

## **CITY PLANNING BOARD**

### **BOARD AGENDA**

Planning Board Regular Meeting - Thursday, November 21, 2024 - 2:00 p.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **APPROVAL OF MINUTES**
  - a. Minutes from the September 9, 2024, meeting
6. **HEARING OF THE LOCAL PLANNING AGENCY**
  - a. Future Land Use Map Amendment - Pulte Homes - 2721 South Jenkins Road
7. **NEW BUSINESS**
  - a. Annexation - 3302 Avenue B
  - b. Annexation - Tall Pines  
Parcel IDs: 1433-210-0003-000-9 and 1433-310-0002-000-9
  - c. Rezoning - Master Plan Development - Tall Pines  
Parcel ID's: 1433-210-0003-000-9 and 1433-310-0002-000-9

- d. Rezoning - Master Plan Development - Prado Place  
1038 S. 37th Street - Parcel ID: 2417-213-0001-000-7

8. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

9. **DIRECTOR'S REPORT**

10. **BOARD COMMENTS**

11. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based. Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

**Planning Board - Rescheduled from 11/12/24**

**5. a.**

**Meeting Date:** 11/21/2024

**Re:** Minutes from the September 9, 2024, meeting

**Submitted For:** Kev Freeman, Planning Director, Planning Department

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**Information**

**SUBJECT:**

Minutes from the September 9, 2024, meeting

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**Attachments**

Planning Board Minutes 9/9/24

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 09/12/2024 06:15 PM

Final Approval Date: 10/14/2024

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

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### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **SEPTEMBER 9, 2024**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Gloria Baxevanis; John Hening; Nichelle Clemons; Justine Carter; Alexander Edwards; Uline Daniel; Anton Kreisl, Chairman

Staff Present: Kev Freeman, Planning Director  
Vennis Gilmore, Assistant Planning Director  
Kerry Charles, Planner  
Alicia Rosenthal, Planning and Development Organizer

4. **CONSIDERATION OF ABSENCES**

All members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the August 12, 2024 meeting.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to approve the minutes from the August 12, 2024, meeting.

AYE: Nichelle Clemons, Justine Carter, Alexander Edwards, Uline Daniel, Gloria Baxevanis, John Hening, Chairman Anton Kreisl

Passed

**6. NEW BUSINESS**

**a. Annexation - Guillermo Annexation - Parcel IDs: 2413-501-0176-000-6 and 2413-501-0288-000-3**

Ms. Driver gave an overview of the annexation. She stated the applicant is requesting a voluntary annexation of two (2) parcels at or near S. Ocean Drive and Blue Heron Boulevard. The subject properties have a St. Lucie County Future Land Use designation of Residential Suburban (RS) and a St. Lucie County Zoning classification of Hutchinson Island Residential District (HIRD). The proposed City Future Land Use designation is Residential Low Density (RL) and a Zoning classification of Single-family Low Density (R-1). The site area is approximately .38 acres and the current value of the properties is \$37,400.

Mr. Hening asked if the lots to the north and south are in St. Lucie county and why the city cannot annex the entire block. Mr. Freeman said the city does not have an annexation agreement with St. Lucie County and the city would need the majority vote of property owners to agree to be annexed. Mr. Freeman noted that the City Commission would need to discuss the overall annexation policy.

Guillermo Claire, property owner, answered questions from the Board about merging the lots, utilization of the lots and obtaining utilities. He stated he plans to build a single family home on each lot for his daughters, and he has only spoken with the restaurant close by regarding the utilities in the area.

Motion was made by Nichelle Clemons, and seconded by Gloria Baxevanis to forward a recommendation of approval to the City Commission.

AYE: Justine Carter, Alexander Edwards, Uline Daniel, Gloria Baxevanis, John Hening, Nichelle Clemons, Chairman Anton Kreisl

Passed

**b. Final Plat - Gator Trace on The Greens - 4150 and 4200 Gator Trace Road**

Mr. Gilmore gave an overview of the application and answered questions from the Board. He stated the Final Plat application is to subdivide two (2) parcels into 67 platted residential lots, two (2) road tracts, two (2) stormwater tracts, one (1) open space tract, one (1) recreation tract, and associated easements and buffers. The subject site is 6.94 acres.

Mr. Freeman provided the board with the projects' prior history. He stated the Planned Development (PD) approval was for 67 units and a Planned Development Amendment application was submitted for 84 units. The Planning Board recommended approval and the City Commission denied the amendment for 84 units based on the underlying development agreement attached to the PD. The City Commission recommended the units be consistent with the underlying PD agreement.

Mr. Freeman noted the site plan is being reviewed as a minor site plan because it fits the threshold, and it does not increase the number of units, or substantially change the stormwater or roads.

Ekrem Uzman, owner, Engineer and General Contractor, stated he purchased the property in 2022. He said since the City Commission denied the request for 83 units, he is now requesting approval for 67 units and will start construction as soon as it is approved.

Motion was made by John Hening, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission with the following two (2) conditions:

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.
2. Prior to final endorsement of the Plat Mylars by the City of Fort Pierce, the following original documents must be remitted to the City of Fort Pierce Engineering Department:
  - Bond No. 800124491 issued on May 9, 2023, in an amount of \$872,353.90.
  - Bond Continuation Certificate issued on August 16, 2024, which extends the expiration date of Bond No. 800124491 to May 9, 2025.
  - Bond Rider issued on July 11, 2024, which increases the value of Bond No. 800124491 from \$872,353.90 to \$1,202,841.20.
  - Bond Rider issued on August 29, 2024, which increases the value of Bond No. 800124491 from \$1,202,841.20 to \$1,213,661.01.

AYE: Alexander Edwards, Uline Daniel, Gloria Baxevanis, John Hening, Nichelle Clemons, Justine Carter, Chairman Anton Kreisl

Passed

c. **Zoning Text Amendment - Chapter 121 – Subdivisions - Preliminary Plat Procedures**

Mr. Freeman gave an overview of the text amendment. He explained the Preliminary Plat process is voluntary and is usually used in large developments to start the lot infrastructure and move things forward. The Property Appraiser will not assign parcel identification numbers to Preliminary Plats, so the code is being amended to allow the designation of parcel identification numbers by the St. Lucie County Property Appraiser.

Chairman Kreisl asked if the intention is for property appraisers to assign parcel identification numbers and if any neighboring municipalities have this type of plan in place. Chairman Kreisl highlighted the amended process is an incentive for developers to start building permits and moving dirt, which helps make sense of the money being spent, and keeps the project on track.

Mr. Freeman said the city is now putting the emphasis on the Final Plat, which is where it should be and parcel identification numbers can now be assigned for better record keeping.

No one from the public spoke for or against the text amendment.

Motion was made by Uline Daniel, and seconded by Nichelle Clemons to forward a recommendation of approval of the proposed amendment to the plat process to the City Commission.

AYE: Uline Daniel, Gloria Baxevanis, John Hening, Nichelle Clemons, Justine Carter, Alexander Edwards, Chairman Anton Kreisl

Passed

d. **Zoning Text Amendment - Chapter 125-314 – Architectural Design Standards**

Mr. Freeman gave an overview of the text amendment. He said the purpose of the text amendment is to set out what sort of quality development the city is going to get and to help the design professionals work with their clients. Mr. Freeman said the idea is to manufacture the design guidelines into standards without being too harsh on the parameters of the design. He stated the design guidelines have been broken down into general architectural styles with some flexibility, so the Planning Board and staff can negotiate to get to something appropriate. Mr. Freeman noted he is well aware of the potential building and development costs of standardized architectural elements. Mr. Freeman explained that the staff looked at what was happening in Fort Pierce, the history of Fort Pierce and the architectural styles seen in Fort Pierce. He said there are six general broad styles to allow for a wide range of individual identity options and flexibility in terms of architecture. Mr. Freeman showed pictures of each style of building in Fort Pierce: South Florida Style, Anglo-Caribbean Style, Mediterranean Style, Classical Style, Art Deco Style and Masonry Modern Style. Mr. Freeman said he is expecting the applicant to explain how the design has met the standards, what they are trying to achieve in their impression and how the design meets the character of Fort Pierce.

Mr. Freeman explained a separate standards booklet will be created as adopted, so at any time the booklet can be amended based on experience and how the styles look. He explained an amendment to the code would not be needed, only an amendment to the booklet. The code will relate by reference to the booklet.

Chairman Kreisl asked Mr. Freeman if he foresees amendments to the standards document being made on a regular or annual basis. If so, whatever version of the standards document will be used at the time a building permit is applied for. Mr. Freeman recommended discussing any issues or difficulties in using the standards document at a Planning Board meeting, so changes can be made to the booklet to make it easier to use. Mr. Freeman stated he would like to incorporate more examples of designs that have been well received by the Planning Board, so architects and applicants have a better reference of what is expected of them when they come forward.

Chairman Kreisl suggested adding lighting for safety and security purposes and also for color conformity to the standards. He noted the color temperature of the building facade lighting, for elements of the building that face the street, can be helpful in creating continuity.

Mr. Hanning asked about flexibility with large hotels having their own style. Mr. Freeman said he understands corporations and large entities have their own prototype, template and styles, and they want their brand carried through when they are building something. He stated that brands have different designs and a catalog of architectural styles which is used to look at what kind of architectural design requirements the city has.

Ms. Carter asked if the standards would apply to both residential and commercial properties. Mr. Freeman stated the state statute does not allow city or planning departments to set architectural standards for single-family homes or duplexes unless the city has standards in place or the property is in the Community Redevelopment Area (CRA).

Mr. Freeman said the standards will allow the city to get engaged more with the design of properties within the infill lots. He stated at a future date he would like the city to have a catalog of pre-approved architectural designs for infill projects. The designs would be pre-approved, off the shelf, ready at a fixed cost.

Ms. Carter asked how staff determines what design is okay. Mr. Freeman said there is a bit of subjectivity, but there are some underlying basic criteria. He stated it is up to the design

professional to say I met the design criteria, even though it may not look like any of the styles. Mr. Freeman highlighted that the city does not want to end up like a museum where everything looks the same.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval to the City Commission for the proposed Zoning Text Amendment and Fort Piece Architectural Standards Guideline to Sec.125-314 Design Review.

AYE: Gloria Baxevanis, John Heaning, Nichelle Clemons, Justine Carter, Alexander Edwards, Uline Daniel, Chairman Anton Kreisl

Passed

**7. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**8. DIRECTOR'S REPORT**

Mr. Freeman said the ordinances for development on small lots, "Innovative Community Development, Amendments to Definitions and Use Criteria", were approved at the last City Commission meeting. He said the approved ordinances are another step in putting pieces together to having a very flexible code, to enable the Planning Board to do a more thorough job and to have the tools to do that.

Mr. Freeman said he is working on the sign code, which will be very appropriate for the architectural design standards and bring consistency with lighting and sizes.

Mr. Freeman said he has been working on the city port for two years, and he is hoping to get closer to the end soon.

Mr. Freeman said the landscaping is the next big piece of the code that he will be working on. He is not aiming to be restrictive, but more consistent throughout the city and with neighborly respect.

**9. BOARD COMMENTS**

Chairman Kreisl extended his gratitude to the City Commission for allowing him to remain on the Board for another two years. He was very happy to see how many people applied for the seat on the Board.

**10. ADJOURNMENT**

**Planning Board - Rescheduled from 11/12/24**

**6. a.**

**Meeting Date:** 11/21/2024

**Re:** Pulte FLUMA

**Submitted For:** Kev Freeman, Planning Director, Planning Department

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**Information**

**SUBJECT:**

Future Land Use Map Amendment - Pulte Homes - 2721 South Jenkins Road

**SUMMARY:**

Request for review of an application for a Future Land Use Map Amendment of two (2) parcels in the City of Fort Pierce, from GC, General Commercial to RM, Medium Density Residential.

The applicant is proposing to amend the Future Land Use Map from GC, General Commercial to RM, Medium Density Residential to permit the development of single-family housing within proximity to goods, services and the State's intermodal transportation network. The applicant intends to rezone the property in the future to PD, Planned Development with an associated site plan.

**RECOMMENDATION:**

Staff recommends that the Planning Board recommend approval of the proposed Future Land Use Map Amendment to the City Commission.

**ALTERNATIVES:**

- Recommend Approval with alternative conditions
- Recommend Denial

**RESPONSIBLE STAFF:**

Vennis Gilmore, Assistant Planning Director

**COORDINATED WITH:**

Technical Review Committee

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**Fiscal Impact**

**OTHER INFORMATION:**

N/A

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**Attachments**

Staff Report

Staff Report Supporting Documents  
Application Supporting Documents

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**Form Review**

Form Started By: Vennis Gilmore  
Final Approval Date: 10/31/2024

Started On: 10/30/2024 03:55 PM

# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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**PROJECT:** PULTE FUTURE LAND USE AMENDMENT (SMALL-SCALE) – PROJECT #: PZFLU2024-00002  
**REVIEWER:** VENNIS GILMORE, ASSISTANT PLANNING DIRECTOR  
**DATE:** OCTOBER 30, 2024

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### STAFF REPORT

**Applicant:** Aimee Carlson, Pulte Homes

**Representative:** Leslie Olson, District Planning Group

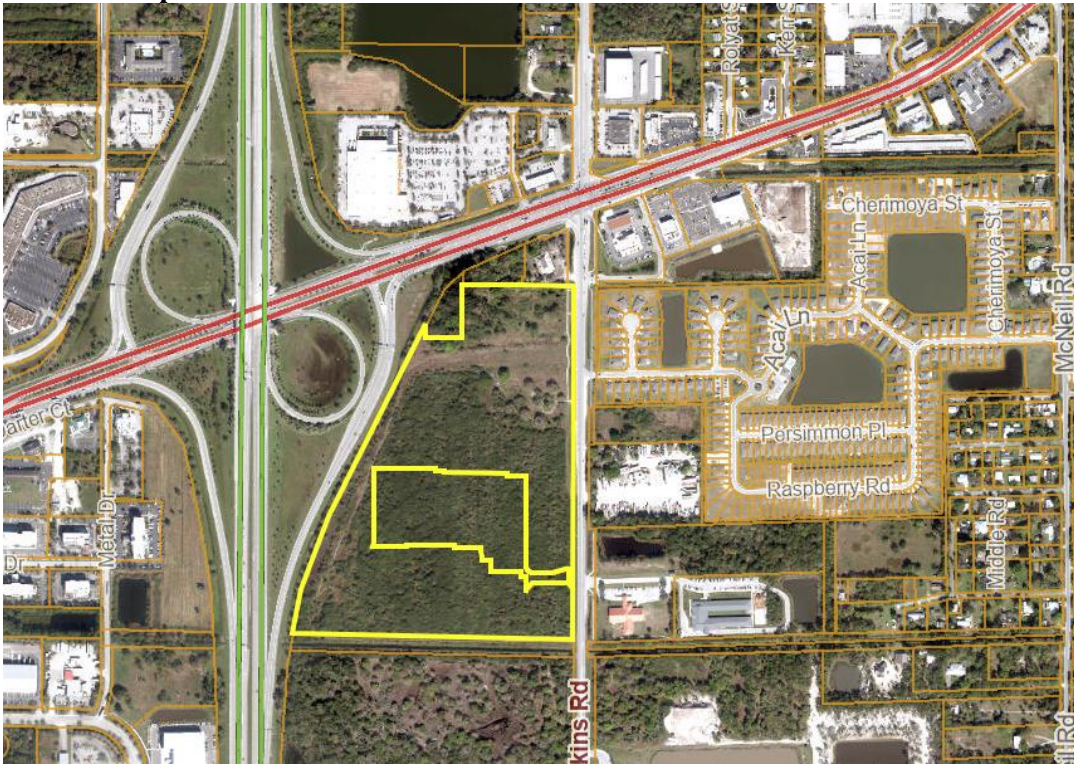
**Requested Action:** Review of an application for a Future Land Use Map Amendment of two (2) parcels in the City of Fort Pierce, from GC, General Commercial to RM, Medium Density Residential.

**Location:** At or near 2721 South Jenkins Road

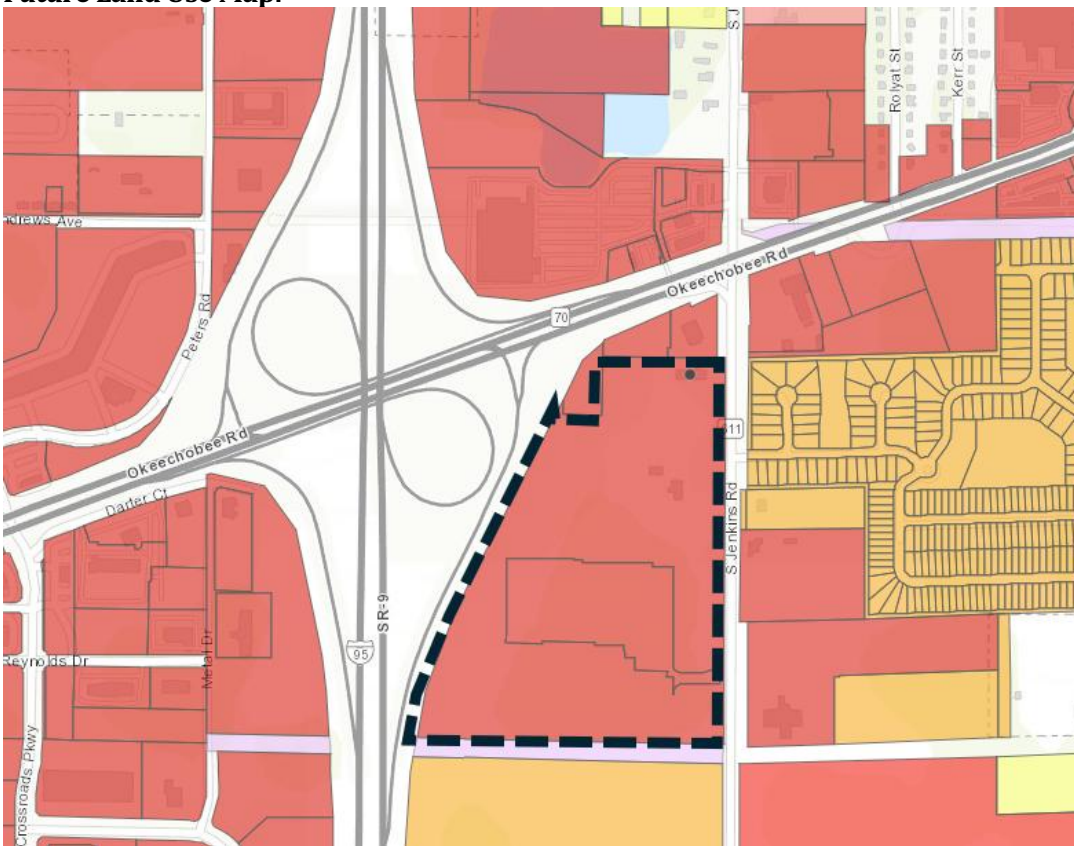
**Parcel IDs:** 2324-413-0000-000-9 & 2324-431-0001-000-2

**Current Zoning:** C-3, General Commercial Zone  
**Proposed Zoning:** PD, Planned Development  
**Current Future Land Use:** GC, General Commercial  
**Proposed Future Land Use:** RM, Medium Density Residential

**Location Map:**



**Future Land Use Map:**



**Zoning Map:**



**Surrounding Zoning:**

North	East	South	West
C-3	PD/E-3/C-3	R-4	I-95/C-3

**Surrounding Future Land Use:**

North	East	South	West
GC	RM/GC	RM	GC

**Site Area:**

+/- 49.917 Acres

**Utilities:**

Located within the FPUA Service Area

## Staff Analysis

Request for review of an application for a Future Land Use Map Amendment of two (2) parcels in the City of Fort Pierce, from GC, General Commercial to RM, Medium Density Residential.

The applicant is proposing to amend the Future Land Use Map from GC, General Commercial to RM, Medium Density Residential to permit the development of single-family housing within proximity to goods, services and the State's intermodal transportation network. The applicant intends to rezone the property in the future to PD, Planned Development with an associated site plan.

### Existing Conditions

Currently the land is vacant.

### Comprehensive Plan – Future Land Use Comparison

#### FLU COMPARISON - Pulte Homes FLUMA

FUTURE LAND USE COMPARISON					
	ACRES	SQ.FT			
SITE AREA	49.917	2,174,384.5			
FLU		RESIDENTIAL		COMMERCIAL	
		MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	GENERAL COMMERCIAL (GC)	15	748	1.0	2,174,384.5 SQ.FT
PROPOSED	MEDIUM DENSITY RESIDENTIAL (RM)	12	599	0.0	0.0 SQ.FT
		INCREASE / (DECREASE)		(149)	(2,174,384.5) SQ.FT

*Note: SLC FAR Estimated based on lot coverage and building height restrictions*

The subject property is designated as a City Future Land Use of General Commercial. The General Commercial (GC) designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

The subject property is classified with a City Zoning of C-3, General Commercial Zone. This classification is primarily intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities

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The proposed Future Land Use designation is RM, Medium Density Residential. The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

The proposed Zoning classification is PD, Planned Development. The Planned Development (PD) Zone District is to provide a process for the evaluation of developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is a voluntary process commenced by an applicant for such zoning designation. The intent is to establish a resilient living and working environment through the application of enlightened and imaginative approaches to community planning, stormwater infrastructure and property design. A PD should provide a variety of natural features and scenic areas, efficient and economical land use, improved amenities, orderly and economic development, and the protection of adjacent existing and future development. Therefore, the PD alternative may allow uses and design concepts which are not specifically allowed in standard zoning districts. To the extent that any provisions of this section conflict with any other provisions of this Code, the provisions of this section shall prevail.

#### **Summary of Technical Review Committee**

All affected departments have reviewed the proposed Future Land Use Map Amendment with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the Future Land Use Map Amendment.

#### **Staff Recommendation:**

Staff recommends that the Planning Board recommend approval of the proposed Future Land Use Map Amendment to the City Commission.



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Leslie Olson  
130 South Indian River Drive, Suite 202  
Fort Pierce, FL 34950

**Re: Future Land Use Map Amendment (Small Scale) – Pulte Single-Family Housing –  
Project #: PZFLU2024-00002**

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Dear Ms. Olson,

The following are comments from the Planning Department's review of your application (Please Provide a Written Response and any revisions (if applicable) for all responsible Departments):

**1. No Comments**

If deemed necessary, please provide a written response to each comment to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: [vgilmore@cityoffortpierce.com](mailto:vgilmore@cityoffortpierce.com).

Sincerely,  
Vennis Gilmore  
Assistant Planning Director



**BUILDING DEPARTMENT  
TECHNICAL REVIEW COMMITTEE (TRC)  
COMMENT FORM**

Meeting Date: 10.17.24  
Property Address: Future Land Use Map Amendment (FLUMA) – Pulte Single-Family Housing  
2721 S. Jenkins Road

*Please be advised that the project may trigger the requirements indicated below:*

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.
- 4. Building Permit required.
- 5. Signed and sealed construction drawings required.
- 6. Must meet the following Accessibility requirements:
  - Accessible route
  - Handicapped parking spaces
  - Means of egress
- 7. Change of Use required
  - Shall include a signed and sealed Life Safety Plan
  - Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.
- 11. Open permits, requiring attention exist.
- 12. Shall meet the Fire Prevention Code:
  - Sprinkler system is required.
  - Smoke alarm system is required.
- 15. Other

**Additional Comments/Requirements:**


Building Official's or Representative's Signature \_\_\_\_\_

Date: \_\_\_\_\_

10/15/24



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

**TO : Vennis Gilmore, Assistant Planning Director**

**FROM : Tracy Telle, Engineering Manager** *TS*

**RE : 2721 S. Jenkins Road – FLUMA  
TRC No. PZFLU2024-00002**

**DATE : October 16, 2024**

This is to advise you that we have completed the review of the following documents as received by this office on October 7, 2024:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Future Land Use Map Amendment                         | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Recommend         | <input type="checkbox"/> Do Not Recommend |
| <input checked="" type="checkbox"/> Approval of FLUMA | <input type="checkbox"/> C/O              |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for comments

October 15, 2024

**PROJECT:** Pulte  
**REF:** Project # PZFLU2024-00002  
**TO:** Kevin Freeman  
**FROM:** Grant Chambers

Comments:

1. Advisory: The site was originally planned to have cross access to the north. As the northern property's access will likely be right in right out only, cross access will continue to be encouraged.
2. Traffic analysis will be required for review by the County's third-party reviewer at the const of the applicant.

Conditions:

3. A Site Development Permit is required prior to performing site improvement activities.



Coco Vista Centre  
466 SW Port St. Lucie Blvd, Suite 111  
Port St. Lucie, Florida 34953  
772-462-1593 www.stlucietpo.org

October 11, 2024

**VIA EMAIL**

Mr. Vennis Gilmore, Assistant Planning Director  
City of Fort Pierce  
100 North U.S. Highway 1  
Fort Pierce, Florida 34950

**RE: Proposed Transportation Impact Review (PTIR)  
Pulte Single-Family Housing - FLUMA  
2721 South Jenkins Road  
Fort Pierce, Florida**

Dear Mr. Gilmore:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR regarding the above-referenced Future Land Use change of a currently undeveloped 51.11-acre parcel. Based on the review, the following comments are provided:

- **Local and State Government Coordination:** Because of the location of the proposed development, it appears that the transportation impacts from the proposed development will extend to the St. Lucie County and Florida Department of Transportation (FDOT) roadway networks. Therefore, coordination with the County and FDOT is necessary to fully analyze the potential impacts to their networks and develop the appropriate improvements to mitigate the impacts.

Please contact me should any additional information or clarification be required regarding this review.

Sincerely,

*Stephanie M. Torres*

Stephanie M. Torres, CPM  
Bicycle Pedestrian Program Manager

cc: City of Fort Pierce Planning Department



THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

**October 17, 2024**

Case #: PZFLU2024-00002

Planner: City of Ft. Pierce Planning Department.

Future Land Use Map Amendment

Pulte Single Family Housing, 2721 S. Jenkins Rd., Ft. Pierce.

### **Comments:**

Please work closely with the traffic engineers to ensure ingress and egress designs for this project are realized to allow for efficient and safe movement of vehicles. This portion of roadway is a thoroughfare and with the addition of many proposed projects in the vicinity of this roadway, careful consideration is a must.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

City of Fort Pierce  
Planning Department  
100 North US Highway 1  
Fort Pierce, FL 34950

Aimee Carlson  
Pulte Home Company, LLC  
1475 Centrepark Boulevard, Suite 140  
West Palm Beach, FL 33401

RE: Cornerstone PUD located south of Okeechobee Road and west of Jenkins Road  
Tax Folio Nos: 2324-413-0000-0009  
2324-414-0000-000/2  
2324-413-001-000/2

The undersigned gives CONSENT to District Planning Group, LLC, as agent, and Aimee Carlson of Pulte Home Company, LLC, as applicant, to submit or have submitted all applications and all required material and documents which have been approved by the undersigned in writing, and to attend and represent the undersigned at all meetings and public hearings pertaining to the application to the extent that an officer or other representative of the undersigned is not otherwise present. Any delegation pursuant to this consent may be revoked at any time by the undersigned.

The undersigned is the fee simple owner of the above referenced described property for which a Future Land Use Map Amendment is requested.

[Signature Page Follows]

CORNERSTONE FORT PIERCE DEVELOPMENT, LLC  
a Delaware limited liability company

By: Massachusetts Mutual Life Insurance Company,  
a Massachusetts corporation, its managing member

By: Barings LLC,  
a Delaware limited liability company, its investment advisor

By: Cassie A. McCrain  
Name: Cassie A. McCrain  
Title: Managing Director

Date: 10/15/2024

The foregoing instrument was acknowledged before me this 15 day of October, 2024,  
by Cassie A. McCrain, Managing Director of Barings LLC, a Delaware limited liability company,  
the investment adviser of Massachusetts Mutual Life Insurance Company, a Massachusetts  
corporation, the managing member of Cornerstone Fort Pierce Development, LLC, a Delaware  
limited liability company, she is personally known to me or has produced  
as identification.

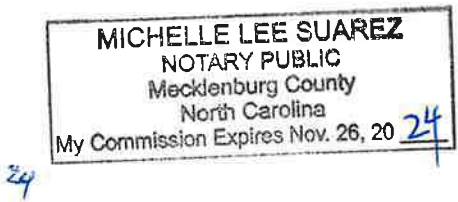
Michelle Lee Suarez  
Notary Public  
Michelle Lee Suarez  
Printed name of notary

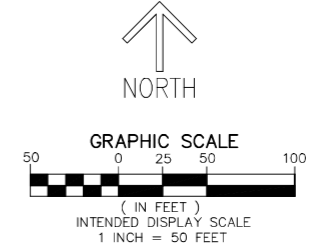
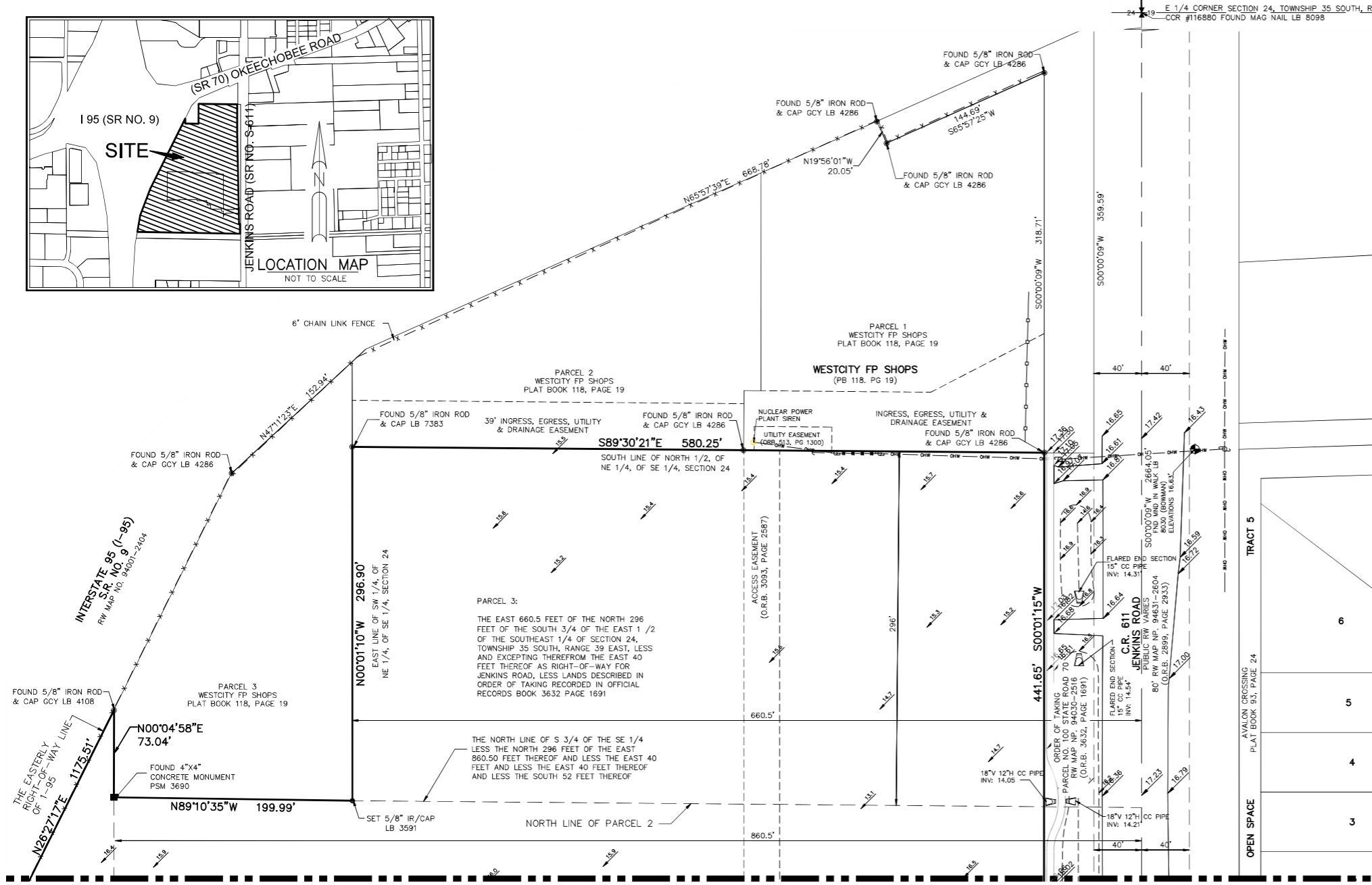
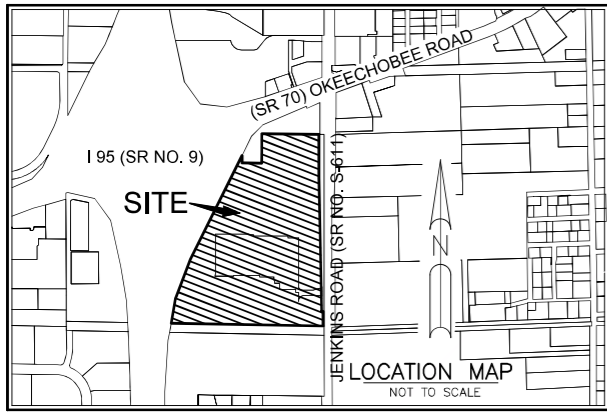
My Commission Expires. \_\_\_\_\_

Print Name Michelle Lee Suarez

Notary Public-State of North Carolina

My Commission Expires November 26, 2024





THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE B, PART II OF EXCEPTIONS OF THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE HAVING A FILE NUMBER: 5224004410M, WITH AN COMMITMENT DATE OF MAY 23, 2024 @ 5:00 P.M.

**SCHEDULE B, PART II EXCEPTIONS**

- Resolution 96-011 recorded February 6, 1996, in Official Records Book 997, Page 2176. (AFFECTS NOTHING TO PLOT)
- Ordinance No K-251 recorded March 4, 2004, in Official Records Book 1912, Page 2979. (AFFECTS, ANNEX INTO THE CITY OF FORT PIERCE)
- Restrictive Covenants and Access Easement Agreement recorded May 28, 2009, in Official Records Book 3093, Page 2587. (AFFECTS PLOTTED)
- Developer's Agreement recorded July 1, 2010, in Official Records Book 3209, Page 1238. (AFFECTS NOTHING TO PLOT)
- Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. (AFFECTS NOTHING TO PLOT)

**CERTIFIED TO:**

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JULY 12, 2024. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17.050, 5J-17.051, 5J-17.052, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027, AS AMENDED AND CHAPTERS 177.041 AND 177.061, FLORIDA STATUTES. THE FIELDWORK WAS COMPLETED ON JULY 12, 2024.

*[Signature]*  
RONNIE L. FURNISS  
PROFESSIONAL SURVEYOR MAPPER #6272  
STATE OF FLORIDA

CAULFIELD AND WHEELER, INC  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561) 392-1991 / FAX (561) 750-1452

**LEGEND**

- N.S.L.R.W.C.D. - NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
- O.R.B. - OFFICIAL RECORD BOOK
- RW - RIGHT-OF-WAY
- RCP - REINFORCED CONCRETE PIPE
- PB - PLAT BOOK
- PG - PAGE
- ANCHOR
- CABLE TV VAULT
- CATCH BASIN
- CONCRETE POWER POLE
- CROSSWALK SIGNAL
- CURB INLET
- HOG OR BARBED WIRE FENCE
- DENOTES FOUND SURVEY ROD & CAP
- DENOTES NAIL & SURVEY DISK
- DRAINAGE MANHOLE
- ELECTRIC HAND HOLE
- ELECTRICAL WIRES OVERHEAD
- FIBER OPTIC BOX
- FIRE HYDRANT
- MAST ARM / TRAFFIC SIGNAL
- LIGHT POLE
- SANITARY MANHOLE
- SEWER VALVE
- TRAFFIC SIGN
- WATER VALVE
- WOOD POWER POLE (UNLESS NOTED)
- SURVEY MARKER/CONTROL POINT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
- DENOTES FOUND SURVEY MARKER
- SET 5/8" IR/CAP LB 3591

**DESCRIPTION:**

**PARCEL 1:**  
THE SOUTH 574.36 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:  
THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF 1-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF. LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

**PARCEL 2:**  
THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF 1-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE SOUTH 626.36 FEET THEREOF, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

**PARCEL 3:**  
THE EAST 660.5 FEET OF THE NORTH 296 FEET OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THEREFROM THE EAST 40 FEET THEREOF AS RIGHT-OF-WAY FOR JENKINS ROAD, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691  
ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.  
CONTAINING: 49.917 ACRES, MORE OR LESS

SEE SHEET 2

**SURVEY NOTES:**

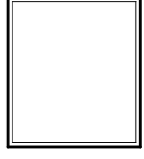
- LAST DATE OF FIELD DATA ACQUISITION FOR THIS SURVEY IS JULY 12, 2024.
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- LANDS SHOWN HEREON WERE ABSTRACTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER: 5224004410M, EFFECTIVE DATE MAY 23, 2024 AT 5:00 P.M. AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
- THE DESCRIPTION OF THE LAND CONTAINED IN THIS SURVEY IS PER EXHIBIT "A" OF THE TITLE COMMITMENT REFERENCED ABOVE.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD BEARING OF SOUTH 00°00'09" WEST ALONG THE EAST LINE OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST AS DEPICTED ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION MAP, ITEM/SEGMENT NO. 428984-1 STATE PROJECT NO. 94030.2516 STATE ROAD NO. 70 (OKEECHOBEE RD.).
- SUBJECT PROPERTY FALLS WITHIN ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY PANEL NO. 12111C01673, CITY OF FORT PIERCE, ST. LUCIE COUNTY, COMMUNITY NO. 120286 PANEL 0167, SUFFIX J; DATED FEBRUARY 16, 2012.
- THERE ARE NOT GAPS, GORES OR HIATUSSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.

REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561) 392-1991 / FAX (561) 750-1452

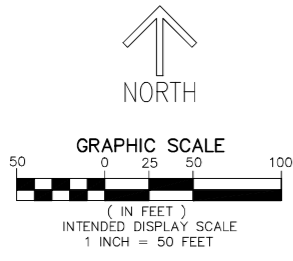
ALTA/BOUNDARY & TOPOGRAPHIC SURVEY  
PULTE GROUP  
A PORTION OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA

DATE 6/20/2024  
DRAWN BY RLF  
F.B./PG. ELECT  
SCALE AS SHOWN



JOB # 10108  
SHT. NO. 1  
OF 3 SHEETS

SEE SHEET 1



INTERSTATE 95 (I-95)  
S.R. NO. 9  
RW MAP NO. 94001-2404

6' CHAIN LINK FENCE

THE EASTERLY RIGHT-OF-WAY  
LINE OF I-95

THE WEST LINE OF S 3/4 OF THE SE 1/4  
LESS THE NORTH 296 FEET OF THE EAST  
860.50 FEET THEREOF AND LESS THE EAST 40  
FEET AND LESS THE EAST 40 FEET THEREOF  
AND LESS THE SOUTH 52 FEET THEREOF

THE WEST LINE OF S 3/4 OF THE SE 1/4  
LESS THE NORTH 296 FEET OF THE EAST  
860.50 FEET THEREOF AND LESS THE EAST 40  
FEET AND LESS THE EAST 40 FEET THEREOF  
AND LESS THE SOUTH 52 FEET THEREOF

PARCEL 2:  
THAT PART OF THE SOUTH 3/4 OF THE SE 1/4  
OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE  
39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING  
EASTERLY OF THE EASTERLY RIGHT-OF-WAY  
LINE OF I-95, LESS THE NORTH 296 FEET OF  
THE EAST 860.50 FEET THEREOF, AND LESS  
THE EAST 40 FEET THEREOF, AND LESS THE  
SOUTH 626.36 FEET THEREOF, LESS LANDS  
DESCRIBED IN ORDER OF TAKING RECORDED IN  
OFFICIAL RECORDS BOOK 3632 PAGE 1691

S00°01'15"W  
441.65'

FOUND IRON ROD &  
CAP LB 6852

ORDER OF TAKING  
PARCEL NO. 100 STATE ROAD  
70  
(O.R.B. 3632, PAGE 1691)

CONCRETE DRIVE

ACCESS EASEMENT  
(O.R.B. 3093, PAGE 2587)

CONCRETE DRIVE

ACCESS EASEMENT  
(O.R.B. 3093, PAGE 2587)

CONCRETE DRIVE

ACCESS EASEMENT  
(O.R.B. 3093, PAGE 2587)

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(O.R.B. 3093, PAGE 2587)

CONCRETE DRIVE

ACCESS EASEMENT  
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ACCESS EASEMENT  
(O.R.B. 3093, PAGE 2587)

CONCRETE DRIVE

ACCESS EASEMENT  
(O.R.B. 3093, PAGE 2587)

S00°01'15"W  
441.65'

FOUND IRON ROD &  
CAP LB 6852

ORDER OF TAKING  
PARCEL NO. 100 STATE ROAD  
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(O.R.B. 3632, PAGE 1691)

CONCRETE DRIVE

ACCESS EASEMENT  
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CONCRETE DRIVE

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ACCESS EASEMENT  
(O.R.B. 3093, PAGE 2587)

CONCRETE DRIVE

ACCESS EASEMENT  
(O.R.B. 3093, PAGE 2587)

CONCRETE DRIVE

ACCESS EASEMENT  
(O.R.B. 3093, PAGE 2587)

(UNPLATTED)  
PARCEL ID: 2419-332-  
0001-000-9  
OWNER: ACENICION  
COVARRUBIAS SANTOYO

(UNPLATTED)  
PARCEL ID: 2419-332-0002-000-6  
OWNER: KRONOS LLC

AVALON CROSSING  
PLAT BOOK 93, PAGE 24

OPEN SPACE

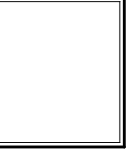
SEE SHEET 3

REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7000 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561) 392-1991 / FAX (561) 750-1452

ALTA/BOUNDARY & TOPOGRAPHIC SURVEY  
PULTE GROUP  
A PORTION OF THE SOUTH 3/4 OF THE SE 1/4 OF  
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST,  
ST. LUCIE COUNTY, FLORIDA

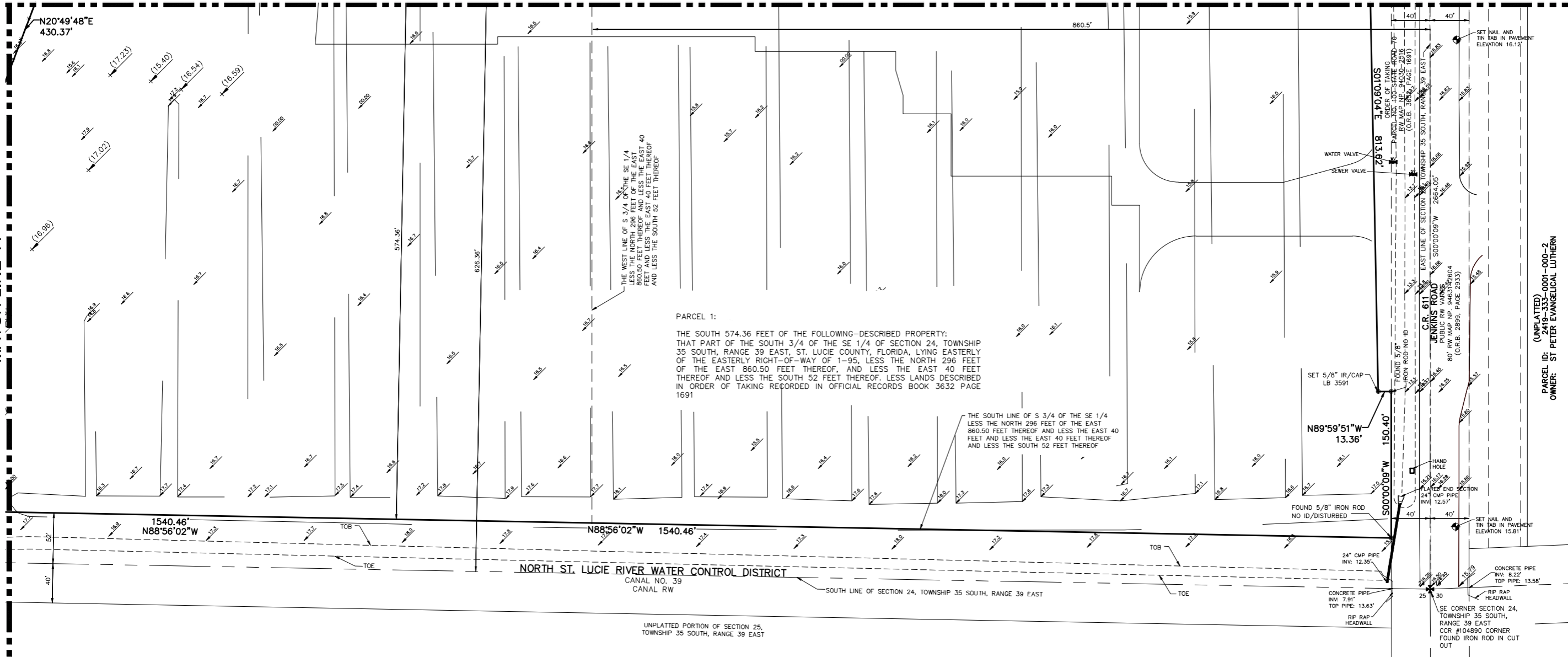
DATE 6/20/2024  
DRAWN BY RLF  
F.B./ PG. ELECT  
SCALE AS SHOWN



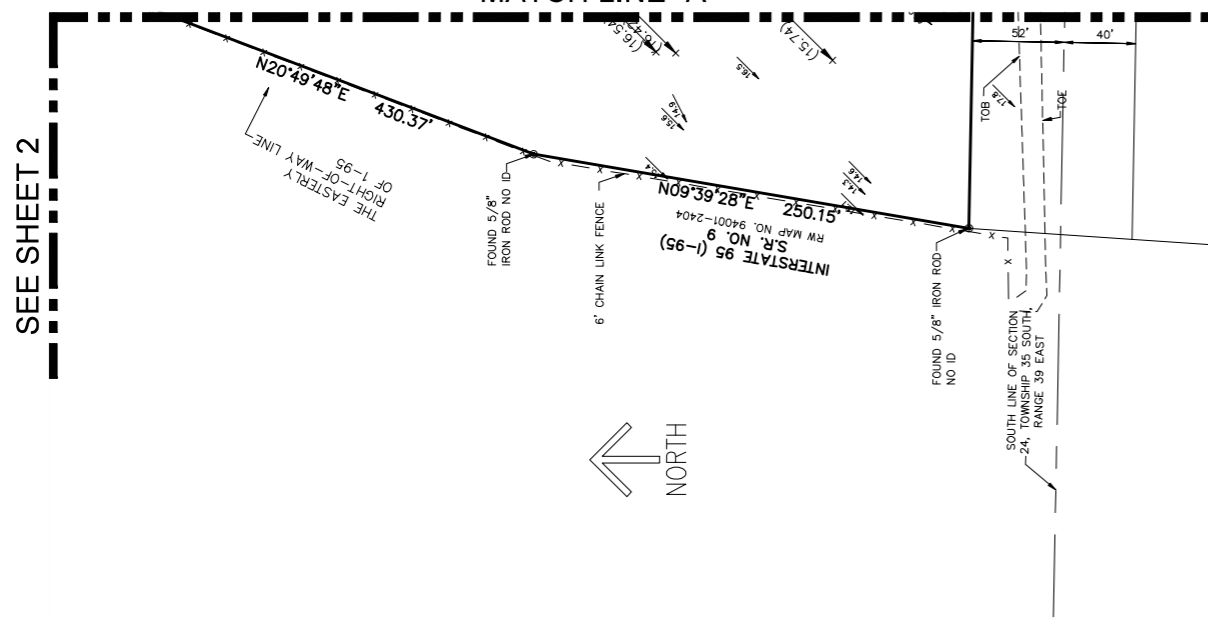
JOB # 10108  
SHT. NO.  
2  
OF 3 SHEETS

SEE SHEET 2

MATCH LINE "A"



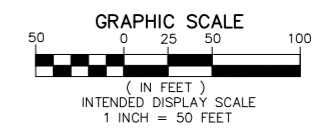
MATCH LINE "A"



SEE SHEET 2

NORTH

NORTH



(UNPLATTED)  
 PARCEL ID: 2419-333-0001-000-2  
 OWNER: ST PETER EVANGELICAL LUTHERN

ALTA/BOUNDARY & TOPOGRAPHIC SURVEY  
 A PORTION OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA

DATE 6/20/2024  
 DRAWN BY RLF  
 F.B./ PG. ELECT  
 SCALE AS SHOWN

JOB # 10956  
 SH.T.NO.  
 3  
 OF 3 SHEETS

REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561) 392-1991 / FAX (561) 750-1452

FILE NAME: 10956-ALTA-BNDY-TOPO.dwg



**Drainage Statement:**

**Cornerstone – City of Fort Pierce**

**Date: September 6, 2024**

**K&A Project No. 24-1479**

**Location**

The 49.9 acre project site is located on the west side of Jenkins Road south of Okeechobee Road (S.R. 70) and immediately east of Interstate 95 in the City of Fort Pierce (Saint Lucie County) Florida. The project site is located within the South Florida Water Management District (SFWMD) and the North Saint Lucie River Water Control District (NSLRWCD) and will discharge stormwater to the NSLRWCD Canal No. 39 located along the south boundary of the property.

**FEMA Flood Data**

The project site is located within flood zone X based on the current FEMA Flood Insurance Rate Map (FIRM) panel number 12111 C0167J, effective February 16, 2012. Flood zone X is defined as areas of minimal flood hazards. There is not a base flood elevation (BFE) assigned to flood zone X.

**Existing Conditions**

The project site was previously used for agricultural purposes and contains irrigation/drainage ditches throughout the site. There are two 18” RCP culverts hydraulically connecting the project site the drainage ditch along the west side of Jenkins Road. The ditch along the west side of Jenkins Road runs south and connects to the NSLRWCD Canal No. 39 with a 24” CMP.

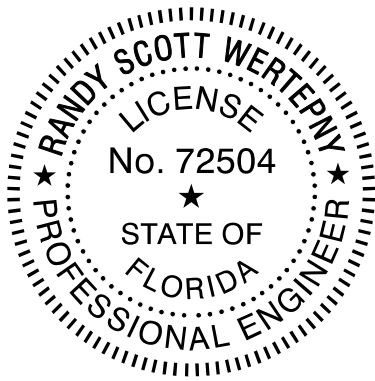
The existing ditches run in the north-south direction and connect to a larger ditch on the south boundary parallel to the NSLRWCD Canal No. 39. The Northeast corner of the property previously contained two residential homes that have been removed.

In 2008, an Environmental Resource Permit with SFWMD was obtained for the project site, SFWMD Permit No. 50-02924-P for the construction of a surface water management system for commercial development; however, this permit expired in 2013.

**Proposed Improvements**

The proposed project is for the development of a single-family residential community including building, driveways, roads, sidewalks and recreational amenities. The proposed stormwater management system will consist of catch basins and culverts that will direct stormwater runoff into proposed wet detention systems. The proposed detention systems will provide water quality treatment and stormwater attenuation prior to discharging into the NSLRWCD Canal No. 39 through a control structure regulating the volume of discharge. The proposed stormwater management system has been designed to meet the requirements of the SFWMD, NSLRWCD and the City of Fort Pierce.

The post development runoff from the site will be reduced to meet the SFWMD allowable discharge for the project site of 2” per acre per day or 4.19 cfs. Storm sewer mains will be designed to convey the runoff generated from a 5 year – 1 day storm event.



Keshavarz & Associates, Inc.  
711 N. Dixie Highway, Suite 201  
West Palm Beach, Florida 33401  
Certificate of Authorization No. 4897

Randy Wertepny, P.E.  
Florida License No. 72504  
September 6, 2024

This item has been electronically signed and sealed by Randy Wertepny on the date indicated here using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

EW Consultants, Inc.  
Natural Resource Management, Wetland, and Environmental Permitting Services



**PULTE GROUP**

**CORNERSTONE**

**Environmental Assessment Report**

**Prepared For:**

**Pulte Group**

**Prepared By:**

**EW Consultants, Inc.**

August 2024

## **INTRODUCTION**

This Environmental Assessment Report documents and summarizes the natural resource characteristics of the Pulte Group Cornerstone property. The 49.9 +/- acre Cornerstone property is located in Section 24, Township 35 South, Range 39 East within the City of Ft. Pierce, St. Lucie County, Florida. The property is bounded to the north by undeveloped land and a residential home, to the west by I-95 and the State Road 70 interchange, to the south by the NSLRWCD Canal No. 39, and to the east by Jenkins Road.

The site is comprised predominantly of disturbed lands that were previously improved for agricultural use and are now dominated by non-native invasive Brazilian pepper with scattered native trees including laurel oaks, cabbage palms, and wax myrtle. Field observations conducted in June and July of 2024 confirmed the property does not contain any native upland habitat. There is also an area in the western portion of the site that contains wetland characteristics and may, upon review by the South Florida Water Management District, be considered a jurisdictional wetland. The property contains two man-made ditches on site that were constructed for the purpose of providing drainage and irrigation for the former agricultural practices on the property.

## **SOILS**

A Custom Soil Resource Report for the subject property is provided in the Appendix. This report, prepared by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) provides descriptions of the soil types within the Cornerstone property along with acreage summaries, soil limitation information, and recommended soil treatments for various proposed land uses.

## **VEGETATION COMMUNITIES**

The following is a summary of the land cover types found on the Cornerstone property site. Land cover classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the land cover types on the subject property.

The vegetative community descriptions include general discussions of potential wildlife habitat provided by the various resources available in those communities. Detailed observations and occurrences of wildlife are discussed in subsequent sections. Application of categories described as wetlands and ditches provides an approximation of the wetland areas or ditch classifications that remain subject to verification by SFWMD and, under current circumstances, the U.S. Army Corps of Engineers (USACE) for Section 404 purposes.

The FLUCFCS classifications observed on the site are described below. A land cover map of the observed community types is included in the Appendix of this report. The communities observed on the property are described as follows:

**191 – Undeveloped Land Within Urban Areas –**

This land cover is located within the northern and western portions of the property. The vegetation assemblage within these areas is dominated by non-native invasive species, ruderal weeds, and non-native pasture grasses. Vegetation includes Brazilian pepper, Australian pine, guava, smut grass, cogon grass, guinea grass, Caesar weed, and castor bean. Scattered occurrences of native laurel oak, slash pine, cabbage palm, and wax myrtle are also present.

**510 – Ditches –**

The property contains two man-made ditches that were created in support of the former agricultural practices on the property. The northern of the two ditches is shallow and is vegetated predominantly with non-native invasive species including torpedo grass, limpo grass, Peruvian primrose willow, and Caesar weed. Scattered occurrences of native species including broomsedge, spadeleaf and pennywort are also present. The southern ditch, located near the southern property boundary is a deep, steep sided ditch that contains scattered occurrences of non-native invasive Peruvian primrose willow and native Carolina willow.

**643 – Wet Prairie –**

There is one area located near the western property boundary that meets the criteria to be considered a wet prairie wetland. Vegetative cover in this area includes native grape vine, Virginia chain fern, and broomsedge, and non-native invasive old-world climbing fern and Peruvian primrose willow.

**740 – Disturbed Lands –**

This is the predominant land cover type on the subject property, and was previously improved for agricultural use. The vegetation assemblage is currently dominated by non-native invasive Brazilian pepper with scattered occurrences of native laurel oak, cabbage palm, and wax myrtle.

**WILDLIFE**

Wildlife Observations –

During field reconnaissance conducted for the preparation of this environmental assessment, observations were made for wildlife presence and indicators of utilization. Field observations conducted in June and July 2024 include a variety of common avian species present within the property including mourning dove, American crow, boat-tail grackle, northern mockingbird, and cattle egret. Reptile species observed include Cuban anole and a black racer snake. Indicators of the occurrence of mammals (scat, tracks, or other physical indicators) included raccoon, armadillo, coyote, feral hog, and rodents.

Listed Species and Evaluation –

The survey methodologies used for determining the status of state and/or federally listed wildlife species occurrence on the site followed generally accepted protocols as specified in state and Federal guidance documents. The geographic range of the property and its associated habitats, vegetative cover types, and natural or disturbed status were the primary considerations in assessing potential occurrence of listed species.

Pedestrian and vehicular surveys were employed to assess relative habitat quality and wildlife utilization. In addition, the protected species evaluations and survey methodologies have been, and will continue to be, addressed on a species-specific basis in accordance with Florida Fish and Wildlife Conservation Commission (FWCC) and U.S. Fish and Wildlife Service (USFWS) protocols and techniques relative to the species under consideration.

The state and/or federally listed wildlife species known or expected to occur on the subject site is summarized in the following table. Likelihood of occurrence has been indicated based on species-specific evaluations and best professional judgement and noted as either observed during site review or likelihood of occurrence as high, medium, or low.

**Table 1. Known and Potentially Occurring Listed Faunal Species**

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status
					<i>State/Federal</i>
American alligator	<i>Alligator mississippiensis</i>	Wetland and aquatic habitat	Pedestrian and vehicular transects	M	FT/SA
Audubon’s crested caracara	<i>Caracara cheriway</i>	Dry prairie, open rangeland	Pedestrian and vehicular transects	L	FT
Bald eagle	<i>Haliaeetus leucocephalus</i>	Nest in tall trees (usually pine) near coasts, rivers, lakes and wetlands	Pedestrian and vehicular transects	L	No longer listed Nest trees protected

EW Consultants, Inc.

Natural Resource Management, Wetland, and Environmental Permitting Services

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status
Eastern indigo snake	<i>Drymarchon corais couperi</i>	A diversity of upland/low land habitat	Pedestrian and vehicular transects	L	FT
Florida bonneted bat	<i>Eumops floridanus</i>	A diversity of forested habitats	Acoustic and roost surveys	L	FE
Florida burrowing owl	<i>Athene cunicularia</i>	Sandhills, ruderal communities, dry prairies	Pedestrian and vehicular transects	L	ST
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	Well drained sandy soils, moderate to open pine canopy	Pedestrian and vehicular transects	L	ST
Florida sandhill crane	<i>Grus canadensis pratensis</i>	Breed in emergent palustrine wetlands; forage in pastures/prairies	Pedestrian and vehicular transects; aerial nest survey	L	ST
Florida scrub-jay	<i>Aphelocoma coerulescens</i>	Xeric oak scrub and scrubby flatwoods on sandy ridges and dunes	Pedestrian and vehicular transects	L	FT
Gopher tortoise	<i>Gopherus polyphemus</i>	Sandhills, xeric oak scrub, sand pine scrub, scrubby flatwoods; agricultural lands	Burrow survey 100% of suitable habitat	M	ST
Little blue heron	<i>Egretta caerulea</i>	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	M	ST
Red-cockaded woodpecker	<i>Picoides borealis</i>	Mature pine woodlands	Pedestrian and vehicular transects	L	FE
Reddish egret	<i>Egretta rufescens</i>	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	L	ST
Roseate spoonbill	<i>Ajaia ajaja</i>	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	M	ST
Southeast American kestrel	<i>Falco sparverius paulus</i>	Sandhill and open rangeland nest in cavities of dead trees and	Pedestrian and vehicular transects	L	ST

EW Consultants, Inc.  
 Natural Resource Management, Wetland, and Environmental Permitting Services

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status
Tricolored heron	<i>Egretta tricolor</i>	Breeding: marshes, swamps, ponds, nest in shrubs and small trees	Pedestrian and vehicular transects	M	ST
Wood stork	<i>Mycteria americana</i>	Estuarine or freshwater wetlands; nest in tops of trees in cypress or mangrove swamps	Pedestrian and vehicular transects	M	FT

O\* = Observed; <sup>1</sup> Observed transient; <sup>2</sup> Observed nesting and/or resident  
 Probability of Occurrence: H= High; M= Medium; L= Low;

FE = Federally-designated Endangered; FT = Federally-designated Threatened; FXN = Federally-designated Threatened Nonessential Experimental Population; FT(S/A) = Federally-designated Threatened species due to similarity of appearance; ST = State-designated Threatened; SSC = State Species of Special Concern

The American alligator is listed as Federally Threatened due to similarity of appearance with the American crocodile. Alligators are relatively common throughout the region in wetland and aquatic systems. Although none were observed during the field reconnaissance for this environmental assessment, there is a moderate potential for alligators to occur within the on-site ditches.

The subject site is within the consultation area of Audubon’s crested caracara. The subject site; however, does not contain suitable nesting or foraging habitat and no crested caracara or caracara nests were observed during site reconnaissance conducted in June and July of 2024.

Bald eagles, while no longer listed, remain protected under the Bald and Golden Eagle Protection Act. The property does not contain any suitable nesting or foraging habitat for bald eagles and no bald eagles or bald eagle nests were observed on site.

A reptile species that was not observed but has potential to occur on the site is the federally threatened eastern indigo snake. The eastern indigo snake is a secretive species that ranges widely over a diversity of upland and wetland habitats, and is known to occur in the region. Standardized and specific construction awareness and notification procedures will be implemented for the protection of this species during site development.

The Florida bonneted bat is listed as endangered by the U.S. Fish and Wildlife Service (USFWS). This species preferred habitat for roosting and nesting includes a variety of forested habitats and man-made structures. The property is located outside of the designated consultation area for this species, thus its potential for occurrence is considered low.

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### Natural Resource Management, Wetland, and Environmental Permitting Services

The Florida burrowing owl is a small ground-dwelling owl often found in open fields with little to no tree canopy coverage, where it spends most of its time on the ground, perching on dirt mounds, fence posts, or short shrubs. The site does not contain suitable habitat for burrowing owls, thus there is a low potential for this species to occur. No burrowing owls or burrowing owl burrows were observed on the property.

The Florida pine snake inhabits areas that feature well-drained sandy soils with moderate to open canopy. According to the FFWCC publicly available database, the subject site is located within the distribution area for this species. The property does not contain any suitable habitat for this species, thus the potential for this species to occur is considered low and no Florida pine snakes were observed during field reconnaissance.

No Florida sandhill crane nests were observed on the site; however, this species is relatively common within the region. The preferred nesting habitat for sandhill cranes is freshwater herbaceous marsh wetland which does not occur on site and no sandhill cranes or sandhill crane nests were observed during field reconnaissance.

The Florida scrub-jay is a Federally threatened species that inhabits xeric oak and scrubby flatwoods habitats along sandy ridges and dunes. The subject property does not contain any suitable habitat for this species and no Florida scrub-jays were observed or heard during field reconnaissance.

In July 2024, a representative habitat survey was conducted by Jason Hahner (Licensed Gopher Tortoise Agent #GTA-14-00024H) in order to identify any occurrence of gopher tortoises, their burrows, or indicators of their presence. The habitat survey was conducted in accordance with Florida Fish and Wildlife Conservation Commission (FFWCC) *Gopher Tortoise Permitting Guidelines* (revised April 2023).

There were no gopher tortoises, potentially occupied gopher tortoise burrows, or other indicators of the presence of gopher tortoises observed on the property during field reconnaissance and the representative habitat survey conducted in July 2024. In accordance with FFWCC gopher tortoise permitting guidelines, prior to any land clearing or site work, a 100% habitat survey for this species must be completed. A gopher tortoise relocation permit will need to be obtained through FFWCC for any gopher tortoise burrows that cannot be avoided from impacts by a radius of at least 25 feet from a burrow's entrance.

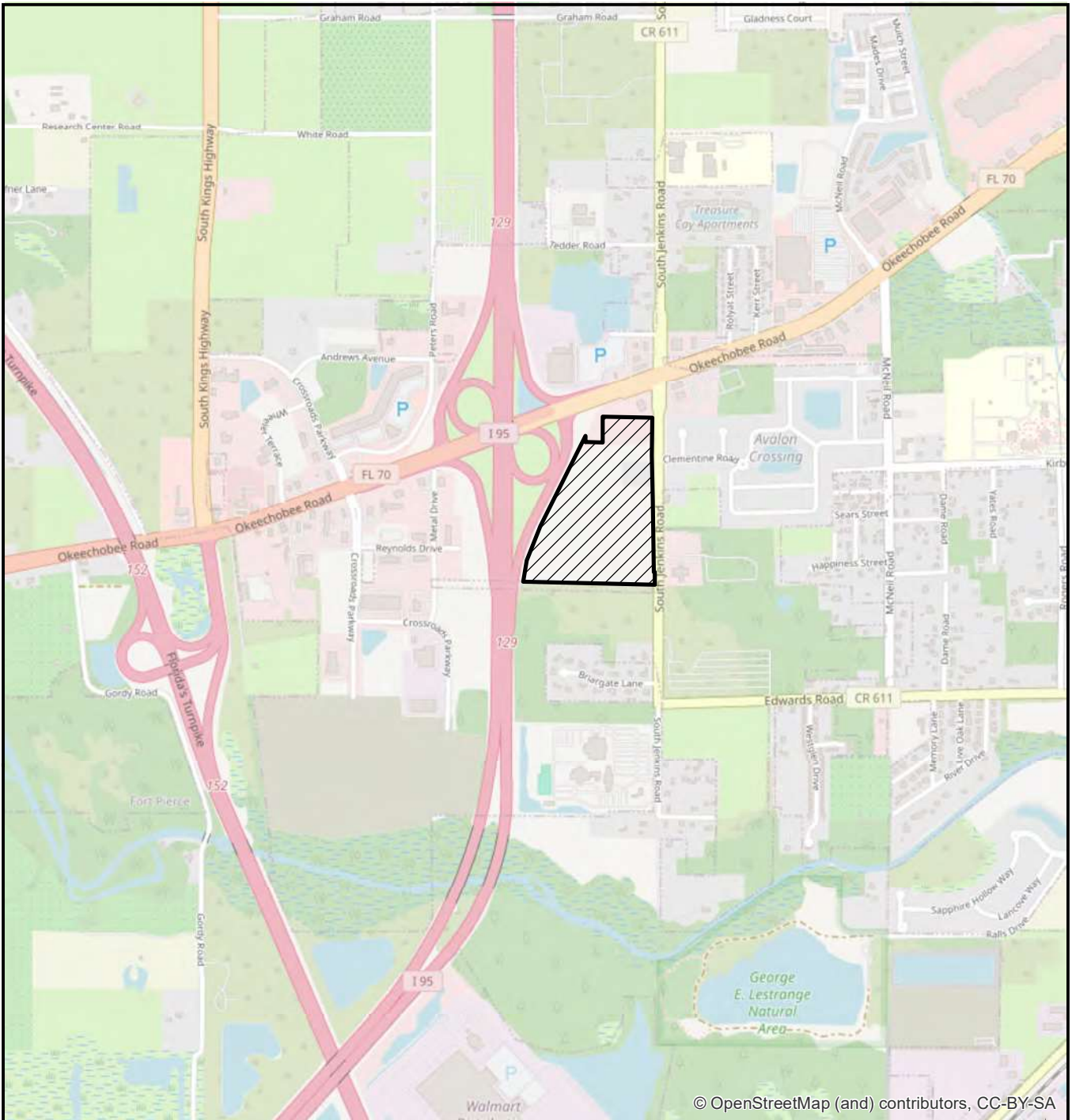
The presence of surface water (ditches) and a wet prairie wetland indicates a moderate potential for occurrence of State-designated threatened wading bird species including the little blue heron, tricolored heron, and roseate spoonbill, and the Federally-designated threatened wood stork. The property does not contain suitable nesting habitat for any of these species and no such nesting activity was observed. Therefore, any occurrence of these wading bird species on the property would be for the purpose of transient foraging.

**WETLANDS AND WATERBODIES**

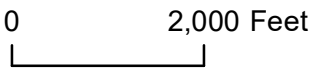
Preliminary field evaluation has identified an area within the property boundaries that may be considered state-jurisdictional wetlands. However, this opinion has not yet been verified by the South Florida Water Management District (SFWMD) for the proposed project. The review of the SFWMD online e-permitting database for publicly available permitting files revealed that a permit (permit 56-02924-P) authorizing construction and operation of a surface water management system on the subject property was previously issued by SFWMD on August 16, 2013. The previously issued permit includes a statement that no wetlands were present on the property at the time of permit issuance. A site review with SFWMD staff to verify whether wetlands are present, and the extent of any wetlands identified will be required upon submittal of a new Environmental Resource Permit (ERP) application.


EW Consultants, Inc.  
Natural Resource Management, Wetland, and Environmental Permitting Services

# **APPENDIX**



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



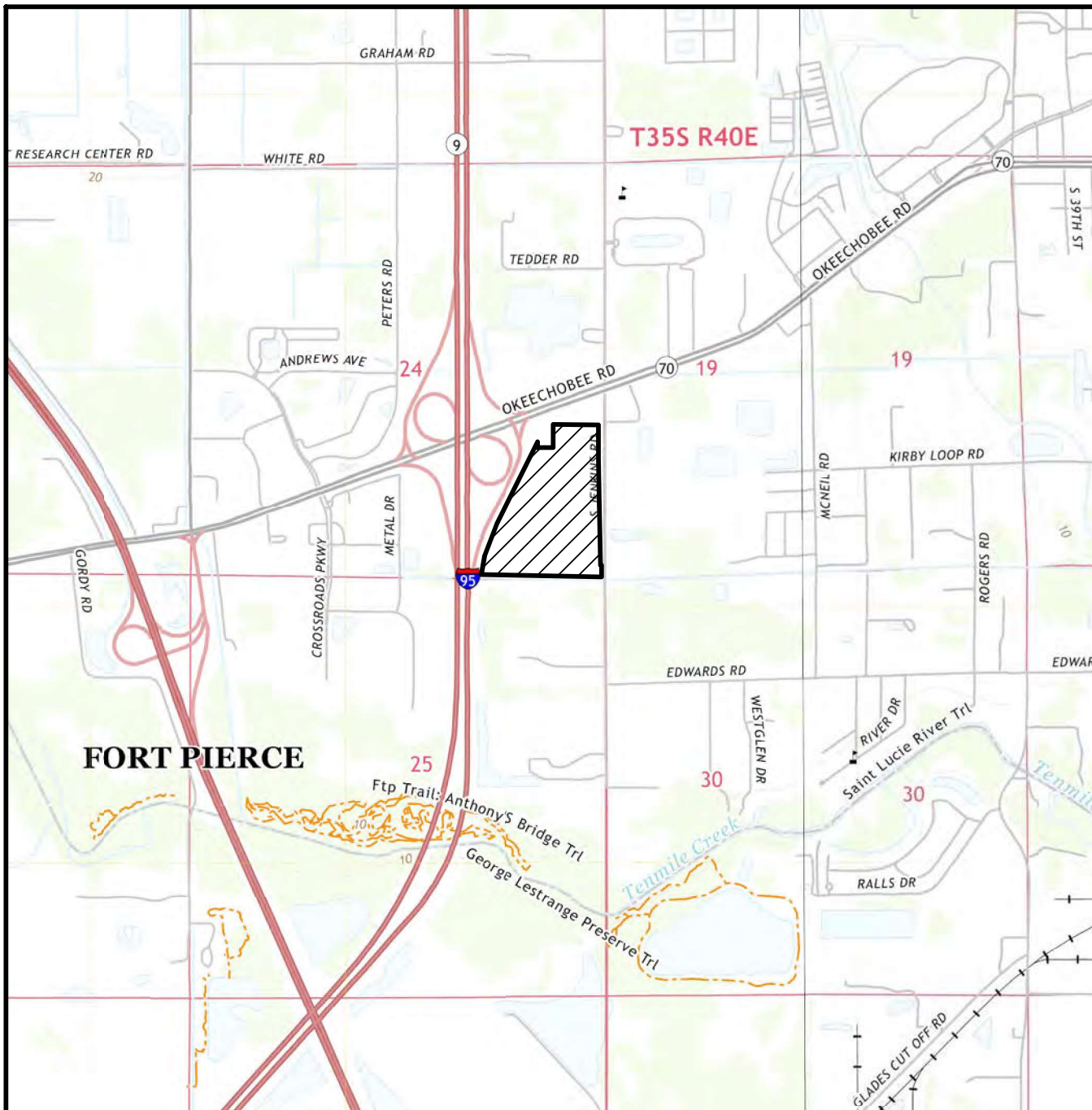
**LEGEND**  
 - SITE (49.9+/- AC)

**CORNERSTONE  
 LOCATION MAP**



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

**AUG 2024**  
 FIGURE  
**1**



USGS QUAD "FORT PIERCE NW", SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, LATITUDE 27°04'47" LONGITUDE -80°23'06"

**LEGEND**

 - SITE (49.9± AC)



**CORNERSTONE  
QUAD**

Cornerstone.dwg QUAD



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

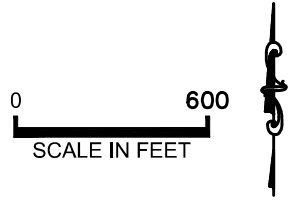
**AUG 2024**

FIGURE

**2**



FDOT AERIALS DATED 2024



# CORNERSTONE AERIAL

Cornerstone.dwg AERIAL



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

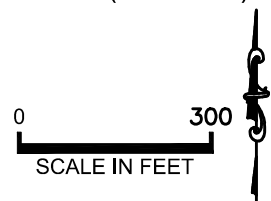
**AUG 2024**  
**FIGURE**  
**3**



FDOT AERIALS DATED 2023

**LEGEND**

- 191 - UNDEVELOPED LAND WITHIN URBAN AREAS (12.4± AC)
- 510 - DITCH (0.6± AC)
- 643 - WET PRAIRIE (0.1± AC)
- 740 - DISTURBED LANDS (36.8± AC)
- TOTAL SITE (49.9± AC)



**CORNERSTONE**

**FLUCFCS**

Cornerstone.dwg FLUCFCS



**EW CONSULTANTS, INC.**

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

**AUG 2024**

**FIGURE**

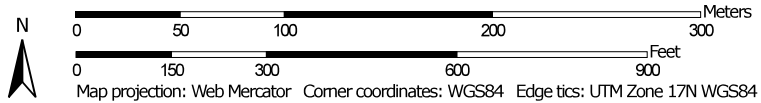
**4**

Soil Map—St. Lucie County, Florida  
(CORNERSTONE)



Soil Map may not be valid at this scale.

Map Scale: 1:3,630 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Soil Map—St. Lucie County, Florida  
(CORNERSTONE)


### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

**Special Point Features**



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

**Transportation**



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

**Background**



Aerial Photography

### MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: St. Lucie County, Florida

Survey Area Data: Version 17, Sep 6, 2023

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

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

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

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farnton sands	0.9	1.8%
25	Nettles and Oldsmar sands	49.0	98.2%
<b>Totals for Area of Interest</b>		<b>49.9</b>	<b>100.0%</b>

This Instrument Prepared By:  
Record and return to:  
David M. Shaw, Esquire  
HAILE, SHAW & PFAFFENBERGER, P.A.  
660 U.S. Highway One, Third Floor  
North Palm Beach, Florida 33408

Tax Folio Nos. 2324-413-0000-000/9  
2324-414-0000-000/2  
2324-413-0001-000/2

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, dated this 5<sup>th</sup> day of January, 2007, between FP LAND, LTD., a Florida limited partnership, with an address of 599 NW 82<sup>nd</sup> Avenue, Plantation, Florida 33324, hereinafter called the Grantor, which term shall include when used herein, wherever the context so requires or admits, its successors and assigns, and CORNERSTONE FORT PIERCE DEVELOPMENT, LLC, a Delaware limited liability company, with an address of c/o Cornerstone Real Estate Advisers, LLC, 180 Glastonbury Boulevard, Suite 401, Glastonbury, Connecticut 06033, and whose Taxpayer Identification Number is 56-2630592, hereinafter called the Grantee, which term shall include when used herein, wherever the context so requires or admits, its successors and assigns.

WITNESSETH:

That for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee all that certain piece of property and tract of land situate in the County of St. Lucie and State of Florida, described on Exhibit "A" attached hereto as a part hereof.

TOGETHER WITH all improvements thereon and rights, benefits, easements, appurtenances and hereditaments thereto appertaining.

SUBJECT HOWEVER to those matters designated on Exhibit "B" hereto, the provisions of which are not reimposed hereby.

TO HAVE AND TO HOLD IN FEE SIMPLE FOREVER.

Grantor does hereby specially warrant the title to the Property, subject only to those matters set forth herein, and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but no other.



**EXHIBIT A**  
**TO**  
**SPECIAL WARRANTY DEED**

Description of Land

Parcel 1:

The South 574.36 feet of the following-described property:

That part of the South 3/4 of the SE 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, lying easterly of the easterly right-of-way of I-95, LESS the North 296 feet of the East 860.50 feet thereof, and LESS the East 40 feet thereof and LESS the South 52 feet thereof.

