



## DEVELOPMENT REVIEW

### Property Information

Property address or Location 2011 S 13th St, Fort Pierce, FL 34950  
 Parcel ID #(s) 2416-504-0750-000-2  
 Project description 6530 sq ft, classroom building addition

### Application Type

- Site Plan                       Conditional Use w/New Construction                       Conceptual Development Plan  
 Minor Amendment                       Major Amendment

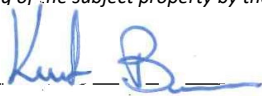
### Site Information

Non-Residential: Proposed Sq. Ft.: 6,530                      Site Acreage: n/a  
 Residential:                      Proposed Units: \_\_\_\_\_                      Proposed Sq. Ft.: \_\_\_\_\_                      Site Acreage: \_\_\_\_\_

Trinity Lutheran Church of FP  
 Property Owner(s)  
2011 so. 13th street  
 Street Address  
ft. pierce                      fla                      34982  
 City                      State                      Zip  
772.710.8950  
 Phone Number  
kabravo1974@gmail.com  
 Email Address

Tom DeGrace, PE  
 Applicant/Representative, Title, Company  
2980 South 25th Street  
 Street Address  
Ft. Pierce                      Fl                      34981  
 City                      State                      Zip  
772-464-3537  
 Phone Number  
tdegrace@ct-eng.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](mailto:PLANNING_DL@CITYOFFORTPIERCE.COM)  
 For more information, please refer to the website:  
<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>

General Information

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



**Site Plan submittal requirements:**

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

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



**DESIGN REVIEW**

**Property Information**

Property address or Location 2011 South 13th Street, Ft. Pierce, Fl 34982  
 Parcel ID #(s) 2416-504-0750-000-2  
 Project description 6530 Sq Ft. Classroom Bldg Addition

**Trinity Lutheran Ch of FP**

Property Owner(s)  
2011 South 13th St.  
 Street Address  
**Ft. Pierce Fl. 34982**  
 City State Zip  
**772-710-8950**  
 Phone Number  
**kbravo@premier-pm.com**  
 Email Address

**Culepper & Terpening, Inc.**

Applicant/Representative, Title, Company  
2980 South 25th Street  
 Street Address  
**Ft. Pierce Fl. 34981**  
 City State Zip  
**772-464-3537**  
 Phone Number  
**tdegrace@ct-eng.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](mailto:PLANNING_DL@CITYOFFORTPIERCE.COM)  
 For more information, please refer to the website:  
<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev>

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

### **Submittal for Administrative Approval**

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

### **Submittal for Board Approval**

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

**DESIGN REVIEW NARRATIVE**  
TRINITY LUTHERAN CH. of FP  
CHILD CARE ADDITION

- A.) A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.**

See attached site survey.

- B.) A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.**

The proposed development site is an existing church and education facility. There are no major natural features remaining on the site.

- c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.**

The design intent of the project is to provide for the installation of a modular classroom building in support of existing church operations. Colors and architectural design will be consistent with the existing buildings on the property.

- d. Context photographs of neighboring uses and architectural styles.**

See attached photographs of the surrounding area for consistency and styles and design.

- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.**

See attached photographs.

- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.**

See attached photographs.

- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping. h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.**

See attached site plan.

- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.**

See attached architectural plans.

- j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.**

See attached architectural plans.



## CONCURRENCY CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
North	public park (Lawnwood)	INST.	OS-1
South	public park (Lawnwood)	INST.	OS-1
East	school (St. Lucie Elm)	Low Density	R-2
West	public park (Lawnwood)	INST.	OS-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	INST	OS-1	N/A	4.76	X
**Proposed	INST	OS-1	N/A	4.76	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    653 GPD
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day    2897.625
**Proposed Zoning/FLU	Total gallons per day <b>816.25</b>
**Change in Demand	Total gallons per day    3713.875

<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      653 GPD
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day      2318
**Proposed Zoning/FLU	Total gallons per day      653
**Change in Demand	Total gallons per day      2971

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	N/A	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

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

<b>E. Solid Waste: Residential</b> (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	N/A
**Proposed Zoning/FLU	N/A
*Change in Demand	N/A

**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)



NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
EDUCATIONAL	1	6530	N/A	WINTER 2024	WINTER 2024

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

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

C. Exemptions Requested:

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

**PROJECT NARRATIVE**  
**TRINITY LUTHERAN CHURCH**  
**CLASSROOM BUILDING ADDITION.**

Trinity Lutheran Church of Ft. Pierce, located at 2011 S. 13th St., just east of the Lawnwood Recreation Complex, is seeking authorization to construct a new, 6,528 square foot, classroom building to be used in association with religious education and day care programs offered by the Church. The proposed building addition, a prefabricated modular structure, will be located along the western side of the existing developed area the property. the proposed use will require minor modifications to the existing parking lot and site stormwater systems.

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, Made the 5th day of February, A.D. 1960, by CITY OF FORT PIERCE, a municipal corporation existing under the laws of Florida; and having its principal place of business at Fort Pierce, Florida, hereinafter called the Grantor, to TRINITY LUTHERAN CHURCH OF FORT PIERCE, FLORIDA (a corporation not for profit) whose postoffice address is 2011 South 13th Street, hereinafter called the Grantee;

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns, all that certain land situate in St. Lucie County, Florida, viz:

From the Southeast corner of Section 16, Twn. 35 S., R. 40 E., in the City of Fort Pierce, St. Lucie County, Florida, run North 88 deg.-14 min.-48 sec. West, along the south line of said Section 16, 1378.2 feet to the centerline of South 13th Street, as shown on the plat of Sunrise Estates Subdivision, recorded in Plat Book 8, Page 75, of the public records of St. Lucie County, Florida; thence North 0 deg.-09 min.-48 sec. West, along the centerline of South 13th Street, 723.09 feet; thence North 88 deg.-14 min.-48 sec. West, parallel to the south line of aforesaid Section 16, 305.03 feet to the Point of Beginning of the lands herein described;

From said Point of Beginning continue North 88 deg.-14 min.-48 sec. West, parallel to the south line of said Section 16, 97.21 feet; thence North 0 deg.-09 min.-48 sec. West, parallel to the centerline of aforesaid South 13th Street, 597.53 feet to the north line of the South  $\frac{1}{2}$  of the SE $\frac{1}{4}$  of aforesaid Section 16; thence South 88 deg.-15 min.-48 sec. East, along the north line of the South  $\frac{1}{2}$  of the SE $\frac{1}{4}$  of said Section 16, run 347.21 feet to a point 55 feet west of the centerline of South 13th Street; thence South 0 deg.-09 min.-48 sec. East, parallel to and 55 feet westerly from the centerline of South 13th Street, run 298.63 feet to the north line of property of the Trinity Lutheran Church; thence North 88 deg.-14 min.-48 sec. West, along the north line of property of the Trinity Lutheran Church, 250 feet; thence South 0 deg.-09 min.-48 sec. East, along the west line of the property of the Trinity Lutheran Church, 300 feet to the Point of Beginning; Containing 3.0 acres.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee, its successors and assigns, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, its successors or assigns.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers therunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

R. L. Jones  
James H. ...

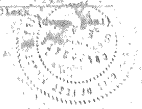
CITY OF FORT PIERCE

By James D. Hare  
Mayor-Commissioner

Attest: D. G. ...  
City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

By ...  
City Attorney



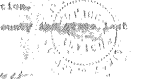
STATE OF FLORIDA )  
ST. LUCIE COUNTY )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JAMES L. HOME and D. C. HUSNEY, well known to me to be the Mayor-Commissioner and City Clerk respectively of the municipal corporation named as Grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said municipal corporation and that the seal affixed thereto is the true corporate seal of said municipal corporation.

WITNESS my hand and official seal in the County of St. Lucie, last aforesaid, this 29th day of February, A.D. 1950.

FILED AND RECORDED  
M. ...

...  
Notary Public, State of Fla. at Large  
My Commission expires: ...



GAGGEE, ...

### Property Identification

Site Address: 2011 S 13th ST Parcel ID: 2416-504-0750-000-2 Account #: 25844 Sec/Town/Range: 16/35S/40E  
 Use Type: 7100 Jurisdiction: Fort Pierce Map ID: 24/16S Zoning: General &

### Ownership

Trinity Lutheran Church Of FP  
 2011 S 13th St  
 Fort Pierce, FL 34950

### Legal Description

LAWNWOOD ADDN THAT PART OF BLKS 105, 115 AND 128 AND VAC STS AND ALLEYS DESC AS: FROM SE COR BLK 128 RUN W 30 FT TO POB,TH CONT W 347.21 FT,TH N 597.53 FT TO N LI OF S 1/2 OF SE 1/4 OF SEC 16-35-40,TH E 347.21 FT TO W R/W DR DITCH,TH S 598.63 FT TO POB(Deed Book 261-364, 264-215)

### Current Values

Just/Market: \$1,692,500 Assessed: \$1,688,280 Year 2022  
 Exemptions: \$1,688,280 Taxable: \$0

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2022	\$1,692,500	\$1,688,280	\$1,688,280	\$0
2021	\$1,534,800	\$1,534,800	\$1,534,800	\$0
2020	\$1,548,700	\$1,548,700	\$1,548,700	\$0

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-08-1960	0261 / 0364	XX01	SPWD	Fort Pierce City Of	\$0

### Primary Building Information

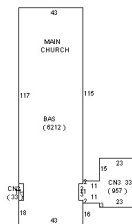
Finished Area of this building: 6,212 SF  
 Gross Sketched Area: 7,202 SF

#### Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: CH5
Year Built: 1956	Frame:	Grade: Y_D	Effective Year: 1977
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: N/A1	Secondary Wall:

#### Interior Data

Bedrooms: 0	A/C %: 100%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel: ELEC	Primary Floors: Vinyl Tiles



### Total Areas

Finished/Under Air (SF):	23,181
Gross Sketched Area (SF):	26,271
Land Size (acres):	4.77
Land Size (SF):	207,781.2
Total Building Count:	4

### Special Features and Yard Items

Type	Qty	Units	Year Blt
DOUBLE LIGHT	1	2	1980
SINGLE LIGHT	1	5	1980
CONCRETE LOW	1	5384	2007
ASP2 LOW	1	19440	2007
CEMENT CURB	1	626	2007
CHAINLINK 6'	1	24	2007
CONCRETE LOW	1	3350	2011
CEMENT CURB	1	306	2011
CHAINLINK 6'	1	942	2011
ASP2 LOW	1	25648	2011

---

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
© Copyright 2023 Saint Lucie County Property Appraiser. All rights reserved.

### Property Identification

Site Address: 2011 S 13th ST Parcel ID: 2416-504-0750-000-2 Account #: 25844 Sec/Town/Range: 16/35S/40E  
 Use Type: 7100 Jurisdiction: Fort Pierce Map ID: 24/16S Zoning: General &

### Ownership

Trinity Lutheran Church Of FP  
 2011 S 13th St  
 Fort Pierce, FL 34950

### Legal Description

LAWNWOOD ADDN THAT PART OF BLKS 105, 115 AND 128 AND VAC STS AND ALLEYS DESC AS: FROM SE COR BLK 128 RUN W 30 FT TO POB,TH CONT W 347.21 FT,TH N 597.53 FT TO N LI OF S 1/2 OF SE 1/4 OF SEC 16-35-40,TH E 347.21 FT TO W R/W DR DITCH,TH S 598.63 FT TO POB(Deed Book 261-364, 264-215)

### Current Values

Just/Market: \$1,692,500 Assessed: \$1,688,280 Year 2022  
 Exemptions: \$1,688,280 Taxable: \$0

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2022	\$1,692,500	\$1,688,280	\$1,688,280	\$0
2021	\$1,534,800	\$1,534,800	\$1,534,800	\$0
2020	\$1,548,700	\$1,548,700	\$1,548,700	\$0

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-08-1960	0261 / 0364	XX01	SPWD	Fort Pierce City Of	\$0

### Primary Building Information

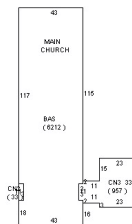
Finished Area of this building: 6,212 SF  
 Gross Sketched Area: 7,202 SF

#### Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: CH5
Year Built: 1956	Frame:	Grade: Y_D	Effective Year: 1977
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: N/A1	Secondary Wall:

#### Interior Data

Bedrooms: 0	A/C %: 100%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel: ELEC	Primary Floors: Vinyl Tiles



### Total Areas

Finished/Under Air (SF):	23,181
Gross Sketched Area (SF):	26,271
Land Size (acres):	4.77
Land Size (SF):	207,781.2
Total Building Count:	4

### Special Features and Yard Items

Type	Qty	Units	Year Blt
DOUBLE LIGHT	1	2	1980
SINGLE LIGHT	1	5	1980
CONCRETE LOW	1	5384	2007
ASP2 LOW	1	19440	2007
CEMENT CURB	1	626	2007
CHAINLINK 6'	1	24	2007
CONCRETE LOW	1	3350	2011
CEMENT CURB	1	306	2011
CHAINLINK 6'	1	942	2011
ASP2 LOW	1	25648	2011

# Day Care Center (565)

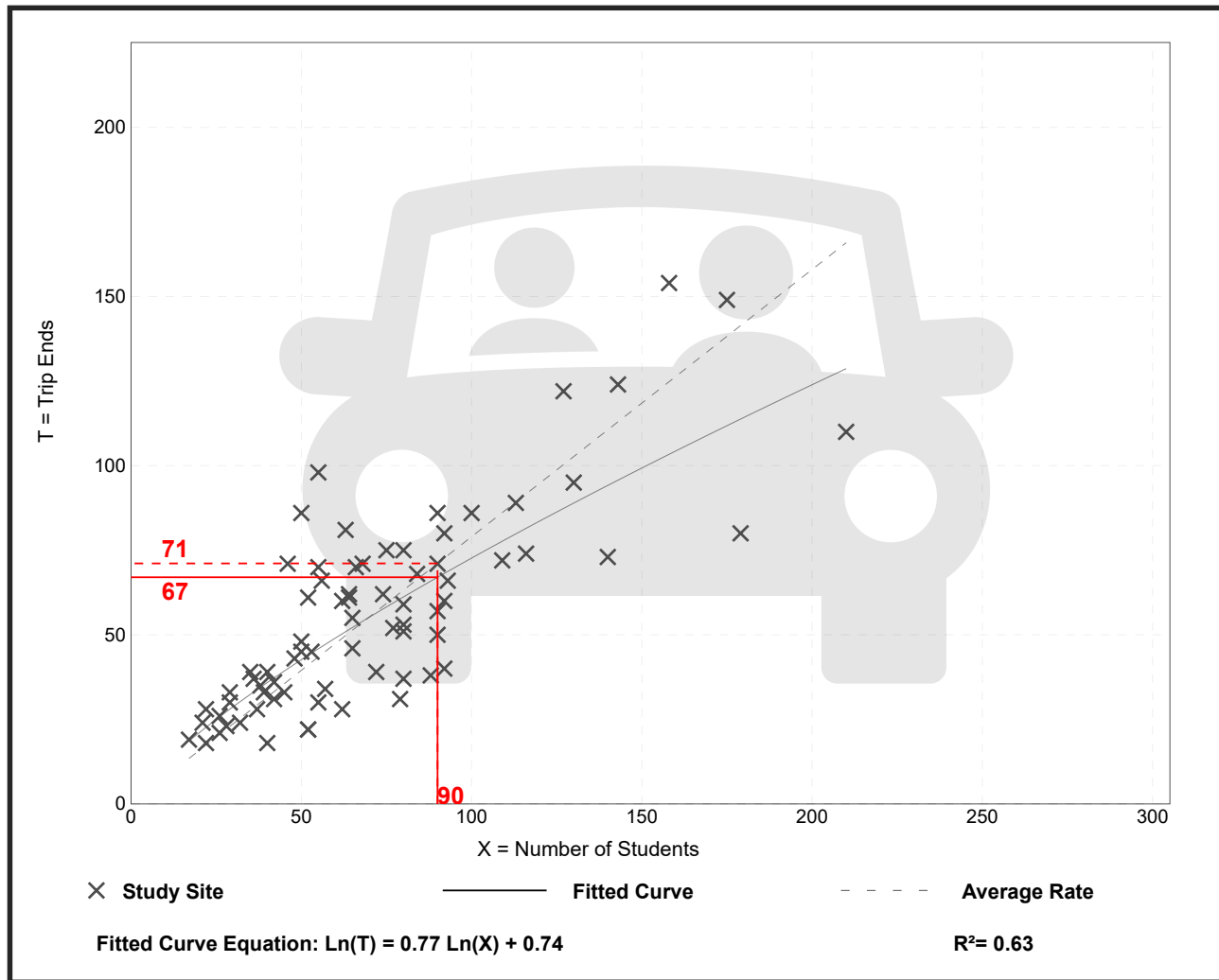
**Vehicle Trip Ends vs: Students**  
**On a: Weekday,**  
**AM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 75  
 Avg. Num. of Students: 71  
 Directional Distribution: 53% entering, 47% exiting

## Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.39 - 1.78	0.27

## Data Plot and Equation



# Day Care Center (565)

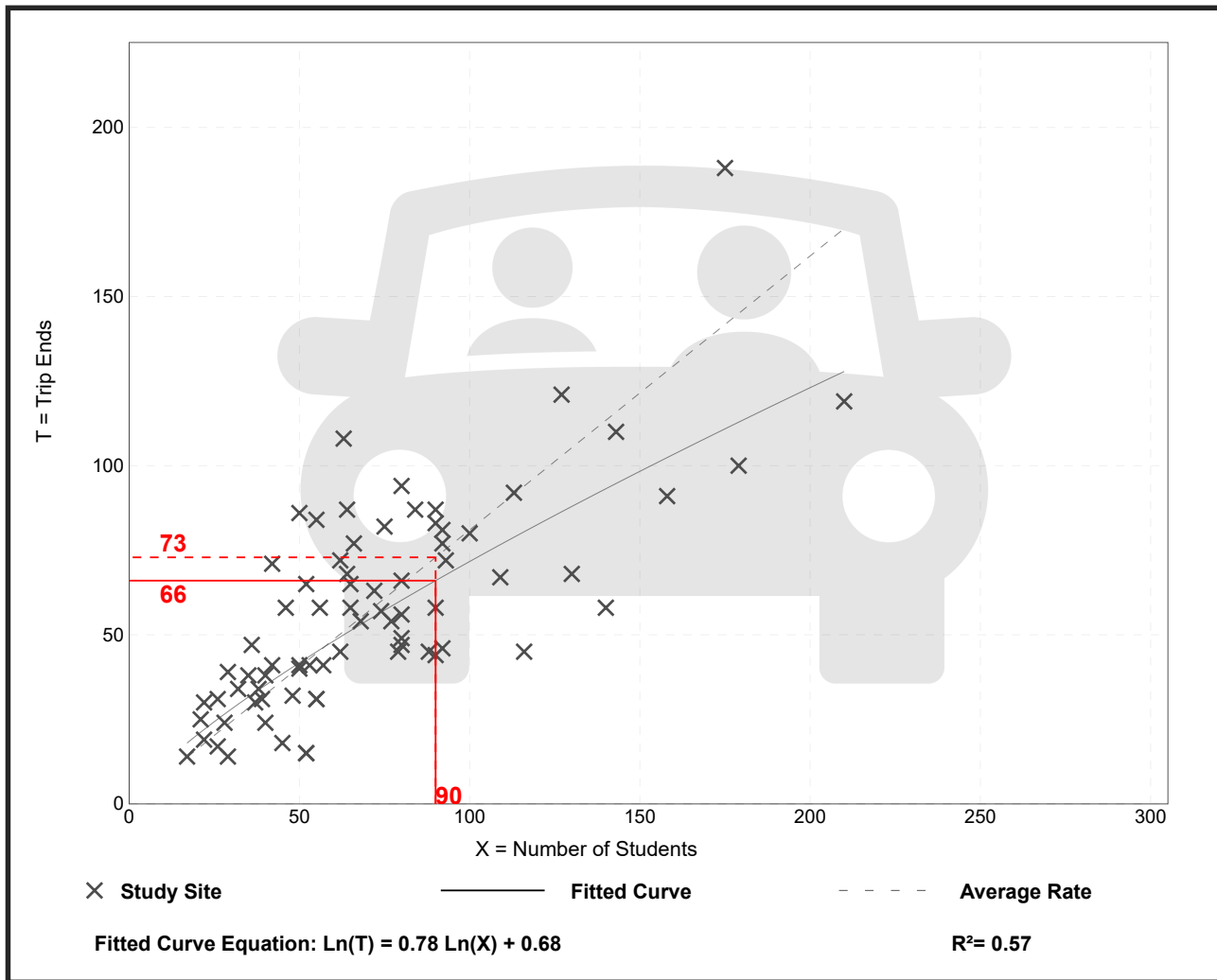
**Vehicle Trip Ends vs: Students**  
**On a: Weekday,**  
**PM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 75  
 Avg. Num. of Students: 71  
 Directional Distribution: 47% entering, 53% exiting

## Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.81	0.29 - 1.72	0.30

## Data Plot and Equation



# Day Care Center (565)

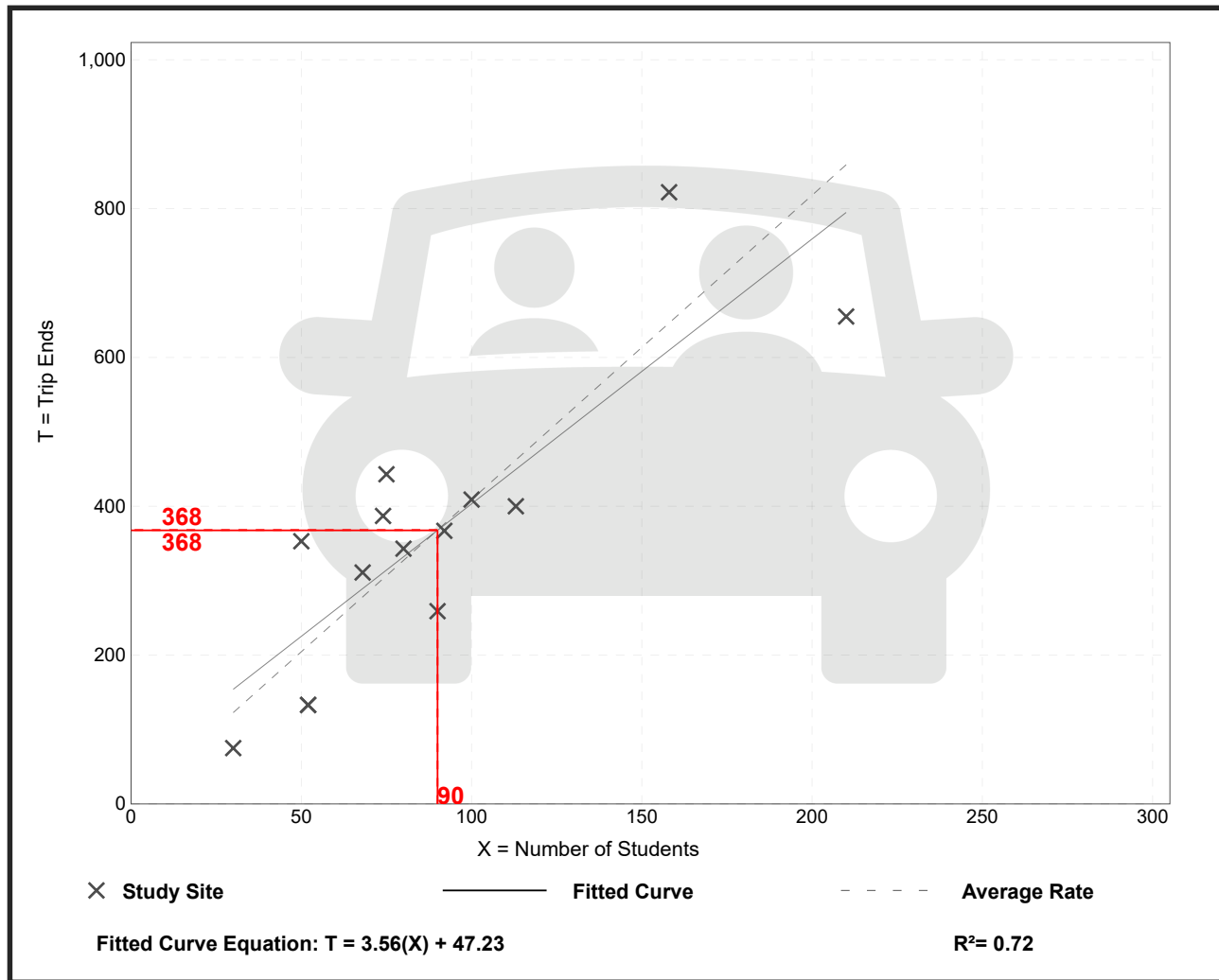
**Vehicle Trip Ends vs: Students**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 14  
Avg. Num. of Students: 89  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
4.09	2.50 - 7.06	1.21

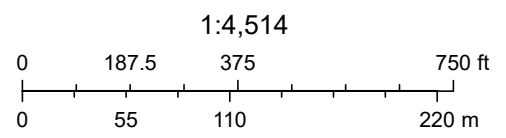
## Data Plot and Equation



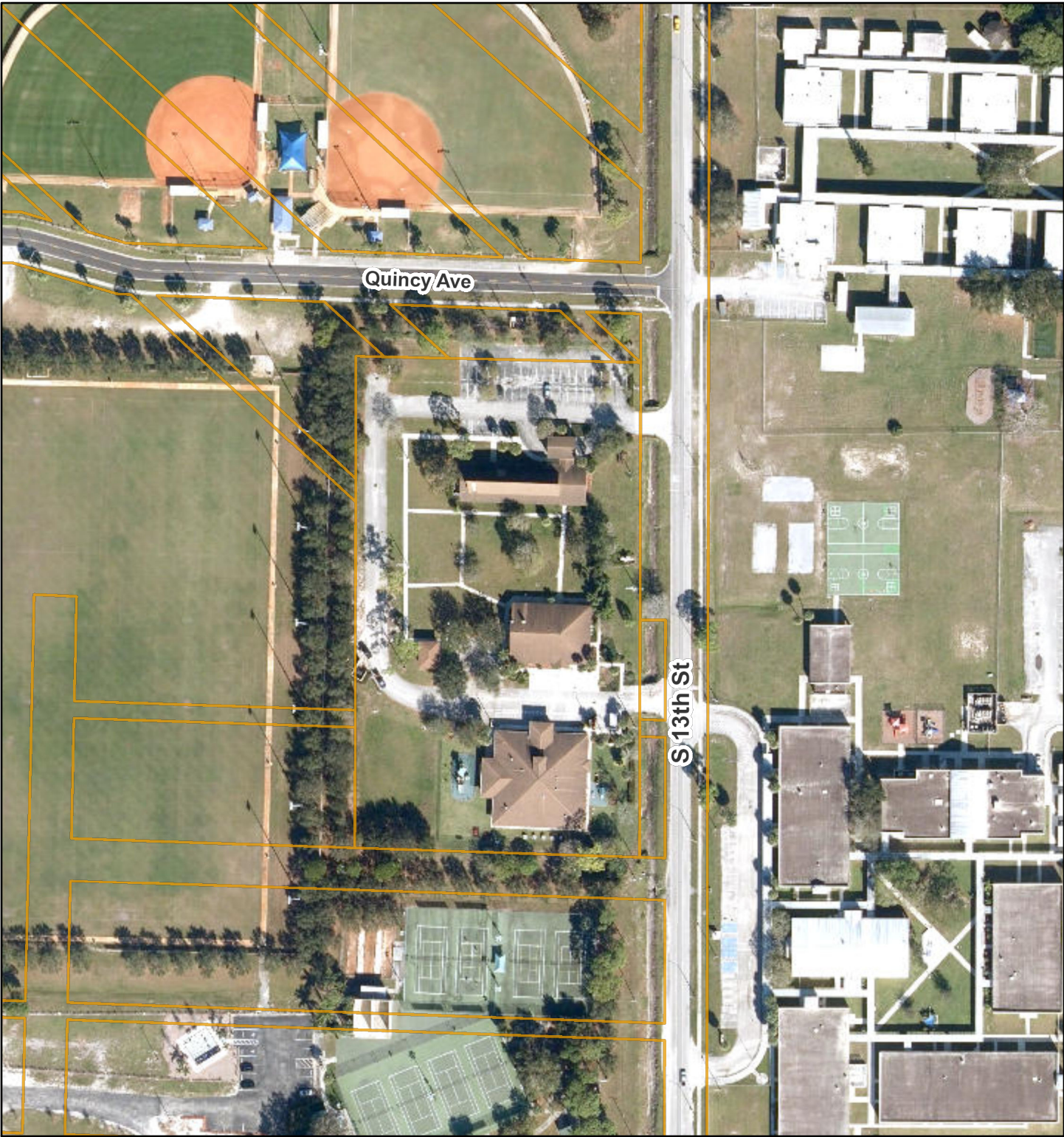
# Saint Lucie County Property Appraiser



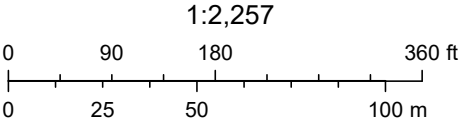
8/7/2023

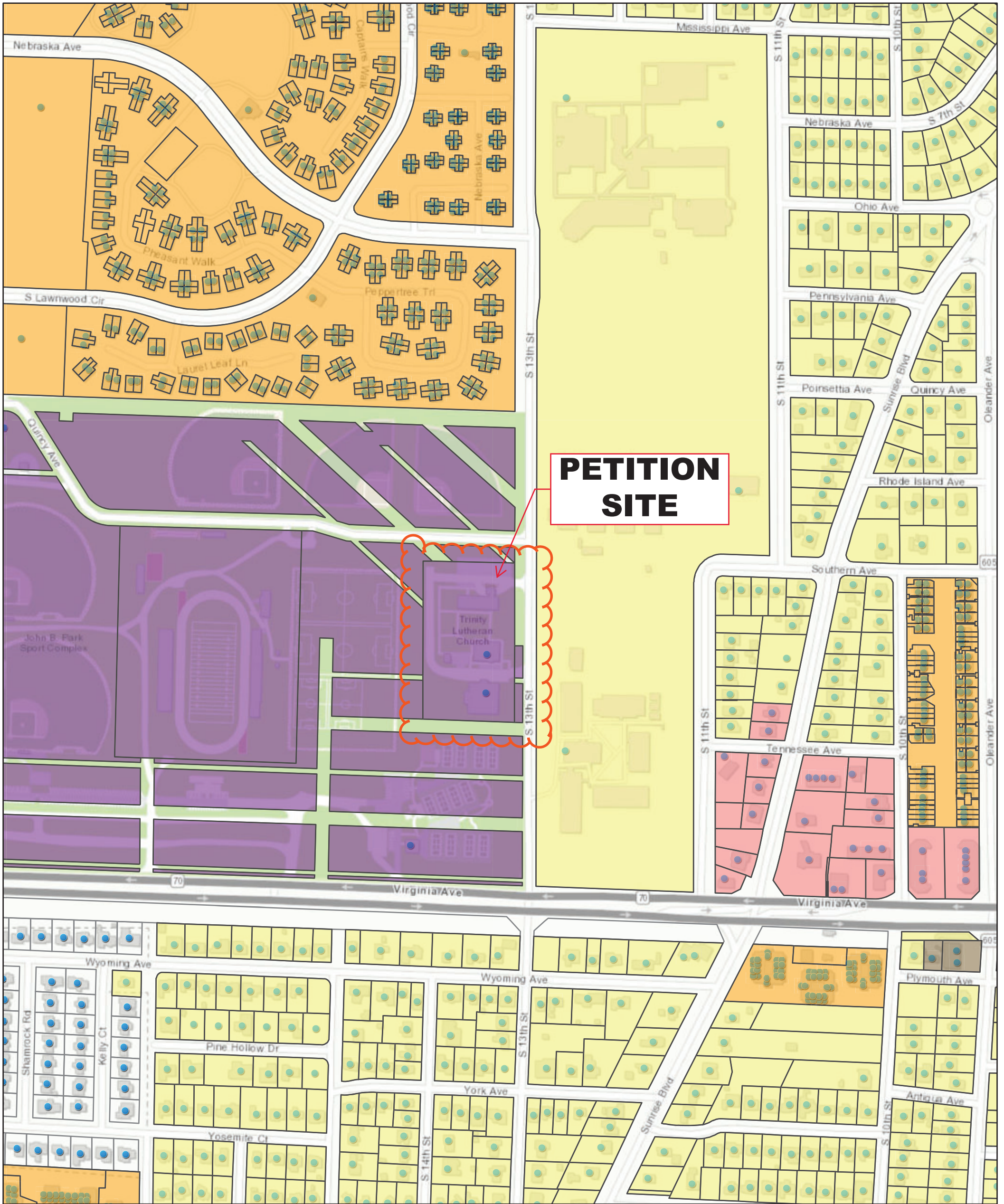


# Saint Lucie County Property Appraiser



8/7/2023





8/7/2023, 5:38:50 PM

Future Land Use

INST, Institutional

OP, Offices - Professional & Business Services

RH, High Density Residential

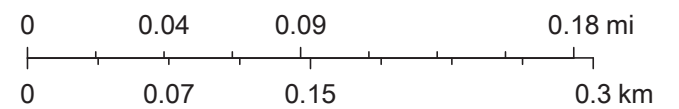
RL, Low Density Residential

RM, Medium Density Residential

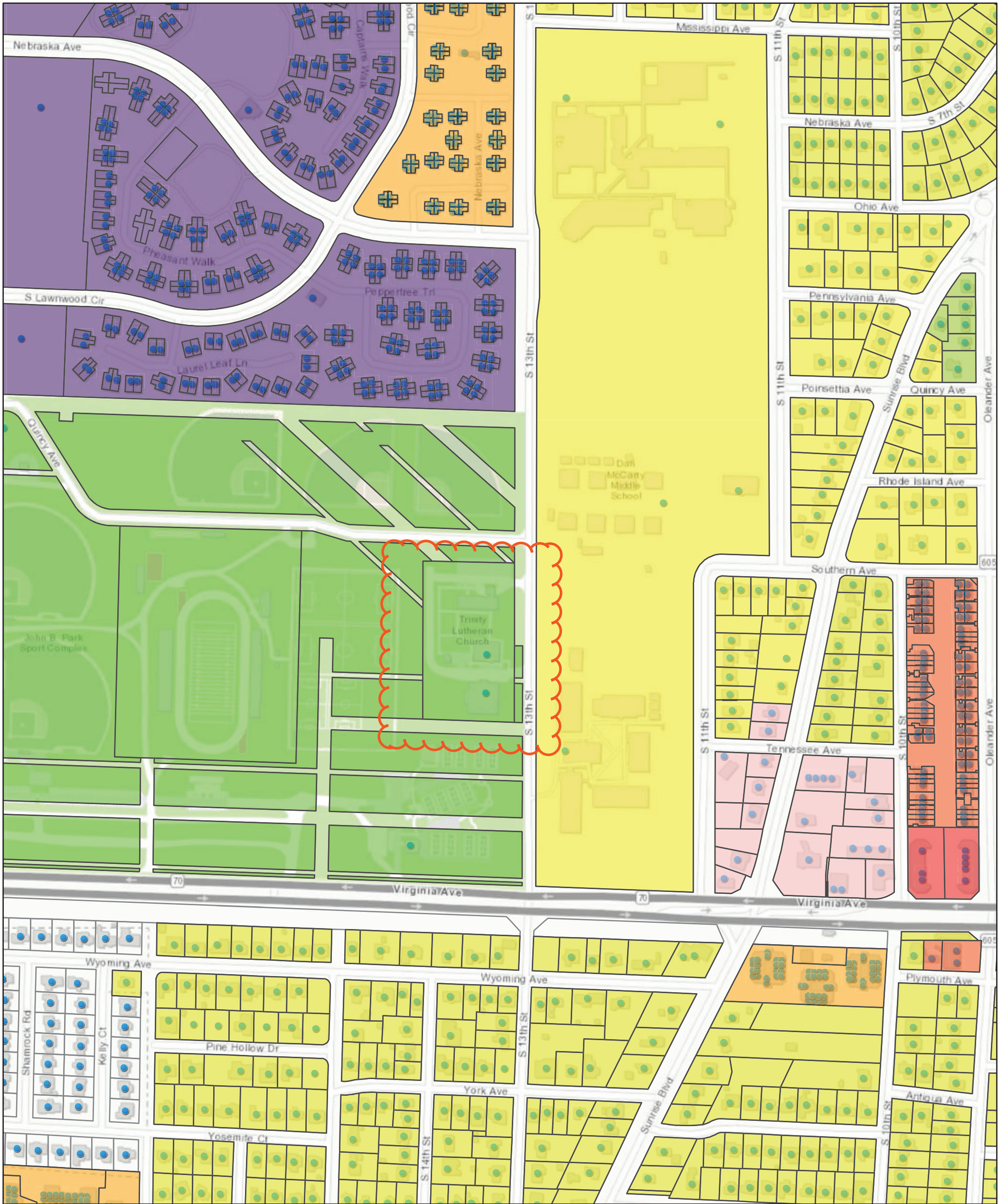
Address Points

Parcel Boundaries

1:4,514



SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



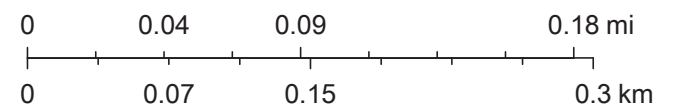
8/7/2023, 5:40:51 PM

Zoning

- C-1, Office Commercial
- C-3, General Commercial
- OS-1, General and Recreational Open Space
- PD, Planned Development
- R-1, Single Family Low Density

