



DEVELOPMENT REVIEW

Property Information

Property address or Location Corner of S 10th Street and Tennessee Ave
 Parcel ID #(s) 2415-703-0220-000-6
 Project description Proposed residential duplex 1-story

Application Type

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

Site Information

Non-Residential: Proposed Sq. Ft.: _____ Site Acreage: _____
Residential: Proposed Units: 2 Proposed Sq. Ft.: 2470(.056Acre) Site Acreage: .29

David Rowe

Property Owner(s)
7203 Coquina Ave
 Street Address
Fort Pierce FL 34951
 City State Zip
772-216-9011
 Phone Number
Rowe441@bellsouth.net
 Email Address

Same as Owner

Applicant/Representative, Title, Company

 Street Address

 City State Zip

 Phone Number

 Email Address

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

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

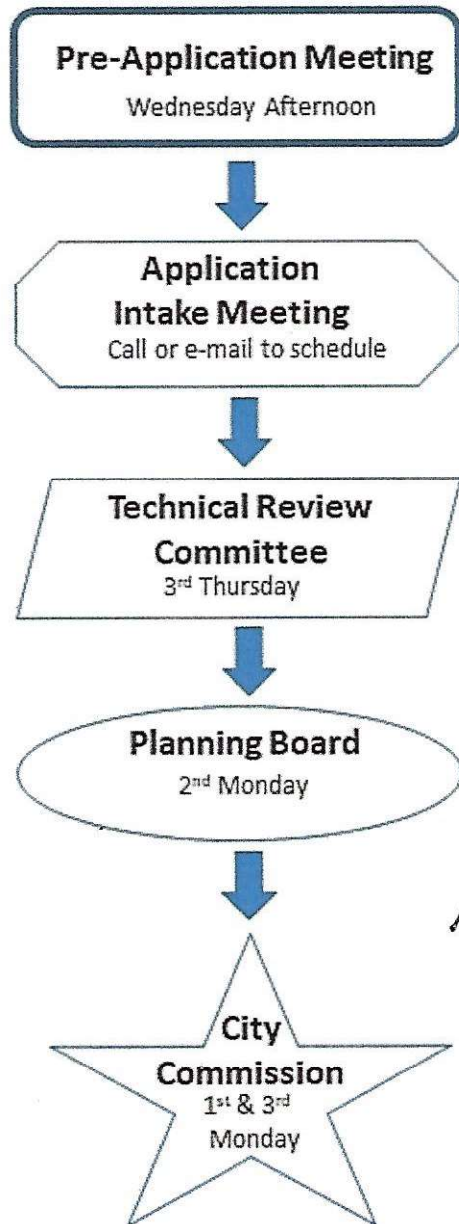
CALL 772.467.3737 OR E-MAIL [PLANNING DL@CITYOFFORTPIERCE.COM](mailto:PLANNING_DL@CITYOFFORTPIERCE.COM)

For more information, please refer to the website:

<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev1>

General Information

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



Site Plan submittal requirements:

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

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

NO



DESIGN REVIEW

Property Information

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David Rowe

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Street Address

Fort Pierce FL 34951

City

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Zip

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State

Zip

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David Rowe

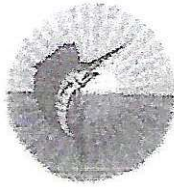
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CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

| | Existing Use | Future Land Use | Zoning |
|-------|--------------|--------------------|--------|
| North | VACANT | RESIDENTIAL DUPLEX | |
| South | ↓ | ↓ | |
| East | | | |
| West | ↓ | ↓ | |

| | Future Land Use | Zoning Classification | Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage | Total Acreage | Flood Zone |
|------------|------------------|-----------------------|--|---------------|------------|
| Current | C1 - with duplex | | VACANT | 0.61 | X |
| **Proposed | | | 2 UNITS / 0.61 AC | 0.61 | N/A |

II. Public Facilities Information:

| A. Potable Water: | |
|-----------------------|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning/FLU | Total gallons per day N/A - VACANT |
| **Proposed Zoning/FLU | Total gallons per day $2 du \times 2.6 \times 100 gpd = 520 gpd$ |
| **Change in Demand | Total gallons per day 520 gpd |

| | |
|-----------------------|--|
| B. Wastewater: | |
| Average Use | Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning/FLU | Total gallons per day N/A - VACANT |
| **Proposed Zoning/FLU | Total gallons per day 100 gpd/person x 2.6 x 2 units = 520 |
| **Change in Demand | Total gallons per day 520 gpd |

| C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS) | | | | |
|---|-----------------------------|---------------------------------|---------------------------------|-----------------------|
| Park Type | LOS | Existing Population Park Demand | Proposed Population Park Demand | Change in Demand |
| Regional | 20 acres per 1,000 people | N/A | | |
| Urban District | 5 acres per 1,000 people | N/A | | |
| Community | 2.5 acres per 1,000 people | N/A | | |
| Neighborhood | 1.36 acres per 1,000 people | 0 - VACANT | DITTO | 0.11758×10^3 |

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

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

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)

$2472 \text{ SF} + 1050 \text{ SF drives} = 3522 \text{ SF imp. OR } 13.3\% \text{ TOTAL} = .61 \text{ AC} = 26571 \text{ SF}$
 $23049 \text{ SF pervious OR } 86.7\%$
 $Q = \frac{(P - 0.25)^2}{P + 0.85}$ for pre development $S = 8.18 \text{ INCHES}$
 $P = 0.85$ for post development $S = 8.18(1 - .133) = 7.1 \text{ in}$

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.466.6808

$Q = \frac{(P - 0.25)^2}{P + 0.85} = \text{PRE DEVELOPMENT} = \frac{(7 - 0.2 \cdot 8.18)^2}{7 + 0.8 \cdot 8.18} = \frac{28.7}{13.5} = 2.13 \text{ INCHES}$
 $\text{POST DEVELOPMENT} = \frac{(7 - 0.2 \cdot 7.1)^2}{7 + 0.8 \cdot 7.1} = \frac{31.14}{12.48} = 2.46 \text{ INCHES}$
FOR THE 25YR, 3day EVENT = 0.33 INCHES
 of additional runoff

| | |
|--------|-----------------|
| Impact | NON-SIGNIFICANT |
|--------|-----------------|

