CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, August 21, 2025 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

a. PZANN2025-00004
Annexation
Goose Development
Parcel ID: 2434-501-0004-000-5

b. PZCON2025-00008
Conditional Use No New Construction
Permenter Promise Transitional Housing
2801 Avenue I

c. PZSITE2025-00031
Minor Site Plan Amendment
Noble Ice
1889 N. US Highway 1

d. PZSITE2025-00034
Minor Site Plan Amendment
San Juan Diego Hispanic Pastoral Center
401 S. 30th Street

e. PZSITE2025-00033
Minor Site Plan
Duplexes
1405 N.16th Street

f. PZSITE2025-00032
Major Site Plan
Westline Housing Development
Parcel ID: 2408-122-0001-000-0

g. PD2025-00004
Final Planned Development
Privilege Townhomes
3315 Sunrise Boulevard

h. PZTXA2025-00002
Comprehensive Plan Text Amendment
New Future Land Use Category - Hutchinson Island Resort

i. PZTXA2025-00003
Zoning Text Amendment
New Zoning District - Hutchinson Island Resort Zone

Technical Review Committee - 10:00 AM **1. a.**

Meeting Date: 08/21/2025

REQUESTED ACTION

PZANN2025-00004
Annexation
Goose Development
Parcel ID: 2434-501-0004-000-5

SUMMARY

Project #: PZANN2025-00004

A voluntary application of annexation has been submitted to annex one (1) parcel of land. The parcel ID is 2434-501-0004-000-5. The property is located on approximately 2.03 acres. The current St. Lucie County Future Land Use designation is COM, Commercial and a St. Lucie County Zoning classification is CG, Commercial General.
Please review the attached file and provide comments at least two days before the meeting date by either emailing them to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com or direct upload onto Tyler. Should you require additional information, you may contact me at 772-467-379.

LOCATION

Address: N/A
Parcel ID: 2434-501-0004-000-5
Legal Description: ST JAMES PARK BLK 1 LOTS 3 TO 8 INCL-LESS W 45 FT- AND ALL LOTS 9 TO 14 INCL

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 07/24/2025 04:47 PM
Final Approval Date: 07/25/2025

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application packets shall include **Warranty Deed** and **Current Survey** (completed within the last 12 months)

- E-mail the complete application packet to planning@cityoffortpierce.com for sufficiency review.
- After sufficiency review one (1) original and two (2) copies of the application and support documents are needed. E-mail planning@cityoffortpierce.com or call 772-467-3737 to schedule an appointment.

1. Address: _____

2. Legal description of real property for which annexation is being requested:

_____

_____

Property Tax ID: _____

3. Size of described property: _____

4. Project description: _____

_____

5. Current St. Lucie County Future Land Use Designation: _____

6. Current St. Lucie County Zoning: _____

7. Is this a Historic property? _____

8. Appraised value: _____

9. Name of Owner(s): _____

Signature of Owner(s): _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone _____
E-mail: _____

10. Name of Representative: _____

Signature of representative: _____
Mailing Address: _____
City) _____ State _____ Zip _____
Phone _____
E-mail: _____

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4986767 OR BOOK 4764 PAGE 662, Recorded 02/01/2022 09:02:18 AM Doc Tax: $5824.00

Prepared by and return to:
Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
10 SE Central Parkway Suite 420
Stuart, FL 34994
772-607-1324
File Number: **StratfordGoose**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **21st** day of **January, 2022** between **Stratford Associates, LLC, a Florida limited liability company** whose post office address is **129 Via Florenza, Palm Beach Gardens, FL 33418**, grantor, and **Goose Development Fund, LLC, a Florida Limited Liability Company** whose post office address is **18978 Point Drive, Tequesta, FL 33469**, 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, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Lots 3 to 8, inclusive, less the West 45 feet and all Lots 9 to 14, inclusive, Block 1, St. James Park, according to the map or plat thereof as recorded in Plat Book 5, Page 58, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 2434-501-0004-000/5

and

ST. JAMES PARK BLOCK 6, Lots 1 to 16, inclusive (OR 3208-966)
Parcel Identification Number: 2434-501-0072-000/2

and

ST. JAMES PARK BLOCK 7, Lots 1 to 16, inclusive (OR 3208-966)
Parcel Identification Number: 2434-501-0087-000/0

and

ST. JAMES PARK BLOCK 8, Lots 10, 11, 12, 13, 14, 15 and 16, inclusive (OR 3208-966)
Parcel Identification Number: 2434-501-0110-000/0

and

ST. JAMES PARK BLOCK 11, Lots 1 through 16, inclusive (OR 3208-966)
Parcel Identification Number: 2434-501-0139-000/0

and

ST. JAMES PARK BLOCK 12, Lots 1 through 16, inclusive (OR 3208-966)
Parcel Identification Number: 2434-501-0154-000/1

and

ST. JAMES PARK BLOCK 10, Lots 8, 9, 10, 11, 12, 13, and 14 (OR 3208-966)
Parcel Identification Number: 2434-501-0132-000/1

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 **December 31, 2021**.

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:

Stratford Associates, LLC

By: _____
Ronald Bluestein, Manager

_____
Witness 1 Name: _____

_____
Witness 2 Name: _____

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 13th day of January, 2022 by Ronald Bluestein, Manager of Stratford Associates, LLC, on behalf of the company, who [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

KATHY JO DEFRANCO
Notary Public - State of Florida
Commission # HH 107848
My Comm. Expires Jul 13, 2025
Bonded through National Notary Assn.

_____
Notary Public

Printed Name: _____

My Commission Expires: 7/13/2025

U.S. 1 PARCEL

LOTS 3 THROUGH 14, BLOCK 1, ST. JAMES PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 58 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

LESS THE FOLLOWING:

THE WEST 45 FEET OF LOTS 3 THROUGH 8 OF SAID BLOCK 1, OF SAID PLAT, FROM THE EXISTING WEST LINE TO THE ORIGINAL WEST LINE OF SAID LOTS, OF SAID PLAT.

SAID RIGHT OF WAY LYING IN ST. LUCIE COUNTY, FLORIDA, AND CONTAINING 88,509 SQUARE FEET (2.032 ACRES) MORE OR LESS.

VACATION AREA

LOTS 3 THROUGH 14, BLOCK 1, ST. JAMES PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 58 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

LESS THE FOLLOWING:

THE WEST 45 FEET OF LOTS 3 THROUGH 8 OF SAID BLOCK 1, OF SAID PLAT, FROM THE EXISTING WEST LINE TO THE ORIGINAL WEST LINE OF SAID LOTS, OF SAID PLAT.

TOGETHER WITH:

THAT CERTAIN UNNAMED 60' RIGHT OF WAY LYING BETWEEN BLOCK 1, & BLOCK 6, OF SAID ST. JAMES PARK PLAT, BEING BOUND ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 1, AND BEING BOUND OF THE SOUTH BY THE SOUTH RIGHT OF WAY LINE OF THAT CERTAIN UNNAMED 25 FOOT RIGHT OF WAY.

SAID RIGHT OF WAY LYING IN ST. LUCIE COUNTY, FLORIDA, AND CONTAINING 114,851 SQUARE FEET (2.637 ACRES) MORE OR LESS.

KEITH
Engineering Inspired Design.

July 2, 2025

Mr. Kevin Freeman
Director of Planning
City of Fort Pierce
100 N. U.S. Highway 1
Fort Pierce, FL 34950

RE: Annexation
Folio Number 2434 501 0004 0005

Dear Mr. Freeman,

On behalf of the applicant/property owner, Goose Development Fund LLC, KEITH is requesting a voluntary annexation into the City of Fort Pierce of an approximately 2-acre parcel of land currently located in Unincorporated St. Lucie County on the east side of U.S. Highway 1. The request also includes an approximately 0.6-acre right-of-way east of the parcel. The site is vacant and located between Extra Space Self-Storage and Sunrise Animal Hospital. See attached the following documents:

- Warranty Deed – Exhibit "A"
- Current Survey – Exhibit "B"
- Legal Description – Exhibit "C"
- Letter of Authorization – Exhibit "D"
- Annexation Map – Exhibit "E"

The site is within the St. James Park Plat (PB 5, PG 58). The site has a Commercial (C) land use designation and is zoned Commercial General (CG) in unincorporated St. Lucie County. The proposed parcel is contagious to City boundaries and reasonably compact as required by Fla. Stat. § 171.044, and is currently located within an unincorporated enclave as defined by Fla. Stat. § 171.031(5).

