Yenor Design Company LLC
54 Old South Rd, Nantucket,
MA 02554
T: (646) 670-7188
Principal: Reid Yenor

WESTLINE HOUSING DEVELOPMENT - WRITTEN NARRATIVE

The surrounding context reveals a residential neighborhood shaped primarily by vehicular infrastructure, with frequent driveway curb cuts, limited canopy coverage, and fragmented green spaces. Adjacent streets are dominated by driveways and private front yards, resulting in a streetscape that prioritizes car access over pedestrian experience. The site itself is an open, undeveloped field—never previously planned or programmed—characterized by minimal shade, no internal circulation, and a lack of spatial structure. Nearby shared greenspaces, while present, are often unshaded and bordered by driveways, limiting their role as truly communal amenities. Set within this context, the site presents a unique opportunity to establish new patterns of connectivity, landscape, and use—enhancing the ecological function of open space, reinforcing the pedestrian realm, and laying the groundwork for a more resilient, community-oriented framework.

This proposal begins with a simple premise: vacant land offers an opportunity to shape space intentionally—for people, for climate, and for long-term community value. The design emphasizes walkability, shared open space, and planting strategies that provide comfort, shade, and ecological benefit. By consolidating parking and reducing curb cuts, the site is organized around pedestrian movement and communal greens rather than cars and driveways. Layered vegetation—including street trees, high- and low-canopy planting, and absorbent groundcover—helps reduce localized heat, manage stormwater on-site, and mitigate flood risk through natural retention and filtration.

The architecture draws from a similar idea of thoughtful adjustment. Instead of repeating flat, uniform buildings, each structure is gently shifted and shaped to introduce depth, shadow, and variety. These moves create natural moments for shaded entries, outdoor balconies, and shared thresholds—spaces that offer relief from the climate and support everyday interaction. Together, the buildings and landscape work to create a neighborhood pattern that is simple, flexible, and rooted in both human and environmental needs.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5436470 OR BOOK 5263 PAGE 1266, Recorded 01/28/2025 03:56:24 PM Doc Tax: $2184.00

Prepared by and return to:
Guillermo M. Mancebo, Esq.
Mancebo Law, P.A.
250 Catalonia Avenue, Suite 302
Coral Gables, FL 33134
(305) 704-8694
File Number: **24-127-MORLEY**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd day of January, 2025** between **Arlena Benton Lee, a single woman and Clem C Benton III as Personal Representative for the Estate of Clem C. Benton II** whose post office address is **1702 Avenue M, Fort Pierce, FL 34950**, grantor, and **MRM Ventures II, LLC, a Florida Limited Liability Company** whose post office address is **18501 Pines Blvd, Unit 107, Pembroke Pines, FL 33029**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($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, situated, lying and being in **St. Lucie County, Florida** to-wit:

> **The West one half (W 1/2) of the Northwest one quarter (NW 1/4), of the Northwest one quarter (NW 1/4), of the Northeast one Quarter (NE 1/4), of Section 8, Township 35 South, Range 40 East, St. Lucie County Florida. Less and except the North 25 feet and Less and Except the South 30 feet.**
>
> **Parcel Number: 2408-122-0001-000-0**
>
> **Subject to taxes for 2025 and subsequent years; conditions, covenants, easements, limitations, reservations and restrictions of record, if any. This instrument shall not serve to reimpose same.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 **12/31/2024**.

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

Signed, sealed and delivered in our presence:

Crystal Morgan

Witness
Printed Name: Crystal Morgan
P.O. Address: 1601 Willow Lawn Drive
~~#304-1280~~
~~Richmond, VA 23230~~

Paula Ann Wheeler

Witness
Printed Name: Paula Ann Wheeler
P.O. Address: 786 NW Stephen Foster Dr
White Springs, FL 32096

Arlena Benton Lee

Arlena Benton Lee

Clem C Benton III as Personal Representative for the Estate of Clem C. Benton II

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [X] online notarization, this 22nd day of January, 2025 by Arlena Benton Lee ~~and Clem C Benton III as Personal Representative for the Estate of Clem C. Benton II~~ who [ ] are personally known or [X] have produced ~~drivers' licenses as identification.~~ ID Card paw

Paula Ann Wheeler

Notary Public
Print Name: Paula Ann Wheeler
My Commission Expires: 06/16/2027

[Seal]

PAULA ANN WHEELER
Notary Public - State of Florida
Commission # HH 406286
My Comm. Expires Jun 16, 2027

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

Signed, sealed and delivered in our presence:

Natalie R. Gaymon
Witness
Printed Name: Natalie R. Gaymon
P.O. Address: 1950 N. Point Blvd. Apt.
Tallahassee, FL 32308

Crystal Morgan
Witness
Printed Name: Crystal Morgan
P.O. Address: ~~1601 Willow Lawn Drive~~ #204 1200
Richmond, VA 23230

Arlena Benton Lee

Clem C Benton III as Personal Representative for the Estate of Clem C. Benton II

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [x] online notarization, this 22nd day of January, 2025 by Arlena Benton Lee and Clem C Benton III as Personal Representative for the Estate of Clem C. Benton II who [ ] are personally known or [x] have produced drivers' licenses as identification.

[Seal]

SHIRLEY BADILLO
Notary Public - State of Florida
Commission # HH170991
Expires on October 30, 2025

Shirley Badillo
Notary Public
Print Name: Shirley Badillo
My Commission Expires: 10/30/2025

Filing # 214557891 E-Filed 01/14/2025 01:35:35 PM

IN THE CIRCUIT COURT FOR
ST. LUCIE COUNTY, FLORIDA

IN RE: ESTATE OF	PROBATE DIVISION
CLEM C. BENTON, II	CASE NO.: 2020CP000782AXXXHC
	SECTION:
Deceased.	JUDGE:
_____/	

ORDER AUTHORIZING PERSONAL REPRESENTATIVE TO SELL REAL PROPERTY

THIS CAUSE came before the Court on the Petition of Clem C. Benton, III, Personal Representative of the Estate of Clem C. Benton II (the "Decedent"), for an Order to authorize the Personal Representative to sell real property owned by the Decedent described as a 1/3rd interest in the following real property

3.92 acre vacant lot located on Avenue D, Fort Pierce, St. Lucie County, Florida also described as (8 35 40 W 1/2 of NW 1/4 of NW 1/4 of NE 1/4-Less Canal WW and Less N 25 Ft and Less S 30 Ft).

The Court finding that the owners desire and agree to sell, that the most current appraisal by the St. Lucie County Property Appraiser values the property at $312,900.00 and that the material allegations are true and being otherwise advised, it is hereby

ORDERED AND ADJUDGED that the Personal Representative is authorized to sell the 3.92-acre vacant lot located on Avenue D, Fort Pierce, St. Lucie County, Florida for a price no less than the $312,000.00 and to execute all documents necessary to effectuate the conveyance.

DONE AND ORDERED in St. Lucie County, Florida on _____, 2025.

Signed by LEVIN, STEVEN J in 2020CP000782
on 01/14/2025 13:34:44 ZX4i6a2n

STEVE J. LEVIN, CIRCUIT JUDGE

A COPY OF THIS ORDER IS BEING SERVED ON THE FOLLOWING PARTIES VIA THE E-FILING PORTAL:
Padrick A. Pinkney, Esq., via email to Pinkneylawl@gmail.com and Padrickcap@gmail.com

DKO Land Company LLC
1000 River Reach DR Apt 209
Fort Lauderdale, FL 33315-1167

OWNER CONSENT FORM

Project Name: 1118 N 16th Court
Parcel ID: 2404-811-0006-000-8 Address: 1118 N 16th Court, Fort Pierce, FL 34950

BEFORE ME THIS DAY PERSONALLY APPEARED JONATHAN OCAMPO, 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 19th day of JUNE, 2025 by JONATHAN OCAMPO (Name of Person Acknowledging) who is personally known to me or who has produced DRIVER'S LICENSE (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Cynthia Hosein
Printed Name of Notary

NOTARY PUBLIC STATE OF FLORIDA
CYNTHIA HOSEIN
Commission # HH 384160
Expires July 29, 2027

My commission expires

Owner's Signature

JONATHAN OCAMPO OBO DKOM LAND COMPANY LLC
Owner's Name

1000 RIVER RANCH DR Apt 209
Street Address

FORT LAUDERDALE, FL 33315-1167
City, State, Zip

DKOMLLC@GMAIL.COM
Telephone/Email

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 7/8/2025, 9:44 AM

Property Identification

Site Address: TBD	Parcel ID: 2408-122-0001-000-0	Account #: 19983	Sec/Town/Range: 08/35S/40E
		Map ID: 24/08N	Zoning: Medium Den
Use Type: 0000	Jurisdiction: Fort Pierce		

Ownership

Clem C Benton Jr (EST)
Arlena Benton Lee
Margaret A Benton (EST)

c/o MRM Ventures II LLC
18501 Pines Blvd Ste 107
Pembroke Pines, FL 33029-1414

Legal Description

8 35 40 W 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4-LESS CANAL R/W AND LESS N 25 FT AND LESS S 30 FT-

Current Values

Just/Market:	$312,900	Assessed:	$128,027	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$0	Taxable:	$128,027	2024	$312,900	$128,027	$0	$128,027
				2023	$312,900	$116,389	$0	$116,389
				2022	$223,700	$105,809	$0	$105,809

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-22-2025	5263 / 1266	0198	WD	Benton Jr (EST) Clem C	$312,000
06-01-1982	0395 / 0912	XX01	CV		$0

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	3.92
Land Size (SF):	170,655.25
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2025 Saint Lucie County Property Appraiser. All rights reserved.

1"=30'

CANAL

NORTH $\frac{1}{4}$ CORNER
SECTION 8-35-40

TOP OF BANK

FOUND 5/8"I.R.
UNNUMBERED
0.3 SOUTH

PUMP SITE

N 01°03'07"W 606.89'

O/H LINE

FOUND 5/8"I.R.
UNNUMBERED
0.37 WEST

25.0'

25.0'

FOUND 5/8"I.R.
UNNUMBERED

50.00'

GARDEN TERRACE
PB 12 PG 7

120.00'

AVENUE D
60' RIGHT-OF-WAY

16' CONC WALK

N 88°54'28"W 281.89'

VACANT LAND

CONTAINS 170,964.2 SQUARE FEET 3.92 ACRES

S 88°56'49"E 281.43'

FOUND 5/8"I.R.
UNNUMBERED

NORTH 32nd STREET

50.00'

AVENUE E
50' RIGHT-OF-WAY

FOUND 3"x3" CM
UNNUMBERED

NORTH LINE SECTION 8-35-40
N 88°56'49"W 2652.6'

FENCE 0.5 EAST

FOUND $\frac{1}{2}$"I.R.
UNNUMBERED

PLATTED 12' U.E.

N 01°00'31"W 607.09' MEAS 607.32 PLAT

O/A LINE

FENCE 1.8 EAST

FOUND $\frac{1}{2}$"I.R.
UNNUMBERED
BENT

LOT 10 | LOT 9 | LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

CENTER BROTHER
PB 14 PG 52

115.67'

NORTH 31st STREET

NORTHEAST CORNER
SECTION 8-35-40

THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{2}$ OF THE NORTHWEST 1/4OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 8 TOWNSHIP 35 SOUTH, RANGE 40 EAST ST LUCIE COUNTY FLORIDA LESS THE CANAL RIGHT-OF-WAY AND THE NORTH 25 FEET AND THE SOUTH 30 FEET FOR RIGHT-OF-WAY



NOT TO SCALE

VICINITY MAP

Renner Burgess
LAND SURVEYING

801 S.E. 6th Ave., Suite 203
Delray Beach, Fl 33483

Phone 561-243-4624
Fax 243-4869

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

HARRY A BURGESS PLS 5089

CERTIFIED TO:

FLOOD ZONE: X

MAP NO.: 12111C0178J

MAP DATE: 2-16-2012

DATE: 10-28-2024

JOB NO. 10-24-043

REVISED

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

WESTLINE - HOUSING DEVELOPMENT

PROJECT IMAGE



SIGNAGE CONCEPT
20'X60'

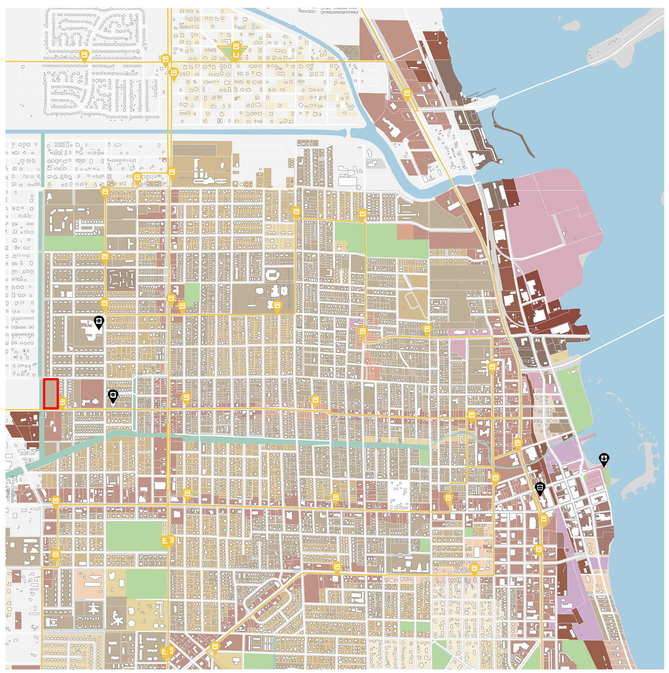
LIST OF DRAWINGS

C	Cover Page
S-1	Survey
A-2.0	Site Analysis
A-3.0	Site Plan - Graphic
A-3.1	Site Plan - Landscape
A-3.2	Site Plan - Lighting
A-3.3	Site Plan - Stormwater
1-3.4	Site Plan - Architectural
A-4.0	Unit Concepts
A-5.0	Unit Type A - Floor Plans
A-5.1	Unit Type B - Floor Plans
A-5.2	Unit Type C - Floor Plans
A-5.3	Unit Type C - Floor Plans
A-6.0	Unit Type A - Elevations
A-6.1	Unit Type B - Elevations
A-6.2	Unit Type C - Elevations
A-6.3	Unit Type C - Elevations
A-7.0	Materials & Colors
A-8.0	Street Elevations
A-9.0	Site Cross Sections
A-9.1	Site Longitudinal Sections

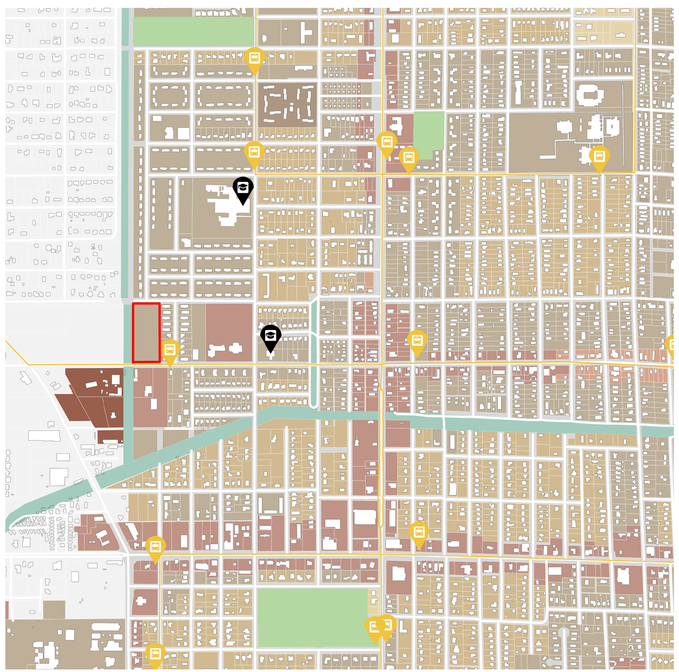
PROJECT INFO

PLATT #:	240812200010000
ADDRESS:	TBD
CURRENT ZONING:	R-4
LOT AREA:	170,964.2 SQ. FT. (3.92 ACRES)
# OF STRUCTURES:	21
# OF UNITS:	66
UNITS/ACRE:	16.8 Units / Acre
TOTAL LIVING SPACE:	70,943 SQ.FT.
# OF PARKING SPACES:	100
LOT COVERAGE	
ALLOWABLE:	68,385 SQ.FT.
PROPOSED:	41,338 SQ.FT.
OPEN SPACE	
REQUIRED:	34,192 SQ.FT.
PROPOSED:	63,175 SQ.FT.

LOCATION MAP



VICINITY MAP



LEGEND

SITE
ZONING
- C1
- C2
- C3
- C4
- C6
- E1
- ES
- I1
- I2
- OS-1
- PD
- PUR
- R-1
- R-2
- R-3
- R-4
- R-5
- PARKS
- DRAINAGE
- ST. LUCIE COUNTY

BUS ROUTE
BUS STOP
CITY HALL
SCHOOL
MARINA

PROJECT AGENDA

This proposal begins with a simple premise: vacant land offers an opportunity to shape space intentionally—for people, for climate, and for long-term community value. The design emphasizes walkability, shared open space, and planting strategies that provide comfort, shade, and ecological benefit. By consolidating parking and reducing curb cuts, the site is organized around pedestrian movement and communal greens rather than cars and driveways. Layered vegetation—including street trees, high- and low-canopy planting, and absorbent groundcover—helps reduce localized heat, manage stormwater on-site, and mitigate flood risk through natural retention and filtration.

The architecture draws from a similar idea of thoughtful adjustment. Instead of repeating flat, uniform buildings, each structure is gently shifted and shaped to introduce depth, shadow, and variety. These moves create natural moments for shaded entries, outdoor balconies, and shared thresholds—spaces that offer relief from the climate and support everyday interaction. Together, the buildings and landscape work to create a neighborhood pattern that is simple, flexible, and rooted in both human and environmental needs.

REMOS

ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

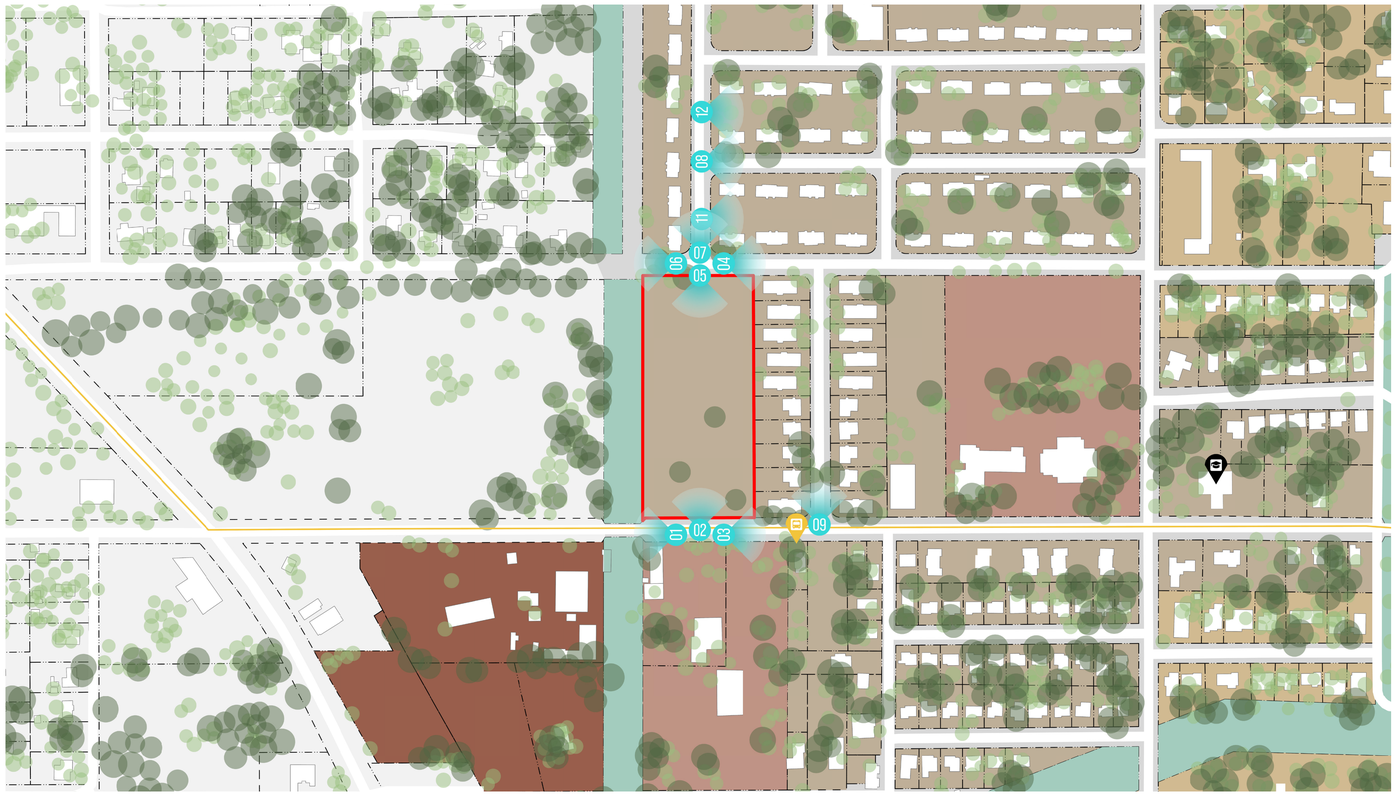
Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

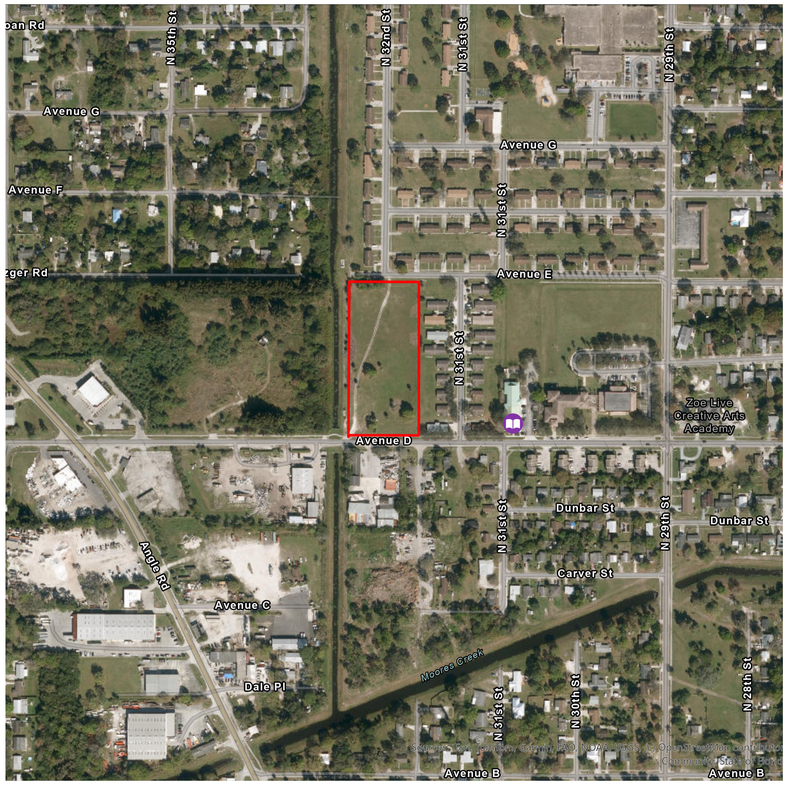
Sheet Title
COVER PAGE

Sheet Number
C

NEIGHBORHOOD MAP



AERIAL IMAGERY



LEGEND

- SITE
- ZONING
  - C3
  - I-1
  - R-3
  - R-4
  - DRAINAGE
  - ST. LUCIE COUNTY
- TREE CANOPY > 40'
- TREE CANOPY > 25'
- BUS ROUTE
- BUS STOP
- SCHOOL
- LOCAL DOCUMENTATION VIEW PERSPECTIVE

SITE ASSESSMENT

The surrounding context reveals a residential neighborhood shaped primarily by vehicular infrastructure, with frequent driveway curb cuts, limited canopy coverage, and fragmented green spaces. Adjacent streets are dominated by driveways and private front yards, resulting in a streetscape that prioritizes car access over pedestrian experience. The site itself is an open, undeveloped field—never previously planned or programmed—characterized by minimal shade, no internal circulation, and a lack of spatial structure. Nearby shared greenspaces, while present, are often unshaded and bordered by driveways, limiting their role as truly communal amenities. Set within this context, the site presents a unique opportunity to establish new patterns of connectivity, landscape, and use—enhancing the ecological function of open space, reinforcing the pedestrian realm, and laying the groundwork for a more resilient, community-oriented framework.

SITE & SURROUNDINGS



1) Avenue D - Looking West

Minimal shade and intermittent vegetation define the roadside, with adjacent fencing and commercial uses. Narrow right-of-way with limited pedestrian infrastructure emphasizes vehicular circulation.



2) Avenue D - Looking North

Open grassy expanse with scattered mature trees and no active landscape maintenance. Absence of driveways or pavement reinforces an undeveloped, open character.



3) Avenue D - Looking East

Consistent tree canopy provides shade along the sidewalk, softening the rhythm of closely spaced driveways that structure residential access and shape the visual streetscape.



4) Avenue E - Looking East

Low-rise residential units front an open grassy area with minimal vegetation and limited shade. Lack of driveway cuts along the green edge preserves a continuous shared open space.



5) Avenue E - Looking South

Open field with low, unmanaged vegetation and no existing tree canopy. No paved access points contribute to the site's uninterrupted open feel.



6) Avenue E - Looking West

Dense perimeter vegetation creates a natural buffer at the street terminus. The absence of through pavement creates a visual and functional dead-end condition.



7) N 32nd - Looking North

Single-story residences with open lawns and limited canopy define a low-density residential fabric. Driveways are a consistent element, visually segmenting the streetscape and emphasizing private frontages.



8) Avenue F - Looking East

Uniform building setbacks and simple residential facades line the street. Regular driveway spacing reinforces the rhythm of individual lots and maintains a vehicular orientation.



9) North 31st - Looking North

Continuous shade trees enhance pedestrian comfort along the sidewalk. Driveways remain legible but are visually softened by canopy coverage and planted front yards.



10) First Step Park

Open, fenced green space bordered by surrounding residential streets. Lack of curb cuts or driveways along the park edge contributes to a defined, uninterrupted open space.



11) Shared Greenspace 01

Open lawn bordered by uniform single-story homes. Absence of driveways along the shared green reinforces its communal character and pedestrian accessibility.



12) Shared Greenspace 02

Central tree offers shade between facing residences. Driveways along the outer edge frame the space and create a visual threshold between shared and private domains.

