

Property Identification

Site Address: 517 N 15TH ST
 Sec/Town/Range: 09/35S/40E
 Parcel ID: 2409-504-0009-000-1
 Jurisdiction: Fort Pierce

Use Type: 0000
 Account #: 21376
 Map ID: 24/09N
 Zoning: Medium Den

Ownership

Edward Davis Jr
 754 Dixwell AVE
 New Haven, CT 06511-1037

Legal Description

MARY A CHAPPELL'S S/D S 27 FT OF LOT 8

Current Values

Just/Market Value: \$11,900
 Assessed Value: \$10,560
 Exemptions: \$0
 Taxable Value: \$10,560



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): 0.09
 Land Size (SF): 4,104

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	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 12, 2024	5097 / 2281	0311	QC	Davis Bernard E	\$0
Jan 12, 2024	5097 / 2281	0311	QC	Davis Jr Edward	\$0
Jun 27, 2022	4851 / 0739	0311	ORDADM	Davis Bernard E	\$0
Jun 27, 2022	4851 / 0739	0311	ORDADM	Davis Jr Edward	\$0
Apr 17, 2019	4259 / 1665	0111	PB	Davis Bernard E	\$0
Apr 17, 2019	4259 / 1665	0111	PB	Davis Jr Edward	\$0
Apr 17, 2019	4259 / 1580	0111	ORDADM	Davis (EST) Edward	\$0
Jan 1, 1900					\$0

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values


Current Values Breakdown

Building and SFYI:	\$0
Land:	\$11,900
Just/Market:	\$11,900
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$1,340
Assessed:	\$10,560
Exemption(s):	\$0
Taxable:	\$10,560

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$69.00

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
2024	\$11,900	\$10,560	\$0	\$10,560
2023	\$9,600	\$9,600	\$0	\$9,600
2022	\$7,200	\$5,450	\$0	\$5,450
2021	\$6,100	\$4,955	\$0	\$4,955

Permits

Number	Issue Date	Description	Amount	Fee
F91000488	Apr 11, 1991	Alterations/Remodeling	\$15,680	\$15,680
BP20-1582	Jun 10, 2020	Demolition	\$2,350	\$0
BP20-1582	Jun 10, 2020	Demolition	\$2,350	\$0

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

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

Site Address: N 15TH ST
 Sec/Town/Range: 09/35S/40E
 Parcel ID: 2409-504-0008-000-4
 Jurisdiction: Fort Pierce

Use Type: 0000
 Account #: 21375
 Map ID: 24/09N
 Zoning: Medium Den

Ownership

Edward Davis Jr
 754 Dixwell AVE
 New Haven, CT 06511-1037

Legal Description

MARY A CHAPPELL'S S/D N 23 FT OF LOT 8

Current Values

Just/Market Value: \$10,100
 Assessed Value: \$9,020
 Exemptions: \$0
 Taxable Value: \$9,020



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- 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): 0.08
 Land Size (SF): 3,496

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	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 12, 2024	5097 / 2281	0311	DEED-QC	Davis Ruth N	\$0
Jan 12, 2024	5097 / 2281	0311	DEED-QC	Davis Bernard E	\$0
Jan 12, 2024	5097 / 2281	0311	DEED-QC	Davis Dorothy M	\$0
Jan 12, 2024	5097 / 2281	0311	DEED-QC	Davis Jr Edward	\$0
Jun 27, 2022	4851 / 0739	0311	ORDADM	Davis (EST) Edward	\$0
Jan 1, 1900					\$0

Building Information (1 of 1)

Finished Area: 0 SF
 Gross Sketched Area: 0 SF
 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

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Building and SFYI: \$0
 Land: \$10,100
 Just/Market: \$10,100
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$1,080
 Assessed: \$9,020
 Exemption(s): \$0
 Taxable: \$9,020

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	0.1	Fort Pierce Stormwater Charge	\$6.90

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
2024	\$10,100	\$9,020	\$0	\$9,020
2023	\$8,200	\$8,200	\$0	\$8,200
2022	\$6,200	\$1,410	\$0	\$1,410
2021	\$5,200	\$1,282	\$0	\$1,282

Permits

Number	Issue Date	Description	Amount	Fee
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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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Filing # 152456625 E-Filed 06/29/2022 04:42:39 PM

IN THE CIRCUIT COURT OF THE NINETENNTH JUDICIAL CIRCUIT
IN AND FOR SAINT LUCIE COUNTY, FLORIDA

IN RE: THE ESTATE OF: CASE NO: 56-2019-CP-000375
EDWARD DAVIS, DIVISION: PROBATE
Deceased.

AMENDED ORDER OF SUMMARY ADMINISTRATION

(Intestate)

THIS MATTER having come before the court on the Petition of RUTH N. DAVIS for Summary Administration of the estate of EDWARD DAVIS deceased; the court finding that the decedent died on August 12, 2004 without a will; that all interested persons have been served proper notice of the Petition and hearing or have waived notice thereof; that the material allegations in the Petition are true; and that the decedent's estate qualifies for summary administration and an Amended Order of Summary Administration should be entered, it is

ADJUDGED that:

1. There be an immediate distribution of the assets of the decedent as follows:

NAME & Address	ASSET, SHARE OR AMOUNT
Edward Davis, Jr. 754 Dixwell Avenue New Haven, CT 06511	1) ONE-FOURTH (1/4) INTERST in the Real Property Located at: 517 North 15th Street, Fort Pierce, Florida 34950 Legal Description: MARY A CHAPPELL'S S/D S 27 FT OF LOT 8, of the Public Records of St. Lucie County, Florida. Parcel ID: 2409-504-0009-000-1. 2) ONE-FOURTH (1/4) INTERST in the Real Property in Saint Lucie County, Florida: 517 North 15 th Street, Fort Pierce, Florida 34950. Legal Description: MARY A CHAPPELL'S S/D N 23 FT OF LOT 8, of the Public Records of St. Lucie County, Florida. Parcel ID: 2409-504-0008-000-4
Ruth N. Davis 5889 NW Flies Court Port Saint Lucie, FL 34986	1) ONE-FOURTH (1/4) INTERST in the Real Property Located at: 517 North 15th Street, Fort Pierce, Florida 34950 Legal Description: MARY A CHAPPELL'S S/D S 27 FT OF LOT 8, of the Public Records of St. Lucie County, Florida. Parcel ID: 2409-504-0009-000-1. 2) ONE-FOURTH (1/4) INTERST in the Real Property in Saint Lucie County, Florida: 517 North 15 th Street, Fort Pierce, Florida 34950. Legal Description: MARY A CHAPPELL'S S/D N 23 FT OF LOT 8, of the Public Records of St. Lucie County, Florida. Parcel ID: 2409-504-0008-000-4
Dorothy M. Davis 2209 Jo Haywood Drive Fort Pierce, FL 34946	1) ONE-FOURTH (1/4) INTERST in the Real Property Located at: 517 North 15th Street, Fort Pierce, Florida 34950. Legal Description: MARY A CHAPPELL'S S/D S 27 FT OF



	<p>LOT 8, of the Public Records of St. Lucie County, Florida. Parcel ID: 2409-504-0009-000-1.</p> <p>2) ONE-FOURTH (1/4) INTERST in the Real Property in Saint Lucie County, Florida: 517 North 15th Street, Fort Pierce, Florida 34950. Legal Description: MARY A CHAPPELL'S S/D N 23 FT OF LOT 8, of the Public Records of St. Lucie County, Florida. Parcel ID: 2409-504-0008-000-4</p>
<p>Bernard E. Davis 4821 Alphonse Drive Las Vegas, NV 89122</p>	<p>1) ONE-FOURTH (1/4) INTERST in the Real Property Located at: 517 North 15th Street, Fort Pierce, Florida 34950 Legal Description: MARY A CHAPPELL'S S/D S 27 FT OF LOT 8, of the Public Records of St. Lucie County, Florida. Parcel ID: 2409-504-0009-000-1.</p> <p>2) ONE-FOURTH (1/4) INTERST in the Real Property in Saint Lucie County, Florida: 517 North 15th Street, Fort Pierce, Florida 34950. Legal Description: MARY A CHAPPELL'S S/D N 23 FT OF LOT 8, of the Public Records of St. Lucie County, Florida. Parcel ID: 2409-504-0008-000-4</p>

2. Those to whom specified parts of the decedent's estate are distributed by this Amended Order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.

3. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to comply with this Order by paying, delivering, or transferring to those specified parts set forth herein of the decedent's estate distributed to them by this order, and those persons shall not be accountable to anyone else for the property.

DONE and ORDERED in Fort Pierce, Saint Lucie County, Florida, on

_____, 2022.

Electronically Signed by Circuit Judge Laurie E. Buchanan

15:55 pm, Jun 27, 2022

HONORABLE LAURIE E. BUCHANAN

cc:

Roger N. Messer, Esquire at sharon@messer.comcastbiz.net and roger@messer.comcastbiz.net

STATE OF FLORIDA
ST. LUCIE COUNTY
THIS IS TO CERTIFY THAT THIS IS A
TRUE AND CORRECT COPY OF THE
ORIGINAL

MICHELLE R. MILLER, CLERK

By: K. Beromil
Deputy Clerk

Date: 8-24-23





Property: 517 N 15th St Fort Pierce, Florida 34950

"We are proposing the construction of a duplex for our client Edward Davis. We are asking that the lot width requirement be waived.

The code section that is applicable to our proposed project is:

City Code **Section 125-243.**

Innovative Residential Developments

We are writing this letter on behalf of Mr. Edward Davis Jr. Mr. Davis grew up in the property listed below with his siblings. After the passing of his parents the property was left to the siblings. Edward has always had a vision to retire in Florida after serving in the military and building a life in Connecticut while raising his daughters. Edward plans to enjoy and host gatherings and entertain family and friends. This will include Holidays and Summertime with kids and grandchildren. The property includes two lots and once housed 2 properties. We already secured a builder; funding is in place and architectural drawings of what we would like to build is attached. **In the event of any of the units are rented we are committed to keep at least one of the units rent below market rate.** Thank you for your consideration of our proposal.

Please reach out to us with any further questions or concerns. We are local and can meet at the site as needed. Please see answers to required questions below.



Property: 517 N 15th St Fort Pierce, Florida 34950

1. **Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.** The property is currently zone for single Family and Duplex. Property will be the only new construction on the block.

2. **Do special conditions or circumstances result from actions other than that of yours? Please explain.** Sister has mobility issues and will likely be in wheelchair with age, property will be ADA compliant.
 1. **Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.** N/A

 2. **What is the minimum variance that would give the reasonable use of the land, building, or structure?** 400ft. The requirement for building a duplex is 8,000 feet we are currently at 7,600 sf.

 3. **Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the public welfare.** The lot is zoned R4 so a duplex can be built on it. The sq ft for the lot is only 400 ft from what is required to build a duplex. There wouldn't be any detrimental to the public welfare as the land housed 2 properties previously.



Property: 517 N 15th St Fort Pierce, Florida 34950

Edward Davis Jr.

517 N 15th St

Fort Pierce, Florida 34950

This lot has 2 parcel numbers

[2409-504-0009-000-1](#)

[2409-504-0008-000-4](#)

presented by Steve Saunderson: Design Review Narrative

Project Address: 517 N 15th St, Fort Pierce, FL

Project Type: New Construction Duplex

Reviewer: Steve Saunderson

Date: 10/15/2024

Introduction:

This design review focuses on the new construction of a duplex located at 517 N 15th St, Fort Pierce, FL. The primary objective of the review is to ensure that the design meets the client's requirements, adheres to local building codes, and aligns with aesthetic and functional expectations for the neighborhood. This review covers both the exterior and interior design aspects, as well as structural, mechanical, and site considerations.

Design Goals:

The key objectives for the design of the duplex are as follows:

1. Create a functional, aesthetically appealing structure that complements the surrounding neighborhood.
2. Maximize space efficiency for both units, ensuring comfort for future tenants.
3. Ensure energy efficiency and sustainability through material selection and modern construction techniques.
4. Ensure the design adheres to local building codes and zoning regulations.

Design Overview:

- **Site Layout and Building Orientation:**

The duplex is positioned to maximize the use of the lot while allowing adequate space for parking, outdoor living, and landscaping. Each unit is designed with separate entrances, ensuring privacy for tenants. The building is oriented to take advantage of natural light while maintaining proper setbacks from neighboring properties.

- **Exterior Design:**

The exterior will feature a modern, yet neutral design, utilizing durable materials such as fiber-cement siding and a metal roof for longevity in the Florida climate. The color palette will blend light, neutral tones that complement the surrounding properties while offering a contemporary aesthetic. Key architectural features include a pitched roofline and a front porch for each unit, adding curb appeal and functionality.

- **Interior Design:**

Each unit is approximately 2,952 and designed with an open floor plan to optimize space. The living areas flow into the kitchen, featuring modern cabinetry, energy-efficient appliances, and ample storage. Bedrooms and bathrooms are strategically placed to ensure privacy and efficient use of space. High-quality finishes, including vinyl plank flooring and granite countertops, have been selected for durability and visual appeal.

- **Structural Considerations:**

The duplex is designed with a slab-on-grade foundation, and the framing will utilize engineered wood and cinder blocks products to ensure structural integrity and cost efficiency. The roof structure has been designed to withstand the wind loads common to the region, in compliance with Florida's hurricane building codes.

- **Mechanical and Energy Efficiency:**

Each unit will be equipped with energy-efficient HVAC systems, low-E windows, and insulation that exceeds local code requirements to ensure long-term energy savings. The plumbing and electrical systems are designed to minimize maintenance costs while providing tenants with modern amenities.

2. Exterior Aesthetic:

It was suggested that adding a slight overhang or eaves to the roofline could improve the visual appeal while also providing functional benefits, such as increased protection from rain for the entrances.

3. Landscaping and Outdoor Space:

A discussion was raised regarding the landscaping design, particularly ensuring there is adequate green space for tenants while balancing low-maintenance features like drought-resistant plants.

Conclusion:

The design for the duplex at 517 N 15th St is well-aligned with the project's objectives and local regulations. The building's modern design, energy-efficient features, and functional layout provide an excellent balance of aesthetics and practicality for future tenants. The feedback from the review will be used to guide minor revisions to the design, ensuring the final build meets both client and community expectations.

517 N 15th St, Fort Pierce, FL

Introduction and Project Description 517 N 15th St, Fort Pierce, FL:

Environmental Impact

- **Location:** 517 N 15th St, Fort Pierce, FL.
- **Proposed Action:** Description of the proposed development or construction project at the site residential.
- **Project Size/Scope:** Size of the land parcel, building plans, and intended use. New construction duplex will boast 2 units with 3 bedrooms and 2 bathrooms. Plenty of green landscaping. The property currently hosts an historic mango tree that we plan to keep and apart of the current landscape.
- **Purpose and Need:** This project is a part of an attempt to continue to improve the local Ft PEIRCE area. We plan to review other options in the market to continue the local improvement that can improve market prices and way of life.

2. Environmental Setting

- **Geographical Features:** no wetland, or any body's of water.
- **Existing Land Use:** Overview vacant, residential.
- **Flora and Fauna:** grass or mango tree and few other local shrubs.

3. Air Quality

•The current air quality in Fort Pierce, Florida, is reported to be good. The Air Quality Index (AQI) is around 31-32, indicating that the air is clean and poses minimal risk to health. Major pollutants like PM2.5, PM10, and ozone (O₃) are all within safe levels. Specifically, PM2.5 levels are about 3.06 µg/m³, while ozone is measured at approximately 33.87 ppb, both well within healthy ranges.

- **Potential Impacts:** no impact to current neighborhood. This is a fully functioning residential area.
- **Mitigation Measures:** N/A

4. Water Resources

- **Groundwater and Surface Water:** property is not connected to any body of water.
- **Wetlands Protection:** no Wetlands

5. Soil and Geological Impacts

- **Soil Stability:** Assessment of soil composition and stability, including erosion risks.