The applicant owns the adjacent 12.74 acres to the east and intends to combine the annexation parcel together with the other acres to submit a small-scale land use amendment and rezoning to a residential Planned Development (PD). The applicant is currently in the process of abandoning 3.7 acres of platted rights of way within the St. James Plat with St. Lucie County to create a unified planned development parcel.

Thank you for your assistance, and questions please do not hesitate to contact our team.

James Kahn, AICP
Principle Planner

Attachments

CC: Grant Garvey, Goose Development Fund LLC
Kermit White, AIA
Edward Proenza, Esq.
Kelly Cranford, PE

SURVEY LEGEND

ABBRV	DESCRIPTION
BM	BENCHMARK
CATV	CABLE TELEVISION
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
D.B.	DEED BOOK
DIP	DUCTILE IRON PIPE
ELEV.	ELEVATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FND.	FOUND
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
LB	FLORIDA LICENSED BUSINESS NUMBER
FPL	FLORIDA POWER & LIGHT COMPANY
GIS	GEOGRAPHIC INFORMATION SYSTEMS
INV.	INVERT
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
PB.	PLAT BOOK
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S.LC.R.	SAINT LUCIE COUNTY RECORDS
TOB	TOP OF BANK
TOP	TOP OF PIPE
TYP.	TYPICAL
N	NORTH
E	EAST
S	SOUTH
W	WEST

SYM	DESCRIPTION
	CENTERLINE
	BENCHMARK
	SIGN POST DOUBLE
	SIGN POST SINGLE
	GUY WIRE ANCHOR
	POLE, UTILITY, WOODEN
	PALM
	TREE, OTHER
+10.00	HARD SHOT
x10.0	SOFT SHOT
ST	SEPTIC TANK
	VALVE, WATER

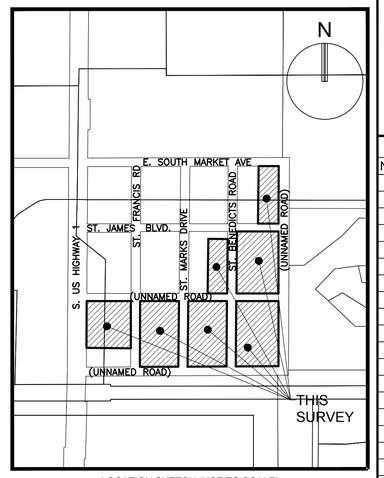
BOUNDARY	
SYM	DESCRIPTION
OHW OHW OHW	OVERHEAD WIRE
[] [] []	FENCE, WOOD
X X X	FENCE, CHAIN
TOB TOB TOB	TOP OF BANK
TOE TOE TOE	TOE OF SLOPE
TOE TOE TOE	EDGE OF WATER

ALTA/NSPS NOTES:

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY EXCEPT AS NOTED; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SUBJECT PROPERTY EXCEPT AS SHOWN HEREON; AND THERE ARE NO PARTY WALLS AS THE SITE IS VACANT. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS ARE ALSO SHOWN ON THE SURVEY.
2. THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE CERTIFICATE, COMMITMENT NUMBER 1567339 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2024 @ 11:00 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
3. THE SUBJECT PROPERTY DOES LIE WITHIN SPECIAL FLOOD HAZARD AREAS AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE SPECIAL FLOOD HAZARD AREAS ARE DELINEATED WITH SHADING OR OTHERWISE CLEARLY MARKED TO SHOW THE PROPERTY HAVING A DESIGNATION OF ZONE X, BASE FLOOD ELEVATION (NONE) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12111C0189K WITH A DATE OF IDENTIFICATION OF FEBRUARY 19, 2020, FOR COMMUNITY NO. 120285 & COMMUNITY NO. 120286, IN ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED. LINES IMPORTED FROM ST. LUCIE COUNTY GIS FILE.
4. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO US HIGHWAY 1 (STATE ROAD 5), E. SOUTH MARKET AVE, ST BENEDICTS ROAD, AND MULTIPLE UNNAMED PUBLIC RIGHT OF WAY OF WHICH SAID PROPERTY IS TIED TO.
5. THERE WAS NO OBSERVABLE EVIDENCE OF A CEMETERY ON OR WITHIN 100-FEET OF THE SUBJECT PROPERTY.
6. THERE WAS NO OBSERVABLE EVIDENCE OF SUBJECT PROPERTY USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
7. PROPERTY ADDRESS AS SHOWN THE SITE ADDRESS & AREA CALCULATIONS CHART ACCORDING TO THE SAINT LUCIE COUNTY PROPERTY APPRAISERS WEBSITE.
8. ZONING INFORMATION (CLASSIFICATION, SETBACKS, REQUIREMENTS, AND RESTRICTIONS) HAVE NOT BEEN SUPPLIED BY THE CLIENT THUS ARE NOT SHOWN HEREON.
9. TOTAL NUMBER OF STRIPED PARKING SPACES IS 0.
10 AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF ON-GOING CONSTRUCTION OR EARTH MOVING WORK.
11. THE SURVEYOR HAS BEEN MADE AWARE OF PROPOSED CHANGES TO THE RIGHTS OF WAY SHOWN HEREON AS THE CLIENT IS IN THE PROCESS OF VACATING/ABANDONING VARIOUS PORTIONS OF THOSE RIGHT OF WAY SHOWN HEREON.
12. THE SUBJECT PROPERTY IS CURRENTLY VACANT AND DOES NOT CONTAIN ANY BUILDING THUS NO BUILDING DIMENSIONS OR SQUARE FOOTAGE SHOWN HEREON.
13. NO EVIDENCE OF UNDERGROUND UTILITIES WAS PROVIDED BY THE CLIENT IN NEITHER PLAN OR REPORT FORM THUS NOT SHOWN HEREON.

SURVEY NOTES:

1. THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE. ¼) OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID NORTH LINE BEARS SOUTH 89°48'32" EAST.
7. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
8. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
9. THE OWNERSHIP OF FENCES, PERIMETER WALLS, PONDS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
10. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE DERIVED FROM NATIONAL GEODETIC SURVEY (NGS) BENCHMARK # Y 403, BEING A FLANGED ENCASED STAINLESS STEEL ROD WTHOUT SLEEVE LOGO CAP STAMPED Y 403 1991, 206.7 FEET EAST OF CENTERLINE OF NORTHBOUND LANES OF US HIGHWAY 1, 54.1 FEET NORTH OF THE NORTHEAST CORNER OF A BUILDING, 35.4 FEET SOUTH OF AND LEVEL WITH THE CENTERLINE OF WEATHERBEE ROAD, 2 FEET WEST OF A WITNESS POST. ELEVATION=13.45' AND A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK B20 (861619) PROJECT ID 861619, CONCRETE MONUMENT WITH FDOT BRASS DISK STAMPED B20 ELEVATION=14.12'
11. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83/NSRS11) TRANSVERSE MERCATOR, FLORIDA EAST ZONE WHICH WAS ESTABLISHED VIA MULTIPLE REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FPRN) FLORIDA PERMANENT REFERENCE NETWORK. THE RELATIVE POSITIONAL PRECISION FOR THE CONTROL ON THIS SURVEY (ADJACENT TO THEMSELVES) ACHIEVED A RELATIVE ACCURACY OF 0.03'. THE FEATURE LOCATIONS SHOWN HEREON HAVE AN EXPECTED HORIZONTAL ACCURACY OF ± 0.1'. THIS SURVEY MEET THE ACCURACY FOR ITS EXPECTED USE.
12. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1 FOOT FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
13. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/30 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
15. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 30' OR SMALLER.
16. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.