- R-2, Single Family Intermediate Density
- R-3, Single Family Moderate Density
- R-4, Medium Density Residential
- R-5, High Density Residential
- Address Points
- Parcel Boundaries

1:4,514

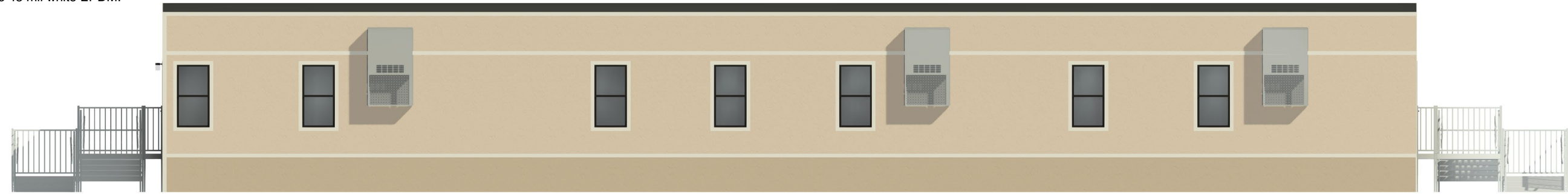


SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

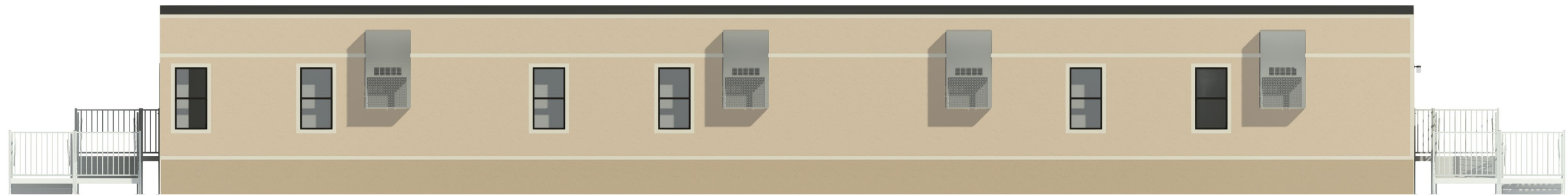
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59

A 3.0 Wall Section  
 - Standard house wrap installed over exterior walls sheathing with LP smart siding  
 B  
 - False mansard of same siding material  
 C  
 - Matching skirting material with standard vents  
 D 4.0 Roof/Ceiling Section  
 - Transverse truss (Engineered truss), (UT14w) at 16" O.C.  
 E  
 - Roof sheathing to be 7/16"x4x8  
 F  
 - Roof covering to be 45 mil white EPDM.

5.0 Windows Section  
 - (21) each, 36x60 VS windows, tinted and insulated, vinyl frame, rated as necessary  
 6.0 Exterior Doors Section  
 - (2) each, 72" x 80" Steel/steel exterior doors with 6" x 30" VB. Not impact rated  
 - Standard closure, panic hardware and removable center tee astragal ST/ST. Both doors are active with mechanically fastened (removable) center tee astragal



REAR ELEV.



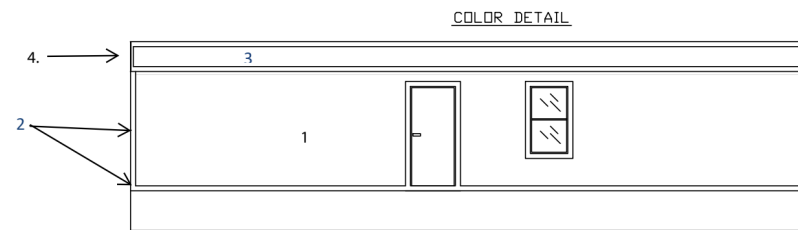
HITCH ELEV.



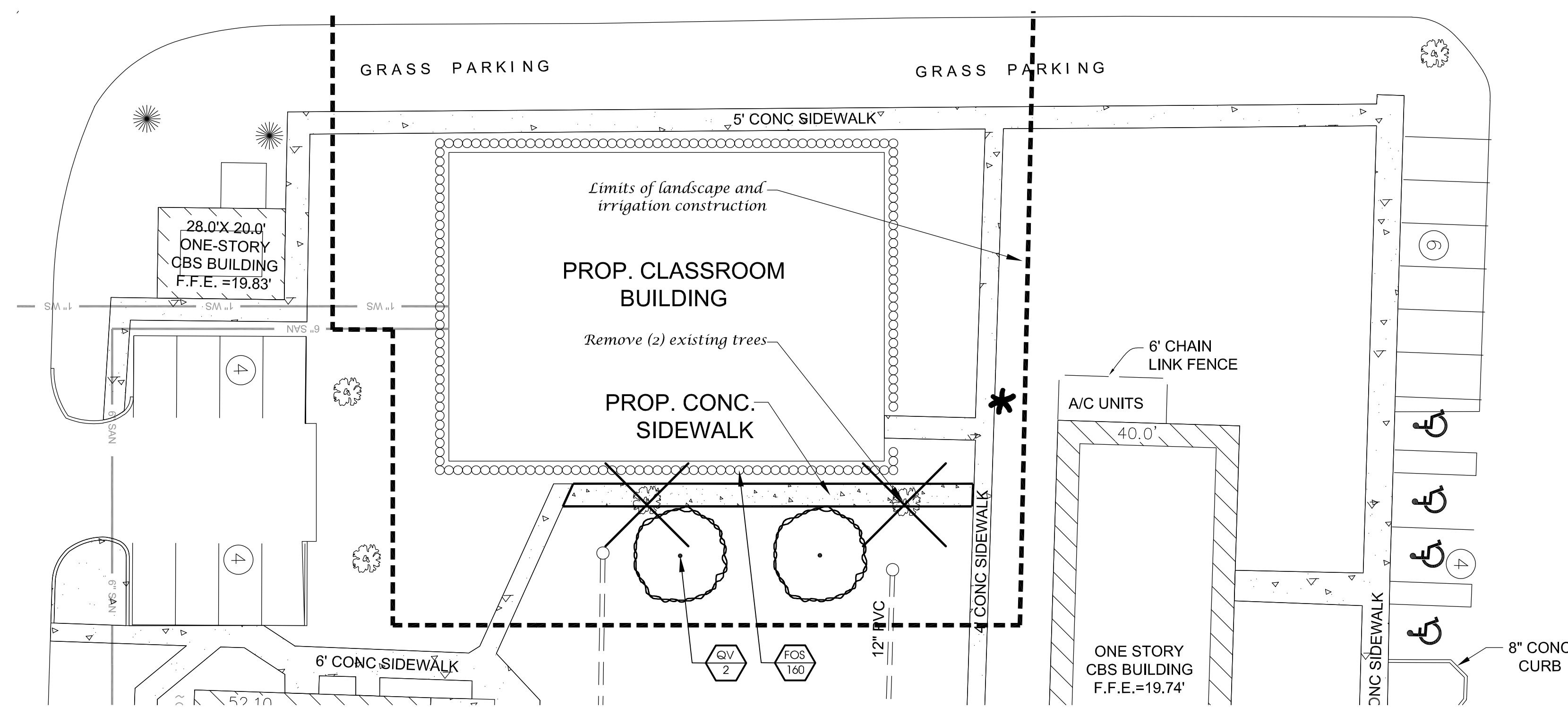
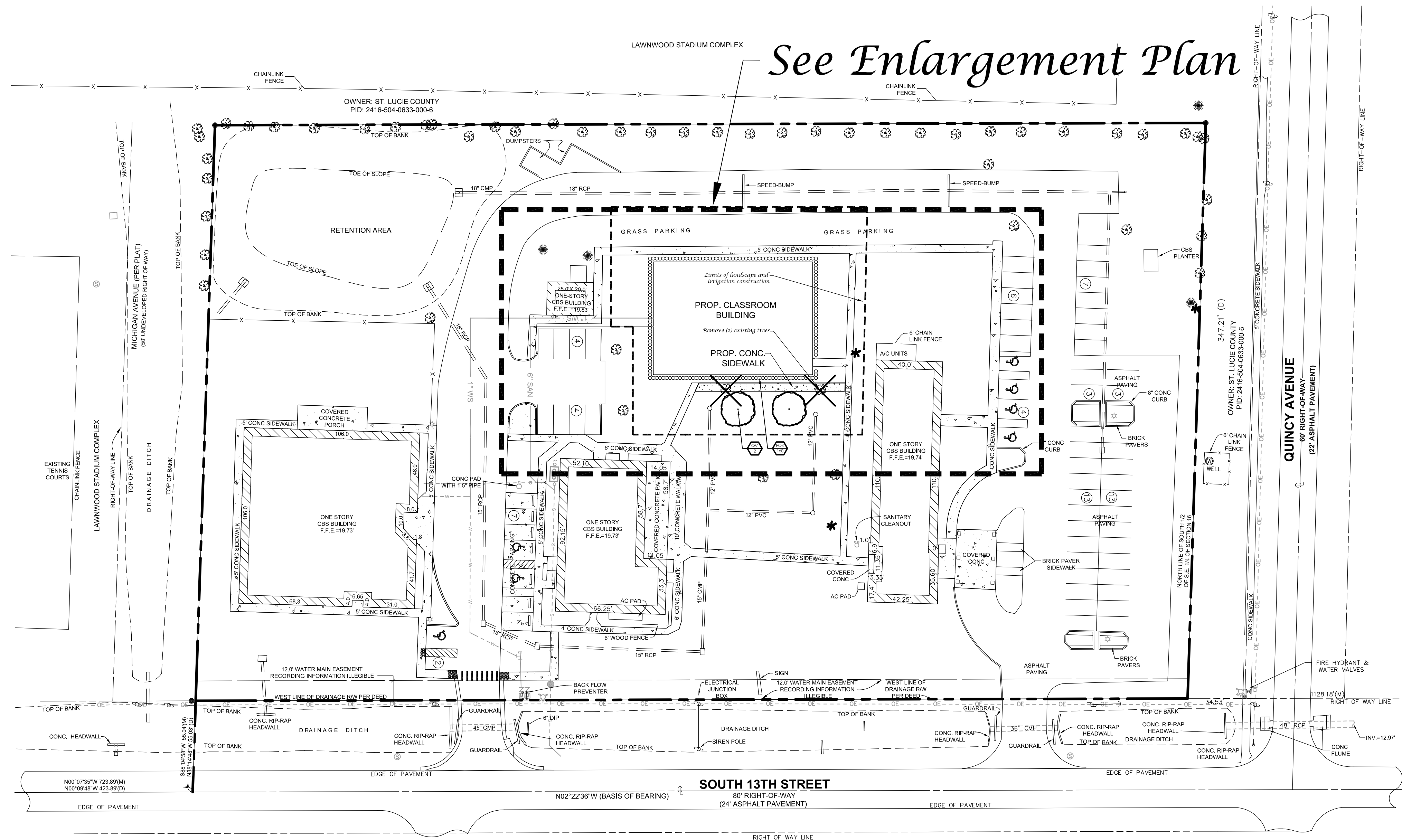
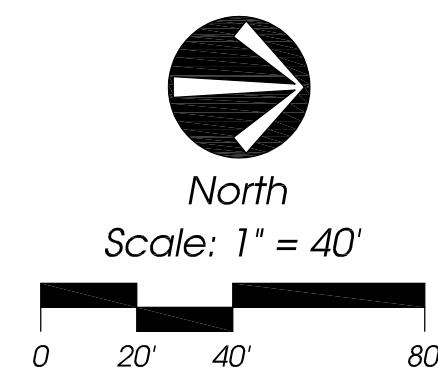
FRONT ELEV.



BACK ELEV.



DESCRIPTION	COLOR SELECTION
1. Building Body	D2B79B - Warm Carmel
2. Building Trim	E3D9C8 - Antique Beige
3. Mansard Body	
4. Skirting	B99E80 - Dapper Tan



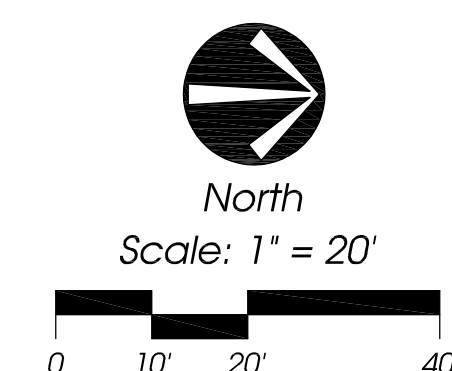
### Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
<b>CANOPY / ORNAMENTAL TREES</b>						
2	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5' D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
<b>SHRUBS / GROUNDCOVERS</b>						
160	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS
* = Florida Native						
NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE						

### General Notes

- No plant substitutions can be made without the City of Fort Pierce's approval.
- All required landscape improvements must be inspected and approved by the City prior to the issuance of a Certificate of Occupancy.
- Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
- All prohibited, exotic and invasive species shall be removed from the entire site prior to issuance of certificate of occupancy.
- Planting adjacent to fire hydrants is to have a minimum clear radius of 7.5' as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.

# Landscape Plan



**Conceptual Design Group, Inc.**  
 Landscape Architecture - Site Planning  
 900 East Ocean Boulevard, Suite 130d  
 Stuart, Florida 34994  
 (772) 344-2340  
 LC: 26000198

**Trinity Church Classroom Expansion**  
 South 13th Street  
 City of Fort Pierce, Florida

City Project Number: \_\_\_\_\_

Jeffrey W. Smith, RLA  
 Florida Registration Number: LA 0001635

Job No. \_\_\_\_\_ 23-0704  
 Drawn By \_\_\_\_\_ JWS  
 Submittal Dates \_\_\_\_\_ 8-3-2023

Revision Dates \_\_\_\_\_

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

L-1 2  
 Sheet of

# Landscape Specifications

- All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
- Underlying or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
- Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
- Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
- The contractor shall verify the location of underground utilities prior to commencing work on any project area.
- Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or EnviroMulch. Cypress Mulch is **NOT ACCEPTABLE**. Planting beds to receive mulch throughout entire bed area.
- All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
- Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
- Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
- Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:2:2 or 3:0:3 (e.g., one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place table(s) beside rootball about 1" from root tips. Do not place table(s) in bottom of hole.

- 1 Gallon 1 Tablet
- 3 Gallon 2 Tablets
- 25 Gallon & B&B Trees 2 per 1" caliper

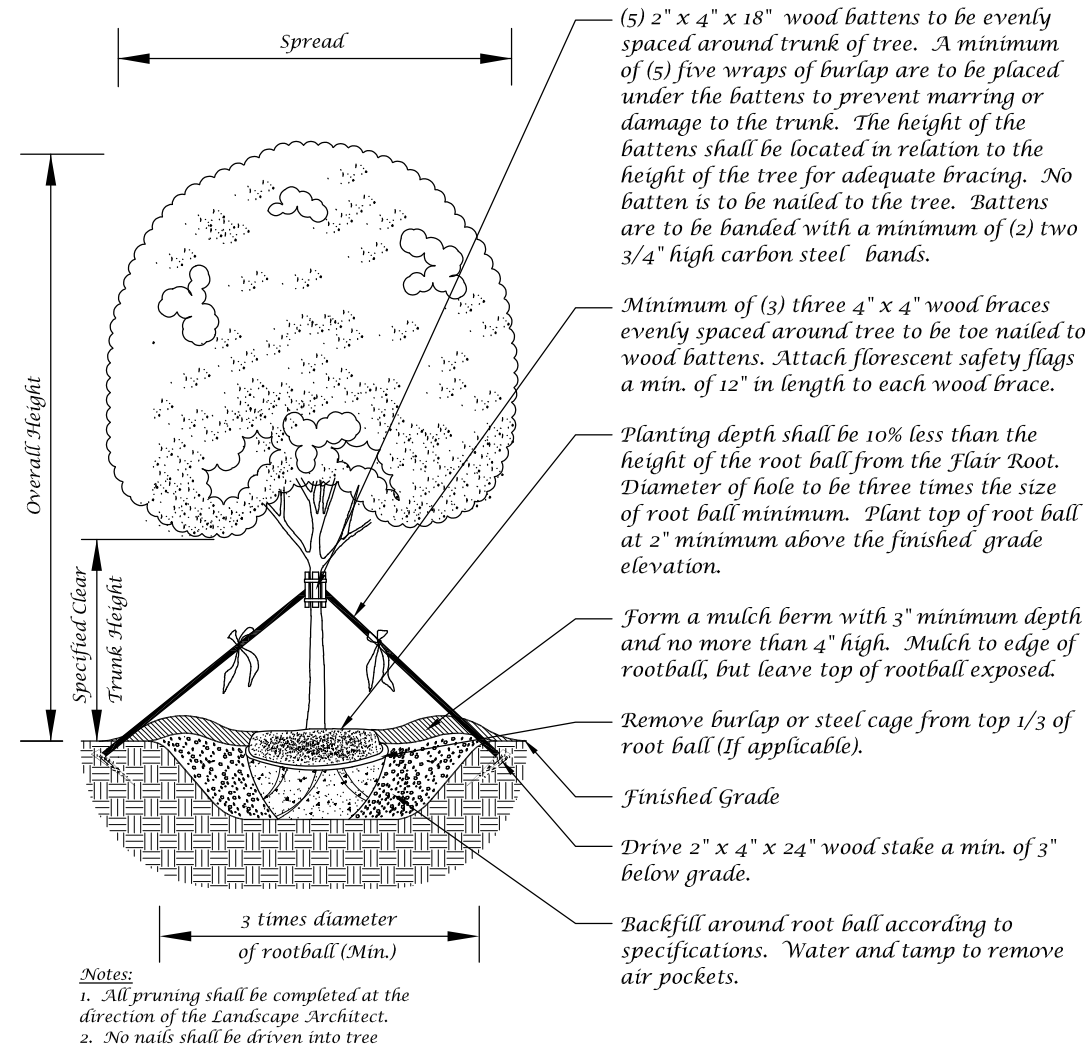
- All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
- Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
- Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
- Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritum (unless otherwise noted), machine striped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
- Maintain positive drainage, no planting is to block drainage.
- Drainage Testing

- Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
- Dig each planting pit to the minimum specified size.
  - Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
  - When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
  - Discard all material removed from the drainage channel.
  - When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

## NOTES:

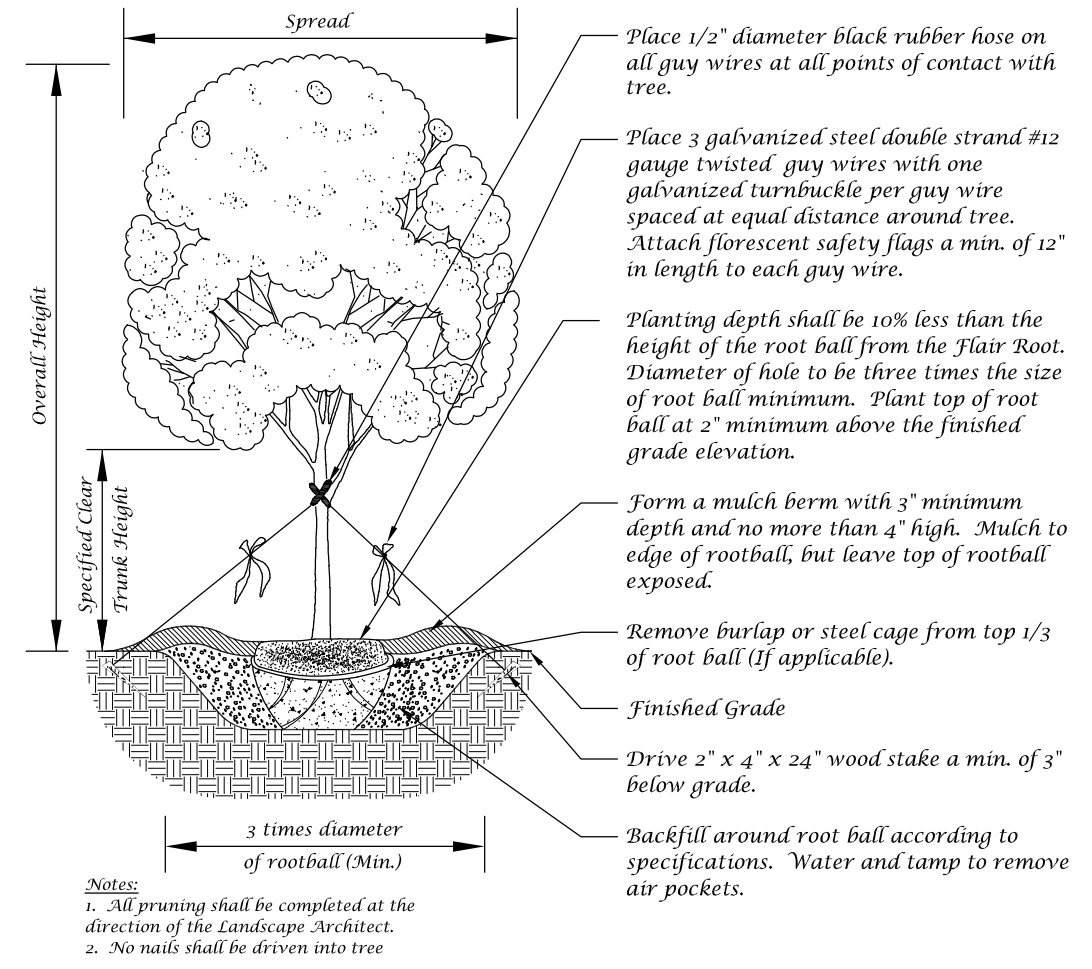
- Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
- All fertilizers shall meet the City of Fort Pierce's fertilizer ordinance.

# Landscape Details



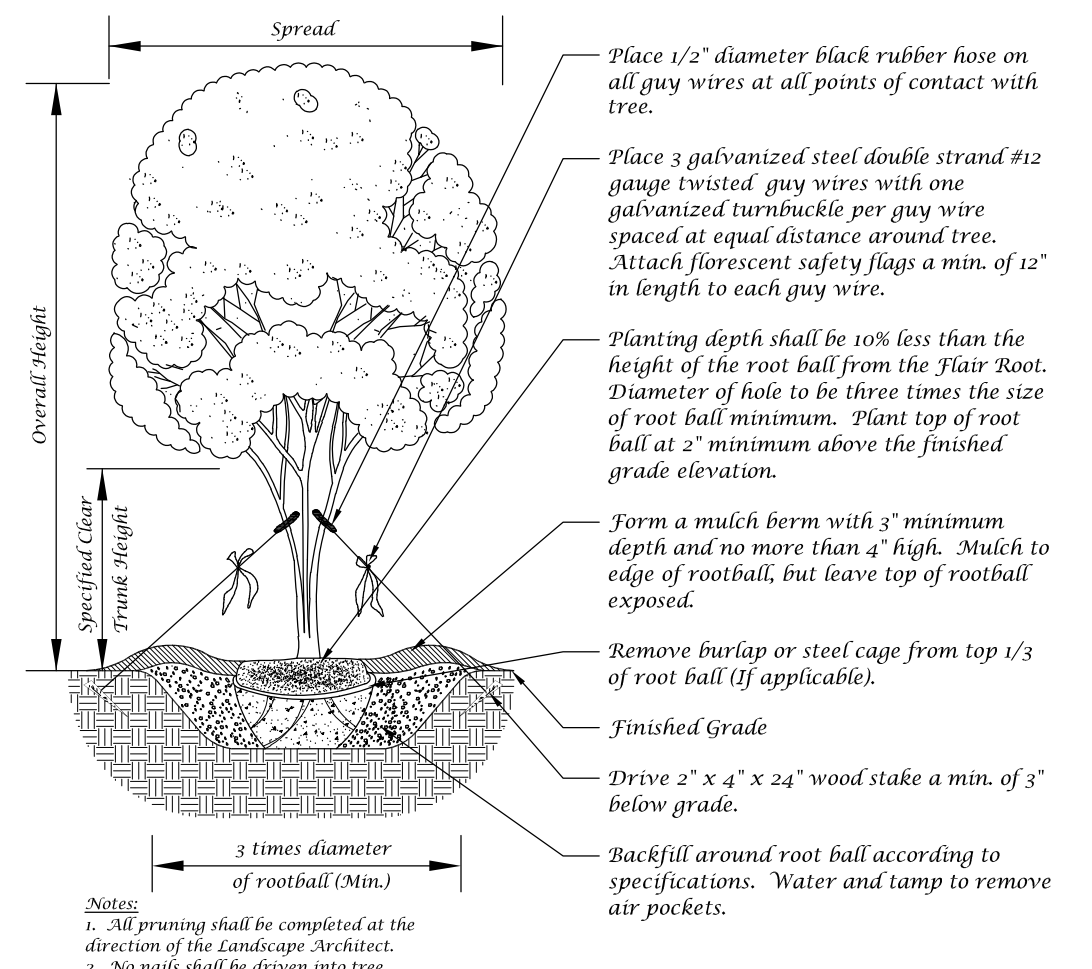
## Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



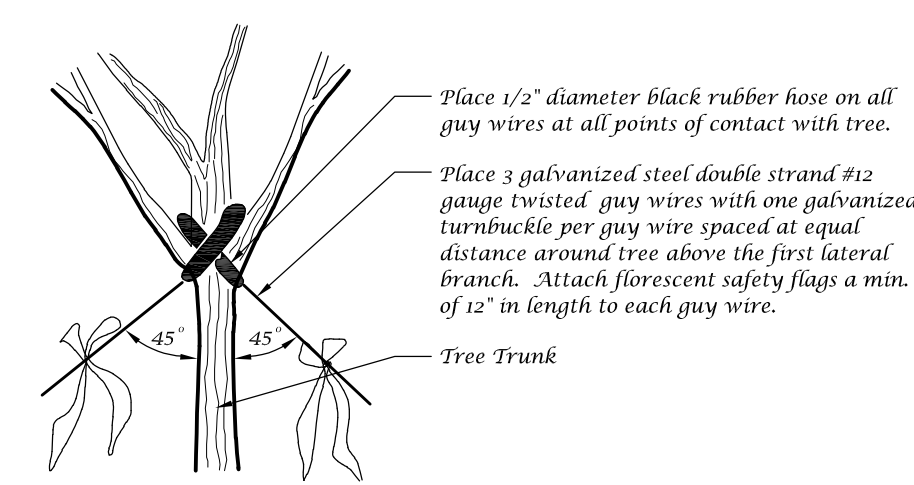
## Tree Planting Detail

Not to Scale



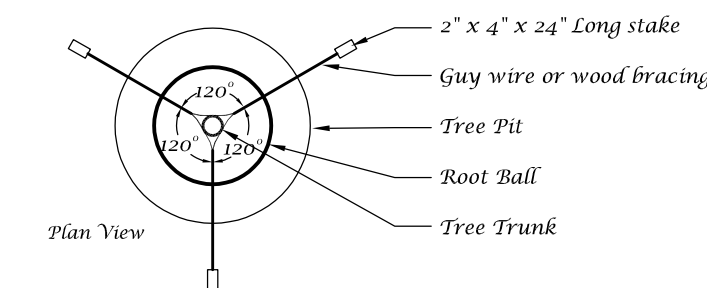
## Multi-Trunk Tree Planting Detail

Not to Scale



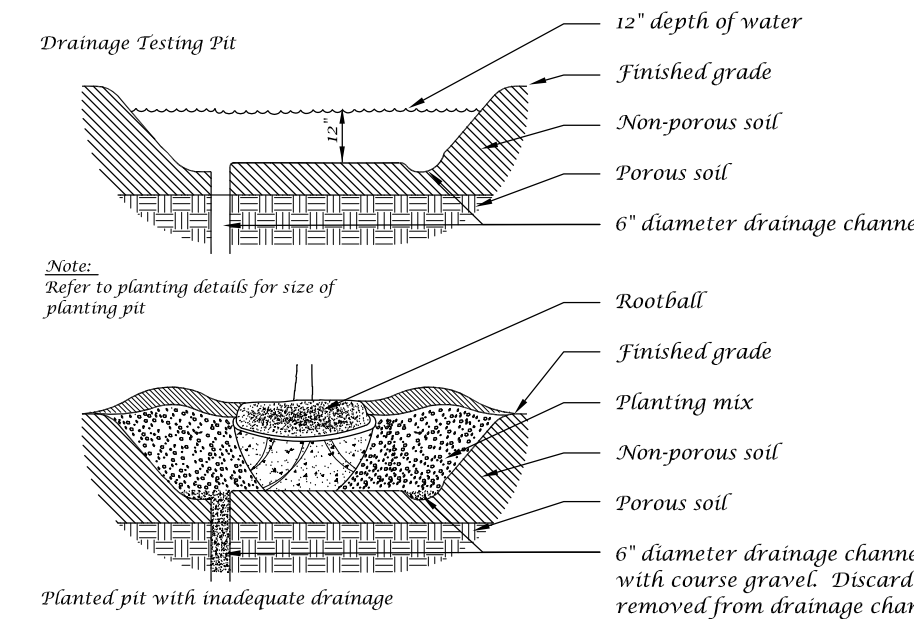
## Guy Wire Attachment Detail

Not to Scale



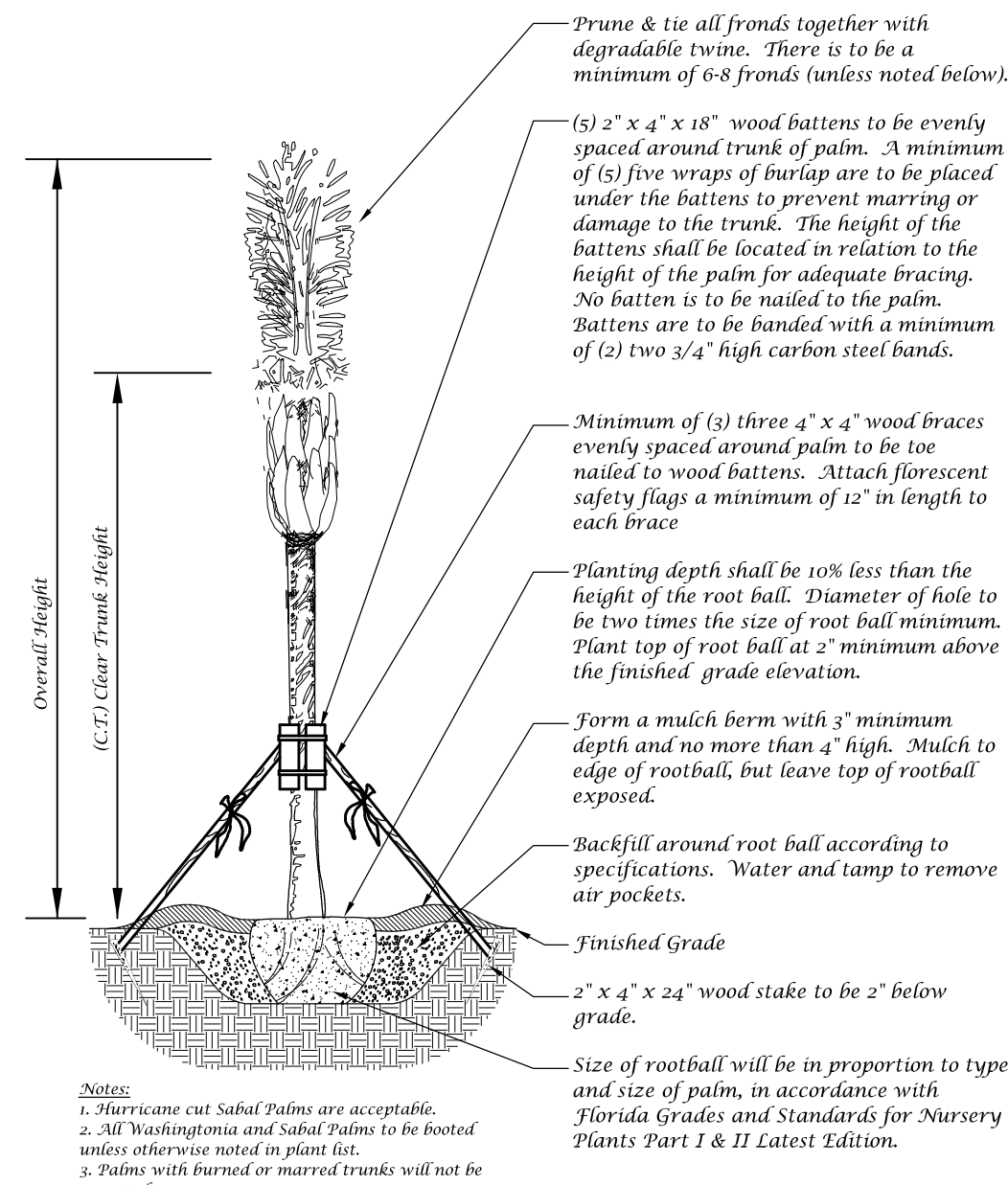
## Staking Detail

Not to Scale



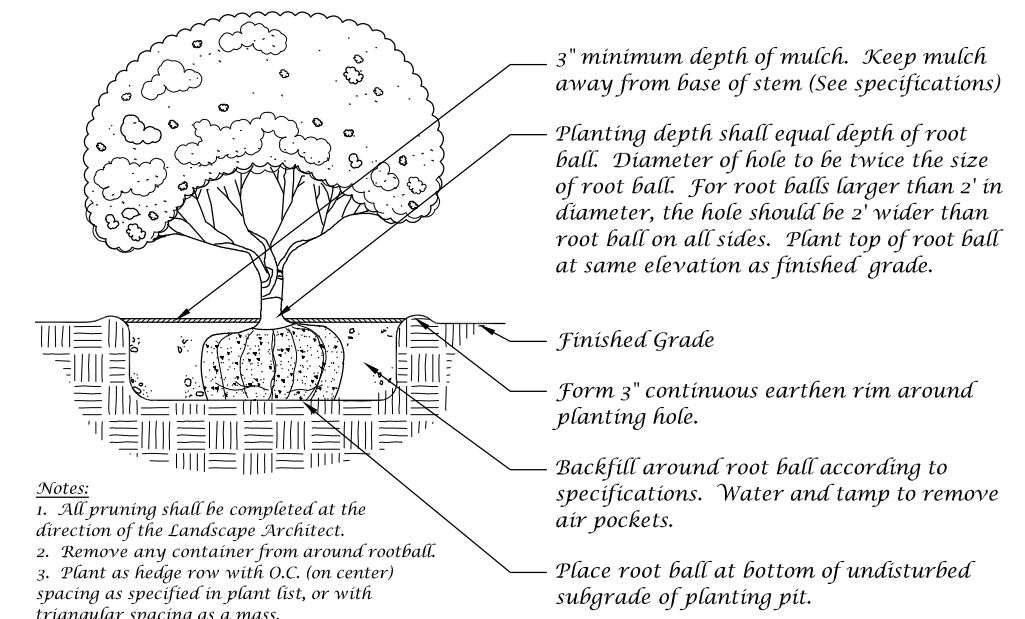
## Drainage Testing Detail

Not to Scale



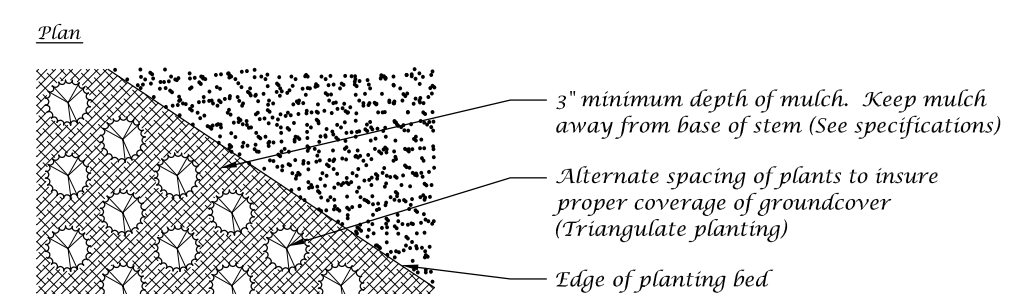
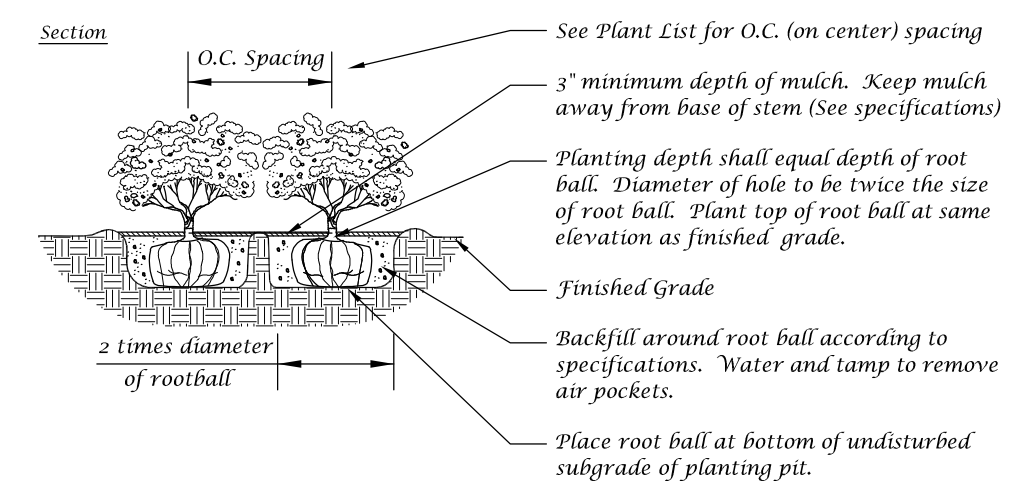
## Palm Planting Detail