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

| G. Transportation Analysis: Complete ITE Trip Generation Data Form | | |
|--|-----------------|-----------------------|
| Most recent ITE Code for use; HCM Roadway Capacity | | |
| | AADT | AM/PM Peak Hour Trips |
| Demand Analysis | Maximum 4 | Maximum 2/2 |
| Current Zoning/FLU | C1 / RES DUPLEX | |
| **Proposed Zoning/FLU | C1 / RES DUPLEX | |
| *Change in Demand | 4 Trips | 4 Trips |
| Impact to Capacity | N/A | N/A |

IV. Project Description

| | | | |
|---|----------------|-------------------------|--|
| PHASING | | | |
| Is this project (phase) part of a larger project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |
| If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date. | | | |
| Total Project: Residential Units: | Single Family: | Multifamily: 1 - DUPLEX | |
| Non-residential (square footage): | | N/A | |
| Mixed-use (describe use): | | N/A | |
| (If this is a single phase project, name it Phase I - Total) | | PHASE I - TOTAL | |

| RESIDENTIAL DATA | | | | | |
|-------------------------|-------|-----------------|-------|-------------------------|--------------------------|
| Type | Phase | Number of Units | Acres | Expected beginning date | Expected completion date |
| Single-family, detached | - | | | | |
| Single-family, attached | - | | | | |
| Multi-family | 1 | 2 | 0.05? | ASAP | 6 mos |
| Other (specify) | - | | | | |

| NON-RESIDENTIAL DATA | | | | | |
|----------------------|-------|----------------|-------|--------------------------|--------------------------|
| Type(s) specify | Phase | Square footage | Acres | Expecting beginning date | Expected completion date |
| N/A | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

- 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:

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

REQUESTING CONDITIONAL DUPLEX APPROVAL IN THE
 CI ZONE

Detailed Project Description

The purpose of this project is for new construction. The intent is to construct a new 2-unit residential single-story duplex. Construction is on an already cleared property located on the corner of S. 10th Street and Tennessee Ave with Parcel # 2415-703-0220-000-6.

Overall building to be 2470 square feet. Each side is 1235 square feet.

Each side is a 2 bedroom / 2 bath resident.

Each unit has an enclosed front porch entry and an enclosed rear porch.

No enclosed garage, both have open concrete driveway wide enough to accommodate 2 vehicles per unit.

Construction to be CBS on a monolithic slab. Prefab Truss using 5/8" CDX.

Roof to be Metal 5-V crimp with metal color. Siding and soffits to be stucco finish.

Exterior windows and doors to be Impact resistant rating.

Site lay out is for front of building facing Tennessee Ave.

All current oak trees to remain. Electrical to be served from existing pole located on S. 10th Street at center point of property.

Exterior color scheme to be earth tones – Body of building to be warm earth tone with white trim and white window frames.

Design Narrative

The proposed new building is a 2-unit residential single-story duplex.

The surrounding area already contains many residential apartments and small businesses. The project is centrally located and suited for the area.

The basic design is to be simple but efficient. Below outlines construction and features.

Overall building is 2470 square feet. Each unit is 1235 square feet.

Each unit consists of 2 bedroom and 2 full baths. Each unit has a separate laundry room off the kitchen. Kitchen includes all appliances including dishwasher. Kitchen includes an island with a dining room. Each unit has a large living room. Design is open floor plan.

Counter tops to be granite both for kitchen and bath.

Floors to be LPV(luxury premium vinyl) throughout home.

Building is designed with an enclosed front entry way and an enclosed rear porch.

Entire building is under a hip roof designed truss system.

There is a fire rated party wall separating the 2 units. Listed here are exterior design features.

CBS construction on Monolithic concrete slab.

Roof is engineered truss system with 5/8" CDX sheathing clipped.

Finish roof is 5-V crimp metal roofing with standard aluminum finish.

Exterior wall is stucco finish. Soffits are stucco finish.

Windows are white color frames with insulated Impact Resistant glass with low-E coating.

Each unit is to have a double driveway due to no garage or carport.

Landscaping is to be done per code. Yard will have sod installed. In lieu of fences, propose a hedge toward rear of property to provide privacy and small hedge between driveways

To provide some separation and privacy.

Exterior color of main house body to be Behr paint color Baja PPU7-08

Exterior color of trim and door to be Behr paint color Polar Bear White #75.

Prepared by return to:
Florida Guardian Title & Escrow
2940 S. 25th Street
Fort Pierce, FL 34981

-0-

[Space Above This Line For Recording Date]

Quit Claim Deed

Made this 9th day of November, 2023 between Ethel A. Rowe, a single woman, whose post office address is 2105 S. 10th Street, Fort Pierce, Florida 34950, hereinafter called the grantor, to David Rowe, a single man whose post office address is 7203 Coquina Ave, Fort Pierce, Florida 34951, hereinafter called the grantee:

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

Witneseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Saint Lucie County, Florida, viz:

Lot 19 and 20, less Westerly 72 feet of Lot 20, Block 17, Sunrise Estates, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 75, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2415-703-0220-000-6

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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

Signed, sealed and delivered in our presence:

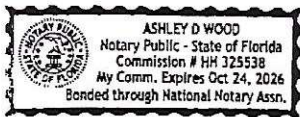
Karalynn Berry
Witness Name Karalynn Berry Printed

Ethel Rowe (Seal)
Ethel A. Rowe

Sylvia Blankenbaker
Witness Name Sylvia Blankenbaker Printed

State of Florida
County of St. Lucie

I hereby certify that The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 9th day, of November, 2023, by Ethel A. Rowe, who is personally known to me or who has produced FL ID as identification.



