



MARCELA CAMBLOR & ASSOCIATES, INC
Town Planning • Architectural Design

Hand Delivery

November 13, 2023

Kev Freeman,
Development Director,
City of Fort Pierce
100 N. US Highway 1,
Fort Pierce,
Florida, 34950

**Re: Fort Pierce Commercial – Development Review Site Plan
Application
PID: 2410-711-0041-000-7
Address: 301 Florida Avenue, Fort Pierce, FL**

Dear Kev,

Please accept the Development Review Site Plan Application for 0.38-acre vacant commercial property located at 301 Florida Avenue in Fort Pierce. A check for \$1,890.00 is also included as a non-residential site plan for less than 10,000 square feet.

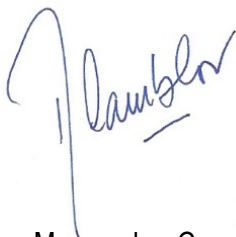
The subject property existing Future Land Use (FLU) is General Commercial, and the current Zoning is (GC) and zoning is C3. The site is within the Fort Pierce Redevelopment Area (CRA) and outside of any special district designations. Concurrent applications have been submitted requesting a rezoning of the property from General Commercial C-3 to Planned Development Zone (PD) and Design Review to accommodate a small commercial infill project.

Included in support of the site plan development review application are the following materials as three paper sets and one electronic USB prepared in accordance with the application checklist and consistent with Land Development Ordinance Sec, 125-212.Planned Development Zone (PD) subsection (c) Application Requirements:

0. Cover Letter.
1. Application Form.
2. Warranty Deed & Legal Description.
3. SLC Property Record Card.
4. Project Narrative & Statement.
5. Current Survey.
6. PD Site Plan.
7. Landscaping Plan.
8. Traffic Impact Study.
9. Conceptual Drainage Plan.
10. Environmental Impact Report.
11. Lighting Plan – to follow.
12. Design Review Submittals (Separate Application provided).
13. Aerial Photo of property.
14. Detailed location sketch with section, township, and range – as per survey.
15. Identification of Positive Outfall – as per civil plans & drainage statement.
16. Drainage basin details – as per drainage statement & civil plans.
17. Preliminary drainage information – as per drainage statement & civil plans.
18. Illustrative plan of existing vegetative conditions on site – see landscape plan & environmental report.

We trust the attached updated application materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



Marcela Cambor-Cutsaimanis, AICP
Principal, Marcela Cambor & Associates, Inc.

Encl.



DEVELOPMENT REVIEW

Property Information

Property address or Location 301 Florida ave Fort Pierce
 Parcel ID #(s) 2410-711-0041-000-7
 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.: 7,040sf Site Acreage: 0.38 acre
Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

DDA Realty Group LLC

Property Owner(s)
11166 SW Lunata way
 Street Address
Port St Lucie FL 34987
 City State Zip
516-779-7303
 Phone Number
Gothamplumbing@gmail.com
 Email Address

Marcela Cambor & Associates

Applicant/Representative, Title, Company
47 W Osceola St #203
 Street Address
Stuart FL 34994
 City State Zip
772 708 1108
 Phone Number
marcela@marcelacambor.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.

Gothamplumbing

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.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)

Prepared by and return to:

Lee Tilton, Esquire
Attorney at Law
Tilton & Tilton Law, P.A.
1935 NE Ricou Terrace
Jensen Beach, FL 34957
772-334-3305
File Number: 83-23
Parcel Identification No. 2410-711-0041-000-7

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 16th day of May, 2023 between **Costa Seafood & Grill, LLC, a Florida Limited Liability Company, a Florida Limited Liability Company**, whose post office address is **722 SOUTH U.S. HIGHWAY 1, Fort Pierce, FL 34950** of the County of **Saint Lucie, State of Florida**, grantor*, and **DDA REALTY GROUP LLC, a Florida Limited Liability Company** whose post office address is **11166 SW LUNATA WAY, Port Saint Lucie, FL 34987** of the County of **Saint Lucie, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

Lots 12, 13 and 14, Block C, Boulevard Development Company Re-subdivision in City of Fort Pierce, according to the map or plat thereof as recorded in Plat Book 3, Page 3, Public Records of Saint Lucie County, Florida. Together with the East 1/2 of vacated ally abutting on the West.

Subject to taxes for the current year and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

COSTA SEAFOOD & GRILL, LLC, a Florida Limited Liability Company

By: Luis Rodriguez
Luis A. Rodriguez Murguia, Member

[Signature]
Witness Name: Claudia Tilton

[Signature]
Witness Name: LEE TILTON

[Signature]
Witness Name: LEE TILTON

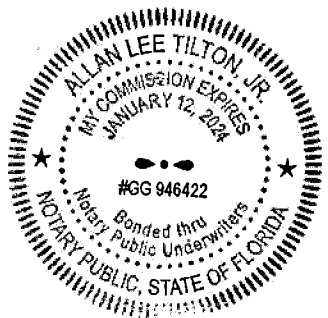
[Signature]
Witness Name: Claudia Tilton

By: Stephanie Rodriguez
Stephanie O. Rodriguez, Member

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of May, 2023 by Luis A. Rodriguez Murguia, Member ~~and Stephanie O. Rodriguez, Member~~ of COSTA SEAFOOD & GRILL, LLC, a Florida Limited Liability Company, on behalf of the company, who are personally known to me or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

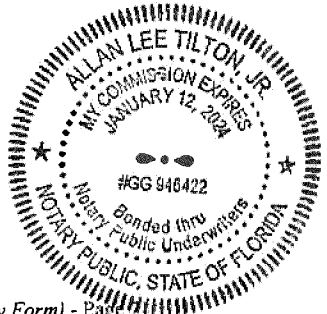
Printed Name: _____

My Commission Expires: _____

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of May, 2023 by Stephanie O. Rodriguez, Member of COSTA SEAFOOD & GRILL, LLC, a Florida Limited Liability Company, on behalf of the company, who are personally known to me or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



Basic Info	Buildings	Features/Yard Items	Values	Sales	Permits	Tax Estimate/Tools	Property Card	Summary
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Property Identification

Site Address: 301 FLORIDA AVE
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-711-0041-000-7
 Jurisdiction: Fort Pierce

Use Type: 1000
 Account #: 23764
 Map ID: [24/10S](#)
 Zoning: General Co

Ownership

DDA Realty Group LLC
 11166 SW Lunata WAY
 Port St Lucie, FL 34987

Legal Description

BLVD DEV CO'S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F)

Current Values

Just/Market Value:	\$80,300
Assessed Value:	\$54,329
Exemptions:	\$0
Taxable Value:	\$54,329

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

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



Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.38
Land Size (SF):	16,617

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Fort Pierce Flex Building
Development Review – Site Plan
Justification Statement/Project Description

The Fort Pierce flex building commercial project is proposed on a 0.38 acre site located at 301 Florida Avenue in Fort Pierce. The site is vacant and bounded by commercial uses to the west and south, and industrial warehouse uses to the east and north.

The subject property existing Future Land Use (FLU) is General Commercial, and the current Zoning is (GC) and zoning is C3. The site is within the Fort Pierce Redevelopment Area (CRA) and outside of any special district designations. A request to rezone the property from General Commercial C-3 to Planned Development Zone (PD) to accommodate a small commercial infill project. This project consists of a 7000 square foot, non-residential building with up to four commercial (office warehouse), provided urban flex space within the CRA. Design of the project is consistent with traditional urban siting, however, since the area lacks CRA-specific regulations, the request to rezone to the Planned Development Zone (PD) to achieve CRA-consistent building placement is necessary.

To accommodate a commercial development on the vacant 0.38-acre subject property located within the CRA, exceptions from the standard C-3 zoning ordinance and land development code for features of the proposed development plan include:

1. Minimum depth of front yard is required to be 25 feet and 8 feet is proposed.
2. Minimum depth of for side and rear yards is required to be 15 feet and 5 feet side yard is proposed.
3. Maximum lot coverage, 60% required and 50% proposed with building and sidewalk. The remainder is open space and pervious materials.
4. Architecture is consistent with a contemporary industrial style.

The land areas adjacent to the proposed Planned Development are Commercial General land uses and C-3 zoning district designations to the north, south, and west of the subject property. To the east the land use is Industrial and has a I-1 zoning district designation. The surrounding area consists of primarily industrial and commercial uses, with a vacant building to the north of Florida Avenue. The proposed development will introduce a modern industrial design in an area where commercial activity is the primary use within the area. The project occupies a corner lot with Florida Avenue along the northern property line and SW 3rd Street along the eastern property line. Although the property lies within the CRA a number of the buildings within the area are industrial/heavy commercial uses including a lumber yard to the east of SW 3rd Street and an old vacant commercial building to the north.

The character of the proposed development is consistent with the development objectives of city and the city's comprehensive plan. More specifically, the applicant is seeking to develop the site in a manner that is conducive with a contemporary, pedestrian friendly, urban commercial

and industrial district. The proposed building is close to, and engages a wide sidewalk and the public realm with loading and parking occurring from the rear. The front portion of the building will house retail/office space, providing an active use along the sidewalk. On-street parking is incorporated to facilitate access for customers as well as to improve the public realm. A continuous sidewalk surrounds the portions of the building that engage the public ROW.

The proposed building and its intended use provide market variety, appropriate intensity and complementary building type transition between the commercial uses along US1 and the industrial uses to the east, while remaining compatible with the surrounding neighborhood. The proposed architecture is contemporary industrial style.

This project embeds innovative infill strategies that add value to the area by elevating and defining architectural standards of commercial and industrial buildings while introducing the concept of placemaking in workplace districts.

Stormwater is addressed through an urban bioswale to the west of the building.

The applicant intends to lease the proposed commercial units.

The project will be constructed as a single-phased development. Construction of the project is intended to be within the timelines afforded to a PD approval with the attached development schedule confirming anticipated timelines.

The applicant will work with staff to provide any agreement, provisions and covenants to govern the use, maintenance, and continued protection of the planned development, including use of any of the common space and other shared areas.

Attached is a site plan with information included consistent with Section 125-212 Planned Development Zone (PD) (c)(2) Site Plan.

The PD is consistent with the St. Lucie County Comprehensive Plan policies and objectives for a property within a commercial area.



6250 N. Military Trail, Suite 102
West Palm Beach, FL 33407
Phone 1: 561-640-4800
Phone 2: 1-800-226-4807
Fax 1: 561-640-0576
Fax 2: 1-800-741-0576

<h2>Invoice</h2>

To: TILTON & TILTON LAW, P.A.
Survey Number: 584921
Order Date: 4/20/2023
Deliver To Attn: LEE TILTON
Deliver To: TILTON & TILTON LAW, P.A.
1935 N.E. RICOU TERRACE
JENSEN BEACH, FL 34957

Property Address: 301 FLORIDA AVENUE
FORT PIERCE, FL 34950

Buyers: DDA REALTY GROUP LLC
Sellers: COSTA SEAFOOD & GRILL, LLC
Client File #:

Item	Description	Amount
Survey	Survey	\$350.00

Invoice Total \$350.00

Amount Invoiced To Date: \$350.00

Amount Paid To Date: \$0.00

Total Amount Due: \$350.00

To pay with a credit card please use this link <https://securepayment.link/targetsurveying>

LEGAL DESCRIPTION AND CERTIFICATION

LOTS 12, 13, AND 14, BLOCK C, OF BOULEVARD DEVELOPMENT COMPANY RESUBDIVISION IN CITY OF FORT PIERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 3, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA. TOGETHER WITH EAST 1/2 OF VACATED ALLEY ABUTTING ON THE WEST.

Community Number: 120286 CITY OF FORT PIERCE Panel: 1211C0179 Suffix: K F.I.R.M. Date: 2/19/2020 Flood Zone: AH Field Work: 4/26/2023

Certified To:

DDA REALTY GROUP LLC; TILTON & TILTON LAW, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Property Address:

301 FLORIDA AVENUE
FORT PIERCE, FL 34950














Survey Number: 584921

Client File Number:

ABBREVIATION DESCRIPTION:

A.E. ANCHOR EASEMENT	F.F. EL. FINISH FLOOR ELEVATION	O.R.B. OFFICIAL RECORDS BOOK
A/C AIR CONDITIONER	F.I.P. FOUND IRON PIPE	(P) PLAT
B.M. BENCH MARK	F.I.R. FOUND IRON ROD	P.B. PLAT BOOK
B.R. BEARING REFERENCE	F.P.K. FOUND PARKER-KALON NAIL	P.C. POINT OF CURVATURE
(C) CALCULATED	(L) LENGTH	P.C.C. POINT OF COMPOUND CURVE
Δ CENTRAL / DELTA ANGLE	L.A.E. LIMITED ACCESS EASEMENT	P.O.B. POINT OF BEGINNING
CH CHORD	L.M.E. LAKE MAINTENANCE EASEMENT	P.O.C. POINT OF COMMENCEMENT
(D) DEED / DESCRIPTION	(M) MEASURED / FIELD VERIFIED	P.R.C. POINT OF REVERSE CURVE
D.E. DRAINAGE EASEMENT	M.H. MANHOLE	P.T. POINT OF TANGENCY
D.H. DRILL HOLE	N&D NAIL & DISK	R/W RIGHT-OF-WAY
D/W DRIVEWAY	N.R. NOT RADIAL	(R) RADIAL / RADIUS
E.O.W. EDGE OF WATER	N.T.S. NOT TO SCALE	S.I.R. SET IRON ROD
F.C.M. FOUND CONCRETE MONUMENT	O.H.L. OVERHEAD UTILITY LINES	T.O.B. TOP OF BANK
		U.E. UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

 = CATCH BASIN	 = MISC. FENCE
 = CENTERLINE ROAD	 = PROPERTY CORNER
 = COVERED AREA	 = UTILITY BOX
+ X.XX = EXISTING ELEVATION	 = UTILITY POLE
 = HYDRANT	 = WATER METER
 = MANHOLE	 = WELL
 = METAL FENCE	 = WOOD FENCE

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



**TARGET
SURVEYING, LLC**

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

Site Data:

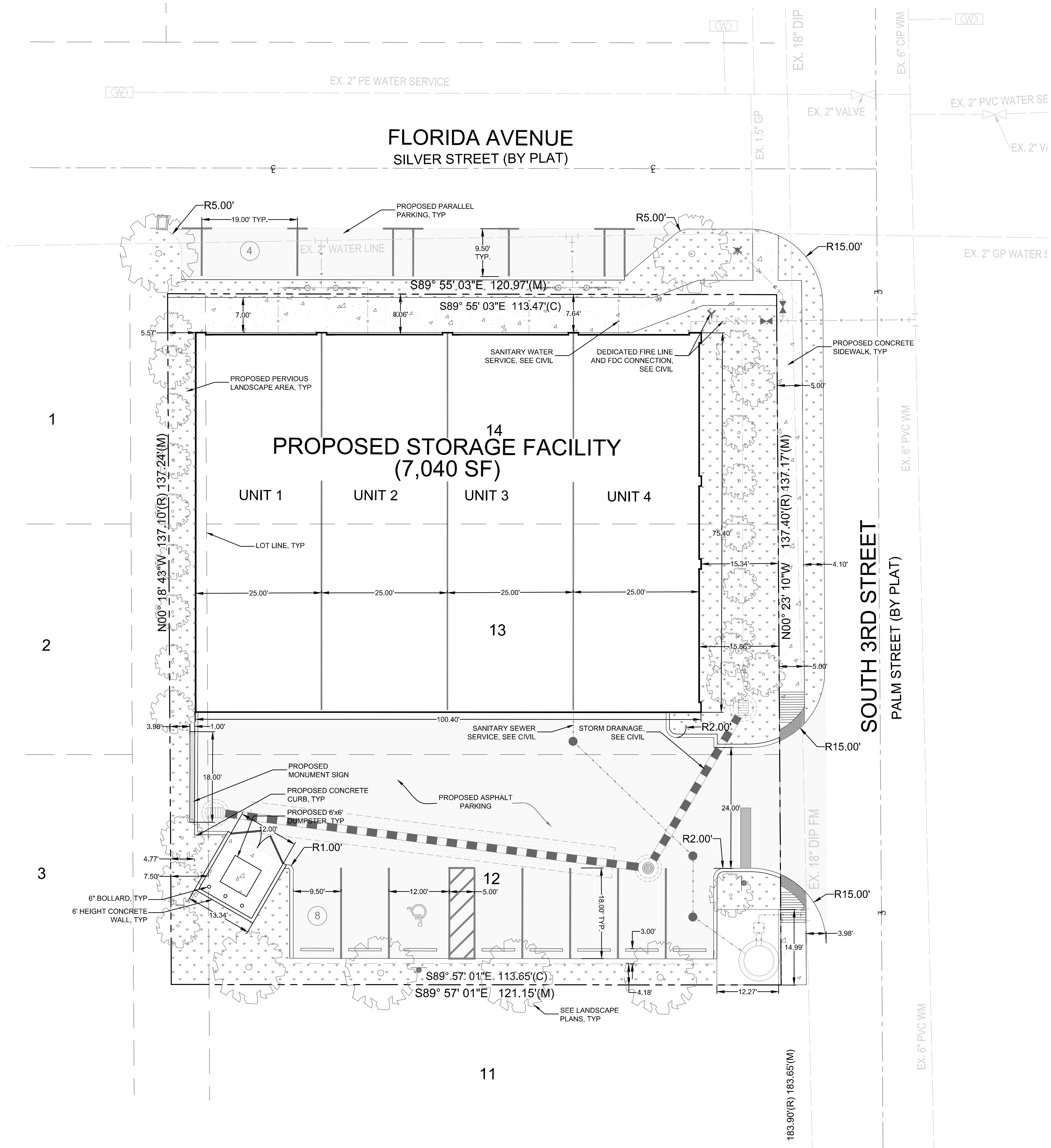
Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16,617 sf (0.38 ac)
Building Size:	7,040 sf (Warehouse)
Parking Required:	12 spaces
Parking Provided:	12 spaces
ADA Parking Required	1 space
ADA Parking Provided:	1 space
Pervious Area:	2,993 sf (18.1%)
Impervious Area:	13,624 sf (81.9%)

Project Address:

PARCEL ID: #2410-711-0041-000-7, ADDRESS: 301 FLORIDA AVE, FORT PIERCE, FL 34950

Legal Description:

BLVD DEV CO'S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F).



