



DESIGN REVIEW

Property Information

Property address or Location 3616 Okeechobee Rd
 Parcel ID #(s) 2417-342-0005-000-2
 Project description new construction office Building and detached garage.

Melissa J Ryan Crum

Property Owner(s)

12835 NE 124th Ave

Street Address

Okeechobee FL 34972

City State Zip

772-621-1179

Phone Number

Melissa@NativeRoofing Solutions.com

Email Address

Melissa Crum -owner

Applicant/Representative, Title, Company

12835 NE 124th Ave

Street Address

Okeechobee FL 34972

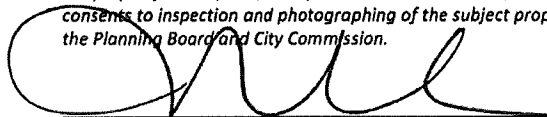

City State Zip

772-621-1179

Phone Number

Email Address

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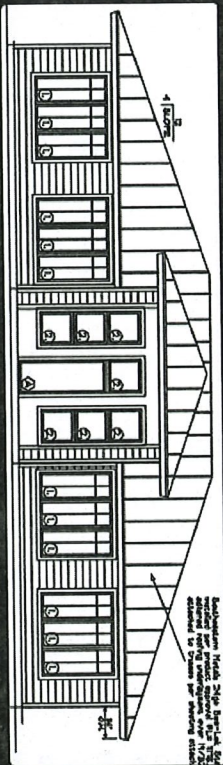
Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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