LOCATION SKETCH (NOT TO SCALE)

SITE ADDRESS & AREA CALCULATIONS:

SITE	PARCEL NO.	SQUARE FEET	ACRES
LOTS 3 TO 8, LESS THE WEST 45 FEET AND ALL LOTS 9 TO 14, BLOCK 1, (0 US HIGHWAY 1, FORT PIERCE, FL 34982)	2434-501-0004-000-5	90,015	2.066
ST. JAMES PARK BLOCK 6, LOTS 1 TO 16, (ADDRESS TO BE DETERMINED)	2434-501-0072-000-2	105,501	2.422
ST. JAMES PARK BLOCK 7, LOTS 1 TO 16, (ADDRESS TO BE DETERMINED)	2434-501-0087-000-0	104,531	2.400
ST. JAMES PARK BLOCK 8, LOTS 10, 11, 12, 13, 14, 15, AND 16, (ADDRESS TO BE DETERMINED)	2434-501-0110-000-1	43,713	1.004
ST. JAMES PARK BLOCK 11, LOTS 1 TO 16, (ADDRESS TO BE DETERMINED)	2434-501-0139-000-0	107,784	1.126
ST. JAMES PARK BLOCK 12, LOTS 1 TO 16, (ADDRESS TO BE DETERMINED)	2434-501-0154-000-1	113,244	2.599
ST. JAMES PARK BLOCK 10, LOTS 8, 9, 10, 11, 12, 13, AND 14 (ADDRESS TO BE DETERMINED)	2434-501-0132-000-1	49,049	1.126

ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

LAND DESCRIPTION:

LOTS 3 TO 8, INCLUSIVE, LESS THE WEST 45 FEET AND ALL LOTS 9 TO 14, INCLUSIVE, BLOCK 1, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

AND

LOTS 1 TO 16, BLOCK 6, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

AND

LOTS 1 TO 16, BLOCK 7, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

AND

LOTS 10, 11, 12, 13, 14, 15 AND 16, BLOCK 8, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

AND

LOTS 8, 9, 10, 11, 12, 13 AND 14, BLOCK 10, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

AND

LOTS 1 TO 16, BLOCK 11, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

AND

LOTS 1 TO 16, BLOCK 12, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

CERTIFICATION:

TO: GOOSE DEVELOPMENT FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
JECK HARRIS RAYNOR & JONES, PA;
D.R. HORTON, INC., A DELAWARE CORPORATION;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b1), 8, 9, 10, 11(a), 13, 14 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 30, 2024.

DATE OF PLAT OR MAP: NOVEMBER 7, 2024

WILLIAM ARATA, P.S.M.
FLORIDA REG. NO. 5082
(FOR THE FIRM)

TITLE CERTIFICATE REPORT EXCEPTIONS PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER: 1567339, EFFECTIVE DATE: 09/11/2024 @ 11:00 PM

			AFFECTS		PLOTTED ON SURVEY		
ENCUMBRANCE NUMBER	DESCRIPTION	OFFICIAL RECORDS BOOK AND PAGE	YES	NO	YES	NO	COMMENT
1	ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-- REQUIREMENTS ARE MET.	N/A	N/A	N/A	N/A	N/A	NOT A SURVEY MATTER
2	A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS.	N/A	N/A	N/A	N/A	N/A	NOT A SURVEY MATTER
	B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.	N/A	N/A	N/A	N/A	N/A	NOT A SURVEY MATTER
	C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.	N/A	N/A	N/A	N/A	N/A	NOT A SURVEY MATTER
	D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.	N/A	N/A	N/A	N/A	N/A	NOT A SURVEY MATTER
	E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.	N/A	N/A	N/A	N/A	N/A	NOT A SURVEY MATTER
3	ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: *ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.*	N/A	N/A	N/A	N/A	N/A	NOT A SURVEY MATTER
4	ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.	N/A	N/A	N/A	N/A	N/A	NOT A SURVEY MATTER
5	RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES	N/A	N/A	N/A	N/A	N/A	NOT A SURVEY MATTER
6	ALL MATTERS CONTAINED ON THE PLAT OF ST. JAMES PARK, AS RECORDED IN ...	PLAT BOOK 5, PAGE 58	X		X		AFFECTS AS SHOWN

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Pompano Beach, FL 33060
PH: (954) 788-3400
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Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

Plotted by: dbittner On 11/6/2024 7:09 PM

DATE:	08/13/24
DRAWN BY:	ZPB
CHECKED BY:	WA
FIELD BOOK:	1160 & 1164

N

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

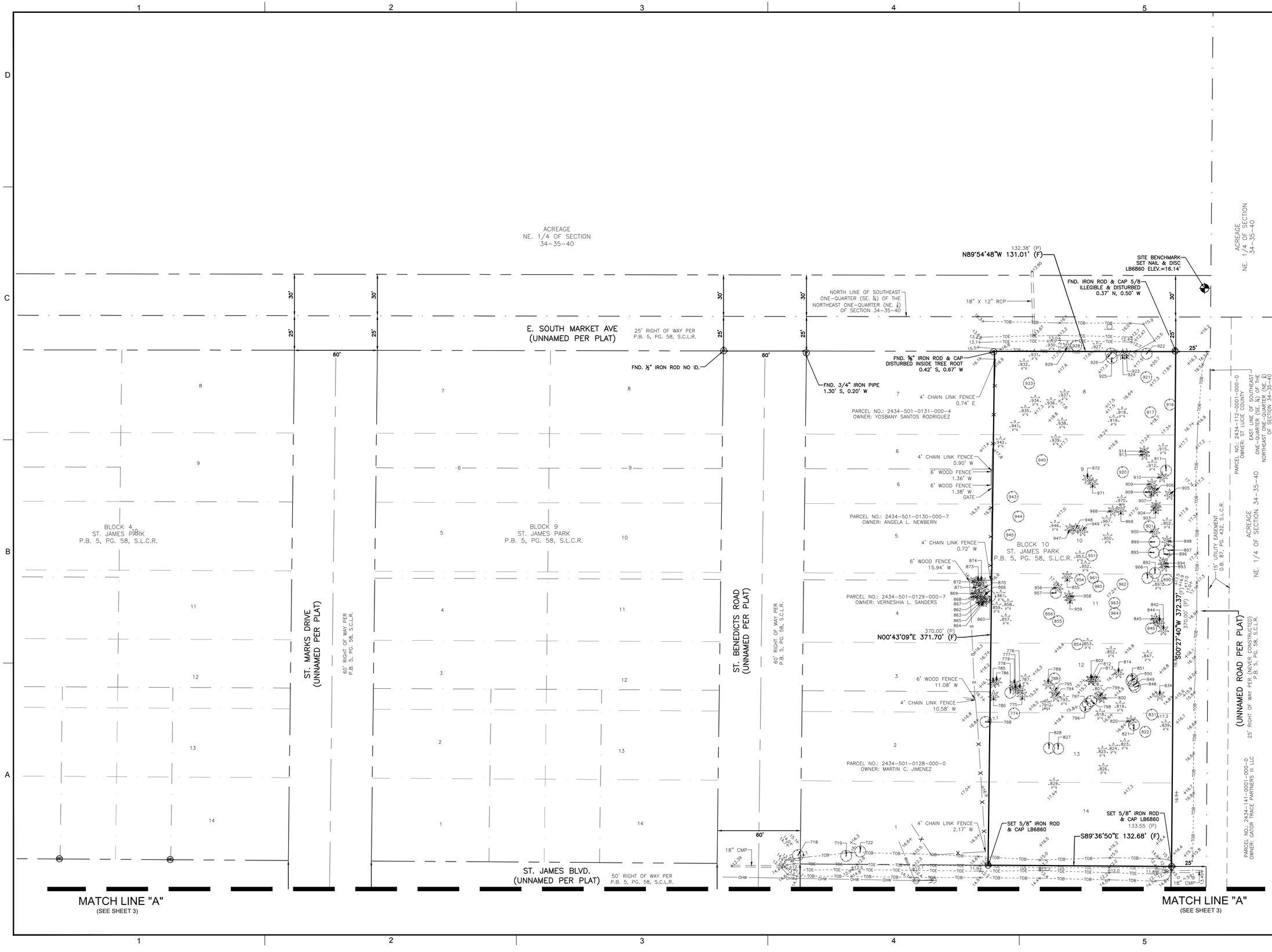
SEA PINES VILLAGE
FT. PIERCE

SHEET TITLE

ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER	1 OF 7
PROJECT NUMBER	13844.00

Drawing name: K:\13844.00 - Sea Pines Village - Ft Pierce - Principle Design & Dev Group, LLC\Survey\DWG\13844.00 ALTA SURVEY.dwg



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REVISIONS

NO.	DESCRIPTION	DATE

DATE:	08/13/24
DRAWN BY:	ZPB
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FIELD BOOK:	1160 & 1164

N

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30 '
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

SEA PINES
VILLAGE
FT. PIERCE

SHEET TITLE

ALTA/NSPS LAND
TITLE SURVEY

SHEET NUMBER	2 OF 7
PROJECT NUMBER	13844.00

Plotted by: dbittner On 11/6/2024 7:03 PM

Drawing name: K:\13844.00 - Sea Pines Village - Ft Pierce - Principle Design & Dev Group, LLC\Survey\DWG\13844.00 ALTA SURVEY.dwg

MATCH LINE "A"
(SEE SHEET 2)

MATCH LINE "A"
(SEE SHEET 2)

MATCH LINE "C"
(SEE SHEET 5)

MATCH LINE "C"
(SEE SHEET 5)

MATCH LINE "B"
(SEE SHEET 4)

MATCH LINE "B"
(SEE SHEET 4)

ST. JAMES BLVD.
(UNNAMED PER PLAT)
50' RIGHT OF WAY PER
P.B. 5, PG. 58, S.C.L.R.

