



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.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

### Property Identification

Site Address: 1038 S 37th ST  
 Sec/Town/Range: 17/35S/40E  
 Parcel ID: 2417-213-0001-000-7  
 Jurisdiction: Fort Pierce

Use Type: 0000  
 Account #: 26432  
 Map ID: 24/17N  
 Zoning: Res Sing F

### Ownership

Martin Prado  
 4366 Pine Ridge CT  
 Weston, FL 33331



### 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)

### Current Values

Just/Market Value: \$143,500  
 Assessed Value: \$101,685  
 Exemptions: \$0  
 Taxable Value: \$101,685

**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.

### Total Areas

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 5.28  
 Land Size (SF): 229,996.8

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
Jan 25, 2023	4945 / 2660	0117	WD	Mount Bethel Baptist Church	\$315,000
Mar 25, 2008	2954 / 2107	XX01	WD	Tamayo Jose H	\$250,000
Dec 29, 2001	1484 / 2248	XX00	WD	Jensen Rolf S	\$48,000
May 8, 1991	0738 / 0026	XX00	WD	Edmund M Radke	\$35,000
Feb 10, 1989	0624 / 1181	XX01	WD	Edmund M Radke	\$40,000
Feb 8, 1989	0624 / 1183	XX01	WD	Edmund M Radke	\$40,000

### Building Information (1 of 1)

Finished Area: 0 SF  
 Gross Sketched Area: 0 SF

### Special Features and Yard Items

Exterior Data

View:  
 Building Type:  
 Grade:  
 Story Height:

Roof Cover:  
 Year Built: N/A  
 Effective Year: N/A  
 No. Units: 0

Roof Structure:  
 Frame:  
 Primary Wall:  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: 0%

Electric:  
 Heat Type:  
 Heat Fuel:  
 Heated %: N/A%

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



Image  
 or  
 Sketch  
 unavailable  
 for display

**Sketch Area Legend**

Sub Area Description Area Fin. Area Perimeter

Type Qty Units Year Blt

**Current Year Values**

Current Values Breakdown

Building: \$0  
 Land: \$143,500  
 Just/Market: \$143,500  
 Ag Credit: \$0  
 Save Our Homes or 10% Cap: \$41,815  
 Assessed: \$101,685  
 Exemption(s): \$0  
 Taxable: \$101,685

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	5.28	North St. Lucie Water Management District	\$109.56

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
2022	\$143,500	\$101,685	\$0	\$101,685



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

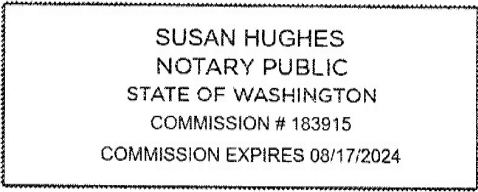
Susan Hughes  
Witness Signature  
Susan Hughes  
Print Name

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

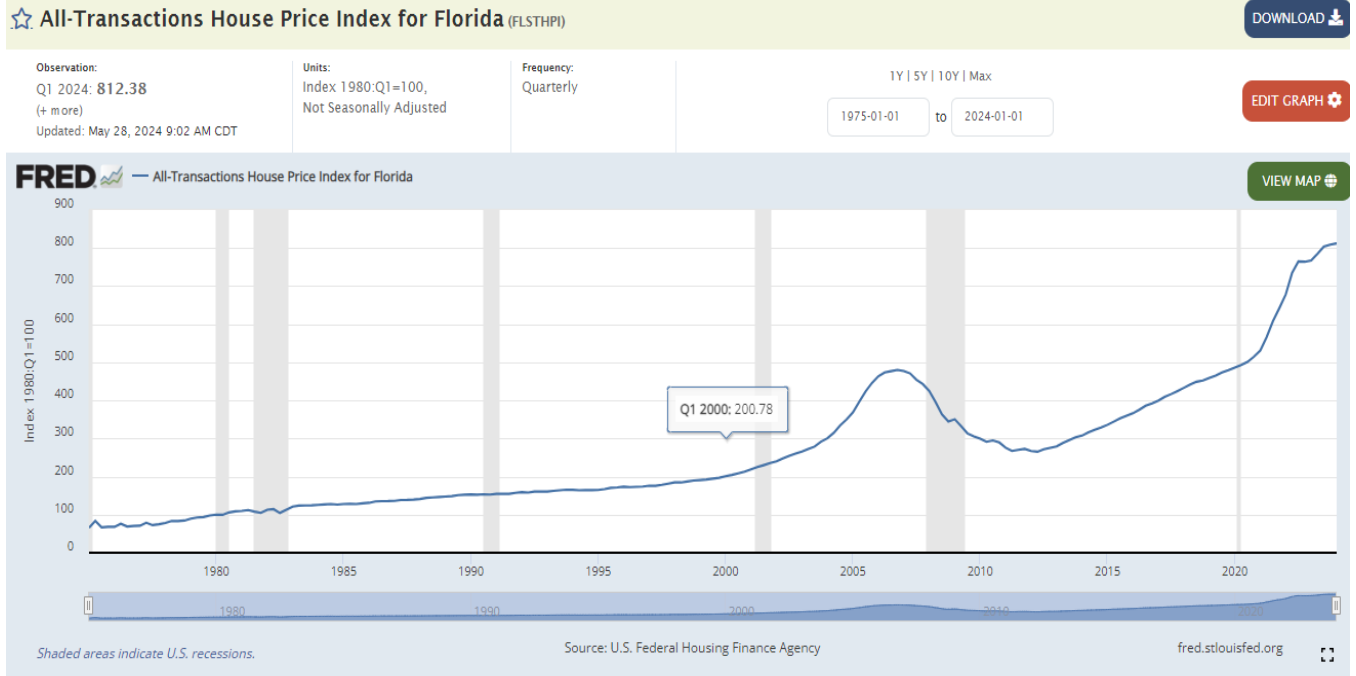
{Notarial Seal}

Personally Known  OR Produced Identification   
Type of Identification Produced a valid driver's license

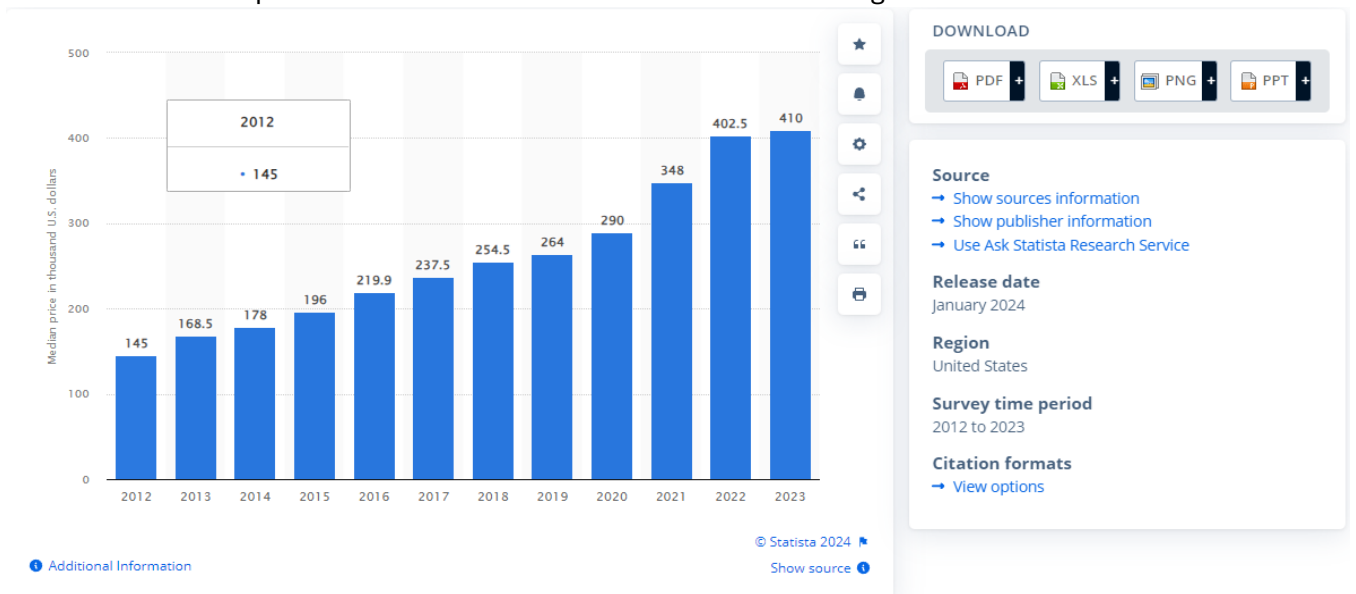
This notarial act involved the use of communication technology



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.



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4581 Weston Road, Suite 154  
Weston, FL 33331  
Tel: 954-389-0220