Project Team

Landscape Architect:

LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com

Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Jay Haven Street
Fort St. Lucie, FL 34983

Owner:

DDA Realty Group LLC
11166 SW Lunata Way
Port St Lucie, FL 34987

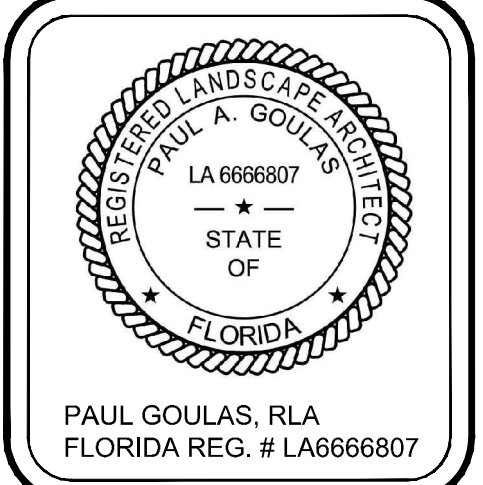
Fort Pierce Commercial

301 Florida Ave, Fort Pierce, FL 34950

Site Plan

Revisions

Date	Init.	Description
09.01.23	BW	Initial Submittal
11.07.23	BW	Revision 1



Drawn By: BW

Checked By: PG

Municipal Project:

Scale:

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

SP-1

LANDSCAPE DATA:

TREE REQUIREMENTS

- NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 120 LF x 10' WIDE
1,200 S.F. DIV. BY 300 = 4 TREES REQUIRED
- EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 111 LF x 10' WIDE
1,110 S.F. DIV. BY 300 = 4 TREES REQUIRED
- SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 121 LF x 10' WIDE
1,210 S.F. DIV. BY 200 = 6 TREES REQUIRED
- WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 55 LF x 10' WIDE
550 S.F. DIV. BY 200 = 3 TREES REQUIRED

- INTERIOR VEHICULAR USE AREAS = 5,523 S.F.
5,355/15 = 357 S.F. REQUIRED PLANTING AREA
4 INTERIOR VUA TREES REQUIRED

TOTAL TREES REQUIRED: 21 TREES

***TOTAL TREES PROVIDED: 21 TREES**

SHRUB REQUIREMENTS

- NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 120 LF
120 DIV. BY 3 = 40 SHRUBS REQUIRED
- EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 111 LF
111 LF DIV. BY 3 = 37 SHRUBS REQUIRED
- SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 121 LF
121 LF DIV. BY 3 = 41 SHRUBS REQUIRED
- WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 55 LF
55 LF DIV. BY 3 = 19 SHRUBS REQUIRED

TOTAL SHRUBS REQUIRED: 137 SHRUBS

***TOTAL SHRUBS PROVIDED: 161 SHRUBS**

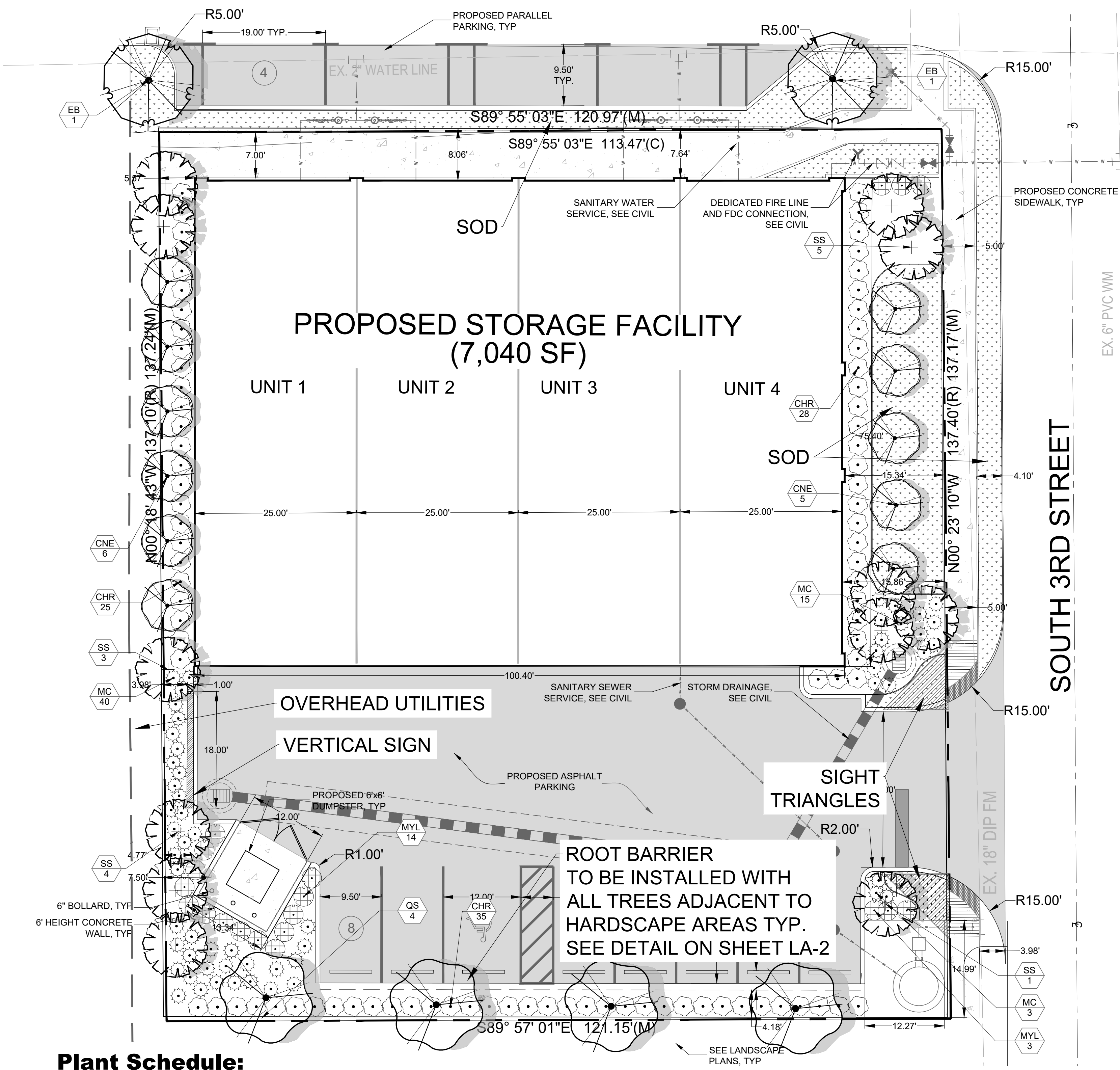
***TOTAL TREES & SHRUBS PROVIDED LOCATED THROUGHOUT THE SITE & IN ROW TO MEET MINIMUM REQUIREMENTS**

General Landscape Notes:

- All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
- Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
- All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
- All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
- Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
- Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
- Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
- All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
- All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
- No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
- Existing understory shall be maintained in areas of undisturbed native vegetation.
- All Category 1 exotic plant species will be eradicated from the site.
- Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
- Irrigation to conform to all local and State regulations with regard to water consumption.
- All new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year.

DRAWING INDEX:

- LA-1: LANDSCAPE PLAN, LANDSCAPE DATA, & PLANT SCHEDULE
- LA-2: LANDSCAPE DETAILS & SPECIFICATIONS



Plant Schedule:

PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	CNE	11	Conocarpus erectus 'Sericeus'	Silver Buttonwood	45G	12' HT	6' W	STD, 4' CT, SP	Native
	EB	2	Elaeocarpus decipiens	Japanese Blueberry Tree	45G	12' HT	5' W	STD, 4' CT, SP	Non-native
	QS	4	Quercus virginiana	Southern Live Oak	45G	12' HT	5' W	6' CT, SP	Native
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	SS	12	Sabal palmetto	Sabal Palm	FG	10'-18' CT		SLK, HC, SP	Native
	CHR	88	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G	24" HT	18" W	F	Native
	MC	58	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18" W	F	Native
	MYL	20	Myrcianthes fragrans	Simpson's Stopper	7G	48" HT	36" W	F	Native
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	SOD	TBD	Paspalum notatum	Bahia Grass	SOD			Free of Weeds and Pests	

Project Team
Landscape Architect:
LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC
Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Fort Pierce Commercial
Florida Avenue & S 3rd Street
Fort Pierce, Florida
Landscape Plan

Revisions

Date	Init.	Description
8.31.23	PG	Submittal
11.01.23	PG	Revision 1

Drawn By: PG
Checked By: PG
Municipal Project:
Scale:

LA-1

301 Florida Avenue Rezoning Traffic Analysis

The request is to rezone the 0.38acre property to PD from C-3. Inherently in the PD zoning district the density cannot be increased above that of the underlying zoning district (C-3), therefore there cannot be adverse impacts to infrastructure, traffic or otherwise. For the purposes of this analysis, we have analyzed a potential C-3 zoned property. the maximum building height is 65 feet and the maximum lot coverage is 60%. Therefore we will analyze a 49,600sf office building which would be 60% lot coverage and 5 stories. The following chart indicates the daily trips from this use would be approximately 600 trips.

General Office Building (710)

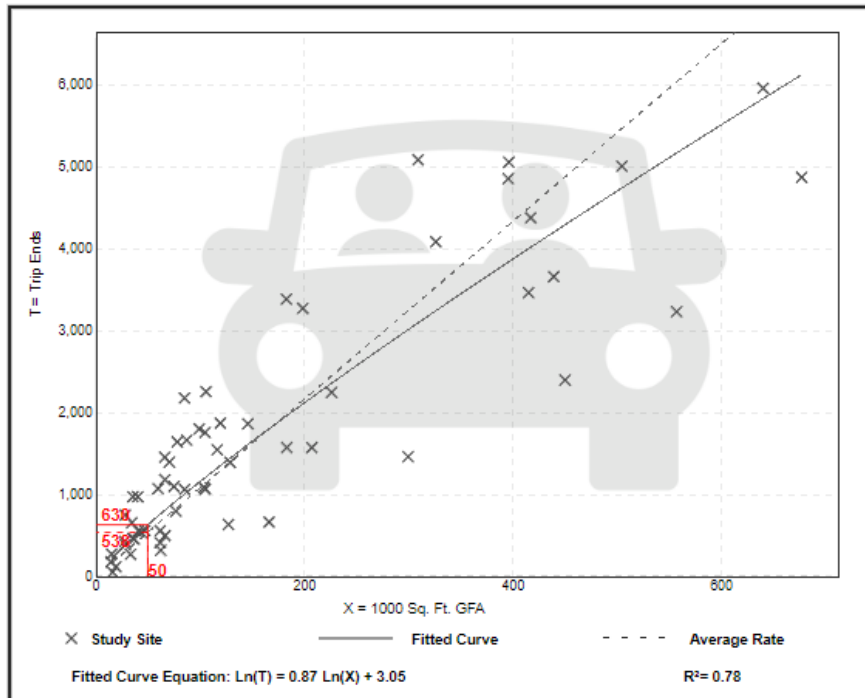
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



As previously stated, the PD zoning district cannot exceed the underlying density therefore the allowed use for the rezoning request would be identical to the chart above.

The specific plan associated with this application is for a 7,040sf warehouse use. The below chart represents the daily trips from this use being 49 daily trips.

Warehousing (150)

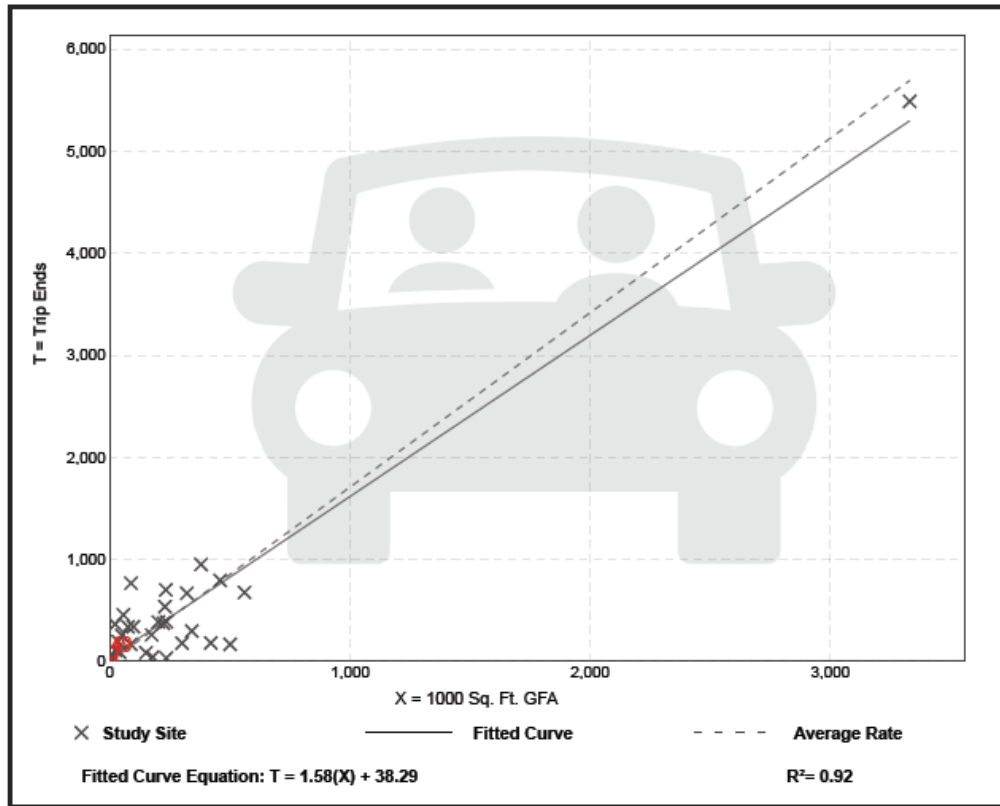
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 292
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

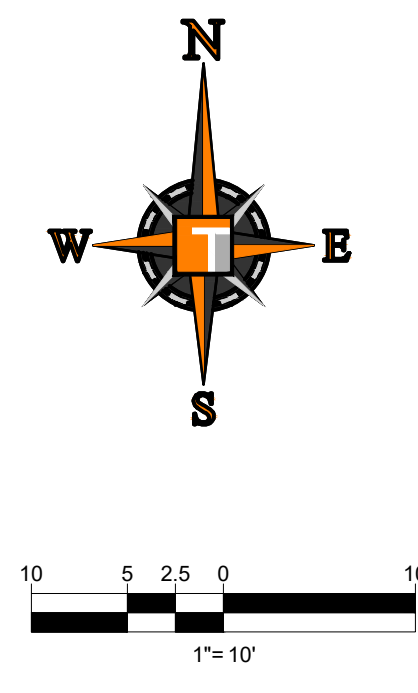
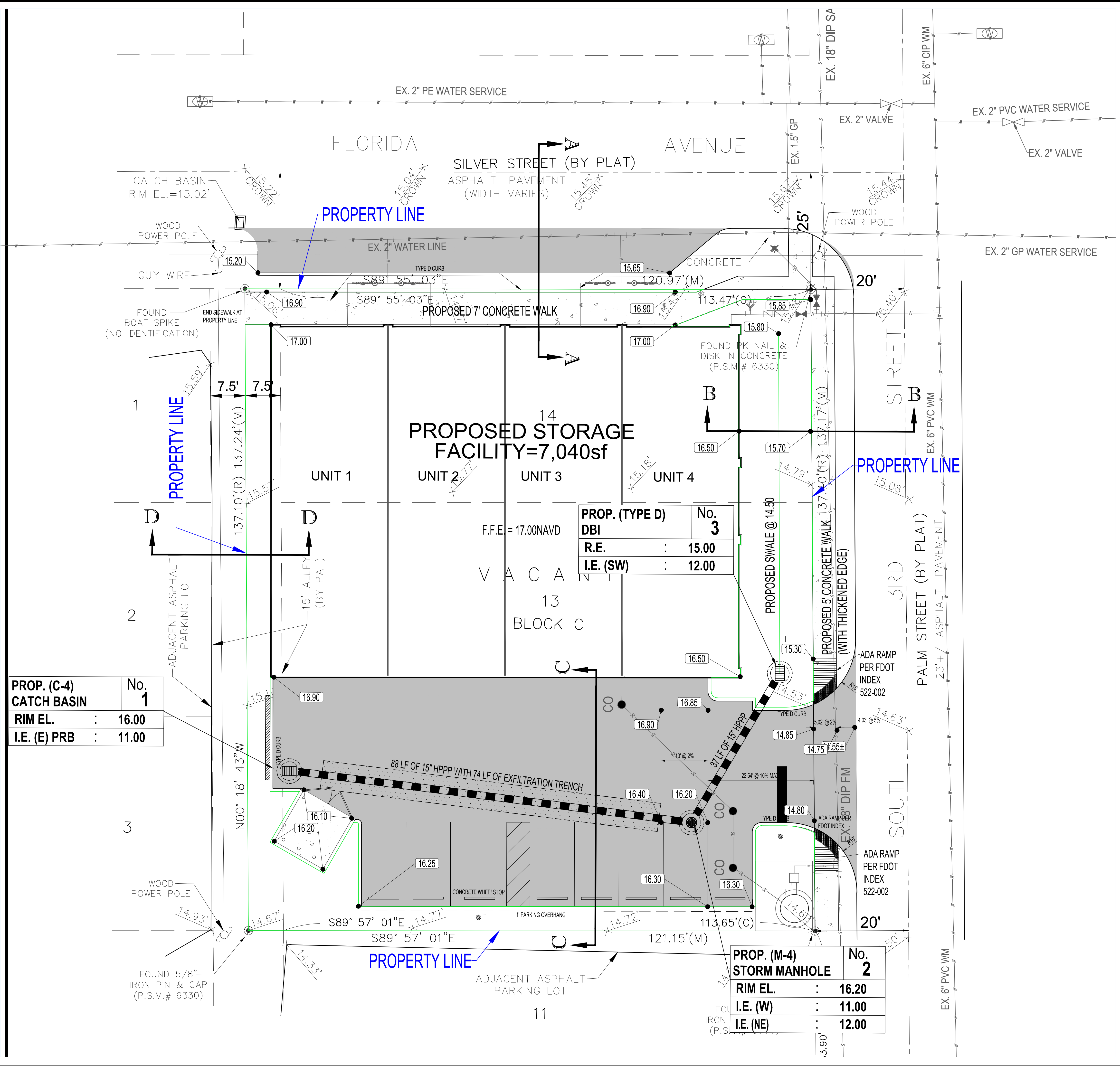
Data Plot and Equation



Trip Gen Manual, 11th Edition

● Institute of Transportation Engineers

For the purposes of the rezoning request we believe this data is sufficient to confirm traffic will not be adversely impacted by this request.