REMOS

ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

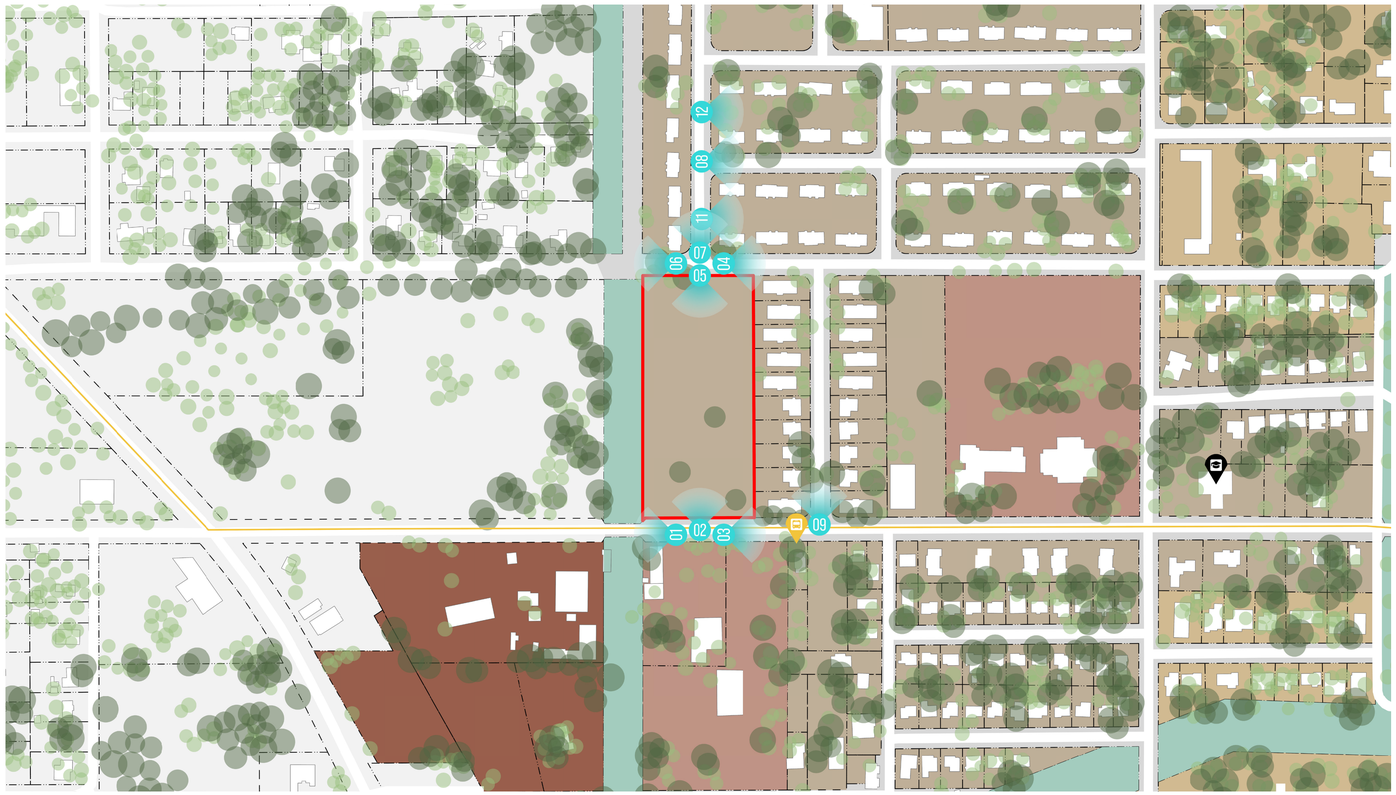
Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2(
Scale:	

Copyright

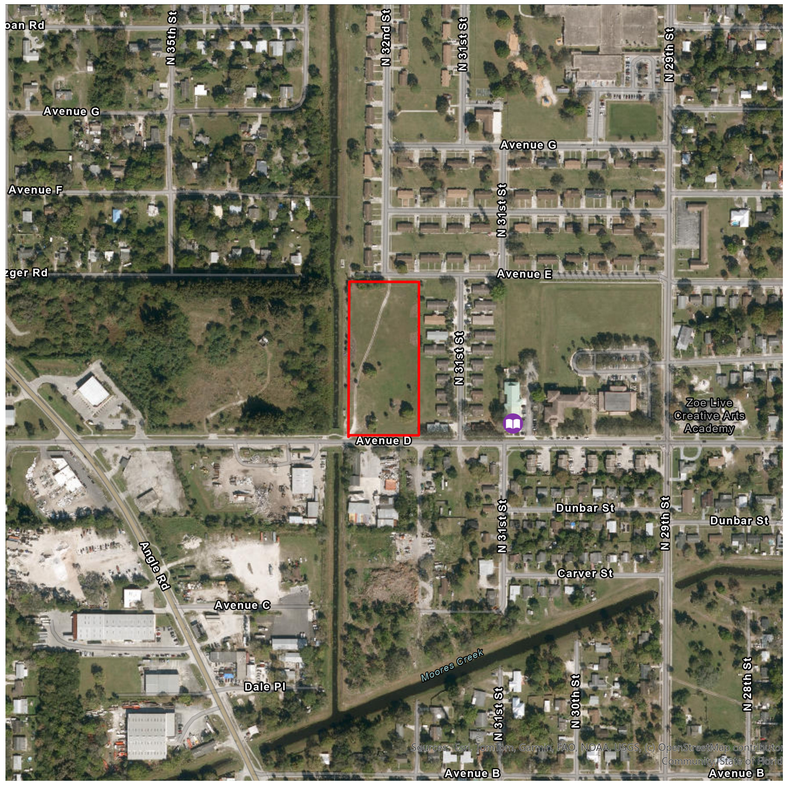
Sheet Title
Site Analysis

Sheet Number
A-2.0

NEIGHBORHOOD MAP



AERIAL IMAGERY



LEGEND

- SITE
- ZONING
  - C3
  - I-1
  - R-3
  - R-4
  - DRAINAGE
  - ST. LUCIE COUNTY
- TREE CANOPY > 40'
- TREE CANOPY > 25'
- BUS ROUTE
- BUS STOP
- SCHOOL
- LOCAL DOCUMENTATION VIEW PERSPECTIVE

SITE ASSESSMENT

The surrounding context reveals a residential neighborhood shaped primarily by vehicular infrastructure, with frequent driveway curb cuts, limited canopy coverage, and fragmented green spaces. Adjacent streets are dominated by driveways and private front yards, resulting in a streetscape that prioritizes car access over pedestrian experience. The site itself is an open, undeveloped field—never previously planned or programmed—characterized by minimal shade, no internal circulation, and a lack of spatial structure. Nearby shared greenspaces, while present, are often unshaded and bordered by driveways, limiting their role as truly communal amenities. Set within this context, the site presents a unique opportunity to establish new patterns of connectivity, landscape, and use—enhancing the ecological function of open space, reinforcing the pedestrian realm, and laying the groundwork for a more resilient, community-oriented framework.

SITE & SURROUNDINGS



1) Avenue D - Looking West

Minimal shade and intermittent vegetation define the roadside, with adjacent fencing and commercial uses. Narrow right-of-way with limited pedestrian infrastructure emphasizes vehicular circulation.



2) Avenue D - Looking North

Open grassy expanse with scattered mature trees and no active landscape maintenance. Absence of driveways or pavement reinforces an undeveloped, open character.



3) Avenue D - Looking East

Consistent tree canopy provides shade along the sidewalk, softening the rhythm of closely spaced driveways that structure residential access and shape the visual streetscape.



4) Avenue E - Looking East

Low-rise residential units front an open grassy area with minimal vegetation and limited shade. Lack of driveway cuts along the green edge preserves a continuous shared open space.



5) Avenue E - Looking South

Open field with low, unmanaged vegetation and no existing tree canopy. No paved access points contribute to the site's uninterrupted open feel.



6) Avenue E - Looking West

Dense perimeter vegetation creates a natural buffer at the street terminus. The absence of through pavement creates a visual and functional dead-end condition.



7) N 32nd - Looking North

Single-story residences with open lawns and limited canopy define a low-density residential fabric. Driveways are a consistent element, visually segmenting the streetscape and emphasizing private frontages.



8) Avenue F - Looking East

Uniform building setbacks and simple residential facades line the street. Regular driveway spacing reinforces the rhythm of individual lots and maintains a vehicular orientation.



9) North 31st - Looking North

Continuous shade trees enhance pedestrian comfort along the sidewalk. Driveways remain legible but are visually softened by canopy coverage and planted front yards.



10) First Step Park

Open, fenced green space bordered by surrounding residential streets. Lack of curb cuts or driveways along the park edge contributes to a defined, uninterrupted open space.



11) Shared Greenspace 01

Open lawn bordered by uniform single-story homes. Absence of driveways along the shared green reinforces its communal character and pedestrian accessibility.



12) Shared Greenspace 02

Central tree offers shade between facing residences. Driveways along the outer edge frame the space and create a visual threshold between shared and private domains.

REMOS

ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2(
Scale:	

Copyright

Sheet Title
Site Analysis

Sheet Number
A-2.0

WESTLINE - HOUSING DEVELOPMENT

PROJECT IMAGE



SIGNAGE CONCEPT
20"X60"

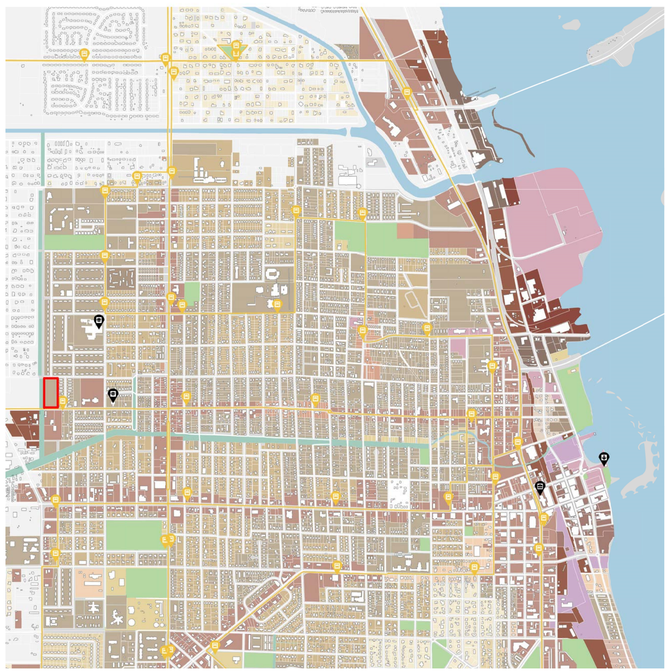
LIST OF DRAWINGS

C	Cover Page
S-1	Survey
A-2.0	Site Analysis
A-3.0	Site Plan - Graphic
A-3.1	Site Plan - Landscape
A-3.2	Site Plan - Lighting
A-3.3	Site Plan - Stormwater
1-3.4	Site Plan - Architectural
A-4.0	Unit Concepts
A-5.0	Unit Type A - Floor Plans
A-5.1	Unit Type B - Floor Plans
A-5.2	Unit Type C - Floor Plans
A-5.3	Unit Type C - Floor Plans
A-6.0	Unit Type A - Elevations
A-6.1	Unit Type B - Elevations
A-6.2	Unit Type C - Elevations
A-6.3	Unit Type C - Elevations
A-7.0	Materials & Colors
A-8.0	Street Elevations
A-9.0	Site Cross Sections
A-9.1	Site Longitudinal Sections

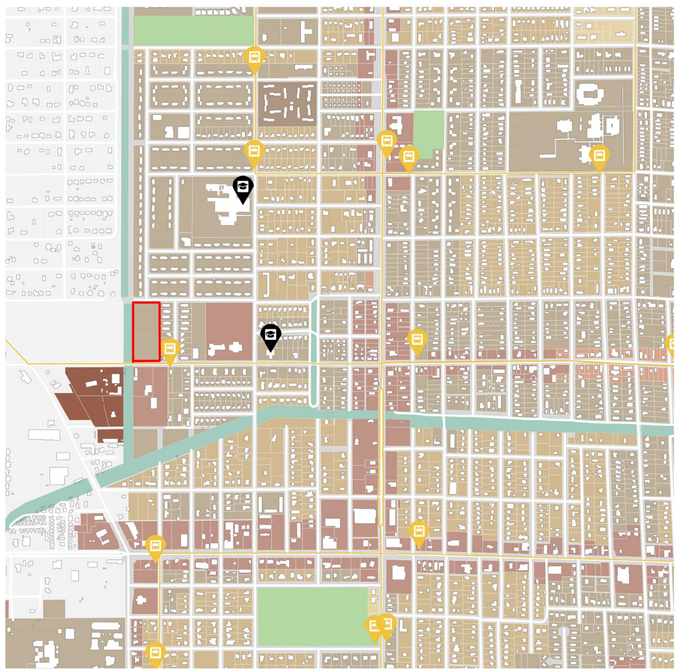
PROJECT INFO

PLATT #:	240812200010000
ADDRESS:	TBD
CURRENT ZONING:	R-4
LOT AREA:	170,964.2 SQ. FT. (3.92 ACRES)
# OF STRUCTURES:	21
# OF UNITS:	66
UNITS/ACRE:	16.8 Units / Acre
TOTAL LIVING SPACE:	70,943 SQ.FT.
# OF PARKING SPACES:	100
LOT COVERAGE	
ALLOWABLE:	68,385 SQ.FT.
PROPOSED:	41,338 SQ.FT.
OPEN SPACE	
REQUIRED:	34,192 SQ.FT.
PROPOSED:	63,175 SQ.FT.

LOCATION MAP



VICINITY MAP



LEGEND

ZONING
- C1
- C2
- C3
- C4
- C6
- E1
- ES
- I1
- I2
- OS-1
- PD
- PUR
- R-1
- R-2
- R-3
- R-4
- R-5
- PARKS
- DRAINAGE
- ST. LUCIE COUNTY

- SITE
- BUS ROUTE
- BUS STOP
- CITY HALL
- SCHOOL
- MARINA

PROJECT AGENDA

This proposal begins with a simple premise: vacant land offers an opportunity to shape space intentionally—for people, for climate, and for long-term community value. The design emphasizes walkability, shared open space, and planting strategies that provide comfort, shade, and ecological benefit. By consolidating parking and reducing curb cuts, the site is organized around pedestrian movement and communal greens rather than cars and driveways. Layered vegetation—including street trees, high- and low-canopy planting, and absorbent groundcover—helps reduce localized heat, manage stormwater on-site, and mitigate flood risk through natural retention and filtration.

The architecture draws from a similar idea of thoughtful adjustment. Instead of repeating flat, uniform buildings, each structure is gently shifted and shaped to introduce depth, shadow, and variety. These moves create natural moments for shaded entries, outdoor balconies, and shared thresholds—spaces that offer relief from the climate and support everyday interaction. Together, the buildings and landscape work to create a neighborhood pattern that is simple, flexible, and rooted in both human and environmental needs.

REMOS

ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

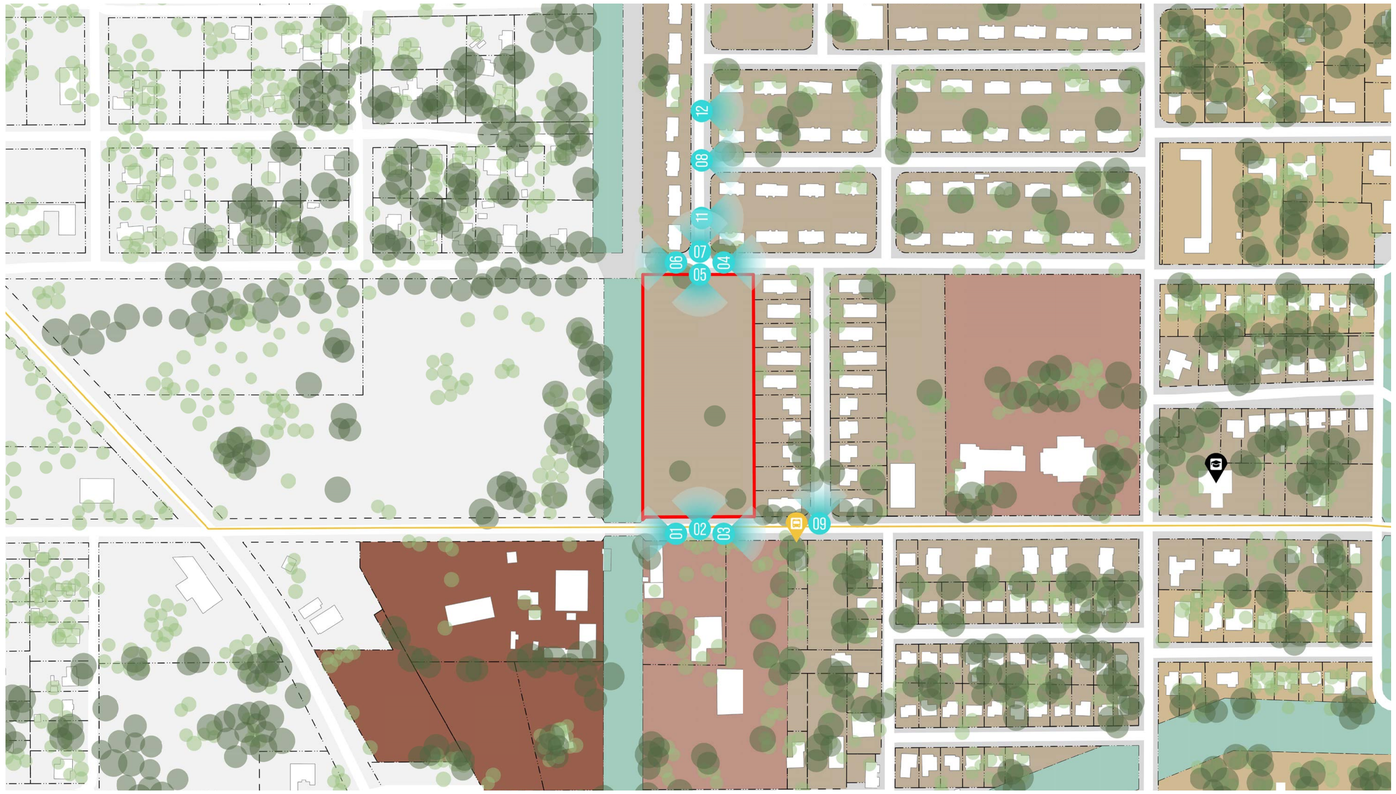
Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title
COVER PAGE

Sheet Number
C

NEIGHBORHOOD MAP



AERIAL IMAGERY



LEGEND

- SITE
- ZONING
  - C3
  - I-1
  - R-3
  - R-4
  - DRAINAGE
  - ST. LUCIE COUNTY
- TREE CANOPY > 40'
- TREE CANOPY > 25'
- BUS ROUTE
- BUS STOP
- SCHOOL
- LOCAL DOCUMENTATION VIEW PERSPECTIVE

SITE ASSESSMENT

The surrounding context reveals a residential neighborhood shaped primarily by vehicular infrastructure, with frequent driveway curb cuts, limited canopy coverage, and fragmented green spaces. Adjacent streets are dominated by driveways and private front yards, resulting in a streetscape that prioritizes car access over pedestrian experience. The site itself is an open, undeveloped field—never previously planned or programmed—characterized by minimal shade, no internal circulation, and a lack of spatial structure. Nearby shared greenspaces, while present, are often unshaded and bordered by driveways, limiting their role as truly communal amenities. Set within this context, the site presents a unique opportunity to establish new patterns of connectivity, landscape, and use—enhancing the ecological function of open space, reinforcing the pedestrian realm, and laying the groundwork for a more resilient, community-oriented framework.

SITE & SURROUNDINGS



1) Avenue D - Looking West

Minimal shade and intermittent vegetation define the roadside, with adjacent fencing and commercial uses. Narrow right-of-way with limited pedestrian infrastructure emphasizes vehicular circulation.



2) Avenue D - Looking North

Open grassy expanse with scattered mature trees and no active landscape maintenance. Absence of driveways or pavement reinforces an undeveloped, open character.



3) Avenue D - Looking East

Consistent tree canopy provides shade along the sidewalk, softening the rhythm of closely spaced driveways that structure residential access and shape the visual streetscape.



4) Avenue E - Looking East

Low-rise residential units front an open grassy area with minimal vegetation and limited shade. Lack of driveway cuts along the green edge preserves a continuous shared open space.



5) Avenue E - Looking South

Open field with low, unmanaged vegetation and no existing tree canopy. No paved access points contribute to the site's uninterrupted open feel.



6) Avenue E - Looking West

Dense perimeter vegetation creates a natural buffer at the street terminus. The absence of through pavement creates a visual and functional dead-end condition.



7) N 32nd - Looking North

Single-story residences with open lawns and limited canopy define a low-density residential fabric. Driveways are a consistent element, visually segmenting the streetscape and emphasizing private frontages.



8) Avenue F - Looking East

Uniform building setbacks and simple residential facades line the street. Regular driveway spacing reinforces the rhythm of individual lots and maintains a vehicular orientation.



9) North 31st - Looking North

Continuous shade trees enhance pedestrian comfort along the sidewalk. Driveways remain legible but are visually softened by canopy coverage and planted front yards.



10) First Step Park

Open, fenced green space bordered by surrounding residential streets. Lack of curb cuts or driveways along the park edge contributes to a defined, uninterrupted open space.



11) Shared Greenspace 01

Open lawn bordered by uniform single-story homes. Absence of driveways along the shared green reinforces its communal character and pedestrian accessibility.



12) Shared Greenspace 02

Central tree offers shade between facing residences. Driveways along the outer edge frame the space and create a visual threshold between shared and private domains.

REMOS

ARCHITECT
ALEJANDRO REMOS R.A.

Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC

Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2
Scale:	

Copyright

Sheet Title
Site Analysis

Sheet Number
A-2.0

SITE PLAN - GRAPHIC





VIEW FROM INTIERIOR GREENSPACE, REAR VIEW OF UNIT TYPE A,B, & C, FACING SOUTH

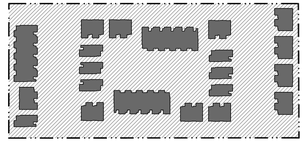


VIEW FROM PARKING AREA, FRONT OF UNIT TYPE A, FACING SOUTH



VIEW FROM INTERIOR GREENSPACE, FRONT OF UNIT TYPE B AND REAR OF UNIT TYPE A. FACING NORTH

SITE PLAN DIAGRAMS



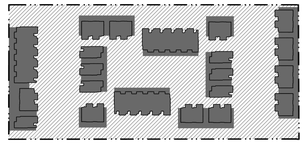
LOT COVERAGE

LOT AREA = 170,964.2 SQ.FT.
TOTAL ALLOWABLE = 68,385 SQ.FT.
COVERED LOT AREA = 41,338 SQ.FT.
UNCOVERED LOT AREA = 129,784 SQ.FT.



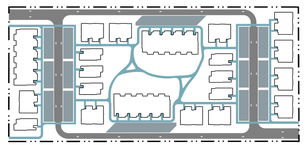
OPEN SPACE

LOT AREA = 170,964.2 SQ.FT.
MINIMUM REQUIRED = 34,192.82 SQ.FT.
OPEN SPACE = 63,175 SQ.FT.
IMPERVIOUS AREA = 107,945.2 SQ.FT.



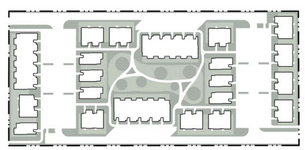
PUBLIC VS. PRIVATE

PRIVATE ZONES
PUBLIC ZONES



MOBILITY

VEHICULAR NETWORK
PARKING
PEDESTRIAN NETWORK



GREEN INFRASTRUCTURE ZONES

HIGH CANOPY ZONES :
PRIMARY USES: SHADE, STORMWATER & RUNOFF ABSORBOTION / MANAGEMENT, BUFFER/PRIVACY SCREENING

LOW CANOPY ZONES
PRIMARY USES: COMMUNITY OPEN SPACES, GREENWAYS, GARDEN/AGRICULTURAL ZONES,STORMWATER OVERFLOW

REMOS

ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

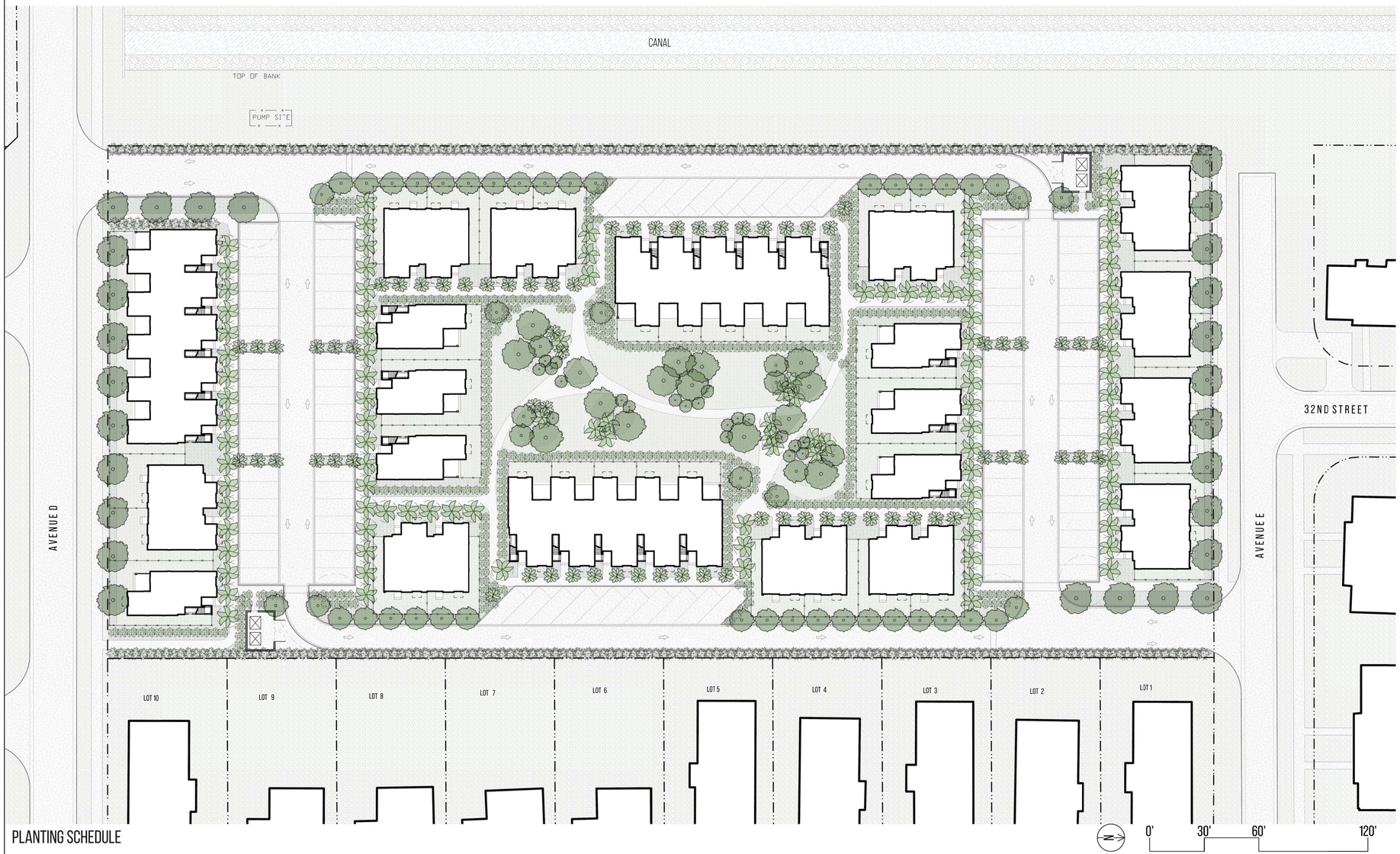
Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title
Site Plan - Graphic

Sheet Number
A-3.0

LANDSCAPE PLAN



LEGEND

OVERSTORY SHADE TREES
Overstory Shade Trees – including Live Oak, Wild Tamarind, and Pink Trumpet Tree for canopy formation, heat mitigation, and scale.

STRUCTURAL PALMS
Structural Palms – such as Royal, Alexander, and Sabal Palms to introduce vertical structure and tropical form.

SUBCANOPY + ACCENT PALMS
Subcanopy and Accent Palms – including Thatch and Saw Palmetto for layered planting, screening, and native texture.

GROUNDCOVER + UNDERSTORY PLANTS
Groundcovers and Understory Plants – such as Coontie, Dwarf Cocoplum, and ferns to enrich soil coverage and support shaded zones.

STORMWATER + BIOSWALE PLANTINGS
Stormwater and Bioswale Species – including Muhly Grass, Pickerelweed, and Sand Cordgrass for water management and resilience.

MANAGED TURF / GRASSLANDS
Open lawn areas for recreation, gathering, and general use.

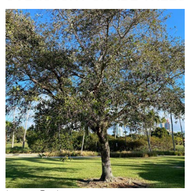
PLANTING ZONES
Planted areas for water retention, filtration, and flood mitigation.

LANDSCAPE DESIGN INTENT

The landscape strategy builds on the site's unique potential to introduce a layered, resilient, and ecologically productive open space network. Shade trees and structured palms define the major pedestrian corridors, enhancing walkability and comfort in a climate where sun exposure is significant. Subcanopy palms and native groundcovers soften building edges and frame communal thresholds, while turf areas provide flexible, inhabitable greens for everyday use. Planted stormwater zones and bioswales are integrated throughout to slow runoff, filter stormwater, and support long-term climate resilience. Together, these systems work to create a low-maintenance, highly functional landscape that reinforces the pedestrian-oriented framework established by the site plan.

