

Prepared by and return to:

Melissa Harnage
Gulfstream Title Services, Inc.
1903 South 25th Street
Suite 201
Fort Pierce, FL 34947

File No 24-2478

Parcel Identification No 2409-606-0041-000/0

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21st day of June, 2024 between SKD Financial Inc., a Florida Corporation, whose post office address is 2160 58th Avenue, #226, Vero Beach, FL 32966, of the County of Indian River, Florida, Grantor, to A-OK Construction, Inc., a Florida Corporation, whose post office address is PO Box 8184, West Palm Beach, FL 33407, of the County of Palm Beach, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie, Florida, to-wit:

Lots 9 and 10, Block 2, Amy Anna Park, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 72, of the Public Records of St. Lucie County, Florida.

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

SKD Financial Inc., a Florida Corporation

By: [Signature]
Stephen K. Denny, President

[Signature]
WITNESS
PRINT NAME: Christy Parrish

[Signature]
WITNESS
PRINT NAME: Alexis Malter

1903 S. 25th St. Ste. 201
Ft. Pierce FL 34947
WITNESS 1 ADDRESS

1903 S. 25th St. Ste. 201
Ft. Pierce FL 34947
WITNESS 2 ADDRESS

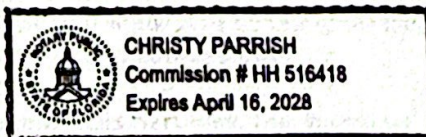
STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 21st day of June, 2024 by Stephen K. Denny, President of SKD Financial Inc., a FL Corporation, on behalf of the Corporation.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification:

Type of Identification Produced: FL Driver License



Property Identification

Site Address: 209 N 18TH ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-606-0041-000-0
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 22137
Map ID: 24/09N
Zoning: SF Moderat

Ownership

A-OK Construction, Inc.
PO Box 8184
West Palm Beach, FL 33407-0184

Legal Description

AMY ANNA PARK BLK 2 LOTS 9 AND 10

Current Values

Just/Market Value:	\$34,000
Assessed Value:	\$10,101
Exemptions:	\$0
Taxable Value:	\$10,101

Property taxes are subject to change upon change of ownership.

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

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

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



Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.31
Land Size (SF):	13,300

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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A-Ok Construction, Inc
PO Box 8184
West Palm Beach, FL 33407

WRITTEN NARRATIVE

Property Address: 209 N. 18th st. Ft. Pierce, FL 34950

My name is Andre Baxam with A-Ok Construction, Inc. I am building a 3300 sq ft. Duplex in the city of Ft. Pierce. It is a 4 bedroom 3 bath comfortable and spacious home on each side. It consists of many upgrades like granite countertops and stainless steel appliances. Each unit will have a washer and dryer also. The property consists of a nice backyard with room to relax and cookout. These units surpasses the typical duplexes.

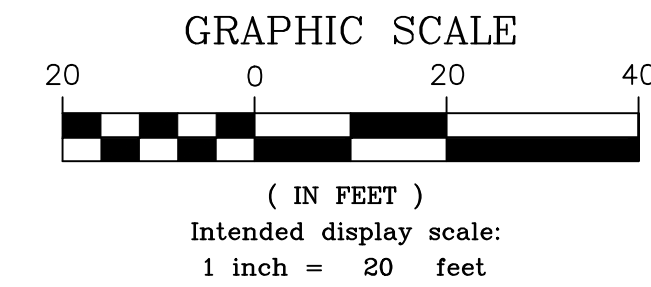
Andre Baxam



SITE PLAN

PREPARED FOR

A-OK CONSTRUCTION, INC.



LEGEND

- X 20.0 EXISTING ELEVATION
- C&T CULPEPPER & TERPENING, INC.
- CONC. CONCRETE
- EL. ELEVATION
- FFE FINISH FLOOR ELEVATION
- FND FOUND
- ID IDENTIFICATION
- IP IRON PIPE
- IR IRON ROD
- IR&C IRON ROD & CAP
- LB LICENSED SURVEYING BUSINESS
- (M) FIELD MEASUREMENT
- ORB OFFICIAL RECORD BOOK
- (P) PLAT MEASUREMENT
- PG PAGE