Parcel 2:

That part of the South 3/4 of the SE 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, lying easterly of the easterly right-of-way line of I-95, LESS the North 296 feet of the East 860.50 feet thereof, and LESS the East 40 feet thereof, and LESS the South 626.36 feet thereof.

Parcel 3:

The East 660.5 feet of the North 296 feet of the South 3/4 of the East 1/2 of the Southeast 1/4 of Section 24, Township 35 South, Range 39 East, LESS AND EXCEPTING THEREFROM the East 40 feet thereof as right-of-way for Jenkins Road, all lying and being in St. Lucie County, Florida.

**EXHIBIT B**  
**TO**  
**SPECIAL WARRANTY DEED**

Permitted Exceptions

1. Taxes and assessments for the year 2007 and subsequent years, which are not yet due and payable.
2. Resolution No. 96-101 of the Board of County Commissioners of St. Lucie County, Florida, recorded in Official Records book 997, Page 2176.
3. Ordinances No. K-251 and No. K-261 of the City Commission of the City of Fort Pierce, recorded in Official Records Book 1948, Page 1790, respectively.
4. Right of way of Jenkins Road.
5. Matters as disclosed on that certain survey prepared by Manucy Land Surveyors, Inc., dated September 22, 2006, as Order No. 150-608, which discloses, among other matters, the following encroachments:
  - a. by a 6-foot chain link fence onto adjoining property along the westerly property line of the subject property;
  - b. by mail boxes, asphalt drives, a sign, a dirt drive, and wood poles at the northeasterly corner of the subject property;
  - c. by a concrete drive and a dirt drive along the East property line; and
  - d. by irrigation ditches onto adjoining property along the South property line.



DISTRICT  
PLANNING  
GROUP

## Historical Report

Cornerstone by Pulte

PID 2324-413-0000-000-9 & 2324-431-0001-000-2

There are no known historical resources present on the subject property.

Leslie Olson, AICP

Principal

**Property Identification**

Site Address: 2721 S JENKINS RD  
 Sec/Town/Range: 24/35S/39E  
 Parcel ID: 2324-413-0000-000-9  
 Jurisdiction: Fort Pierce

Use Type: 1000  
 Account #: 14293  
 Map ID: 23/24S  
 Zoning: General Co

**Ownership**

Cornerstone Fort Pierce Dev  
 c/o ECHO Real Estate Services Company  
 560 Epsilon Dr  
 Pittsburgh, PA 15238



**Legal Description**

24 35 39 THAT PART OF S 3/4 OF SE 1/4 LYG ELY OF ELY RD RAW LJ OF I-95 RAW-LESS W 200 FT OF N 296 FT OF E 860.50 FT AND LESS E 40 FT AND LESS THAT PART MPDAI: FROM SE COR OF SEC RUN N 00 00 08 E ALG E SEC LJ 357.69 FT,TH N 89 59 52 W 60 FT TO POB AND CURVE CONC SW,R OF 38 FT,TH WLY ALG ARC 19 90 FT,TH N 89 59 52 W 161.61 FT TO CURVE CONC SE,R OF 58 FT,TH SWLY ALG ARC 91.11 FT,TH N 00 00 08 E 89.67 FT,TH N 89 59 52 W 28.66 FT,TH N 00 00 08 E 29.98 FT,TH N 89 59 52 W 165.18 FT,TH N 00 00 08 E 19 FT,TH N 00 04 56 W 26 FT,TH N 00 00 08 E 19 FT,TH N 89 59 52 W 49.34 FT,TH N 00 00 08 E 19 FT,TH N 16 29 09 W 27.12 FT,TH N 00 00 08 E 19 FT,TH N 89 59 52 W 144.34 FT,TH N 00 00 08 E 15.15 FT,TH N 89 59 52 W 264.77 FT,TH S 00 03 41 W 7.57 FT,TH N 89 59 52 W 187.24 FT TO CURVE CONC W,R OF 298 FT,TH NLY ALG ARC 44.08 FT,TH N 00 00 08 E 383.90 FT,TH S 89 59 52 E 340.07 FT,TH S 00 00 08 W 8.79 FT,TH S 89 59 52 E 45.75 FT,TH S 00 00 08 W 12.20 FT,TH S 89 59 52 E 351.62 FT,TH S 00 00 08 W 19 FT,TH S 89 59 52 E 106.57 FT,TH S 00 00 08 W 491.62 FT TO CURVE CONC N,E,R OF 38 FT,TH SELY ALG ARC 59.69 FT,TH S 89 59 52 E 109.98 FT,TH N 74 48 27 E 72.12 FT TO CURVE CONC N,W,R OF 38 FT,TH NELY ALG ARC 26.17 FT,TH S 00 00 08 W 94.03 FT TO POB- (42.053 AC) (OR 2736-1681)

**Current Values**

Just/Market Value: \$3,606,400  
 Assessed Value: \$3,324,769  
 Exemptions: \$0  
 Taxable Value: \$3,324,769

**Total Areas**

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 42.05  
 Land Size (SF): 1,831,829

**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.

**Building Design Wind Speed**

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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

Download TRIM for this parcel: [Download PDF](#)

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 5, 2007	2736 / 1681	XX02	SPWD	FP Land Ltd	\$25,000,000
Mar 30, 2006	2528 / 2870	XX01	SPWD	NSLWCD	\$1,700,000
Oct 1, 1987	0561 / 0810	XX01	CV		\$355,000
Oct 1, 1987	0561 / 0810	XX00	CV		\$355,000
Mar 1, 1979	0304 / 2145	XX00	CV		\$150,000
Aug 1, 1976	0255 / 2359	XX00	CV		\$135,000

**Special Features and Yard Items**

Type Qty Units Year Blt

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
Building:	Land:	Tax Year	Grant Year	Code	Description	Amount
\$0	\$3,606,400					
\$3,606,400						
\$0						
\$281,631						
\$3,324,769						
\$0						
\$3,324,769						

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
2010	0041	116	Fort Pierce Stormwater Charge	\$8,004.00
2013	0054	42.05301	North St. Lucie Water Management District	\$1,009.27

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

**Historical Values**

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$3,606,400	\$3,324,769	\$0	\$3,324,769
2022	\$3,606,400	\$3,022,518	\$0	\$3,022,518
2021	\$2,747,744	\$2,747,744	\$0	\$2,747,744
2020	\$2,747,744	\$2,747,744	\$0	\$2,747,744

**Permits**

Number	Issue Date	Description	Amount	Fee
RF20052017	May 27, 2005	Roof	\$5,970	\$60

Notice: This does not necessarily represent all the permits for this property.  
Click the following link to check for additional permit data in Fort Pierce

---

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
© Copyright 2024 Saint Lucie County Property Appraiser. All rights reserved.

**Property Identification**

Site Address: S JENKINS RD  
 Sec/Town/Range: 24/35S/39E  
 Parcel ID: 2324-431-0001-000-2  
 Jurisdiction: Fort Pierce

Use Type: 1000  
 Account #: 138925  
 Map ID: 23/24S  
 Zoning: General Co

**Ownership**

Cornerstone Fort Pierce Dev  
 c/o ECHO Real Estate Services Company  
 560 Epsilon Dr  
 Pittsburgh, PA 15238

**Legal Description**

24 35 39 THAT PART OF SEC MPDAF FROM SE COR OF SEC RUN N 00 00 08 E ALG E SEC LI 357.69 FT TH N 89 59 52 W 60 FT TO POB AND CURVE CONC SWR OF 38 FT TH WLY ALG ARC 19.90 FT TH N 89 59 52 W 161.61 FT TO CURVE CONC SE R OF 58 FT TH SWLY ALG ARC 91.11 FT TH N 00 00 08 E 89.67 FT TH N 89 59 52 W 28.66 FT TH N 00 00 08 E 29.98 FT TH N 89 59 52 W 165.18 FT TH N 00 00 08 E 19 FT TH N 00 04 56 W 26 FT TH N 00 00 08 E 19 FT TH N 89 59 52 W 49.34 FT TH N 00 00 08 E 19 FT TH N 16 29 09 W 27.12 FT TH N 00 00 08 E 19 FT TH N 89 59 52 W 144.34 FT TH N 00 00 08 E 15.15 FT TH N 89 59 52 W 264.77 FT TH S 00 03 41 W 7.67 FT TH N 89 59 52 W 187.24 FT TO CURVE CONC W R OF 298 FT TH NLY ALG ARC 44.08 FT TH N 00 00 08 E 383.90 FT TH S 89 59 52 E 340.07 FT TH S 00 00 08 W 8.79 FT TH S 89 59 52 E 43.75 FT TH S 00 00 08 W 12.20 FT TH S 89 59 52 E 351.62 FT TH S 00 00 08 W 19 FT TH S 89 59 52 E 106.57 FT TH S 00 00 08 W 491.62 FT TO CURVE CONC NE R OF 38 FT TH SELY ALG ARC 59.69 FT TH S 89 59 52 E 109.98 FT TH N 74 48 27 E 72.12 FT TO CURVE CONC NW R OF 38 FT TH NELY ALG ARC 26.17 FT TH S 00 00 08 W 94.03 FT TO POB (9.057 AC) (OR 2736-1681)



**Current Values**

Just/Market Value:	\$828,500
Assessed Value:	\$716,082
Exemptions:	\$0
Taxable Value:	\$716,082

**Total Areas**

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	9.06
Land Size (SF):	394,536

**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.

**Building Design Wind Speed**

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 5, 2007	2736 / 1681	XX02	SPWD	FP Land Ltd	\$25,000,000
Jun 17, 2005	2279 / 0933	XX01	WD	Fort Pierce Properties LLC,	\$9,785,000
Nov 18, 2003	1849 / 1189	XX00	WD	Twenty Six Associates, LLC.	\$2,400,000
Jun 16, 2003	1738 / 1793	XX00	TRUST	Brisben William O	\$1,441,500
Jul 3, 2001	1410 / 2288	XX00	WD	Thomas Jr Roy P	\$450,000
May 31, 1996	1027 / 2012	XX01	PRDEED	Thomas Myrtle L	\$100

**Building Information (1 of 1)**

Finished Area: 0 SF  
 Gross Sketched Area: 0 SF

**Exterior Data**

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

**Interior Data**

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image  
 or  
 Sketch  
 unavailable  
 for display

**Sketch Area Legend**

**Special Features and Yard Items**


Type Qty Units Year Blt

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				Amount
		Tax Year	Grant Year	Code	Description	
Building:	\$0					
Land:	\$828,500					
Just/Market:	\$828,500					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$112,418					
Assessed:	\$716,082					
Exemption(s):	\$0					
Taxable:	\$716,082					

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
2010	0041	24.7	Fort Pierce Stormwater Charge	\$1,704.30
2013	0054	9.0573	North St. Lucie Water Management District	\$217.38

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

**Historical Values**

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$828,500	\$716,082	\$0	\$716,082
2022	\$828,500	\$650,984	\$0	\$650,984
2021	\$591,804	\$591,804	\$0	\$591,804
2020	\$591,804	\$591,804	\$0	\$591,804

**Permits**

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.  
 Click the following link to check for additional permit data in Fort Pierce



**September 3, 2024**

**To: Aimee Carlson**

**From: Susan O'Rourke**

**Re: Cornerstone Site**

O'Rourke Engineering & Planning (O'REP) is pleased to provide a land use plan amendment analysis of the 51.11 acre planned development to be located west of Jenkins Road and south of Okeechobee Road in Fort Pierce, St Lucie County, Florida. The project site plan and location are provided in **Attachment A**.

### **Existing Land Use Description**

The existing land use is categorized as General Commercial. This land use allows for a maximum of either 15 dwelling units per acre or a 1.0 floor area ratio (FAR). With the site consisting of 51.11 acres, 1.0 FAR allows for 2,226,351 square feet of commercial space and a trip generation of 45,436 daily trips, 1,027 AM peak hour trips with 687 entering and 340 exiting and 3,742 PM peak hour trips with 1,766 entering and 1,976 exiting. The existing trip generation is shown in **Table 1a, 1b, and 1c**.

### **Proposed Land Use Description**

The future land use is proposed to be classified as Residential Medium with a Planned Development zoning. The land use allows for a maximum of 12 dwelling units per acre. With the site consisting of 51.11 acres, the maximum proposed land use allows for 613 dwelling units and has a trip generation of 5,350 daily trips, 388 AM peak hour trips with 97 entering and 291 exiting and 546 PM peak hour trips with 344 entering and 202 exiting. The proposed trip generation is shown in **Table 2a, 2b, 2c**.

### **Conclusion**

The proposed land use will result in a decrease in trips and therefore further analysis of the land use change is not required.

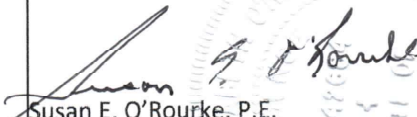
Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 3725 SE Ocean Boulevard Suite 201 Stuart, Florida 34996 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 9/3/2024 License #: 42684
---	--

Table 1 – Trip Generation - Existing General Commercial

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Shopping Center (C-150B)	820	2,226,351	SF	$T = 26.11(X) + 5863.73$	50%	50%	31,997	31,997	63,994	-	-	-	31,997	31,997	63,994	9,279	9,279	18,558	22,718	22,718	45,436
<b>TOTALS</b>							31,997	31,997	63,994	-	-	-	31,997	31,997	63,994	9,279	9,279	18,558	22,718	22,718	45,436

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Shopping Center (C-150B)	820	2,226,351	SF	$T = 0.59(X) + 132.55$	62%	38%	897	550	1,447	-	-	-	897	550	1,447	210	210	420	687	340	1,027
<b>TOTALS</b>							897	550	1,447	-	-	-	897	550	1,447	210	210	420	687	340	1,027

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Shopping Center (C-150B)	820	2,226,351	SF	$Lar(T) = 0.72Ln(X) + 3.02$	48%	52%	2,530	2,740	5,270	-	-	-	2,530	2,740	5,270	764	764	1,528	1,766	1,976	3,742
<b>TOTALS</b>							2,530	2,740	5,270	-	-	-	2,530	2,740	5,270	764	764	1,528	1,766	1,976	3,742

Source: ITE 11th Edition Trip Generation Rates

Table 2 - Trip Generation - Proposed Residential Medium

Table 2a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate $\ln(T) = 0.92\ln(X) + 2.68$	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Single Family Detached	210	613	DU		50%	50%	2,675	2,675	5,350	-	-	-	0.0%	2,675	5,350	-	-	-	0.0%	2,675	5,350
<b>TOTALS</b>							<b>2,675</b>	<b>2,675</b>	<b>5,350</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>2,675</b>	<b>5,350</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>2,675</b>	<b>5,350</b>

Source: ITE 11th Edition Trip Generation Rates

Table 2b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate $\ln(T) = 0.91\ln(X) + 0.12$	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Single Family Detached	210	613	DU		25%	75%	97	291	388	-	-	-	0.0%	97	291	388	-	-	0.0%	97	291
<b>TOTALS</b>							<b>97</b>	<b>291</b>	<b>388</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>97</b>	<b>291</b>	<b>388</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>97</b>	<b>291</b>

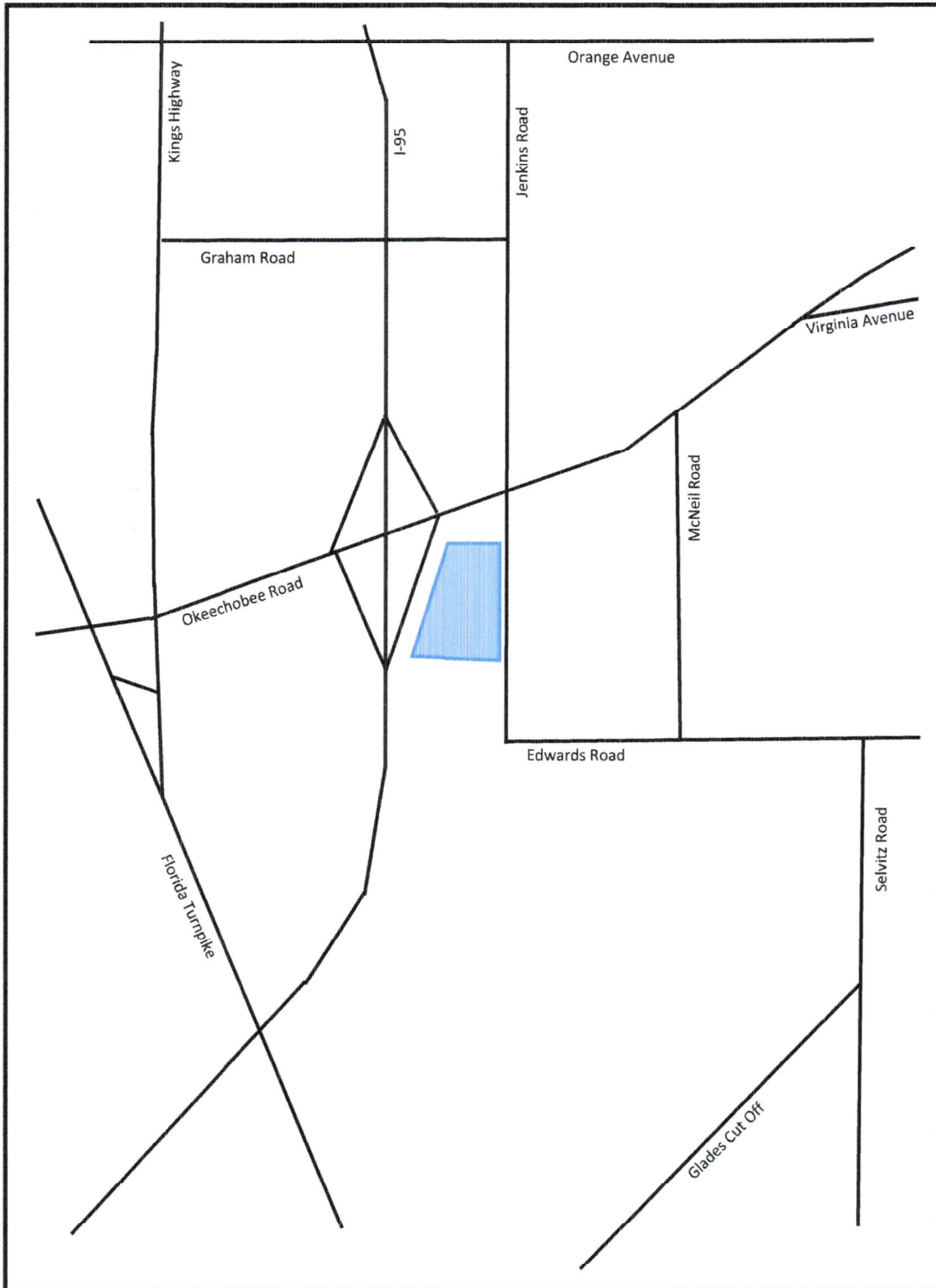
Source: ITE 11th Edition Trip Generation Rates

Table 2c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate $\ln(T) = 0.94\ln(X) + 0.27$	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Single Family Detached	210	613	DU		63%	37%	344	202	546	-	-	-	0.0%	344	202	546	-	-	0.0%	344	546
<b>TOTALS</b>							<b>344</b>	<b>202</b>	<b>546</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>344</b>	<b>202</b>	<b>546</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>344</b>	<b>546</b>

Source: ITE 11th Edition Trip Generation Rates


**ATTACHMENT A**  
**Project Location**





  
**ATMC Company**  
 NTS 3725 S. East Ocean Blvd  
 Stuart, Fl, 34996 Suite 201

**Legend**

 = Project Location

**Figure 1**

Project Location  
 Cornerstone Site

Job #: \_\_\_\_\_ Date: \_\_\_\_\_

**Planning Board - Rescheduled from 11/12/24**

**7. a.**

**Meeting Date:** 11/21/2024

**Re:** Annexation - 3302 Avenue B - Parcel ID: 2408-506-0002-000-5

**Submitted For:** Kev Freeman, Planning Director, Planning Department

---

**Information**

**SUBJECT:**

Annexation - 3302 Avenue B

**SUMMARY:**

Request to review a voluntary application for Annexation for one (1) parcel of land at 3302 Avenue B., Parcel ID: 2408-506-0002-000-5.

The subject property has a St. Lucie County Future Land Use designation of Commercial (COM) and a St. Lucie County Zoning classification of Commercial, General (CG). The proposed City Future Land Use designation is Residential Low Density (RL) and Zoning classification of Single-family Moderate Density (R-3).

**RECOMMENDATION:**

Staff recommendation is for the Planning Board to move the proposed annexation application for **Approval** to City Commission.

**ALTERNATIVES:**

- Recommend Approval with conditions
- Recommend Disapproval

**RESPONSIBLE STAFF:**

Kerry C. Driver - Planner

**COORDINATED WITH:**

Technical Review Committee

---

**Fiscal Impact**

**OTHER INFORMATION:**

N/A

---

**Attachments**

Staff Presentation

Applicant File  
Staff Supporting Documents  
Drafted Ordinance

---

**Form Review**

Form Started By: Kerry Driver  
Final Approval Date: 10/14/2024

Started On: 09/23/2024 01:21 PM



# CITY OF FORT PIERCE

## PLANNING BOARD

October 14th, 2024

Annexation

3302 Avenue B

Parcel ID: 2408-506-0002-000-5

## **APPLICANT**

Frances Casner

## **PROPERTY OWNER(S)**

Frances Casner

## **PARCEL IDs:**

**2408-506-0002-000-5**

3302 Avenue B. ANNEXATION



## **SUMMARY**

Request to review a Voluntary Application for Annexation for one (1) parcel of land at 3302 Avenue B.

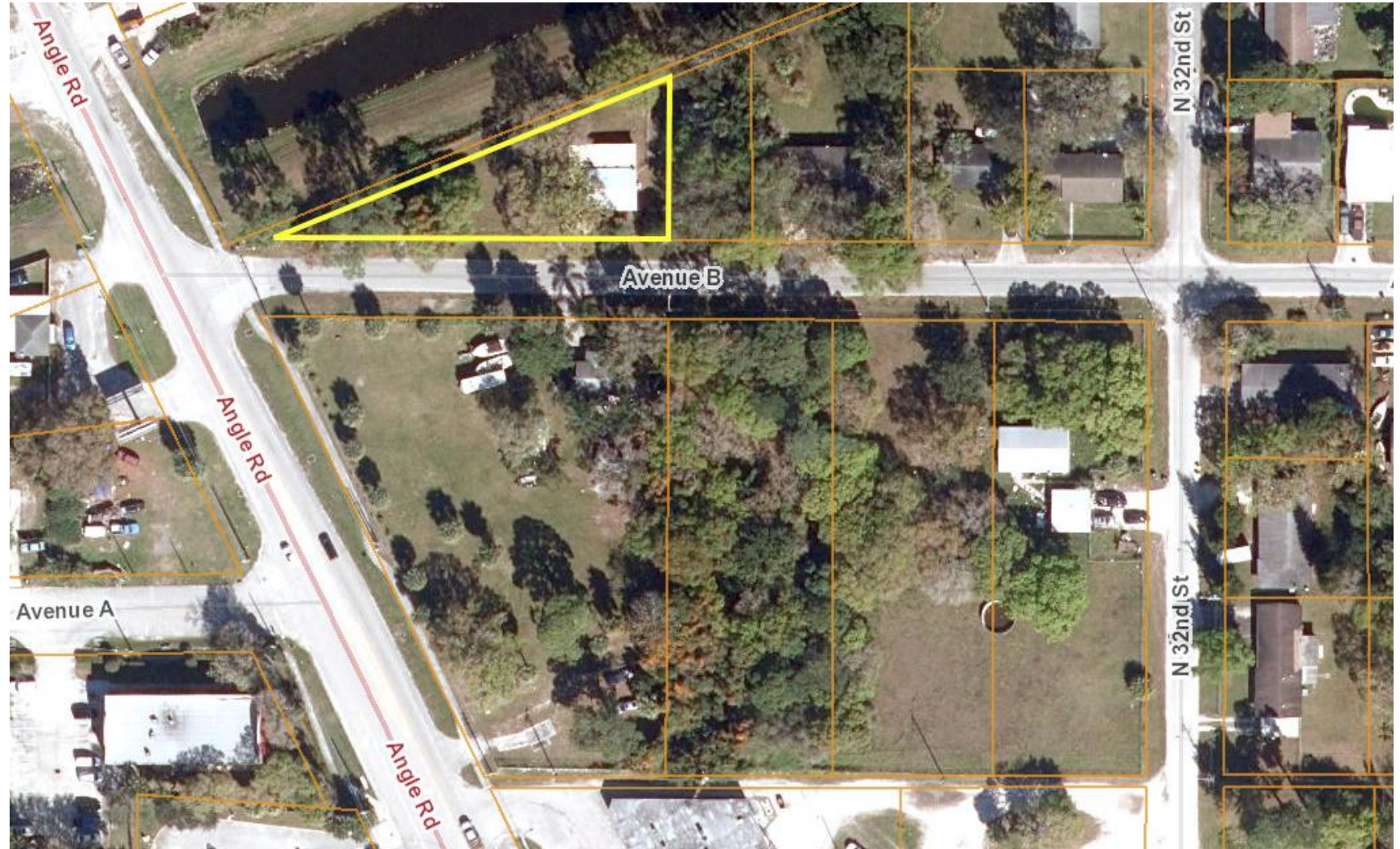
## **BACKGROUND**

The applicant is requesting a voluntary annexation of one (1) parcel at 3302 Avenue B., in Fort Pierce, Florida. The parcel IDs are 2408-506-0002-000-5.

The subject property has St. Lucie County Future Land Use designation of Commercial (COM) and a St. Lucie County Zoning classification of Commercial, General (CG). The proposed City Future Land Use designation is Residential Low Density (RL) and Zoning classification of Single-family Moderate Density (R-3).



# SITE LOCATION



SITE AREA= 0.30 +/- Acres

3302 Avenue B. ANNEXATION



## COMPREHENSIVE PLAN

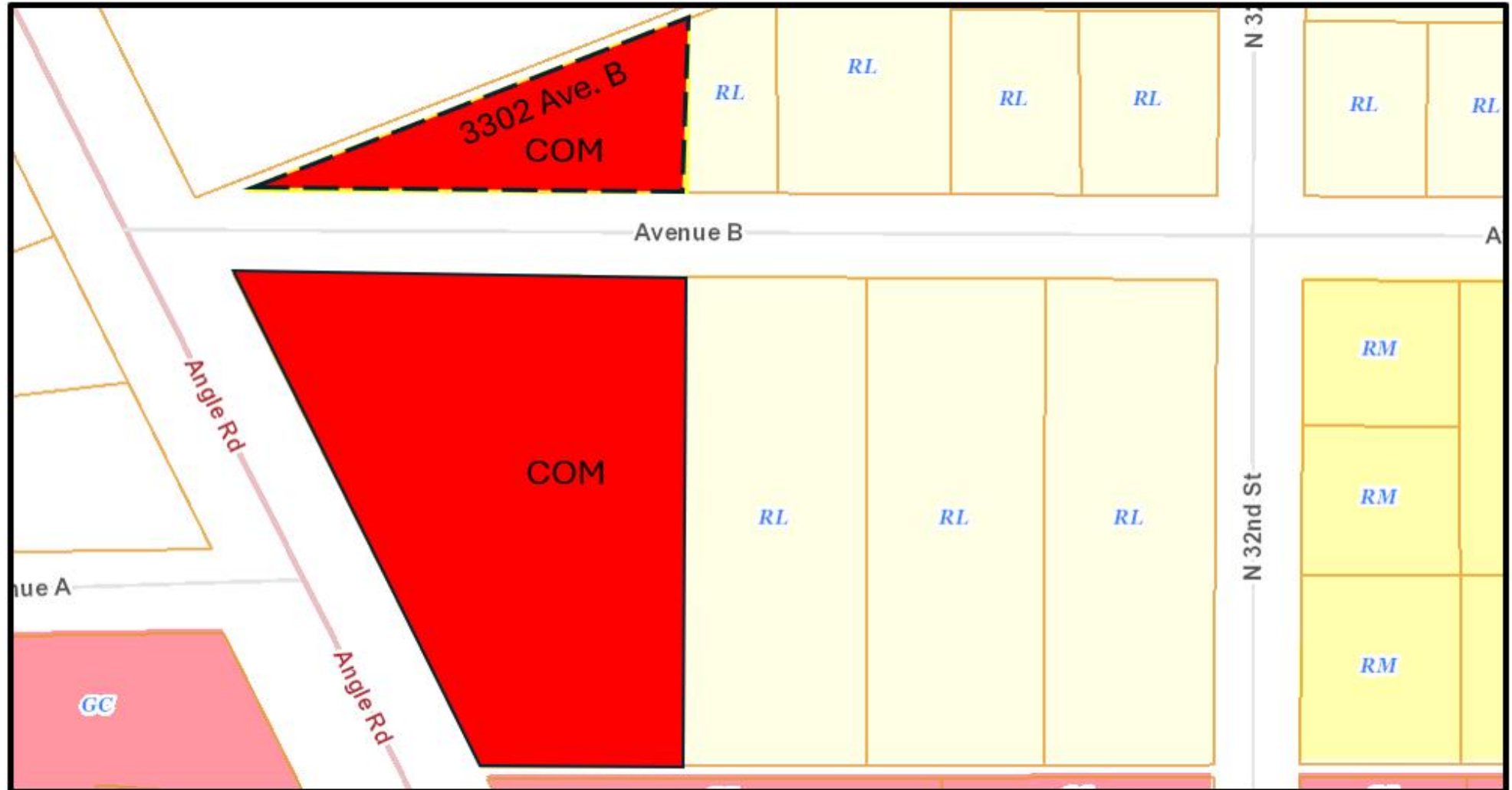
Pursuant to Comprehensive Plan policy 1.11.5 “properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.” Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area.

The current value of the properties is \$58,266. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000.



# EXISTING FUTURE LAND USE: County

**Current FLU: COM**  
Commercial- (St. Lucie County)

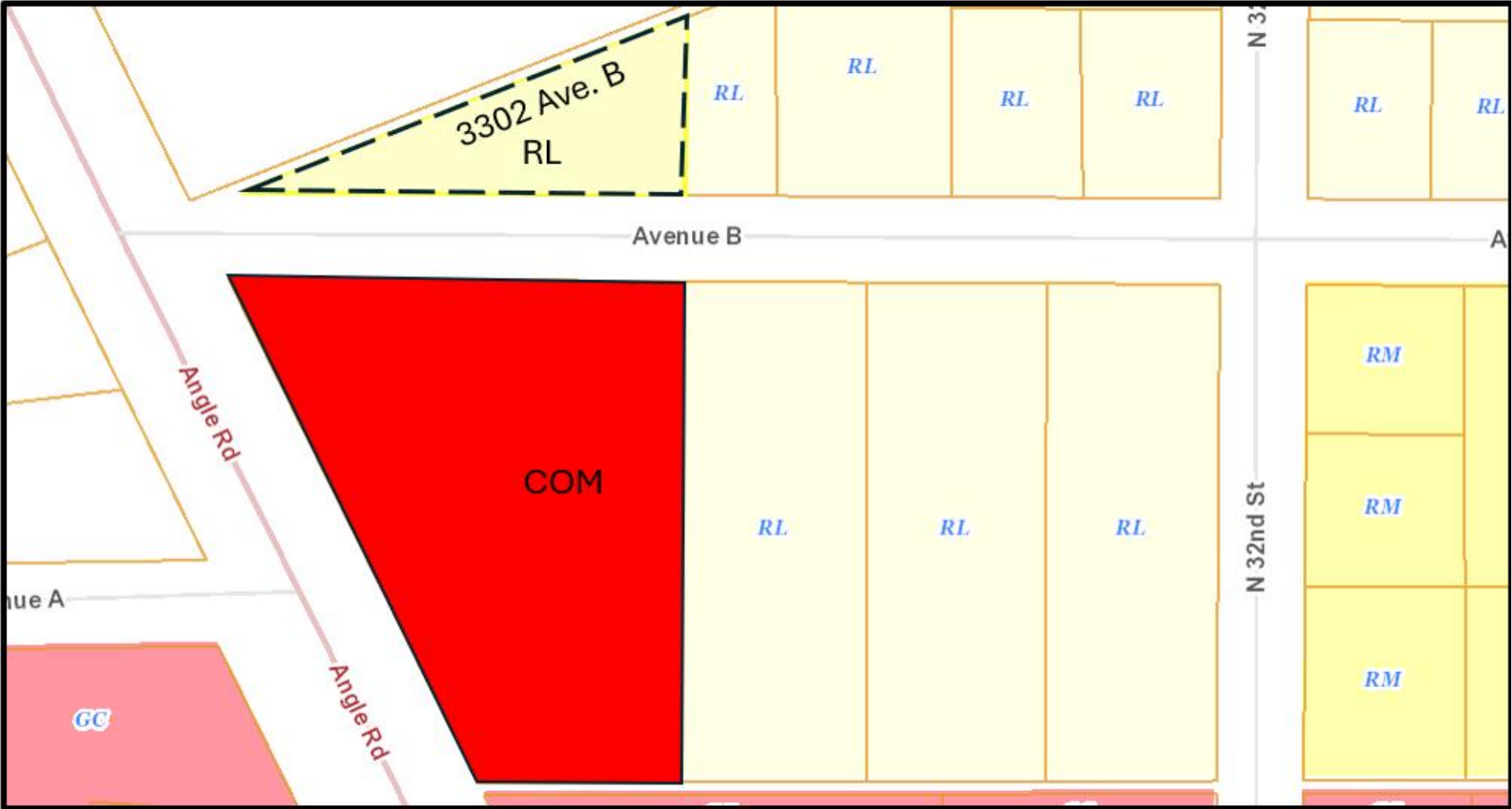


3302 Avenue B. ANNEXATION



# PROPOSED FUTURE LAND USE: City

**Proposed FLU: RL**  
(Residential Low  
Density–City of Fort  
Pierce)

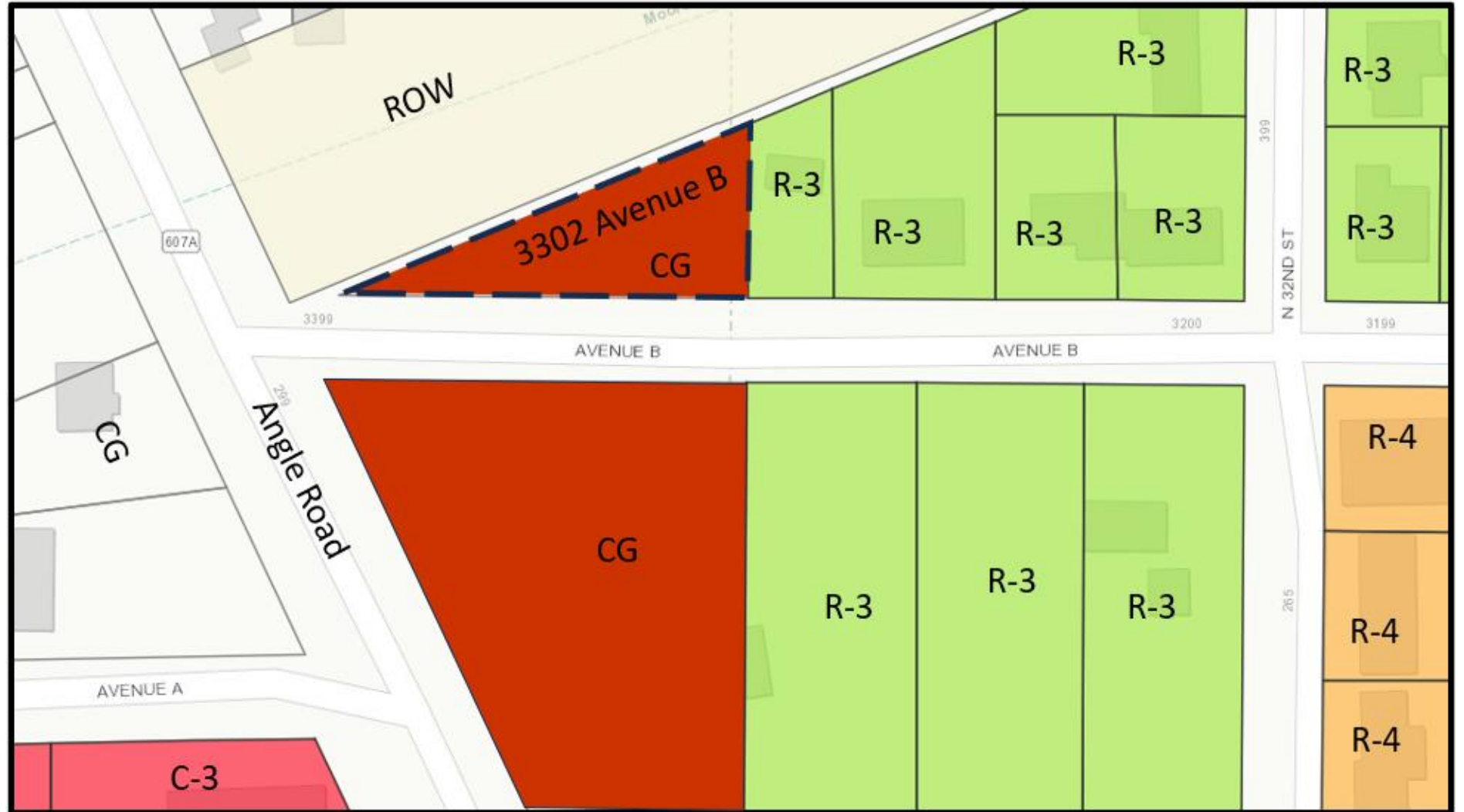


3302 Avenue B. ANNEXATION



# EXISTING ZONING: County

**Currently Zoned:** CG  
(Commercial, General  
Residential  
District—(St. Lucie  
County))

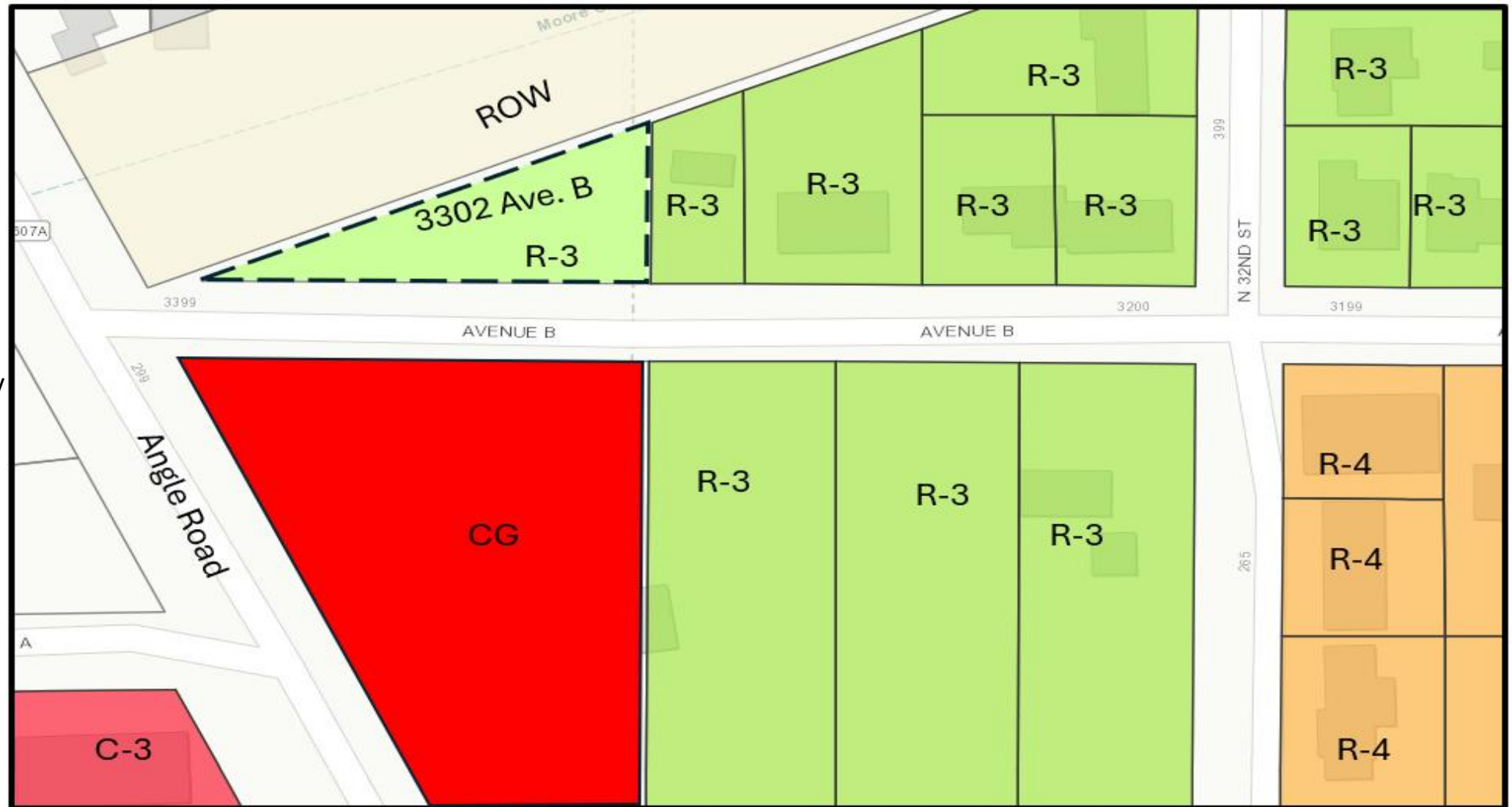


3302 Avenue B. ANNEXATION



# PROPOSED ZONING: City

**Proposed Zoning: R-3**  
(Single-family  
Moderate Density—City  
of Fort Pierce)



3302 Avenue B. ANNEXATION



## RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed annexation application for **Approval** to City Commission.

## ALTERNATIVE RECOMMENDATIONS

1. Recommend Approval with conditions.
2. Recommend Disapproval.





# CITY OF FORT PIERCE

## PLANNING BOARD

October 14th, 2024

Annexation

3302 Avenue B

Parcel ID: 2408-506-0002-000-5



## APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application packets shall include **Warranty Deed** and **Current Survey** (completed within the last 12 months)

- E-mail the complete application packet to [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com) for sufficiency review.
- After sufficiency review one (1) original and two (2) copies of the application and support documents are needed. E-mail [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com) or call 772-467-3737 to schedule an appointment.

- Address: 3302 AVENUE B Ft PIERCE
- Legal description of real property for which annexation is being requested:  
Revised Plat of Home Acres-Unit 2 that part of Lot A L46 Outside City Limits (0.30) AC 051766-378  
 Property Tax ID: 2408-506-0002-000/5
- Size of described property: (0.30 AC) 13,068 SF
- Project description: \_\_\_\_\_
- Current St. Lucie County Future Land Use Designation: \_\_\_\_\_
- Current St. Lucie County Zoning: Comm Genra
- Is this a Historic property? NO
- Appraised value: \$58,266.00
- Name of Owner(s): FRANCES CASNER  
 Signature of Owner(s): Frances B Casner  
 Mailing Address: PO Box 880031  
 City Ft St Lucie State FL Zip 34988  
 Phone 772 240 1373  
 E-mail: Frankie31668@gmail.com
- Name of Representative: Same as owner  
 Signature of representative: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City) \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_  
 E-mail: \_\_\_\_\_



(https://paslc.gov/)

# Saint Lucie County Property Appraiser Michelle Franklin CFA

View Search Results

Sort By: Parcel ID ▾ Low to High ▾ Remove Clear

Parcel ID:	2408-506-0002-000-5
Site Address:	3302 AVENUE B
Owner:	Frances Casner
Finished Area:	1,585
Acres:	0.3
Land Use:	0100 - Single Family
District Group:	0002 - Saint Lucie County
Last Sale Date:	10/31/1987
Last Sale Price:	\$45,000.00

View Report (JobReport.aspx?appid=8c205c54407f4486855e54110308390&PARCELNO=2408-506-0002-000-5)

1 - 1 of 1 results

« < 1 > » 20 ▾

Export as: TXT ▾ Download

20ft  
2024-07-31

Click here for Legal Dis



**Property Identification**

Site Address: 3302 AVENUE B  
 Sec/Town/Range: 08/35S/40E  
 Parcel ID: 2408-506-0002-000-5  
 Jurisdiction: Saint Lucie County

Use Type: 0100  
 Account #: 20336  
 Map ID: 24/08N  
 Zoning: Comm Genra

**Ownership**

Frances Casner  
 PO Box 880031  
 Port St Lucie, FL 34988

**Legal Description**

REVISED PLAT OF HOME ACRES-UNIT 2- THAT PART OF LOT A LYG  
 OUTSIDE CITY LIMITS (0.30 AC) (OR 566-378)

**Current Values**

Just/Market Value: \$157,500  
 Assessed Value: \$58,266  
 Exemptions: \$38,266  
 Taxable Value: \$20,000



**Total Areas**

Finished/Under Air (SF): 1,585  
 Gross Sketched Area (SF): 1,712  
 Land Size (acres): 0.3  
 Land Size (SF): 13,068

**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](#)

**Building Design Wind Speed**

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 1, 1987	0566 / 0378	XX00	CV		\$45,000

**Building Information (1 of 1)**

Finished Area: 1,585 SF

Gross Sketched Area: 1,712 SF

**Exterior Data**

View:  
 Building Type: SFF  
 Grade: SFF-High  
 Story Height: 1 Story

Roof Cover: Metal  
 Year Built: 1958  
 Effective Year: 1958  
 No. Units: 1

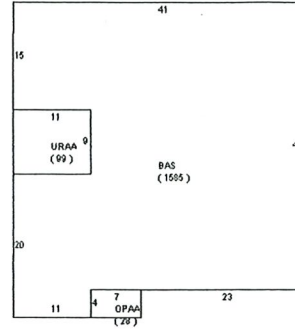
Roof Structure: Gable  
 Frame:  
 Primary Wall: Conc Block  
 Secondary Wall:

**Interior Data**

Bedrooms: 2  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 100%

Electric: AVERAGE  
 Heat Type: FrcdHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

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



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1585	1585	192
OPAA	Open Porch Attached Average	28	0	22
URAA	Utility Room Attached Average	99	0	40

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	430	1999

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$71,900	2023	1999	0500	Homestead Exemption	\$25,000
Land:	\$85,600					
Just/Market:	\$157,500	2023	2008	0550	Homestead Exemption over \$ 50,000	\$8,266
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$99,234	2023	2016	4000	Widow's Exemption	\$5,000
Assessed:	\$58,266					
Exemption(s):	\$38,266					
Taxable:	\$20,000					

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.3	North St. Lucie Water Management District	\$25.00

This does not necessarily represent the total Special Assesments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

**Historical Values**

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$157,500	\$58,266	\$38,266	\$20,000
2022	\$138,700	\$56,569	\$32,069	\$24,500
2021	\$62,300	\$54,922	\$30,422	\$24,500

### Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.  
 Click the following link to check for additional permit data in Saint Lucie County

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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
 © Copyright 2024 Saint Lucie County Property Appraiser. All rights reserved.

### Property Identification

Site Address: 3302 AVENUE B  
 Parcel ID: 2408-506-0002-000-5  
 Use Type: 0100  
 Account #: 20336  
 Map ID: 24/08N  
 Jurisdiction: Saint Lucie County  
 Sec/Town/Range: 08/35S/40E  
 Zoning: Comm Genra

### Ownership

Frances Casner  
 PO Box 880031  
 Port St Lucie, FL 34988

### Legal Description

REVISED PLAT OF HOME ACRES-UNIT 2- THAT PART OF LOT A LYG OUTSIDE CITY LIMITS (0.30 AC) (OR 566-378)

### Current Values

Just/Market: \$157,500  
 Exemptions: \$38,266  
 Assessed: \$58,266  
 Taxable: \$20,000

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$157,500	\$58,266	\$38,266	\$20,000
2022	\$138,700	\$56,569	\$32,069	\$24,500
2021	\$62,300	\$54,922	\$30,422	\$24,500

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-01-1987	0566 / 0378	XX00	CV		\$45,000

### Primary Building Information

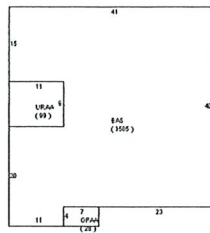
Finished Area of this building: 1,585 SF  
 Gross Sketched Area: 1,712 SF

#### Exterior Data

View:	Roof Cover: Metal	Roof Structure: Gable	Building Type: SFF
Year Built: 1958	Frame:	Grade: SFF-High	Effective Year: 1958
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 1	Secondary Wall:

#### Interior Data

Bedrooms: 2	A/C %: 100%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 1	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel: ELEC	Primary Floors: Carpet



### Total Areas

Finished/Under Air (SF):	1,585
Gross Sketched Area (SF):	1,712
Land Size (acres):	0.3
Land Size (SF):	13,068
Total Building Count:	1

### Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	430	1999



**MICHELLE R. MILLER**

**Clerk of Circuit Court & Comptroller  
St. Lucie County**

201 South Indian River Drive Fort Pierce, FL 34950  
(772) 462-6900

Mailing Address:  
P.O. Drawer 700, Fort Pierce, FL 34954

Pay by Phone: 1-866-253-7528  
Pay Online: [www.stlucieclerk.gov/payments](http://www.stlucieclerk.gov/payments)

**Sign up for Court Date Reminders at:**  
[www.stlucieclerk.gov/textme](http://www.stlucieclerk.gov/textme)

**Receipt of Transaction**

Date: 06/12/2024 11:32 am

Receipt # 2024000048758  
Transaction # 3757172  
Created by: brownc  
Cashiered by: brownc

Received From: **CASNER**

On Behalf Of:

Fee Description	Fee	Prior Paid	Due	Paid	Balance
Small Photographic Copies	2.00	0.00	2.00	2.00	0.00
<b>Total</b>	<b>2.00</b>	<b>0.00</b>	<b>2.00</b>	<b>2.00</b>	<b>0.00</b>
<hr/>					
<b>Grand Total</b>	<b>2.00</b>	<b>0.00</b>	<b>2.00</b>	<b>2.00</b>	<b>0.00</b>

**PAYMENTS**

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
CASH	12345 OK	2.00	0.00	0.00	0.00	2.00
		<b>2.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2.00</b>

Rec Fee \$ 10.50 DOUGLAS DIXON.

1112034

Add Fee \$ \_\_\_\_\_ St. Lucie County

Doc Tax \$ .55 Clerk of Circuit Court

Int Tax \$ \_\_\_\_\_ By [Signature]

Deputy Clerk **DEED OF PERSONAL REPRESENTATIVE**

Total \$ 11.05

THIS INDENTURE, made this 8<sup>th</sup> day of May, 1991, between PATRICIA L. CASNER, as personal representative of the Estate of Alexander T. Lawson, deceased, Grantor, and THOMAS H. CASNER, Grantee, whose post office address is: 3302 Avenue B, Fort Pierce, FL 34947;

**WITNESSETH:**

The Grantor, in consideration of the premises and the sum of \$10.00, and other good and valuable considerations, in hand paid, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, and to his heirs and assigns forever, that certain real property situate in St. Lucie County, Florida, more particularly described as follows:

The West 53.02 feet of the following described real property:

Begin at the Southeast corner of Lot A of the Revised Plat of HOME ACRES SUBDIVISION, as recorded in Plat Book 7, page 42, St. Lucie County, Florida, and run North along the East line of said Lot A 162.93 feet to the Northeast Corner of said Lot A, thence run Southwesterly along the northerly line of said Lot A, a distance of 164.6 feet, thence South 102.26 feet to the South line of said Lot A, thence run East 153.02 feet to the point of beginning.

Said land also being described as Lot A of Revised Plat of Home Acres Subdivision Unit 2, a recorded in Plat Book 7, at page 42, of the public records of St. Lucie County, Florida.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

AND the Grantor does covenant to and with the Grantee, his heirs and assigns, that in all things preliminary to and in and about this conveyance the laws of the State of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

Signed, sealed and delivered in the presence of:

Mary Anned Lutz  
[Signature]

Patricia L. Casner (SEAL)  
Patricia L. Casner  
As Personal Representative of  
Estate of Alexander T. Lawson,  
deceased

STATE OF FLORIDA )  
; )  
ST. LUCIE COUNTY )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared PATRICIA L. CASNER, as personal representative of the Estate of PERSONAL

860947

This Warranty Deed Made the 23rd day of November A. D. 1987 by  
PATRICIA CASNER, unmarried surviving spouse of John F. Casner, deceased  
hereinafter called the grantor, to  
THOMAS H. CASNER and FRANCES B. CASNER, his wife  
whose postoffice address is 3302 Avenue B, Ft. Pierce, FL 34947  
hereinafter called the grantees:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other  
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, re-  
leases, releases, conveys and confirms unto the grantees, all that certain land situate in St. Lucie  
County, Florida, viz:

Lot A, of REVISED PLAT OF HOMEACRES, UNIT No. 2, according to the  
Plat thereof as recorded in Plat Book 7, Page 42, of the Public  
Records of St. Lucie County, Florida.

Less and except the following:

Begin at the Southeast corner of Lot A of the Revised Plat of  
HOME ACRES SUBDIVISION, as recorded in Plat Book 7, page 42, St.  
Lucie County, Florida, and run North along the East line of said  
Lot A, 162.93 feet to the Northeast corner of said Lot A, thence  
run Southwesterly along the northerly line of said Lot A, a  
distance of 164.6 feet, thence South 102.26 feet to the South  
line of said Lot A, thence run East 153.02 feet to the point of  
beginning.

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

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

And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land  
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the  
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of  
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent  
to December 31, 19 87

In Witness Whereof, the said grantor has executed this Deed the day and year first above  
written.

Signed, sealed and delivered in our presence:

*Patricia Casner*  
PATRICIA CASNER (Seal)  
*Lorene P. Spencer*  
(Seal)  
(Seal)  
(Seal)

*Patricia Casner* (Seal)  
PATRICIA CASNER  
(Seal)  
(Seal)  
860947 (Seal)

State of Florida,  
County of ST. LUCIE

'87 NOV 30 P4:00

FILED  
DOUGLAS

I Hereby Certify that on this day, before me, an official authorized in the State aforesaid  
and in the County aforesaid to take acknowledgments, personally appeared  
PATRICIA CASNER, unmarried surviving spouse of John F. Casner  
to me known to be the person described in and who executed the foregoing instrument and she  
acknowledged before me that she executed the same.

Witness my hand and official seal in the County and State last aforesaid this 23  
day of November

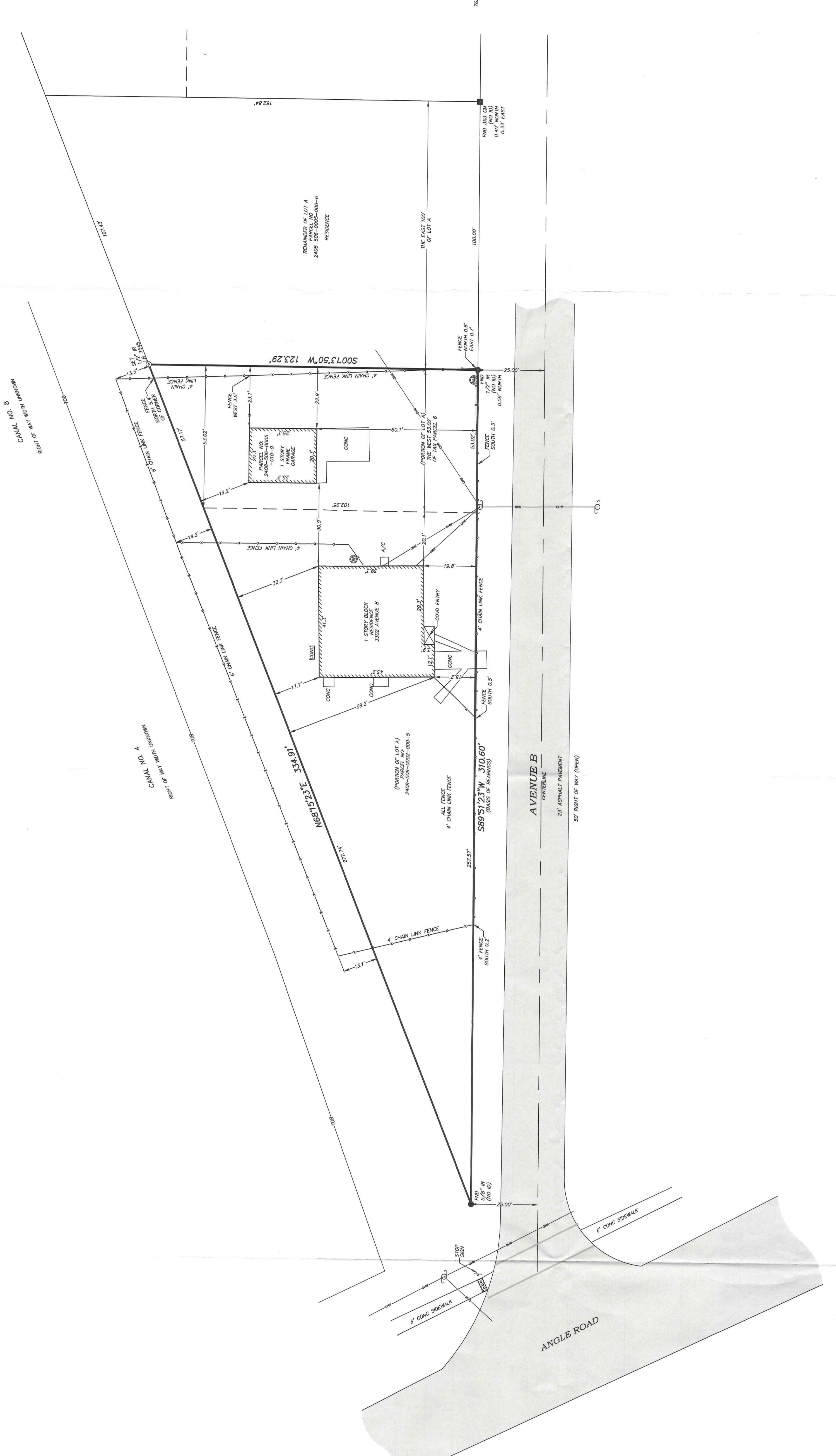
O R BOOK 566 PAGE 378



*Lorene P. Spencer*  
Notary Public in and for State and  
County aforesaid.  
My Commission Expires: 11/23/87



This instrument prepared by  
ROBERT M. LLOYD, 311 South 2nd Street  
Fort Pierce, Florida



**LEGEND**

BPP	BACKFLOW PREVENTER	OHW	OVERHEAD WIRES
BOC	BACK OF CURB	O.R.B.	OFFICIAL RECORD BOOK
BCF	CONCRETE FENCE	(P)	PLAT
CM	CONCRETE MONUMENT	(P)	PLAT BOOK
CMC	CORRUGATED METAL PIPE	PC	PAGE
COVD	COVERED	PSM	PROFESSIONAL SURVEYOR AND MAPPER
(D)	DESCRIPTION	PCV	POLY VINYL CHLORIDE
EMR	ELECTRIC METER	PCW	POLY VINYL CONCRETE PIPE
EL	ELEVATION	(S)	SURVEYED
ELR	ELLIPICAL CORRUGATED METAL PIPE	TOB	TOP OF BANK
EM	ELECTRIC METER	TR	TRANSFORMER
EMR	ELECTRIC METER	TRNS	TRANSFORMER
FM	FOUNDATION	UC	UNDERGROUND
FM	FOUNDATION	WF	WOODEN FENCE
FND	FOUND	WM	WATER METER
FW	FOUNDATION	WM	WATER METER
HW	HEADWATER	WA	WATER ANCHOR
ID	IDENTIFICATION	U	UTILITY POLE
IP	IRON PIPE	WG	WATER GATE VALVE
IR	IRON ROD WITH CAP	W	WELL
IR	IRON ROD WITH CAP		
LB	LICENSED BUSINESS		
LS	LICENSED SURVEYOR		

**LEGAL DESCRIPTION:**  
 (BY SURVEYOR)  
 LOT A, REVISED PLAT OF HOME ACRES (UNIT No. 2), LESS THE EAST 100' THEREOF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 42 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER INFORMATION PROVIDED BY THE COUNTY OR STATE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT COMPLETELY REVEALED BY THIS SURVEY. THE EXTENT OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF AVAILABLE SURFACE INDICATIONS AND THE SURVEYOR'S OBSERVATIONS. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO OR DESTRUCTION OF ANY UNDERGROUND UTILITIES OR OTHER UNDERGROUND FIXED IMPROVEMENTS.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. BEARINGS SHOWN HEREON REFER TO STATE PLANE RECTANGULAR COORDINATE SYSTEM, NAD 83.
6. BEARINGS SHOWN HEREON REFER TO STATE PLANE RECTANGULAR COORDINATE SYSTEM, NAD 83.
7. LOT DIMENSIONS ARE AS PLATTED UNLESS OTHERWISE NOTED.
8. FLOOD ZONE "A", FLOOD INSURANCE RATE MAP NUMBER 12111C0178A, DATED FEBRUARY 16, 2012.

**INDIAN RIVER SURVEY, INC.**  
 PROFESSIONAL SURVEYING AND MAPPING  
 CERTIFICATE OF AUTHORIZATION No. LB 7545  
 1835 20TH STREET, VERO BEACH, FLORIDA 32960  
 PHONE (772) 560-7800 FAX (772) 560-3447

MAP OF BOUNDARY SURVEY GRAPHIC SCALE 0' 10' 20' NORTH 1" = 20'

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

CERTIFIED TO:  
 FRANCES CASNER

FIELD BOOK 98 DRAWN RJS SHEET 1 PAGES 1 SCALE 1"=20' FIELD DATE JOB #

7/26/24

**2023 NOTICE OF PROPOSED PROPERTY TAXES AND  
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS  
SAINT LUCIE COUNTY TAXING AUTHORITIES**

**DO NOT PAY  
THIS IS NOT A BILL**

Parcel ID 2408-506-0002-000-5

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

Frances Casner  
PO Box 880031  
Port St Lucie, FL 34988-0031

Account Number: 20336  
Tax Code: 0002 Saint Lucie County  
Location: 3302 Avenue B  
Legal Desc: REVISED PLAT OF HOME ACRES-UNIT 2- THAT PART OF  
LOT A LYG OUTSIDE CITY LIMITS (0.30 AC) (OR 566-378)

TAXING AUTHORITY	Column 1*		Column 2*		Column 3*		A Public Hearing on the Proposed Taxes and Budget will be held:
	Your Last Year's Tax Rate & Property Taxes		Your Tax Rate & Taxes This Year If No Budget Change is Made		Your Tax Rate & Taxes This Year If Budget Change is Made		
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
<b>GENERAL COUNTY</b>							
SLC General Fund	4.2077	103.09	3.7567	75.13	4.2840	85.68	September 7, 2023 6:00 PM 2300 Virginia Ave 3rd Floor, Fort Pierce (772) 462-1670
Jail, Law Enf	2.7294	66.87	2.4261	48.52	2.7294	54.59	
Erosion Dist E	0.1763	4.32	0.1559	3.12	0.1000	2.00	
Mosquito Control	0.1352	3.31	0.1189	2.38	0.1352	2.70	
SLC Stormwater	0.4731	11.59	0.4320	8.64	0.4731	9.46	
Community Dev MSTU	0.4300	10.54	0.3926	7.85	0.4300	8.60	
Law Enforc MSTU	0.9103	22.30	0.8312	16.62	0.9103	18.21	
County Parks	0.1813	4.44	0.1603	3.21	0.0000	0.00	
County Transit	0.1269	3.11	0.1122	2.24	0.2500	5.00	
<b>PUBLIC SCHOOLS</b>							
By State Law	3.2310	100.38	2.8402	80.28	3.1640	89.43	September 12, 2023 5:01 PM 9461 Brandywine Ln, PSL (772) 429-3970
By Local Board	3.2480	100.91	2.8552	80.71	3.2480	91.81	
<b>MUNICIPALITY</b>							
<b>WATER MANAGEMENT</b>							
S FL Wtr Mgmt Dist	0.0948	2.32	0.0850	1.70	0.0948	1.90	September 14, 2023 5:15 PM 3301 Gun Club Rd Bldg B-1, WPB (561) 686-8800
SFWMD-Okee Basin	0.1026	2.51	0.0920	1.84	0.1026	2.05	
Everglades Project	0.0327	0.80	0.0293	0.59	0.0327	0.65	
<b>INDEPENDENT DISTRICTS</b>							
SLC Fire Dist	3.0000	73.50	2.6555	53.11	3.0000	60.00	September 6, 2023 5:01 PM 5160 NW Milner Dr, PSL (772) 621-3400
FL Inland Nav Dist	0.0320	0.78	0.0288	0.58	0.0288	0.58	September 7, 2023 5:05 PM 1707 NE Indian River Dr, Jensen Beach (561) 627-3386
Children's Services	0.4025	9.86	0.3563	7.13	0.3790	7.58	September 5, 2023 5:01 PM 546 NW University Blvd, PSL (772) 408-1100
<b>VOTER APPROVED DEBT SERVICE</b>							
<b>Total Property Taxes</b>		\$520.63		\$393.65		\$440.24	

**SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.**

**\*Column 1 - "Your Last Year's Tax Rate & Property Taxes"**

This column shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

**\*Column 2 - "Your Tax Rate & Taxes This Year If No Budget Change is Made"**

This column shows what the tax rate and your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

**\*Column 3 - "Your Tax Rate & Taxes This Year If Budget Change is Made"**

This column shows what the tax rate and your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

\*NOTE: Amounts shown on this form DO NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS				
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	AMOUNT
N Saint Lucie Wtr Mgmt	Drainage (772) 461-5050 Minimum \$25.00	0.30000	23.000	25.00
<b>Total Non-Ad Valorem Assessment</b>				\$25.00

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city or any special district.

**TOTAL AD VALOREM TAXES AND  
NON-AD VALOREM ASSESSMENTS  
IF BUDGET CHANGES ARE MADE** \$465.24



**Michelle Franklin**  
**Certified Florida Appraiser**

Parcel ID 2408-506-0002-000-5

Tax Code: 0002 Saint Lucie County  
 Location: 3302 Avenue B

Account Number: 20336  
 Legal Desc: REVISED PLAT OF HOME ACRES-UNIT 2- THAT PART OF LOT A  
 LYG OUTSIDE CITY LIMITS (0.30 AC) (OR 566-378)

## Property Valuation

Market Value	Last Year	This Year
		138,700

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	56,569	58,266	32,069	38,266	24,500	20,000
Public Schools	56,569	58,266	25,500	30,000	31,069	28,266
Municipality						
Water Management	56,569	58,266	32,069	38,266	24,500	20,000
Independent Districts	56,569	58,266	32,069	38,266	24,500	20,000
Voter Approved Debt Service						

Assessment Reductions / Portability	Applies to	Value
Save Our Homes	All Funds	99,234

Exemptions*	Applies to	Last Year	This Year
First Homestead	All Funds	25,000	25,000
Widow	All Funds	500	5,000
Additional Homestead	Non-School Funds	6,569	8,266

\*Where more than one value exists, county value of exemption will be indicated

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, contact the Saint Lucie County Property Appraiser at:  
**2300 Virginia Ave Rm 121, Fort Pierce, FL 34982**  
 or (772) 462-1021

If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser and must be filed  
**ON OR BEFORE:**  
**September 12, 2023**

**Market Value:** Market (also called "just" value) is the most probable sale price for your property in a competitive, open market. It is based on a willing buyer and a willing seller.

**Assessed Value:** Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

**Assessment Reductions / Portability:**

Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below.

- There are limits on how much the assessment of your property can increase each year. The Save Our Homes program and the limitation for non-homestead property are examples.
- Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled "Assessment Reductions".

**Exemptions:** Exemptions that apply to your property are listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

**Taxable Value:** Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions and discounts.

**Our Promise to You...**  
**Superior Service, Trusted Results**



[www.paslc.gov](http://www.paslc.gov)  
 (772) 462-1021



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

Frances Casner  
P.O. Box 880031  
Port St. Lucie, FL 34988

**Project #: PZANN2024-00002: Annexation– Voluntary Application for Annexation at 3302 Avenue B–  
Technical Review Committee Comments for September 19, 2024, TRC Meeting**

**City of Fort Pierce Planning Department**

Annexation: Recommend

**Fort Pierce Engineering Department**

Annexation: Recommend Approval

**Fort Pierce Building Department**

No comments at this time.

**Fort Pierce Police Department**

No comments at this time.

**St. Lucie County Planning Department**

No comments at this time.

**St. Lucie County PW/Engineering**

No comments at this time.

**City Clerk Office**

No comments at this time.



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

**Code Enforcement**

No comments at this time.

**Fort Pierce Utilities Authority**

- W/WW Engineering: **Approved. No objection to the annexation request**
- Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved.**
- Gas: Approved.
- FPUA Fiber: FPUAnet **Approves**

**St. Lucie County Fire District**

No comments at this time.

**Florida Department of Transportation**

No comments at this time.

**St. Lucie County School Board**

No comments at this time.

**ORDINANCE NO. 24-XX**

**AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCELS AT OR NEAR 3302 AVENUE B AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING ZONING CLASSIFICATION; ESTABLISHING LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and

**WHEREAS**, in accordance with Section 171.044 of the Florida Statutes, the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

**WHEREAS**, the property is contiguous to the municipality of the City of Fort Pierce; and

**WHEREAS**, the property is located within an enclave and Section 171.046 of the Florida Statutes states that it is the policy of the state to eliminate enclaves; and

**WHEREAS**, the estimated population of the annexation is two (2); and

**WHEREAS**, the owner(s) have petitioned for voluntary annexation to the municipality of the City of Fort Pierce; and

**WHEREAS**, the petition bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

**WHEREAS**, the City of Fort Pierce Planning Board, at their **XXXX, 2024**, meeting voted **X** to **X** recommend approval of the annexation; and

**WHEREAS**, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation via certified mail to the St. Lucie County Administrator's Office on **XXXX, 2024**, no fewer than thirty (30) days prior to the first reading of this annexation Ordinance by the City Commission of the City of Fort Pierce, Florida; and

**WHEREAS**, in accordance with Section 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie County Board of County Commissioners on **XXXX, 2024**, no fewer than ten (10) days prior to publishing or posting the ordinance notice.

**NOW, THEREFORE BE IT ORDAINED** by the City Commission of the City of Fort Pierce, Florida as follows:

**SECTION 1.** The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted on Exhibit "A", attached hereto, and incorporated herein; and the following property is hereby annexed into the City:

a) Parcel ID: 2408-506-0002-000-5

LEGAL DESCRIPTION:

REVISED PLAT OF HOME ACRES-UNIT 2- THAT PART O FLOT A LYG OUTSIDE CITY LIMITS (0.30 AC) (OR 566-378)

Containing 0.30 acres (more or less)

Said property containing approximately 0.30 acres and being generally located at or near 3302 Avenue B, Fort Pierce, FL.

**SECTION 2.** That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit "A" hereof as of January 1, 2025, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "A" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation of abrogation of the land's current Saint Lucie County Property Appraiser's tax classifications and exemptions.

**SECTION 3.** That upon this Ordinance becoming effective, the land herein described on Exhibit "A" and annexed into the territorial limits of the City of Fort Pierce shall be zoned Single Family Moderate Density Residential (R-3) and assigned a Future Land Use Designation of Residential Low Density (RL), as depicted on Exhibit "B" attached hereto and incorporated herein.

**SECTION 4.** That in accordance with Section 171.044(3), this ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

**SECTION 5.** That in accordance with Section 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

**SECTION 6.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 7.** All Ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

**SECTION 8.** This Ordinance shall be and become effective immediately upon final passage.

**APPROVED AS TO FORM & CORRECTNESS:**

---

**Sara Hedges, Esq.**  
**City Attorney**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

**WE, THE UNDERSIGNED**, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-XXX was duly advertised accordance with Section 171.044(2) of the Florida Statutes by display advertising St. Lucie News Tribune on Sunday, XXXX, 2024 and Sunday, XXXX, 2024; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on XXXX, 2024; and was duly introduced, read by title only, and passed on second and final reading XXXX 2024, by the City Commission of the City of Fort Pierce, Florida.

**IN WITNESS HEREWITH**, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this XX day of \_\_\_\_ 2024.

---

**Linda Hudson**  
**Mayor Commissioner**

ATTEST:

---

**City Clerk**

(CITY SEAL)

**EXHIBIT A**  
Territorial Limits Extension

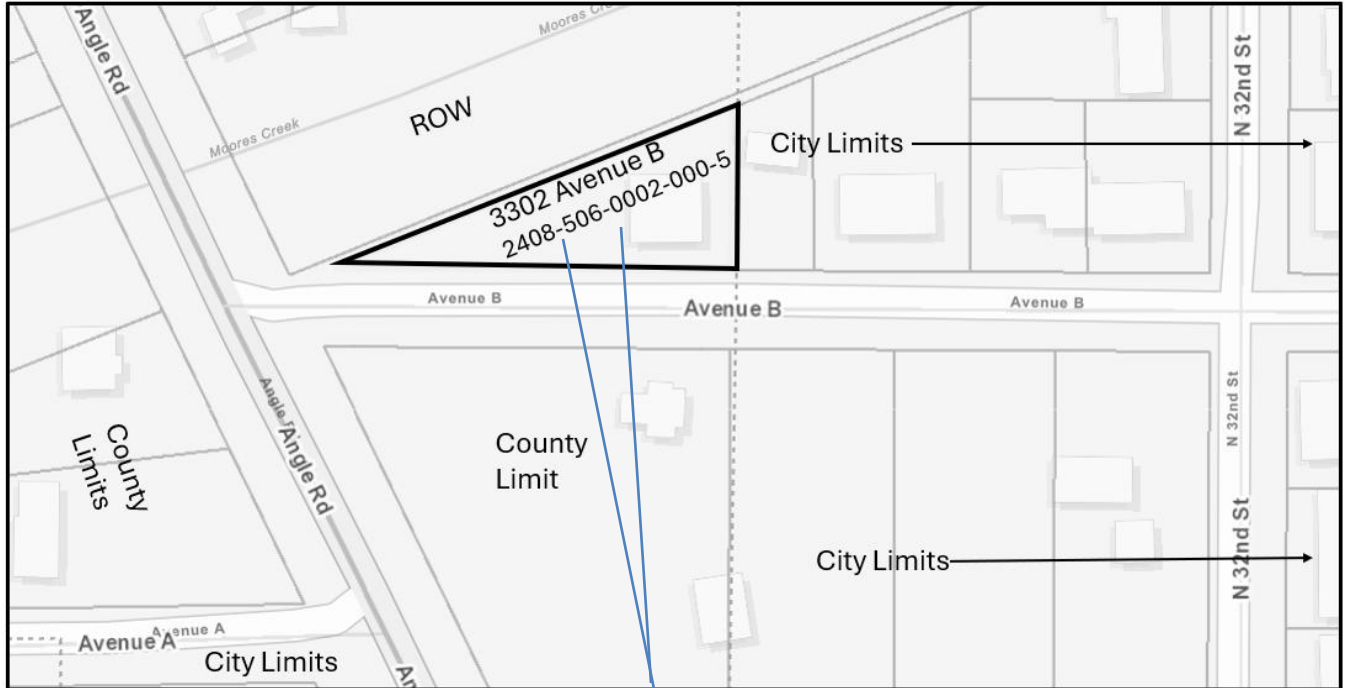


**PARCEL: 3302 Avenue B**

REVISED PLAT OF HOME ACRES-UNIT 2- THAT PART O FLOT A LYG OUTSIDE  
CITY LIMITS (0.30 AC) (OR 566-378)

**Said property containing 0.30 acres, more or less**

**EXHIBIT B**  
Zoning & Future Land Use Designation Assignment



ZONING DESIGNATION OF **SINGLE-FAMILY MODERATE DENSITY (R-3)** AND  
LAND USE DESIGNATION OF **RESIDENTIAL LOW DENSITY (RL)**

**Planning Board - Rescheduled from 11/12/24**

**7. b.**

**Meeting Date:** 11/21/2024

**Re:** Annexation - Tall Pines - (2) Parcels: 1433-210-0003-000-9 &  
1433-310-0002-000-9

**Submitted For:** Kev Freeman, Planning Director, Planning Department

---

**Information**

**SUBJECT:**

Annexation - Tall Pines  
Parcel IDs: 1433-210-0003-000-9 and 1433-310-0002-000-9

**SUMMARY:**

Request for review of an application for an of two (2) parcels into the City, with a City Future Land Use Designation of RL, Residential Low-Density, and a City Zoning of R-1, Single Family Low-Density Zone.