Ashley Wood
Notary Public
Print Name: Ashley Wood
My Commission Expires: 10/24/26

Property Identification

Site Address: S 10TH ST
Sec/Town/Range: 16/35S/40E
Parcel ID: 2415-703-0220-000-6
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 25101
Map ID: 24/16S
Zoning: Office Co

Ownership

David Rowe
7203 Coquina AVE
Fort Pierce, FL 34951

Legal Description

SUNRISE ESTATES BLK 17 LOTS 19 AND 20-LESS WLY 72 FT-

Current Values

| | |
|--------------------|----------|
| Just/Market Value: | \$44,900 |
| Assessed Value: | \$44,900 |
| Exemptions: | \$0 |
| Taxable Value: | \$44,900 |



Property taxes are subject to change upon change of ownership.

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

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

Total Areas

| | |
|---------------------------|--------|
| Finished/Under Air (SF): | 0 |
| Gross Sketched Area (SF): | 0 |
| Land Size (acres): | 0.29 |
| Land Size (SF): | 12,480 |

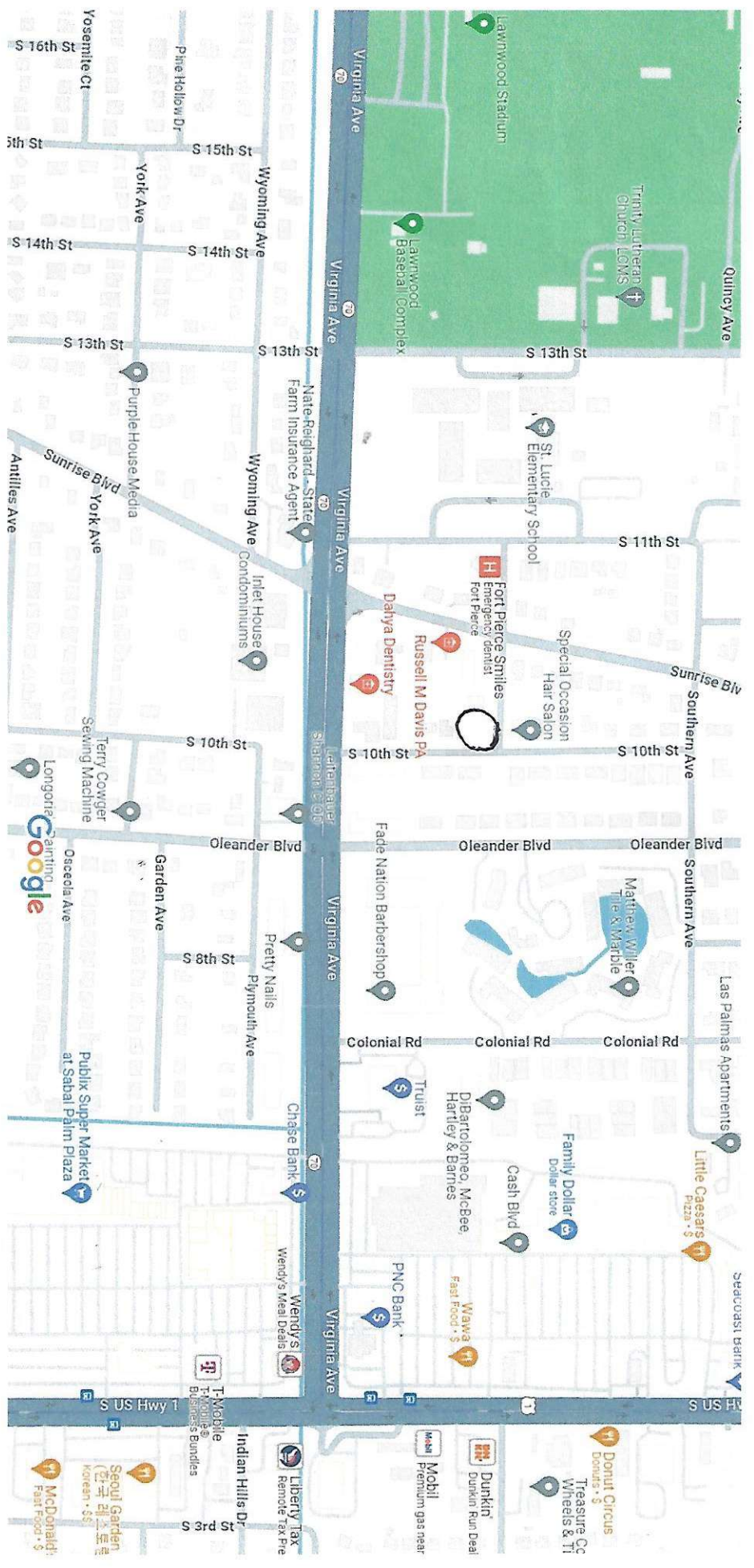
Building Design Wind Speed

| Occupancy Category | I | II | III |
|--------------------|-----|-----|-----|
| Speed | 140 | 160 | 160 |
| Sources/links: | | | |

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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General Locations Map



O - Property location

Landscaping

The current property has been cleared and grassed for several years.

The current property is lined with beautiful oak trees on both sides of the property. See attached pictures of current trees.

We are planning to keep these trees and just trim them appropriately.