PLANTING SCHEDULE

OVERSTORY SHADE TREES


Live Oak


Wild Tamarind


Paradise Tree


Black Olive

STRUCTURAL PALMS


Sabal Palm


Alexander Palm


Paurotis Palm

SUBCANOPY + ACCENT PALMS


Thatch Palm


Saw Palmetto


Bamboo Palm

GROUNDCOVER + UNDERSTORY PLANTS


Boston Fern


Cocoplum


Coontie


Mondo Grass

STORMWATER + BIOSWALE PLANTS


Sand Cardgrass


Dixie Iris


Rattlesnake Master

REMOS
ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

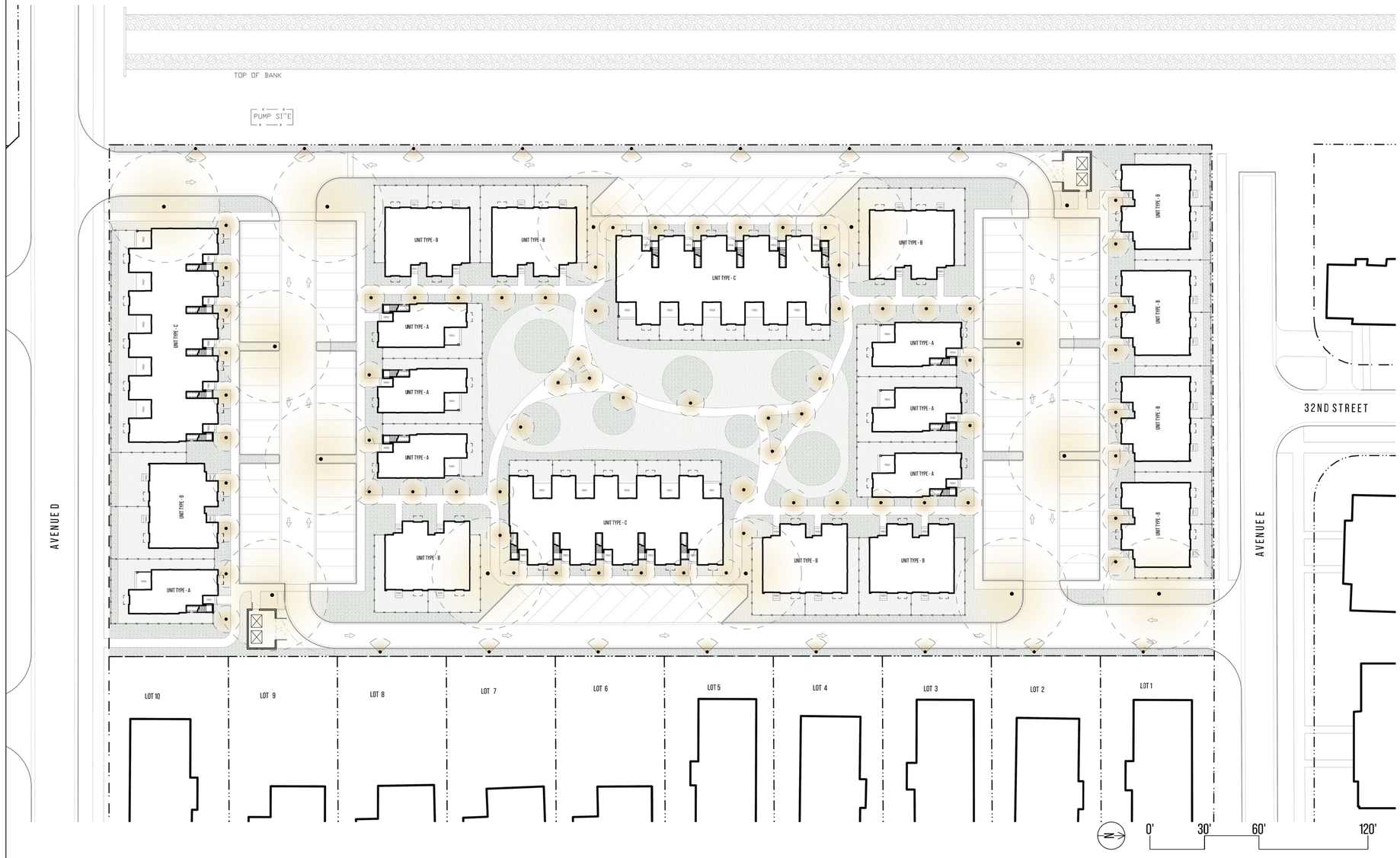
Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title
Site Plan - Landscape

Sheet Number
A-3.1

LIGHTING PLAN



LEGEND

PEDESTRIAN-SCALE STREET LIGHTING
12–14' Matte Black Full Cutoff Pole Lights

Downward-facing fixtures mounted on standard poles provide ~20 lux at ground level with a ~30' illumination radius. Designed to reduce light pollution, improve nighttime safety, and support neighborhood walkability

BOLLARD LIGHTING FOR PATHWAYS
36–42" Matte Black Shielded Bollards

Evenly spaced low lights provide targeted ground-level illumination (~8-12' radius) for walkways, planting beds, and shared open spaces–enhancing comfort, visibility, and spatial legibility without glare or uplight.

LOW-GROUND DIRECTIONAL LIGHT
18–24" Shielded LED Fixtures with Directional Beam Spread

Discreet ground-mounted luminaires provide focused illumination (~15-20' forward radius) for drive aisles and vehicular circulation. Designed to improve visibility while minimizing spillover onto adjacent properties and preserving residential privacy.

LIGHTING DESIGN INTENT

The lighting strategy for the site prioritizes resident safety, nighttime comfort, and environmental sensitivity. A combination of pedestrian-scale pole lights, shielded bollards, and directional ground fixtures creates a layered lighting system that minimizes light pollution while providing functional visibility. All fixtures are fully shielded and dark-sky compliant, reducing uplight and glare while preserving night sky quality.

Downward-facing fixtures at varying heights help protect adjacent properties from light spillover and maintain residential privacy. Common spaces, walkways, and vehicular routes are thoughtfully illuminated to ensure safe movement and intuitive wayfinding, while soft low-level lighting around shared open spaces fosters a welcoming, comfortable atmosphere. The result is a lighting plan that supports evening activity while promoting ecological responsibility and reinforcing neighborhood character.

REMOS

ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

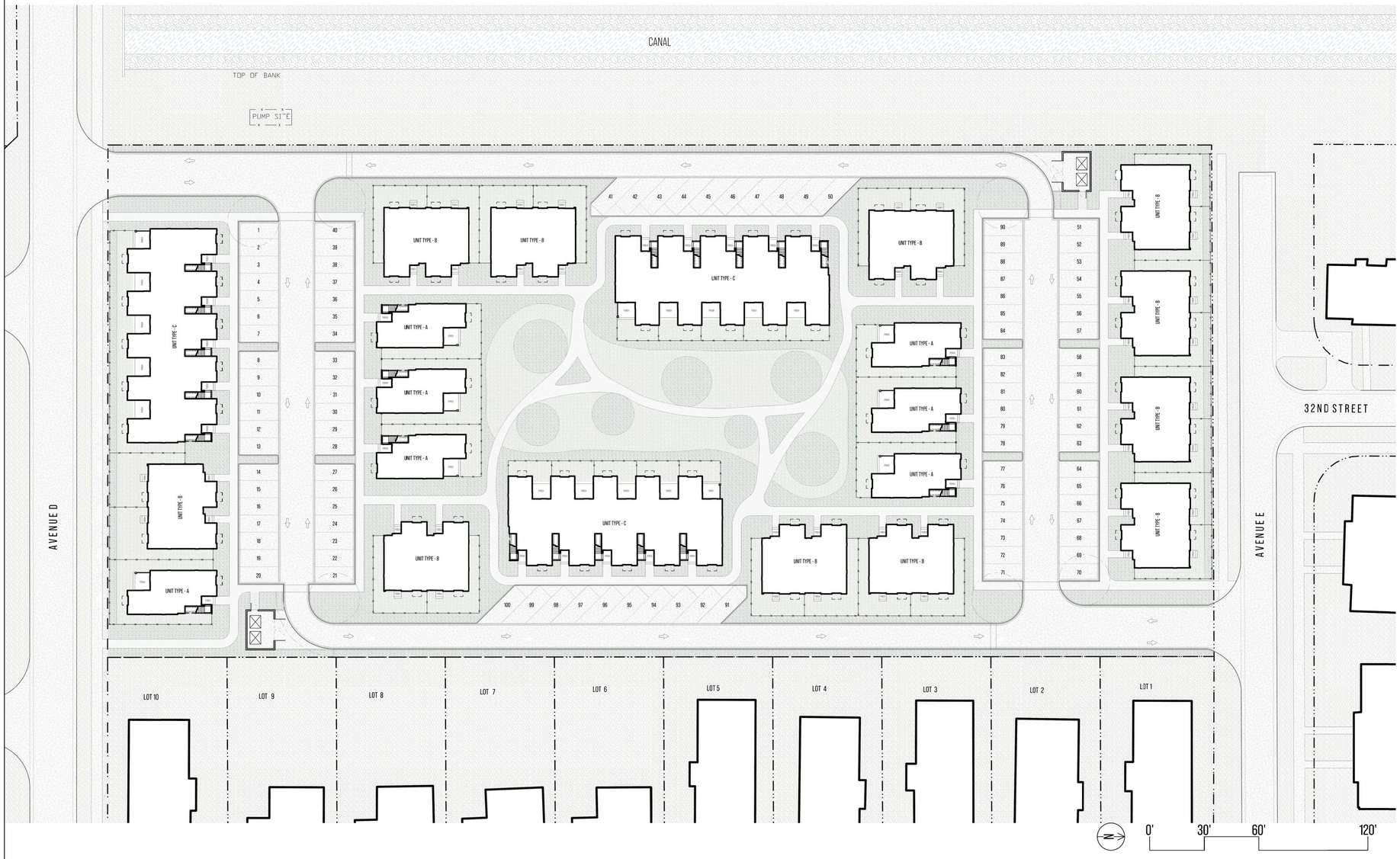
Project No:	#PIn
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title
Site Plan - Lighting

Sheet Number
A-3.2

STORM WATER DRAINAGE CONCEPT



LEGEND

LOW CANOPY ZONES

PRIMARY USES: COMMUNITY OPEN SPACES, GREENWAYS, GARDEN/AGRICULTURAL ZONES,STORMWATER OVERFLOW

HIGH CANOPY ZONES

PRIMARY USES: SHADE, STORMWATER & RUNOFF ABSORBTION / MANAGEMENT, BUFFER/PRIVACY SCREENING

STORMWATER DESIGN INTENT

This stormwater strategy uses a passive, landscape-based approach to manage runoff efficiently on a flat site. Absorption zones are placed directly adjacent to impervious surfaces—including walkways, driveways, and parking areas—to intercept and slow runoff before it reaches the drainage system.

The design minimizes manicured turf areas in favor of low-maintenance, high-absorption planting zones, including native groundcovers, grasses, and bioswales. These vegetated areas promote infiltration, reduce surface pooling, and support on-site water retention and filtration.

Collectively, this approach reduces reliance on mechanical systems, improves drainage performance, and supports long-term site resiliency through simple, natural interventions.

REMOS

ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

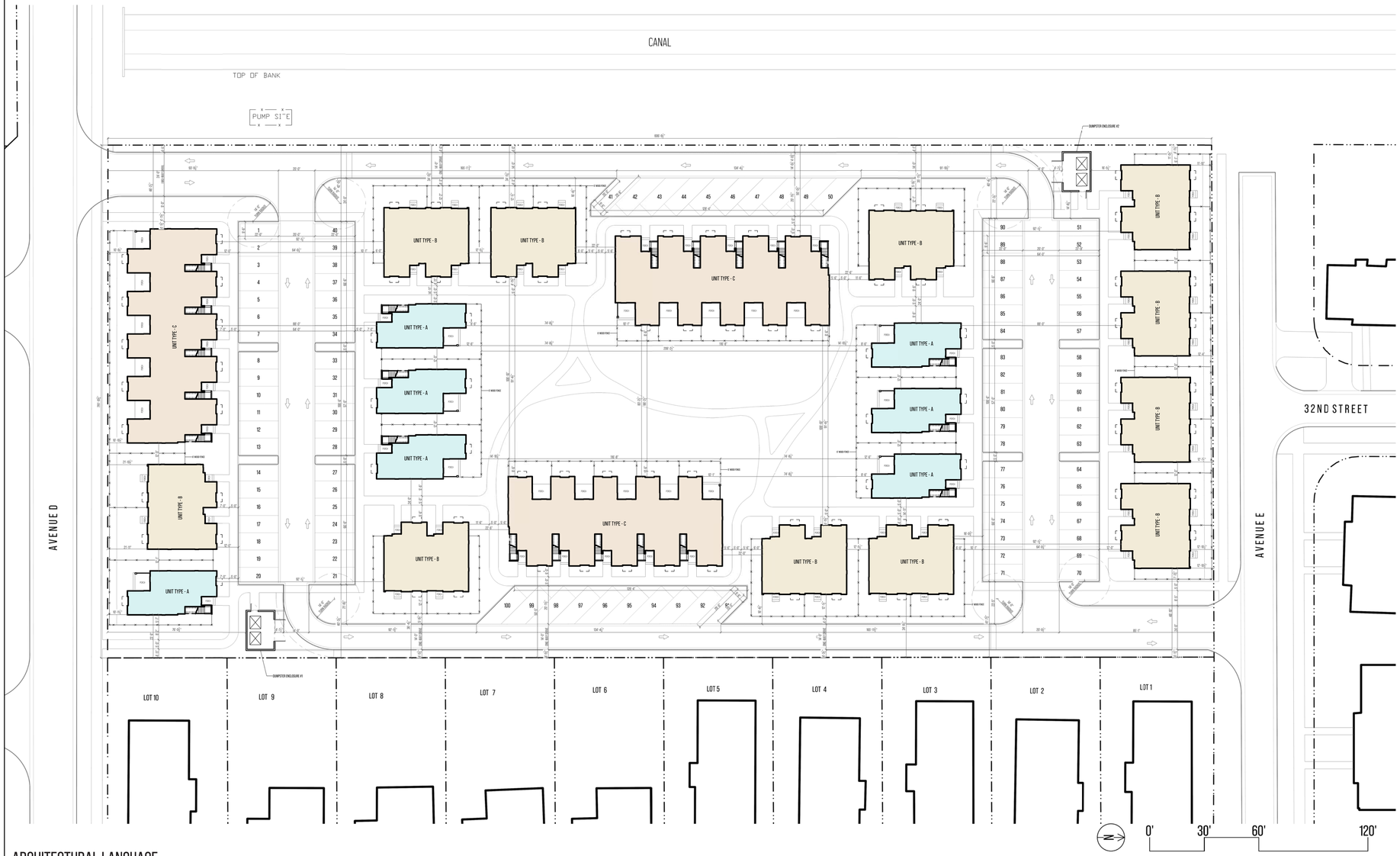
Project No:	#PIn
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title
Site Plan - Stormwater

Sheet Number
A-3.3

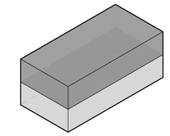
SITE PLAN - ARCHITECTURAL



ARCHITECTURAL TYPOLOGIES

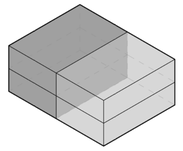
QTY. TYPE

7 UNIT TYPE A
2 BEDROOM STACKED DUPLEX



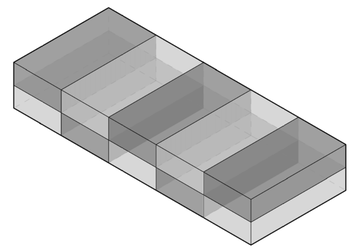
GROUND COVER = 898 SQ.FT.±
GROSS LIVING SPACE = 1,780 SQ.FT. ±
LIVING SPACE/UNIT = 890 SQ.FT. ±
UNITS/BUILDING = 2

11 UNIT TYPE B
3 BEDROOM SIDE-BY-SIDE DUPLEX



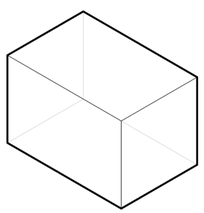
GROUND COVER = 1,605 SQ.FT.±
GROSS LIVING SPACE = 2,912 SQ.FT. ±
LIVING SPACE/UNIT = 1,456 SQ.FT. ±
UNITS/BUILDING = 2

3 UNIT TYPE C
2 BEDROOM STACKED TOWNHOMES

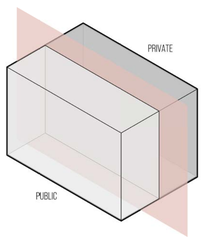


GROUND COVER = 4,448 SQ.FT.±
LIVING SPACE = 8,817 SQ.FT. ±
LIVING SPACE/UNIT = 890 SQ.FT. ±
UNITS/BUILDING = 10

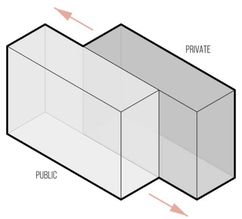
ARCHITECTURAL LANGUAGE



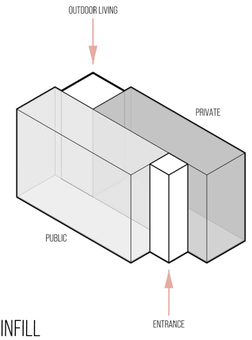
STANDARD BOX



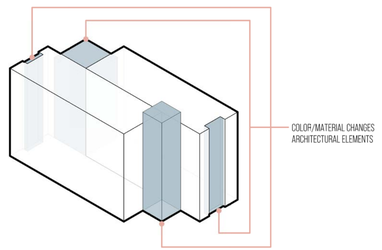
DIVIDE



SHEER



INFILL



EMPHASIZE

REMOS

ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

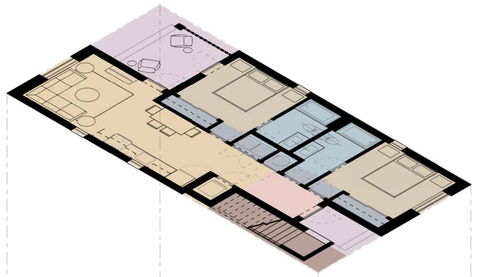
Copyright

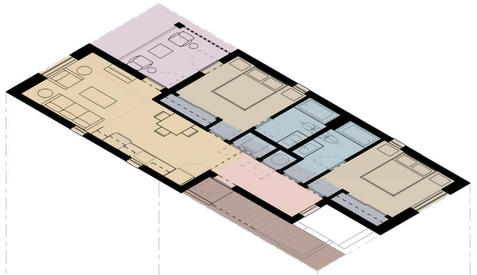
Sheet Title
Site Plan Architectural

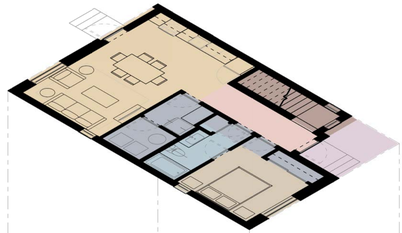
Sheet Number
3.4

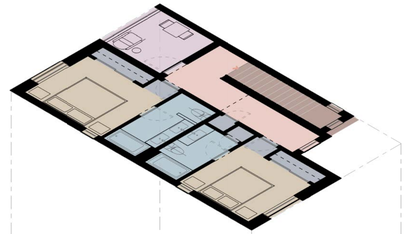
UNIT DIAGRAMS

PROGRAM
- EXTERIOR SPACE
- ENTRANCE / CIRCULATION
- VERTICAL CIRCULATION
- LIVING SPACE
- BEDROOM
- BATHROOM
- STORAGE / UTILITES

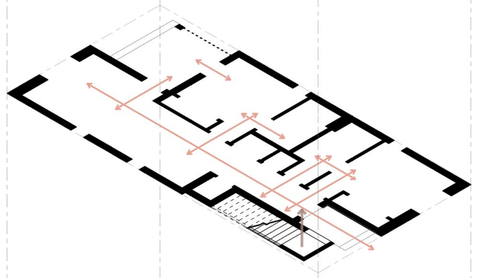


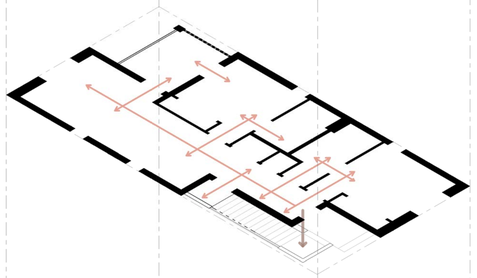


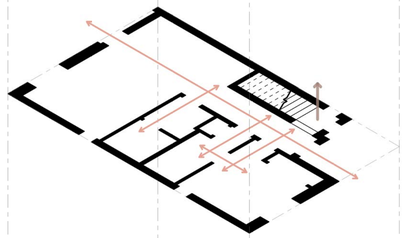


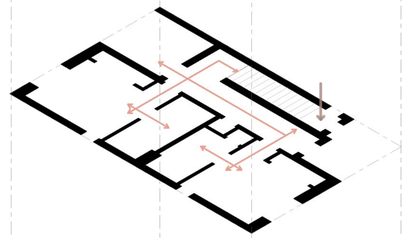


CIRCULATION
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION

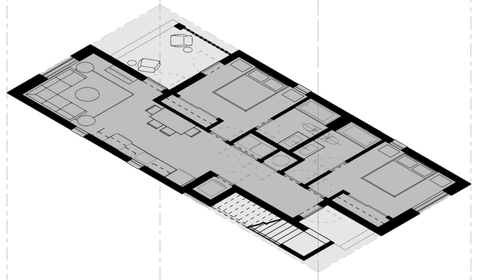


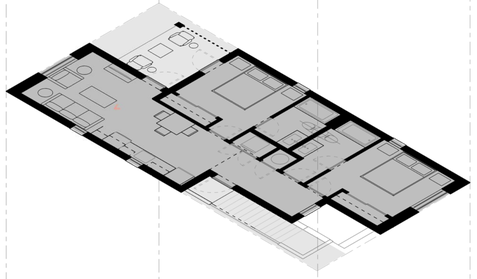


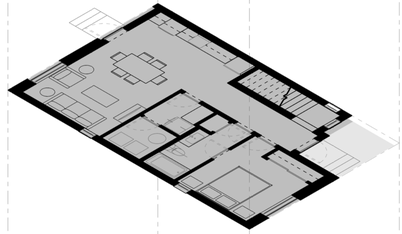


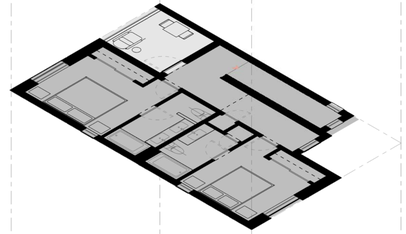


INTERIOR VS. EXTERIOR
- EXTERIOR
- INTERIOR

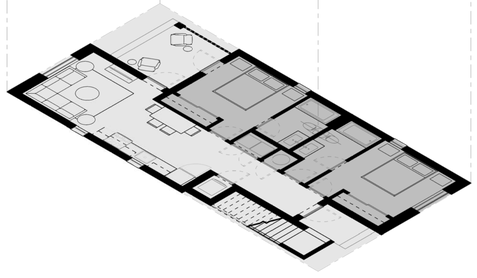


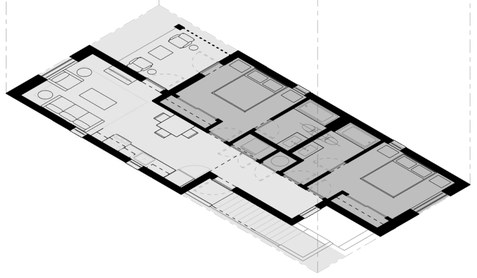


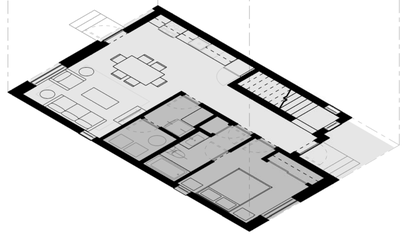


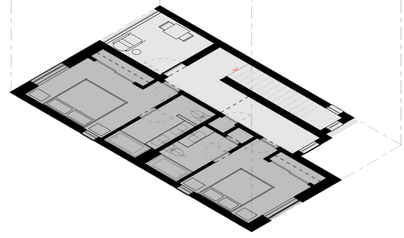


PUBLIC VS. PRIVATE
- PUBLIC
- PRIVATE









2 BEDROOM - LOWER UNIT

2 BEDROOM - UPPER UNIT

3 BEDROOM - FIRST FLOOR

3 BEDROOM - SECOND FLOOR

REMOS

ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

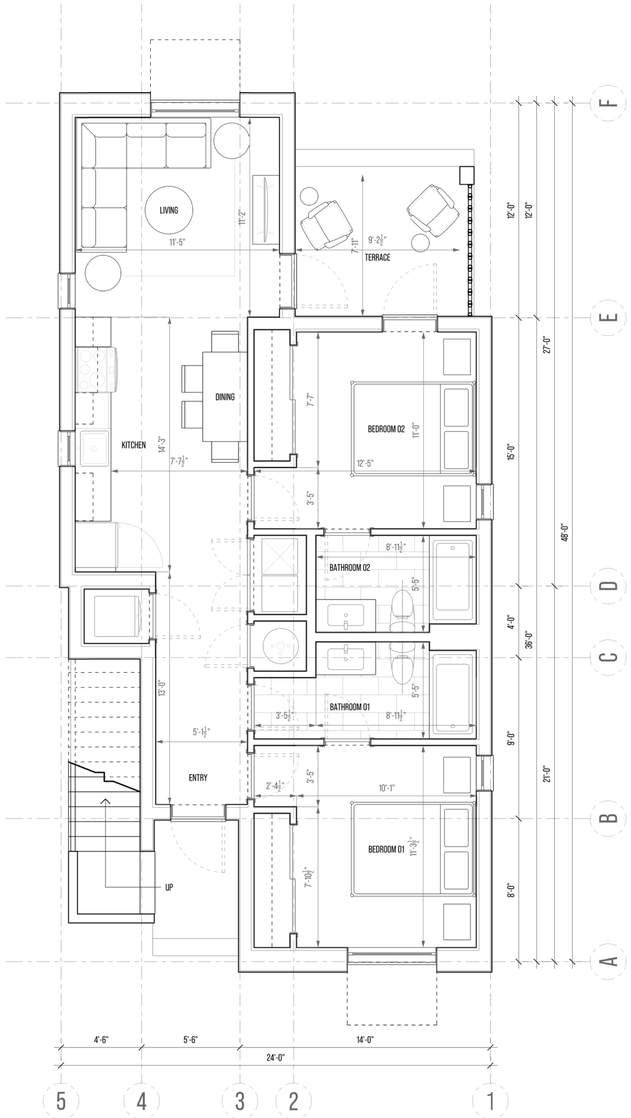
REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