PAVING, GRADING & DRAINAGE LEGEND

EXISTING	(TYP.) JICAL NOTE TEXT	PROPOSED
---	UNDERGROUND WATER LINE	W
---	STORM SEWER	---
---	SANITARY SEWER MAIN	S
---	SANITARY SEWER LATERAL	SL
□	CATCH BASIN	□
○	MANHOLE	○
XXX	GRADE SPOT SHOT	XXX
+	FIRE HYDRANT	+
*	DECORATIVE LIGHTING	*
---	RIGHT OF WAY	---
---	PROPERTY LINE	---
---	UTILITY EASEMENT	---

THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 1602 W. FLETCHER AVE
 TAMPA, FL 33612
 P. 813-379-4100
 F. 813-379-4100
 6500 NW 31st AVE
 TAMPA, FL 33309
 P. 954-262-7000
 F. 954-262-7000

REVISIONS

REV.	DATE	COMMENT	BY:

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
 It's fast. It's free. It's the law.
 www.callsunshine.com

PROJECT No.: FJ230016
 DRAWN BY: JMG
 CHECKED BY: JMG
 DATE: 08-24-2023
 CAD I.D.: FJ230016 - PGD PLAN

PROJECT: **STORAGE FACILITY**
 FOR: **DDA REALTY GROUP**
 301 FLORIDA AVENUE
 CITY OF FORT PIERCE
 FLORIDA

THOMAS ENGINEERING GROUP
 840 SE Osceola St.
 Stuart, FL 34984
 PH: (772) 888-3138
 www.ThomasEngineeringGroup.com

JASON M. GUNTHER
 No. 58629
 PROFESSIONAL ENGINEER
 November 7, 2023
 Florida License No. 6829
 Florida Business Registration No. 27528

SHEET TITLE: **PAVING, GRADING AND DRAINAGE PLAN**
 SHEET NUMBER: **C-04**

CONSTRUCTION NOTES:

- CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S.W. CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
- CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
- CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
- CONTRACTOR TO SOD ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHOEVER COMES LAST.
- ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
- THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
- NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
- PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
- THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
- THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
- 2.0% MAXIMUM SLOPE ON ADA ACCESSWAYS.
- ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
- EXISTING COVER MUST BE MAINTAINED ON ALL WATER AND SANITARY LINES.
- EXISTING SEWER MUST REMAIN FREE FROM CONSTRUCTION DEBRIS AND FLOW MUST BE MAINTAINED.
- ANY WORK CONDUCTED IN FDOT ROW TO BE DESIGNED AND CONSTRUCTED USING THE LATEST YEAR STANDARDS AND SPECIFICATIONS.

Professional Engineer Seal for Jason Mathew Gunther, State of Florida, License No. 58629. Includes text: "This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 11/7/2023 using a SHA-1 authentication code." and "Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies."

ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

PROP. (C-4) CATCH BASIN

No.	1
RIM EL.	: 16.00
I.E. (E) PRB	: 11.00

PROP. (TYPE D) DBI

No.	3
R.E.	: 15.00
I.E. (SW)	: 12.00

PROP. (M-4) STORM MANHOLE

No.	2
RIM EL.	: 16.20
I.E. (W)	: 11.00
I.E. (NE)	: 12.00

Printed on: Tuesday, November 07, 2023, 12:39 PM by Jason Gunther

To: Anthony Gheri
DDA Realty Group LLC
11166 SW Lunata Way
Port St. Lucie, FL 34987

From: Adam Yingling
Flatwoods Environmental Inc.
4554 SW 72nd Ave
Palm City, FL 34990



Environmental Conditions Letter

The following wetland assessment was conducted for (Parcel ID: 2410-711-0041-000-7), located at 301 Florida Avenue in Fort Pierce Florida. This report has been prepared based on a site evaluation conducted on November 7, 2023 and a review of publicly available information. This wetland assessment was conducted in accordance with the State of Florida's unified statewide methodology for the delineation of the extent of wetlands and surface waters (CHAPTER 62-340 FAC -Delineation of the Landward Extent of Wetlands and Surface Waters.) and determined the following:

There are no wetlands or surface waters, as defined under Ch. 62-340 FAC, on the subject property.

This assessment is supported by the review of following publicly available information:

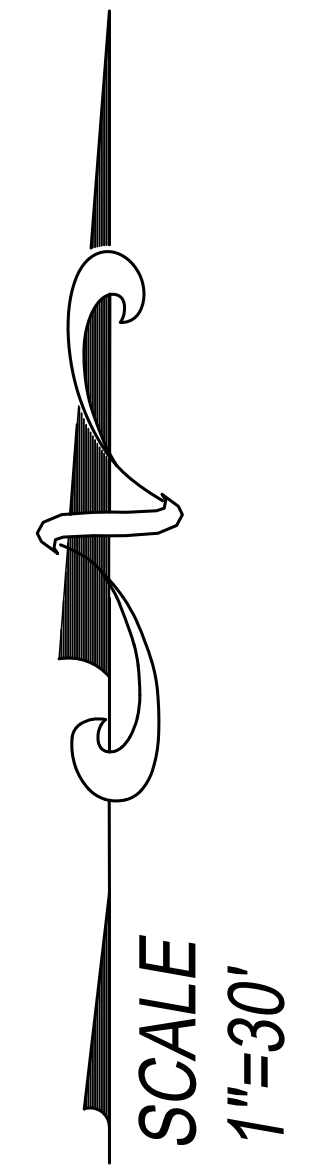
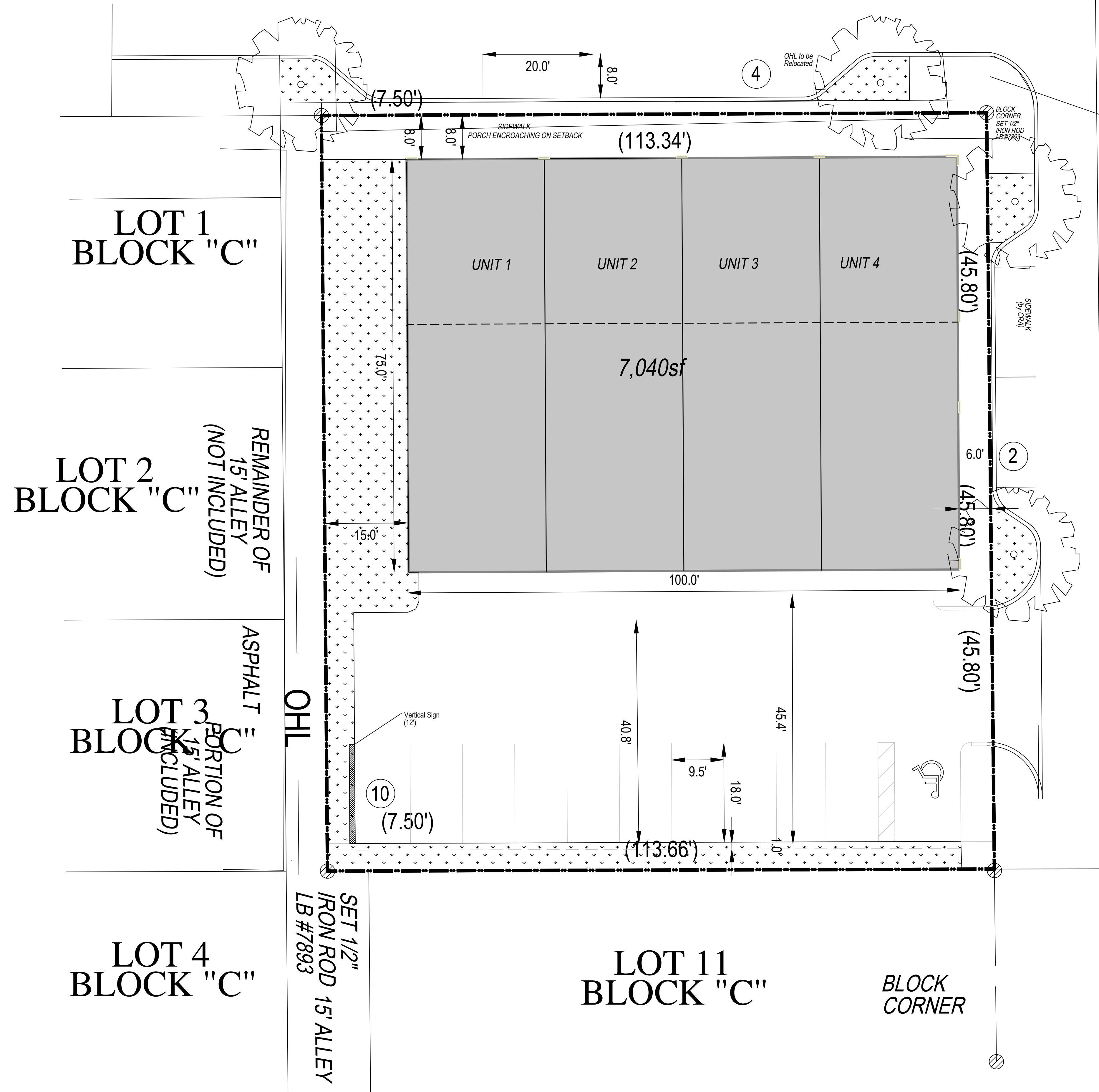
- The most recent aerial imagery of the property obtained from the St. Lucie County Property Appraiser and dated 2023 indicates an herbaceous urban lot without any visual signature of potential wetland or surface water feature within the subject property.
- Historic aerial imagery, indicate that as far back as 1958 and as recently as 1999, the subject property was developed and exhibited a building that has since been demolished.
- The most recent USGS Quadrangle (topographic) map, dated 2021, does not indicate the presence of any wetland or surface water feature within the subject property.
- The USDA NRCS Soil survey for this area of St. Lucie County indicates that the soils on this property are classified as "Urban land". This soil type refers to "soils in areas of high population density in the largely built environment" (USDA). This soil type is typically anthropogenic, the result of mixing of the native soil with human-altered material as the result of past development of the subject property.
- The National Wetlands Inventory Wetland Mapper does not indicate the presence of wetlands or water features on the property.

The findings from the above publicly available information were confirmed by the site evaluation and no wetlands or surface waters, as defined under Ch. 62-340 FAC, exist to date on the subject property.

General Location Map



FLORIDA AVENUE
50' R/W (IMPROVED)



S 3rd STREET
40' R/W (IMPROVED)

Development Program

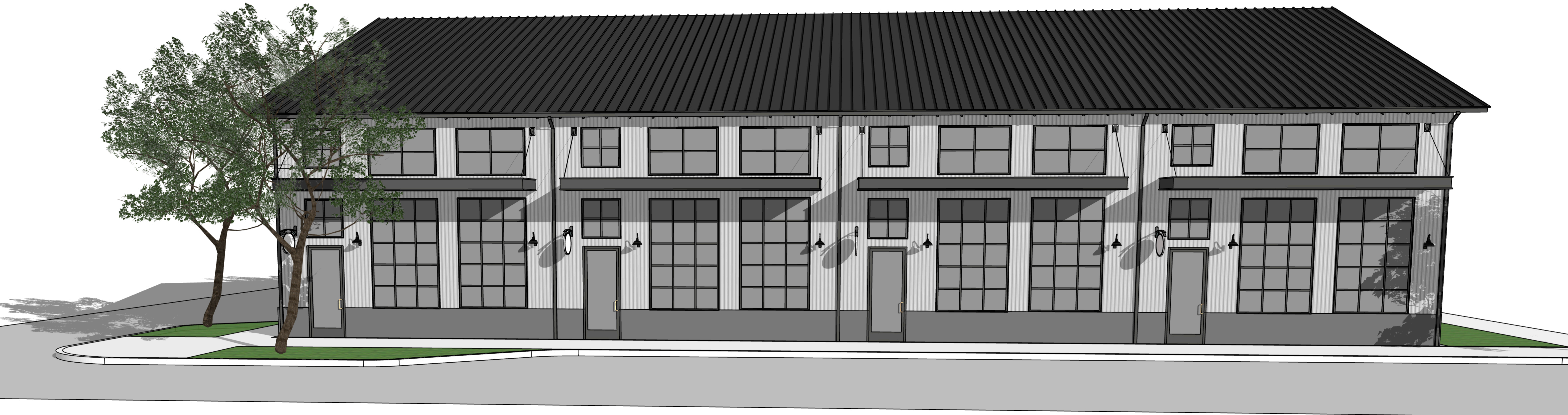
Parcel ID	2410-711-0041-000-7
Existing Land Use	Commercial
Existing Zoning	C3
District	CRA
Site area	16,617 sf (0.38 ac)
Building Size	7,500 sf (3,000 office/4,500 warehouse)
Parking Required	13.5 spaces
Parking Provided	16 spaces
Pervious Area	2,063 sf (12.3%)
Semi-Pervious Area	5,287 sf (31.8%)

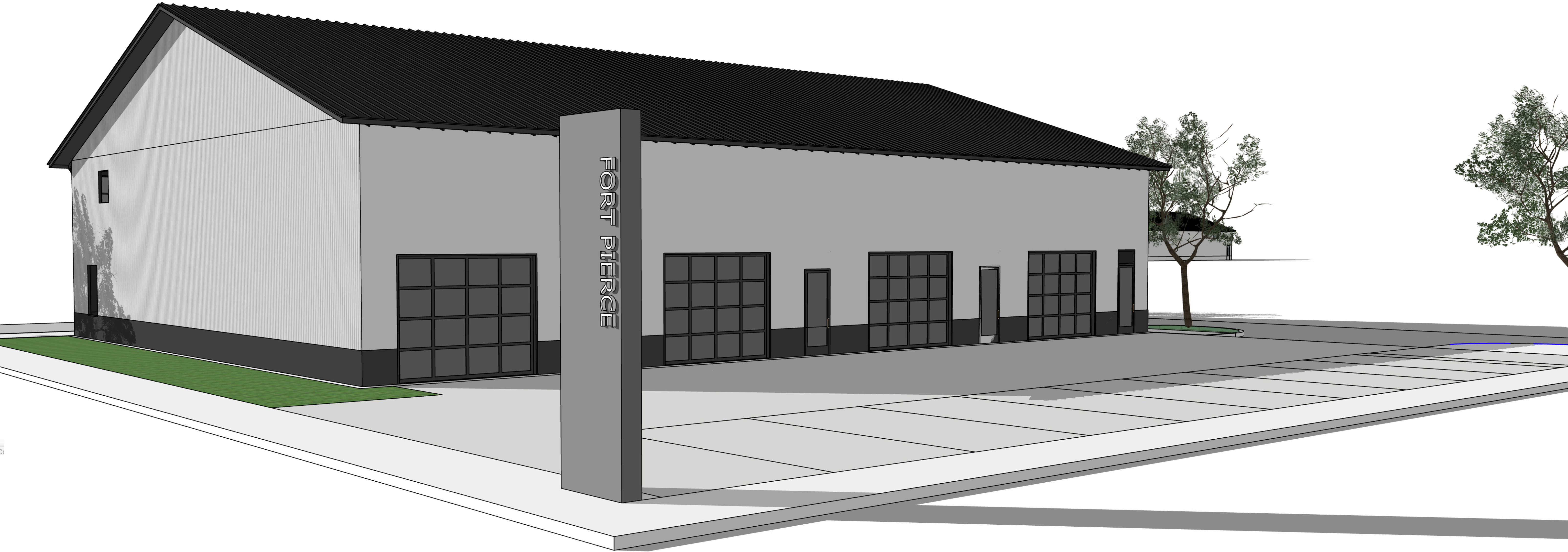
General Notes

Firm Name and Address

Project Name and Address
Value
Value
Value
Value

Project	Value	Sheet
Date	6/7/2023	00
Scale	As Noted	







MARCELA CAMBLOR & ASSOCIATES, INC
Town Planning • Architectural Design

Hand Delivery

November 13, 2023

Key Freeman,
Development Director,
City of Fort Pierce
100 N. US Highway 1,
Fort Pierce,
Florida, 34950

**Re: Fort Pierce Commercial – Zoning Amendment to PD
PID: 2410-711-0041-000-7
Address: 301 Florida Avenue, Fort Pierce, FL**

Dear Key,

Please accept this application as a request to rezone vacant commercial property located at 301 Florida Avenue in Fort Pierce. The application request is to rezone from Commercial General – C-3 to the Planned Development Zone (PD). Concurrent applications have been submitted as separate requests for consideration of Development Review - Site Plan and Design Review. A check for \$4,000.00 (\$3960 + \$40.00) is attached for the rezoning to PD application.

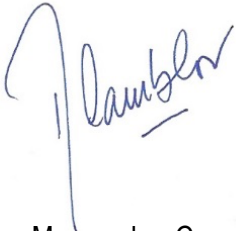
Included in support of the request to rezone are the following materials as three paper sets and one electronic USB prepared in accordance with the application checklist and consistent with Land Development Ordinance Sec, 125-212.Planned Development Zone (PD) subsection (c) Application Requirements:

0. Cover Letter.
1. Application Form.
2. Warranty Deed & Legal Description.
3. SLC Property Record Card.
4. Project Narrative & Statement.
5. Current Survey.
6. Environmental Study.
7. Traffic Impact Study.
8. Capacity Analysis (separate form).
9. Drainage Analysis.
10. Historic Report.
11. Site Plan.

12. Aerial Map.

We trust the attached updated application materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marcela Cambor". The signature is stylized with a large initial "M" and a long vertical stroke extending downwards.

Marcela Cambor-Cutsaimanis, AICP
Principal, Marcela Cambor & Associates, Inc.

Encl.



Application for Zoning Atlas Map Amendment

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed & Legal Description
- St. Lucie County Property Record Card
- Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- Current Survey
- Environmental Study
- Traffic Impact Report
- *** Capacity Analysis-Separate Form
- Drainage Analysis
- Historical Report
- 1 CD of all documents submitted in PDF
- Other _____

1. Property Address/Location: _____
2. Property Tax ID(s): _____
3. Total Acreage: _____
4. Existing Future Land Use Designation: _____
5. Existing Zoning Classification: _____
6. Proposed Zoning Classification: _____
7. Other applications being submitted concurrent with this application, if any: _____

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

- 9. Are there any identified or possible historical structures on the amendment lands? _____
- 10. The reason for making this request: _____

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only): (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): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

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	
---------------	--

III. Transportation Analysis

G. Traffic		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity	Refer to attached	

12. Name of Owner(s): DDA Realty Group LLC
 Mailing Address: 11166 SW Lunata way
 City Port St Lucie State FL Zip 34987
 Phone # 516-779-7303
 E-mail: Gothamplumbing@gmail.com

13. Name of Applicant: Same as owner
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

14. Name of Representative: Marcela Cambor & Associates
 Mailing Address: 47 W Osceola St #203
 City Stuart FL 34994 State FL Zip 34994
 Phone # 772 708 1108 Fax # _____
 E-mail: marcela@marcelacambor.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Antonia Zhurav 8/29/2013
 Applicant's Signature Date

11166 SW Lunata way Port St Lucie FL 34987

Address State Zip
516-779-7303 Gothamplumbing@gmail.com

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

DDA realty LLC 516-779-7303

Property Owner's Name (Please Print) Phone
11166 SW Lunata way Port St Lucie FL 34987

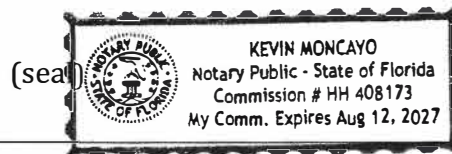
Address State Zip
John Blum

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 30 day of August, 2023, by Anthony Ghersi who is personally known to me or has produced FLDC as ident

[Signature]
Signature of Notary



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

Prepared by and return to:

Lee Tilton, Esquire
Attorney at Law
Tilton & Tilton Law, P.A.
1935 NE Ricou Terrace
Jensen Beach, FL 34957
772-334-3305
File Number: 83-23
Parcel Identification No. 2410-711-0041-000-7

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 16th day of May, 2023 between **Costa Seafood & Grill, LLC, a Florida Limited Liability Company, a Florida Limited Liability Company**, whose post office address is **722 SOUTH U.S. HIGHWAY 1, Fort Pierce, FL 34950** of the County of **Saint Lucie, State of Florida**, grantor*, and **DDA REALTY GROUP LLC, a Florida Limited Liability Company** whose post office address is **11166 SW LUNATA WAY, Port Saint Lucie, FL 34987** of the County of **Saint Lucie, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

Lots 12, 13 and 14, Block C, Boulevard Development Company Re-subdivision in City of Fort Pierce, according to the map or plat thereof as recorded in Plat Book 3, Page 3, Public Records of Saint Lucie County, Florida. Together with the East 1/2 of vacated ally abutting on the West.

