



3500 SW Corporate Parkway, Suite 203  
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LA 0000905

Florida

Pulte Cornerstone  
City of Fort Pierce  
Final PD Site Plan

Copyright  
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

**Site Data**

Site Address: 2721 S Jenkins Rd. Fort Pierce, FL 34981  
Total Site Area: 49.92 Ac. / 2,174,386 SF  
Additional R/W Dedication: 0.54 Ac. / 23,377 sf  
Remaining Site Area: 49.38 Ac. / 2,151,009 sf  
Existing Zoning: C-3 (General Commercial)  
Proposed Zoning: PD (Planned Development)  
Existing FLU: GC (General Commercial)  
Proposed FLU: RM (Medium Density Residential)  
Proposed Use: Single Family Residential  
Proposed Lots / Dwelling Units: 243 Lots / Units  
Parcel ID #: 23244130000009  
232443100010002

**Density**

Maximum Density: (RM) 5 DU / Ac. (49.92 Ac. x 5 DU / Ac.) 250 Units  
Proposed Density: 243 Units  
Proposed Gross Site Density: 4.86 DU / Ac.

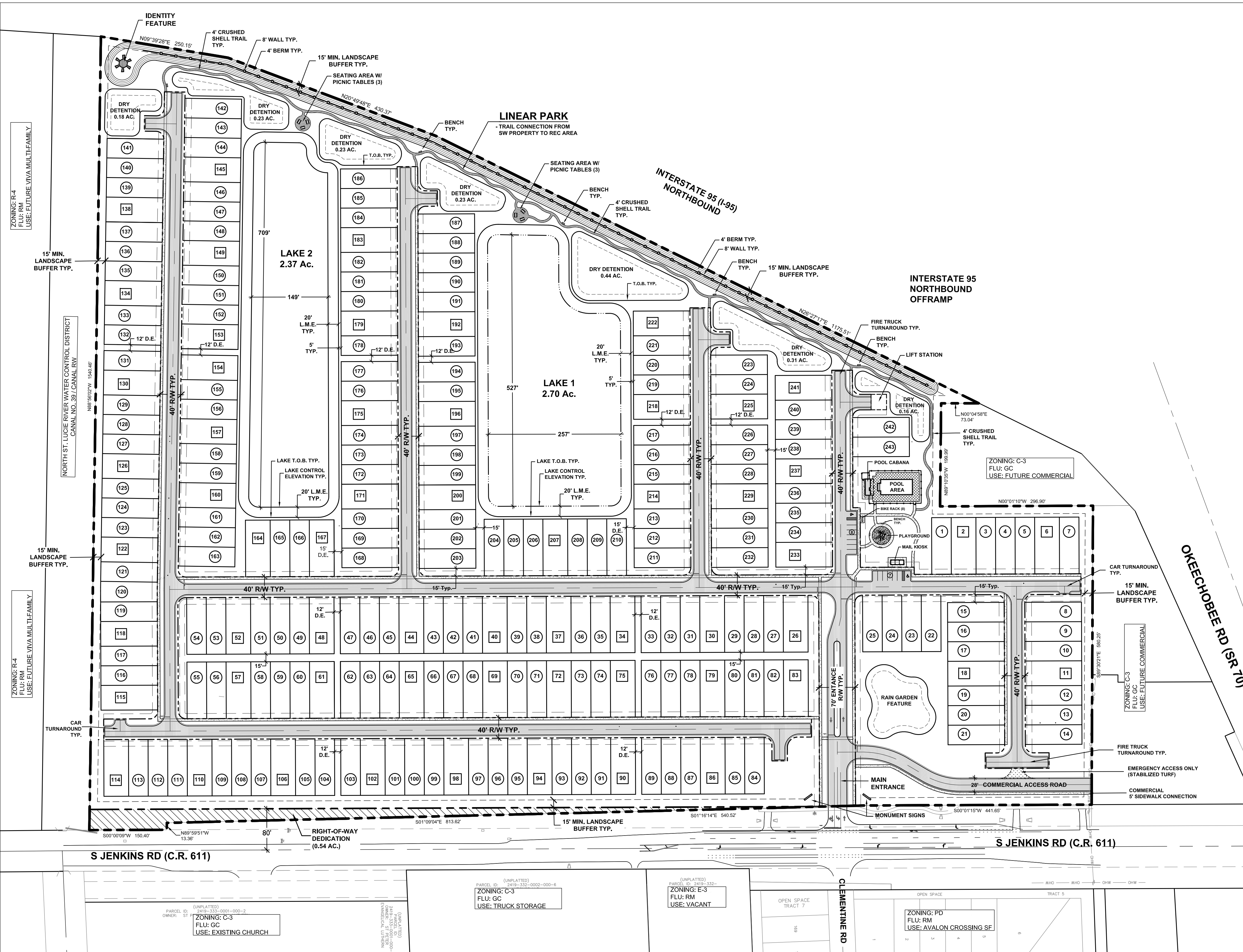
**Lot Data & Standards**

	Lot Type A	Lot Type B
<b>Total Lots</b>	59 Lots	184 Lots
<b>Lot Area</b>	5,280 sf	4,180 sf
<b>Depth</b>	110'	110'
<b>Width</b>	48'	38'
<b>Lot Coverage</b>	60% Max.	55% Max.
<b>Building Setbacks</b>		
Front	20' Min.	20' Min.
Side	3' Min.	3' Min.
Side Corner	N/A	N/A
Rear	10' Min.	10' Min.
<b>Building Separation</b>	6' Min.	6' Min.

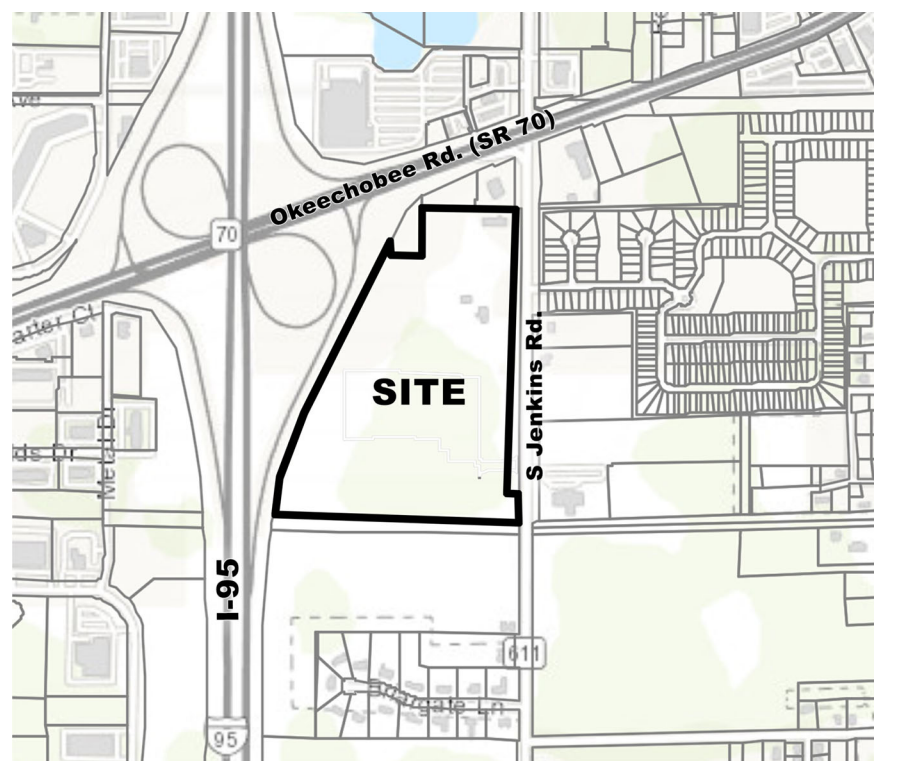
Note: Roof overhangs, air conditioning equipment, irrigation pumps and pool equipment may encroach into the 3ft side setback. Roof overhangs may encroach into drainage easements.