6. Biological Resources

- **Wildlife Impact:** Examination of how the development might impact local wildlife, including migratory patterns or habitat loss.
- **Vegetation Removal:** Description of any clearing of trees or plants and its ecological impact.

7. Noise Levels

- **Current Noise Levels:** Baseline noise measurements in the area.
- **Projected Noise Impact:** How noise levels might increase due to construction or new operations (e.g., machinery, traffic).
- **Mitigation:** Methods to reduce noise pollution (e.g., noise barriers, restricted working hours).

8. Cultural Resources

- **Historical or Archaeological Significance:** Identification of any historical or archaeological resources on the site and steps to protect them.
- **Impact on Cultural Resources:** Evaluation of how the project might disturb or affect these resources.

9. Socioeconomic Impacts / N/A

10. Cumulative Impacts N/A

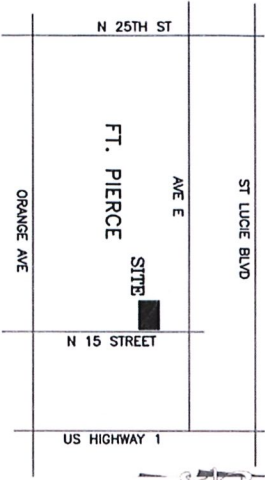
- **Long-term Environmental Impacts:** N/A

11. Mitigation Measures

- **Monitoring:** Plans for ongoing monitoring and reporting to ensure compliance with environmental standards.

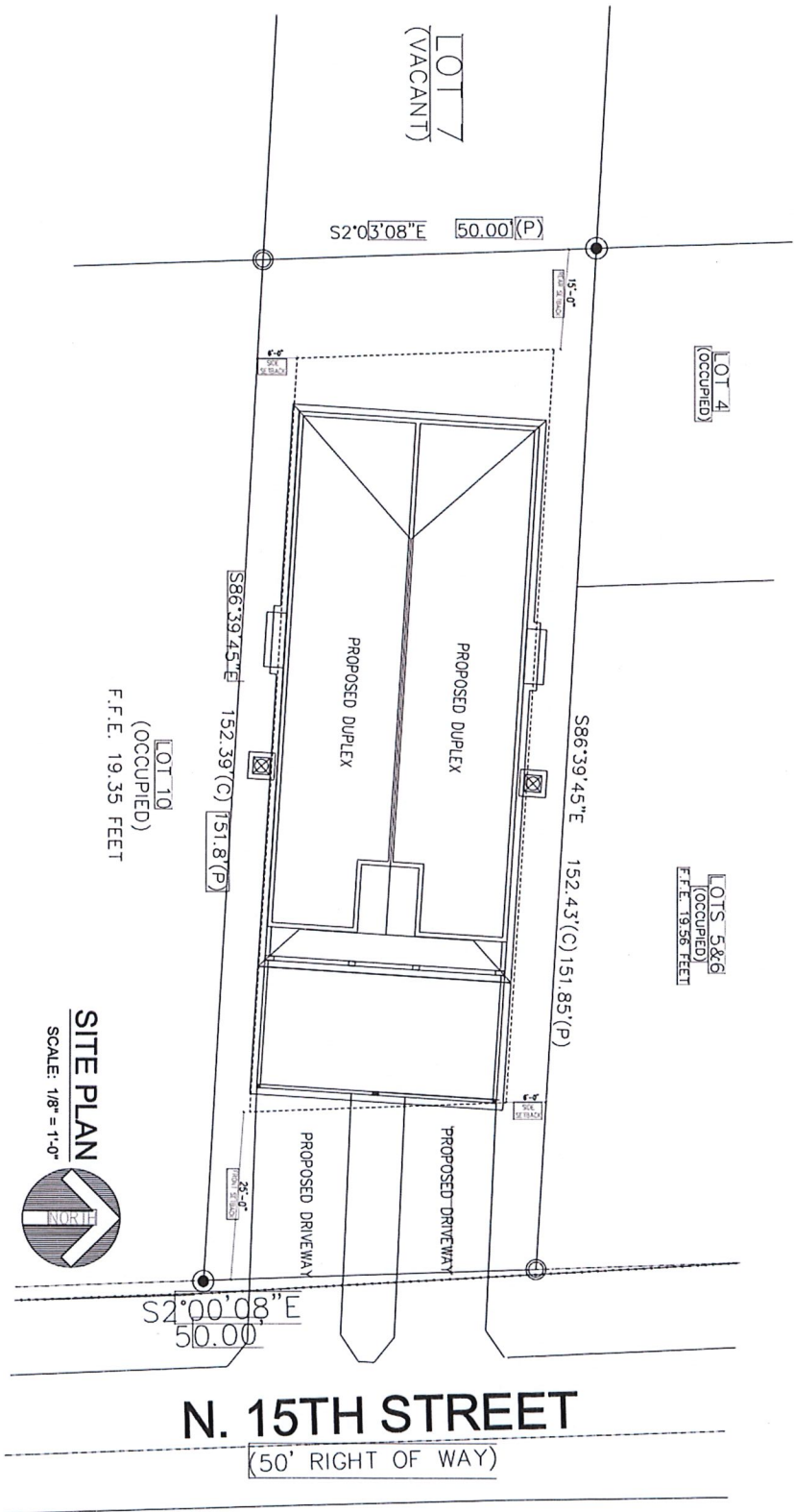
12. Conclusion

The new construction duplex is being built in an existing community that has populated with local fruit trees wildlife and vegetation. This project will no way disrupt the current landscape of the neighborhood.



SITE DATA	
ZONING	R-4
SET-BACKS	FRONT-25'-REAR-15'-SIDE-6'
FINISHED FLOORS	TBD

LOT COVERAGE CALCS	
TOTAL LOT SIZE:	7,588 SF
PERVIOUS COVERAGE:	25% OR NO LESS THAN 1,897 SF
PREVIOUS COVERAGE:	75% OR NO MORE THAN 5,691 SF
PROPOSED PERVIOUS LOT COVERAGE:	28.31 SF
PROPOSED IMPERVIOUS LOT COVERAGE:	4,757 SF

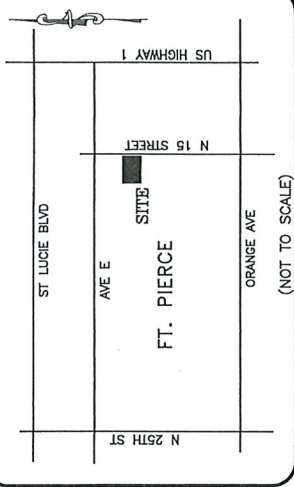
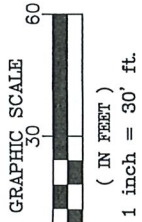


SITE PLAN
SCALE: 1/8" = 1'-0"

LOT 10
(OCCUPIED)
F.F.E. 19.35 FEET

N. 15TH STREET
(50' RIGHT OF WAY)

DRAWING: SITE PLAN	STATUS: [REVISION] DATE: [REVISION]
	DESIGNED BY: [REVISION] REVIEWED BY: [REVISION] START DATE: [REVISION] SCALE: [REVISION] JOB #: [REVISION]
PROJECT: PROPOSED DUPLEX RESIDENCE ADDRESS: 517 N 15TH ST., FORT PIERCE, FL 34950	
SHEET: AS-1	