Not to Scale



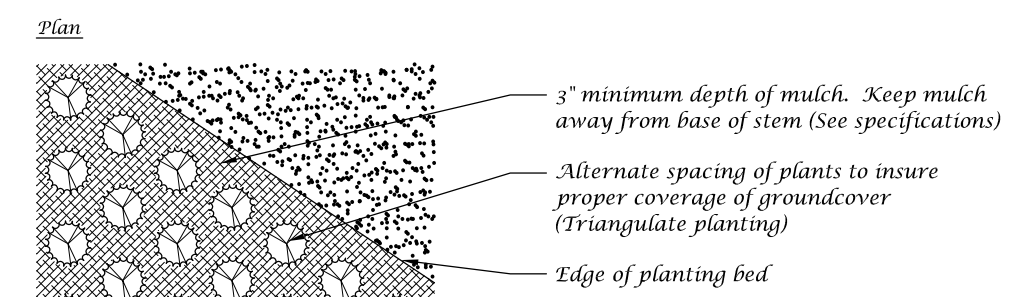
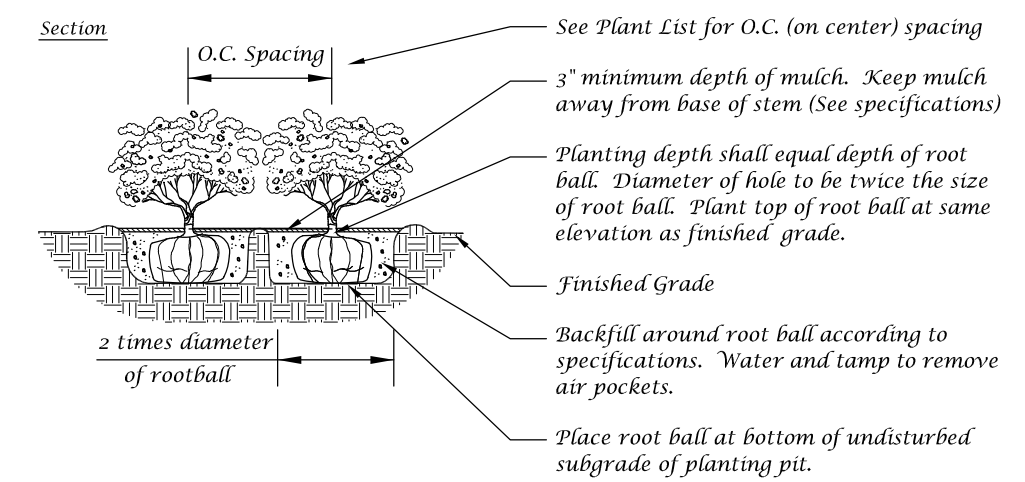
## Shrub Detail

Not to Scale



## Ground Cover Detail

Not to Scale



## Ground Cover Detail

Not to Scale

# Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 1300  
Stuart, Florida 34994  
(772) 344-2340  
LC: 26000198

# Trinity Church Classroom Expansion

South 13th Street  
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA  
Florida Registration Number:  
LA 0091635

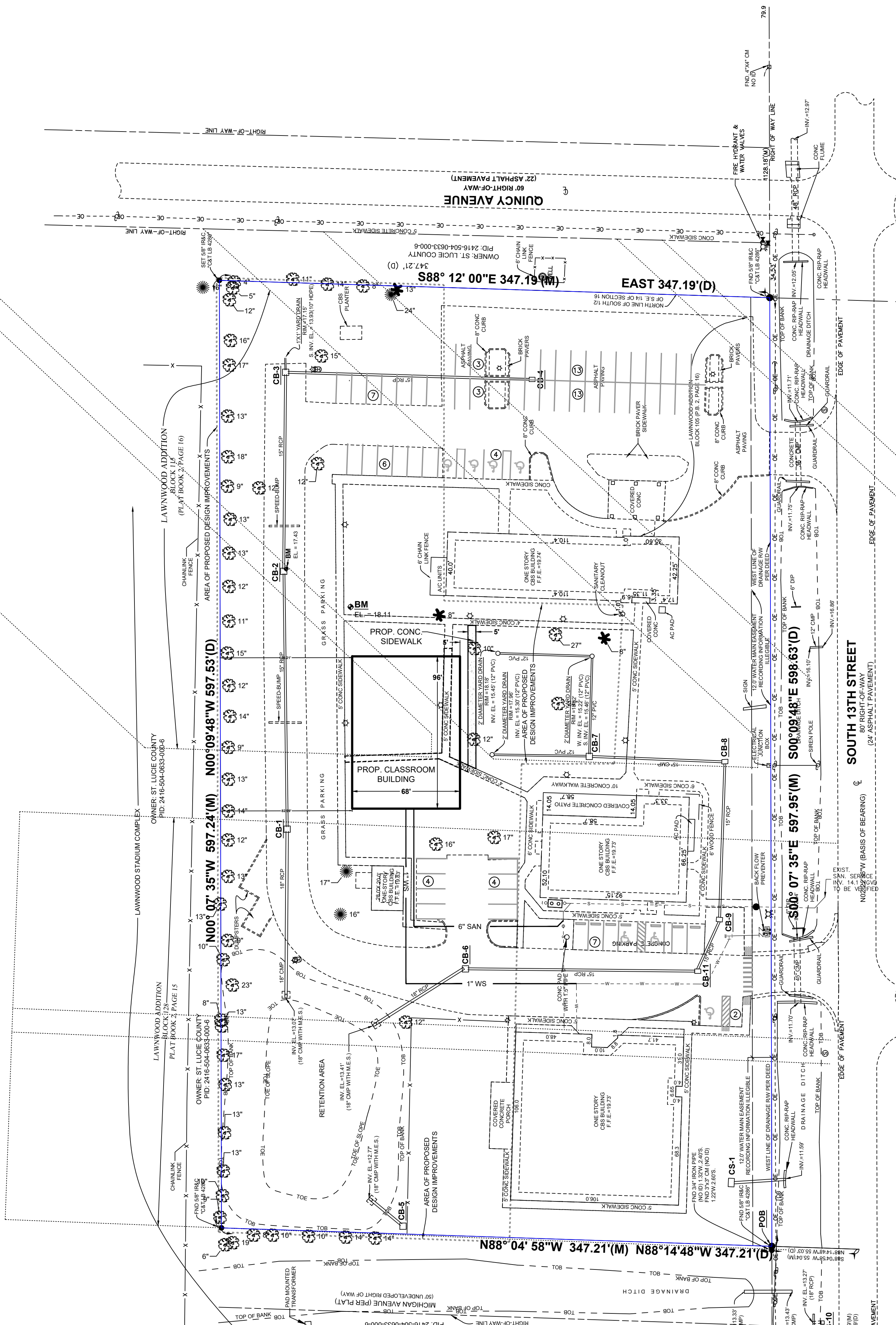
Job No. 23-0704  
Drawn By JWS  
Submittal Dates 8-3-2023

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

L-2 2  
Sheet of

# Landscape Plan



**SITE DATA TABLE**

**Owner:** Trinity Lutheran Church of Fort Pierce  
 2011 South 13th Street  
 Fort Pierce, FL 34950

**Engineer:** Culpepper & Terpening, Inc.  
 2980 South 25th Street  
 Fort Pierce, FL 34981  
 Phone: (772) 464-3537  
 Fax: (772) 464-9497  
 www.ct-eng.com

**Applicant:** Trinity Lutheran Church of Fort Pierce  
 2011 South 13th Street  
 Fort Pierce, FL 34950

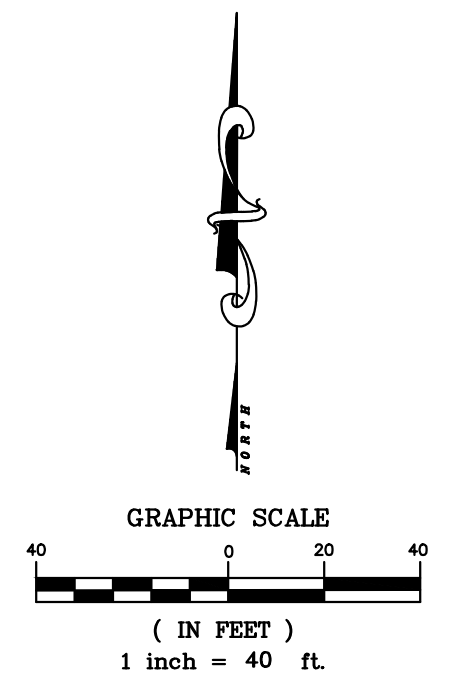
**Owners Representative:** Culpepper & Terpening, Inc.  
 2980 South 25th Street  
 Fort Pierce, FL 34981  
 Phone: (772) 464-3537  
 Fax: (772) 464-9497  
 www.ct-eng.com

**Landscaping Architect:** TBD

**Architect:** TBD

**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FT. PIERCE CODE OF ORDINANCES SECTION 119 AND 125.



- Project Name:** Trinity Church Classroom expansion
- Location:** Approximately a quarter mile north of the Virginia Avenue and 13th st. intersection.
- Project Description:** A new classroom building and additional parking to support its total site approximately 4.76 acres.
- Sec/Town/Range:** Section 16/ Range 35S/ Township 04E
- Map ID:** 24155
- Parcel ID Numbers:** 2416-504-0750-000-2
- Gross Site Area:** 4.77 acres (proposed development tract)  
207,781 sq feet (approximate)
- Zoning:** CS-1
- Land Use:** 7100-CHRCHS
- Building Data:**

Setbacks (feet)	Required	Provided
North	N/A	154.0
East	15	51.4
South	N/A	23.7
West	N/A	59.7

- Building Square Footage (SF)**

Category	SF
Proposed Classroom	6,528
Existing Daycare	11,089
Existing Office	5,270
Existing Sanctuary	5,882
<b>Total</b>	<b>28,769</b>
- Development Schedule:**

Start	4th Qtr 2023
Complete	4th Qtr 2024
- Flood Zone:** The project site is located in Flood Zone X. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0187K (2/19/2020)

**Site Coverage:**

Impervious	Proposed SF	Existing SF	Total	SF/WD Permitted	Comparison
Buildings	6,528	22,803	29,331	24,829	-4,502
Pavement	0	49,255	49,255	49,223	-32
Sidewalk	-189	15,102	14,913	30,015	15,102
<b>Total</b>	<b>6339</b>	<b>87,160</b>	<b>93,499</b>	<b>104,067</b>	<b>10,568</b>

Pervious	Proposed SF	Existing SF	Total	SF/WD Permitted	Comparison
Open Space	-6,339	120,621	114,282	234,903	120,621
<b>Total Pervious</b>	<b>-6339</b>	<b>120,621</b>	<b>114,282</b>	<b>234,903</b>	<b>120,621</b>
<b>Total</b>	<b>0</b>	<b>207,781</b>	<b>207,781.20</b>	<b>100.0%</b>	

- Building Hat:** Proposed Maximum Bldg. Hgt: 35 feet (single story)
- Utility Service:**

Service	Proposed	Existing
Water Service	FPLA	Electric Service
Sanitary Sewer	FPLA	Cable Service
Re-Use Water	n/a	FPLA Blue Stream
- Fire Services:** The Fire Hydrant is provided at the project property line near the south east corner of the property.

- Site Lighting:** Site lighting shall be provided in accord with City Codes and Standards. No lighting shall be directed off-site. Site lighting to be provided by a combination of wall mounted and poled fixtures. Parking lot (auto) lighting shall be at an average of 2.0 ft Candles; Site lighting to be LED fixtures.
- Refuse Collection:** Trash and solid waste is collected by approved City of Fort Pierce Service provider.

- Parking Required:** The controlling requirement for provided parking is set by the Fort Pierce Planning and Zoning

Building	Parking requirement	Requests	Required
Proposed Classroom	2 Spaces/classroom	6	12
Existing Daycare	2 Spaces/classroom	7	14
Existing Office	1 Space/300SF	5,270	18
Existing Sanctuary	1 Space/3 seats	180	60

\*Sanctuary parking dictates required parking

Parking Provided:	Required	Provided
Standard Spaces	60	62
Handicapped	3	7
<b>Total</b>	<b>63</b>	<b>69</b>

- Site Drainage:** The stormwater management system for the overall project area is governed by the Fort Pierce, South Florida Water Management District Permit No. 55-01457-P (as may be amended). The project sites within the PUD are required to provide a minimum dry pre-treatment volume of 1/2 inch of runoff prior to discharge into the master surface water management system.

The plan is to flow into the detention area in the southwest corner of the property. The lake will then flow to the control structure with a 3' bleeder at 13.5' NGVD and a 2' sharp crested weir at elevation 17.5' NGVD ultimately discharging offsite into South 13th St. Canal.

**NOTES:**  
 1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF.	FIELD BK./PG.

**CULPEPPER & TERPENING INC**  
 2980 SOUTH 25TH STREET • FORT PIERCE, FLORIDA 34981  
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -

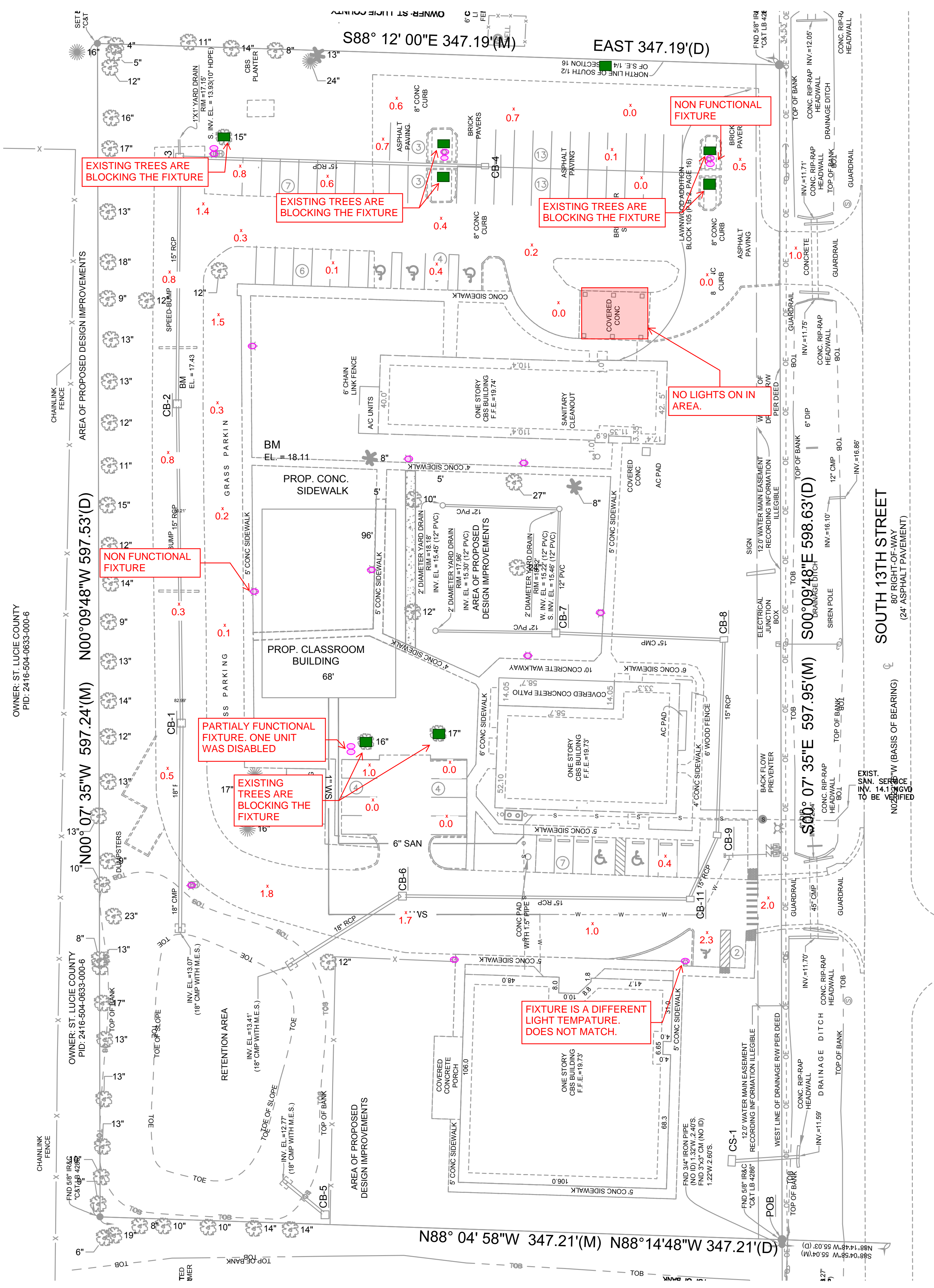
NO.	BY	DATE

DESIGNED	BY	DATE

**TRINITY - CLASSROOM BUILDINGS**

**SITE PLAN**

DATE:	
HORIZ. SCALE:	1:20
VERT. SCALE:	1:20
JOB NO.	22-214
SHEET	1 of



**SURVEY COMPLETED**  
ON 09/12/23

**SCOPE OF SURVEY**  
SCOPE OF AREA SURVEYED ARE AS LISTED:  
1. ROADWAYS  
2. PARKING SPACES

**SYMBOL LEGEND**

- EXISTING POLE MOUNT LIGHT FIXTURE (SINGLE).
- ⊖ EXISTING POLE MOUNT LIGHT FIXTURE (DOUBLE).
- EXISTING TREES
- x CALC POINT

**PHOTOMETRIC AVERAGES**  
TOTAL AMOUNT OF CALCS - 35  
MIN. - 0.0  
MAX - 2.3  
AVG. - 0.6

OWNER: ST. LUCIE COUNTY  
PID: 2416-504-0633-000-6

OWNER: ST. LUCIE COUNTY  
PID: 2416-504-0633-000-6

PERMIT ISSUED  
CONSTRUCTION ISSUED

revision	date

**KAMM Consulting**  
1408 Orange Avenue, Suite 4850  
Fort Pierce, FL 34950  
Phone: 772.595.1744 Fax: 772.595.1745  
www.kammconsulting.com  
Professional Seal: 18189  
Florida License: FSE237  
Principal: Brady L. Brown

project title: **TRINITY CHURCH**  
2011 SOUTH 13TH STREET  
FORT PIERCE, FL 34950

sheet title: **ELECTRICAL PLAN**

proj. no.: 2023-0000  
project manager: DM  
checked by: BB  
scale: AS NOTED  
date: 09/18/2023

sheet: **E2.1**  
project

**EW CONSULTANTS, INC.**

**NATURAL RESOURCE MANAGEMENT, WETLAND, AND ENVIRONMENTAL PERMITTING SERVICES**



# **ENVIRONMENTAL ASSESSMENT**

## **OPEN ARMS - FORT PIERCE**

**FORT PIERCE, FLORIDA**

**Prepared for:**

**Open Arms**

**Prepared by:**

**EW Consultants, Inc.**

July 2023

© 2023 EW Consultants, Inc.