LEGAL DESCRIPTION

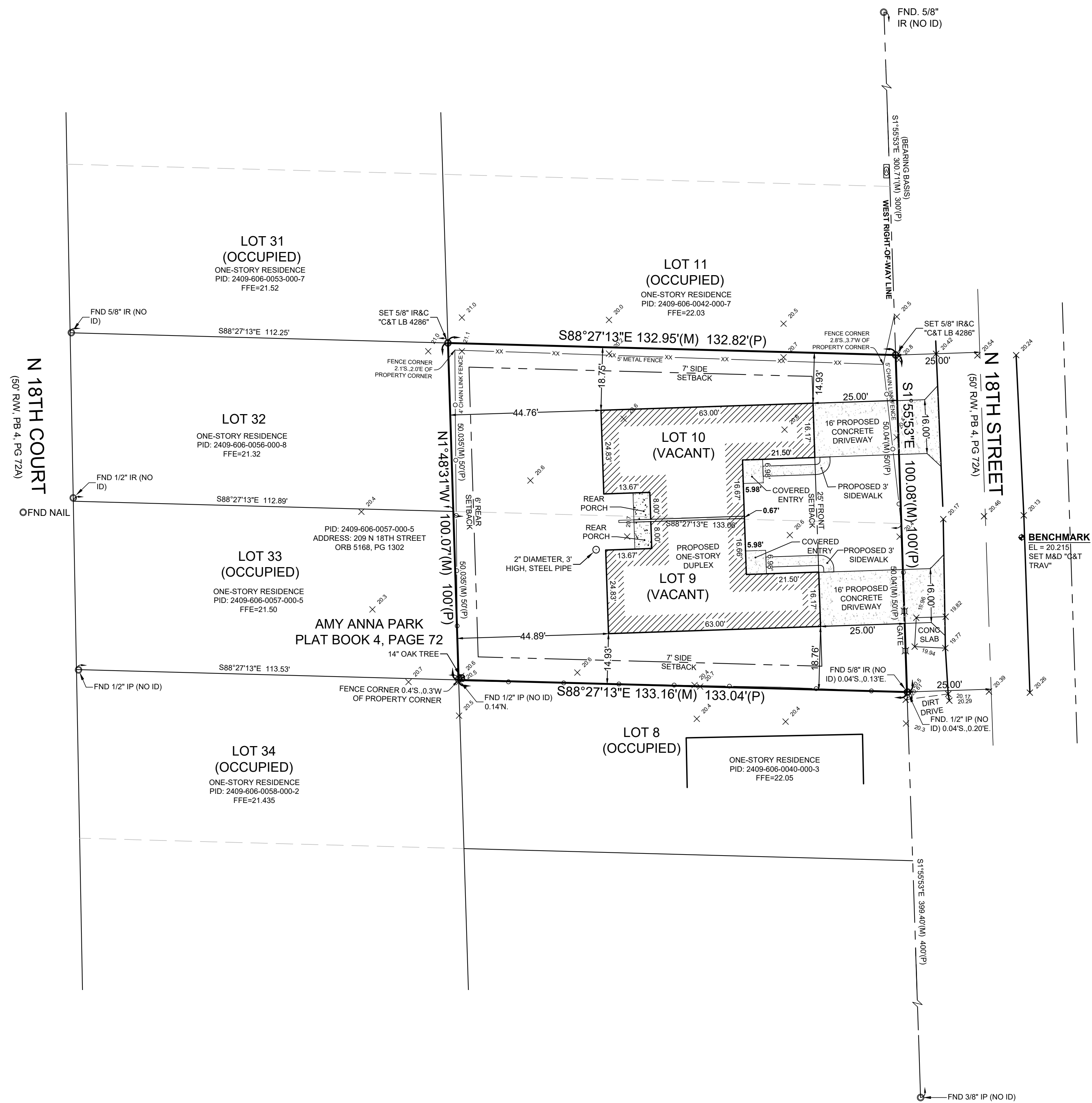
LOTS 9 AND 10, BLOCK 2, AMY ANNA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 72, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SITE ADDRESS

209 N 18TH STREET, Fort Pierce, FL 34983

SURVEYORS NOTES

1. THE LAST DATE OF DATA ACQUISITION WAS 7/9/2024.
2. THE PURPOSE OF THIS PLAN IS IN SUPPORT OF A RESIDENTIAL BUILDING PERMIT ONLY.
3. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
4. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. 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.
6. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011). THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST RIGHT-OF-WAY LINE OF NORTH 18TH STREET, AS SHOWN, HAVING A BEARING OF NORTH 01°55'53" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
7. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED BY NATIONAL GEODETIC SURVEY BENCHMARK M-350, HAVING A PUBLISHED ELEVATION OF 17.51'.
8. THE FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011 ADJUSTMENT), AS ESTABLISHED USING FLORIDA DEPARTMENT OF TRANSPORTATION FPRN.
9. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
10. OVERALL PARCEL CONTAINS 100± ACRES, MORE OR LESS.
11. FOUNDATIONS AND UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
12. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
13. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
14. THE DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT OR THE CLIENTS REPRESENTATIVE.
15. THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
16. THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR AN EXPECTED HORIZONTAL AND VERTICAL ACCURACY OF 0.10'.
17. NO JURISDICTIONAL OR WETLANDS WERE DETERMINED OR LOCATED AS PART OF THIS SURVEY.
18. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AREAS HAVING FLOOD ZONE DESIGNATIONS OF "X" AS SHOWN ON FLOOD RATE MAP NUMBER 12111C0179 K, MAP REVISED 2/19/2020, ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
19. SUBMITTAL TO A JURISDICTIONAL AGENCY MAY REQUIRE ADDITIONAL FIELD AND/OR OFFICE WORK.
20. THERE ARE NO GAPS, GORES OR HIATUSES.



P:\Proj-2024\24-088-209 N 18th St - Survey Bid Pkg\Survey\24-088 Site Plan.dwg Plotted: 7/22/2024 11:16 AM By: JOHN YANCY

THOMAS P. KIERNAN PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 6199	SIGNATURE DATE
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COMPUTER FILE REF.	FIELD BK./PG.
SEE PLOT STAMP AT LEFT	

CULPEPPER & TERPENING INC

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3537 • FAX 772-466-9497 • www.ct-eng.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		
BY	DATE	DATE

BY	DATE
FIELD	SG 7/9/2024
CALCS.	JDJ 7/11/2024
DRAWN	JHY 7/15/2024
DETAILED	
CHECKED	JDJ 7/16/2024
APPROVED	TPK 7/16/2024

SITE PLAN

PREPARED FOR

A-OK CONSTRUCTION, INC.

DATE: 7/16/2024
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
JOB No. 24-088
SHEET 1 of 1