**Site Calculations** (Based on Remaining Site Area)

Category	Area (sf)	Area (Ac.)	Percentage
<b>Open Space</b>			
Open Space Required: (49.38 Ac. X 20%)	430,202 sf	9.87 Ac.	20%
Open Space Provided:	594,663 sf	13.65 Ac.	28%
Dry Detention Area	77,708 sf	1.78 Ac.	4%
Lake Banks	65,792 sf	1.51 Ac.	3%
Common Area: Landscape / Open Space	384,877 sf	8.84 Ac.	18%
30% of Lake Area	66,386 sf	1.52 Ac.	3%
<b>Impervious Area</b>			
Lot Area (80%)	864,512 sf	19.85 Ac.	40%
V.U.A. (Includes driveways within RAW)	220,974 sf	5.07 Ac.	10%
Sidewalks / Other Pavement (Includes Pool Area)	44,491 sf	1.02 Ac.	2%
Lake Area (Control Elevation)	220,952 sf	5.07 Ac.	10%
Pool Cabana Building	518 sf	0.01 Ac.	1%
<b>Total:</b>	<b>1,351,447 sf</b>	<b>31.02 Ac.</b>	<b>63%</b>
<b>Pervious Area</b>			
Lot Area (20%)	216,128 sf	4.96 Ac.	10%
Dry Detention Area	77,708 sf	1.78 Ac.	4%
Lake Banks	65,792 sf	1.51 Ac.	3%
Common Area: Landscape / Open Space	384,877 sf	8.84 Ac.	18%
Other Landscape Area (Within RW)	55,057 sf	1.27 Ac.	2%
<b>Total:</b>	<b>799,562 sf</b>	<b>18.36 Ac.</b>	<b>37%</b>



**Location Map**



**Legal Description**

PARCEL 1:  
THE SOUTH 574.36 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:  
THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF 1.95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

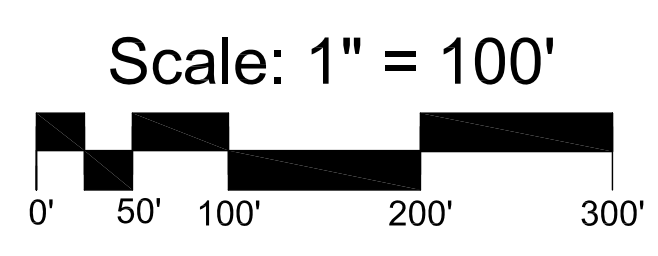
PARCEL 2:  
THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF 1.95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF, AND LESS THE SOUTH 626.36 FEET THEREOF, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 3:  
THE EAST 660.5 FEET OF THE NORTH 296 FEET OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THEREFROM THE EAST 40 FEET THEREOF AS RIGHT-OF-WAY FOR JENKINS ROAD, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.  
CONTAINING: 49.917 ACRES, MORE OR LESS

**Legend**

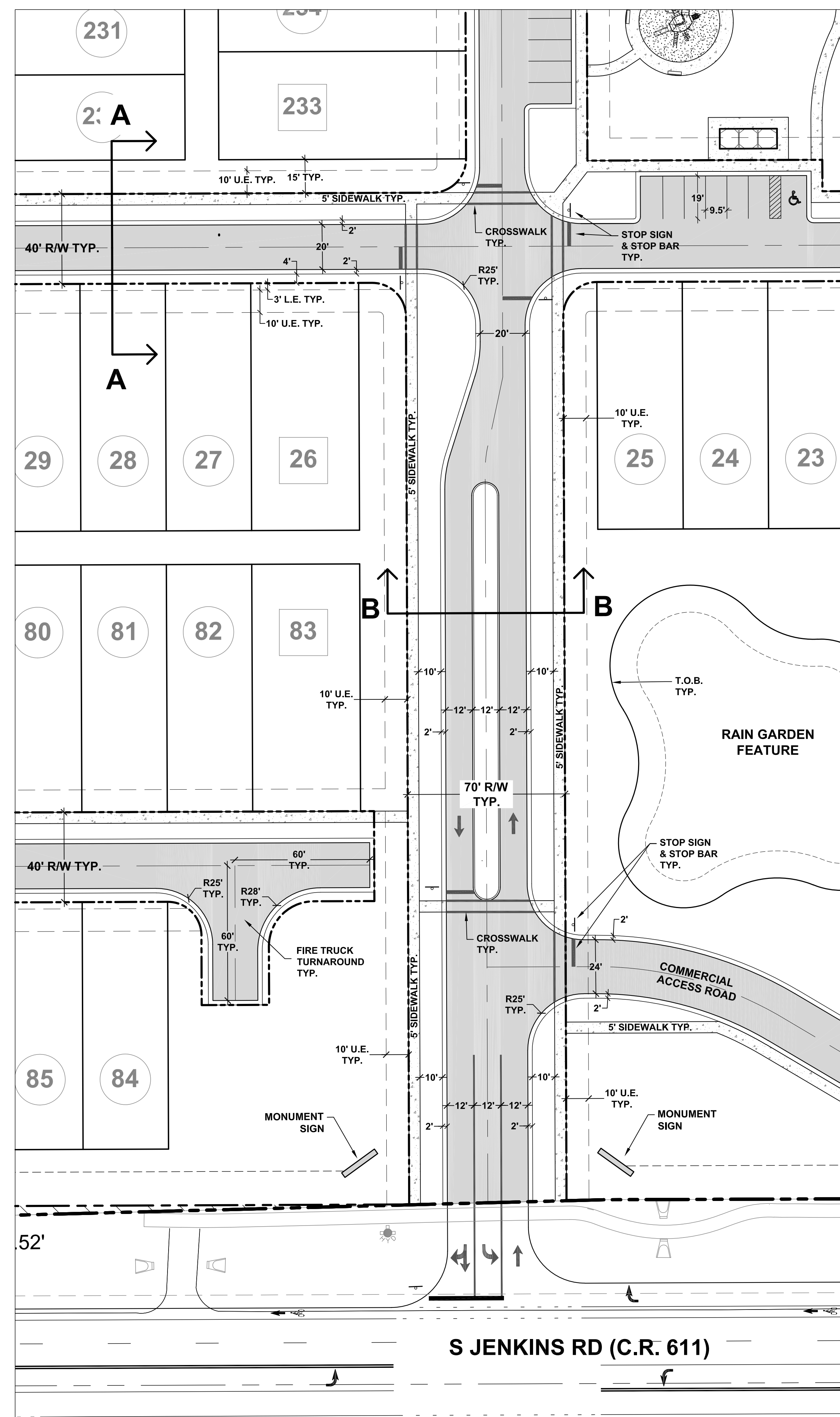
- # Lot Type "A" (48' x 110')
- # Lot Type "B" (38' x 110')