Subject to taxes for the current year and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

COSTA SEAFOOD & GRILL, LLC, a Florida Limited Liability Company

By: Luis Rodriguez
Luis A. Rodriguez Murguia, Member

[Signature]
Witness Name: Claudia Tilton

[Signature]
Witness Name: LEE TILTON

[Signature]
Witness Name: LEE TILTON

[Signature]
Witness Name: Claudia Tilton

By: Stephanie Rodriguez
Stephanie O. Rodriguez, Member

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of May, 2023 by Luis A. Rodriguez Murguia, Member ~~and Stephanie O. Rodriguez, Member~~ of COSTA SEAFOOD & GRILL, LLC, a Florida Limited Liability Company, on behalf of the company, who are personally known to me or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

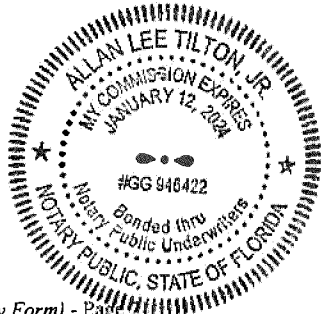
Printed Name: _____

My Commission Expires: _____

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of May, 2023 by Stephanie O. Rodriguez, Member of COSTA SEAFOOD & GRILL, LLC, a Florida Limited Liability Company, on behalf of the company, who are personally known to me or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

Property Identification

Site Address: 301 FLORIDA AVE
Sec/Town/Range: 10/35S/40E
Parcel ID: 2410-711-0041-000-7
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 23764
Map ID: 24/10S
Zoning: General Co

Ownership

DDA Realty Group LLC
11166 SW Lunata WAY
Port St Lucie, FL 34987

Legal Description

BLVD DEV CO'S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F)

Current Values

Just/Market Value: \$80,300
Assessed Value: \$54,329
Exemptions: \$0
Taxable Value: \$54,329



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

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

Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 0.38
Land Size (SF): 16,617

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Fort Pierce Flex Building
Zoning Map Amendment
Project Narrative/Justification Statement

The Fort Pierce flex building commercial project is proposed on a 0.38 acre site located at 301 Florida Avenue in Fort Pierce. The site is vacant and bounded by commercial uses to the west and south, and industrial warehouse uses to the east and north.

The subject property existing Future Land Use (FLU) is General Commercial, and the current Zoning is (GC) and zoning is C3. The site is within the Fort Pierce Redevelopment Area (CRA) and outside of any special district designations. A request to rezone the property from General Commercial C-3 to Planned Development Zone (PD) to accommodate a small commercial infill project. This project consists of a 7000 square foot, non-residential building with up to four commercial (office warehouse), provided urban flex space within the CRA. Design of the project is consistent with traditional urban siting, however, since the area lacks CRA-specific regulations, the request to rezone to the Planned Development Zone (PD) to achieve CRA-consistent building placement is necessary.

To accommodate a commercial development on the vacant 0.38-acre subject property located within the CRA, exceptions from the standard C-3 zoning ordinance and land development code for features of the proposed development plan include:

1. Minimum depth of front yard is required to be 25 feet and 8 feet is proposed.
2. Minimum depth of for side and rear yards is required to be 15 feet and 5 feet side yard is proposed.
3. Maximum lot coverage, 60% required and 50% proposed with building and sidewalk. The remainder is open space and pervious materials.
4. Architecture is consistent with a contemporary industrial style.

The land areas adjacent to the proposed Planned Development are Commercial General land uses and C-3 zoning district designations to the north, south, and west of the subject property. To the east the land use is Industrial and has a I-1 zoning district designation. The surrounding area consists of primarily industrial and commercial uses, with a vacant building to the north of Florida Avenue. The proposed development will introduce a modern industrial design in an area where commercial activity is the primary use within the area. The project occupies a corner lot with Florida Avenue along the northern property line and SW 3rd Street along the eastern property line. Although the property lies within the CRA a number of the buildings within the area are industrial/heavy commercial uses including a lumber yard to the east of SW 3rd Street and an old vacant commercial building to the north.

The character of the proposed development is consistent with the development objectives of city and the city's comprehensive plan. More specifically, the applicant is seeking to develop the

site in a manner that is conducive with a contemporary, pedestrian friendly, urban commercial and industrial district. The proposed building is close to, and engages a wide sidewalk and the public realm with loading and parking occurring from the rear. The front portion of the building will house retail/office space, providing an active use along the sidewalk. On-street parking is incorporated to facilitate access for customers as well as to improve the public realm. A continuous sidewalk surrounds the portions of the building that engage the public ROW.

The proposed building and its intended use provide market variety, appropriate intensity and complementary building type transition between the commercial uses along US1 and the industrial uses to the east, while remaining compatible with the surrounding neighborhood. The proposed architecture is contemporary industrial style.

This project embeds innovative infill strategies that add value to the area by elevating and defining architectural standards of commercial and industrial buildings while introducing the concept of placemaking in workplace districts.

Stormwater is addressed through an urban bioswale to the west of the building.

The applicant intends to lease the proposed commercial units.

The project will be constructed as a single-phased development. Construction of the project is intended to be within the timelines afforded to a PD approval with the attached development schedule confirming anticipated timelines.

The applicant will work with staff to provide any agreement, provisions and covenants to govern the use, maintenance, and continued protection of the planned development, including use of any of the common space and other shared areas.

Attached is a site plan with information included consistent with Section 125-212 Planned Development Zone (PD) (c)(2) Site Plan.

The PD is consistent with the St. Lucie County Comprehensive Plan policies and objectives for a property within a commercial area.



6250 N. Military Trail, Suite 102
West Palm Beach, FL 33407
Phone 1: 561-640-4800
Phone 2: 1-800-226-4807
Fax 1: 561-640-0576
Fax 2: 1-800-741-0576

<h2>Invoice</h2>

To: TILTON & TILTON LAW, P.A.
Survey Number: 584921
Order Date: 4/20/2023
Deliver To Attn: LEE TILTON
Deliver To: TILTON & TILTON LAW, P.A.
1935 N.E. RICOU TERRACE
JENSEN BEACH, FL 34957

Property Address: 301 FLORIDA AVENUE
FORT PIERCE, FL 34950

Buyers: DDA REALTY GROUP LLC
Sellers: COSTA SEAFOOD & GRILL, LLC
Client File #:

Item	Description	Amount
Survey	Survey	\$350.00

Invoice Total \$350.00

Amount Invoiced To Date: \$350.00

Amount Paid To Date: \$0.00

Total Amount Due: \$350.00

To pay with a credit card please use this link <https://securepayment.link/targetsurveying>

LEGAL DESCRIPTION AND CERTIFICATION

LOTS 12, 13, AND 14, BLOCK C, OF BOULEVARD DEVELOPMENT COMPANY RESUBDIVISION IN CITY OF FORT PIERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 3, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA. TOGETHER WITH EAST 1/2 OF VACATED ALLEY ABUTTING ON THE WEST.

Community Number: 120286 CITY OF FORT PIERCE Panel: 1211C0179 Suffix: K F.I.R.M. Date: 2/19/2020 Flood Zone: AH Field Work: 4/26/2023

Certified To:

DDA REALTY GROUP LLC; TILTON & TILTON LAW, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Property Address:

301 FLORIDA AVENUE
FORT PIERCE, FL 34950













Survey Number: 584921

Client File Number:

ABBREVIATION DESCRIPTION:

A.E. ANCHOR EASEMENT	F.F. EL. FINISH FLOOR ELEVATION	O.R.B. OFFICIAL RECORDS BOOK
A/C AIR CONDITIONER	F.I.P. FOUND IRON PIPE	(P) PLAT
B.M. BENCH MARK	F.I.R. FOUND IRON ROD	P.B. PLAT BOOK
B.R. BEARING REFERENCE	F.P.K. FOUND PARKER-KALON NAIL	P.C. POINT OF CURVATURE
(C) CALCULATED	(L) LENGTH	P.C.C. POINT OF COMPOUND CURVE
Δ CENTRAL / DELTA ANGLE	L.A.E. LIMITED ACCESS EASEMENT	P.O.B. POINT OF BEGINNING
CH CHORD	L.M.E. LAKE MAINTENANCE EASEMENT	P.O.C. POINT OF COMMENCEMENT
(D) DEED / DESCRIPTION	(M) MEASURED / FIELD VERIFIED	P.R.C. POINT OF REVERSE CURVE
D.E. DRAINAGE EASEMENT	M.H. MANHOLE	P.T. POINT OF TANGENCY
D.H. DRILL HOLE	N&D NAIL & DISK	R/W RIGHT-OF-WAY
D/W DRIVEWAY	N.R. NOT RADIAL	(R) RADIAL / RADIUS
E.O.W. EDGE OF WATER	N.T.S. NOT TO SCALE	S.I.R. SET IRON ROD
F.C.M. FOUND CONCRETE MONUMENT	O.H.L. OVERHEAD UTILITY LINES	T.O.B. TOP OF BANK
		U.E. UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

 = CATCH BASIN	 = MISC. FENCE
 = CENTERLINE ROAD	 = PROPERTY CORNER
 = COVERED AREA	 = UTILITY BOX
+ X.XX = EXISTING ELEVATION	 = UTILITY POLE
 = HYDRANT	 = WATER METER
 = MANHOLE	 = WELL
 = METAL FENCE	 = WOOD FENCE

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



**TARGET
SURVEYING, LLC**

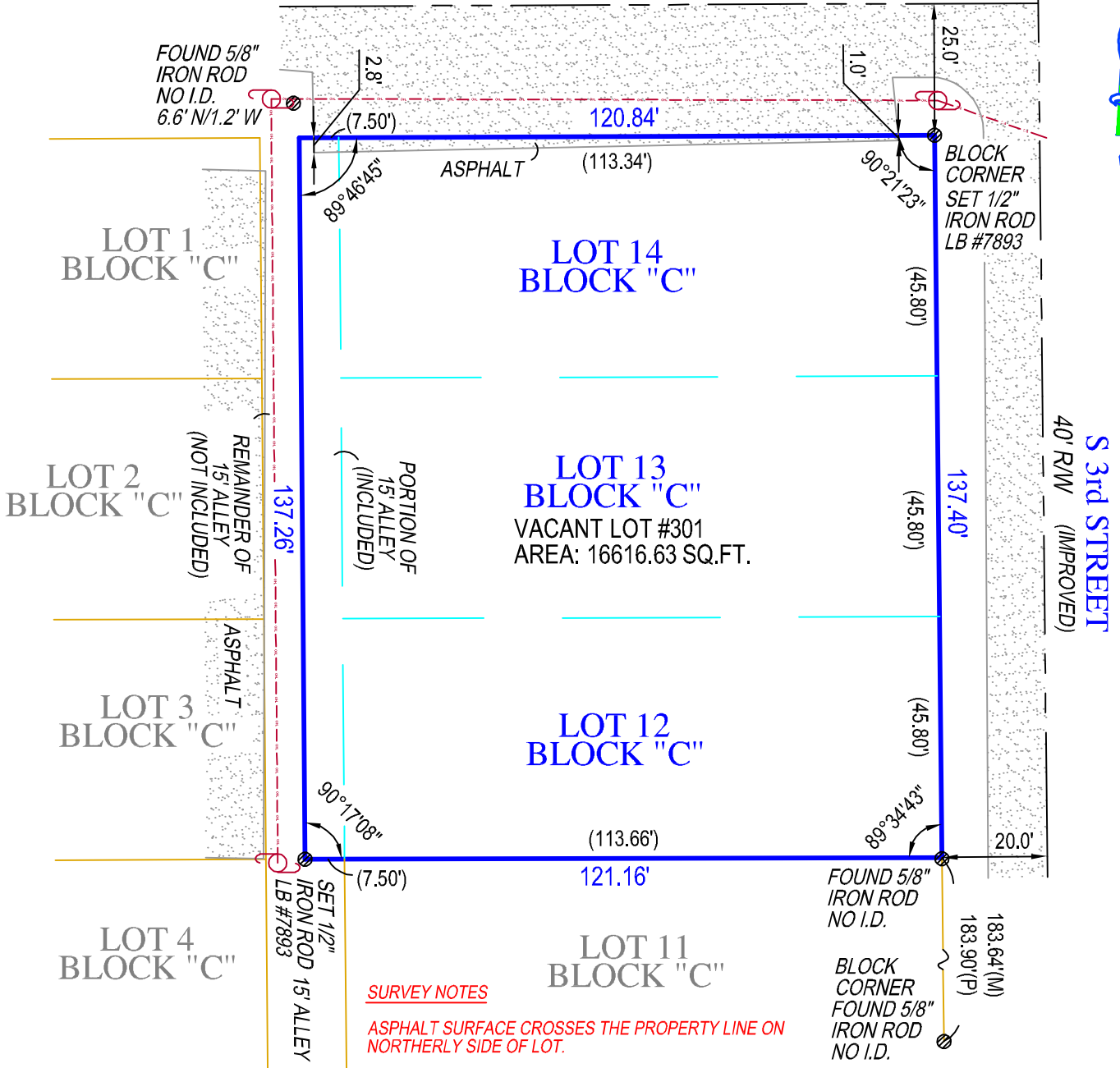
LB #7893

SERVING FLORIDA

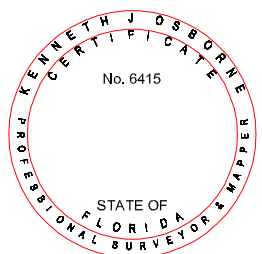
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

BOUNDARY SURVEY

FLORIDA AVENUE
50' R/W (IMPROVED)



SURVEY NOTES
ASPHALT SURFACE CROSSES THE PROPERTY LINE ON NORTHERLY SIDE OF LOT.



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 AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

TARGET SURVEYING, LLC
LB #7893

SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

(SIGNED)
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

To: Anthony Gheri
DDA Realty Group LLC
11166 SW Lunata Way
Port St. Lucie, FL 34987

From: Adam Yingling
Flatwoods Environmental Inc.
4554 SW 72nd Ave
Palm City, FL 34990



Environmental Conditions Letter

The following wetland assessment was conducted for (Parcel ID: 2410-711-0041-000-7), located at 301 Florida Avenue in Fort Pierce Florida. This report has been prepared based on a site evaluation conducted on November 7, 2023 and a review of publicly available information. This wetland assessment was conducted in accordance with the State of Florida's unified statewide methodology for the delineation of the extent of wetlands and surface waters (CHAPTER 62-340 FAC -Delineation of the Landward Extent of Wetlands and Surface Waters.) and determined the following:

There are no wetlands or surface waters, as defined under Ch. 62-340 FAC, on the subject property.

This assessment is supported by the review of following publicly available information:

- The most recent aerial imagery of the property obtained from the St. Lucie County Property Appraiser and dated 2023 indicates an herbaceous urban lot without any visual signature of potential wetland or surface water feature within the subject property.
- Historic aerial imagery, indicate that as far back as 1958 and as recently as 1999, the subject property was developed and exhibited a building that has since been demolished.
- The most recent USGS Quadrangle (topographic) map, dated 2021, does not indicate the presence of any wetland or surface water feature within the subject property.
- The USDA NRCS Soil survey for this area of St. Lucie County indicates that the soils on this property are classified as "Urban land". This soil type refers to "soils in areas of high population density in the largely built environment" (USDA). This soil type is typically anthropogenic, the result of mixing of the native soil with human-altered material as the result of past development of the subject property.
- The National Wetlands Inventory Wetland Mapper does not indicate the presence of wetlands or water features on the property.

The findings from the above publicly available information were confirmed by the site evaluation and no wetlands or surface waters, as defined under Ch. 62-340 FAC, exist to date on the subject property.

301 Florida Avenue Rezoning Traffic Analysis

The request is to rezone the 0.38acre property to PD from C-3. Inherently in the PD zoning district the density cannot be increased above that of the underlying zoning district (C-3), therefore there cannot be adverse impacts to infrastructure, traffic or otherwise. For the purposes of this analysis, we have analyzed a potential C-3 zoned property. the maximum building height is 65 feet and the maximum lot coverage is 60%. Therefore we will analyze a 49,600sf office building which would be 60% lot coverage and 5 stories. The following chart indicates the daily trips from this use would be approximately 600 trips.

General Office Building (710)

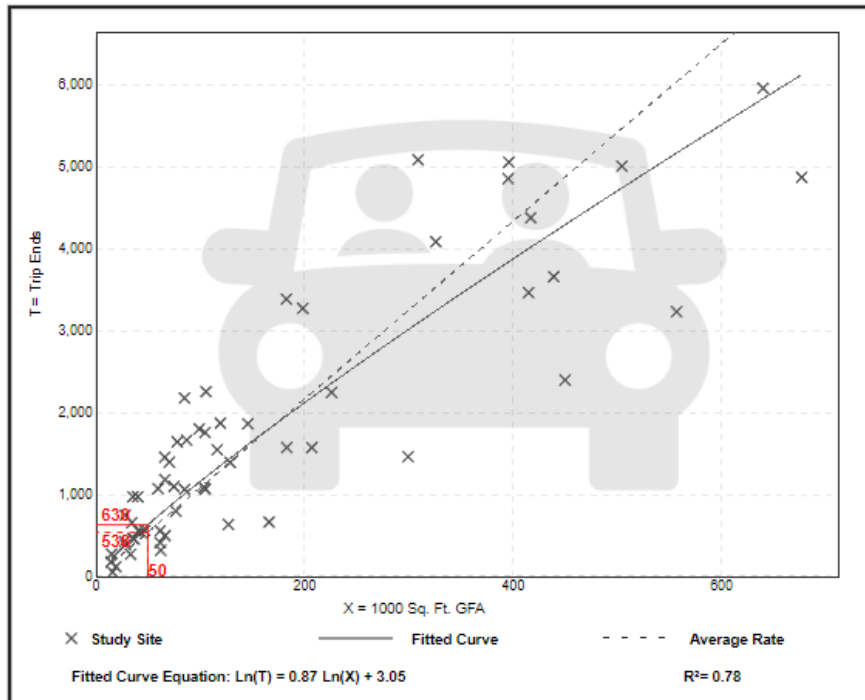
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



As previously stated, the PD zoning district cannot exceed the underlying density therefore the allowed use for the rezoning request would be identical to the chart above.

The specific plan associated with this application is for a 7,040sf warehouse use. The below chart represents the daily trips from this use being 49 daily trips.

