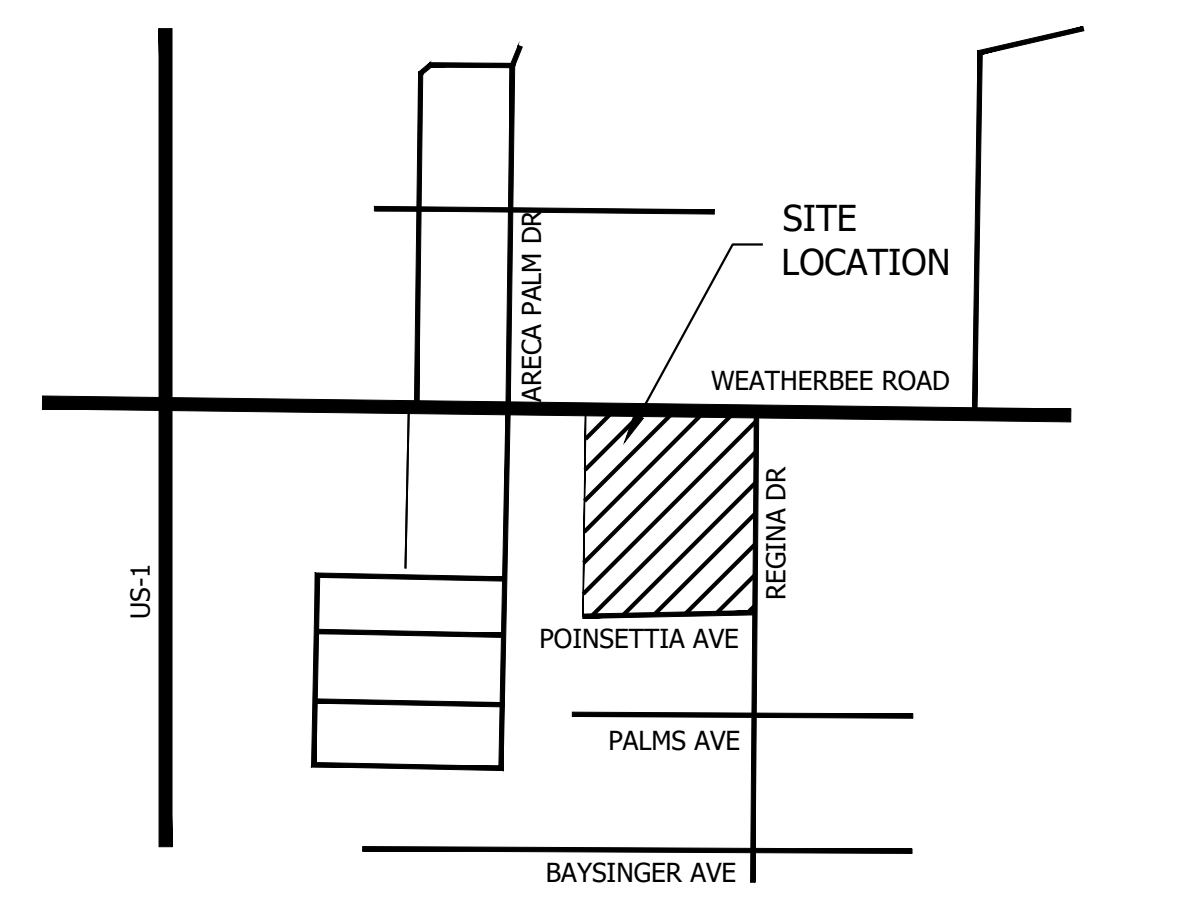


**KEY MAP**



**LEGEND**

- HC HANDICAP
- LB LANDSCAPE BUFFER
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- HC SIGN
- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- PARKING LIGHT
- BUILDING/ACCENT LIGHT

**TREASURE TOWNHOMES SITE DATA**

PARCEL: 340350100250005  
4601 REGINA DRIVE

LAND USE	RM
ZONING	R-4
FIRM/FLOOD ZONE	ZONE X, A; MAP # 12111C0279K

BUILDING DATA		ACRES	SQUARE FEET
TOTAL SITE AREA		9.574	417,043
TOTAL BUILDINGS	15 BUILDINGS		
7 UNIT BUILDINGS	4		
6 UNIT BUILDINGS	11		
TOTAL PROPOSED UNITS	94 UNITS		
DENSITY		9.82	UNITS/ACRE
MEDIAN ROOF HEIGHT		23'	