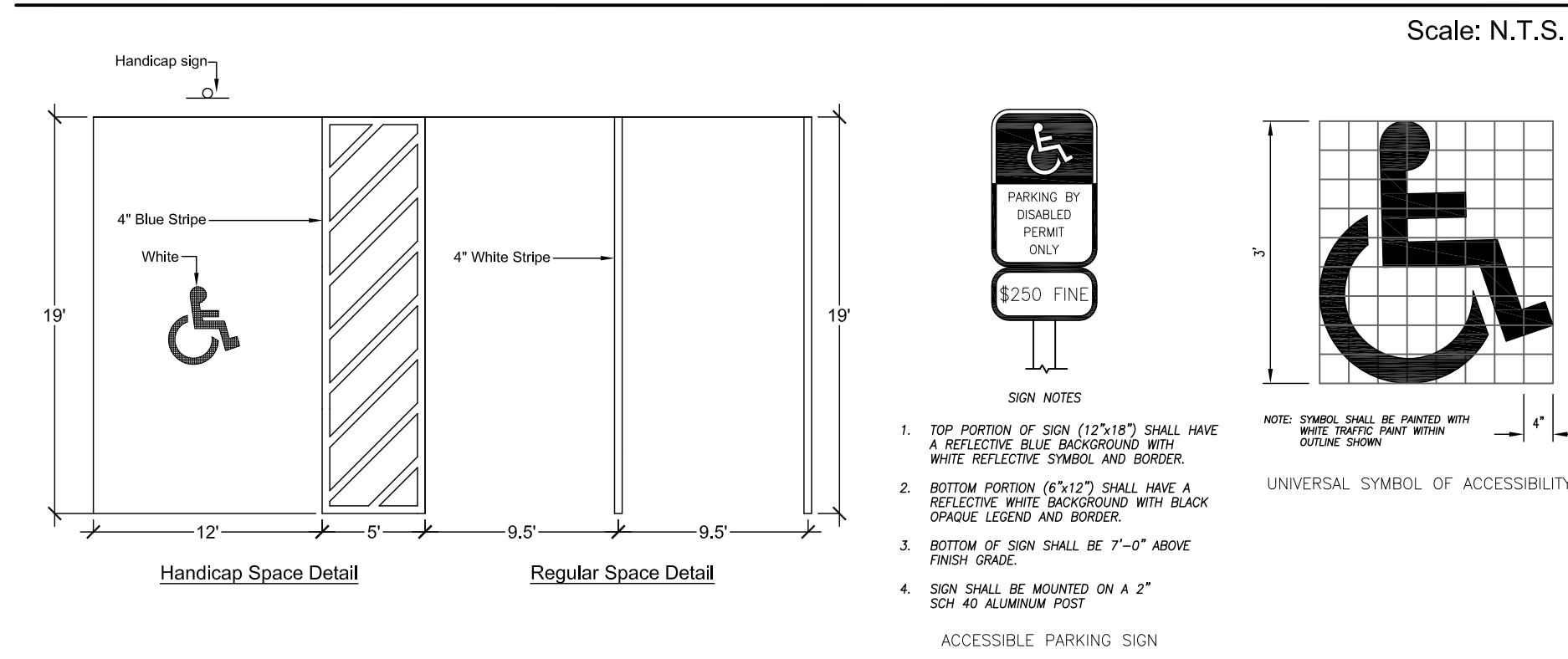
Job No. 2024-31  
Drawn By TT  
Checked By MH  
Approved By MH  
Submittal Dates 02-14-2025  
Revision Dates