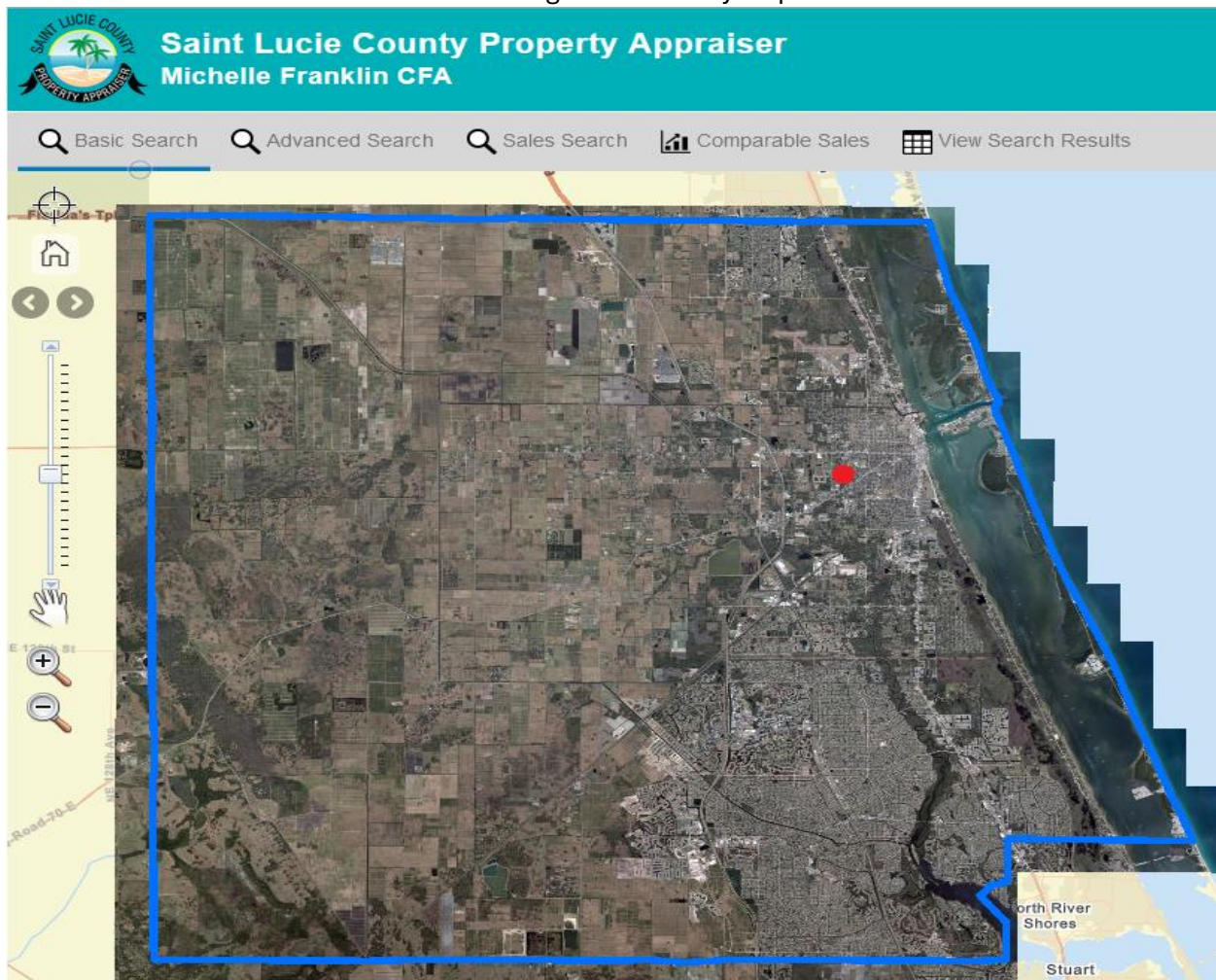
June 18, 2024

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

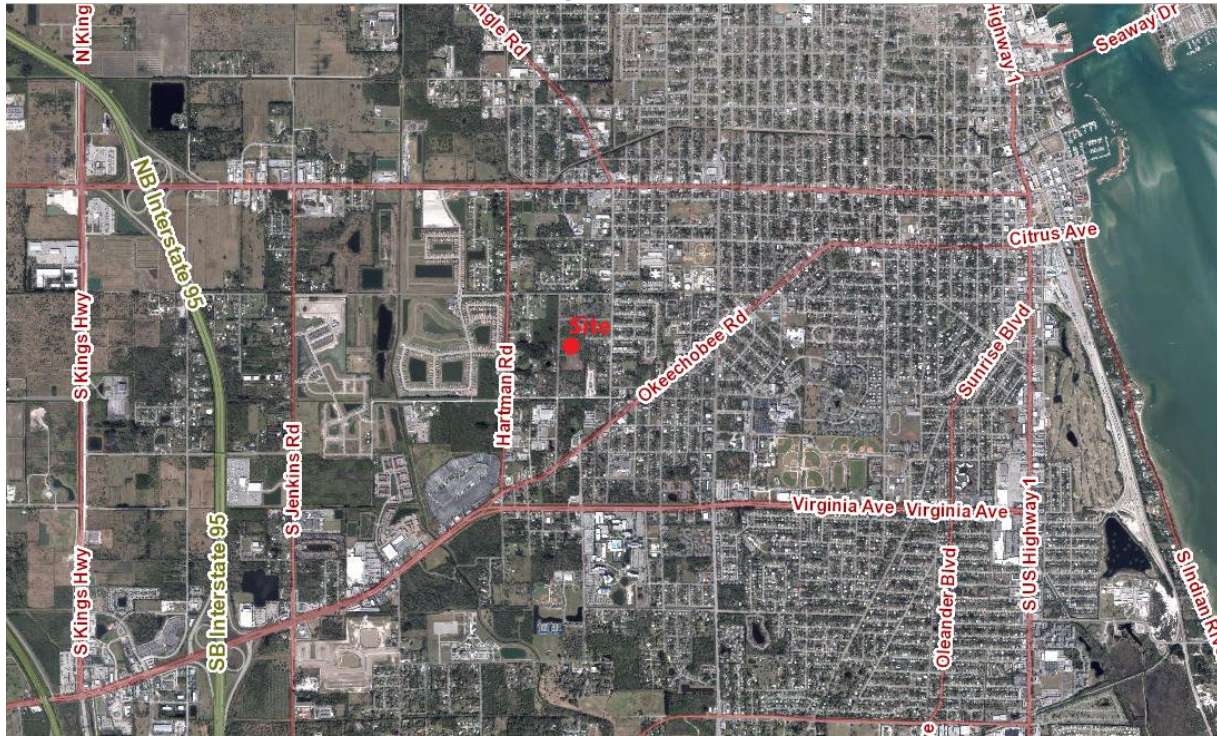


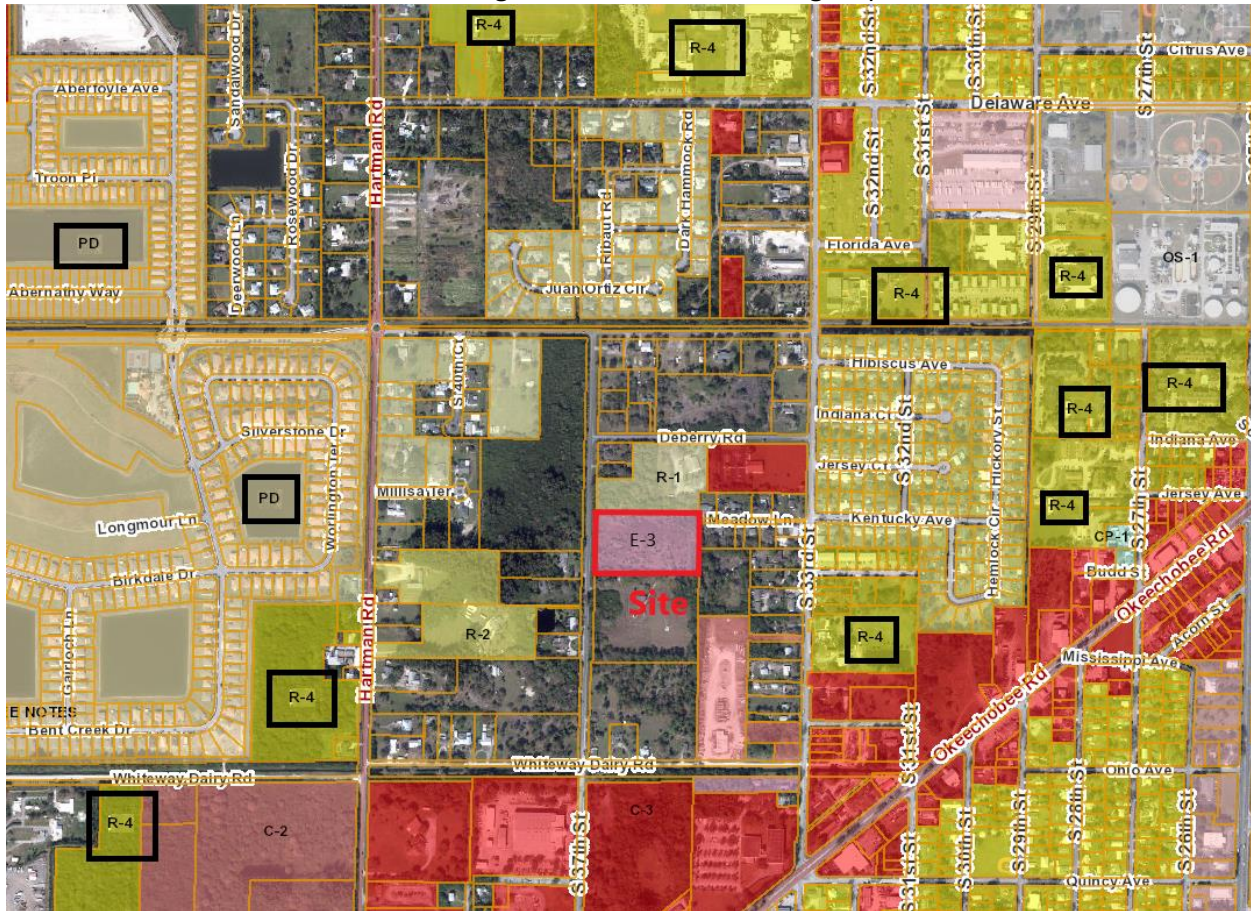
Figure 3 – Aerial of subject property





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

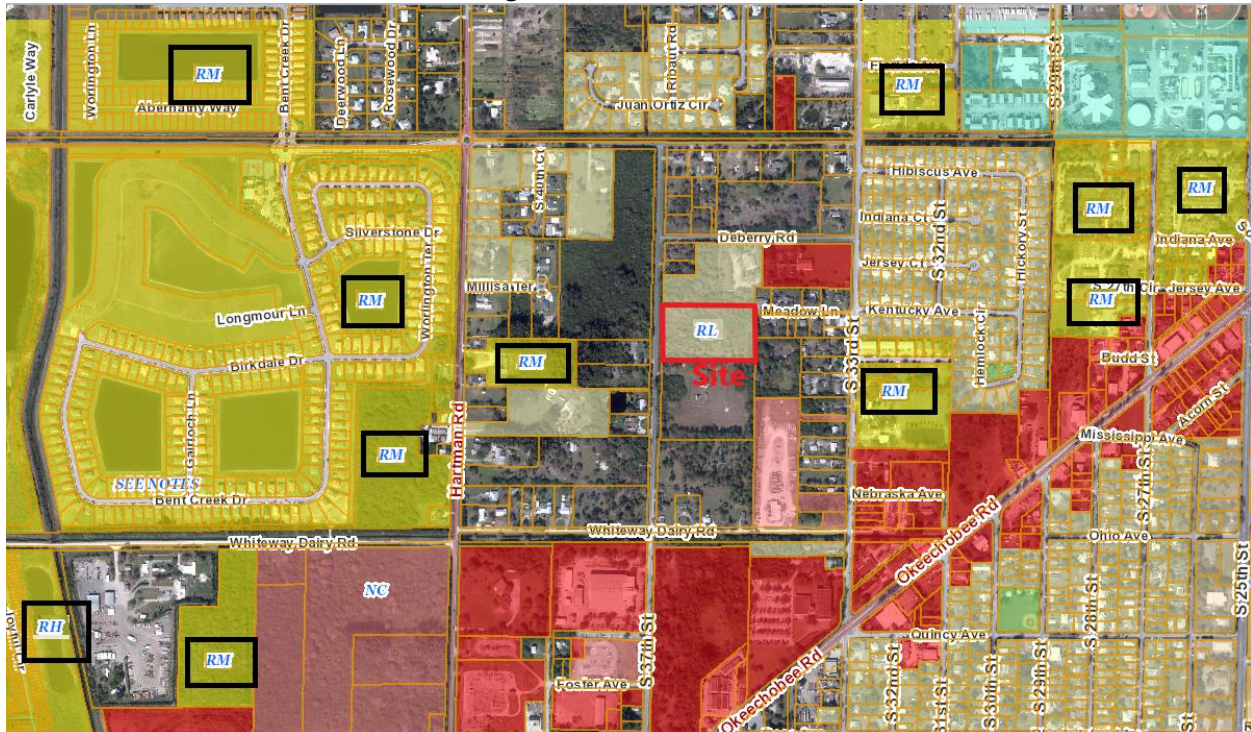




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Figure 5 indicates future land use designations with same or greater proposed Fort Pierce future land use within a half mile from subject property (identified in black rectangles).

Figure 5 – Future Land Use Map





## 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: _____	

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.

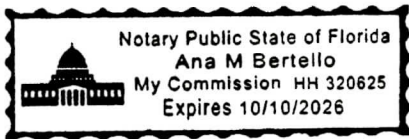
The foregoing instrument was acknowledged before me this 12 day of May, 2023, by MARTIN E. PRADO (Name of Person Acknowledging) who is personally known to me or who has produced FL-DL-P630565632660 (type of identification) as identification and who did (did not) take an oath.

*A M Bertello*  
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

**ROLAND E. ROLLINS**  
**PROFESSIONAL LAND SURVEYOR**  
 3221 SW CRUMPACKER STREET  
 PORT ST. LUCIE, FLORIDA 34953  
 772-873-4700

**BOUNDARY AND TOPOGRAPHIC SURVEY**

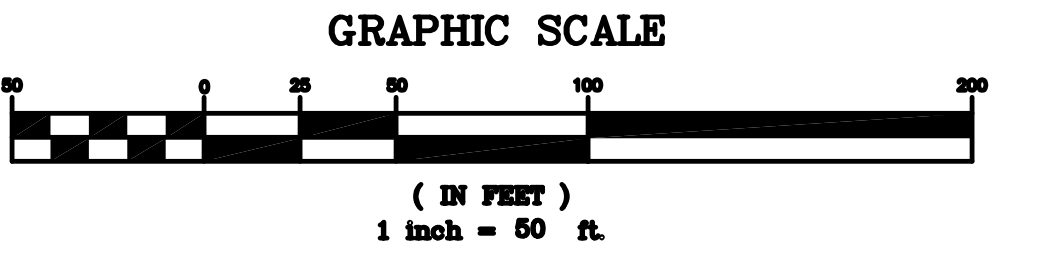
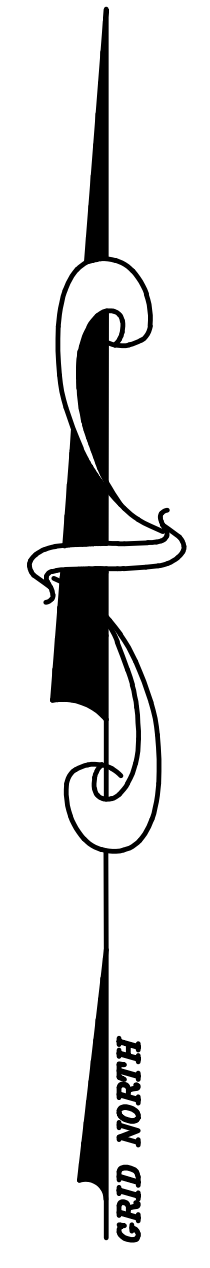
**LEGAL DESCRIPTION**

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.

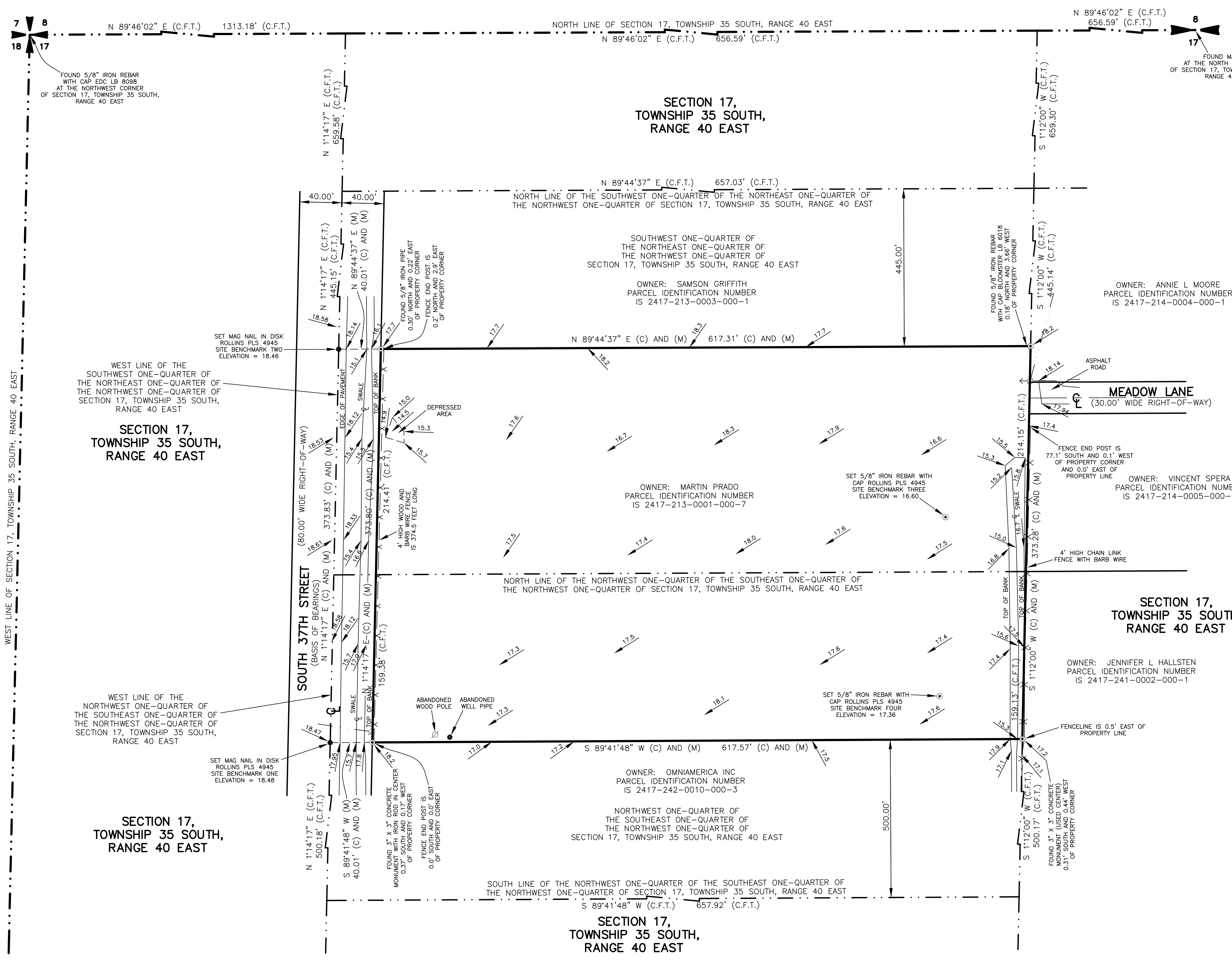
- ABBREVIATIONS:
- A/C = AIR CONDITIONER
  - (C) = CALCULATED
  - (C.F.T.) = CALCULATED FROM TRAVERSE
  - C = CENTERLINE
  - C.B.S. = CONCRETE BLOCK STRUCTURE
  - C.L.S. = CONSTRUCTION LAYOUT SURVEY
  - E/P = EDGE OF PAVEMENT
  - E.O.W. = EDGE OF WATER
  - E.F.B. = ELECTRONIC FIELD BOOK
  - EL. = ELEVATION
  - 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	DATE OF FIRM	FEB. 16, 2012
MAP NUMBER 12111C0178 J	PANEL	0178
COMMUNITY NUMBER 120285	SUFFIX	J
FIRM ZONE X		

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

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**

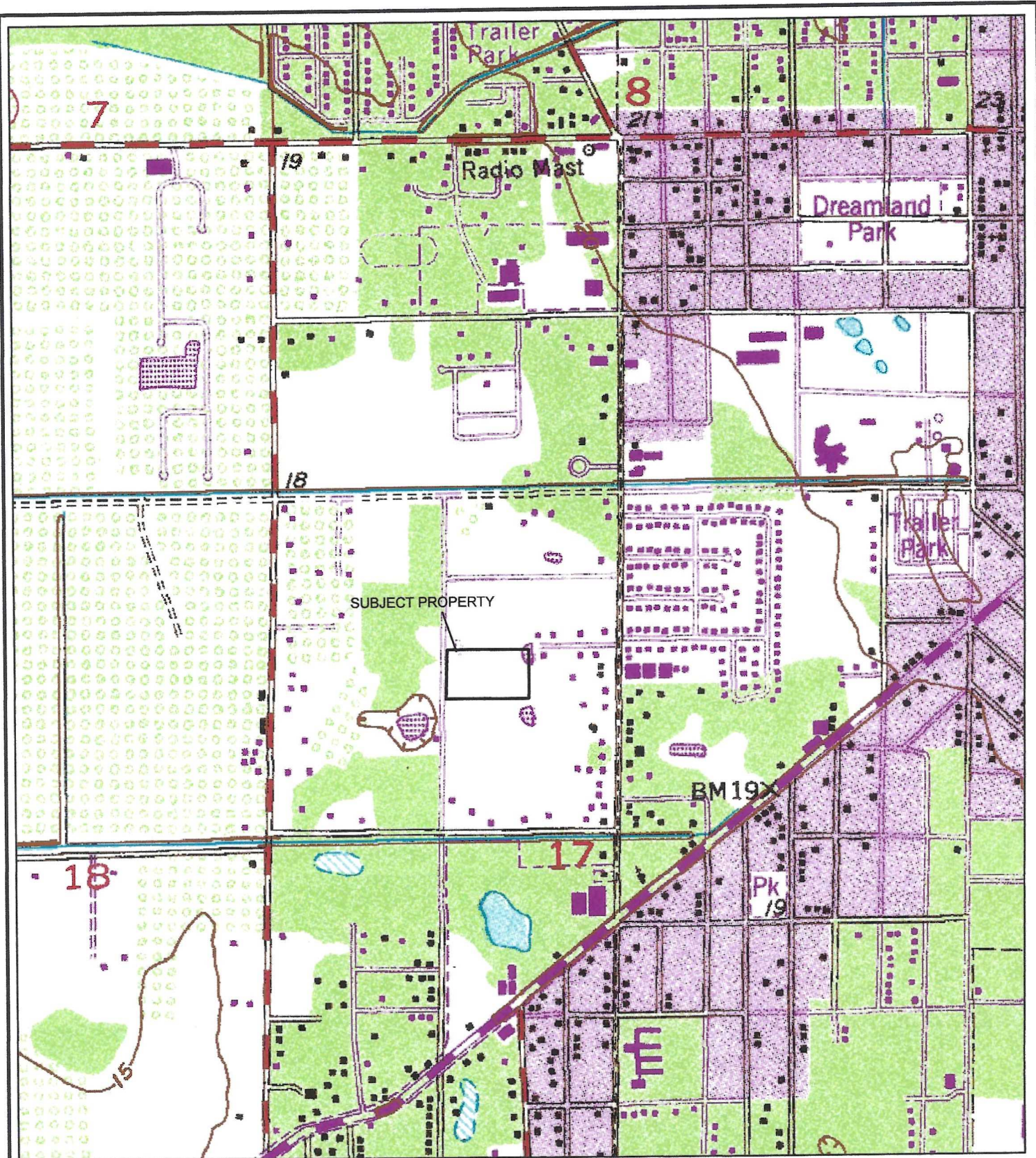
The assessment methodology consisted of the review of topographic information, soils maps, and recent aerial photographs.