The subject properties have a St. Lucie County Future Land Use Designation of RM, Residential Medium, and a St. Lucie County Zoning designation of RMH-5, Residential, Mobile Home – 5/du. To ensure consistency with Policy 1.11.5 of the City’s Comprehensive Plan, the proposed Future Land Use Designation for the parcels is RL, Residential Low-Density, with a Zoning Classification of R-1, Single Family Low-Density Residential Zone.

Pursuant to Comprehensive Plan policy 1.11.5 “properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.” Staff has confirmed that the properties are located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is \$10,607,900. Should the Application for Annexation be approved, and future development of the land occurs, the property could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

**RECOMMENDATION:**

Staff recommends that the Planning Board recommend approval of the proposed Annexation to the City Commission.

**ALTERNATIVES:**

- Approval with alternative recommendations
- Denial

**RESPONSIBLE STAFF:**

Vennis Gilmore, Assistant Planning Director

**COORDINATED WITH:**

Technical Review Committee

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**Fiscal Impact**

**OTHER INFORMATION:**

N/A

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**Attachments**

Staff Report  
Staff Report and Supporting Documents  
Application and Supporting Documents

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**Form Review**

Form Started By: Vennis Gilmore  
Final Approval Date: 10/14/2024

Started On: 10/07/2024 11:32 AM

# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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**PROJECT:** TALL PINES ANNEXATION – PROJECT #: PZANN2024-00003

**REVIEWER:** VENNIS GILMORE, ASSISTANT PLANNING DIRECTOR

**DATE:** OCTOBER 7, 2024

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### STAFF REPORT

**Owner:** Jonathan Mauldin, Granite Tall Pines, LLC

**Applicant/Representative:** Raquel Samaroo, WGI, Inc.  
Jerrod Purser, WGI, Inc.

**Requested Action:** Review of an application for an annexation of two (2) parcels into the City, with a City Future Land Use of RL, Residential Low-Density, and a City Zoning of R-1, Single Family Low-Density Zone.

**Location:** At or near 314 S. Erie Drive

**Parcel IDs:** 1433-210-0003-000-9 & 1433-310-0002-000-9

**Current SLC Zoning:** RMH-5, Residential, Mobile Home – 5/du

**Proposed Zoning:** R-1, Single Family Low-Density Zone

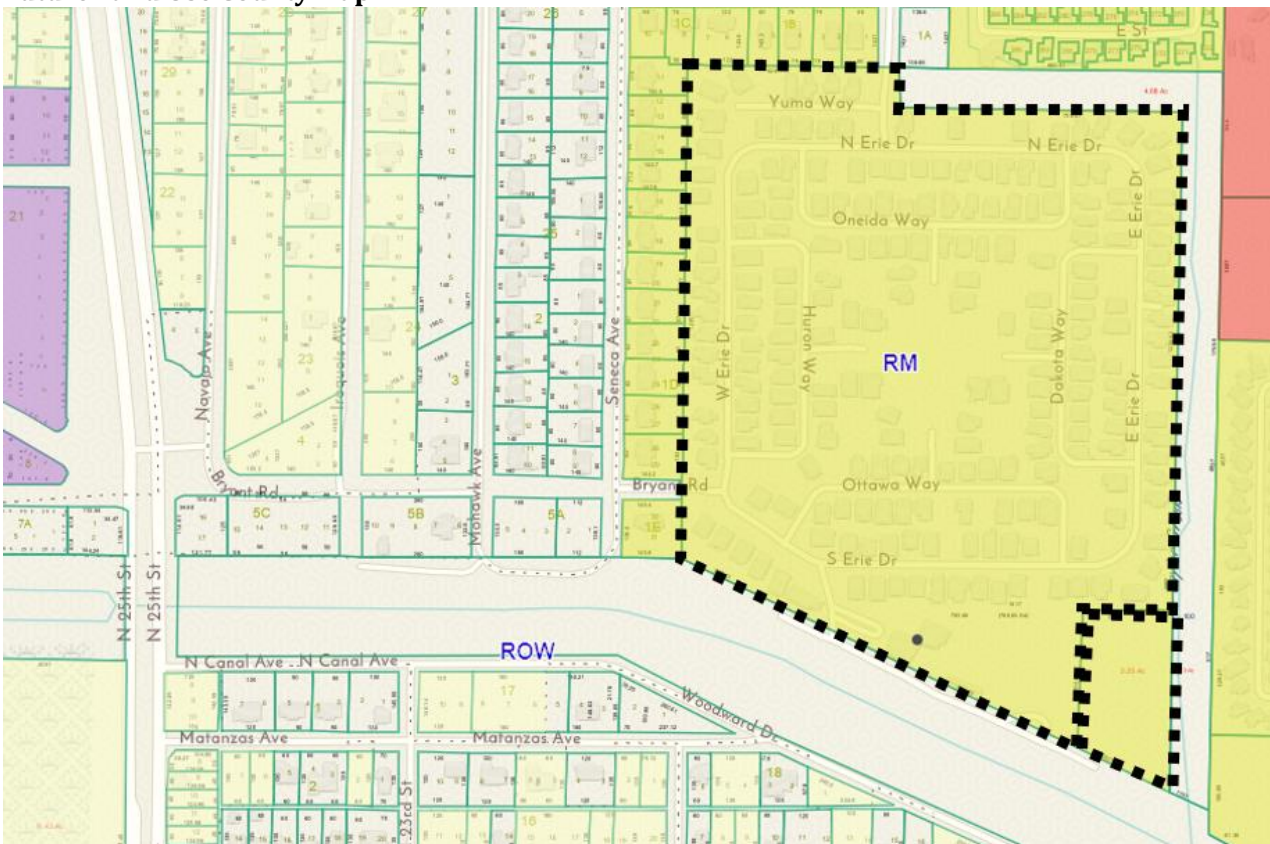
**Current SLC Future Land Use:** RM, Residential Medium

**Proposed Future Land Use:** RL, Residential Low-Density

**Location Map:**



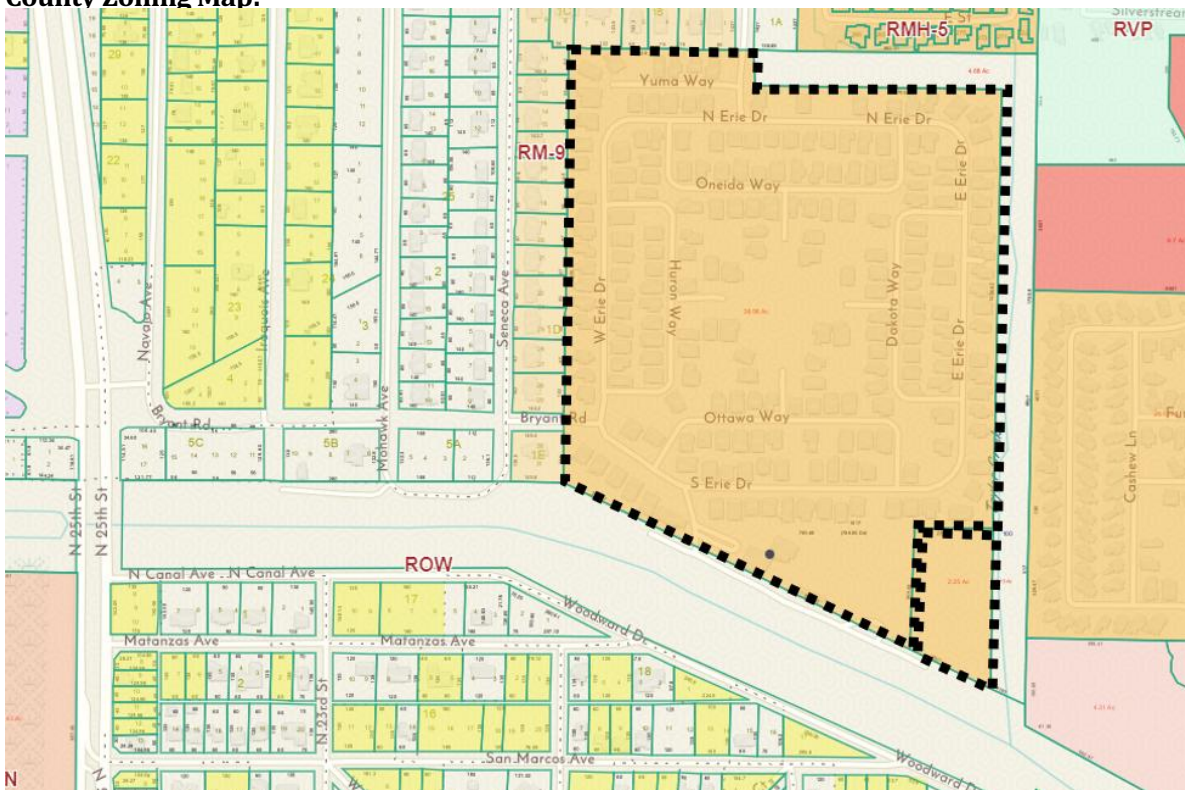
**Future Land Use County Map:**



**Futue Land Use City Map:**



**County Zoning Map:**



**City Zoning Map:**



**Surrounding Zoning:**

North	East	South	West
RM-9/RMH-5 (SLC)	RVP/CG/RMH-5 (SLC)	RS-4 (SLC)/R-1 (COFP)	RM-9 (SLC)

**Surrounding Future Land Use:**

North	East	South	West
RM (SLC)	COM/RM (SLC)	RU (SLC)/RL (COFP)	RM (SLC)/RL (COFP)

**Site Area:**

+/- 41.63 Acres

**Utilities:**

Located within the FPUA Service Area

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## Staff Analysis

Request for review of an application for an of two (2) parcels into the City, with a City Future Land Use Designation of RL, Residential Low-Density, and a City Zoning of R-1, Single Family Low-Density Zone.

The subject properties have a St. Lucie County Future Land Use Designation of RM, Residential Medium, and a St. Lucie County Zoning designation of RMH-5, Residential, Mobile Home – 5/du. To ensure consistency with Policy 1.11.5 of the City’s Comprehensive Plan, the proposed Future Land Use Designation for the parcels is RL, Residential Low-Density, with a Zoning Classification of R-1, Single Family Low-Density Residential Zone.

Pursuant to Comprehensive Plan policy 1.11.5 “properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.” Staff has confirmed that the properties are located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is \$10,607,900. Should the Application for Annexation be approved, and future development of the land occurs, the property could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

### ***Existing Conditions***

Currently the land is an existing 55-plus Mobile Home Community with a County Future Land Use of RM, Residential Medium, and a County Zoning of RMH-5, Residential, Mobile Home – 5/du (5 units per acre).

### ***Stormwater Retention & Landscaping***

Stormwater retention, drainage and landscaping requirements are to be met when permits are submitted for building on the parcel.

### ***Comprehensive Plan***

Staff has reviewed the Comprehensive Plan and finds the proposed annexations are consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: “Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.”

The properties are within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: “The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City’s adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City’s boundaries, thereby improving service delivery.”

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The subject property will be designated as a City Future Land Use of Low Density Residential. The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single-family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

The subject property will be classified with a City Zoning of R-1, Single-Family Low-Density Zone. This classification is primarily intended to provide for areas of single-family dwellings with an average net density of less than four units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available.

**Summary of Technical Review Committee**

All affected departments have reviewed the proposed Annexation with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the annexation.

**Staff Recommendation:**

Staff recommends that the Planning Board recommend approval of the proposed Annexation to the City Commission.

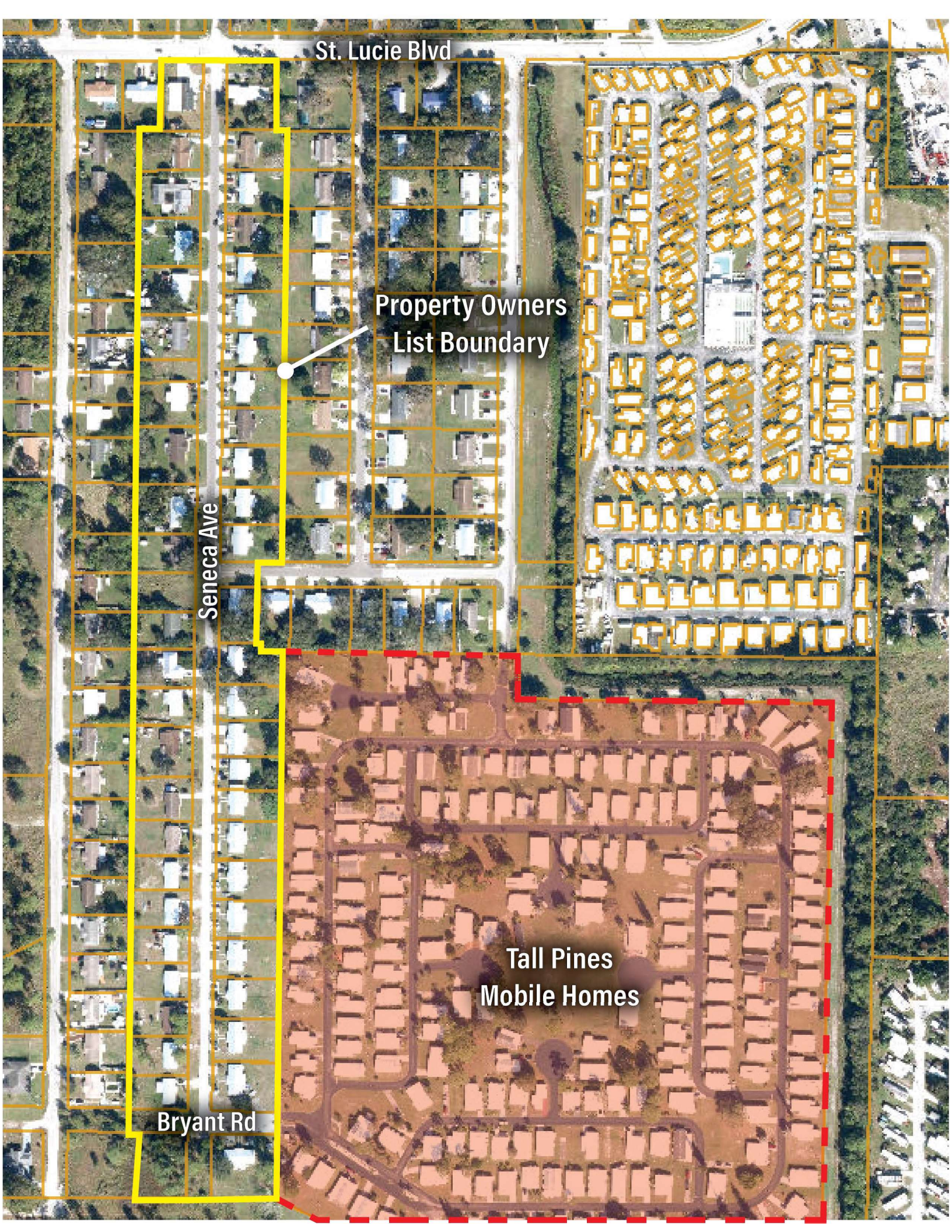
St. Lucie Blvd

Property Owners  
List Boundary

Seneca Ave

Tall Pines  
Mobile Homes

Bryant Rd





PUBLIC WORKS DEPARTMENT  
DEVELOPMENT REVIEW COMMITTEE

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September 17, 2024

**PROJECT:** Annexation - Tall Pines Master PD - (2) Parcels

**REF:** PZANN2024-00003

**TO:** Vennis Gilmore

**FROM:** Grant Chambers

Corrections:

1. St. Lucie County-Public Works has no comments regarding the Annexation.
2. Advisory: The city should consider taking over ownership and maintenance responsibilities of Cherokee Avenue and Seneca Avenue.



THE SUNRISE CITY

**FORT PIERCE**

POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

**September 19, 2024**

Case #: PZANN202400003

Planner: City of Ft. Pierce Planning Department.

Annexation

314 S. Erie Dr., Ft. Pierce (Tall Pines Mobile Home Park)

### **Comments:**

Regarding the annexation and proposed additions to the Tall Pines Mobile Home Park (MHP) the total added dwelling units upon the City of Fort Pierce is anticipated at 262. In addition, there will be the 33 RV spots as well. Please keep in mind the impact it may have upon the police department with regards to calls for service. While the frequency and exact type of calls cannot be predicted at this time, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development.

Thank you for your attention and consideration.





THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

Current population of Ft Pierce (2021 Census)		47927
Current total of Officers Ft Pierce PD (FY24)		141
Current rate of Officers per 1000 population		2.9
Number of proposed housing units		262
Average number of people per household	x	2.5
total proposed population increase		655
	/1000	0.78
	x	2.9
Additional Officers Necessary		1.9

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



## APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application packets shall include **Warranty Deed** and **Current Survey** (completed within the last 12 months)

- E-mail the complete application packet to [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com) for sufficiency review.
- After sufficiency review one (1) original and two (2) copies of the application and support documents are needed. E-mail [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com) or call 772-467-3737 to schedule an appointment.

1. Address: 314 S Erie Dr, Fort Pierce, FL 34946 & Dakota Way, Fort Pierce, FL 34946

2. Legal description of real property for which annexation is being requested:  
 See attachment for legal descriptions.  
 \_\_\_\_\_  
 \_\_\_\_\_

Property Tax ID: 1433-210-0003-000-9 & 1433-310-0002-000-9

3. Size of described property: 41.63 ACRES

4. Project description: The existing use of the property is for manufactured homes and outdoor storage. The proposed development program includes eight additional manufactured home lots and 33 recreational vehicle parking spaces.


5. Current St. Lucie County Future Land Use Designation: Residential Medium (RM)

6. Current St. Lucie County Zoning: Residential, Mobile Home - 5 (RMH-5)

7. Is this a Historic property? No

8. Appraised value: \$10,607,900

9. Name of Owner(s): Granite Tall Pines, LLC d/b/a Inspire Communities, LLC

Signature of Owner(s): 

Mailing Address: 4742 N 24th St Suite 325

City Phoenix State AZ Zip 85016

Phone 646-991-6950

E-mail: jmauldin@inspirecommunities.com

10. Name of Representative: Rodney Q. Jarvis (Gallagher & Kennedy)

Signature of representative: 

Mailing Address: 2575 E. Camelback Rd, Suite 1100

City) Phoenix State AZ Zip 85016

Phone (602) 717-9979

E-mail: rojjarvis@gmail.com

## Legal Description

LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

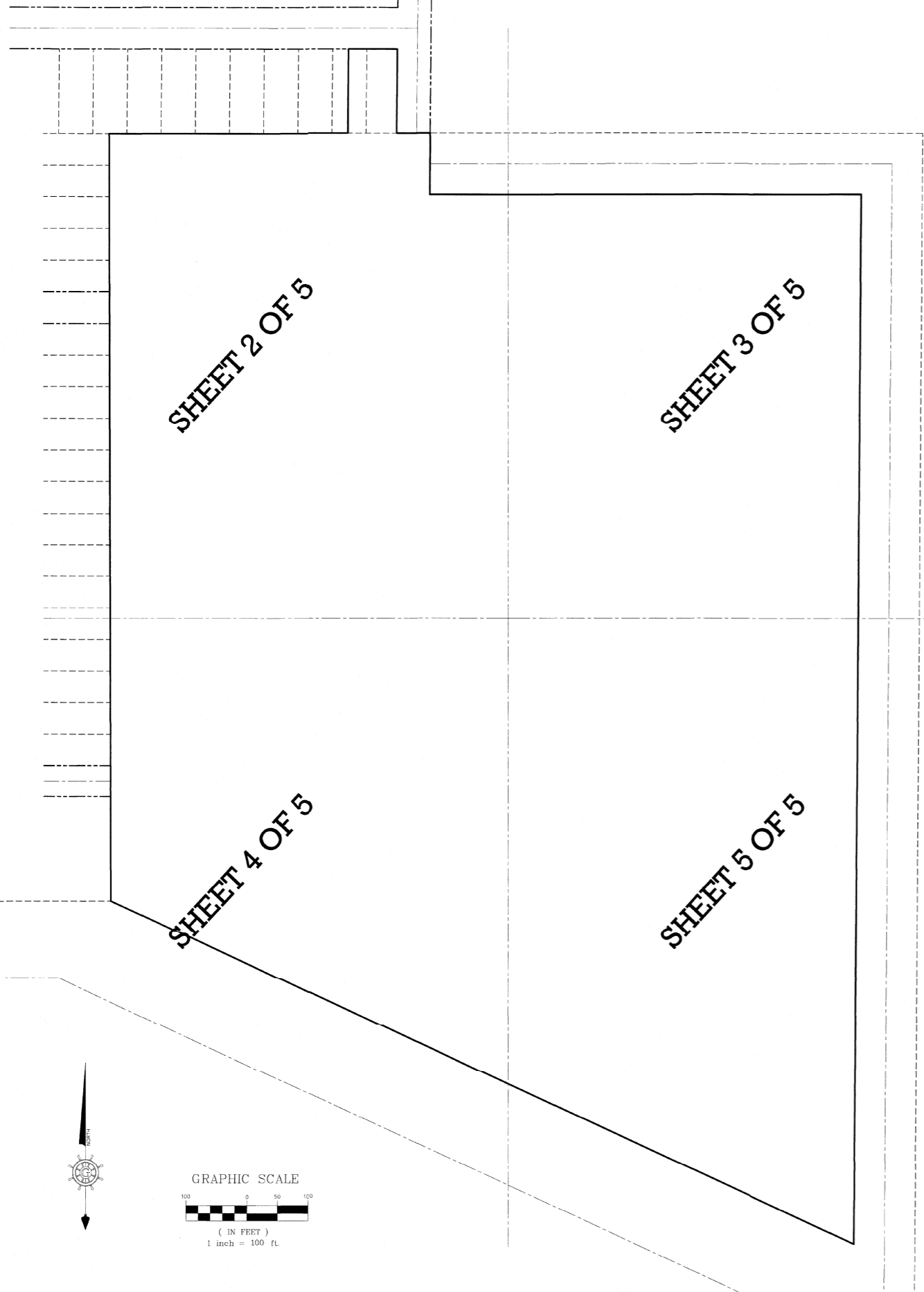
AND

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, IN FORT PIERCE, FLORIDA, BEING IN ST. LUCIE COUNTY, FLORIDA,

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 11 OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'42" EAST ALONG THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 391.27 FEET; THENCE NORTH 00°30'16" EAST, A DISTANCE OF 138.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUGO ROAD; THENCE SOUTH 89°56'50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 137.93 FEET TO A POINT LYING ON THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE; THENCE NORTH 89°59'42" EAST, ALONG THE SOUTH LINE OF BLOCK 1-C OF SAID PLAT, A DISTANCE OF 55.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE NORTH 89°56'31" EAST, ALONG THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 707.32 FEET TO THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE SOUTH 00°24'12" WEST, ALONG THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 1,706.23 FEET TO A POINT LYING ON THE NORTH LINE OF TAYLOR CREEK; THENCE NORTH 65°25'22" WEST, ALONG THE NORTH LINE OF SAID CREEK, A DISTANCE OF 1,339.23 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1E OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°07'44" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,248.42 FEET TO THE POINT OF BEGINNING. CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS

SHEET LAYOUT DETAIL



**PARKING**

PARKING SPACE TABLE	
	TOTAL EXISTING
REGULAR	20
HANDICAP	1
<b>TOTAL</b>	<b>21</b>

**LINE TABLE**

BOUNDARY	LINE	THICKNESS	STYLE
BOUNDARY	---	2	SOLID
TIE LINE	---	1	DASHED
LOT LINE	---	1	DASHED
BUILDING	---	2	SOLID
CENTERLINE	---	1	DASHED
RIGHT OF WAY	---	2	SOLID
TOP OF BANK	---	1	DASHED
TOE OF SLOPE	---	1	DASHED
CENTERLINE OF SWALE	---	1	DASHED
OVERHEAD WIRES	---	1	DASHED
SANITARY SEWER	---	1	DASHED



**BOUNDARY & TOPOGRAPHICAL SURVEY**

**SURVEYORS LEGAL DESCRIPTION:**

LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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**STREET ADDRESS:**  
314 S. ERIE DRIVE  
FORT PIERCE, FLORIDA

**NOTE:**  
ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY DATA  
SHEET DESIGNATION - F 401, PID - AF7489, ST LUCIE COUNTY, FL., ELEVATION OF 32.96 FEET IN NAVD 88 DATUM.

**GERMAINE SURVEYING INC.**

PROFESSIONAL LAND SURVEYORS  
3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870  
PHONE: 863-385-8856, FAX: 863-382-4531  
EMAIL: INFO@GERMAINESURVEYING.COM  
WEBSITE: GERMAINESURVEYING.COM

CLIENT: INSPIRE COMMUNITIES - AZ

JOB NO.: 703-20	SCALE: 1" = 40'
TASK NO.: 004	DRAWN BY: BAM
SURVEY DATE: 5-16-24	CHECK BY: GLG

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED FOR THE PROFESSION OF SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5.J-17, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, SETBACK LINES, UNDERGROUND UTILITIES, RESERVATIONS AND RESTRICTIONS OF RECORD.

*Gary L. Germaine*  
GARY L. GERMAINE  
FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER 05/16/24  
REGISTRATION #3945 DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC SIGNATURE AND/OR ORIGINAL SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSIDERED VALID. LICENSE BUSINESS #6017

**GENERAL NOTES:**

THIS SURVEY PREPARED FROM LEGAL DESCRIPTION PROVIDED AND IS NOT A CERTIFICATE OF TITLE.  
THE FIELD BEARINGS, DISTANCES AND TIES SHOWN HEREON ARE BEING COMPARED TO THE PLATS AND / OR DEEDS BEARINGS AND DISTANCES THEREOF.  
SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.  
BEARING SYSTEM BASED ON THE WEST PROPERTY LINE OF SURVEY AS BEING N0°07'44"W.

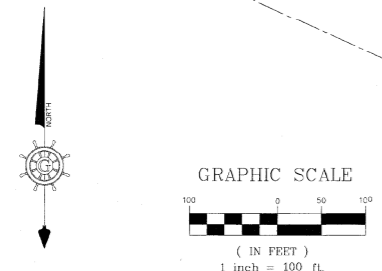
**LEGEND OF SYMBOLS & ABBREVIATIONS**

S.C.M	SET 4"x4"x24" CONCRETE MONUMENT PSM 3945		
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM		
NAVD 88	NORTH AMERICAN VERTICAL DATUM		
S.N.D.	SET NAIL & DISK STAMPED PSM3945		
S.I.R.	SET 1/2" X 1/8" IRON ROD & CAP PSM3945		
F.C.M	FOUND 4"x4" CONCRETE MONUMENT		
C.B.S.	CONCRETE BLOCK STRUCTURE		
P.C.C.	POINT OF COMPOUND CURVE		
P.O.C.	POINT OF COMMENCEMENT		
P.R.C.	POINT OF REVERSE CURVE		
(PRO)	PRORATED MEASUREMENT		
CPP	CORRUGATED PLASTIC PIPE	⚑	FLAG POLE
CMP	CORRUGATED METAL PIPE	⚑	WATER VALVE
RCP	REINFORCE CONCRETE PIPE	⚑	FIRE HYDRANT
PVC	POLYVINYL CHLORIDE PIPE	⚑	METER POST
B.F.P.	BACK FLOW PREVENTOR	⚑	POWER POLE
(P)	AS RECORDED ON PLAT	⚑	LIGHT POLE
(D)	AS RECORDED ON DEED	⚑	GUY WIRE
(F)	AS MEASURED IN FIELD	⚑	ELECTRIC MANHOLE
(C)	AS CALCULATED	⚑	ELECTRIC METER
F.I.R.	FOUND 1/2" IRON ROD	⚑	ELECTRIC VAULT
P.O.B.	POINT OF BEGINNING	⚑	ELECTRIC BOX
NO ID	NO IDENTIFICATION	⚑	TRANSFORMER
P.T.	POINT OF TANGENT	⚑	AIR CONDITIONER UNIT
F.N.D.	FOUND NAIL & DISK	⚑	TELEPHONE MANHOLE
O.R.	OFFICIAL RECORD	⚑	TELEPHONE BOX
F.I.R.	FOUND IRON ROD	⚑	CABLE BOX
F.I.P.	FOUND IRON PIPE	⚑	TOWER
C.L.F.	CHAIN LINK FENCE	⚑	VAULT
CB	CHORD BEARING	⚑	WELL
P.C.	POINT OF CURVE	⚑	GREASE TRAP
F.C.	FENCE CORNER	⚑	SEWER MANHOLE
F.I.P.	FOUND 1/2" PIPE	⚑	SEWER VALVE
R/W	RIGHT OF WAY	⚑	CLEAN OUT
ELEV.=	ELEVATION=	⚑	GAS VALVE
F.L.	FENCE LINE	⚑	GAS METER
CONC.	CONCRETE	⚑	HANDICAPPED PARKING
P.B.	PLAT BOOK	⚑	MITERED END SECTION
R=	RADIUS=	⚑	TRAFFIC SIGNAL BOX
L=	LENGTH=	⚑	SIGNAL LIGHT POLE
D=	DELTA=	⚑	SIGNAL LIGHT
CH=	CHORD=	⚑	POINT OF ACCESS
SQ.	SQUARE		
FT.	FEET		
PG	PAGE		

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED AND THEIR SUCCESSORS OR ASSIGNS ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTIONS IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY ON THIS SURVEY.

**REVISIONS**

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2	
3	
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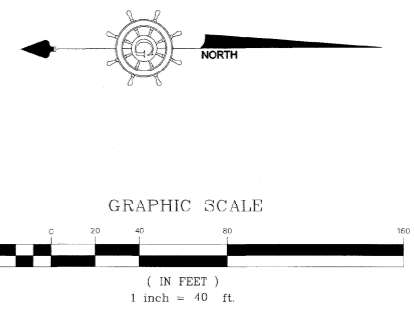


# GERMAINE SURVEYING INC.

PROFESSIONAL LAND SURVEYORS  
 3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870  
 PHONE: 863-385-6856, FAX: 863-382-4531  
 EMAIL: INFO@GERMAINESURVEYING.COM  
 WEBSITE: GERMAINESURVEYING.COM

## LEGEND OF SYMBOLS & ABBREVIATIONS

S.C.M. NAVD 29 NGVD 88 S.N.D. S.I.R. F.C.M. C.B.S. P.C.C. P.O.C. P.R.C. (PRO) CPP CMP	SET 4"x4"x24" CONCRETE MONUMENT PSM3945 NORTH AMERICAN VERTICAL DATUM SET NAIL & DISK STAMPED PSM3945 SET 1/2"x1/8" IRON ROD & CAP PSM3945 FOUND 4"x4" CONCRETE MONUMENT CONCRETE BLOCK STRUCTURE POINT OF COMPOUND CURVE POINT OF COMMENCEMENT POINT OF REVERSE CURVE PRORATED MEASUREMENT CORRUGATED PLASTIC PIPE CORRUGATED METAL PIPE	RCP PVC B.F.P. (P) (D) (F) (C) F.I.R. R.W. ELEV.= NO ID P.O.B. NO ID P.T. F.N.D. O.R.	REINFORCE CONCRETE PIPE POLYVINYL CHLORIDE PIPE BACK FLOW PREVENTOR AS RECORDED ON DEED AS MEASURED IN FIELD AS CALCULATED FOUND 1/2" IRON ROD POINT OF BEGINNING NO IDENTIFICATION POINT OF TANGENT FOUND NAIL & DISK OFFICIAL RECORD	F.I.R. C.L.F. C.B. P.C. F.C. F.I.P. R.W. ELEV.= F.L. CONC. F.B. R=	FOUND IRON ROD FOUND IRON PIPE CHAIN LINK FENCE CHORD BEARING= POINT OF CURVE FENCE CORNER FOUND 1/2" PIPE RIGHT OF WAY ELEVATION= FENCE LINE CONCRETE FLAT BOOK RADIUS=	L= D= CH= SQ. FT PG	LENGTH= DELTA= CHORD= SQUARE FEET PAGE	METER POST POWER POLE LIGHT POLE GUY WIRE ELECTRIC MANHOLE ELECTRIC METER ELECTRIC VAULT ELECTRIC BOX TRANSFORMER	AIR CONDITIONER UNIT TELEPHONE MANHOLE TELEPHONE BOX CABLE BOX TOWER VAULT WELL GREASE TRAP SEWER MANHOLE	SEWER VALVE CLEAN OUT GAS VALVE GAS METER HANDICAPPED PARKING MITERED END SECTION TRAFFIC SIGNAL BOX SIGNAL LIGHT POLE SIGNAL LIGHT	SIGN (AS NOTED) MONITORING WELL FLAG POLE WATER VALVE FIRE HYDRANT BACK FLOW PREVENTER WATER METER STORM DRAIN MANHOLE STORM DRAIN INLET
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THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED AND THEIR SUCCESSORS OR ASSIGNS ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTIONS IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY ON THIS SURVEY.

BOUNDARY	---
TRAIL LINE	---
LOT LINE	---
BUILDING	---
CENTERLINE	---
RIGHT OF WAY	---
TOP OF BANK	---
TOE OF SLOPE	---
CENTERLINE OF SWALE	---
OVERHEAD WIRES	---
SANITARY SEWER	---

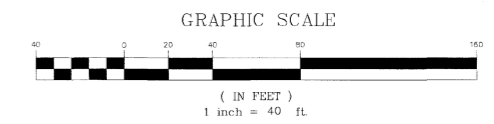
A PORTION OF THE WEST 1/2 OF SECTION 33-34-40

MATCH LINE SHEET-1  
 MATCH LINE SHEET-2  
 MATCH LINE SHEET-3

MATCH LINE SHEET-2  
 MATCH LINE SHEET-4

# GERMAINE SURVEYING INC.

PROFESSIONAL LAND SURVEYORS  
 3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870  
 PHONE 863-385-6856, FAX: 863-382-4531  
 EMAIL: INFO@GERMAINESURVEYING.COM  
 WEBSITE: GERMAINESURVEYING.COM

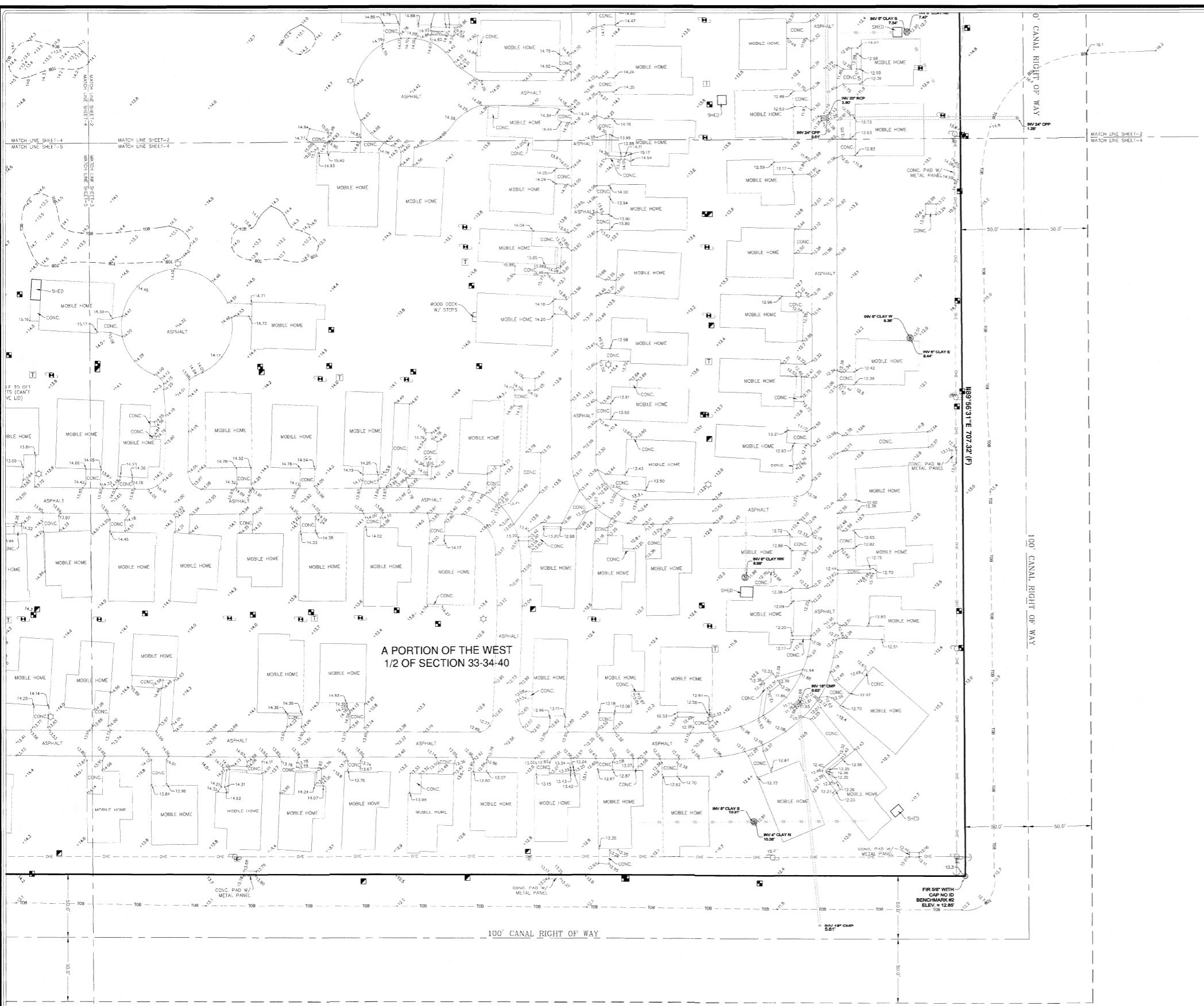


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LINE TABLE	
BOUNDARY	---
TIE LINE	---
LOT LINE	---
BUILDING	---
CENTERLINE	---
RIGHT OF WAY	---
TOP OF BANK	---
TOE OF SLOPE	---
CENTERLINE OF SWALE	---
OVERHEAD WIRES	---
SANITARY SEWER	---

LEGEND OF SYMBOLS & ABBREVIATIONS			
S.C.M.	SET 4"x4"x24" CONCRETE MONUMENT PSM 3945	⊕	METER POST
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM	⊕	POWER POLE
NAVD 88	NORTH AMERICAN VERTICAL DATA	⊕	LIGHT POLE
S.N.D.	SET NAIL & DISK STAMPED PSM 3945	⊕	GUY WIRE
S.I.R.	SET 1/2"x18" IRON ROD & CAP PSM 3945	⊕	ELECTRIC MANHOLE
F.C.M.	FOUND 4"x4" CONCRETE MONUMENT	⊕	ELECTRIC METER
C.B.S.	CONCRETE BLOCK STRUCTURE	⊕	ELECTRIC VAULT
P.C.C.	POINT OF COMPOUND CURVE	⊕	ELECTRIC BOX
P.O.C.	POINT OF COMMENCEMENT	⊕	TRANSFORMER
P.R.C.	POINT OF REVERSE CURVE	⊕	AIR CONDITIONER UNIT
(PRG)	PROPORTED MEASUREMENT	⊕	TELEPHONE MANHOLE
CPP	CORRUGATED PLASTIC PIPE	⊕	TELEPHONE BOX
CMP	CORRUGATED METAL PIPE	⊕	CABLE BOX
RCP	REINFORCE CONCRETE PIPE	⊕	TOWER
PVC	POLYVINYL CHLORIDE PIPE	⊕	VAULT
B.F.P.	BACK FLOW PREVENTOR	⊕	WELL
(P)	AS RECORDED ON PLAT	⊕	GREASE TRAP
(D)	AS RECORDED ON DEED	⊕	SEWER MANHOLE
(F)	AS MEASURED IN FIELD	⊕	SEWER VALVE
(C)	AS CALCULATED	⊕	CLEAN OUT
F.I.R.	FOUND 1/2" IRON ROD	⊕	GAS VALVE
P.O.B.	POINT OF BEGINNING	⊕	GAS METER
NO ID	NO IDENTIFICATION	⊕	HANDICAPPED PARKING
P.T.	POINT OF TANGENT	⊕	MITERED END SECTION
F.N.D.	FOUND NAIL & DISK	⊕	TRAFFIC SIGNAL BOX
O.R.	OFFICIAL RECORD	⊕	
F.I.R.	FOUND IRON ROD	⊕	
F.I.P.	FOUND IRON PIPE	⊕	
C.L.F.	CHAIN LINK FENCE	⊕	
CB=	CHORD BEARING=	⊕	
P.C.	POINT OF CURVE	⊕	
F.C.	FENCE CORNER	⊕	
F.I.P.	FOUND 1/2" PIPE	⊕	
R.W.	RIGHT OF WAY	⊕	
ELEV=	ELEVATION=	⊕	
F.L.	FENCE LINE	⊕	
CONC.	CONCRETE	⊕	
P.B.	PLAT BOOK	⊕	
	SIGN (AS NOTED)	⊕	
	MONITORING WELL	⊕	
	FLAG POLE	⊕	
	WATER VALVE	⊕	
	FIRE HYDRANT	⊕	
	BACK FLOW PREVENTOR	⊕	
	WATER METER	⊕	
	STORM DRAIN MANHOLE	⊕	
	STORM DRAIN INLET	⊕	
	SIGNAL LIGHT	⊕	
	POINT OF ACCESS	⊕	
	SIGNAL LIGHT POLE	⊕	

A PORTION OF THE WEST  
 1/2 OF SECTION 33-34-40



**GERMAINE SURVEYING INC.**  
PROFESSIONAL LAND SURVEYORS

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**LEGEND OF SYMBOLS & ABBREVIATIONS**

- |          |  |   |                      |
|----------|--|---|----------------------|
| S.C.M.   | SET 4"x4"x24" CONCRETE MONUMENT PSM 3945 | ⊕ | METER POST           |
| NGVD 29  | NATIONAL GEODETIC VERTICAL DATUM         | ⊙ | POWER POLE           |
| NAV D 88 | NORTH AMERICAN VERTICAL DATA             | ⊙ | LIGHT POLE           |
| S.N.D.   | SET NAIL & DISK STAMPED PSM 3945         | ⊙ | GUY WIRE             |
| S.I.R.   | SET 1/2"x18" IRON ROD & CAP PSM 3945     | ⊕ | ELECTRIC MANHOLE     |
| F.C.M.   | FOUND 4"x4" CONCRETE MONUMENT            | ⊕ | ELECTRIC METER       |
| C.B.S.   | CONCRETE BLOCK STRUCTURE                 | ⊕ | ELECTRIC VAULT       |
| P.C.C.   | POINT OF COMPOUND CURVE                  | ⊕ | ELECTRIC BOX         |
| P.O.C.   | POINT OF COMMENCEMENT                    | ⊕ | TRANSFORMER          |
| P.R.C.   | POINT OF REVERSE CURVE                   | ⊕ | AIR CONDITIONER UNIT |
| (PRO)    | PRORATED MEASUREMENT                     | ⊕ | TELEPHONE MANHOLE    |
| C.P.P.   | CORRUGATED PLASTIC PIPE                  | ⊕ | TELEPHONE BOX        |
| RCP      | REINFORCE CONCRETE PIPE                  | ⊕ | CABLE BOX            |
| PVC      | POLYVINYL CHLORIDE PIPE                  | ⊕ | TOWER                |
| B.F.P.   | BACK FLOW PREVENTOR                      | ⊕ | VAULT                |
| (P)      | AS RECORDED ON PLAT                      | ⊕ | WELL                 |
| (D)      | AS RECORDED ON DEED                      | ⊕ | GREASE TRAP          |
| (F)      | AS MEASURED IN FIELD                     | ⊕ | SEWER MANHOLE        |
| (C)      | AS CALCULATED                            | ⊕ | CLEAN OUT            |
| F.I.R.   | FOUND 1/2" IRON ROD                      | ⊕ | GAS VALVE            |
| P.O.B.   | POINT OF BEGINNING                       | ⊕ | GAS METER            |
| NO ID    | NO IDENTIFICATION                        | ⊕ | HANDICAPPED PARKING  |
| P.T.     | POINT OF TANGENT                         | ⊕ | MITERED END SECTION  |
| F.N.D.   | FOUND NAIL & DISK                        | ⊕ | TRAFFIC SIGNAL DOX   |
| O.R.     | OFFICIAL RECORD                          | ⊕ |                      |
| F.I.R.   | FOUND IRON ROD                           | ⊕ |                      |
| F.I.P.   | FOUND IRON PIPE                          | ⊕ |                      |
| C.L.F.   | CHAIN LINK FENCE                         | ⊕ |                      |
| CB=      | CHORD BEARING=                           | ⊕ |                      |
| P.C.     | POINT OF CURVE                           | ⊕ |                      |
| F.C.     | FENCE CORNER                             | ⊕ |                      |
| F.I.P.   | FOUND 1/2" PIPE                          | ⊕ |                      |
| R.W.     | RIGHT OF WAY                             | ⊕ |                      |
| ELEV=    | ELEVATION=                               | ⊕ |                      |
| F.L.     | FENCE LINE                               | ⊕ |                      |
| CONC.    | CONCRETE                                 | ⊕ |                      |
| P.B.     | PLAT BOOK                                | ⊕ |                      |

- |     |         |
|-----|---------|
| R=  | RADIUS= |
| L=  | LENGTH= |
| D=  | DELTA=  |
| CH= | CHORD=  |
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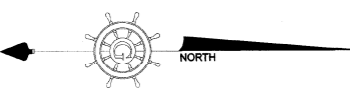
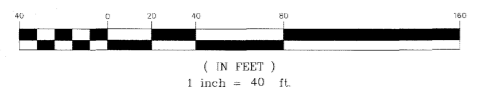
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|---|---------------------|
| ⊕ | SIGN (AS NOTED)     |
| ⊕ | MONITORING WELL     |
| ⊕ | FLAG POLE           |
| ⊕ | WATER VALVE         |
| ⊕ | FIRE HYDRANT        |
| ⊕ | BACK FLOW PREVENTER |
| ⊕ | WATER METER         |
| ⊕ | STORM DRAIN MANHOLE |
| ⊕ | STORM DRAIN INLET   |
| ⊕ | SIGNAL LIGHT        |
| ⊕ | POINT OF ACCESS     |
| ⊕ | SIGNAL LIGHT POLE   |

**LINE TABLE**

BOUNDARY	---
TIE LINE	---
LOT LINE	---
BUILDING	---
CENTERLINE	---
RIGHT OF WAY	---
TOP OF BANK	---
TOE OF SLOPE	---
CENTERLINE OF SWALE	---
OVERHEAD WIRES	---
SANITARY SEWER	---

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**GRAPHIC SCALE**

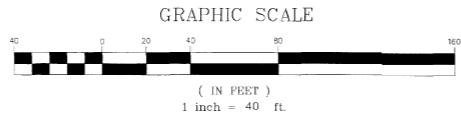


A PORTION OF THE WEST  
1/2 OF SECTION 33-34-40

**LEGEND OF SYMBOLS & ABBREVIATIONS**

S.C.M. NOV 28 NAVD 88 S.N.D. S.I.R. F.C.M. C.B.S. P.C.C. P.O.C. P.R.C. (PRO) C.P.P. C.M.P. R.C.P. P.V.C. B.F.P. (P) (D) (F) (C) F.I.R. P.O.B. NO ID P.T. F.N.D. O.R. F.I.R. C.L.F. C.B. P.C. F.C. F.I.P. R/W ELEV. F.L. CONC. P.B.	SET 4"x4"x24" CONCRETE MONUMENT PSM 3945 NATIONAL GEODETIC VERTICAL DATUM NORTH AMERICAN VERTICAL DATA SET NAIL & DISK STAMPED PSM 3945 SET 1/2"x1/8" IRON ROD & CAP PSM 3945 FOUND 4"x4" CONCRETE MONUMENT CONCRETE BLOCK STRUCTURE POINT OF COMPOUND CURVE POINT OF COMMENCEMENT POINT OF REVERSE CURVE PRORATED MEASUREMENT CORRUGATED PLASTIC PIPE CORRUGATED METAL PIPE REINFORCE CONCRETE PIPE POLYVINYL CHLORIDE PIPE BACK FLOW PREVENTOR AS RECORDED ON PLAT AS RECORDED ON DEED AS MEASURED IN FIELD AS CALCULATED FOUND 1/2" IRON ROD POINT OF BEGINNING NO IDENTIFICATION POINT OF TANGENT FOUND NAIL & DISK OFFICIAL RECORD FOUND IRON ROD FOUND IRON PIPE CHAIN LINK FENCE CHORD BEARING= POINT OF CURVE FENCE CORNER FOUND 1/2" PIPE RIGHT OF WAY ELEVATION= FENCE LINE CONCRETE PLAT BOOK	METER POST POWER POLE LIGHT POLE GUY WIRE ELECTRIC MANHOLE ELECTRIC METER ELECTRIC VAULT ELECTRIC BOX TRANSFORMER AIR CONDITIONER UNIT TELEPHONE MANHOLE TELEPHONE BOX CABLE BOX TOWER VAULT WELL GREASE TRAP SEWER MANHOLE SEWER VALVE CLEAN OUT WATER METER STORM DRAIN MANHOLE STORM DRAIN INLET SIGNAL LIGHT POINT OF ACCESS SIGNAL LIGHT POLE
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R=	RADIUS=
L=	LENGTH=
D=	DELTA=
CH=	CHORD=
SQ.	SQUARE
FT.	FEET
PG	PAGE



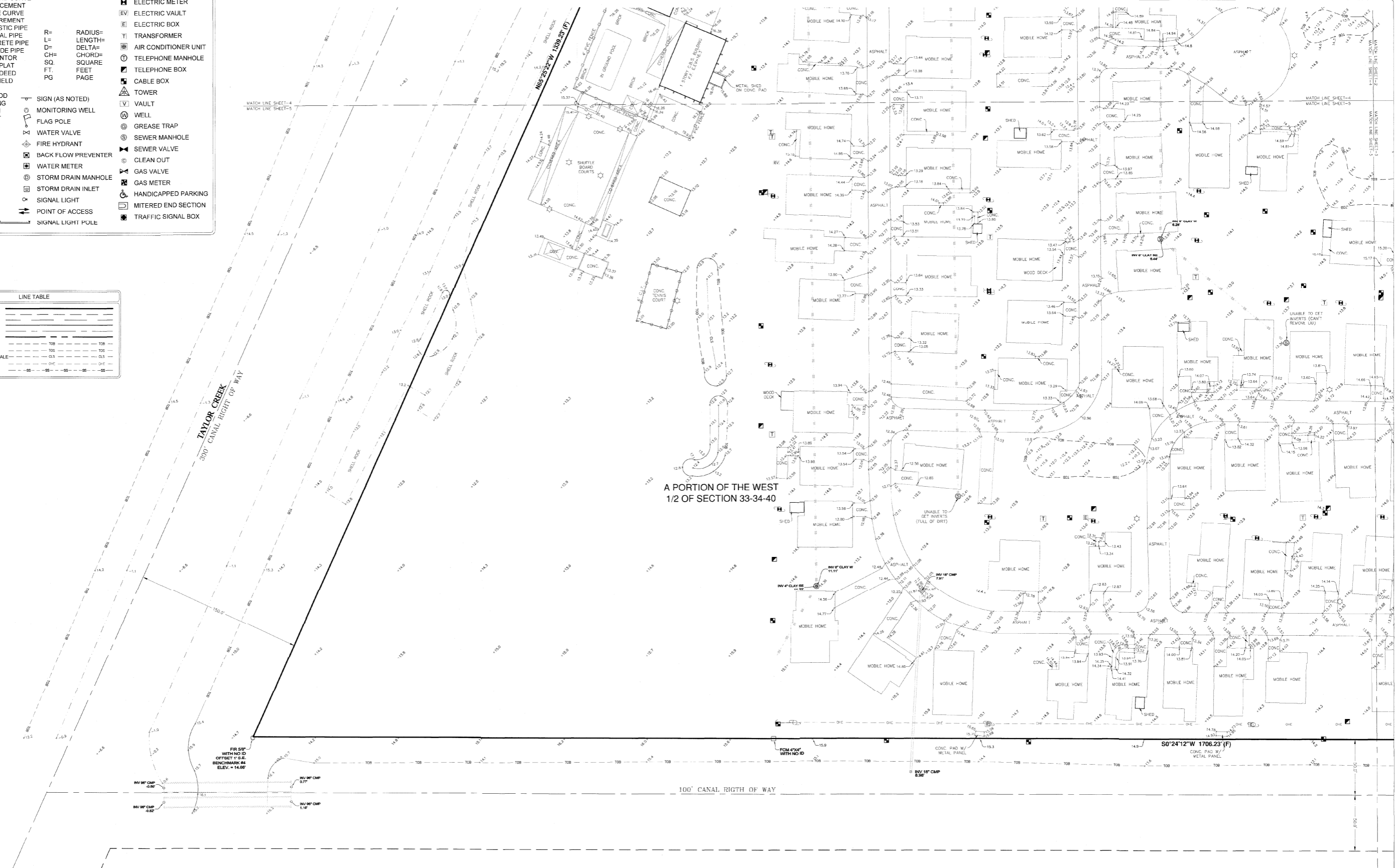
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**LINE TABLE**

BOUNDARY	---	---
THE LINE	---	---
LOT LINE	---	---
BUILDING	---	---
CENTERLINE	---	---
RIGHT OF WAY	---	---
TOP OF BANK	---	---
TOE OF SLOPE	---	---
CENTERLINE OF SWALE	---	---
OVERHEAD WIRES	---	---
SANITARY SEWER	---	---



This Instrument Was Prepared By:  
Rosenberg & Estis, P.C.  
733 Third Avenue  
New York, NY 10017  
Attention: David Horn, Esq.

Record and Return to:  
Latham & Watkins LLP  
330 North Wabash Avenue, Suite 2800  
Chicago, IL 60611  
Attention: Rachel Bates, Esq.

Property Appraiser's ID #:  
Parcel/ID # 1428-702-0003-000/3;  
Parcel/ID # 1433-210-0003-000/9; and  
Parcel/ID # 1433-310-0002-000/9.

**SPECIAL WARRANTY DEED**

24 THIS SPECIAL WARRANTY DEED (this "Deed") is dated and made as of February 24, 2021, by BEDROCK TALL PINES LLC, a Delaware limited liability company ("Grantor"), with an address of c/o Bedrock Communities Mgmt LLC, 650 Fifth Avenue - Suite 1601, New York, New York 10019, to and in favor of GRANITE TALL PINES LLC, a Delaware limited liability company ("Grantee"), with an address of c/o Apollo Global Management, LLC, 9 West 57<sup>th</sup> Street, 43<sup>rd</sup> Fl, New York, New York 10019.

**WITNESSETH:**

Grantor by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, to have and to hold in fee simple, forever, the parcel of real property located in St. Lucie County, Florida, that is legally and particularly described in Exhibit A, attached hereto and incorporated herein by this reference (collectively, the "Property"), which Property conveyed hereby includes without limitation all existing improvements and fixtures located on, under or above the Property;

TOGETHER WITH all of Grantor's rights, title and interests in and to the ways, rights, privileges, appurtenances, easements and covenants appurtenant thereto and to any and all public and private streets, roadways, rights of way, any privately owned water and sewer lines serving the Property and any and all easements, covenants, rights of way, benefits, agreements, rights and appurtenances enjoyed by and/or benefitting the Property; and all estate, right, title, interest and claim either at law or in equity or otherwise however, of the Grantor in, to, or out of, the Property; the Grantee to have and to hold the interests in the Property conveyed hereby for the use and benefit of the Grantee, its successors and assigns, forever.

SUBJECT, HOWEVER to (i) the matters set forth more particularly on Exhibit B attached hereto (the "Permitted Exceptions"), (ii) current taxes and assessments not yet due and payable, and (iii) all restrictions, reservations, easements and other matters of record.

Grantor hereby warrants the title to the Property, subject to (i) the Permitted Exceptions, (ii) current taxes and assessments not yet due and payable, and (iii) all restrictions, reservations, easements and other matters of record, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed under seal as its free act and deed for the uses and purposes herein contained as of the date first hereinabove written.

WITNESSES:

Patricia D. Cleary  
Signature of Witness

Patricia D. Cleary  
Printed Name of Witness

Lesh Evans  
Signature of Witness

Lesh Evans  
Printed Name of Witness

GRANTOR:

**BEDROCK TALL PINES LLC,**  
a Delaware limited liability company

By: Bedrock MHC Partners L.P.,  
a Delaware limited partnership,  
its sole member

By: Bedrock MHC Partners (GP) LLC,  
a Delaware limited liability company,  
its general partner

By: Paul Gojkovich III  
Name: Paul Gojkovich III  
Title: Managing Partner

STATE OF New York

COUNTY OF New York

This instrument was acknowledged before me on the 24<sup>th</sup> day of February 2021, by PAUL GOJKOVICH III, the Managing Partner of BEDROCK MHC PARTNERS (GP) LLC, a Delaware limited liability company, which is the General Partner of BEDROCK MHC PARTNERS L.P., a Delaware limited partnership, which is the sole member of BEDROCK TALL PINES LLC, a Delaware limited liability company. He/She is personally known to me or produced a New York driver's license as identification.

John J. Franco  
Notary Public, State and County Aforesaid

Print Name:  
\_\_\_\_\_

My commission expires:  
\_\_\_\_\_

(NOTARIAL SEAL) **JOHN J. FRANCO**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
No. 01FR6411890  
Qualified in Nassau County  
Commission Expires December 07, 2024

**EXHIBIT A**

**Legal Description**

Parcel A: The following three tracts of land identified as Parcels 1, 2 and 3:

Parcel 1:

A tract of land lying in the Southeast Quarter of the Northwest Quarter of Section 33, Township 34 South, Range 40 East, in Fort Pierce, Florida, being in St. Lucie County, Florida, being more particularly described as follows:

For a point of reference, commence at the Center of Section 33, (old Coquina Rock), said point being on the Easterly right-of-way of a canal; thence South 88°33'54" West 100 feet, along the East-West quarter section line to the Westerly right-of-way line of said canal and the Point of Beginning, thence continue along said East-West quarter section line South 88°33'54" West 1223.62 feet to the Easterly boundary line of San Lucie Plaza Unit One, according to the plat thereof as recorded in Plat Book 5, Page 57, of the Public Records of St. Lucie County, Florida; thence North 01°02'45" West along the Easterly boundary of said San Lucie Plaza Unit One, 1343.50 feet; thence North 88°59'30" East along the boundary line of said San Lucie Plaza Unit One 528 feet to the Easterly right-of-way line of Cherokee Avenue; thence South 00°28'45" East along the Southerly projection of said Easterly right-of-way line of Cherokee Avenue (said line being the Westerly right-of-way line of a canal) 100 feet to the Southerly right-of-way line of a canal; thence North 88°59'30" East along said Southerly right-of-way line of said canal 705.47 feet to the Westerly right-of-way line of said canal; thence South 00°37'56" East along the Westerly right-of-way line of said canal 1234.42 feet to the East-West quarter section line, and the Point of Beginning; LESS the portion of the above described property lying within the permanent easement recorded in Official Records Book 169, Page 1588, Public Records of St. Lucie County, Florida, and more particularly described therein.

A tract of land lying in the Northeast Quarter of the Southwest Quarter of Section 33, Township 34 South, Range 40 East, near Ft. Pierce, St. Lucie County, Florida, being more particularly described as follows:

For a point of reference, commence at the center of Section of said Section 33, (Old Coquina Rock) said point being on the Easterly right-of-way line of a canal; thence South 88°33'54" West along the East-West quarter section line 329.90 feet to the Point of Beginning; thence continue along said East-West quarter section line South 88°33'54" West 788.66 feet to the Northerly right-of-way line of a canal, (main canal lateral 20); thence South 66°29'23" East along the Northerly right-of-way line of said canal 864.12 feet; thence North 00°37'56" West (parallel to the North-South quarter section line of said Section 33) 364.48 feet to the East-West quarter section line of said Section 33 and the Point of Beginning.

Parcel 2:

The West 226.09 feet of the East 326.09 feet of the Southwest 1/4 lying North and East of Taylor Creek, Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida.

Parcel 3:

In Section 33, Township 34 South, Range 40 East: From center of Section 33 at a point of the East side of the canal, run South  $88^{\circ}33'54''$  West along the East-West quarter section line 326.9 feet to Point of Beginning; thence continue West 3 feet; thence South  $00^{\circ}37'56''$  East 364.48 feet; thence East 3 feet; thence North to Point of Beginning.

Parcel B:

Lot 1 and the East 30 feet of Lot 2, Block 1-B, San Lucie Plaza Unit One, according to the plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida.

## EXHIBIT B

### Permitted Exceptions

1. The standard preprinted exceptions, exclusions, and conditions, including preprinted exclusions contained in the outside and inside of the so-called jacket of the Grantee's Owner's Policy of Title Insurance and rights of possession set forth in the rent roll provided by the Grantor to the Grantee at the closing of the transactions contemplated by this Deed, as tenants only, without any rights of first refusal, rights of first offer, or purchase options, other than the statutory rights of Home Owners Associations and other than the fact that some tenants own the manufactured homes in which they live and others have rights to purchase the manufactured homes in which they live pursuant to written any rent to own contracts.
2. The lien of any unpaid real estate taxes, assessments, water, or sewer rents or charges, or vault charges, for fiscal and other tax years 2021 and following, which are not yet due and payable.
3. Rights of the public and adjoining owners in highways, streets, roads, and lanes bounding or abutting the Property.
4. All present and future zoning, building, and other applicable governmental laws, ordinances, codes, restrictions, and regulations of the municipality in which the Property are located and all other governmental authorities having jurisdiction, and all present or future violations thereof, if any.
5. Reservations in favor of the State of Florida of an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals and an easement for State Road Right of Way as set forth and contained in Deed from the Trustees of the Internal Improvement Fund recorded April 17, 1944 in Deed Book 110, Page 324, Public Records of St. Lucie County, Florida. (As to Parcel A)
6. Reservations in favor of the State of Florida of an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals and an easement for State Road Right of Way as set forth and contained in Deed recorded July 1, 1946 in Deed Book 126, Page 103, Public Records of St. Lucie County, Florida. (As to Parcel B)
7. Permanent Easement in favor of Fort Pierce Farms Drainage District recorded December 17, 1967 in Official Records Book 169, Page 1588, Public Records of St. Lucie County, Florida, and shown on the survey prepared by Germaine Surveying, Inc. under Job No. 703-20-002, dated October 4, 2020, last revised December 9, 2020 (the "Survey"). (As to Parcel A)
8. Easement in favor of the City of Fort Pierce for the use and benefit of the Fort Pierce Utilities Authority recorded April 19, 1979 in Official Records Book 307, Page 847, Public Records of St. Lucie County, Florida. (As to Parcel B)

9. Board of Adjustment Resolution No. 90-16 Granting a Variance from the previous Section 3.2.400 of the St. Lucie County Land Development Code recorded October 29, 1990 in Official Records Book 713, Page 1446, Public Records of St. Lucie County, Florida. (As to Parcel A)
10. Board of Adjustment Resolution No. 91-05 Granting a Variance recorded February 18, 1991 in Official Records Book 727, Page 157, Public Records of St. Lucie County, Florida. (As to Parcel A)
11. Revocable License Agreement by and between St. Lucie County, a political subdivision of the State of Florida and Tall Pines Mobile Home Community recorded August 2, 1996 in Official Records Book 1028, Page 2069, Public Records of St. Lucie County, Florida. (As to Parcel A)
12. St. Lucie County, Florida Preliminary Assessment Resolution Solid Waste recorded July 23, 2018 in Official Records Book 3541, Page 731, Public Records of St. Lucie County, Florida. (As to all parcels)
13. Any portion of the Property lying waterward of the ordinary high water mark of Taylor Creek or adjacent canal. (As to Parcel A)
14. Any matters shown on the Survey.
15. Multifamily Mortgage, Assignment of Rents and Security Agreement executed by Bedrock Tall Pines LLC, a Delaware limited liability company, Mortgagor, in favor of Walker & Dunlop, LLC, a Delaware limited liability company, Mortgagee, dated September 27, 2017, in the original principal amount of \$7,014,000.00, recorded September 27, 2017 in Official Records Book 4045, Page 1289 and assigned to Federal Home Loan Mortgage Corporation by virtue of the Assignment of Security Instrument recorded September 27, 2017 in Official Records Book 4045, Page 1318 and re-recorded December 12, 2017 in Official Records Book 4074, Page 2020 and further assigned to Citibank, N.A., as Trustee for the Registered Holders of GS Mortgage Securities Corporation II, Multifamily Mortgage Pass-Through Certificates, Series 2017-KF40 by virtue of the Assignment of Multifamily Mortgage, Assignment of Rents and Security Agreement recorded January 2, 2018 in Official Records Book 4081, Page 2238 and further assigned to PNC Bank, National Association, a national banking association by virtue of the Assignment of Security Instrument recorded November 1, 2018 in Official Records Book 4197, Page 2958 and together with the Consolidated Amended and Restated Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Bedrock Tall Pines LLC, a Delaware limited liability company, Mortgagor, in favor of PNC Bank, National Association, a banking association, Mortgagee, dated October 31, 2018, in the original principal amount of \$8,373,000.00, recorded November 1, 2018 in Official Records Book 4197, Page 2963 and assigned to Fannie Mae by virtue of the Assignment of Security Instrument recorded November 1, 2018 in Official Records Book 4197, Page

2990, all of the Public Records of St. Lucie County, Florida, as assumed by Assumption and Release Agreement by and among Bedrock Tall Pines LLC, a Delaware limited liability company, Granite Tall Pines LLC, a Delaware limited liability company, Paul Gojkovich, John R. Barber, and Bedrock MHC Partners L.P., a Delaware limited liability company, and Fannie Mae dated as of the date hereof and to be recorded simultaneously herewith.

**Planning Board - Rescheduled from 11/12/24**

**7. c.**

**Meeting Date:** 11/21/2024

**Re:** Rezoning - Tall Pines Master PD - (2) Parcels: 1433-210-0003-000-9 & 1433-310-0002-000-9

**Submitted For:** Kev Freeman, Planning Director, Planning Department

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**Information**

**SUBJECT:**

Rezoning - Master Plan Development - Tall Pines  
Parcel ID's: 1433-210-0003-000-9 and 1433-310-0002-000-9

**SUMMARY:**

The subject site is located approximately 1,300 feet south of St. Lucie Boulevard, between North 25th Street and North U.S. Highway 1. It is comprised of 41.63 acres and identified by the parcel numbers 1433-210-0003-000-9 and 1433-310-0002-000-9. The subject site is under the jurisdiction of St. Lucie County and is proposed to be annexed to the City of Fort Pierce. The existing future land use (FLU) designation is Residential Medium (RM), and the zoning classification is Residential, Mobile Home-5 (RMH-5). The existing uses are manufactured homes and outdoor storage.

The Tall Pines development is primarily surrounded by residential uses including two mobile home parks, duplexes, and single-family homes. Immediately northwest and west of the subject site are single-family homes. Northeast are mobile homes, buffered from the subject site by Taylor Creek. East of the subject site, also buffered by Taylor Creek are two mobile home parks – Colony Club Mobile Home Park and Ridge Coast Mobile Home Park – and vacant land. Further east, along North U.S. Highway 1 are an automobile sales & rental dealer, the PUP self-storage facility, and the PUP Storage Plaza. Across Canal I to the south are additional single-family homes and a public park. Properties to the north and east of the subject site fall under St. Lucie County Jurisdiction, while properties to the west and south have mixed jurisdiction between St. Lucie County and the City of Fort Pierce.

**EXISTING**

Tall Pines is currently a 55-plus mobile home community that consists of 214 manufactured homes, 40 unoccupied manufactured home lots, a clubhouse, amenities including a pool, pickleball courts, shuffleboard courts, bocce courts, and an outdoor storage area. Ingress and egress to and from the manufactured home development is via Cherokee Avenue along the northern boundary of the subject site. While Bryant Road on the west does connect to the subject site, an existing fence limits access to the park.

**PROPOSED**

The Master PD Zoning application proposes the addition of a recreational vehicle (RV) park consisting of 33 spaces on the southeast portion of the subject site, replacing the existing outdoor storage area in that location. The access on Bryant Road along the western property boundary will be utilized for the proposed RV park with an automatic gate and keypad entry. RVs will be restricted to this access for entering and exiting the site and will be prohibited from

using the north access along Cherokee Avenue. Personal vehicles are anticipated to be towed with many of the RV users to allow them to travel to local destinations such as the store, beach, etc., without unhooking the RV. These personal vehicles will be restricted to access on Cherokee Avenue for travel to and from the development. The anticipated length of stay for RV users is a minimum of 4 months, with a typical stay of 4 – 6 months (usually during the season, November – late March). Additional amenities, including a new pool and cabana building with restrooms and showers, are proposed adjacent to the existing clubhouse amenity area for use by the manufactured home residents and RV park users. The existing pickleball and bocce courts are being relocated and re-oriented to better serve the residents. Additionally, eight manufactured homes are proposed in the center of the existing development.

#### STATEMENT OF PD BENEFITS

The PD zoning designation allows the applicant to propose a mix of uses (low density residential and limited commercial) on the subject site. Additionally, as the original Tall Pines development was constructed in the 1970s per St. Lucie County Property Appraiser, the zoning designation allows the development to waive standards not in compliance with current standards due to the characteristics of the existing development.

In addition, the overall development will be enhanced by the proposed amenity improvements and the replacement of an existing outdoor storage area with the proposed RV parking use. Connectivity will be improved by the implementation of the Bryant Road access for the RV park and the addition of pedestrian walkways from the access to the central amenity features and RV parking. The Bryant Road access and the pedestrian walkways, as well as the new amenity package are all offered in response to requests by the existing residents of Tall Pines. Approval of this request will facilitate a general upgrade to the aesthetics and economic viability of Tall Pines

#### **RECOMMENDATION:**

Based on the submittal, staff recommends **APPROVAL** of the proposed Master Planned Development Zone with one (1) condition.

#### ***Conditions of Approval:***

1. ***The applicant and developer of the proposed Master Planned Development Plan shall adhere to and meet all requirements of the Planned Development and Traffic Contribution Agreement submitted with the application for Major Amendment to a Planned Development Zone.***

#### **ALTERNATIVES:**

- Recommend APPROVAL of the proposed (Master Planned Development) with the associated development plan with changes and/or alternative conditions.
- Recommend DENIAL of the proposed (Master Planned Development) with the associated development plan.

#### **RESPONSIBLE STAFF:**

Vennis Gilmore, Assistant Planning Director

**COORDINATED WITH:**

Technical Review Committee

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**Fiscal Impact**

**OTHER INFORMATION:**

N/A

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**Attachments**

Staff Report

Staff Report Supporting Documents

Application and Supporting Documents

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**Form Review**

Form Started By: Vennis Gilmore

Started On: 10/07/2024 03:54 PM

Final Approval Date: 10/14/2024

# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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**PROJECT:** TALL PINES PLANNED DEVELOPMENT – ZONING ATLAS MAP AMENDMENT (MASTER DEVELOPMENT PLAN) – PROJECT #: PD2024-00005

**REVIEWER:** VENNIS GILMORE, ASSISTANT PLANNING DIRECTOR

**DATE:** 10/7/2024

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### STAFF REPORT

**Owner:** Jonathan Mauldin, Granite Tall Pines, LLC

**Applicant:** Raquel Samaroo, WGI, Inc.  
Jerrod Purser, WGI, Inc.

**Requested Action:** A review of an application for a Zoning Atlas Map Amendment of two (2) parcels of land to change the Zoning classification from Low-Density Residential Zone (R-1) to Tall Pines Planned Development (PD) with an associated Master Development Plan.