ST. MARKS DRIVE
(UNNAMED PER PLAT)
60' RIGHT OF WAY PER
P.B. 5, PG. 58, S.C.L.R.

(UNNAMED ROAD PER PLAT)
60' RIGHT OF WAY PER
(NEVER CONSTRUCTED)
P.B. 5, PG. 58, S.C.L.R.

(UNNAMED ROAD PER PLAT)
25' RIGHT OF WAY PER (NEVER CONSTRUCTED)
P.B. 5, PG. 58, S.C.L.R.

FND. NAIL
AND TIN TAB
1.00' E,
0.57' S

FND. ⅝" IRON
ROD NO ID.

FND. ⅝" IRON ROD
& CAP LB4286

FND. NAIL
NO ID.

S89°36'50"E 268.85' (F)
269.75' (P)

18" CMP

SET 5/8" IRON ROD & CAP LB6860

EAST LINE OF SOUTHEAST
ONE-QUARTER (SE ¼) OF THE
NORTHEAST ONE-QUARTER (NE. ¼)
OF SECTION 34-35-40

FND. 4X4 CONCRETE
MONUMENT LB4826

SET IRON ROD & CAP
LB6860 OFFSET 5.00'
N89°37'03"W

125.00' (P)
S89°37'03"E 125.09' (F)

FND. ⅝" IRON ROD
& CAP LB4286

FND. 5/8" IRON ROD

FND. 1/2" IRON ROD

FND. 1/2" IRON ROD

6" WOOD FENCE
2.92' W

SHED

350.00' (P)
S00°41'14"W 349.77' (F)

N00°43'09"E 349.71' (F)
350.00' (P)

APPROXIMATE WATER
ELEV.=12.8' 7/25/24 TYP.

N00°43'09"E 399.64' (F)
400.00' (P)

S00°27'40"W 399.50' (F)
400.00' (P)

FND. ⅝" IRON ROD
& CAP ILLEGIBLE

FND. 3/4" IRON ROD
1.51' W, 0.37' S

6" WOOD FENCE
0.11' W

4' CHAIN LINK FENCE
0.25' W

FND. ⅝" IRON
ROD & CAP LB4826

4' CHAIN LINK FENCE
1.07' E

BEE HIVE
IN TREE

SET IRON ROD
& CAP LB6860

N89°38'30"W 124.89' (F)
125.00' (P)

SET IRON ROD &
CAP LB6860

270.83' (P)
S89°38'30"E 270.65' (F)

SET IRON ROD
& CAP LB6860

SITE BENCHMARK
SET NAIL & DISC
LB6860 ELEV.=15.21'

FND. ⅝" IRON ROD
& CAP LB 4019
0.65' W, 0.48' N

FND. ⅝" IRON ROD
& CAP LB 4019

4' CHAIN LINK FENCE

FND. 4"X4" CONCRETE
MONUMENT LB4286

FND. 4"X4" CONCRETE
MONUMENT LB4286

(TOTAL)
250.00' (P)
S89°38'30"E 250.52' (F)

(TOTAL)
415.35' (P)
N00°41'14"E 419.95' (F)

(TOTAL)
415.35' (P)
N00°41'14"E 419.55' (F)

250.00' (P)
S89°38'30"E 249.76' (F)

FND. ⅝" IRON ROD
& CAP LB4286
0.38' E

SET IRON ROD
& CAP LB6860
OFFSET 3.00'
S89°38'30"E

FND. ⅝" IRON ROD NO ID
0.16' S, 0.17' E

S89°38'30"E 270.87' (F)
271.03' (P)

(TOTAL)
415.35' (P)
N00°43'09"E 417.53' (F)

(TOTAL)
415.35' (P)
N00°43'09"E 417.92' (F)

(TOTAL)
415.35' (P)
S00°27'40"W 415.73' (F)

15' UTILITY EASEMENT
D.B. 87, PG. 432, S.C.L.R.

PARCEL NO.: 2434-501-0109-000-1
OWNER: NICHOLAS DAVID LEWALLEN

PARCEL NO.: 2434-501-0106-000-0
OWNER: JUAN A. FALCON

PARCEL NO.: 2434-501-0104-000-6
OWNER: CAROLYN BAKER

PARCEL NO.: 2434-501-0103-000-9
OWNER: ROBERTO VELASQUEZ

PARCEL NO.: 2434-501-0102-000-2
OWNER: LUVIANO'S HOME, LLC

PARCEL NO.:
2434-501-0061-000-2
OWNER:
CARL E HOEVERMAN

PARCEL NO.: 2434-501-0071-000-5
OWNER: 368 NOTLEM LLC

PARCEL NO.: 2434-141-0001-000-0
OWNER: GATOR TRACE PARTNERS III LLC
ACREAGE
NE. 1/4 OF SECTION 34-35-40

PARCEL NO.: 2434-141-0002-000-7
OWNER: GATOR TRACE COUNTRY CLUB LLC

BLOCK 5
ST. JAMES PARK
P.B. 5, PG. 58, S.L.C.R.

BLOCK 8
ST. JAMES PARK
P.B. 5, PG. 58, S.L.C.R.

BLOCK 11
ST. JAMES PARK
P.B. 5, PG. 58, S.L.C.R.

BLOCK 6
ST. JAMES PARK
P.B. 5, PG. 58, S.L.C.R.

BLOCK 7
ST. JAMES PARK
P.B. 5, PG. 58, S.L.C.R.

BLOCK 12
ST. JAMES PARK
P.B. 5, PG. 58, S.L.C.R.

DESIGNATED WETLAND
AREA BY OTHERS

DESIGNATED WETLAND
AREA BY OTHERS

MALELUCA TREE PERIMETER

60'

50'

25'

KEITH
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REVISIONS

NO.	DESCRIPTION	DATE

DATE:	08/13/24
DRAWN BY:	ZPB
CHECKED BY:	WA
FIELD BOOK:	1160 & 1164

N

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30 '
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