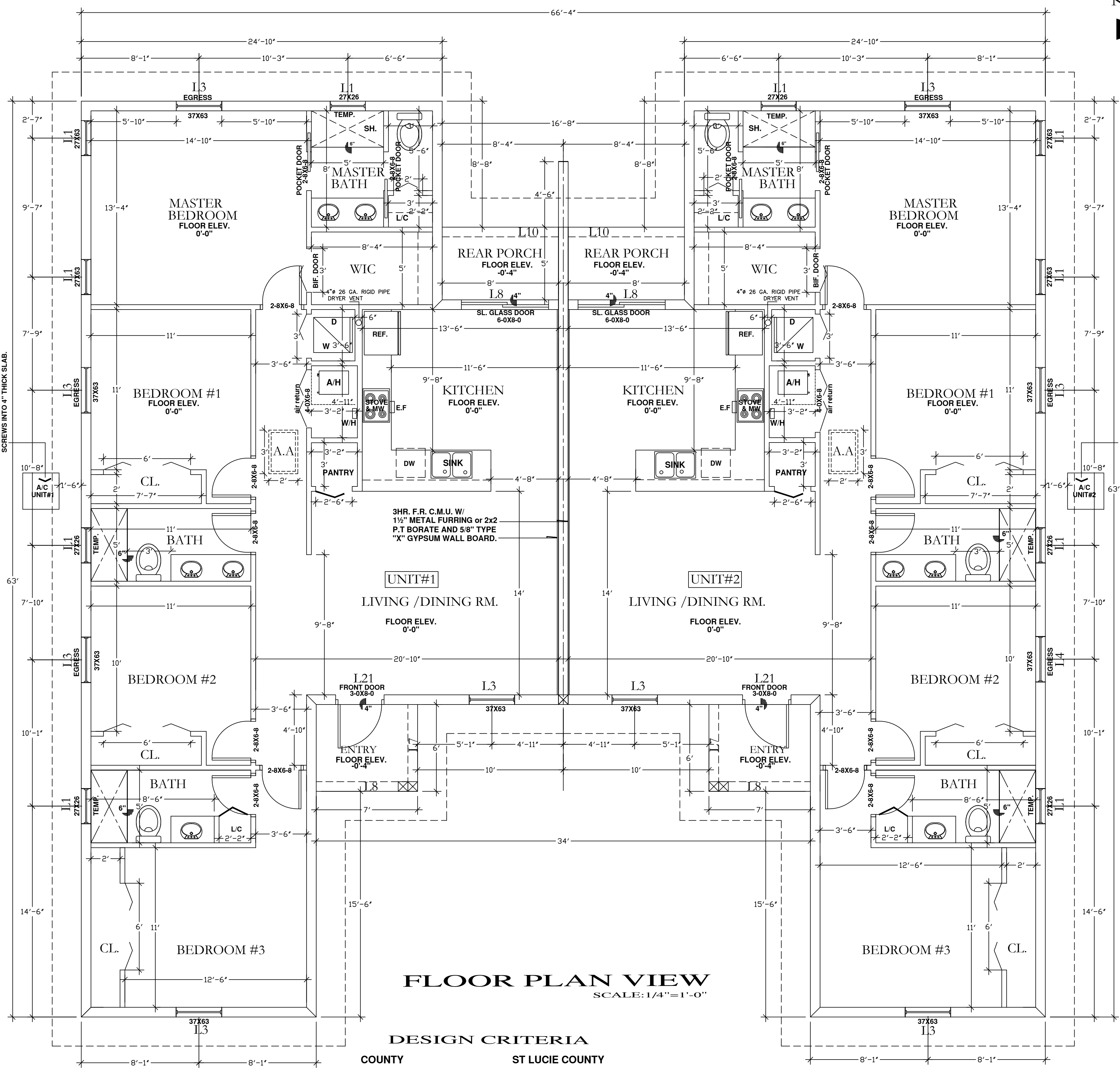
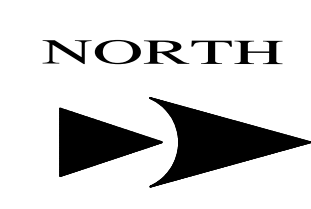












FLOOR PLAN VIEW
 SCALE: 1/4" = 1'-0"

DESIGN CRITERIA

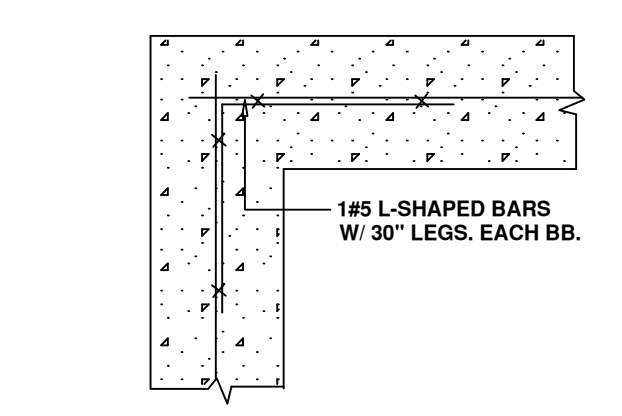
COUNTY	ST LUCIE COUNTY	WIND SPEED	170MPH (3 SECOND GUSTS) ASD 132
BUILDING DEPARTMENT	CITY OF FORT PIERCE.	TOP CHORD C.B.	SHEETING BY BUILDER
WIND DESIGN CRITERIA	ASCE 7-2022	BOTTOM CHORD C.B.	SHEETING BY BUILDER
WIND DESIGN METHOD	MAIN WIND FORCE RESISTING	HIGHEST MEAN HEIGHT	13'-4"
ROOFING MATERIAL	ASPHALT SHINGLES	BUILDING TYPE	ENCLOSED
LOADING IN PSF	ROOF R.D.L.	BUILDING CATEGORY	II: NON RESTRICTIVE
TOP CHORD LIVE	20	EXPOSURE CATEGORY	C
TOP CHORD DEAD	15 4.2	OCCUPANCY TYPE	R-3
BOTTOM CHORD LIVE	10 NON-CONCURRENT	CONSTRUCTION TYPE	5-B
BOTTOM CHORD DEAD	10 3		
TOTAL LOAD	45 7.2		
DURATION FACTOR	1.25		

SQUARE FOOTAGE:

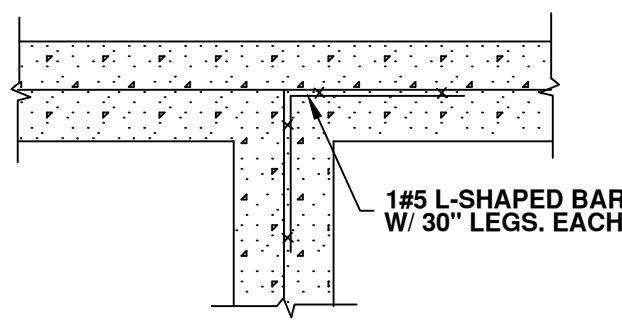
UNIT#1	
AREA UNDER A.C.	1609.0 SQ. FT.
REAR PORCH	42.0 SQ. FT.
FRONT PORCH	42.0 SQ. FT.
TOTAL SQFT.	1693.0 SQ. FT.
UNIT#2	
AREA UNDER A.C.	1609.0 SQ. FT.
REAR PORCH	42.0 SQ. FT.
FRONT PORCH	42.0 SQ. FT.
TOTAL SQFT.	1693.0 SQ. FT.
TOTAL SQFT. (TWO UNITS)	3386.0 SQ. FT.

STRUCTURAL NOTES

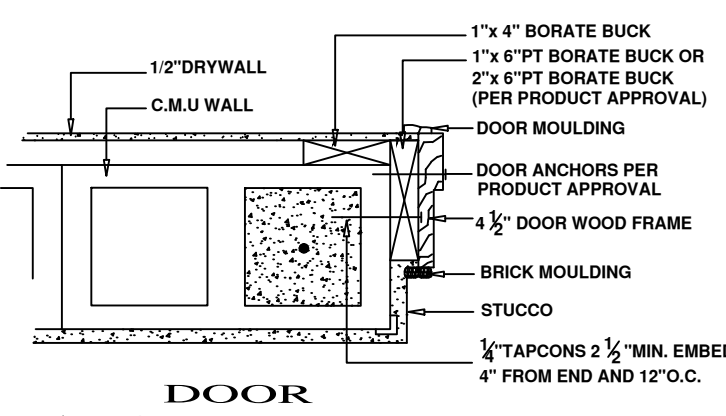
- All work shall conform to the Florida Building Code (FBC), 2023 8th. edition.
- All structural loads shall be in accordance with FBC 2023 8th. ed. a. Wind Loads: See design parameters below.
- Soil bearing capacity : 2500 PSF.
- All structural concrete shall have minimum compressive strength of 3000 psi at 28 days.
- Slab/ Footings to be concrete with minimum 3000 psi, compressive strength at 28 days . See plans for size and steel requirements.
- Minimum concrete protection for reinforcing bars: Footings: 3" Beams: 1-1/2" Suspended Slabs: 1"
- Lap all reinforcing steel a minimum of 48 bar diameters. Grade 60 steel minimum in beams and columns.
- All Lumber in contact with concrete or masonry shall be pressure treated.
- Splitting or cracking of structural components due to installation of hardware is not permitted.
- Unless otherwise noted, the installation of specified hardware shall conform to the manufactures instructions and standard practice.
- Bearing points of trusses shall have vertical studs in a number equal to the number of plies of the bearing member when the bearing member is 2 or more plies unless noted.
- Unless otherwise noted for exterior walls, exterior plywood sheathing is to be nailed with 8d galv. or better nails 3" o.c. edges and 6" o.c. field. Interior drywall screwed with screws 1 1/2" long drywall screw are 7" o.c. for ceilings and 8" o.c. on walls per FBC 2023 8th. edition, 2306.1.
- Anchor in-fill CMU / starter column to existing masonry with 1" wide x 16" gage corrugated galvanized steel masonry anchors embedded in masonry joints at 16" o.c. fasten masonry anchors to existing concrete / masonry with 1/4" tapcon fasteners with minimum 1 1/4" embedment.
- Exterior porch ceiling and soffit 7/8" stucco on high rib lath w/ 1 3/4" nailing or 1/2" ext. plywood vent system required.
- Storm protection required for all glazed openings in accordance w/ and local codes & F.B.C. 2023 8th. edition.
- Product approval req. for doors, windows, roof, engineered lumber, garage door & storm protection in accordance w/ FBC 2023 8th. edition and local codes.
- Mix grout to have a slump of 8" to 10" at time of placement. Compressive strength of grout shall be 3000 psi minimum conforming to the requirements of ASTM C476.
- Materials shall comply with the following standards: block - ASTM C90-75, Portland cement - ASTM C150, aggregate - ASTM C144 or ASTM C404, lime - ASTM C207, water - clean and potable, grout - ASTM C476.



CORNER WALL DETAIL
 SCALE: N.T.S.



INTERSECTION WALL DETAIL
 SCALE: N.T.S.



DOOR ANCHOR DETAIL
 SCALE: N.T.S.

GENERAL NOTES

- THE RESPONSIBILITY OF THE ENGINEER/ARCHITECT IN RECORDS IS LIMITED ONLY TO THE INFORMATION PRESENTED IN THIS PACKAGE. IT SHOULD BE NOTED THAT THE DESIGN AND RECOMMENDATIONS PRESENTED IN THIS PACKAGE ARE BASED ON INFORMATION GIVEN TO THE ENGINEER OF RECORD. CONSEQUENTLY, THE RECOMMENDATIONS STATED WITHIN THIS DRAWING MAY BE CONTRADICTED IF INSPECTION SUGGESTS OTHERWISE.
- REFER TO STRUCTURAL NOTES FOR MORE INSTRUCTIONS.
- VERIFY ALL MASONRY OPENINGS WITH WINDOW AND DOOR MANUF.

BUCK NOTE:

INSTALL DOORS AND WINDOWS PER MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS. (SEE PRODUCT APPROVAL). ALL IMPACT RESISTANT WINDOWS AND DOORS SHALL REQUIRE A 2x BUCK PER CODE.