LEGEND & ABBREVIATIONS

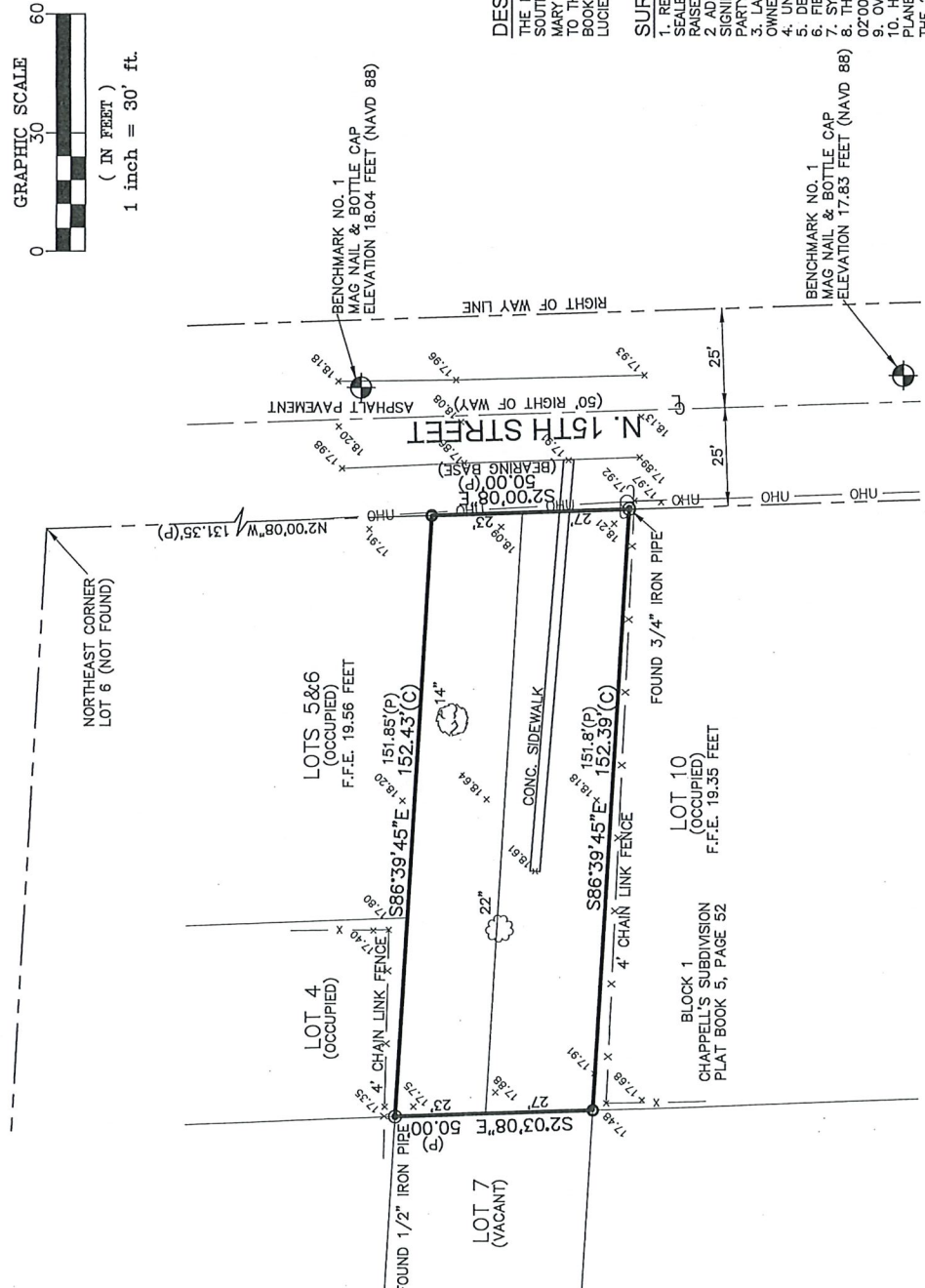
- OAK TREE
- MISCELLANEOUS TREE
- O.R.B. — OFFICIAL RECORDS BOOK
- F.F.E. — FINISH FLOOR ELEVATION
- U.E. — UTILITY EASEMENT
- D.E. — DRAINAGE EASEMENT
- CENTERLINE
- (M) — MEASURED
- (C) — CALCULATED
- C.M.P. — CORRUGATED METAL PIPE
- L.B. — LICENSED BUSINESS
- C.B. — CONCRETE BLOCK & STUCCO CONSTRUCTION
- P.U.E. — PRIVATE UTILITY EASEMENT
- TOB — TOP OF BANK
- ⊗ — WATER METER
- ⊗ — SANITARY GATE VALVE
- ⊗ — SET 3/8" IRON ROD & CAP
- ⊗ — STAMPED LB 7805
- ⊗ — GUT ANCHOR
- ELECTRONICALLY SIGNED AND ELECTRONICALLY SEALED
- ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 2. 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.
- 3. ANY PART SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, INTERESTS OR INSTRUMENTS OF RECORD.
- 4. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 5. DESCRIPTION SHOWN HEREON AS PROVIDED BY CLIENT.
- 6. FIELD SURVEY LAST CONDUCTED ON NOVEMBER 6, 2023.
- 7. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 8. THE WEST RIGHT OF WAY LINE OF N. 15TH STREET IS ASSUMED TO BEAR SOUTH 02°00'08" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 9. OVERALL PARCEL CONTAINS 7,588 SQUARE FEET OR 0.17 ACRES, MORE OR LESS.
- 10. HORIZONTAL RELATIONSHIPS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE GRID, EAST ZONE, USING THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NSRS 2011).
- 11. BY GRAPHIC PLOTTING ONLY, SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 12111C0179K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. THIS INFORMATION SHOULD BE CONFIRMED WITH THE APPROPRIATE AGENCY PRIOR TO CONSTRUCTION.
- 12. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

DESCRIPTION

THE NORTH 23 FEET TOGETHER WITH THE SOUTH 27 FEET OF LOT 8, BLOCK 1, MRS. MARY A. CHAPPELL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 52, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. REPRODUCTIONS OF THIS MAP, UNLESS ELECTRONICALLY SIGNED AND ELECTRONICALLY SEALED, ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. 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.
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12. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE AND SAID SURVEY IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT SAID SURVEY COMPLIES WITH THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BRIAN C. KIERNAN
 CIVILSURV DESIGN GROUP, INC.
 Digitally signed by BRIAN C. KIERNAN
 Date: 2023.11.07 10:32:15 -05'00'

DATE OF SIGNATURE
 DATE: 2023.11.07 10:32:15
 -05'00'

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 CIVILSURV DESIGN GROUP, INC.

PHONE (772)323-2244



File & Drawing No.
 517 N. 15TH ST BNDY TOPO

Scale:
 1" = 30'