**Location:** Generally located at or near 314 S. Erie Drive in Fort Pierce, FL.

**Parcel IDs:** 1433-210-0003-000-9 & 1433-310-0002-000-9

**Site Area:** 41.63 +/- Acres

**Current SLC Zoning:** Residential, Mobile Home – 5/du

**Current SLC Future Land Use:** MXD, Mixed-Use Development

**Proposed FP Zoning:** PD, Planned Development Zone

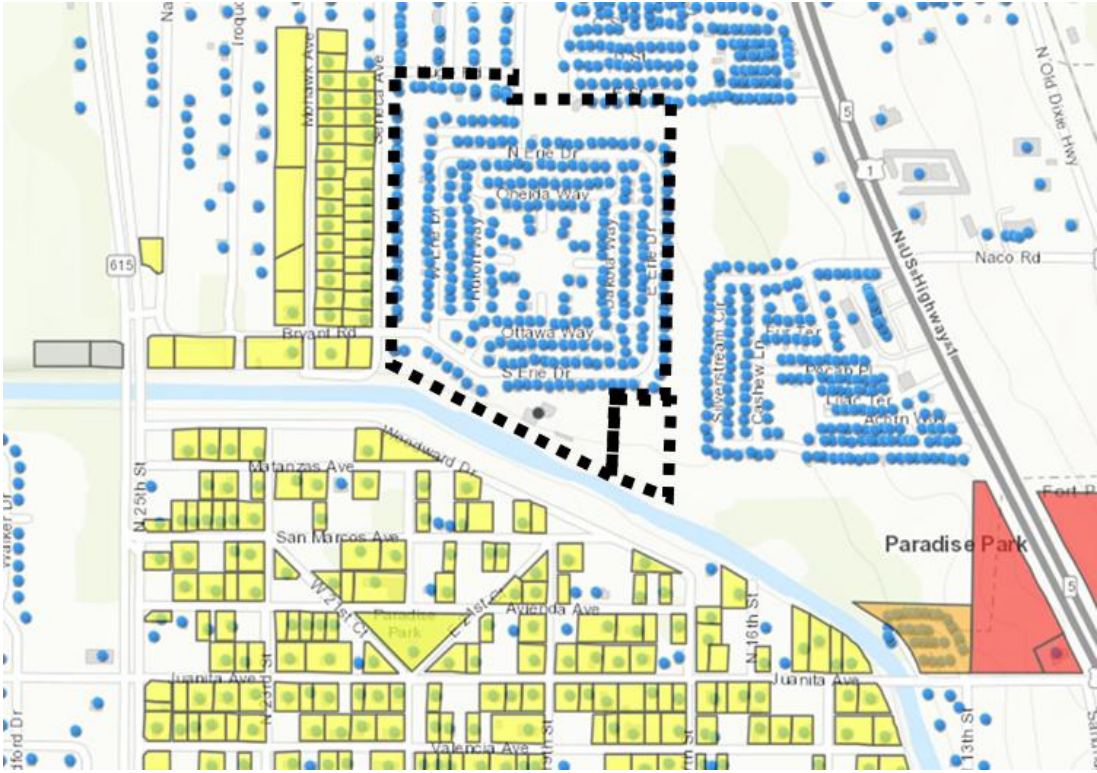
**Proposed FP Future Land Use:** RL, Low-Density Residential

**Utilities:** Located within FPUA Service Area

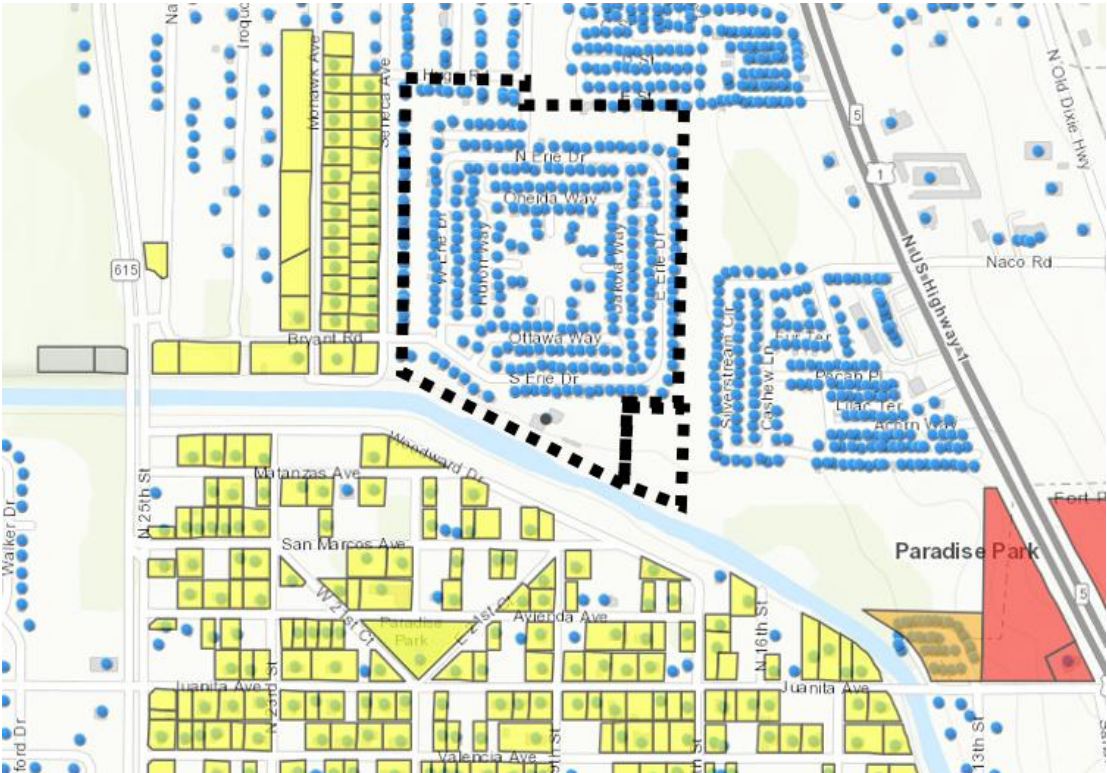
**Location Map:**



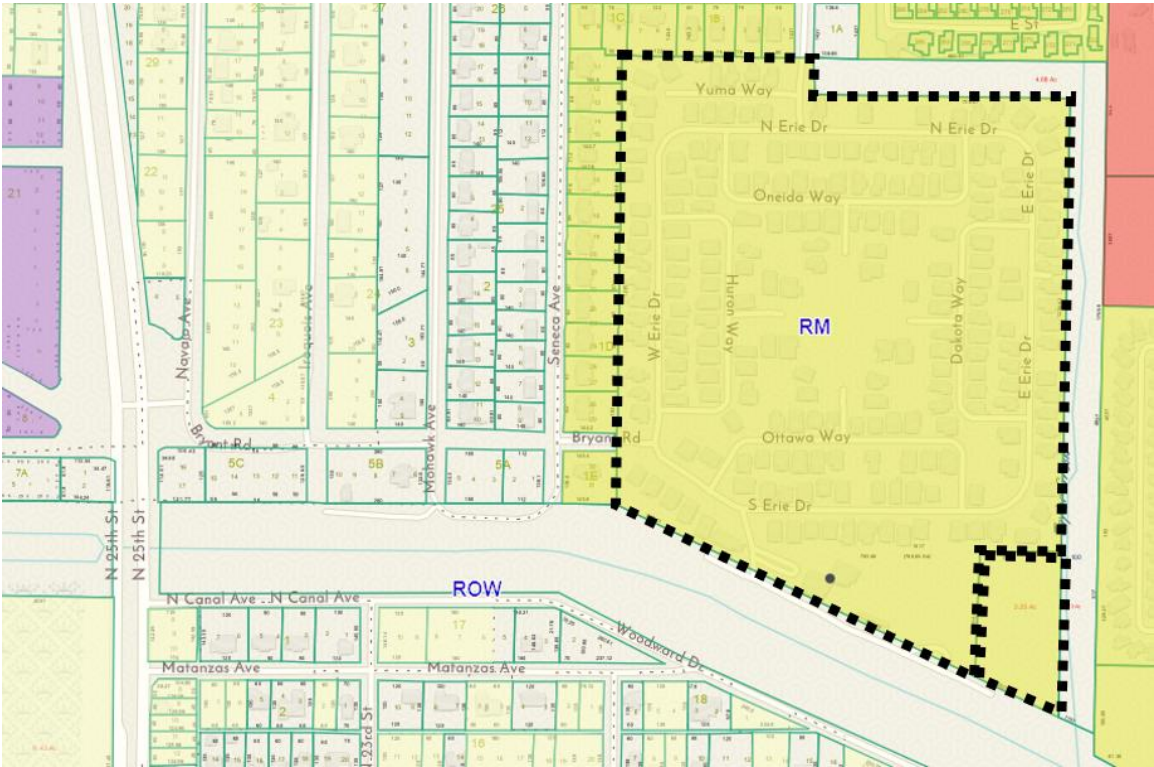
**FP Future Land Use Map:**



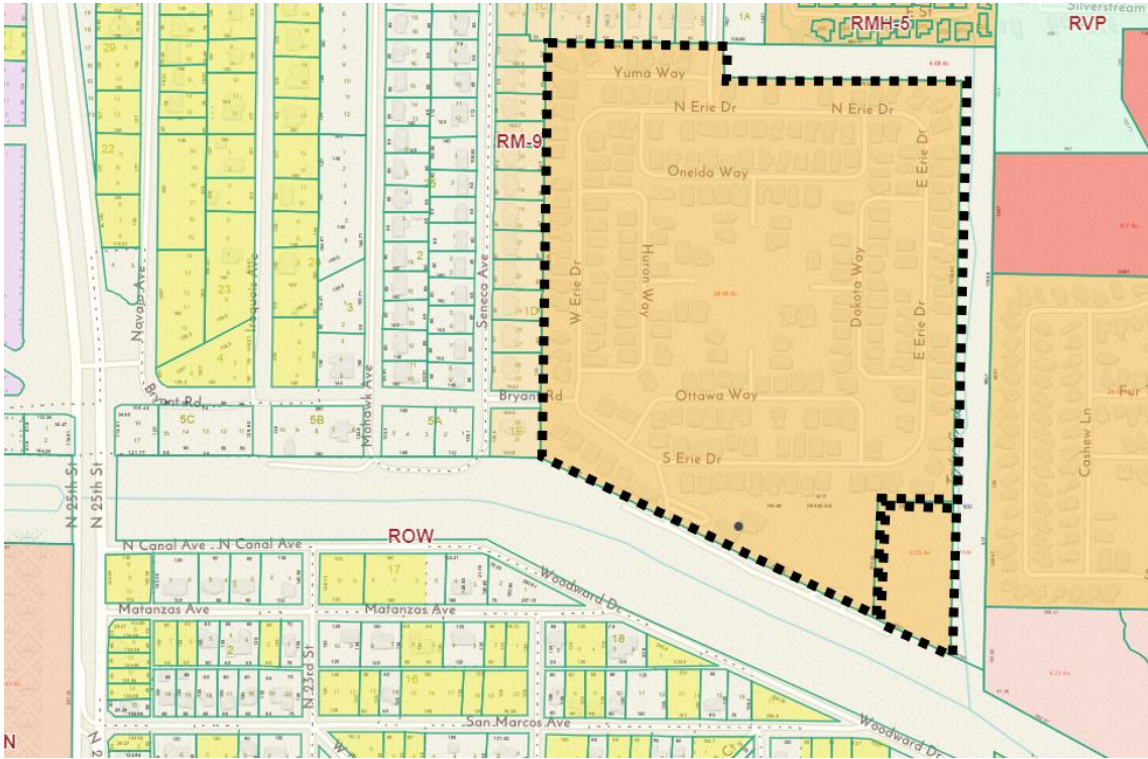
**FP Zoning Map:**



**SLC  
Future Land Use Map:**



SLC Zoning Map:



Staff Analysis

The subject site is located approximately 1,300 feet south of St. Lucie Boulevard, between North 25th Street and North U.S. Highway 1. It is comprised of 41.63 acres and identified by the parcel numbers 1433-210-0003-000-9 and 1433-310-0002-000-9. The subject site is under the jurisdiction of St. Lucie County and is proposed to be annexed to the City of Fort Pierce. The existing future land use (FLU) designation is Residential Medium (RM), and the zoning classification is Residential, Mobile Home-5 (RMH-5). The existing uses are manufactured homes and outdoor storage.

The Tall Pines development is primarily surrounded by residential uses including two mobile home parks, duplexes, and single-family homes. Immediately northwest and west of the subject site are single-family homes. Northeast are mobile homes, buffered from the subject site by Taylor Creek. East of the subject site, also buffered by Taylor Creek are two mobile home parks – Colony Club Mobile Home Park and Ridge Coast Mobile Home Park – and vacant land. Further east, along North U.S. Highway 1 are an automobile sales & rental dealer, the PUP self-storage facility, and the PUP Storage Plaza. Across Canal I to the south are additional single-family homes and a public park. Properties to the north and east of the subject site fall under St. Lucie County Jurisdiction, while properties to the west and south have mixed jurisdiction between St. Lucie County and the City of Fort Pierce.

#### EXISTING

Tall Pines is currently a 55-plus mobile home community that consists of 214 manufactured homes, 40 unoccupied manufactured home lots, a clubhouse, amenities including a pool, pickleball courts, shuffleboard courts, bocce courts, and an outdoor storage area. Ingress and egress to and from the manufactured home development is via Cherokee Avenue along the northern boundary of the subject site. While Bryant Road on the west does connect to the subject site, an existing fence limits access to the park.

#### PROPOSED

The Master PD Zoning application proposes the addition of a recreational vehicle (RV) park consisting of 33 spaces on the southeast portion of the subject site, replacing the existing outdoor storage area in that location. The access on Bryant Road along the western property boundary will be utilized for the proposed RV park with an automatic gate and keypad entry. RVs will be restricted to this access for entering and exiting the site and will be prohibited from using the north access along Cherokee Avenue. Personal vehicles are anticipated to be towed with many of the RV users to allow them to travel to local destinations such as the store, beach, etc., without unhooking the RV. These personal vehicles will be restricted to access on Cherokee Avenue for travel to and from the development. The anticipated length of stay for RV users is a minimum of 4 months, with a typical stay of 4 – 6 months (usually during the season, November – late March). Additional amenities, including a new pool and cabana building with restrooms and showers, are proposed adjacent to the existing clubhouse amenity area for use by the manufactured home residents and RV park users. The existing pickleball and bocce courts are being relocated and re-oriented to better serve the residents. Additionally, eight manufactured homes are proposed in the center of the existing development.

STATEMENT OF PD BENEFITS

The PD zoning designation allows the applicant to propose a mix of uses (low density residential and limited commercial) on the subject site. Additionally, as the original Tall Pines development was constructed in the 1970s per St. Lucie County Property Appraiser, the zoning designation allows the development to waive standards not in compliance with current standards due to the characteristics of the existing development.

In addition, the overall development will be enhanced by the proposed amenity improvements and the replacement of an existing outdoor storage area with the proposed RV parking use. Connectivity will be improved by the implementation of the Bryant Road access for the RV park and the addition of pedestrian walkways from the access to the central amenity features and RV parking. The Bryant Road access and the pedestrian walkways, as well as the new amenity package are all offered in response to requests by the existing residents of Tall Pines. Approval of this request will facilitate a general upgrade to the aesthetics and economic viability of Tall Pines

Proposed Planned Development  
Recreational Vehicle Park (to replace Storage Area): 33 RV spaces



**Traffic Analysis & Trip Generation Methodology:**

The purpose of the vehicular trip generation estimate is to approximate the number of new vehicle trips entering and exiting the site for various purposes (e.g., visitor trips, employee, etc.) during a selected time. The proposed Project will add 48 manufactured homes and 33 RV camping spots.

The Institute of Transportation Engineers’ (ITE) Trip Generation Manual, 11th Edition was applied for the trip generation analysis because of its widely accepted methodology. The land use “Campground/Recreational Vehicle Park” (ITE land use 416, based on occupied campsites) was applied for both AM and PM peak hours for the proposed RV camping spots. The land use “Mobile Home Park” (ITE land use 240, based on dwelling units) was applied for both AM and PM peak hours for the proposed manufactured homes.

**Table 1** summarizes the trip generation rates and provides the estimated trip generation for the proposed Project for a typical weekday and the AM and PM peak hours. As shown in Table 1, the Project is estimated to generate 442 daily vehicle trips, with 26 of those trips occurring during the AM peak hour, and 37 trips occurring during the PM peak hour upon full buildout of the Project. It is important to note that no pass-by or internal capture reduction rate was applied for this development due to the land uses not being eligible for either reduction.

**Table 1: Trip Generation Rates**

Description	Land Use	ITE Code	Density	Units	Daily Total	Weekday AM Peak			Weekday PM Peak		
						In	Out	Total	In	Out	Total
<sup>1</sup> Recreational	RV Park	416	33	Occupied Campsites	100	3	4	7	6	3	9
<sup>2</sup> Residential	Mobile Home Park	240	48	Dwelling Units	342	4	15	19	17	11	28
<b>Total External Net New Vehicle Trips</b>					<b>442</b>	<b>7</b>	<b>19</b>	<b>26</b>	<b>23</b>	<b>14</b>	<b>37</b>

Notes:

1. ITE Land Use 416 Campground/Recreational Vehicle Park:

Daily T= PM Peak Hour/.09

AM Peak Hour T = 0.21\*(X) (36% entering, 64% exiting)

PM Peak Hour T = 0.27\*(X) + 20.55 (65% entering, 35% exiting)

2. ITE Land Use 240 Mobile Home Park:

Daily T= 7.12\*(X)

AM Peak Hour T = 0.39\*(X) (21% entering, 79% exiting)

PM Peak Hour T = 0.58\*(X) (62% entering, 38% exiting)

Source: WGI, 2024.

According to St. Lucie County Standardized Traffic Impact Studies Methodology and Procedures criteria, “the area to be studied will be based on the New External Trip Generation of the proposed development.” According to the table given, the generation of 201-500 new external daily trips correlates to a radius of influence of 0.5 miles. Since this development generates 442 new external daily trips, a 0.5-mile radius of influence will be studied. Figure 2 below depicts the half-mile radius of influence.



Project Site



Half-Mile Radius

Figure 2: Half-Mile Radius

A directional distribution was developed based on the Average Annual Daily Traffic (AADT) volumes of surrounding roadways that connect to St. Lucie Boulevard. The AADT Volumes were derived from the FDOT Traffic Online. The project distribution can be seen below in Table 2.

**Table 2: Directional Distribution**

Roadway	AADT	Distribution %
St. Lucie Blvd. (W)	5900	7%
St. Lucie Blvd. (E)	5200	7%
N 25th Street (N)	9100	11%
N 25th Street (S)	13200	17%
US 1 (N)	24000	30%
US 1 (S)	22500	28%
<b>Total</b>	<b>79900</b>	<b>100%</b>

Source: WGI, 2024.

Figures 3 and 4 below show the directional distribution and assignment throughout the study roadway network.



Figure 3: Traffic Distribution



### ***Stormwater Retention & Landscaping***

The storm water and conceptual drainage plans have been submitted for review.

### ***Summary of Technical Review Committee***

All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the Master Planned Development (Rezoning with associated Master Development Plan). Full findings and comments from review by the corresponding departments, and the responses and plan amendments by the applicant are provided for consideration by the Planning Board.

### ***Staff Recommendation***

Based on the submittal, staff recommends **APPROVAL** of the proposed Master Planned Development Zone with one (1) condition.

### ***Alternative Planning Board Action***

- Recommend APPROVAL of the proposed (Master Planned Development) with the associated development plan with the one (1) condition.
- Recommend APPROVAL of the proposed (Master Planned Development) with the associated development plan with changes and/or alternative conditions.
- Recommend DENIAL of the proposed (Master Planned Development) with the associated development plan.

### ***Conditions of Approval:***

1. ***The applicant and developer of the proposed Master Planned Development Plan shall adhere to and meet all requirements of the Planned Development and Traffic Contribution Agreement submitted with the application for Major Amendment to a Planned Development Zone.***



**To : File**

**FROM : Tracy Telle, Engineering Manager**

**RE : 314 S. Erie Drive – Tall Pines Master PD**

**DATE : September 17, 2024**

This is to advise you that we have completed the review of the following documents as received by this office on September 4, 2024:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Master PD Application                                 | <input type="checkbox"/> Construction Drawings                                   |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Executed Construction Contract                          |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |   |   |                              |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend w/ conditions | <input type="checkbox"/> Do Not Recommend |                              |
| <input type="checkbox"/> Site Plan Approval                 | <input type="checkbox"/> Building Permit  | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering conditions of approval

ENGINEERING CONDITIONS OF APPROVAL:

1. Provide a minimum 10' landscape buffer as measured from the southern property line to the proposed 16' project access roadway.
2. The plans fail to indicate the dimensions for the proposed parking stalls and access aisles. All parking lot dimensions and aisles shall adhere to the requirements specified in the City of Fort Pierce Code of Ordinances Section 125-315.
3. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.



Jerrod Purser, WGI, Inc.  
3230 W. Commercial Boulevard  
Fort Lauderdale, FL 33309

**Re: Master Planned Development – Tall Pines**

Dear Jerrod Purser,

The following are comments from the Planning Department's review of your application. **(Please Provide a Written Response and any revisions (if applicable) for all responsible Departments):**

1. Prior to Certificate of Occupancy, a Landscape Maintenance Agreement is required:

The Landscape Maintenance Agreement shall note that all approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

- a. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.

- b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

In case of violation:

Maintenance shall include the replacement of all unhealthy/dead material within 30 days after a notification of violation in conformance with the approved site plan or landscape plan. Violations of this article, or failure to maintain all required landscaping as reflected in the approved landscaping plan, shall be grounds for referral to the special magistrate for appropriate action.

**(See attached Landscape Maintenance Agreement**

2. Prior to the issuance of any site clearing permits, a Final Tree Mitigation Survey shall be approved by the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

3. Per City Code Section 125-317. – Sidewalks (b) Applicability. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur:

(4) Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements.

(d) *Where required.* Sidewalks and sidewalk linkages shall be installed in the following areas:

(1) In the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street.

(2) Safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the state accessibility code shall connect buildings to parking areas and adjacent rights-of-way.

(3) In addition to the requirements of subsection (d)(2) of this section, internal sidewalk interconnection between adjacent properties shall be provided for properties that front on arterial roads.

**Please provide pedestrian sidewalks along all private roadways, sidewalk linkages at ingress and egress access areas, stop sign, and stop bars throughout the proposed Master Planned Community.**

4. Per City Code Section 125-314. – Design Review (9) Signs. – **Please consider installing a landscaped area around the existing monument signs or proposed monument signs base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover, trees at a minimum height of 15 feet and shrubs, hedges, or similar vegetative materials.**
5. Please provide architectural renderings and proposed landscaping plans.

If deemed necessary, please provide a written response to each comment to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: [vgilmore@cityoffortpierce.com](mailto:vgilmore@cityoffortpierce.com).

Sincerely,

Vennis Gilmore

Assistant Planning Director



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3473

## Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: # PD2024-00005

Tall Pines PD - (2) Parcels: 1433-210-0003-000-9 and 1433-310-0002-000-9

### Comments

W/WW Engineering: The TRC application for Tallpines PD is approved as noted:

Applicant to submit 3 sets of utility construction plans to the water/wastewater engineering Dept. for review and approval.

Please note that FPUA will require that the onsite sewer system and the lift station are in good repair before allowing the proposed homes to be discharged into FPUA's sewer system. FPUA's inspection of the onsite system will be required. Please contact 772-466-1600 Ext. 3428 should you have any questions.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved with comments.** The developer will be responsible for providing and installing all on-site conduit, pads, and service conductors along with all costs associated with this project including off-site upgrades necessary to serve the development.

Due to supply chain issues, FPUA makes no guarantees regarding project completion or material availability.

Please contact Eric Meyer for customer requirements and project coordination.

**Eric Meyer, P.E.**

Supervising Engineer

**Fort Pierce Utilities Authority**

[emeyer@fpu.com](mailto:emeyer@fpu.com)

(772) 466-1600 ext. 6305

Gas: Approved.

(Con't pg 2)



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.





FPUAnet Fiber: FPUAnet **Approves; Fiber Internet Service – Can Be Available.**

If client would like **Fiber Internet Service** from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements if service is desired.



Developer  
Letter.pdf



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.





Fort Pierce Utilities Authority  
FPUAnet Communications  
500 Boston Avenue (PO Box 3191)  
Fort Pierce, FL 34950 (34948)

Dear Developer,

I am writing to you today on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider. I am reaching out to you to discuss the benefits of choosing FPUAnet for your next development project.

FPUAnet offers a number of advantages over traditional internet providers, including:

- **Scalable to meet growing demands:** FPUAnet's fiber optic network is designed to scale to meet the growing demands of Fort Pierce. This means that you can be confident that your internet connection will be able to handle even the most demanding applications and devices.
- **Gigabit internet throughout the entire service area:** FPUAnet offers gigabit internet speeds throughout its entire service area. This means that you can get the fastest possible internet speeds, no matter where you live in Fort Pierce.
- **High-quality internet to rural and low-income areas:** FPUAnet is committed to providing high-quality internet access to all residents of Fort Pierce, including those in rural and low-income areas. This is important for ensuring that everyone has the opportunity to participate in the digital economy.
- **Faster and more affordable than privately owned ISPs:** FPUAnet's prices are competitive with other internet providers, and in many cases, they are even more affordable. This is because FPUAnet does not have to make a profit, so it can pass on the savings to its customers.

In addition to these advantages, FPUAnet is also committed to providing excellent customer service. Our team of experts is available 24/7 to help you with any questions or problems you may have.

I would be happy to discuss your specific needs in more detail. Please do not hesitate to contact me at [peters@fpu.com](mailto:peters@fpu.com) or 772-466-1600 ext.3311.

Thank you for your time and consideration. I look forward to hearing from you soon.  
Sincerely,

Eric Peters  
On behalf of FPUAnet



Our mission is to provide our customers with economical, reliable and friendly service in a continuous effort to enhance the quality of life in our community.

772.466.1600 \* [www.fpu.com](http://www.fpu.com)





THE SUNRISE CITY

**FORT PIERCE**

POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

**September 19, 2024**

Case #: PD202400005

Planner: City of Ft. Pierce Planning Department.

Master Planned Development

314 S. Erie Dr., Ft. Pierce (Tall Pines Mobile Home Park)

### **Comments:**

Regarding the annexation and proposed additions to the Tall Pines Mobile Home Park (MHP) the total added dwelling units upon the City of Fort Pierce is anticipated at 262. In addition, there will be the 33 RV spots as well. Please keep in mind the impact it may have upon the police department with regards to calls for service. While the frequency and exact type of calls cannot be predicted at this time, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development.

Thank you for your attention and consideration.





THE SUNRISE CITY  
**FORT PIERCE**  
 POLICE DEPARTMENT  
 "In Honor We Serve"

*Florida*

Current population of Ft Pierce (2021 Census)		47927
Current total of Officers Ft Pierce PD (FY24)		141
Current rate of Officers per 1000 population		2.9
Number of proposed housing units		262
Average number of people per household	x	2.5
total proposed population increase		655
	/1000	0.78
	x	2.9
Additional Officers Necessary		1.9

Officer Damian Spotts  
 Crime Prevention Practitioner  
 Fort Pierce Police Department.

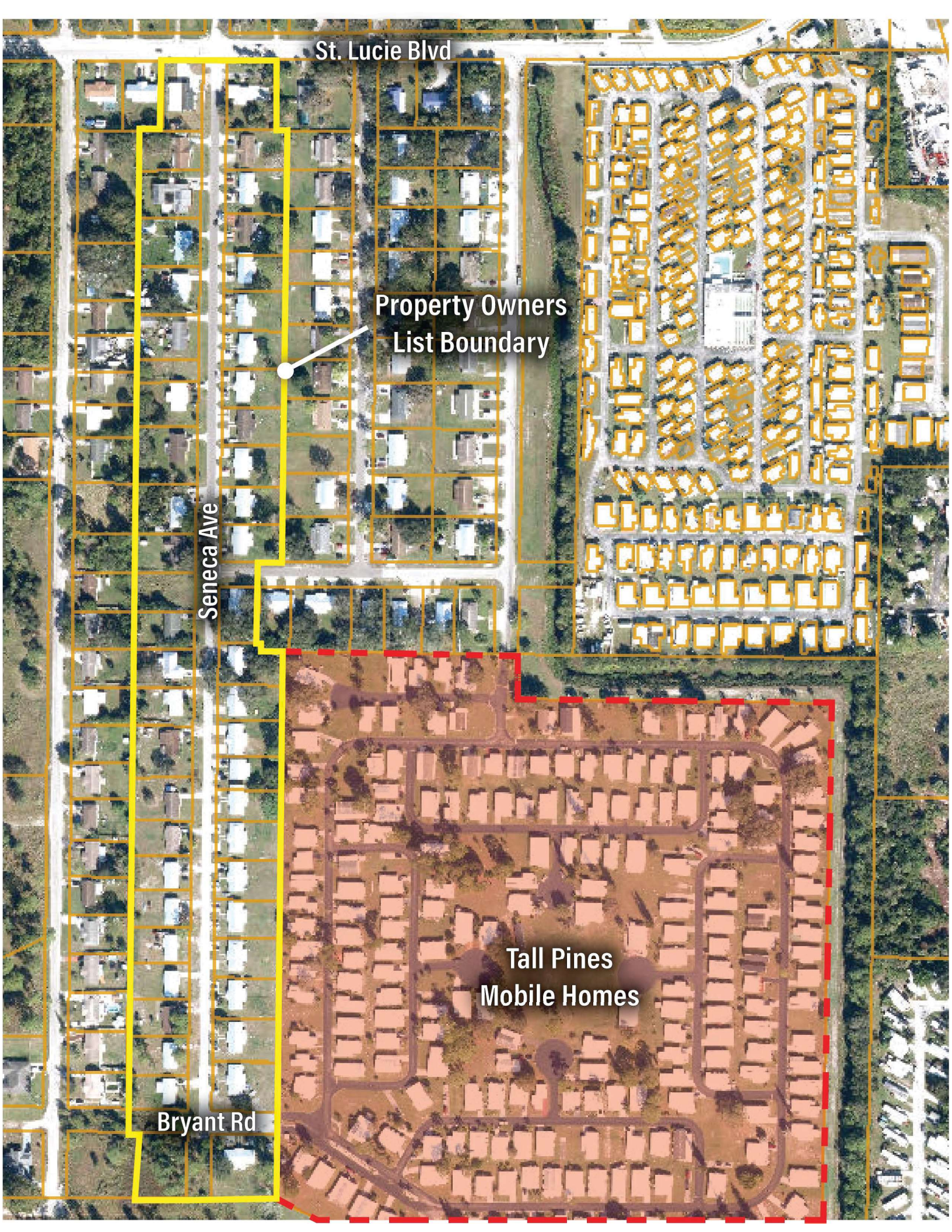
St. Lucie Blvd

Property Owners  
List Boundary

Seneca Ave

Tall Pines  
Mobile Homes

Bryant Rd



**Tall Pines Mobile Home Park**  
**Surrounding Property Owners List**

The following is a list of property owners for all properties on Seneca Avenue from Bryant Road to St Lucie Boulevard.

<u>1428-702-0032-000-5</u> FG Florida Group LLC 2734 SE Eagle DR Port St Lucie, FL 34984-8913	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1E (2100, 2102 BRYANT RD) LOTS 30 AND 31 (MAP 14/33N)
<u>1428-702-0031-000-8</u> TREASURE COAST LAND 93 LLC 865 S Kings HWY Fort Pierce, FL 34945-3016	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1D S 12 FT OF LOT 27 AND ALL OF LOTS 28 AND 29 (0.36 AC - 15,682 SF)
<u>1428-702-0030-000-1</u> Diego Alejandro Villegas Sierra 631 SW 111th LN, Unit Apt 102 Pembroke Pines, FL 33025-7006	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1D S 6 FT OF LOT 25 AND ALL OF LOT 26 AND N 38 FT OF LOT 27 (0.30 AC - 13,068 SF)
<u>1428-702-0029-000-1</u> Gowcharran Singh 2125 Blackrock AVE Bronx, NY 10472-6201	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1D S 47 FT OF LOT 24 AND N 44 FT LOT 25 (0.29 AC - 12,632 SF)
<u>1428-702-0028-000-4</u> Roadrunner Property Solutions Inc 2240 Johnson ST, Unit Apt 108 Hollywood, FL 33020-3960	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1D S 35 FT OF LOT 22 AND ALL OF LOT 23 AND N 3 FT OF LOT 24 (0.29 AC - 12,632 SF) (OR 4729-1379: 4755-2361)
<u>1428-702-0026-000-0</u> ROADRUNNER PROPERTY SOLUTIONS INC 2240 Johnson ST, Unit Apt 108 Hollywood, FL 33020-3960	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1D S 19 FT OF LOT 20 AND ALL OF LOT 21 AND N 15 FT OF LOT 22 (0.28 AC - 12,441 SF)
<u>1428-702-0024-000-6</u> ROADRUNNER PROPERTY SOLUTIONS INC 2240 Johnson ST, Unit Apt 108 Hollywood, FL 33020-3960	SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1D S 9 FT OF LOT 18 AND ALL OF LOT 19 AND N 31 FT OF LOT 20 (0.30 AC - 13,068 SF)
<u>1428-702-0022-000-2</u> Elisabetta Bell 5000 SW 69th PL Miami, FL 33155-5601	SANLUCIE PLAZA S/D-UNIT ONE- BLK 1D S 46 FT OF LOT 17 AND N 41 FT OF LOT 18 (0.29 AC - 12.584 SF)

1428-702-0020-000-8

AHT Properties, LLC  
1606 SE 145th CT  
Vancouver, WA 98683-8418

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1D (2536,  
2542 SENECA AV) S 54.6 FT LOT 16 AND N 14 FT  
LOT 17 (0.23 AC - 10,019 SF) (MAP 14/33N)

1428-702-0017-000-4

AHT Properties, LLC  
1606 SE 145th CT  
Vancouver, WA 98683-8418

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1C (2548,  
2554 SENECA AV) S 12.6 FT LOT 15 AND 54 FT VAC  
LOWELL RD LYG BTW BLKS 1C AND 1D AND BLK 1D  
N 4.6 FT LOT 16 (MAP 14/33N)

1428-702-0016-000-7

Three Castles LLC  
125 NW Madison CT  
Port St Lucie, FL 34986-3587

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1C (2560,  
2566 SENECA AV) S 42 FT OF LOT 14 AND N 39.4 FT  
LOT 15 (MAP 14/33N)

1428-702-0014-000-3

FG Florida Group LLC  
2734 SE Eagle DR  
Port St Lucie, FL 34984-8913

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1C (2572,  
2578 SENECA AV) S 30 FT OF LOT 12, ALL LOT 13  
AND N 8FT OF LOT 14 (MAP 14/33N)

1428-702-0013-000-6

FG Florida Group LLC  
2734 SE Eagle DR  
Port St Lucie, FL 34984-8913

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1C (2584,  
2590 SENECA AV) S 20 FT OF LOTS 9 AND 10 AND  
ALL LOT 11 AND N 20 FT OF LOT 12 (MAP 14/33N)

1428-702-0011-000-2

AHT Properties LLC  
1606 SE 145th CT  
Vancouver, WA 98683-8418

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 1C (2602,  
2608 SENECA AV) W 34 FT OF LOT 9 AND ALL LOT  
10-LESS 20 FT- (MAP 14/33N)

1428-702-1072-000-4

Anton Zherelyev  
2837 SW 34th AVE  
Miami, FL 33133-3403

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 50 (2614,  
2620 SENECA AV) LOT12 AND S 35 FT LOT 13 (MAP  
14/33N)

1428-702-1074-000-8

Lazaro Perez Salazar  
16233 SW 305th ST  
Homestead, FL 33033-4140

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 50 (2626,  
2632 SENECA AV) N 15 FT LOT 13 AND ALL LOT 14  
AND S 20FT LOT 15 (MAP 14/33N)

1428-702-1076-000-2

Treasure Coast Land 93 LLC  
865 S Kings HWY  
Fort Pierce, FL 34945-3016

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 50 (2638,  
2644 SENECA AV) N 30 FT LOT 15 AND ALL LOT 16  
AND S 6 FT LOT 17 (MAP 14/33N)

1428-702-1078-000-6  
Treasure Coast Land 93 LLC  
865 S Kings HWY  
Fort Pierce, FL 34945-3016

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 50 (2650,  
2656 SENECA AV) N 44 FT LOT 17 AND S 43 FT LOT  
18 (MAP 14/33N)

1428-702-1080-000-3  
Alain Gabriel Perez  
2662 Seneca AVE  
Fort Pierce, FL 34946-6668

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 50 (2662,  
2668 SENECA AV) N 7FT LOT 18 AND ALL LOT 19  
AND S 30 FT LOT 20 (MAP 14/33N)

1428-702-1081-000-0  
Wedgewood Rentals LLC  
PO Box 771  
Loxahatchee, FL 33470-0771

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 50 (2700,  
2706 SENECA AV) N 20 FT LOT 20 AND ALL LOT 21  
AND S 16FT LOT 22 (MAP 14/33N) (OR 3898-2155)

1428-702-1082-000-7  
Wedgewood Rentals LLC  
PO Box 771  
Loxahatchee, FL 33470-0771

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 50 (2712,  
2718 SENECA AV) N 34 FT LOT 22 AND ALL VAC  
SHELLY RDADJ ON N (MAP 14/33N) (OR 3898-2155)

1428-702-1053-000-5  
Wedgewood Rentals LLC  
PO Box 771  
Loxahatchee, FL 33470-0771

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 49 (2724,  
2730 SENECA AV) LOT13 AND S 35 FT LOT 14 (MAP  
14/33N) (OR 3898-2155)

1428-702-1055-000-9  
Melissa Unlimited Investments LLC  
5080 N Alexa TER  
Crystal River, FL 34428-6510

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 49 (2736,  
2742 SENECA AV) N 15 FT LOT 14 AND ALL LOT 15  
AND S 22 FT LOT 16 (MAP 14/33N) (OR 3702-1913)

1428-702-1057-000-3  
Wedgewood Rentals LLC  
PO Box 771  
Loxahatchee, FL 33470-0771

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 49 (2748,  
2754 SENECA AV) N 28 FT LOT 16 AND ALL LOT 17  
AND S 19FT LOT 18 (MAP 14/33N) (OR 3898-2155)

1428-702-1059-000-7  
Two in One LLC  
PO Box 2869  
Jackson, WY 83001-2869

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 49 N 31 FT OF  
LOT 18 AND ALL LOT 19 (MAP 14/33N)

1428-702-1041-000-8  
Infinite Network Solutions LLC  
14359 Miramar PKWY, Unit # 500  
Miramar, FL 33027-4134

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 49 LOTS 1  
AND 2 (MAP 14/33N)

1428-702-0063-000-1

Fort Pierce Consulting LLC  
200 Bridlewood WAY  
Fort Pierce, FL 34945-3421

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 5A LOTS 1  
AND 2 (MAP 14/33N) (OR 4130-1185)

1428-702-0041-000-1

Dennis J Noelke LLC  
5305 Deer Run DR  
Fort Pierce, FL 34951-3349

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2419  
SENECA AV) S 30 FT LOT 8 AND ALL LOT 9 (MAP  
14/33N)

1428-702-0040-000-4

Wedgewood Rentals LLC  
PO Box 771  
Loxahatchee, FL 33470-0771

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2431  
SENECA AV) S 10 FT LOT 6, ALL LOT 7 AND N 20 FT  
LOT 8 (MAP 14/33N) (OR 3898-2155)

1428-702-0039-000-4

Laguercia Family LP  
491 NW Boundary DR  
Port St Lucie, FL 34986-2234

SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2443  
SENECA AV) S 40 FT LOT 5 AND N 40 FT LOT 6 (MAP  
14/33N)

1428-702-0038-000-7

Wedgewood Rentals LLC  
PO Box 771  
Loxahatchee, FL 33470-0771

SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2455  
SENECA AV) S 20 FT LOT 3, ALL LOT 4 AND N 10 FT  
LOT 5 (MAP 14/33N) (OR 3898-2155)

1428-702-0037-000-0

Wedgewood Rentals LLC  
PO Box 771  
Loxahatchee, FL 33470-0771

SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2467  
SENECA AV) LOT 2 AND N30 FT LOT 3 (MAP 14/33N)  
(OR 3898-2155)

1428-702-0036-000-3

Dennis J Noelke LLC  
5305 Deer Run DR  
Fort Pierce, FL 34951-3349

SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2507  
SENECA AV) FROM SE COR BLK 2 RUN NLY ON E LI  
BLK 2 400 FT TO POB, TH WLY 140 FT, TH NLY 80 FT,  
TH ELY 140 FT, TH SELY 80 FT TO POB BEING PART  
OF LOT 1BLK 2 AND VAC EAST BV ADJ (MAP 14/33N)

1428-702-0034-000-9

Wedgewood Rentals LLC  
PO Box 771  
Loxahatchee, FL 33470-0771

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2519  
SENECA AV): FROM SE COR BLK 2 RUN NLY ALG E LI  
BLK 2480 FT TO POB, TH WLY 140 FT, TH NLY 80 FT,  
TH ELY 140 FT, TH SLY 80 FT TO POB BEING PART OF  
LOT 1BLK 2 AND L2 BLK 25 AND VAC EAST BV LYG  
BTW (MAP 14/33N) (OR 3898-2155)

1428-702-0396-000-4

Mattie Martin  
9541 Windrift CIR  
Fort Pierce, FL 34945-3306

SAN LUCIE PLAZA S/D UNIT ONE- BLK 25 (2531 SENECA AV) PART OF LOT 2 AND VAC EAST BV ADJ MPDAF: FROM SE COR BLK 2 RUN NLY ALG E LI BLK 2 560 FT, TH WLY 140 FT, TH NLY 80 FT, TH ELY 140 FT, TH SLY 80 FT TO POB (MAP 14/33N) (OR 3909-2515)

1428-702-0395-000-7

2543 SENECA AVENUE LLC  
6445 NW Hope CT  
Port St Lucie, FL 34986-3812

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 (2543 SENECA AV) LOT 1 AND PART OF L 2 MPDAF: FROM SE COR BLK 2 RUN NLY ON E LI BLK 2 640 FT TO POB, TH WLY // WITH S LI BLK 2 140 FT, TH NLY 79.53 FT TO NW COR LOT 1 BLK 25, TH ELY 140 TH, TH SLY 79.55 FT TO POB AND S 1/2 VAC LOWELL RD (MAP 14/33N)

1428-702-0409-000-9

Michael Leon Sams  
2555 Seneca Ave  
Fort Pierce, FL 34946-6663

SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 (3001 SENECA AV) S 37.5 FT LOT 11 AND ALL LOT 12 AND N 1/2 VAC LOWELL RD ADJ ON S (MAP 14/33N)

1428-702-0408-000-2

Tina Wirt  
2567 Seneca AVE  
Fort Pierce, FL 34946-6663

SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 (3003 SENECA AV) S 22.5 FT LOT 9, ALL LOT 10 AND N 12.5 FT LOT 11 (MAP 14/33N)

1428-702-0407-000-5

Debbie Lasley  
2579 Seneca AVE  
Fort Pierce, FL 34946-6663

SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 S 7.5 FT LOT 7, ALL LOT 8 AND N 27.5 FT LOT 9 (MAP 14/33N)

1428-702-0406-000-8

Melissa S Phillips-Hill  
2601 Seneca Ave  
Fort Pierce, FL 34946

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 S 42.5 FT LOT 6 AND N 42.5 FT LOT 7 (MAP 14/33N) (OR 1450-533)

1428-702-0404-000-4

Evna Ana Eliacin (TR)  
2188 SW Algiers ST  
Port St Lucie, FL 34953-5739

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 S 27.5 FT OF LOT 4, ALL LOT 5 AND N 7.5 FT OF LOT 6 (MAP 14/33N)

1428-702-0402-000-0

Tammy W Hall  
2613 Seneca Ave  
Fort Pierce, FL 34946

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 S 12.5 FT  
OF LOT 2 ALL LOT 3 AND N 22.5 FT LOT 4 (MAP  
14/33N) (OR 2448-598)

1428-702-0400-000-6

Florention Suar  
PO Box 612  
Fort Pierce, FL 34954-0612

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 LOT 1 AND  
S 1/2 OF VAC HAWTHORNE RD ADJ ON N AND N  
37.5 FT LOT 2 ( 0.37 AC) (MAP 14/33N)

1428-702-1024-000-3

2645 Seneca LLC  
12100 SW Martin HWY  
Palm City, FL 34990-5486

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 48 LOTS 19  
AND 20 AND NLY 1/2 VAC HAWTHORNE RD ADJ ON  
S (MAP 14/33N) (OR 3202-1959)

1428-702-1022-000-9

NOLA Magnolia LLC  
108 Paradise Harbour BLVD, Unit Apt 314  
North Palm Beach, FL 33408-5015

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 48 LOTS 17  
AND 18 (MAP 14/33N)

1428-702-1021-000-2

Elizabeth B Thomas  
2707 Seneca Ave  
Fort Pierce, FL 34946-6651

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 48 LOT 16  
(MAP 14/33N) (OR 271-1443)

1428-702-1019-000-5

Gordon A Thomas  
30025 Rainey RD  
Sorrento, FL 32776-8799

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 48 LOTS 14  
AND 15 (MAP 14/33N) (OR 186-1430)

1428-702-1017-000-1

Travis Watters  
2719 Seneca AVE  
Fort Pierce, FL 34946-6667

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 48 LOTS 12  
AND 13 (MAP 14/33N)

1428-702-1015-000-7

Peggy Sue Quandt  
2731 SENECA AVE  
Fort Pierce, FL 34946-6667

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 48 LOTS 10  
AND 11 (MAP 14/33N)

1428-702-1013-000-3

Evelyn McPherson  
2743 Seneca AVE  
Fort Pierce, FL 34946-6667

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 48 LOTS 8  
AND 9 (MAP 14/33N) (OR 3673-1445)

1428-702-1011-000-9

Janet M Fuller  
2759 Seneca AVE  
Fort Pierce, FL 34946-6667

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 48 LOTS 6  
AND 7 (MAP 14/33N) (OR 2666-1679: 2798-1411:  
2800-2550)

1428-702-1009-000-2

2315 Saint Lucie Blvd LLC  
2706 Danforth TER  
Wellington, FL 33414-3418

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 48 E 25 FT OF  
LOT 4 AND ALL OF LOT 5 (MAP 14/33N)

Dear Neighbor,

This letter is intended to notify you of a planned upgrade to the Tall Pines community, located to the south and east of your property. The owner of Tall Pines is proposing to annex Tall Pines into the City of Fort Pierce, and to obtain Planned Development zoning for it, to accommodate the addition of 8 new Manufactured Home spaces and 33 new RV spaces in Tall Pines. (Please see the proposed preliminary Site Plan enclosed with this letter.) You will note that the new MH spaces will be in the center of Tall Pines, whereas the new RV spaces will be in the southeast corner of Tall Pines.

Whereas all MH owners and tenants use the north entrance of Tall Pines, the RV's will use the west gate of Tall Pines, as noted on the Site Plan. The west gate will be operated with a keypad, to ensure it is only used for that purpose. As Tall Pines is not a campground, but a resort living community, it is not anticipated that RV traffic will be substantial. Once parked and hooked up to utilities, RV's will remain in place until the tenants depart the community. Typically, RV tenants will bring passenger vehicles with their RV's and those vehicles will use the north entrance of Tall Pines.

You will also see that various upgrades will be installed at Tall Pines as part of this redevelopment: a second pool and a new cabana will be added, the bocce courts and the pickle ball court will be relocated, and the old RV and boat storage area will be removed. There will be no more such storage accommodated at Tall Pines.

The revenues anticipated from this redevelopment will assist the owner in future maintenance and upgrades at Tall Pines. We believe this redevelopment will increase the value, aesthetics, and viability of Tall Pines, which will benefit the general area of Tall Pines as well. We hope you will agree. Please let us know if you have any comments or questions by emailing or calling Mr. Rodney Q. Jarvis, of Gallagher & Kennedy, representative of the Owner of Tall Pines, at [rjjarvis@gmail.com](mailto:rjjarvis@gmail.com) or 602-717-9979.

Thank you for your consideration and interest in this matter.

Sincerely,

Rodney Q. Jarvis, Of Counsel  
Gallagher & Kennedy  
2575 E. Camelback Rd, Suite 1100  
Phoenix, AZ 85016

1919 4420 0000 0160 9102

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 Return Receipt (electronic) \$  
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 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postage  
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City, State, ZIP+4®  
Loxahatchee FL 33470-0771  
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 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

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Total Postage and Fees  
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Sent To  
2045 SENECA LLC  
Street and Apt. No., or PO Box No.  
12100 SW MARTIN HWY  
City, State, ZIP+4®  
PALM CITY, FL 34990-5486  
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 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

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Total Postage and Fees  
\$

Sent To  
Alain Gabriel Perez  
Street and Apt. No., or PO Box No.  
2662 Seneca Ave  
City, State, ZIP+4®  
Fort Pierce FL 34946-6668  
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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$

Total Postage and Fees  
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Sent To  
 Fort Pierce Consulting LLC 200  
 Street and Apt. No., or PO Box No.  
 Bridlewood Way  
 City, State, ZIP+4®  
 Fort Pierce FL 34945-3421

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$

Total Postage and Fees  
 \$

Sent To  
 Infinite Network Solutions LLC 1438  
 Street and Apt. No., or PO Box No.  
 Miramar Pkwy Unit 500  
 City, State, ZIP+4®  
 Miramar, FL 33027-4134

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$

Total Postage and Fees  
 \$

Sent To  
 Laqueria Family LP  
 Street and Apt. No., or PO Box No.  
 491 NW Boundary Dr  
 City, State, ZIP+4®  
 Port St. Lucie FL 34986-2234

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$

Total Postage and Fees  
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Sent To  
 Dennis J Noelke  
 Street and Apt. No., or PO Box No.  
 5305 Deer Run Dr  
 City, State, ZIP+4®  
 Fort Pierce FL 34951-3349

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
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Total Postage and Fees  
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Sent To  
 Florention Swar  
 Street and Apt. No., or PO Box No.  
 PO Box 612  
 City, State, ZIP+4®  
 Fort Pierce, FL 34954-0612

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Certified Mail Fee  
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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$

Total Postage and Fees  
 \$

Sent To  
 Janet M Fuller  
 Street and Apt. No., or PO Box No.  
 2759 Seneca Ave  
 City, State, ZIP+4®  
 Fort Pierce FL 34946-6667

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Evna Ana Eliacin (TR)

Street and Apt. No., or PO Box No.

2188 SW Algiers ST

City, State, ZIP+4®

Fort St. Lucy, FL 34953-5739

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7629 4420 0244 6291  
0160 9102

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- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Tammy W Hall

Street and Apt. No., or PO Box No.

2613 Seneca Ave

City, State, ZIP+4®

Fort Pierce, FL 34946

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7039 4420 2000 0160 9102

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- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Debbie Lesley

Street and Apt. No., or PO Box No.

2579 Seneca AVE

City, State, ZIP+4®

Fort Pierce, FL 34946-6663

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0160 9102

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- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Melissa S Phillips-Hill

Street and Apt. No., or PO Box No.

2601 Seneca AVE

City, State, ZIP+4®

Fort Pierce, FL 34946

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4829 4420 2000 0160 9102

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- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Michael Leon Sams

Street and Apt. No., or PO Box No.

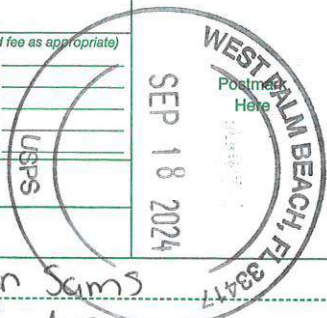
2555 Seneca Ave

City, State, ZIP+4®

Fort Pierce, FL 34946-6663

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6529 4420 0244 6253  
0160 9102

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- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Tina Wirt

Street and Apt. No., or PO Box No.

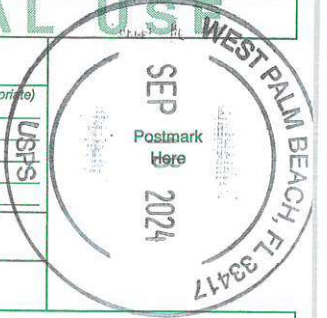
2561 Seneca AVE

City, State, ZIP+4®

Fort Pierce, FL 34946-6663

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0929 4420 2000 0160 9102

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
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Total Postage and Fees  
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Sent To  
 2315 Saint Lucie Blvd LLC  
 Street and Apt. No., or PO Box No.  
 2706 Danforth TER  
 City, State, ZIP+4®  
 Wellington, FL 33414-3418

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Certified Mail Fee  
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Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
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Total Postage and Fees  
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Sent To  
 2543 Seneca Avenue LLC 6445  
 Street and Apt. No., or PO Box No.  
 NW Hope CT  
 City, State, ZIP+4®  
 Port St. Lucie, FL 34986-3812

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Certified Mail Fee  
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Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
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Total Postage and Fees  
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Sent To  
 Lazaro Perez Salazar  
 Street and Apt. No., or PO Box No.  
 16233 SW 305th St.  
 City, State, ZIP+4®  
 Homestead, FL 33033-4140

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
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Total Postage and Fees  
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Sent To  
 Mattie Martin  
 Street and Apt. No., or PO Box No.  
 9541 Windrift CIR  
 City, State, ZIP+4®  
 Fort Pierce FL 34945-3306

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Postage  
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Sent To  
 Three Castles LLC  
 Street and Apt. No., or PO Box No.  
 125 NW Madison CT  
 City, State, ZIP+4®  
 PSL, FL 34986-3587

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
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Total Postage and Fees  
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Sent To  
 Anton Zherelyev  
 Street and Apt. No., or PO Box No.  
 2837 SW 31st Ave  
 City, State, ZIP+4®  
 Miami, FL 33133-3403

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- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To

Elisabetta Bell  
5000 SW 69th Pl.  
Miami, FL 33155-5601

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9102 9160 0160 2000 0244 6376

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- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To

AHT Properties LLC  
1406 SE 145th Ct  
Vancouver WA 98683-8418

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9102 9160 0160 2000 0244 6376

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- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To

Bowcharran Singh  
2125 Blackrock Ave  
Bronx, NY 10472-6201

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- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To

Roadrunner Property Solutions, Inc.  
2440 Johnson St, Unit Apt 108  
Hollywood, FL 33020-3960

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9102 9160 0160 2000 0244 6369

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- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To

Treasure Coast Land 93 LLC  
865 S. Kings Highway  
Ft. Pierce, FL 34945-3016

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- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To

Diego Alejandro Villagas Sierra  
631 SW 111th Ln, Unit Apt 102  
Pembroke Pines, FL 33025-7006

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9102 9160 0160 2000 0244 6349

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

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Street and Apt. No., or PO Box No.

City, State, ZIP+4®

FG Florida Group LLC  
2734 SE Eagle Dr  
PSL, FL 34984-8913



7016 0210 0002 0244 6321

**From:** [Jerrod Purser](#)  
**To:** [Vennis Gilmore](#)  
**Cc:** [Lilyann Linehan](#)  
**Subject:** Re: Tall Pines PD - Master PD Application  
**Date:** Friday, September 27, 2024 3:16:45 PM  
**Attachments:** [Outlook-WGI.png](#)  
[Outlook-LinkedIn.png](#)  
[Outlook-Facebook.png](#)  
[Outlook-Instagram.png](#)  
[Outlook-YouTube.png](#)  
[Outlook-WGI.png](#)  
[Outlook-LinkedIn.png](#)  
[Outlook-Facebook.png](#)  
[Outlook-Instagram.png](#)  
[Outlook-YouTube.png](#)  
[image988442.png](#)  
[image962083.png](#)  
[image335715.png](#)  
[image998573.png](#)  
[image153071.png](#)  
[Property Owners List Boundary.png](#)  
[Tall Pines Adjacent Property Owners List.pdf](#)  
[2024-09-18 Certified Mail Receipts.pdf](#)  
[Neighborhood Letter.pdf](#)  
[Site Plan.pdf](#)

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Vennis,

Also following discussion at TRC, please find attached documents for the letters that were sent to the neighbors along Seneca Avenue. These include the list of property owners and corresponding exhibit of their location, the certified mail receipts, the letter that was mailed and the PD site plan that was also included.

Please confirm we're on the agenda for 10/14 Planning Board and let us know if any noticing requirements.

Thank you.



**Jerrod Purser, PLA**

Senior Project Manager

3230 W. Commercial Blvd, Suite 300  
Fort Lauderdale, FL 33309

954.660.1660 (office) | 561.537.4533 (direct) | 904.874.3483 (cell)





---

**From:** Jerrod Purser <Jerrod.Purser@wginc.com>  
**Sent:** Wednesday, September 25, 2024 3:23 PM  
**To:** Vennis Gilmore <vgilmore@cityoffortpierce.com>  
**Cc:** Lilyann Linehan <Lilyann.Linehan@wginc.com>  
**Subject:** Re: Tall Pines PD - Master PD Application

Good afternoon Vennis,

Please find attached, updated narrative with the additional RV use information. The word file has the additional language highlighted on page 3 for reference. Also attached are the requested images, including recent improvements to the development and images of the new manufactured home models.

We'll get these uploaded to the portal. Let me know if anything else is needed and please confirm we're on the agenda for the 10/14 Planning Board meeting.

Thank you!  
Jerrod



**Jerrod Purser**, PLA

Senior Project Manager

3230 W. Commercial Blvd, Suite 300  
Fort Lauderdale, FL 33309

954.660.1660 (office) | 561.537.4533 (direct) | 904.874.3483 (cell)



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**From:** Jerrod Purser <Jerrod.Purser@wginc.com>  
**Sent:** Tuesday, September 24, 2024 4:55 PM  
**To:** Vennis Gilmore <vgilmore@cityoffortpierce.com>  
**Cc:** Lilyann Linehan <Lilyann.Linehan@wginc.com>  
**Subject:** Tall Pines PD - Master PD Application

Good afternoon Vennis,

I just want to let you know we're finalizing the updated Master PD narrative and proposed MH product images, based on our discussion at the TRC meeting. We'll have these updates to you by tomorrow.

Thanks.

Jerrod



**Jerrod Purser**, PLA

Senior Project Manager

3230 W. Commercial Blvd, Suite 300

Fort Lauderdale, FL 33309

954.660.1660 (office) | 561.537.4533 (direct) | 904.874.3483 (cell)





  
**Tall Pines  
Mobile Home  
Community**

**PRIVATE PROPERTY**  
**NO  
TRESPASSING**  
PATROLLED BY  
SHERIFF'S DEPARTMENT  
OF ST. LUCIE COUNTY

**PUBLIC HEARING**  
A NEIGHBORHOOD association has  
been organized for this property.  
For more information:  
1/772/467-3137

10/07/2024 10:58 AM



Welcome  
**Tall Pines**

COMMUNITIES

15 MPH - CAUTION SPEED BUMPS PRIVATE PROPERTY NO TRESPASSING - NO SOLICITING

**55+ COMMUNITY**

For the convenience of our residents, we have a 55+ community. All residents must be 55 years of age or older. No exceptions. We cannot rent to anyone under 55 years of age. We reserve the right to refuse any rental application. For more information, call (772) 467-3737.

**PRIVATE PROPERTY**  
No Trespassing  
NO SOLICITING

**PUBLIC HEARING**

A RESIDENCY application has been received for this property. For more information: (772) 467-3737

10/07/2024 10:51 AM



This Instrument Was Prepared By:  
Rosenberg & Estis, P.C.  
733 Third Avenue  
New York, NY 10017  
Attention: David Horn, Esq.

Record and Return to:  
Latham & Watkins LLP  
330 North Wabash Avenue, Suite 2800  
Chicago, IL 60611  
Attention: Rachel Bates, Esq.

Property Appraiser's ID #:  
Parcel/ID # 1428-702-0003-000/3;  
Parcel/ID # 1433-210-0003-000/9; and  
Parcel/ID # 1433-310-0002-000/9.

**SPECIAL WARRANTY DEED**

24 THIS SPECIAL WARRANTY DEED (this "Deed") is dated and made as of February 24, 2021, by BEDROCK TALL PINES LLC, a Delaware limited liability company ("Grantor"), with an address of c/o Bedrock Communities Mgmt LLC, 650 Fifth Avenue - Suite 1601, New York, New York 10019, to and in favor of GRANITE TALL PINES LLC, a Delaware limited liability company ("Grantee"), with an address of c/o Apollo Global Management, LLC, 9 West 57<sup>th</sup> Street, 43<sup>rd</sup> Fl, New York, New York 10019.

**WITNESSETH:**

Grantor by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, to have and to hold in fee simple, forever, the parcel of real property located in St. Lucie County, Florida, that is legally and particularly described in Exhibit A, attached hereto and incorporated herein by this reference (collectively, the "Property"), which Property conveyed hereby includes without limitation all existing improvements and fixtures located on, under or above the Property;

TOGETHER WITH all of Grantor's rights, title and interests in and to the ways, rights, privileges, appurtenances, easements and covenants appurtenant thereto and to any and all public and private streets, roadways, rights of way, any privately owned water and sewer lines serving the Property and any and all easements, covenants, rights of way, benefits, agreements, rights and appurtenances enjoyed by and/or benefitting the Property; and all estate, right, title, interest and claim either at law or in equity or otherwise however, of the Grantor in, to, or out of, the Property; the Grantee to have and to hold the interests in the Property conveyed hereby for the use and benefit of the Grantee, its successors and assigns, forever.

SUBJECT, HOWEVER to (i) the matters set forth more particularly on Exhibit B attached hereto (the "Permitted Exceptions"), (ii) current taxes and assessments not yet due and payable, and (iii) all restrictions, reservations, easements and other matters of record.

Grantor hereby warrants the title to the Property, subject to (i) the Permitted Exceptions, (ii) current taxes and assessments not yet due and payable, and (iii) all restrictions, reservations, easements and other matters of record, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed under seal as its free act and deed for the uses and purposes herein contained as of the date first hereinabove written.

WITNESSES:

Patricia D. Cleary  
Signature of Witness

Patricia D. Cleary  
Printed Name of Witness

Lesh Evans  
Signature of Witness

Lesh Evans  
Printed Name of Witness

GRANTOR:

**BEDROCK TALL PINES LLC,**  
a Delaware limited liability company

By: Bedrock MHC Partners L.P.,  
a Delaware limited partnership,  
its sole member

By: Bedrock MHC Partners (GP) LLC,  
a Delaware limited liability company,  
its general partner

By: Paul Gojkovich III  
Name: Paul Gojkovich III  
Title: Managing Partner

STATE OF New York

COUNTY OF New York

This instrument was acknowledged before me on the 24<sup>th</sup> day of February 2021, by PAUL GOJKOVICH III, the Managing Partner of BEDROCK MHC PARTNERS (GP) LLC, a Delaware limited liability company, which is the General Partner of BEDROCK MHC PARTNERS L.P., a Delaware limited partnership, which is the sole member of BEDROCK TALL PINES LLC, a Delaware limited liability company. He/She is personally known to me or produced a New York driver's license as identification.

John J. Franco  
Notary Public, State and County Aforesaid

Print Name:  
\_\_\_\_\_

My commission expires:  
\_\_\_\_\_

(NOTARIAL SEAL) **JOHN J. FRANCO**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
No. 01FR6411890  
Qualified in Nassau County  
Commission Expires December 07, 2024

**EXHIBIT A**

**Legal Description**

Parcel A: The following three tracts of land identified as Parcels 1, 2 and 3:

Parcel 1:

A tract of land lying in the Southeast Quarter of the Northwest Quarter of Section 33, Township 34 South, Range 40 East, in Fort Pierce, Florida, being in St. Lucie County, Florida, being more particularly described as follows:

For a point of reference, commence at the Center of Section 33, (old Coquina Rock), said point being on the Easterly right-of-way of a canal; thence South 88°33'54" West 100 feet, along the East-West quarter section line to the Westerly right-of-way line of said canal and the Point of Beginning, thence continue along said East-West quarter section line South 88°33'54" West 1223.62 feet to the Easterly boundary line of San Lucie Plaza Unit One, according to the plat thereof as recorded in Plat Book 5, Page 57, of the Public Records of St. Lucie County, Florida; thence North 01°02'45" West along the Easterly boundary of said San Lucie Plaza Unit One, 1343.50 feet; thence North 88°59'30" East along the boundary line of said San Lucie Plaza Unit One 528 feet to the Easterly right-of-way line of Cherokee Avenue; thence South 00°28'45" East along the Southerly projection of said Easterly right-of-way line of Cherokee Avenue (said line being the Westerly right-of-way line of a canal) 100 feet to the Southerly right-of-way line of a canal; thence North 88°59'30" East along said Southerly right-of-way line of said canal 705.47 feet to the Westerly right-of-way line of said canal; thence South 00°37'56" East along the Westerly right-of-way line of said canal 1234.42 feet to the East-West quarter section line, and the Point of Beginning; LESS the portion of the above described property lying within the permanent easement recorded in Official Records Book 169, Page 1588, Public Records of St. Lucie County, Florida, and more particularly described therein.

A tract of land lying in the Northeast Quarter of the Southwest Quarter of Section 33, Township 34 South, Range 40 East, near Ft. Pierce, St. Lucie County, Florida, being more particularly described as follows:

For a point of reference, commence at the center of Section of said Section 33, (Old Coquina Rock) said point being on the Easterly right-of-way line of a canal; thence South 88°33'54" West along the East-West quarter section line 329.90 feet to the Point of Beginning; thence continue along said East-West quarter section line South 88°33'54" West 788.66 feet to the Northerly right-of-way line of a canal, (main canal lateral 20); thence South 66°29'23" East along the Northerly right-of-way line of said canal 864.12 feet; thence North 00°37'56" West (parallel to the North-South quarter section line of said Section 33) 364.48 feet to the East-West quarter section line of said Section 33 and the Point of Beginning.

Parcel 2:

The West 226.09 feet of the East 326.09 feet of the Southwest 1/4 lying North and East of Taylor Creek, Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida.

Parcel 3:

In Section 33, Township 34 South, Range 40 East: From center of Section 33 at a point of the East side of the canal, run South  $88^{\circ}33'54''$  West along the East-West quarter section line 326.9 feet to Point of Beginning; thence continue West 3 feet; thence South  $00^{\circ}37'56''$  East 364.48 feet; thence East 3 feet; thence North to Point of Beginning.

Parcel B:

Lot 1 and the East 30 feet of Lot 2, Block 1-B, San Lucie Plaza Unit One, according to the plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida.

## EXHIBIT B

### Permitted Exceptions

1. The standard preprinted exceptions, exclusions, and conditions, including preprinted exclusions contained in the outside and inside of the so-called jacket of the Grantee's Owner's Policy of Title Insurance and rights of possession set forth in the rent roll provided by the Grantor to the Grantee at the closing of the transactions contemplated by this Deed, as tenants only, without any rights of first refusal, rights of first offer, or purchase options, other than the statutory rights of Home Owners Associations and other than the fact that some tenants own the manufactured homes in which they live and others have rights to purchase the manufactured homes in which they live pursuant to written any rent to own contracts.
2. The lien of any unpaid real estate taxes, assessments, water, or sewer rents or charges, or vault charges, for fiscal and other tax years 2021 and following, which are not yet due and payable.
3. Rights of the public and adjoining owners in highways, streets, roads, and lanes bounding or abutting the Property.
4. All present and future zoning, building, and other applicable governmental laws, ordinances, codes, restrictions, and regulations of the municipality in which the Property are located and all other governmental authorities having jurisdiction, and all present or future violations thereof, if any.
5. Reservations in favor of the State of Florida of an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals and an easement for State Road Right of Way as set forth and contained in Deed from the Trustees of the Internal Improvement Fund recorded April 17, 1944 in Deed Book 110, Page 324, Public Records of St. Lucie County, Florida. (As to Parcel A)
6. Reservations in favor of the State of Florida of an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals and an easement for State Road Right of Way as set forth and contained in Deed recorded July 1, 1946 in Deed Book 126, Page 103, Public Records of St. Lucie County, Florida. (As to Parcel B)
7. Permanent Easement in favor of Fort Pierce Farms Drainage District recorded December 17, 1967 in Official Records Book 169, Page 1588, Public Records of St. Lucie County, Florida, and shown on the survey prepared by Germaine Surveying, Inc. under Job No. 703-20-002, dated October 4, 2020, last revised December 9, 2020 (the "Survey"). (As to Parcel A)
8. Easement in favor of the City of Fort Pierce for the use and benefit of the Fort Pierce Utilities Authority recorded April 19, 1979 in Official Records Book 307, Page 847, Public Records of St. Lucie County, Florida. (As to Parcel B)

9. Board of Adjustment Resolution No. 90-16 Granting a Variance from the previous Section 3.2.400 of the St. Lucie County Land Development Code recorded October 29, 1990 in Official Records Book 713, Page 1446, Public Records of St. Lucie County, Florida. (As to Parcel A)
10. Board of Adjustment Resolution No. 91-05 Granting a Variance recorded February 18, 1991 in Official Records Book 727, Page 157, Public Records of St. Lucie County, Florida. (As to Parcel A)
11. Revocable License Agreement by and between St. Lucie County, a political subdivision of the State of Florida and Tall Pines Mobile Home Community recorded August 2, 1996 in Official Records Book 1028, Page 2069, Public Records of St. Lucie County, Florida. (As to Parcel A)
12. St. Lucie County, Florida Preliminary Assessment Resolution Solid Waste recorded July 23, 2018 in Official Records Book 3541, Page 731, Public Records of St. Lucie County, Florida. (As to all parcels)
13. Any portion of the Property lying waterward of the ordinary high water mark of Taylor Creek or adjacent canal. (As to Parcel A)
14. Any matters shown on the Survey.
15. Multifamily Mortgage, Assignment of Rents and Security Agreement executed by Bedrock Tall Pines LLC, a Delaware limited liability company, Mortgagor, in favor of Walker & Dunlop, LLC, a Delaware limited liability company, Mortgagee, dated September 27, 2017, in the original principal amount of \$7,014,000.00, recorded September 27, 2017 in Official Records Book 4045, Page 1289 and assigned to Federal Home Loan Mortgage Corporation by virtue of the Assignment of Security Instrument recorded September 27, 2017 in Official Records Book 4045, Page 1318 and re-recorded December 12, 2017 in Official Records Book 4074, Page 2020 and further assigned to Citibank, N.A., as Trustee for the Registered Holders of GS Mortgage Securities Corporation II, Multifamily Mortgage Pass-Through Certificates, Series 2017-KF40 by virtue of the Assignment of Multifamily Mortgage, Assignment of Rents and Security Agreement recorded January 2, 2018 in Official Records Book 4081, Page 2238 and further assigned to PNC Bank, National Association, a national banking association by virtue of the Assignment of Security Instrument recorded November 1, 2018 in Official Records Book 4197, Page 2958 and together with the Consolidated Amended and Restated Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Bedrock Tall Pines LLC, a Delaware limited liability company, Mortgagor, in favor of PNC Bank, National Association, a banking association, Mortgagee, dated October 31, 2018, in the original principal amount of \$8,373,000.00, recorded November 1, 2018 in Official Records Book 4197, Page 2963 and assigned to Fannie Mae by virtue of the Assignment of Security Instrument recorded November 1, 2018 in Official Records Book 4197, Page

2990, all of the Public Records of St. Lucie County, Florida, as assumed by Assumption and Release Agreement by and among Bedrock Tall Pines LLC, a Delaware limited liability company, Granite Tall Pines LLC, a Delaware limited liability company, Paul Gojkovich, John R. Barber, and Bedrock MHC Partners L.P., a Delaware limited liability company, and Fannie Mae dated as of the date hereof and to be recorded simultaneously herewith.

SHEET LAYOUT DETAIL

SHEET 2 OF 5

SHEET 3 OF 5

SHEET 4 OF 5

SHEET 5 OF 5

**PARKING**

PARKING SPACE TABLE	
	TOTAL EXISTING
REGULAR	20
HANDICAP	1
<b>TOTAL</b>	<b>21</b>

LINE TABLE	
BOUNDARY	---
TIE LINE	---
LOT LINE	---
BUILDING	---
CENTERLINE	---
RIGHT OF WAY	---
TOP OF BANK	---
TOE OF SLOPE	---
CENTERLINE OF SWALE	---
OVERHEAD WIRES	---
SANITARY SEWER	---

**BOUNDARY & TOPOGRAPHICAL SURVEY**

**SURVEYORS LEGAL DESCRIPTION:**

LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, IN FORT PIERCE, FLORIDA, BEING IN ST. LUCIE COUNTY, FLORIDA.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 11 OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'42" EAST ALONG THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 391.27 FEET; THENCE NORTH 00°30'16" EAST, A DISTANCE OF 138.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUGO ROAD; THENCE SOUTH 89°58'50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 137.93 FEET TO A POINT LYING ON THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE; THENCE NORTH 89°59'42" EAST, ALONG THE SOUTH LINE OF BLOCK 1-C OF SAID PLAT, A DISTANCE OF 55.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF A 100 FOOT CANAL, RIGHT OF WAY; THENCE NORTH 89°56'31" EAST, ALONG THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 707.32 FEET TO THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE SOUTH 00°24'12" WEST, ALONG THE WEST LINE OF A 100 FOOT CANAL, RIGHT OF WAY, A DISTANCE OF 1,706.23 FEET TO A POINT LYING ON THE NORTH LINE OF TAYLOR CREEK; THENCE NORTH 65°25'22" WEST, ALONG THE NORTH LINE OF SAID CREEK, A DISTANCE OF 1,339.23 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1E OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°07'44" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,248.42 FEET TO THE POINT OF BEGINNING, CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS.

**STREET ADDRESS:**  
314 S. ERIE DRIVE  
FORT PIERCE, FLORIDA

**NOTE:**  
ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY DATA  
SHEET DESIGNATION - F 401, PID - AF7489, ST LUCIE COUNTY, FL.,  
ELEVATION OF 32.96 FEET IN NAVD 88 DATUM.

**GERMAINE SURVEYING INC.**

PROFESSIONAL LAND SURVEYORS  
3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870  
PHONE: 863-385-8856, FAX: 863-382-4531  
EMAIL: INFO@GERMAINESURVEYING.COM  
WEBSITE: GERMAINESURVEYING.COM

CLIENT: INSPIRE COMMUNITIES - AZ

JOB NO.: 703-20 SCALE: 1" = 40'  
TASK NO.: 004 DRAWN BY: BAM  
SURVEY DATE: 5-16-24 CHECK BY: GLG

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED FOR THE PROFESSION OF SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5, J-17, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, SETBACK LINES, UNDERGROUND UTILITIES, RESERVATIONS AND RESTRICTIONS OF RECORD.

*Gary L. Germaine*  
GARY L. GERMAINE  
FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER 05120124  
REGISTRATION #3945 DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC SIGNATURE AND/OR ORIGINAL SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSIDERED VALID. LICENSE BUSINESS #6017

**GENERAL NOTES:**

THIS SURVEY PREPARED FROM LEGAL DESCRIPTION PROVIDED AND IS NOT A CERTIFICATE OF TITLE.

THE FIELD BEARINGS, DISTANCES AND TIES SHOWN HEREON ARE BEING COMPARED TO THE PLATS AND / OR DEEDS BEARINGS AND DISTANCES THEREOF.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

BEARING SYSTEM BASED ON THE WEST PROPERTY LINE OF SURVEY AS BEING N0°07'44"W.

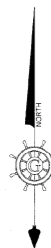
**LEGEND OF SYMBOLS & ABBREVIATIONS**

S.C.M	SET 4"x4"x24" CONCRETE MONUMENT PSM 3945		
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM		
NAVD 88	NORTH AMERICAN VERTICAL DATUM		
S.N.D.	SET NAIL & DISK STAMPED PSM3945		
S.I.R.	SET 1/2" X 1/8" IRON ROD & CAP PSM3945		
F.C.M	FOUND 4"x4" CONCRETE MONUMENT		
C.B.S.	CONCRETE BLOCK STRUCTURE		
P.C.C.	POINT OF COMPOUND CURVE		
P.O.C.	POINT OF COMMENCEMENT		
P.R.C.	POINT OF REVERSE CURVE		
(PRO)	PRORATED MEASUREMENT		
CPP	CORRUGATED PLASTIC PIPE	⚑	FLAG POLE
CMP	CORRUGATED METAL PIPE	⚑	WATER VALVE
RCP	REINFORCE CONCRETE PIPE	⚑	FIRE HYDRANT
PVC	POLYVINYL CHLORIDE PIPE	⚑	METER POST
B.F.P.	BACK FLOW PREVENTOR	⚑	POWER POLE
(P)	AS RECORDED ON PLAT	⚑	LIGHT POLE
(D)	AS RECORDED ON DEED	⚑	GUY WIRE
(F)	AS MEASURED IN FIELD	⚑	ELECTRIC MANHOLE
(C)	AS CALCULATED	⚑	ELECTRIC METER
F.I.R.	FOUND 1/2" IRON ROD	⚑	ELECTRIC VAULT
P.O.B.	POINT OF BEGINNING	⚑	ELECTRIC BOX
NO ID	NO IDENTIFICATION	⚑	TRANSFORMER
P.T.	POINT OF TANGENT	⚑	AIR CONDITIONER UNIT
F.N.D.	FOUND NAIL & DISK	⚑	TELEPHONE MANHOLE
O.R.	OFFICIAL RECORD	⚑	TELEPHONE BOX
F.I.R.	FOUND IRON ROD	⚑	CABLE BOX
F.I.P.	FOUND IRON PIPE	⚑	TOWER
C.L.F.	CHAIN LINK FENCE	⚑	VAULT
CB=	CHORD BEARING=	⚑	WELL
P.C.	POINT OF CURVE	⚑	GREASE TRAP
F.C.	FENCE CORNER	⚑	SEWER MANHOLE
F.I.P.	FOUND 1/2" PIPE	⚑	SEWER VALVE
R/W	RIGHT OF WAY	⚑	CLEAN OUT
ELEV.=	ELEVATION=	⚑	GAS VALVE
F.L.	FENCE LINE	⚑	GAS METER
CONC.	CONCRETE	⚑	HANDICAPPED PARKING
P.B.	PLAT BOOK	⚑	MITERED END SECTION
R=	RADIUS=	⚑	TRAFFIC SIGNAL BOX
L=	LENGTH=	⚑	SIGNAL LIGHT POLE
D=	DELTA=	⚑	SIGNAL LIGHT
CH=	CHORD=	⚑	POINT OF ACCESS
SQ.	SQUARE		
FT.	FEET		
PG	PAGE		
⚑	SIGN (AS NOTED)		
⚑	MONITORING WELL		
⚑	BACK FLOW PREVENTOR		
⚑	WATER METER		
⚑	STORM DRAIN MANHOLE		
⚑	STORM DRAIN INLET		

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED AND THEIR SUCCESSORS OR ASSIGNS ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTIONS IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY ON THIS SURVEY.

