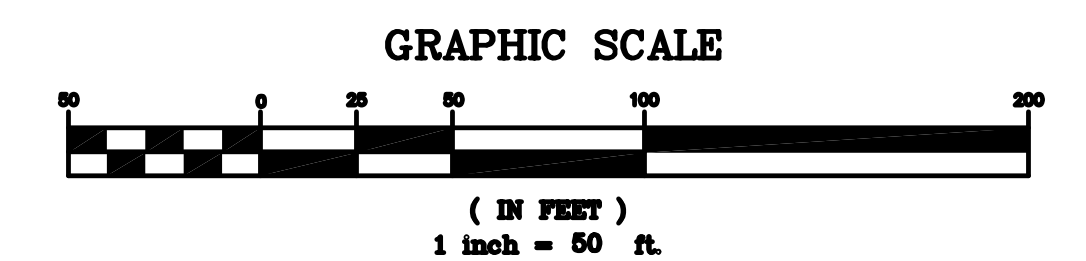
**LEGAL DESCRIPTION**

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS THEREFROM THE NORTH 445 FEET AND THE WEST 40 FEET.

AND

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS THEREFROM THE NORTH 445 FEET AND THE WEST 40 FEET.

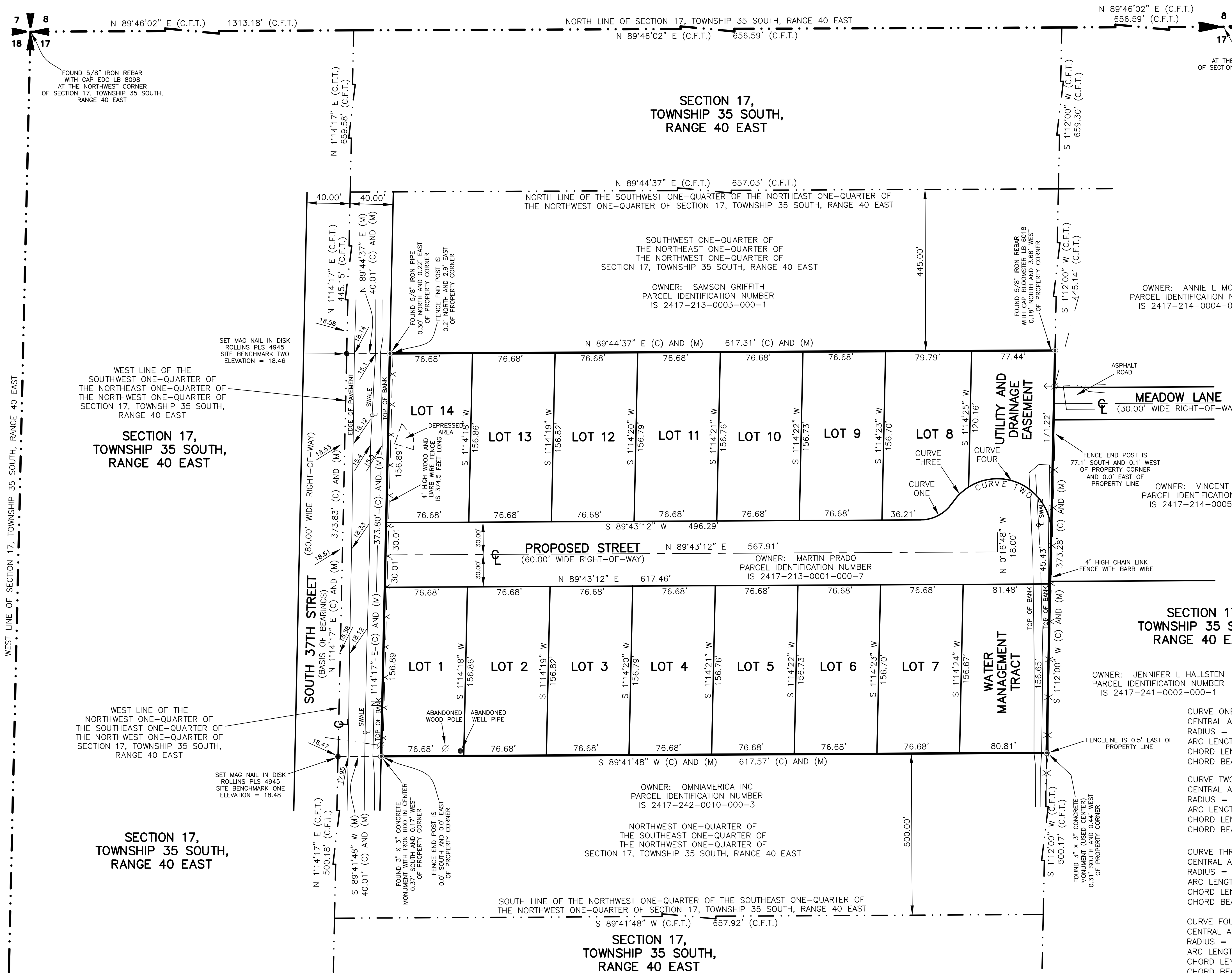
ABBREVIATIONS:  
 A/C = AIR CONDITIONER  
 (C) = CALCULATED  
 (C.F.T.) = CALCULATED FROM TRAVERSE  
 C = CENTERLINE  
 C.B.S. = CONCRETE BLOCK STRUCTURE  
 C.L.S. = CONSTRUCTION LAYOUT SURVEY  
 E/P = EDGE OF PAVEMENT  
 E.O.W. = EDGE OF WATER  
 E.F.B. = ELECTRONIC FIELD BOOK  
 EL. = ELEVATION  
 FIRM = FLOOD INSURANCE RATE MAPS  
 FND. = FOUND  
 (L.D.) = LEGAL DESCRIPTION  
 (M) = MEASURED  
 N.G.V.D. OF 1929 = NATIONAL GEODETIC VERTICAL DATUM OF 1929  
 N.A.V.D. OF 1988 = NORTH AMERICAN VERTICAL DATUM OF 1988  
 N.T.S. = NOT TO SCALE  
 O/S = OFFSET  
 P.C.P. = PERMANENT CONTROL POINT  
 (P) = PLAT  
 P.O.B. = POINT OF BEGINNING  
 P.R.M. = PERMANENT REFERENCE MONUMENT  
 (R) = RECORD  
 P.C. = POINT OF CURVATURE  
 P.I. = POINT OF INTERSECTION  
 S/W = SIDEWALK  
 T.O.S. = TOE OF SLOPE  
 T.O.B. = TOP OF BANK