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.

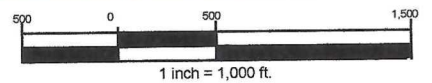
## **4.0 TOPOGRAPHY/HYDROLOGY**

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

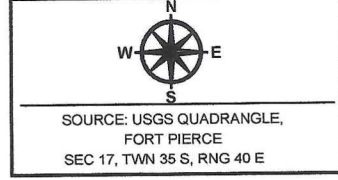


FIGURE 1  
 DATE: 7-11-24  
 PROJECT No. 2329.00

## 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

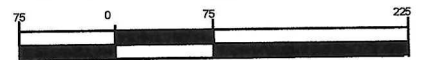
Onsite habitats and adjacent land uses have been characterized using the *Florida Land Cover Classifications System* (FWC 2018) (FLCCS), and are described below and depicted on the Land Use and Cover Map (Figure 3).

- 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 (*Vitis* spp.), and guinea grass (*Megathyrsus maximus*).

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

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.



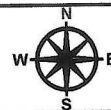
1 inch = 150 ft.



SOILS MAP  
1038 SOUTH 37TH STREET

ST. LUCIE COUNTY

FLORIDA

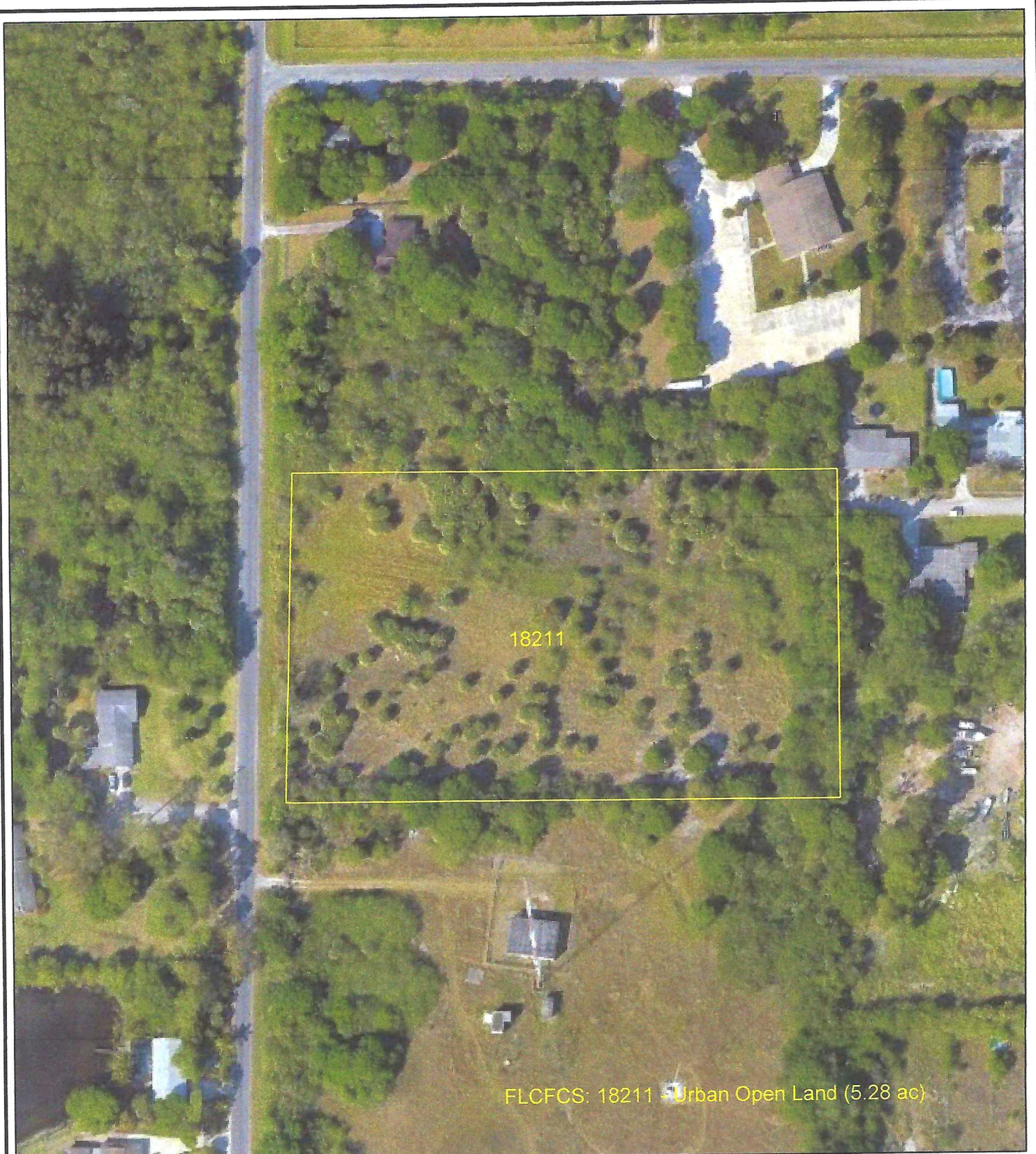


SOURCE: WEB SOILS SURVEY  
SEC 17, TWN 35 S, RNG 40 E

FIGURE 2

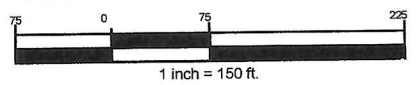
DATE: 7-11-24

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.



2021	\$104,100	\$92,441	\$0	\$92,441
2020	\$104,100	\$84,038	\$0	\$84,038
2019	\$104,100	\$76,399	\$0	\$76,399

### 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

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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.

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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 – Proposed Elevations/Floorplan  
City of Fort Pierce, Florida

Dear City of Fort Pierce Planning Department,

This narrative is intended to support the proposed elevations for the Prado Place Planned Development. This depiction is an artist's illustration of the generalized concept which is one of many alternative solutions which share a common underlying design basis to provide a framework which recognizes the scale and endeavor to accommodate such criteria within the limits of the law and balanced design imperatives to provide economically viable and market sensitive solutions to meet the needs of the community.

The proposed development may consist of a variety of housing sizes, types, and price points designed specifically to accommodate the proposed sixty-unit density depicted on the master site plan including all setbacks, which may vary as the natural evolution of the specific solutions are processed through the various design and jurisdictional authorities to final approval. Intended to demonstrate the feasibility of the proposed separate fee-simple lots on the master site plan to accommodate larger-sized family homes utilizing a zero lot line, the proposed elevation is a modern 1,494 square foot two-story single-family home with three bedrooms, two-and-a-half bathrooms, an attached garage, covered front entrance porch, metal roof, and an open floor plan.

With the innovative solutions offered with the Planned Development zone, the American dream of homeownership can become a reality for more residents of Fort Pierce through the opportunity to offer modern homes built to maximize efficient utilization of space while still providing an inviting and family-oriented environment at a price range that meets the needs and budgets of the local population and preserves the character of the city. We are excited to be able to present this home plan for your consideration.

Sincerely,

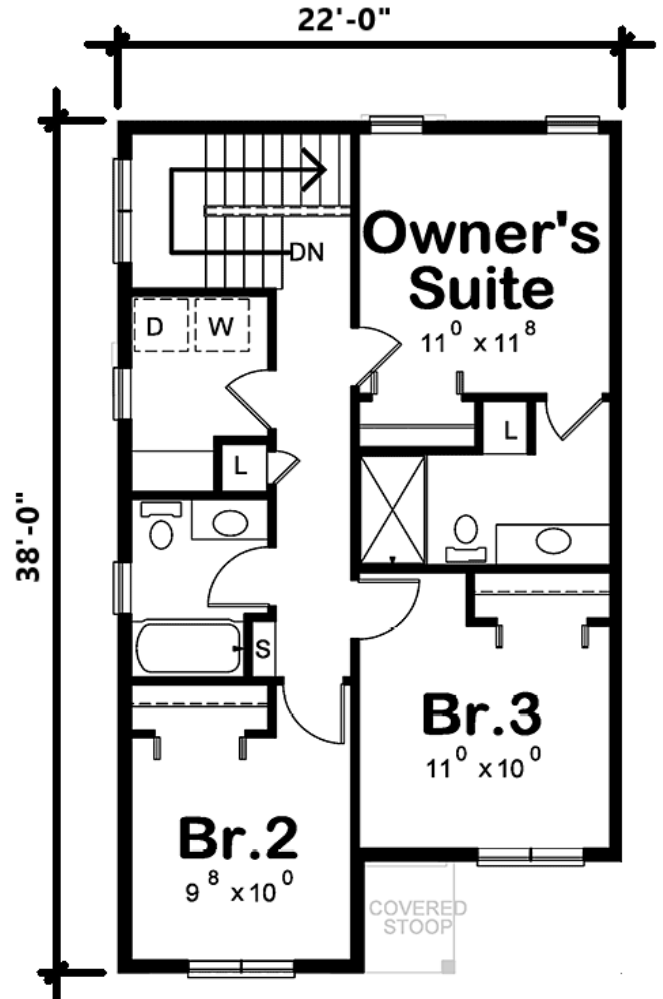
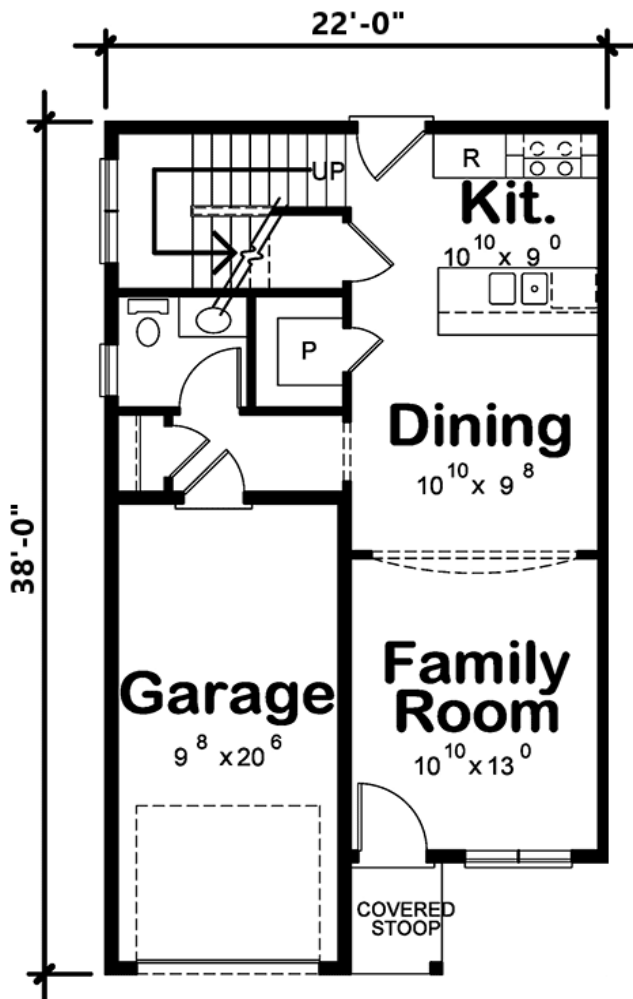
Franco Prado, President  
Martin & Sons Residential Services, Inc.



Total Living Area:	1277 sq ft
Main Living Area:	562 sq ft
Upper Living Area:	715 sq ft
Garage Area:	217 sq ft
Garage Type:	Attached
Garage Bays:	1
House Width:	22'0"
House Depth:	38'0"
Number of Stories:	2
Bedrooms:	3
Full Baths:	2
Half Baths:	1
Max Ridge Height:	25'3" above grade
Main Ceiling Height:	9'
Upper Ceiling Height:	8'

**First floor**

**Second floor**





Martin & Sons Residential Services, Inc.  
4581 Weston Road, Suite 154  
Weston, FL 33331  
Tel: 954-389-0220

**Two homes on two lots:**



**Four homes on four lots:**



**MARTIN  
& SONS**

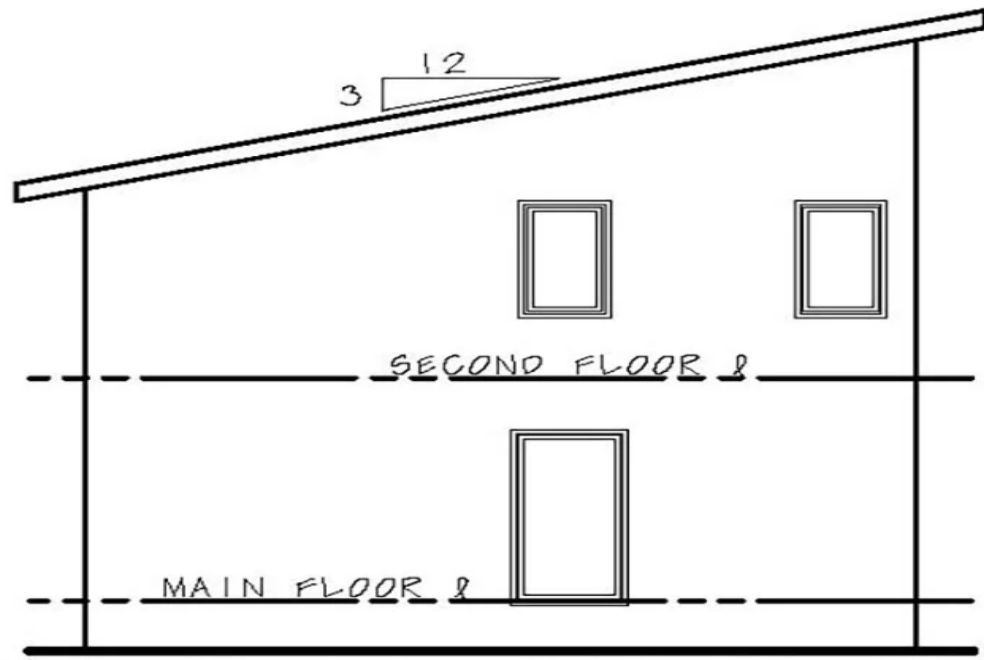


Martin & Sons Residential Services, Inc.