SW 9561
Gullid Grey
Emerald Designer
Edition

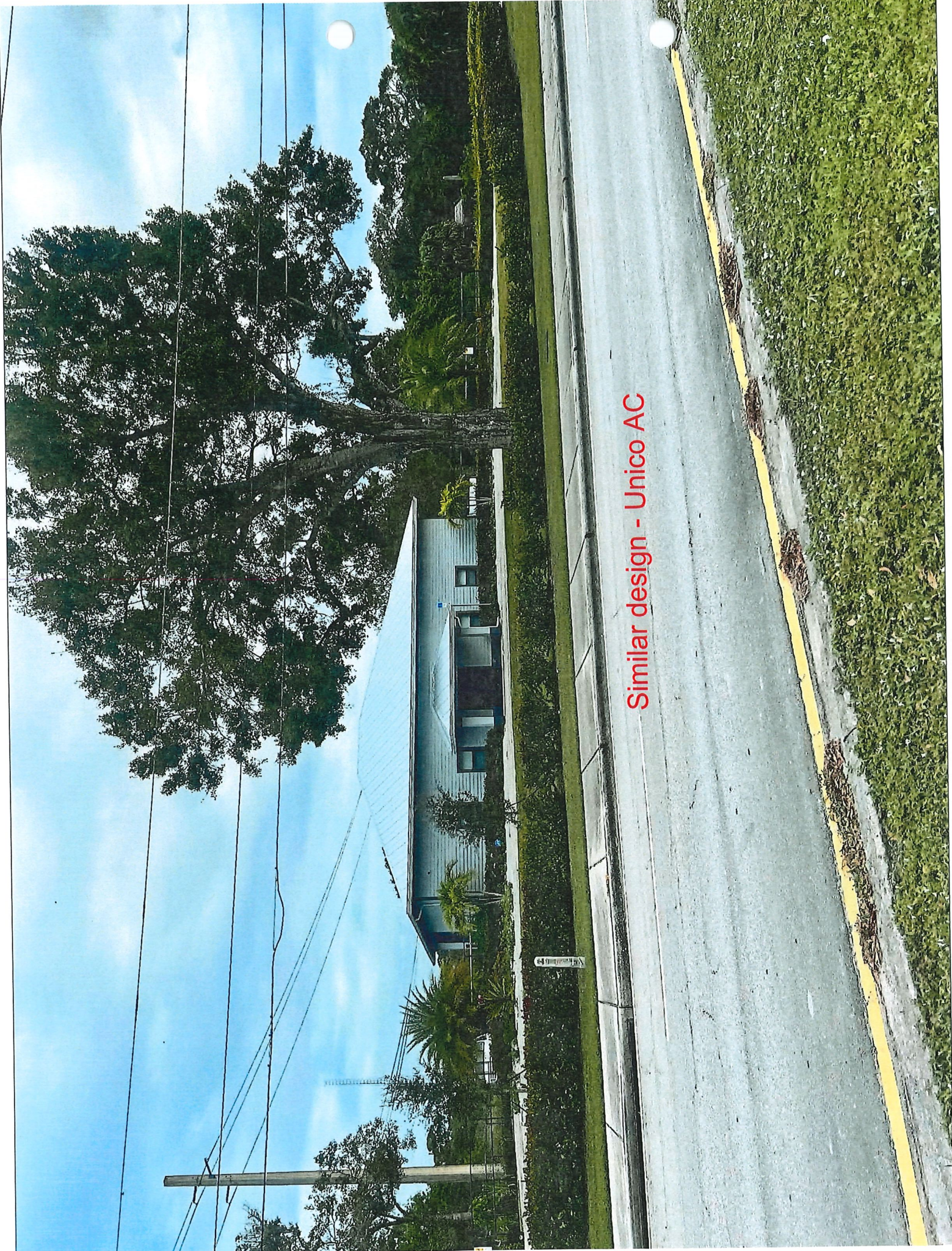
SW 9547
Vessel
Emerald Designer
Edition



SW 9166
Drift of Mist

SW 9548
Sweater Weather
Emerald Designer
Edition

Example Board with roof color and paint examples



Similar design - Unico AC



Similar Design - 40th Street



Similar Design - 40th Street -



CSM
ENGINEERING

#110

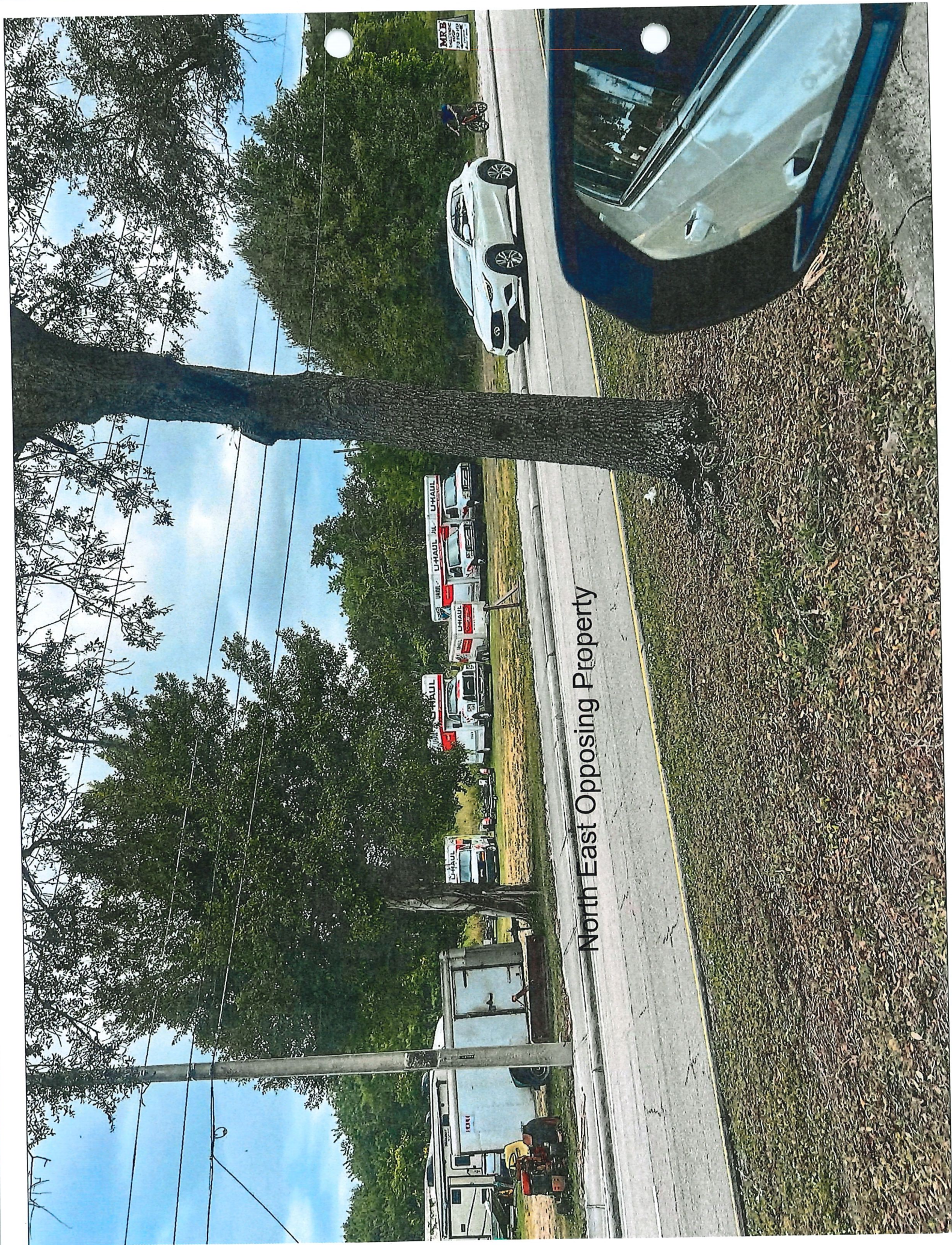


Similar Design - South State Bank

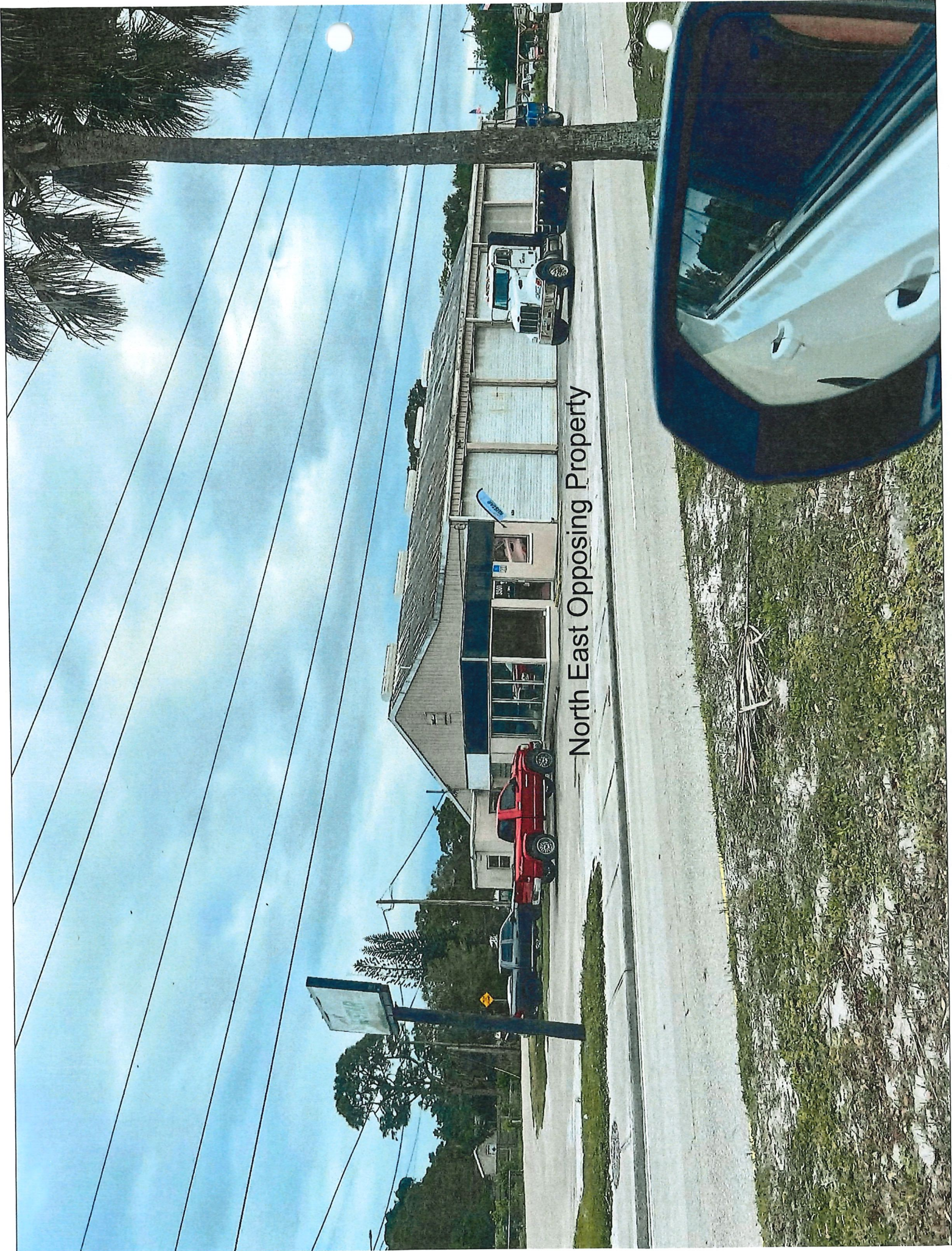




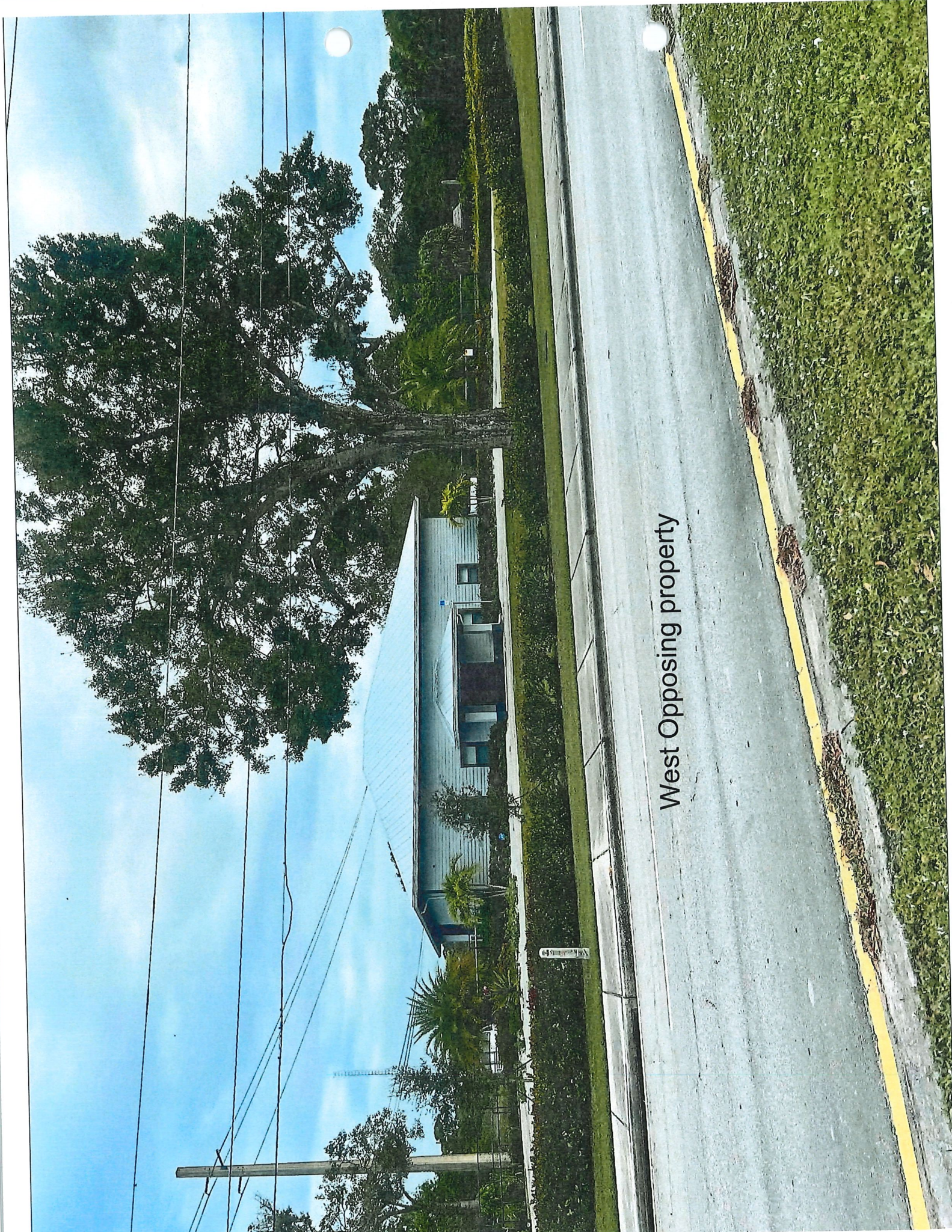
North East Opposing Property



North East Opposing Property



North East Opposing Property



West Opposing property



DEVELOPMENT REVIEW

Property Information

Property address or Location 3616 Okeechobee Rd, Fort Pierce, FL 34947

Parcel ID #(s) 2417-342-0005-000-2

Project description See Project Description

Application Type

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

Site Information

Non-Residential: Proposed Sq. Ft.: 3,505.3 Site Acreage: 0.912

Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

NATIVE LAND AND PROPERTIES LLC

Property Owner(s)