**SP-1**

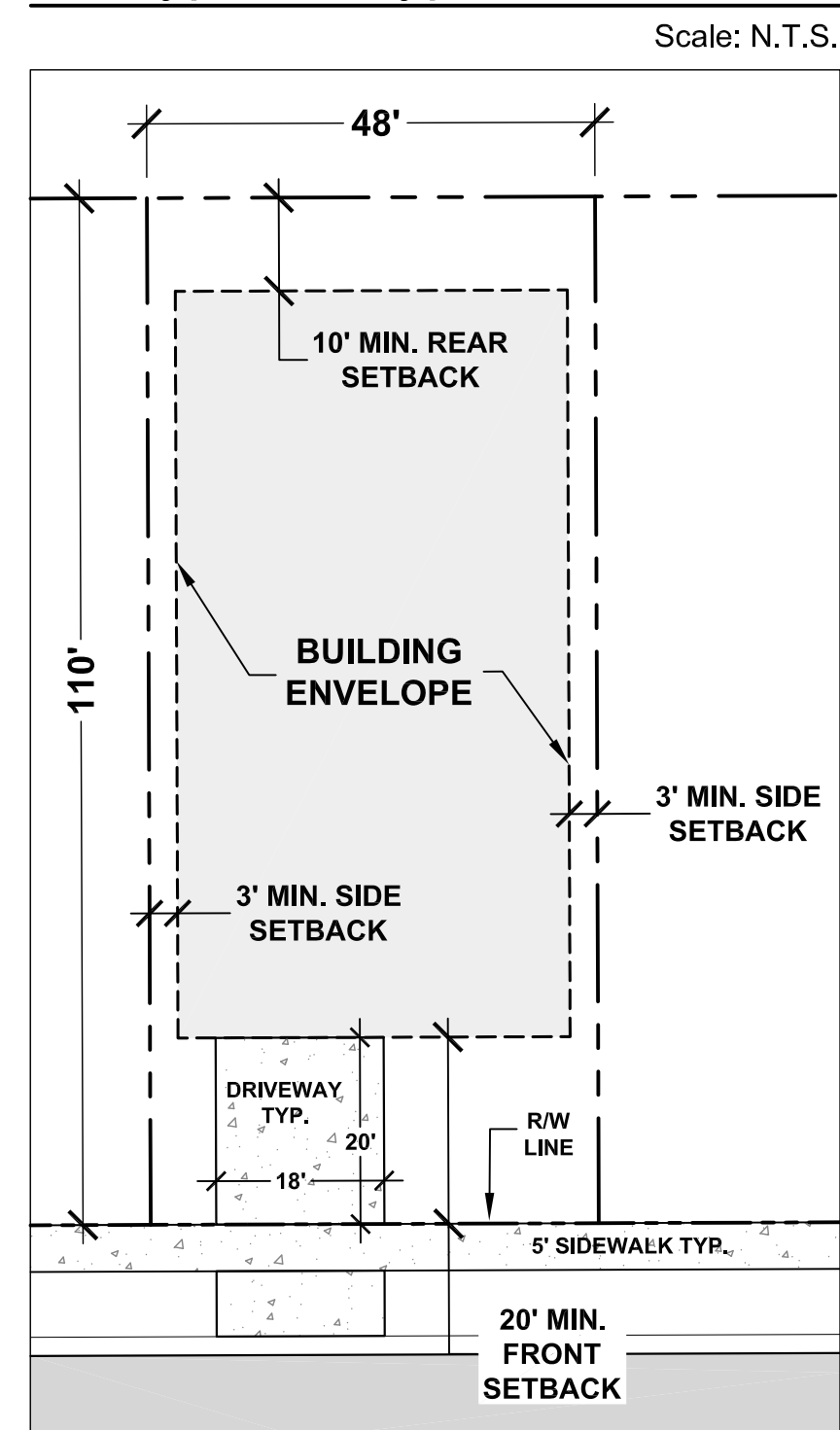
Enlargement Plan



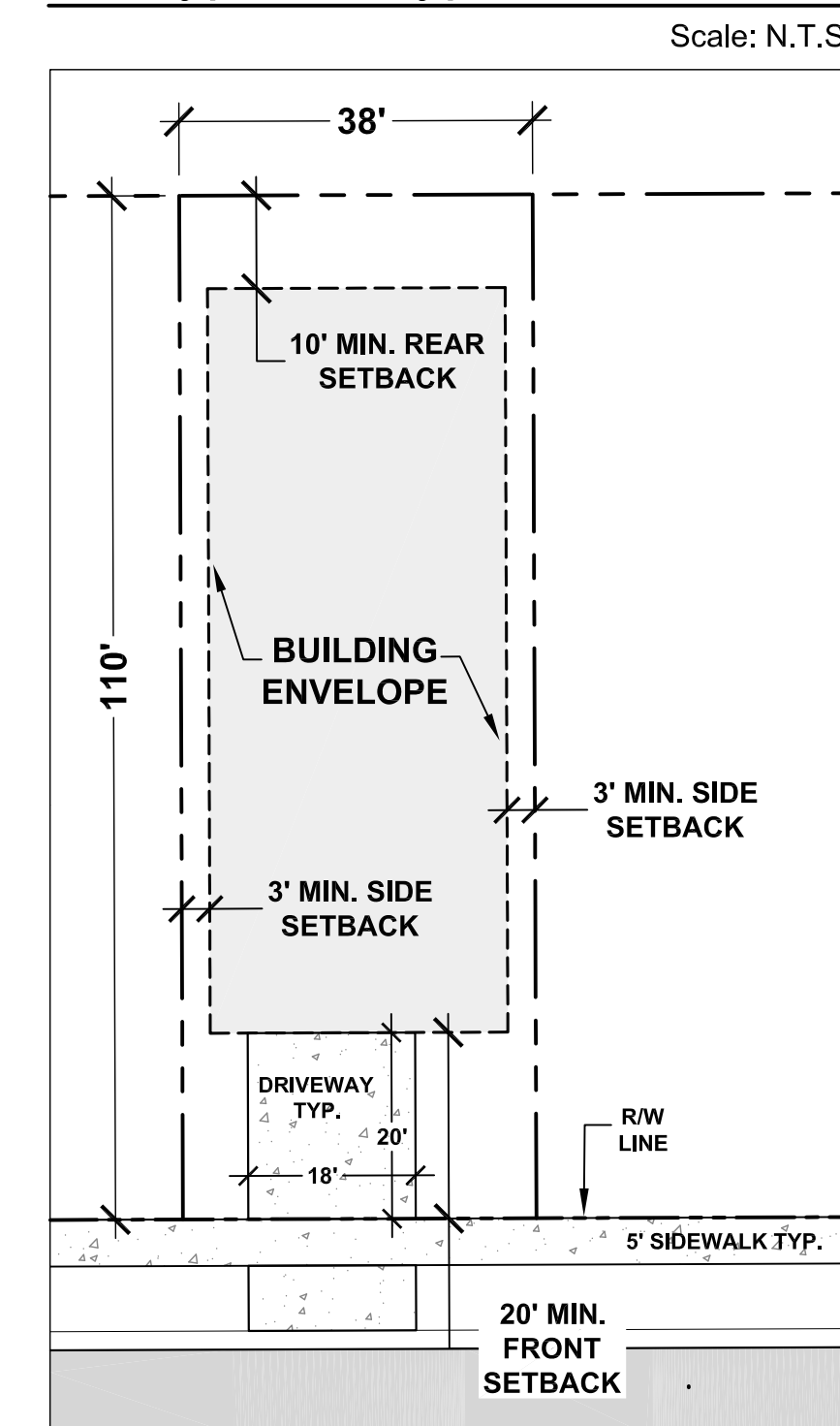
Handicap / Regular Parking Space Detail



Lot Type "A" Typical