GLAZING NOTE:

PROVIDE APPROVED HURRICANE PANELS OR IMPACT RATED GLASS. SUBMIT PRODUCT APPROVALS TO E.O.R. & BLDG. DEPT. FOR APPROVAL

APPLICABLE CODES

- FBC BUILDING CODE 8TH ED. (2023)
- FBC RESIDENTIAL CODE 8TH ED. (2023)
- FBC MECHANICAL CODE 8TH ED. (2023)
- FBC PLUMBING CODE 8TH ED. (2023)
- NATIONAL ELECTRICAL CODE 2020 ED.

City of Fort Pierce.

Permit #	Building Address:	Contractor:
FL 19080-04	1824 RICHARD LN	GOARCH ENGINEERING INC.
FL 20322-02		
FL 22378-2-R7		

Product	Model #	Manufacturer	Attachment Method Type, Size, Spacing, Embedment & Stiffener etc.	Building Design Pressure	Product Design Pressure
Mullions	FL10124-1-R33	GAF	#6-15x1.5" HWH, with sealing washer (min 1 penetration)		
Sliding					
Soffit					
Hurricane Panels Less than 6' span			Gauge of Steel		
Hurricane Panels 6' span or more			Gauge of Steel		

I have reviewed the above components or cladding and I have approved their use in this structure. These products provide adequate resistance to the wind loads and forces specified by current code provisions.

Name: Lillian Gonzalez
 Signature: _____
 Certification Number: 79442
 Date: 12/22/2022

Please customize the size of this form for your specific structure. It is not intended that you fit the product approval information into the provided spaces. This form is provided as a template.

revised 07/12/2016 by

A-OK CONSTRUCTION INC.

209 N 18TH ST.
 FT. PIERCE, FL. 34950

NO.	DATE	COMMENTS

SW 7005
Pure White

SW 6204
Sea Salt

Interior / Exterior

Locator Number: 217-C1

SW 7029
Agreeable Gray

SW 7604
Smoky Blue

SW 6225
Sleepy Blue

SW 7005
Pure White

SW 6204
Sea Salt

Interior / Exterior

Locator Number: 217-C1

SW 7029
Agreeable Gray

SW 7604
Smoky Blue

SW 6225
Sleepy Blue

A-Ok Construction, Inc
PO Box 8184
West Palm Beach, FL 33407
561-810-0780

JUSTIFICATION STATEMENT

Property Address: 209 N. 18th st. Ft. Pierce, FL 34950

Good day to you! My name is Andre Baxam with A-Ok Construction, Inc. I would love to construct this beautiful duplex in the city of Fort Pierce. As you know, we have a affordable home shortage. I would love to provide a solution to your city. I just recently constructed a single family home that was sold to a veteran at a affordable price. I want to be a asset to your city. I secured private funding to build affordable housing in your city. You will be very pleased with my work. If you have any questions or concerns, please reach out to me.

Andre Baxam



A-Ok Construction, Inc

A-Ok Construction, Inc
PO Box 8184
West Palm Beach, FL 33407

Traffic Impact Report

Property Address: 209 N. 18th st. Ft. Pierce, FL 34950

Building a duplex does not change the impact of
Traffic on 18th st.

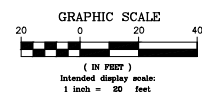
Andre Baxam

A handwritten signature in blue ink, appearing to read 'A. Baxam', with a long horizontal flourish extending to the right.

SITE PLAN

PREPARED FOR

A-OK CONSTRUCTION, INC.



- LEGEND**
- X 20.0 EXISTING ELEVATION
 - C&T CULPEPPER & TERPENING, INC.
 - CONC. CONCRETE
 - EL. ELEVATION
 - F.F.E. FINISH FLOOR ELEVATION
 - FND FOUND
 - ID IDENTIFICATION
 - IP IRON PIPE
 - IR IRON ROD
 - IR&C IRON ROD & CAP
 - LS LICENSED SURVEYING BUSINESS
 - (M) FIELD MEASUREMENT
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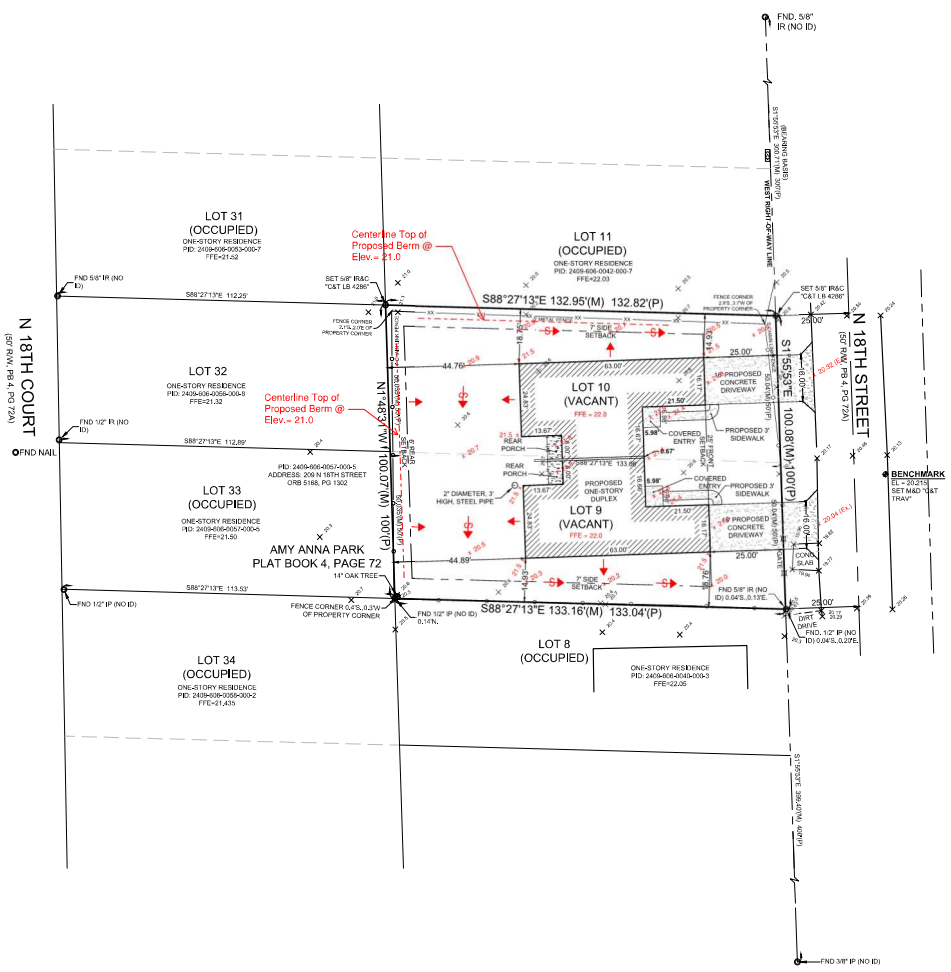
LEGAL DESCRIPTION