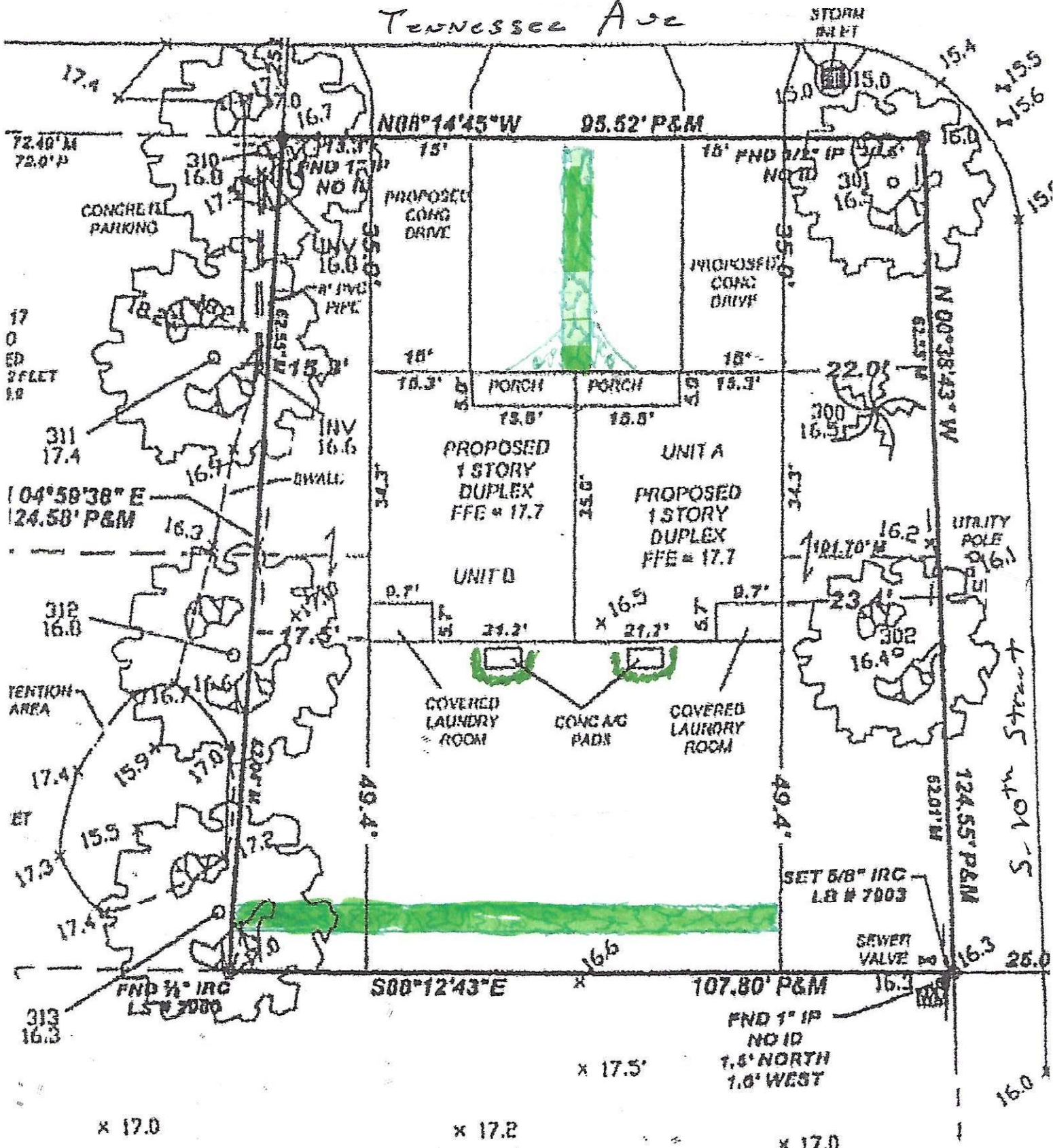
Once built, we plan to sod and add plants to the front porch area between the separated driveways. Also, we would like to add a small hedge at the center of the duplex between the separated driveways from the building down about 2/3 the way to the street. This will give some separation for privacy for the two units.

We would like to add a hedge or tree line to the south(rear) end of the property for privacy from the neighbor to the duplex. We would like to stay away from using a fence to keep the appearance as natural as possible.

See attached proposal from landscape company.

This can change depending on the review board's recommendation.

Tennessee Ave

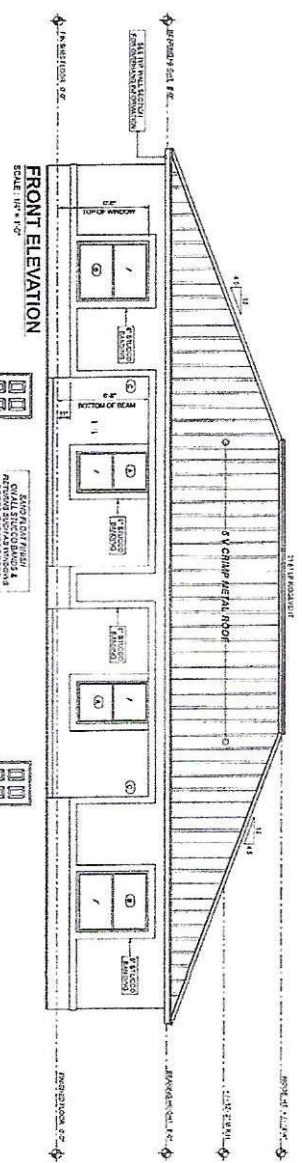


BLOCK 17
LOT 18
OCCUPIED
FFE = 10.15'

x 17.0

x 17.2

x 17.0

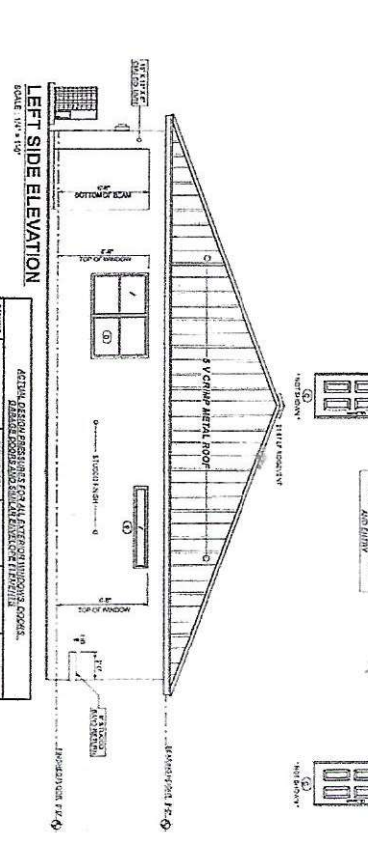


FRONT ELEVATION
SCALE 1/4" = 1'-0"