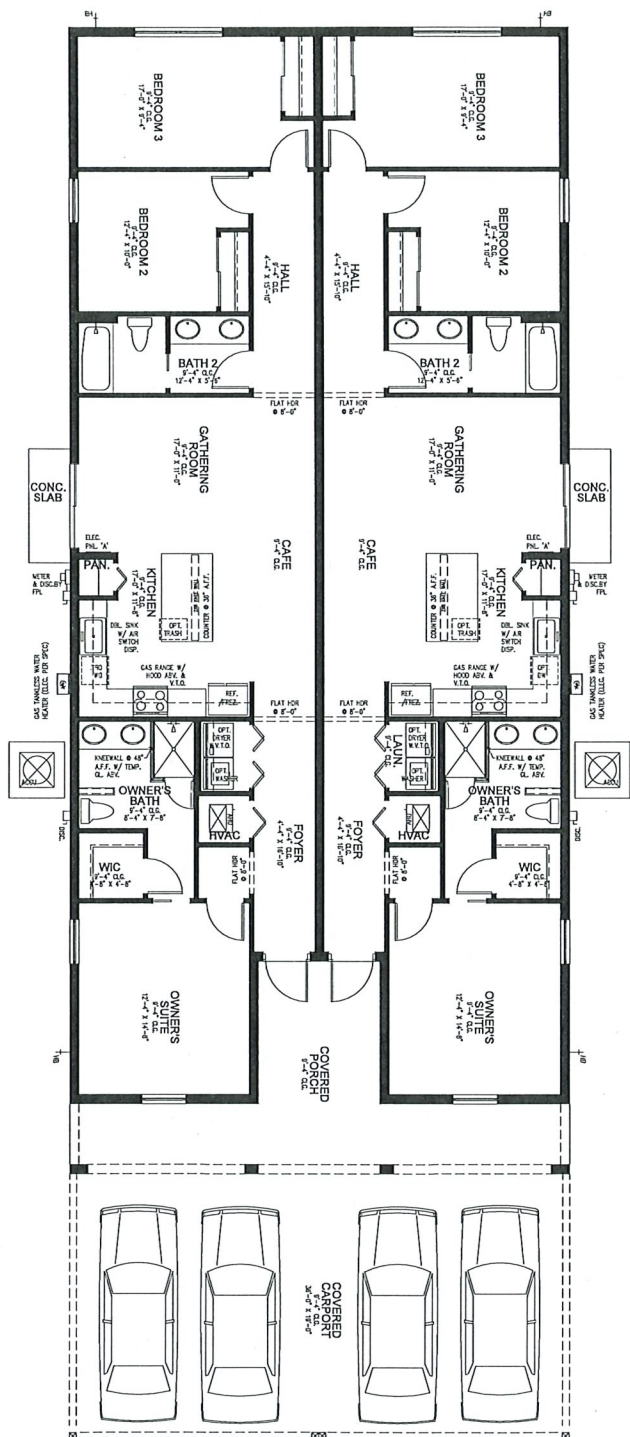
Date:
 11/7/23

Drawn By:
 BK

Sheet
 1 of 1

BOUNDARY & TOPOGRAPHIC SURVEY

517 N. 15TH STREET
 FT. PIERCE, FLORIDA



CALCULATIONS	
AIR CONDITIONED AREAS	
UNIT 1 FIRST FLOOR	1342 SF
UNIT 2 FIRST FLOOR	1342 SF
TOTAL	2684 SF
NON CONDITIONED AREAS	
UNIT 1 COV. PORCH	134 SF
UNIT 1 COV. CAR	342 SF
UNIT 2 COV. PORCH	134 SF
UNIT 2 COV. CAR	342 SF
TOTAL	952 SF
GROSS AREA	3636 SF
TOTAL AREA	3636 SF

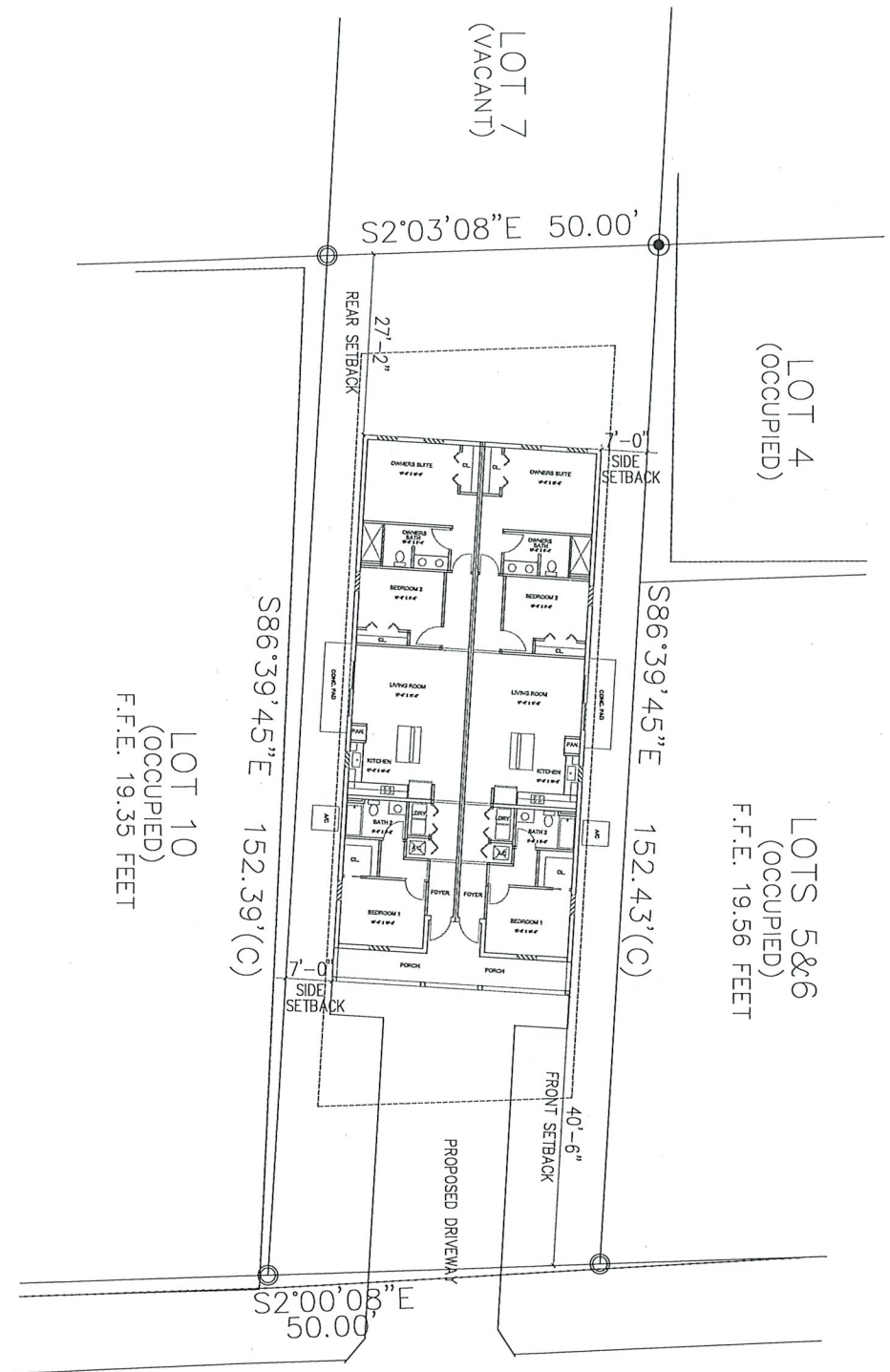


STATUS: 10/09/21
 DATE: 10/09/21
 DESIGNED: [Redacted]
 REVIEWED: [Redacted]
 START DATE: 08/18/21
 SCALE: 1/8" = 1'-0" (PLAT)
 JOB #: 202404.DAVID.JR2024


PROJECT: PROPOSED DUPLEX RESIDENCE
 ADDRESS: 517 N 15TH ST., FORT PIERCE, FL 34950

DRAWINGS:
 FLOOR PLAN

SHEET:
 A-1



N. 15TH STREET
(50' RIGHT OF WAY)

SHEET: AS-1	DRAWING: SITE PLAN	<p style="text-align: center;">DONALD J. NUELLE P.E. #2004</p> <p style="text-align: center;">DONALD J. NUELLE P.E.</p> <p style="text-align: center;">1154 SW RONSONA BL. FORT ST. LOUIS, FL 34817 Phone: (813) 874-0375 Fax: (813) 874-0378</p>	PROJECT: PROPOSED DUPLEX RESIDENCE ADDRESS: 517 N 15TH ST., FORT PIERCE, FL 34950	 <p style="text-align: center;">FOREIGN DESIGN</p>	STATUS: DATE: DESIGNED: REVIEWED: START DATE: SCALE: 1/4" = 1'-0" (PLAN) JOB #:
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STATUS: REVISED
 DATE: 08/14/14
 DESIGNED BY: JF
 REVIEWED BY: JF
 START DATE: 08/10/14
 SCALE: 1/4" = 1'-0" (RAD)
 JOB #: 2014-11-10-RES