## **I. INTRODUCTION -**

The Trinity Church Classroom Expansion area within the City of Fort Pierce covered by this Environmental Assessment comprises 6,528 square feet, as well as the entire 4.77-acre Church property. It is located east of and adjacent to the Lawnwood sports complex, west of South 13<sup>th</sup> Street, south of Quincy Avenue and north of Virginia Avenue within the City of Fort Pierce, Florida (see Figure 1, Location Map). The project site is situated in northeastern St. Lucie County within Section 16, Township 35 South, and Range 40 East (see Figure 2, USGS Quadrangle Map). Figure 3 is a 2023 Aerial Photograph of the subject property and immediate surroundings. Please note that these graphics encompass the entire Trinity Church property.

## **II. GENERAL PROPERTY DESCRIPTION –**

Based on a site visit conducted by staff from EW Consultants, Inc. in July 2023, the project area consists of facilities associated with Trinity Lutheran Church and Open Arms early childhood learning center. There are no intact native habitat (wetland or upland) assemblages on-site.

## **III. SOIL TYPES –**

A Soil Resource Report produced by the United States Department of Agriculture/Natural Resources Conservation Service for the subject property includes soils classified as Winder sand, shell substratum (96.5%), Arents (3.0%) and Lawnwood and Myakka sands (0.6%).

## **IV. EXISTING LAND COVER TYPES –**

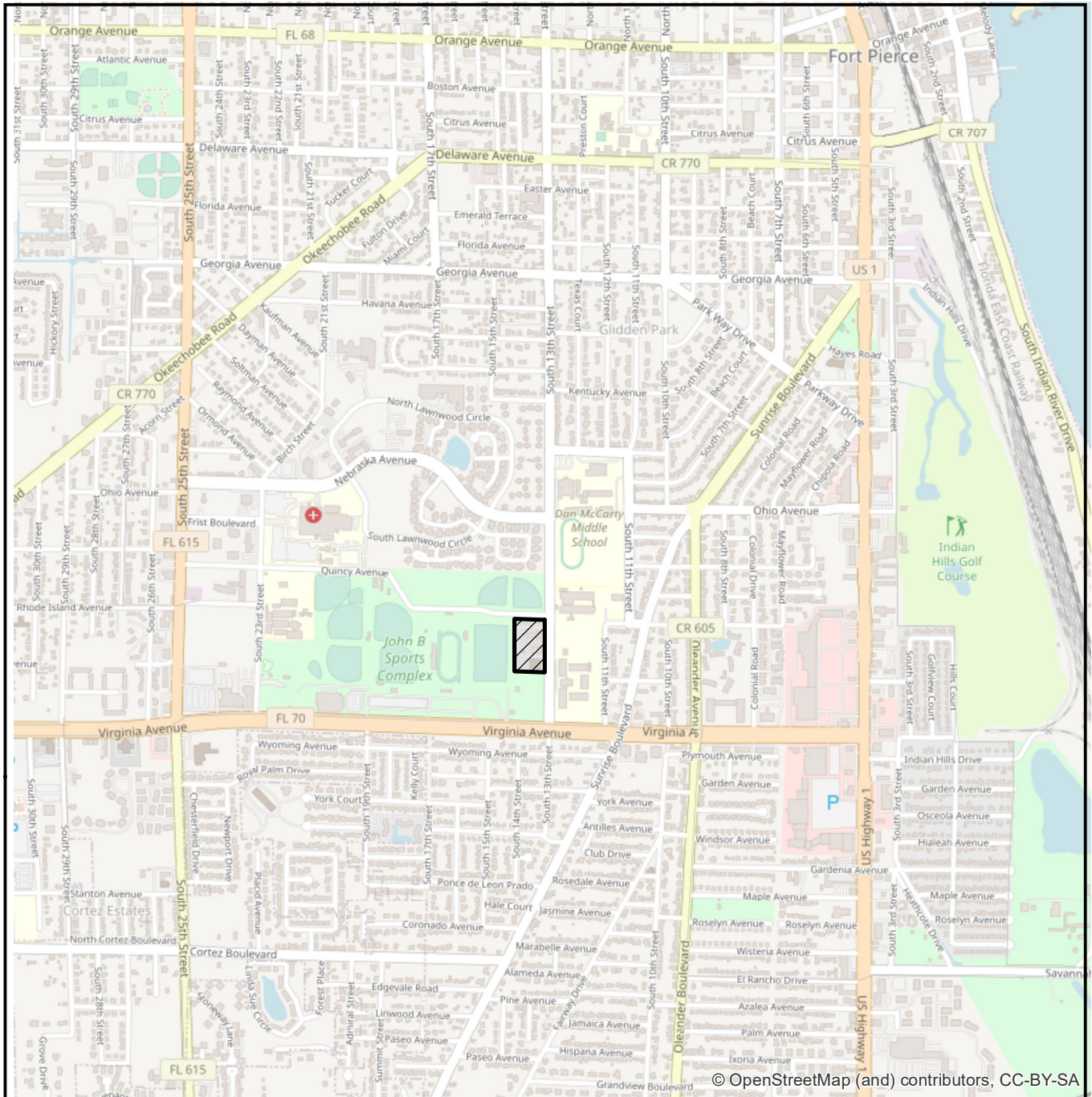
Based on the Florida Land Use, Cover and Forms Classification System (FLUCCS), the study area is classified as #172 – Religious Facilities and includes frequently mowed open areas, paved and unpaved parking, and storm water retention. Figure 4 provides a recent aerial view with nomenclature for this land cover type. The grasses within the unpaved portions of the subject site are mowed and contain a variety of ruderal weeds. All vegetation appears as established and are maintained landscape plantings. Native vegetation within the church property includes live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliottii*), saw palmetto (*Serenoa repens*) and strangler fig (*Ficus aurea*). Invasive non-native vegetation includes Guinea grass (*Megathyrsus maximus*), cocoplum (*Chrysobalanus icaco*), umbrella tree (*Schefflera actinophylla*), bottlebrush (*Callistemon* spp.), queen palm (*Syagrus romanzoffiana*) and other landscape plants.

## **V. LISTED SPECIES DISCUSSION –**

During the field assessment of the property, observations were made to evaluate the presence or potential presence of wildlife. In particular, observations were made for species listed by Florida Fish and Wildlife Conservation Commission (FFWCC) and/or the U.S. Fish and Wildlife Service (USFWS) as endangered or threatened. Pedestrian surveys were conducted throughout the 4.77-acre property as well as the classroom expansion area during the July 2023 site visit. On the basis of these observations, as well as designated consultation areas and critical habitats, the following listed species and potential for occurrence have been evaluated:


### **Gopher Tortoise (*Gopherus polyphemus*) – State Listed – Threatened**

The gopher tortoise is listed as a Threatened Species by the State of Florida, typically occurring in a variety of native and altered upland areas containing sandy soils. Although no intact native upland habitats exist on-site, the sandy soils and ruderal herbaceous weeds provide potential foraging and burrowing habitat for this species. A 100% survey according to Florida Fish and Wildlife Conservation Commission’s Gopher Tortoise Permitting Guidelines (revised April 30, 2023) was conducted by a certified gopher tortoise agent within the entire church property during the July 2023 site visit. No potentially occupied burrows or signs of gopher tortoise presence (such as scat or tracks) were observed during this survey.



© OpenStreetMap (and) contributors, CC-BY-SA

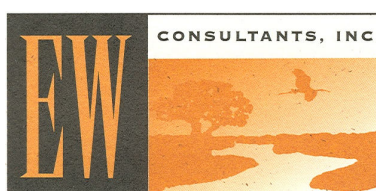
**LEGEND**

 - SITE (4.8+/- AC)

0 2,000 Feet



**OPEN ARMS - FORT PIERCE  
LOCATION MAP**

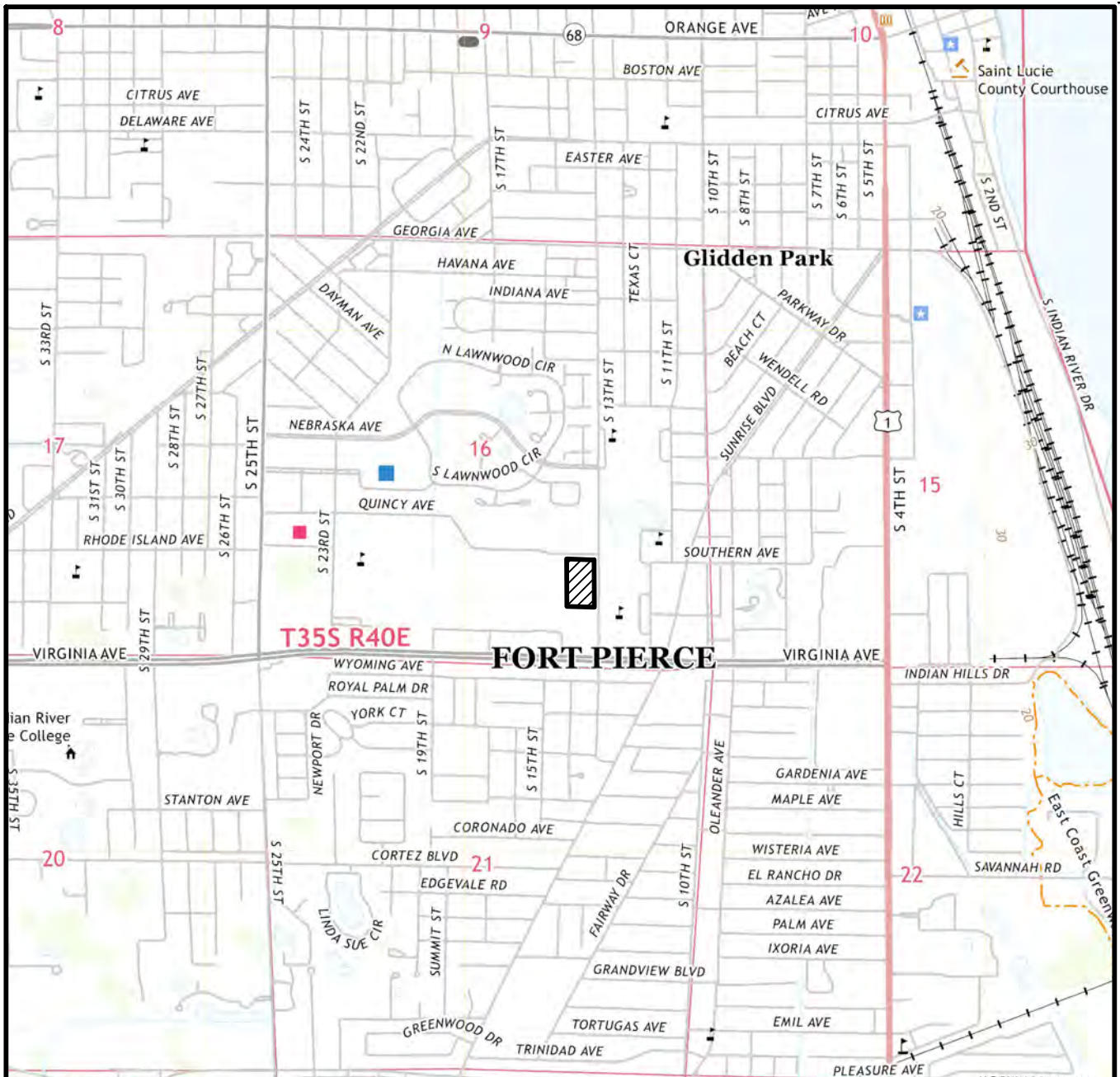


**EW CONSULTANTS, INC.**  
1000 SE MONTEREY COMMONS BLVD., SUITE 208  
STUART, FL 34996  
772-287-8771 FAX 772-287-2988  
WWW.EWCONSULTANTS.COM

**JULY 2023**

FIGURE

**1**



USGS QUAD MAP "FORT PIERCE", SECTION 16, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA LATITUDE 27°25'41.31" LONGITUDE -80°20'15.88"

**LEGEND**

 - SITE (4.8± AC)



**OPEN ARMS - FORT PIERCE  
QUAD MAP**

Open Arms Fort Pierce.dwg QUAD



**EW CONSULTANTS, INC.**  
1000 SE MONTEREY COMMONS BLVD., SUITE 208  
STUART, FL 34996  
772-287-8771 FAX 772-287-2988  
WWW.EWCONSULTANTS.COM

**JULY 2023**

FIGURE

**2**



QUINCY AVE

S 131ST STREET

VIRGINIA AVE

FDOT AERIALS DATED 2023

0 200  
SCALE IN FEET



# OPEN ARMS - FORT PIERCE AERIAL

Open Arms Fort Pierce.dwg AERIAL



**EW CONSULTANTS, INC.**  
1000 SE MONTEREY COMMONS BLVD., SUITE 208  
STUART, FL 34996  
772-287-8771 FAX 772-287-2988  
WWW.EWCONSULTANTS.COM

**JULY 2023**

**FIGURE**

**3**



FDOT AERIALS DATED 2023

LEGEND  
 172 - RELIGIOUS FACILITIES (4.8± AC)



# OPEN ARMS - FORT PIERCE FLUCCS

Open Arms Fort Pierce.dwg FLUCCS



**EW CONSULTANTS, INC.**  
 1000 SE MONTEREY COMMONS BLVD., SUITE 208  
 STUART, FL 34996  
 772-287-8771 FAX 772-287-2988  
 WWW.EWCONSULTANTS.COM

**JULY 2023**

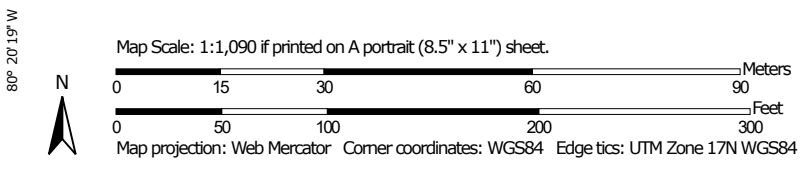
FIGURE

**4**

Soil Map—St. Lucie County, Florida  
(OPEN ARMS - FORT PIERCE)




Soil Map may not be valid at this scale.