12835 NE 124TH AVE

Street Address

OKEECHOBEE FL 34972

City State Zip

772-801-5492

Phone Number

melissa@nativeroofingsolutions.com

Email Address

Stephen Cooper, P.E. & Associates, Inc.

Applicant/Representative, Title, Company

7450 S Federal Highway

Street Address

Port St. Lucie FL 34952

City State Zip

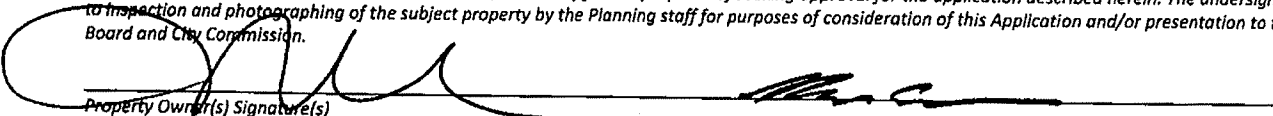
772-336-2933

Phone Number

scooper@scepeinc.com

Email Address

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 Property Owner(s) Signature(s)

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 For more information, please refer to the website:
<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev1>



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Commercial (Okeechobee R/W)	Commercial	Commercial
South	Vacant	RM	PD
East	Vacant	RM	PD
West	Commercial	Commercial (SLC)	Commercial (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Commercial	C3	Vacant	0.91	X
**Proposed	Commercial	C3	Contractors Trades (3,506)	0.91	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 350 GPD
Demand Analysis	Maximum 1,753 GPD (Peak Factor = 4)
Current Zoning/FLU	Total gallons per day N/A
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day N/A

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 350 GPD
Demand Analysis	Maximum 1,400 GPD (Peak Factor = 4)
Current Zoning/FLU	Total gallons per day N/A
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day N/A

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

D. Public Schools (Residential Classifications Only): 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		
	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
**Proposed Zoning/FLU	Enrollment	
**Change in Demand		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
**Proposed Zoning/FLU	
*Change in Demand	NONE

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

Impact	Project to comply with the established level of service.
---------------	----------------------------------------------------------

III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)

G. Transportation Analysis: Complete ITE Trip Generation Data Form		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
**Proposed Zoning/FLU	34 ADT	7 AM Trips/ 8 PM Trips
*Change in Demand	Trips N/A	Trips N/A
Impact to Capacity	N/A	

IV. Project Description

PHASING		
Is this project (phase) part of a larger project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.		
Total Project: Residential Units:	Single Family:	Multifamily:
Non-residential (square footage):		
Mixed-use (describe use):		
(If this is a single phase project, name it Phase I – Total)		

RESIDENTIAL DATA					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached	N/A	N/A	N/A	N/A	N/A
Single-family, attached	N/A	N/A	N/A	N/A	N/A
Multi-family	N/A	N/A	N/A	N/A	N/A
Other (specify)	N/A	N/A	N/A	N/A	N/A

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
Contractors Trades	1	3,506	.92	4/1/24	4/1/25

- 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? N/A
2. What is the current use of the structure to be demolished or re-used? N/A
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: NONE

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

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 5207148 06/19/2023 01 34:09 PM
OR BOOK 5006 PAGE 386 - 387 Doc Type: DEED
RECORDING: \$18.50
Doc Tax: \$1925.00

Prepared by:
Brittany Clyatt
Cove Harbour Title Services, LLC
311 S. 2nd Street, Suite 102-A
Ft. Pierce, Florida 34950
File Number: 23-0063

General Warranty Deed

Made this June 16, 2023 A.D., By **Ken Walker and Diana L Walker, as husband and wife**, whose post office address is: 138 Parliament Court, Fort Pierce, Florida 34949, hereinafter called the grantor, to **Native Land and Properties, LLC, a Florida Limited Liability Company**, whose post office address is: 12835 NE 12th Avenue, Okeechobee, Florida 34972, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

See Attached Schedule A

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **2417-342-0005-000-2**

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 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 31, 2022.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Brooke Riddle
Witness Printed Name Brooke Riddle

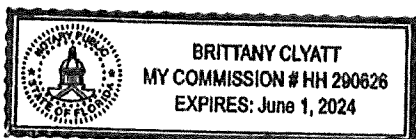
Brittany Clyatt
Witness Printed Name Brittany Clyatt

Ken Walker (Seal)
Ken Walker
Address: 138 Parliament Court, Fort Pierce, Florida 34949

Diana L Walker (Seal)
Diana L Walker
Address: 138 Parliament Court, Fort Pierce, Florida 34949

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of June, 2023, by Ken Walker and Diana L Walker who is/are personally known to me or who has produced FLDL as identification.



Brittany Clyatt
Notary Public
Print Name:
My Commission Expires:

Prepared by:
Brittany Clyatt
Cove Harbour Title Services, LLC
311 S. 2nd Street, Suite 102-A
Ft. Pierce, Florida 34950
File Number: 23-0063

Exhibit "A"

Legal Description

BEGIN at the SW corner of the NW 1/4 of the SE 1/4 of the SW 1/4 of Section 17, Township 35 South, Range 40 East, run thence East 150 feet; thence North to the South right of way Okeechobee Road; thence South 50 degrees 55 minutes 41 seconds West 135.72 feet to the beginning of a curve concave to SE; thence run 51.70 feet to end of curve; thence South 65.67 feet; thence West 20 feet; thence South 138.69 feet to the POINT OF BEGINNING.

Owner/Applicant Signature Authorization

Project Name: Native Roofing Contractors Trades

Application and/or Permit # (if available): _____

I hereby designate and authorize the agent listed below to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish on request supplemental information in support of this application. In addition, I authorize the below-listed agent to bind me, or my corporation, to perform any requirement which may be necessary to procure the permit or authorization.

I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C Section 1001.