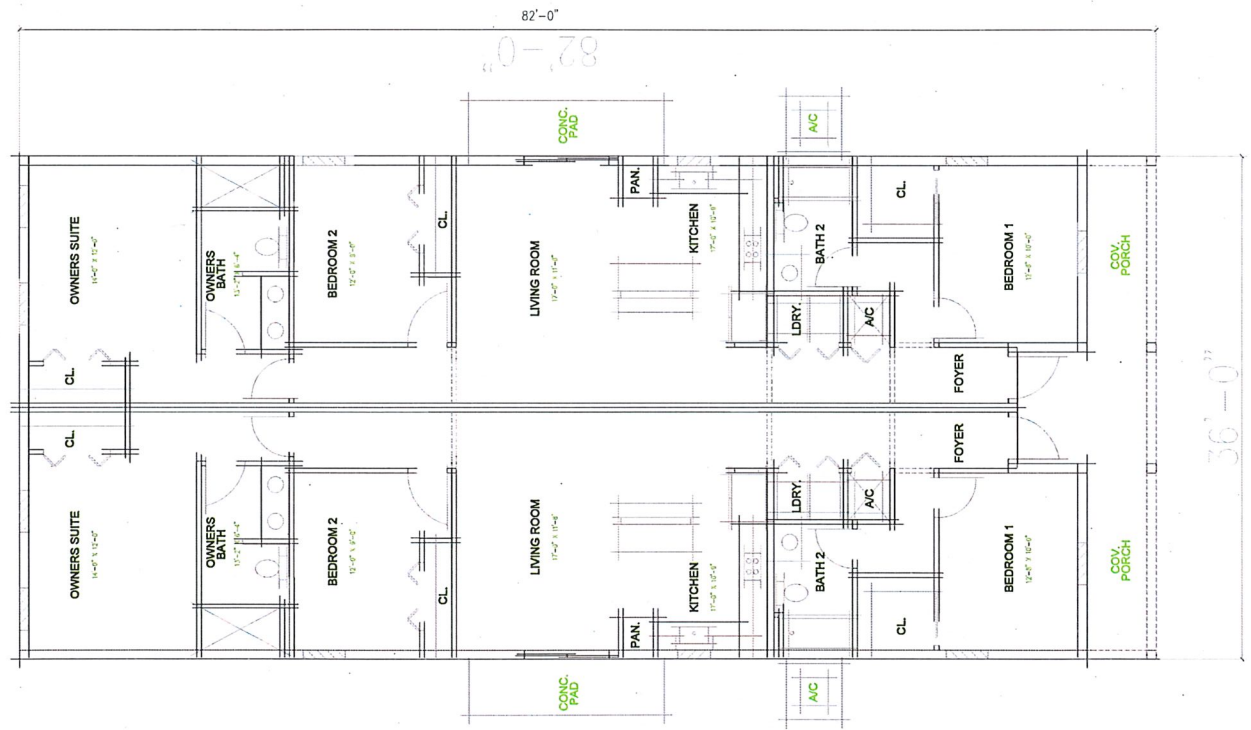


PROJECT: PROPOSED DUPLEX RESIDENCE
 ADDRESS: 617 N 15TH ST, FORT PIERCE, FL 34950

DONALD J. NUELLE P.E.
 ENGINEER
 1700 W. WASHINGTON ST.
 FORT PIERCE, FL 34950
 PHONE: (888) 777-7777 FAX: (888) 777-7777

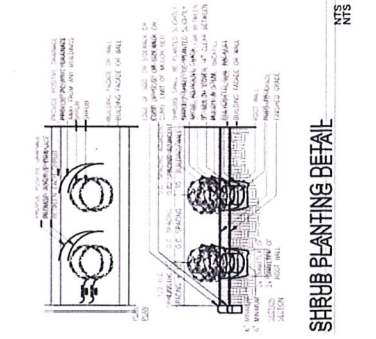
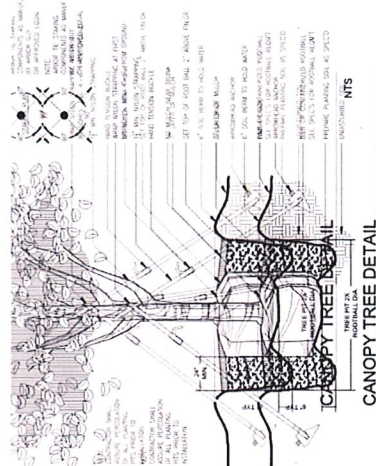
DRAWING:
FLOOR PLAN
 SHEET:
A-1

TOTAL A/C: 2,732 SQ. FT.
 TOTAL U/R: 2,952 SQ. FT.

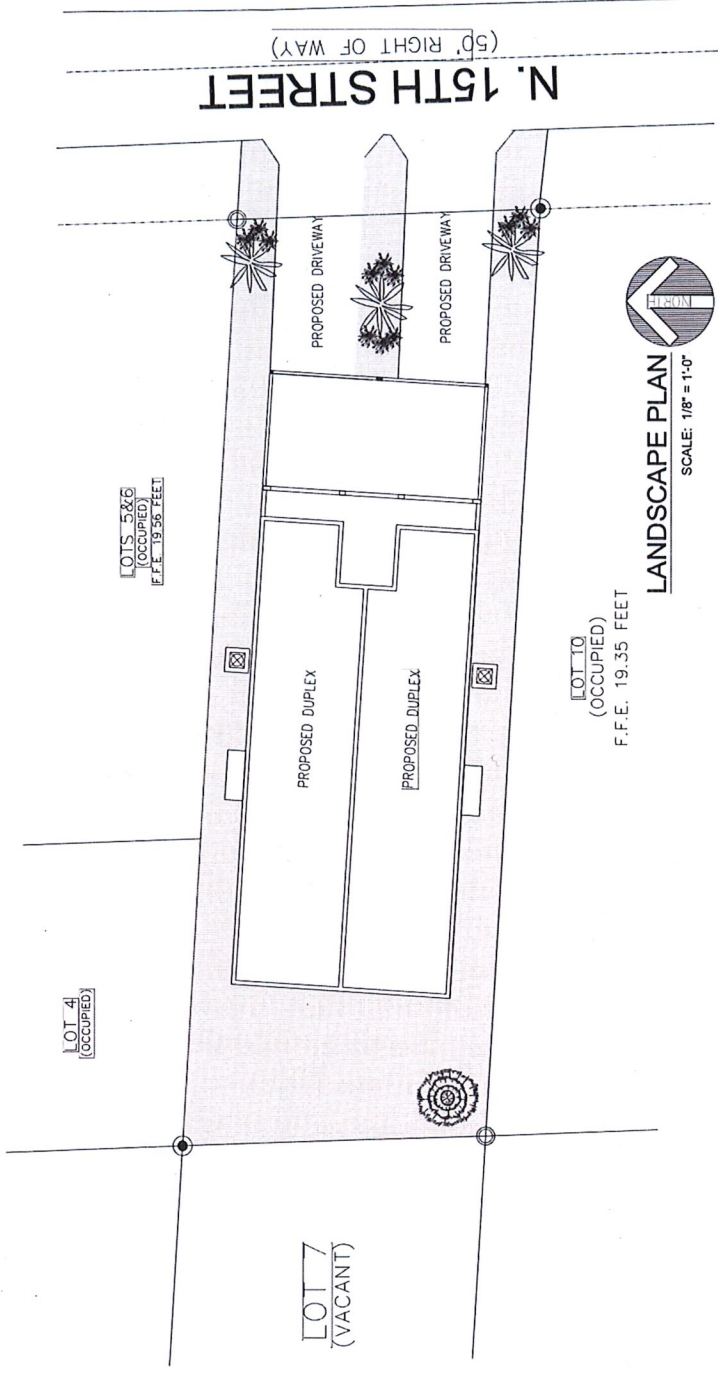


PLANT SCHEDULE

MANCO TREE	QTY	COMMON NAME	SIZE	EXISTING
	1	MANGIFERA INDICA	10'	
	3	COCOS PALMETTO	10'	
	12	CROWN OF THORNS	1' GAL	
	1531 SF	FLORATAM ST. AUGUSTINE GRASS	1' GAL	



STATUS: REVISED DATE: 10/13/24	DESIGNED BY: FOR3IGN DESIGN REVISED BY: FOR3IGN DESIGN SCALE: 1/8" = 1'-0" JOB #: 24-0000000000	 FOR3IGN DESIGN	PROJECT: PROPOSED DUPLEX RESIDENCE ADDRESS: 517 N 15TH ST., FORT PIERCE, FL 34950	DRAWING: LANDSCAPE PLAN SHEET: AS-2
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EXISTING NEIGHBORHOOD STREETSCAPE



STATUS: 10/13/24

DESIGNED BY: [Redacted]

REVIEWED BY: [Redacted]

SCALE: 1/8" = 1'-0"