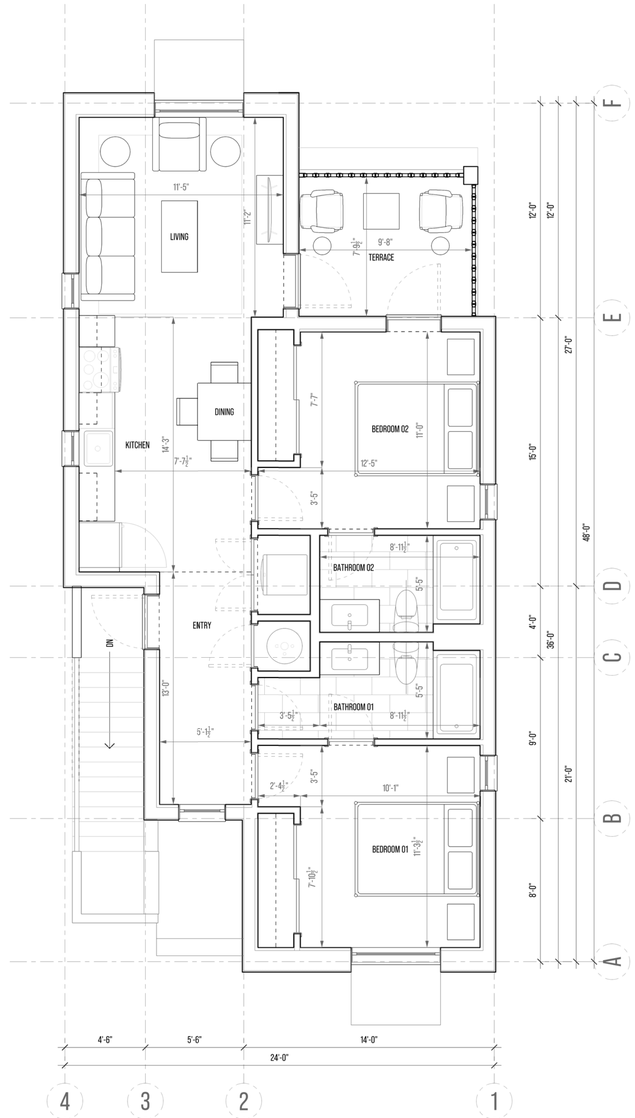
Copyright

Sheet Title
UNIT CONCEPTS

Sheet Number
A-4.0



1 FIRST FLOOR PLAN (LOWER UNIT)
SCALE = 1/4" = 1'



2 SECOND FLOOR PLAN (UPPER UNIT)
SCALE = 1/4" = 1'

REMOS

ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

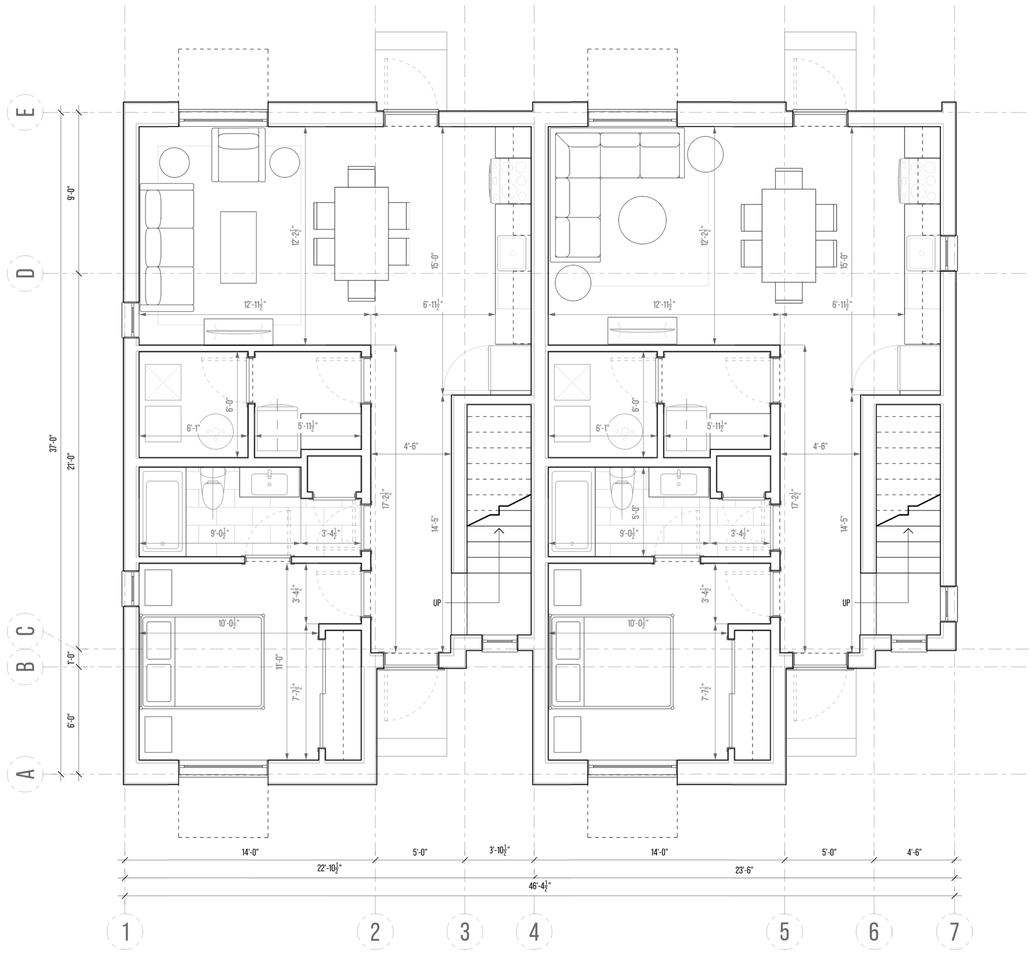
REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

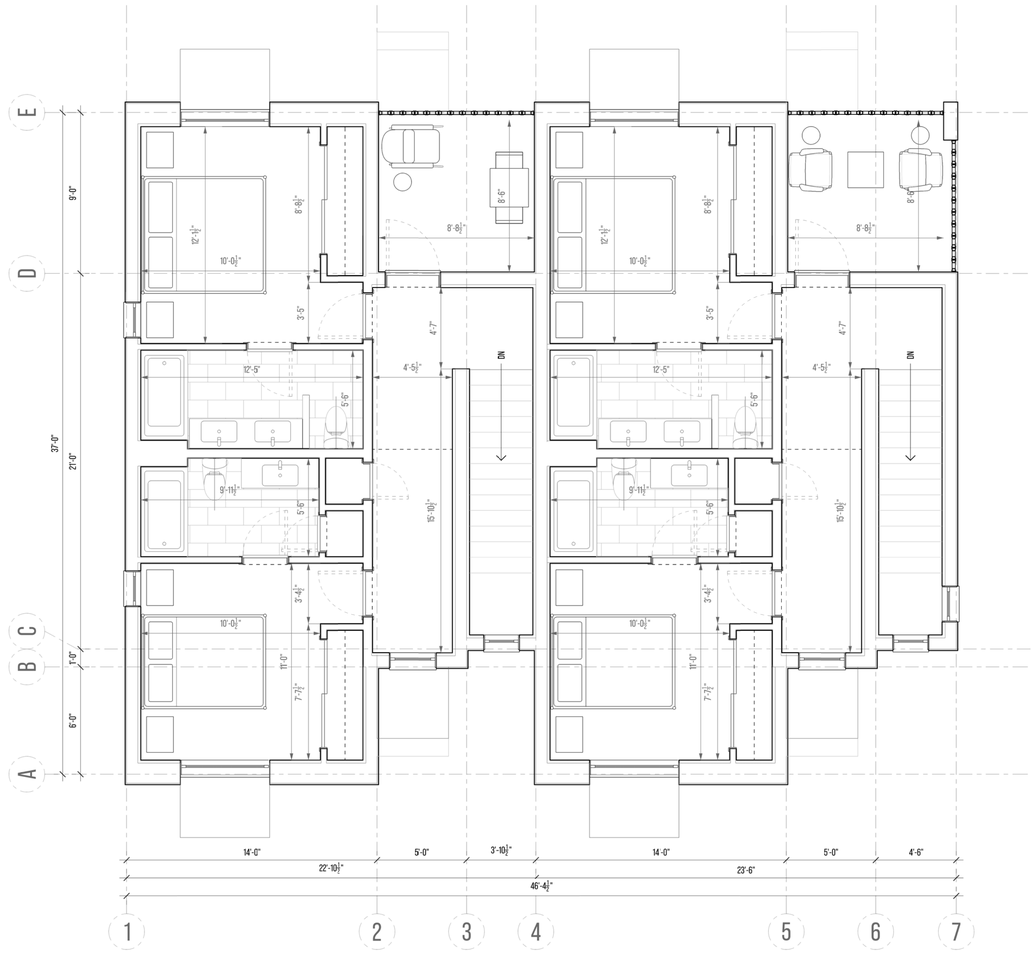
Sheet Title
UNIT TYPE A - FLOOR PLANS

Sheet Number
A-5.0



1 FIRST FLOOR PLAN

SCALE = 1/4" = 1'



2 SECOND FLOOR PLAN

SCALE = 1/4" = 1'

REMOS

ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos R.A. 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title

UNIT TYPE B -
FLOOR PLANS

Sheet Number

A-5.1



1 FIRST FLOOR PLAN (LOWER UNITS)

SCALE = 1/4" = 1'

REMOS

ARCHITECT

ALEJANDRO REMOS R.A.

Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT

Housing Development

Ft. Pierce , FL 34947

Project Designer

Yenor Design Company LLC

Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#PIn
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title

UNIT TYPE C - FLOOR PLANS

Sheet Number

A-5.2



1 SECOND FLOOR PLAN (UPPER UNITS)

SCALE = 1/4" = 1'

REMOS

ARCHITECT

ALEJANDRO REMOS R.A.

Alejandro Remos R.A. 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT

Housing Development

Ft. Pierce , FL 34947

Project Designer

Yenor Design Company LLC

Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

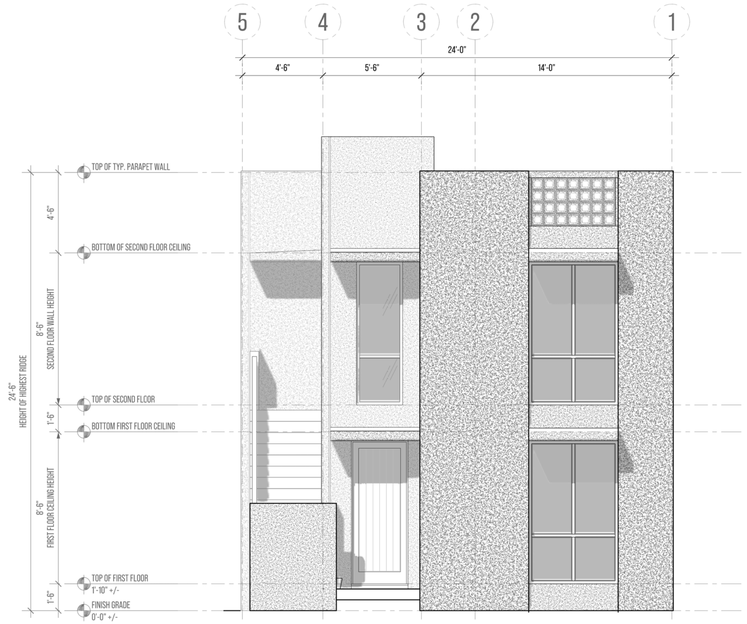
Copyright

Sheet Title

UNIT TYPE C - FLOOR PLANS

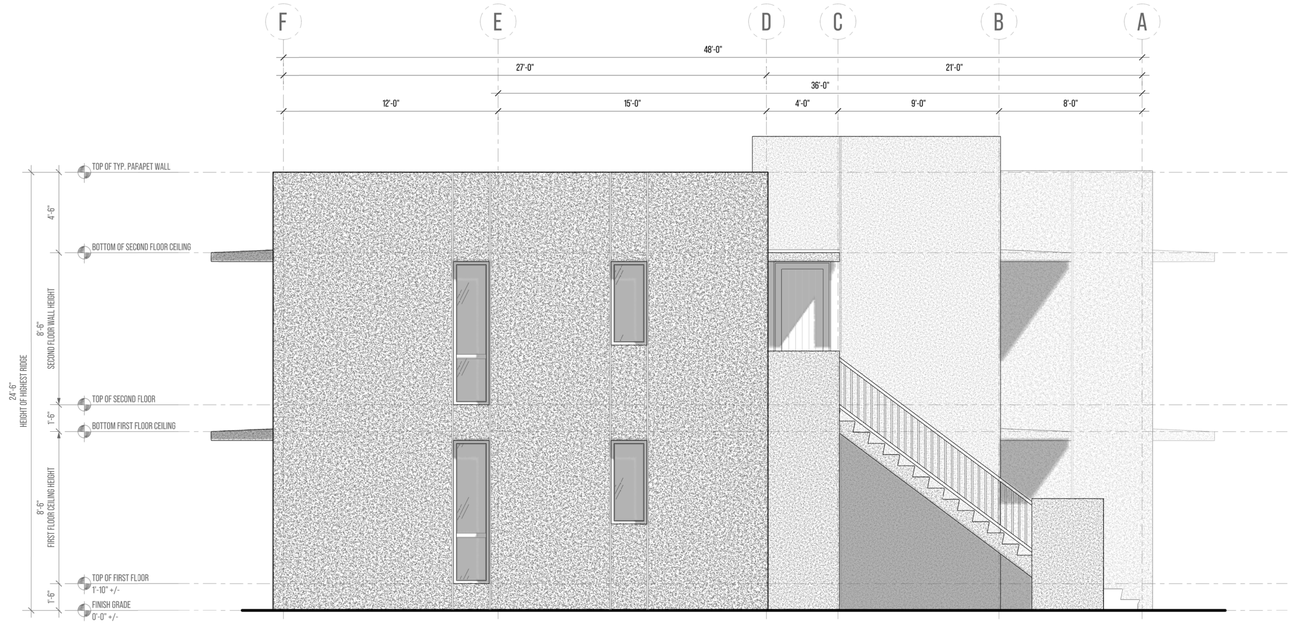
Sheet Number

A-5.3



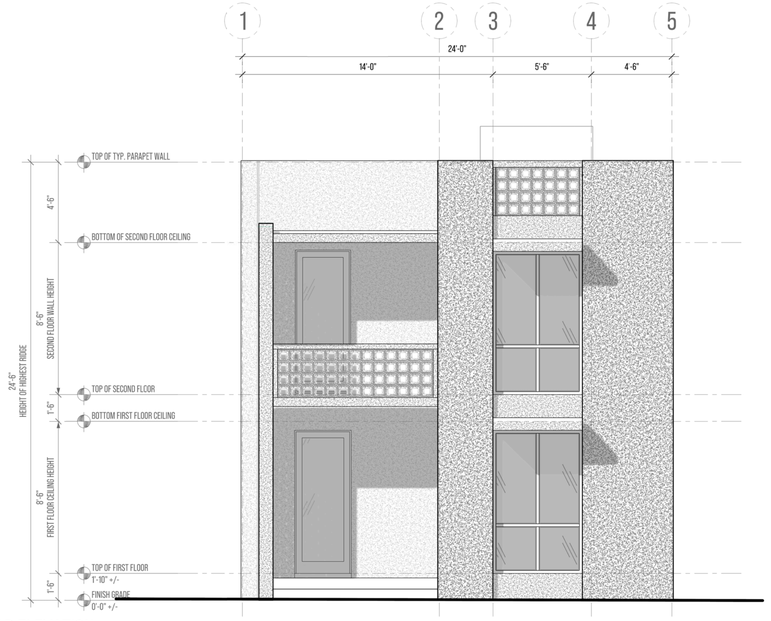
1 FRONT ELEVATION

SCALE = 1/4" = 1'



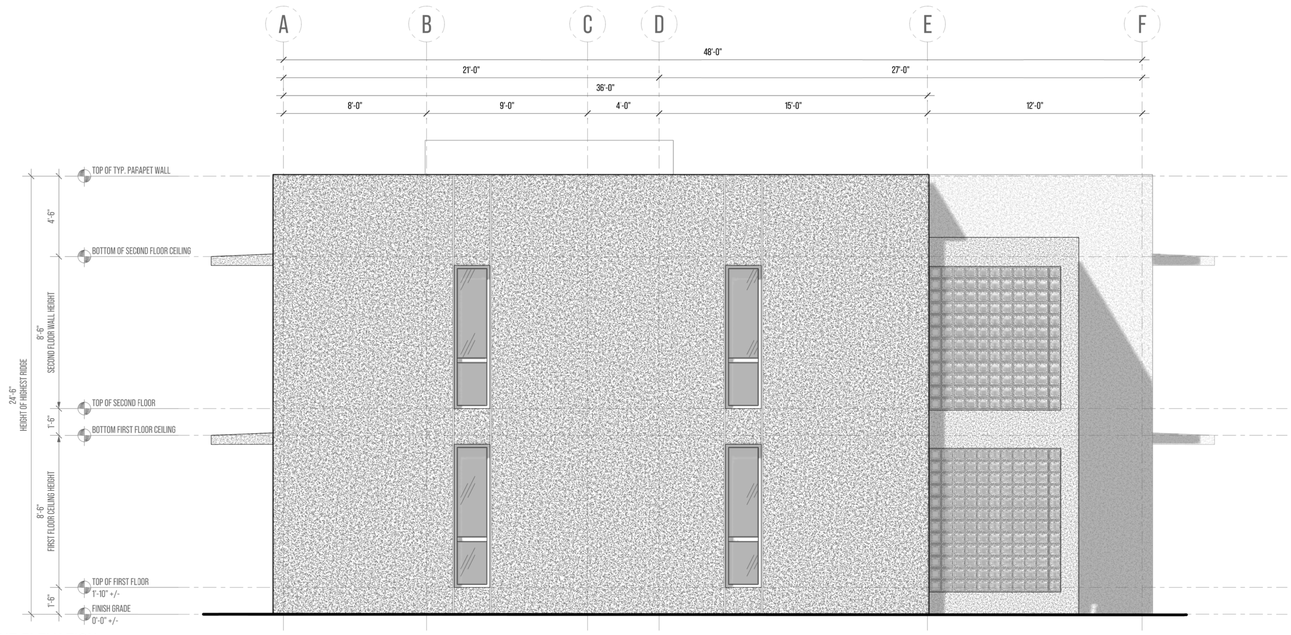
2 LEFT ELEVATION

SCALE = 1/4" = 1'



3 REAR ELEVATION

SCALE = 1/4" = 1'



4 RIGHT ELEVATION

SCALE = 1/4" = 1'

REMOS

ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

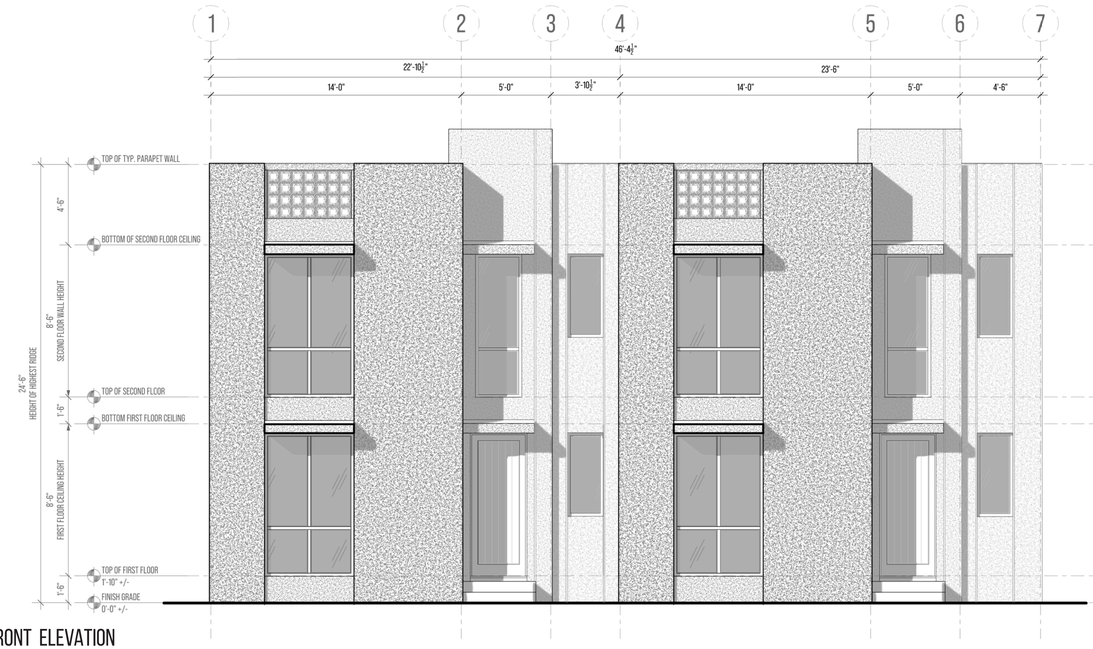
Copyright

Sheet Title

UNIT TYPE A - ELEVATIONS

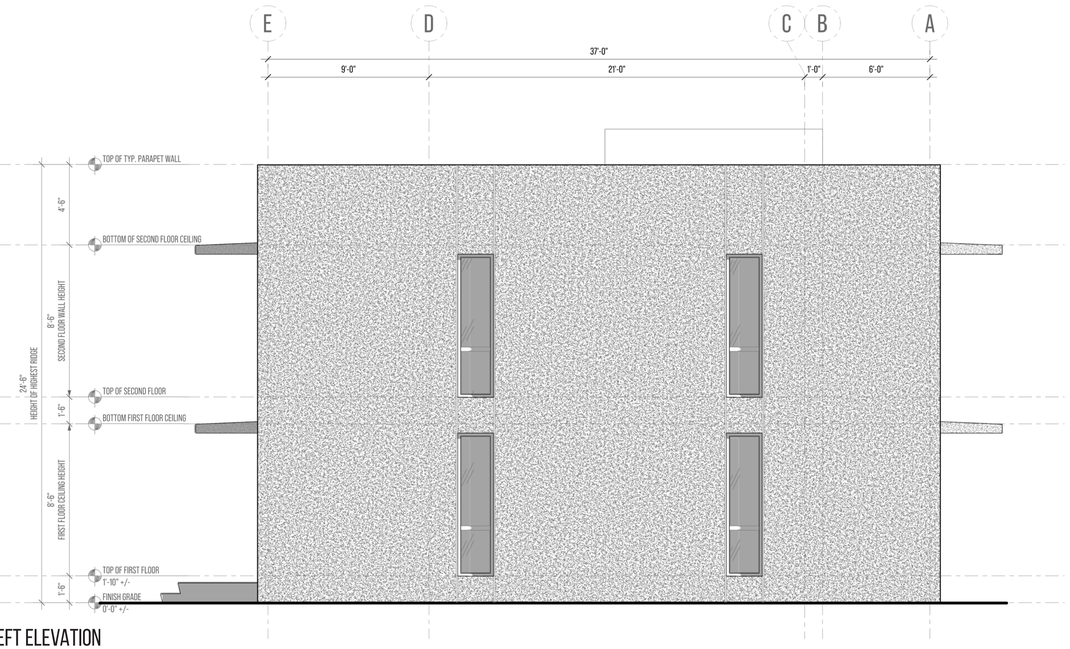
Sheet Number

A-6.0



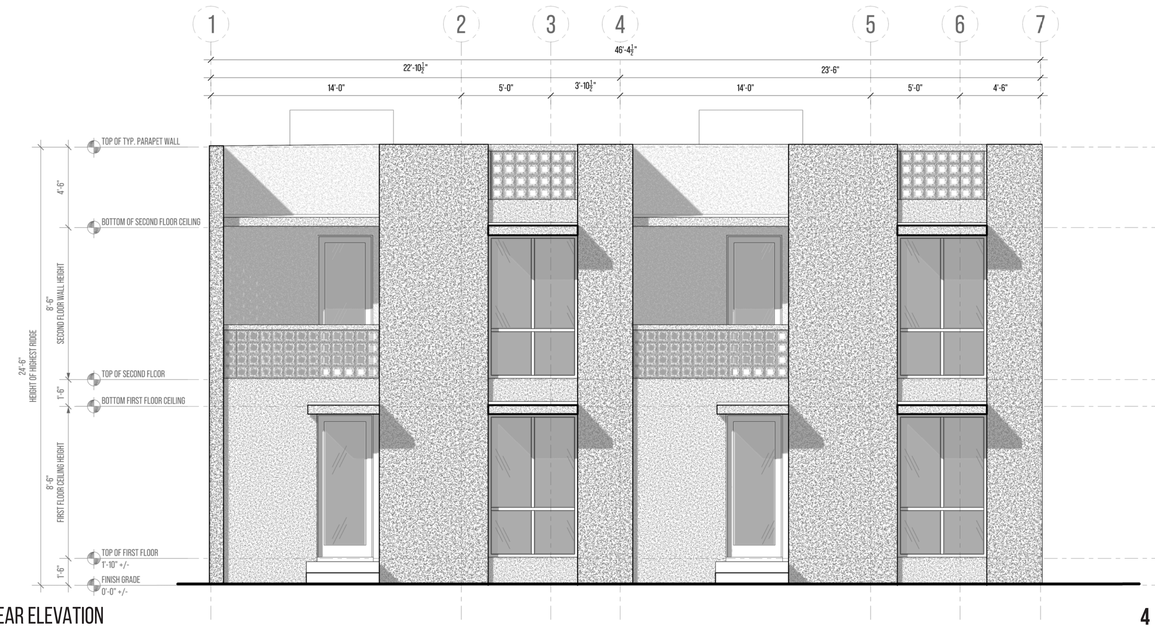
1 FRONT ELEVATION

SCALE = 1/4" = 1'



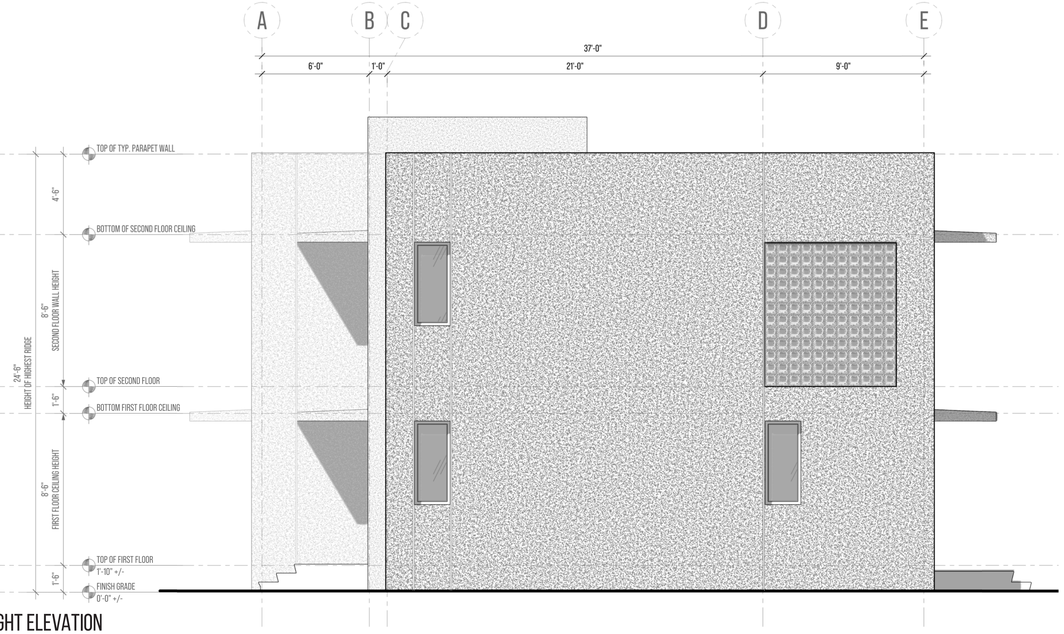
2 LEFT ELEVATION

SCALE = 1/4" = 1'



3 REAR ELEVATION

SCALE = 1/4" = 1'



4 RIGHT ELEVATION

SCALE = 1/4" = 1'

REMOS

ARCHITECT

ALEJANDRO REMOS R.A.