Printed Name of Authorized Agent: Stephen Cooper P.E., SCPE

Signature of Authorized Agent: _____

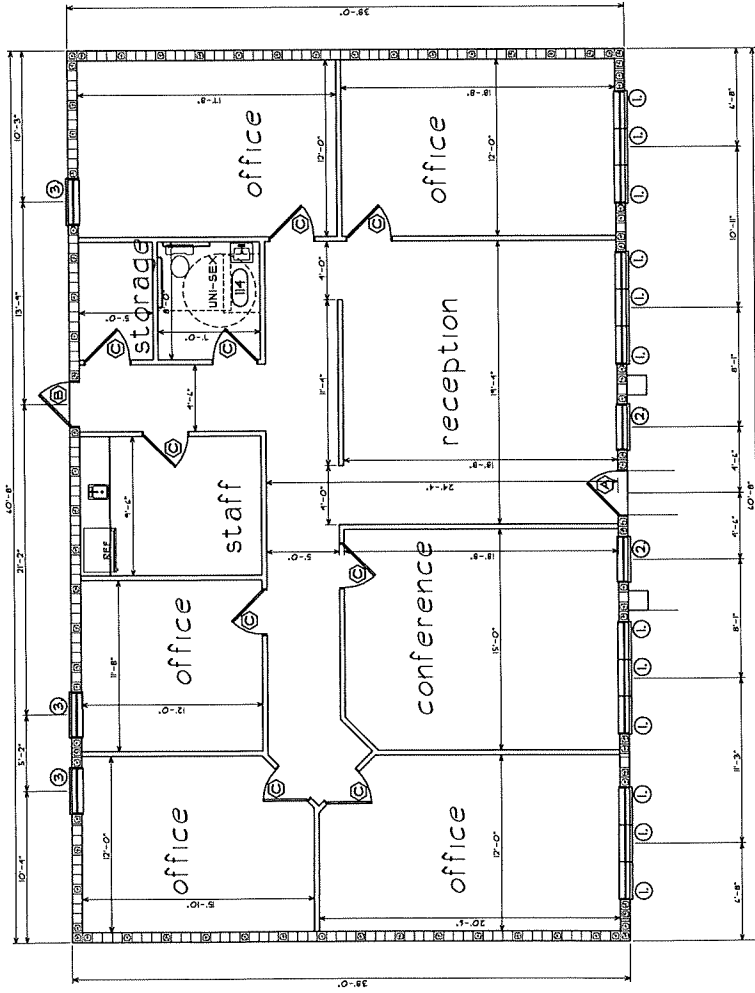
Date: 10-26-2003

Typed/Printed Name of Owner/Applicant: Ryan Crum

Corporate Title if Applicable: owner

Signature of Owner/Applicant: _____

Date: 11/7/03



2305 ac

FLOOR PLAN

- TYPICAL NOTES:**
1. Contractor to verify ALL notes and dimensions prior to proceeding with work.
 2. ALL numbers to be used on Beam, Rafter, etc... to have a min. 1500 psi fiber bending stress.
 3. No diameter metals to touch.
 4. ALL wood in contact with concrete shall be pressure treated.
 5. Trusses with screws per FBC R102.3.5.
 6. ALL wall dimensions are nominal and not finished wall or stud dimensions.
 7. ALL plumbing fixtures to be low flow.
 8. All doors to be 1 3/4\"/>

11. Cement fiber cement or glass mat gypsum backers in accordance with ASTM C798, C925 OR C118 and installed 1/4\"/>
- 12. Insulation including facings such as retarders or vapor permeable members installed within door and window openings shall have a flame spread index not to exceed 25 with an accompanying smoke developed index not to exceed 450 when tested in accordance with ASTM E 84. Insulation shall comply with FBC R31.

Diagonal Attachment Table FBC R102.3.5

Fastener	Location	Orientation	Minimum Spacing	Minimum End Distance	Minimum Edge Distance	Minimum Spacing into Stud
1/2\"/>						

(64) = Water Heater in pan where required with drain per FBC Plumbing

Window Schedule

Mark	Size	Window Description
1	3'-0\"/>	

Door Schedule

Mark	Size	Door Description
A	3'-0\"/>	

WALL SYMBOL LEGEND

- ▬ CBS walls - Fill solid with concrete and (1) #5 bar vert. at 40\"/>
- ▬ Non-bearing stud wall between A/C and Non-A/C spaces - see sections, Insulate
- ▬ 2\"/>
- ▬ 2\"/>
- ▬ 2\"/>
- ▬ 2\"/>



**STEPHEN COOPER, P.E.
& ASSOCIATES, INC.**

~CONSULTING ENGINEER~

• CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING

7450 S. Federal Highway • Port St. Lucie, FL 34952

Phone: 772-336-2933 • Fax: 844-273-5465

FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

scooper@scpeinc.com

**Native Roofing
Parcel ID – 2417-342-0005-000-2
3616 Okeechobee Road**

PROJECT DESCRIPTION

The proposed project consists of a proposed 2,305.8-sf Roofing Contractor Office and a 1,200-sf supporting garage/bay, totaling 3,505.8-sf. The project is intended to serve a single user. The project is located within the corporate limits of the City of Ft. Pierce. Adjacent roadways include Okeechobee Rd and South 37th St (Unpaved/Unimproved). Other considerations;

Access

The proposed project will be accessed via Okeechobee Rd, which is under the jurisdiction of SLC. The proposed driveway connection has been pushed as far from the intersection as possible. Although SLC owns and maintains this section of Okeechobee, driveway connection and utility connections are permitted by the City of Ft. Pierce per existing agreement between SLC and the City of Ft. Pierce.

Traffic

The project is a small traffic generator. Per ITE Code 180 (Specialty Trades Contractor), the 3,505.8 sf proposed use generates 34 ADT (Total Trip Ends – 17 inbound, 17 outbound). AM Peak Hour Trips – 7 Total (5 inbound, 2 outbound) and PM Peak Hour Trips = 8 Total (3 inbound/5 outbound). The small estimate traffic generation is not anticipated to significantly affect traffic on Okeechobee.

Water/Fire Protection

Ft. Pierce Utility Authority (FPUA) has available and adequate potable water available via existing 8” PVC Watermain located on the north side of Okeechobee. A proposed 6” extension to the corner of the project is proposed via directional bore under Okeechobee. A proposed fire hydrant assembly is proposed which will serve the proposed project. Potable water to be provided via a 1” commercial meter/RPZ backflow per FPUA criteria.

Sewer

There is no available sewer to connect to at this location, therefore, wastewater disposal to be via septic/drain field, most likely designed in the front yard to facilitate easier future connection, once public sewer is available in the future. The proposed septic system will be permitted by the St. Lucie County Health Department.

Drainage

The conceptual drainage plan includes site grading to a retention system capable of providing water quality treatment and water quality attenuation per State and Local criteria. The only available legal and positive outfall would be to the Okeechobee Rd. Any discharge would be limited to predevelopment conditions. If an outfall is proposed, a Drainage Connection Permit would be needed to Okeechobee.

Landscaping

Landscaping per City of Ft Pierce LDR's will be provided as part of the Sitework permitting.

Trees

The existing trees are shown on the attached conceptual plan. Every effort to save these trees will be implemented as part of the final design. A site tree mitigation plan is provided with this submission.

Environmental

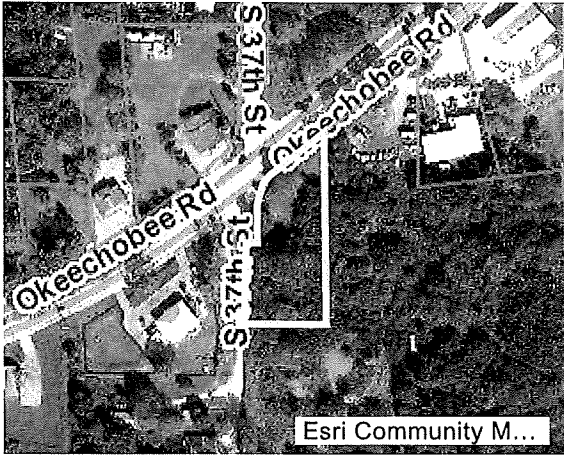
Based on the included EIR completed by Drew Gatewood, it appears there are no wetlands or listed species on site.



