

**JURISDICTION:**  
CITY OF FORT PIERCE  
NORTH ST LUCIE RIVER WATER CONTROL DISTRICT

**OWNERSHIP:**  
MARTIN PRADO  
4366 PINE RIDGE CT  
WESTON, FL 33331

**PARCEL ID:**  
2417-213-0001-000-7

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

**ZONING:**  
RESIDENTIAL

**TOTAL SITE AREA:**  
PROPERTY SIZE 229,996 SF (5.28 AC) (100%)

**PROPOSED DEVELOPMENT:**  
SINGLE FAMILY HOUSING 60 UNITS

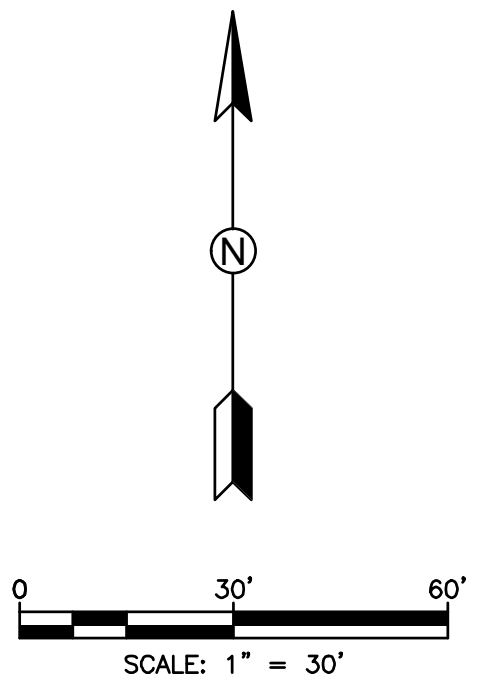
**PROPOSED PERVIOUS:**  
OPEN GREEN SPACE 89,437 SF (2.05 AC) (38.9%)  
STORMWATER RETENTION AREA 28,187 SF (0.647 AC) (12.25%)  
TOTAL PERVIOUS 117,624 SF (2.70 AC) (51.1%)