JOB #: 2024-01-01-RES

PROJECT: PROPOSED DUPLEX RESIDENCE

ADDRESS: 517 N 15TH ST., FORT PIERCE, FL 34950

DRAWING: ELEVATIONS


SHEET: A-2

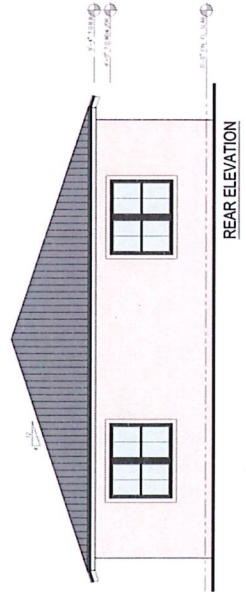
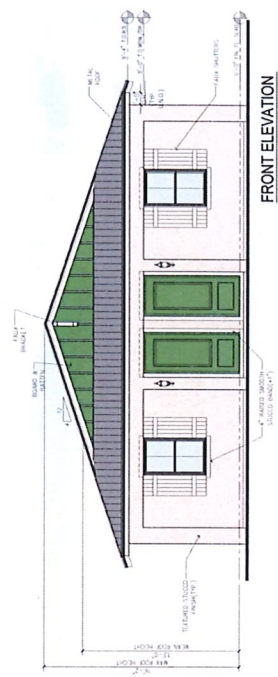
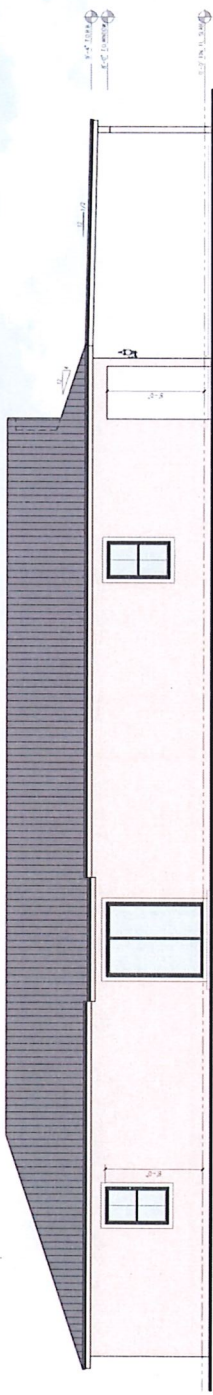
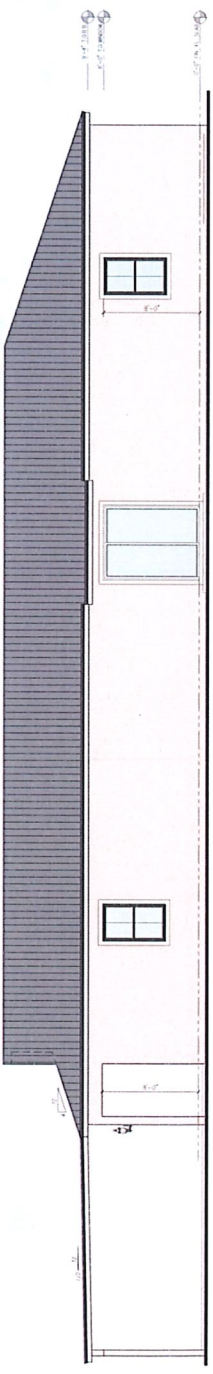


FRONT ELEVATION
SCALE: 1/2" = 1'-0"

MATERIAL & COLOR SCHEME

- BODY TEXTURED STUCCO: Benjamin Moore, Hues and Moods (197)
- FRONT DOOR/SHUTTERS: Benjamin Moore, Hues and Moods (197)
- TRIM/DOOR/SHUTTERS: Benjamin Moore, Hues and Moods (197)
- FRONT DOOR/SHUTTERS: Benjamin Moore, Hues and Moods (197)
- METAL ROOF: Light Gray

STATUS: DESIGNED BY REVIEWED BY START DATE END DATE JOB #	DATE: 10-13-24	 <p>FOR3IGN DESIGN</p>	PROJECT: PROPOSED DUPLEX RESIDENCE ADDRESS: 517 N 15TH ST., FORT PIERCE, FL 34950	DRAWING: ELEVATIONS	SHEET: A-3
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**INNOVATIVE COMMUNITY DEVELOPMENT
REVIEW**

125-243

COMPREHENSIVE PLAN

(e). Density

DEVELOPMENT STANDARDS

(f)(1)a.	Compatibility with the surrounding development.
(f)(1)b.	Constraints of existing physical features.
(f)(1)c.	Availability of utilities.
(f)(1)d.	Transportation capacity and linkages.
(f)(1)e.	Enhanced landscaping, streetscape etc..
(f)(1)f.	Creative site design
(f)(1)g.	Architectural styles, materials and variation.
(f)(1)h.	Street Character.
(f)(1)i.	Economic resilience -housing type.
(f)(1)j.	Storm water design.
(f)(1)k.	Energy sustainability and cost management.
(f)(1)l.	Passive heating and cooling techniques.
(f)(1)m.	Proximity to neighbors (light, ventilation, privacy).
(f)(1)n.	Building height

NOTES

(g).	Common Open Space
(h).	Is Setback Required
(i).	Unified Control
(j).	Maintenance of Common Areas

517 N 15th Street Fort Pierce Florida 34950

	INNOVATIVE COMMUNITY DEVELOPMENT		
	REVIEW		
125-243		COMPREHENSIVE PLAN	
(e).		Density	11.45 per Acre
		DEVELOPMENT STANDARDS	NOTES
(f)(1)a.		Compatibility with the surrounding development.	These property is very comparable with the rest of pop the community and will be a major upgrade to the surrounding area.
(f)(1)b.		Constraints of existing physical features.	400 Square feet difference from current standards.
(f)(1)c.		Availability of utilities.	All utilities are currently available
(f)(1)d.		Transportation capacity and linkages.	TBD