Alejandro Remos R.A. 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT

Housing Development

Ft. Pierce , FL 34947

Project Designer

Yenor Design Company LLC

Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

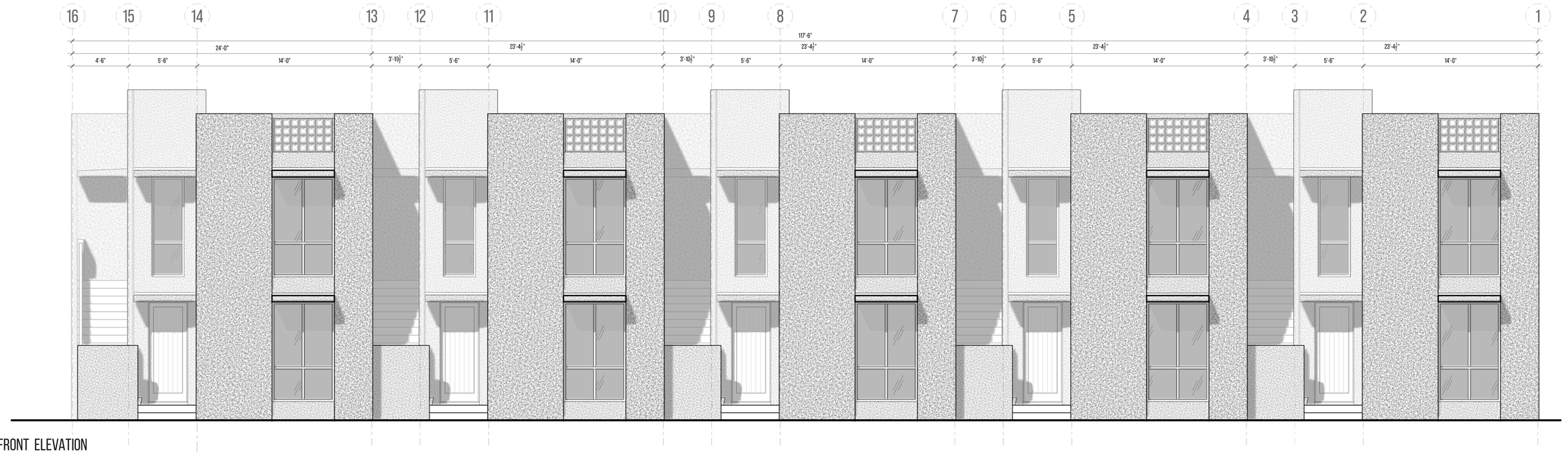
Copyright

Sheet Title

UNIT TYPE B - ELEVATIONS

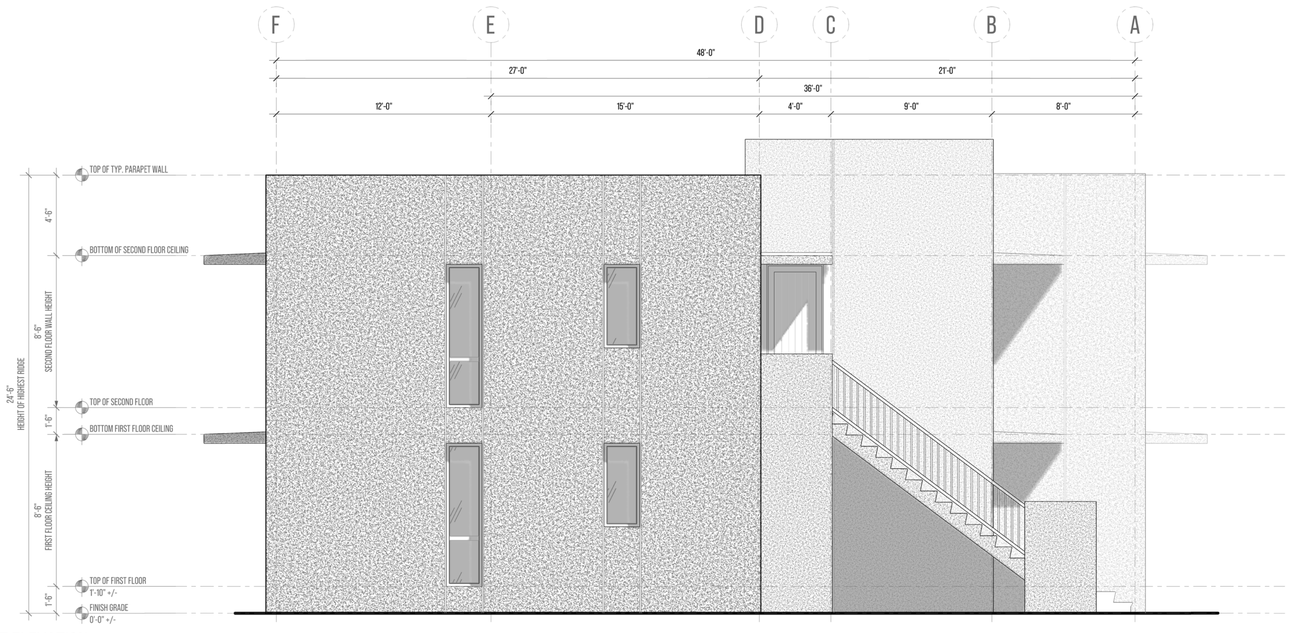
Sheet Number

A-6.1



1 FRONT ELEVATION

SCALE = 1/4" = 1'



2 LEFT ELEVATION

SCALE = 1/4" = 1'

REMOS

ARCHITECT

ALEJANDRO REMOS R.A.

Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT

Housing Development

Ft. Pierce , FL 34947

Project Designer

Yenor Design Company LLC

Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

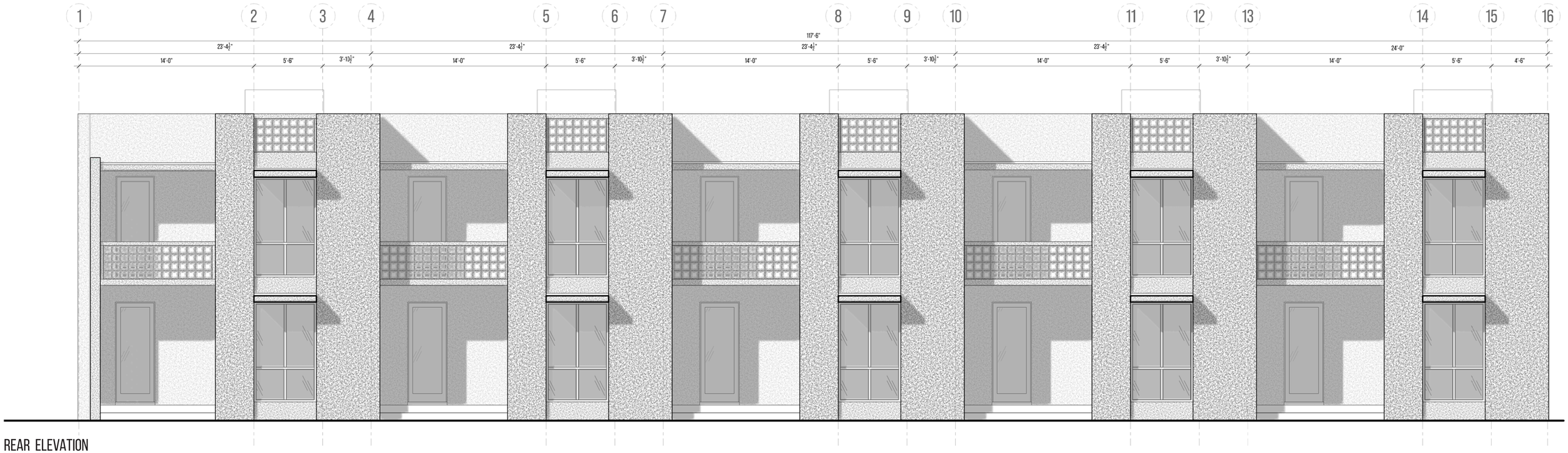
Copyright

Sheet Title

UNIT TYPE C - ELEVATIONS

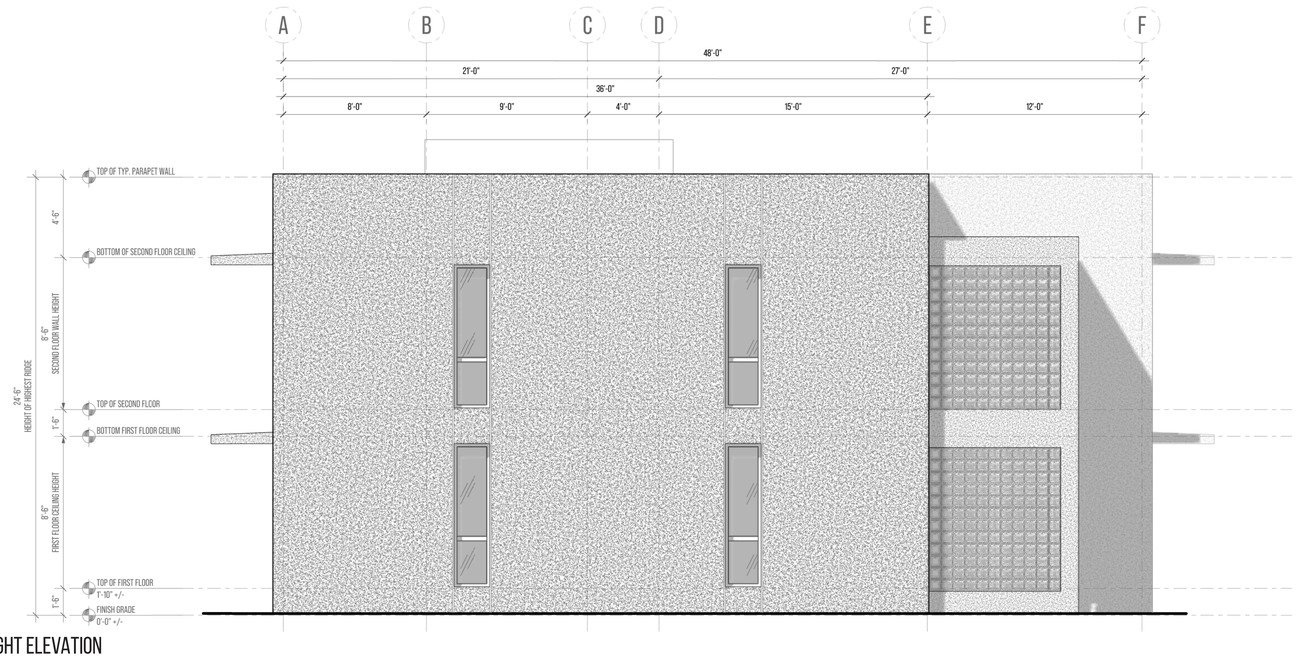
Sheet Number

A-6.2



3 REAR ELEVATION

SCALE = 1/4" = 1'



4 RIGHT ELEVATION

SCALE = 1/4" = 1'

REMOS

ARCHITECT

ALEJANDRO REMOS R.A.

Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT

Housing Development

Ft. Pierce , FL 34947

Project Designer

Yenor Design Company LLC

Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title

UNIT TYPE C - ELEVATIONS

Sheet Number

A-6.3

ARCHITECTURAL PALLETTE

COLOR

1. **Cool Grey Base – Pantone Cool Gray 1 C**

   A pale, silvery-grey with soft blue undertones —comparable to "Pebble Grey" or "Drift." Reflects sunlight and creates a calm, neutral backdrop that pairs well with tropical planting and sky tones.

2. **Accent Blue – Pantone 290 C**

   A light, sky-toned blue often referred to as "Pale Horizon" or "Coastal Blue." Used to highlight architectural features and create contrast while maintaining a light, climate-appropriate palette.

3. **Black Windows and Doors**

   Provides crisp framing to openings and clean visual lines. Enhances the contrast against light-colored facades and reduces the appearance of dirt or discoloration over time.

MATERIAL & TEXTURE

1. **Painted Stucco**

   Smooth, uniform finish with low maintenance requirements. Performs well in humid conditions and contributes to the clarity of the architectural form.

2. **Painted Metal**

   Used at windows and doors for long-term durability in humid, coastal conditions. Offers corrosion resistance and a clean, modern finish that reinforces the palette's contrast and precision.

3. **Painted Precast Brise Blocks**

   Adds texture and shadow to the façade while supporting passive ventilation and filtered privacy. Durable in South Florida's climate and expressive at both the unit and building scale.

ARCHITECTURAL ELEMENTS

1. **Emphasized Entrances**

   Entry points are clearly defined with recessed volumes and changes in material depth, offering a shaded and identifiable threshold for each unit.

2. **Vertically Stacked Openings**

   Reinforce a clean vertical proportion across the building elevation while organizing glazing for balanced daylighting and privacy.

3. **Thickened Walls + Deep Sills**

   Increase façade depth and provide built-in shading to reduce solar heat gain. These elements contribute to the rhythm and relief of the building's exterior.

4. **Eyebrows + Shading Fins**

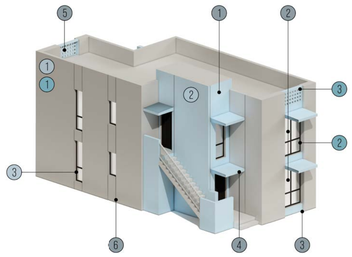
   Simple fixed overhangs that reduce direct sun exposure on windows and contribute to passive cooling and façade articulation.

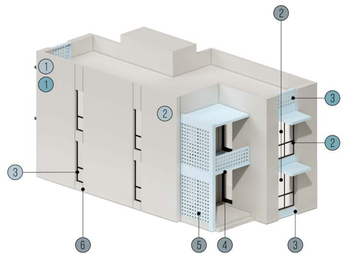
5. **Brise Blocks (at Railings + Screens)**

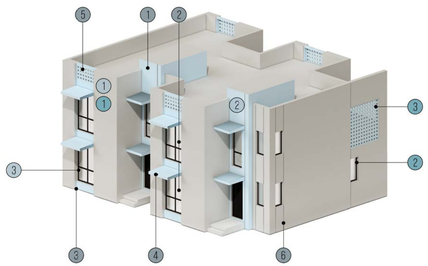
   Multi-functional screen element used for balcony enclosures and rooftop guardrails. Allows for airflow, light diffusion, and privacy while tying into the broader material language.

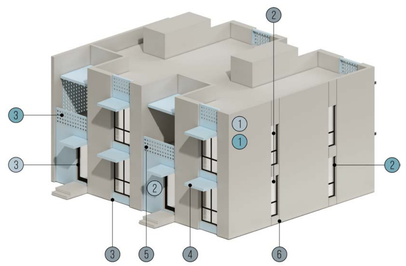
6. **Vertical Stucco Joints**

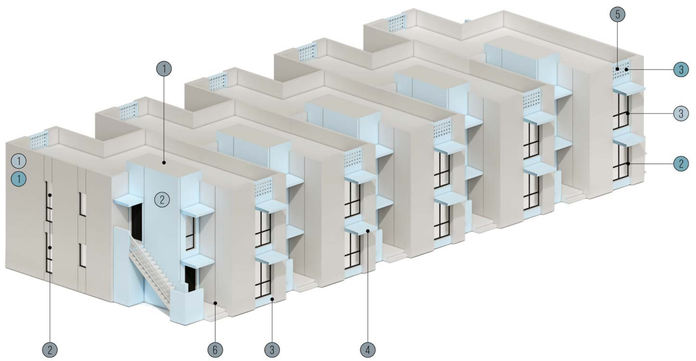
   Subtle lines that reinforce verticality and articulate the façade while providing necessary movement control in the exterior skin.

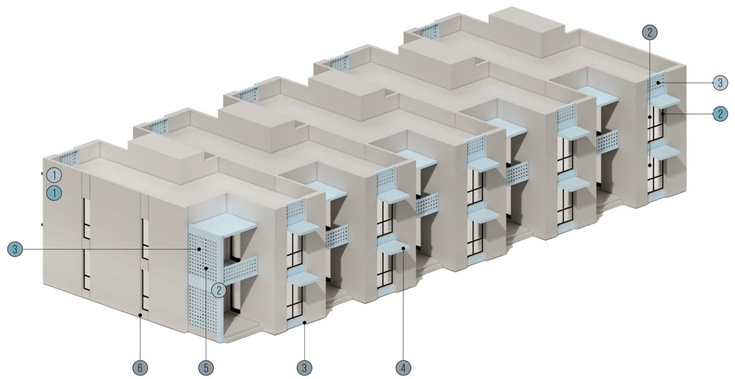












SWATCHES & REFERENCES

Pantone Cool Grey 1C

Pantone 290C



Painted Stucco



Painted Black Metal



Brise Block

LOCAL PRECEDENTS



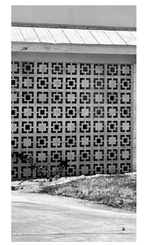
















ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

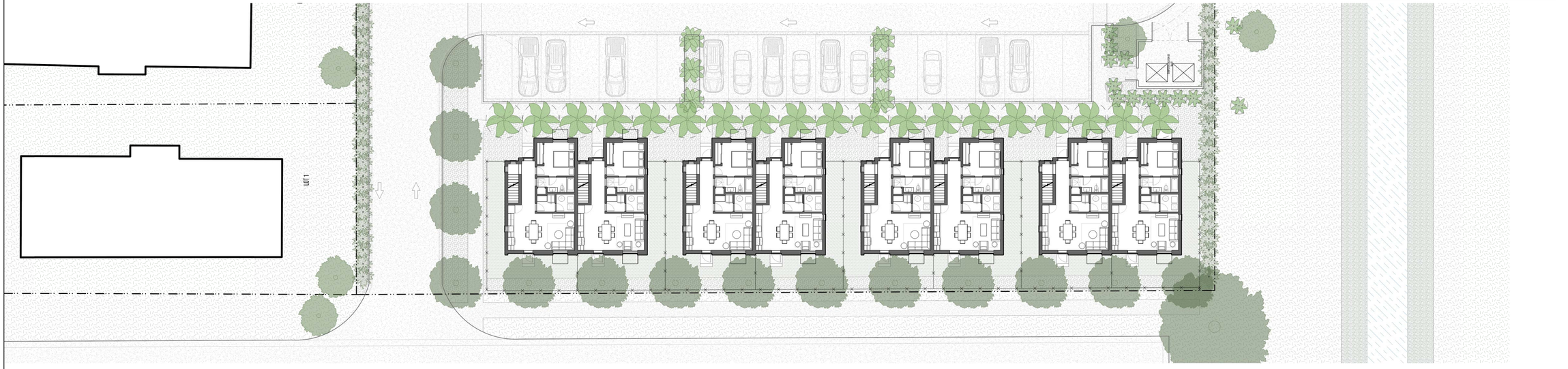
Sheet Title
MATERIALS & COLORS

Sheet Number
A-7.0



AVENUE D STREET ELEVATION

0' 16' 32' 64'





AVENUE E STREET ELEVATION

0' 16' 32' 64'

REMOS
ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos R.A. 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title
STREET ELEVATIONS

Sheet Number
A-8.0



SITE CROSS SECTINO 01

0' 8' 16' 32'



SITE CROSS SECTION 02

0' 8' 16' 32'

REMOS

ARCHITECT

ALEJANDRO REMOS R.A.

Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT

Housing Development

Ft. Pierce , FL 34947

Project Designer

Yenor Design Company LLC

Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title

SITE CROSS SECTIONS

Sheet Number

A-9.0



VIEW FROM ONE-WAY PARKING AREA, FRONT VIEW OF UNIT TYPE C, FACING EAST



INTERIOR COURTYARD VIEW 02



INTERIOR COURTYARD VIEW 03



VIEW FROM PARKING AREA, FRONT OF UNIT TYPE A, B, C, FACING SOUTH



SITE LONGITUDINAL SECTION 01

0' 20' 40' 80'



SITE LONGITUDINAL SECTION 02

0' 20' 40' 80'

REMOS

ARCHITECT

ALEJANDRO REMOS R.A.

Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT

Housing Development

Ft. Pierce , FL 34947

Project Designer

Yenor Design Company LLC

Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title

SITE LONGITUDINAL SECTIONS

Sheet Number

A-9.1

Yenor Design Company LLC
54 Old South Rd, Nantucket,
MA 02554
T: (646) 670-7188
Principal: Reid Yenor

WESTLINE HOUSING DEVELOPMENT - PROJECT NARRATIVE

This project begins with a foundational belief: vacant land represents an opportunity—not to overwrite a site, but to shape it intentionally around the lives it will serve and the climate it will endure. In Fort Pierce's western neighborhoods, where street design and land use have long prioritized vehicular access, we saw an opportunity to re-center the public realm around people and landscape. The proposed development organizes space not as a sequence of private driveways and disconnected structures, but as a cohesive neighborhood centered around walkability, resilience, and human comfort.

At the site planning level, circulation is restructured to limit curb cuts and disperse parking along the perimeter. This allows the heart of the site to remain uninterrupted—reserved for shaded pedestrian pathways and shared green space rather than vehicle corridors. The central open space becomes more than just a buffer; it becomes the social and ecological anchor of the project. Shade trees, layered planting, and vegetative groundcover are used not only for comfort but for long-term environmental benefit—cooling surfaces, absorbing runoff, and softening the experience of density.

Architecturally, the design draws inspiration from the city's Masonry Modern guidelines, while applying those principles with clarity and restraint. The buildings are defined by clean volumes, vertically oriented openings, and flat rooflines wrapped in parapets. Massing is gently manipulated to break from the repetition typical of affordable housing. Planes are pushed, corners opened, and entries recessed—each move offering a more comfortable relationship between inside and out. These moments of relief are calibrated to Florida's climate: shaded balconies, deep window reveals, and articulated entries are not just aesthetic features, but passive design strategies that provide thermal comfort and architectural character.

Material selections further this approach. The palette is minimal and regionally responsive—light stucco surfaces that reduce heat absorption, black-framed openings that accentuate vertical rhythm, and breezeblock elements that offer ventilation and screening. These choices aim to elevate the architecture without adding complexity or cost, reinforcing a design ethos that is honest, adaptable, and durable over time.

By emphasizing architectural clarity, walkable site organization, and a thoughtful planting agenda, the project seeks to offer more than just increased density. It offers a livable, legible neighborhood—one that is shaped by climate, grounded in context, and built to last. This is a vision for housing that is resilient, refined, and rooted in the everyday experience of those who will call it home.

SITE PLAN - GRAPHIC





VIEW FROM INTIERIOR GREENSPACE, REAR VIEW OF UNIT TYPE A,B, & C, FACING SOUTH

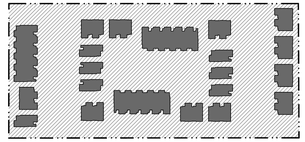


VIEW FROM PARKING AREA, FRONT OF UNIT TYPE A, FACING SOUTH



VIEW FROM INTERIOR GREENSPACE, FRONT OF UNIT TYPE B AND REAR OF UNIT TYPE A. FACING NORTH

SITE PLAN DIAGRAMS



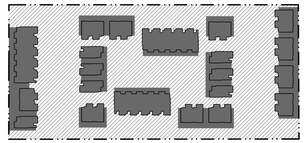
LOT COVERAGE

LOT AREA = 170,964.2 SQ.FT.
TOTAL ALLOWABLE = 68,385 SQ.FT.
COVERED LOT AREA = 41,338 SQ.FT.
UNCOVERED LOT AREA = 129,784 SQ.FT.



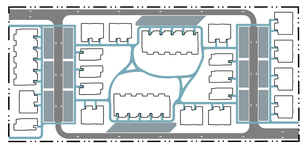
OPEN SPACE

LOT AREA = 170,964.2 SQ.FT.
MINIMUM REQUIRED = 34,192.82 SQ.FT.
OPEN SPACE = 63,175 SQ.FT.
IMPERVIOUS AREA = 107,945.2 SQ.FT.



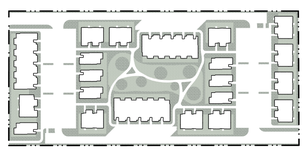
PUBLIC VS. PRIVATE

PRIVATE ZONES
PUBLIC ZONES



MOBILITY

VEHICULAR NETWORK
PARKING
PEDESTRIAN NETWORK



GREEN INFRASTRUCTURE ZONES

HIGH CANOPY ZONES :
PRIMARY USES: SHADE, STORMWATER & RUNOFF ABSORBOTION / MANAGEMENT, BUFFER/PRIVACY SCREENING

LOW CANOPY ZONES
PRIMARY USES: COMMUNITY OPEN SPACES, GREENWAYS, GARDEN/AGRICULTURAL ZONES,STORMWATER OVERFLOW

REMOS

ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos R.A. 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

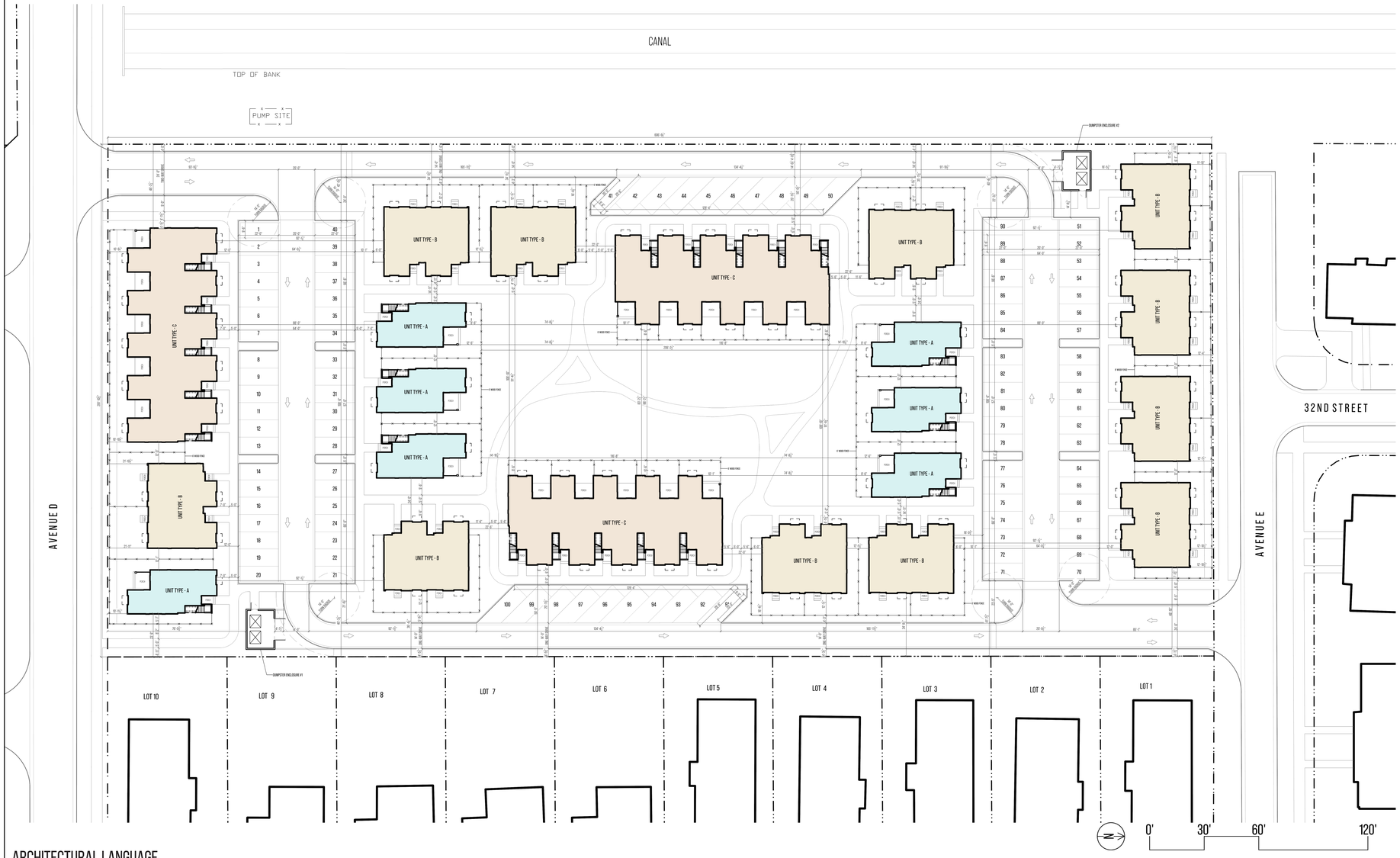
Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