ACTUAL DESIGN PRESSURE FOR ALL EXTERIOR WINDOWS & DOORS.
DESIGN ROOMS AND EXTERIOR WALLS FOR EXPOSURE C

| WIND SPEED | WIND DIRECTION | WIND ZONE | POSITIVE | NEGATIVE |
|------------|----------------|-----------|-----------|-----------|
| 15 | 15 | 15 | +1.17 psf | -1.17 psf |
| 20 | 20 | 20 | +1.57 psf | -1.57 psf |
| 25 | 25 | 25 | +2.07 psf | -2.07 psf |
| 30 | 30 | 30 | +2.67 psf | -2.67 psf |
| 35 | 35 | 35 | +3.37 psf | -3.37 psf |
| 40 | 40 | 40 | +4.17 psf | -4.17 psf |

EXPOSURE 100-C
DESIGN PRESSURE PER ASCE 7-16

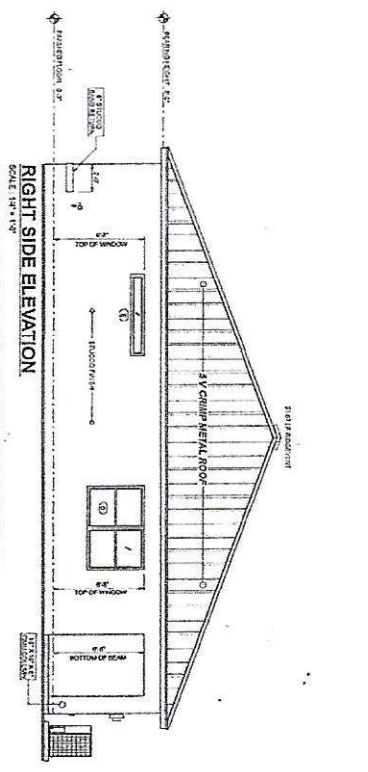


LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"

ACTUAL DESIGN PRESSURE FOR ALL EXTERIOR WINDOWS & DOORS.
DESIGN ROOMS AND EXTERIOR WALLS FOR EXPOSURE C

| WIND SPEED | WIND DIRECTION | WIND ZONE | POSITIVE | NEGATIVE |
|------------|----------------|-----------|-----------|-----------|
| 15 | 15 | 15 | +1.17 psf | -1.17 psf |
| 20 | 20 | 20 | +1.57 psf | -1.57 psf |
| 25 | 25 | 25 | +2.07 psf | -2.07 psf |
| 30 | 30 | 30 | +2.67 psf | -2.67 psf |
| 35 | 35 | 35 | +3.37 psf | -3.37 psf |
| 40 | 40 | 40 | +4.17 psf | -4.17 psf |

EXPOSURE 100-C
DESIGN PRESSURE PER ASCE 7-16

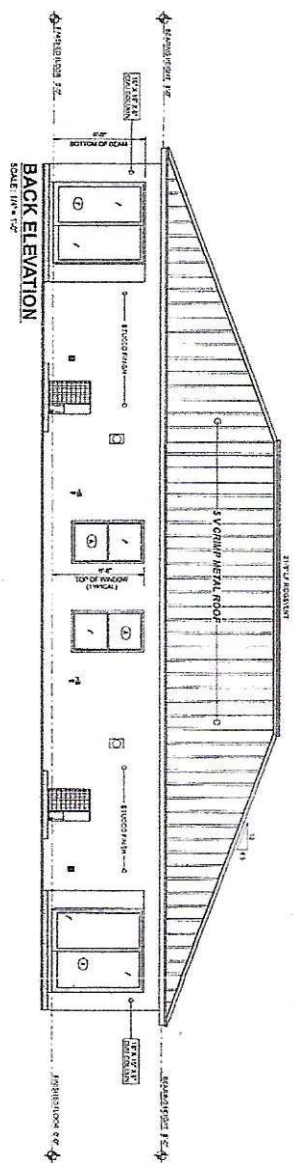


RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"

ACTUAL DESIGN PRESSURE FOR ALL EXTERIOR WINDOWS & DOORS.
DESIGN ROOMS AND EXTERIOR WALLS FOR EXPOSURE C

| WIND SPEED | WIND DIRECTION | WIND ZONE | POSITIVE | NEGATIVE |
|------------|----------------|-----------|-----------|-----------|
| 15 | 15 | 15 | +1.17 psf | -1.17 psf |
| 20 | 20 | 20 | +1.57 psf | -1.57 psf |
| 25 | 25 | 25 | +2.07 psf | -2.07 psf |
| 30 | 30 | 30 | +2.67 psf | -2.67 psf |
| 35 | 35 | 35 | +3.37 psf | -3.37 psf |
| 40 | 40 | 40 | +4.17 psf | -4.17 psf |

EXPOSURE 100-C
DESIGN PRESSURE PER ASCE 7-16



BACK ELEVATION
SCALE 1/4" = 1'-0"