Lot Type "B" Typical

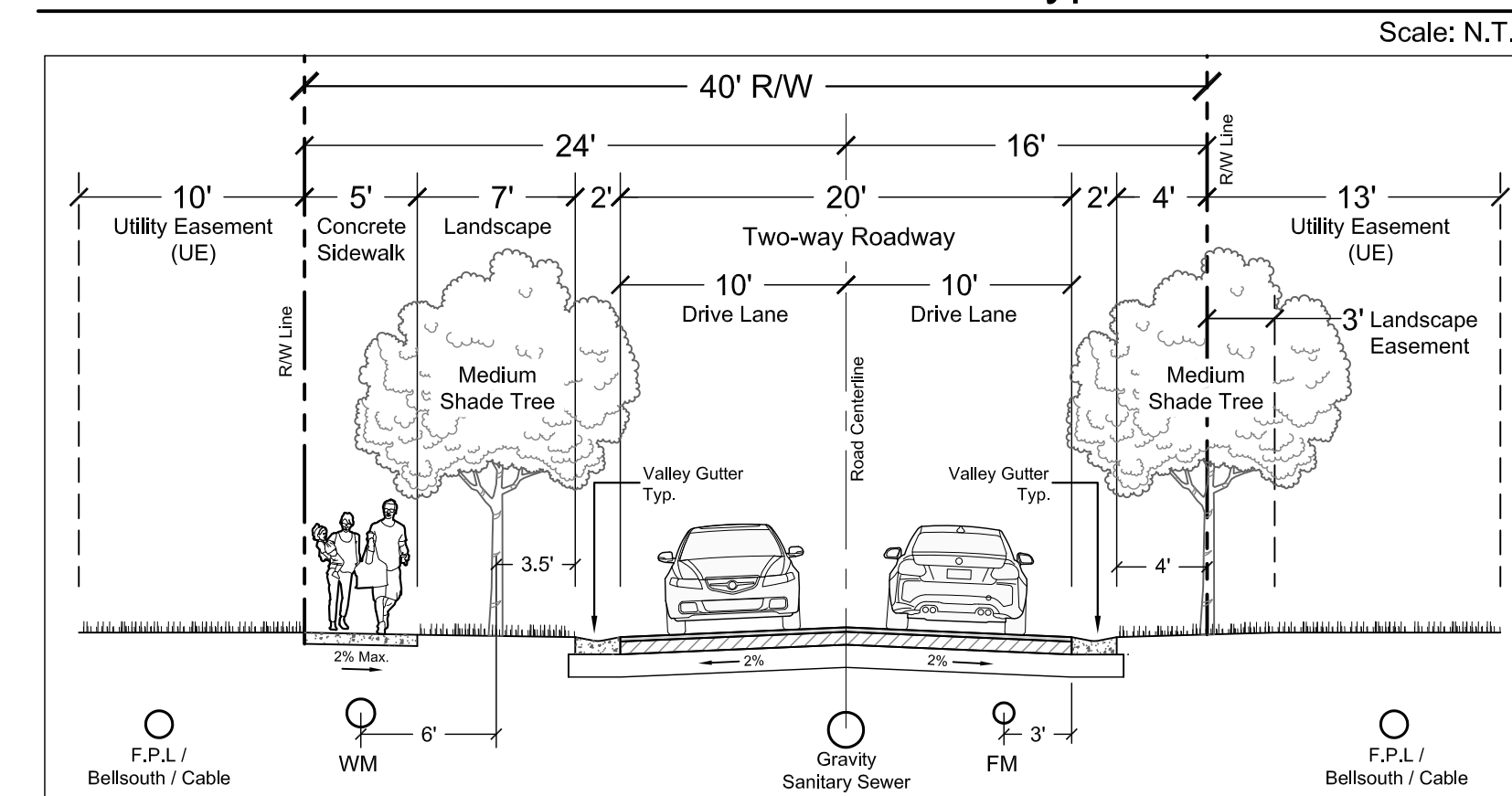


Lot Data & Standards

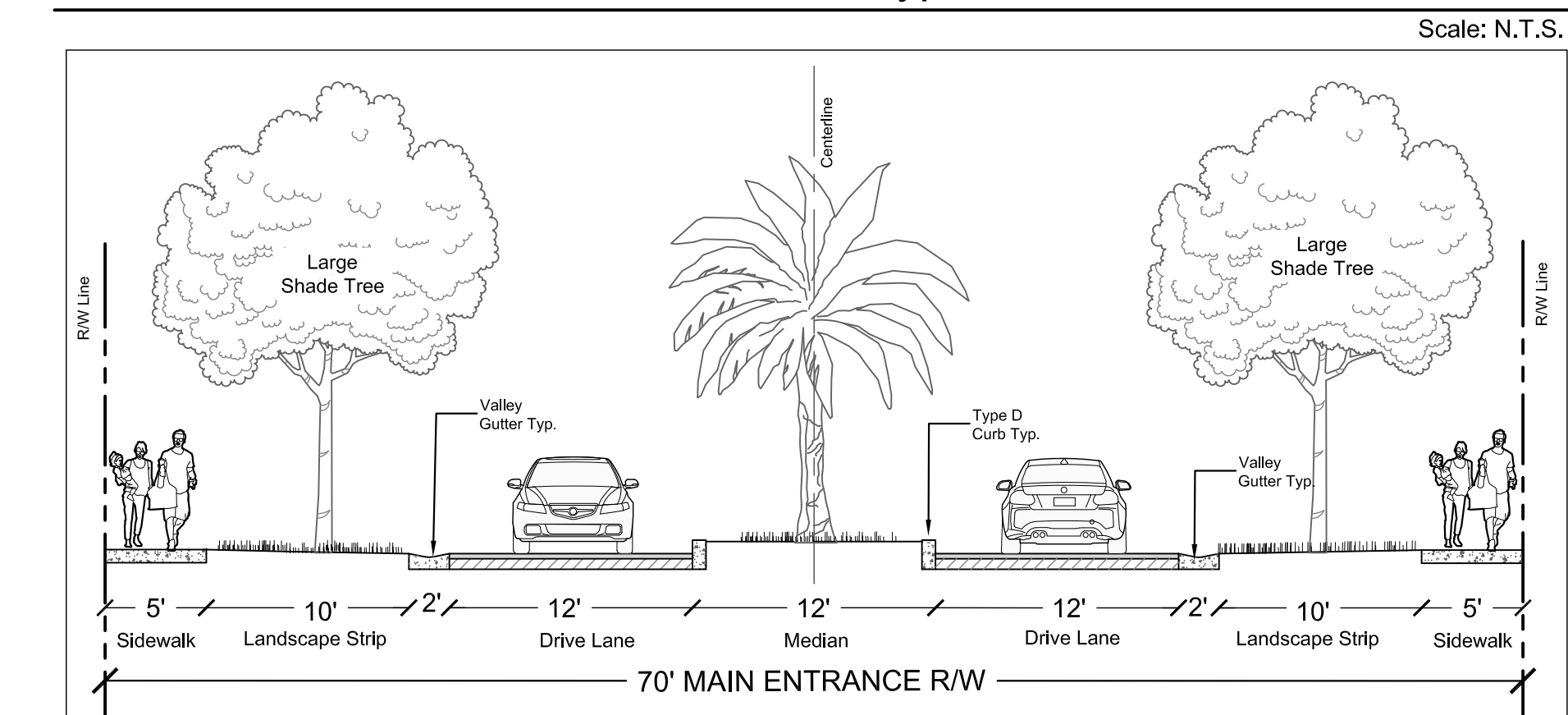
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SECTION A: 40' Residential Street R/W Typical



SECTION B: 70' Entrance Blvd. R/W Typical



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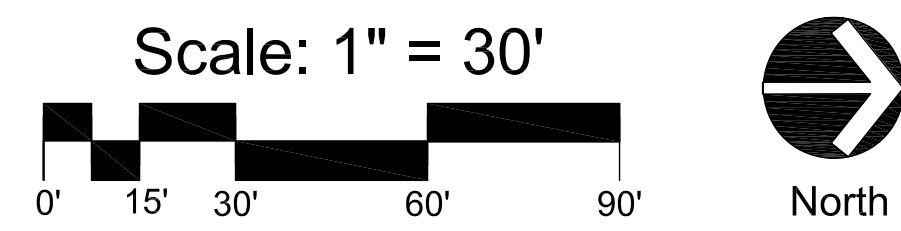
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Job No. 2024-31  
Drawn By TT  
Checked By MH  
Approved By MH  
Submission Dates 02-14-2025

Revision Dates



SP-2