SEA PINES
VILLAGE
FT. PIERCE

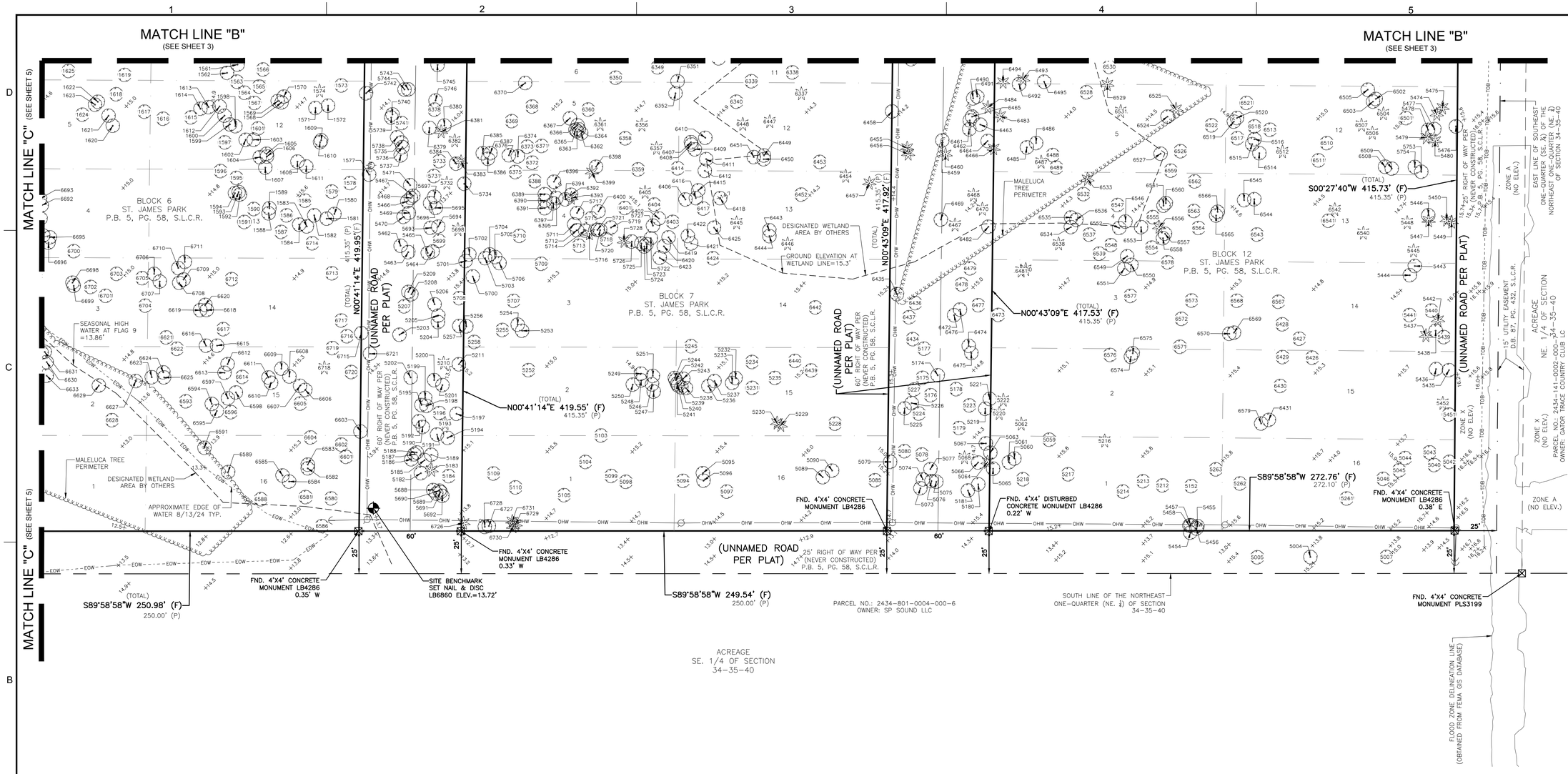
SHEET TITLE

ALTA/NSPS LAND
TITLE SURVEY

SHEET NUMBER	3 OF 7
PROJECT NUMBER	13844.00

Plotted by: dbittner On 11/6/2024 7:02 PM

Drawing name: K:\13844.00 - Sea Pines Village - Ft Pierce - Principle Design & Dev Group, LLC\Survey\DWG\13844.00 ALTA SURVEY.dwg



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Plotted by: dbittner On 11/6/2024 7:02 PM

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	08/13/24
DRAWN BY:	ZPB
CHECKED BY:	WA
FIELD BOOK:	1160 & 1164

N

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30 '
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

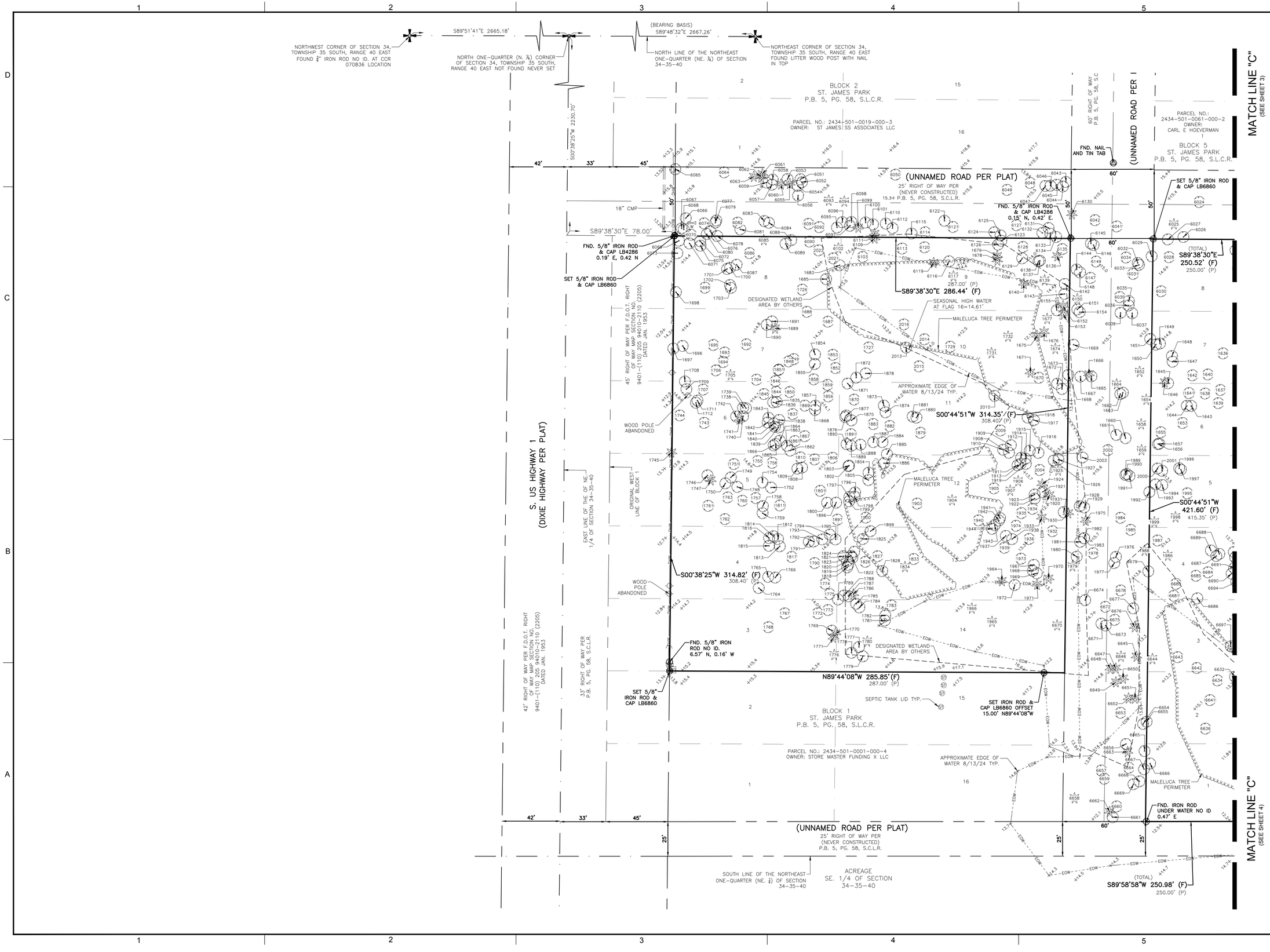
SEA PINES VILLAGE
FT. PIERCE

SHEET TITLE
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER 4 OF 7

PROJECT NUMBER 13844.00

Drawing name: K:\13844.00 - Sea Pines Village - Ft Pierce - Principle Design & Dev Group, LLC\Survey\DWG\13844.00 ALTA SURVEY.dwg



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REVISIONS

NO.	DESCRIPTION	DATE

DATE:	08/13/24
DRAWN BY:	ZPB
CHECKED BY:	WA
FIELD BOOK:	1160 & 1164

N

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30 '
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

SEA PINES VILLAGE FT. PIERCE

SHEET TITLE
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER	5 OF 7
PROJECT NUMBER	13844.00

Plotted by: dbittner On 12/2/2024 1:01 PM

Drawing name: K:\13844.00 - Sea Pines Village - Ft Pierce - Principle Design & Dev Group, LLC\Survey\DWG\13844.00 ALTA SURVEY.dwg

TREE TABLE:

TREE NUMBER	TREE NAME	DIAMETER IN INCHES	TREE NUMBER	TREE NAME	DIAMETER IN INCHES	TREE NUMBER	TREE NAME	DIAMETER IN INCHES	TREE NUMBER	TREE NAME	DIAMETER IN INCHES	TREE NUMBER	TREE NAME	DIAMETER IN INCHES	TREE NUMBER	TREE NAME	DIAMETER IN INCHES	TREE NUMBER	TREE NAME	DIAMETER IN INCHES	TREE NUMBER	TREE NAME	DIAMETER IN INCHES	TREE NUMBER	TREE NAME	DIAMETER IN INCHES
718	ANON FRUIT	8	941	PALM	8	1258	OAK	4	1503	OAK	9	1671	PALM	10	1834	PALM	5	1991	OAK	7	5241	PINE	10	5648	PINE	6	5787	PINE	8
719	QUINEP FRUIT	8	942	PALM	13	1259	OAK	4	1506	MELALEUCA	15	1672	OAK	7	1835	OAK	4	1992	OAK	30	5242	OAK	6	5649	PINE	6	5788	OAK	4
722	UNKNOWN	5	943	ARTIZIA	8	1262	OAK	29	1542	OAK	6	1673	OAK	4	1836	PINE	8	1993	OAK	7	5243	PINE	6	5650	PINE	6	5789	OAK	4
768	ROYAL POINCIANA	11	944	ARTIZIA	8	1263	OAK	11	1543	OAK	6	1674	PALM	13	1837	PINE	8	1994	OAK	7	5244	PINE	6	5651	PINE	6	5790	PINE	4
774	UNKNOWN	7	945	MANGO	17	1264	OAK	7	1544	MELALEUCA	13	1675	PALM	12	1838	PINE	11	1995	MELALEUCA	7	5245	PINE	20	5652	PINE	4	5791	OAK	4
775	PALM	10	946	PALM	15	1265	OAK	42	1545	MELALEUCA	20	1676	PALM	10	1839	OAK	7	1996	MELALEUCA	5	5246	PINE	6	5653	OAK	6	5792	PINE	12
776	PALM	8	947	PALM	13	1268	PALM	14	1546	OAK	5	1677	PALM	11	1840	PINE	8	1997	MELALEUCA	6	5247	PINE	10	5654	OAK	8	5793	PINE	10
777	PALM	11	948	PALM	13	1269	PALM	13	1547	OAK	6	1678	PALM	12	1841	PINE	4	1998	PALM	14	5248	PINE	12	5655	OAK	6	5794	PINE	12
778	ROYAL POINCIANA	4	949	PALM	14	1271	PALM	12	1548	OAK	10	1679	PALM	13	1842	PINE	10	1999	PALM	10	5249	PINE	10	5656	OAK DOUBLE	6	5795	PALM	20
779	PALM	6	950	PALM	15	1277	OAK	4	1549	PINE	11	1683	OAK	7	1843	OAK	5	2000	OAK	6	5250	OAK	15	5657	OAK	4	5796	PALM	15
780	PALM	12	951	OAK	4	1280	UMBRELLA	4	1550	PINE	14	1685	PINE	16	1844	OAK	5	2001	OAK	8	5251	PINE	6	5658	OAK	4	5797	PINE	12
785	PALM	8	952	PALM	13	1282	OAK	5	1551	PINE	13	1687	PINE	10	1845	OAK	4	2002	OAK	20	5252	OAK	18	5659	OAK	4	5798	PINE	10
786	PALM	9	953	PALM	14	1283	MELALEUCA	15	1552	OAK	14	1688	PINE	10	1846	OAK	4	2003	OAK	4	5253	PINE	10	5660	PINE	10	5799	PINE	8
787	PALM	8	954	OAK	5	1285	OAK	4	1553	PINE	17	1689	PALM	10	1847	OAK	4	2004	MALALUCA	30	5254	PINE	8	5661	OAK	6	5800	PINE	8
788	OAK	16	955	PALM	8	1287	PALM	10	1554	PINE	19	1690	OAK	20	1848	PINE	11	2009	MELALEUCA	12	5255	PINE	6	5662	OAK	10	5801	PINE	12
789	PALM	10	956	PALM	10	1295	OAK	4	1555	OAK	5	1691	OAK	6	1849	PINE	12	2010	PINE	11	5256	PINE	10	5663	OAK	8	5802	PINE	10
790	PALM	10	957	OAK	4	1296	OAK	10	1556	OAK	8	1692	OAK	5	1850	PINE	9	2013	OAK	6	5257	PINE	6	5664	PINE	8	5803	PINE	10
791	PALM	6	958	PALM	6	1297	OAK	7	1557	OAK	12	1693	PINE	16	1851	OAK	4	2014	OAK	8	5258	PINE	8	5665	PALM	12	5804	PINE	10
793	PALM	9	959	PALM	8	1298	OAK	4	1558	PINE	10	1694	PINE	12	1852	PINE	10	2015	OAK	20	5261	OAK CLUSTER	18	5666	PINE	20	5805	OAK DOUBLE	6
794	PALM	10	960	OAK	5	1300	PALM	7	1559	PINE	11	1695	OAK CLUSTER	48	1853	PINE	11	2016	OAK	5	5262	PINE	8	5667	OAK	5	5806	PINE	12
795	PALM	8	961	OAK	4	1301	PALM	7	1560	PINE	7	1696	UNKNOWN	5	1854	PINE	10	2021	OAK	4	5263	OAK	8	5668	OAK	5	5807	PINE	8
796	OAK	18	962	OAK	13	1302	OAK	5	1561	PINE	4	1697	OAK	6	1855	PINE	7	2022	OAK	4	5435	PINE	12	5669	OAK	4	5808	PINE	6
797	OAK	4	963	UMBRELLA	5	1305	PALM	16	1562	PINE	6	1698	OAK	48	1856	PINE	13	5004	OAK	4	5436	PINE	15	5670	OAK	6	5809	PINE	12
798	ALBIZIA	6	964	OAK	32	1306	OAK	4	1563	OAK	4	1699	OAK	5	1857	PINE	10	5005	PINE	10	5437	PALM	15	5671	PINE	8	5810	PINE	4
799	PALM	6	966	OAK	6	1308	OAK	48	1564	PINE	5	1700	PINE	5	1858	PINE	5	5007	PINE	10	5438	PINE	10	5672	PINE	8	5811	PINE	15
800	PALM	8	967	PALM	14	1311	OAK	6	1565	PINE	5	1701	PINE	11	1859	PINE	8	5040	OAK	12	5439	PINE	10	5673	PINE	8	5812	PINE	10
801	PALM	10	968	PALM	13	1312	OAK	8	1566	PINE	12	1702	PINE	17	1861	PINE	8	5042	PINE	18	5440	PINE	20	5674	PINE	10	5813	PINE	10
802	PALM	7	969	PALM	10	1316	OAK	4	1567	PINE	6	1703	OAK	4	1862	PINE	7	5043	PINE	18	5441	PINE	12	5675	PINE	8	5814	PINE	12
812	PALM	6	970	PALM	10	1320	UNKNOWN	4	1568	PINE	4	1704	OAK	12	1863	PINE	7	5044	PINE	12	5442	PALM	18	5676	OAK	4	5815	PALM	18
813	PALM	5	971	PALM	6	1321	OAK	4	1569	PINE	4	1705	PALM	15	1864	PINE	5	5045	OAK	10	5443	PINE	12	5677	PINE	18	5816	PINE	6
814	PALM	10	972	PALM	15	1323	OAK	12	1570	PINE	12	1706	OAK	9	1865	PINE	11	5046	PINE	24	5444	PINE	12	5678	OAK	6	5817	PINE	12
818	PALM	9	1133	OAK	3	1324	OAK	8	1571	PINE	13	1707	UNKNOWN	22	1866	OAK	5	5059	OAK	10	5445	PALM	15	5679	OAK	4	5818	PINE	12
819	PALM	10	1135	ARTIZIA	5	1326	OAK	6	1572	PINE	10	1708	OAK	12	1867	PINE	8	5060	OAK	15	5446	MALELUCA	10	5680	PINE	8	5819	PINE	10
820	PALM	10	1136	PALM	13	1328	OAK	4	1573	OAK	4	1709	OAK	7	1868	PINE	6	5061	OAK	8	5447	PALM	12	5681	OAK	8	5820	PINE	6