4581 Weston Road, Suite 154

Weston, FL 33331

Tel: 954-389-0220



**REAR ELEVATION**

**MARTIN  
& SONS**

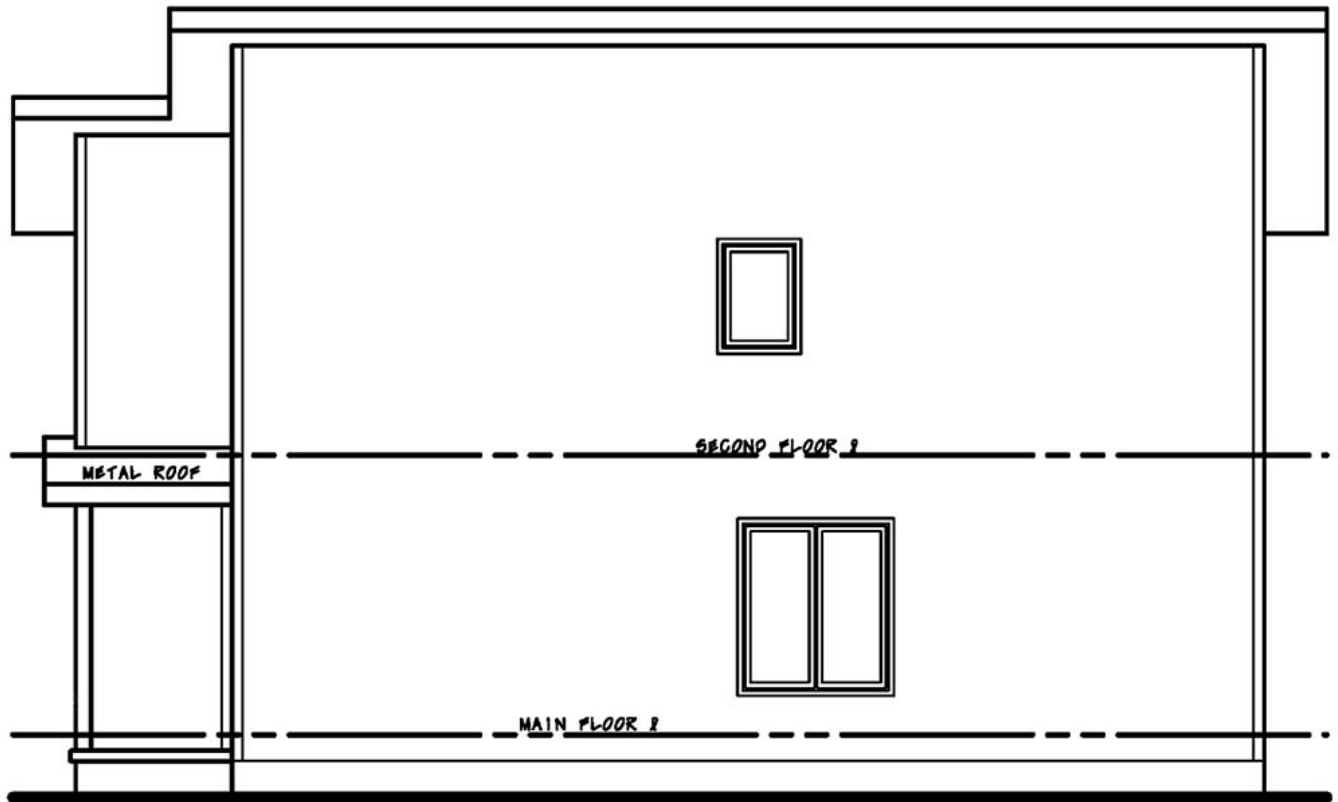


Martin & Sons Residential Services, Inc.

4581 Weston Road, Suite 154

Weston, FL 33331

Tel: 954-389-0220

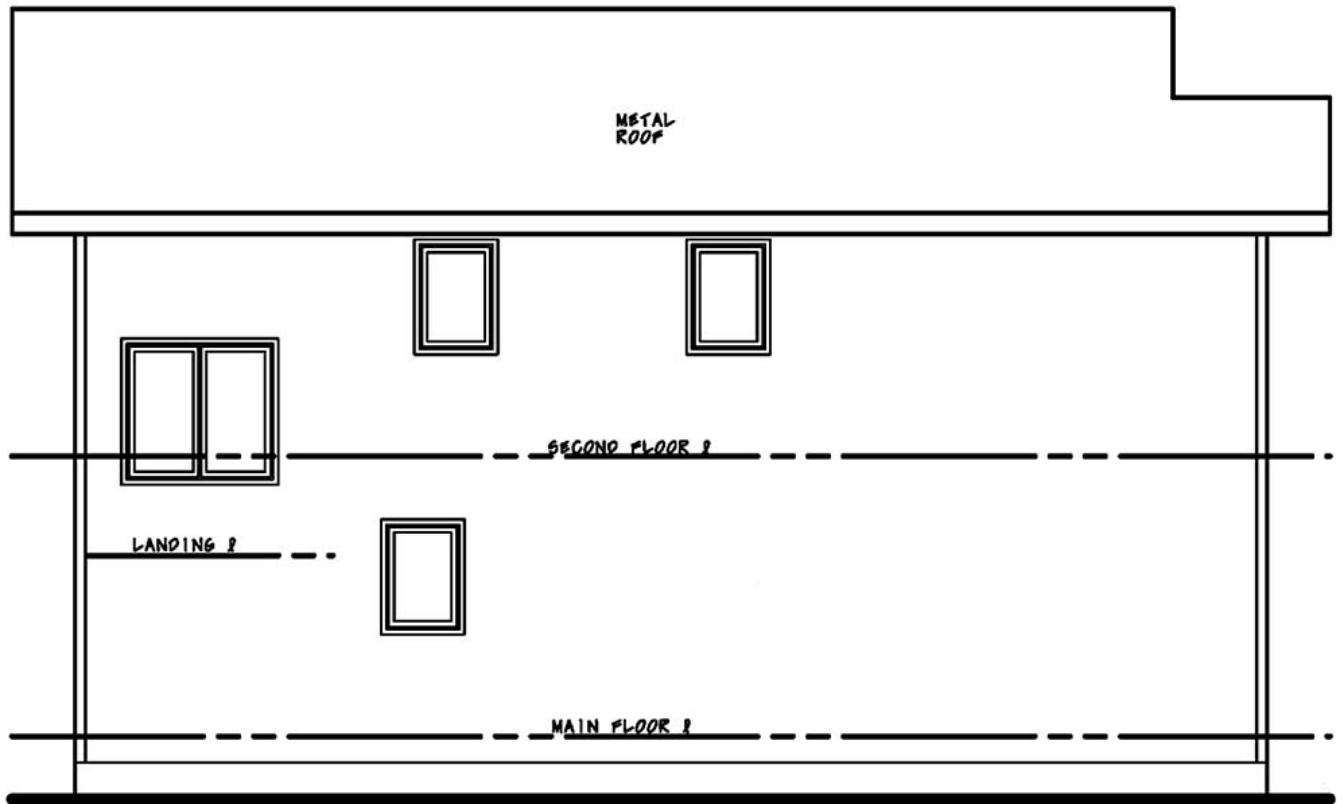


**RIGHT SIDE ELEVATION**

**MARTIN  
& SONS**



Martin & Sons Residential Services, Inc.  
4581 Weston Road, Suite 154  
Weston, FL 33331  
Tel: 954-389-0220



**LEFT SIDE ELEVATION**

This Instrument Prepared By:  
Geoffrey C. Bennett, Esquire  
4651 Sheridan Street, Suite 490  
Hollywood, Florida 33021

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into this \_\_\_\_ day of May, 2017 (the "Effective Date"), by Landings Fort Pierce, LLC, a Florida limited liability company (henceforth referred to as the "Developer"), whose mailing address is 4651 Sheridan St. #480, Hollywood, FL 33021, 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**, a previous owner of the Property obtained approval of the Site Plan and Conditional Use for Portofino Landings by the City Commission on September 6, 2005, which site plan was amended on or about November 17, 2008, resulting in a redistribution of the units and buildings within the site; and

**WHEREAS**, on March 20, 2017, the City Commission of the City of Fort Pierce approved the Preliminary Plat of the Portofino Landings Subdivision, through which the Developer intends to complete the development of the Property ("Project"); and

**WHEREAS**, on April 20, 2017, the Technical Review Committee, in its review of the proposed final plat, 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 recording of the plat 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 in the unfinished sections of the Project (the "Sidewalks"). Prior to the completion of each building within the Project, the Developer shall install the Sidewalks in front of each building, and no building shall be issued a C.O. unless the required Sidewalks adjacent to such building have been installed as in front of it.

b. Parking. Prior to recording of the plat 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"). Prior to the completion of each building within the Project, the Developer shall install the Parking in front of each building, and no building shall be issued a C.O. unless the required Parking to such building has been installed in front of it.

c. Water and Sewer. Prior to recording of the plat 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 within the Project (the "Connections"). Prior to the completion of each building within the Project, the Developer shall install the required Connections for each building, and no building shall be issued a C.O. unless the required Connections for such building have been installed.

d. 2<sup>nd</sup> Lift of Asphalt. Prior to recording of the plat for the Project, the Developer shall provide the City with Approved Security to secure the Developer's obligation to complete the installation of a second lift of asphalt ("2<sup>nd</sup> Lift") at the locations shown in Exhibit C attached hereto. The Developer shall complete the installation of the 2<sup>nd</sup> Lift no later than two (2) years after the recordation of the final plat.

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. and d., 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  
James Messer, Esq.  
100 North U.S. 1  
Fort Pierce, FL 34950

Developer:

Landings Fort Pierce, LLC  
4651 Sheridan St. #480  
Hollywood, FL 33021

With a copy to:

Steven B. Greenfield  
6111 Broken Sound Parkway, NW  
Suite 350  
Boca Raton, FL 33487

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.

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:

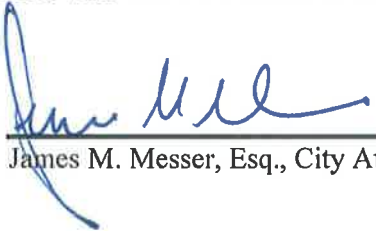
CITY:

CITY OF FORT PIERCE, FLORIDA

By: \_\_\_\_\_  
Linda Cox, City Clerk

By: \_\_\_\_\_  
Linda Hudson, Mayor


APPROVED AS TO FORM AND CORRECTNESS:

By:  \_\_\_\_\_  
James M. Messer, Esq., City Attorney

DEVELOPER:

Landings Fort Pierce, LLC, a Florida limited liability company

By: Creative Homes USA, LLC, it's Manager

By:  \_\_\_\_\_  
Salomon Sutton, its Manager

[Signature page to Development Agreement - City of Ft. Pierce and Landings Fort Pierce, LLC]

**EXHIBIT "A"**

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE N01°28'11"E ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH RANGE 40 EAST, A DISTANCE OF 357.41 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE S52°29'55"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2102.04 FEET; THENCE CONTINUE ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE COURSES: S05°45'47"W, A DISTANCE OF 210.34 FEET; THENCE S52°29'33"W A DISTANCE OF 71.28 FEET; THENCE S52°26'41"W A DISTANCE OF 175.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S52°29'55"W A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE N37°30'27"W A DISTANCE OF 188.00 FEET; THENCE S52°29'55"W A DISTANCE OF 710.00 FEET TO THE EAST LINE OF A ROAD EASEMENT KNOWN AS PARCEL G AS RECORDED IN OFFICIAL RECORD BOOK 874, PAGE 801, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,; THENCE N37°30'05"W ALONG SAID EAST LINE A DISTANCE OF 29.99 FEET; THENCE N52°29'51"E A DISTANCE OF 719.99 FEET; THENCE N37°30'09"W A DISTANCE OF 480.50 FEET; THENCE S52°29'51"W A DISTANCE OF 715.50 FEET TO SAID EAST ROAD EASEMENT LINE AND A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS N65°10'05"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST LINE, HAVING A RADIUS OF 595.00 FEET THROUGH A CENTRAL ANGLE OF 29°52'53", A DISTANCE OF 310.30 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST ROAD EASEMENT LINE, HAVING A RADIUS OF 2043.43 FEET AND A CENTRAL ANGLE OF 14°32'43", A DISTANCE OF 518.75 FEET TO A POINT OF TANGENCY, THENCE N19°35'36"E A DISTANCE OF 212.57 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL 37, AN 81.00 FOOT WIDE RIGHT-OF-WAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO COURSES, FIRST N89°01'36"E A DISTANCE OF 315.07 FEET; THENCE N89°04'21"E, A DISTANCE OF 552.73 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL 29, A 131.00 FOOT WIDE RIGHT-OF-WAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) COURSES, FIRST S24°04'49"E A DISTANCE OF 10.27 FEET; THENCE S13°01'22"E A DISTANCE OF 469.48 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°23'39", A DISTANCE OF 235.38 FEET; THENCE S78°53'23"W A DISTANCE OF 69.88 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 72°51'03", A DISTANCE OF 108.08 FEET TO A POINT OF TANGENCY; THENCE N28°15'34"W A DISTANCE OF 42.13 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 10°43'05", A DISTANCE OF 15.90 FEET; THENCE S76°15'19"W A DISTANCE OF 109.98 FEET; THENCE S52°26'19"W A DISTANCE OF 84.86 FEET; THENCE N37°24'29"W A DISTANCE OF 101.02 FEET; THENCE S52°35'31"W A DISTANCE OF 149.75 FEET; THENCE S37°24'29"E A DISTANCE OF 337.95 FEET; THENCE N52°29'33"E A DISTANCE OF 185.54 FEET; S37°30'27"E A DISTANCE OF 33.20 FEET; THENCE S52°29'55"W A DISTANCE OF 175.00 FEET; THENCE S37°30'05"E A DISTANCE OF 188.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 18.851 ACRES (821,161 SQUARE FEET) MORE OR LESS.

**EXHIBIT B - Page 1 of 4**

**CAULFIELD & WHEELER, INC.**

7900 Glades Road, Boca Raton, Florida 33434 \* (561) 392-1991 \* FAX (561) 750-1452

Land Development Permit No. **7796** Instrument No.: **7796** Prepared by: **CLG**  
 Control No.: **7796** Surety Amount: **\$192,788** Developer: **Prime Group**

**Portofino Landings - Site Plan Revision**  
**Engineer's Opinion of Construction Cost**  
 Fort Pierce, Florida

Original Cost Estimate				Work Completed-to-Date			Work Remaining				
DESCRIPTION	COST CODE	QUANTITY	UNITS	ORIGINAL UNIT PRICE	TOTAL	QUANTITY	UNITS	TOTAL	QUANTITY	CURRENT UNIT PRICE	COST
<b>I. Pavement &amp; Grading</b>											
<b>General</b>											
Mobilization		1	LS	\$7,500.00	\$7,500.00				1	\$7,500.00	\$7,500.00
Testing		1	LS	\$2,500.00	\$2,500.00				1	\$2,500.00	\$2,500.00
Survey		1	LS	\$2,300.00	\$2,300.00				1	\$2,300.00	\$2,300.00
Silt Fence		1,250	LF	\$1.10	\$1,375.00				1,250	\$1.10	\$1,375.00
NPDES Monitoring		1	LS	\$1,000.00	\$1,000.00				1	\$1,000.00	\$1,000.00
				<b>Subtotal</b>	<b>\$14,675.00</b>						<b>\$14,675.00</b>
<b>Tract A</b>											
<b>Demolition</b>											
Saw Cut ex. Asphalt		1,065	LF	\$1.50	\$1,597.50				1,065	\$1.50	\$1,597.50
Demo Ex. Asphalt Section		1,123	SY	\$1.90	\$2,133.70				1,123	\$1.90	\$2,133.70
Demo Ex. Type "D" Curb		99	LF	\$1.50	\$148.50				99	\$1.50	\$148.50
<b>Proposed Pavement</b>											
Type "D" Curb		532	LF	\$14.50	\$7,714.00				532	\$14.50	\$7,714.00
8" Stabilized Subgrade		1,921	SY	\$4.00	\$7,684.00				1,921	\$4.00	\$7,684.00
6" Compacted Limerock Base		1,835	SY	\$11.50	\$21,102.50				1,835	\$11.50	\$21,102.50
1 1/4" Type S-I ACSC Asphalt (1st Lift)		1,835	SY	\$6.50	\$11,927.50				1,835	\$6.50	\$11,927.50
3/4" Type S-III ACSC Asphalt (2nd Lift)		11,386	SY	\$3.90	\$44,405.40				11,386	\$3.90	\$44,405.40
5' Sidewalk (Thickened Edge)		9,638	SF	\$3.10	\$29,877.80				9,638	\$3.10	\$29,877.80
5' Sidewalk (4" Thick)		336	SF	\$3.10	\$1,041.60				336	\$3.10	\$1,041.60
Striping (6" White)		3,724	LF	\$0.80	\$2,979.20				3,724	\$0.80	\$2,979.20
Striping (HC Spaces)		15	EA	\$150.00	\$2,250.00				15	\$150.00	\$2,250.00
				<b>Tract A Subtotal</b>	<b>\$132,861.70</b>						<b>\$132,861.70</b>
<b>Tract B</b>											
<b>Demolition</b>											
Saw Cut ex. Asphalt		110	LF	\$1.50	\$165.00				110	\$1.50	\$165.00
Demo Ex. Asphalt Section		110	SY	\$1.90	\$209.00				110	\$1.90	\$209.00
<b>Proposed Pavement</b>											
8" Stabilized Subgrade		44	SY	\$4.00	\$176.00				44	\$4.00	\$176.00
6" Compacted Limerock Base		37	SY	\$11.50	\$425.50				37	\$11.50	\$425.50
1 1/4" Type S-I ACSC Asphalt (1st Lift)		37	SY	\$6.50	\$240.50				37	\$6.50	\$240.50
3/4" Type S-III ACSC Asphalt (2nd Lift)		37	SY	\$3.90	\$144.30				37	\$3.90	\$144.30
5' Sidewalk (Thickened Edge)		385	SF	\$3.10	\$1,193.50				385	\$3.10	\$1,193.50
				<b>Tract B Subtotal</b>	<b>\$2,553.80</b>						<b>\$2,553.80</b>
<b>SUBTOTAL</b>					<b>\$150,090.50</b>						<b>\$150,090.50</b>