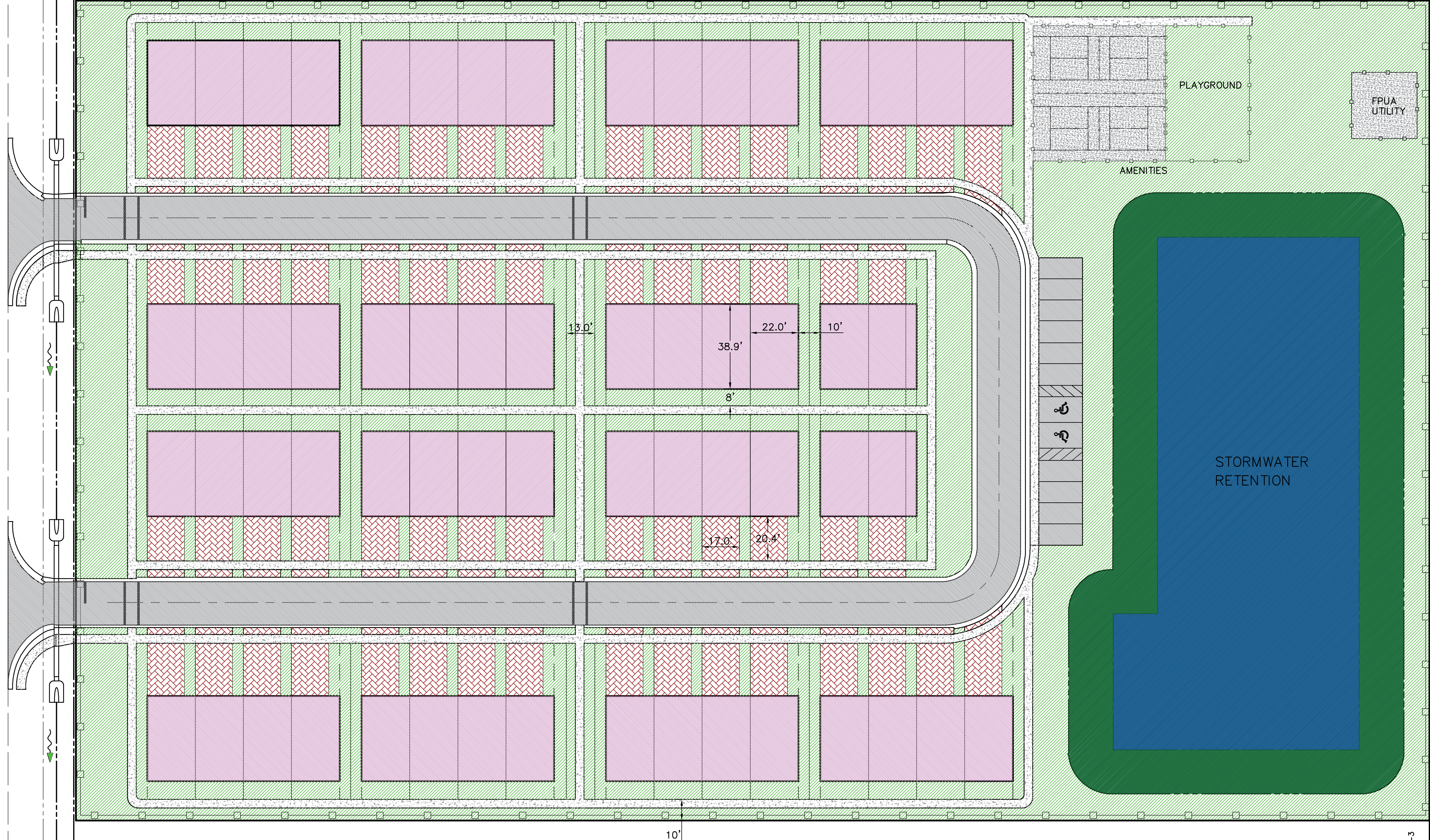
TWO-HOME CONFIGURATION



FOUR-HOME CONFIGURATION



S 37th STREET



- LEGEND**
- EXIST. EDGE OF PAVEMENT
  - PROPERTY BOUNDARY
  - PROP. FENCELINE
  - - - PROP. LOT LINES
  - DRAINAGE FLOW ARROW
  - PROP. OPEN GREEN SPACE
  - PROP. STORM WATER RETENTION
  - PROP. SINGLE FAMILY
  - PROP. RIGHT-OF-WAY
  - PROP. DRIVEWAY

LAND USE: RI RELIGIOUS INSTITUTION  
ZONING: COMMERCIAL NEIGHBORHOOD  
4.98 AC LOT PARCEL INFO: 2417-213-0003-000-1  
(NOT IN PROJECT AREA)

LAND USE: COMMERCIAL  
ZONING: COMMERCIAL NEIGHBORHOOD  
0.35 AC LOT

LAND USE: COMMERCIAL  
ZONING: COMMERCIAL NEIGHBORHOOD  
0.75 AC LOT

LAND USE: RU  
ZONING: UTILITIES  
7.12 AC LOT  
PCK: 2417-242-0010-000-3

LAND USE: COMMERCIAL  
ZONING: COMMERCIAL NEIGHBORHOOD  
3.00 AC LOT

NO.	DATE	DESCRIPTION

DATE: 7/8/24  
DESIGNED BY: DO  
PROJECT NO. 2023-057  
HORIZ. SCALE: 1" = 30'  
VERT. SCALE: N/A  
CAD: Civil3D.dwg

CITY OF FORT PIERCE  
PLANNING DEPARTMENT  
100 N. U.S. HIGHWAY 1  
FORT PIERCE, FL 34950  
(772) 467-3737

**MARTIN & SONS**  
1038 S 37TH STREET  
FORT PIERCE, FLORIDA 34947  
MASTER SITE PLAN

Dylan O'Berry, P.E.  
Civil Engineer  
ART OF ENGINEERING, INC.  
DYLAN O'BERRY, P.E.  
P.E. NO. 88512  
2674 SE RUFFIN TERRACE  
PORT ST LUCIE, FL 34952

PROJECT NO. 2023-057  
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