LOTS 9 AND 10, BLOCK 2, AMY ANNA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 72, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SITE ADDRESS

209 N 18TH STREET, Fort Pierce, FL 34983

- SURVEYORS NOTES**
1. THE LAST DATE OF DATA ACQUISITION WAS 7/9/2024.
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 10. OVERALL PARCEL CONTAINS 100± ACRES, MORE OR LESS.
 11. FOUNDATIONS AND UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
 12. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
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 17. NO JURISDICTIONAL OR WETLANDS WERE DETERMINED OR LOCATED AS PART OF THIS SURVEY.
 18. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AREAS HAVING FLOOD ZONE DESIGNATIONS OF "X" AS SHOWN ON FLOOD RATE MAP NUMBER 1211102179 K, MAP REVISED 2/19/2020, ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
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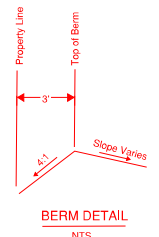


GRADING PLAN PROVIDED BY
CULPEPPER & TERPENING - 7/22/2024

GRADING STATEMENT AS REQUIRED
BY THE CITY OF FORT PIERCE:
THIS DRAINAGE PLAN COMPLIES WITH
SECTION 103-003 OF THE CITY OF FORT
PIERCE CODE OF ORDINANCES.



- GRADING PLAN LEGEND**
- x 19.5 PROPOSED GRADE
 - ← PROPOSED FLOW
 - ◀ PROPOSED SWALE



Digitally signed
Thomas J. DeGnan
2024.07.22
12:00:06-0400

THOMAS J. DEGNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 9199

SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC.
2880 SOUTH 28th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-664-8337 • FAX 772-664-9497 • WWW.C-T-INC.COM
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

- REVISIONS -		BY	DATE

FIELD	BY	DATE

SITE PLAN

PREPARED FOR
A-OK CONSTRUCTION, INC.

DATE: 7/16/2024
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
JOB No. 24-088
SHEET 1 of 1

P:\Proj\2024\24-088_2024_18th St - Survey for City\Survey\24-088_Site Plan.dwg - Survey for City.dwg - 7/22/2024 11:16 AM By: JOHN WANCY



CONCURRENCY CAPACITY ANALYSIS

I. Site Data: 209 N. 18th St. Ft. Pierce

	Existing Use	Future Land Use	Zoning
North	R3	RL	SF MODERATE
South	R3	RL	SF MODERATE
East	R4	RM	SF MODERATE
West	R3	RL	SF MODERATE

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	R3	6 UNITS PER ACRE	.31	X
**Proposed	RL	R3	BUILD DUPLEX	.31	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	255 Total gallons per day
**Proposed Zoning/FLU	255 Total gallons per day
**Change in Demand	0 Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	106 Total gallons per day
**Proposed Zoning/FLU	100 Total gallons per day
**Change in Demand	6 Total gallons per day

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

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

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	2
**Proposed Zoning/FLU	2
*Change in Demand	0

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)

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

N/A

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

IV. Project Description

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

RESIDENTIAL DATA					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family	1	7	.31	SEPTEMBER 35	DECEMBER 29
Other (specify)					

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

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No

- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
 If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
 If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

A-Ok Construction, Inc
PO Box 8184
West Palm Beach, FL 33407

Environmental Impact Report

Property Address: 209 N. 18th st. Ft. Pierce, FL 34950

Building a duplex does not change the impact of
Enviro on 18th st.