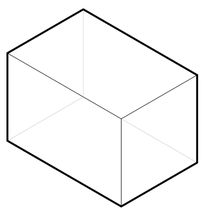
Sheet Title
Site Plan - Graphic

Sheet Number
A-3.0

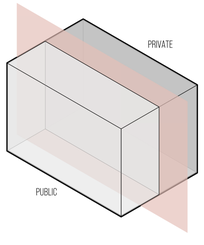
SITE PLAN - ARCHITECTURAL



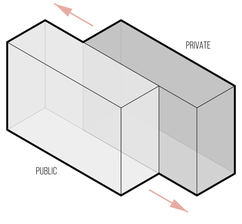
ARCHITECTURAL LANGUAGE



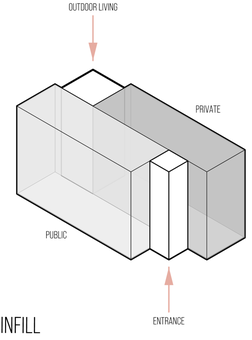
STANDARD BOX



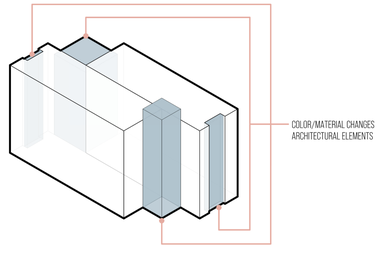
DIVIDE



SHEER



INFILL

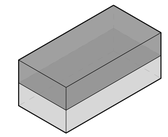


EMPHASIZE

ARCHITECTURAL TYPOLOGIES

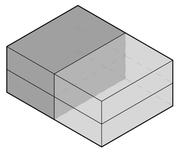
QTY. TYPE

7 UNIT TYPE A
2 BEDROOM STACKED DUPLEX



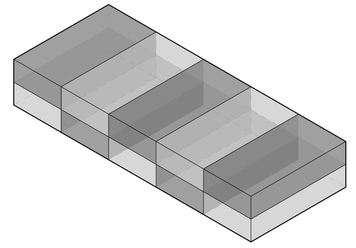
GROUND COVER = 898 SQ.FT.±
GROSS LIVING SPACE = 1,780 SQ.FT. ±
LIVING SPACE/UNIT = 890 SQ.FT. ±
UNITS/BUILDING = 2

11 UNIT TYPE B
3 BEDROOM SIDE-BY-SIDE DUPLEX



GROUND COVER = 1,605 SQ.FT.±
GROSS LIVING SPACE = 2,912 SQ.FT. ±
LIVING SPACE/UNIT = 1,456 SQ.FT. ±
UNITS/BUILDING = 2

3 UNIT TYPE C
2 BEDROOM STACKED TOWNHOMES



GROUND COVER = 4,448 SQ.FT.±
LIVING SPACE = 8,817 SQ.FT. ±
LIVING SPACE/UNIT = 890 SQ.FT. ±
UNITS/BUILDING = 10

REMOS
ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

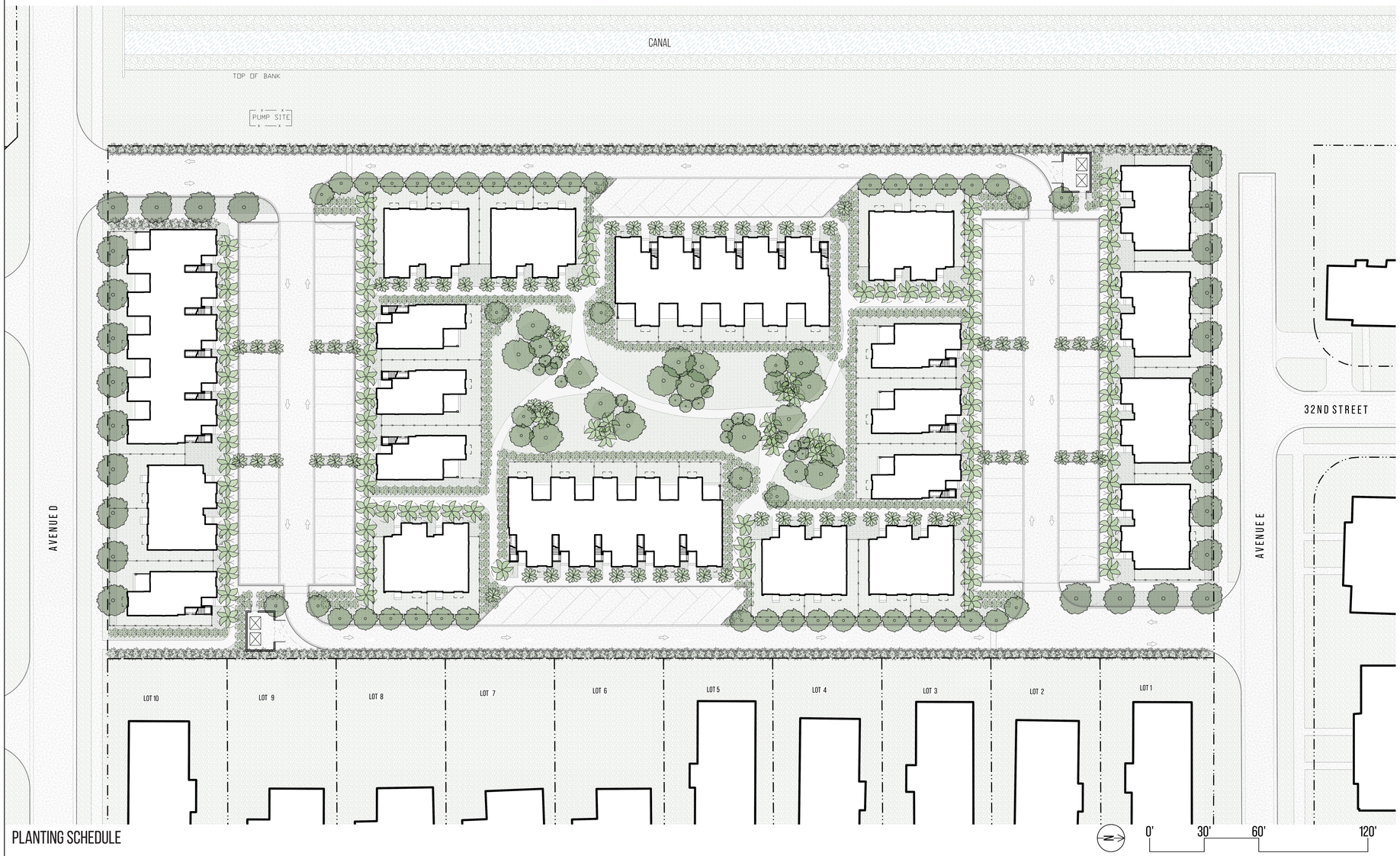
Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title
Site Plan Architectural

Sheet Number
3.4

LANDSCAPE PLAN



LEGEND

OVERSTORY SHADE TREES
Overstory Shade Trees – including Live Oak, Wild Tamarind, and Pink Trumpet Tree for canopy formation, heat mitigation, and scale.

STRUCTURAL PALMS
Structural Palms – such as Royal, Alexander, and Sabal Palms to introduce vertical structure and tropical form.

SUBCANOPY + ACCENT PALMS
Subcanopy and Accent Palms – including Thatch and Saw Palmetto for layered planting, screening, and native texture.

GROUNDCOVER + UNDERSTORY PLANTS
Groundcovers and Understory Plants – such as Coontie, Dwarf Cocoplum, and ferns to enrich soil coverage and support shaded zones.

STORMWATER + BIOSWALE PLANTINGS
Stormwater and Bioswale Species – including Muhly Grass, Pickerelweed, and Sand Cordgrass for water management and resilience.

MANAGED TURF / GRASSLANDS
Open lawn areas for recreation, gathering, and general use.

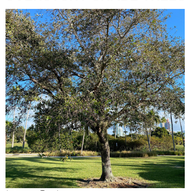
PLANTING ZONES
Planted areas for water retention, filtration, and flood mitigation.

LANDSCAPE DESIGN INTENT

The landscape strategy builds on the site's unique potential to introduce a layered, resilient, and ecologically productive open space network. Shade trees and structured palms define the major pedestrian corridors, enhancing walkability and comfort in a climate where sun exposure is significant. Subcanopy palms and native groundcovers soften building edges and frame communal thresholds, while turf areas provide flexible, inhabitable greens for everyday use. Planted stormwater zones and bioswales are integrated throughout to slow runoff, filter stormwater, and support long-term climate resilience. Together, these systems work to create a low-maintenance, highly functional landscape that reinforces the pedestrian-oriented framework established by the site plan.

PLANTING SCHEDULE

OVERSTORY SHADE TREES


Live Oak


Wild Tamarind


Paradise Tree


Black Olive

STRUCTURAL PALMS


Sabal Palm


Alexander Palm


Paurotis Palm

SUBCANOPY + ACCENT PALMS


Thatch Palm


Saw Palmetto


Bamboo Palm

GROUNDCOVER + UNDERSTORY PLANTS


Boston Fern


Cocoplum


Coontie


Mondo Grass

STORMWATER + BIOSWALE PLANTS


Sand Cardgrass


Dixie Iris


Rattlesnake Master

REMOS

ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

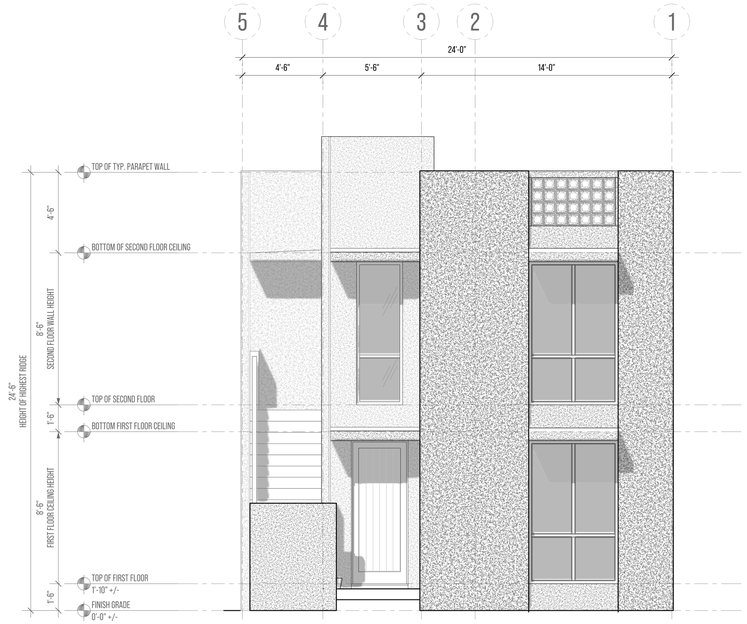
REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

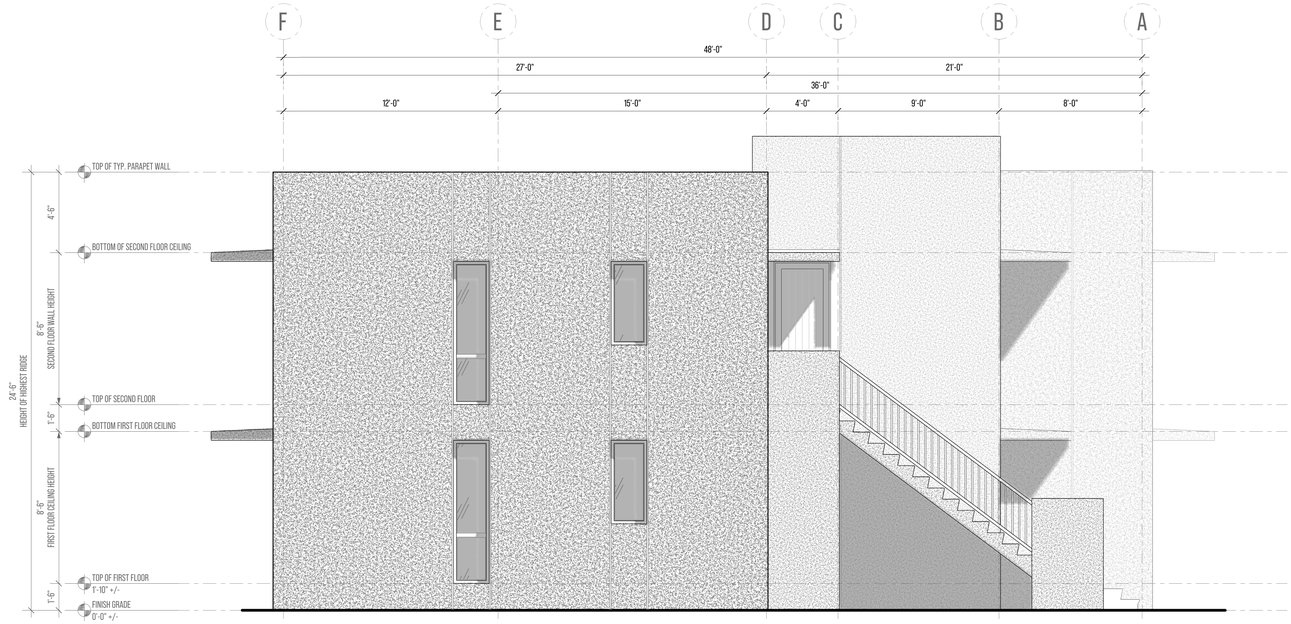
Sheet Title
Site Plan - Landscape

Sheet Number
A-3.1



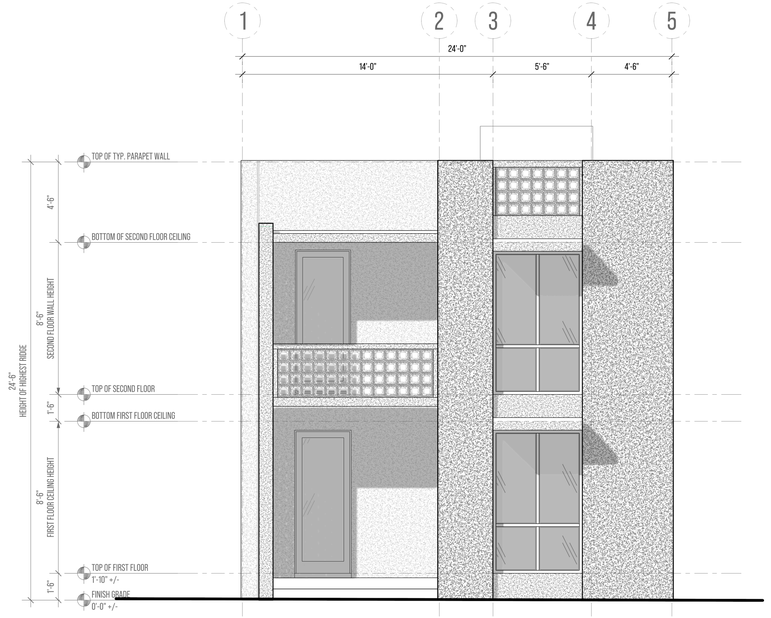
1 FRONT ELEVATION

SCALE = 1/4" = 1'



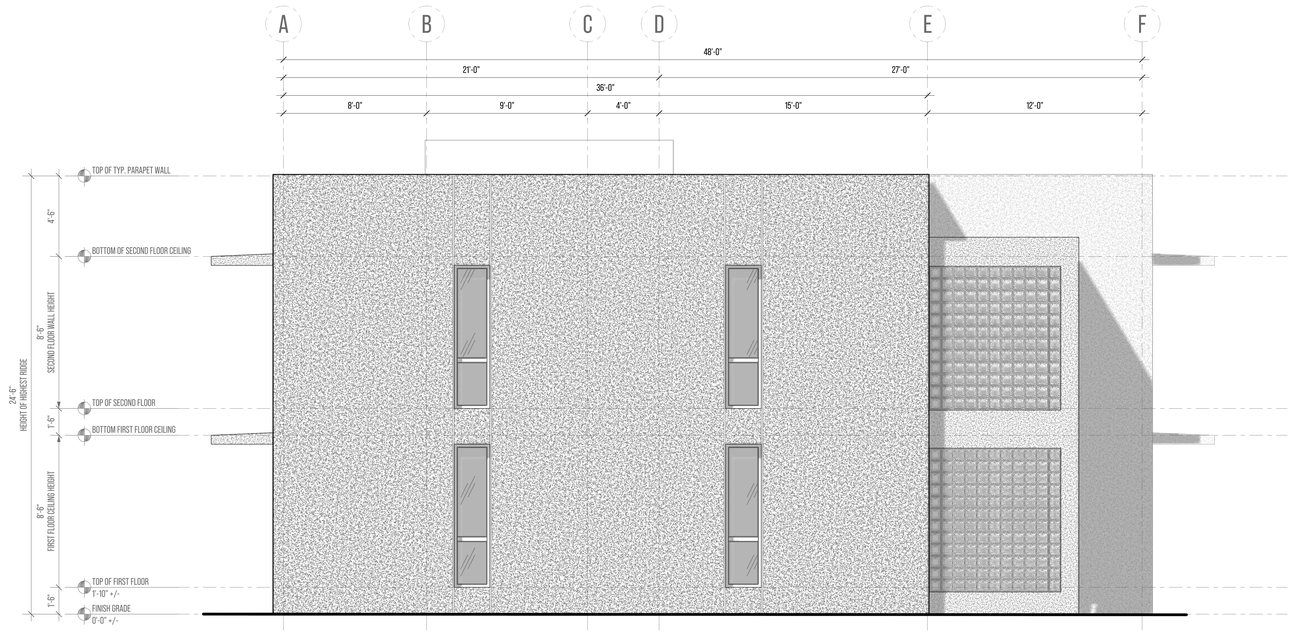
2 LEFT ELEVATION

SCALE = 1/4" = 1'



3 REAR ELEVATION

SCALE = 1/4" = 1'



4 RIGHT ELEVATION

SCALE = 1/4" = 1'

REMOS

ARCHITECT

ALEJANDRO REMOS R.A.

Alejandro Remos R.A. 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT

Housing Development

Ft. Pierce , FL 34947

Project Designer

Yenor Design Company LLC

Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

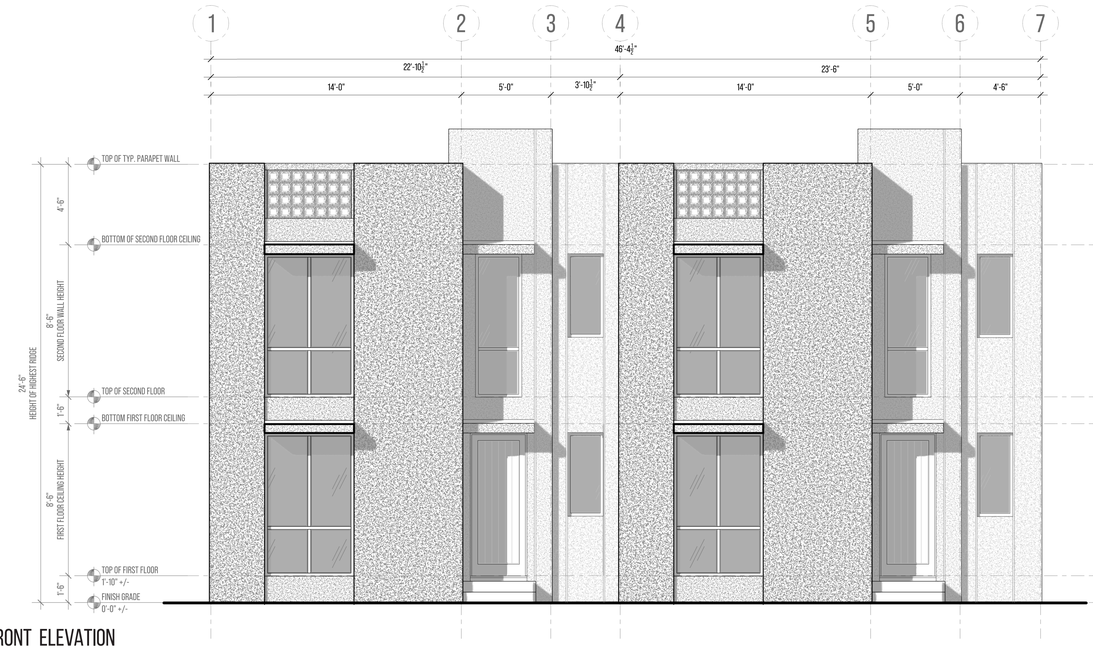
Copyright

Sheet Title

UNIT TYPE A - ELEVATIONS

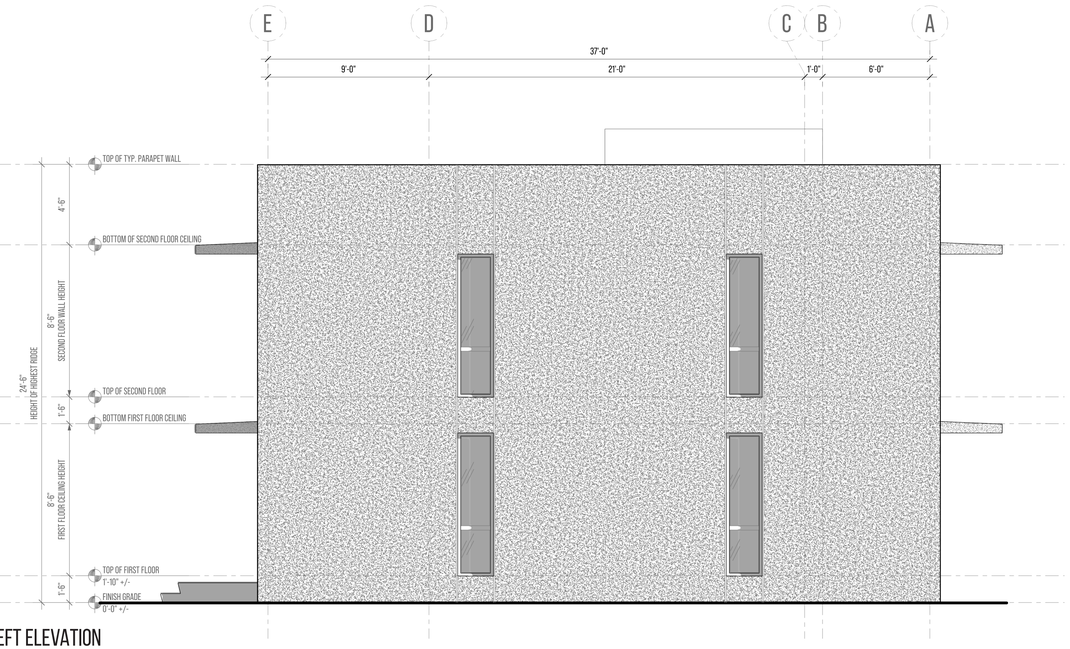
Sheet Number

A-6.0



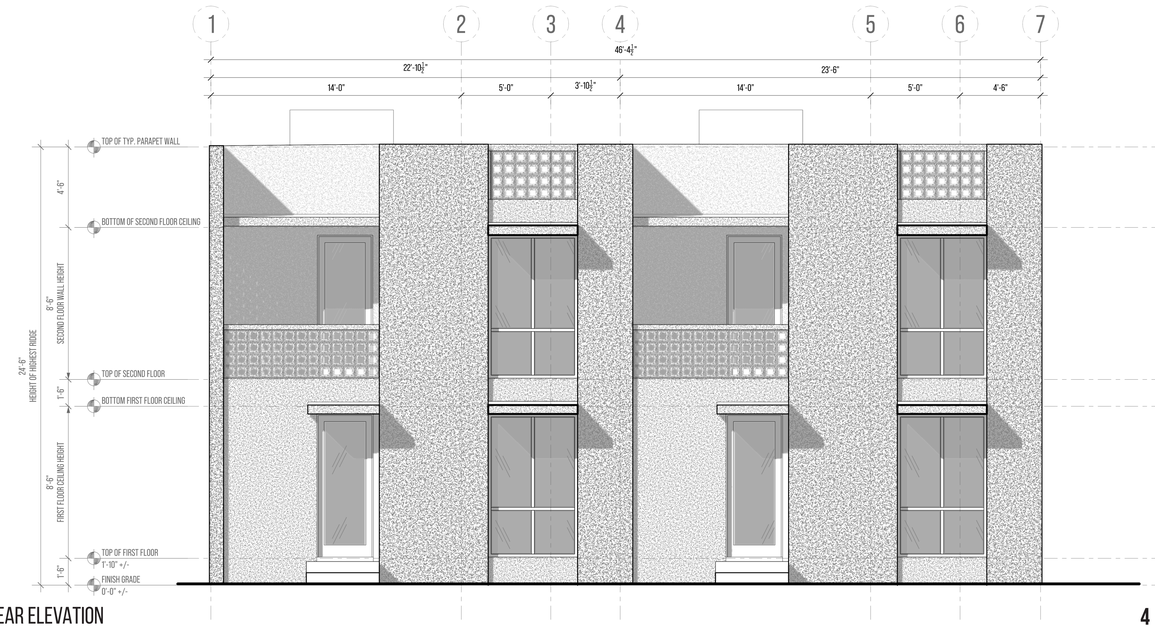
1 FRONT ELEVATION

SCALE = 1/4" = 1'



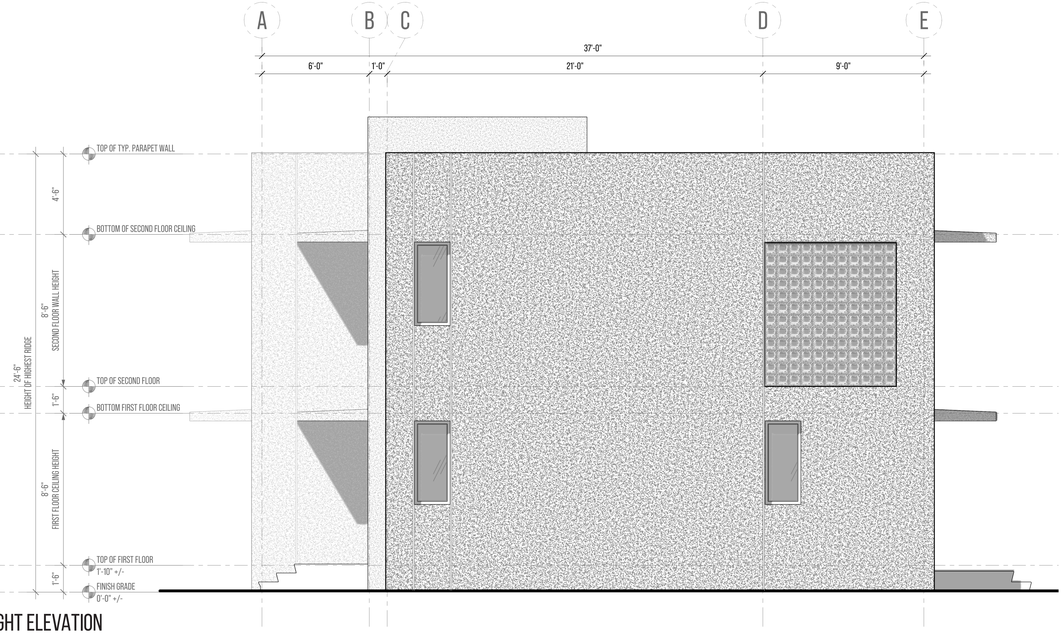
2 LEFT ELEVATION

SCALE = 1/4" = 1'



3 REAR ELEVATION

SCALE = 1/4" = 1'



4 RIGHT ELEVATION

SCALE = 1/4" = 1'

REMOS

ARCHITECT

ALEJANDRO REMOS R.A.