Warehousing (150)

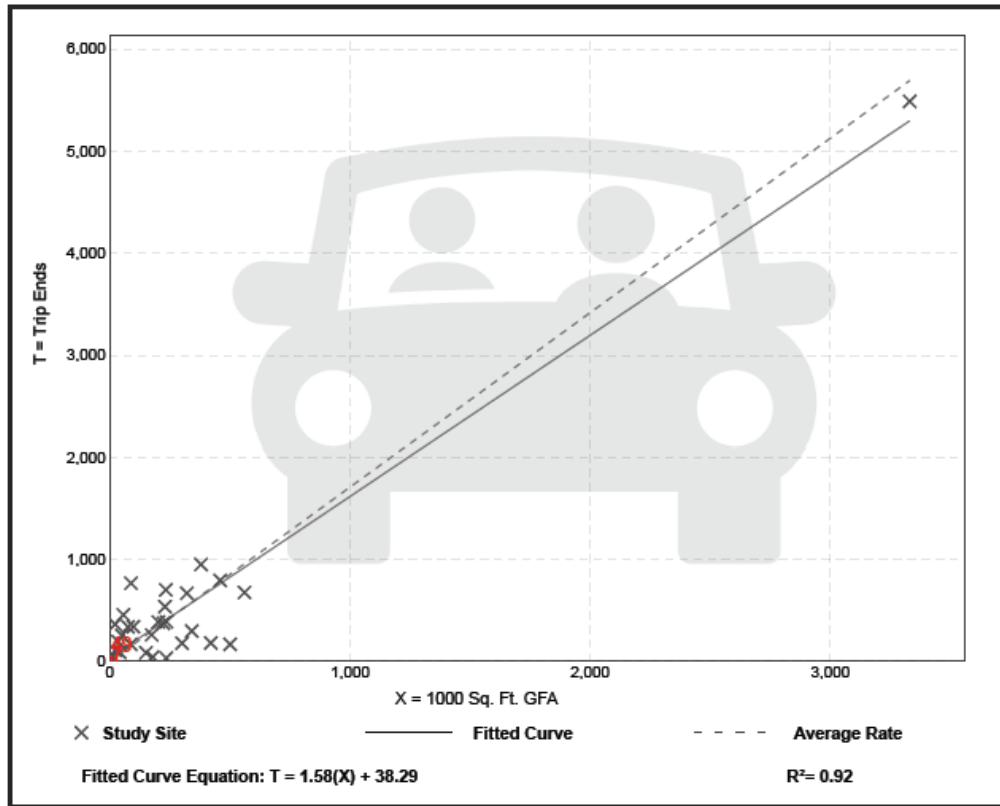
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 292
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



Trip Gen Manual, 11th Edition

● Institute of Transportation Engineers

For the purposes of the rezoning request we believe this data is sufficient to confirm traffic will not be adversely impacted by this request.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Commercial & Hotel further north	General Commercial	C-3
South	Bars/Restaurant & Thrift Store	General Commercial	C-3
East	Lumberyard/Industrial	Industrial	I-1
West	Auto repair	General Commercial	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	General Commercial	C-3	N/A as no residential proposed	0.38 acres	No
Proposed	General Commercial	PD	N/A as no residential use proposed	0.38 acres	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 880
Current Zoning	Total gallons per day 6,207gpd (5 story with 60% lot coverage per C-3 Zoning)
Proposed Zoning	Total gallons per day Can't exceed density of existing zoning per PD requirements)
Change in Demand	Total gallons per day Decrease

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 704
Current Zoning	Total gallons per day 4,966gpd (5 story with 60% lot coverage per C-3 Zoning)
Proposed Zoning	Total gallons per day Can't exceed density of existing zoning per PD requirements)
Change in Demand	Total gallons per day Decrease

C. Parks and Recreation (Residential Classifications Only):		N/A as no residential use proposed		
(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):		
Single Family: (du x 0.405 = students/70% K-8/30% High)		
Multi-family: (du x 0.207 = students/70% K-8/30% High)		
		N/A as no residential use proposed
	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste:	
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	C-3
Proposed Zoning	PD
Change in Demand	Can't exceed density of existing zoning per PD requirements)

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)

301 Florida Avenue Rezoning Drainage Analysis

The request is to rezone the 0.38acre property to PD from C-3. Inherently in the PD zoning district the density cannot be increased above that of the underlying zoning district (C-3), therefore there cannot be adverse impacts to infrastructure, drainage or otherwise. For the purposes of this analysis, we have analyzed a potential C-3 zoned property. The maximum lot coverage is 60%. For this 0.38ac parcel this equates to a building size of 9,932sf. The proposed building is 7,040sf which is below the 60% threshold for the underlying zoning district.

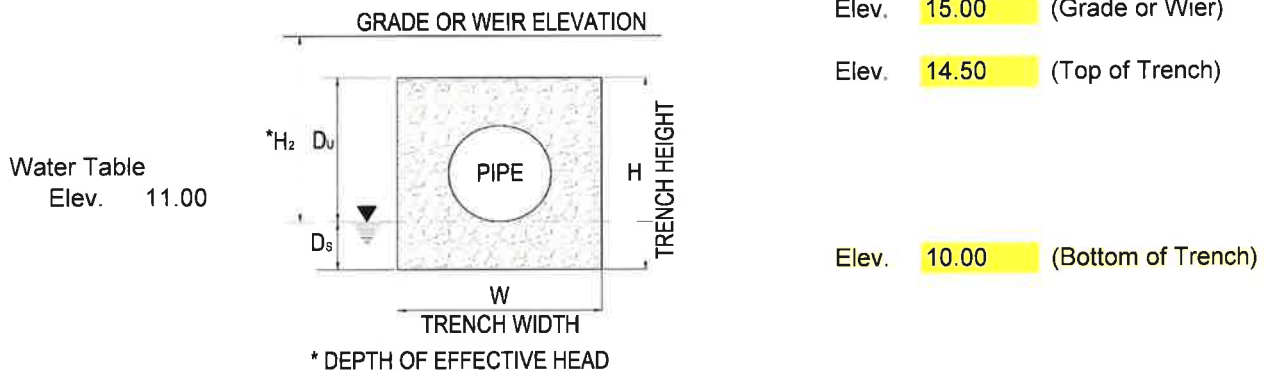
We have provided support calculations to demonstrate water quality is exceeded by the proposed plan. Additional calculations will be provided for the Site Work Permit which will demonstrate a pre vs post analysis for 25, 5 and 3 year storm events will be met wherein discharge will be reduced in all three events.

Exfiltration Trench Calculations

K-Value:

Test Hole #	(cfs/ft ² /ft hd)
EX-1	7.51E-04
EX-2	
K _{AVG}	7.51E-04

Trench:



K =	7.51E-04	cfs/ft ² - ft head
H ₂ =	4.00	ft
W =	8.00	ft
D _u =	3.50	ft
D _s =	1.00	ft
H = D _u + D _s =	4.50	ft

2) Compute Provided Trench Volume:

L = 68 feet

$$V = L \times (K(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})Wdu)$$

V = 3.11 ac-in or 0.26 ac-ft

Proposed Trench exceeds Water Quality Requirements

Trench Stage-Storage Calcs		
Stage (ft)	Area (ac)	Storage (ac-ft)
11.00		0.00
12.00		0.07
13.00		0.13
14.00		0.20
15.00		0.26
16.00		0.26
17.00		0.26
18.00		0.26



1000 Corporate Drive, Ft. Lauderdale, FL 33334
 Tel: 954-202-7000
 Fax: 954-202-7070

Date: 9/5/2023
 Project: 301 Florida Avenue Storage
 Project No: FJ230016

Calculated By: JMG
 Checked By: JMG

PROPOSED QUALITY CALCULATIONS

Design Criteria:

Estimated Seasonal High Water Level: 11.00 NAVD

Proposed Acreages

Lake Areas (A_L):	0 sf	or	0.000 ac
Roof Areas (A_R):	7,040 sf	or	0.162 ac
Paved Areas (A_P):	6,377 sf	or	0.146 ac
Green Areas (A_G):	3,200 sf	or	0.073 ac
<u>Total (A_T):</u>	<u>16,617 sf</u>	or	<u>0.381 ac</u>

Compute Required Water Quality Volume:

- 1) Provide at least 1 inch over the developed project:

$$\begin{aligned}
 V_{PRE} &= 1 \text{ inch} \times A_T \times 1 \text{ ft} / 12 \text{ inches} \\
 &= 1 \times 0.381 / 12 \\
 &= 0.03 \text{ ac-ft} \quad \text{or} \quad 0.36 \text{ ac-in}
 \end{aligned}$$

- 2) Provide 2.5" over % impervious area:

- a) Site Area for water quality pervious/impervious calculation:

$$\begin{aligned}
 A_S &= A_T - (A_L + A_R) \\
 &= 0.381 - (0 + 0.162) \\
 &= 0.22 \text{ ac of site area for water quality pervious/impervious}
 \end{aligned}$$

- b) Impervious area for water quality pervious/impervious calculation:

$$\begin{aligned}
 A_{IMP} &= A_S - A_G \\
 &= 0.219 - 0.073 \\
 &= 0.15 \text{ ac of impervious area for water quality pervious/impervious}
 \end{aligned}$$

- c) Percent of impervious for water quality calculation:

$$\begin{aligned}
 &= A_{IMP} / A_S \times 100\% \\
 &= 0.146 / 0.219 \times 100\% \\
 &= 66.7\% \text{ impervious}
 \end{aligned}$$

- d) For 2.5" times the percent impervious:

$$\begin{aligned}
 &= 2.5" \times \% \text{ impervious area} \\
 &= 2.5 \times 0.667 \\
 &= 1.67 \text{ inches to be treated}
 \end{aligned}$$

- e) Compute volume required volume for quality detention

$$\begin{aligned}
 V_{PRE} &= \text{inches to be treated} \times (A_T - A_L) \\
 &= 1.67 \times (0.381 - 0) \times 1 \text{ foot} / 12 \text{ inches} \\
 &= 0.05 \text{ ac-ft} \quad \text{or} \quad 0.64 \text{ ac-in}
 \end{aligned}$$

- 3) Since the 0.64 ac-in is greater than the 0.36 ac-in computed for the first inch of runoff the volume of 0.64 ac-in controls.

Soil Storage = 1.570 in

Curve Number = 86.4

THOMAS GEOTECHNICAL SERVICES

GEOTECHNICAL • TESTING • INSPECTIONS

September 12, 2023

Mr. Anthony Ghersi, Owner
DDA Realty Group, LLC
11166 SW Lunata Way
Port St. Lucie, Florida 34987
Email: gothamplumbing@gmail.com
Phone: 561-779-7303

**Re: Borehole Permeability (BHP) Test
Proposed New Metal Warehouse Building
301 Florida Avenue
Fort Pierce, FL 34950
TGS File No. 23-537-1**

Dear Anthony:

As requested, **Thomas Geotechnical Services, LLC (TGS)** has completed a Borehole Permeability (BHP) test, at the above-referenced site.

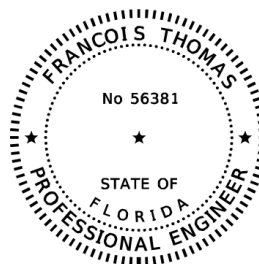
The BHP test was conducted in accordance with South Florida Water Management District (SFWMD) Standards. The test was performed using the usual open-hole, constant head methodology. The boring was completed as an open well with gravel pack (6-20 silica sand). The well screen slot widths were 0.020 inches. Water was then pumped into the open well, and the amount of water required to maintain constant head was recorded. The result of our field permeability test at the site is attached for reference.

If you have any questions pertaining to this report, or if we may be of further service, please contact our office.

Very truly yours,

TGS

Francois Thomas, P.E.
Principal Engineer/President
FL Registration No. 56381



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY

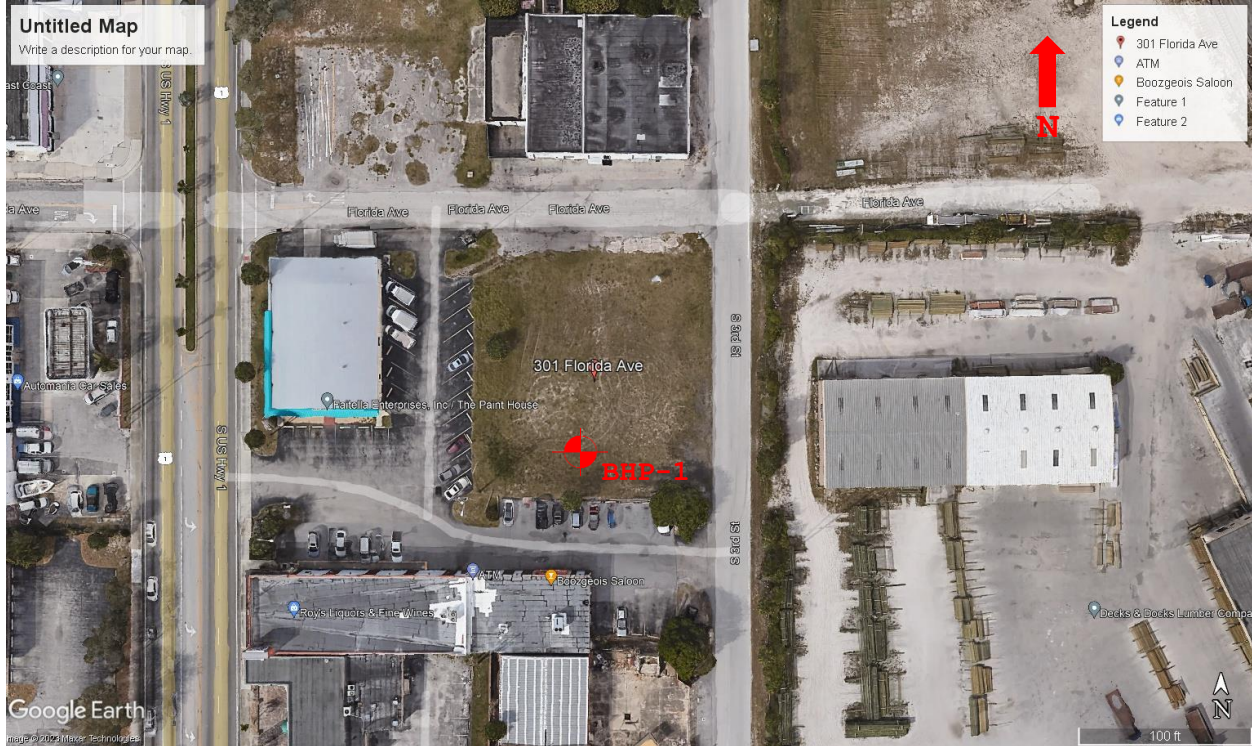
ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

THOMAS GEOTECHNICAL SERVICES, LLC
6594 WOODLAKE ROAD
JUPITER, FL 33458
CERTIFICATE OF AUTORIZATION 34141

Attachment: Boring Location Pan
Summary of Exfiltration Test Result

Boring Location Plan



 Approximate BHP Test Location

Summary of Exfiltration Test Results
Proposed New Metal Warehouse Building
301 Florida Avenue, Fort Pierce, Florida 34950
TGS Project No. 23-537-1

Test Location	Date Performed	Diameter		Depth of Hole (Feet)	Depth to Groundwater Level Below Ground Surface (Feet)		Hydraulic Head, H ₂ (Feet)	Saturated Hole Depth, Ds (Feet)	Average Flow Rate, Q (gpm)	Horizontal Hydraulic Conductivity (K)
		Hole (Inches)	Casing (Inches)		Prior to Test	During Test				(ft ³ /sec/ft ² -ft Head)
BHP-1	9/7/2023	6	3	10.0	5.0	0.0	5.0	5.0	10.00	7.51E-04

Note:

- (1) The above hydraulic conductivity values represent an ultimate value. The designer should decide on the required factor of safety
- (2) The hydraulic conductivity values were calculated based on the South Florida Water Management District's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure.
- (3) Casing diameter was used for the calculation of hydraulic conductivity values.

Fort Pierce Flex Building
Zoning Map Amendment
Historic Report

The Fort Pierce flex building commercial project is proposed on a 0.38 acre site located at 301 Florida Avenue in Fort Pierce. The site is vacant and bounded by commercial uses to the west and south, and industrial, warehouse uses to the east and north.

Historically the property was in St. Lucie County ownership and then the Fort Pierce Redevelopment Agency and sold to Costa Seafood & Grill, LLC in May 2023. The property lies within the Fort Pierce Redevelopment Area (FPRA) but is not within any special assigned district and has remained a vacant and undeveloped commercially zoned property.

There are no properties identified as having special assigned districts or historic designations within proximity to the subject property. The surrounding area includes vacant commercial property to the north, existing restaurants and bars, auto repair businesses, and industrial lumber yard use to the east.

Site Data:

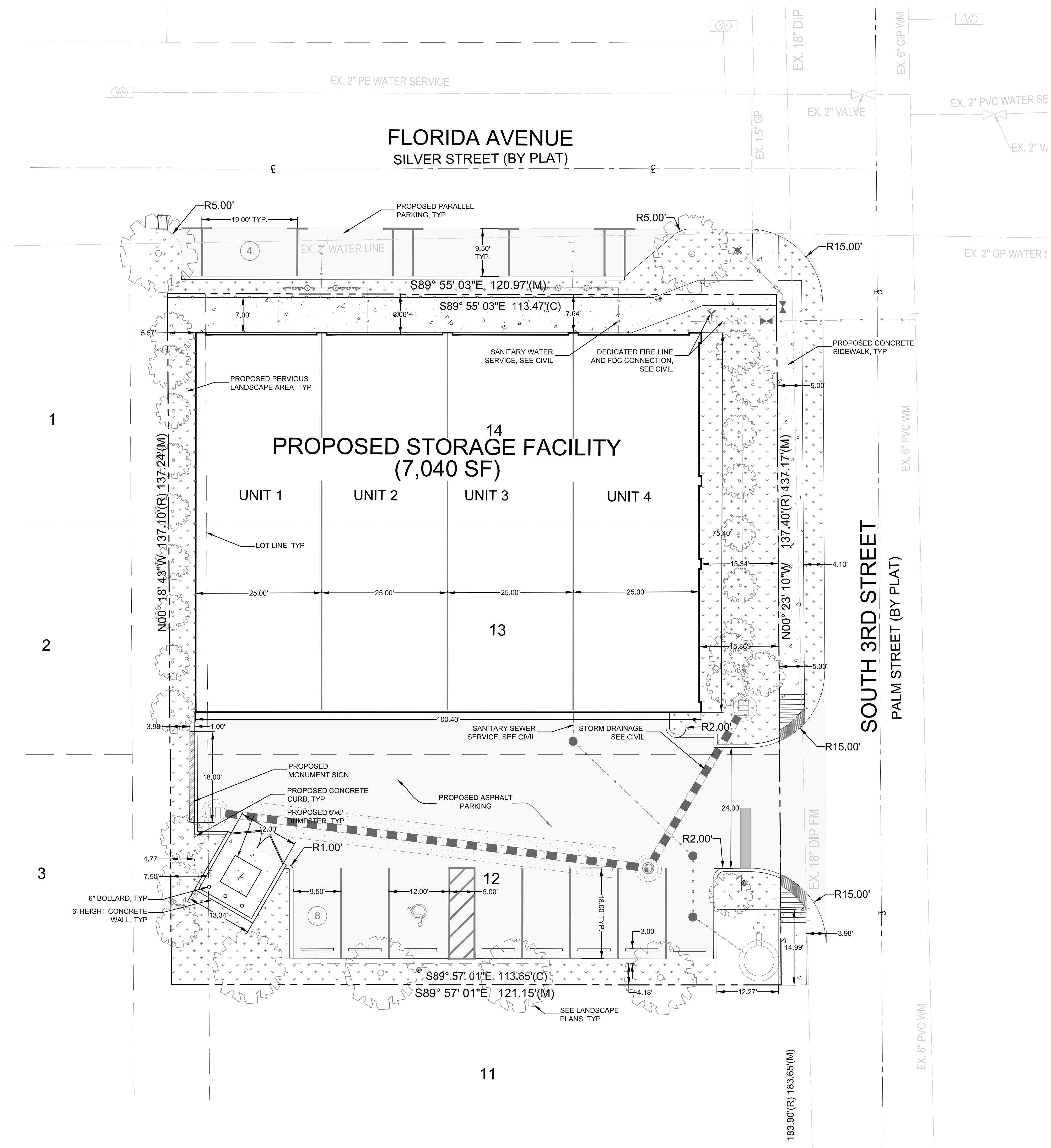
Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16,617 sf (0.38 ac)
Building Size:	7,040 sf (Warehouse)
Parking Required:	12 spaces
Parking Provided:	12 spaces
ADA Parking Required	1 space
ADA Parking Provided:	1 space
Pervious Area:	2,993 sf (18.1%)
Impervious Area:	13,624 sf (81.9%)

Project Address:

PARCEL ID: #2410-711-0041-000-7, ADDRESS: 301 FLORIDA AVE, FORT PIERCE, FL 34950

Legal Description:

BLVD DEV CO'S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F).