**REVISIONS**

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2	
3	
4	
5	



GRAPHIC SCALE



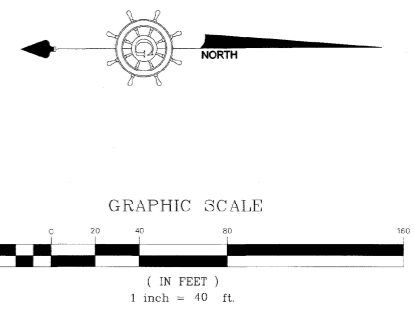
( IN FEET )  
1 inch = 100 ft

# GERMAINE SURVEYING INC.

PROFESSIONAL LAND SURVEYORS  
 3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870  
 PHONE: 863-385-6856, FAX: 863-382-4531  
 EMAIL: INFO@GERMAINESURVEYING.COM  
 WEBSITE: GERMAINESURVEYING.COM

## LEGEND OF SYMBOLS & ABBREVIATIONS

S.C.M. NAVD 29 NGVD 88 S.N.D. S.I.R. F.C.M. C.B.S. P.C.C. P.O.C. P.R.C. (PRO) CPP CMP	SET 4"x4"x24" CONCRETE MONUMENT PSM3945 NORTH AMERICAN VERTICAL DATUM SET NAIL & DISK STAMPED PSM3945 SET 1/2"x1/8" IRON ROD & CAP PSM3945 FOUND 4"x4" CONCRETE MONUMENT CONCRETE BLOCK STRUCTURE POINT OF COMPOUND CURVE POINT OF COMMENCEMENT POINT OF REVERSE CURVE PRORATED MEASUREMENT CORRUGATED PLASTIC PIPE CORRUGATED METAL PIPE	RCP PVC B.F.P. (P) (D) (F) (C) F.I.R. R.W. ELEV. NO ID P.O.B. NO ID P.T. F.N.D. O.R.	REINFORCE CONCRETE PIPE POLYVINYL CHLORIDE PIPE BACK FLOW PREVENTOR AS RECORDED ON DEED AS MEASURED IN FIELD AS CALCULATED FOUND 1/2" IRON ROD POINT OF BEGINNING NO IDENTIFICATION POINT OF TANGENT FOUND NAIL & DISK OFFICIAL RECORD	F.I.R. C.L.F. C.B. P.C. F.C. F.I.P. R.W. ELEV. F.L. CONC. F.B. R=	FOUND IRON ROD FOUND IRON PIPE CHAIN LINK FENCE CHORD BEARING POINT OF CURVE FENCE CORNER FOUND 1/2" PIPE RIGHT OF WAY ELEVATION= FENCE LINE CONCRETE FLAT BOOK RADIUS=	L= D= CH= SQ. FT PG	LENGTH= DELTA= CHORD= SQUARE FEET PAGE	METER POST POWER POLE LIGHT POLE GUY WIRE ELECTRIC MANHOLE ELECTRIC METER ELECTRIC VAULT ELECTRIC BOX TRANSFORMER	AIR CONDITIONER UNIT TELEPHONE MANHOLE TELEPHONE BOX CABLE BOX TOWER VAULT WELL GREASE TRAP SEWER MANHOLE	SEWER VALVE CLEAN OUT GAS VALVE GAS METER HANDICAPPED PARKING MITERED END SECTION TRAFFIC SIGNAL BOX SIGNAL LIGHT POLE SIGNAL LIGHT	SIGN (AS NOTED) MONITORING WELL FLAG POLE WATER VALVE FIRE HYDRANT BACK FLOW PREVENTER WATER METER STORM DRAIN MANHOLE STORM DRAIN INLET
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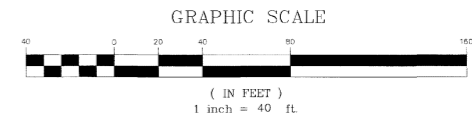


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BOUNDARY	---
TIE LINE	---
LOT LINE	---
BUILDING	---
CENTERLINE	---
RIGHT OF WAY	---
TOP OF BANK	---
TOE OF SLOPE	---
CENTERLINE OF SWALE	---
OVERHEAD WIRES	---
SANITARY SEWER	---

# GERMAINE SURVEYING INC.

PROFESSIONAL LAND SURVEYORS  
 3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870  
 PHONE 863-385-6856, FAX: 863-382-4531  
 EMAIL: INFO@GERMAINESURVEYING.COM  
 WEBSITE: GERMAINESURVEYING.COM



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LINE TABLE	
BOUNDARY	---
TIE LINE	---
LOT LINE	---
BUILDING	---
CENTERLINE	---
RIGHT OF WAY	---
TOP OF BANK	---
TOE OF SLOPE	---
CENTERLINE OF SWALE	---
OVERHEAD WIRES	---
SANITARY SEWER	---

## LEGEND OF SYMBOLS & ABBREVIATIONS

- |         |  |   |                      |
|---------|--|---|----------------------|
| S.C.M.  | SET 4"x4"x24" CONCRETE MONUMENT PSM 3945 | ⊕ | METER POST           |
| NGVD 29 | NATIONAL GEODETIC VERTICAL DATUM         | ⊙ | POWER POLE           |
| NAVD 88 | NORTH AMERICAN VERTICAL DATA             | ⊙ | LIGHT POLE           |
| S.N.D.  | SET NAIL & DISK STAMPED PSM 3945         | ⊙ | GUY WIRE             |
| S.I.R.  | SET 1/2"x18" IRON ROD & CAP PSM 3945     | ⊙ | ELECTRIC MANHOLE     |
| F.C.M.  | FOUND 4"x4" CONCRETE MONUMENT            | ⊕ | ELECTRIC METER       |
| C.B.S.  | CONCRETE BLOCK STRUCTURE                 | ⊕ | ELECTRIC VAULT       |
| P.C.C.  | POINT OF COMPOUND CURVE                  | ⊕ | ELECTRIC BOX         |
| P.O.C.  | POINT OF COMMENCEMENT                    | ⊕ | TRANSFORMER          |
| P.R.C.  | POINT OF REVERSE CURVE                   | ⊕ | AIR CONDITIONER UNIT |
| (PRG)   | PROPORTED MEASUREMENT                    | ⊕ | TELEPHONE MANHOLE    |
| CPP     | CORRUGATED PLASTIC PIPE                  | ⊕ | TELEPHONE BOX        |
| CMP     | CORRUGATED METAL PIPE                    | ⊕ | CABLE BOX            |
| RCP     | REINFORCE CONCRETE PIPE                  | ⊕ | TOWER                |
| PVC     | POLYVINYL CHLORIDE PIPE                  | ⊕ | VAULT                |
| B.F.P.  | BACK FLOW PREVENTOR                      | ⊕ | WELL                 |
| (P)     | AS RECORDED ON PLAT                      | ⊕ | GREASE TRAP          |
| (D)     | AS RECORDED ON DEED                      | ⊕ | SEWER MANHOLE        |
| (F)     | AS MEASURED IN FIELD                     | ⊕ | SEWER VALVE          |
| (C)     | AS CALCULATED                            | ⊕ | CLEAN OUT            |
| F.I.R.  | FOUND 1/2" IRON ROD                      | ⊕ | GAS VALVE            |
| P.O.B.  | POINT OF BEGINNING                       | ⊕ | GAS METER            |
| NO ID   | NO IDENTIFICATION                        | ⊕ | HANDICAPPED PARKING  |
| P.T.    | POINT OF TANGENT                         | ⊕ | MITERED END SECTION  |
| F.N.D.  | FOUND NAIL & DISK                        | ⊕ | TRAFFIC SIGNAL BOX   |
| O.R.    | OFFICIAL RECORD                          |   |                      |
| F.I.R.  | FOUND IRON ROD                           |   |                      |
| F.I.P.  | FOUND IRON PIPE                          |   |                      |
| C.L.F.  | CHAIN LINK FENCE                         |   |                      |
| CB=     | CHORD BEARING=                           |   |                      |
| P.C.    | POINT OF CURVE                           |   |                      |
| F.C.    | FENCE CORNER                             |   |                      |
| F.I.P.  | FOUND 1/2" PIPE                          |   |                      |
| R.W.    | RIGHT OF WAY                             |   |                      |
| ELEV=   | ELEVATION=                               |   |                      |
| F.L.    | FENCE LINE                               |   |                      |
| CONC.   | CONCRETE                                 |   |                      |
| P.B.    | PLAT BOOK                                |   |                      |

A PORTION OF THE WEST  
 1/2 OF SECTION 33-34-40

**GERMAINE SURVEYING INC.**  
PROFESSIONAL LAND SURVEYORS

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**LEGEND OF SYMBOLS & ABBREVIATIONS**

- |          |  |                      |
|----------|--|----------------------|
| S.C.M.   | SET 4"x4"x24" CONCRETE MONUMENT PSM 3945 | METER POST           |
| NGVD 29  | NATIONAL GEODETIC VERTICAL DATUM         | POWER POLE           |
| NAV D 88 | NORTH AMERICAN VERTICAL DATA             | LIGHT POLE           |
| S.N.D.   | SET NAIL & DISK STAMPED PSM 3945         | GUY WIRE             |
| S.I.R.   | SET 1/2"x18" IRON ROD & CAP PSM 3945     | ELECTRIC MANHOLE     |
| F.C.M.   | FOUND 4"x4" CONCRETE MONUMENT            | ELECTRIC METER       |
| C.B.S.   | CONCRETE BLOCK STRUCTURE                 | ELECTRIC VAULT       |
| P.C.C.   | POINT OF COMPOUND CURVE                  | ELECTRIC BOX         |
| P.O.C.   | POINT OF COMMENCEMENT                    | TRANSFORMER          |
| P.R.C.   | POINT OF REVERSE CURVE                   | AIR CONDITIONER UNIT |
| (PRO)    | PRORATED MEASUREMENT                     | TELEPHONE MANHOLE    |
| C.P.P.   | CORRUGATED PLASTIC PIPE                  | TELEPHONE BOX        |
| RCP      | REINFORCE CONCRETE PIPE                  | CABLE BOX            |
| PVC      | POLYVINYL CHLORIDE PIPE                  | TOWER                |
| B.F.P.   | BACK FLOW PREVENTOR                      | VAULT                |
| (P)      | AS RECORDED ON PLAT                      | WELL                 |
| (D)      | AS RECORDED ON DEED                      | GREASE TRAP          |
| (F)      | AS MEASURED IN FIELD                     | SEWER MANHOLE        |
| (C)      | AS CALCULATED                            | CLEAN OUT            |
| F.I.R.   | FOUND 1/2" IRON ROD                      | GAS VALVE            |
| P.O.B.   | POINT OF BEGINNING                       | GAS METER            |
| NO ID    | NO IDENTIFICATION                        | HANDICAPPED PARKING  |
| P.T.     | POINT OF TANGENT                         | MITERED END SECTION  |
| F.N.D.   | FOUND NAIL & DISK                        | TRAFFIC SIGNAL DOX   |
| O.R.     | OFFICIAL RECORD                          |                      |
| F.I.R.   | FOUND IRON ROD                           |                      |
| F.I.P.   | FOUND IRON PIPE                          |                      |
| C.L.F.   | CHAIN LINK FENCE                         |                      |
| CB=      | CHORD BEARING=                           |                      |
| P.C.     | POINT OF CURVE                           |                      |
| F.C.     | FENCE CORNER                             |                      |
| F.I.P.   | FOUND 1/2" PIPE                          |                      |
| R.W.     | RIGHT OF WAY                             |                      |
| ELEV=    | ELEVATION=                               |                      |
| F.L.     | FENCE LINE                               |                      |
| CONC.    | CONCRETE                                 |                      |
| P.B.     | PLAT BOOK                                |                      |
- 
- |     |         |
|-----|---------|
| R=  | RADIUS= |
| L=  | LENGTH= |
| D=  | DELTA=  |
| CH= | CHORD=  |
| SQ  | SQUARE  |
| FT  | FEET    |
| PG  | PAGE    |
- 
- |   |                     |
|---|---------------------|
| ⊕ | SIGN (AS NOTED)     |
| ⊙ | MONITORING WELL     |
| ⊚ | FLAG POLE           |
| ⊛ | WATER VALVE         |
| ⊜ | FIRE HYDRANT        |
| ⊝ | BACK FLOW PREVENTER |
| ⊞ | WATER METER         |
| ⊟ | STORM DRAIN MANHOLE |
| ⊠ | STORM DRAIN INLET   |
| ⊡ | SIGNAL LIGHT        |
| ⊢ | POINT OF ACCESS     |
| ⊣ | SIGNAL LIGHT POLE   |

**LINE TABLE**

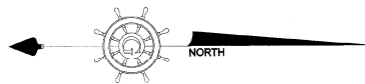
BOUNDARY	---
TIE LINE	---
LOT LINE	---
BUILDING	---
CENTERLINE	---
RIGHT OF WAY	---
TOP OF BANK	---
TOE OF SLOPE	---
CENTERLINE OF SWALE	---
OVERHEAD WIRES	---
SANITARY SEWER	---

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**GRAPHIC SCALE**



( IN FEET )  
1 inch = 40 ft

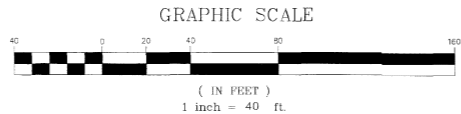


A PORTION OF THE WEST  
1/2 OF SECTION 33-34-40

**LEGEND OF SYMBOLS & ABBREVIATIONS**

S.C.M. NOV 28 NAVD 88 S.N.D. S.I.R. F.C.M. C.B.S. P.C.C. P.O.C. P.R.C. (PRO) C.P.P. C.M.P. R.C.P. P.V.C. B.F.P. (P) (D) (F) (C) F.I.R. P.O.B. NO ID P.T. F.N.D. O.R. F.I.R. C.L.F. C.B. P.C. F.C. F.I.P. R/W ELEV. F.L. CONC. P.B.	SET 4"x4"x24" CONCRETE MONUMENT PSM 3945 NATIONAL GEODETIC VERTICAL DATUM NORTH AMERICAN VERTICAL DATA SET NAIL & DISK STAMPED PSM 3945 SET 1/2"x1/8" IRON ROD & CAP PSM 3945 FOUND 4"x4" CONCRETE MONUMENT CONCRETE BLOCK STRUCTURE POINT OF COMPOUND CURVE POINT OF COMMENCEMENT POINT OF REVERSE CURVE PRORATED MEASUREMENT CORRUGATED PLASTIC PIPE CORRUGATED METAL PIPE REINFORCE CONCRETE PIPE POLYVINYL CHLORIDE PIPE BACK FLOW PREVENTOR AS RECORDED ON PLAT AS RECORDED ON DEED AS MEASURED IN FIELD AS CALCULATED FOUND 1/2" IRON ROD POINT OF BEGINNING NO IDENTIFICATION POINT OF TANGENT FOUND NAIL & DISK OFFICIAL RECORD FOUND IRON ROD FOUND IRON PIPE CHAIN LINK FENCE CHORD BEARING= POINT OF CURVE FENCE CORNER FOUND 1/2" PIPE RIGHT OF WAY ELEVATION= FENCE LINE CONCRETE PLAT BOOK	METER POST POWER POLE LIGHT POLE GUY WIRE ELECTRIC MANHOLE ELECTRIC METER ELECTRIC VAULT ELECTRIC BOX TRANSFORMER AIR CONDITIONER UNIT TELEPHONE MANHOLE TELEPHONE BOX CABLE BOX TOWER VAULT WELL GREASE TRAP SEWER MANHOLE SEWER VALVE CLEAN OUT WATER METER STORM DRAIN MANHOLE STORM DRAIN INLET SIGNAL LIGHT POINT OF ACCESS SIGNAL LIGHT POLE
--	---	---

R=	RADIUS=
L=	LENGTH=
D=	DELTA=
CH=	CHORD=
SQ.	SQUARE
FT.	FEET
PG	PAGE



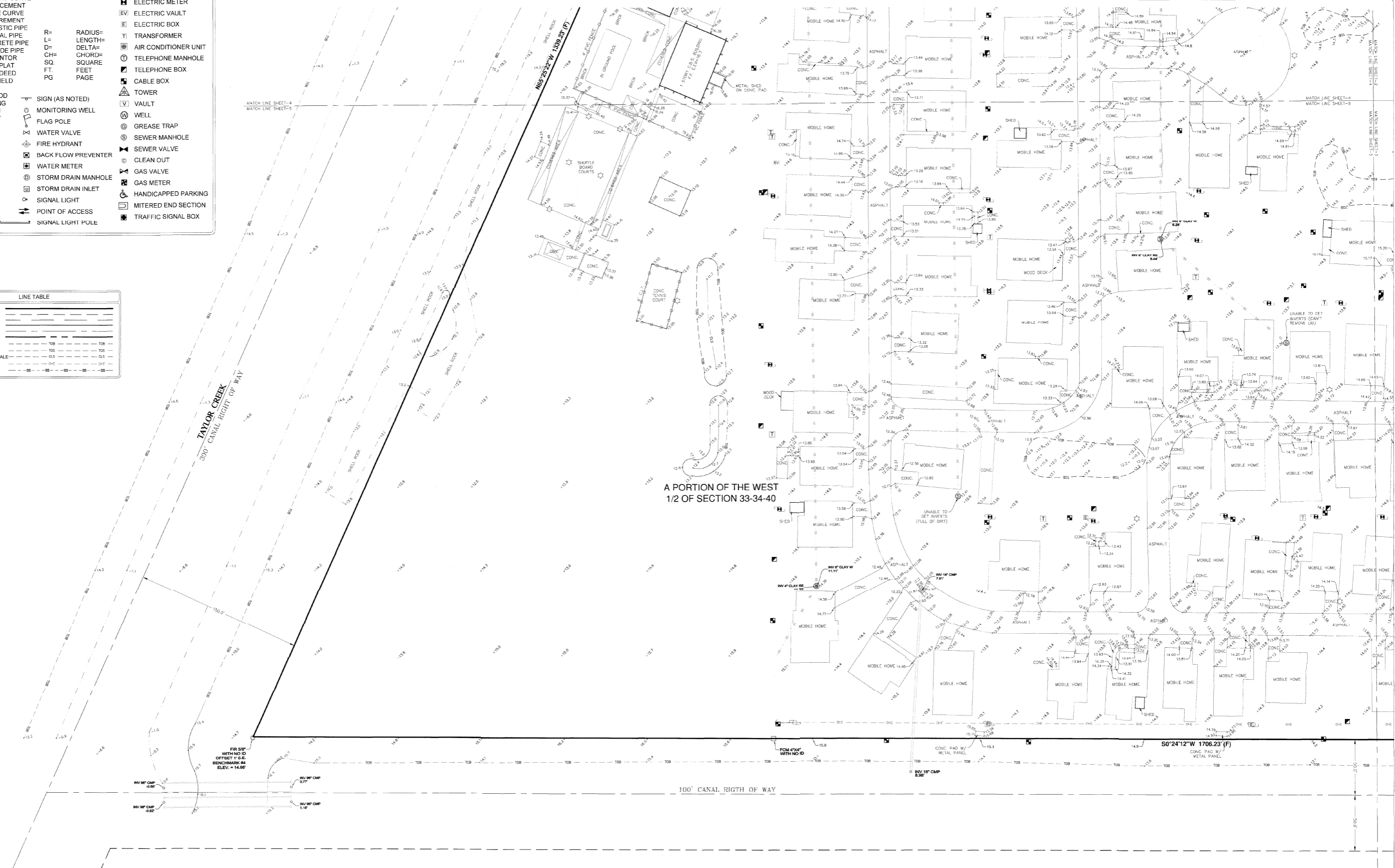
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 WEBSITE: GERMAINESURVEYING.COM

**LINE TABLE**

BOUNDARY	---	---
THE LINE	---	---
LOT LINE	---	---
BUILDING	---	---
CENTERLINE	---	---
RIGHT OF WAY	---	---
TOP OF BANK	---	---
TOE OF SLOPE	---	---
CENTERLINE OF SWALE	---	---
OVERHEAD WIRES	---	---
SANITARY SEWER	---	---



## Legal Description

LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, IN FORT PIERCE, FLORIDA, BEING IN ST. LUCIE COUNTY, FLORIDA,

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 11 OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'42" EAST ALONG THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 391.27 FEET; THENCE NORTH 00°30'16" EAST, A DISTANCE OF 138.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUGO ROAD; THENCE SOUTH 89°56'50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 137.93 FEET TO A POINT LYING ON THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE; THENCE NORTH 89°59'42" EAST, ALONG THE SOUTH LINE OF BLOCK 1-C OF SAID PLAT, A DISTANCE OF 55.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE NORTH 89°56'31" EAST, ALONG THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 707.32 FEET TO THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE SOUTH 00°24'12" WEST, ALONG THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 1,706.23 FEET TO A POINT LYING ON THE NORTH LINE OF TAYLOR CREEK; THENCE NORTH 65°25'22" WEST, ALONG THE NORTH LINE OF SAID CREEK, A DISTANCE OF 1,339.23 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1E OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°07'44" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,248.42 FEET TO THE POINT OF BEGINNING. CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS

SHEET LAYOUT DETAIL

SHEET 2 OF 5

SHEET 3 OF 5

SHEET 4 OF 5

SHEET 5 OF 5

**PARKING**

PARKING SPACE TABLE	
	TOTAL EXISTING
REGULAR	20
HANDICAP	1
<b>TOTAL</b>	<b>21</b>

LINE TABLE	
BOUNDARY	---
TIE LINE	---
LOT LINE	---
BUILDING	---
CENTERLINE	---
RIGHT OF WAY	---
TOP OF BANK	---
TOE OF SLOPE	---
CENTERLINE OF SWALE	---
OVERHEAD WIRES	---
SANITARY SEWER	---

**BOUNDARY & TOPOGRAPHICAL SURVEY**

**SURVEYORS LEGAL DESCRIPTION:**

LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

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**STREET ADDRESS:**  
314 S. ERIE DRIVE  
FORT PIERCE, FLORIDA

**NOTE:**  
ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY DATA  
SHEET DESIGNATION - F 401, PID - AF7489, ST LUCIE COUNTY, FL.,  
ELEVATION OF 32.96 FEET IN NAVD 88 DATUM.

**GERMAINE SURVEYING INC.**

PROFESSIONAL LAND SURVEYORS  
3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870  
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EMAIL: INFO@GERMAINESURVEYING.COM  
WEBSITE: GERMAINESURVEYING.COM

CLIENT: INSPIRE COMMUNITIES - AZ

JOB NO.: 703-20 SCALE: 1" = 40'  
TASK NO.: 004 DRAWN BY: BAM  
SURVEY DATE: 5-16-24 CHECK BY: GLG

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED FOR THE PROFESSION OF SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5, J-17, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, SETBACK LINES, UNDERGROUND UTILITIES, RESERVATIONS AND RESTRICTIONS OF RECORD.

*Gary L. Germaine*  
GARY L. GERMAINE  
FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER 05120124  
REGISTRATION #3945 DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC SIGNATURE AND/OR ORIGINAL SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSIDERED VALID. LICENSE BUSINESS #6017

**GENERAL NOTES:**

THIS SURVEY PREPARED FROM LEGAL DESCRIPTION PROVIDED AND IS NOT A CERTIFICATE OF TITLE.  
THE FIELD BEARINGS, DISTANCES AND TIES SHOWN HEREON ARE BEING COMPARED TO THE PLATS AND / OR DEEDS BEARINGS AND DISTANCES THEREOF.  
SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.  
BEARING SYSTEM BASED ON THE WEST PROPERTY LINE OF SURVEY AS BEING N0°07'44"W.

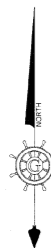
**LEGEND OF SYMBOLS & ABBREVIATIONS**

S.C.M	SET 4"x4"x24" CONCRETE MONUMENT PSM 3945	FLAG POLE
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM	WATER VALVE
NAVD 88	NORTH AMERICAN VERTICAL DATUM	FIRE HYDRANT
S.N.D.	SET NAIL & DISK STAMPED PSM3945	METER POST
S.I.R.	SET 1/2" X 1/8" IRON ROD & CAP PSM3945	POWER POLE
F.C.M	FOUND 4"x4" CONCRETE MONUMENT	LIGHT POLE
C.B.S.	CONCRETE BLOCK STRUCTURE	GUY WIRE
P.C.C.	POINT OF COMPOUND CURVE	ELECTRIC MANHOLE
P.O.C.	POINT OF COMMENCEMENT	ELECTRIC METER
P.R.C.	POINT OF REVERSE CURVE	ELECTRIC VAULT
(PRO)	PRORATED MEASUREMENT	ELECTRIC BOX
CPP	CORRUGATED PLASTIC PIPE	TRANSFORMER
CMP	CORRUGATED METAL PIPE	AIR CONDITIONER UNIT
RCP	REINFORCE CONCRETE PIPE	TELEPHONE MANHOLE
PVC	POLYVINYL CHLORIDE PIPE	TELEPHONE BOX
B.F.P.	BACK FLOW PREVENTOR	CABLE BOX
(P)	AS RECORDED ON PLAT	TOWER
(D)	AS RECORDED ON DEED	VAULT
(F)	AS MEASURED IN FIELD	WELL
(C)	AS CALCULATED	GREASE TRAP
F.I.R.	FOUND 1/2" IRON ROD	SEWER MANHOLE
P.O.B.	POINT OF BEGINNING	SEWER VALVE
NO ID	NO IDENTIFICATION	CLEAN OUT
P.T.	POINT OF TANGENT	GAS VALVE
F.N.D.	FOUND NAIL & DISK	GAS METER
O.R.	OFFICIAL RECORD	HANDICAPPED PARKING
F.I.R.	FOUND IRON ROD	MITERED END SECTION
F.I.P.	FOUND IRON PIPE	TRAFFIC SIGNAL BOX
C.L.F.	CHAIN LINK FENCE	SIGNAL LIGHT POLE
CB=	CHORD BEARING=	SIGNAL LIGHT
P.C.	POINT OF CURVE	POINT OF ACCESS
F.C.	FENCE CORNER	
F.I.P.	FOUND 1/2" PIPE	
R/W	RIGHT OF WAY	
ELEV.=	ELEVATION=	
F.L.	FENCE LINE	
CONC.	CONCRETE	
P.B.	PLAT BOOK	
R=	RADIUS=	
L=	LENGTH=	
D=	DELTA=	
CH=	CHORD=	
SQ.	SQUARE	
FT.	FEET	
PG	PAGE	

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**REVISIONS**

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GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft

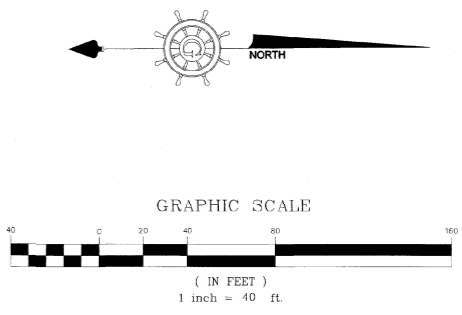
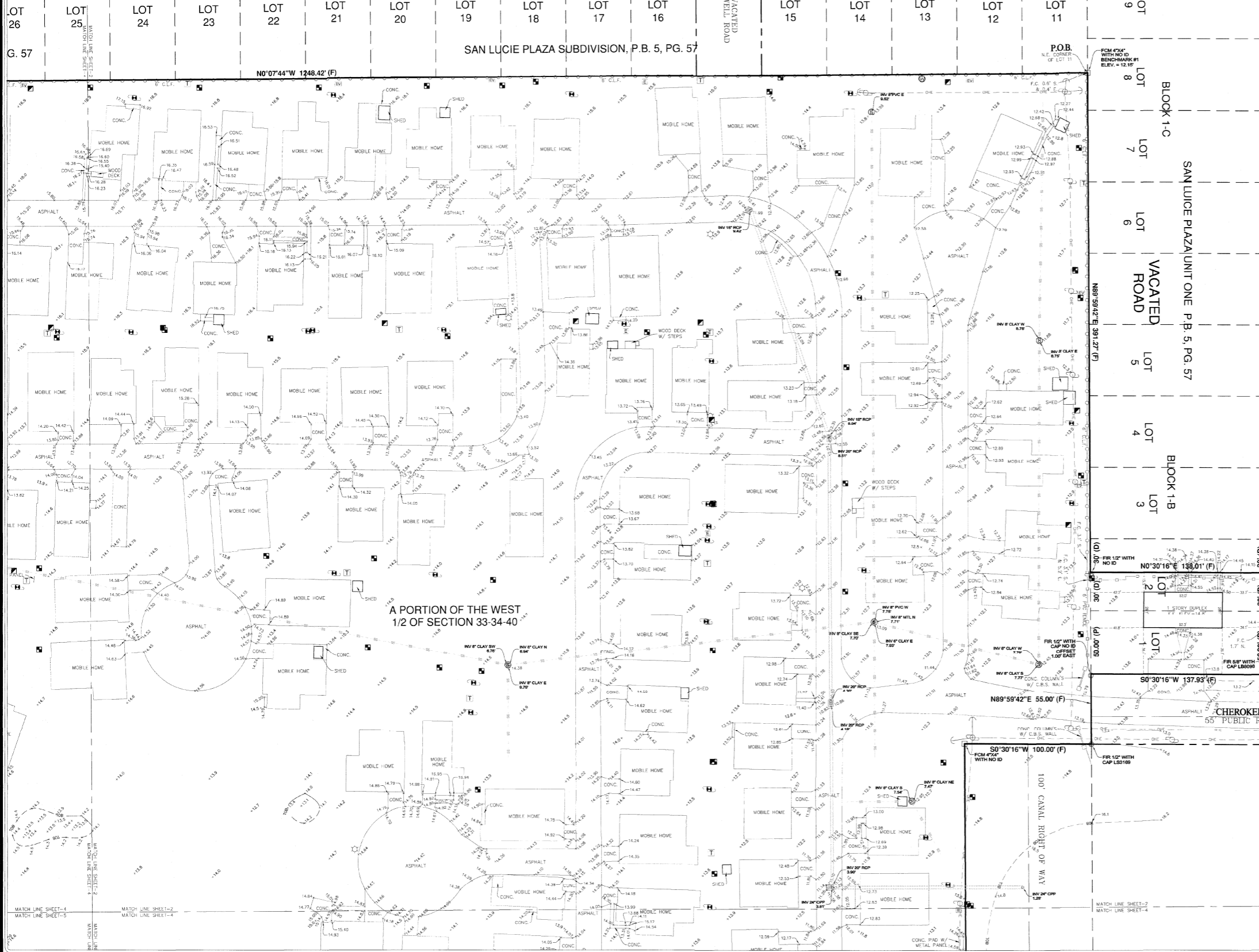
# GERMAINE SURVEYING INC.

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## LEGEND OF SYMBOLS & ABBREVIATIONS

S.C.M. NAVD 29 NGVD 88 S.N.D. S.I.R. F.C.M. C.B.S. P.C.C. P.O.C. P.R.C. (PRO) CPP CMP	SET 4"x4"x24" CONCRETE MONUMENT PSM3945 NORTH AMERICAN VERTICAL DATUM SET NAIL & DISK STAMPED PSM3945 SET 1/2"x1/8" IRON ROD & CAP PSM3945 FOUND 4"x4" CONCRETE MONUMENT CONCRETE BLOCK STRUCTURE POINT OF COMPOUND CURVE POINT OF COMMENCEMENT POINT OF REVERSE CURVE PRORATED MEASUREMENT CORRUGATED PLASTIC PIPE CORRUGATED METAL PIPE	RCP PVC B.F.P. (P) (D) (F) (C) F.I.R. R.W. ELEV. NO ID P.O.B. NO ID P.T. F.N.D. O.R.	REINFORCE CONCRETE PIPE POLYVINYL CHLORIDE PIPE BACK FLOW PREVENTOR AS RECORDED ON DEED AS MEASURED IN FIELD AS CALCULATED FOUND 1/2" IRON ROD POINT OF BEGINNING NO IDENTIFICATION POINT OF TANGENT FOUND NAIL & DISK OFFICIAL RECORD	F.I.R. C.L.F. C.B. P.C. F.C. F.I.P. R.W. ELEV. F.L. CONC. F.B. R=	FOUND IRON ROD FOUND IRON PIPE CHAIN LINK FENCE CHORD BEARING= POINT OF CURVE FENCE CORNER FOUND 1/2" PIPE RIGHT OF WAY ELEVATION= FENCE LINE CONCRETE FLAT BOOK RADIUS=	L= D= CH= SQ. FT PG	LENGTH= DELTA= CHORD= SQUARE FEET PAGE	METER POST POWER POLE LIGHT POLE GUY WIRE ELECTRIC MANHOLE ELECTRIC METER ELECTRIC VAULT ELECTRIC BOX TRANSFORMER	AIR CONDITIONER UNIT TELEPHONE MANHOLE TELEPHONE BOX CABLE BOX TOWER VAULT WELL GREASE TRAP SEWER MANHOLE	SEWER VALVE CLEAN OUT GAS VALVE GAS METER HANDICAPPED PARKING MITERED END SECTION TRAFFIC SIGNAL BOX SIGNAL LIGHT POLE SIGNAL LIGHT	SIGN (AS NOTED) MONITORING WELL FLAG POLE WATER VALVE FIRE HYDRANT BACK FLOW PREVENTER WATER METER STORM DRAIN MANHOLE STORM DRAIN INLET
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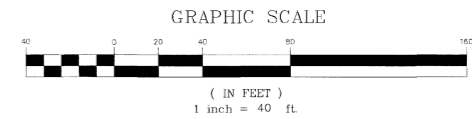


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A PORTION OF THE WEST  
 1/2 OF SECTION 33-34-40

LEGEND OF SYMBOLS & ABBREVIATIONS			
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NAVD 88	NORTH AMERICAN VERTICAL DATA	⊕	LIGHT POLE
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P.C.C.	POINT OF COMPOUND CURVE	⊕	ELECTRIC BOX
P.O.C.	POINT OF COMMENCEMENT	⊕	TRANSFORMER
P.R.C.	POINT OF REVERSE CURVE	⊕	AIR CONDITIONER UNIT
(PRG)	PRORATED MEASUREMENT	⊕	TELEPHONE MANHOLE
CPP	CORRUGATED PLASTIC PIPE	⊕	TELEPHONE BOX
CMP	CORRUGATED METAL PIPE	⊕	CABLE BOX
RCP	REINFORCE CONCRETE PIPE	⊕	TOWER
PVC	POLYVINYL CHLORIDE PIPE	⊕	VAULT
B.F.P.	BACK FLOW PREVENTOR	⊕	WELL
(P)	AS RECORDED ON PLAT	⊕	GREASE TRAP
(D)	AS RECORDED ON DEED	⊕	SEWER MANHOLE
(F)	AS MEASURED IN FIELD	⊕	SEWER VALVE
(C)	AS CALCULATED	⊕	CLEAN OUT
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NO ID	NO IDENTIFICATION	⊕	HANDICAPPED PARKING
P.T.	POINT OF TANGENT	⊕	MITERED END SECTION
F.N.D.	FOUND NAIL & DISK	⊕	TRAFFIC SIGNAL BOX
O.R.	OFFICIAL RECORD	⊕	
F.I.R.	FOUND IRON ROD	⊕	
F.I.P.	FOUND IRON PIPE	⊕	
C.L.F.	CHAIN LINK FENCE	⊕	
CB=	CHORD BEARING=	⊕	
P.C.	POINT OF CURVE	⊕	
F.C.	FENCE CORNER	⊕	
F.I.P.	FOUND 1/2" PIPE	⊕	
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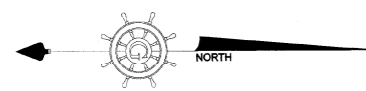
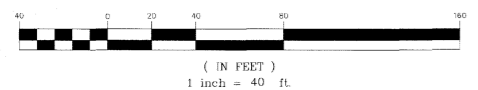
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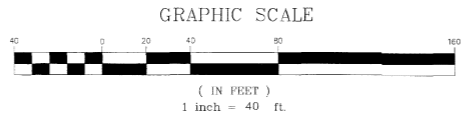
A PORTION OF THE WEST  
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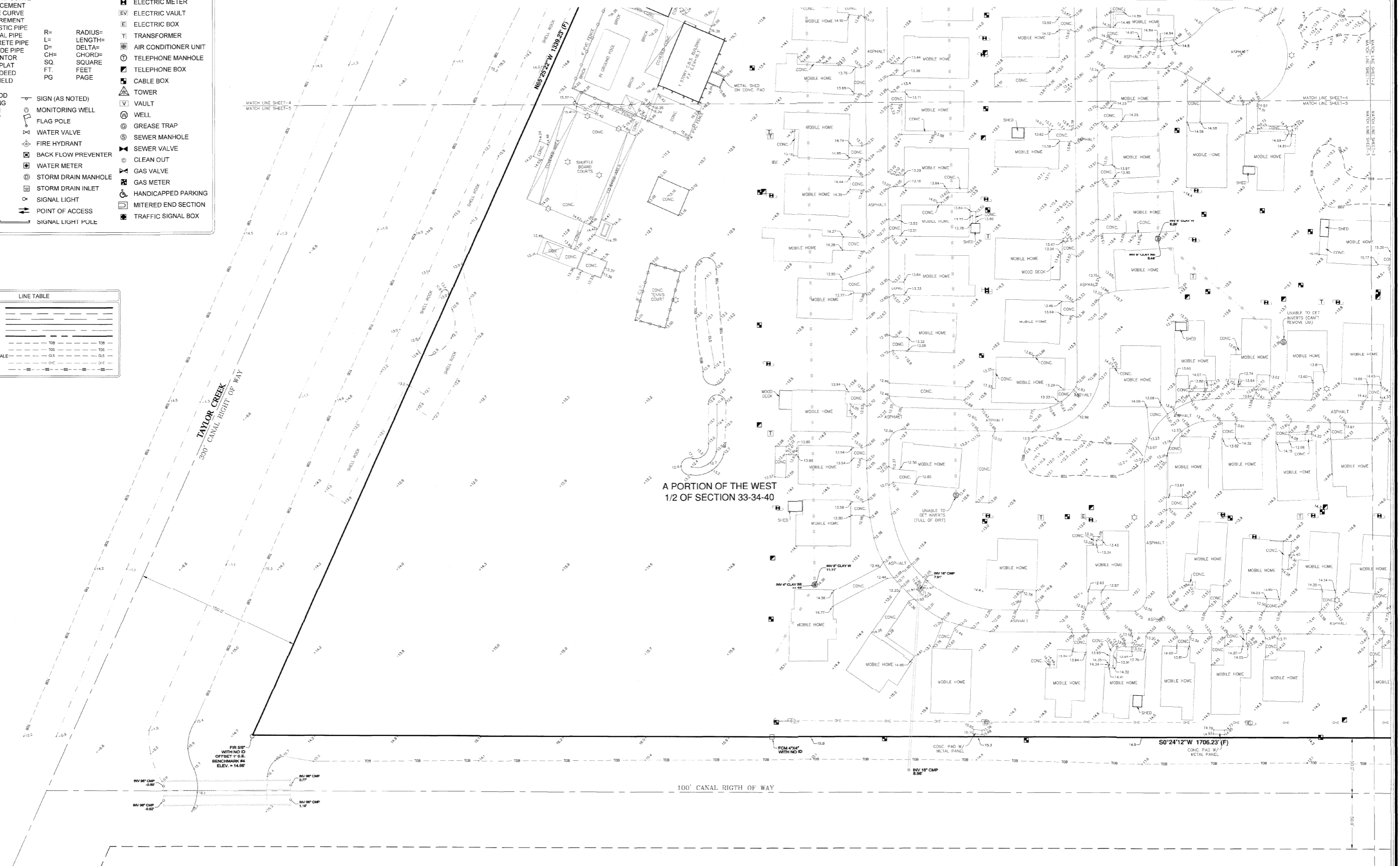
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A PORTION OF THE WEST 1/2 OF SECTION 33-34-40

**PROJECT NARRATIVE**  
**TALL PINES PD**  
City of Fort Pierce  
*Initial Submittal: August 16, 2024*

**REQUEST**

On behalf of the applicant, WGI respectfully requests the following:

- **Master PD Zoning Application** to rezone from Residential, Mobile Home – 5 (RMH-5) (St. Lucie County) to Planned Development (PD) (Fort Pierce) and to approve a 33-lot recreational vehicle park, and the addition of eight (8) manufactured homes in the center of the existing 254-lot development.

This application is being submitted concurrently with Annexation and Future Land Use Amendment (Minor) applications.

**SITE CHARACTERISTICS**

The subject site is located approximately 1,300 feet south of St. Lucie Boulevard, between North 25<sup>th</sup> Street and North U.S. Highway 1. It is comprised of 41.63 acres and identified by the parcel numbers 1433-210-0003-000-9 and 1433-310-0002-000-9. The subject site is under the jurisdiction of St. Lucie County and is proposed to be annexed to the City of Fort Pierce. The existing future land use (FLU) designation is Residential Medium (RM), and the zoning classification is Residential, Mobile Home-5 (RMH-5). The existing uses are manufactured homes and outdoor storage.

**Subject Site Aerial**



**SURROUNDING PROPERTIES**

The Tall Pines development is primarily surrounded by residential uses including two mobile home parks, duplexes, and single-family homes. Immediately northwest and west of the subject site are single-family homes. Northeast are mobile homes, buffered from the subject site by Taylor Creek. East of the subject site, also buffered by Taylor Creek are two mobile home parks – Colony Club Mobile Home Park and Ridgecoast Mobile – and vacant land. Further east, along North U.S. Highway 1 are an automobile sales & rental dealer, the storagePUP self-storage facility, and the coolPUP Storage Plaza. Across Canal I to the south are additional single-family homes and a public park. Properties to the north and east of the subject site fall under St. Lucie County Jurisdiction, while properties to the west and south have mixed jurisdiction between St. Lucie County and the City of Fort Pierce. **Table 1** below details the surrounding uses, including FLU, zoning, and jurisdiction.

Table 1. Surrounding Uses				
	Jurisdiction	FLU	Zoning District	Existing Use
<b>Subject Site</b>	St. Lucie County	Residential Medium (RM)	Residential, Mobile Home-5 (RMH-5)	Manufactured Home Park
<b>North</b>	St. Lucie County	Residential Medium (RM)	Residential, Medium-9 (RM-9)	Duplex
			Residential, Mobile Home-5 (RMH-5)	Single-family
				Mobile Home
<b>East</b>	St. Lucie County	Commercial (COM)	Commercial General (CG)	Vacant
				Automobile Sales & Rental
				Self-Storage
				Business Center
		Recreational Vehicle Park (RVP)	Mobile Home Park	
		Residential Medium (RM)	Residential, Mobile Home-5 (RMH-5)	Mobile Home Park
Planned Unit Development (PUD)	Vacant			
<b>South</b>	St. Lucie County	Residential Urban (RU)	Residential, Single-Family-4 (RS-4)	Single-family
	City of Fort Pierce	Low Density Residential (RL)	Single-Family Low Density (R-1)	
<b>West</b>	St. Lucie County	Residential Medium (RM)	Residential, Medium-9 (RM-9)	Single-family
	City of Fort Pierce	Low Density Residential (RL)	Single Family Low Density (R-1)	

**DEVELOPMENT HISTORY**

**Table 2** below summarizes the Planning and Zoning approval history of the subject site.

<b>Table 2. Approval History</b>				
<b>Date</b>	<b>Petition No.</b>	<b>Request</b>	<b>Action</b>	<b>Resolution/ Ordinance No.</b>
04/18/1972	-	Zoning Comprehensive Text Amendment	Adopted	R 72-48
05/02/1972	229833	Rezoning	Adopted	-
09/30/1976	346587	Zoning Comprehensive Plan Amendment	Adopted	R 76-96
06/05/1990	1052950	Major Site Plan Review	Denied	R 90-119
03/07/1994	-	Minor Site Plan Revision	Approved	-

**DEVELOPMENT PROGRAM**

*EXISTING*

Tall Pines consists of 214 manufactured homes, 40 unoccupied manufactured home lots, a clubhouse, amenities including a pool, pickleball courts, shuffleboard courts, bocce courts, and an outdoor storage area. Ingress and egress to and from the manufactured home development is via Cherokee Avenue along the northern boundary of the subject site. While Bryant Road on the west does connect to the subject site, an existing fence limits access to the park.

*PROPOSED*

The Master PD Zoning application proposes the addition of a recreational vehicle (RV) park consisting of 33 spaces on the southeast portion of the subject site, replacing the existing outdoor storage area in that location. The access on Bryant Road along the western property boundary will be utilized for the proposed RV park with an automatic gate and key pad entry. RVs will be restricted to this access for entering and exiting the site and will be prohibited from using the north access along Cherokee Avenue. Additional amenities, including a new pool and cabana building with restrooms and showers, are proposed adjacent to the existing clubhouse amenity area for use by the manufactured home residents and RV park users. The existing pickleball and bocce courts are being relocated and re-oriented to better serve the residents. Additionally, eight manufactured homes are proposed in the center of the existing development.

**STATEMENT OF PD BENEFITS**

The PD zoning designation allows the applicant to propose a mix of uses (low density residential and limited commercial) on the subject site. Additionally, as the original Tall Pines development was constructed in the 1970s per St. Lucie County Property Appraiser, the zoning designation allows the development to waive standards not in compliance with current standards due to the characteristics of the existing development. **Table 3** below lists non-conformities of the development program based on the R-3 zoning standards.

<b>Table 3. Non-Conformity Chart</b>			
<b>Code Section</b>	<b>Required</b>	<b>Provided</b>	<b>Existing Non-Conformity</b>
SEC. 125-193.(b)(2)a. - YARD SETBACKS	25'	20'	5'

In addition, the overall development will be enhanced by the proposed amenity improvements and the replacement of an existing outdoor storage area with the proposed RV parking use. Connectivity will be improved by the implementation of the Bryant Road access for the RV park and the addition of pedestrian walkways from the access to the central amenity features and RV parking. The Bryant Road access and the pedestrian walkways, as well as the new amenity package, are all offered in response to requests by the existing residents of Tall Pines. Approval of this request will facilitate a general upgrade to the aesthetics and economic viability of Tall Pines.

This section is intentionally blank.

### **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The development program is consistent with the following goals, objectives, and policies of the City of Fort Pierce Comprehensive Plan.

- ***Policy 6.1.6:*** “The City shall promote a variety of housing sizes, types, and price points through its future land use classifications and zoning districts to meet the needs of all population groups including school-age groups, working-age groups, and retirement-age groups.”
- ***Objective 6.3:*** “The City shall provide adequate sites and distribution of housing for very-low income, low income and moderate income households.”
- ***Policy 6.3.4:*** “The City shall allow a variety of housing types including manufactured and mobile homes that are certified for hurricane protection and consistent with F.S. §§ 320.8285 and 553.382, in residential land use and zoning categories to meet the needs of very low, low, and moderate income homes.”

The development program consists of an age-restricted manufactured home development. This assists the City in achieving *Policies 6.1.6* and *6.3.4* and *Objective 6.3* of the Comprehensive Plan in providing a variety of housing types including manufactured homes for retirement-age groups that are affordable for a range of lower income households.

### **CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS**

The development program is consistent with the following regulations and standards of the City of Fort Pierce Land Development Regulations.

- ***Sec. 125-212.(c) General standards for approval.***

The development program proposes the addition of an RV park, a commercial use, near the existing manufactured home park (residential) on the 41.63-acre subject site. Per the “Consistency with the Comprehensive Plan” section of this narrative, the development is consistent with the comprehensive plan per *Sec. 125-212.(c)(1) Comprehensive plan consistency.*

Per *Sec. 125-212.(c)(2) Density,* the development program proposes a maximum density of up to 6.5 dwelling units per acre, meeting the density requirements of the RL FLU.

Due to the layout of the existing manufactured home development, there are existing conditions that do not comply with current standards. These are proposed to remain as existing non-conformities within the proposed Planned Development. A minimum ten-foot-wide perimeter setback cannot be met along all property boundaries, a factor that is considered in *Sec. 125-212(c)(3)b Perimeter setbacks.*

The development program provides approximately 52% open space within the development. This open space includes all areas of the subject site free of manufactured homes, unoccupied home sites, RV parking spaces, asphalt, sidewalks, and amenities as described in Sec. 125-212.(c)(4) Open space.

- **Sec. 125-212.(d) Application requirements.**

The following have been provided with the PD zoning application for Master PD (MPD) as required by Sec. 125-212.(d) Application requirements.

- Approved Site Plan
- PD Site Plan
- Boundary Survey
- Topographic Survey
- Project Narrative
- Recorded Deed
- Legal Description
- Statement of PD Benefits
- Site Location Map
- Master Stormwater Report
- Traffic Impact Analysis – **to be provided upon approval of traffic methodology.**
- Environmental Assessment

- **Sec. 125-249. Combined mobile home and recreational vehicle parks**

The development program proposes an RV park within an existing manufactured home development. Per Sec. 125-249.(2)a. General layout standards, RV park spaces are collocated and clustered on the southeast of the subject site, and an improved roadway buffers the RV park from the manufactured home park per Sec. 125-249.(2)b.2. Implementation.

## **CONCLUSION**

The application request is for a Master PD Zoning application to rezone from St. Lucie County's Residential, Mobile Home – 5 (RMH-5) zoning district to the City of Fort Pierce's Planned Development (PD) zoning district, and propose the addition of a recreational vehicle park and eight additional manufactured homes in the existing development. The RV park consists of 33 spaces, and access from Bryant Road will be utilized to isolate RV traffic to one portion of the development. The existing and proposed manufactured homes bring the total potential unit count to 262 dwelling units for a gross density of up to 6.5 units per acre, consistent with the density range of the proposed Low-Density Residential (RL) future land use. This Master PD Zoning application is being submitted concurrently with Annexation and Future Land Use Amendment (Minor) applications.



Sincerely,

A handwritten signature in blue ink, appearing to read 'Jerrod Purser', written in a cursive style.

**WGI, Inc.**  
Jerrod Purser, PLA  
Senior Project Manager



# **Granite Tall Pines**

## **Recent Improvements and Manufactured Home Products**

**314 S Erie Dr and Dakota Way  
Ft. Pierce, FL 34946**





**Recent Upgrades – Entrance**



## Recent Upgrades – Clubhouse Interior



## Recent Upgrades – Fishing Pier



**Recent Upgrades – Paving**



**Recent Upgrades – Outdoor Kitchen**

The manufactured home units at Tall Pines will be high quality units. Units as pictured in the following pages will be sold to fill currently vacant spaces, and over time, to replace much older units currently in place in Tall Pines. These units are well built and well appointed, attractive and energy efficient.



**Home Design – Exterior**



Home Design – Exterior



**Home Design – Exterior**



Home Design – Exterior



Home Design – Exterior



## Home Design – Interior



## 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: 314 S Erie Dr, Fort Pierce, FL 34946 & Dakota Way, Fort Pierce, FL 34946
2. Property Tax ID(s): 1433-210-0003-000-9 & 1433-310-0002-000-9
3. Total Acreage: 41.63 ACRES
4. Existing Future Land Use Designation: Residential Medium (RM) (St Lucie County)
5. Existing Zoning Classification: Residential, Mobile Home - 5 (RMH-5) (St Lucie County)
6. Proposed Zoning Classification: Planned Development (PD)
7. Other applications being submitted concurrent with this application, if any: Annexation and FLU Amendment

8. Describe the existing uses, improvements and structures on the amendment lands: The existing use of the property includes manufactured homes and outdoor storage. Amenities include a clubhouse, pool, athletic courts, and fishing pier.

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: This application is being submitted concurrent with an Annexation and Future Land Use Amendment Application. The property must be rezoned to be compatible with the City's Comprehensive Plan and Land Development Ordinances.

**11. CAPACITY ANALYSIS**

**I. Site Data:**

	Existing Use	Future Land Use	Zoning
North	Canal, mobile homes, Single-family homes,	RM (SLC)	RM-9 (SLC) & RMH-5 (SLC)
South	Canal, Single-family homes, Public park	RU (SLC) RL (FP)	RS-4 (SLC) R-1 (FP)
East	Canal, Mobile home parks, Automobile Sales & Rental, Self-Storage & Storage Plaza, Vacant	COM (SLC) RM (SLC)	RVP (SLC) CG (SLC) RMH-5 (SLC) PUD (SLC)
West	Single-family homes	RM (SLC) RL (FP)	RM-9 (SLC) R-1 (FP)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	RMH-5	9 du/ac	41.63	X
Proposed	RL	PD	6.5 du/ac	41.63	N/A

**II. Public Facilities Information:**

<b>A. Potable Water:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 76,700 gallons
Demand Analysis	Maximum RV lots were included as "residential" in this calculation.
Current Zoning	Total gallons per day 55,640 gallons
Proposed Zoning	Total gallons per day 76,700 gallons
Change in Demand	Total gallons per day +21,060 gallons

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person 76,700 gallons (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum RV lots were included as "residential" in this calculation.
Current Zoning	Total gallons per day 55,640 gallons
Proposed Zoning	Total gallons per day 76,700 gallons
<b>Change in Demand</b>	<b>Total gallons per day</b> +21,060 gallons

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	895.67	898.16	2.49
Urban District	5 acres per 1,000 people	223.92	224.54	0.62
Community	2.5 acres per 1,000 people	111.96	112.27	0.31
Neighborhood	1.36 acres per 1,000 people	60.91	61.08	0.17

<b>D. Public Schools (Residential Classifications Only):</b>		
Single Family: (du x 0.405 = students/70% K-8/30% High)	Tall Pines is age-restricted, therefore there will be no change in demand for public schools.	
Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
School Name	Frances K Sweet Elementary/Dan McCarty Middle	Fort Pierce Central High
City	Fort Pierce	Fort Pierce
Distance	0.40 mi/2.84 mi	7.75 mi
Current Zoning Enrollment Demand	0	0
Proposed Zoning Enrollment Demand	0	0
Change in Demand	0	0

<b>E. Solid Waste:</b>	
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum RV lots were included in this calculation.
Current Zoning	28.5 yards
Proposed Zoning	39.33 yards
Change in Demand	+10.83 yards

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

<b>Impact</b>	The proposed improvements for the site will increase the total impervious area and stormwater runoff volume. The construction of swales are proposed to handle the additional runoff created from the proposed improvements which will result in no impacts to the discharge for the overall site.
---------------	--

**III. Transportation Analysis**

<b>G. Traffic</b> Traffic is in progress and will be provided at a later time		
Most recent ITE Code for use; HCM Roadway Capacity		
	<b>AADT</b>	<b>AM/PM Peak Hour Trips</b>
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning</b>		
<b>Proposed Zoning</b>		
<b>Change in Demand</b>	Trips	Trips
<b>Impact to Capacity</b>		

**12. Name of Owner(s):** Granite Tall Pines, LLC c/o Inspire Communities, LLC  
**Mailing Address:** 4742 N 24th St Suite 325  
**City** Phoenix **State** AZ **Zip** 85016  
**Phone #** 646-991-6950  
**E-mail:** jmauldin@inspirecommunities.com

**13. Name of Applicant:** Jerrod Purser (WGI, Inc.) on behalf of Granite Tall Pines, LLC  
**Mailing Address:** 3230 W Commercial Blvd, Suite 300  
**City** Fort Lauderdale **State** FL **Zip** 33309  
**Phone #** (954) 660-1660 **Fax #** \_\_\_\_\_  
**E-mail:** Jerrod.Purser@wginc.com

**14. Name of Representative:** Rodney Q. Jarvis (Gallagher & Kennedy)  
**Mailing Address:** 2575 E. Camelback Rd, Suite 1100  
**City** Phoenix **State** AZ **Zip** 85016  
**Phone #** (602) 717-9979 **Fax #** \_\_\_\_\_  
**E-mail:** rjarvis@gmail.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.



Applicant's Signature

Date

3230 W Commercial Blvd, Suite 300, Fort Lauderdale FL 33309  
 Address State Zip  
 (954) 660-1660 Jerrod.Purser@wginc.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.

Jonathan Mauldin Granite Tall Pines, LLC c/o Inspire Communities, LLC 646-991-6950

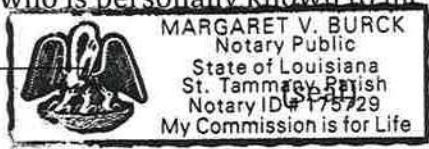
Property Owner's Name (Please Print) Phone  
 4742 N 24th St Suite 325, Phoenix AZ 85016  
 Address State Zip

Property Owner's Signature *[Signature]* Date 8/16/2024

STATE OF FLORIDA) *Louisiana*  
 ST LUCIE COUNTY) *St. Tammany*

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of August, 2024, by Jonathan Mauldin who is personally known to me or has produced Louisiana Drivers License as id

Signature of Notary *[Signature]*



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



## CONCURRENCY CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
<b>North</b>	Canal, mobile homes, Single-family homes	RM (SLC)	RM-9 (SLC) & RMH-5 (SLC)
<b>South</b>	Canal, Single-family homes, Public park	RU (SLC) RL (FP)	RS-4 (SLC) R-1 (FP)
<b>East</b>	Canal, Mobile home parks, Automobile Sales & Rental, Self-Storage & Storage Plaza, Vacant	COM (SLC) RM (SLC)	RVP (SLC) CG (SLC) RMH-5 (SLC) PUD (SLC)
<b>West</b>	Single-family homes	RM (SLC) RL (FP)	RM-9 (SLC) R-1 (FP)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
<b>Current</b>	RM	RMH-5	9 du/ac	41.63	X
<b>**Proposed</b>	RL	PD	6.5 du/ac	41.63	N/A

### II. Public Facilities Information:

<b>A. Potable Water:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot <b>76,700 gallons</b>
Demand Analysis	Maximum RV lots were included as "residential" in this calculation.
Current Zoning/FLU	Total gallons per day <sup>55,640 gallons</sup>
**Proposed Zoning/FLU	Total gallons per day <b>76,700 gallons</b>
**Change in Demand	Total gallons per day <sup>+21,060 gallons</sup>

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 76,700 gallons
Demand Analysis	Maximum RV lots were included as "residential" in this calculation.
Current Zoning/FLU	Total gallons per day 55,640 gallons
**Proposed Zoning/FLU	Total gallons per day 76,700 gallons
**Change in Demand	Total gallons per day +21,060 gallons

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	895.67	896.08	0.41
Urban District	5 acres per 1,000 people	223.92	224.02	0.10
Community	2.5 acres per 1,000 people	111.96	112.01	0.05
Neighborhood	1.36 acres per 1,000 people	60.91	60.93	0.02

<b>D. Public Schools (Residential Classifications Only):</b>			Tall Pines is age-restricted, therefore there will be no change in demand for public schools.	
Single Family: (du x 0.405 = students/70% K-8/30% High)				
Multi-family: (du x 0.207 = students/70% K-8/30% High)				
		<b>K-8</b>	<b>High</b>	
School Name		Frances K Sweet Elementary/Dan McCarty Middle	Fort Pierce Central High	
City		Fort Pierce	Fort Pierce	
Distance		0.40 mi/2.84 mi	7.75 mi	
Current Zoning/FLU	Enrollment	0	0	
**Proposed Zoning/FLU	Enrollment	0	0	
**Change in Demand		0	0	

<b>E. Solid Waste: Residential</b> (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units) RV lots were included in this calculation.	
Demand Analysis	Maximum
Current Zoning/FLU	28.5 yards
**Proposed Zoning/FLU	39.33 yards
*Change in Demand	+10.83 yards

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

<b>Impact</b>	The proposed improvements for the site will increase the total impervious area and stormwater runoff volume. The construction of swales are proposed to handle the additional runoff created from the proposed improvements which will result in no impacts to the discharge for the overall site.
---------------	--

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

<b>G. Transportation Analysis: Complete ITE Trip Generation Data Form</b>		
Most recent ITE Code for use; HCM Roadway Capacity <small>Traffic is in progress and will be provided at a later time</small>		
	<b>AADT</b>	<b>AM/PM Peak Hour Trips</b>
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning/FLU</b>		
<b>**Proposed Zoning/FLU</b>		
<b>*Change in Demand</b>	Trips	Trips
<b>Impact to Capacity</b>		

### IV. Project Description

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

<b>RESIDENTIAL DATA</b>					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify) Mobile Homes	Phase I - Total	262	41.63	TBD	TBD

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
RV Park	Phase I - Total	33 lots	41.63	TBD	TBD

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated.  Yes  No
- B. 1. Does this application involve demolition or re-use of any structure(s)?  Yes  No  
If yes, what is the size of the structure(s) to be demolished or re-used? N/A
2. What is the current use of the structure to be demolished or re-used? N/A
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?  Yes  No  
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested: None

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



"NOT TO SCALE"  
"SKETCH OF INFORMATION ONLY"



The purpose of this adjustment is to add one 28 x 64 mobile home for a managers office.

PRELIMINARY  
NOT FOR CONSTRUCTION

SITE PLAN  
MINOR REVISION (S)  
APPROVED  
DATE: 3-7-94  
SEAL REP: D.P.K.

TALL PINES



THE BOUNDARY HUNTER™  
JAMES A. FOWLER  
LAND SURVEYING COMPANY  
929 7 TH AVENUE - 32960  
P.O. BOX 1677 - VERO BEACH, FL.  
(407) 562-4744



## PD ZONING DEVELOPMENT AGREEMENT DRAFT

### **A. LEGAL DESCRIPTION**

LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, IN FORT PIERCE, FLORIDA, BEING IN ST. LUCIE COUNTY, FLORIDA,

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 11 OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'42" EAST ALONG THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 391.27 FEET; THENCE NORTH 00°30'16" EAST, A DISTANCE OF 138.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUGO ROAD; THENCE SOUTH 89°56'50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 137.93 FEET TO A POINT LYING ON THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE; THENCE NORTH 89°59'42" EAST, ALONG THE SOUTH LINE OF BLOCK 1-C OF SAID PLAT, A DISTANCE OF 55.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE NORTH 89°56'31" EAST, ALONG THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 707.32 FEET TO THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE SOUTH 00°24'12" WEST, ALONG THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 1,706.23 FEET TO A POINT LYING ON THE NORTH LINE OF TAYLOR CREEK; THENCE NORTH 65°25'22" WEST, ALONG THE NORTH LINE OF SAID CREEK, A DISTANCE OF 1,339.23 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1E OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°07'44" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,248.42 FEET TO THE POINT OF BEGINNING. CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS

### **B. Owners**

Owned by Granite Tall Pines, LLC

**C. Duration of Agreement**

To be finalized in Final PD

**D. Development Timeline**

To be finalized in Final PD

**E. Phasing Requirements**

The proposed improvements will be developed in one phase.

**F. Permitted Uses and Regulations**

Uses on the planned development are limited to manufactured homes and recreational vehicle parking spaces. The maximum allowed density with the proposed RL, Residential Low future land use is 6.5 dwelling units per acre.

**G. Public Facilities**

To be finalized in Final PD

**H. Land Dedication**

There is no land dedicated for public purposes

**I. Local Development Permits**

To be finalized in Final PD

**J. Consistency with the Comprehensive Plan and Land Development Code**

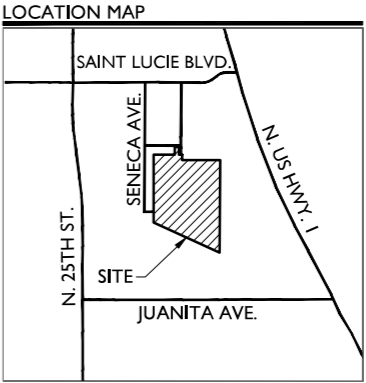
The proposed development is consistent with the City of Fort Pierce's Comprehensive Plan and Land Development Code

**K. Conditions**

To be finalized in Final PD

**L. Statement of Compliance**

Failure of the agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.



**SITE DATA**

APPLICATION NAME	TALL PINES PD
APPLICATION NUMBER	TBD
EXISTING FUTURE LAND USE DESIGNATION (SLC)	RM
PROPOSED FUTURE LAND USE (CoFP)	RL
EXISTING ZONING (SLC)	RMH-5
PROPOSED ZONING (CoFP)	PD
PROPERTY CONTROL NUMBER(PCN)	1433-210-0003-000-9 1433-310-0002-000-9
EXISTING USE	MANUFACTURED HOME PARK / OUTDOOR STORAGE
PROPOSED USE	MANUFACTURED HOME PARK / RV PARK
GROSS SITE AREA	41.63 AC.
GROSS DENSITY	6.5 D.U./AC. MAX
TOTAL UNITS (MANUFACTURED HOMES)	262 UNITS
EXISTING UNITS (1-214)	214 UNITS
PROPOSED UNITS (215-222)	8 UNITS
UNOCCUPIED HOME SITES (223-262)	40 UNITS
TOTAL RV PARKING (30'x76')	33 SPACES
EXISTING PARKING	449 SPACES
REQUIRED PARKING (2 SPACES/ D.U.)	444 SPACES
PROPOSED PARKING	465 SPACES
REQUIRED OPEN SPACE (20% OF SITE)	8.33 AC.
PROPOSED OPEN SPACE (52.4% OF SITE)	21.81 A.C.

**PROPERTY DEVELOPMENT REGULATIONS**

PUD (BASED ON R3)	LOT DIMENSIONS			MAX BLDG. HT.	BLDG. COV.	SETBACKS			
	WIDTH & FRONTAGE	DEPTH	FRONT			SIDE	CORNER	REAR	
REQUIRED	65'	100'	28'	35%	25'	7'	15'	15'	
PROPOSED	1,232'	1,706'	28'	23%	20'	9'	N/A	25'	

- NOTES**
- UNOCCUPIED HOME SITES ARE SHOWN BASED ON ESTIMATED QUANTITY, LOCATION AND SIZE FOR REFERENCE ONLY.
  - 20' FRONT SETBACK IS AN EXISTING NON-CONFORMITY FOR THE DEVELOPMENT.
  - PROPOSED IMPROVEMENTS TO BE DEVELOPED IN ONE PHASE.

- LEGEND**
- AC. = ACRES
  - BBL = BASE BUILDING LINE
  - C = COMPACT SPACE
  - CHMPT. = COMPACT
  - CoFP = CITY OF FORT PIERCE
  - D.E. = DRAINAGE EASEMENT
  - D.U. = DWELLING UNITS
  - ESMT. = EASEMENT
  - EX. = EXISTING
  - FLU = FUTURE LAND USE
  - F.P. = FOUNDATION PLANTING
  - GLUE = GENERAL UTILITY EASEMENT
  - L.A.E. = LIMITED ACCESS EASEMENT
  - L.M.E. = LAKE MAINTENANCE EASEMENT
  - O.R.B. = OFFICIAL RECORD BOOK
  - P.B. = PLAT BOOK
  - PG. = PAGE
  - R = RADIUS
  - R/W = RIGHT-OF-WAY
  - S.B. = SETBACK
  - S.F. = SQUARE FEET
  - SLC = ST. LUCY COUNTY
  - S/W = SIDEWALK
  - T.B.A. = TO BE ABANDONED
  - TYP = TYPICAL
  - U.E. = UTILITY EASEMENT

**IWGL**  
 2035 Vista Parkway, West Palm Beach, FL 33411  
 Phone No. 888.999.2220 www.iwgl.com  
 Cert No. 6891 - LB No. 765

NO.	DATE	DESCRIPTION	REVISIONS	
			BY	DATE
1	10/49/00	RR		
2		SP		
3	2024-08-16	DATE		

**TALL PINES PD  
 FORT PIERCE, FLORIDA  
 PD SITE PLAN**

**SHEET:  
 PSP-1**



**ENVIRONMENTAL IMPACT REPORT  
TALL PINES PROPERTY  
CITY OF FT. PIERCE, FLORIDA**

***PREPARED BY:***  
**WGI, Inc.**  
**2035 VISTA PARKWAY**  
**WEST PALM BEACH, FL 33411**  
**561-687-2220**

***PREPARED FOR:***  
**INSPIRE COMMUNITIES, LLC.**

**August 2, 2024**

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LOCATION MAP .....	EXHIBIT A
SOIL SURVEY .....	EXHIBIT B
EXISTING LAND USE MAP .....	EXHIBIT C
ADJACENT SURFACE WATERS MAP .....	EXHIBIT D
SITE PHOTOGRAPHS.....	EXHIBIT E



**ENVIRONMENTAL IMPACT REPORT**  
**TALL PINES PROPERTY**  
**City of Ft. Pierce, FL**  
**August 2, 2024**

**INTRODUCTION**

The intent of this environmental impact report is to provide a preliminary assessment of the natural features within the below identified property including wetlands, upland habitat, protected trees and other vegetation, and the potential for threatened and endangered species. Based upon the preliminary assessment of these natural features, WGI discusses the types of environmental permits that may apply and provides an opinion on the feasibility of obtaining the environmental permits.

The subject property consists of approximately 41.63 acres and is located west of US Highway 1 and north of the Taylor Creek Canal in the City of Ft. Pierce, St. Lucie County, Florida (folio number 1433-210-0003-000-9). Single family residences are located to the north of the subject property, to the east is a mobile home community. South of the subject property is the Taylor Creek Canal and then multi-family residences. To the west are single family residences. Please refer to Exhibit A (Location Map) for details.

**SOURCES OF INFORMATION**

Literature reviews, agency database searches and coordination, and a field review were conducted to document existing habitat types within and around the property. The information collected and databases reviewed included:

- U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Map
- USDA NRCS Soil Survey of St. Lucie County, Florida, 1980;
- Florida Association of Professional Soil Classifiers, Hydric Soils of Florida Handbook, 4<sup>th</sup> ed. (Hurt et. al. 2007)
- U.S. Fish and Wildlife Service (FWS), Classification of Wetlands and Deepwater Habitats of the United States (Cowardin et. al. 1979; 2013)
- Florida Natural Areas Inventory (FNAI)
- National Wetland Inventory Maps
- Various Florida Fish and Wildlife Conservation Commission (FWC) GIS data layers
- FWS, South Florida Ecological Services Office Wood Stork Florida Nesting Colonies Maps
- FWS Critical habitat for threatened and endangered species mapper
- Florida Department of Transportation (FDOT) Florida Land Use, Cover and Forms Classifications System (FLUCFCS), 3<sup>rd</sup> ed., January 1999
- St. Lucie County Property Appraiser's Website; <https://www.paslc.org/>
- South Florida Water Management District ePermitting Website; <https://my.sfwmd.gov/ePermitting/MainPage.do>
- City of Ft. Pierce, Code of Ordinances; [https://library.municode.com/fl/fort\\_pierce/codes/code\\_of\\_ordinances](https://library.municode.com/fl/fort_pierce/codes/code_of_ordinances)



## **SITE DESCRIPTION**

Prior to the field review, the approximate boundaries of upland and surface waters within the property were mapped on true color aerial photographs. Each community type was classified using FLUCFCS (FDOT 1999).

WGI scientists familiar with Florida natural communities conducted a field review on July 25, 2024. During this review, each vegetative community type was walked and visually inspected to verify community boundaries, dominant vegetation, and the presence or potential for occurrence of threatened and endangered species. Based on in-house and the field review, one upland land use/cover type was present. There were no surface waters or wetland habitat types that were determined to be present within the project area. Each of these habitat types, as well as soils within the property, are described below.

## **SOILS**

Based upon the USDA NRCS Soil Survey for St. Lucie County, Florida, four soil types are mapped within the property. A soils map is included as Exhibit B. Listed below are the soil types found within the property and general descriptions of their characteristics.

(5) Arents, 45-65 percent slopes - The natural drainage class is well drained. This component is on fills, ridges on marine terraces on coastal plains. This soil type is the result of heavy impact by human activity. These soils have typically been turned over, mixed, and compacted by development activities. The water table is typically at a depth of 80 inches or greater.

(21) Lawnwood and Myakka sands - This poorly drained, nearly level soil is in marine terraces on flatwoods. The water table is at a depth of 6 to 18 inches during a typical year. Natural vegetation found within this soil type includes longleaf pine and slash pine with an understory of saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, and pineland threeawn.

(29) Pendarvis and Pomello sands, 0 to 5 percent slopes - This moderately well drained, slowly permeable soil is found on low ridges and knolls in the flatwoods. The water table is at a depth of 24 to 42 inches during a typical year. Vegetation consists of scattered longleaf pine and sand pine with a dense understory of myrtle oak, chapman oak, sand live oak, saw palmetto, and running oak. The most common native grass is Pineland threeawn.

(50) Waveland and Immokalee fine sands - This is a very poorly drained, nearly level soil is on broad areas on flatwoods and depressions. The water table is at a depth of 24 to 42 inches during a typical year. Natural vegetation found within this soil type includes longleaf pine and slash pine with an understory of saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, and pineland threeawn.

## **EXISTING LAND USE**

Within the subject property, land use consists of a mobile home community. The subject property has been developed and features mobile home units and paved residential streets. Vegetation within the subject property consists of exotic and invasive vegetation. Species observed include Brazilian pepper, cogon grass, and Norfolk pines. Native vegetation includes slash pine, oaks, and St. Augustine grass. The subject property contains mobile home units throughout the parcel. Land use adjacent to the subject property consists of a mixture of single-family residential uses and a mobile home community.

Existing land uses and natural habitats within the subject property were classified using the

FLUCFCS (1999). A total of one upland land use/cover type and no surface water types were observed within the subject property. A map depicting the existing land use and habitat type encountered within the property is attached as Exhibit C (Existing Land Use Map). General descriptions of the land use and habitat type encountered within the subject property are provided in the following subsection.

### **UPLAND COMMUNITIES**

The property consists entirely of a mobile home residential community and is best described as Residential, medium density (2 to 5 units per acre), mobile home units. The subject property has paved residential streets, amenity areas, and an open space in which residents appear to use as an area to park boats and RV's.

The following description of the upland habitat within the subject property is provided below.

#### **122 – Residential, medium density, 2 to 5 units per acre – Mobile Home Units (41.63 acres)**

This code describes the entire property.

The following is a list of the dominant native and non-native plant species identified in the uplands on the property during the field review:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Live oak	<i>Quercus virginiana</i>	Native
Cabbage palm	<i>Sabal palmetto</i>	Native
Slash pine	<i>Pinus elliottii</i>	Native
St. Augustine grass	<i>Stenotaphrum secundatum</i>	Native
Brazilian pepper	<i>Schinus terebinthifolia</i>	Non-native
Australian pine	<i>Casuarina equisetifolia</i>	Non-native
Norfolk pine	<i>Araucaria heterophylla</i>	Non-native
Cogon grass	<i>Imperata cylindrica</i>	Non-native
Schefflera	<i>Heptapleurum</i>	Non-native
Bottlebrush	<i>Melaleuca viminalis</i>	Non-native

### **WETLANDS AND SURFACE WATERS**

WGI scientists familiar with Florida wetland communities conducted a field review of the subject property on July 25, 2024. The purpose of the field review was to delineate the limits of, and gather pertinent information about, existing onsite wetlands and surface waters. These features were delineated in accordance with the Corps of Engineers Wetland Delineation Manual (Technical Report Y-87-1), the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (ERDC/EL TR-10-20), and Chapter 62-340 Florida Administrative Code (F.A.C.), Delineation of the Landward Extent of Wetlands and Surface Waters. During the field review, the lowest elevation location on the property according to the topographic survey was inspected for hydrologic indicators. No signs of hydrology, hydric soils, or hydrophytic vegetation were observed.

The field review identified no surface waters or wetlands located within the property.

### **THREATENED AND ENDANGERED SPECIES**

In order to determine federal and state listed protected plant and animal species that have the potential to occur within the property, available site-specific data was collected and evaluated. In addition, a field review was conducted by WGI scientists on July 25, 2024. The purpose of the field review was to identify any listed species present within the subject property, to assess the potential for the occurrence of protected species within the subject property, and to identify any critical

habitat that might be located within or adjacent to the subject property. During the field review, the property was canvassed for direct observations of listed species or signs of their presence, including trails, tracks, scats, nests (cavity or stick), burrows, or calls.

The FWC wading bird rookery database was searched for active wading bird rookeries within one mile of the project area. According to this FWC database, there are no active wading bird rookeries within one mile of the project area. The closest known wading bird rookery is located 1.2 miles east of the subject property.

The FWC eagle nest locator website was searched for bald eagle nests within one mile of the project area. According to the FWC database, there are no active bald eagle nests within one mile of the project area. The closest known bald eagle nest (SL014) is located 1.7 miles northeast of the subject property.

The following species have FWS consultation areas that overlap with the subject property.

#### Wood Stork

The FWS wood stork colony website was searched for active wood stork colonies located within 15 miles of the project area. This 15-mile distance corresponds to the core foraging area (CFA) established by the FWS for the wood stork in the South Florida region. According to the FWS wood stork colony website, the project area is not located within the 15-mile CFA of a wood stork nesting colony. According to the Wood Stork Effect Determination Key prepared by FWS and the USACE, this project is not likely to adversely affect with a key path of A → "no effect".

#### Everglades Snail Kite

The following habitat description has been copied from the Multi-Species Recovery Plan for South Florida. Snail kite habitat consists of freshwater marshes and the shallow vegetated edges of lakes (natural and man-made) where apple snails can be found. These habitats occur in humid, tropical ecoregions (Bailey 1978) of peninsular Florida and are characterized as palustrine-emergent, long-hydroperiod wetlands (Cowardin et al. 1979) often on an organic peat substrate overlying oolitic limestone or sand or directly on limestone or marl (Davis 1946). Suitable foraging habitat for the snail kite is typically a combination of low profile (< 3 m) marsh with an interdigitated matrix of shallow (0.2-1.3 m deep) open water, which is relatively clear and calm. The marsh vegetation is dominated by spike rush (*Eleocharis cellulosa*), maidencane (*Panicum hemitomon*), sawgrass (*Cladium jamaicense*), and/or cattails (*Typha* spp.). The shallow open-water areas are with or without sparse vegetation, such as white-water lily (*Nymphaea odorata*), arrowhead (*Sagittaria lancifolia*), pickerel weed (*Pontederia lanceolata*), and floating heart (*Nymphoides aquatica*). Giant bulrush (*Scirpus validus*) often grows at the deep-water edge of marshes in the lakes. Low trees and shrubs also are often interspersed with the marsh and open water. These often include willow (*Salix caroliniana*), dahoon holly (*Ilex cassine*), pond apple (*Annona glabra*), bald cypress (*Taxodium distichum*), pond cypress (*Taxodium ascendens*), wax myrtle (*Myrica cerifera*), buttonbush (*Cephalanthus occidentalis*), and Melaleuca, an invasive exotic species. Snail kites require foraging areas that are relatively clear and open in order to visually search for apple snails. Therefore, dense growth of herbaceous or woody vegetation is not conducive to efficient foraging. The interspersed emergent vegetation enables apple snails to climb near the surface to feed, breathe, and lay eggs. Nearly continuous flooding of wetlands for > 1 year is needed to support apple snail populations that in turn sustain foraging by the snail kite (Sykes 1979, Beissinger 1988).