**Saint Lucie County
Property Appraiser
Michelle Franklin CFA**

Report generated: Tuesday, November 14, 2023

Parcel Report



Parcel

PARCELNO: 2417-342-0005-000-2

Property ID: 26525

Owner1: NATIVE LAND & PROPERTIES LLC

SiteAddress: 3616 OKEECHOBEE RD

Owner

Owner1: NATIVE LAND & PROPERTIES LLC

Owner2:

Owner3:

MailingAddress: 12835 NE 12th Avenue Okeechobee, FL 34972

Overview

PrimaryLandUse: 1000 - Vac Comm

DistrictGroup: 0022 - Fort Pierce

Subdivision: Metes and Bounds

Just/Market Value: \$92,700

FinishedArea:

Acres: 0.84

TotalArea: 36,590.4

Legal Description

LegalDescription: 17 35 40 BEG AT SW COR NW 1/4 OF SE 1/4 OF SW 1/4, TH RUN E 150 FT, TH N TO S R/W OKEE RD, TH S 50 DEG 55 MIN 41 SEC W 135.72 FT TO BEG OF CURVE CONC TO SE, TH RUN 51.70 FT TO END OF CURVE, TH S 65.67 FT, TH W 20 FT, TH S 138.69 FT TO POB (AS SHOWN ON SRD MAP #9403-106) (87) (0.84 AC)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2023	\$92,700	\$0	\$92,700	\$0	\$92,700	\$0	\$92,700	\$0	\$0
2022	\$87,200	\$0	\$87,200	\$0	\$87,200	\$0	\$87,200	\$0	\$0
2021	\$124,600	\$0	\$124,600	\$0	\$124,600	\$0	\$124,600	\$0	\$0
2020	\$124,600	\$0	\$124,600	\$0	\$124,600	\$0	\$124,600	\$0	\$0

Tax Links

[SLC Tax Collector's Office taxes for this parcel](#)

[Download TRIM notice for this parcel](#)

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	0.84	25
Fort Pierce Stormwater Charge	1999	1	69

Feature Report

Improvements

Building Sequence: 1
Bedrooms: 0
Bathrooms: 0
Building Type: -
Story Height:
No of Living Units:
Total Finished Area: 0
Gross Sketched Area: 0
Year Built:
Effective Year:
Primary Roof Cover:
Primary Roof Structure:
Primary Wall:
A/C %: 0

Land Lines

Line Number	Units	Unit Type
1	35,590	SqFt

Permits

Permit Number	Issue Date	Description
F910000047	01/14/1991	Demolition

Sales History

Sale Date	Sale Price	Sale Code	Deed Type
06/16/2023	\$275,000	0001	WD
11/18/1993	\$42,000	XX01	WD
10/22/1992	\$100	XX01	CertTitle
09/01/1987	\$120,000	XX00	CV
07/01/1983	\$0	XX01	CV

Grantor	Book Page	View Document
Walker Ken	5006-386	Clerk of Courts
Willis Jeannette C	871-537	Clerk of Courts
R M F PROPERTIES INC	814-1501	Clerk of Courts
	558-965	Clerk of Courts
	407-731	Clerk of Courts

Photos



v2023-08-17



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

NATIVE LAND AND PROPERTIES LLC

Filing Information

Document Number L23000081964
FEI/EIN Number NONE
Date Filed 02/14/2023
Effective Date 02/10/2023
State FL
Status ACTIVE

Principal Address

12835 NE 124TH AVE
OKEECHOBEE, FL 34972

Mailing Address

12835 NE 124TH AVE
OKEECHOBEE, FL 34972

Registered Agent Name & Address

CRUM, MELISSA
12835 NE 124TH AVE
OKEECHOBEE, FL 34972

Authorized Person(s) Detail

Name & Address

Title MGR

CRUM, RYAN
12835 NE 124TH AVE
OKEECHOBEE, FL 34972

Annual Reports

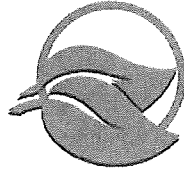
No Annual Reports Filed

Document Images

[02/14/2023 -- Florida Limited Liability](#) [View image in PDF format](#)

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Florida Department of State, Division of Corporations



Advanced Restoration Ecology

2417-342-0005-000-2

St. Lucie County, FL

Environmental Assessment

Prepared For:
Native Roofing Solutions

Prepared By:
Drew Gatewood, MS, PWS
2593 NE Roberta St
Jensen Beach, FL 34957
772-242-7200
813-784-8891

©ARE, Inc. June 2023

The environmental assessment report below has been compiled in accordance with the City of Ft Pierce Development Review Division and provisions set forth by the state of Florida. The parcel is listed by the St. Lucie County Property Appraiser as Parcel ID number 2417-342-0005-000-2 and is a total of 0.84 acres. The property is located on 3616 Okeechobee Rd. Fort Pierce, FL. The following report describes the findings of our recent on-site review and database research as it pertains to St. Lucie County, City of Ft Pierce, and the State of Florida.

LAND USE RECORDS

The St. Lucie County Property Appraiser's Report lists this property as 1000 - Vac Comm.

SOIL COMPOSITION

Based on a review of the United State Department of Agriculture's Web Soil Survey database the site's soils are comprised of the following:

Tantile and Pamona Sands - The Tantile series consists of very deep, poorly drained, slowly or very slowly permeable soils on broad areas in the flatwoods of Peninsular Florida. They formed in sandy and loamy marine sediments. Near the type location, the mean annual temperature is about 74 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 2 percent.

WILDLIFE EVALUATION

On June 12, 2023, ARE conducted pedestrian transects across 100% of the property looking for local, state and federally listed or endangered species present on the site. This survey primarily focused on the presence of gopher tortoise burrows or recent activity. During the pedestrian transects of the property, no gopher tortoise activity was observed on site. No other listed plant or animal species were observed on site during the site visit.

NATIVE HABITAT

The site investigation conducted by ARE, Inc. did not find native upland habitat on the site. The site consists of dense Brazilian pepper thickets with scattered native trees. Species observed during the site reconnaissance included the following:

Cabbage Palm (<i>Sabal palmetto</i>)	Snake Plant (<i>Dracaena trifasciata</i>)
Brazilian Pepper (<i>Schinus terbinthifolius</i>)	Laurel Oak (<i>Quercus laurifolia</i>)
Bald Cypress (<i>Taxodium distichum</i>)	Mango Tree (<i>Mangifera</i>)

WETLAND DELINEATION

Based on the State definition of a wetland in 62-340 FAC, there are three components: hydric soils, wetland plants, and hydrologic indicators. None of these factors listed were present during the site investigation. ARE concludes this property does not include state or federally jurisdictional wetlands on site in its current configuration.