ACTUAL DESIGN PRESSURE FOR ALL EXTERIOR WINDOWS & DOORS.
DESIGN ROOMS AND EXTERIOR WALLS FOR EXPOSURE C

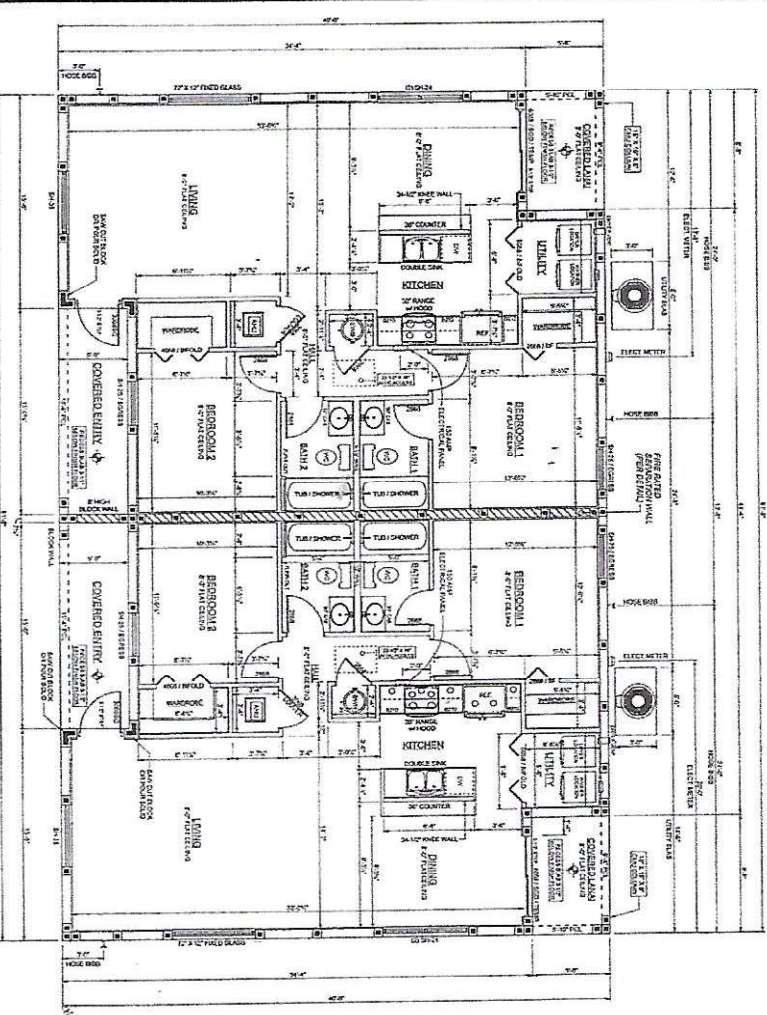
| WIND SPEED | WIND DIRECTION | WIND ZONE | POSITIVE | NEGATIVE |
|------------|----------------|-----------|-----------|-----------|
| 15 | 15 | 15 | +1.17 psf | -1.17 psf |
| 20 | 20 | 20 | +1.57 psf | -1.57 psf |
| 25 | 25 | 25 | +2.07 psf | -2.07 psf |
| 30 | 30 | 30 | +2.67 psf | -2.67 psf |
| 35 | 35 | 35 | +3.37 psf | -3.37 psf |
| 40 | 40 | 40 | +4.17 psf | -4.17 psf |

EXPOSURE 100-C
DESIGN PRESSURE PER ASCE 7-16

| | | | |
|-----------------|--|------------|----------------|
| DATE | 09-18-2023 | SCALE | AS NOTED |
| PROJECT NAME | DAVID ROWE | JOB NUMBER | 2023-01 |
| PROJECT ADDRESS | SOUTH 10TH STREET, FORT PIERCE, FL 34982 | WIND SPEED | 150 |
| SHEET TITLE | ELEVATION SHEET | EXPOSURE | C |
| CONTRACTOR | TRUST CONSTRUCTION | MODEL | DUPLEX PROJECT |

PROJECT
ENGINEER
PAUL WELCH, INC.
MECHANICAL
ELECTRICAL
CIVIL
ENGINEERING
1541 SW BENTON BLVD
SUITE # 114
FORT ST. LUCE, FLORIDA
PHONE: 877-318-5518
EMAIL: PAUL@PWELCH.COM
PAUL.WELCH@PWELCH.COM
RICHARD@PWELCH.COM

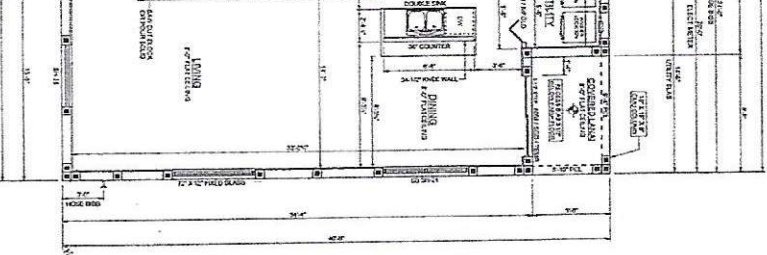
ENGINEER
SHEET
A102
OF
A110



DUPLEX FLOOR PLAN
UNIT A
SCALE: 1/8" = 1'-0"

PLAN INFORMATION

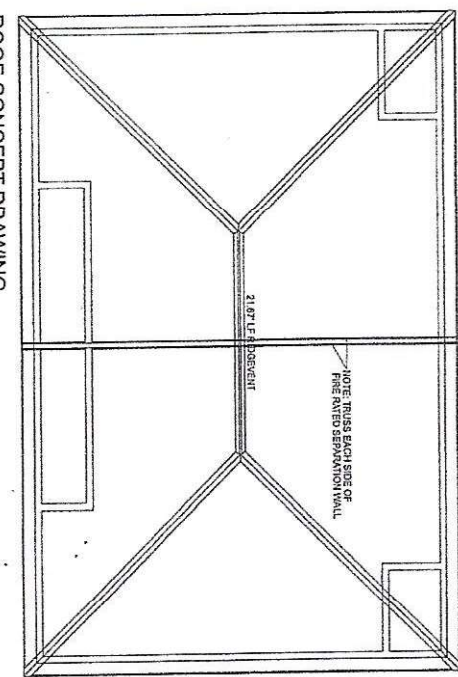
| | |
|---|---------------|
| APPROXIMATE GROSS AREA | 1,100 SQ. FT. |
| APPROXIMATE NET AREA | 950 SQ. FT. |
| APPROXIMATE FINISHED FLOOR AREA | 850 SQ. FT. |
| APPROXIMATE UNFINISHED FLOOR AREA | 100 SQ. FT. |
| APPROXIMATE TOTAL FLOOR AREA | 950 SQ. FT. |
| APPROXIMATE TOTAL FINISHED FLOOR AREA | 850 SQ. FT. |
| APPROXIMATE TOTAL UNFINISHED FLOOR AREA | 100 SQ. FT. |
| APPROXIMATE TOTAL FLOOR AREA | 950 SQ. FT. |