Project Team

Landscape Architect:

LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com

Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Jay Haven Street
Fort St. Lucie, FL 34983

Owner:

DDA Realty Group LLC
11166 SW Lunata Way
Port St Lucie, FL 34987

Fort Pierce Commercial

301 Florida Ave, Fort Pierce, FL 34950

Site Plan

Revisions

Date	Init.	Description
09.01.23	BW	Initial Submittal
11.07.23	BW	Revision 1

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: BW

Checked By: PG

Municipal Project:

Scale:

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

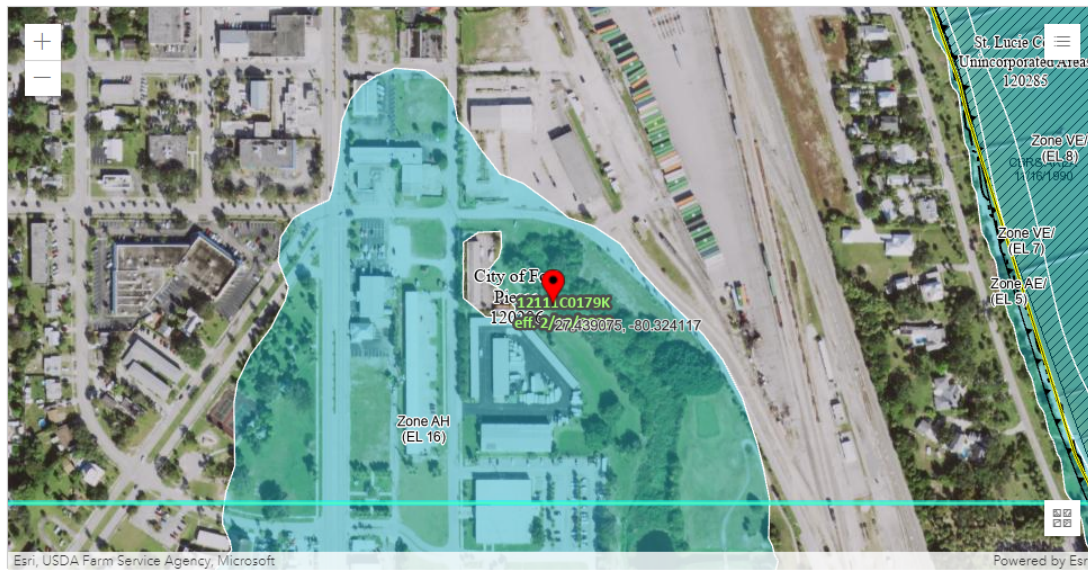
SP-1



Flood zone AH 16 per FEMA map.

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

[Go To NFHL Viewer »](#)





MARCELA CAMBLOR & ASSOCIATES, INC
Town Planning • Architectural Design

Hand Delivery

November 13, 2023

Kev Freeman,
Development Director,
City of Fort Pierce
100 N. US Highway 1,
Fort Pierce,
Florida, 34950

**Re: Fort Pierce Commercial – Design Review Application
PID: 2410-711-0041-000-7
Address: 301 Florida Avenue, Fort Pierce, FL**

Dear Kev,

Please accept the Design Review Application for 0.38-acre vacant commercial property located at 301 Florida Avenue in Fort Pierce. A check for \$515.00 is attached to the Design Review application packet.

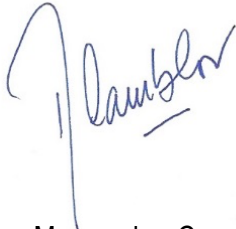
The subject property existing Future Land Use (FLU) is General Commercial, and the current Zoning is (GC) and zoning is C3. The site is within the Fort Pierce Redevelopment Area (CRA) and outside of any special district designations. Concurrent applications has been submitted requesting a rezoning of the property from General Commercial C-3 to Planned Development Zone (PD) to accommodate a small commercial infill project and a Site Plan Application.

Included in support of the site plan development review application are the following materials as three paper sets and one electronic USB prepared in accordance with the application checklist and consistent with Land Development Ordinance Sec. 125-314.-Design Review, and subsection (c)(2) Final Approval Application Requirements:

0. Cover Letter.
1. Application Form.
2. Written Narrative.
3. Final Site Plan.
4. Final Site Lighting Plan – to follow.
5. Final Landscape Plan.
6. Final Floor Plans and Elevation Drawings.
7. A Color Board relating to exterior finishes & materials – to follow – refer to rendering details in the interim.

We trust the attached updated application materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marcela Cambor". The signature is stylized with a large initial "M" and a long vertical stroke extending downwards.

Marcela Cambor-Cutsaimanis, AICP
Principal, Marcela Cambor & Associates, Inc.

Encl.



DESIGN REVIEW

Property Information

Property address or Location 301 Florida ave Fort Pierce
 Parcel ID #(s) 2410-711-0041-000-7
 Project description _____

DDA realty LLC

Property Owner(s)

11166 SW Lunata way

Street Address

Port St Lucie FL 34987

City State Zip

516-779-7303

Phone Number

Gothamplumbing@gmail.com

Email Address

Marcela Cambor & Associates

Applicant/Representative, Title, Company

47 W Osceola St #203

Street Address

Stuart FL 34994

City State Zip

772 708 1108

Phone Number

marcela@marcelacambor.com

Email Address

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



Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpiece.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.

Fort Pierce Flex Building
Design Review
Project Narrative/Justification Statement

The Fort Pierce flex building commercial project is proposed on a 0.38 acre site located at 301 Florida Avenue in Fort Pierce. The site is vacant and bounded by commercial uses to the west and south, and industrial warehouse uses to the east and north.

The subject property existing Future Land Use (FLU) is General Commercial, and the current Zoning is (GC) and zoning is C3. The site is within the Fort Pierce Redevelopment Area (CRA) and outside of any special district designations. A request to rezone the property from General Commercial C-3 to Planned Development Zone (PD) to accommodate a small commercial infill project. This project consists of a 7000 square foot, non-residential building with up to four commercial (office warehouse), provided urban flex space within the CRA. Design of the project is consistent with traditional urban siting, however, since the area lacks CRA-specific regulations, the request to rezone to the Planned Development Zone (PD) to achieve CRA-consistent building placement is necessary.

To accommodate a commercial development on the vacant 0.38-acre subject property located within the CRA, exceptions from the standard C-3 zoning ordinance and land development code for features of the proposed development plan include:

1. Minimum depth of front yard is required to be 25 feet and 8 feet is proposed.
2. Minimum depth of for side and rear yards is required to be 15 feet and 5 feet side yard is proposed.
3. Maximum lot coverage, 60% required and 50% proposed with building and sidewalk. The remainder is open space and pervious materials.
4. Architecture is consistent with a contemporary industrial style.

The land areas adjacent to the proposed Planned Development are Commercial General land uses and C-3 zoning district designations to the north, south, and west of the subject property. To the east the land use is Industrial and has a I-1 zoning district designation. The surrounding area consists of primarily industrial and commercial uses, with a vacant building to the north of Florida Avenue. The proposed development will introduce a modern industrial design in an area where commercial activity is the primary use within the area. The project occupies a corner lot with Florida Avenue along the northern property line and SW 3rd Street along the eastern property line. Although the property lies within the CRA a number of the buildings within the area are industrial/heavy commercial uses including a lumber yard to the east of SW 3rd Street and an old vacant commercial building to the north.

The character of the proposed development is consistent with the development objectives of city and the city's comprehensive plan. More specifically, the applicant is seeking to develop the site in a manner that is conducive with a contemporary, pedestrian friendly, urban commercial

and industrial district. The proposed building is close to, and engages a wide sidewalk and the public realm with loading and parking occurring from the rear. The front portion of the building will house retail/office space, providing an active use along the sidewalk. On-street parking is incorporated to facilitate access for customers as well as to improve the public realm. A continuous sidewalk surrounds the portions of the building that engage the public ROW.

The proposed building and its intended use provide market variety, appropriate intensity and complementary building type transition between the commercial uses along US1 and the industrial uses to the east, while remaining compatible with the surrounding neighborhood. The proposed architecture is contemporary industrial style.

This project embeds innovative infill strategies that add value to the area by elevating and defining architectural standards of commercial and industrial buildings while introducing the concept of placemaking in workplace districts.

Stormwater is addressed through an urban bioswale to the west of the building.

The applicant intends to lease the proposed commercial units.

The project will be constructed as a single-phased development. Construction of the project is intended to be within the timelines afforded to a PD approval with the attached development schedule confirming anticipated timelines.

The applicant will work with staff to provide any agreement, provisions and covenants to govern the use, maintenance, and continued protection of the planned development, including use of any of the common space and other shared areas.

Attached is a site plan with information included consistent with Section 125-212 Planned Development Zone (PD) (c)(2) Site Plan.

The PD is consistent with the St. Lucie County Comprehensive Plan policies and objectives for a property within a commercial area.

To accommodate a commercial development on the vacant 0.38-acre subject property located within the CRA, the project has been designed to demonstrate compliance with Sec. 125-314. Design review, subsection (c)(2). Please note the following in support of the proposed commercial project:

Policy Requirement:

- a. The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color;

Applicant Response: The character of the proposed development is consistent with the development objectives of city and the city's comprehensive plan. More specifically, the applicant is seeking to develop the site in a manner that is conducive with a modern, pedestrian friendly, urban commercial and industrial district. The proposed building is close to and engages a wide sidewalk and the public realm with loading and parking occurring from the rear. The front portion of the building will house retail/office space, providing an active use along the sidewalk. On-street parking is incorporated to facilitate access for customers as well as to improve the public realm. A continuous sidewalk surrounds the portions of the building that engage the public ROW.

Policy Requirement:

- b. If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district;

Applicant Response: The property is not located within a historic district. N/A

Policy Requirement:

- c. The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty;

Applicant Response: The proposed building and its intended use provide market variety, appropriate intensity and complementary building type transition between the commercial uses along US1 and the industrial uses to the east, while remaining compatible with the surrounding neighborhood. The proposed architecture is contemporary industrial style.

Policy Requirement:

- d. The design avoids undue monotony in structural design features.

Applicant Response:

This project embeds innovative infill strategies that add value to the area by elevating and defining architectural standards of commercial and industrial buildings while introducing the concept of placemaking in workplace districts. Refer to the attached site and architectural plans for further information pertaining to the design and scale of the project.

Site Data:

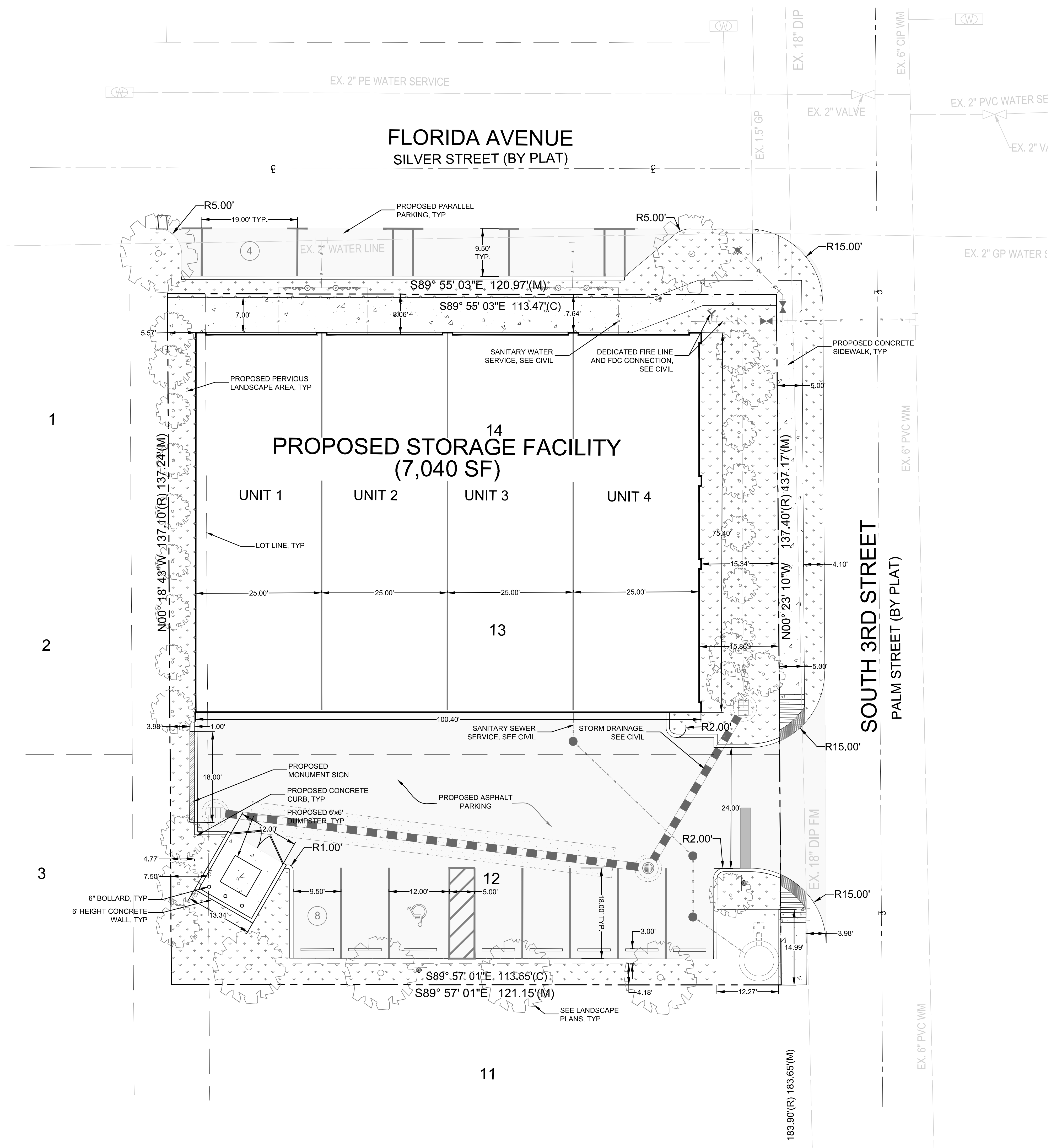
Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16,617 sf (0.38 ac)
Building Size:	7,040 sf (Warehouse)
Parking Required:	12 spaces
Parking Provided:	12 spaces
ADA Parking Required	1 space
ADA Parking Provided:	1 space
Pervious Area:	2,993 sf (18.1%)
Impervious Area:	13,624 sf (81.9%)

Project Address:

PARCEL ID: #2410-711-0041-000-7, ADDRESS: 301 FLORIDA AVE, FORT PIERCE, FL 34950

Legal Description:

BLVD DEV CO'S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F).

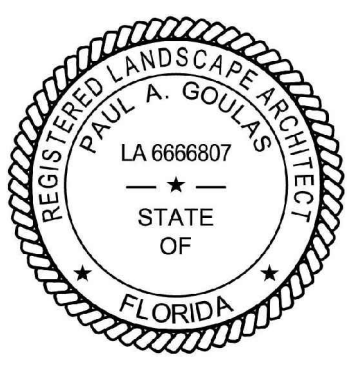


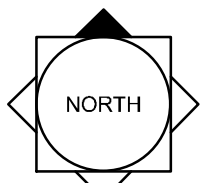
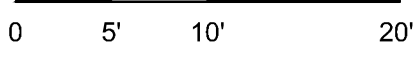
Project Team
 Landscape Architect:
 LANDSCAPE ARCHITECTURAL SERVICES, LLC
 Brandon White | Owner
 772-834-1357 | brandon@las-fl.com
 Paul Goulas | Owner
 772-631-8400 | paul@las-fl.com
 1708 SE Jay Haven Street
 Fort St. Lucie, FL 34983
 Owner:
 DDA Realty Group LLC
 11166 SW Lunata Way
 Port St Lucie, FL 34987

Fort Pierce Commercial
 301 Florida Ave, Fort Pierce, FL 34950
Site Plan

Revisions

Date	Init.	Description
09.01.23	BW	Initial Submittal
11.07.23	BW	Revision 1

REGISTERED LANDSCAPE ARCHITECT

 PAUL A. GOULAS
 LA 6666807
 STATE OF FLORIDA
 PAUL GOULAS, RLA
 FLORIDA REG. # LA6666807

Drawn By: BW
 Checked By: PG
 Municipal Project:
 Scale:

 NORTH
 SCALE: 1" = 10'

 0 5' 10' 20'
SP-1

LANDSCAPE DATA:

TREE REQUIREMENTS

- NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 120 LF x 10' WIDE
1,200 S.F. DIV. BY 300 = 4 TREES REQUIRED
- EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 111 LF x 10' WIDE
1,110 S.F. DIV. BY 300 = 4 TREES REQUIRED
- SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 121 LF x 10' WIDE
1,210 S.F. DIV. BY 200 = 6 TREES REQUIRED
- WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 55 LF x 10' WIDE
550 S.F. DIV. BY 200 = 3 TREES REQUIRED

- INTERIOR VEHICULAR USE AREAS = 5,523 S.F.
5,355/15 = 357 S.F. REQUIRED PLANTING AREA
4 INTERIOR VUA TREES REQUIRED

TOTAL TREES REQUIRED: 21 TREES

***TOTAL TREES PROVIDED: 21 TREES**

SHRUB REQUIREMENTS

- NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 120 LF
120 DIV. BY 3 = 40 SHRUBS REQUIRED
- EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 111 LF
111 LF DIV. BY 3 = 37 SHRUBS REQUIRED
- SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 121 LF
121 LF DIV. BY 3 = 41 SHRUBS REQUIRED
- WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 55 LF
55 LF DIV. BY 3 = 19 SHRUBS REQUIRED