Alejandro Remos R.A. 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT

Housing Development

Ft. Pierce , FL 34947

Project Designer

Yenor Design Company LLC

Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

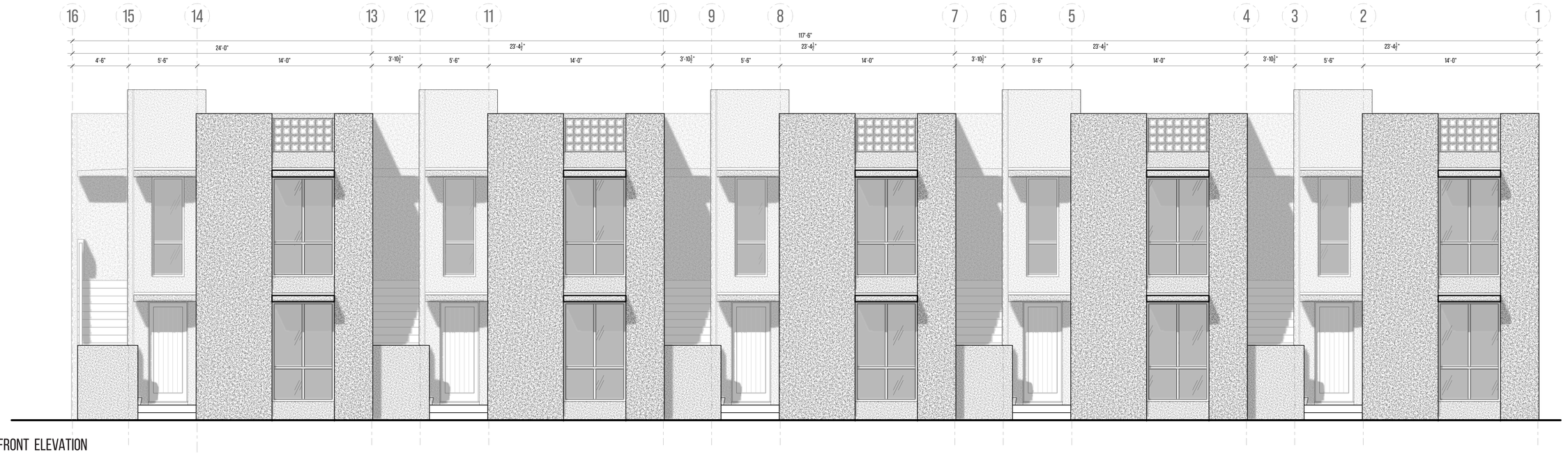
Copyright

Sheet Title

UNIT TYPE B - ELEVATIONS

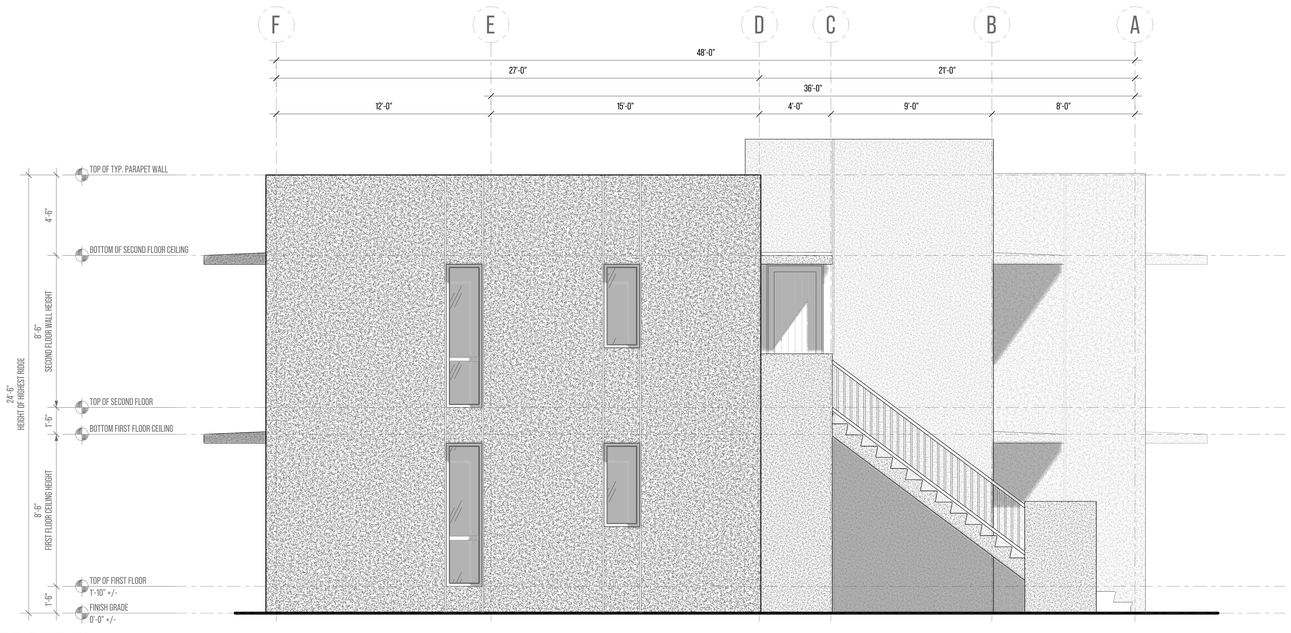
Sheet Number

A-6.1



1 FRONT ELEVATION

SCALE = 1/4" = 1'



2 LEFT ELEVATION

SCALE = 1/4" = 1'

REMOS

ARCHITECT

ALEJANDRO REMOS R.A.

Alejandro Remos R.A. 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT

Housing Development

Ft. Pierce , FL 34947

Project Designer

Yenor Design Company LLC

Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

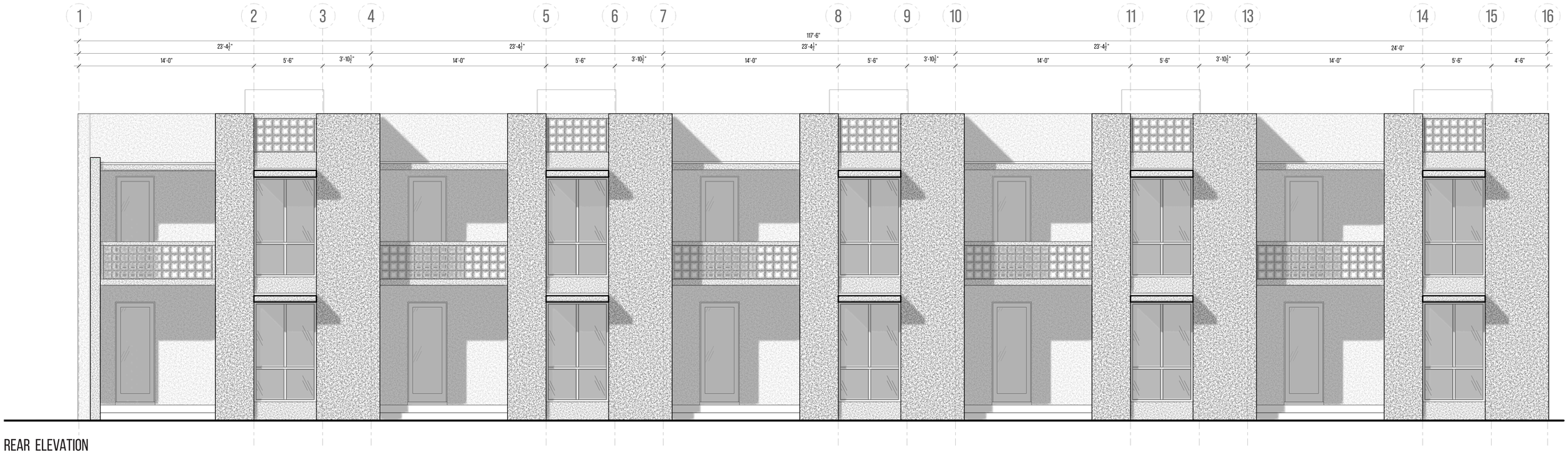
Copyright

Sheet Title

UNIT TYPE C - ELEVATIONS

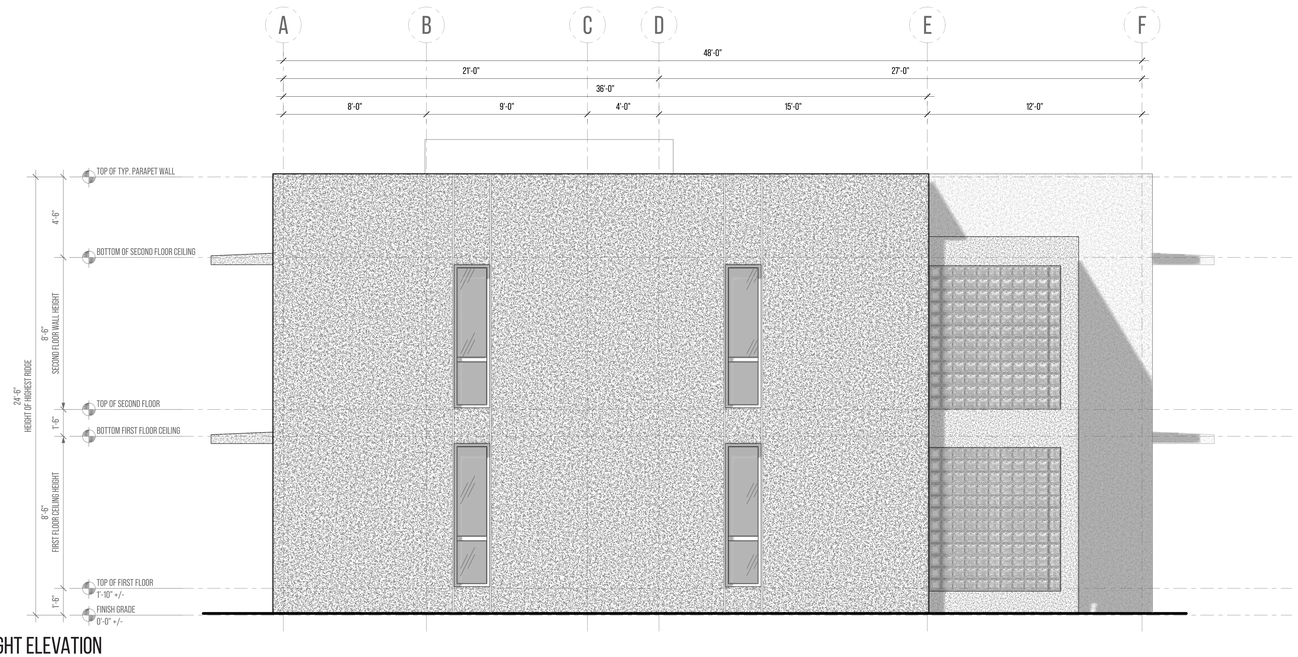
Sheet Number

A-6.2



3 REAR ELEVATION

SCALE = 1/4" = 1'



4 RIGHT ELEVATION

SCALE = 1/4" = 1'

REMOS

ARCHITECT

ALEJANDRO REMOS R.A.

Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT

Housing Development

Ft. Pierce , FL 34947

Project Designer

Yenor Design Company LLC

Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

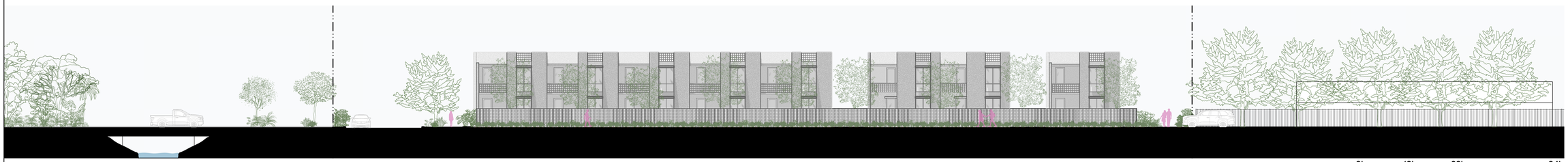
Sheet Title

UNIT TYPE C - ELEVATIONS

Sheet Number

A-6.3





AVENUE D STREET ELEVATION

0' 16' 32' 64'





AVENUE E STREET ELEVATION

0' 16' 32' 64'

REMOS
ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos R.A. 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title
STREET ELEVATIONS

Sheet Number
A-8.0



SITE CROSS SECTINO 01

0' 8' 16' 32'



SITE CROSS SECTION 02

0' 8' 16' 32'

REMOS

ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos R.A. 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title
SITE CROSS SECTIONS

Sheet Number
A-9.0



VIEW FROM ONE-WAY PARKING AREA, FRONT VIEW OF UNIT TYPE C, FACING EAST



INTERIOR COURTYARD VIEW 02



INTERIOR COURTYARD VIEW 03



VIEW FROM PARKING AREA, FRONT OF UNIT TYPE A, B, C, FACING SOUTH



SITE LONGITUDINAL SECTION 01

0' 20' 40' 80'



SITE LONGITUDINAL SECTION 02

0' 20' 40' 80'

REMOS

ARCHITECT

ALEJANDRO REMOS R.A.

Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT

Housing Development

Ft. Pierce , FL 34947

Project Designer

Yenor Design Company LLC

Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title

SITE LONGITUDINAL SECTIONS

Sheet Number

A-9.1

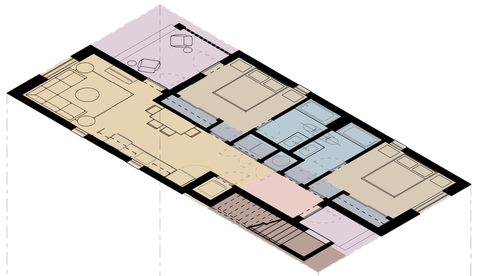
UNIT DIAGRAMS

PROGRAM
- EXTERIOR SPACE
- ENTRANCE / CIRCULATION
- VERTICAL CIRCULATION
- LIVING SPACE
- BEDROOM
- BATHROOM
- STORAGE / UTILITES

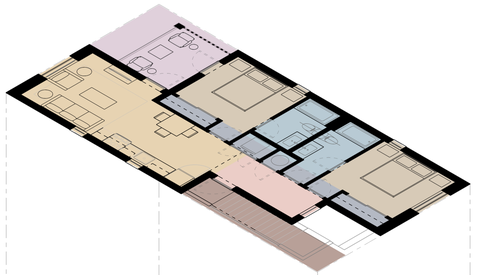
CIRCULATION
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION

INTERIOR VS. EXTERIOR
- EXTERIOR
- INTERIOR

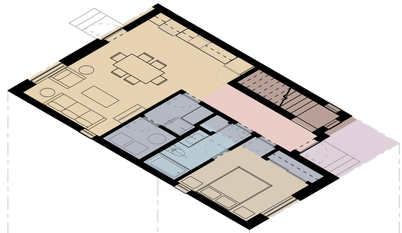
PUBLIC VS. PRIVATE
- PUBLIC
- PRIVATE



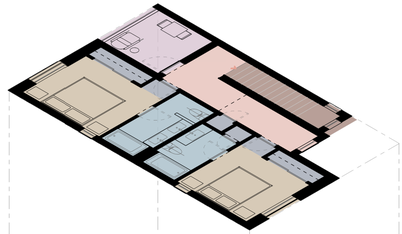
2 BEDROOM - LOWER UNIT



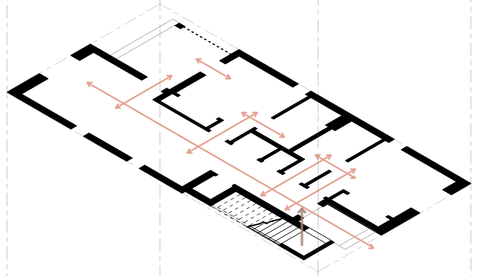
2 BEDROOM - UPPER UNIT

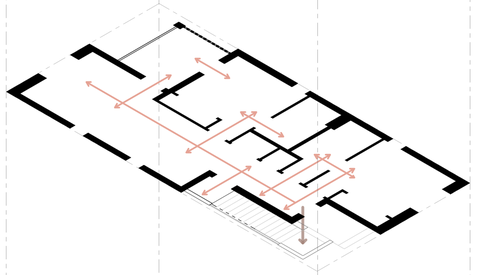


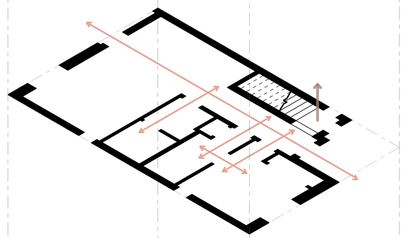
3 BEDROOM - FIRST FLOOR

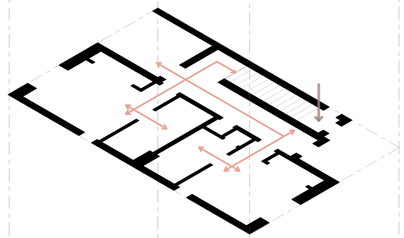


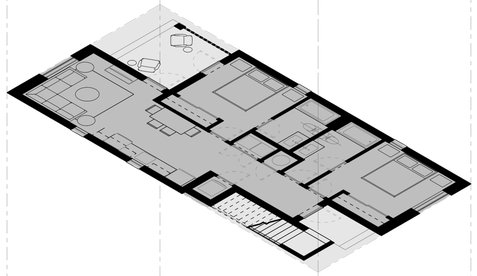
3 BEDROOM - SECOND FLOOR

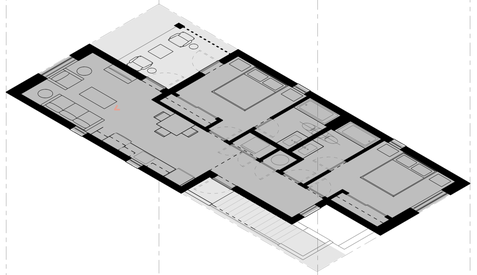


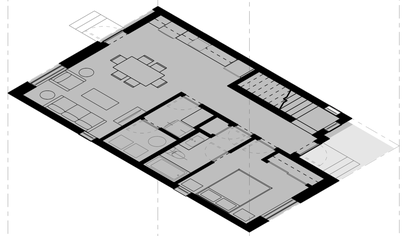


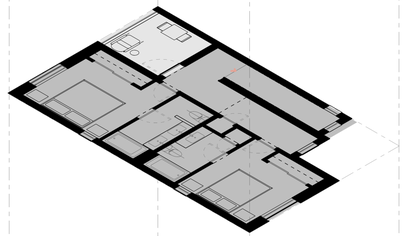


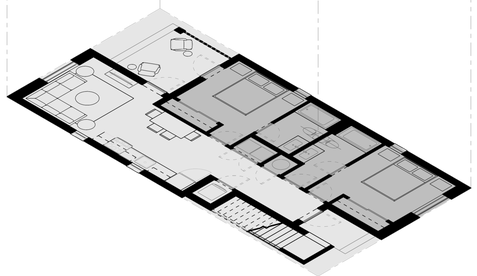


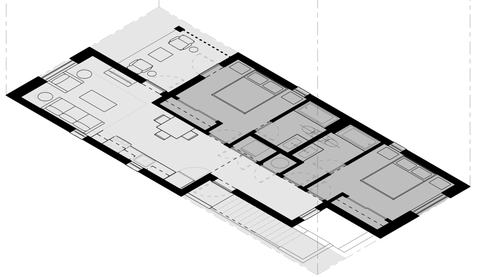


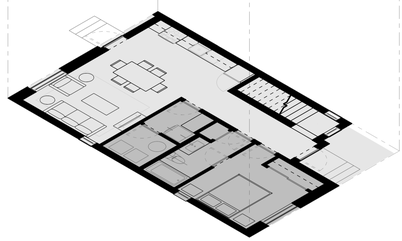


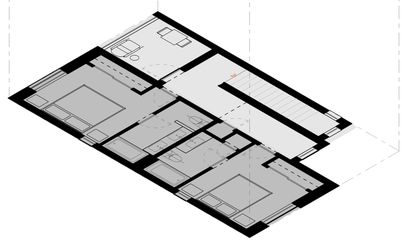












REMOS

ARCHITECT

ALEJANDRO REMOS R.A.

Alejandro Remos R.A. 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

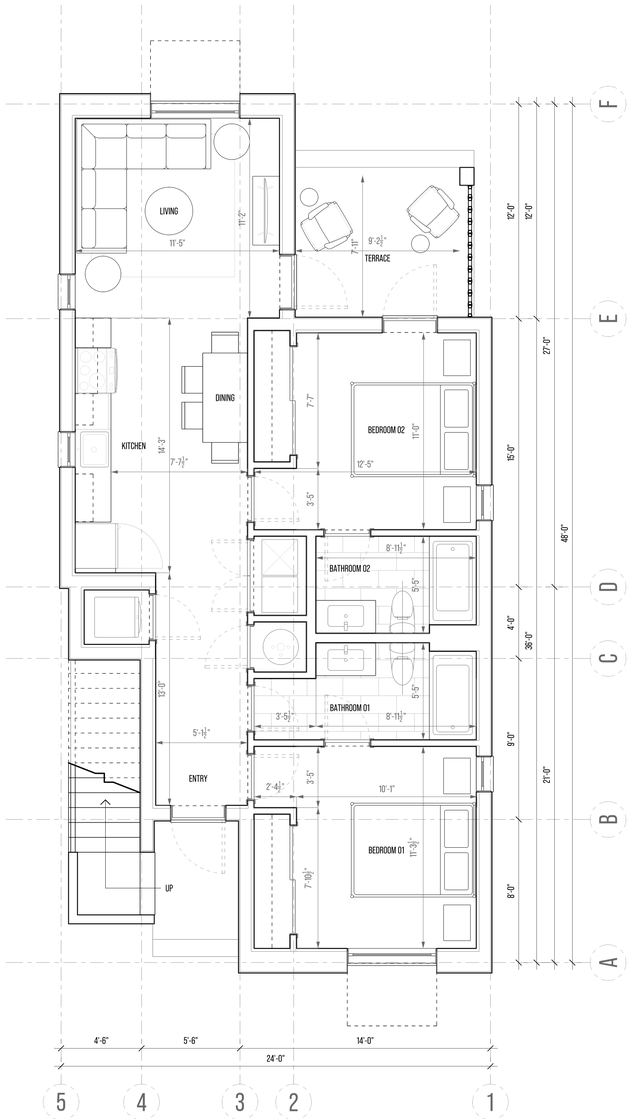
REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

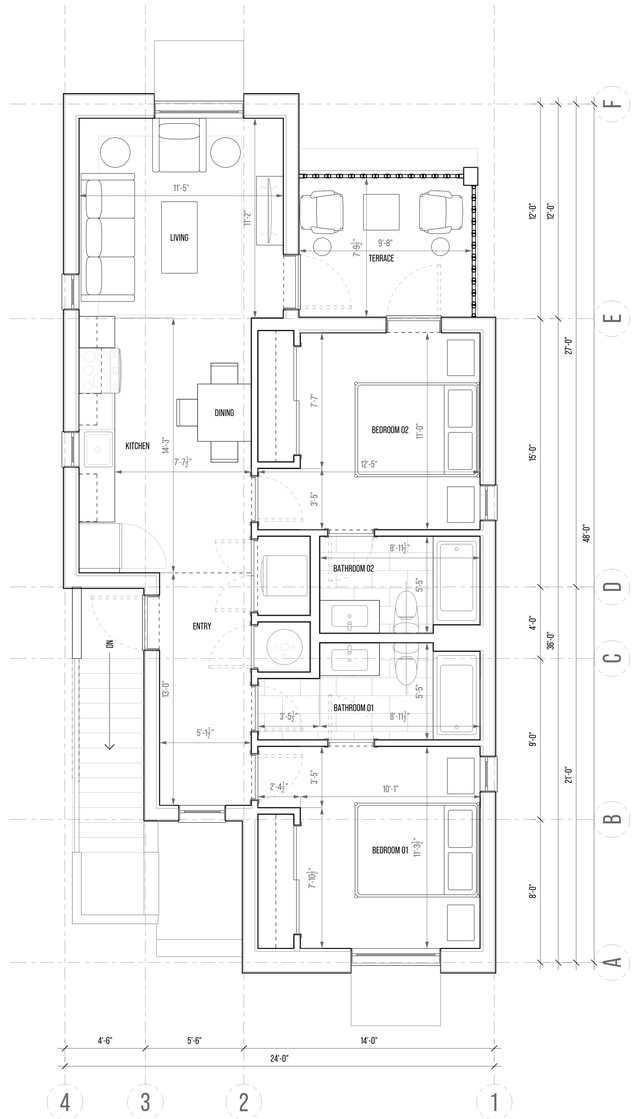
Copyright

Sheet Title
UNIT CONCEPTS

Sheet Number
A-4.0



1 FIRST FLOOR PLAN (LOWER UNIT)
SCALE = 1/4" = 1'



2 SECOND FLOOR PLAN (UPPER UNIT)
SCALE = 1/4" = 1'

REMOS
ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos R.A. 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

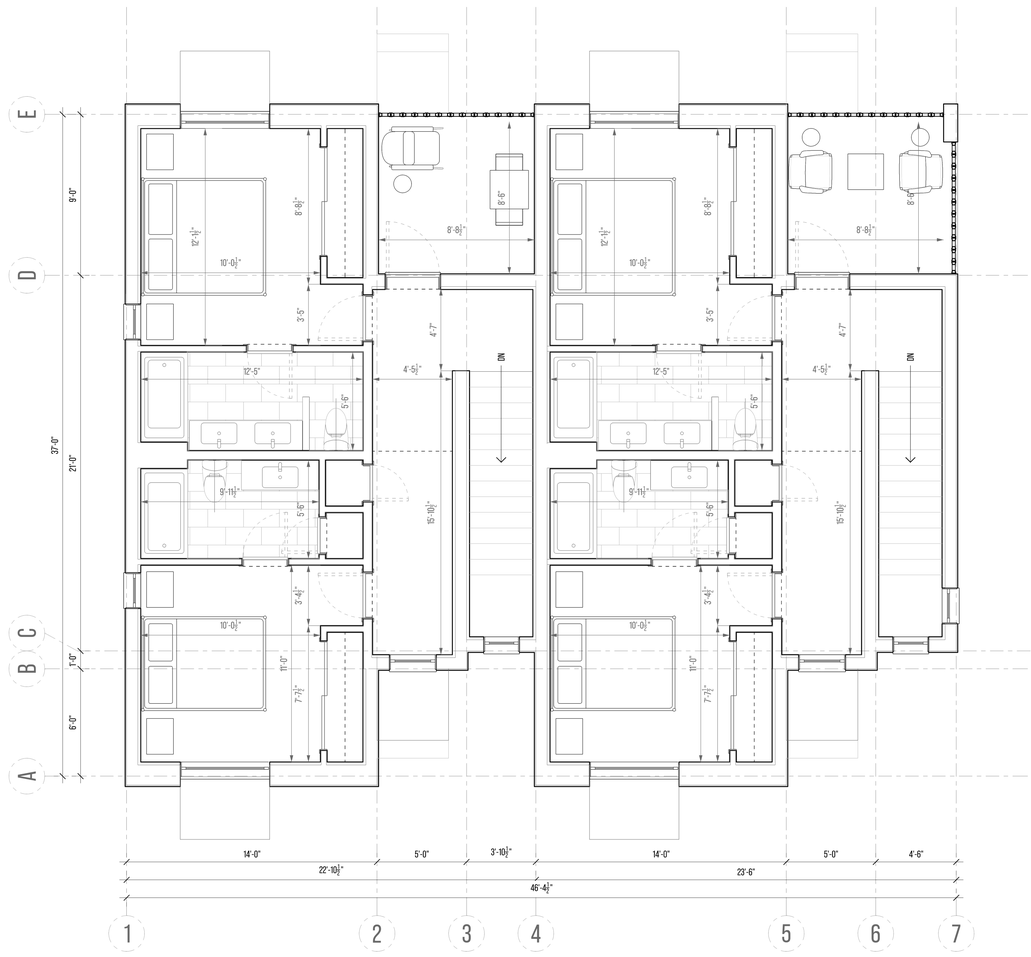
Sheet Title
UNIT TYPE A - FLOOR PLANS

Sheet Number
A-5.0



1 FIRST FLOOR PLAN

SCALE = 1/4" = 1'



2 SECOND FLOOR PLAN

SCALE = 1/4" = 1'

REMOS

ARCHITECT

ALEJANDRO REMOS R.A.

Alejandro Remos R.A. 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT

Housing Development

Ft. Pierce , FL 34947

Project Designer

Yenor Design Company LLC

Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title

UNIT TYPE B - FLOOR PLANS

Sheet Number

A-5.1



1 FIRST FLOOR PLAN (LOWER UNITS)

SCALE = 1/4" = 1'

REMOS

ARCHITECT

ALEJANDRO REMOS R.A.

Alejandro Remos R.A. 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT

Housing Development

Ft. Pierce , FL 34947

Project Designer

Yenor Design Company LLC

Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#PIn
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title

UNIT TYPE C - FLOOR PLANS

Sheet Number

A-5.2



1 SECOND FLOOR PLAN (UPPER UNITS)

SCALE = 1/4" = 1'

REMOS

ARCHITECT

ALEJANDRO REMOS R.A.

Alejandro Remos R.A. 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT

Housing Development

Ft. Pierce , FL 34947

Project Designer

Yenor Design Company LLC

Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title

UNIT TYPE C - FLOOR PLANS

Sheet Number

A-5.3

ARCHITECTURAL PALLETTE

COLOR

1. **Cool Grey Base – Pantone Cool Gray 1 C**

   A pale, silvery-grey with soft blue undertones —comparable to "Pebble Grey" or "Drift." Reflects sunlight and creates a calm, neutral backdrop that pairs well with tropical planting and sky tones.