PARKING CALCULATIONS		ACRES	SQUARE FEET	PERCENT
REQUIRED PARKING	188 SPACES			
<b>PERVIOUS/IMPERVIOUS CALCULATIONS</b>				
PERVIOUS	ACRES	SQUARE FEET	PERCENT	
BUFFER TRACT	1.49	65,055	15.6%	
LME & LAKE PLANTING	0.41	17,909	4.3%	
40' WIDTH TRACT	0.41	17,916	4.3%	
LOT OPEN SPACE	0.76	33,134	7.9%	
OTHER LANDSCAPE AREA	0.96	41,852	10.0%	
<b>SUB-TOTAL</b>	<b>4.04</b>	<b>175,866</b>	<b>42.2%</b>	
IMPERVIOUS	ACRES	SQUARE FEET	PERCENT	
BUILDING COVERAGE	1.86	80,888	19.4%	
VEHICULAR USE AREA	1.29	56,129	13.5%	
PAVER DRIVEWAYS & WALKS	0.75	32,806	7.9%	
OPTIONAL LANAI (MAX COVERAGE)	0.39	16,920	4.1%	
SIDEWALKS, CONCRETE PADS	0.41	17,809	4.3%	
WATER SURFACE	0.84	36,625	8.8%	
<b>SUB-TOTAL</b>	<b>5.54</b>	<b>241,177</b>	<b>57.8%</b>	
<b>TOTAL</b>	<b>9.574</b>	<b>417,043</b>	<b>100.0%</b>	

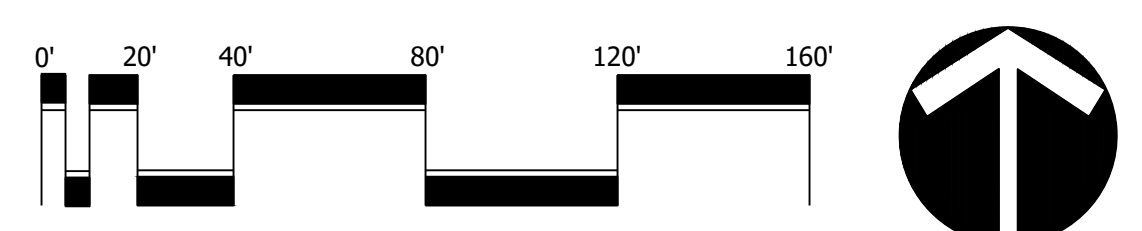
NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 107, 109, AND 125

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION SOURCE [ORB 4723, PG. 2287]:  
 LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 3 AND THAT PART OF VACATED ENGLAR AVENUE ADJACENT THERETO, REGINA PALMS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 82, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
 CONTAINING 9.574 ACRES, MORE OR LESS.  
 LEGAL DESCRIPTION (AS SURVEYED):  
 A PARCEL OF LAND LYING IN BLOCKS 2 AND 3, REGINA PALMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 82 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID BLOCK 2; THENCE SOUTH 00°12'07" EAST ALONG THE EAST LINE OF SAID BLOCKS 2 AND 3, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF REGINA DRIVE (A 60.00 FOOT RIGHT-OF-WAY), A DISTANCE OF 611.97 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF POINSETTIA AVENUE (A 40.00 FOOT RIGHT-OF-WAY)(AS LAID OUT AND IN SUE); THENCE SOUTH 89°37'53" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 650.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCKS 2 AND 3, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (A 60.00 FOOT CANAL RIGHT-OF-WAY); THENCE NORTH 00°12'07" WEST ALONG THE WEST LINE OF SAID BLOCKS 2 AND 3, A DISTANCE OF 616.15 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 2, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF WEATHERBEE BOULEVARD (A 90.00 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°59'58" EAST ALONG THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 9.163 ACRES, MORE OR LESS.

**SITE PLAN**



Scale: 1" = 40'-0"

North

**Cotleur & Hearing**  
 Landscape Architects  
 Land Planners  
 Environmental Consultants  
 1934 Commerce Lane  
 Suite 1  
 Jupiter, Florida 33458  
 561.747.6336 • Fax 747.1377  
 www.cotleurhearing.com  
 Lic# LC-C000239

**TREASURE TOWNHOMES**  
 Ivy Development Group  
 Fort Pierce, Florida

DESIGNED	ACE
DRAWN	ACE
APPROVED	ACE
JOB NUMBER	24-0303
DATE	07-17-24
REVISIONS	10-04-24
	01-28-25