Soil Map—St. Lucie County, Florida  
(OPEN ARMS - FORT PIERCE)


### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

**Special Point Features**



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

**Water Features**



Streams and Canals

**Transportation**



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

**Background**



Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida

Survey Area Data: Version 16, Sep 2, 2022

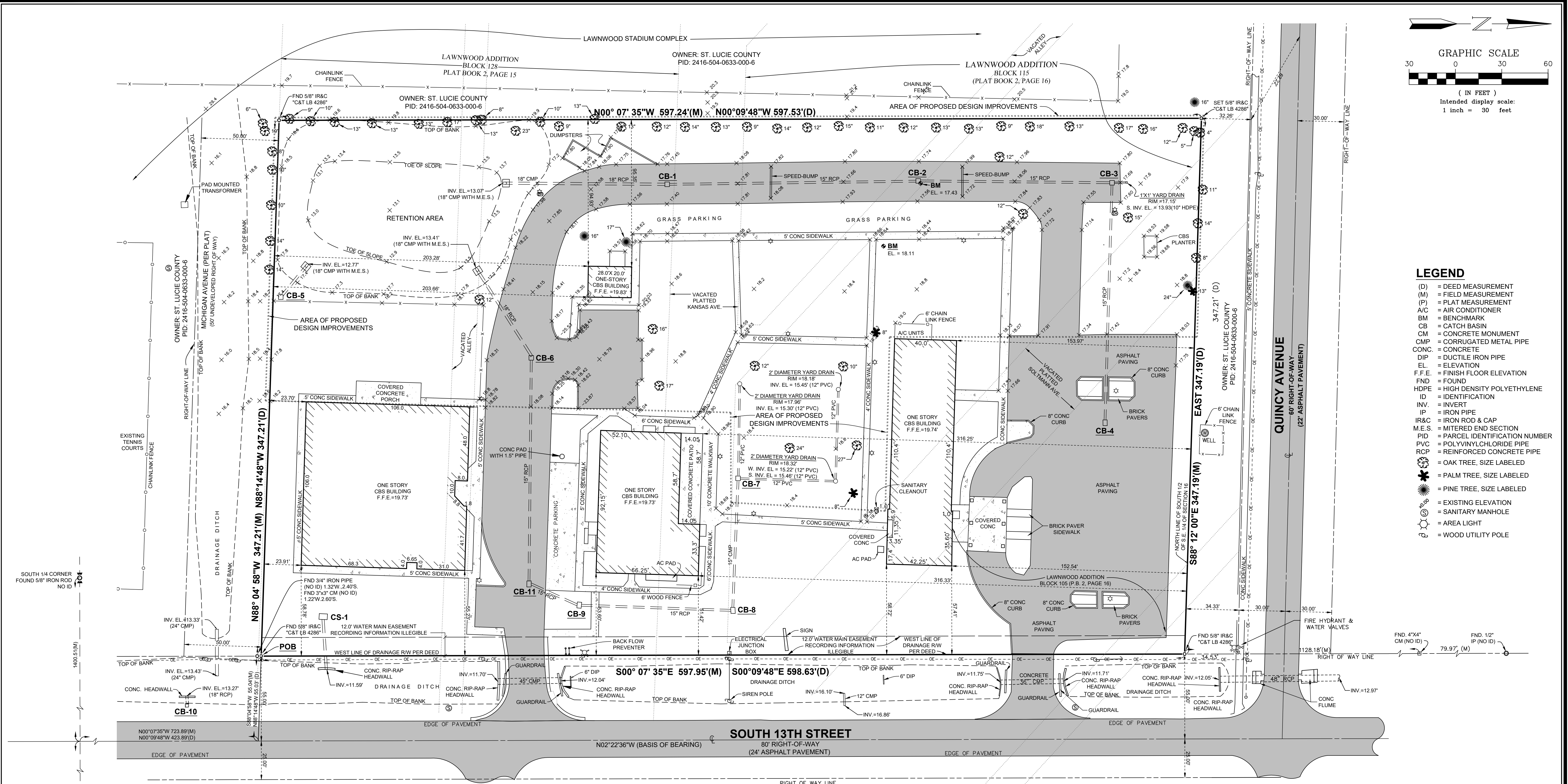
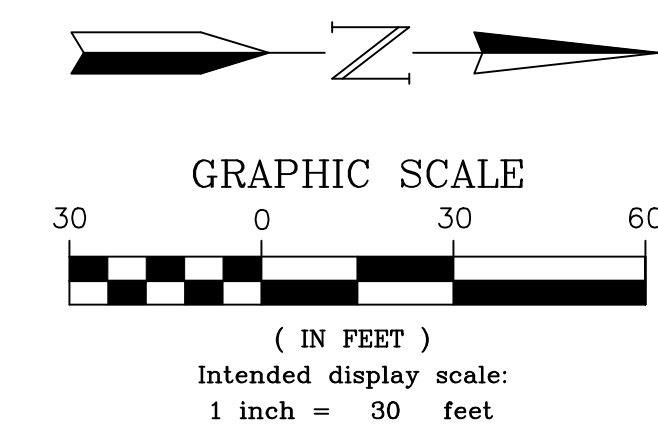
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Arents, 0 to 5 percent slopes	0.1	3.0%
21	Lawnwood and Myakka sands	0.0	0.6%
56	Winder sand, shell substratum	4.6	96.5%
<b>Totals for Area of Interest</b>		<b>4.8</b>	<b>100.0%</b>



**LEGEND**

- (D) = DEED MEASUREMENT
- (M) = FIELD MEASUREMENT
- (P) = PLAT MEASUREMENT
- A/C = AIR CONDITIONER
- BM = BENCHMARK
- CB = CATCH BASIN
- CM = CONCRETE MONUMENT
- CMP = CORRUGATED METAL PIPE
- CONC. = CONCRETE
- DIP = DUCTILE IRON PIPE
- EL. = ELEVATION
- F.F.E. = FINISH FLOOR ELEVATION
- FND = FOUND
- HDPE = HIGH DENSITY POLYETHYLENE
- ID = IDENTIFICATION
- INV. = INVERT
- IP = IRON PIPE
- IR&C = IRON ROD & CAP
- M.E.S. = MITERED END SECTION
- PID = PARCEL IDENTIFICATION NUMBER
- PVC = POLYVINYLCHLORIDE PIPE
- RCP = REINFORCED CONCRETE PIPE
- = OAK TREE, SIZE LABELED
- = PALM TREE, SIZE LABELED
- = PINE TREE, SIZE LABELED
- = EXISTING ELEVATION
- = SANITARY MANHOLE
- = AREA LIGHT
- = WOOD UTILITY POLE

**DRAINAGE STRUCTURES**

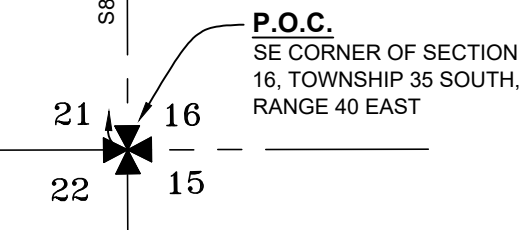
<p><b>CS-1</b> OUTFALL TOP EL. = 17.15' E. INV. EL. = 18.18' (15" RCP) TOP OF WEIR (5" WIDE) = 16.88' BLEEDER TOP (2" WIDE) = 15.89' BLEEDER BOTTOM (5" WIDE) = 11.97'</p>	<p><b>CB-5</b> RIM EL. = 16.80' W. INV. EL. = 12.73' (15" CMP)</p>	<p><b>CB-10</b> RIM EL. = 16.16' W. INV. EL. = 13.44' (18" RCP) E. INV. EL. = 13.64' (15" RCP)</p>
<p><b>CB-1</b> RIM EL. = 17.27' N. INV. EL. = 13.27' (15" RCP) S. INV. EL. = 13.32' (18" RCP)</p>	<p><b>CB-6</b> RIM EL. = 17.98' SW. INV. EL. = 14.12' (18" RCP) E. INV. EL. = 14.10' (15" RCP)</p>	<p><b>CB-11</b> RIM EL. = 17.82' NE. INV. EL. = 14.57' (15" RCP) W. INV. EL. = 14.02' (15" CMP)</p>
<p><b>CB-2</b> RIM EL. = 17.27' N. INV. EL. = 13.84' (15" RCP) S. INV. EL. = 13.81' (15" RCP)</p>	<p><b>CB-7</b> RIM EL. = 18.58' N. INV. EL. = 15.35' (12" HDPE) E. INV. EL. = 15.48' (15" CMP) W. INV. EL. = 15.38' (12" HDPE)</p>	<p><b>CB-8</b> RIM EL. = 17.99' W. INV. EL. = 15.07' (15" RCP) C. INV. EL. = 14.98' (15" RCP)</p>
<p><b>CB-3</b> RIM EL. = 17.40' N. INV. EL. = 14.00' (15" HDPE) S. INV. EL. = 14.10' (18" RCP)</p>	<p><b>CB-8</b> RIM EL. = 17.99' W. INV. EL. = 15.07' (15" RCP) C. INV. EL. = 14.98' (15" RCP)</p>	<p><b>CB-9</b> RIM EL. = 17.36' N. INV. EL. = 14.83' (15" RCP)</p>
<p><b>CB-4</b> RIM EL. = 16.79' W. INV. EL. = 14.44' (15" RCP)</p>		

**SURVEYOR'S NOTES**

- The last date of data acquisition was June 22, 2023.
- This survey was prepared in accordance with the "Standards of Practice", as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J-107.053, of the Florida Administrative Code.
- This survey map and/or report or the copies thereof are not valid without the original signature and the seal or digital signature of a Florida licensed surveyor and mapper.
- 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.
- The bearings shown hereon are based on grid north, and are referenced to the Florida state plane coordinate system, east zone, North American Datum of 1983 (Adjustment of 2011). The basis of bearing for this survey is the centerline of South 13th Street, having a bearing of North 02°22'36" West.
- Elevations shown hereon are referenced to the North American Vertical Datum of 1988, as established by St. Lucie County benchmark VIR 215, having a published elevation of 17.717 feet.
- The features shown hereon are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment, as established using FPPN
- All distances shown hereon are in U.S. Survey Feet.
- This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute for a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.
- This survey delineates the boundary location according to the legal description, but does not determine ownership or property rights.
- Underground improvements, if any, were not located except as shown.
- Interior improvements, if any were not located except as shown.
- Symbols shown hereon are not to scale.
- Drainage pipe sizes and connections between structures have been compiled from various maps and field observations with limited visibility. These connections are believed to be accurate, however cannot be relied upon therefore is not certified by this survey. Invert elevations may vary when pipe opening is recessed.
- The trees shown hereon were not prepared with the benefit of an arborist. Tree specimen nomenclature is generally common (oak, palm, pine, etc.). Consult with an arborist for further classification.
- The features shown hereon were acquired using RTK GPS and Trigonometric methods and were verified through a redundancy of measurements for accuracy.
- The purpose of this survey is to map existing topographic features and elevations within the area of proposed design improvements.
- The legal description of the land contained in this boundary survey is based upon a historical boundary prepared by this firm and was originally provided by the client or client's representative.

**LEGAL DESCRIPTION**

FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 35 SOUTH OF RANGE 40 EAST, RUN NORTH 88°14'48" WEST ALONG THE SOUTH LINE OF SAID SECTION 16, 1378.2 FEET TO THE CENTERLINE OF SOUTH 13TH STREET, AS SHOWN ON THE PLAT OF SUNRISE ESTATES SUBDIVISION, ON FILE IN PLAT BOOK 8, PAGE 75 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°09'48" WEST, ALONG THE CENTERLINE OF SOUTH 13TH STREET, 723.89 FEET; THENCE NORTH 88°14'48" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, 55.03 FEET TO THE WEST LINE OF DRAINAGE CANAL RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE CONTINUE, ALONG THE LAST MENTIONED COURSE, 347.21 FEET; THENCE NORTH 00°09'48" WEST, PARALLEL TO THE CENTERLINE OF THE AFORESAID SOUTH 13TH STREET, 597.53 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 16; THENCE ALONG SAID NORTH LINE, RUN EAST 347.21 FEET TO THE WEST LINE OF CANAL RIGHT-OF-WAY, WHICH POINT IS 55 FEET WEST OF THE CENTERLINE OF SOUTH 13TH STREET; THENCE SOUTH 00°09'48" EAST, ALONG SAID DRAINAGE CANAL RIGHT-OF-WAY 598.63 FEET TO THE POINT OF BEGINNING.



THOMAS P. KIERNAN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 6199

SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
(SEE PLOT STAMP)	

**CULPEPPER & TERPENING INC**  
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

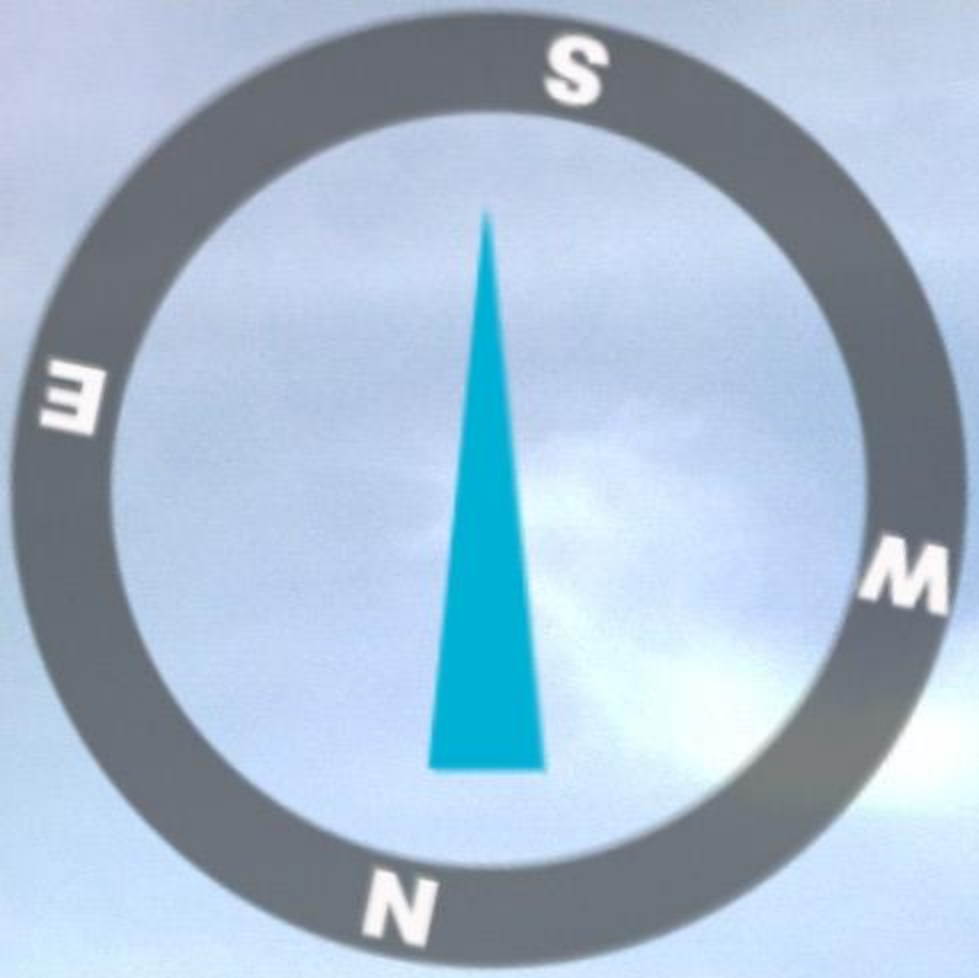
- REVISIONS -		BY	DATE

FIELD	BY	DATE
CALCS.	JJ	5-22-2023
DRAWN	JHY	
CHECKED	JJ	
APPROVED	TPK	

**BOUNDARY, TOPOGRAPHIC & TREE SURVEY**  
PREPARED FOR  
**TRINITY LUTHERAN CHURCH**

DATE:  
HORIZ. SCALE: 1"=30'  
VERT. SCALE: NONE

JOB No. 22-214  
SHEET 1 of 1



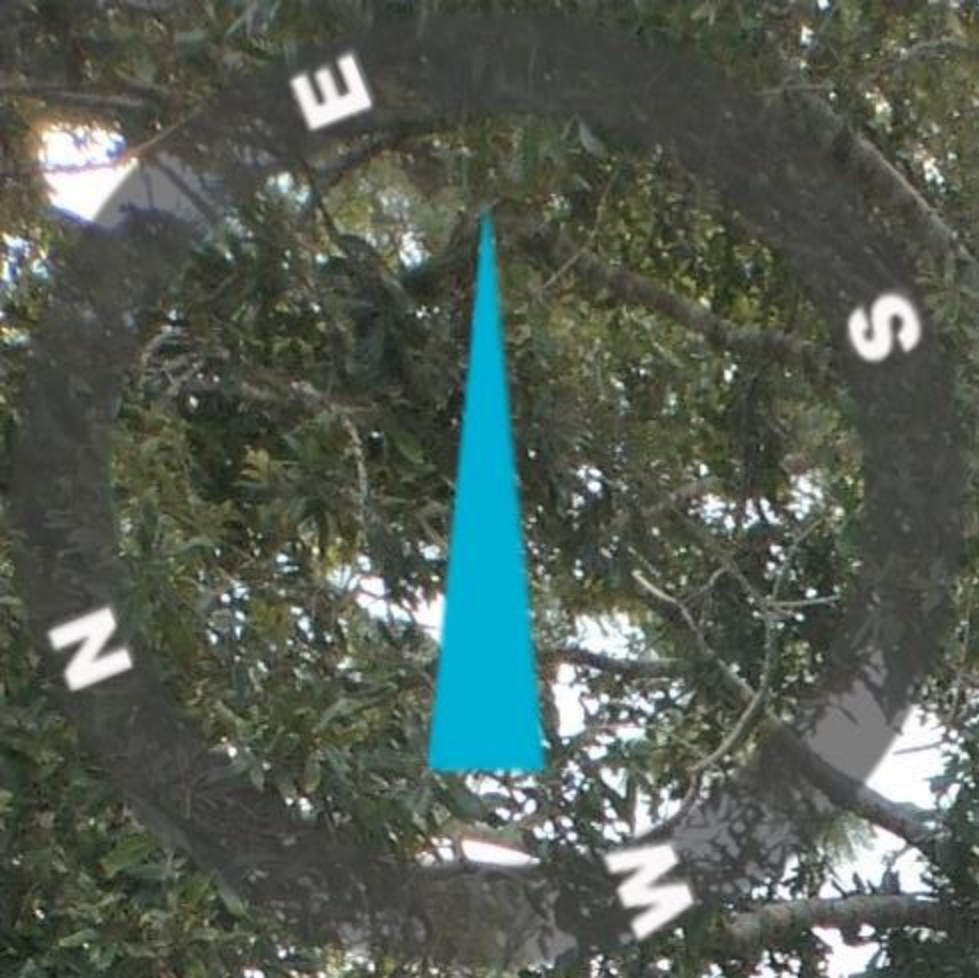
Aug 31, 2023 10:06:07 AM

168° S

12381 Silverwood  
Index number: 120



Aug 31, 2023 10:06:10 AM  
145° SE  
12381 Silverwood  
Index number: 121



Aug 31, 2023 10:06:14 AM  
108° E  
12381 Silverwood  
Index number: 122



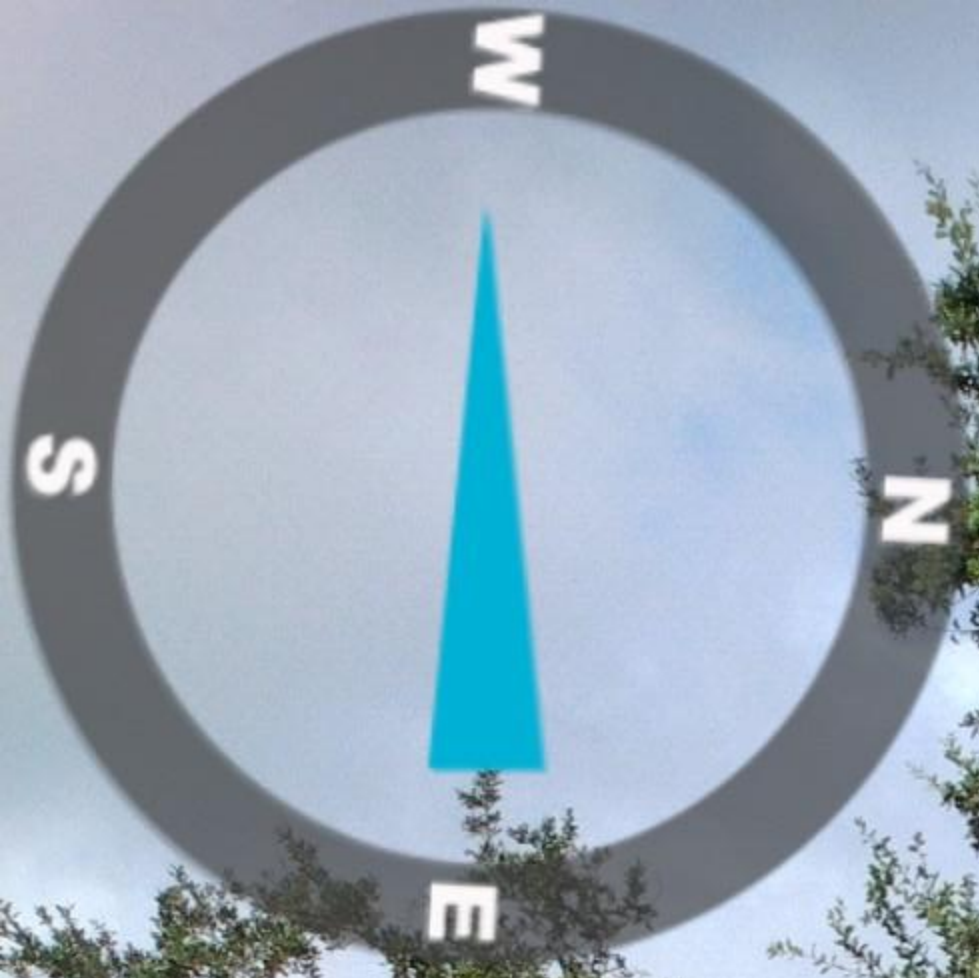
Aug 31, 2023 10:06:16 AM  
77° E  
12381 Silverwood  
Index number: 123