<p>(01)e.</p>	<p>Enhanced landscaping, streetscape etc..</p>	<p>For the duplex landscaping plan, incorporating existing and new plants can create a lush, inviting, and low-maintenance outdoor environment that harmonizes with nature and enhances curb appeal. Here's a breakdown of the landscaping design for this property:</p> <p>1. Palm Trees (Two)</p> <ul style="list-style-type: none"> •Placement: Planted symmetrically on either side of the property, the palm trees will provide a balanced, tropical aesthetic, framing the duplex entrance. •Tree Selection: Selecting hardy palm varieties suited to the local climate, such as Sabal Palmetto or Queen Palms, can add height, texture, and a natural focal point to the landscape. •Maintenance: Palm trees generally require low maintenance and can withstand various weather conditions. Ensuring proper spacing will allow each tree to grow to its full potential without interference. <p>2. Relocation of Existing Mango Tree</p> <ul style="list-style-type: none"> •Careful Transplanting: Relocating the mango tree will require precision to avoid root damage. Ideally, transplanting should occur during a cooler season, with sufficient watering before and after relocation to reduce transplant shock. •Positioning: The mango tree can serve as a backyard feature or be strategically placed along a property line, providing both shade and the potential for fresh fruit. •Maintenance: Mango trees thrive with full sun and well-draining soil. Regular pruning and pest management are essential to promote healthy fruit production and aesthetics. <p>3. Shrubs and Bushes for Natural Feel</p> <ul style="list-style-type: none"> •Selection: <ul style="list-style-type: none"> •Cabbage Palmetto: These small palms add a native, subtropical feel and are durable and drought-resistant. They're ideal for layering near building foundations or entryways. •Crown of Thorns (Euphorbia milii): Known for its vibrant, year-round flowers and resilience, this plant offers a pop of color. Its thorny branches can also act as a natural deterrent near walkways or property borders. •Arrangement: Position these shrubs and bushes around the property's perimeter to create a private, natural enclosure. Layering plants with different heights and textures will add depth and visual interest. •Additional Shrub Ideas: Consider adding native or drought-resistant options like Coontie or Firebush for added texture and biodiversity, which also support local wildlife. <p>4. Grass: Floratam St. Augustine</p> <ul style="list-style-type: none"> •Lawn Installation: St. Augustine grass, particularly the Floratam variety, is a popular choice for its tolerance to heat and ability to thrive in sunny areas. •Sod & Seed: For quicker establishment, laying sod is preferred, but if budget constraints are a concern, seeding is also an option, though it may take longer to establish fully. •Maintenance: Floratam grass requires regular watering, particularly during dry periods, and is best mowed high to maintain its lush appearance. Fertilizing every few months can support healthy growth and resilience to wear. <p>Benefits of this Landscaping Plan</p> <ul style="list-style-type: none"> •Low-Maintenance: Each plant is selected for durability and climate compatibility, reducing the need for frequent upkeep. •Privacy and Natural Appeal: The combination of palms, shrubs, and bushes around the property creates a semi-private, natural atmosphere. •Eco-Friendly: Native and drought-resistant plants, like Cabbage Palmetto and Crown of Thorns, reduce water and maintenance needs, promoting sustainable landscaping. <p>This landscaping design for the duplex blends tropical elements with local flora, creating a vibrant yet low-maintenance outdoor space that complements the property and invites residents to enjoy nature up close.</p>
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(f).		Creative site design	<p>1. Dual Entryway with Palm Framing• Symmetrical Palm Tree Placement: The two palm trees on either side of the property create a grand, balanced entryway, framing the duplex with a welcoming tropical appeal. Winding Walkway: Instead of a traditional straight path, design a curving stone walkway from the driveway to each entrance, lined with soft lighting and low-maintenance ground cover like creeping jasmine or dwarf mondo grass. This pathway provides visual interest and guides visitors through a garden-like experience.</p> <p>2. Feature Garden with Mango Tree• Central Garden Area: Relocate the mango tree to a dedicated garden space, potentially toward the back or side of the duplex, creating a small "orchard corner" with complementary plants such as native wildflowers, herbs, or small fruit shrubs like blueberries. Seating Nook: Add a small seating area with a bench or swing near the mango tree to create a shaded, relaxing spot. This area becomes a shared retreat for the residents to enjoy shade and privacy, while the mango tree serves as both a functional and aesthetic feature. Pathways and Raised Beds: Surround the mango tree with pathways made of pavers or crushed granite and incorporate raised garden beds for easy-to-maintain flowers or vegetables, adding a practical yet beautiful touch.</p> <p>4. Multi-Purpose Outdoor Spaces• Side Yard Sanctuary: Designate one side of the duplex as a sanctuary for quiet activities. It can feature a small stone patio with seating, a water feature, or a garden sculpture. Surround it with tropical and native plants to create a calm retreat. Backyard Recreation Area: On the other side, create a family-friendly backyard with a small lawn of Floratam St. Augustine grass and space for grilling, playing, or socializing. Consider adding a fire pit, picnic table, or hammock area for a cozy, versatile space.</p> <p>Benefits of This Site Design•Inviting Entry and Curb Appeal: The thoughtfully framed entryway, winding path, and lush landscaping enhance the duplex's first impression. Private and Secluded Feel: Layered plantings and natural borders create a private, tranquil environment for residents. Sustainability and Water Management: Rain gardens, permeable surfaces, and native plant selections reduce environmental impact and maintenance needs. Functional and Versatile Outdoor Areas: Multiple outdoor spaces provide varied options for relaxation, socializing, and recreation. This creative site design transforms the duplex property into a vibrant, functional, and beautiful outdoor space that feels like an extension of the natural environment, offering a unique living experience while promoting sustainability and resilience.</p>
(g).		Architectural styles, materials and variation.	Concrete Block, Impact resistant windows, Metal Roof Stucco and Fiber cement, Sliding glass doors.
(h).		Street Character.	The street has a great mixture of properties that include a church , Single family homes and duplexes.
(i).		Economic resilience -housing type.	<p>Disaster-Resilient Modifications Fort Pierce faces risks from hurricanes, so resilience strategies for a duplex here include installing impact-resistant windows, reinforced roofing, and flood-resistant materials. These structural improvements help mitigate potential repair costs post-disaster, preserving both the property's value and habitability.</p> <p>2. Rental Income for Economic BufferFor a duplex, especially in a mid-income community, owners can benefit from the dual-use structure by living in one unit and renting the other. This rental income provides a buffer against economic downturns or unexpected expenses, contributing to financial stability.</p> <p>3. Affordability and Tenant StabilityDuplexes often serve as affordable housing options, which can maintain demand even during economic hardships. In Fort Pierce, affordable rentals are essential, especially in communities where economic volatility may affect higher-end markets more dramatically. Duplex will always be in demand based on it ability to house more then one family . The history of neighbor supports this fact.</p>
(j).		Storm water design.	consults with Engineer once prelliminary draws are approved.

(f)(1)k.		Energy sustainability and cost management.	<p>Metal roof, tankless water heater , gas appliances will all be Metal Roof</p> <ul style="list-style-type: none"> •Durability and Longevity: Metal roofs are highly durable and can last 40-70 years, far outlasting traditional asphalt shingles. They are resistant to extreme weather conditions, such as heavy rain, hail, and high winds, reducing repair and replacement costs over the home's lifespan. •Energy Efficiency: Metal roofs are often reflective, reducing heat absorption and keeping the home cooler in hot weather. This energy efficiency can be further enhanced with a reflective coating, decreasing cooling costs in the summer. •Eco-Friendliness: Most metal roofs are made from recyclable materials, and at the end of their life, they can be recycled again. This supports sustainable building practices. •Integration with Solar Panels: Metal roofs are compatible with solar panel installations, allowing homeowners to incorporate renewable energy sources easily. This integration is ideal for a unified control system that monitors and optimizes energy use. <p>2. Tankless Water Heater</p> <ul style="list-style-type: none"> •Energy Savings: Unlike traditional water heaters that store and continuously heat water, tankless water heaters heat water only when needed. This on-demand heating saves significant energy by eliminating standby heat loss. •Space-Saving Design: Tankless water heaters are compact and can be installed in smaller spaces, freeing up room for storage or other utilities. •Consistent Hot Water Supply: Tankless systems provide a continuous hot water supply, making them ideal for households with high hot water demand. However, sizing the system appropriately is essential to meet household needs. •Integration with Smart Home Control: Many tankless water heaters have smart home compatibility, allowing homeowners to monitor usage, detect leaks, and perform diagnostics remotely. This integration into a unified control system supports proactive maintenance and optimized energy use. <p>3. Gas Appliances</p> <ul style="list-style-type: none"> •Efficiency and Cost Savings: Gas appliances, such as stoves, ovens, and dryers, often have lower operating costs compared to their electric counterparts and provide faster, more consistent heating. •Enhanced Cooking Experience: Many homeowners prefer gas stoves for cooking due to precise temperature control, faster heating, and reliability even during power outages. •Backup During Power Outages: Gas appliances can operate during electrical outages, adding resilience to the home's design and ensuring that essential functions like cooking and heating are uninterrupted. •Integration with Unified Control System: Many modern gas appliances offer smart features, such as remote monitoring, automatic shutoff, and maintenance reminders. These features can be integrated into a central control system for safety and convenience.
(f)(1)l.		Passive heating and cooling techniques.	<p>The HVAC system is centrally controlled to optimize indoor temperatures based on occupancy and time of day. For instance, the system can lower heating or cooling when rooms are unoccupied and adjust when occupants return. Integration with smart thermostats allows remote adjustments, learning temperature preferences, and automating changes based on time or weather.</p>
(f)(1)m.		Proximity to neighbors (light, ventilation, privacy).	<p>Church to the right has a small older congregation . The church has in the past provided stones to indicated parking. A private home to the left. I think a fence separate the private residence from the Davis project. Privacy should not be a concern Public Street lighting</p>
(f)(1)n.		Building height	<p>Peak 16'-2" ceilings 9'-4"</p>
(g).		Common Open Space	<p>Car port ,Back patio back yard open for both units.</p>
(h).		Is Setback Required	<p>Front Setback: 25 feet / Side setback 6 feet/ Rear setback: 15 feet</p>
(i).		Unified Control	<p>Energy Management:•Unified control optimizes energy use by integrating with solar panels, battery storage, and smart meters. During peak energy demand, the system can draw power from the home's battery storage or prioritize solar energy. It also allows the homeowner to monitor energy usage in real-time and set preferences for cost-saving energy practices.</p>
(j).		Maintenance of Common Areas	<p>Common Area will be maintained by the owner.</p>