No nesting or foraging habitat is available on the subject project for the snail kite.

### Audubon's Crested Caracara

The following habitat description has been copied from the FWS Crested Caracara Draft Survey Protocol (2017). The Florida caracara population commonly occurs on dry or wet prairies with scattered cabbage palms (*Sabal palmetto*). It may also be found in lightly wooded areas. Scattered saw palmetto (*Serenoa repens*), scrub oaks (*Quercus geminate*, *Q. minima*, *Q. pumila*), and cypress (*Taxodium* spp.) may also be present. Widespread changes in land use may have caused a change in habitat use in this species. Morrison and Humphrey (2001) found a strong association of caracara home ranges with improved pasture. The presence of seasonal wetlands, which may serve as foraging habitat, is an important factor in the attractiveness of these pastures to caracaras (Service 1999). Therefore, today we recognize caracara foraging habitat (and nesting territories) as those areas with short herbaceous vegetation. This includes native wet and dry prairies, but also improved, unimproved, and woodland pastures, sod farms, row crops, levees, and rangeland. Juvenile caracaras may also use citrus and tree farms.

The primary nesting substrate is cabbage palm, although there have been rare reports of nesting in slash pine (pers. Obs.), cypress, oak, red cedar (Morrison 2007), Australian pine (*Casuarina* spp.), saw palmetto, and black gum (*Nyssa sylvatica*), and even more atypical locations such as an electrical substation, radio tower, and billboard (Dwyer and DallaRosa 2015).

The subject property does not contain suitable foraging or nesting habitat for the caracara as it is described above. Impacts to the caracara are not anticipated for the proposed activity within the subject property.

### Florida Scrub Jay

The following habitat description has been copied from the FWS Species Conservation Guidelines for the Florida Scrub Jay (2004). Suitable habitats for the scrub jay are not only the more "classic" xeric oak scrub, scrubby pine flatwoods, scrubby coastal strand, and sand pine scrub, but also include: improved, unimproved, and woodland pastures (211-213); citrus groves (221); rangeland (310-330); pine flatwoods (411); longleaf pine xeric oak (412); sand pine (413); sand pine plantations (4411); forest regeneration areas (443); sand other than beaches (720); disturbed rural land in transition without positive indicators of intended activity (741); and disturbed burned areas (745). The presence of scrub oaks, no matter how sparsely distributed, is a key indicator of scrub habitat. Fitzpatrick et al. (1991) defined three classes of scrub jay habitat:

Type I – any upland plant community in which the percent cover of the substrate by scrub oak species is 15 percent or more.

Type II – any plant community, not meeting the definition of type I habitat, in which one or more scrub oak species is represented.

Type III – any upland or seasonally dry wetland within 400 m (0.25 mi) of any area designated as Type I or Type II habitats.

The subject property does not fall within any of the three classes of scrub jay habitat. There are no scrub oak species present on the property and there are none within a quarter mile.

### Eastern Indigo Snake

According to the Eastern Indigo Snake Programmatic Effect Determination Key, the proposed project should be considered as not likely to adversely affect (NLAA) the Eastern Indigo Snake. The key path is A → B → C → D → NLAA.

The applicant is willing to follow the Standard Protection Measures and as such, this project should

be a NLAA finding.

### Gopher Tortoise

A preliminary 15% gopher tortoise burrow survey was performed on July 25, 2024 by an Authorized Gopher Tortoise Agent covering the most likely places within the property to contain tortoise burrows. No burrows or evidence of gopher tortoise presence was observed during the survey.

Based upon the information collected, as well as a site-specific field review, federal or state listed protected plant and animal species were identified as occurring or having the potential to occur within the property. The potential of occurrence for each species was ranked as Low, Moderate, or High based on the habitat requirements for each species, the presence of habitat within the property and documented occurrences of the species within one mile of the property. A Low ranking indicates that preferred habitat for that species was found within the project area, but the species has not been documented within one mile of the project area. A Moderate ranking indicates that suitable habitat exists, and the species has been documented within one mile of the project area. A High ranking indicates that suitable habitat exists, and the species was observed during field reviews.

The following table lists the protected species, their federal or state protection status, preferred habitat, and a ranking of potential for occurrence within the property.

Species	Designated Status			Habitat Preference	Potential for Occurrence On-Site
	FWS	FWC	DOACS		
<b>FAUNA</b>					
<b>REPTILIAN / AMPHIBIAN</b>					
Eastern indigo snake <i>Drymarchon corais couperi</i>	T			Pine and scrubby flatwoods, high pine, dry prairie, edges of freshwater marshes, agricultural fields, coastal dunes, and human altered habitats	Low
Gopher tortoise <i>Gopherus polyphemus</i>		T		Xeric oak, sandhills, scrub habitats, dry pine flatwoods, old fields, pastures, and roadsides	Low
<b>AVIAN</b>					
Audubon's Crested Caracara <i>Polyborus plancus</i>	T			Dry or wet prairies with scattered cabbage palms.	Low
Everglades Snail Kite <i>Rostrhamus socialbilis plumbeus</i>	E			Relatively shallow wetland vegetation, either within extensive marsh systems, or in lake littoral zones. Emergent aquatic vegetation are important because they allow apple snails to occupy the area.	Low
Eastern Black Rail <i>Laterallus jamaicensis spp. jamaicensis</i>	T			Favors very shallow water, or damp soil with scattered puddles. Natural habitats include Tidal marshes and grassy inland marshes: Found in dense stands of spartina and other marsh grasses, salicornia, rushes, and sedges.	Low
Florida Scrub Jay <i>Aphelocoma coerulescens</i>	T			Xeric oak scrub, scrubby pine flatwoods, scrubby coastal strand, and sand pine scrub. The presence of scrub oak is a key indicator.	Low
Wood stork <i>Mycteria Americana</i>	T			Fresh- and saltwater marshes, tidal flats, wet prairies, forested wetlands, flooded pastures, and ditches.	Low
<b>MAMMALS</b>					

Florida Panther <i>Puma (=Felis) concolor coryi</i>	E			Sandhills (high pine), pine flatwoods, and pastures and other open, ruderal habitats with scattered pines and oaks.	Low
Southeastern Beach Mouse <i>Peromyscus polionotus niveiventris</i>	T			Inhabits sand dunes along the Atlantic Coast from Volusia to Martin County, Florida. They feed on primarily the seeds of dune plant species and insects.	Low

## Legend:

FWS = United States Fish and Wildlife Service

FWC = Florida Fish and Wildlife Conservation Commission

DOACS = Florida Department of Agriculture &amp; Consumer Services

E = Endangered

T = Threatened

SSC = Species of Special Concern

(S/A) = Threatened/Similarity of Appearance

Low = Preferred habitat found within the project area, but no documented element occurrence of the species within one (1) mile of the project area and no observations were made during field reviews.

Moderate = Suitable habitat exists and the species has been documented within one (1) mile of the project area, but no observations were made during field reviews.

High = Suitable habitat exists and species was observed within the project area during field reviews.

\*Observed onsite during the field reconnaissance.

\*\*Wading birds were not observed onsite, and there is little to no suitable habitat for nesting and therefore no significant restriction to development is expected.

## **FINDINGS AND DISCUSSION**

Based on the above findings, there are natural features present on the property that are regulated by either federal, state, or local agencies which may require permits as part of the entitlement process. The following is a summary of the processes and environmental permits required for each component of this subject property.

### **Wetlands and Surface Waters**

Wetland protection is mandated under both federal and state regulations. The U. S. Army Corps of Engineers (USACE) regulates activities in Waters of the United States pursuant to the Clean Water Act (PL92-500, Section 404) as further defined in the USACE regulatory program (33 CFR 320-330).

The State of Florida Department of Environmental Protection (FDEP) has established the Environmental Resource Program (ERP) under Chapter 62-330, F.A.C. that governs the “construction, alteration, operation, maintenance, repair, abandonment, and removal of stormwater management systems, dams, impoundments, reservoirs, appurtenant works, and works (including docks, piers, structures, dredging, and filling located in, on or over wetlands or other surface waters, as defined and delineated in chapter 62-340, F.A.C.)”. The FDEP has delegated authority for certain ERP activities to the South Florida Water Management District (SFWMD) and this includes large scale residential developments.

It is the opinion of WGI that there are no wetlands or surface water features present on the property. An ERP from the SFWMD related to impacts to wetland and/or surface waters is not anticipated.

An ERP permit application with the SFWMD would still be required for the stormwater management system associated with new development of the property. WGI performed a records search on the SFWMD epermitting website for any previous permits related to the subject property. WGI found no previously issued ERP permits. However, one record (891024-10) was discovered. Further investigation of the listed record revealed that the permit application expired or was cancelled. There were no further records or documents available on the listing.

### **Threatened and Endangered Species**

Listed species are afforded special protective status by federal and state agencies. This special protection is federally administered by the United States Department of the Interior, FWS pursuant to the Endangered Species act of 1973 (as amended). The FWS administers the federal list of animal species (50 CFR 17.11) and plant species (50 CFR 17.12). Federal protection of marine species is the responsibility of the National Oceanic and Atmospheric Administration, National Marine Fisheries Service (NMFS).

The State of Florida affords special protection to animal species designated as State designated threatened or species of special concern, pursuant to Chapter 68A-27, F.A.C., which is administered by the FWC. In November 2010, a revision to the FWC threatened species rules changed the designation of federal listed species that occur in Florida to federally designated endangered or federally designated threatened species. Those species that are only state listed are now designated as State threatened or State species of special concern.

The State of Florida also protects and regulates plant species designated as endangered, threatened or commercially exploited as identified on the Regulated Plant Index (5B-40.0055, F.A.C.), which is administered by the Florida Department of Agriculture and Consumer Services (DOACS), Division of Plant Industry, pursuant to Chapter 5B-40, F.A.C.

All listed species with defined consultation areas that overlap the subject property have been discussed in the Threatened and Endangered Species section. None of the species are expected to

utilize the site as there is no suitable habitat available.

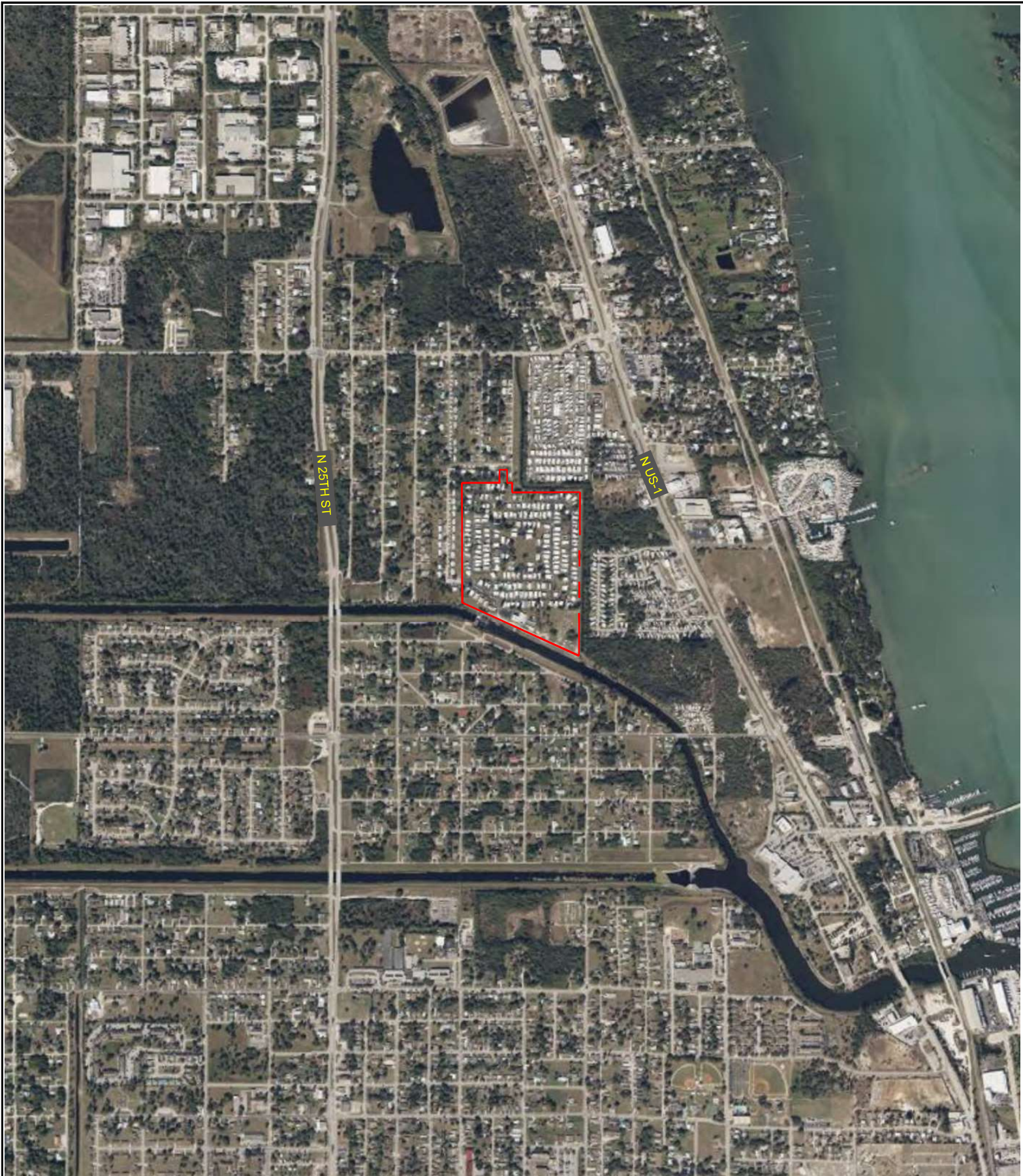
### Protected Tree Species

The City of Ft. Pierce (City) has regulations for tree removal. All native trees with a diameter at breast height (DBH) of 14 inches and larger and native palms greater than 10 feet in clear trunk height are protected under Section 22-194 of the City's Code of Ordinances. The city will require a tree removal permit in order to remove any existing protected vegetation. Each protected tree removed must be replaced at a 1:1 ratio of DBH inches. Protected palms must be replaced on a palm for palm basis. The minimum size of planted replacement tree is 12' tall. Mitigation in the form of a payment in lieu of replacement may be accepted if replacement is not an option. The payment amount is based on a price per inch DBH removed.

### CONCLUSION

- Wetlands and Surface Waters: It is WGI's opinion that there are no jurisdictional wetlands or surface waters on the subject property.
- An ERP permit from the SFWMD will be needed for the stormwater management system of the proposed development.
- Vegetation: A Tree Removal permit will be required by the City for the removal of existing protected vegetation prior to any site development that may impact existing native tree species.
- Listed Species: WGI did not observe protected species, their habitat, or signs of their presence within the subject property that would present a significant limitation on site development.





SOURCE: GOOGLE EARTH PRO

PROJECT NAME: TALL PINES  
PROJECT #: 10497.00  
DATE: 07/31/2024  
CREATED BY: CO  
CHECKED BY: RH

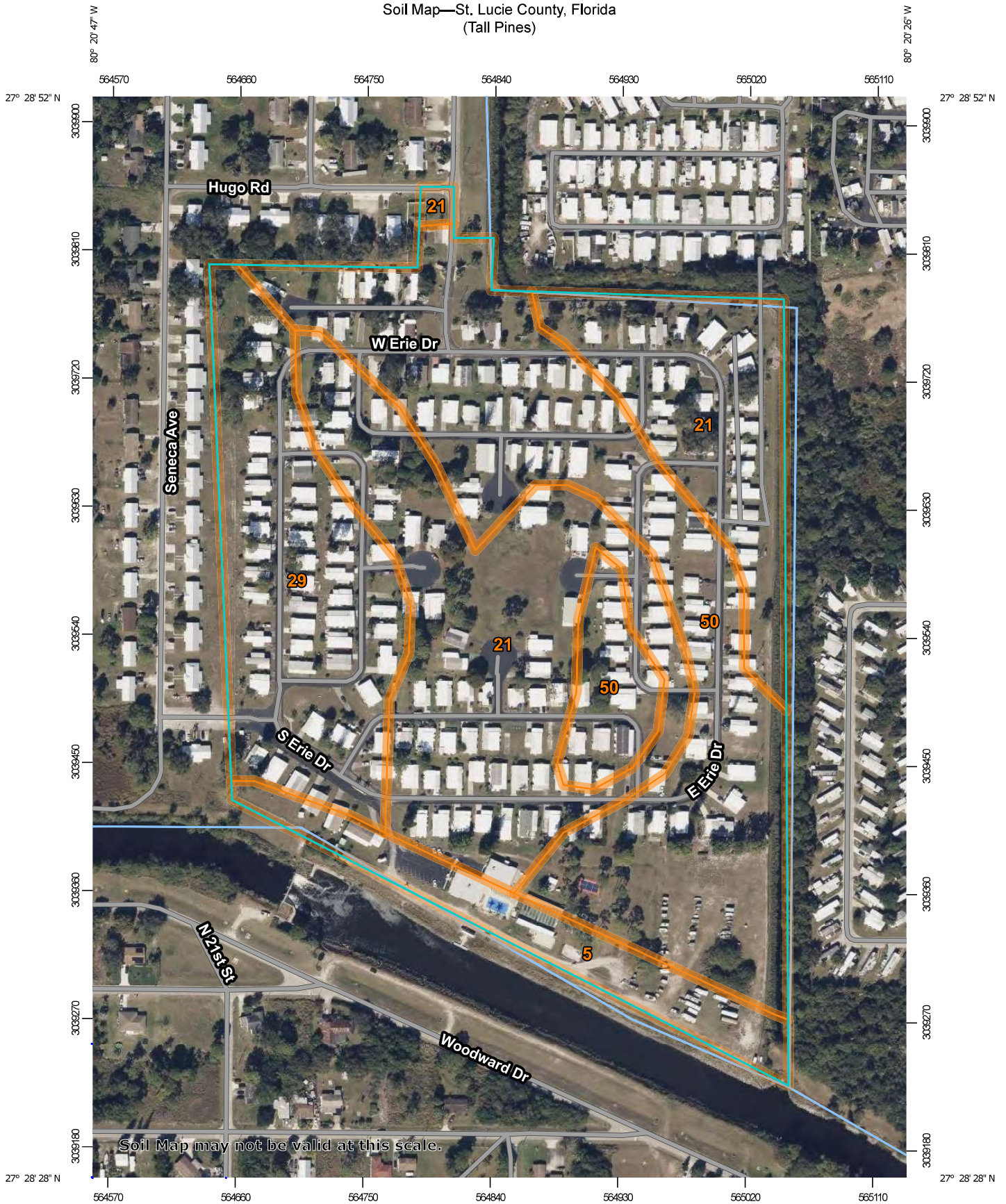
# LOCATION MAP EXHIBIT A



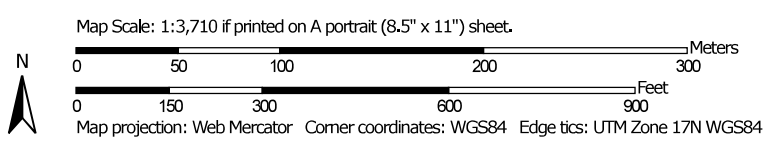
PHONE NO. 561.687.2220  
CERT NO. 33574  
LB NO. 7055  
2035 VISTA PARKWAY  
WEST PALM BEACH, FL 33411



Soil Map—St. Lucie County, Florida  
(Tall Pines)




Soil Map may not be valid at this scale.



Soil Map—St. Lucie County, Florida  
(Tall Pines)


### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: St. Lucie County, Florida  
Survey Area Data: Version 17, Sep 6, 2023

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

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

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

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Arents, 45 to 65 percent slopes	3.4	7.4%
21	Lawnwood and Myakka sands	17.2	37.2%
29	Pendarvis and Pomello sands, 0 to 5 percent slopes	8.6	18.6%
50	Waveland and Immokalee fine sands	17.0	36.8%
<b>Totals for Area of Interest</b>		<b>46.3</b>	<b>100.0%</b>



**LEGEND**  
 122 - MOBILE HOME UNITS - 41.63 AC

SOURCE: FDOT AERIALS GIS



PROJECT NAME: TALL PINES  
 PROJECT #: 10497.00  
 DATE: 07/31/2024  
 CREATED BY: CO  
 CHECKED BY: RH

**LAND USE MAP  
 EXHIBIT C**



PHONE NO. 561.687.2220  
 CERT NO. 33574  
 LB NO. 7055  
 2035 VISTA PARKWAY  
 WEST PALM BEACH, FL 33411



SOURCE: GOOGLE EARTH PRO

PROJECT NAME: TALL PINES  
 PROJECT #: 10497.00  
 DATE: 07/31/2024  
 CREATED BY: CO  
 CHECKED BY: RH

## ADJACENT SURFACE WATERS EXHIBIT D



PHONE NO. 561.687.2220  
 CERT NO. 33574  
 LB NO. 7055

2035 VISTA PARKWAY  
 WEST PALM BEACH, FL 33411

**Exhibit E**  
**Site Photographs**



**Photo 1:** View from center of site towards the southeast.



**Photo 2:** View from center of the site looking south.





**Photo 3:** View within the subject property.



**Photo 4:** View along western property line looking east. Photo credit: Google StreetView





**Photo 5:** View of southern property line facing north from Woodward Drive.  
Photo credit: Google StreetView

This Instrument Prepared By:  
Rodney Q. Jarvis  
2575 E. Camelback Rd,  
Suite 1100  
Phoenix, Arizona 85016

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into this day of \_\_\_\_, 2024 (the "Effective Date"), by Granite Tall Pines, LLC, a Florida limited liability company (henceforth referred to as the "Developer"), whose mailing address is 314 South Erie Drive, Fort Pierce, FL 34946, and the CITY OF FORT PIERCE, a Florida municipal corporation (hereafter referred to as the "City"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950.

### WITNESSETH:

**WHEREAS**, the Developer is the owner in fee simple title to certain real property located in Fort Pierce, Florida, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (hereafter referred to as the "Property"); and

**WHEREAS**, the owner of the Property obtained approval of a Minor Site Plan Amendment for Tall Pines by St. Lucie County on March 7, 1994.

**WHEREAS**, on \_\_\_\_, the City Commission of the City of Fort Pierce approved the Final Planned Development of the Tall Pines PD, through which the Developer intends to complete the development of the Property ("Project"); and

**WHEREAS**, on \_\_\_\_, the Technical Review Committee, in its review of the proposed Final Planned Development, required the Developer to provide this Agreement which sets forth the Developer's obligations to provide a letter of credit in an amount sufficient to secure the Developer's obligation to complete the installation of certain improvements as described in the engineer's cost estimate, a copy of which is attached hereto as Exhibit "B"; and

**WHEREAS**, the City has determined that entering into this Agreement with respect to the development of the Property is in the best interest of the citizens of the City of Fort Pierce; and

**WHEREAS**, the City and the Developer desire to set forth certain terms, conditions and agreements with respect to the development of the Project upon the Property; and

**WHEREAS**, the proposed Project is consistent with the general purpose, goals, objectives and standards of the City of Fort Pierce Comprehensive Plan and the City of Fort Pierce land development code; and

**NOW, THEREFORE**, in consideration of the premises contained herein and other good and valuable consideration exchanged by and between the City and the Developer, the receipt and sufficiency of such is hereby acknowledged, Developer agrees and covenants as follows:

1. Recitals. The above recitals are true and correct, and are incorporated herein by reference.
  
2. Consideration and Conditions. In further consideration of the forgoing and of the terms and covenants set forth herein, the parties hereto agree that final plat approval for the Project by the City Commission of the City of Fort Pierce, is and shall be specifically conditioned upon the Developer obtaining a letter of credit, or cash, or such other security as may be approved by the City (the "Approved Security") in an amount sufficient to secure the Developer's obligations as shown in Exhibit "B", with respect to the following:
  - a. Sidewalks. Prior to commencement of development of improvements for the Project, the Developer shall provide the City with the Approved Security to secure the Developer's obligation to complete the installation of sidewalks along the entrance road of the Project (the "Sidewalks").
  
  - b. Parking. Prior to commencement of development of improvements for the Project, the Developer shall provide the City with Approved Security to secure the Developer's obligation to complete the installation of new parking within the Project (the "Parking").
  
  - c. Water and Sewer. Prior to commencement of development of improvements for the Project, the Developer shall provide the City with Approved Security to secure the Developer's obligation to complete the installation of all sewer and water connections for the development of RV spaces, new MH spaces, and new buildings within the Project (the "Connections"). Prior to the completion of each building or new RV or new MH space within the Project, the Developer shall install the required Connections for each new building or new space, and no new building nor new space shall be issued a C.O. unless the required Connections for such building have been installed.
  
3. Surety. The Surety provided by Developer to the City to secure Developer's obligation to construct improvements as set forth in Paragraph 2 above, shall be the Approved Security in an amount equal to 110% of the estimated cost of constructing the improvements, as set forth in Exhibit "B", and in a form with conditions as approved by the City Attorney. Upon representation by Developer that the required improvements are completed, an inspection shall be made by the City. Upon satisfactory completion of each of the required improvements described above in Sections 2.a.,b.,c., the City shall release the portion of the Letter of Credit securing each by the cost amount shown in Exhibit B. In the event Developer fails to timely complete the required improvements, the City shall be entitled to draw, utilize and apply to its account the security provided by the Developer for the purposes as herein described. In the event Developer fails to timely make or complete the improvements, and the City chooses to make or complete the required improvements, Developer grants the City and/or its designated agent(s) right of entry in order to complete the improvements, and Developer hereby agrees to indemnify and hold harmless the City, its employees, officers and agent(s) from an against any claims related to such entry. In no event shall the City have any obligation to complete the improvements.

4. Notices. Any notice, demand, consent, approval or other document or instrument required or permitted to be given to any party to this Agreement shall be in writing and shall be delivered in person or sent by registered or certified mail, postage prepaid, return receipt requested, to the following address (or such other address as any party may designate from time to time in writing):

City:

City Manager  
100 North U.S. 1  
Fort Pierce, FL 34950

With a copy to:

City Attorney  
100 North U.S. 1  
Fort Pierce, FL 34950

Developer:  
Granite Tall Pines, LLC  
314 South Erie Drive  
Fort Pierce, FL 34946

With a copy to:  
Rodney Q. Jarvis  
2575 E. Camelback Rd., Suite 1100  
Phoenix, AZ 85016

This foregoing is not intended to require that notice of the approval or denial of development permits be given as provided for in this provision.

5. Headings. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

6. Counterparts. This Agreement may be executed in any number of identical counterparts. If so executed, each of such counterparts is to be deemed an original for all purposes and all such counterparts shall, collectively, constitute one agreement, but, in making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

7. Governing Law. This Agreement and the construction and the enforcement thereof shall be interpreted under the laws of the State of Florida. The parties hereto agree without reservation of any rights under federal or state law, that in any litigation arising under this Agreement, the parties hereto waive the right to trial before a jury and all such litigation shall be litigated only in a non-jury hearing in the State Courts of Florida, St. Lucie County.

8. Binding Effect. This Agreement shall be deemed to be a covenant running with the land and shall be binding upon the heirs, legal representatives, successors and assigns of the Developer and any person, firm, corporation or entity who or which may become the successor in interest to the Property. No subsequent transfer of the Property or any assignment of interest therein shall relieve or discharge the Developer from any term, condition, obligation, or duties set out in this Agreement.
9. Laws, Ordinances and Codes. The Developer shall comply with all federal, state and local, laws, codes, ordinances and regulations governing the permitting and construction of the Project.
10. Covenant with Respect to Engineer's Certification. The Developer hereby covenants and warrants that to the best of the Developer's knowledge and belief, the engineer's cost estimate, attached hereto and made a part hereof as Exhibit "B", is an accurate and complete estimate of the cost to complete the installation of all uncompleted subdivision improvements the Developer is required to install in the Project pursuant to this Agreement.
11. Permits, Conditions, Terms or Restrictions. The failure of this Agreement to address a particular permit, condition, term or restriction existing at the time of execution of this Agreement shall not relieve the Developer of the necessity of complying with the Law governing permitting requirements, conditions, terms or restrictions.
12. Amendments. This Agreement shall not be changed, modified or amended except by an instrument in writing and executed by the parties, or their successors in the interest.
13. Further Documentation. The parties hereto agree that at any time following a request therefore by another party, each shall execute and deliver to the other party such other documents and instruments, in form and substance reasonably necessary to confirm and/or effectuate the obligations of any party hereunder and the consummation of the transactions contemplated hereby.
14. Remedies. The City and the Developer shall have the right to enforce the terms and conditions of this Agreement by an action for specific performance. However, nothing in this Agreement shall be construed to limit the right of either the Developer or the City to pursue any and all remedies available at law or in equity to enforce this agreement.
15. Entire Agreement. This Agreement constitutes the complete and entire agreement between the parties with respect to the subject matter hereof and supersedes any and all prior agreements, arrangements or understandings, whether oral or written, between the parties relating hereto.
16. Disclaimer of Third Party Beneficiaries. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue by reason hereof to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement, express or implied, is intended nor shall be construed to confer upon nor give any person or entity any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, other than the parties hereto and their respective representatives, successors and assigns.

[Signature page follows]

IN WITNESS WHEREOF, the Developer and the City have caused this Agreement to be duly executed by their respective authorized representatives on the day and year set forth above.

ATTEST:

CITY:

CITY OF FORT PIERCE, FLORIDA

By: \_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
Mayor

APPROVED AS TO FORM AND CORRECTNESS:

By: \_\_\_\_\_  
City Clerk

DEVELOPER:

Granite Tall Pines, LLC

EXHIBIT "A"

**LEGAL DESCRIPTION**

LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, IN FORT PIERCE, FLORIDA, BEING IN ST. LUCIE COUNTY, FLORIDA,

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 11 OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'42" EAST ALONG THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 391.27 FEET; THENCE NORTH 00°30'16" EAST, A DISTANCE OF 138.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUGO ROAD; THENCE SOUTH 89°56'50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 137.93 FEET TO A POINT LYING ON THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE; THENCE NORTH 89°59'42" EAST, ALONG THE SOUTH LINE OF BLOCK 1-C OF SAID PLAT, A DISTANCE OF 55.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE NORTH 89°56'31" EAST, ALONG THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 707.32 FEET TO THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE SOUTH 00°24'12" WEST, ALONG THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 1,706.23 FEET TO A POINT LYING ON THE NORTH LINE OF TAYLOR CREEK; THENCE NORTH 65°25'22" WEST, ALONG THE NORTH LINE OF SAID CREEK, A DISTANCE OF 1,339.23 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1E OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°07'44" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,248.42 FEET TO THE POINT OF BEGINNING. CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS.

EXHIBIT "B"

**ENGINEER'S ESTIMATE OF CONSTRUCTION COST**

To be finalized with Final Planned Development Agreement.



## PD ZONING DEVELOPMENT AGREEMENT DRAFT

### **A. LEGAL DESCRIPTION**

LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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### **B. Owners**

Owned by Granite Tall Pines, LLC

**C. Duration of Agreement**

To be finalized in Final PD

**D. Development Timeline**

To be finalized in Final PD

**E. Phasing Requirements**

The proposed improvements will be developed in one phase.

**F. Permitted Uses and Regulations**

Uses on the planned development are limited to manufactured homes and recreational vehicle parking spaces. The maximum allowed density with the proposed RL, Residential Low future land use is 6.5 dwelling units per acre.

**G. Public Facilities**

To be finalized in Final PD

**H. Land Dedication**

There is no land dedicated for public purposes

**I. Local Development Permits**

To be finalized in Final PD

**J. Consistency with the Comprehensive Plan and Land Development Code**

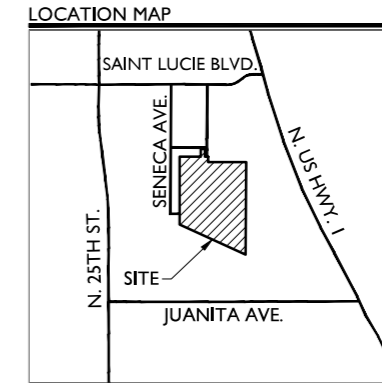
The proposed development is consistent with the City of Fort Pierce's Comprehensive Plan and Land Development Code

**K. Conditions**

To be finalized in Final PD

**L. Statement of Compliance**

Failure of the agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.



**SITE DATA**

APPLICATION NAME	TALL PINES PD
APPLICATION NUMBER	TBD
EXISTING FUTURE LAND USE DESIGNATION (SLC)	RM
PROPOSED FUTURE LAND USE (CoFP)	RL
EXISTING ZONING (SLC)	RMH-5
PROPOSED ZONING (CoFP)	PD
PROPERTY CONTROL NUMBER(PCN)	1433-210-0003-000-9 1433-310-0002-000-9
EXISTING USE	MANUFACTURED HOME PARK / OUTDOOR STORAGE
PROPOSED USE	MANUFACTURED HOME PARK / RV PARK
GROSS SITE AREA	41.63 AC.
GROSS DENSITY	6.5 D.U./AC. MAX
TOTAL UNITS (MANUFACTURED HOMES)	262 UNITS
EXISTING UNITS (1-214)	214 UNITS
PROPOSED UNITS (215-222)	8 UNITS
UNOCCUPIED HOME SITES <sup>1</sup> (223-262)	40 UNITS
TOTAL RV PARKING (30'x76')	33 SPACES
EXISTING PARKING	449 SPACES
REQUIRED PARKING (2 SPACES/ D.U.)	444 SPACES
PROPOSED PARKING	465 SPACES
REQUIRED OPEN SPACE (20% OF SITE)	8.33 AC.
PROPOSED OPEN SPACE (52.4% OF SITE)	21.81 A.C.

**PROPERTY DEVELOPMENT REGULATIONS**

PUD (BASED ON R3)	LOT DIMENSIONS			MAX BLDG. HT.	BLDG. COV.	SETBACKS			
	WIDTH & FRONTAGE	DEPTH	FRONT			SIDE	CORNER	REAR	
REQUIRED	65'	100'	28'	35%	25'	7'	15'	15'	
PROPOSED	1,232'	1,706'	28'	23%	20'	9'	N/A	25'	

- NOTES\***
- UNOCCUPIED HOME SITES ARE SHOWN BASED ON ESTIMATED QUANTITY, LOCATION AND SIZE FOR REFERENCE ONLY.
  - 20' FRONT SETBACK IS AN EXISTING NON-CONFORMITY FOR THE DEVELOPMENT.
  - PROPOSED IMPROVEMENTS TO BE DEVELOPED IN ONE PHASE.

- LEGEND**
- AC. = ACRES
  - BBL = BASE BUILDING LINE
  - C = COMPACT SPACE
  - CHMPT. = COMPACT
  - CoFP = CITY OF FORT PIERCE
  - D.E. = DRAINAGE EASEMENT
  - D.U. = DWELLING UNITS
  - ESMT. = EASEMENT
  - EX. = EXISTING
  - FLU = FUTURE LAND USE
  - F.P. = FOUNDATION PLANTING
  - GLUE = GENERAL UTILITY EASEMENT
  - L.A.E. = LIMITED ACCESS EASEMENT
  - L.M.E. = LAKE MAINTENANCE EASEMENT
  - O.R.B. = OFFICIAL RECORD BOOK
  - P.B. = PLAT BOOK
  - PG. = PAGE
  - R = RADIUS
  - R/W = RIGHT-OF-WAY
  - S.B. = SETBACK
  - S.F. = SQUARE FEET
  - SLC = ST. LUCY COUNTY
  - S/W = SIDEWALK
  - T.B.A. = TO BE ABANDONED
  - TYP = TYPICAL
  - U.E. = UTILITY EASEMENT



NO.	DATE	DESCRIPTION	REVISIONS	
			BY	DATE
1	10/49/00	RR		
2		SP		
3	2024-08-16			

**TALL PINES PD  
FORT PIERCE, FLORIDA  
PD SITE PLAN**

**SHEET:  
PSP-1**



**PHASING PLAN STATEMENT**  
**TALL PINES PD**  
City of Fort Pierce

**PHASING PLAN**

- There is no phasing proposed for the project, as the proposed improvements are to be developed in one phase.



## 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: 314 S Erie Dr, Fort Pierce, FL 34946 & Dakota Way, Fort Pierce, FL 34946
2. Property Tax ID(s): 1433-210-0003-000-9 & 1433-310-0002-000-9
3. Total Acreage: 41.63 ACRES
4. Existing Future Land Use Designation: Residential Medium (RM) (St Lucie County)
5. Existing Zoning Classification: Residential, Mobile Home - 5 (RMH-5) (St Lucie County)
6. Proposed Zoning Classification: Planned Development (PD)
7. Other applications being submitted concurrent with this application, if any: Annexation and FLU Amendment

8. Describe the existing uses, improvements and structures on the amendment lands: The existing use of the property includes manufactured homes and outdoor storage. Amenities include a clubhouse, pool, athletic courts, and fishing pier.

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: This application is being submitted concurrent with an Annexation and Future Land Use Amendment Application. The property must be rezoned to be compatible with the City's Comprehensive Plan and Land Development Ordinances.

**11. CAPACITY ANALYSIS**

**I. Site Data:**

	Existing Use	Future Land Use	Zoning
North	Canal, mobile homes, Single-family homes,	RM (SLC)	RM-9 (SLC) & RMH-5 (SLC)
South	Canal, Single-family homes, Public park	RU (SLC) RL (FP)	RS-4 (SLC) R-1 (FP)
East	Canal, Mobile home parks, Automobile Sales & Rental, Self-Storage & Storage Plaza, Vacant	COM (SLC) RM (SLC)	RVP (SLC) CG (SLC) RMH-5 (SLC) PUD (SLC)
West	Single-family homes	RM (SLC) RL (FP)	RM-9 (SLC) R-1 (FP)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	RMH-5	9 du/ac	41.63	X
Proposed	RL	PD	6.5 du/ac	41.63	N/A

**II. Public Facilities Information:**

<b>A. Potable Water:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 76,700 gallons
Demand Analysis	Maximum RV lots were included as "residential" in this calculation.
Current Zoning	Total gallons per day 55,640 gallons
Proposed Zoning	Total gallons per day 76,700 gallons
Change in Demand	Total gallons per day +21,060 gallons

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person 76,700 gallons (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum RV lots were included as "residential" in this calculation.
Current Zoning	Total gallons per day 55,640 gallons
Proposed Zoning	Total gallons per day 76,700 gallons
<b>Change in Demand</b>	<b>Total gallons per day</b> +21,060 gallons

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	895.67	898.16	2.49
Urban District	5 acres per 1,000 people	223.92	224.54	0.62
Community	2.5 acres per 1,000 people	111.96	112.27	0.31
Neighborhood	1.36 acres per 1,000 people	60.91	61.08	0.17

<b>D. Public Schools (Residential Classifications Only):</b>		
Single Family: (du x 0.405 = students/70% K-8/30% High)	Tall Pines is age-restricted, therefore there will be no change in demand for public schools.	
Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
School Name	Frances K Sweet Elementary/Dan McCarty Middle	Fort Pierce Central High
City	Fort Pierce	Fort Pierce
Distance	0.40 mi/2.84 mi	7.75 mi
Current Zoning Enrollment Demand	0	0
Proposed Zoning Enrollment Demand	0	0
Change in Demand	0	0

<b>E. Solid Waste:</b>	
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum RV lots were included in this calculation.
Current Zoning	28.5 yards
Proposed Zoning	39.33 yards
Change in Demand	+10.83 yards

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

<b>Impact</b>	The proposed improvements for the site will increase the total impervious area and stormwater runoff volume. The construction of swales are proposed to handle the additional runoff created from the proposed improvements which will result in no impacts to the discharge for the overall site.
---------------	--

**III. Transportation Analysis**

<b>G. Traffic</b> Traffic is in progress and will be provided at a later time		
Most recent ITE Code for use; HCM Roadway Capacity		
	<b>AADT</b>	<b>AM/PM Peak Hour Trips</b>
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning</b>		
<b>Proposed Zoning</b>		
<b>Change in Demand</b>	Trips	Trips
<b>Impact to Capacity</b>		

12. Name of Owner(s): Granite Tall Pines, LLC c/o Inspire Communities, LLC  
 Mailing Address: 4742 N 24th St Suite 325  
 City Phoenix State AZ Zip 85016  
 Phone # 646-991-6950  
 E-mail: jmauldin@inspirecommunities.com

13. Name of Applicant: Jerrold Purser (WGI, Inc.) on behalf of Granite Tall Pines, LLC  
 Mailing Address: 3230 W Commercial Blvd, Suite 300  
 City Fort Lauderdale State FL Zip 33309  
 Phone # (954) 660-1660 Fax # \_\_\_\_\_  
 E-mail: Jerrold.Purser@wginc.com

14. Name of Representative: Rodney Q. Jarvis (Gallagher & Kennedy)  
 Mailing Address: 2575 E. Camelback Rd, Suite 1100  
 City Phoenix State AZ Zip 85016  
 Phone # (602) 717-9979 Fax # \_\_\_\_\_  
 E-mail: rjarvis@gmail.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.



Applicant's Signature

Date

3230 W Commercial Blvd, Suite 300, Fort Lauderdale FL 33309  
 Address State Zip  
 (954) 660-1660 Jerrod.Purser@wginc.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.

Jonathan Mauldin Granite Tall Pines, LLC c/o Inspire Communities, LLC 646-991-6950

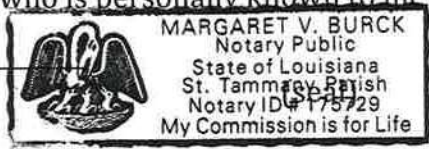
Property Owner's Name (Please Print) Phone  
 4742 N 24th St Suite 325, Phoenix AZ 85016  
 Address State Zip

Property Owner's Signature *[Signature]* Date 8/16/2024

STATE OF FLORIDA) *Louisiana*  
 ST LUCIE COUNTY) *St. Tammany*

The foregoing instrument was acknowledged before me this *16<sup>th</sup>* day of *August*, 20*24*, by *Jonathan Mauldin* who is personally known to me or has produced *Louisiana Drivers License* as id

Signature of Notary *[Signature]*



**OFFICE USE:**

DATE RECEIVED: \_\_\_\_\_ Signed: \_\_\_\_\_  
 File Number: \_\_\_\_\_ Check No: \_\_\_\_\_ Receipt No: \_\_\_\_\_  
 TRC Review: \_\_\_\_\_ Planning Board Review: \_\_\_\_\_ City Commission: \_\_\_\_\_  
 Ordinance No: \_\_\_\_\_ Date Approved: \_\_\_\_\_

Traffic Impact Analysis will be provided at a later date.



August 20, 2024

Kevin Freeman

[kfreeman@cityoffortpierce.com](mailto:kfreeman@cityoffortpierce.com)

**Re: Tall Pines Transportation Impact Analysis Methodology**

This letter outlines the proposed methodology for the Tall Pines development in Fort Pierce, St. Lucie County, Florida. The Tall Pines methodology statement is being prepared for Granite Tall Pines LLC. The purpose of this study is to examine the traffic impacts of the manufactured home and RV camping spots development on the surrounding network. The proposed development will add 48 manufactured homes and 33 RV camping spots to the existing Tall Pines Mobile Home Park located off of Bryant Road approximately 2,000 feet southeast of the intersection of St. Lucie Boulevard and N 25<sup>th</sup> Street. The buildout for the project is expected in 2025.



## PROJECT DESCRIPTION

The proposed Project will add 48 manufactured homes and 33 RV camping spots to the existing 214 manufactured home units located in Tall Pines Mobile Home Park. The site plan of the proposed Project is shown in **Figure 1**. The proposed site plan includes two access points, one on the northern portion at Cherokee Ave and another on the western portion with Bryant Road. RV Camping trips will only be permitted to access the site from Bryant Road. Per the City of Fort Pierce Municipal Code, the traffic study will follow St. Lucie County *Standardized Traffic Impact Studies Methodology and Procedures* criteria.





## TRIP GENERATION METHODOLOGY

The purpose of the vehicular trip generation estimate is to approximate the number of new vehicle trips entering and exiting the site for various purposes (e.g., visitor trips, employee, etc.) during a selected time period. The proposed Project will add 48 manufactured homes and 33 RV camping spots.

The Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11<sup>th</sup> Edition* was applied for the trip generation analysis because of its widely accepted methodology. The land use "Campground/Recreational Vehicle Park" (ITE land use 416, based on occupied campsites) was applied for both AM and PM peak hours for the proposed RV camping spots. The land use "Mobile Home Park" (ITE land use 240, based on dwelling units) was applied for both AM and PM peak hours for the proposed manufactured homes.

**Table 1** summarizes the trip generation rates and provides the estimated trip generation for the proposed Project for a typical weekday and the AM and PM peak hours. As shown in **Table 1**, the Project is estimated to generate 442 daily vehicle trips, with 26 of those trips occurring during the AM peak hour, and 37 trips occurring during the PM peak hour upon full buildout of the Project. It is important to note that no pass-by or internal capture reduction rate was applied for this development due to the land uses not being eligible for either reduction.



**Table 1: Trip Generation Rates**

Description	Land Use	ITE Code	Density	Units	Daily Total	Weekday AM Peak			Weekday PM Peak		
						In	Out	Total	In	Out	Total
<sup>1</sup> Recreational	RV Park	416	33	Occupied Campsites	100	3	4	7	6	3	9
<sup>2</sup> Residential	Mobile Home Park	240	48	Dwelling Units	342	4	15	19	17	11	28
<b>Total External Net New Vehicle Trips</b>					<b>442</b>	<b>7</b>	<b>19</b>	<b>26</b>	<b>23</b>	<b>14</b>	<b>37</b>

Notes:

1. ITE Land Use 416 Campground/Recreational Vehicle Park:

Daily T = PM Peak Hour/.09

AM Peak Hour T = 0.21\*(X) (36% entering, 64% exiting)

PM Peak Hour T = 0.27\*(X) + 20.55 (65% entering, 35% exiting)

2. ITE Land Use 240 Mobile Home Park:

Daily T = 7.12\*(X)

AM Peak Hour T = 0.39\*(X) (21% entering, 79% exiting)

PM Peak Hour T = 0.58\*(X) (62% entering, 38% exiting)

Source: WGI, 2024.

According to St. Lucie County *Standardized Traffic Impact Studies Methodology and Procedures* criteria, "the area to be studied will be based on the New External Trip Generation of the proposed development." According to the table given, the generation of 201-500 new external daily trips correlates to a radius of influence of 0.5 miles. Since this development generates 442 new external daily trips, a 0.5-mile radius of influence will be studied. **Figure 2 below** depicts the half-mile radius of influence.



Project Site



Half-Mile Radius

Figure 2: Half-Mile Radius



## TRIP DISTRIBUTION AND ASSIGNMENT

A directional distribution was developed based on the Average Annual Daily Traffic (AADT) volumes of surrounding roadways that connect to St. Lucie Boulevard. The AADT Volumes were derived from the FDOT Traffic Online. The project distribution can be seen below in **Table 2**.

**Table 2: Directional Distribution**

Roadway	AADT	Distribution %
St. Lucie Blvd. (W)	5900	7%
St. Lucie Blvd. (E)	5200	7%
N 25th Street (N)	9100	11%
N 25th Street (S)	13200	17%
US 1 (N)	24000	30%
US 1 (S)	22500	28%
<b>Total</b>	<b>79900</b>	<b>100%</b>

Source: WGI, 2024.

**Figures 3 and 4** below show the directional distribution and assignment throughout the study roadway network.

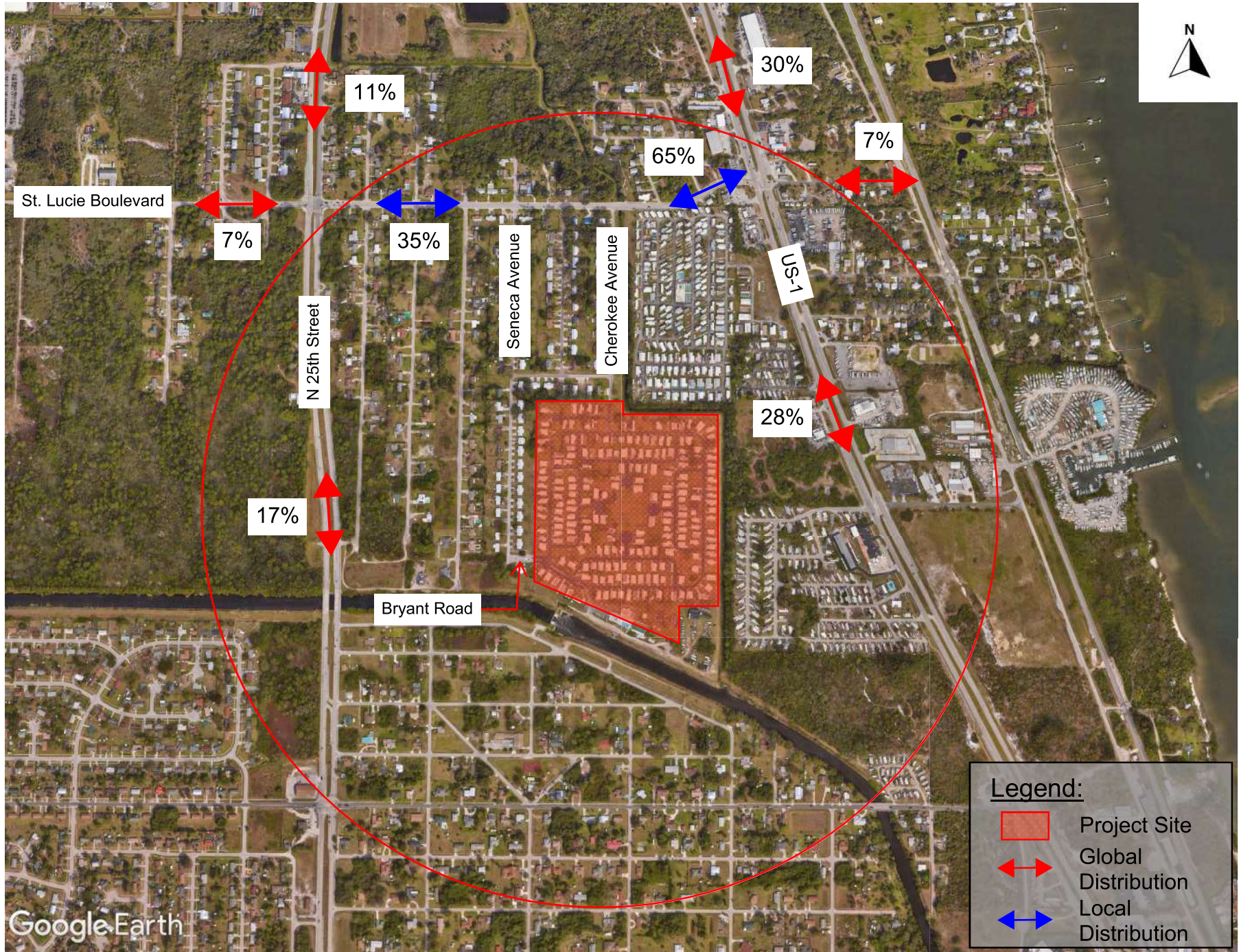


Figure 3: Traffic Distribution



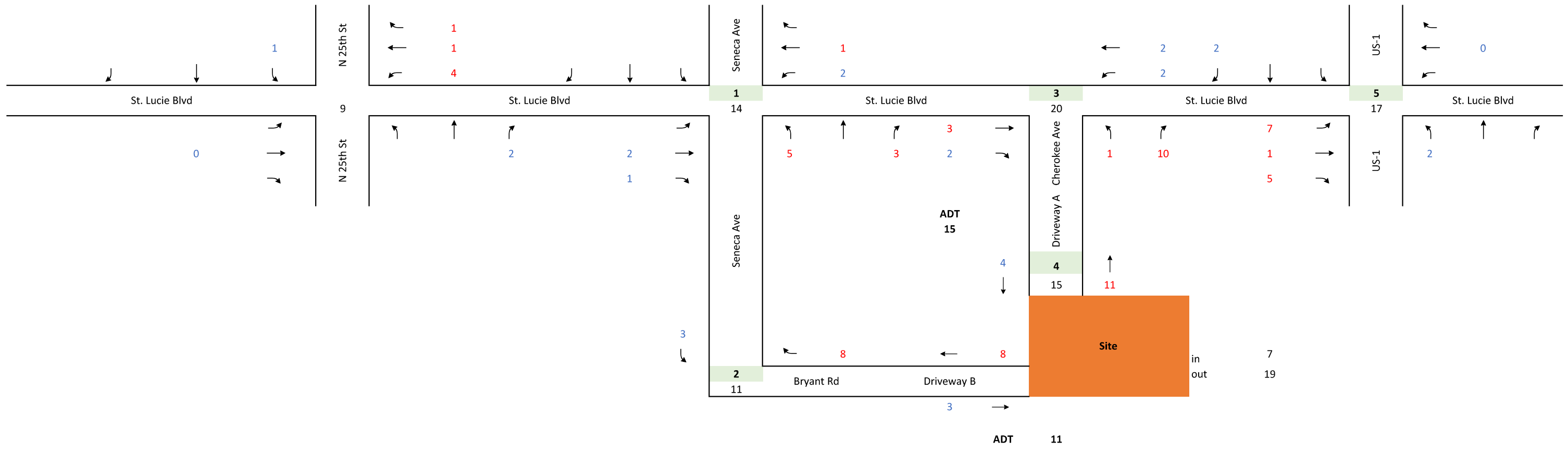


Figure 4: Trip Assignment AM

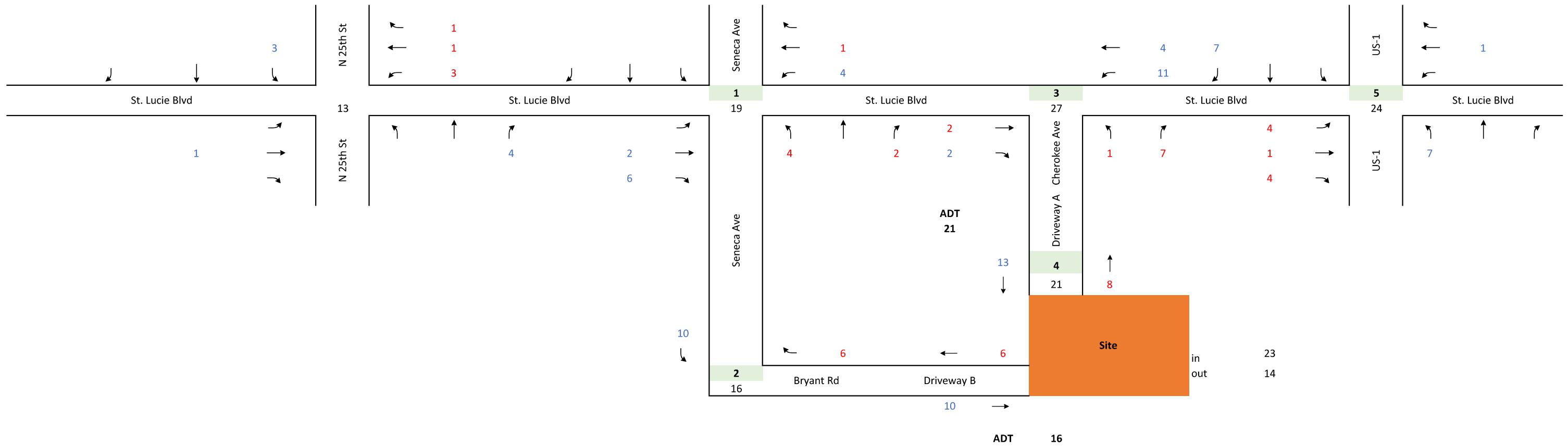


Figure 4: Trip Assignment PM



## STUDY AREA

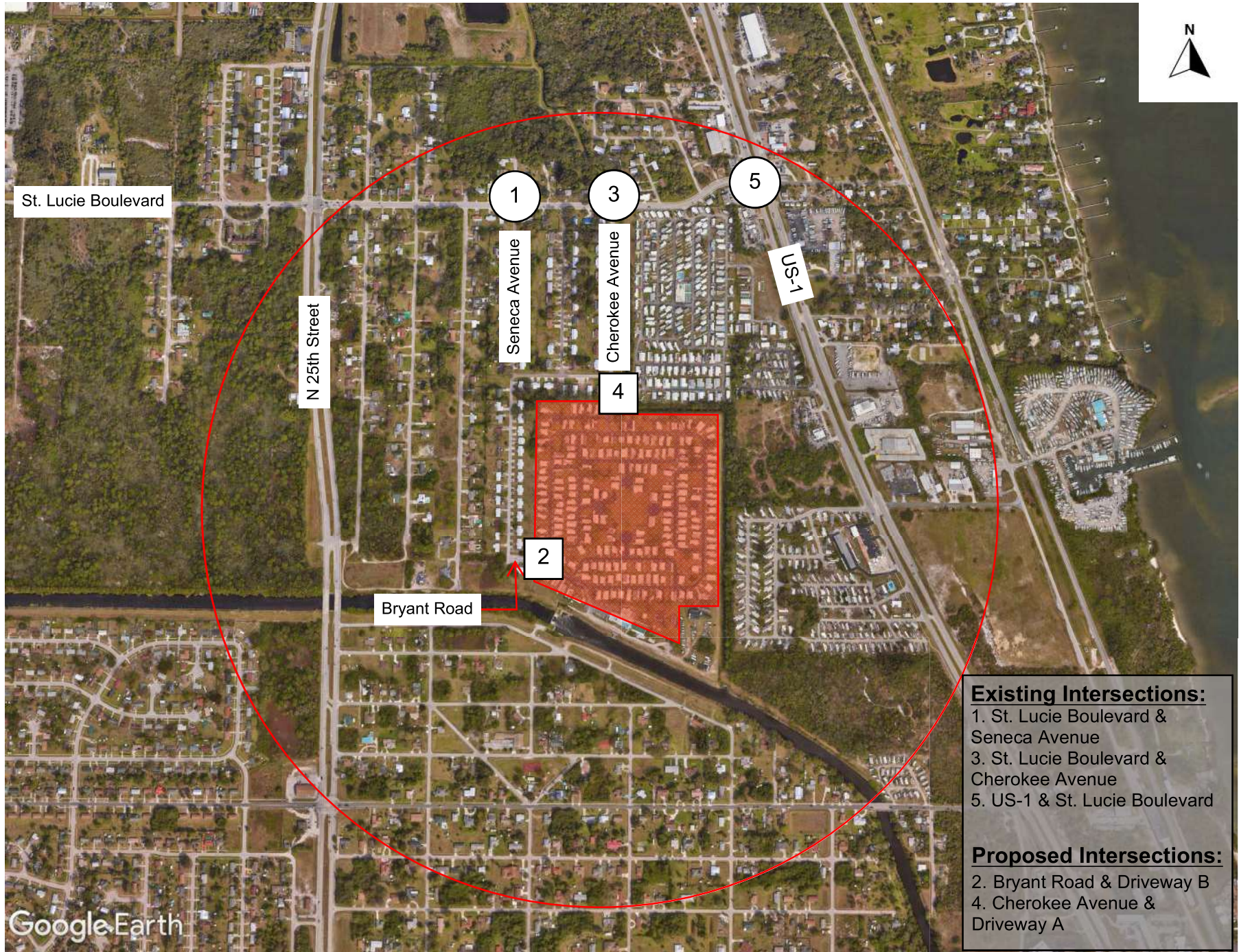
The following major intersections and roadway segments will be included in the traffic analysis:

### **Intersections:**

- US-1 and St. Lucie Blvd.
- St. Lucie Blvd. and Seneca Ave.
- St. Lucie Blvd. and Cherokee Ave.
- Cherokee Ave and Driveway A
- Bryant Road and Driveway B

As per the *Standardized Traffic Impact Studies (TIS) Methodology and Procedures, Section 3: Impacted Roadways/ Intersections*, included in **Appendix B**, these study intersections were chosen because the peak hour traffic is more than 1% of the two-way peak-hour service capacity. The two-way peak-hour service capacity was found using the latest version of the Generalized Service Volumes tables from Florida Department of Transportation, which are based on Context classification area and number of lanes. **Appendix B** includes the significance test used to determine the study area and roadways. As seen in **Appendix B**, the intersections that connect the site to the major roadway network, St. Lucie Blvd. and Seneca Ave. and St. Lucie Blvd. and Cherokee Ave., will need to be analyzed. The intersection of US-1 and St. Lucie Blvd. from Cherokee Ave. to US-1 exceeds the 1% threshold, and therefore will be included in the intersection analysis as well. It should be noted that the available capacity on St. Lucie Blvd. changes directly adjacent to the site due to the context area transitioning from C2 to C4 directly in front of the site.

**Figure 5** shows the study area intersections for this development.



# Study Intersection

# Proposed Driveway

Figure 5: Study Area Intersections



## BACKGROUND GROWTH

Five (5) years (2019-2023) AADTs from FDOT Florida Traffic Online were used to calculate the background growth. The background growth calculations are shown in **Table 3**. The average annual cumulative growth rate is 1.1% therefore a growth rate of **1%** will be assumed.

**Table 3: Background Growth Calculation**

Roadway	AADT		Annual Growth
	2019	2023	
N 25th Street North	9,800	9,100	-1.8%
N 25th Street South	11,800	13,200	2.8%
St. Lucie Blvd West	4,800	5,900	5.3%
St. Lucie Blvd East	5,600	5,200	-1.8%
US-1 North	24,500	24,000	-0.5%
US-1 South	20,500	22,500	2.4%
<b>Average Annual Growth Rate</b>			<b>1.1%</b>

Source: WGI, 2024.

## DATA COLLECTION

The A.M. (7:00 A.M. to 9:00 A.M.) and the P.M. (4:00 P.M. to 6:00 P.M.) peak period turning movement counts will be collected at the study intersections. All traffic counts will be adjusted to peak season conditions using the appropriate FDOT peak season category factors. Turning movement counts will be collected in 15-minute intervals during the two (2) peak periods. Turning movement counts will also include pedestrians and bicyclists. Signal timing information will be obtained from St. Lucie County Traffic Engineering Division. All traffic data collected will be provided in the Appendix of the traffic impact study.

## CAPACITY ANALYSIS

Capacity analyses will be conducted for the A.M. and P.M. peak hours at the study intersections and the driveways. Intersection analyses will be performed using *Synchro 11* traffic engineering analysis software which applies the Transportation Research Board's (TRB's), *Highway Capacity Manual* (HCM), 2000, 2010, and 6<sup>th</sup> Editions. Capacity analyses will be conducted for existing and future conditions, and potentially for future conditions with mitigations, if needed. A build-out year of 2025 will be used in the analysis.



**Documentation**

The results of the traffic analysis will be summarized in a report. The report will include supporting documents including signal timings, lane geometry, and software output sheets. The report will include appropriate text and graphics necessary to summarize the analysis and conclusions.

Should you have any questions regarding this traffic study methodology please contact me via email at [Ravali.Kosaraju@wginc.com](mailto:Ravali.Kosaraju@wginc.com) or via telephone at (512) 582-5569 if you have any questions.

Respectfully submitted,

**WGI, Inc.**

A handwritten signature in blue ink that reads "Ravali Kosaraju". The signature is written in a cursive style with a horizontal line underneath.

Ravali Kosaraju, P.E. (TX)

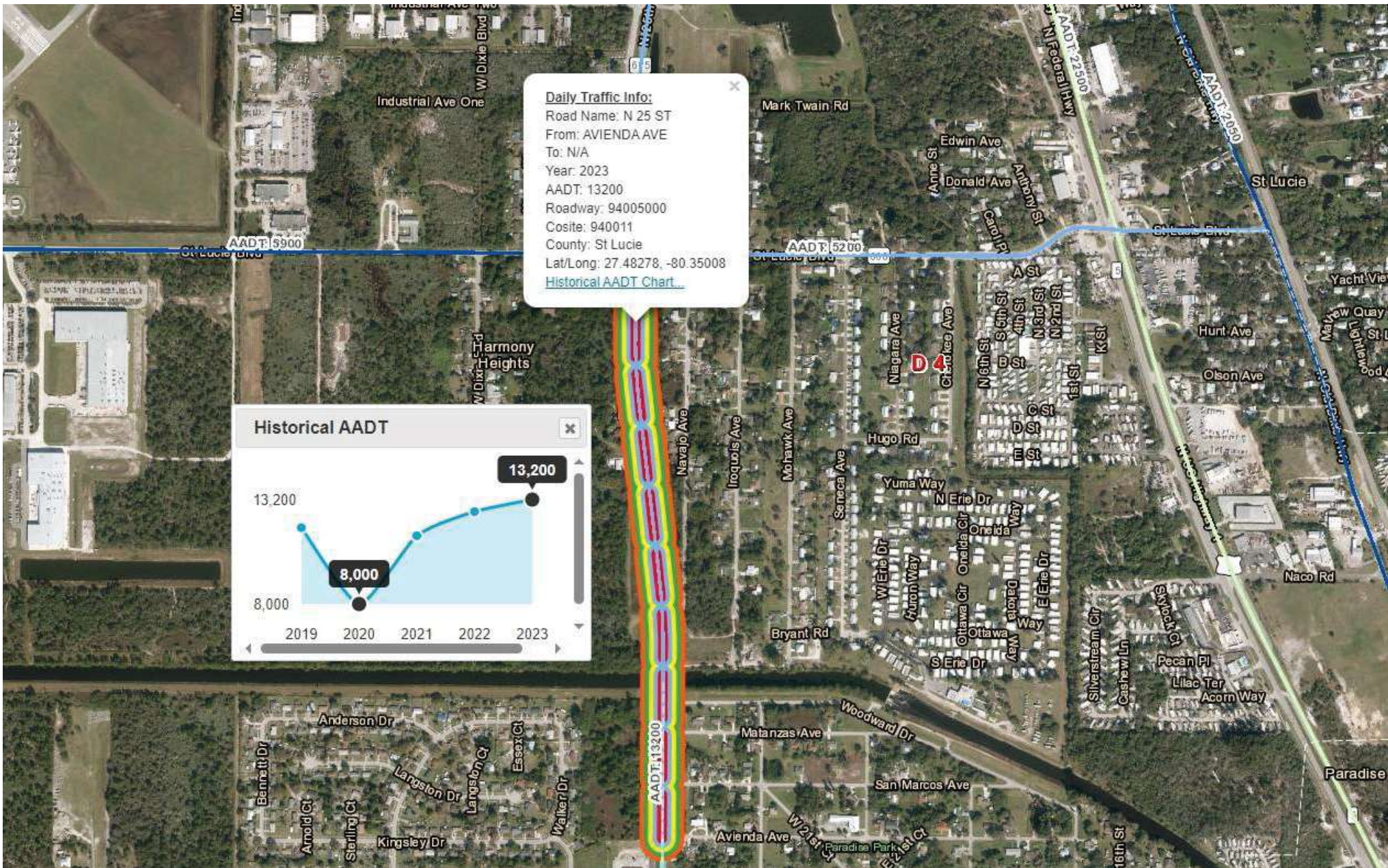
**Appendix A: Historical AADT Data**

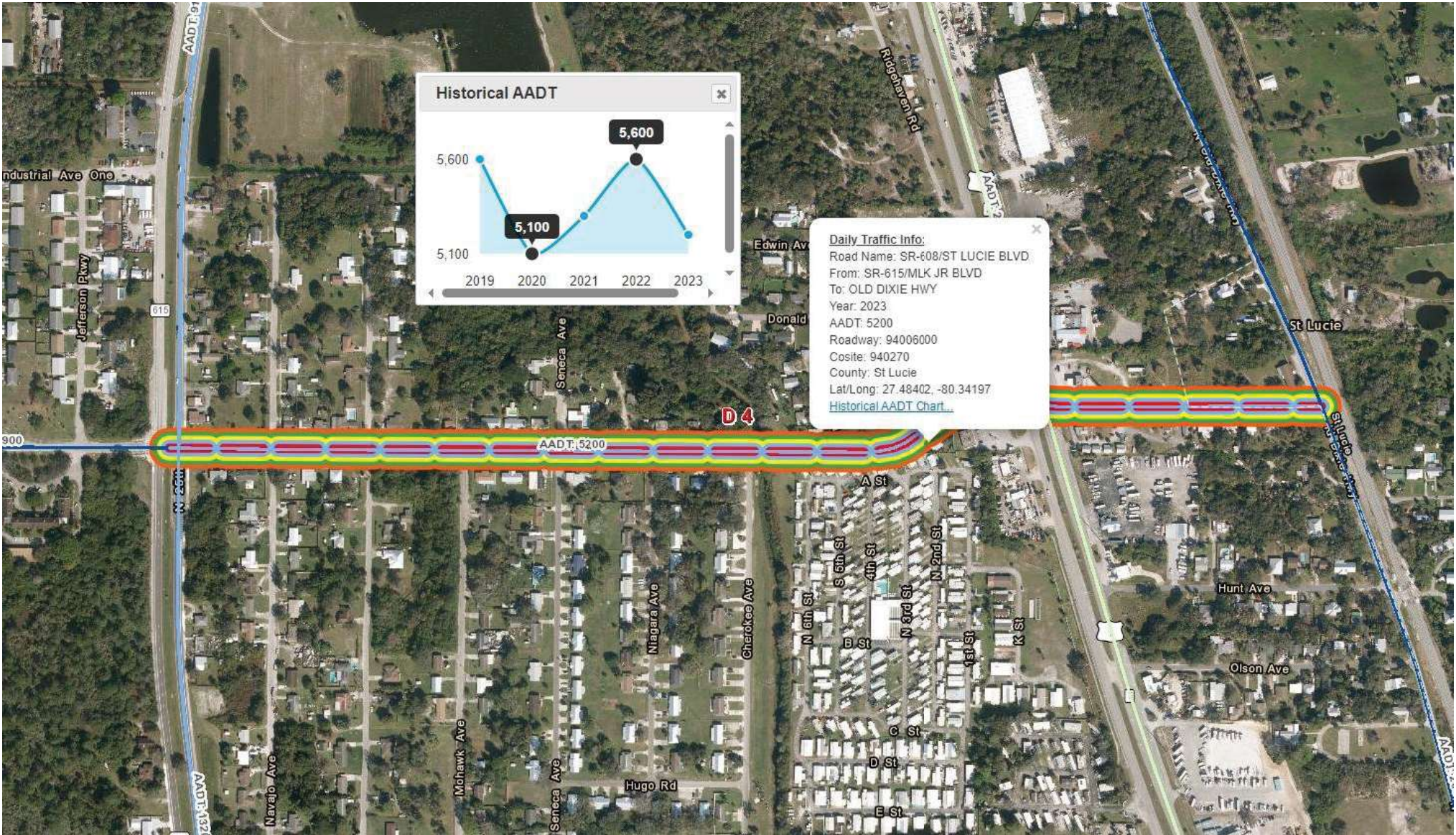
**Appendix B: Significance Testing**

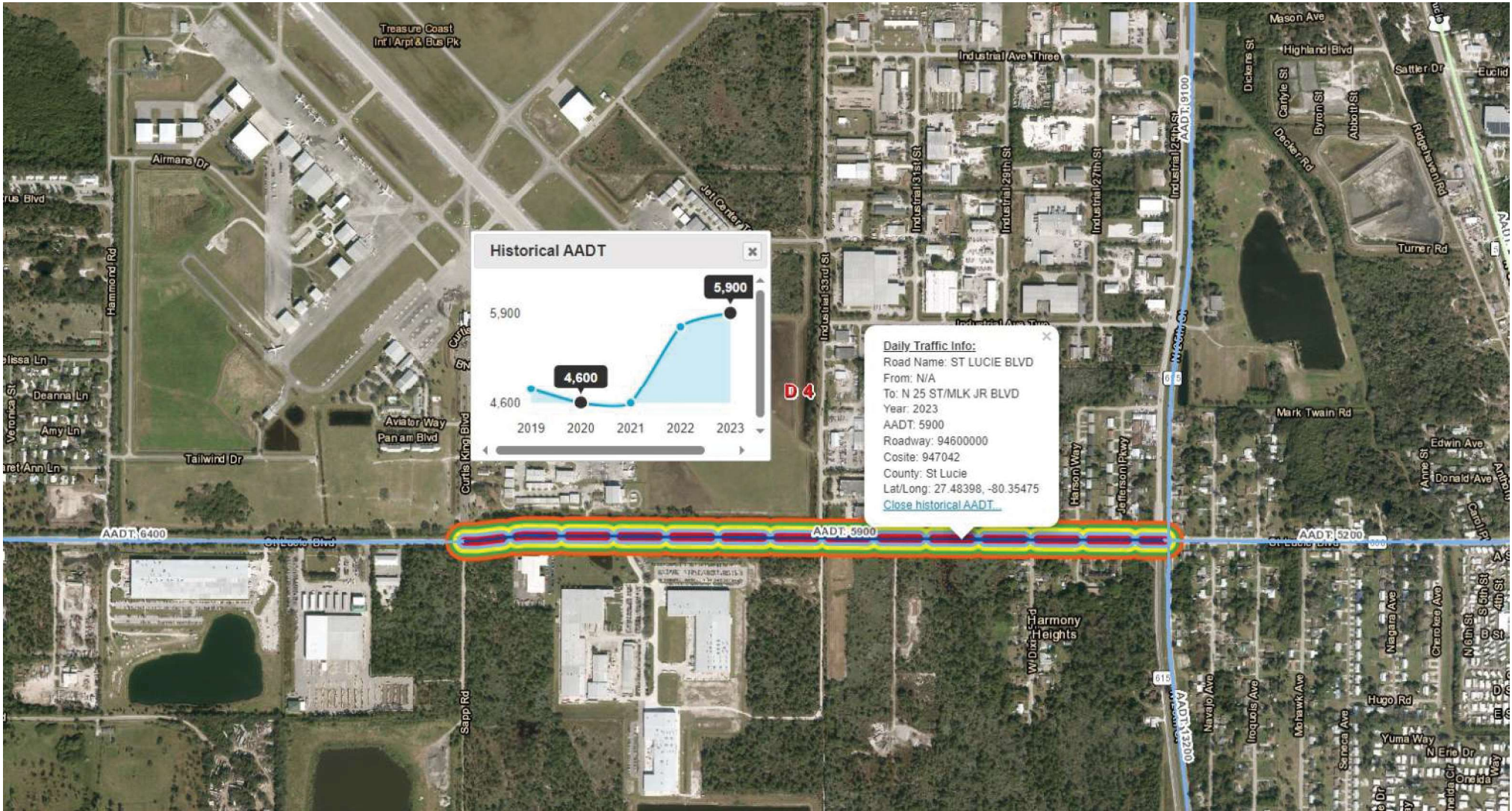


## **APPENDIX A: HISTORICAL AADT DATA**











Appendix A  
Historical AADT Data





## **APPENDIX B: SIGNIFICANCE TESTING**

Roadway Segment	Number of Lanes	LOS D Service Volumes	Project Trips										
			% Assignment	AM Peak Hour						PM Peak Hour			
				Trips		% Impact			Trips		% Impact		
				Enter	Exit	Total Added Trips	Total %	Significance	Enter	Exit	Enter	Significance	Total %
<b>Saint Lucie Boulevard</b> From: Center Road To: North 25th Street	2U	1330	7%	0	1	1	0.1%	NO	1	1	2	0.2%	NO
<b>Saint Lucie Boulevard</b> From: North 25th Street To: Seneca Avenue	2U	1580	35%	3	6	9	0.6%	NO	8	5	13	0.8%	NO
<b>Saint Lucie Boulevard</b> From: Seneca Avenue To: Cherokee Avenue	2U	1580	24%	4	4	8	0.5%	NO	6	3	9	0.6%	NO
<b>Saint Lucie Boulevard</b> From: Cherokee Avenue To: US-1	2U	1580	65%	4	13	17	1.1%	YES	15	9	24	1.5%	YES
<b>Saint Lucie Boulevard</b> From: US-1 To: Old Dixie Highway	2U	1580	7%	0	1	1	0.1%	NO	1	1	2	0.1%	NO
<b>Cherokee Avenue</b> From: Driveway A To: Saint Lucie Boulevard	2U	1330	59%	4	11	15	1.1%	YES	13	8	21	1.6%	YES
<b>Seneca Avenue</b> From: Bryant Road To: Saint Lucie Boulevard	2U	1330	41%	3	8	11	0.8%	NO	10	6	16	1.2%	YES

**Note: Significance Level 1% LOS D for any road segment to which development traffic makes its first connection to the Major Road Network.  
Significance level 5% LOS D for all other major road segments per St Lucie TPO Standardized TIS Methodology & Procedures.**

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# 1. PURPOSE AND APPLICABILITY

The purpose is to provide a generally uniform methodology for identifying potential traffic impacts of new development and redevelopment on the transportation system and developing mitigation strategies to offset those impacts. However, the need to perform a Traffic Impact Study (TIS) will be determined in accordance with the applicable local government requirements and provisions.