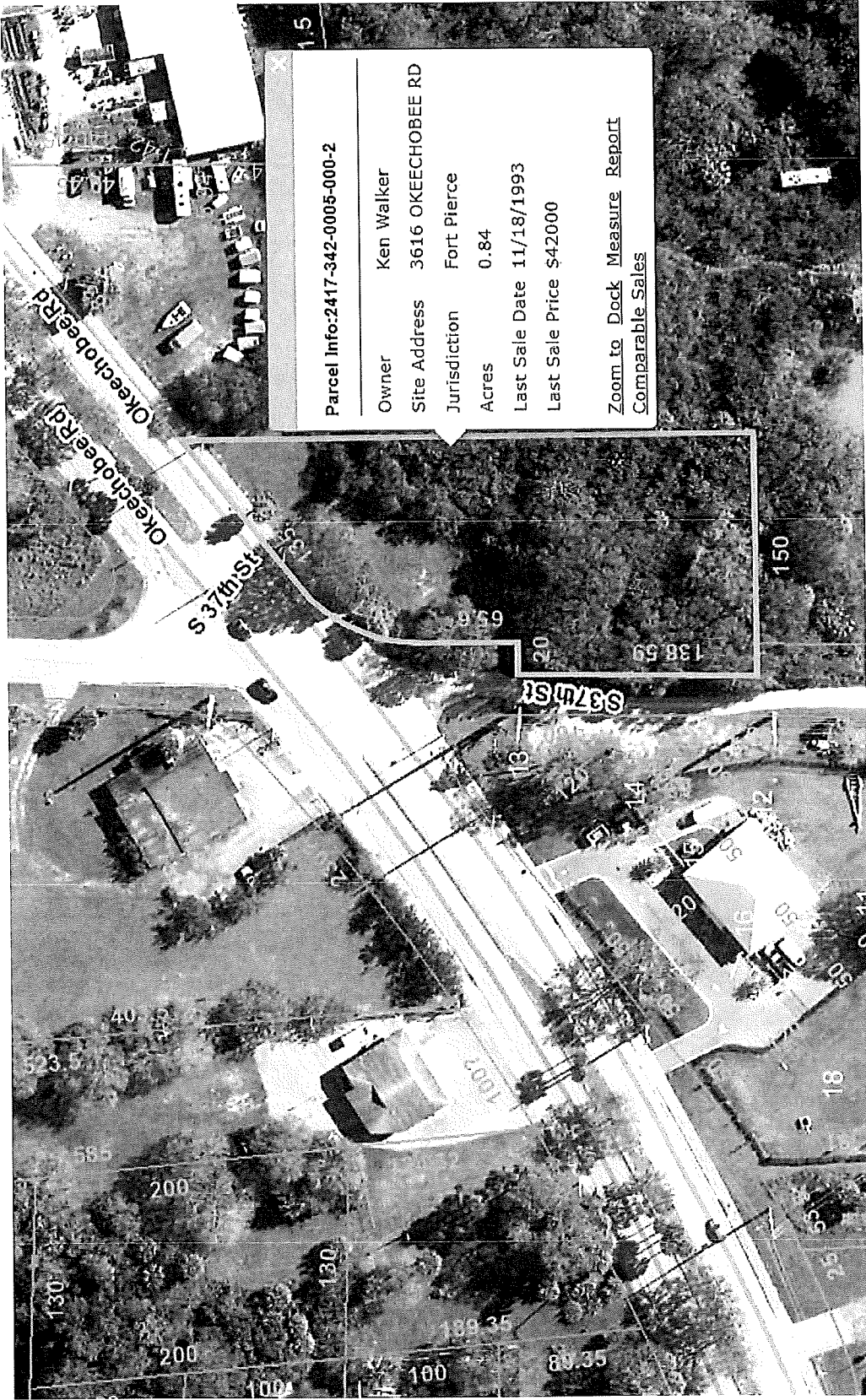
CITY REQUIREMENTS

The City will require proof of a completed gopher tortoise survey by a licensed agent. Please submit this document with any applications to use as the needed verification

of a 100% gopher tortoise survey has been completed on the site. Per FWC regulations a gopher tortoise survey is good for 90 days, and any clearing must have a valid survey prior to commencement. The City will not authorize/issue any permitting without a current gopher tortoise survey.

CONCLUSION

Based on City requirements, ARE, Inc. conducted a site investigation throughout the property to survey for the presence of any listed plant or animal species. No gopher tortoise burrows were observed on site, nor any other State or Federally listed species were observed on the property during the site visit. A 100% gopher tortoise survey of the property was conducted and completed by an FWC licensed gopher tortoise agent during the site investigation. Native habitat was determined not to be on site due to the dense exotic content throughout. It is the professional opinion of ARE, Inc. that there are no State or Federally jurisdictional wetlands on the site as the site's characteristics do not meet the minimum thresholds required for wetland classification.



Parcel Info: 2417-342-0005-000-2

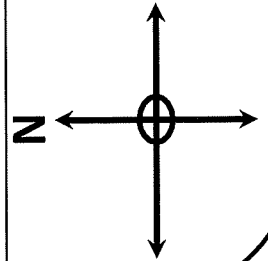
Owner	Ken Walker
Site Address	3616 OKEECHOBEE RD
Jurisdiction	Fort Pierce
Acres	0.84
Last Sale Date	11/18/1993
Last Sale Price	\$42000

[Zoom to](#) [Dock](#) [Measure](#) [Report](#)
[Comparable Sales](#)

6/12/2023

Location Map

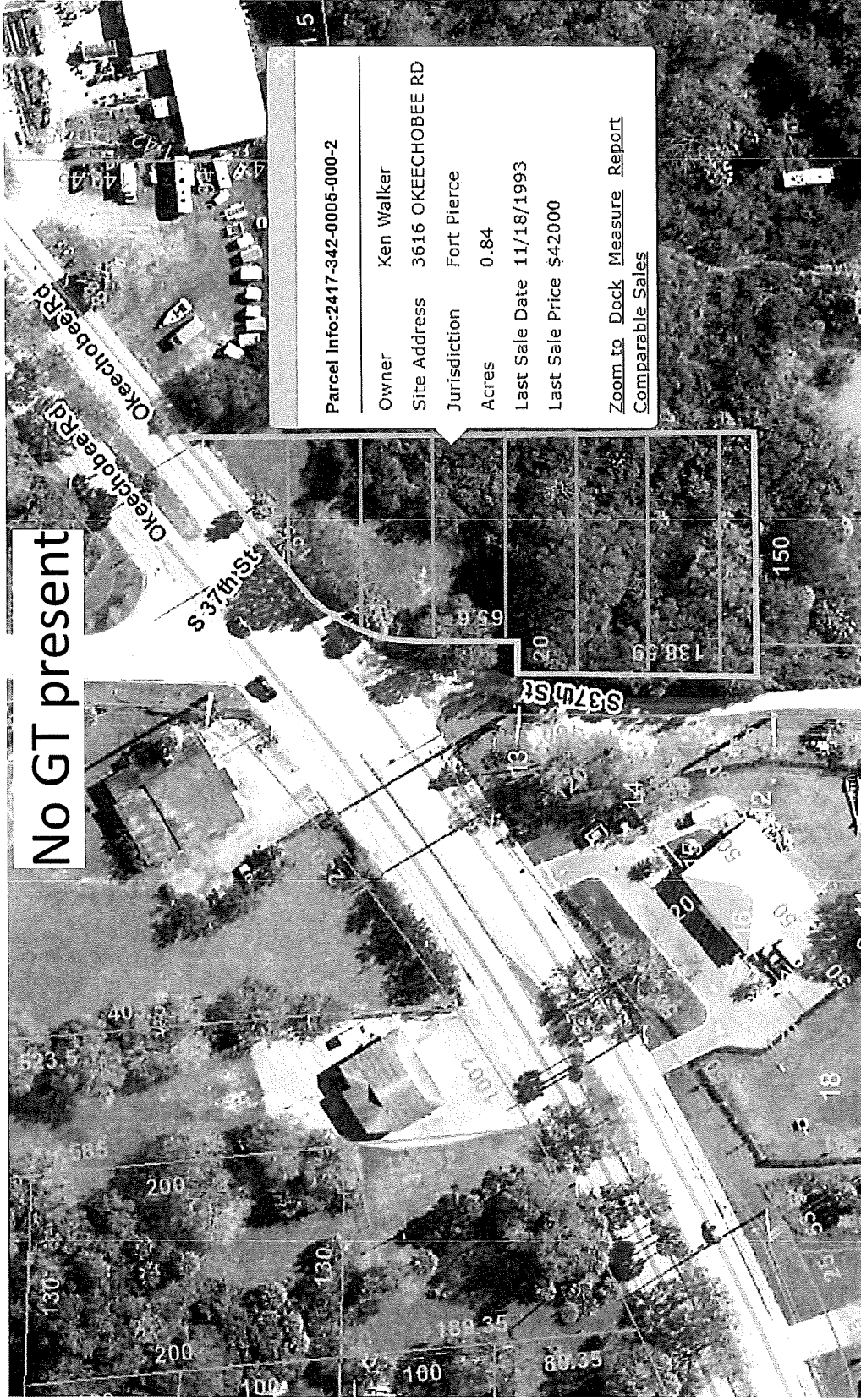
Map Source: St Lucie County



3616 Okeechobee Rd. Fort Pierce, FL



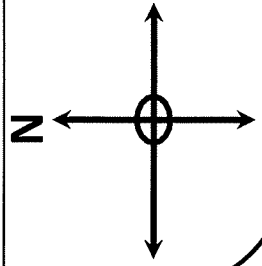
Advanced Restoration Ecology



No GT present

Parcel Info: 2417-342-0005-000-2
 Owner: Ken Walker
 Site Address: 3616 OKEECHOBEE RD
 Jurisdiction: Fort Pierce
 Acres: 0.84
 Last Sale Date: 11/18/1993
 Last Sale Price: \$42000
 Zoom to Dock Measure Report
 Comparable Sales