821	OAK	8	1138	OPAK	7	1330	PALM	13	1574	PALM	13	1711	OAK	7	1869	PINE	10	5062	PALM	15	5448	PALM	15	5682	OAK	5	5821	PINE	6
822	OAK	21	1139	OAK	12	1331	OAK	11	1576	PINE	18	1712	OAK	8	1870	PINE	13	5063	PINE	15	5449	PALM	12	5683	UMBRELLA	10	5822	PALM	15
823	PALM	14	1141	OAK	13	1332	OAK	5	1577	OAK	4	1726	MELALEUCA	12	1871	PINE	6	5064	PALM	15	5450	PALM	10	5684	PINE	10	5823	PALM	12
824	PALM	14	1143	OAK	11	1333	PALM	13	1578	OAK CLUSTER	18	1727	MELALEUCA	11	1872	PINE	10	5065	OAK	6	5451	PINE	8	5685	PINE	8	5824	PINE	12
825	PALM	14	1144	OAK	14	1335	OAK	17	1579	PINE	8	1729	OAK	6	1873	PINE	12	5066	OAK	6	5452	PALM	15	5686	PINE	10	5825	PINE	8
826	PALM	6	1145	OAK	17	1342	OAK	7	1580	PINE	9	1731	PALM	12	1874	PINE	9	5067	OAK	4	5454	OAK	4	5687	PINE	4	5826	PINE	8
827	ALBIZIA	15	1146	OAK	11	1348	PALM	15	1581	PINE	10	1732	PALM	13	1875	PINE	4	5068	PALM	18	5455	OAK	4	5688	OAK	4	5827	PINE	8
828	ALBIZIA	10	1148	OAK	11	1350	OAK	9	1582	PINE	4	1738	PINE	9	1876	PINE	5	5073	PINE	8	5456	OAK	4	5689	OAK	4	5828	PINE	8
829	PALM	4	1149	OAK	4	1351	PALM	12	1583	PINE	10	1739	PINE	9	1877	PINE	5	5074	OAK	8	5457	OAK	4	5690	OAK	4	5829	PINE	8
831	ALBIZIA	4	1150	UMBRELLA CLUSTER	24	1352	OAK	11	1584	PINE	7	1740	PINE	11	1878	PINE	7	5075	PINE	8	5458	OAK	4	5691	OAK	4	5830	PINE	15
834	PALM	14	1153	OAK	22	1353	OAK	20	1585	PINE	4	1741	PALM	13	1879	MELALEUCA	12	5076	PINE	8	5462	OAK DOUBLE	4	5692	OAK	4	5831	PINE	12
839	PALM	14	1157	OAK	4	1354	OAK	13	1586	PINE	8	1742	OAK	24	1880	MELALEUCA	11	5077	PINE	12	5463	OAK	4	5693	PINE	6	5832	PALM	18
842	PALM	13	1158	OAK	4	1355	OAK	6	1587	PINE	5	1745	PALM	11	1881	MELALEUCA	7	5078	PINE	12	5464	PINE	6	5694	OAK	5	5833	PINE	6
843	PALM	14	1159	OAK	4	1356	PALM	7	1588	PINE	7	1746	PINE	7	1882	MELALEUCA	15	5079	OAK	12	5465	OAK	4	5695	OAK	4	5834	PINE	6
844	PALM	14	1160	OAK	4	1357	PALM	16	1589	PINE	4	1747	PALM	13	1883	MELALEUCA	8	5080	PINE	12	5466	OAK	6	5696	PINE	8	5835	PINE	6
845	PALM	6	1161	OAK	7	1362	OAK	4	1590	PINE	7	1748	PINE	12	1884	PINE	4	5085	OAK	10	5467	OAK	6	5697	PINE	8	5836	PINE	12
846	OAK	5	1162	OAK	6	1363	PALM	5	1591	PINE	6	1749	PINE	9	1885	PINE	5	5089	OAK	18	5468	OAK	4	5698	PALM	15	5837	PINE	12
847	PALM	16	1163	OAK	5	1364	PALM	5	1592	OAK	7	1750	OAK	8	1886	PINE	11	5090	OAK	15	5469	PINE	8	5699	OAK	4	5838	PINE	6
848	MELALEUCA	9	1164	OAK	9	1365	PALM	14	1593	OAK	5	1751	OAK	7	1887	MELALEUCA	4	5094	OAK	15	5470	OAK	15	5700	PINE	12	5839	PINE	8
849	MELALEUCA	9	1166	OAK	4	1366	PALM	5	1594	PINE	16	1752	OAK	7	1888	PINE	12	5095	OAK	10	5471	PINE	10	5701	PINE	10	5840	PINE	12
850	MELALEUCA	7	1168	OAK	6	1370	PALM	19	1595	OAK	10	1754	PINE	6	1889	PINE	5	5096	OAK	10	5474	PALM	12	5702	OAK	4	5841	PINE	10
851	OAK	5	1169	OAK	4	1371	PALM	15	1596	PINE	4	1755	PINE	14	1890	PINE	7	5097	OAK CLUSTER	6	5475	PALM	15	5703	PINE	4	5842	PINE	6
852	PALM	15	1170	OAK	5	1373	OAK	8	1597	PINE	19	1756	OAK	8	1891	PINE	8	5098	PINE	18	5476	PINE	12	5704	PINE	10	5843	PINE	6
853	PALM	11	1171	OAK	4	1374	OAK	7	1598	OAK	8	1757	OAK	10	1896	OAK	4	5099	OAK CLUSTER	40	5477	OAK	6	5705	PINE	8	5844	PINE	10
854	OAK	5	1172	OAK	11	1376	UMBRELLA	(2) 5	1599	OAK	4	1758	OAK	8	1897	MELALEUCA	5	5103	MALALUCA	18	5478	PINE	10	5706	OAK	8	5845	PINE	12
855	ARZIBIA	6	1173	UMBRELLA	4	1377	OAK	25	1600	OAK	7	1759	OAK	4	1899	OAK	4	5104	PINE	6	5479	PALM	18	5707	PINE	8	5846	PINE	6
856	ARZIBIA	9	1174	OAK	3	1381	OAK	11	1601	OAK	6	1760	OAK	18	1900	PINE	7	5105	OAK CLUSTER	36	5480	PALM	12	5708	OAK	8	5847	PINE	6
857	PALM	7	1175	OAK	4	1384	OAK	16	1602	OAK	6	1761	OAK	7	1903	PINE	8	5109	OAK	6	5481	PINE	12	5709	OAK	26	5848	PINE	6
858	PALM	9	1176	OAK	4	1385	MELALEUCA	9	1603	PINE	9	1762	OAK	26	1904	PALM	8	5110	OAK	18	5482	PINE	10	5710	OAK	6	5849	PALM	15
859	PALM	10	1177	OAK	6	1386	OAK	11	1604	OAK	6	1763	OAK	6	1905	PINE	9	5152	OAK	8	5483	PINE	10	5711	PINE	8	5850	PALM	15
860	ARZIBIA	9	1178	OAK	14	1387	OAK	9	1605	OAK	4	1764	OAK	24	1906	PALM	10	5174	PINE	8	5484	PINE	8	5712	PINE	4	5851	PINE	12
861	PALM	10	1179	ARTIZIA	4	1388	MELALEUCA	32	1606	OAK	4	1765	PINE	11	1907	PALM	10	5175	PINE	8	5485	PINE	8	5713	PINE	10	5852	PALM	12
862	PALM	8	1181	ROYAL POINCIANA	8	1389	OAK	7	1607	PINE	16	1766	OAK	6	1908	PINE	13	5176	PINE	8	5486	PINE	8	5714	PINE	6	5853	PINE	10
863	PALM	7	1182	OAK	4	1390	OAK	4	1608	OAK	5	1767	OAK	12	1909	PINE	6	5177	PINE	10	5487	PINE	8	5715	PINE	12	5854	PALM	15
864	PALM	4	1183	OAK	4	1391	MELALEUCA	15	1609	PINE	6	1768	OAK	10	1910	OAK	8	5178	PINE	10	5488	OAK	4	5716	PALM	20	5855	PINE	10
865	PALM	4	1184	OAK	5	1394	OAK	13	1610	OAK	4	1769	OAK	17	1911	OAK	7	5179	PINE	15	5489	PINE	10	5717	PINE	6	5856	PINE	8
866	PALM	8	1185	OAK	7	1395	OAK	8	1611	PINE	7	1770	PALM	12	1912	OAK	7	5180	PINE	10	5490	PINE	8	5718	PINE	8	5857	PINE	4
867	PALM	10	1186	OAK	4	1402	PINE	25	1612	OAK	6	1771	PALM	12	1913	PINE	7	5181	PINE	6	5491	PINE	8	5719	PINE	6	5858	PINE	10