The TIS is to be signed and sealed by a registered professional engineer licensed to practice in Florida.

Any reference to the "Local Government" in these guidelines shall mean the City of Ft. Pierce, City of Port St. Lucie, St. Lucie County, their consultants, sub-consultants, contractors, or employees, as applicable. Any reference to the "Applicant" in these guidelines shall mean the person or party making application to the Local Government, to include the Applicant's consultants, sub-consultants, and contractors.

Unless otherwise agreed to in an approved Methodology Statement, the procedures of this unified methodology document will be followed.

# 2. METHODOLOGY STATEMENT

Prior to conducting any study, a Methodology Statement shall be prepared by the Applicant and submitted to the Local Government for review and approval. The purpose of the Methodology Statement is to establish agreed upon methodologies and assumptions prior to the start of the study. The methodology shall address the following minimum elements:

- Description of land uses, site location, build-out schedule, and phasing
- Preliminary site plan
- Trip Generation
- Internal Capture
- Background Traffic Growth Procedure
- Distribution and Assignment
- Committed Network

It shall be the Applicant's responsibility to ensure that a traffic study is not prepared or submitted without an approved Methodology Statement signed by the Local Government.

# 3. IMPACTED ROADWAYS/INTERSECTIONS

At a minimum, the following impacted roadway segments and intersections shall be analyzed in the TIS:

- a. Any Road Segment to which development traffic makes its first connection to the Major Road Network, provided the development traffic consumes one percent or more of the existing or committed two-way peak-hour service capacity,

- 
- b. Major Road Segment on which the two-way peak-hour project traffic consumes 5 (five) percent or more of the existing or committed two-way peak-hour service capacity,
  - c. Site driveway connections to public roads. In addition, if the development has no direct connection to the Major Road Network, the intersections of the local/non-major roads (that provides access to the development) with the Major Road Network shall be analyzed, and
  - d. Major Intersections that are part of the impacted roadways.

To determine whether peak-hour development traffic consumes one percent or five percent or more of the existing service capacity of a road, the generalized roadway service volumes from the latest version of the Generalized Service Volumes tables of the Florida Department of Transportation (FDOT) shall be used. Roadway functional classification shall be based on the St. Lucie TPO's Federal Functional Classification Map and, for roads that are not contained on the map, it shall be based on the Local Government's Comprehensive Plan.

An alternative study network identification methodology can be followed by the Applicant; this methodology is described in Appendix B. Agreement on the use of the alternative study network methodology shall be reached during the methodology phase and its use acceptance is at the Local Government's discretion.

#### **4. ANALYSIS SCENARIOS**

The Applicant shall be required to provide an analysis of the following scenarios:

- e. **Existing scenario** is defined as the analysis of existing traffic on the Existing Network.
- f. **Background scenario** is defined as the analysis of existing traffic plus background traffic on the committed network.
- g. **Background scenario with mitigation** is defined as the analysis of existing traffic plus background traffic on the committed network with the inclusion of any other improvements that are required to restore a facility to its adopted level of service standard.
- h. **Future scenario** is defined as analysis of existing traffic, plus background traffic, plus project traffic on the committed network.
- i. **Future Scenario with mitigation** is defined as analysis of existing traffic, plus background traffic, plus project traffic on the committed network with the inclusion of any other improvements (if needed) that are required to restore a facility to its adopted level of service standard.

A detailed definition of the analysis scenarios is included in Appendix A.

**Planning Board - Rescheduled from 11/12/24**

7. d.

**Meeting Date:** 11/21/2024

**Re:** Zoning Map Amendment Master PD at 1038 S. 37th Street

**Submitted For:** Kev Freeman, Planning Director, Planning Department

---

**Information**

**SUBJECT:**

Rezoning - Master Plan Development - Prado Place  
1038 S. 37th Street - Parcel ID: 2417-213-0001-000-7

**SUMMARY:**

Prado Place Master PD  
Current Zoning E-3  
Proposed Zoning PD (Master)  
Current FLU RL  
Proposed FLU NO CHANGE  
Zoning North R-1 (CITY)  
Zoning South U (COUNTY)  
Zoning East CN (COUNTY)  
Zoning West RS-3 (COUNTY)  
FLU North RL (CITY)  
FLU South RU (COUNTY)  
FLU East COM (COUNTY)  
FLU West RU (COUNTY)

No previously approved site plan. However, a request for a zoning change to PD was presented to City Commission at the 10/16/2023 meeting. The Commission accepted the withdrawal of the application based on the submittal not meeting the Planned Development regulations in place at that time. This application is submitted in compliance with the new PD application regulations.

**Proposal** The 5.28-acre is presently vacant and undeveloped and located 2 miles west of the US-1 commercial corridor within the FPUA water/wastewater and natural gas service areas. The project proposes a sixty-unit fee-simple single family residential master planned development community with amenities such as pickleball and basketball courts, toddler playground, dog walking area, bicycle rack, benches, and walkways.

**Landscape** Note that the final landscape plan will need to incorporate a suitable landscape strip, except where driveways and pedestrian access points are located, or if a building elevation of a project is located directly on a street sidewalk, and meet these requirements:  
1. The strip shall be no less than ten feet wide and include at least one tree for every 200 square feet of required landscaped strip and contain a hedge of landscape material which shall be installed and maintained so as to form a six feet or higher, continuous, unbroken, solid, visual screen within one year after installation, except in clear vision areas required by city code. The remainder of the required landscaped strip shall be completely covered with groundcover or grass.

2. A wall, berm with planting, or other durable, non-wood privacy fence may be included as part of the required 6 feet high landscape strip but shall not replace it. As all retention and/or

detention areas are normally required to be located at the rear of the property away from public rights-of-way and landscaped with at least a 36-inch hedge around the perimeter, an alternative would be the incorporation of Bioswales or meet other standards which will incorporate significant landscaping and measures to prevent stagnant water.

**Tree Mitigation:** A Tree Survey and Mitigation Plan will be required at Final PD

**Sidewalk:** A sidewalk will be required along the frontage of the site with S 37th Street.

**Open Space:** The project proposes 33.2 % open space which is above the minimum 20% required

**Phasing:** Not required.

**Parking:** Confirm parking provision on the Final Site Plan.

**Traffic:** As the greatest peak hour peak traffic flow anticipated of the proposed project is the 20 AM Exit trips, the project will be considered to be of a "minimal-scale" impact. St. Lucie County Public Works require a A traffic Statement at Final PD.

**Engineering: Final Engineering** to be approved at the time of Final PD submittal and shall include the following:

1. Provide appropriate dimensional information for all roadways and parking facilities.
2. The submitted drainage statement denotes that the project site was designed for the 10-year-1-day storm. In accordance with the City of Fort Pierce Code of Ordinance Section 119-3(e), stormwater management shall meet design standards for the following:
  - a. 10-year-1day = 6.00 inches (for minimum roadway/parkway lot elevation)
  - b. 25-year-3day = 9.50 inches (for off-site discharge & minimum perimeter elevation)
  - c. 100-year-3day= 12.23 inches (for minimum floor elevation)
3. Provide the sidewalk width for the on-site sidewalks.
4. Relocate the stop bar to be within the property boundaries.
5. Provide the proposed driveway aisle widths for the property's driveway entrance and property drive aisles.
6. Provide off-site sidewalks that run the length of the property along S. 37th Street.
7. South 37th Street is a milled roadway that may be required to be brought up to current St Lucie County (SLC) standards.

**Comprehensive Plan:**

**Density:** 12.5 du/acre. The Low-Density Residential Residential FLU allows up to 6.5 units per acre. Policy within the Comprehensive plan allows a 5 unit per acre density bonus to be granted by the City Commission. Therefore, the proposal is within the density permitted by the City's Comprehensive Plan.

**Relevant Policies:** 1.1.7 Policy: The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop.

1.1.9 Policy: The City will allow density bonuses if the developer provides or makes contributions above minimum requirements to facilities that provide a public benefit.

1.2 Objective: The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

1.1.7 Policy: The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop.

1.1.9 Policy: The City will allow density bonuses if the developer provides or makes contributions above minimum requirements to facilities that provide a public benefit.

1.2 Objective: The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

2.12.5 Policy: The City shall provide incentives, such as increased allowable densities and reduced parking requirements, to promote mixed-use developments within the City, and especially within the downtown and around the future Amtrak passenger rail station, by requiring a mix of land uses in all non-residential future land use categories and allowing density bonuses for developments located within ¼-mile of a rail station, a multimodal transit center, or a transit stop as identified in Future Land Use Element Policy 1.1.5.

**Design:** The proposed architectural design and material finish of the properties meets the architectural design criteria.

**Plat:** A Final Plat will be required.

**Note:** Any subsequent submittal of a Final PD Plan application must meet the requirements of Sec. 125-212 Planned Development Zone (PD) and in particular the required Planned Development Plans and Documents as outlined in 125-212 (d)(1) Table (c)(1)

**RECOMMENDATION:**

Staff recommend that the proposal be moved to the City Commission with a recommendation of Approval subject to the attached conditions.

**ALTERNATIVES:**

APPROVAL with alternate conditions.

or

DENIAL

**RESPONSIBLE STAFF:**

Kev Freeman, Planning Director.

**COORDINATED WITH:**

Technical Review Committee - August 15, 2024.

---

**Fiscal Impact**

**Budgeted Y/N:** N

**OTHER INFORMATION:**

N/A

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**Attachments**

Staff Presentation

Draft Ordinance

Application

Site Plan  
Survey  
TOPO  
Application Narrative  
Deed  
Legal  
Maps  
Master Stormwater  
Environmental Report  
Construction Plans Statement  
Concurrency Review  
Owner Consent  
Phasing  
Draft PD Agreement  
Fire District Review  
St. Lucie Public Works

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## Form Review

Form Started By: Kev Freeman  
Final Approval Date: 10/14/2024

Started On: 10/07/2024 12:54 PM



# CITY OF FORT PIERCE

Planning Board  
October 14<sup>th</sup>, 2024

Prado Place - Rezoning (MPD)  
1038 South 37th Street

1

**APPLICANT**

Martin & Franco Prado – Martin & Sons

**PROPERTY OWNER(S)**

Franco Prado

**ADDRESS**

1038 South 37th Street

**PARCEL ID #(S):**

2417-213-0001-000-7



Prado Place – Rezoning (Master PD) – 1038 South 37th Street

2

**SUMMARY**

Request for review of an application for a Zoning Atlas Map Amendment of one (1) parcel of land to change the zoning classification from Residential Single Family(E-3) to a Master Planned Development (PD).

The request to change the zoning to a Master PD is to accommodate a residential development comprising of 60 Residential units at a density of 11.4 units per acre, which includes a 5 du/acre density bonus as allowed by the City's Comprehensive Plan.

**Should this application be granted an Application for a Final PD will be required prior to application for Building Permits**

Prado Place – Rezoning (Master PD) – 1038 South 37th Street



3

**SITE LOCATION**

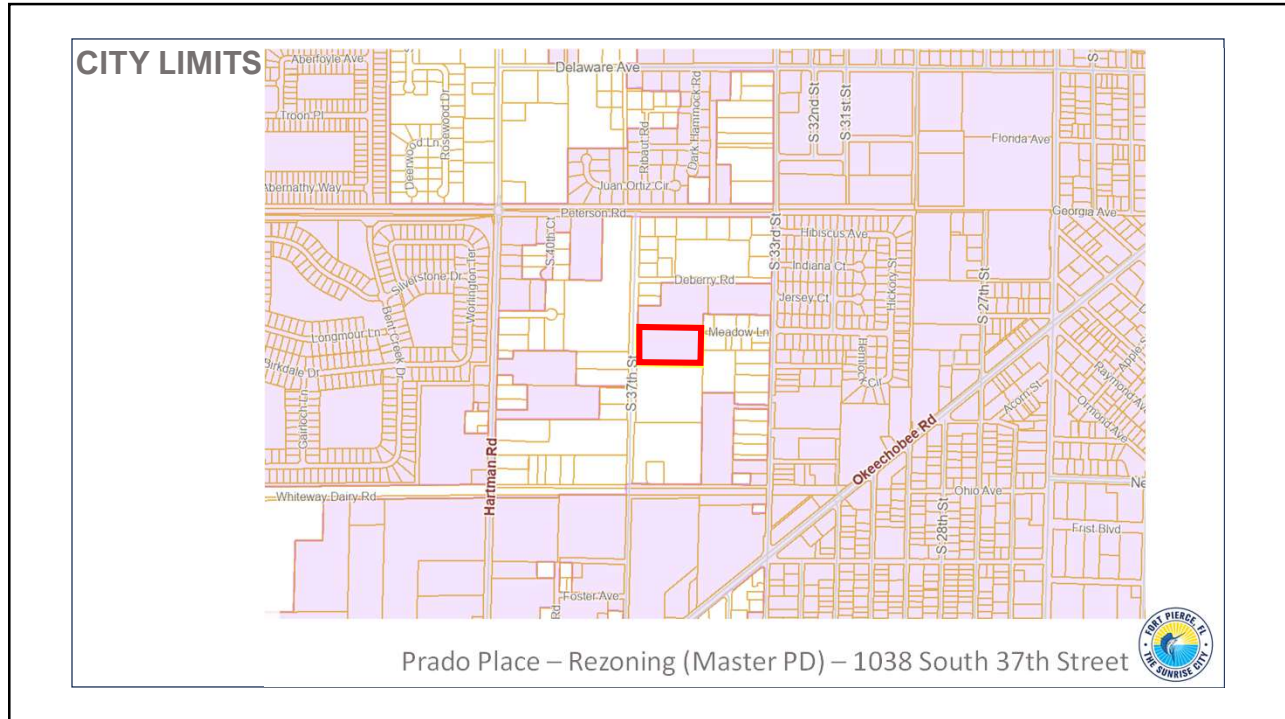


SITE AREA= 5.28 +/- Acres

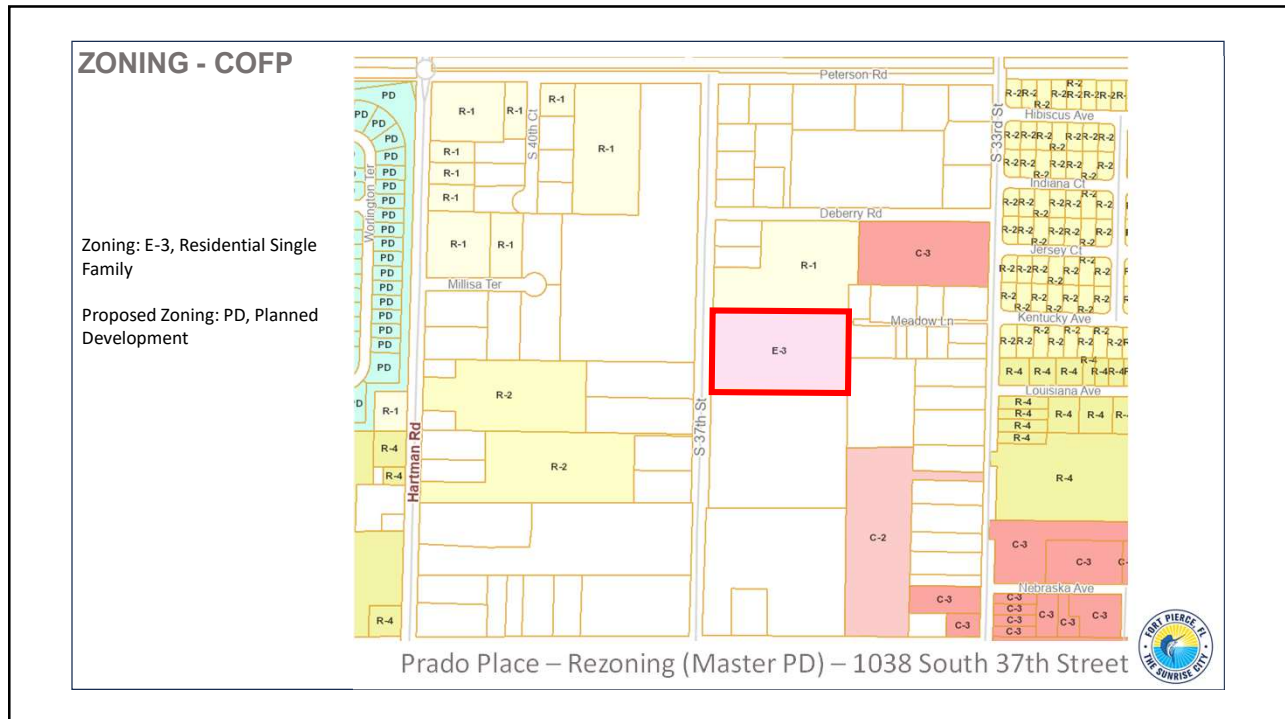
Prado Place – Rezoning (Master PD) – 1038 South 37th Street



4

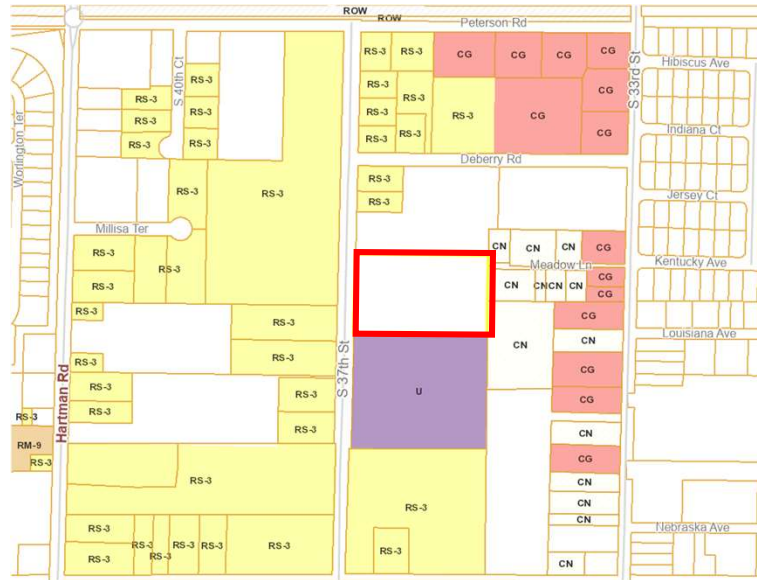


5



6

### ZONING – SLC



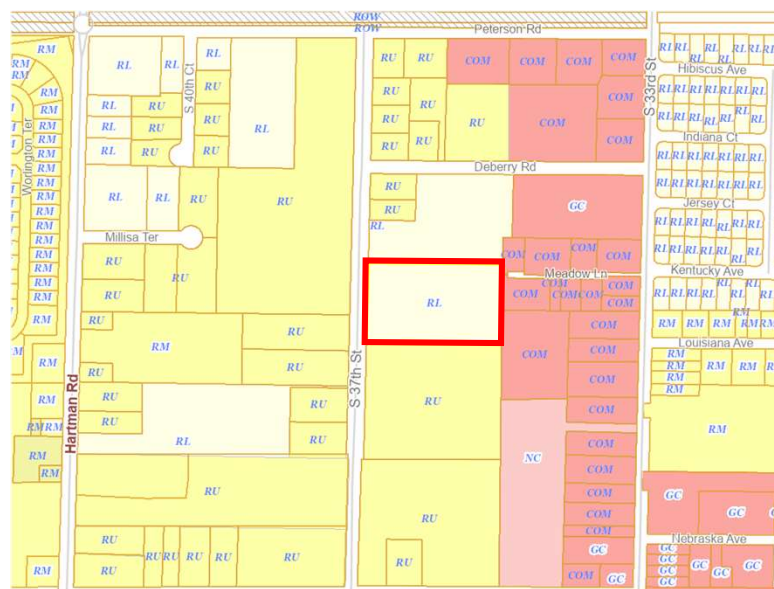
Prado Place – Rezoning (Master PD) – 1038 South 37th Street



7

### FUTURE LAND USE

Current FLU: Low Density Residential,  
**No Change**



Prado Place – Rezoning (Master PD) – 1038 South 37th Street



8

### ZONING

**Intent of District:** The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

Prado Place – Rezoning (Master PD) – 1038 South 37th Street



9

### Site Plan



51% Pervious Area

Prado Place – Rezoning (Master PD) – 1038 South 37th Street



10

Design Review



**TWO-HOME CONFIGURATION**

Prado Place – Rezoning (Master PD) – 1038 South 37th Street



11

Design Review



**FOUR-HOME CONFIGURATION**

Prado Place – Rezoning (Master PD) – 1038 South 37th Street



12

**CONDITIONS**

Staff recommends 14 conditions to be attached to this rezoning:

1. A Final PD shall be required prior to any development activities associated with the Master Site Plan by Art of Engineering, project number 2023-057, dated 2024.09.26.
2. The minimum Open Space shall be 35% of the Final PD site area.
3. The minimum Pervious Area shall be 50% of the Final PD site area.
4. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.
5. The Final PD site plan submittal shall include a wetland jurisdictional survey.
6. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.
7. A detailed stormwater and drainage plan and statement shall be submitted at the time of Final PD site plan application.
8. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
9. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.
10. The Final PD site plan shall include quantitative data for the parcel sizes; proposed lot coverage of buildings and structures; total amount of open space.
11. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

Prado Place – Rezoning (Master PD) – 1038 South 37th Street



13

**CONDITIONS**

Staff has conditions for this rezoning:

12. The Final PD site plan shall contain the following information, at minimum:
  - a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
  - b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
  - c. The location, size and height of present and proposed buildings and structures.
  - d. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
  - e. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks
  - f. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
13. Any required sidewalk or roadway improvements to S 37<sup>th</sup> ST shall be identified through the Final PD site plan process.
14. The property shall be platted prior to any vertical construction activities.

Prado Place – Rezoning (Master PD) – 1038 South 37th Street



14

**RECOMMENDATION**

- Consistent with Section 125-136 of City Code & the Comprehensive Plan
- Does not adversely affect the public health, safety, convenience and general welfare

Staff's recommendation is for the Planning Board to move the proposed Rezoning (PD) for APPROVAL to City Commission with the attached 14 conditions.

**ALTERNATIVE RECOMMENDATION**

1. Recommend Approval with conditions.
2. Recommend Disapproval.

Prado Place – Rezoning (Master PD) – 1038 South 37th Street



**ORDINANCE NO. 24-XXX**

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING THE CITY’S ZONING ATLAS AND REZONING ONE (1) PARCEL GENERALLY LOCATED AT OR NEAR 1038 S 37<sup>th</sup> ST, CONTAINING APPROXIMATELY 5.28 ACRES OF LAND, MORE OR LESS, FROM RESIDENTIAL SINGLE FAMILY (E-3) TO A MASTER PLANNED DEVELOPMENT (PD); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject proposal incorporates a single parcel generally located at or near 1038 S 37<sup>th</sup> ST, within the City of Fort Pierce, Florida, representing approximately 5.28 acres of land; and

**WHEREAS**, a map depicting the subject property is attached hereto as Exhibit “A”; and

**WHEREAS**, the subject property, generally located at or near 1038 S 37<sup>th</sup> ST, is presently designated Residential Single Family (E-3); and

**WHEREAS**, the Applicant seeks a rezoning of the subject property, generally located at or near 1038 S 37<sup>th</sup> ST to PD, Planned Development; and

**WHEREAS**, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 125-136; and

**WHEREAS**, the City of Fort Pierce Planning Board, at their\_\_\_\_, 2024, meeting, voted \_\_ to \_\_ to recommend approval of the proposed request for these parcels; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Commission of the City of Fort Pierce, Florida as follows:

**SECTION 1.** The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

**SECTION 2.** From and after the effective date hereof, the following parcel legally described respectively as:

PARCEL ID#	LEGAL DESCRIPTION
2417-213-0001-000-7	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)

Said properties being generally located at or near 1038 S 37<sup>th</sup> ST in Fort Pierce, Florida, shall be rezoned with the Zoning Designation hereby changed from Residential Single Family (E-3) to Planned Development (PD), as depicted on Exhibit “A”, and made subject to the Master Site Plan depicted within Exhibit “B”, and the Conditions of Development depicted on Exhibit “C”, attached hereto and incorporated herein.

**SECTION 3.** This Ordinance does not create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

**SECTION 4.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect,

it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 5.** All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

**SECTION 6.** This Ordinance shall become effective immediately upon final passage.

**APPROVED AS TO FORM & CORRECTNESS:**

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Sara Hedges  
City Attorney

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

**WE, THE UNDERSIGNED**, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.24-XXX was duly advertised accordance with section 163.3187, Florida Statutes by display advertising in the St. Lucie News Tribune on XXX, 2024; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on XXX, 2024; and was duly introduced, read by title only, and passed on second and final reading XXX, 2024, by the City Commission of the City of Fort Pierce, Florida.

**IN WITNESS HERewith**, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this NNth day of NNN 2024.

---

Linda Hudson  
Mayor Commissioner

ATTEST:

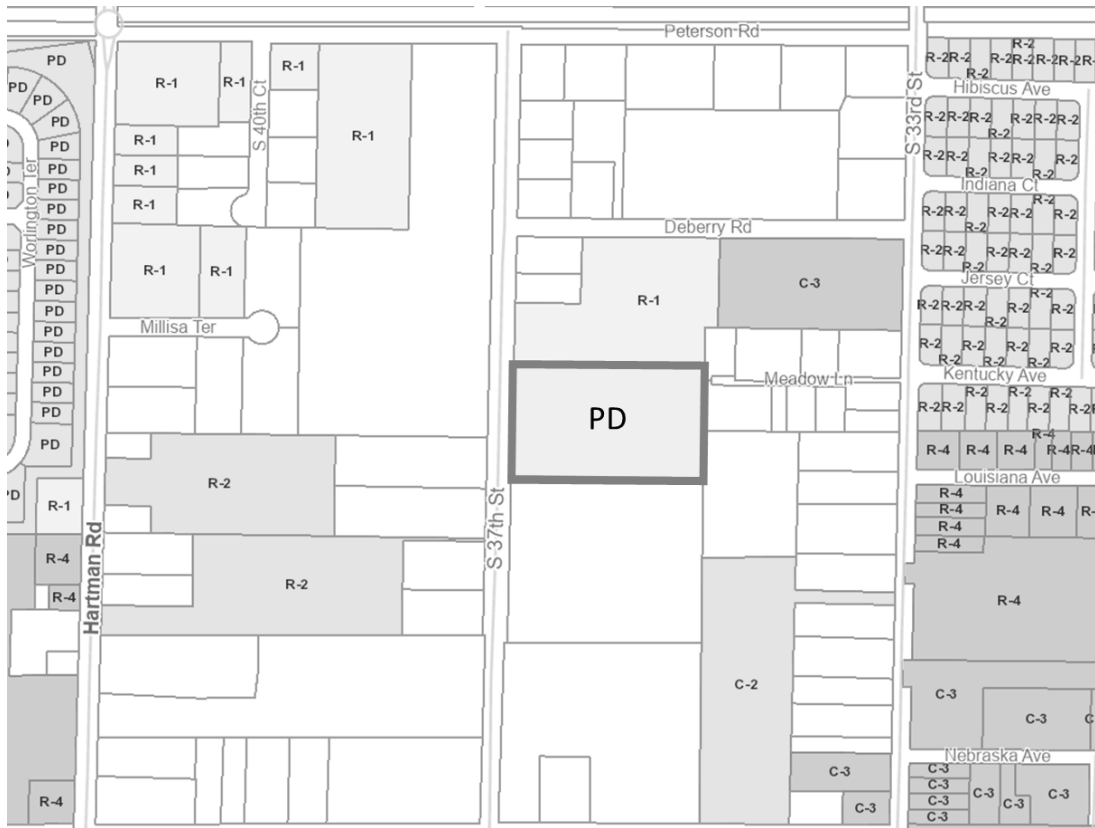
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City Clerk

(City Seal)

# EXHIBIT A

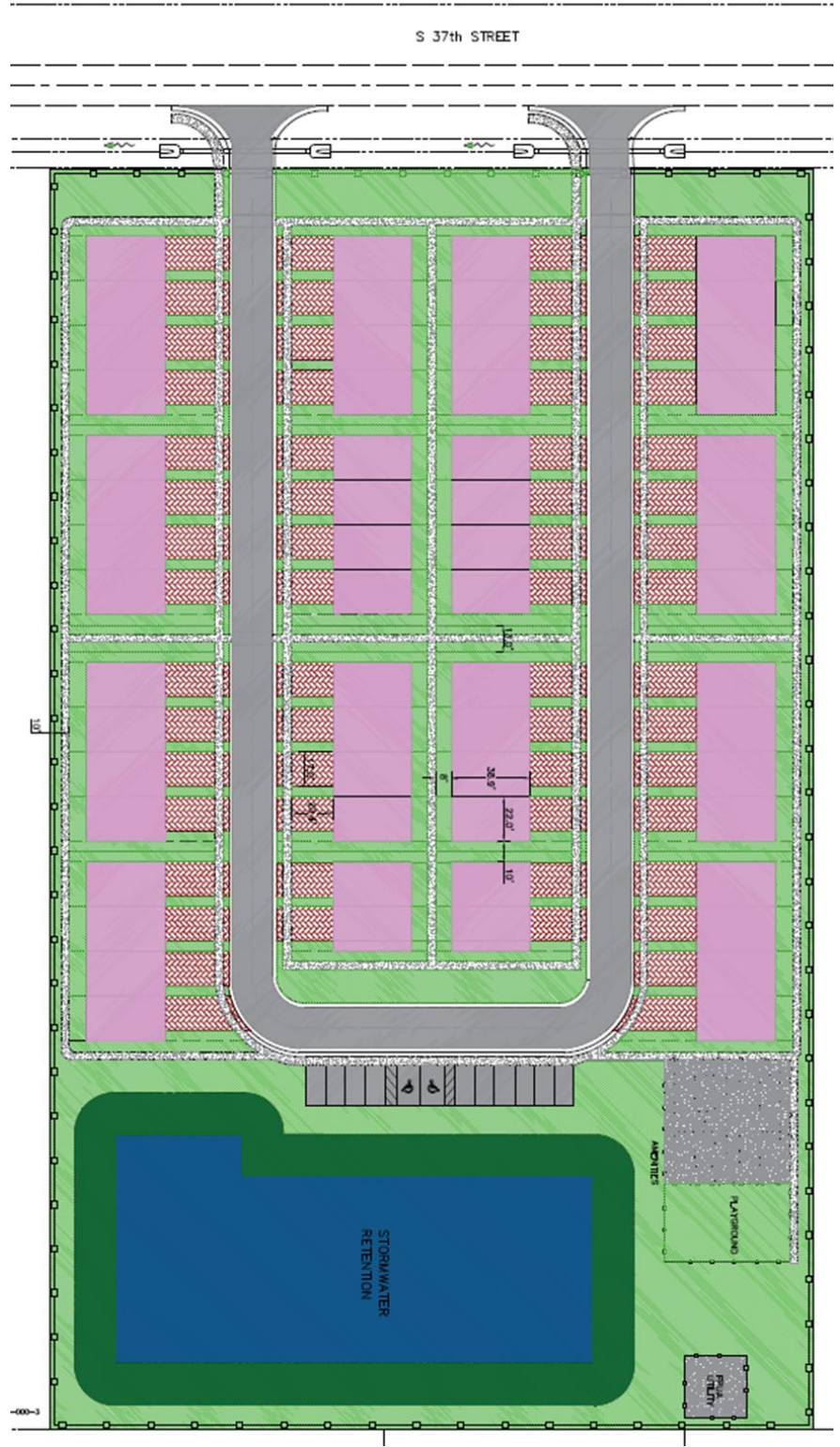
## Proposed Zoning Atlas Map Amendment



Parcel 2417-213-0001-000-7

Rezoning Residential Single Family (E-3) to Planned Development (PD).

EXHIBIT B. MASTER PD SITE PLAN



## EXHIBIT C

### Conditions of Development (PD Zoning)

1. A Final PD shall be required prior to any development activities associated with the Master Site Plan by Art of Engineering, project number 2023-057, dated 2024.09.26.
2. The minimum Open Space shall be 35% of the Final PD site area.
3. The minimum Pervious Area shall be 50% of the Final PD site area.
4. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.
5. The Final PD site plan submittal shall include a wetland jurisdictional survey.
6. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.
7. A detailed stormwater and drainage plan and statement shall be submitted at the time of Final PD site plan application.
8. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
9. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.
10. The Final PD site plan shall include quantitative data for the parcel sizes; proposed lot coverage of buildings and structures; total amount of open space.
11. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
12. The Final PD site plan shall contain the following information, at minimum:
  - i. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
  - ii. Proposed lot lines and other divisions of land for management, use or allocation purposes.
  - iii. The location, size and height of present and proposed buildings and structures.
  - iv. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
  - v. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks
  - vi. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
13. Any required sidewalk or roadway improvements to S 37<sup>th</sup> ST shall be identified through the Final PD site plan process.
14. The property shall be platted prior to any vertical construction activities.
15. All other applicable state or federal permits be obtained before commencement of the development.
16. The Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Fort Pierce for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.



## Application for Zoning Atlas Map Amendment

### Application submission shall include the following:

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

### In addition to a complete application, packets shall include:

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

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

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

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

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

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**11. CAPACITY ANALYSIS**

**I. Site Data:**

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

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
<b>Current</b>	<b>RL</b>	<b>E3</b>	<b>6 du/ac</b>	<b>5.28</b>	<b>X</b>
<b>Proposed</b>	<b>RL</b>	<b>PD</b>	<b>11.5 du/ac</b>	<b>5.28</b>	<b>N/A</b>

**II. Public Facilities Information:**

<b>A. Potable Water:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day8060
Proposed Zoning	Total gallons per day15600
<b>Change in Demand</b>	<b>Total gallons per day4940</b>

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day8060
Proposed Zoning	Total gallons per day15600
<b>Change in Demand</b>	<b>Total gallons per day4940</b>

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
<b>Regional</b>	20 acres per 1,000 people	886.15	887.66	1.51
<b>Urban District</b>	5 acres per 1,000 people	221.53	221.92	0.39
<b>Community</b>	2.5 acres per 1,000 people	110.77	110.96	0.19
<b>Neighborhood</b>	1.36 acres per 1,000 people	60.26	60.36	0.10

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
<b>School Name</b>	Samuel Gaines Academy	Westwood Academy
<b>City</b>	Fort Pierce	Fort Pierce
<b>Distance</b>	3.2 Miles	2.5 Miles
<b>Current Zoning Enrollment Demand</b>	8.79	3.77
<b>Proposed Zoning Enrollment Demand</b>	17.01	7.29
<b>Change in Demand</b>	8.22	3.52

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

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

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

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

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

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

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

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

I certify that: (Check One)

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

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

Applicant’s Signature

Date

559 NW 70th Way

Florida

33063

Address

State

Zip

954-536-3186

franco@martinandsons-usa.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.

Martin Prado

954-214-7951

Property Owner's Name (Please Print)

Phone

4366 Pine Ridge Court

Florida

33331

Address

State

Zip

Property Owner's Signature

Date

STATE OF FLORIDA)  
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as ident

Signature of Notary

(seal)

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



**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

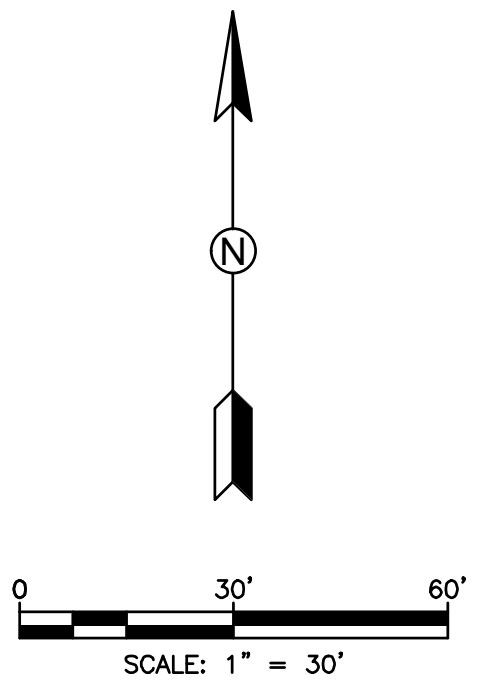
**PROPOSED PERVIOUS:**  
OPEN GREEN SPACE 89,437 SF (2.05 AC) (38.9%)  
STORMWATER RETENTION AREA 28,187 SF (0.647 AC) (12.25%)  
TOTAL PERVIOUS 117,624 SF (2.70 AC) (51.1%)



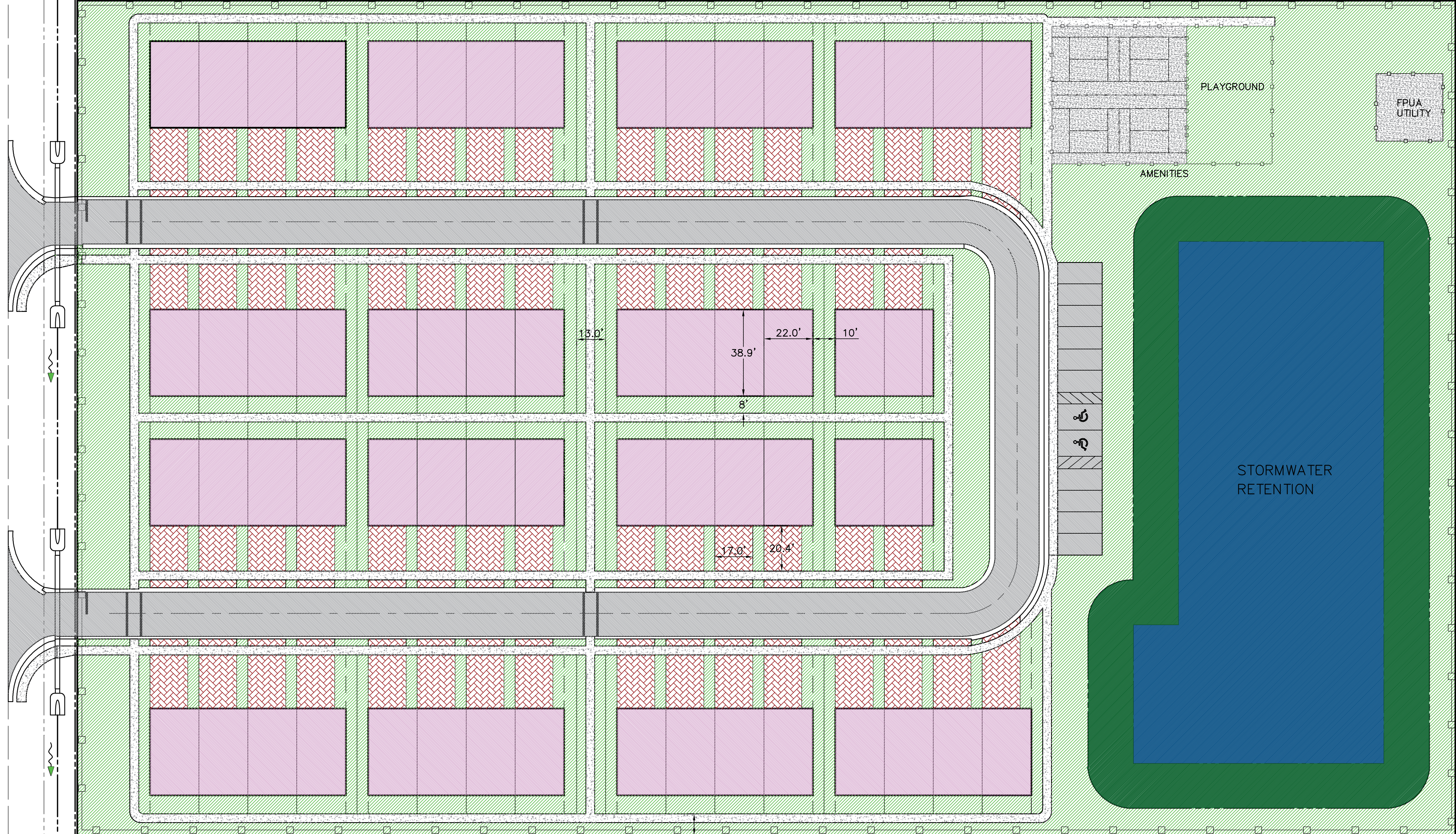
TWO-HOME CONFIGURATION



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

REVISIONS

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**  
Port St. Lucie, Florida  
7721 233-9586  
dylan@artofengineering.net  
https://artofengineering.net

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  
SHEET 1 OF 1

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

**BOUNDARY AND TOPOGRAPHIC SURVEY**

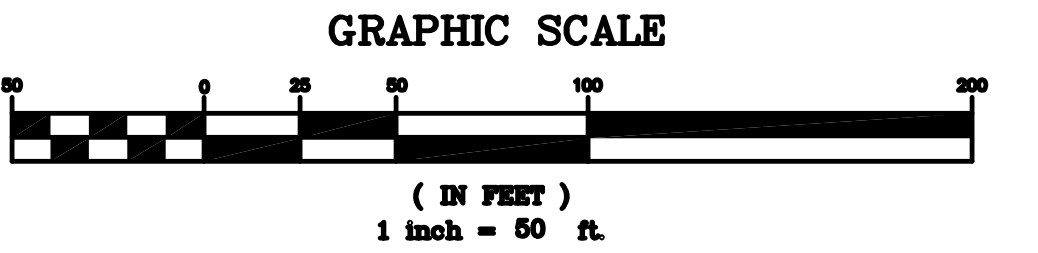
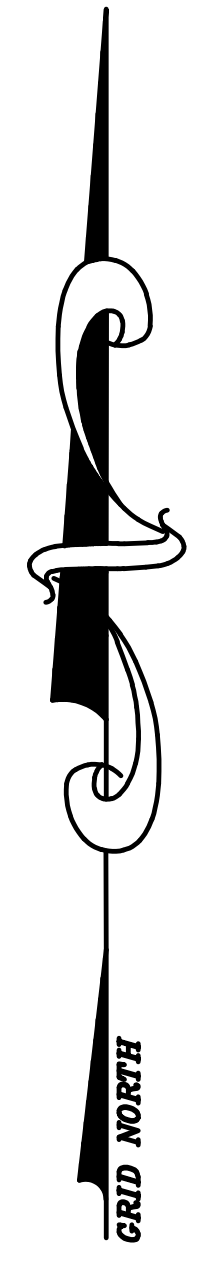
**LEGAL DESCRIPTION**

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

AND

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

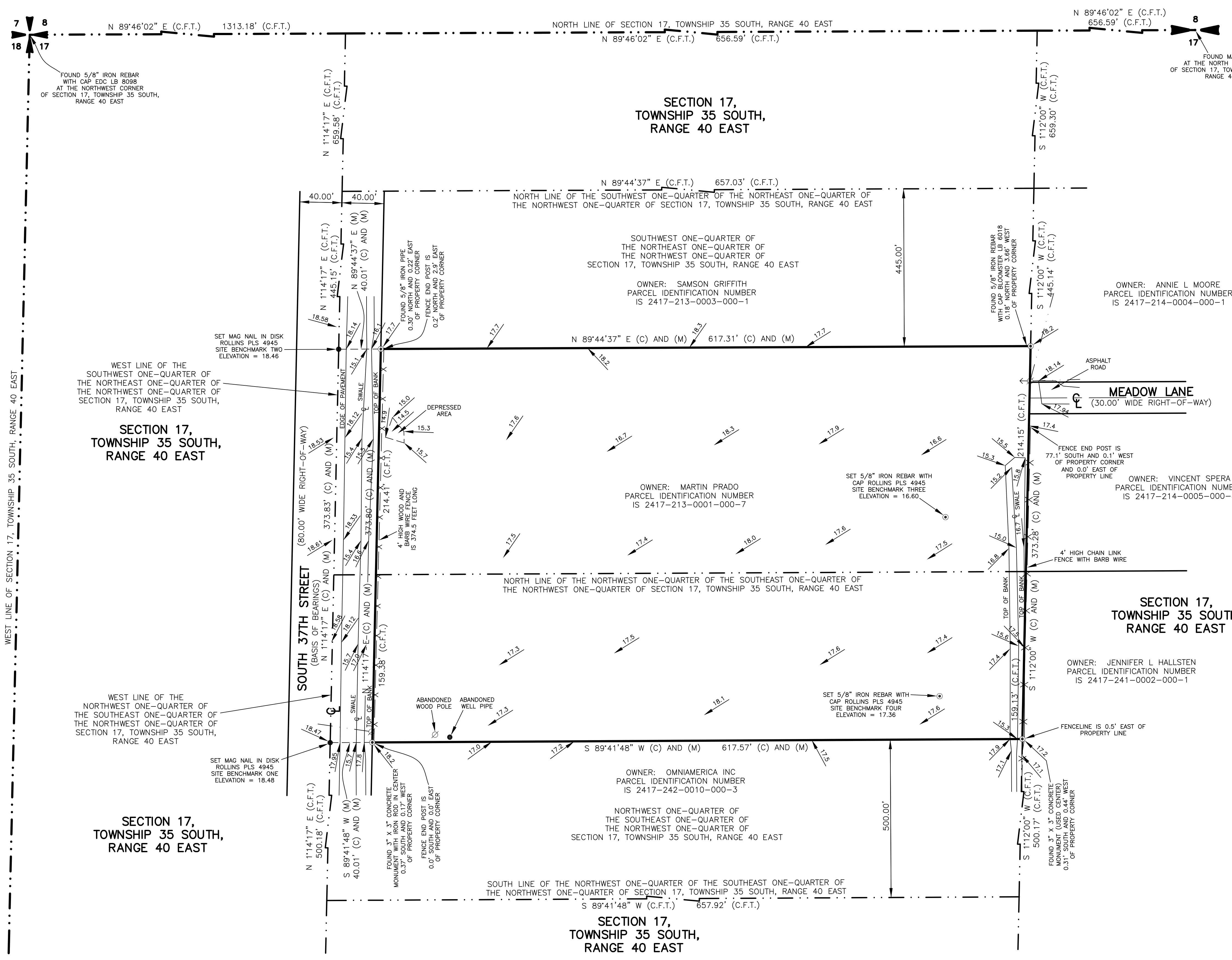
- ABBREVIATIONS:
- A/C = AIR CONDITIONER
  - (C) = CALCULATED
  - (C.F.T.) = CALCULATED FROM TRAVERSE
  - C = CENTERLINE
  - C.B.S. = CONCRETE BLOCK STRUCTURE
  - C.L.S. = CONSTRUCTION LAYOUT SURVEY
  - E/P = EDGE OF PAVEMENT
  - E.O.W. = EDGE OF WATER
  - E.F.B. = ELECTRONIC FIELD BOOK
  - EL. = ELEVATION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



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

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

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



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

**ELEVATIONS BASED ON N.A.V.D. OF 1988 AND SHOWN THUS** 100

**FLOOD ELEVATION INFORMATION**

MAP NUMBER 12111C0178 J DATE OF FIRM FEB. 16, 2012

COMMUNITY NUMBER 120285 PANEL 0178

FIRM ZONE X SUFFIX J

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

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

**NOTES:**

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

TRACT SQUARE FOOTAGE: 5.293± ACRES

SCALE: 1" = 50'

**CERTIFICATIONS AS PROVIDED AND WORDED BY CLIENT:**

CERTIFY TO:

1) FRANCO PRADO

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

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

DATE OF LAST FIELD WORK: 05/03/2023

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

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

JOB NUMBER: RR230407

**MARTIN  
& SONS**



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

June 18, 2024

City of Fort Pierce Planning Department  
100 North US Highway 1  
Fort Pierce, FL 34950

Subject: Prado Place Planned Development – Online Documentation Statement  
City of Fort Pierce, Florida

Dear City of Fort Pierce Planning Department,

The topographic survey is combined with the boundary survey and is also provided under the Boundary Survey document uploaded to the online application portal.

Sincerely,

A handwritten signature in blue ink, appearing to read 'F. Prado', is positioned above the typed name.

Franco Prado, President  
Martin & Sons Residential Services, Inc.



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

June 18, 2024

City of Fort Pierce Planning Department  
100 North US Highway 1  
Fort Pierce, FL 34950

Subject: Prado Place Master Planned Development Zoning Atlas Amendment  
City of Fort Pierce, County of St. Lucie, State of Florida

Dear City of Fort Pierce Planning Department,

Thank you for the opportunity to submit this Zoning Atlas Amendment Application for Parcel ID 2417-213-0001-000-7, a 5.28-acre undeveloped vacant parcel located at 1038 South 37<sup>th</sup> Street, Fort Pierce, FL 34937, only 2 miles west of the US-1 commercial corridor within the FPUA water/wastewater and natural gas service area. We are uniquely excited to present this request specifically because of the strict criteria that has been met to be eligible for a Planned Development Zone and density bonuses:

- Must be minimum of 5 acres if outside the FPRA
- Must be within the Fort Pierce city limits
- Must be within the FPUA water/wastewater service area
- Must be within a ¼ mile of a transit stop

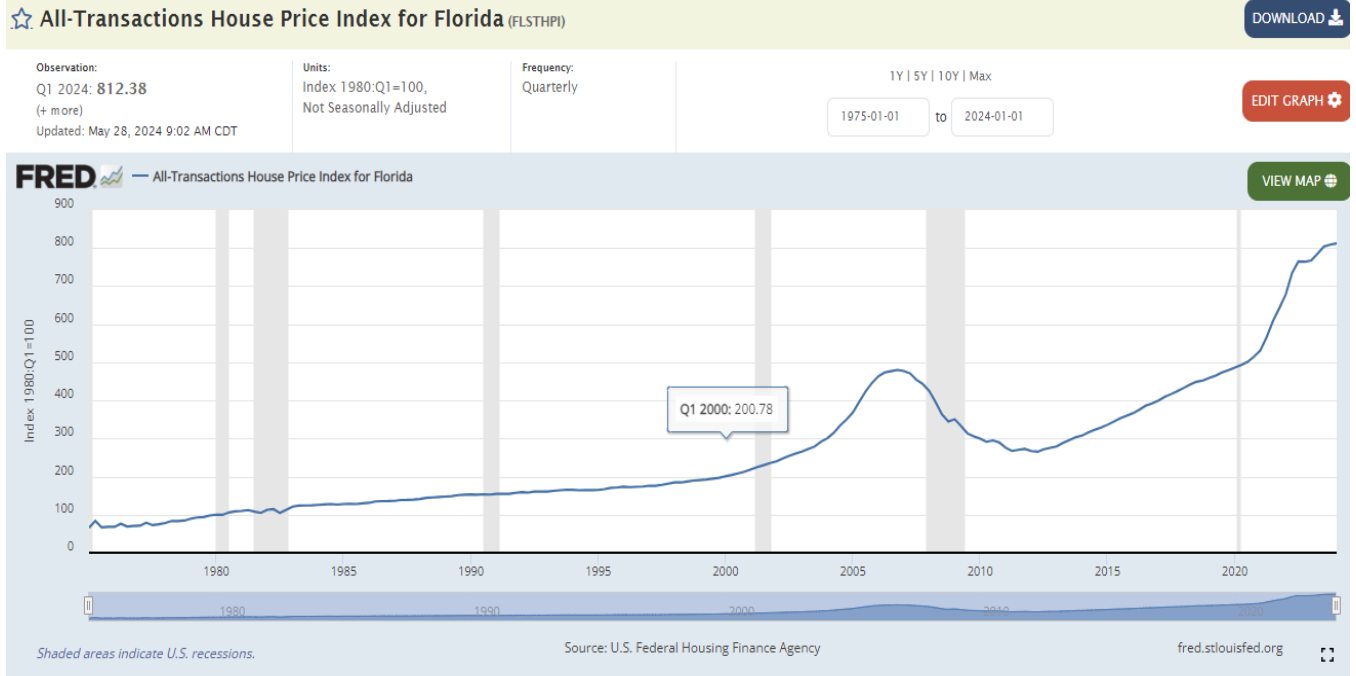
The intent of this residential infill development project is to help provide viable solutions to the housing affordability crisis we experience today through the development of a sixty-unit fee-simple single family residential master planned development community with amenities such as pickleball and basketball courts, toddler playground, dog walking area, bicycle rack, benches, and walkways.

Our focus with this development is to increase homeownership within Fort Pierce by providing homes at or below the median price using innovative development regulations only available with the Planned Development Zone. Fort Pierce needs new median-priced housing to provide a safe and comfortable quality of life that meets the needs and budgets of citizens living and working in the city. New developments often price out the current residents, a pattern seen time and time again in a process that disproportionately affects their participation in new and first-time homeownership.

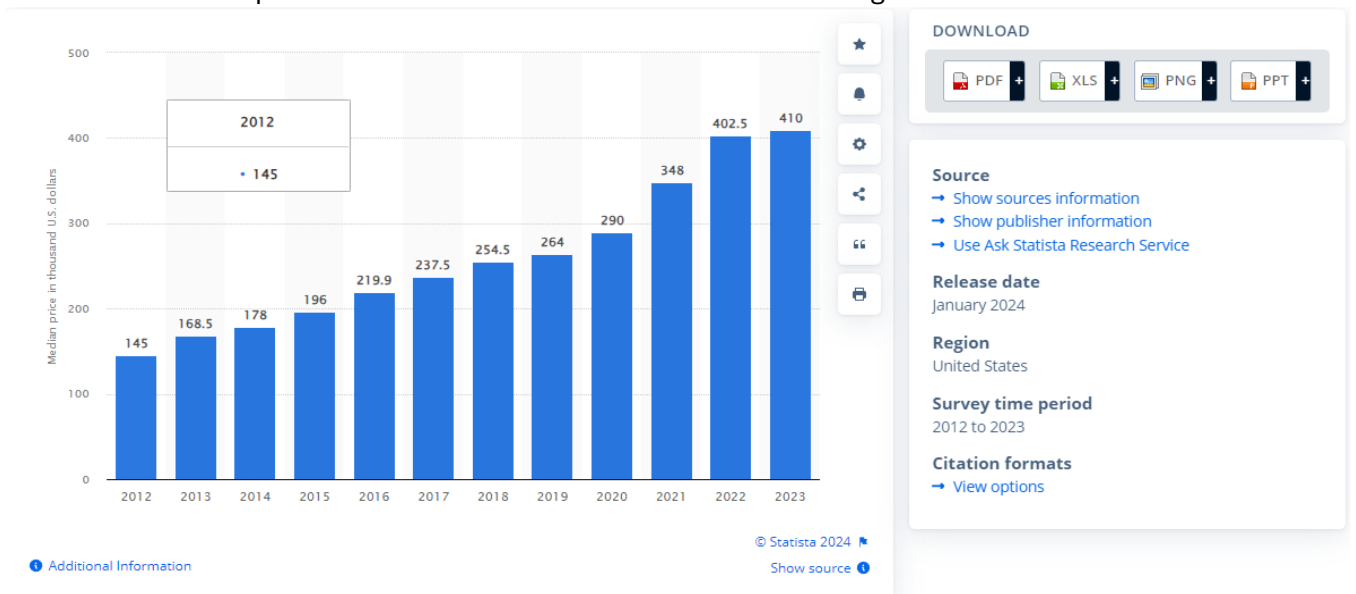
By providing new homes on fee-simple lots at or below the median price, the proposed development will promote new and first-time homeownership for existing and future residents and households of Fort Pierce. With buyers already facing an all-time-high market, evidenced by the Florida House Price Index and median single-family homes sold price both at a historical all-time-high, the need for the proposed development and the benefits it will bring to the community have never been greater.



The House Price Index for Florida is at an all-time high:



The median price for a home in Florida is also at an all-time high:



**Median prices of single-family homes sold in Florida 2012-2023**

Published by [Statista Research Department](#), Feb 20, 2024

In 2023, the median single-family home price in the state of Florida was 410,000 U.S. dollars, up from 145,000 U.S. dollars in 2012. Despite this consistent growth in home prices, the volume of [single-family homes sold](#) in the state stagnated between 2015 and 2018.



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The proposed Planned Development supports several goals and objectives of the Fort Pierce Comprehensive Plan through the utilization of multiple plan policies:

**1.1.7 Policy:**

The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop.

**1.1.9 Policy:**

The City will allow density bonuses if the developer provides or makes contributions above minimum requirements to facilities that provide a public benefit.

**1.2 Objective:**

The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

**2.12.5 Policy:**

The City shall provide incentives, such as increased allowable densities and reduced parking requirements, to promote mixed-use developments within the City, and especially within the downtown and around the future Amtrak passenger rail station, by requiring a mix of land uses in all non-residential future land use categories and allowing density bonuses for developments located within ¼-mile of a rail station, a multimodal transit center, or a transit stop as identified in Future Land Use Element Policy 1.1.5.

**6.1 Objective:**

The City of Fort Pierce shall provide for adequate and affordable housing for existing and future residents and households including households with special housing needs and rural and farmworker households.

**6.1.4 Policy:**

The City shall work to increase homeownership by encouraging projects that address the unique problems of first-time homebuyers.

**6.1.6 Policy:**

The City shall promote a variety of housing sizes, types, and price points through its future land use classifications and zoning districts to meet the needs of all population groups including school-age groups, working-age groups, and retirement-age groups.

**6.3 Objective:**

The City shall provide adequate sites and distribution of housing for very-low income, low income and moderate income households.

**6.3.4 Policy:**

The City shall allow a variety of housing types including manufactured and mobile homes that are certified



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for hurricane protection and consistent with F.S. §§ 320.8285 and 553.382, in residential land use and zoning categories to meet the needs of very low, low, and moderate income homes.

6.3.5 Policy:

The City shall support improvement and expansion of public transit and encourage the development of higher density mixed-use developments and affordable housing in locations best served by transit.

Additional consistency and compatibility with the Comprehensive Plan are achieved through the decision not to include a Future Land Use Amendment as part of this request for rezoning to Planned Development. Because there is no Future Land Use Amendment to the Comprehensive Plan being proposed as part of the development, there will be no change to the gross residential density of the parcel after rezoning. By maintaining the current underlying Future Land Use, the proposed development will maintain explicit consistency and compatibility with the Comprehensive Plan, ensuring the preservation of the City's character.

The Planned Development zone is the most appropriate zone for residential development that will maximize the benefit to the citizens who live and work in Fort Pierce by providing much needed modern housing with a focus on safety, quality, and comfort, providing well maintained living spaces for an elevated living experience, raising the overall standard of living within the city.

Approving this request for rezoning to Planned Development represents a unique opportunity for the City of Fort Pierce to directly address increased current housing demand while remaining explicitly consistent with the City of Fort Pierce Comprehensive Plan, ensuring the preservation of the City's character. Adherence to the policies and objectives of the Comprehensive Plan is fundamental to ensure the orderly development and growth of the city by providing the best environment for the City to achieve the goals of the Comprehensive Plan.

We are confident that this project's high degree of compatibility, consistency, and support of the Comprehensive Plan will show that approval of the proposed Zoning Atlas Amendment will enhance the standard of living, increase the overall quality of life, and promote new homeownership within the city for generations of current and future residents. We therefore humbly request your approval of this Zoning Atlas Amendment. Thank you very much.

Sincerely,

A handwritten signature in blue ink, appearing to read "F. Prado".

Franco Prado, President  
Martin & Sons Residential Services, Inc.



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

Return to: Grantee

File No.: 12663-2767488

### WARRANTY DEED

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

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

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

**Martin Prado, a single man**

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

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

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

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

AND

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

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

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2022.

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

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

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

Signed, sealed and delivered in our presence:

Rebecca Diaz  
Witness Signature  
Rebecca Diaz  
Print Name

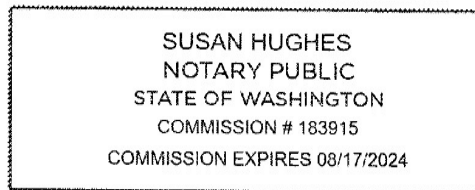
Susan Hughes  
Witness Signature  
Susan Hughes  
Print Name

State of Washington

County of Pierce

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

Susan Hughes  
Notary Public  
Susan Hughes  
(Printed Name)



My Commission expires: 08/17/2024

{Notarial Seal}

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

This notarial act involved the use of communication technology

**EXHIBIT "A"**

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)



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4581 Weston Road, Suite 154  
Weston, FL 33331  
Tel: 954-389-0220

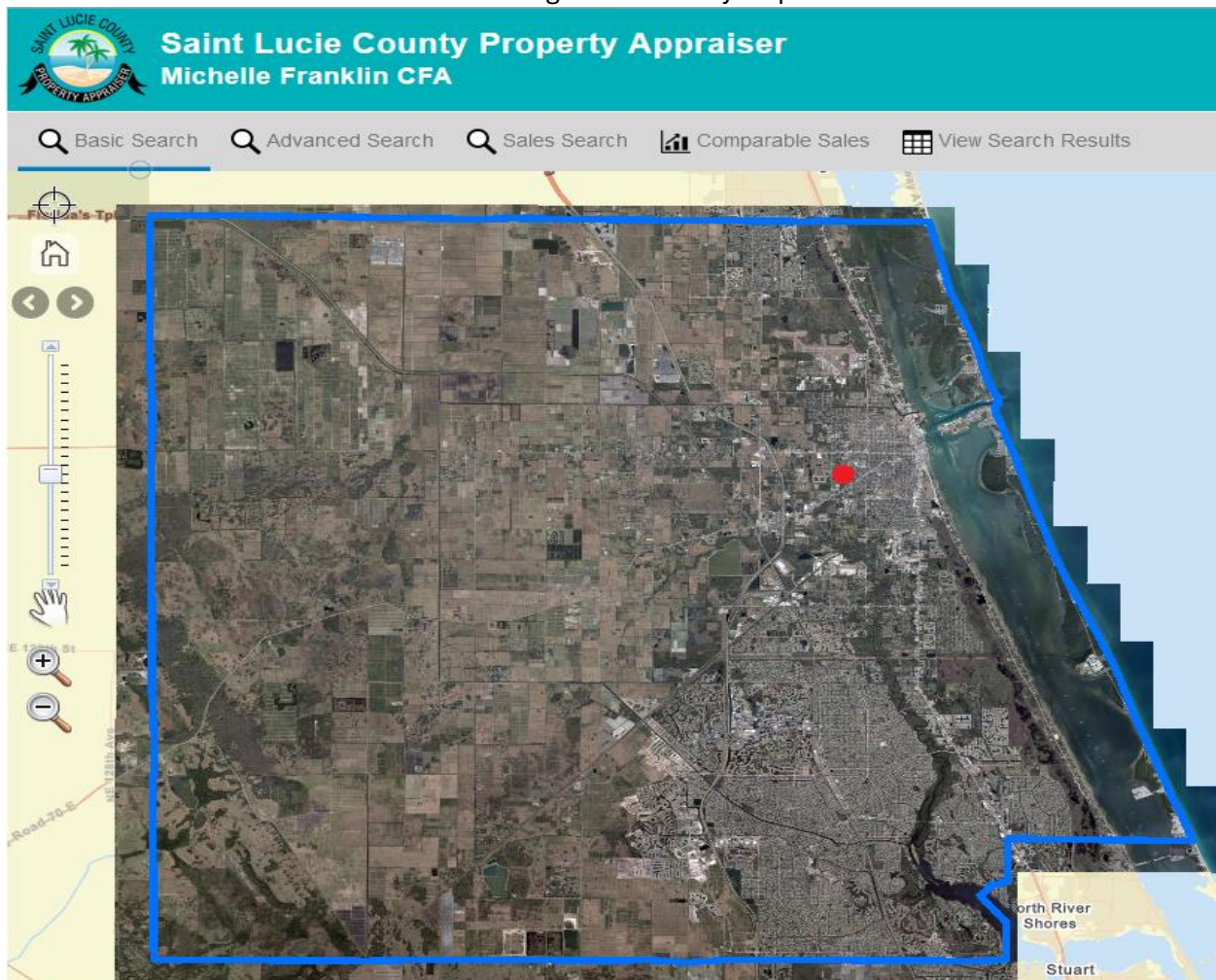
June 18, 2024

City of Fort Pierce Planning Department  
100 North US Highway 1  
Fort Pierce, FL 34950

Subject: Prado Place Planned Development – Locations Maps  
City of Fort Pierce, Florida

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

Figure 1 – County Map





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Figure 2 – Vicinity Map

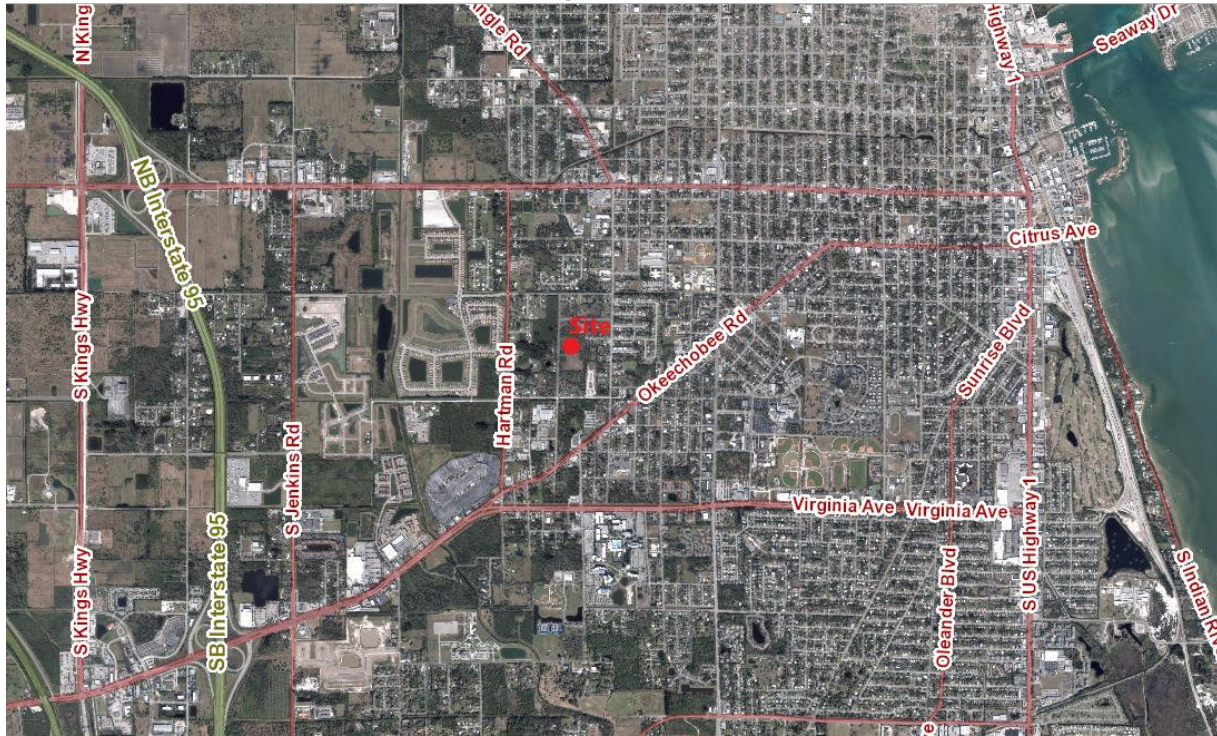


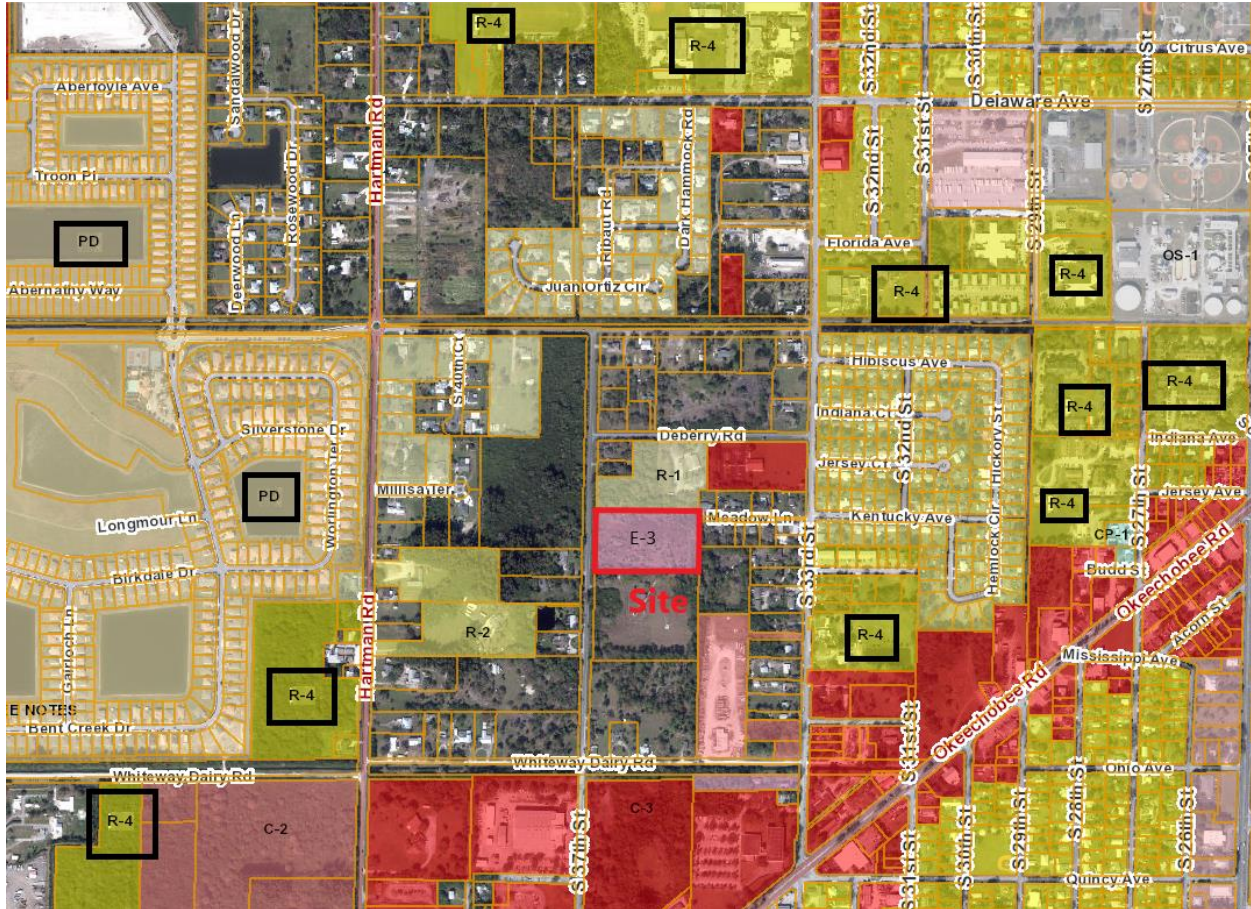
Figure 3 – Aerial of subject property





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

Figure 4 – Fort Pierce Zoning Map

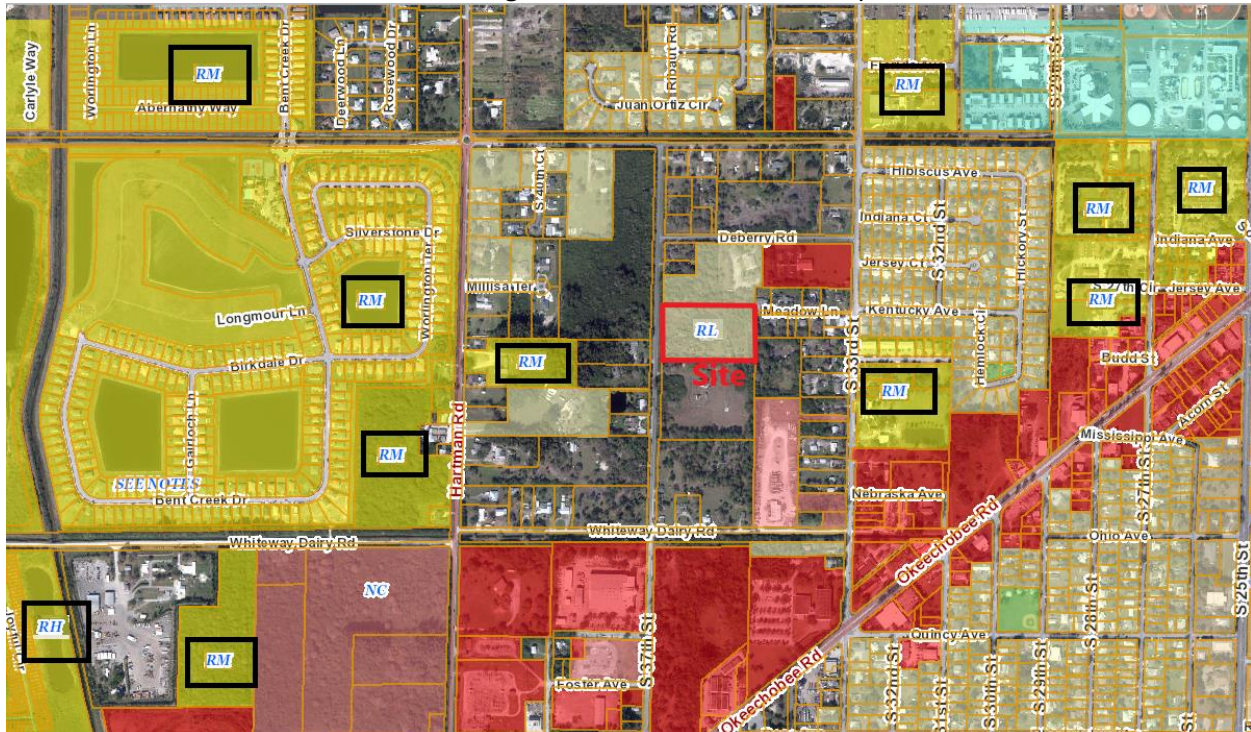




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Tel: 954-389-0220

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

Figure 5 – Future Land Use Map



Site Location:

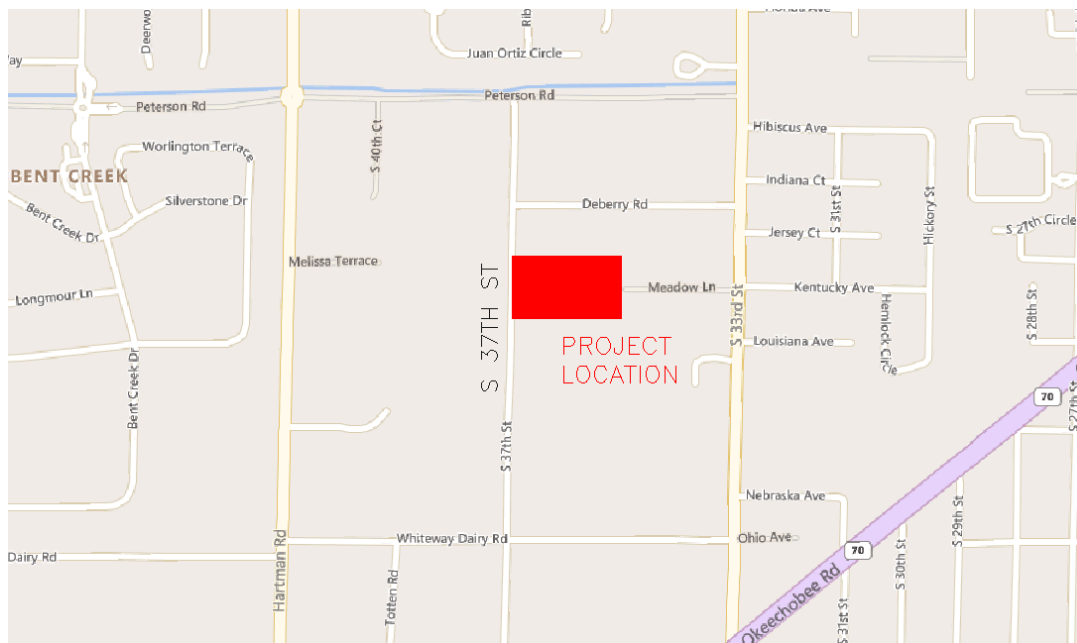
1038 South 37th Street,

Ft Pierce, Florida 34947

Parcel ID: 2417-213-0001-000-7

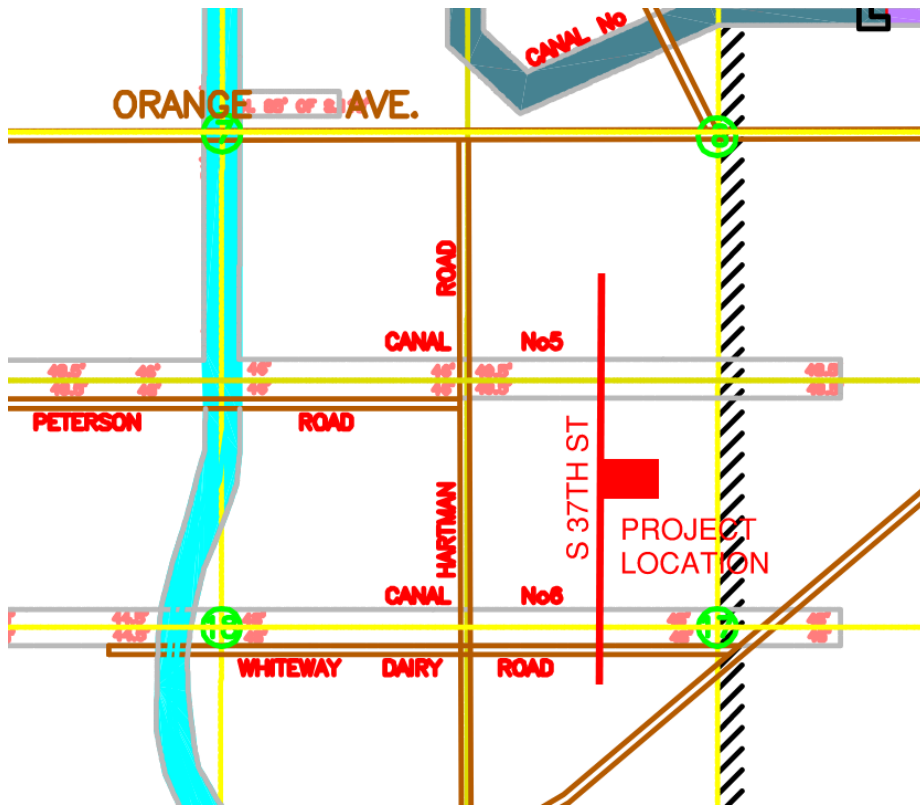
## Drainage Statement

This report is part of a master site plan application for a proposed residential development on a 5.28-acre site within the City of Ft. Pierce, as depicted in the following roads map:



The master site plan shows a proposed residential development with two wet retention ponds near the main entryway off S 37th Street. These ponds can include fountains for water aeration and aesthetic appeal.