2. **Accent Blue – Pantone 290 C**

   A light, sky-toned blue often referred to as "Pale Horizon" or "Coastal Blue." Used to highlight architectural features and create contrast while maintaining a light, climate-appropriate palette.

3. **Black Windows and Doors**

   Provides crisp framing to openings and clean visual lines. Enhances the contrast against light-colored facades and reduces the appearance of dirt or discoloration over time.

MATERIAL & TEXTURE

1. **Painted Stucco**

   Smooth, uniform finish with low maintenance requirements. Performs well in humid conditions and contributes to the clarity of the architectural form.

2. **Painted Metal**

   Used at windows and doors for long-term durability in humid, coastal conditions. Offers corrosion resistance and a clean, modern finish that reinforces the palette's contrast and precision.

3. **Painted Precast Brise Blocks**

   Adds texture and shadow to the façade while supporting passive ventilation and filtered privacy. Durable in South Florida's climate and expressive at both the unit and building scale.

ARCHITECTURAL ELEMENTS

1. **Emphasized Entrances**

   Entry points are clearly defined with recessed volumes and changes in material depth, offering a shaded and identifiable threshold for each unit.

2. **Vertically Stacked Openings**

   Reinforce a clean vertical proportion across the building elevation while organizing glazing for balanced daylighting and privacy.

3. **Thickened Walls + Deep Sills**

   Increase façade depth and provide built-in shading to reduce solar heat gain. These elements contribute to the rhythm and relief of the building's exterior.

4. **Eyebrows + Shading Fins**

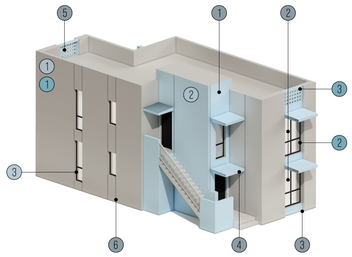
   Simple fixed overhangs that reduce direct sun exposure on windows and contribute to passive cooling and façade articulation.

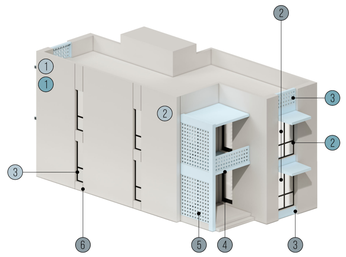
5. **Brise Blocks (at Railings + Screens)**

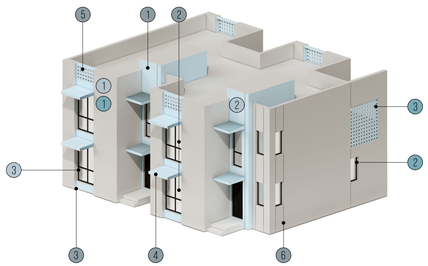
   Multi-functional screen element used for balcony enclosures and rooftop guardrails. Allows for airflow, light diffusion, and privacy while tying into the broader material language.

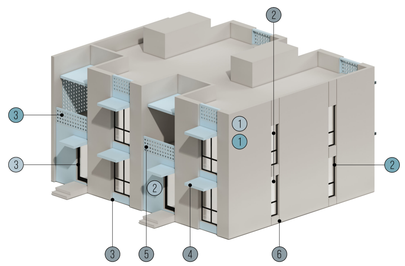
6. **Vertical Stucco Joints**

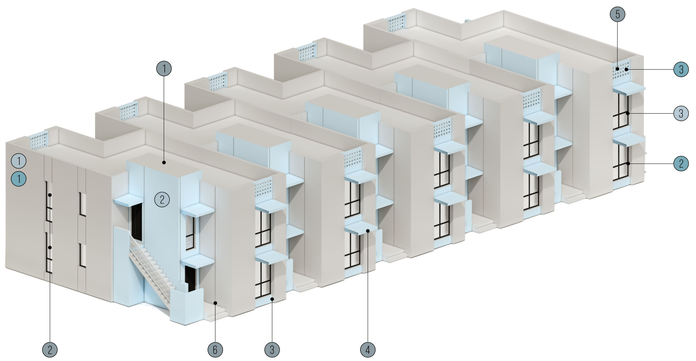
   Subtle lines that reinforce verticality and articulate the façade while providing necessary movement control in the exterior skin.

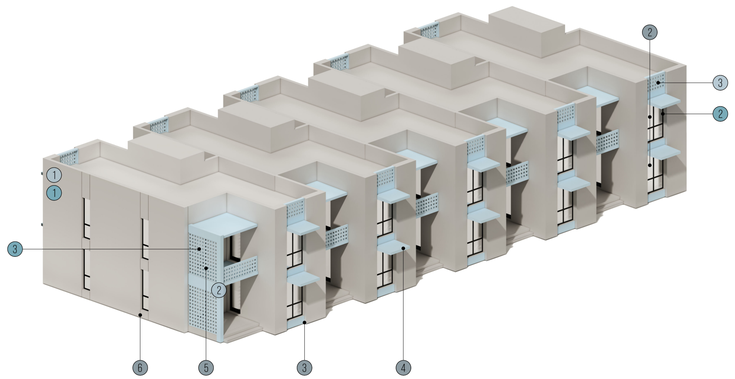












SWATCHES & REFERENCES

Pantone Cool Grey 1C

Pantone 290C



Painted Stucco



Painted Black Metal



Brise Block

LOCAL PRECEDENTS



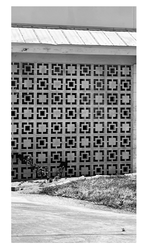
















REMOS
ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos R.A. 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title
MATERIALS & COLORS

Sheet Number
A-7.0

WESTLINE HOUSING DEVELOPMENT CONCEPTUAL SIGNAGE



APPROXIMATE DIMENSION

GROUND MOUNTED

20”H X 60”W X 18”D

MATERIALS & COLOR

PAINTED STUCCO

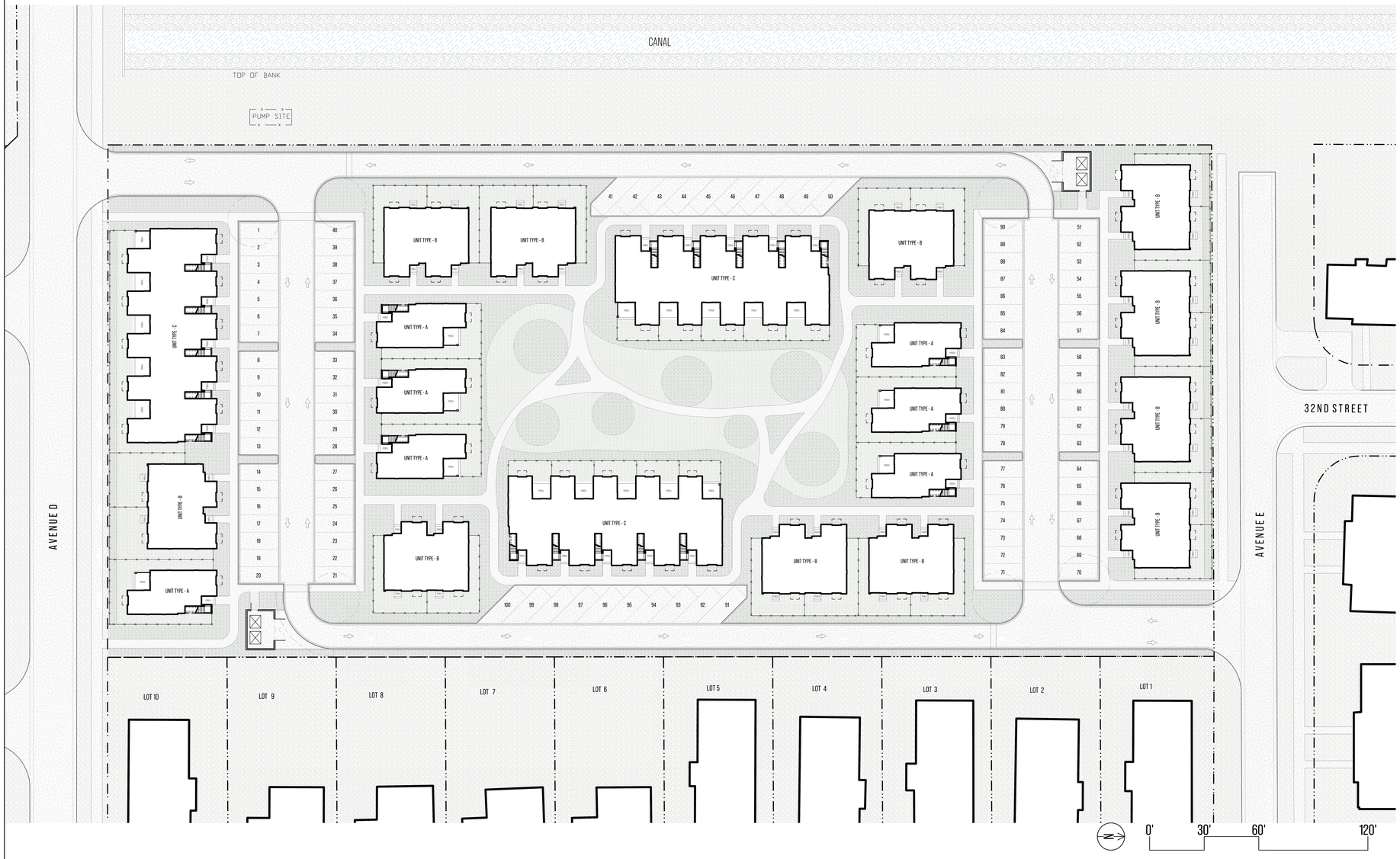
BASE COLOR - PANTONE COOL GREY 1C

ACCENT COLOR - PANTONE 290C

TEXT - BLACK

SIGNAGE TO REMAIN UNLIT

STORM WATER DRAINAGE CONCEPT



LEGEND

LOW CANOPY ZONES

PRIMARY USES: COMMUNITY OPEN SPACES, GREENWAYS, GARDEN/AGRICULTURAL ZONES,STORMWATER OVERFLOW

HIGH CANOPY ZONES

PRIMARY USES: SHADE, STORMWATER & RUNOFF ABSORBTION / MANAGEMENT, BUFFER/PRIVACY SCREENING

STORMWATER DESIGN INTENT

This stormwater strategy uses a passive, landscape-based approach to manage runoff efficiently on a flat site. Absorption zones are placed directly adjacent to impervious surfaces—including walkways, driveways, and parking areas—to intercept and slow runoff before it reaches the drainage system.

The design minimizes manicured turf areas in favor of low-maintenance, high-absorption planting zones, including native groundcovers, grasses, and bioswales. These vegetated areas promote infiltration, reduce surface pooling, and support on-site water retention and filtration.

Collectively, this approach reduces reliance on mechanical systems, improves drainage performance, and supports long-term site resiliency through simple, natural interventions.

REMOS

ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

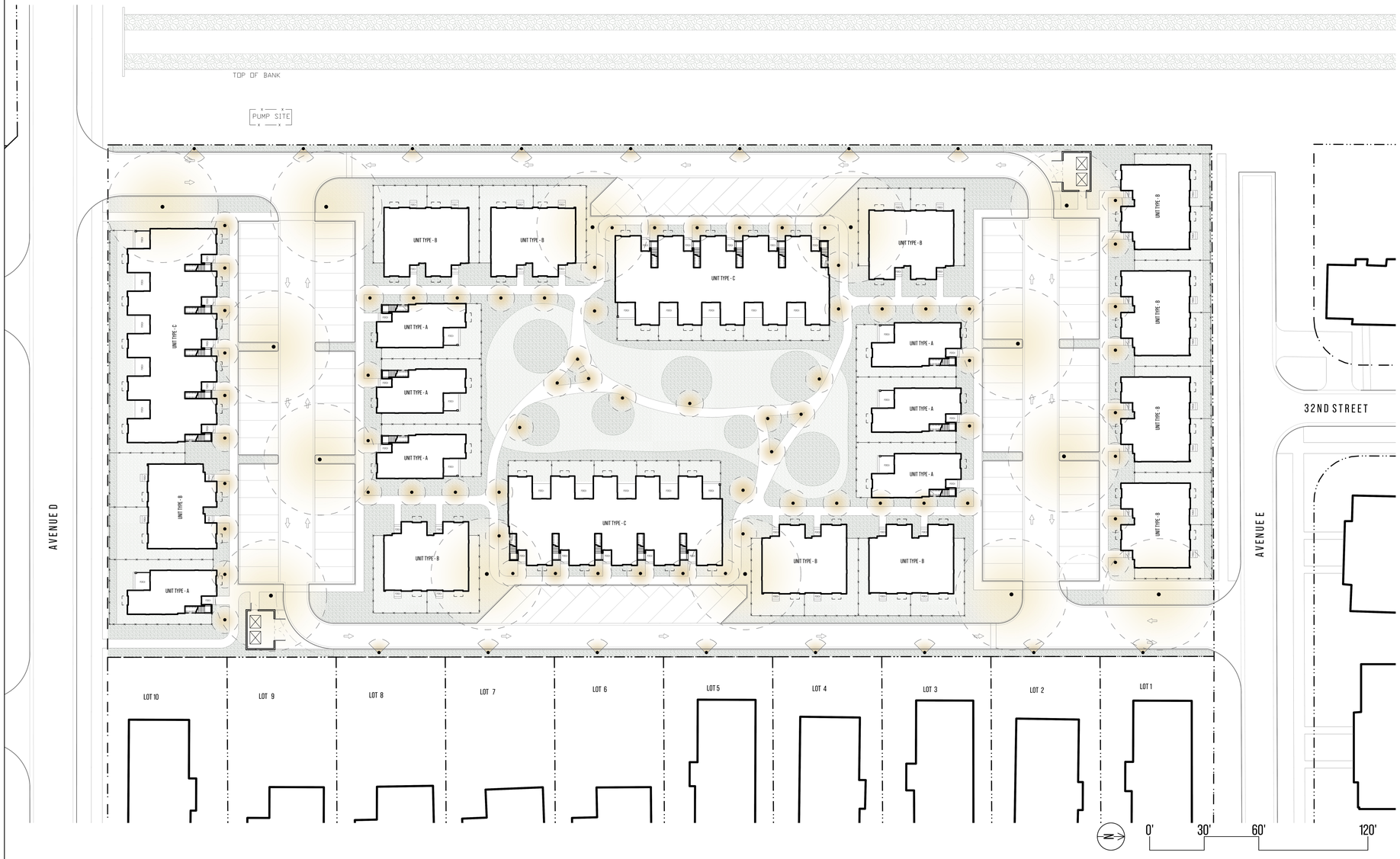
Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title
Site Plan - Stormwater

Sheet Number
A-3.3

LIGHTING PLAN



LEGEND

PEDESTRIAN-SCALE STREET LIGHTING
12–14' Matte Black Full Cutoff Pole Lights

Downward-facing fixtures mounted on standard poles provide ~20 lux at ground level with a ~30' illumination radius. Designed to reduce light pollution, improve nighttime safety, and support neighborhood walkability

BOLLARD LIGHTING FOR PATHWAYS
36–42" Matte Black Shielded Bollards

Evenly spaced low lights provide targeted ground-level illumination (~8-12' radius) for walkways, planting beds, and shared open spaces–enhancing comfort, visibility, and spatial legibility without glare or uplight.

LOW-GROUND DIRECTIONAL LIGHT
18–24" Shielded LED Fixtures with Directional Beam Spread

Discreet ground-mounted luminaires provide focused illumination (~15-20' forward radius) for drive aisles and vehicular circulation. Designed to improve visibility while minimizing spillover onto adjacent properties and preserving residential privacy.

LIGHTING DESIGN INTENT

The lighting strategy for the site prioritizes resident safety, nighttime comfort, and environmental sensitivity. A combination of pedestrian-scale pole lights, shielded bollards, and directional ground fixtures creates a layered lighting system that minimizes light pollution while providing functional visibility. All fixtures are fully shielded and dark-sky compliant, reducing uplight and glare while preserving night sky quality.

Downward-facing fixtures at varying heights help protect adjacent properties from light spillover and maintain residential privacy. Common spaces, walkways, and vehicular routes are thoughtfully illuminated to ensure safe movement and intuitive wayfinding, while soft low-level lighting around shared open spaces fosters a welcoming, comfortable atmosphere. The result is a lighting plan that supports evening activity while promoting ecological responsibility and reinforcing neighborhood character.

REMOS

ARCHITECT
ALEJANDRO REMOS R.A.
Alejandro Remos RA, 0011702
18501 Pines Blvd. Suite 107
Pembroke Pines, FL 33029
Tel: (305) 218 2204
e-mail: remosbldg@aol.com

PROJECT
Housing Development

Ft. Pierce , FL 34947

Project Designer
Yenor Design Company LLC
Tel: (646)-670-7188
e-mail: rkyenor@gmail.com

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

Sheet Title
Site Plan - Lighting

Sheet Number
A-3.2

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Medium Density Residential Zone	RM (Medium Density Residential)	R-4
South	General Commercial	General Commercial	C-3
East	Medium Density Residential Zone	Medium Density Residential	R-4
West	Vacant	IND, Industrial	(CG) General Commercial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	12 DU/ACRE	3.92	x
****Proposed**	RH	R-5	18 DU/ACRE	3.92	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	Total gallons per day 47 UNITS X 2.6 = 122 PERSONS X 100 GPD = 12,220
**Proposed Zoning/FLU	Total gallons per day 70.56 UNITS X 2.6 = 183.45 PERSONS X 100 GPD = 18,346
**Change in Demand	Total gallons per day 6,126

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	Total gallons per day 47 UNITS X 2.6 = 122 PERSONS X 100 GPD = 12,220
**Proposed Zoning/FLU	Total gallons per day 70.56 UNITS X 2.6 = 183.45 PERSONS X 100 GPD = 18,346
**Change in Demand	Total gallons per day 6,126

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	2,213	2,214	1
Urban District	5 acres per 1,000 people	8,852	8,855	3
Community	2.5 acres per 1,000 people	17,703	17,709	6
Neighborhood	1.36 acres per 1,000 people	32,543	32,554	11

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)

	K-8	High
School Name	C.A. Moore Elementary	Fort Pierce Westwood Academy
City	Fort Pierce	Fort Pierce
Distance	approx. 0.4 miles	approx. 2.1 miles
Current Zoning/FLU Enrollment Demand	13	6
****Proposed Zoning/FLU Enrollment Demand**	20	9
****Change in Demand**	7	3

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	47 units = 8 yards
****Proposed Zoning/FLU**	70 units = 10 yards
***Change in Demand**	2 yards

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	The proposed development increases impervious coverage to approximately 60% of the 3.92-acre site. Using a 25-year, 3-day storm event (10.2 inches), the estimated pre-development runoff volume was approximately 29,000 cubic feet, while post-development runoff is estimated at 101,700 cubic feet, resulting in a net increase of ~72,700 cubic feet.To mitigate this increase, the site design incorporates absorbent planting zones, vegetated swales, and a reduction in manicured turf in favor of low-maintenance, pervious surfaces. These strategies support on-site retention and align with local LOS requirements for stormwater management, including the conveyance of 5-year, 1-day events and retention for 25-year, 3-day events.

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

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	344	22/26
****Proposed Zoning/FLU**	520	33/40
***Change in Demand**	Trips 176	Trips 11/14
Impact to Capacity	Adds a negligible volume of traffic to Avenue D and Avenue E, well within the available daily and hourly capacities.	

IV. Project Description

PHASING			
Is this project (phase) part of a larger project? ☐ Yes ☑ 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	1	66	3.92	2026	2028
Multi-family					
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: NONE

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

Yenor Design Company LLC
54 Old South Rd, Nantucket,
MA 02554
T: (646) 670-7188
Principal: Reid Yenor

WESTLINE HOUSING DEVELOPMENT - TRAFFIC IMPACT STATEMENT

01 Project Summary

The Westline development is a proposed affordable housing project located on the western edge of Fort Pierce, situated between Avenue D (south) and Avenue E (north). The project includes 66 multifamily residential units on a 3.92-acre site, with 100 total parking spaces provided. The development is accessed via two full-movement driveways—one at the northeast corner (Avenue E) and one at the southwest corner (Avenue D).

02 Trip Generation Estimate

Trip generation has been estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, for Land Use Code 220: Multifamily Housing (Low-Rise). This is the most appropriate land use classification given the site's residential program and scale.

· Land Use 220: Multifamily Housing (Low-Rise)

- Average Daily Trip Rate: 6.65 trips per unit per day

Calculated Trips:

· · 66 units × 6.65 = 438.9 ≈ 439 trips/day (total)

03 Surrounding Road Network & Access

Avenue D (south) and Avenue E (north) serve as the primary bounding roads. Both are two-lane collectors with 25 mph speed limits, providing moderate capacity suitable for residential traffic.

· Avenue E terminates in a dead end just west of the site, limiting through-traffic and reducing congestion at the north access point.

· There are no signalized intersections or known capacity issues on either street segment, and both provide direct access to the surrounding low-intensity neighborhood.

· Two site access points, located at opposite corners, allow for distributed ingress/egress and reduce turning conflicts.

04 Multimodal Context & Traffic Mitigation

· Sidewalks exist along Avenue D and are supported by a local bus stop directly across from the site's southern access, providing transit connectivity to the broader Fort Pierce area.

· Although there are no dedicated bike lanes, the site's internal pedestrian network and adjacency to transit allow for reduced car dependency.

· The site plan consolidates internal parking and minimizes the number of curb cuts, reinforcing safety and uninterrupted pedestrian continuity along both streets.

05 Conclusion

The projected 439 daily trips associated with this development are well within the capacity of Avenue D and Avenue E, given their classification and surrounding land use. The lack of nearby traffic controls and the site's dual access points support effective traffic dispersion. Additionally, proximity to transit, pedestrian-friendly design, and low-intensity surrounding land use help mitigate the impact of added vehicular volume. No adverse traffic conditions are anticipated as a result of this project.

Yenor Design Company LLC
54 Old South Rd, Nantucket,
MA 02554
T: (646) 670-7188
Principal: Reid Yenor

WESTLINE HOUSING DEVELOPMENT - ENVIRONMENTAL IMPACT STATEMENT

The proposed development embraces a holistic environmental strategy that integrates architectural, landscape, and planning principles to enhance sustainability, comfort, and long-term resiliency. Across the site, the design leverages passive cooling strategies through thoughtful massing and solar-conscious material selections. Light-colored finishes reduce heat absorption, while shaded fenestration and wall articulations improve thermal performance by reducing solar exposure. These architectural decisions contribute to the reduction of the urban heat island effect and improve overall occupant comfort.

The landscape approach reinforces these environmental strategies by deploying a layered system of vegetation. High-canopy native shade trees are strategically distributed throughout the site to provide cooling, reduce surface temperatures, and increase the walkability of exterior spaces. These are paired with mid- and low-story plantings and groundcovers selected specifically for their ability to retain stormwater and absorb runoff. Vegetated zones along building edges and within shared open spaces serve dual purposes—enhancing visual and ecological value while providing functional performance for water management.

Pervious surfaces and vegetated swales are utilized throughout the development to support natural infiltration, reduce runoff, and mitigate localized flooding. The inclusion of vegetative islands within parking areas helps to break up hardscape, further lowering radiant heat and promoting microclimate cooling. In lieu of large manicured turf and landscape zones, the project prioritizes low-maintenance, drought-tolerant vegetation. This shift not only lowers the environmental cost of landscape upkeep but also reduces long-term impacts tied to emissions, irrigation, and chemical treatments.

Collectively, these strategies reflect a forward-thinking approach to environmental design—one that enhances livability, reduces ecological strain, and builds resilience in the face of South Florida's evolving climate conditions.

Yenor Design Company LLC
54 Old South Rd, Nantucket,
MA 02554
T: (646) 670-7188
Principal: Reid Yenor

WESTLINE HOUSING DEVELOPMENT - JUSTIFICATION STATEMENT

The Westline development represents a comprehensive effort to create dignified, affordable housing through thoughtful urban design, resilient architecture, and environmentally responsive planning. Situated on the western edge of Fort Pierce, the site presents a unique opportunity to reimagine a vacant, underutilized parcel into a vibrant residential community. The project builds upon local context while introducing forward-thinking strategies that elevate neighborhood character and resident well-being.

The surrounding area is predominantly residential, with a mix of single-family homes, light industrial uses to the south, and minimal cohesive open space. Adjacent streets, while functional, are defined by vehicular access, frequent curb cuts, limited tree canopy, and disconnected green areas. In response, the Westline site plan prioritizes pedestrian comfort, visual clarity, and shared public space. Vehicular access is consolidated to reduce curb cuts, internal traffic is minimized, and a strong emphasis is placed on walkability. The organization of buildings and open space fosters a more connected, shaded, and inhabitable environment while respecting the scale and rhythm of surrounding neighborhoods.

Architecturally, the design adopts a contemporary masonry language that aligns with the city's "Masonry Modern" design guidelines. The use of vertically oriented windows, flat roofs with parapets, defined entry elements, and consistent massing strategies ensure a cohesive visual identity. Building forms are manipulated to break down the scale and introduce architectural relief—pulling and pushing volumes to create depth, shaded entry recesses, balconies, and comfortable transitions between indoor and outdoor space. Material selections include light-colored stucco, precast block, and simple black metal accents, all of which reinforce the modern language while contributing to passive cooling and heat mitigation.

The landscape design complements the site and architectural strategies through a multi-layered planting approach. High-canopy shade trees line pedestrian paths and anchor shared open spaces to improve microclimate conditions and user comfort. These are paired with mid-story vegetation and low-lying, highly absorbent groundcovers that are carefully selected for stormwater management and resiliency. Vegetated islands within parking zones reduce hardscape continuity, mitigate heat islands, and promote infiltration. The plan minimizes manicured turf and instead uses native and low-maintenance species to reduce long-term water use and maintenance emissions. A central shared open space serves as both a communal gathering area and a functional landscape strategy, integrating clusters of shade trees and pervious ground surfaces to offer comfort and environmental performance at the heart of the site.

Collectively, the Westline proposal represents a model for responsible growth. It thoughtfully responds to the city's architectural standards, delivers high-quality housing, and introduces site-wide strategies that emphasize climate adaptability, ecological performance, and long-term livability. Through this application, we seek approval under the innovative design provisions, demonstrating a commitment to both the intent and future of Fort Pierce's evolving built environment.

St. Lucie PUBLIC SCHOOLS
Each Child, Every Day

Growth Management Department
Direct (772) 429-7547 www.stlucieschools.org
9461 Brandywine Lane, Port St. Lucie, FL 34986

Developer School Planning and Capacity

Instructions: Please submit completed worksheet with development plan to the governmental entity where development plan approval is sought. For projects that are expected to generate more than 200 students a pre-application conference with the School District is recommended. This may be held in conjunction with the local government preapplication meeting.

Please check [✓] type of application

- [x] **Rezoning with Residential Component** (Complete Section A only)
- [ ] **Future Land Use Amendments** (Complete Section A only)
- [ ] **Final Development Order// General Review and** Adequate Capacity Determination (Complete Section B only)

PROJECT INFORMATION	
Project Name	Westline Housing Development
Project Type: (Comp Plan / Rezoning / PUD / Site Plan / etc.)	Site Plan
Municipality	Fort Pierce
Parcel Identification Number (s) (PIN) (Attach separate sheet if necessary)	240812200010000
Location / Address of Subject Property	No current Address.
Acreage of Project	3.92 acres
Anticipated Start Date and anticipated phasing	2026 - One Phase
OWNERSHIP / AGENT INFORMATION	
Owner's Name	MRM Ventures II
Owner's Signature	
Agent's Name/Company (if applicable)	Reid Yenor
Mailing Address	2165 Van Buren St. Hollywood, FL 33020
Phone 646-670-7188	Email rkyenor@gmail.com

SECTION A: Rezoning with Residential Component and Future Land Use Amendments

Please check [✓] to indicated that you have included the following:

- [x] Please attach location sketch
- [x] Please attach property survey or preliminary site plan that shows the existing and proposed zoning and land use designations.

	Existing	Proposed
Land Use Designation (attach separate table for multiple uses)	R-4	R-5
Zoning (attach separate table for multiple zoning designations)	R-4	R-5
Maximum Number of dwelling units allowed	12	18
Estimated Number of binding age restricted dwelling units	0	0
Describe any other items related to the use		