NOTE: THE BEARINGS ARE REFERENCED ON THE CENTERLINE OF SOUTH 37TH STREET AND THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST ON GRID NORTH FLORIDA EAST NAD83 PROJECTION WHICH BEARS NORTH 01°14'17" EAST

NOTE: ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

ADDRESS OF SUBJECT PROPERTY:  
 1038 SOUTH 37TH STREET, FORT PIERCE, FLORIDA



**SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST**

OWNER: JENNIFER L. HALLSTEN  
 PARCEL IDENTIFICATION NUMBER IS 2417-241-0002-000-1

CURVE ONE  
 CENTRAL ANGLE = 56°25'52"  
 RADIUS = 35.00'  
 ARC LENGTH = 34.47'  
 CHORD LENGTH = 33.10'  
 CHORD BEARING = S 61°30'17" W

CURVE TWO  
 CENTRAL ANGLE = 149°23'27"  
 RADIUS = 50.00'  
 ARC LENGTH = 130.37'  
 CHORD LENGTH = 96.45'  
 CHORD BEARING = S 72°00'55" E

CURVE THREE  
 CENTRAL ANGLE = 24°30'56"  
 RADIUS = 50.00'  
 ARC LENGTH = 21.39'  
 CHORD LENGTH = 21.23'  
 CHORD BEARING = S 45°32'49" W

CURVE FOUR  
 CENTRAL ANGLE = 124°52'32"  
 RADIUS = 50.00'  
 ARC LENGTH = 108.97'  
 CHORD LENGTH = 88.65'  
 CHORD BEARING = N 59°45'28" W

BENCHMARK REFERENCE:  
 FOUND SAINT LUCIE COUNTY 1999 VERTICAL CONTROL DISK "MATT" IN CONCRETE 75 FEET PLUS OR MINUS SOUTH OF THE CENTERLINE OF WHITE DAIRY ROAD ON HARTMAN ROAD, 28 FEET PLUS OR MINUS EAST OF THE EAST EDGE OF PAVEMENT OF HARTMAN ROAD, 55 FEET PLUS OR MINUS SOUTH OF A WOOD UTILITY POLE.  
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FIRM ZONE X		

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DATE OF LAST FIELD WORK: 05/03/2023

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ROLAND E. ROLLINS DATE OF SIGNATURE  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA REGISTRATION NUMBER 4945

JOB NUMBER: RR230407PP

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**Project Name:** 1038 South 37<sup>th</sup> Street  
**Date:** 04/01/2023

## **ENVIRONMENTAL STUDY**

Being the pre-development orders, the proposed Zoning Atlas Map Amendment and the Future Land Use Map amendment do not have information required to calculate the environmental impact.