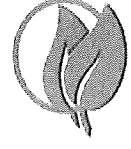
6/12/2023



Species Survey Map

Map Source: St Lucie County

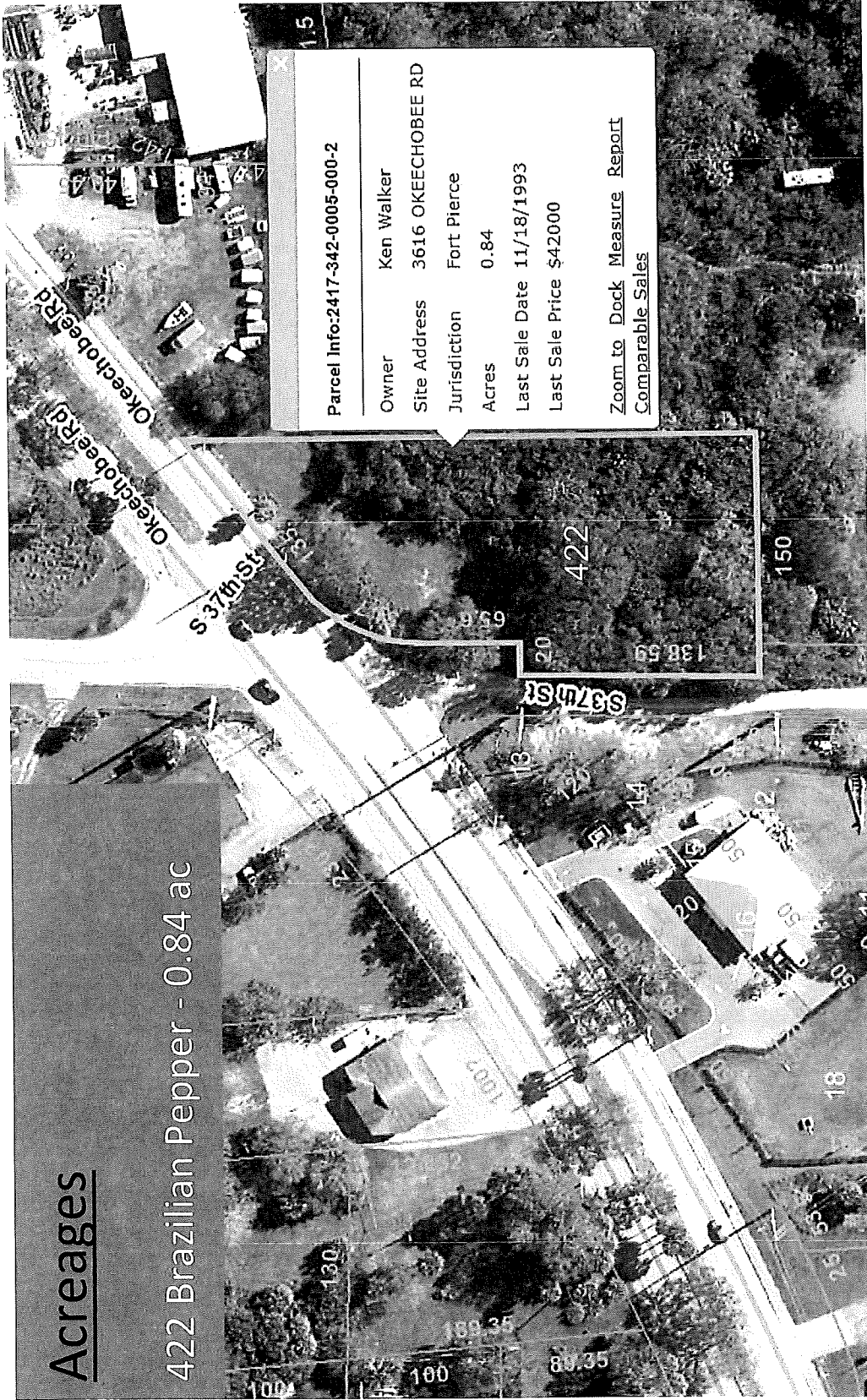
**3616 Okeechobee Rd.
 Fort Pierce, FL**



Advanced Restoration Ecology

Acresages

422 Brazilian Pepper - 0.84 ac

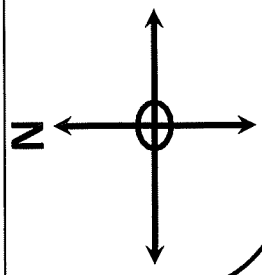


Parcel Info: 2417-342-0005-000-2
Owner: Ken Walker
Site Address: 3616 OKEECHOBEE RD
Jurisdiction: Fort Pierce
Acres: 0.84
Last Sale Date: 11/18/1993
Last Sale Price: \$42,000
Zoom to Dock Measure Report
Comparable Sales

6/12/2023

FLUCCS

Map Source: St Lucie County



**3616 Okeechobee Rd.
Fort Pierce, FL**

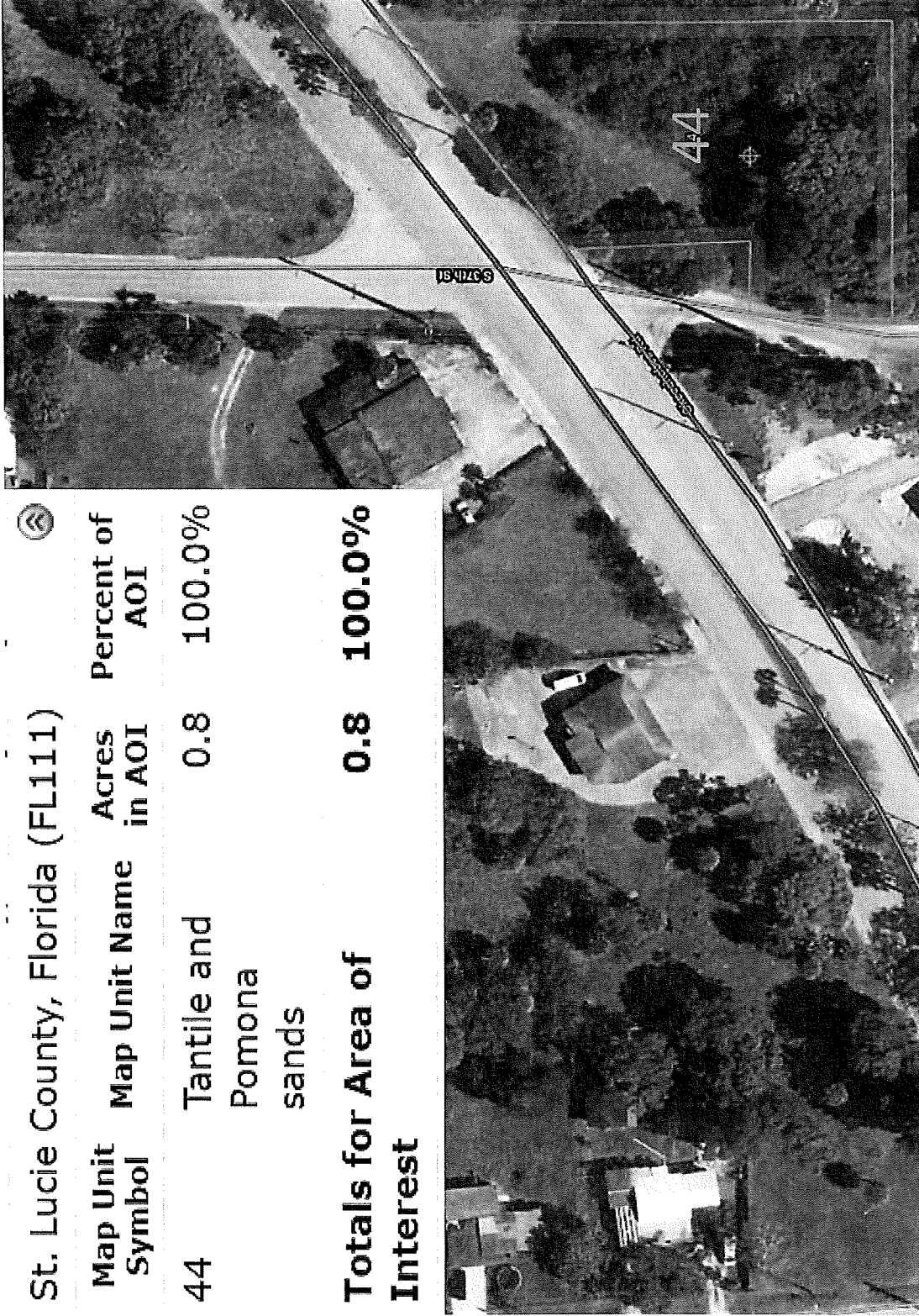
Advanced Restoration Ecology

St. Lucie County, Florida (FL111)



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
44	Tantile and Pomona sands	0.8	100.0%