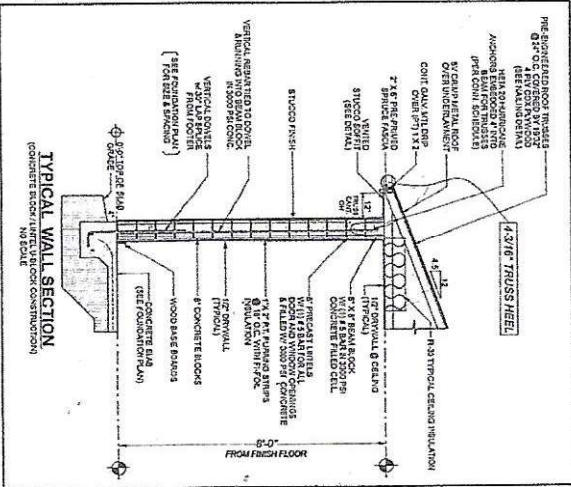
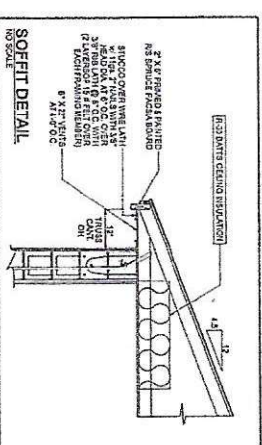
DUPLEX FLOOR PLAN
UNIT B
SCALE: 1/8" = 1'-0"

PLAN INFORMATION

| | |
|---|---------------|
| APPROXIMATE GROSS AREA | 1,100 SQ. FT. |
| APPROXIMATE NET AREA | 950 SQ. FT. |
| APPROXIMATE FINISHED FLOOR AREA | 850 SQ. FT. |
| APPROXIMATE UNFINISHED FLOOR AREA | 100 SQ. FT. |
| APPROXIMATE TOTAL FLOOR AREA | 950 SQ. FT. |
| APPROXIMATE TOTAL FINISHED FLOOR AREA | 850 SQ. FT. |
| APPROXIMATE TOTAL UNFINISHED FLOOR AREA | 100 SQ. FT. |
| APPROXIMATE TOTAL FLOOR AREA | 950 SQ. FT. |



ROOF CONCEPT DRAWING
SCALE: 3/16" = 1'-0"
12' TRUSS OVERHANG (CANTILEVER)
4.5/12 ROOF PITCH
SEE TYPICAL WALL SECTION & SOFFIT DETAIL FOR ADDITIONAL INFORMATION



PROJECT

ENGINEER
PAUL WELCH, INC.
MECHANICAL
ELECTRICAL
CIVIL
ENGINEERING

1548 SW 57TH AVENUE, SUITE 101
FORT LAUDERDALE, FLORIDA
PHONE: (772) 352-8888
FAX: (772) 352-8888
PAUL WELCH, P.E.
FLORIDA LICENSE NUMBER: 1548

ENGINEER

SHEET
A101
OF
A110

| | | | |
|-----------------|---|------------|----------|
| DATE | 09-10-2023 | SCALE | AS NOTED |
| PROJECT NAME | DAVID ROWE | JOB NUMBER | 2023-01 |
| PROJECT ADDRESS | SOUTH 10TH STREET, FORT PIERCE, FL 34982 | WIND SPEED | 160 |
| SHEET TITLE | FLOOR PLAN, ROOF PLAN, TYP. WALL SECTION, VENT CALCS. | EXPOSURE | C |
| CONTRACTOR | TRUST CONSTRUCTION | MODEL | DUPLEX |

Greenland Nursery East Inc
1208 White Oak Ln
Fort Pierce, FL 34982
+1 7724672634
office@greenlandplants.com



Estimate

ADDRESS
David Rowe

ESTIMATE # 2292
DATE 03/06/2024

| | QTY | RATE | AMOUNT |
|---|-----|------|--------|
| RESIDENTIAL DUPLEX | | | |
| Services Oak Trees 25g staked | 8 | | |
| Services Podocarpus 3g at A/C Units | 10 | | |
| Services Trinette 3g at front | 12 | | |
| Services Green Island Ficus 3g | 18 | | |
| Services Sedum 1g | 14 | | |
| Services Chocolate Mulch (yrds) | 6 | | |
| Services Bahia Sod SF | 1 | | |

TOTAL

Accepted By

Accepted Date



Lighting Plan

Since this proposal is for a residential duplex, we are providing lighting as if they are standard single family units.

Each side will have a front under porch light and a rear under porch light.

We will provide lighting to meet or exceed the minimum luminosity.

We will also request a light on the electrical pole from FPUA.