Aug 31, 2023 10:06:18 AM  
31° NE  
12381 Silverwood  
Index number: 124



Aug 31, 2023 10:06:21 AM  
341° N  
12381 Silverwood  
Index number: 125

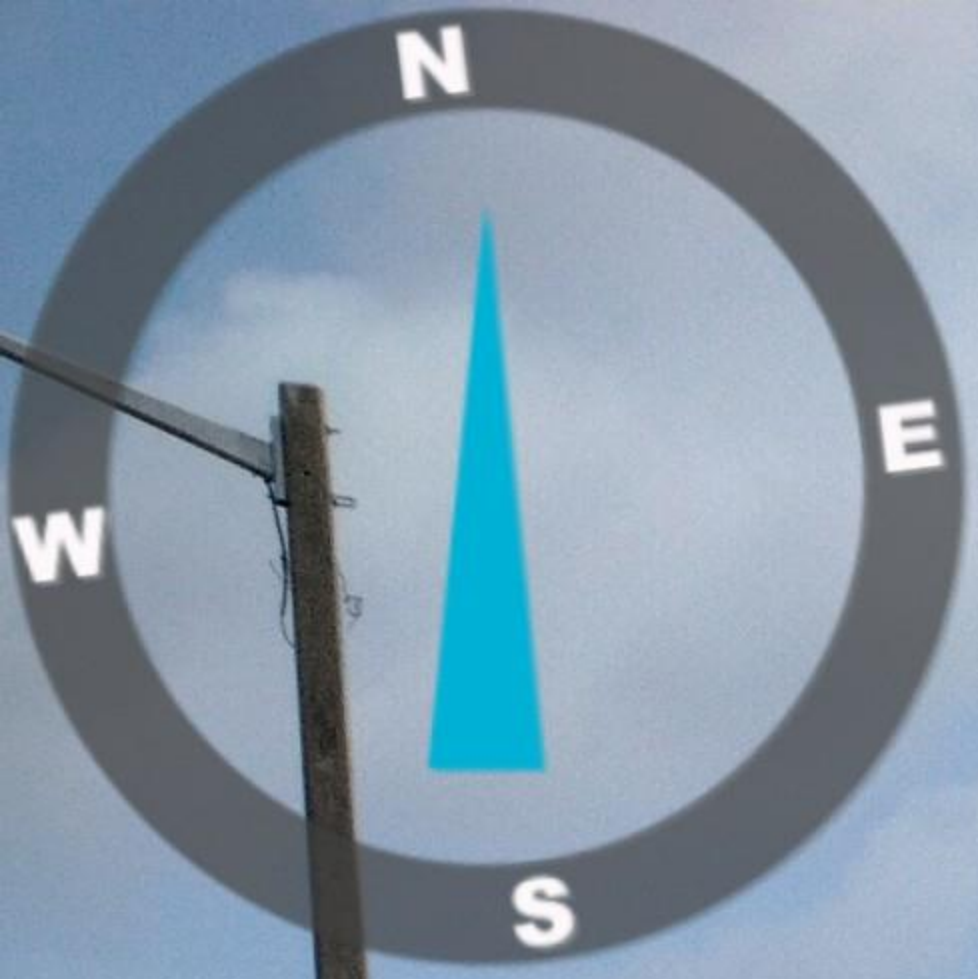


Aug.31, 2023 10:06:25 AM

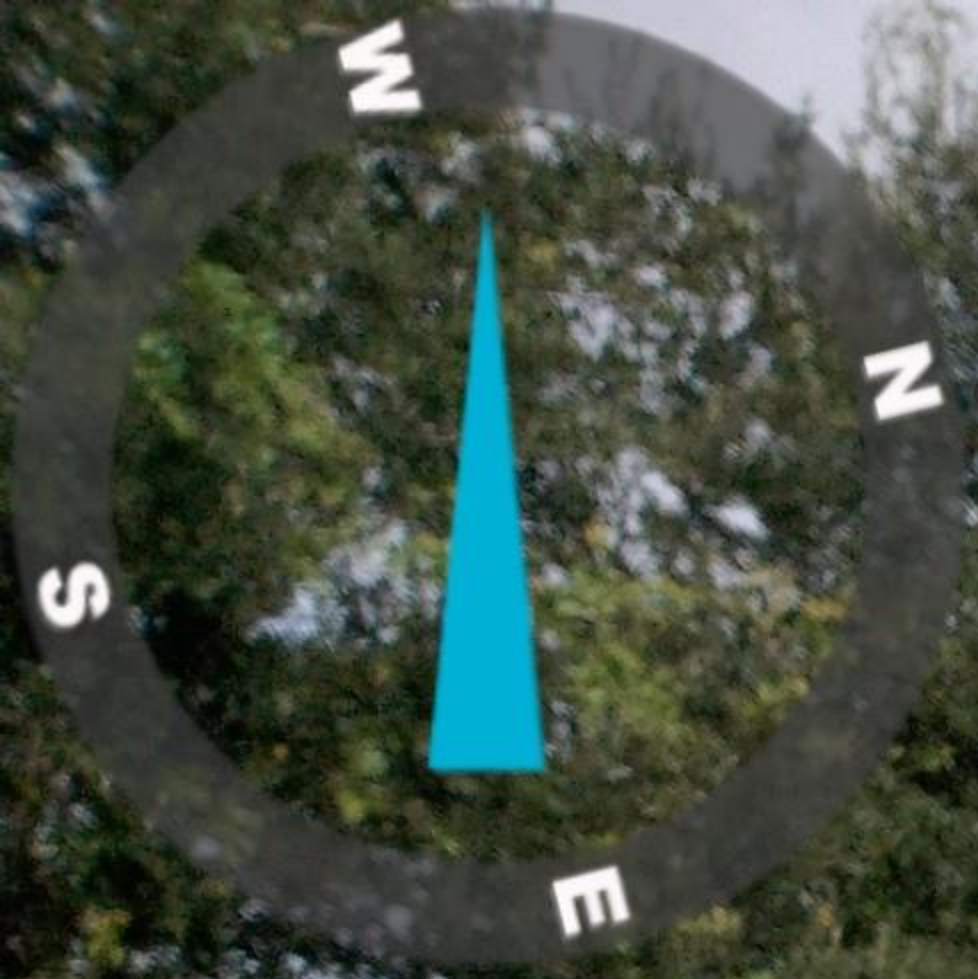
267° W

12381 Silverwood

Index number: 126



Aug 31, 2023 10:07:29 AM  
10° N  
12381 Silverwood  
Index number: 127



Aug 31, 2023 10:07:32 AM  
283° W  
12381 Silverwood  
Index number: 128



Aug 31, 2023 10:07:36 AM  
219° SW  
12381 Silverwood  
Index number: 129



Aug 31, 2023 10:07:40 AM  
168° S  
12381 Silverwood  
Index number: 130



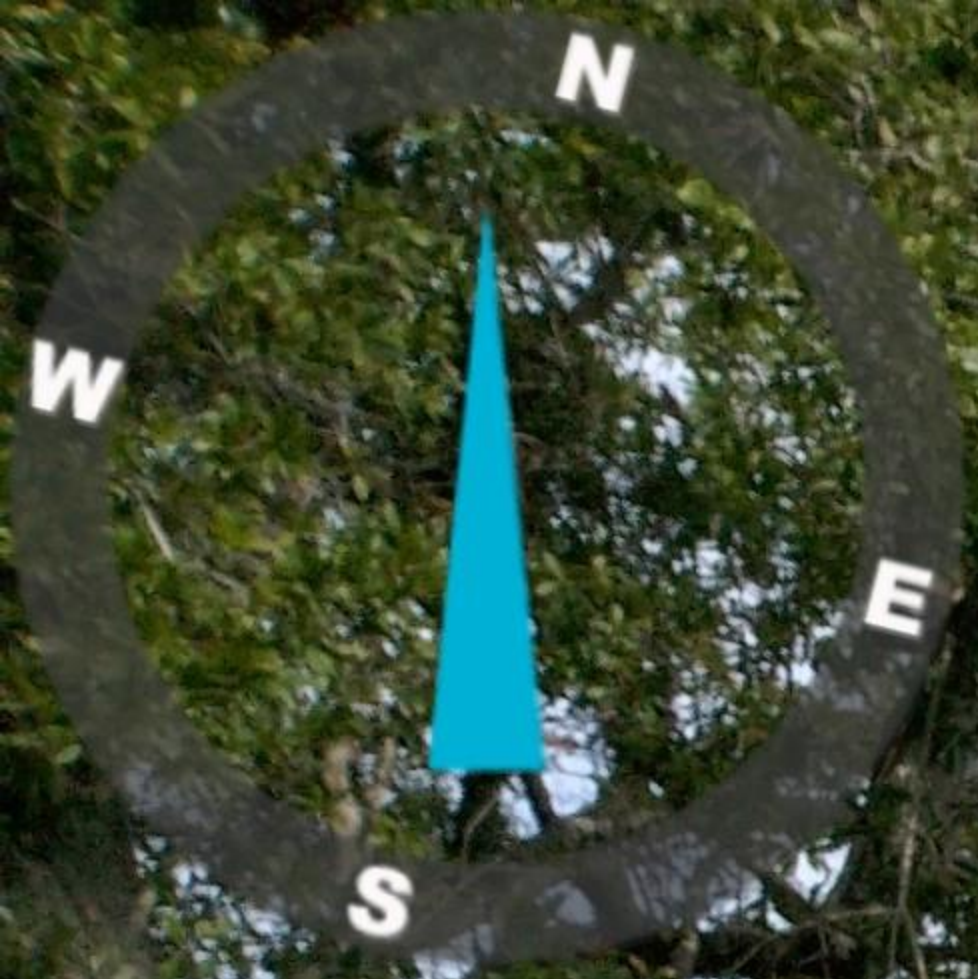
Aug 31, 2023 10:07:47 AM  
121° SE  
12381 Silverwood  
Index number: 131



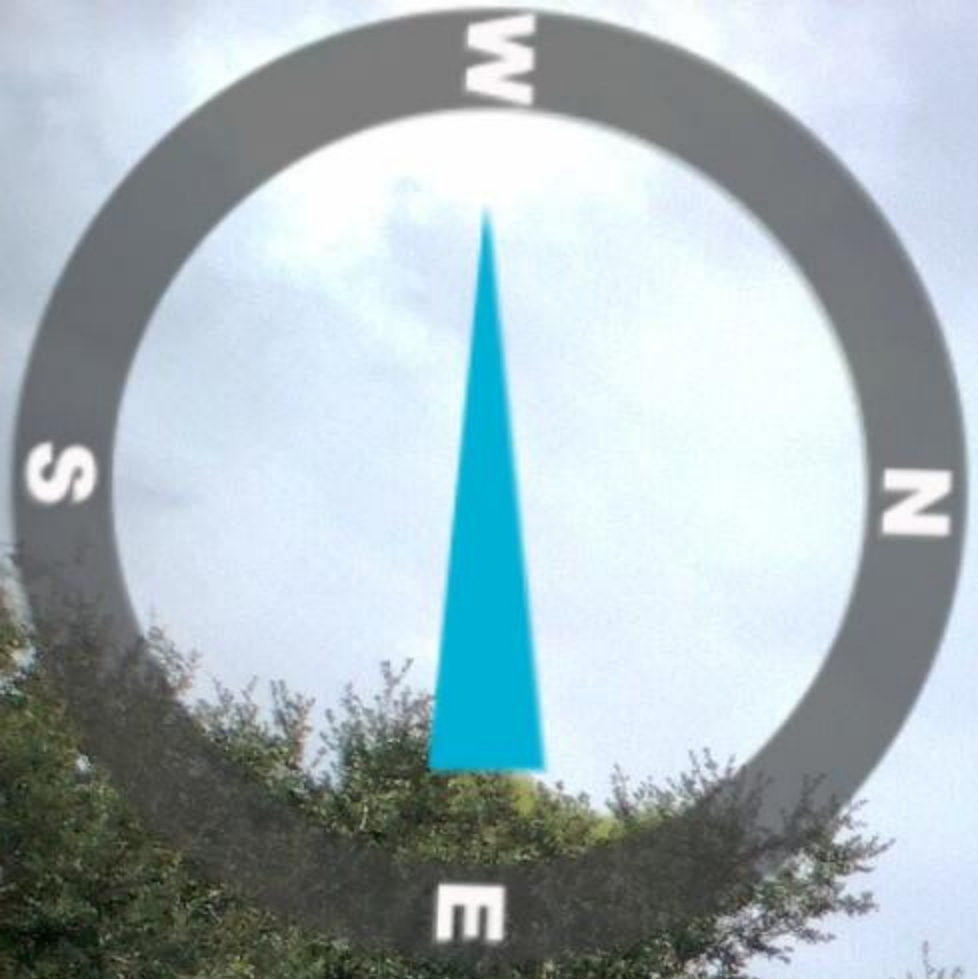
Aug 31, 2023 10:07:59 AM  
156° SE  
12381 Silverwood  
Index number: 132



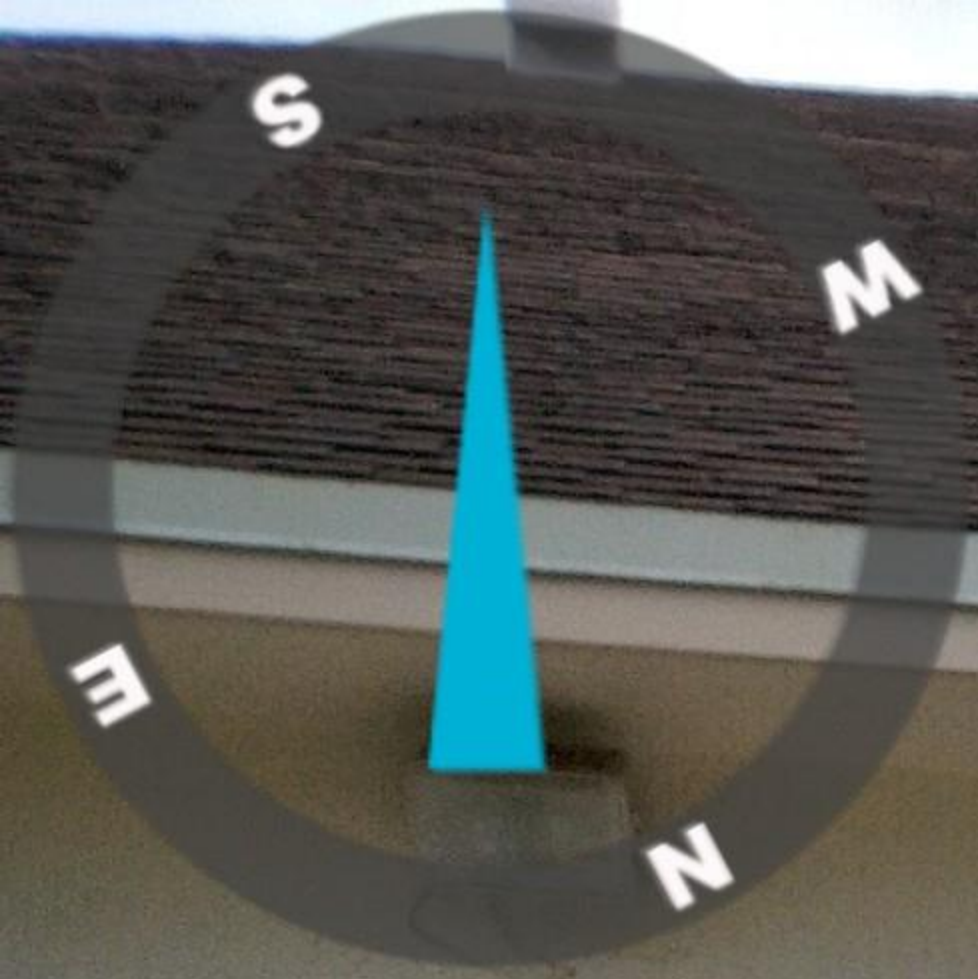
Aug 31, 2023 10:08:44 AM  
86° E  
12381 Silverwood  
Index number: 133



Aug 31, 2023 10:08:48 AM  
341° N  
12381 Silverwood  
Index number: 134



Aug 31, 2023 10:08:51 AM  
268° W  
12381 Silverwood  
Index number: 135



Aug 31, 2023 10:08:55 AM  
208° SW  
12381 Silverwood  
Index number: 136