Andre Baxam



A-Ok Construction, Inc
PO Box 8184
West Palm Beach, FL 33407
728-206-9393

Technical Review Response

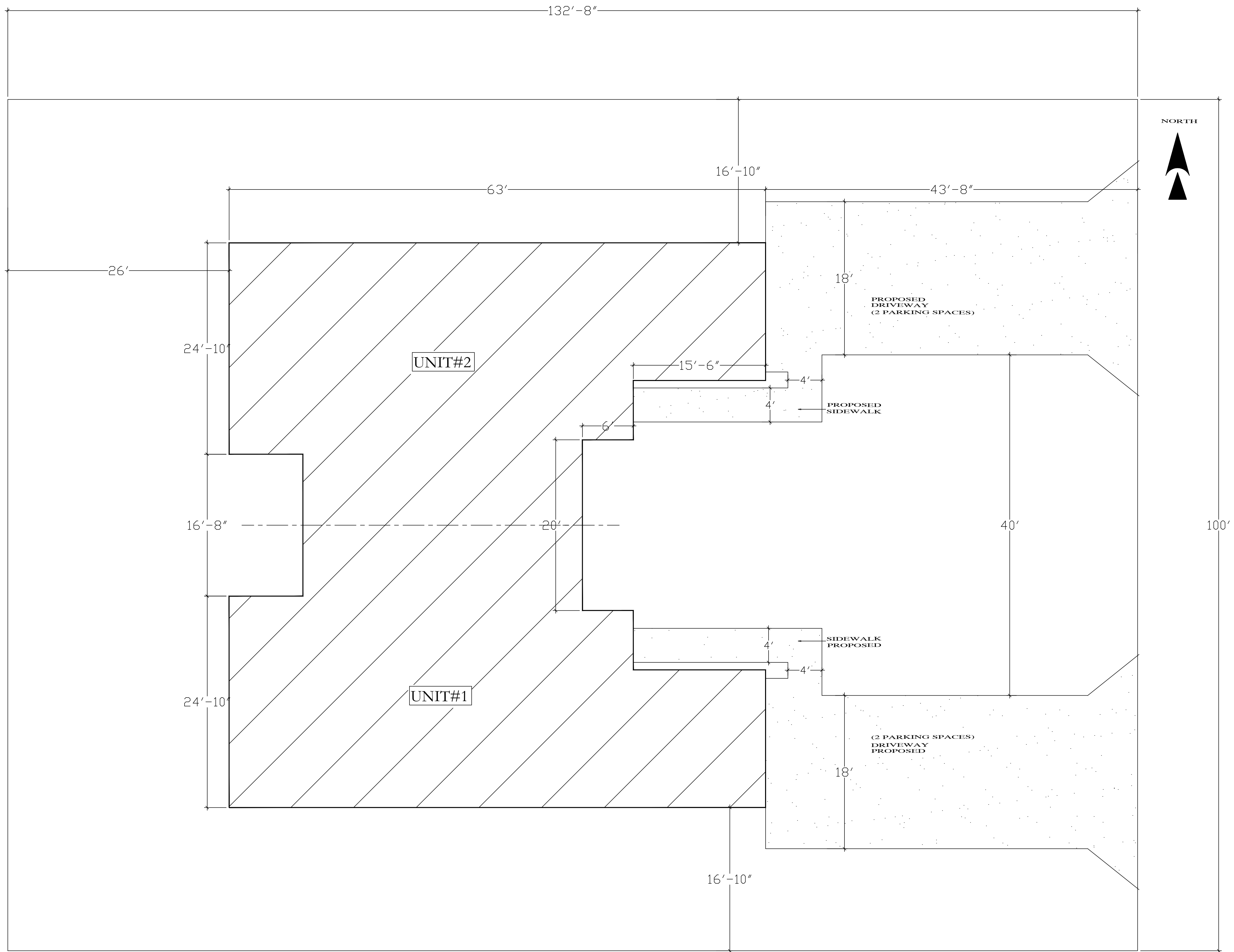
Property Address: 209 N. 18th st. Ft. Pierce, FL 34950

My name is Andre Baxam with A-Ok Construction, Inc. I am building a 3300 sq ft. Duplex in the city of Ft. Pierce. Garbage cans will be provided by my management company. If the city does not pick up trash in the area, I will subcontract with a trash company in the area. The duplex will be illuminated with lighting every 4 feet around entire duplex in the fascia area. I will also have solar lighting in the front of property and along the side of the driveway.

If you have any questions or concerns please call or email me. Thank you again.



Andre Baxam



A-OK CONSTRUCTION INC.
 209 N 18TH ST.
 FT. PIERCE, FLORIDA

A-Ok Construction, Inc
PO Box 8184
West Palm Beach, FL 33407
728-206-9393

Technical Response Lawn Maintenance

Property Address: 209 N. 18th st. Ft. Pierce, FL 34950

My name is Andre Baxam with A-Ok Construction, Inc. I am building a 3300 sq ft. Duplex in the city of Ft. Pierce. I will be doing my own lawn maintenance. I take pride on all of my properties lawn care. My management company has all of the equipment to take care of the maintenance. If you have any questions or concerns please call or email me. Thank you again.

Andre Baxam

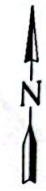
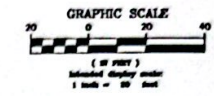


209 N. 18th St. FTP, FL

LIGHTING UNDER FASCIA
EVERY 4 FEET AROUND DUPLEX



SITE PLAN PREPARED FOR A-OK CONSTRUCTION, INC.



- LEGEND**
- 3.250 EXISTING ELEVATION
 - CAT CULPEPPER & TERPENING INC
 - CONC CONCRETE
 - EL ELEVATION
 - FRE FINISH FLOOR ELEVATION
 - FND FOUND
 - ID IDENTIFICATION
 - IRF IRON PIPE
 - IRB IRON ROD
 - IRAC IRON ROD & CAP
 - LB LICENSED SURVEYING BUSINESS
 - MB FIELD MEASUREMENT
 - ORB OFFICIAL RECORD BOOK
 - PD PLAT DIMENSIONMENT
 - PG PAGE