**CAULFIELD & WHEELER, INC.**

7900 Glades Road, Boca Raton, Florida 33434 \* (561) 392-1991 \* FAX (561) 750-1452

Land Development Permit No. **7795** Instrument No.: **\$192,788** Prepared by: **CLG**  
 Control No.: Lender: Surety Amount: Developer: **Prime Group**

**Portofino Landings - Site Plan Revision**

Fort Pierce, Florida

Original Cost Estimate				Work Completed-to-Date			Work Remaining				
DESCRIPTION	COST CODE	QUANTITY	UNITS	UNIT PRICE	TOTAL	QUANTITY	UNITS	TOTAL	QUANTITY	CURRENT UNIT PRICE	COST
<b>III. Water &amp; Sewer Utilities</b>											
<b>Tract A</b>											
<b>Water Utilities</b>											
2" Water Service w/RFZ (New)		12	EA	\$550.00	\$6,600.00				12	\$550.00	\$6,600.00
2" Water Service w/RFZ (Existing relocate)		46	EA	\$250.00	\$11,500.00				46	\$250.00	\$11,500.00
4" Fire Line Relocate		5	EA	\$800.00	\$4,000.00				5	\$800.00	\$4,000.00
<b>Sewer Utilities</b>											
6" Sanitary Sewer Lateral Relocate		8	EA	\$250.00	\$2,000.00				8	\$250.00	\$2,000.00
					<b>Tract A Subtotal</b>			<b>\$24,100.00</b>			<b>\$24,100.00</b>
<b>SUBTOTAL</b>											<b>\$24,100.00</b>

**CAULFIELD & WHEELER, INC.**

7900 Glades Road, Boca Raton, Florida 33434 \* (561) 392-1991 \* FAX (561) 750-1452

Land Development Permit No. **7795** Instrument No.: **7795** Prepared by: CLG  
 Control No.: **7795** Surety Amount: **\$192,788** Developer: Prime Group  
**Portofino Landings - Site Plan Revision**

**Fort Pierce, Florida**

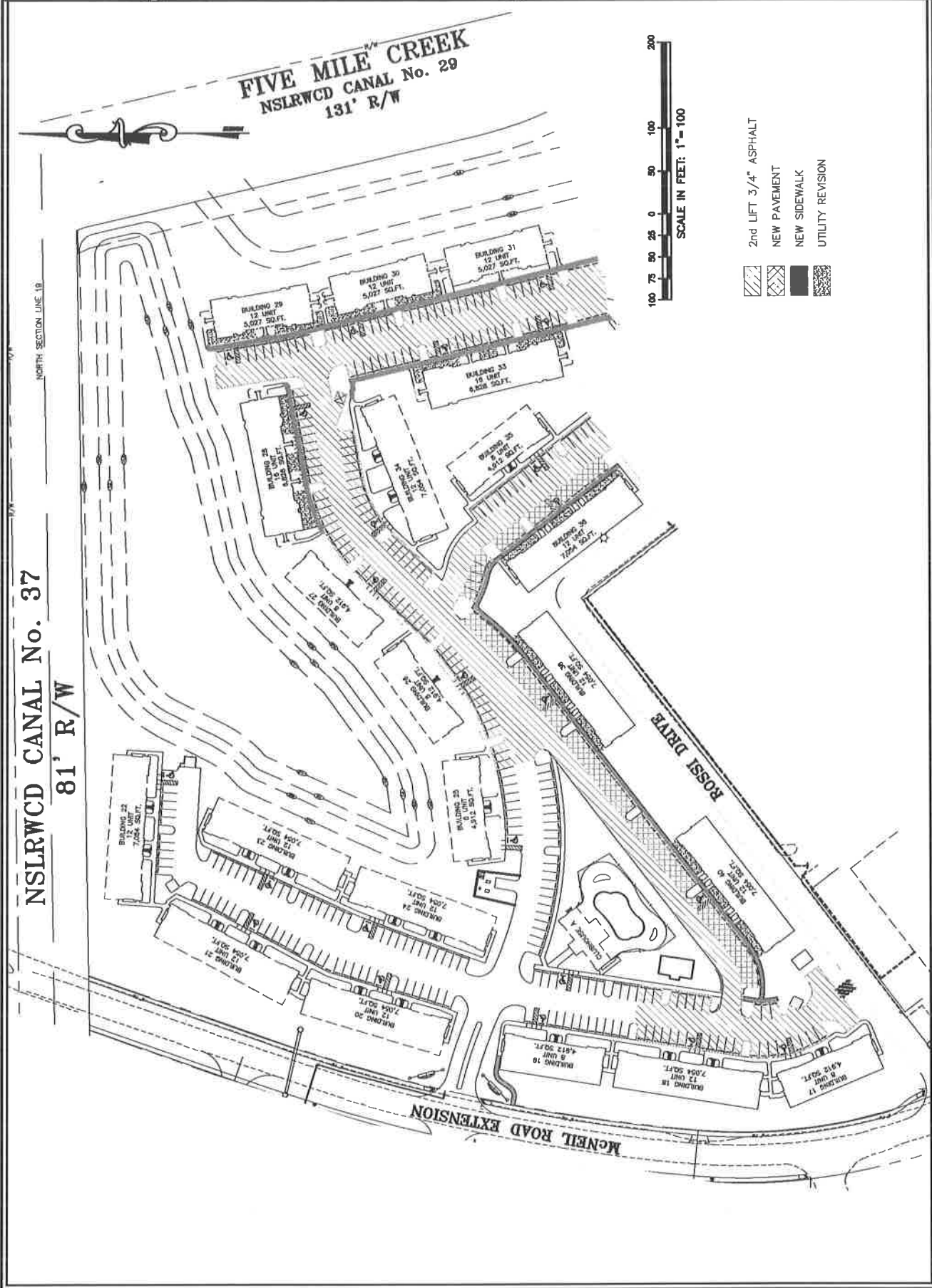
Original Cost Estimate

DESCRIPTION	Work Completed-to-Date		Work Remaining	
	TOTAL	TOTAL	CURRENT	COST
<b>SUMMARY</b>				
I. Pavement & Grading	\$150,090.50			\$150,090.50
II. Drainage				
III. Water & Sewer Utilities	\$24,100.00			\$24,100.00
IV. Sewer				
IV. Reclaimed Water				
V. Permitting				
Development Permit		\$200.00		
Plan Review Fee @ 05%		\$870.95		
<b>TOTAL</b>	<b>\$175,261.45</b>			<b>\$175,261.45</b>

*Christopher L. Gueizkyas* 4/26/2017  
 Date  
 Christopher L. Gueizkyas, P.E.  
 Florida P.E. No. 89153



NSLRWCD CANAL No. 37  
81' R/W



DATE	4/19/2017
DRAWN BY	CLG
F.B./PG.	00000
SCALE	00000
JOB NO.	7795

REVISIONS	DATE	BY

FILE NAME 00000

**PORTOFINO LANDINGS**  
IMPROVEMENTS EXHIBIT  
FORT PIERCE, FLORIDA

CALFIELD & WHEELER, INC.  
CIVIL ENGINEERING - LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561) 992-1991 / FAX (561) 750-452



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 \_\_\_\_\_, 20\_\_\_\_ (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 \_\_\_\_\_, 20\_\_\_\_, 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: \_\_\_\_\_  
James M. Messer, Esq., 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)

Site Location:

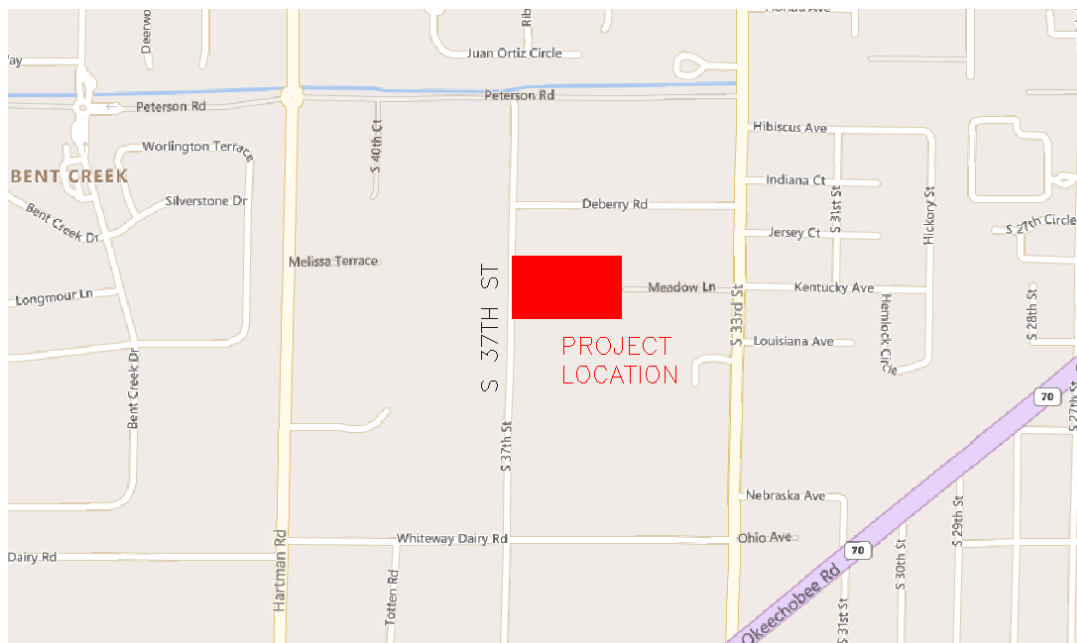
1038 South 37th Street,

Ft Pierce, Florida 34947

Parcel ID: 2417-213-0001-000-7

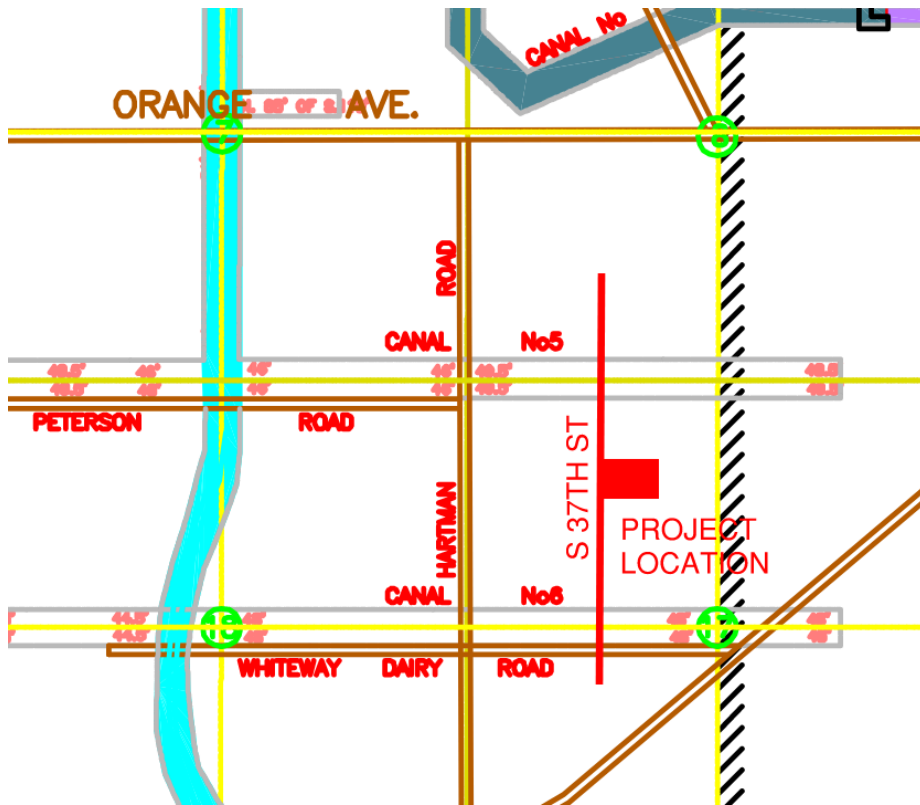
## Drainage Statement

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.

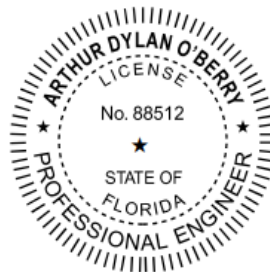


initiatory drainage calculations are included in this report. The project is anticipated to fully comply with the drainage standards of Saint Lucie County, and a comprehensive stormwater analysis and permitting process will be conducted during final engineering.