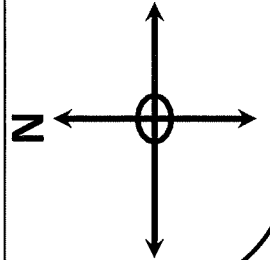
Totals for Area of Interest 0.8 100.0%



6/12/2023

Soil Map

Map Source: Web Soil



**3616 Okeechobee Rd.
Fort Pierce, FL**



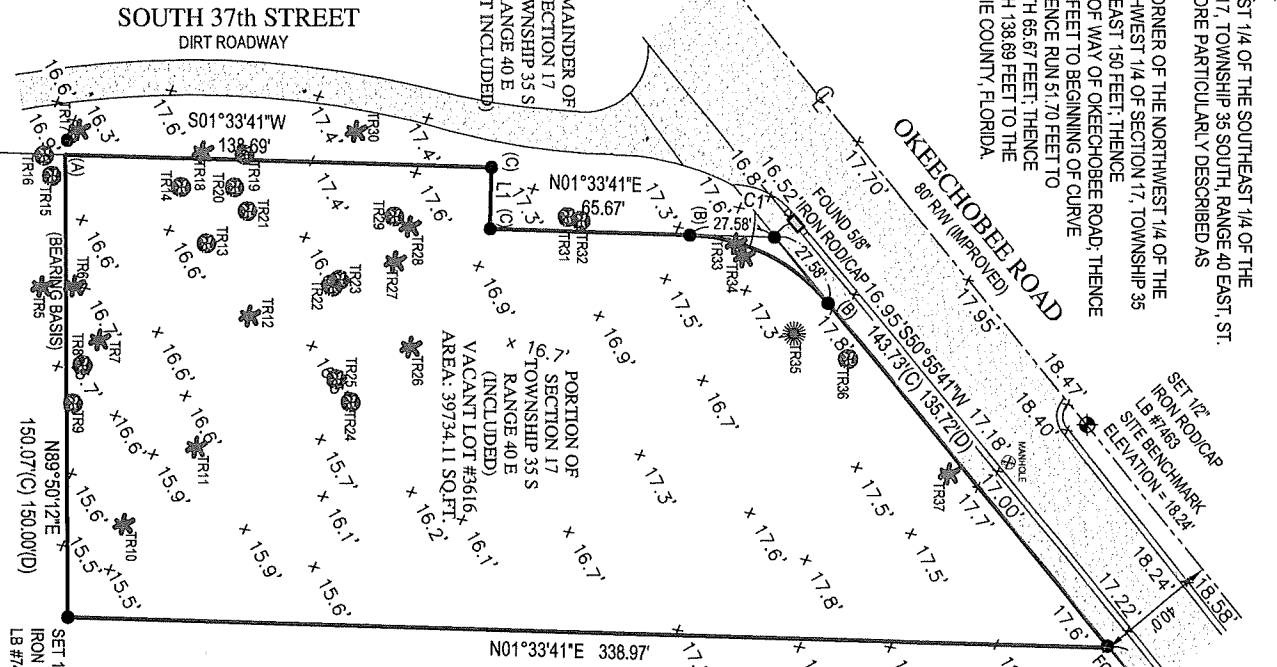
Advanced Restoration Ecology

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST 150 FEET; THENCE NORTH TO THE SOUTH RIGHT OF WAY OF OKEECHOBEE ROAD; THENCE SOUTH 50°55'41" WEST 135.72 FEET TO BEGINNING OF CURVE CONCAVE TO SOUTHEAST; THENCE RUN 51.70 FEET TO END OF CURVE; THENCE SOUTH 65.67 FEET; THENCE WEST 20 FEET; THENCE SOUTH 138.69 FEET TO THE POINT OF BEGINNING, ST. LUCIE COUNTY, FLORIDA.

TREE#	NAME & DBH"
TR5	14 PALM
TR6	16 PALM
TR7	20 PALM
TR8	18 OAK
TR9	42 OAK
TR10	16 PALM
TR11	16 PALM
TR12	14 PALM
TR13	28 OAK
TR14	12 OAK
TR15	36 OAK
TR16	36 OAK
TR17	14 PALM
TR18	16 PALM
TR19	14 OAK
TR20	18 OAK
TR21	18 OAK
TR22	20 OAK
TR23	18 OAK
TR24	27 OAK
TR25	18 OAK
TR26	14 PALM
TR27	14 PALM
TR28	14 PALM
TR29	24 OAK
TR30	18 PALM
TR31	20 OAK
TR32	20 TWIN OAK
TR33	16 PALM
TR34	18 PALM
TR35	18 PINE
TR36	24 TWIN OAK
TR37	18 PALM

FLOOD ZONE: X
 COMMUNITY NUMBER: 120286
 PANEL: 1211100186
 SUFFIX: J
 BASE FLOOD ELEVATION: N/A
 FIRM DATE: 02/16/2012
 FIRM EFFECT/REV DATE: N/A



ORIGINATION BENCHMARK
 ST LUCIE COUNTY
 BENCHMARK "Y 525"
 N.A.V.D. ELEVATION = 17.75'

(B) = POINT OF CURVATURE
 SET 12" IRON ROD/CAP LB #7463
 REMAINDER OF SECTION 17 TOWNSHIP 35 S RANGE 40 E (NOT INCLUDED)
 (C) = SET 12" IRON ROD/CAP LB #7463
 THE SW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 17-38S-40E FOUND 58" IRON ROD/CAP LB #6018
 0.8' W4.7' W

REVISIONS:
 1. LOCATED TREES... 07/19/2023

NOTES:
 1. LEGAL DESCRIPTION PROVIDED BY CLIENT
 2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 3. NO SURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL
 6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17-38S-40E, HAVING A BEARING OF N89°50'12"E

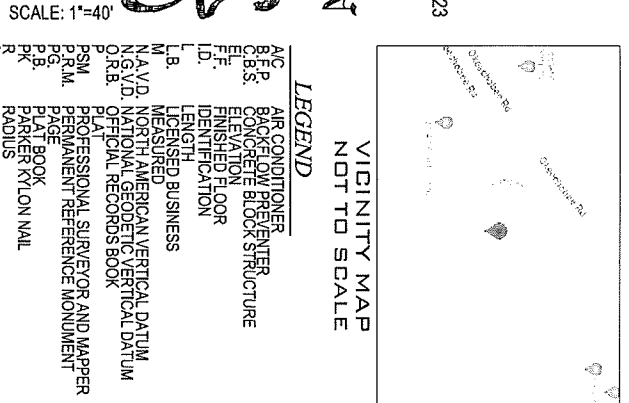
DATE OF FIELD WORK: 06/19/2023
 DATE OF MAP: 06/21/2023
 ORIGINAL FIELD WORK COMPLETED BY TARGET SURVEYING, LLC. SURVEY # 589984
 SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

LEGEND
 AIR CONDITIONER
 B.C.P. BACKFLOW PREVENTER
 CONCRETE BLOCK STRUCTURE
 ELEVATION
 FINISHED FLOOR
 IDENTIFICATION
 LENGTH
 MEASURED BUSINESS
 NORTH AMERICAN VERTICAL DATUM
 N.A.V.D. NORTH AMERICAN VERTICAL DATUM
 N.G.B. NATIONAL GEODETIC BOOK
 PLAT RECORDS BOOK
 P.S.M. PROFESSIONAL SURVEYOR AND MAPPER PERMANENT REFERENCE MONUMENT
 PAGE
 PARKER KYLEON MAIL
 PLAT BOOK
 RADIUS
 CENTERLINE
 AND NUMBER
 DELTA OR CENTRAL ANGLE
 CONCRETE
 CHAIN LINK FENCE
 WOOD FENCE
 MISCELLANEOUS FENCE

LEGEND
 LINE TABLE

LINE	BEARING	LENGTH
L1	N88°26'19"W	20.00'

 A=4.9°22'00"
 L=51.70'
 R=60.00'



6250 N. MILITARY TRAIL SUITE 102
 WEST PALM BEACH, FL 33407
 www.compassurveying.net

COMPASS SURVEYING

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

CS230261
 06-19-2023
 1"=40'
 1 of 1

TOPOGRAPHIC AND TREE SURVEY OF
 3616 OKEECHOBEE ROAD,
 FORT PIERCE, FL, 34947
 PREPARED FOR
 AMY OSTEN