The Environmental Impact Report (EIR) must be provided with a development order (minor or major site plan).

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**Project Name:** 1038 South 37<sup>th</sup> Street  
**Date:** 04/01/2023

## **TRANSPORTATION DEMAND ANALYSIS**

As they are pre-development orders, the Future Land Use Map Amendment and the Zoning Atlas Map Amendment lack the data necessary to determine the impact (LOS change, newly generated AADT and AM/PM Peak Hours Trips volumes, etc.) as well as the data necessary to verify that the design criteria have been met (street widths and right-of-way design standards, traffic control device implementation and placement, etc.).

Any future development order (minor or major site plan) will be accompanied with a transportation demand analysis.

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**Project Name:** 1038 South 37<sup>th</sup> Street  
**Date:** 04/01/2023

## **DRAINAGE ANALYSIS**

Due to the fact that they are pre-development orders, the Future Land Use Map Amendment and the Zoning Atlas Map Amendment lack the data necessary to determine the impact (wet retention/detention basin areas, flood routing calculations, off-site discharge, etc.) as well as the data necessary to verify that the design criteria have been met (roadway elevation, site perimeter elevations, building floor elevations and similar).

Any future development order (minor or major site plan) will be accompanied with a drainage analysis.

**Project Name:** 1038 South 37<sup>th</sup> Street  
**Date:** 04/01/2023

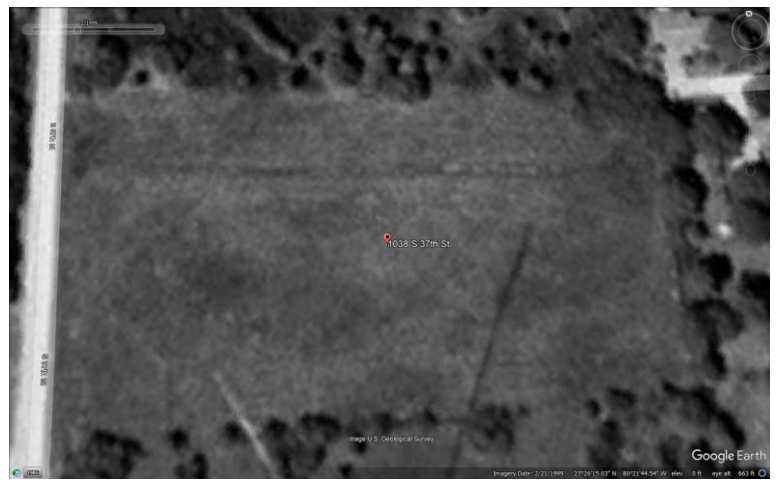
**SATELLITE IMAGERY HISTORY**

The property has been vacant since data is available.

03/17/1994



02/21/1999



12/31/2003



11/30/2005



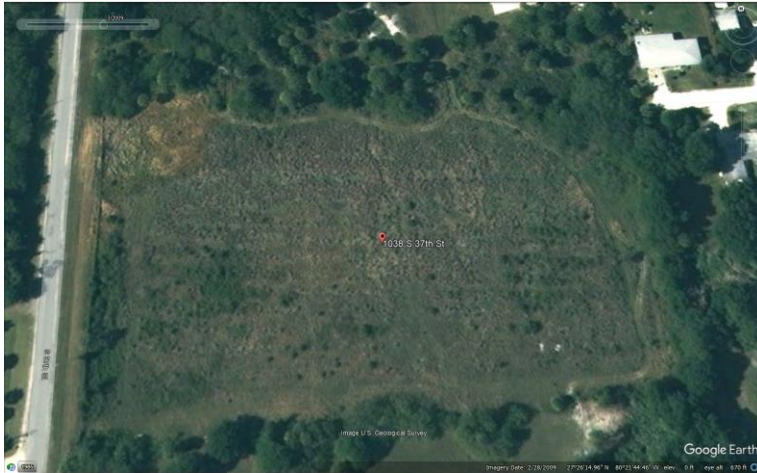
02/28/2006



05/07/2007



02/28/2009



12/14/2010



04/23/2012



08/06/2013



12/09/2014



01/23/2016



01/23/2017



02/22/2020



01/14/2022



11/11/2022