TOTAL SHRUBS REQUIRED: 137 SHRUBS

***TOTAL SHRUBS PROVIDED: 161 SHRUBS**

***TOTAL TREES & SHRUBS PROVIDED LOCATED THROUGHOUT THE SITE & IN ROW TO MEET MINIMUM REQUIREMENTS**

General Landscape Notes:

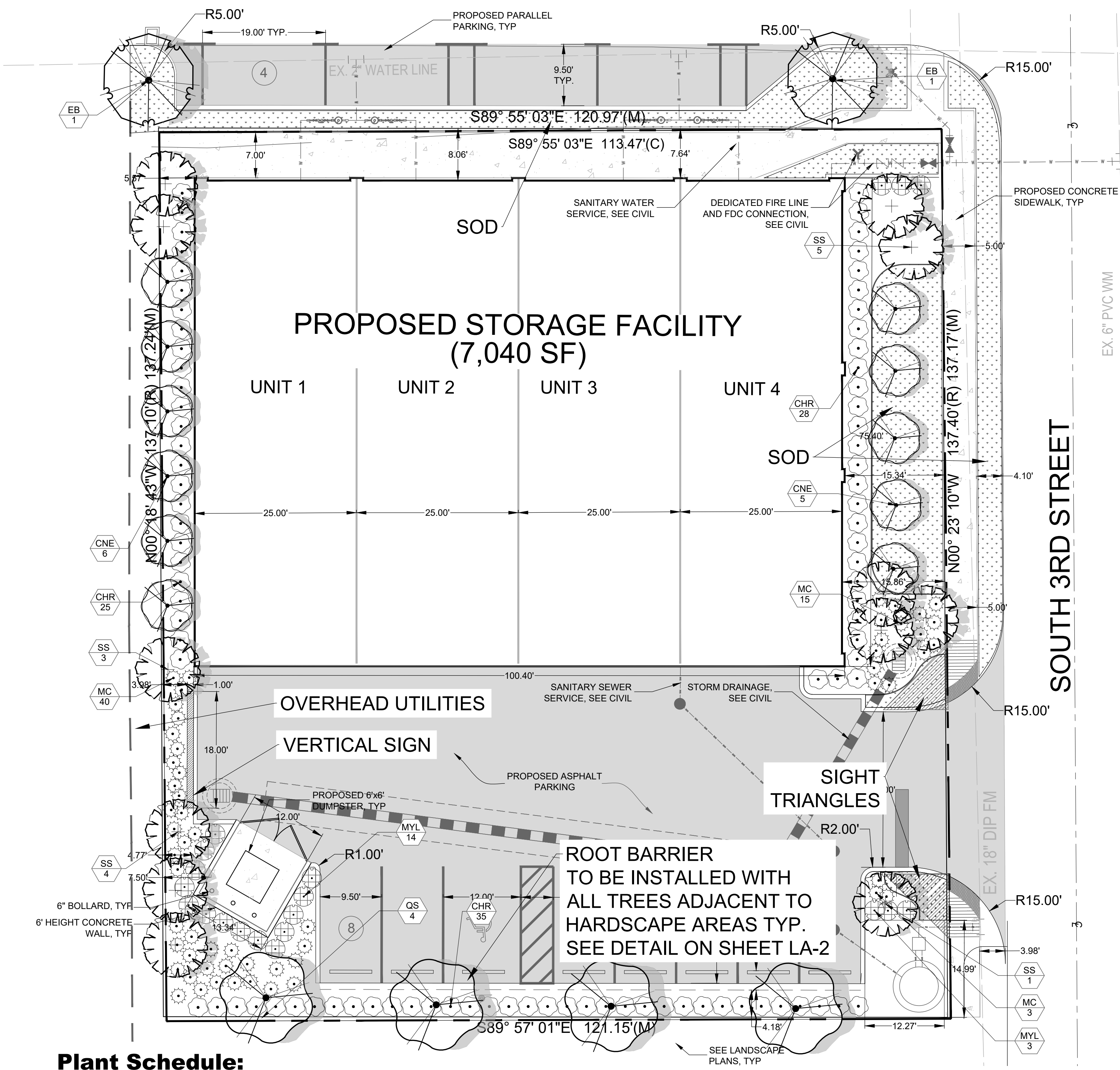
- All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
- Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
- All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
- All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
- Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
- Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
- Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
- All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
- All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
- No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
- Existing understory shall be maintained in areas of undisturbed native vegetation.
- All Category 1 exotic plant species will be eradicated from the site.
- Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
- Irrigation to conform to all local and State regulations with regard to water consumption.
- All new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year.

DRAWING INDEX:

- LA-1: LANDSCAPE PLAN, LANDSCAPE DATA, & PLANT SCHEDULE
- LA-2: LANDSCAPE DETAILS & SPECIFICATIONS



Know what's below.
Call before you dig.



Plant Schedule:

PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	CNE	11	Conocarpus erectus 'Sericeus'	Silver Buttonwood	45G	12' HT	6' W	STD, 4' CT, SP	Native
	EB	2	Elaeocarpus decipiens	Japanese Blueberry Tree	45G	12' HT	5' W	STD, 4' CT, SP	Non-native
	QS	4	Quercus virginiana	Southern Live Oak	45G	12' HT	5' W	6' CT, SP	Native
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	SS	12	Sabal palmetto	Sabal Palm	FG	10'-18' CT		SLK, HC, SP	Native
	CHR	88	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G	24" HT	18" W	F	Native
	MC	58	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18" W	F	Native
	MYL	20	Myrcianthes fragrans	Simpson's Stopper	7G	48" HT	36" W	F	Native
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	SOD	TBD	Paspalum notatum	Bahia Grass	SOD			Free of Weeds and Pests	

Project Team
Landscape Architect:
LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC
Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Fort Pierce Commercial
Florida Avenue & S 3rd Street
Fort Pierce, Florida
Landscape Plan

Revisions

Date	Init.	Description
8.31.23	PG	Submittal
11.01.23	PG	Revision 1

PAUL A. GOULAS
REGISTERED LANDSCAPE ARCHITECT
FLORIDA
LA 6666807
PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG
Checked By: PG
Municipal Project:
Scale:
NORTH
SCALE: 1" = 10'
0 5' 10' 20'
LA-1

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE:
 - A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02 AGENCY STANDARDS:
 - A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03 SITE EXAMINATION:
 - A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 1.04 ERRORS AND OMISSIONS:
 - A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.
 - B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
 - C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.
- 1.05 EXECUTION OF THE WORK:
 - A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
 - B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.
 - C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.
- 1.06 PROTECTION OF PUBLIC AND PROPERTY:
 - A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.
- 1.07 CHANGES AND EXTRAS:
 - A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may be at the expense of the Contractor.
- 1.08 GUARANTEE:
 - A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.
 - B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.
- 1.09 CARE AND MAINTENANCE:
 - A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
 - B. The Owner agrees to execute the instructions for such care and maintenance.
- 1.10 SAFETY:
 - A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.
 - B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).
- 1.11 CONTRACTOR QUALIFICATION:
 - A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
 1. A financial statement showing assets and liabilities of the company current to date.
 2. A listing of not less than (3) completed projects of similar scope and nature.
 3. Permanent name and address of place of business.
 4. The number of regular employees of the organization and length of time the organization has been in business under the present name.
- 1.12 INSURANCE AND BONDING:
 - A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.
 - B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.
- 1.13 PERMITS AND CERTIFICATES:
 - A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

- 2.01 PLANT MATERIALS:
 - A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
 - B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.
 - C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
 - D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all rating standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
 - E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
 - F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

- 2.02 INSPECTION:
 - A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.
- 2.03 PROTECTION OF PLANT MATERIALS:
 - A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
 - B. Plants with broken, damaged or insufficient rootballs will be rejected.
 - C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
 - D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.
- 2.04 STORAGE:
 - A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
 - B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.
 - C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
 - D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

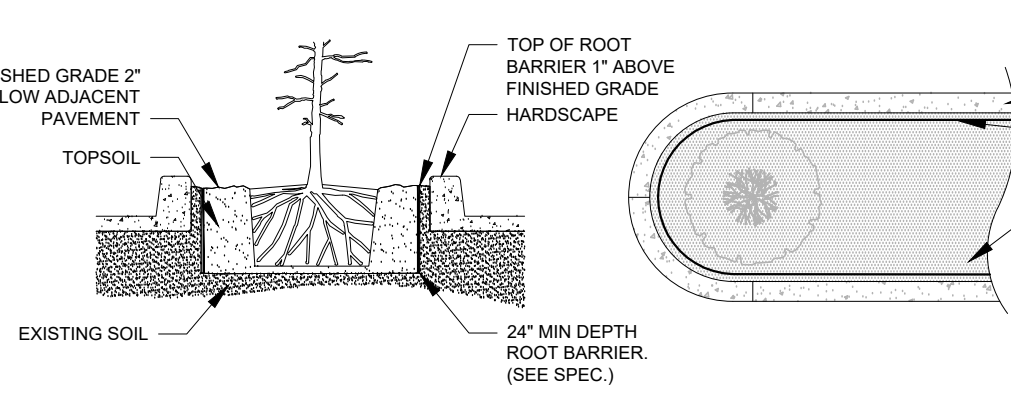
- 2.05 PROTECTION DURING PLANTING:
 - A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.
- 2.06 PLANTING SOIL:
 - A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.
- 2.07 FERTILIZER:
 - A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
 - B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
 - C. Tablized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tablized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

 Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.
- 2.08 MULCH:
 - A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.
 - B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

PART 3: EXECUTION

- 3.01 DIGGING:
 - A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
- 3.02 GRADING:
 - A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
 - B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.
- 3.03 PLANTING:
 - A. Planting shall take place during favorable weather conditions.
 - B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
 - C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.
 - D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".
 - E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.
 - F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil):
 - 1 Gallon material (1 gal.): 12" x 12" x 12" min.
 - 3 Gallon material (3 gal.): 20" x 20" x 18" min.
 - Leno material (7 gal.): 30" x 30" x 24" min.
 Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.
 - G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.
 - H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.
 - I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.
 - J. All flagging ribbon shall be removed from trees and shrubs before planting.
 - K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
 - L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.
- 3.04 PRUNING:
 - A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.
 - B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.
 - C. Trees shall not be poled or topped.
 - D. Remove all trimmings from site.



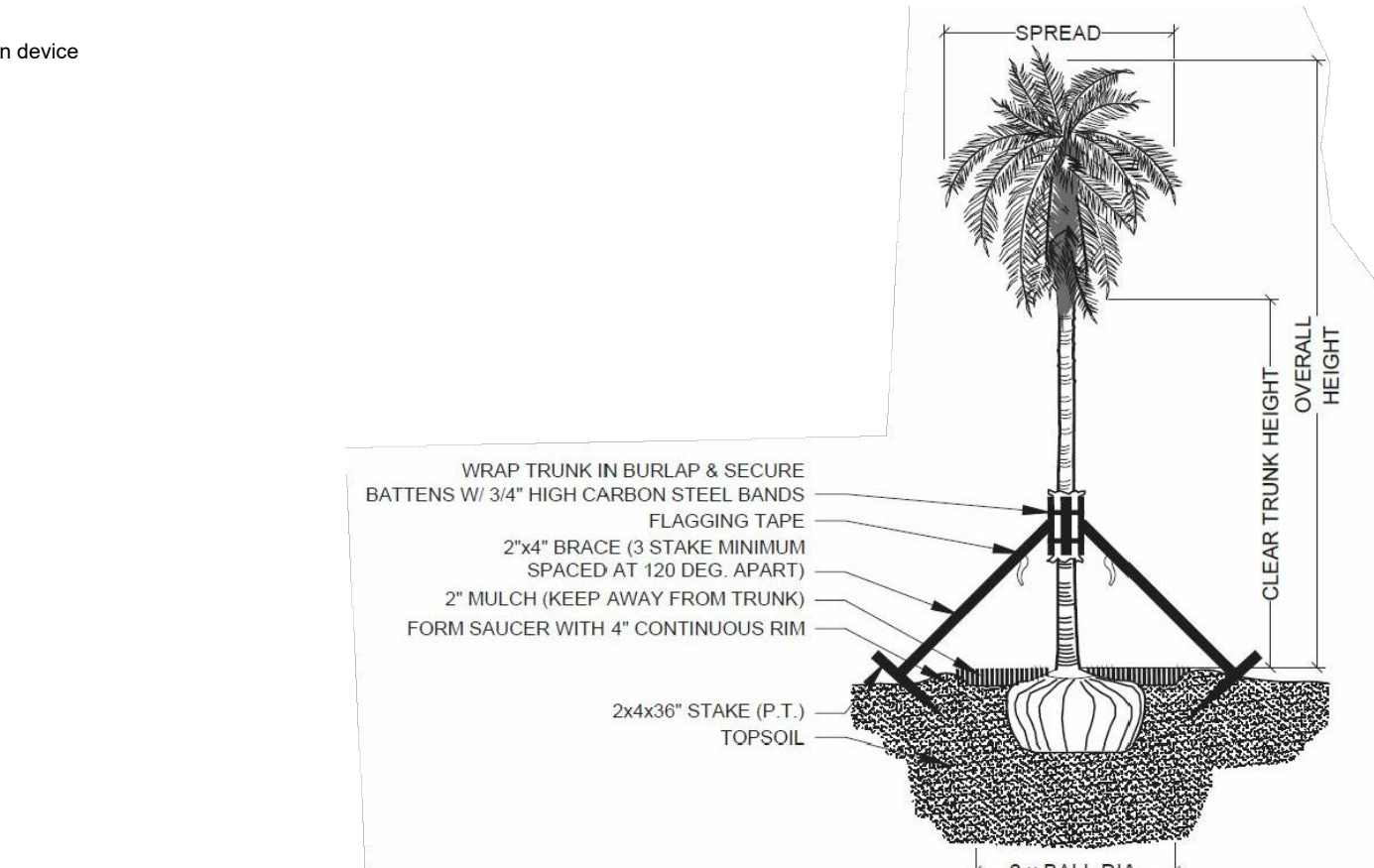
SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE
NOTES:
1. ROOT BARRIER SHALL BE "DEEPROOT" 24" DEPTH OR APPROVED EQUAL.
2. ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

- 3.05 GUYING:
 - A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
 - B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.
 - D. Stake & Brace all trees larger than 12" oa. See Detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.
 - E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
- 3.06 WATER:
 - A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
 - B. See General Notes of Landscape Plan for water source.
- 3.07 SOD:
 - A. The Landscape Contractor shall sod all areas indicated on the drawings.
 - B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
 - C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.
 - D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
 - E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
 - F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
 - G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.
 - H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.
- 3.08 SEEDING:
 - A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
 - B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
 - C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
 - D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.
- 3.09 CLEANING UP:
 - A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.
- 3.10 MAINTENANCE:
 - A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
 - B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
 - C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lightning, or hurricane force winds, until final acceptance.
 - D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
 - E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

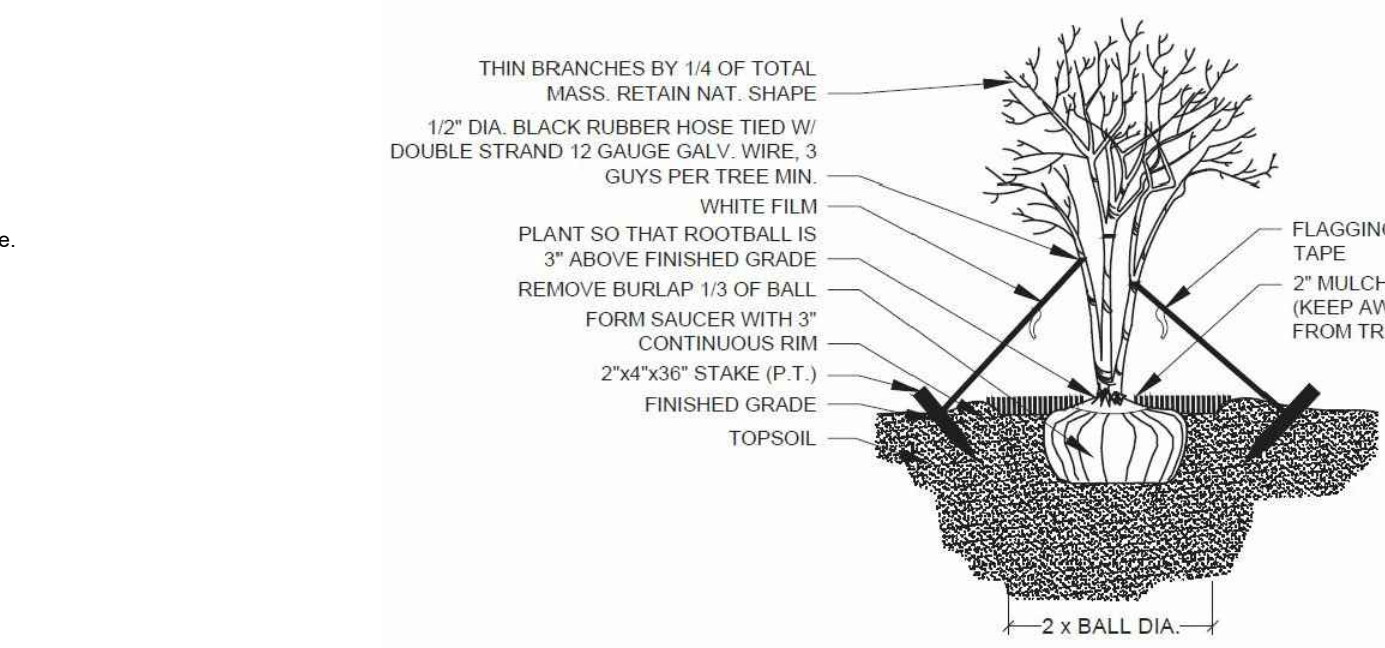
- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
 - A. Completion of the work shall mean the full and exact completion and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
 - B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
 - C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
 - D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