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**

<u>Use</u>	<u>Imp. (ac)</u>	<u>Bldg. (ac)</u>	<u>Pervious (ac)</u>	<u>Total (ac)</u>
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**

<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 ( $S_{max}$ ) =	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

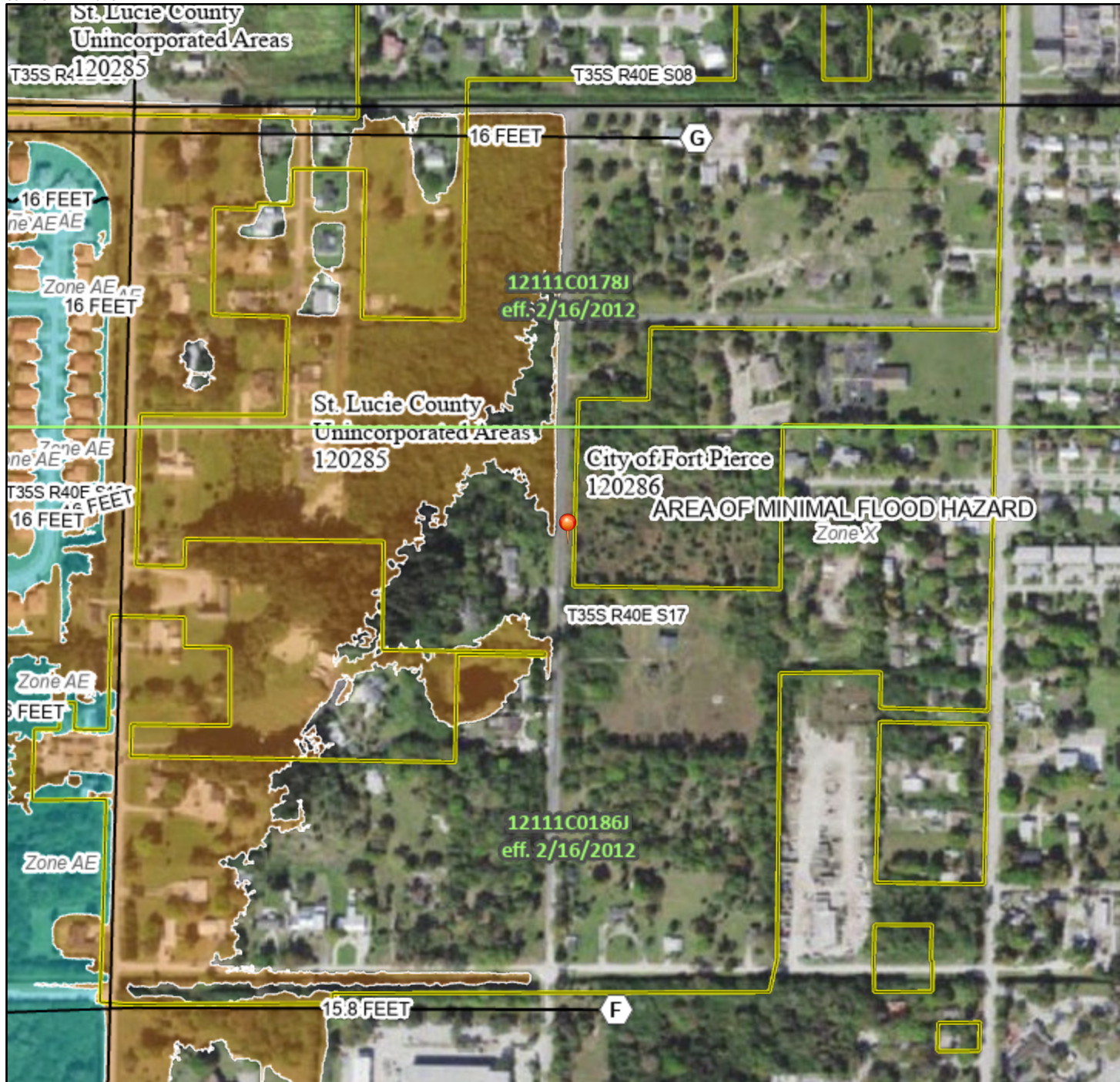
Volume, V (AC-FT) = A \* Q  
= 2.70

10Y-1D Elevation =  ft NAVD

# National Flood Hazard Layer FIRMMette



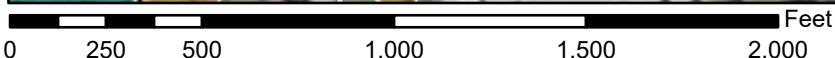
80°22'3"W 27°26'28"N



## 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 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		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**

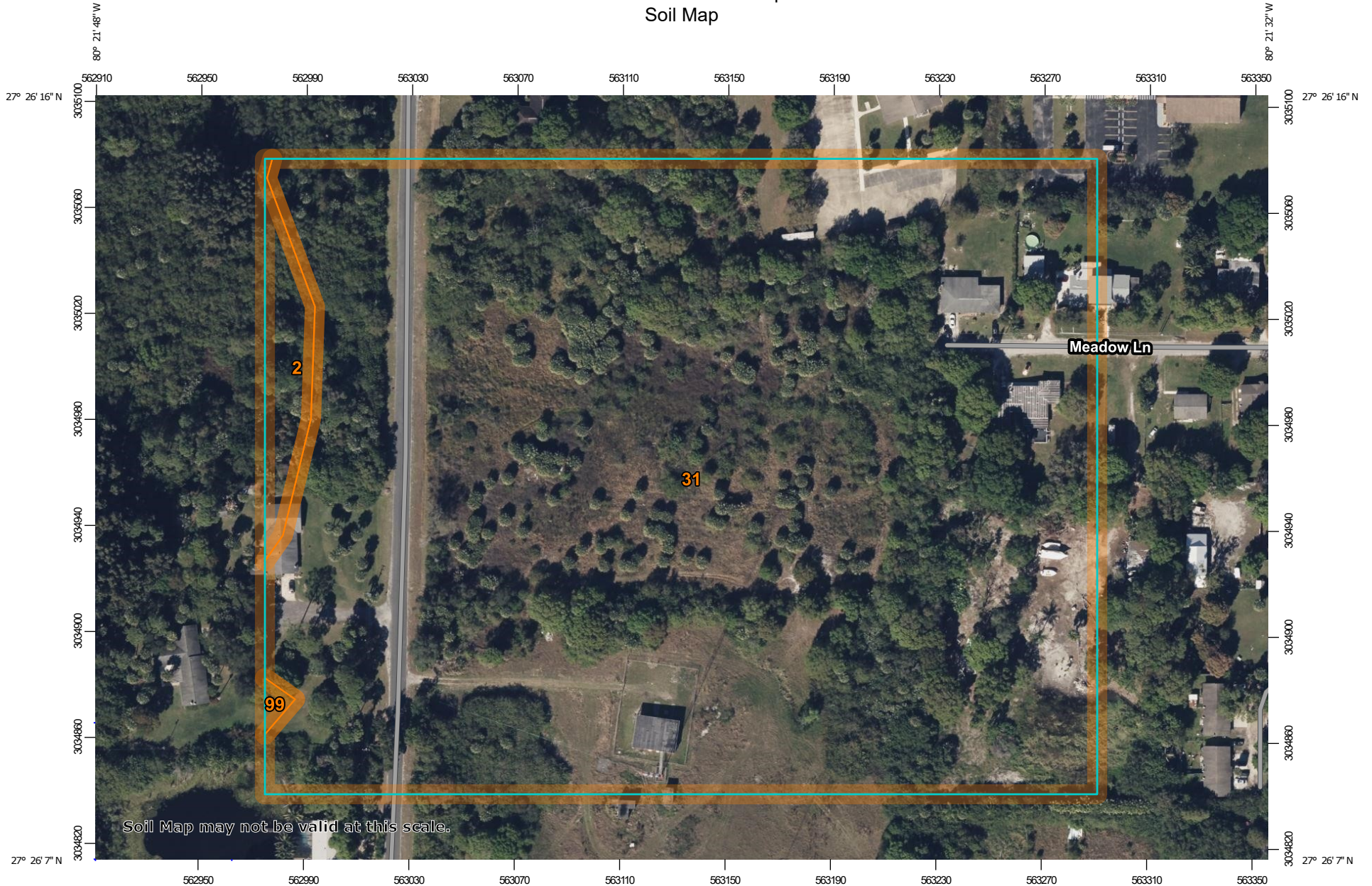
<b>PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)<sup>1</sup></b>										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.542 (0.436-0.682)	0.619 (0.497-0.779)	0.747 (0.598-0.943)	0.857 (0.681-1.09)	1.01 (0.779-1.33)	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.

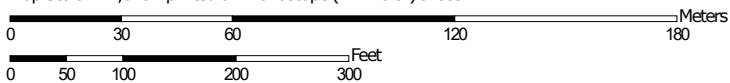
[Back to Top](#)

**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)

## Custom Soil Resource Report

*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

## Custom Soil Resource Report

*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)

## Custom Soil Resource Report

*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

# References

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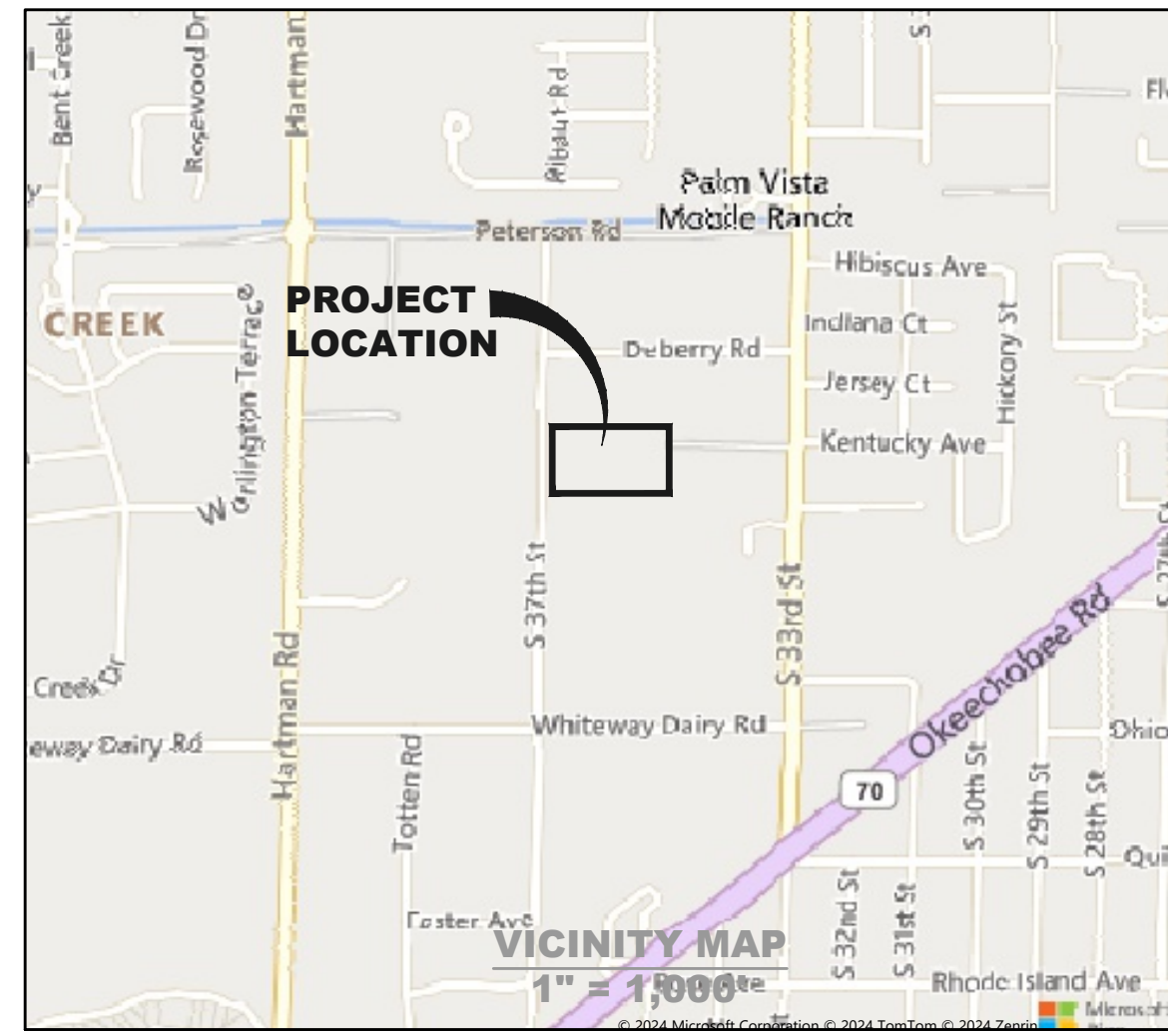
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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

## Custom Soil Resource Report

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**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

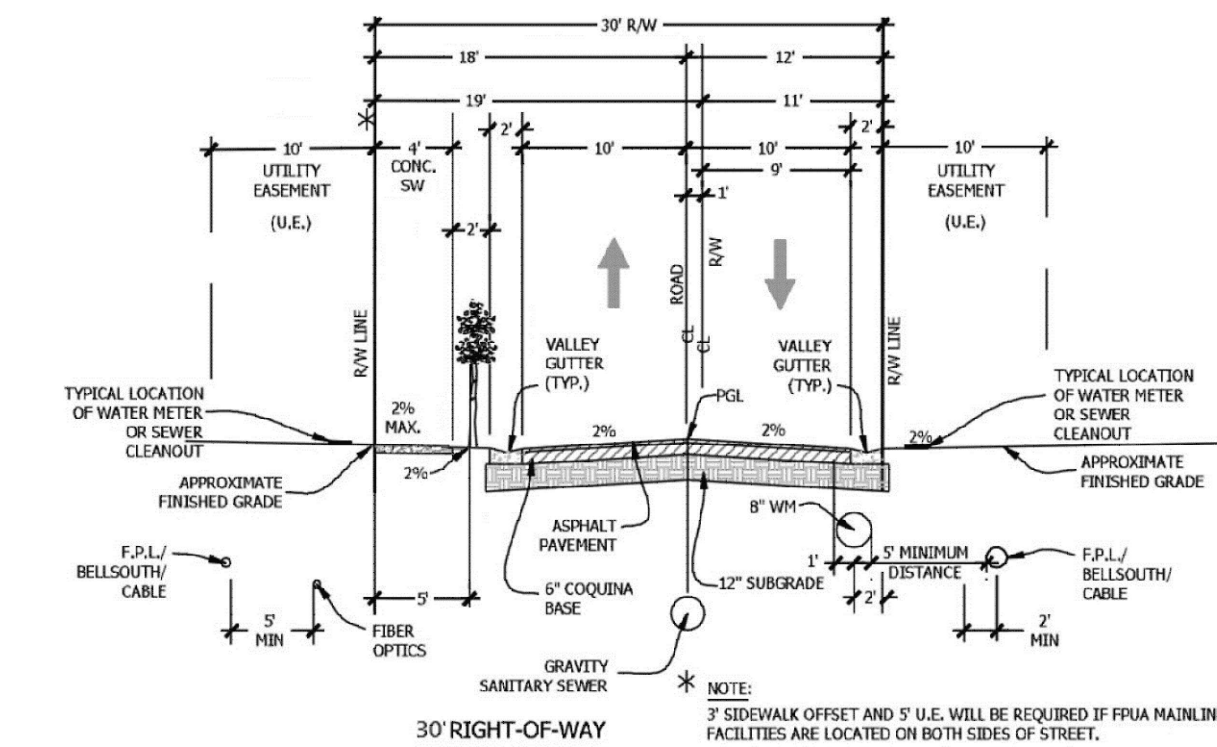
**LEGAL DESCRIPTION:**  
17 35 40 SW 1/4 OF NE 1/4 OF NW 1/4-LESS N 445 FT AND LESS W 40 FT- AND NW 1/4 OF SE 1/4 OF NW 1/4-LESS S 500 FT AND LESS W 40 FT- (5.28 AC)

**ZONING:**  
RESIDENTIAL

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

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

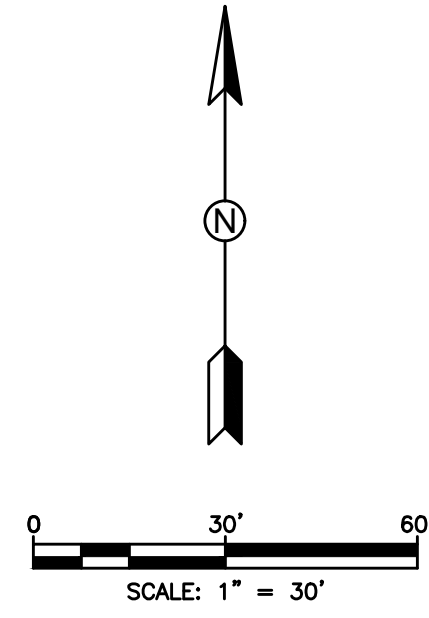
**PROPOSED PERVIOUS:**  
OPEN GREEN SPACE 76,348 SF (1.75 AC) (33.2%)  
STORMWATER RETENTION AREA 28,258 SF (0.65 AC) (12.3%)  
TOTAL PERVIOUS 104,606 SF (2.40 AC) (45.5%)