LEGAL DESCRIPTION

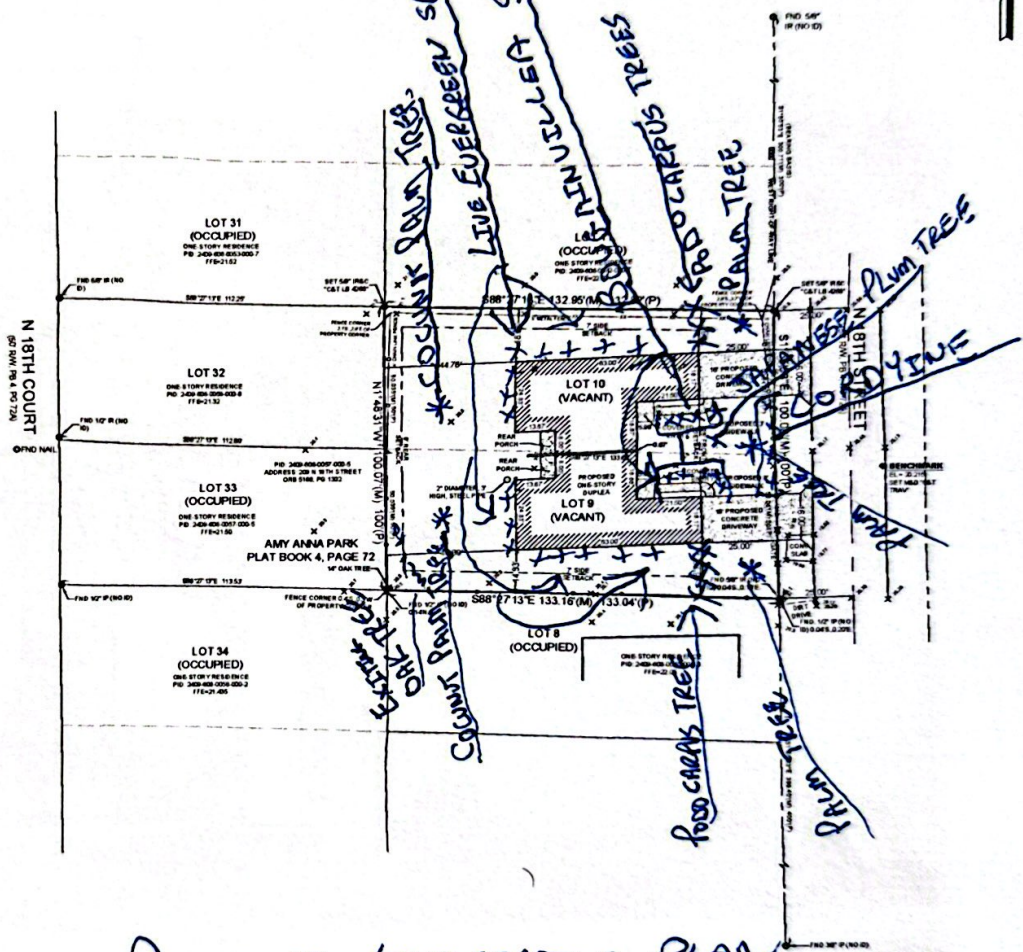
LOTS 9 AND 10, BLOCK 2, AMY ANNA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 72, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SITE ADDRESS

288 N 18TH STREET, Fort Pierce, FL 34949

SURVEYORS NOTES

1. THE LAST DATE OF DATA ACQUISITION WAS 7/26/2024.
2. THE PURPOSE OF THIS PLAN IS TO SUBMIT FOR A RESIDENTIAL BUILDING PERMIT ONLY.
3. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND ENGINEERS IN RULES 17C-17.001 THROUGH 17C-17.003 OF THE FLORIDA ADMINISTRATIVE CODE.
4. THIS SURVEY IS A MEASUREMENT SURVEY OF THE CORNER POINTS OF AND NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE REAL OR DIGITAL SIGNATURE OF A LICENSED SURVEYOR AND MAPPER.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS OR INSTRUMENTS OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983. THE ANGLE OF BEARING FOR THIS SURVEY IS THE "WEST" RIGHT-OF-WAY LINE OF NORTH 18TH STREET, AS SHOWN, HAVING A BEARING OF NORTH 01°50'50" EAST AND ALL OTHER BEARINGS ARE RELATIVE THEREBY.
7. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED BY NATIONAL GEODETIC SURVEY BENCHMARKS, HAVING A PUBLISHED ELEVATION OF 17.01.
8. THE FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
9. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
10. OVERALL PARCELS CONTAINING NEARLY ACRES, MORE OR LESS.
11. FOUNDATIONS AND UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
12. BENCHMARKS SHOWN HEREON ARE NOT TO SCALE.
13. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT DURING THE COURSE OF THE SURVEY. SOME BURDENED OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR AN APPROPRIATE TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
14. THE DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT OR THE CLIENTS REPRESENTATIVE.
15. THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR INTEREST RIGHTS.
16. THE FEATURES SHOWN HEREON WERE ACQUIRED USING GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A RECONSTRUCTION OF MEASUREMENTS FOR AN UNUSUAL PLACEMENT AND VERTICAL ACCURACY OF 0.50.
17. NO JURISDICTIONAL OR MEDIAN WERE DETERMINED OR LOCATED AS PART OF THIS SURVEY.
18. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD DESIGNATION OF "X" AS SHOWN ON FLOOD RATE MAP NUMBER 121110107A, MAP REVISED JANUARY 20, 2010, ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
19. SUBMITTAL TO JURISDICTIONAL AGENCIES MAY REQUIRE ADDITIONAL FIELD MEASUREMENTS.
20. THERE ARE NO GAPS, GORES, OR NATURES.



DETAILED LANDSCAPING PLAN

	<p>COMPUTER FILED BY / PG.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>FILED BY / PG.</td><td></td></tr> </table>	FILED BY / PG.		<p>CULPEPPER & TERPENING INC. 288 SOUTH GOLF STREET • FORT PIERCE, FLORIDA 34949 PHONE 774-88-8887 • FAX 774-88-8887 • WWW.C&T-INC.COM STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. 4126</p>	<p>- REVISIONS -</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	BY	DATE																															<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td>FIELD</td><td>08/07/2024</td></tr> <tr><td>CA/CL</td><td>08/07/2024</td></tr> <tr><td>SKETCH</td><td>07/26/2024</td></tr> <tr><td>DRAWING</td><td>07/26/2024</td></tr> <tr><td>DESIGN</td><td>07/26/2024</td></tr> <tr><td>APPROVED</td><td>07/26/2024</td></tr> </tbody> </table>	BY	DATE	FIELD	08/07/2024	CA/CL	08/07/2024	SKETCH	07/26/2024	DRAWING	07/26/2024	DESIGN	07/26/2024	APPROVED	07/26/2024	<p>SITE PLAN</p> <p>PREPARED FOR A-OK CONSTRUCTION, INC.</p>	<p>DATE 7/26/2024 SCALE 1"=20' SHEET 1 OF 1</p>
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