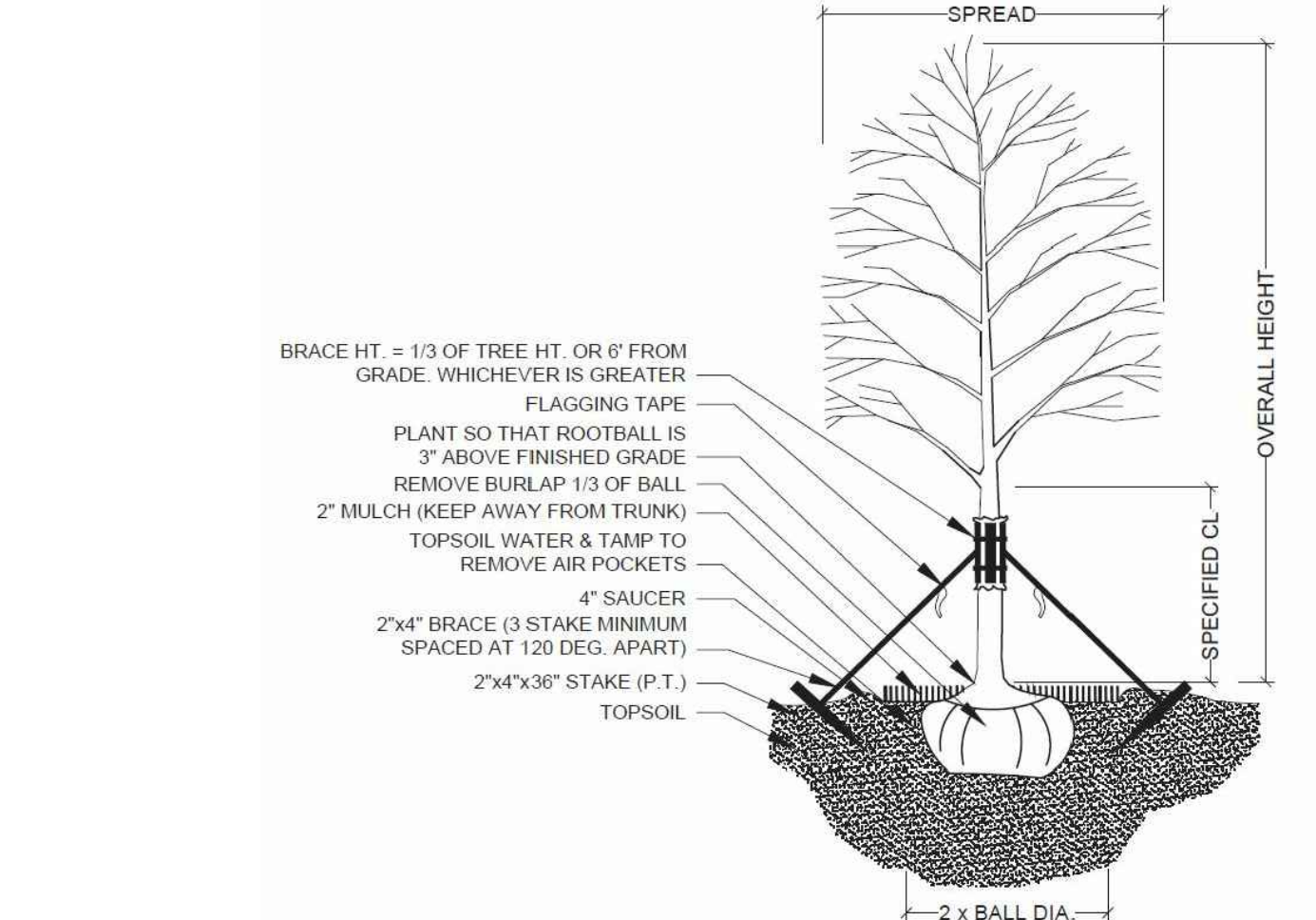
- PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER:
 - A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
 - B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
 - C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
 - D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
 - E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



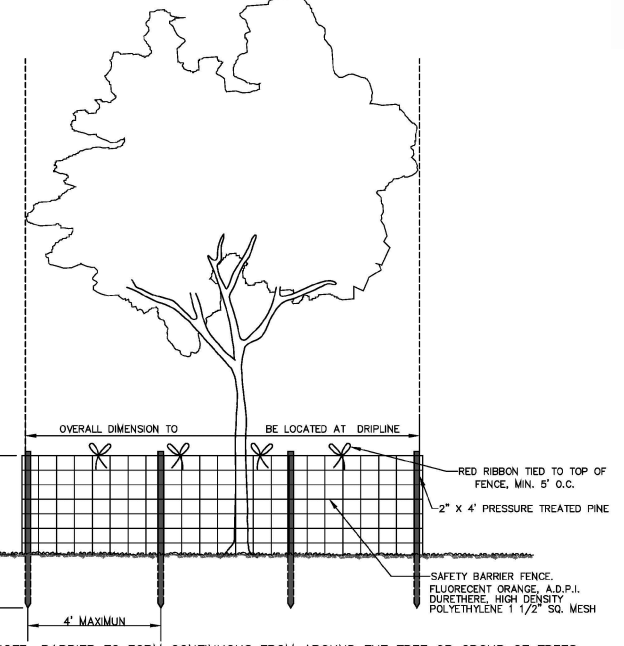
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



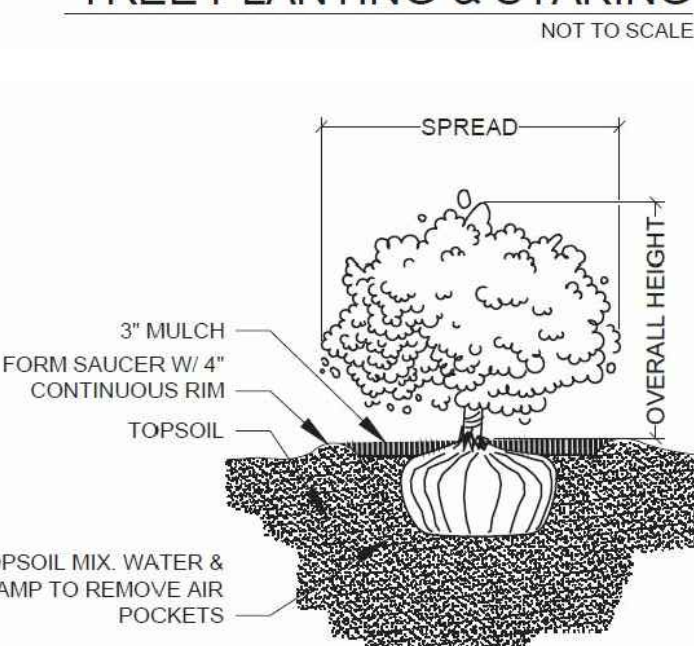
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



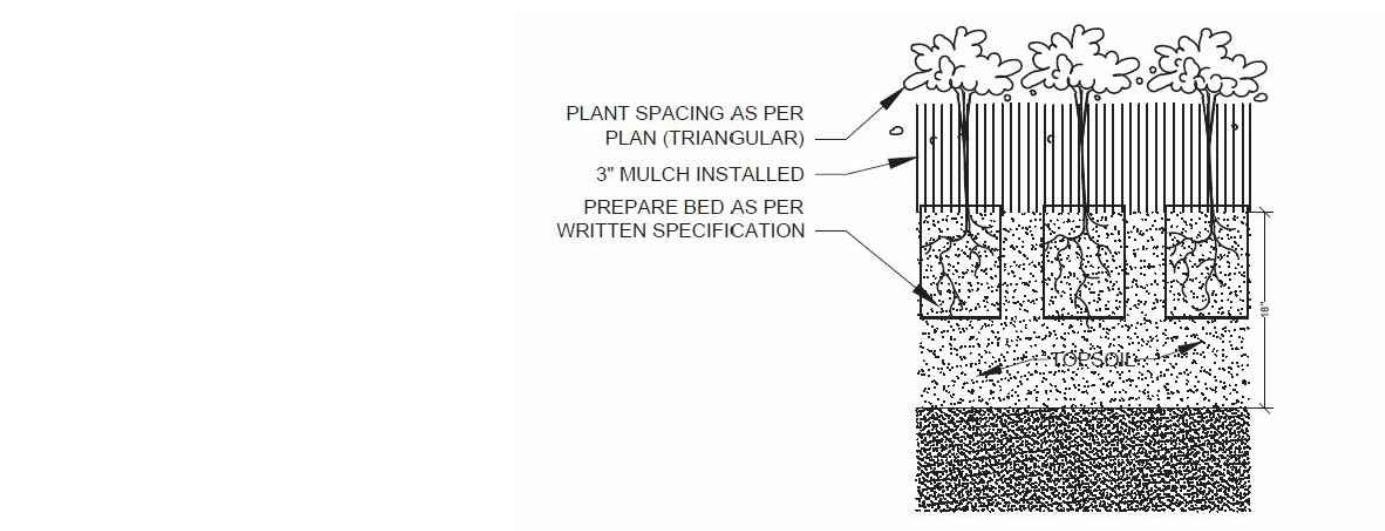
TREE PLANTING & STAKING
NOT TO SCALE



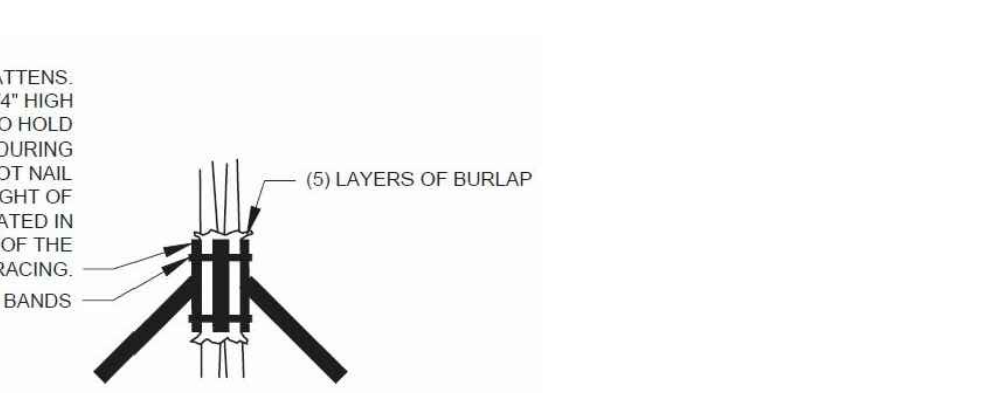
TREE PROTECTION DETAIL
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



BRACING DETAIL
NOT TO SCALE

Project Team
Landscape Architect:
LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC
Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Fort Pierce Commercial
Florida Avenue & S 3rd Street
Fort Pierce, Florida
Details & Specifications

Revisions		
Date	Init.	Description
8.31.23	PG	Submittal
11.01.23	PG	Revision 1

PAUL GOULAS, RLA
FLORIDA REG. # LA666807

Drawn By: PG
Checked By: PG
Municipal Project:
Scale:
LA-2

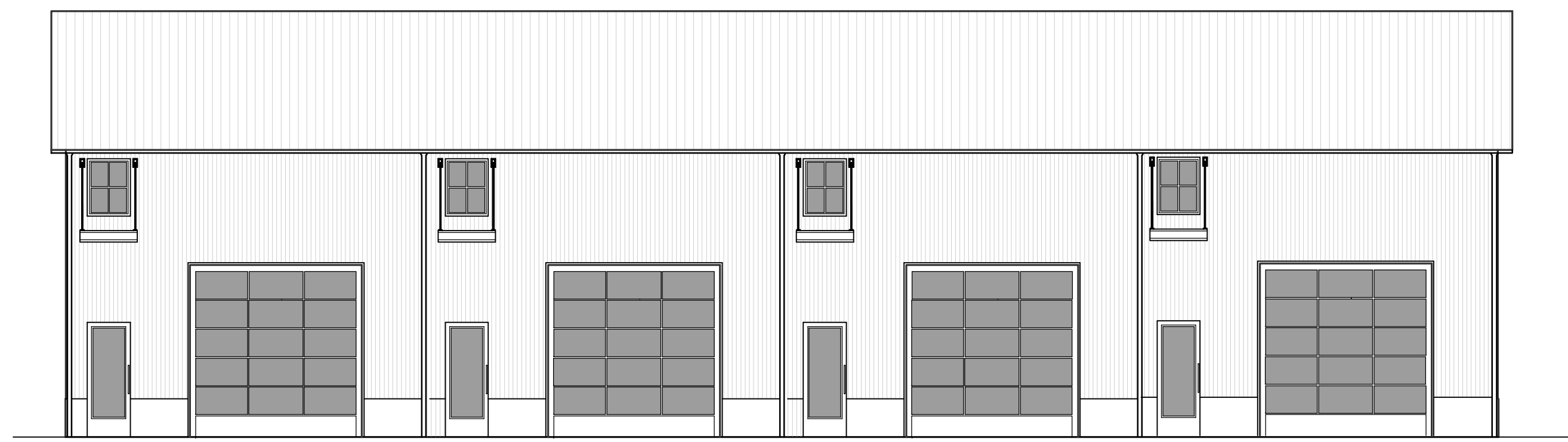


Ft. Pierce Commercial

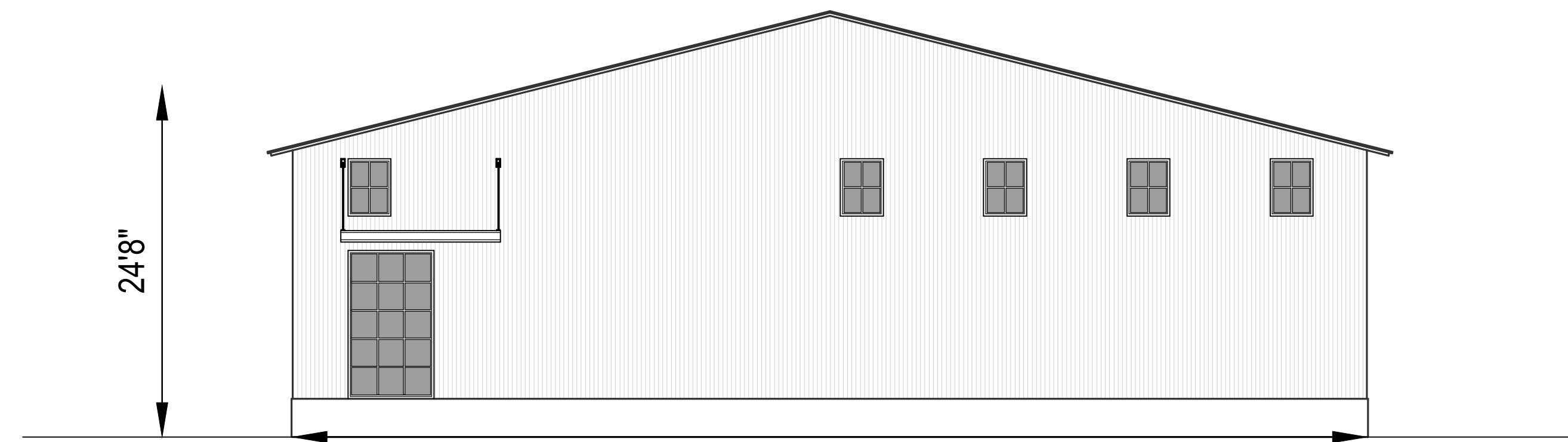
Firm Name and Address
MC&A
 Marcela Cambor & Assoc.
 47 W Osceola Street #203 - Stuart, FL 34994

Project Name and Address
FORT PIERCE COMMERCIAL
 301 Florida Avenue
 Fort Pierce, FL

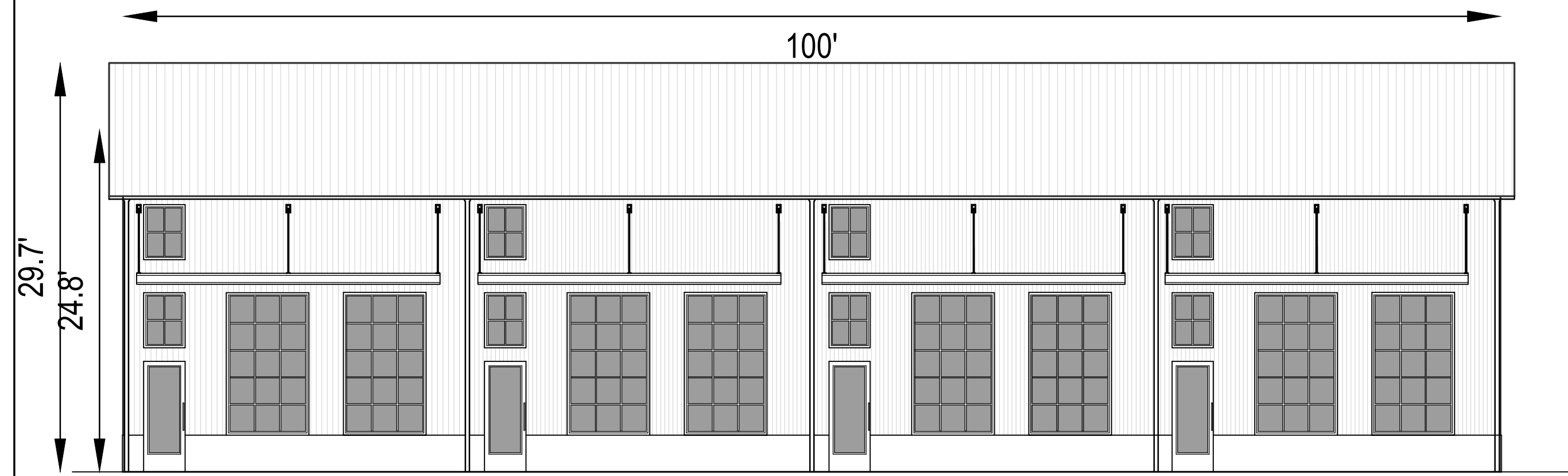
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<small>Date</small>	11/13/2023		
<small>Scale</small>	1 1/2" = 1'		



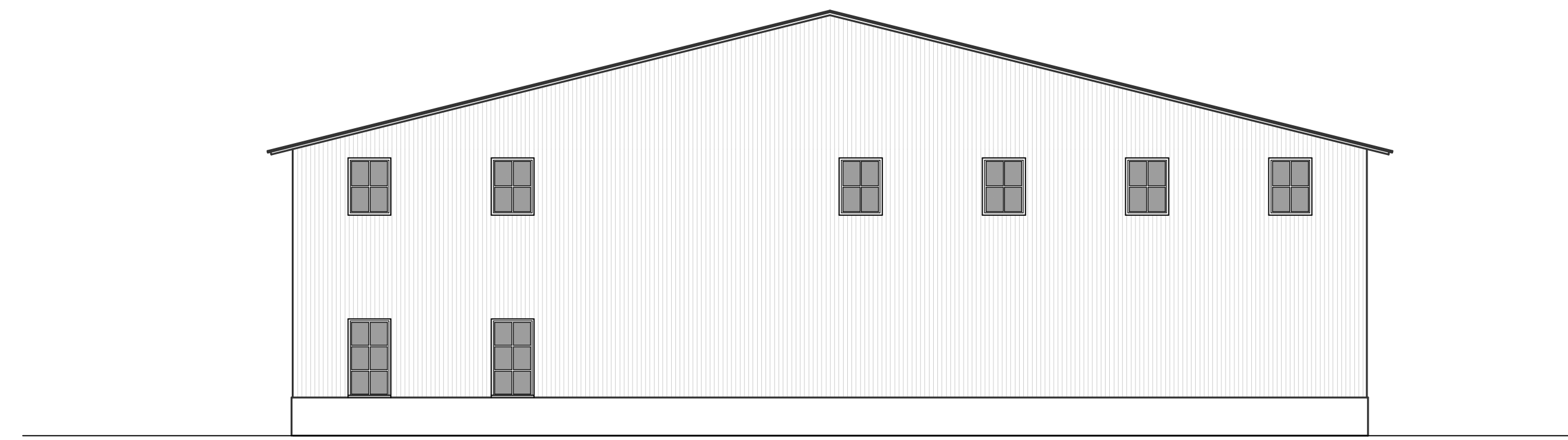
SOUTH (REAR) ELEVATION



24'8"
 75.0' *EAST (SIDE) ELEVATION*



100'
 29.7'
 24.8'
 25.0'
NORTH (FRONT) ELEVATION



WEST (SIDE) ELEVATION