TYPICAL ROAD RIGHT-OF-WAY

**LEGEND**

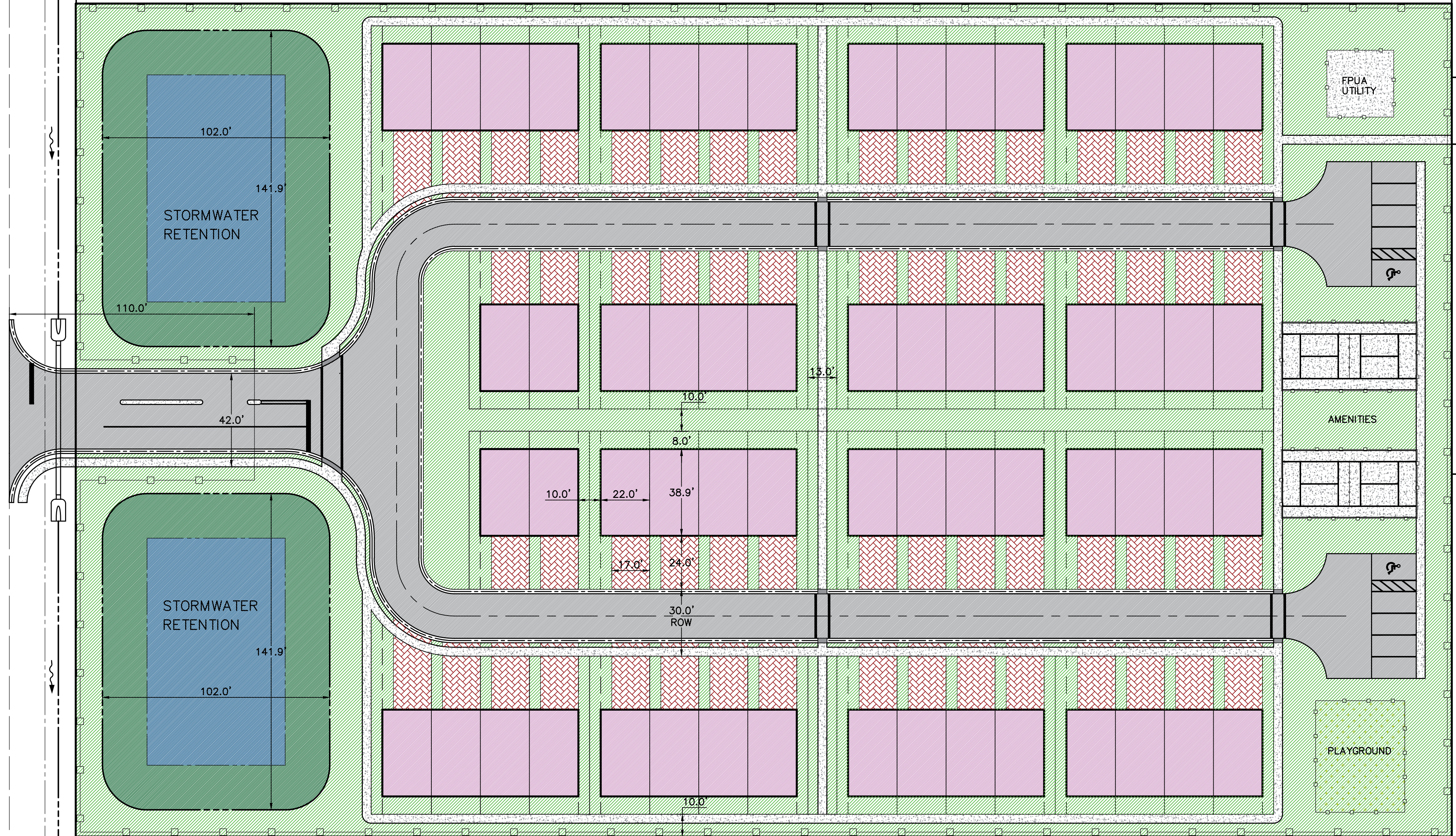
- EXIST. EDGE OF PAVEMENT
- PROPERTY BOUNDARY
- - - PROP. FENCELINE
- - - PROP. LOT LINES
- DRAINAGE FLOW ARROW
- PROP. OPEN GREEN SPACE
- PROP. STORM WATER RETENTION
- PROP. SINGLE FAMILY
- PROP. RIGHT-OF-WAY
- PROP. DRIVEWAY



TWO-HOME CONFIGURATION



FOUR-HOME CONFIGURATION



LAND USE: RI RELIGIOUS INSTITUTION  
ZONING: R1 CONDITIONAL  
4.88 AC LOT PARCEL INFO: 2417-213-0003-000-1  
(NOT IN PROJECT AREA)

LAND USE: COMMERCIAL  
ZONING: COMMERCIAL NEIGHBORHOOD  
0.85 AC LOT

MEADOW LANE  
PEDESTRIAN ACCESS

LAND USE: COMMERCIAL  
ZONING: COMMERCIAL NEIGHBORHOOD  
0.75 AC LOT

LAND USE: RU UTILITIES  
ZONING: COMMERCIAL NEIGHBORHOOD  
7.10 AC LOT  
PCN: 2417-242-0010-000-3

LAND USE: COMMERCIAL  
ZONING: COMMERCIAL NEIGHBORHOOD  
3.00 AC LOT

NO.	DATE	DESCRIPTION

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



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

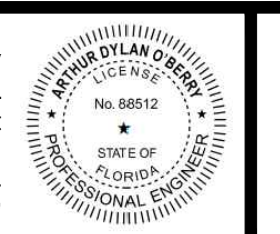


MARTIN & SONS  
1038 S 37TH STREET  
FORT PIERCE, FLORIDA 34947  
MASTER SITE PLAN

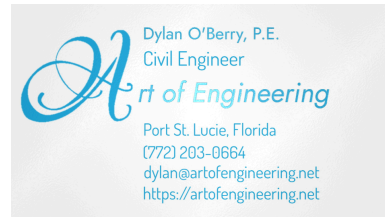


ART OF ENGINEERING, INC.  
DYLAN O'BERRY, P.E.  
P.E. NO. 88812  
2674 SE RUFFIN TERRACE  
PORT ST LUCIE, FL 34952

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: 2024.07.22 09:05:07-04'00'



PROJECT NO. 2023-057  
SHEET 1 OF 1

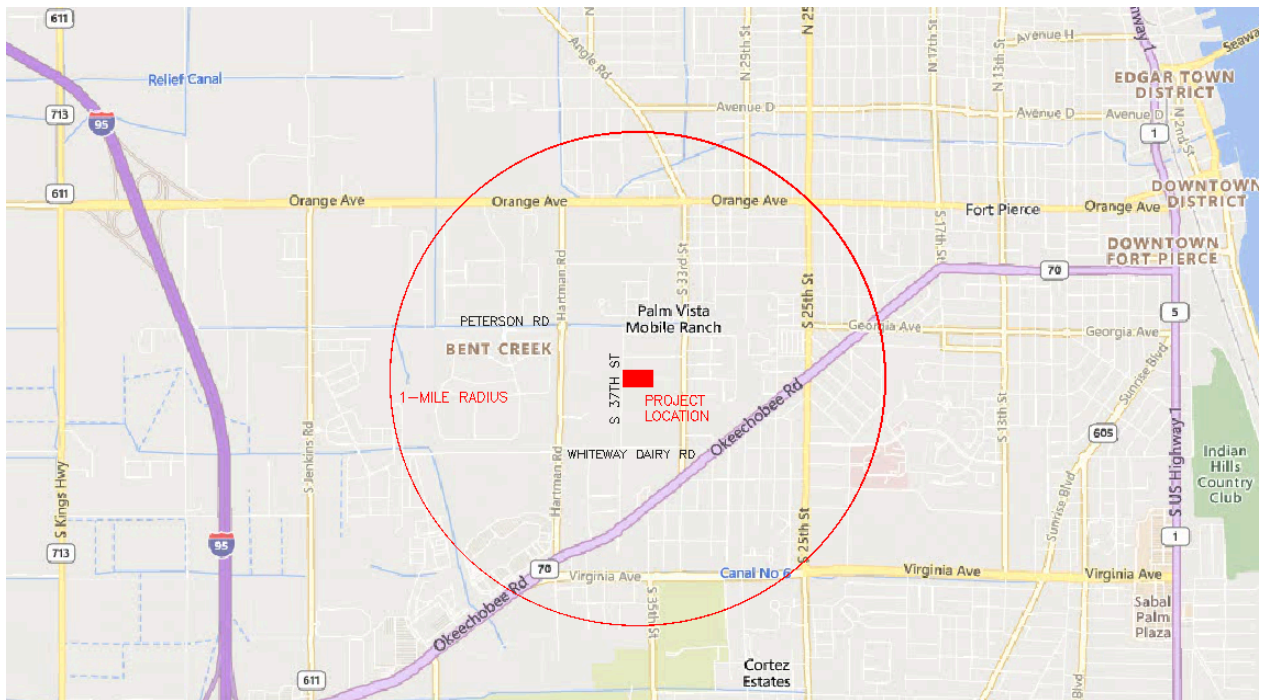


7/8/24 Project No. 24-057

Site Location:  
1038 South 37th Street,  
Ft Pierce, Florida 34947  
Parcel ID: 2417-213-0001-000-7

## Traffic Statement

This report is part of a preliminary 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 1-mile radius map:



The preliminary site plan illustrates that the proposed residential development will feature a single gated driveway for both entrance and exit, connecting to S 37th Street. The driveway's proposed design includes an ample 110-foot queue length, surpassing the required minimum of 100 feet. No turn lanes are planned for the entrance at this time.

The proposed development's maximum density is 60 units. The ITE Trip Generation Manual, 11th Edition, was utilized to estimate the future daily, AM peak hour, and PM peak hour traffic impacts that this development will have on the surrounding roadway network.

- Land Use Code 215 for Single Family Attached Housing
- Independent Variable 60 Dwelling Units

The following fitted curve calculated trip ends were determined for each time period:

- Weekday Daily
  - 407 Total
  - 203 Entry
  - 204 Exit
- Weekday Peak Hour of Adjacent Street in the AM
  - 26 Total
  - 6 Entry
  - 20 Exit
- Weekday Peak Hour of Adjacent Street in the PM
  - 32 Total
  - 19 Entry
  - 13 Exit

The greatest peak hour peak direction anticipated with the project is the 20 AM Exit trips. Based upon the City of Ft Pierce Code of Ordinance Section 105-5.f.2.b the project will be considered a “minimal-scale” impact project.

Traffic Distribution:

The first adjacent road, South 37th Street, is a local 2-lane road not included in the 2024 St. Lucie TPO Traffic Counts and Level of Service Report. For this analysis, it is assumed to have a typical 2-lane roadway volume and an existing Level of Service (LOS) 'C,' capable of accommodating the new project trips.

The next two local roads, Peterson Road (north) and Whiteway Dairy Road (south), are also not in the LOS report. It is anticipated that 50% of the project trips will head north towards Orange Avenue, and 50% will head south towards Okeechobee Road (SR-70).

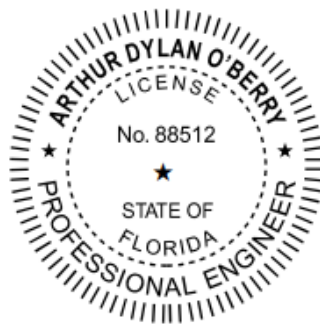
A detailed traffic distribution analysis will be included in the final traffic impact analysis for the project.

I hereby certify that the traffic statement presented herein has been conducted in accordance with accepted engineering practices and the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual, and to the best of my knowledge accurately represents the traffic impacts 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: 2024.07.08 12:14:17-04'00'

Query Filter

**DATA SOURCE:**  
 Trip Generation Manual, 11th Ed

**SEARCH BY LAND USE CODE:**  
 215

**LAND USE GROUP:**  
 (200-299) Residential

**LAND USE:**  
 215 - Single-Family Attached Housing

**LAND USE SUBCATEGORY:**  
 All Sites

**SETTING/LOCATION:**  
 General Urban/Suburban

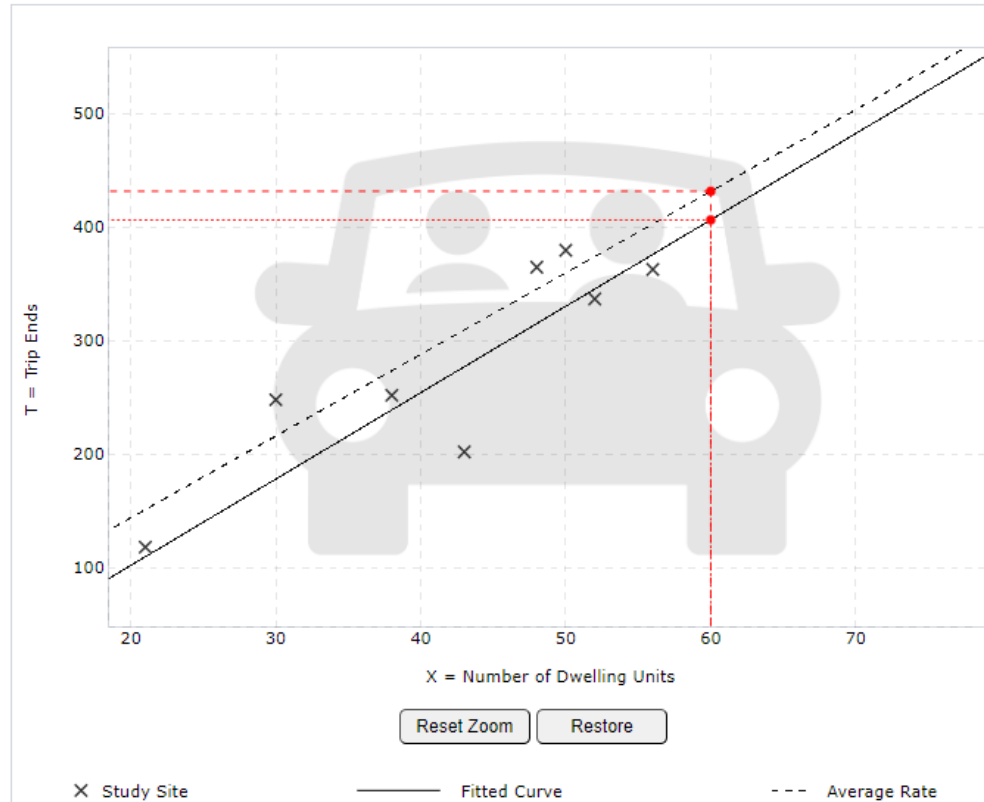
**INDEPENDENT VARIABLE (IV):**  
 Dwelling Units

**TIME PERIOD:**  
 Weekday

**TRIP TYPE:**  
 Vehicle

**ENTER IV VALUE TO CALCULATE TRIPS:**  
 60

Data Plot and Equation



DATA STATISTICS

<b>Land Use:</b>	Single-Family Attached Housing (215) <a href="#">Click for Description and Data Plots</a>
<b>Independent Variable:</b>	Dwelling Units
<b>Time Period:</b>	Weekday
<b>Setting/Location:</b>	General Urban/Suburban
<b>Trip Type:</b>	Vehicle
<b>Number of Studies:</b>	22
<b>Avg. Num. of Dwelling Units:</b>	120
<b>Average Rate:</b>	7.20
<b>Range of Rates:</b>	4.70 - 10.97
<b>Standard Deviation:</b>	1.61
<b>Fitted Curve Equation:</b>	$T = 7.62(X) - 50.48$
<b>R<sup>2</sup>:</b>	0.94
<b>Directional Distribution:</b>	50% entering, 50% exiting
<b>Calculated Trip Ends:</b>	Average Rate: 432 (Total), 216 (Entry), 216 (Exit) Fitted Curve: 407 (Total), 203 (Entry), 204 (Exit)