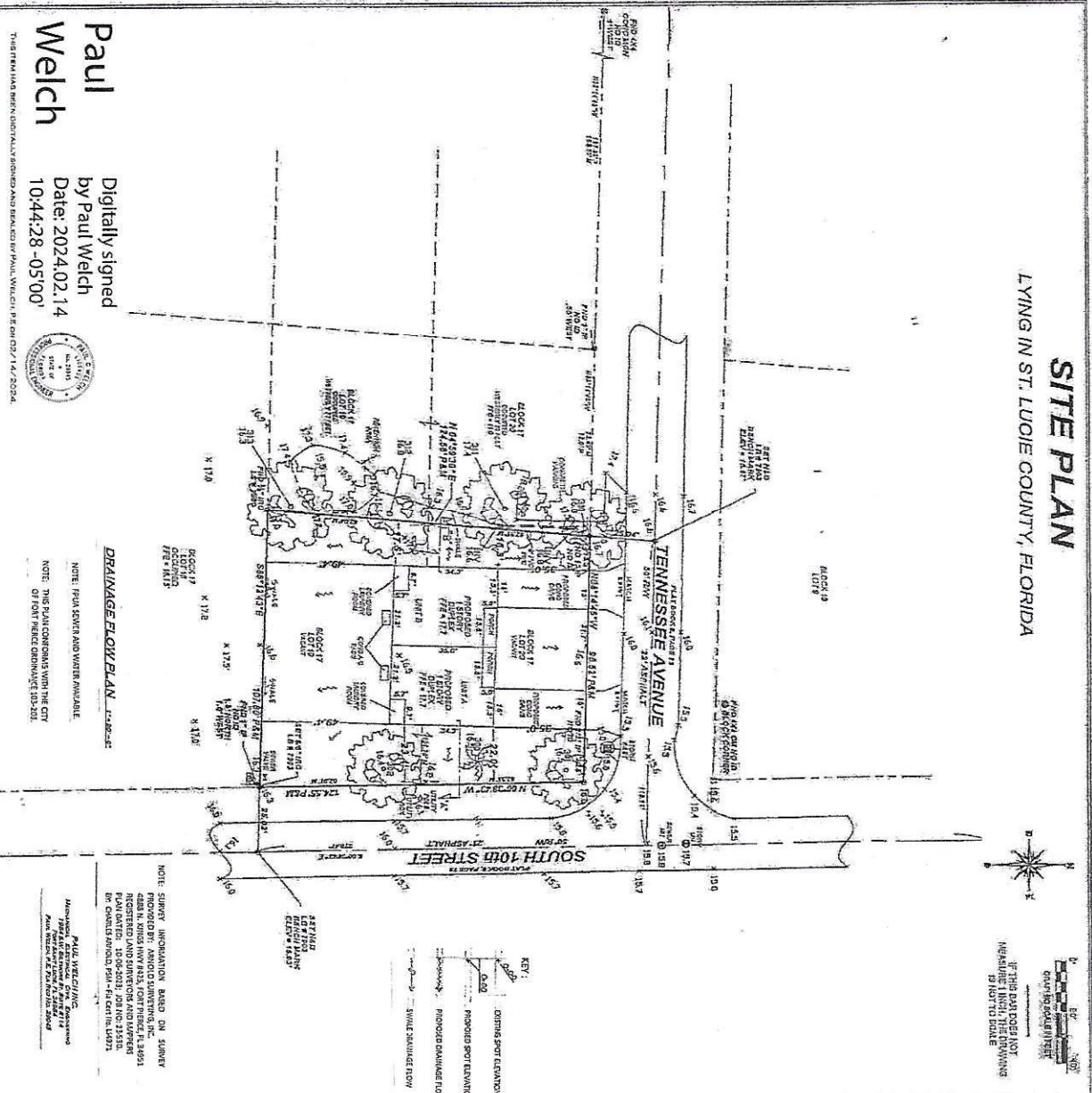
This pole is on S. 10th Street on the property line between lots 19 & 20.

If anything else is required, we will make sure to provide it.

Drainage Plan

SITE PLAN

LYING IN ST. LUCIE COUNTY, FLORIDA



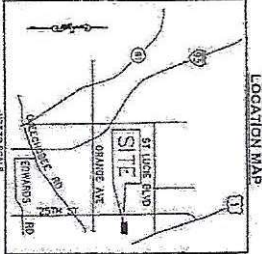
Paul Welch
Digitally signed
by Paul Welch
Date: 2024.02.14
10:44:28 -05'00'



DRAINAGE ELEV. PLAN
NOTE: FEMA ELEV. AND WATER AVAILABLE.
NOTE: THIS PLAN CONFORMS WITH THE CITY OF FORT PIERCE ORDINANCE 100-201.

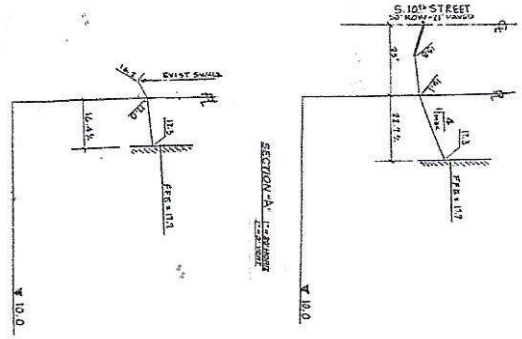
PAUL WELCH, INC.
1000 S. 10th Street, Suite 100
Fort Pierce, FL 34950
Phone: 888-222-2222
Fax: 888-222-2222
www.paulwelch.com

NOTE: SURVEY INFORMATION BASED ON SURVEY PROVIDED BY: ANGIO SURVEYING, INC. 1.8.999
REGISTERED AND LICENSED AND LICENSE
PLAN DATED: 10-08-2013; 20810-13153.
BY CONSULTANT: PAUL WELCH, INC. 10071



LOCATION MAP
STREET ADDRESS
2105 SOUTH 10th STREET
FORT PIERCE, FL 34950

PROPERTY DESCRIPTION
LOTS 19 AND 20, LIES 718 WESTERLY 72 FEET THEREOF, BLOCK 11 OF SUNSHINE ESTATES, IN PLAT BOOK 8, PAGE 15, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,
CONTAINING 0.41 ACRES, MORE OR LESS.



Environmental Impact Report

Our intention is to keep the property and area around the property as natural and environmentally friendly as possible.

We will keep the existing old oak trees and add the necessary greenery and plants for the best aesthetic appeal. We are going to use plant hedges instead of fencing to provide some privacy and keep the look as natural as possible.

The underground stormwater is already in place along with water and sewer.

We don't foresee any adverse environment effects.

Traffic Impact Report

The proposed duplex is positioned on a corner lot at Tennessee Ave. and S. 10th Street. The driveways are located to enter/exist on Tennessee Ave.

The area is a mixed use of commercial/residential. The commercial side is low volume traffic. The neighboring offices are a tax office and beauty salon.

The proposed duplex is designed with driveways wide enough to accommodate two vehicles on both sides.

We do not foresee any burdening efforts by building this duplex.