The maximum density of the development is 60 units. Initiatory stormwater calculations indicate that the project site can fully accommodate the required water quality treatment volume and the 10-year, 24-hour storm event on-site. Discharge would be managed using a designed and permitted control structure and weir. The site ultimately outfalls into the North St. Lucie River Water Control District (NSLRWCD) 298 District of the South Florida Water Management District (SFWMD) canal adjacent to the property on S 37th Street, which connects downstream to Canal 5 and Canal 6.

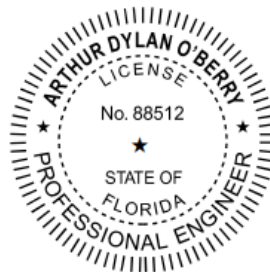


initiatory drainage calculations are included in this report. The project is anticipated to fully comply with the drainage standards of Saint Lucie County, and a comprehensive stormwater analysis and permitting process will be conducted during final engineering.

I hereby certify that this drainage statement has been prepared in accordance with accepted engineering practices and the requirements of St. Lucie County, the North St. Lucie River Water Control District (NSLRWCD), and the South Florida Water Management District (SFWMD). To the best of my knowledge, it accurately represents the drainage conditions of the proposed development.

Thank you,

Dylan O'Berry, P.E.  
 Art of Engineering, Inc.  
 2674 SE Ruffin Terrace  
 Port St Lucie, FL 34952



Digitally signed by Arthur D O'Berry  
 Location: Art of Engineering, Inc. Port St Lucie, FL  
 Reason: I attest to the accuracy and integrity of this document  
 Contact Info: email: dylan@artofengineering.net  
 phone: (772) 203-0664  
 Date: 2024.07.20 13:56:35-04'00'

**Pre-Development Land Use Calculations**  
**Project Explanation**

Project Name: **Martin & Sons - 1038 S 37th St. Ft Pierce**  
 Project #: **23-057**  
 Engineer: **Dylan OBerry**  
 Date: **7/8/2024**

Engineer:  
 Revision Date:

Computation Type: **Land Use & Stage-Storage**  
 Datum: **NAVD**

Average Ground Elevation (EL<sub>gmd</sub>) = **17.45** ft-NAVD      Source: **Survey Topo Map**  
 Control Elevation (CE) = **15.00** ft-NAVD      Source: **USDA Soils Report**

**Site Land Use**

	Exist. Area 1	Exist. Area 2	Exist. Area 3	Exist. Area 4	Exist. Area 5	Exist. Area 6	Exist. Area 7	Exist. Area 8	Exist. Area 9	Total
	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)
Percentage of On-Site	100.0%	0.0%	0.0%	0.00%	0.00%	0.0%	0.0%	0.00%	0.00%	
Total Areas (SF)	229,996 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	229,996 SF
Total Areas (A <sub>t</sub> )	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28
Bldg. %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Bldg. Area (A <sub>b</sub> )	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pervious %	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Pervious Area (A <sub>p</sub> )	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28
Impervious %	0.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%
Impervious Area (A <sub>i</sub> )	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Open Water %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Open Water Area (A <sub>c</sub> )	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**Pre-Development Stage-Storage Calculations  
Project Explanation**

Storage Type: **Stage-Volume**  
 Starting Stage = **16.00**  
 Ending Stage = **19.00**  
 Stage Increment = **0.10**

Name	Exist. Area 1	Exist. Area 2	Exist. Area 3	Exist. Area 4	Exist. Area 5	Exist. Area 6	Exist. Area 7	Exist. Area 8	Exist. Area 9	
Area	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Start Elev	16.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
End Elev	18.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Stage	Linear	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Total
Feet	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft
16.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.70	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
16.80	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
16.90	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14
17.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25
17.10	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.39
17.20	0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.56
17.30	0.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.76
17.40	0.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.99
17.50	1.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.26
17.60	1.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.55
17.70	1.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.88
17.80	2.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.24
17.90	2.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.62
18.00	3.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.04
18.10	3.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.49
18.20	3.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.98
18.30	4.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.49
18.40	5.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.02
18.50	5.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.54
18.60	6.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.07
18.70	6.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.60
18.80	7.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.13
18.90	7.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.66
19.00	8.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.18

**Pre-Development Stage-Area Calculations  
Project Explanation**

Storage Type: **Stage-Area**  
 Starting Stage = **16.00**  
 Ending Stage = **19.00**  
 Stage Increment = **0.10**

Name	Exist. Area 1	Exist. Area 2	Exist. Area 3	Exist. Area 4	Exist. Area 5	Exist. Area 6	Exist. Area 7	Exist. Area 8	Exist. Area 9	
Area	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Start Elev	16.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
End Elev	18.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Stage	Linear	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Total
Feet	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
NAVD	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac
16.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.70	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31
16.80	0.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.62
16.90	0.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.93
17.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.24
17.10	1.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.55
17.20	1.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.86
17.30	2.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.17
17.40	2.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.48
17.50	2.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.80
17.60	3.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.11
17.70	3.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.42
17.80	3.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.73
17.90	4.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.04
18.00	4.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.35
18.10	4.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.66
18.20	4.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.97
18.30	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28
18.40	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28
18.50	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28
18.60	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28
18.70	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28
18.80	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28
18.90	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28
19.00	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28

**PRE-Development Stormwater Calculations**

**Project Explanation**

Project: Martin & Sons - 1038 S 37th St. Ft Pierce  
 Project #: 23-057

Revised: \_\_\_\_\_  
 Engineer: Dylan OBerr  
 Date: 7/8/2024

**Land Use Table**

Use	Imp. (ac)	Bldg. (ac)	Pervious (ac)	Total (ac)
Basin =	0.00	0.00	5.28	5.28
TOTAL =	0.00	0.00	5.28	5.28

**Find Curve Number:**

Avg. Pervious Ground El. =	17.45
Control Elev. =	15.00
Distance to Water Table =	2.45

**Soil Storage Table**

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
0.0	0.0	0.0	0.0
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Soil Type =	Flatwoods	
Max. Available Soil Storage ( $S_{max}$ ) =	3.81	inches
Compaction Factor ( $F_{compact}$ ) =	0%	(Use 25% for developed site)
Compacted Soil Storage ( $S_{compact}$ ) =	3.81	inches ( $S_{max}(F_{compact})$ )
Available Soil Storage ( $S_{avail}$ ) =	3.81	inches ( $(A_p)(S_{compact})/(A_t)$ )
Curve Number (CN) =	72	1000 / ( $S_{avail} + 10$ )

**Notes:**

1. Soil Storage Table taken from Section 5.7.4.2 of the SFWMD ERP Applicant's Handbook Volume II.
2. Curve Number determination based on method presented in USDA NRCS Technical Release 55 (TR-55) "Urban Hydrology for Small Watersheds".

**Post-Development Land Use Calculations**  
**Project Explanation**

Project Name: **Martin & Sons - 1038 S 37th St. Ft Pierce**  
 Project #: **23-057**  
 Engineer: **Dylan OBerry**  
 Date: **7/8/2024**

Engineer:  
 Revision Date:

Computation Type: **Land Use & Stage-Storage**  
 Datum: **NAVD**

Average Ground Elevation (EL<sub>grnd</sub>) = **17.16** ft-NAVD      Source: **Survey Topo Map**  
 Control Elevation (CE) = **15.00** ft-NAVD      Source: **USDA Soils Report**

**Site Land Use**

	Open Area	Stormwater Retention	Impervious Area	Exist. Area 4	Exist. Area 5	Exist. Area 6	Exist. Area 7	Exist. Area 8	Exist. Area 9	Total
	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)
Percentage of On-Site	33.2%	12.3%	54.5%	0.00%	0.00%	0.0%	0.0%	0.00%	0.00%	
Total Areas (SF)	76,348 SF	28,258 SF	125,390 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	229,996 SF
Total Areas (A <sub>t</sub> )	1.75	0.65	2.88	0.00	0.00	0.00	0.00	0.00	0.00	5.28
Bldg. %	0.00%	0.00%	41.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	22.35%
Bldg. Area (A <sub>r</sub> )	0.00	0.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	1.18
Pervious %	100.00%	55.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	39.95%
Pervious Area (A <sub>p</sub> )	1.75	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.11
Impervious %	0.00%	0.00%	59.00%	100.00%	100.00%	100.00%	100.00%	0.00%	0.00%	32.17%
Impervious Area (A <sub>i</sub> )	0.00	0.00	1.70	0.00	0.00	0.00	0.00	0.00	0.00	1.70
Open Water %	0.00%	45.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	5.53%
Open Water Area (Ac.)	0.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.29

**Post-Development Stage-Storage Calculations  
Project Explanation**

Storage Type: **Stage-Volume**  
 Starting Stage = **15.00**  
 Ending Stage = **20.50**  
 Stage Increment = **0.20**

Name	Open Area	Stormwater Retention	Impervious Area	Exist. Area 4	Exist. Area 5	Exist. Area 6	Exist. Area 7	Exist. Area 8	Exist. Area 9	
Area	1.75	0.65	2.88	0.00	0.00	0.00	0.00	0.00	0.00	
Start Elev	16.60	12.00	18.50	0.00	0.00	0.00	0.00	0.00	0.00	
End Elev	18.50	18.50	20.00	0.00	0.00	0.00	0.00	0.00	0.00	
Stage Feet	Linear Storage	Linear Storage	Linear Storage	Vert Storage	Vert Storage	Vert Storage	Vert Storage	Vert Storage	Vert Storage	Total Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft
15.00	0.00	0.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45
15.20	0.00	0.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.51
15.40	0.00	0.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.58
15.60	0.00	0.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.65
15.80	0.00	0.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.72
16.00	0.00	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80
16.20	0.00	0.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.88
16.40	0.00	0.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.97
16.60	0.00	1.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.06
16.80	0.02	1.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.17
17.00	0.07	1.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.32
17.20	0.17	1.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.52
17.40	0.30	1.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.75
17.60	0.46	1.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.03
17.80	0.66	1.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.34
18.00	0.90	1.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.70
18.20	1.18	1.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.10
18.40	1.49	2.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.54
18.60	1.84	2.17	0.01	0.00	0.00	0.00	0.00	0.00	0.00	4.03
18.80	2.20	2.30	0.09	0.00	0.00	0.00	0.00	0.00	0.00	4.59
19.00	2.55	2.43	0.24	0.00	0.00	0.00	0.00	0.00	0.00	5.22
19.20	2.90	2.56	0.47	0.00	0.00	0.00	0.00	0.00	0.00	5.93
19.40	3.25	2.69	0.78	0.00	0.00	0.00	0.00	0.00	0.00	6.72
19.60	3.60	2.82	1.16	0.00	0.00	0.00	0.00	0.00	0.00	7.58
19.80	3.95	2.95	1.62	0.00	0.00	0.00	0.00	0.00	0.00	8.52
20.00	4.30	3.08	2.16	0.00	0.00	0.00	0.00	0.00	0.00	9.54
20.20	4.65	3.21	2.73	0.00	0.00	0.00	0.00	0.00	0.00	10.60
20.40	5.00	3.34	3.31	0.00	0.00	0.00	0.00	0.00	0.00	11.65

**Post-Development Stage-Area Calculations  
Project Explanation**

Storage Type: **Stage-Area**  
 Starting Stage = **15.00**  
 Ending Stage = **20.50**  
 Stage Increment = **0.20**

Name	Open Area	Stormwater Retention	Impervious Area	Exist. Area 4	Exist. Area 5	Exist. Area 6	Exist. Area 7	Exist. Area 8	Exist. Area 9	
Area	1.75	0.65	2.88	0.00	0.00	0.00	0.00	0.00	0.00	
Start Elev	16.60	12.00	18.50	0.00	0.00	0.00	0.00	0.00	0.00	
End Elev	18.50	18.50	20.00	0.00	0.00	0.00	0.00	0.00	0.00	
Stage	Linear	Linear	Linear	Vert	Vert	Vert	Vert	Vert	Vert	Total
Feet	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
NAVD	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac
15.00	0.00	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30
15.20	0.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.32
15.40	0.00	0.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.34
15.60	0.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.36
15.80	0.00	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.38
16.00	0.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.40
16.20	0.00	0.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.42
16.40	0.00	0.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.44
16.60	0.00	0.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.46
16.80	0.18	0.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.66
17.00	0.37	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.87
17.20	0.55	0.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.07
17.40	0.74	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.28
17.60	0.92	0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.48
17.80	1.11	0.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.69
18.00	1.29	0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.89
18.20	1.48	0.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.09
18.40	1.66	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.30
18.60	1.75	0.65	0.19	0.00	0.00	0.00	0.00	0.00	0.00	2.59
18.80	1.75	0.65	0.58	0.00	0.00	0.00	0.00	0.00	0.00	2.98
19.00	1.75	0.65	0.96	0.00	0.00	0.00	0.00	0.00	0.00	3.36
19.20	1.75	0.65	1.34	0.00	0.00	0.00	0.00	0.00	0.00	3.74
19.40	1.75	0.65	1.73	0.00	0.00	0.00	0.00	0.00	0.00	4.13
19.60	1.75	0.65	2.11	0.00	0.00	0.00	0.00	0.00	0.00	4.51
19.80	1.75	0.65	2.49	0.00	0.00	0.00	0.00	0.00	0.00	4.90
20.00	1.75	0.65	2.88	0.00	0.00	0.00	0.00	0.00	0.00	5.28
20.20	1.75	0.65	2.88	0.00	0.00	0.00	0.00	0.00	0.00	5.28
20.40	1.75	0.65	2.88	0.00	0.00	0.00	0.00	0.00	0.00	5.28

**Post-Development Stormwater Calculations**

**Project Explanation**

Project: Martin & Sons - 1038 S 37th St. Ft Pierce  
 Project #: 23-057

Revised: \_\_\_\_\_  
 Engineer: Dylan OBerr  
 Date: 7/8/2024

**Land Use Table**

<u>Use</u>	<u>Imp. (ac)</u>	<u>Bldg. (ac)</u>	<u>Pervious (ac)</u>	<u>Total (ac)</u>
Basin =	1.99	1.18	2.11	5.28
TOTAL =	1.99	1.18	2.11	5.28

**Find Curve Number:**

Avg. Pervious Ground El. =	17.16
Control Elev. =	15.00
Distance to Water Table =	2.16

**Soil Storage Table**

<u>Depth to W.T. (ft)</u>	<u>Coastal Storage (in)</u>	<u>Flatwoods Storage (in)</u>	<u>Depression Storage (in)</u>
0.0	0.0	0.0	0.0
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Soil Type =	Flatwoods	
Max. Available Soil Storage ( $S_{max}$ ) =	2.97	inches
Compaction Factor ( $F_{compact}$ ) =	25%	(Use 25% for developed site)
Compacted Soil Storage ( $S_{compact}$ ) =	2.23	inches ( $S_{max}(F_{compact})$ )
Available Soil Storage ( $S_{avail}$ ) =	0.89	inches ( $(A_p)(S_{compact})/(A_t)$ )
Curve Number (CN) =	92	$1000 / (S_{avail} + 10)$

**Notes:**

1. Soil Storage Table taken from Section 5.7.4.2 of the SFWMD ERP Applicant's Handbook Volume II.
2. Curve Number determination based on method presented in USDA NRCS Technical Release 55 (TR-55) "Urban Hydrology for Small Watersheds".



## Estimated Required Attenuation

### Project Explanation

Project: **Martin & Sons - 1038 S 37th St. Ft Pierce**      Revised: \_\_\_\_\_  
Project #: **23-057**      Engineer: **Dylan OBerry**  
Date: **7/8/2024**

#### Pre-Developed Runoff

##### 10 Year - 1 Day

Area, A (ac) = 5.28  
Soil Storage, S (inches) = 3.81  
Curve Number, CN =  $1000/(S+10)$   
= 72

10 Year - 1 Day Rainfall, P (inches) = 7.1      (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II)

Depth of Runoff, Q (inches) =  $(P - 0.2S)^2/(P + 0.8S)$   
= 3.96

Volume, V (AC-FT) = A \* Q  
= 1.74

#### Post Developed Runoff

##### 10 Year - 1 Day

Area, A (ac) = 5.28  
Soil Storage, S (inches) = 0.89  
Curve Number, CN =  $1000/(S+10)$  =  
92

10 Year - 1 Day Rainfall, P (inches) = 7.1      (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II)

Depth of Runoff, Q (inches) =  $(P - 0.2S)^2/(P + 0.8S)$   
= 6.13

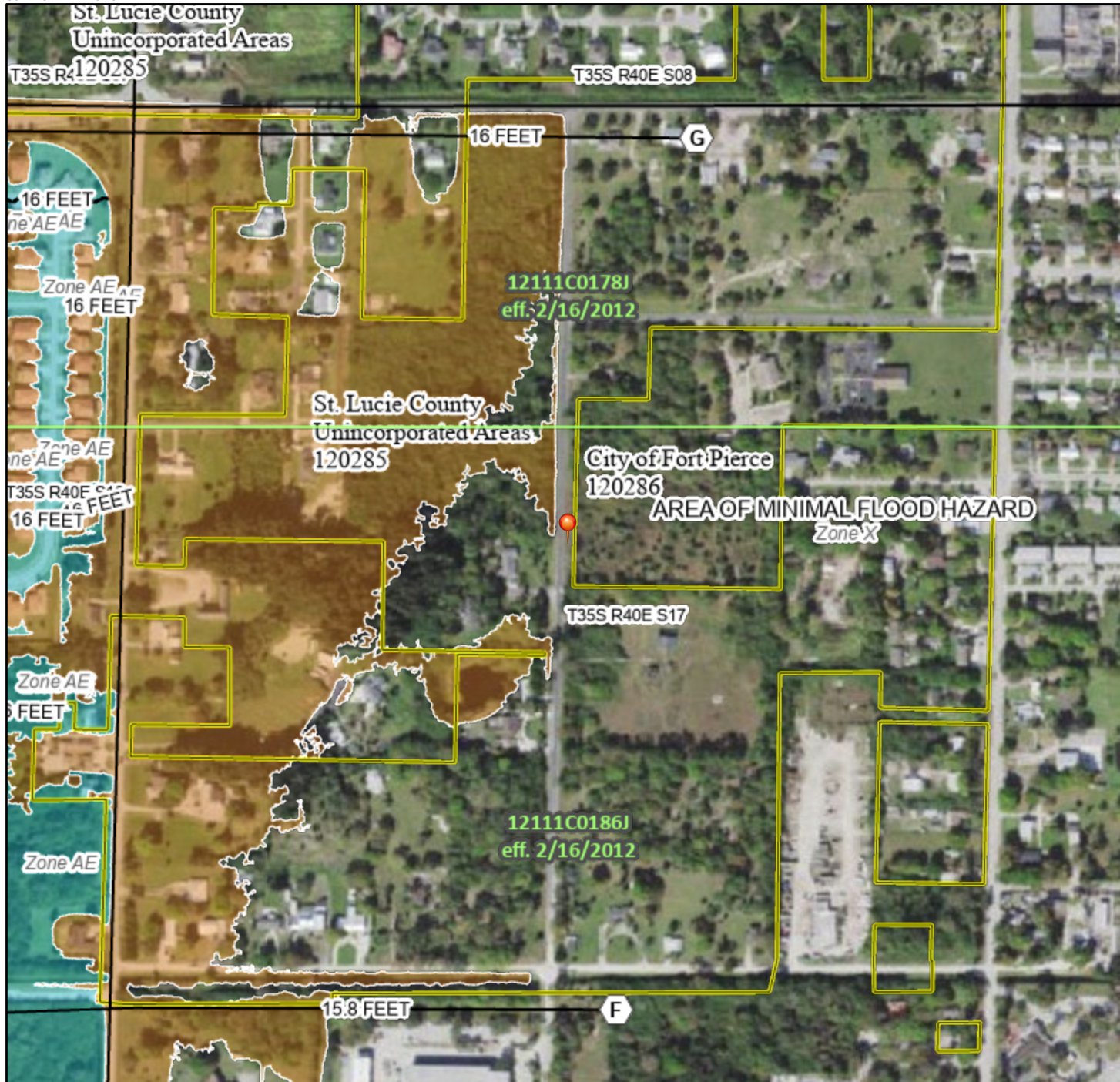
Volume, V (AC-FT) = A \* Q  
= 2.70

10Y-1D Elevation =  ft NAVD

# National Flood Hazard Layer FIRMMette



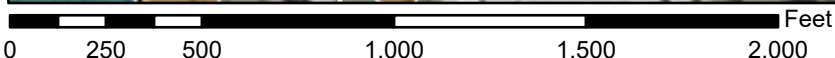
80°22'3"W 27°26'28"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



1:6,000

80°21'25"W 27°25'56"N

Basemap Imagery Source: USGS National Map 2023

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/8/2024 at 12:32 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



**NOAA Atlas 14, Volume 9, Version 2**  
**Location name: Fort Pierce, Florida, USA\***  
**Latitude: 27.4365°, Longitude: -80.3622°**  
**Elevation: 16 ft\*\***  
 \* source: ESRI Maps  
 \*\* source: USGS



**POINT PRECIPITATION FREQUENCY ESTIMATES**

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

**PF tabular**

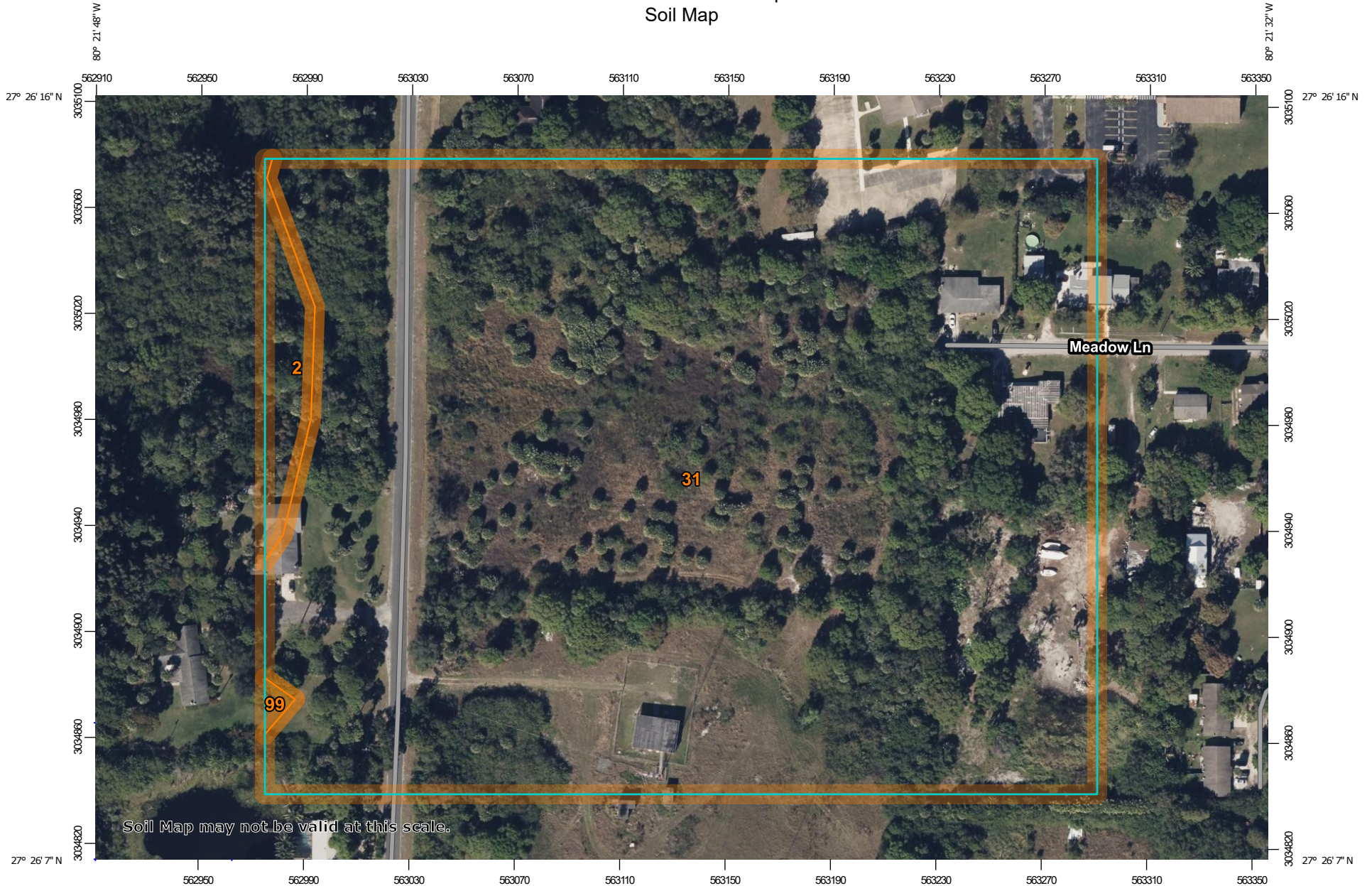
<b>PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)<sup>1</sup></b>										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.542 (0.436-0.682)	0.619 (0.497-0.779)	0.747 (0.598-0.943)	0.857 (0.681-1.09)	1.01 (0.779-1.33)	1.14 (0.854-1.51)	1.27 (0.916-1.73)	1.40 (0.969-1.96)	1.58 (1.05-2.28)	1.72 (1.11-2.52)
10-min	0.794 (0.638-0.998)	0.906 (0.727-1.14)	1.09 (0.875-1.38)	1.26 (0.998-1.59)	1.48 (1.14-1.95)	1.67 (1.25-2.22)	1.85 (1.34-2.53)	2.05 (1.42-2.87)	2.32 (1.54-3.34)	2.52 (1.63-3.69)
15-min	0.969 (0.778-1.22)	1.10 (0.887-1.39)	1.33 (1.07-1.68)	1.53 (1.22-1.94)	1.81 (1.39-2.38)	2.03 (1.52-2.70)	2.26 (1.64-3.08)	2.50 (1.73-3.50)	2.82 (1.88-4.07)	3.08 (1.99-4.50)
30-min	1.47 (1.18-1.85)	1.68 (1.34-2.11)	2.02 (1.62-2.55)	2.32 (1.84-2.94)	2.74 (2.11-3.60)	3.08 (2.31-4.10)	3.43 (2.48-4.68)	3.79 (2.62-5.32)	4.29 (2.85-6.19)	4.68 (3.02-6.85)
60-min	1.93 (1.55-2.43)	2.21 (1.77-2.78)	2.67 (2.13-3.37)	3.05 (2.43-3.87)	3.59 (2.75-4.69)	4.00 (3.00-5.31)	4.42 (3.19-6.02)	4.85 (3.35-6.79)	5.42 (3.60-7.81)	5.86 (3.78-8.58)
2-hr	2.39 (1.94-2.98)	2.74 (2.22-3.42)	3.32 (2.68-4.14)	3.79 (3.04-4.75)	4.43 (3.42-5.73)	4.93 (3.72-6.47)	5.42 (3.94-7.30)	5.91 (4.12-8.19)	6.56 (4.38-9.36)	7.04 (4.59-10.2)
3-hr	2.62 (2.14-3.25)	3.02 (2.46-3.75)	3.67 (2.98-4.56)	4.20 (3.38-5.24)	4.92 (3.81-6.31)	5.46 (4.14-7.13)	6.00 (4.39-8.04)	6.54 (4.57-9.02)	7.24 (4.86-10.3)	7.76 (5.08-11.2)
6-hr	3.02 (2.48-3.70)	3.50 (2.88-4.30)	4.30 (3.52-5.29)	4.98 (4.05-6.15)	5.93 (4.66-7.59)	6.67 (5.12-8.68)	7.44 (5.50-9.92)	8.22 (5.81-11.3)	9.28 (6.30-13.1)	10.1 (6.67-14.5)
12-hr	3.44 (2.86-4.18)	4.01 (3.32-4.87)	5.02 (4.14-6.11)	5.92 (4.86-7.24)	7.27 (5.80-9.33)	8.39 (6.52-10.9)	9.58 (7.17-12.8)	10.9 (7.78-14.9)	12.7 (8.71-17.9)	14.1 (9.41-20.2)
24-hr	3.91 (3.27-4.70)	4.63 (3.87-5.57)	5.92 (4.94-7.14)	7.10 (5.88-8.60)	8.87 (7.16-11.3)	10.4 (8.13-13.4)	12.0 (9.04-15.9)	13.7 (9.90-18.7)	16.1 (11.2-22.7)	18.1 (12.2-25.8)
2-day	4.52 (3.82-5.37)	5.44 (4.59-6.48)	7.04 (5.92-8.40)	8.44 (7.06-10.1)	10.5 (8.50-13.2)	12.2 (9.60-15.5)	13.9 (10.6-18.2)	15.8 (11.5-21.3)	18.4 (12.8-25.6)	20.4 (13.8-28.8)
3-day	5.07 (4.31-6.00)	6.02 (5.12-7.13)	7.66 (6.48-9.09)	9.10 (7.65-10.9)	11.2 (9.11-14.0)	12.9 (10.2-16.3)	14.7 (11.2-19.1)	16.5 (12.1-22.2)	19.1 (13.4-26.5)	21.2 (14.4-29.8)
4-day	5.57 (4.75-6.56)	6.51 (5.55-7.68)	8.14 (6.91-9.62)	9.56 (8.07-11.4)	11.6 (9.52-14.5)	13.3 (10.6-16.8)	15.1 (11.6-19.6)	17.0 (12.5-22.7)	19.6 (13.8-27.0)	21.6 (14.8-30.3)
7-day	6.81 (5.85-7.94)	7.75 (6.66-9.05)	9.37 (8.02-11.0)	10.8 (9.17-12.7)	12.8 (10.6-15.8)	14.5 (11.7-18.2)	16.3 (12.6-20.9)	18.1 (13.4-24.1)	20.7 (14.7-28.4)	22.7 (15.6-31.7)
10-day	7.84 (6.77-9.10)	8.83 (7.62-10.3)	10.5 (9.05-12.3)	12.0 (10.3-14.1)	14.1 (11.7-17.3)	15.9 (12.8-19.7)	17.6 (13.7-22.6)	19.5 (14.5-25.9)	22.2 (15.8-30.3)	24.2 (16.8-33.6)
20-day	10.6 (9.24-12.2)	11.9 (10.4-13.7)	14.0 (12.2-16.2)	15.9 (13.7-18.4)	18.5 (15.4-22.3)	20.5 (16.7-25.2)	22.6 (17.7-28.6)	24.8 (18.6-32.5)	27.8 (19.9-37.6)	30.0 (21.0-41.5)
30-day	12.8 (11.2-14.6)	14.4 (12.6-16.5)	17.0 (14.8-19.5)	19.2 (16.6-22.1)	22.2 (18.6-26.5)	24.5 (20.0-29.9)	26.9 (21.2-33.8)	29.3 (22.0-38.1)	32.5 (23.4-43.7)	34.9 (24.5-48.0)
45-day	15.6 (13.8-17.7)	17.6 (15.5-19.9)	20.7 (18.2-23.6)	23.3 (20.3-26.7)	26.8 (22.5-31.7)	29.4 (24.1-35.6)	32.0 (25.3-39.9)	34.6 (26.2-44.7)	38.0 (27.6-50.9)	40.5 (28.6-55.5)
60-day	18.0 (15.9-20.3)	20.3 (17.9-22.9)	23.8 (21.0-27.1)	26.7 (23.4-30.5)	30.6 (25.7-36.0)	33.4 (27.5-40.2)	36.2 (28.7-44.9)	38.9 (29.5-50.0)	42.3 (30.8-56.3)	44.8 (31.7-61.2)

<sup>1</sup> Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

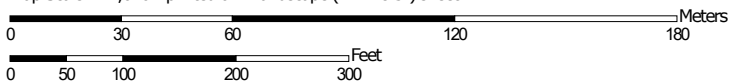
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**PF graphical**

# Custom Soil Resource Report Soil Map



Map Scale: 1:2,040 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	0.5	2.4%
31	Pepper and EauGallie sands	18.3	97.4%
99	Water	0.0	0.2%
<b>Totals for Area of Interest</b>		<b>18.8</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

## Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## St. Lucie County, Florida

### 2—Ankona and Farmton sands

#### Map Unit Setting

*National map unit symbol:* 1jptv  
*Elevation:* 0 to 200 feet  
*Mean annual precipitation:* 49 to 58 inches  
*Mean annual air temperature:* 70 to 77 degrees F  
*Frost-free period:* 350 to 365 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Ankona and similar soils:* 50 percent  
*Farmton and similar soils:* 40 percent  
*Minor components:* 10 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Ankona

##### Setting

*Landform:* Flatwoods on marine terraces  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Parent material:* Sandy and loamy marine deposits

##### Typical profile

*A - 0 to 11 inches:* sand  
*E - 11 to 38 inches:* sand  
*Bh - 38 to 48 inches:* loamy sand  
*Btg - 48 to 57 inches:* sandy loam  
*Cg - 57 to 80 inches:* loamy fine sand

##### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* 31 to 50 inches to ortstein  
*Drainage class:* Poorly drained  
*Runoff class:* High  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* About 6 to 18 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Sodium adsorption ratio, maximum:* 4.0  
*Available water supply, 0 to 60 inches:* Very low (about 1.5 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* C/D  
*Ecological site:* F155XY120FL - Sandy Flatwoods and Hammocks  
*Forage suitability group:* Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

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*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands  
(G156BC141FL)  
*Hydric soil rating:* No

### Description of Farnton

#### Setting

*Landform:* Flatwoods on marine terraces  
*Landform position (three-dimensional):* Interfluve, tal  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Parent material:* Sandy and loamy marine deposits

#### Typical profile

*A - 0 to 7 inches:* sand  
*E - 7 to 34 inches:* sand  
*Bh - 34 to 50 inches:* sand  
*Btg - 50 to 80 inches:* sandy loam

#### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Poorly drained  
*Runoff class:* High  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* About 6 to 18 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Sodium adsorption ratio, maximum:* 4.0  
*Available water supply, 0 to 60 inches:* Moderate (about 6.9 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* B/D  
*Ecological site:* F155XY120FL - Sandy Flatwoods and Hammocks  
*Forage suitability group:* Sandy soils on flats of mesic or hydric lowlands  
(G156BC141FL)  
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands  
(G156BC141FL)  
*Hydric soil rating:* No

### Minor Components

#### Electra

*Percent of map unit:* 4 percent  
*Landform:* Rises on marine terraces, knolls on marine terraces  
*Landform position (three-dimensional):* Interfluve  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Ecological site:* F155XY150FL - Sandy Upland Mesic Flatwoods and Hammocks on Rises and Knolls  
*Other vegetative classification:* Sandy soils on rises and knolls of mesic uplands  
(G156BC131FL)  
*Hydric soil rating:* No

**Waveland**

*Percent of map unit:* 3 percent  
*Landform:* Flatwoods on marine terraces  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Ecological site:* F155XY120FL - Sandy Flatwoods and Hammocks  
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)  
*Hydric soil rating:* No

**Lawnwood**

*Percent of map unit:* 3 percent  
*Landform:* Marine terraces on flatwoods  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* F155XY120FL - Sandy Flatwoods and Hammocks  
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)  
*Hydric soil rating:* No

**31—Pepper and EauGallie sands**

**Map Unit Setting**

*National map unit symbol:* 1jpvS  
*Elevation:* 0 to 30 feet  
*Mean annual precipitation:* 49 to 58 inches  
*Mean annual air temperature:* 70 to 77 degrees F  
*Frost-free period:* 350 to 365 days  
*Farmland classification:* Farmland of unique importance

**Map Unit Composition**

*Pepper and similar soils:* 46 percent  
*Eaugallie and similar soils:* 44 percent  
*Minor components:* 10 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Pepper**

**Setting**

*Landform:* Flatwoods on marine terraces  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Parent material:* Sandy and loamy marine deposits

**Typical profile**

*A - 0 to 6 inches:* sand

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*E* - 6 to 23 inches: sand  
*Bh1* - 23 to 33 inches: sand  
*Bh2* - 33 to 57 inches: sand  
*Btg* - 57 to 80 inches: sandy loam

### Properties and qualities

*Slope*: 0 to 2 percent  
*Depth to restrictive feature*: 16 to 31 inches to ortstein  
*Drainage class*: Poorly drained  
*Runoff class*: High  
*Capacity of the most limiting layer to transmit water (Ksat)*: Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table*: About 6 to 18 inches  
*Frequency of flooding*: None  
*Frequency of ponding*: None  
*Maximum salinity*: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Sodium adsorption ratio, maximum*: 4.0  
*Available water supply, 0 to 60 inches*: Very low (about 1.1 inches)

### Interpretive groups

*Land capability classification (irrigated)*: None specified  
*Land capability classification (nonirrigated)*: 4w  
*Hydrologic Soil Group*: D  
*Ecological site*: F156BY040FL - Sandy Pine Flatwoods and Hammocks  
*Forage suitability group*: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)  
*Other vegetative classification*: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)  
*Hydric soil rating*: No

### Description of Eaugallie

#### Setting

*Landform*: Flatwoods on marine terraces  
*Landform position (three-dimensional)*: Talf  
*Down-slope shape*: Convex  
*Across-slope shape*: Linear  
*Parent material*: Sandy and loamy marine deposits

#### Typical profile

*A* - 0 to 5 inches: sand  
*E* - 5 to 26 inches: sand  
*Bh* - 26 to 47 inches: sand  
*Btg* - 47 to 62 inches: sandy loam  
*Cg* - 62 to 80 inches: sand

### Properties and qualities

*Slope*: 0 to 2 percent  
*Depth to restrictive feature*: More than 80 inches  
*Drainage class*: Poorly drained  
*Runoff class*: High  
*Capacity of the most limiting layer to transmit water (Ksat)*: Moderately low to high (0.06 to 1.98 in/hr)  
*Depth to water table*: About 6 to 18 inches  
*Frequency of flooding*: None  
*Frequency of ponding*: None  
*Maximum salinity*: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

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*Sodium adsorption ratio, maximum:* 4.0

*Available water supply, 0 to 60 inches:* Moderate (about 7.2 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4w

*Hydrologic Soil Group:* A/D

*Ecological site:* F156BY040FL - Sandy Pine Flatwoods and Hammocks

*Forage suitability group:* Sandy soils on flats of mesic or hydric lowlands  
(G156BC141FL)

*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands  
(G156BC141FL)

*Hydric soil rating:* No

### Minor Components

#### Tantile

*Percent of map unit:* 2 percent

*Landform:* Flatwoods on marine terraces

*Landform position (three-dimensional):* Talf

*Down-slope shape:* Convex

*Across-slope shape:* Linear

*Ecological site:* F156BY040FL - Sandy Pine Flatwoods and Hammocks

*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands  
(G156BC141FL)

*Hydric soil rating:* No

#### Lawnwood

*Percent of map unit:* 2 percent

*Landform:* Marine terraces on flatwoods

*Landform position (three-dimensional):* Talf

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Ecological site:* F156BY040FL - Sandy Pine Flatwoods and Hammocks

*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands  
(G156BC141FL)

*Hydric soil rating:* No

#### Wabasso

*Percent of map unit:* 2 percent

*Landform:* Flatwoods on marine terraces

*Landform position (three-dimensional):* Talf

*Down-slope shape:* Convex

*Across-slope shape:* Linear

*Ecological site:* F156BY040FL - Sandy Pine Flatwoods and Hammocks

*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands  
(G156BC141FL)

*Hydric soil rating:* No

#### Pineda

*Percent of map unit:* 2 percent

*Landform:* Flats on marine terraces, drainageways on marine terraces

*Landform position (three-dimensional):* Dip

*Down-slope shape:* Linear

*Across-slope shape:* Concave

*Ecological site:* F156BY041FL - Sandy Over Loamy Pine Flatwoods and Hammocks

## Custom Soil Resource Report

*Other vegetative classification:* Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)

*Hydric soil rating:* Yes

### **Nettles**

*Percent of map unit:* 2 percent

*Landform:* Flatwoods on marine terraces

*Landform position (three-dimensional):* Talf

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Ecological site:* F156BY040FL - Sandy Pine Flatwoods and Hammocks

*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

*Hydric soil rating:* No

## **99—Water**

### **Map Unit Composition**

*Water:* 100 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Water**

#### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Ecological site:* R156BY100FL - Subaqueous Freshwater Riverine Habitats

*Forage suitability group:* Forage suitability group not assigned (G156BC999FL)

*Other vegetative classification:* Forage suitability group not assigned (G156BC999FL)

*Hydric soil rating:* Unranked

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## Custom Soil Resource Report

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United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_052290.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf)

ENVIRONMENTAL IMPACT REPORT  
1038 SOUTH 37<sup>TH</sup> STREET  
ST. LUCIE COUNTY, FLORIDA

August 5, 2024

Prepared by:



*ECOLOGICAL CONSULTING OF FLORIDA  
850 NW FEDERAL HIGHWAY, SUITE 109  
STUART, FL 34994  
sopotnick@ecf-llc.com*

2329.00

## **1.0 INTRODUCTION**

This assessment is in support of the site plan approval through the City of Fort Pierce for the subject ±5.28-acre site.

The development will include single family residential with associated parking and stormwater facilities.

## **2.0 SITE LOCATION**

The subject property is made up of an undeveloped property off of South 37<sup>th</sup> Street within the City of Fort Pierce, St. Lucie County, FL. The property is located 0.5 mile north of the intersection of 37<sup>th</sup> Street and SR 70 within Section 17, Township 35 South, Range 40 East, St. Lucie County, Florida (Figure 1). The site coordinates are 27°26'12.52" N, 80°21'39.75" W.

## **3.0 METHODOLOGY**

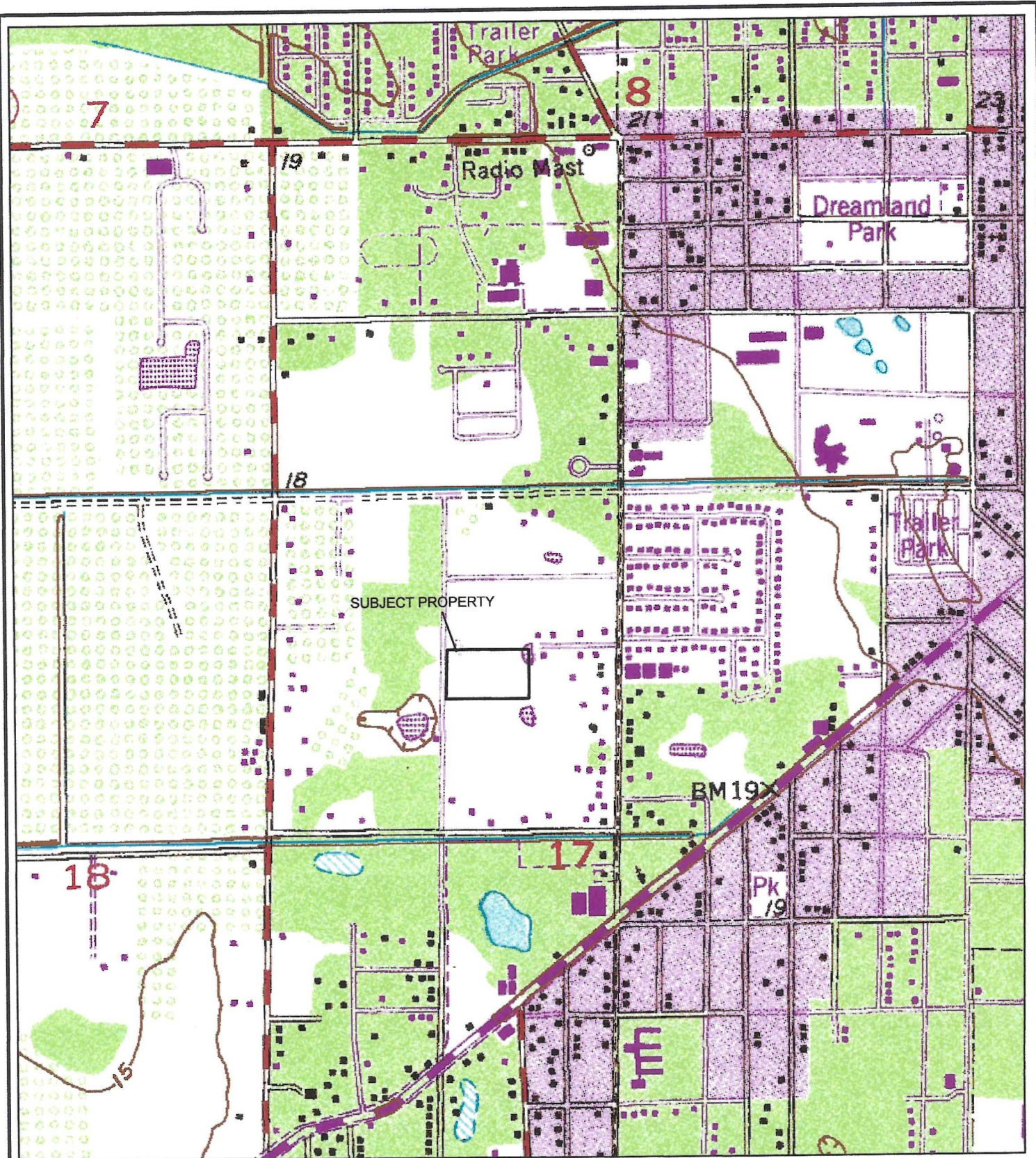
The assessment methodology consisted of the review of topographic information, soils maps, and recent aerial photographs.

A field reconnaissance of the subject property was then conducted which included pedestrian transects through the site to map and identify specific habitat and land uses and vegetative cover types. Field notes were taken and an aerial photograph was marked with land use and cover types and any environmental findings.

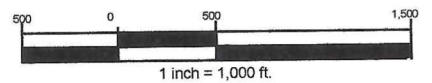
## **4.0 TOPOGRAPHY/HYDROLOGY**

According to the U.S.G.S. topographic quadrangle (Fort Pierce), the property has an average elevation of between 15-20 feet NGVD. The quadrangle does not identify any structures on site. The quadrangle also shows a depression in the northeast corner extending offsite to the east and north.

Field reconnaissance indicates that the parcel is relatively flat.



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY ECOLOGICAL CONSULTING OF FLORIDA SHALL BE WITHOUT LIABILITY TO ECOLOGICAL CONSULTING OF FLORIDA.



USGS TOPOGRAPHIC MAP  
 1038 SOUTH 37TH STREET  
 ST. LUCIE COUNTY FLORIDA

SOURCE: USGS QUADRANGLE,  
 FORT PIERCE  
 SEC 17, TWN 35 S, RNG 40 E

**FIGURE 1**  
 DATE: 7-11-24  
 PROJECT No. 2329.00

## 5.0 SOILS

According to the *Soil Survey of St. Lucie County, FL* (USDA-NRCS, Web Soil Survey), the following soils are found on site (Figure 2).

- Pepper and Eau Gallie sands (31)

This soils are classified as poorly drained, and is generally associated with mesic flatwood type vegetative communities in its natural setting.

## 6.0 SITE CONDITIONS

An assessment of the extent, distribution, and composition of vegetative communities for the property was conducted by Chris Sopotnick of Ecological Consulting of Florida (ECF) on July 21, 2024.

Pedestrian transects were conducted throughout the parcels with vegetative communities identified on a recent aerial photograph.

A description of each community type is provided in the Habitat/Land Use section of this report.

## 7.0 HABITAT/LAND USE

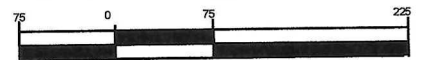
Onsite habitats and adjacent land uses have been characterized using the *Florida Land Cover Classifications System* (FWC 2018) (FLCCS), and are described below and depicted on the Land Use and Cover Map (Figure 3).

- 18211 – Urban Open Land: This area has been altered by the clearing of native vegetation and planting of grass. The area has been maintained on a regular basis and is vegetated primarily by bahia grass (*Paspalum notatum*), smut grass (*Sporobolus indicus*), chalky bluestem (*Andropogon virginicus var. glaucus*), cogon grass (*Imperata cylindrica*), ceasarweed (*Urena lobata*), beauty berry (*Callicarpa americana*), cabbage palm (*Sabal palmetto*), mango (*Mangifera indica*), laurel oak (*Quercus laurifolia*), Brazilian pepper (*Shinus terebinthifolius*), grapevine (*Vitus spp.*), and guinea grass (*Megathyrsus maximus*).

TABLE 1 – LAND USE AND COVER SUMMARY			
FLUCCS CODE	COMMUNITY NAME	ACRES	PERCENT
18211	Urban Open Land	5.28	100.0
Total Area		12.00	100.0

31 - PEPPER AND EAU GALLIE SANDS

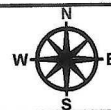
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SOILS MAP  
1038 SOUTH 37TH STREET

ST. LUCIE COUNTY

FLORIDA

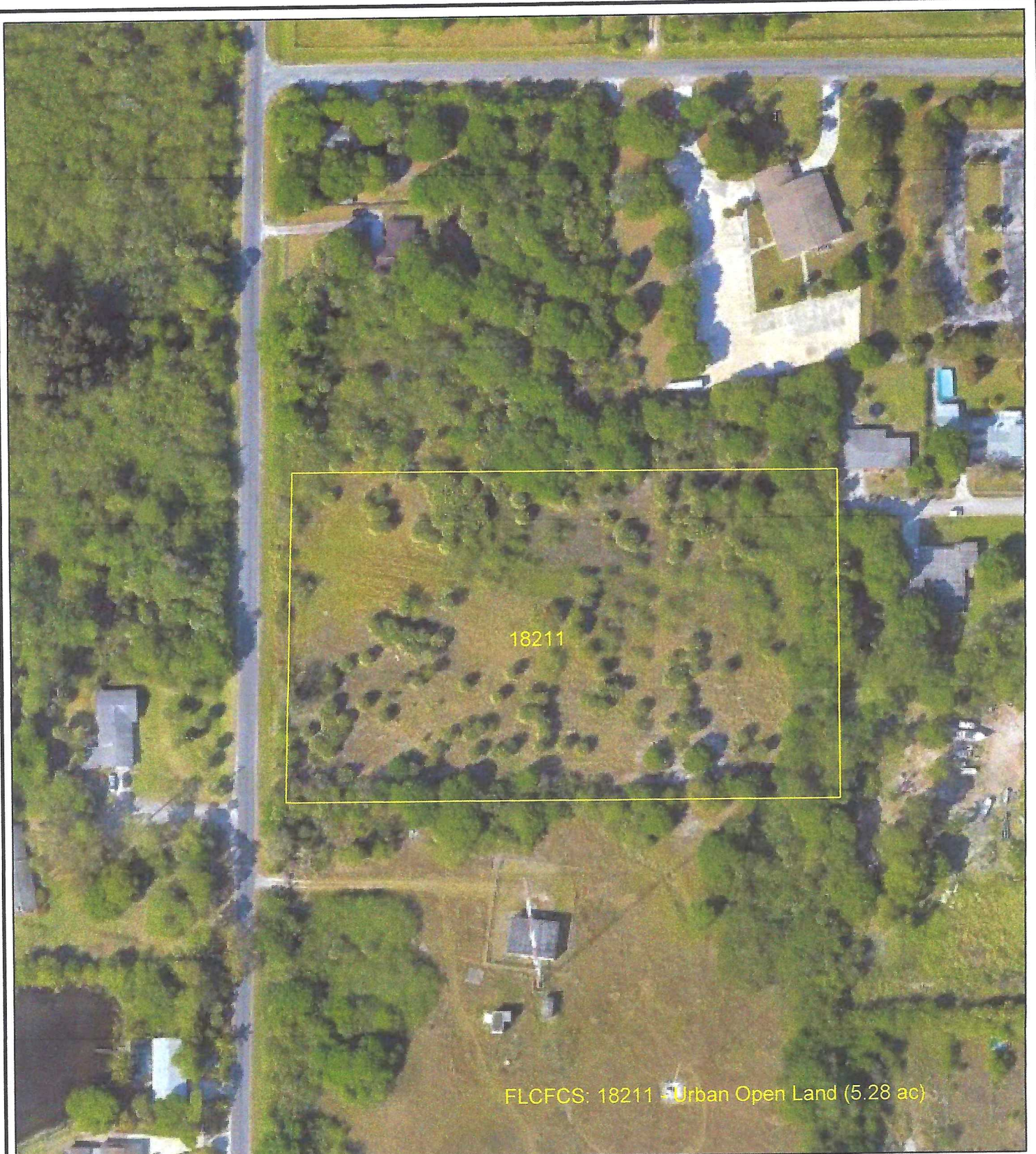


SOURCE: WEB SOILS SURVEY  
SEC 17, TWN 35 S, RNG 40 E

FIGURE 2

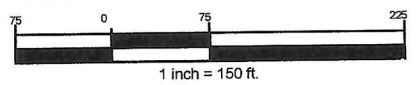
DATE: 7-11-24

PROJECT No. 2329.00



FLCFCs: 18211 - Urban Open Land (5.28 ac)

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY ECOLOGICAL CONSULTING OF FLORIDA SHALL BE WITHOUT LIABILITY TO ECOLOGICAL CONSULTING OF FLORIDA.



LAND USE AND COVER MAP  
 1038 SOUTH 37TH STREET  
 ST. LUCIE COUNTY FLORIDA

SOURCE: GOOGLE EARTH  
 SEC 17, TWN 35 S, RNG 40 E

**FIGURE 3**  
 DATE: 7-11-24  
 PROJECT No. 2329.00

## 8.0 CRITICAL HABITAT/ LISTED SPECIES OBSERVATION

The site was reviewed for the presence of habitat conducive to federal and state listed flora and fauna. An initial review documented vegetative communities and noted areas listed as potential habitat. A cursory listed species survey was performed by ECF on July 21, 2024. The methodology included meandering pedestrian transects throughout the parcel.

Non-listed wildlife or signs of species observed include grackle, black racer, armadillo, cotton tailed rabbit and raccoon. All species of wildlife observed are typical representatives of the different habitats on site. None are unusual for the St. Lucie County area. No tortoise burrows and no listed species were observed on site.

The Florida Natural Areas Inventory (FNAI) provides a matrix by County of rare and endangered species in Florida. Based on the known distribution and preferred habitats of certain species, the following listed wildlife has the potential to occur on site:

COMMON NAME	SCIENTIFIC NAME	EVIDENCE/SIGHTING	STATUS	
			FWC	USFWS
Eastern Indigo snake	<i>Drymarchon corias couperi</i>	Not observed	T	T
Gopher tortoise	<i>Gopherus Polyphemus</i>	Not observed	T	
Gopher frog	<i>Rana capito</i>	Not observed	SSC	
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	Not observed	SSC	
Florida Panther	<i>Puma concolor coryi</i>	Not observed	E	E
Burrowing owl	<i>Speotyto cunicularia</i>	Not observed	SSC	
Woodstork	<i>Mycteria Americana</i>	Not observed	E	E
American Alligator	<i>Alligator mississippiensis</i>	Not observed	T	T
Crested caracara	<i>Caracara cheriway</i>	Not observed	T	T
Florida scrub-jay	<i>Aphelocoma coerulescens</i>	Not observed	T	T
Piping Plover	<i>Charadrius melodus</i>	Not observed	T	T
Red-cockaded woodpecker	<i>Picoides villosus</i>	Not observed	E	E
Southeastern American kestrel	<i>Falco sparverius Paulus</i>	Not observed	T	
Florida sandhill crane	<i>Grus Canadensis pratensis</i>	Not observed	SSC	
Osprey	<i>Pandion haliaetus</i>	Not observed	SSC	
Snail kite	<i>Rostrhamus sociabilis plumbeous</i>	Not observed	E	E
Least tern	<i>Sterna antillarum</i>	Not observed	T	
Sherman's fox squirrel	<i>Sciurus niger shermani</i>	Not observed	SSC	
Manatee	<i>Trichechus manatus</i>	Not observed	E	E

Abbreviations:  
 SSC = Species of Special Concern, T = Threatened  
 USFWS = United States Fish and Wildlife Service, FWC = Florida Fish and Wildlife Conservation Commission,

A database search of FWC records for documented bald eagle nests was conducted and none were noted for the property or within 0.5 mile of the site.

## **9.0 WETLANDS AND SURFACE WATERS**

The soils map, topographic map and National Wetland Inventory (NWI) were reviewed to identify potential wetland areas. Subsequent field reconnaissance was performed to confirm limits of wetlands within the project site.

The soils map did not identify hydric soils on site.

The topographic map identified a small depression in the northeast corner of the site.

The NWI Map did not identify any wetlands or surface waters on site.

Site reconnaissance did not identify wetlands or surface waters on site.

## **10.0 CONCLUSION**

The site was cleared of natural vegetation many years ago, and currently is classified as urban open land. There are no native protected habitats on site, including wetlands or surface waters. Review of the site did not find evidence of listed species or critical habitat.

It is not anticipated that development of this parcel would have adverse impacts to natural resources.



**MARTIN  
& SONS**



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

June 18, 2024

City of Fort Pierce Planning Department  
100 North US Highway 1  
Fort Pierce, FL 34950

Subject: Prado Place Planned Development – Online Documentation Statement  
City of Fort Pierce, Florida

Dear City of Fort Pierce Planning Department,

Construction plans are not required for the Master Planned Development Application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'F. Prado', is positioned above the typed name.

Franco Prado, President  
Martin & Sons Residential Services, Inc.



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

September 18, 2024

City of Fort Pierce Planning Department  
100 North US Highway 1  
Fort Pierce, FL 34950

Subject: Prado Place Planned Development – TRC Comments Response  
City of Fort Pierce, Florida

TRC Comments Responses are provided below in **bold italics**:

#### Engineering Comments:

1. The proposed stormwater retention areas shall be relocated to the rear of the property away from the public right-of-way in accordance with City of Fort Pierce Code of Ordinance Section 119-9(c). Wet retention/detention area that abut public right-of-way shall meet the requirements of the City of Fort Pierce Code of Ordinance Section 119-9(c)(2) and South Florida Water Management District (SFWMD) wet retention/detention area dimensional criteria.

***The master site plan has been amended with the proposed stormwater retention areas relocated to the rear of the property.***

2. Remove the Meadow Avenue pedestrian access as the right-of-way for Meadow Avenue terminates 25-feet from the east property line.

***The master site plan has been amended to remove the pedestrian access for Meadow Lane.***

3. Provide sidewalks on both sides of the project's roadways.

***The master site plan has been amended to provide sidewalks on both sides of the project's roadways.***

4. Provide the property boundary information.

***A physical signed and sealed boundary and topography survey has been delivered to Tracy Telle at the September 19<sup>th</sup>, 2024 TRC Meeting.***

5. The provided Boundary and Topography Survey was neither signed nor sealed.

***A physical signed and sealed boundary and topography survey has been delivered to Tracy Telle at the September 19<sup>th</sup>, 2024 TRC Meeting.***

6. Provide the Executed Development Agreement. The non-executed Development Agreement lists James M. Messer, Esq as the City Attorney. The City Attorney shall be updated to Sara Hedges.

***The Development Agreement has been amended to show Sara Hedges as the City Attorney. The executed amended agreement has been uploaded to the TylerHost Online Portal.***



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Weston, FL 33331  
Tel: 954-389-0220

#### South Florida Water Management District (SFWMD) Comments:

No comments received from SFWMD. Applicant is advised to investigate SFWMD permit requirements

**Acknowledged.**

#### SLC Transit (ART)

No comments received - Applicant is advised to investigate and confirm proximity to public transportation routes

**Acknowledged.**

#### SLC School Board

Applicant is advised to confirm with the School District adequate school capacity

**Acknowledged.**

#### SLC Public Works/Engineering Department

Corrections:

1. A traffic statement is required. Additional comments may be provided after the statement is reviewed.

**A traffic statement/analysis is provided with this application.**

Conditions:

2. A Site Development Permit is required prior to performing site improvement activities.

**Acknowledged.**

#### Police

Regarding the development of this project, the total added dwelling units upon the City of Fort Pierce is anticipated at 60. While the frequency and exact type of calls cannot be predicted at this time, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development. Thank you for your attention and consideration. Current population of Ft Pierce (2021 Census) 47927 Current total of Officers Ft Pierce PD (FY24) 141 Current rate of Officers per 1000 population 2.9 Number of proposed housing units 60 Average number of people per household x 2.5 total proposed population increase 150 /1000 0.15 x 2.9 Additional Officers Necessary 0.4 Officer Damian Spotts Crime Prevention Practitioner Fort Pierce Police Department.



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***Acknowledged.***

### Planning/Zoning

Landscape Note that the final landscape plan will need to incorporate a suitable landscape strip, except where driveways and pedestrian access points are located, or if a building elevation of a project is located directly on a street sidewalk, and meet these requirements: 1. The strip shall be no less than ten feet wide and include at least one tree for every 200 square feet of required landscaped strip and contain a hedge of landscape material which shall be installed and maintained so as to form a six feet or higher, continuous, unbroken, solid, visual screen within one year after installation, except in clear vision areas required by city code. The remainder of the required landscaped strip shall be completely covered with groundcover or grass. 2. A wall, berm with planting, or other durable, non-wood privacy fence may be included as part of the required 6 feet high landscape strip but shall not replace it.

***Acknowledged.***

As all retention and/or detention areas are normally required to be located at the rear of the property away from public rights-of-way and landscaped with at least a 36-inch hedge around the perimeter, an alternative would be the incorporation of Bioswales or meet other standards which will incorporate significant landscaping and measures to prevent stagnant water.

***Acknowledged.***

Tree Mitigation: A Tree Survey and Mitigation Plan will be required at Final PD Sidewalk: A sidewalk will be required along the frontage of the site with S 37th Street.

***Acknowledged.***

Design: The proposed architectural design and material finish of the properties meets the architectural design criteria.

***Acknowledged.***

Plat: A Final Plat will be required.

***Acknowledged.***

Note: Any subsequent submittal of a Final PD Plan application must meet the requirements of Sec. 125-212 Planned Development Zone (PD) and in particular the required Development Planned Development Plans and Documents as outlined in 125-212 (d)(1) Table (c)(1) NOTE: An emergency access may be required by the Fire District.

***Acknowledged.***

FPUA



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Weston, FL 33331  
Tel: 954-389-0220

W/WW Engineering: Approved as noted, Water and Sewer services are not immediately available to serve this parcel. Availability would be contingent upon the completion of construction of the required utility infrastructure, and payment of the applicable fees. Please visit our website at [www.fpua.com](http://www.fpua.com) to review developer requirements, specifications, details, fees, etc. Should you have any questions please contact John Biggs at 772 466-1600 ext. 3474.

**Acknowledged.**

Electric Engineering: This submission is outside of the FPUA electric service area.

**Acknowledged. Electric provider is FPL.**

Gas: This is approved. Mr. Prado intends on utilizing natural gas for the water heaters, clothes driers, and gas ranges in all units.

**Acknowledged.**

FPUAnet Fiber: FPUAnet Approves.

**Acknowledged.**

#### Florida Fish and Wildlife

No comments received - Applicant is advised to confirm FFW requirements prior to Final PD

**Acknowledged.**

#### Fire

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>.

**All required documents shall be provided with the Final PD.**

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

**All required fees shall be paid with the submittal of the Final PD.**

3. Please provide an electronic revised copy of the site plan (pdf format).

**The Master PD Site Plan is included with this application. A final site plan will be provided with the final PD.**

4. Please provide written acknowledgement of the conditions/revisions provided.

**Acknowledged.**



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Weston, FL 33331  
Tel: 954-389-0220

5. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)

**Acknowledged.**

6. Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)

**Acknowledged.**

7. The Fire District reserves the right for future comments at the site plan & building construction phase.

**Acknowledged.**

8. Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (Installation of a sprinkler system will be required if this distance requirement is not met.)

**Acknowledged.**

9. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheelbase, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)

**Acknowledged.**

10. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)

**Acknowledged.**

11. A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1.18.2.3.2.1)

**Acknowledged.**

12. Dead-end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted. The minimum length must be equal to the length of the longest fire apparatus. (SLCFD Resolution 740-23)

**Acknowledged.**

13. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest



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Weston, FL 33331  
Tel: 954-389-0220

point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

**Acknowledged.**

14. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. (NFPA 1.18.3.1)

**Acknowledged.**

15. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).

**Acknowledged.**

16. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

**Acknowledged.**

#### FDEP

No comments received - Applicant is advised to investigate whether FDEP permits are required.

**Acknowledged.**

#### Code Enforcement

No comments received - may be forthcoming

**Acknowledged.**

#### Building

1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.

**Acknowledged.**

3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.



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

***Acknowledged.***

4. Building Permit required.

***Acknowledged.***

5. Signed and sealed construction drawings required.

***Acknowledged.***

10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.

***Acknowledged.***

Martin Prado  
4366 Pine Ridge Court  
Weston, FL 33331

**OWNER CONSENT FORM**

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

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

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

I hereby give CONSENT to Franco Prado to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed plat, site plan, construction plans, and other related development items for this parcel.

FURTHER AFFIANT SAYETH NOT.

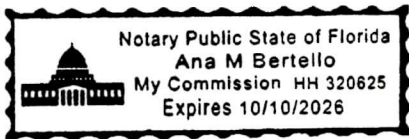
The foregoing instrument was acknowledged before me this 12 day of May, 2023, by MARTIN E. PRADO (Name of Person Acknowledging) who is personally known to me or who has produced FL-DL-P630565632660 (type of identification) as identification and who did (did not) take an oath.

*Ambertello*  
Notary Signature

*M. Prado*  
Owner's Signature

ANA. M. BERTELLO  
Printed Name of Notary

MARTIN E. PRADO  
Owner's Name



4366 Pine Ridge Ct.  
Street Address

Weston, FL. 33331  
City, State, Zip

10-10-26  
My commission expires

954-389-0220  
Telephone/Email

**MARTIN  
& SONS**



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

June 18, 2024

City of Fort Pierce Planning Department  
100 North US Highway 1  
Fort Pierce, FL 34950

Subject: Prado Place Planned Development – Online Documentation Statement  
City of Fort Pierce, Florida

Dear City of Fort Pierce Planning Department,

Phasing is not proposed at this time.

Sincerely,

A handwritten signature in blue ink, appearing to read 'F. Prado', is written over a light blue horizontal line.

Franco Prado, President  
Martin & Sons Residential Services, Inc.

Prepared by  
Franco Prado, president of  
**Martin & Sons Residential Services, Inc.**  
4581 Weston Road, Suite 154  
Weston, FL 33331  
(954)389-0220

[DRAFT]

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (“Agreement”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2024 (the “Effective Date”), by Martin Prado, a Florida resident (henceforth referred to as the “Developer”), whose mailing address is 4581 Weston Road, Suite 154, Weston, FL 33331, and the CITY OF FORT PIERCE, a Florida municipal corporation (hereinafter referred to as (“City”), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950.

### WITNESSETH

**WHEREAS**, the Developer is the owner in fee simple title to certain real property located in Fort Pierce, Florida, as more particularly described in **Exhibit “A”** attached hereto and incorporated herein by this reference (hereinafter referred to as the “Property”); and

**WHEREAS**, on September 19, 2024, the Fort Pierce Planning Department, in its review of the proposed Master Planned Development, required the Developer to provide this agreement; and

**WHEREAS**, the City has determined that entering into this Agreement with respect to the development of the Property is in the best interest of the citizens of the City of Fort Pierce; and

**WHEREAS**, the City and the Developer desire to set forth certain terms, conditions and agreements with respect to the development of the Project upon the Property; and

**WHEREAS**, the proposed Project is consistent with the general purpose, goals, objectives and standards of the City of Fort Pierce Comprehensive Plan and the City of Fort Pierce land development code; and

**NOW, THEREFORE**, in consideration of the premises contained herein and other good and valuable consideration exchanged by and between the City and the Developer, the receipt and sufficiency of such is hereby acknowledged, Developer agrees and covenants as follows:

1. Recitals. The above recitals are true and correct, and are incorporated herein by reference.
2. Consideration and Conditions. In further consideration of the foregoing and of the terms and covenants set forth herein, the parties hereto agree that final approval for the Project by the City Commission of the City of Fort Pierce, is and shall be specifically conditioned with respect to the following:

a. Development Uses. All legal uses shall be permitted, with the primary use being residential. Population density shall be the maximum allowed by the City of Fort Pierce Comprehensive Plan. Maximum building height shall be 45 feet. Maximum building lot coverage shall be 90%.

b. Public Facilities. Water, sewer, and natural gas will be provided by FPUA. Electricity will be provided by FPL.

3. Notices. Any notice, demand, consent, approval or other document or instrument required or permitted to be given to any party to this Agreement shall be in writing and shall be delivered in person or sent by registered or certified mail, postage prepaid, return receipt requested, to the following address (or such other address as any party may designate from time to time in writing):

City:

City Manager  
100 North U.S. 1  
Fort Pierce, FL 34950

With a copy to:

City Attorney  
100 North U.S. 1  
Fort Pierce, FL 34950

Developer:  
Martin Prado  
4581 Weston Road, Suite 154  
Weston, FL 33331

With a copy to  
Franco Prado  
4581 Weston Road, Suite 154  
Weston, FL 33331

This forgoing is not intended to require that notice of the approval or denial of development permits be given as provided for in this provision.

4. Headings. Captions and paragraph headings contained in this Agreement are for the convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision thereof.

5. Counterparts. This Agreement may be executed in any number of identical counterparts. If so executed each of such counterparts is to be deemed an original for all purposes and all such counterparts shall, collectively, constitute one agreement, but, in making proof of this

Agreement, it shall not be necessary to provide or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

6. Governing Law. The Agreement and the construction and enforcement thereof shall be interpreted under the law of the State of Florida. The parties hereto agree without reservation of any rights under federal or state law, that in any litigation arising under this Agreement, the parties hereto waive the right to trial before a jury and all such litigation shall be litigated only in a non-jury hearing in the State Courts of Florida, St. Lucie County.

7. Binding Effect. This Agreement shall be deemed to be a covenant running with the land and shall be binding upon the heirs, legal representatives, successors and assigns of the Developer and any person, firm, corporation or entity who or which may become the successor in interest to the Property. No subsequent transfer of the Property or any assignment of interest therein shall relieve or discharge the Developer from any term, condition, obligation, or duties set out in this Agreement.

8. Laws, Ordinances and Codes. The Developer shall comply with all federal, state and local laws, codes, ordinances and regulations governing the permitting and construction of the Project.

9. Permits, Conditions, Terms or Restrictions. The failure of this Agreement to address a particular permit, condition, terms or restriction existing at the time of execution of this Agreement shall not relieve the Developer of the necessity of complying with the law governing permitting requirements, conditions, terms or restrictions.

10. Amendments. This Agreement shall not be changed, modified or amended except by an instrument in writing and executed by the parties, or their successors in the interest.

11. Further Documentation. The parties hereto agree that at any time following a request therefore by another party, each shall execute and deliver to the other party such other documents and instruments, in form and substance reasonably necessary to confirm and/or effectuate the obligations of any party hereunder and the consummation of the transactions contemplated hereby.

12. Remedies. The City and Developer shall have the right to enforce the terms and conditions of this Agreement by an action for specific performance. However, nothing in this Agreement shall be construed to limit the right of either the Developer or the City to pursue any and all remedies available at law or in equity to enforce this agreement.

13. Entire Agreement. This Agreement constitutes the complete and entire agreement between the parties with respect to the subject matter hereof and supersedes any and all prior agreements, arrangements or understandings, whether oral or written, between the parties relating hereto.

14. Disclaimer of Third Party Beneficiaries. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue by reason hereof to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement, express or implied, is intended nor shall be construed to confer upon nor give any person or entity any right,

remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, other than the parties hereto and their respective representatives, successors and assigns.

**[Signature page follows]**

**IN WITNESS WHEREOF**, the Developer and the City have caused this Agreement to be duly executed by their respective authorized representatives on the day and year set forth above.

**ATTEST:**

**CITY:**

**CITY OF FORT PIERCE, FLORIDA**

By: \_\_\_\_\_  
Linda Cox, City Clerk

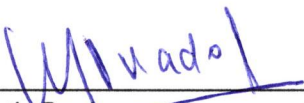
By: \_\_\_\_\_  
Linda Hudson, Mayor

**APPROVED AS TO FORM AND CORRECTNESS:**

By: \_\_\_\_\_  
Sara Hedges, City Attorney

**DEVELOPER:**

Martin Prado, a Florida resident

By:   
Martin Prado

[Signature page to Development Agreement – City of Fort Pierce and Martin Prado]

**EXHIBIT "A"**

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)



## BUREAU OF FIRE PREVENTION

### SITE PLAN REVIEW

**TO: Site Plan Applicant**

**SITE PLAN: Franco & Sons - Master Planned Development - 1038 S 37th St TRC**

**REVIEW DATE: 9/18/2024**

**PLANNER: KEV FREEMAN**

**REVIEWED BY: Captain Andres Elizondo**

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Site Plan Approved with conditions: \_\_\_\_\_

Site Plan Requires Re-submittal: \_\_\_X\_\_\_

Site Plan Rejected: \_\_\_\_\_

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#### The Following Conditions/Revisions Are Necessary:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>.
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please provide an electronic revised copy of the site plan (pdf format).
4. Please provide written acknowledgement of the conditions/revisions provided.
5. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)

*"Our Family Serving Yours"*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

[www.slcfcd.com](http://www.slcfcd.com)



6. Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)
7. The Fire District reserves the right for future comments at the site plan & building construction phase.
8. Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (*Installation of a sprinkler system will be required if this distance requirement is not met.*)
9. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheelbase, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)
10. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)
11. A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1.18.2.3.2.1)
12. Dead-end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted. The minimum length must be equal to the length of the longest fire apparatus. (SLCFD Resolution 740-23)
13. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.
14. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction.

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**The approved water supply shall be in accordance with NFPA 1:18.4. (NFPA 1.18.3.1)**

- 15. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).**
  
- 16. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.**

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PUBLIC WORKS DEPARTMENT  
DEVELOPMENT REVIEW COMMITTEE

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September 17, 2024

**PROJECT:** Master Planned Development - Franco & Sons - 1038 S. 37th Street  
**REF:** Project #: PD2024-00003  
**TO:** Kev Freeman  
**FROM:** Grant Chambers

Corrections:

1. A traffic statement is required. Additional comments may be provided after the statement is reviewed.

Conditions:

2. A Site Development Permit is required prior to performing site improvement activities.