Query Filter

DATA SOURCE:  
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:  
215

LAND USE GROUP:  
(200-299) Residential

LAND USE :  
215 - Single-Family Attached Housing

LAND USE SUBCATEGORY:  
All Sites

SETTING/LOCATION:  
General Urban/Suburban

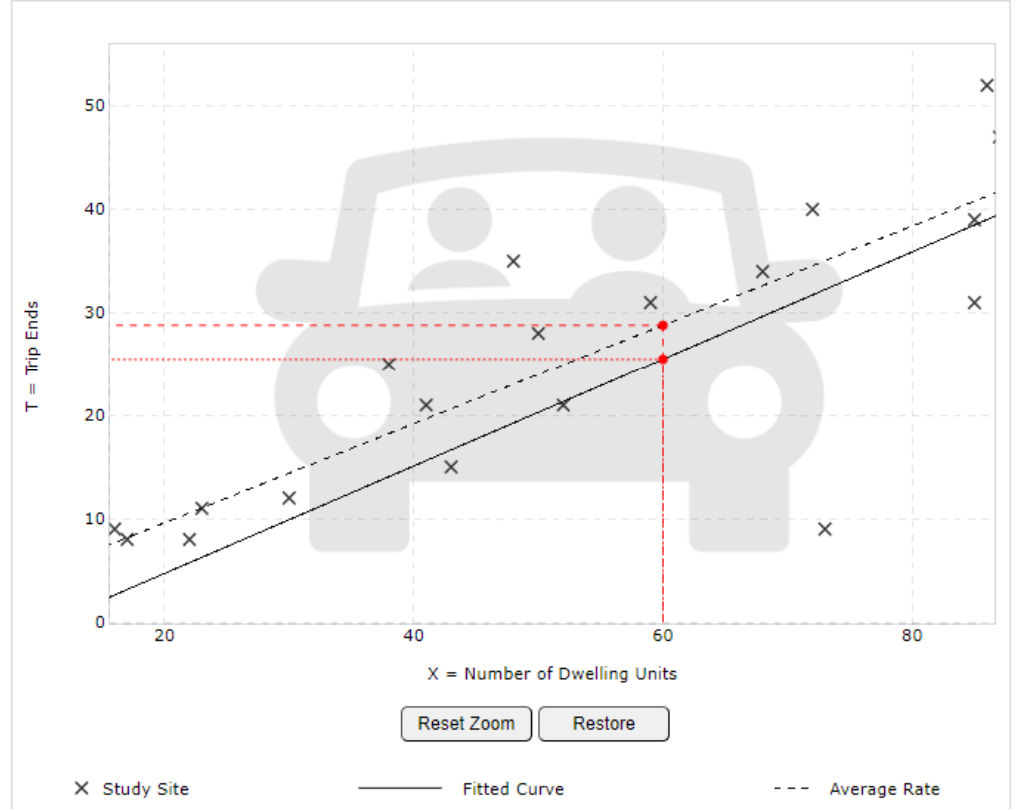
INDEPENDENT VARIABLE (IV):  
Dwelling Units

TIME PERIOD:  
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:  
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:  
60 Calculate

Data Plot and Equation



DATA STATISTICS

<b>Land Use:</b>	Single-Family Attached Housing (215) <a href="#">Click for Description and Data Plots</a>
<b>Independent Variable:</b>	Dwelling Units
<b>Time Period:</b>	Weekday Peak Hour of Adjacent Street Traffic One Hour Between 7 and 9 a.m.
<b>Setting/Location:</b>	General Urban/Suburban
<b>Trip Type:</b>	Vehicle
<b>Number of Studies:</b>	46
<b>Avg. Num. of Dwelling Units:</b>	135
<b>Average Rate:</b>	0.48
<b>Range of Rates:</b>	0.12 - 0.74
<b>Standard Deviation:</b>	0.14
<b>Fitted Curve Equation:</b>	$T = 0.52(X) - 5.70$
<b>R<sup>2</sup>:</b>	0.92
<b>Directional Distribution:</b>	25% entering, 75% exiting
<b>Calculated Trip Ends:</b>	Average Rate: 29 (Total), 7 (Entry), 22 (Exit) Fitted Curve: 26 (Total), 6 (Entry), 20 (Exit)

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

215

LAND USE GROUP:

(200-299) Residential

LAND USE :

215 - Single-Family Attached Housing

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:

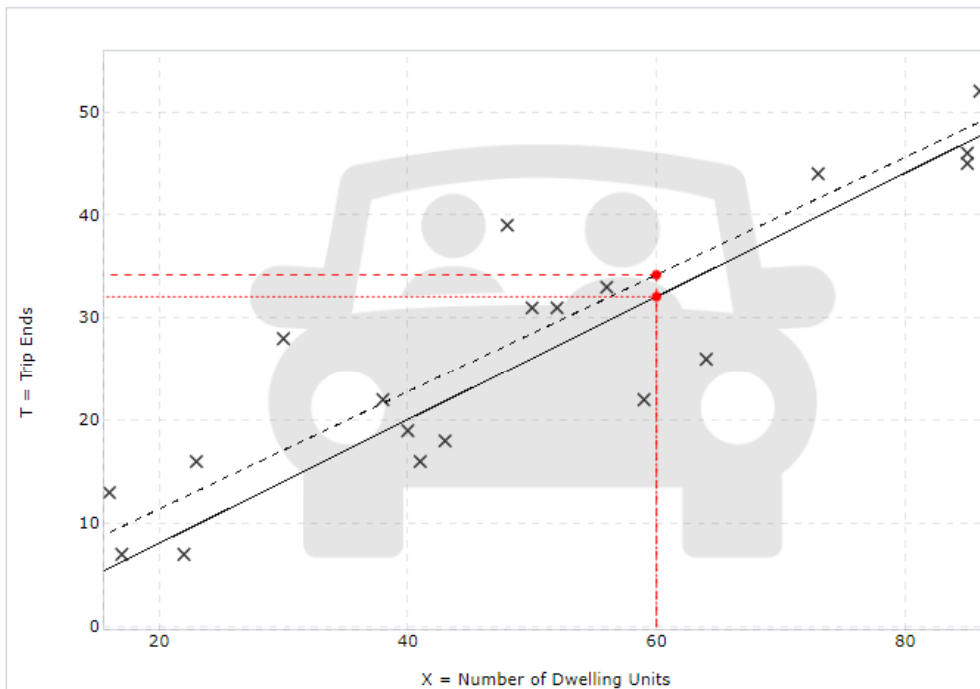
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

60

Calculate

Data Plot and Equation



Reset Zoom Restore

x Study Site      — Fitted Curve      - - - Average Rate

DATA STATISTICS

Land Use:  
Single-Family Attached Housing (215) [Click for Description and Data Plots](#)

Independent Variable:  
Dwelling Units

Time Period:  
Weekday  
Peak Hour of Adjacent Street Traffic  
One Hour Between 4 and 6 p.m.

Setting/Location:  
General Urban/Suburban

Trip Type:  
Vehicle

Number of Studies:  
51

Avg. Num. of Dwelling Units:  
136

Average Rate:  
0.57

Range of Rates:  
0.17 - 1.25

Standard Deviation:  
0.18

Fitted Curve Equation:  
 $T = 0.60(X) - 3.93$

$R^2$ :  
0.91

Directional Distribution:  
59% entering, 41% exiting

Calculated Trip Ends:  
Average Rate: 34 (Total), 20 (Entry), 14 (Exit)  
Fitted Curve: 32 (Total), 19 (Entry), 13 (Exit)

# Land Use: 215

## Single-Family Attached Housing

---

### Description

Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

### Additional Data

The database for this land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Utah, Virginia, and Wisconsin.

### Source Numbers

168, 204, 211, 237, 305, 306, 319, 321, 357, 390, 418, 525, 571, 583, 638, 735, 868, 869, 870, 896, 912, 959, 1009, 1046, 1056, 1058, 1077

### Traffic Counts and Level of Service Report 2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	22,350	2023							
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	22,350	2023							
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	22,000	2024	1,630	1,133	D	0.70	1,105	D	0.68
25TH ST	GEORGIA AVE to DELAWARE AVE	609	22,000	2024	1,630	1,133	D	0.70	1,105	D	0.68
25TH ST	DELAWARE AVE to ORANGE AVE	940014	21,852	2023							
25TH ST	ORANGE AVE to AVENUE D	610	19,817	2023	1,630	986	D	0.60	1,141	D	0.70
25TH ST	AVENUE D to AVENUE Q	940050	18,497	2023							
25TH ST	AVENUE Q to JUANITA AVE	945152	17,404	2023							
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	16,732	2013							
25TH ST	ST LUCIE BLVD to US 1	945165	8,302	2023							
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	6,555	2023	750	371	D	0.49	334	C	0.45
33RD ST	DELAWARE AVE to ORANGE AVE	948507	6,503	2023	790	302	C	0.38	302	C	0.38
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	5,386	2023	540	390	D	0.72	335	D	0.62
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	5,386	2023	790	390	C	0.49	335	C	0.42
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,684	2021	750	230	C	0.31	248	C	0.33
53RD ST	ANGLE RD to JUANITA AVE	614	2,333	2022	540	152	C	0.28	157	C	0.29
AE BACKUS AVE	7TH ST to US 1	632	923	2022	750	66	C	0.09	67	C	0.09
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	17,551	2022	2,100	1,110	C	0.53	918	C	0.44
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	17,551	2022	2,100	1,110	C	0.53	918	C	0.44
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	20,000	2024	2,100	1,015	C	0.48	1,033	C	0.49
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	14,500	2024	2,000	770	C	0.39	819	C	0.41
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	22,596	2022	2,100	1,274	C	0.61	1,214	C	0.58
ANGLE RD	ORANGE AVE to AVENUE D	100	10,500	2024	790	566	D	0.72	551	D	0.70
ANGLE RD	AVENUE D to AVENUE Q	100	10,500	2024	540	566	E	1.05	551	E	1.02
ANGLE RD	AVENUE Q to 53RD ST	615	8,203	2023	600	549	D	0.92	494	D	0.82
ANGLE RD	53RD ST to KEEN RD	616	5,808	2023	630	365	C	0.58	315	C	0.50
ANGLE RD	KEEN RD to KINGS HWY	616	5,808	2023	880	365	C	0.41	315	C	0.36
ANGLE RD	KINGS HWY to JOHNSTON RD	617	3,733	2022	1,070	232	B	0.22	223	B	0.21
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	948505	2,067	2023	1,070	99	B	0.09	99	B	0.09
AVENUE A	7TH ST to US 1	945034	873	2023	790	82	C	0.10	82	C	0.10
AVENUE A	US 1 to INDIAN RIVER DR	945033	2,213	2023	600	109	C	0.18	109	C	0.18
AVENUE D	ANGLE RD to 29TH ST	164	4,331	2022	600	232	C	0.39	238	C	0.40

\* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values. Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds. Please refer to FDOT sources for detailed data on FDOT traffic counts.

\* Volumes shown were adjusted using FDOT Seasonal Factors  
 \* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

\* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data. 2

**Traffic Counts and Level of Service Report  
 2024**

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	731	5,600	2024	920	458	C	0.50	453	C	0.49
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	8,200	2024	790	471	D	0.60	465	D	0.59
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,351	2023	830	378	C	0.46	351	C	0.42
GRAHAM RD	KINGS HWY to JENKINS RD	669	2,344	2022	630	148	C	0.23	149	C	0.24
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,200	2024	1,070	307	B	0.29	319	B	0.30
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,200	2024	1,070	307	B	0.29	319	B	0.30
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,200	2024	1,070	307	B	0.29	319	B	0.30
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	6,297	2021	750	300	C	0.40	293	C	0.39
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	6,297	2021	540	300	D	0.56	293	D	0.54
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	6,297	2021	790	300	C	0.38	293	C	0.37
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	650	2024	670	44	B	0.07	42	B	0.06
HILLMOOR DR	US 1 to LENNARD RD	671	6,842	2023	790	380	C	0.48	359	C	0.45
I-95	MARTIN C.L. to GATLIN BLVD	890334	76,830	2023							
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	91,097	2023							
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	74,453	2023							
I-95	MIDWAY RD to OKEECHOBEE RD	941902	81,653	2023							
I-95	OKEECHOBEE RD to ORANGE AVE	940260	72,427	2023							
I-95	ORANGE AVE to INDRIO RD	941905	54,180	2023							
I-95	INDRIO RD to INDIAN RIVER C.L.	882003	45,470	2023							
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,686	2023	750	282	C	0.38	282	C	0.38
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	6,275	2023	750	311	C	0.41	311	C	0.41
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	6,352	2023	790	315	C	0.40	315	C	0.40
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	6,352	2023	540	315	D	0.58	315	D	0.58
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	1,107	2023	1,080	56	B	0.05	56	B	0.05
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	1,107	2023							
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	12,295	2023							
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	12,295	2023							
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	12,295	2023							
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	11,436	2023							
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	11,436	2023							
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,773	2023	790	365	C	0.46	359	C	0.45
INDRIO RD	SLASH PINE TRL to US 1	114	5,773	2023	920	365	C	0.40	359	C	0.39

\* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values. Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds. Please refer to FDOT sources for detailed data on FDOT traffic counts.

\* Volumes shown were adjusted using FDOT Seasonal Factors

\* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

\* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

### Traffic Counts and Level of Service Report 2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	9,900	2024	2,000	536	B	0.27	542	B	0.27
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	9,696	2023							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	9,696	2023							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	9,696	2023							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	9,696	2023							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	9,696	2023							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,267	2023							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,118	2023							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,118	2023							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,489	2023							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,459	2023							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,776	2023							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,776	2023							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	32,311	2023							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,178	2023	2,100	681	C	0.32	672	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,178	2023	1,630	681	C	0.42	672	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,736	2023	1,630	680	C	0.42	603	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,736	2023	1,710	680	C	0.40	603	C	0.35
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	436	2022	790	68	C	0.09	64	C	0.08
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,820	2023	750	85	C	0.11	85	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	1,785	2022	790	145	C	0.18	106	C	0.13
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,495	2023	870	70	C	0.08	70	C	0.08
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,997	2021	540	173	C	0.32	196	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,174	2021	750	359	C	0.48	359	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	6,049	2023	750	342	C	0.46	345	C	0.46
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	6,049	2023	540	342	D	0.63	345	D	0.64
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	9,400	2024	540	465	D	0.86	461	D	0.85
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	9,400	2024	750	465	D	0.62	461	D	0.61
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2024	750	590	D	0.79	518	D	0.69
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2024	540	590	F	1.09	518	D	0.96

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### Traffic Counts and Level of Service Report 2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,200	2024	790	590	D	0.75	518	D	0.66
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,768	2023	600	268	C	0.45	277	C	0.46
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	HEADER CANAL RD to SHINN RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	3,090	2023	1,070	147	B	0.14	147	B	0.14
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	3,090	2023	1,070	147	B	0.14	147	B	0.14
ORANGE AVE	KINGS HWY to I-95	940041	17,555	2023							
ORANGE AVE	I-95 to JENKINS RD	940035	15,314	2023							
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	17,481	2023							
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	17,481	2023							
ORANGE AVE	ANGLE RD to 25TH ST	940151	9,247	2013							
ORANGE AVE	25TH ST to 17TH ST	945040	13,991	2023							
ORANGE AVE	17TH ST to 13TH ST	945040	13,991	2023							
ORANGE AVE	13TH ST to 10TH ST	945040	13,991	2023							
ORANGE AVE	10TH ST to 7TH ST	940155	10,272	2023							
ORANGE AVE	7TH ST to US 1	945134	7,668	2023							
ORANGE AVE	US 1 to 2ND ST	945133	4,253	2023	600	211	C	0.35	211	C	0.35
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	4,253	2023	750	211	C	0.28	211	C	0.28
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	2,040	2022	700	158	C	0.23	136	C	0.19
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,928	2023	540	169	C	0.31	128	C	0.24
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	2,040	2022	700	158	C	0.23	136	C	0.19
PARR DR	ROSSER BLVD to SAVONA BLVD	209	2,040	2022	630	158	C	0.25	136	C	0.22
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	5,637	2021	630	357	C	0.57	396	C	0.63
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	10,500	2024	920	756	C	0.82	758	C	0.82
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	14,858	2023	2,100	689	C	0.33	689	C	0.33
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	2,114	2022	540	157	C	0.29	145	C	0.27
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,211	2023	540	81	C	0.15	81	C	0.15
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	948519	17,264	2023	920	801	C	0.87	801	C	0.87
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	948519	17,264	2023	920	801	C	0.87	801	C	0.87
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	948519	17,264	2023	700	801	F	1.14	801	F	1.14
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	948519	17,264	2023	920	801	C	0.87	801	C	0.87

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**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 written over a light blue horizontal line.

Franco Prado, President  
Martin & Sons Residential Services, Inc.

**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 positioned above the typed name.

Franco Prado, President  
Martin & Sons Residential Services, Inc.

**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,

There is no previously approved site plan.

Sincerely,

A handwritten signature in blue ink, appearing to read 'F. Prado'.

Franco Prado, President  
Martin & Sons Residential Services, Inc.

**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 statement of PD benefits is included with the application narrative.

Sincerely,

A handwritten signature in blue ink, appearing to read 'F. Prado'.

Franco Prado, President  
Martin & Sons Residential Services, Inc.

**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**



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 utilities water and wastewater service is included with the application narrative.

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.