868	PALM	8	1187	OAK	9	1403	OAK	16	1613	OAK	5	1772	PINE	10	1914	PINE	7	5182	OAK	4	5492	PINE	8	5720	PINE	12	5859	PINE	6
869	PALM	9	1188	OAK	14	1414	UNKNOWN	4	1614	OAK	4	1773	ROYAL POINCIANA	5	1915	PINE	7	5183	PALM	18	5493	PINE	10	5721	PINE	4	5860	PINE	8
870	PALM	8	1190	OAK	7	1415	SILKY OAK	8	1615	OAK	9	1774	PINE	8	1916	PINE	7	5184	OAK	4	5494	PINE	4	5722	PINE	12	5861	PINE	8
871	PALM	9	1191	OAK	5	1416	MAPLE	15	1616	OAK	8	1775	PINE	11	1917	OAK	5	5185	PINE	12	5495	PALM	15	5723	PINE	4	5863	PINE	12
872	PALM	7	1192	OAK	10	1418	UMBRELLA	20	1617	OAK	8	1776	PALM	12	1918	OAK	5	5186	PINE	12	5496	PALM	12	5724	PINE	6	5864	PINE	24
873	PALM	7	1194	OAK	(2) 4	1419	UMBRELLA	10	1618	PINE	19	1777	OAK	8	1919	PINE	5	5187	OAK	10	5497	PALM	12	5725	PINE	8	5865	OAK	8
874	PALM	7	1195	OAK	4	1421	UMBRELLA	5	1619	PINE	16	1778	OAK	5	1920	PALM	10	5188	OAK	8	5498	PALM	15	5726	PINE	6	5866	PINE	12
890	OAK	7	1196	PALM	13	1422	UMBRELLA	5	1620	PINE	15	1779	OAK	17	1921	PINE	12	5189	PINE	10	5499	PALM	12	5727	PINE	8	5867	OAK	6
891	PALM	8	1200	OAK	5	1423	OAK	17	1621	OAK	7	1780	PALM	12	1922	PINE	12	5190	OAK	4	5500	PALM	12	5728	PALM	15	5869	PINE	8
892	OAK	13	1201	OAK	12	1424	OAK	9	1622	OAK	7	1781	MELALEUCA	22	1923	OAK	7	5191	OAK	4	5501	PALM	10	5731	PINE	4	5870	OAK	4
893	PALM	12	1203	PALM	15	1425	PALM	8	1623	OAK	5	1782	MELALEUCA	10	1924	PALM	12	5192	PALM	10	5502	PALM	12	5732	PALM	15	5871	OAK	4
894	PALM	14	1204	OAK	12	1426	OAK	8	1624	PINE	12	1783	MELALEUCA	7	1925	PALM	13	5193	PALM	18	5503	PALM	12	5733	PINE	10	5872	UNKNOWN	6
895	OAK	19	1207	UMBRELLA	10	1427	MELALEUCA	12	1625	PINE	18	1784	MELALEUCA	12	1926	PINE	9	5194	PINE	18	5504	PALM	12	5734	PINE	12	5873	UNKNOWN	15
896	OAK	7	1208	PINE	9	1430	MELALEUCA	8	1626	PINE	4	1785	MELALEUCA	5	1927	PINE	4	5195	PINE	10	5505	PALM	12	5735	PINE	12	5874	UNKNOWN	12
897	OAK	12	1209	OAK	(3) 4	1431	OAK	30	1627	OAK	8	1786	PALM	6	1928	OAK	9	5196	PINE	6	5506	PALM	12	5736	PINE	8	5875	UNKNOWN	15
898	PALM	15	1211	OAK	16	1437	OAK	6	1628	OAK	6	1787	MELALEUCA	11	1929	OAK	8	5197	OAK	8	5604	PALM	12	5737	PINE	10	5876	OAK	8
899	OAK	7	1212	OAK	5	1438	OAK	7	1629	OAK	6	1788	OAK	7	1930	PALM	10	5198	PINE	6	5605	PALM	12	5738	OAK	4	5879	OAK	6
900	PALM	12	1213	OAK	21	1439	OAK	8	1630	PINE	8	1789	MELALEUCA	7	1931	OAK	10	5199	PINE	12	5606	PALM	10	5739	OAK	4	5880	UMBRELLA	8
901	OAK	8	1214	OAK	5	1445	PINE	7	1631	OAK	7	1790	PINE	11	1932	OAK	9	5200	PINE	12	5607	PINE	20	5740	OAK	4	5881	UMBRELLA	6
902	PALM	14	1216	PINE	6	1446	PINE	10	1632	PINE	15	1791	PINE	7	1933	PALM	12	5201	OAK	6	5608	PALM	10	5741	OAK	4	5882	UMBRELLA	15
903	PALM	14	1217	PINE	13	1447	PINE	5	1633	PINE	7	1792	PINE	4	1934	OAK	5	5202	PINE	8	5609	PALM	15	5742	OAK	6	5883	OAK	4
904	PALM	14	1221	OAK	8	1448	PINE	6	1634	PINE	4	1793	OAK	6	1935	OAK	6	5203	OAK CLUSTER	12	5610	PALM	18	5743	PINE	6	5884	OAK	6
905	PALM	14	1222	PINE	6	1449	OAK	4	1635	PINE	4	1794	PINE	12	1936	OAK	10	5204	OAK	6	5611	PALM	18	5744	OAK	6	5885	OAK	6
906	PALM	11	1223	PINE	4	1450	PINE	13	1636	PINE	18	1795	PINE	12	1937	OAK	5	5205	PINE	8	5612	PALM	18	5745	PINE	12	5886	OAK	6
907	PALM	11	1224	PINE	7	1454	OAK	5	1637	PINE	14	1796	PINE	9	1938	OAK	5	5206	PINE	8	5613	PALM	18	5746	PINE	12	5887	UMBRELLA	15
908	ARZIBIA	4	1225	PINE	9	1455	OAK	4	1638	OAK	7	1797	PINE	9	1939	OAK	8	5207	PINE	10	5614	PINE	15	5752	OAK	12	5888	UMBRELLA	4
909	PALM	13	1226	OAK	4	1456	MELALEUCA	13	1639	OAK	6	1798	PINE	9	1940	PINE	12	5208	PINE DOUBLE	15	5615	OAK	5	5753	PINE	10	5889	PALM	15
910	PALM	13	1227	PINE	7	1458	OAK	5	1640	PINE	7	1799	MELALEUCA	5	1941	PINE	5	5209	OAK	6	5616	OAK	6	5754	OAK	8	5890	OAK	8
911	OAK	9	1228	PINE	4	1459	MAPLE	8	1641	PINE	16	1800	PINE	5	1942	PINE	5	5210	PALM	15	5617	PINE	10	5755	PINE	4	5891	OAK	4
912	PALM	12	1229	PINE	4	1460	OAK	(2) 5	1642	PINE	6	1801	PINE	11	1943	PINE	11	5211	OAK	6	5618	OAK	6	5756	PINE	6	5892	OAK	10
913	PALM	12	1230	PINE	5	1461	PALM	15	1643	PINE	7	1802	PINE	6	1944	PINE	11	5212	OAK	12	5619	PINE	6	5757	PINE	8	5893	PINE	8
914	PALM	14	1231	PINE	8	1462	PALM	16	1644	PINE	6	1803	PINE	9	1964	PALM	13	5213	PINE	8	5620	PINE	4	5758	PINE	8	5894	OAK	4
915	PALM	14	1232	PINE	4	1463	PALM	10	1645	UMBRELLA	7	1804	PINE	7	1965	PALM	9	5214	OAK	4	5621	OAK	6	5759	PINE	10	5895	PALM	12
916	OAK	8	1233	OAK	4	1464	OAK	4	1646	PALM	9	1805	PINE	9	1966	PALM	12	5216	PALM	12	5622	PINE	12	5760	PINE	6	5896	OAK	6
917	OAK	(2) 6	1234	PINE	4	1465	OAK	5	1647	OAK	14	1806	PINE	9	1967	OAK	7	5217	PINE	10	5623	PINE	6	5761	PINE	12	5897	OAK	6
918	PALM	7	1235	PINE	9	1471	MELALEUCA	43	1648	OAK	26	1807	OAK	6	1968	OAK	10	5218	OAK	12	5624	PINE	4	5762	PALM	8	5898	SILKY OAK	6
919	PALM	7	1236	PINE	5	1472	OAK	7	1649	UMBRELLA	12	1808	OAK	7	1969	PINE	12	5219	PINE	10	5625	PINE	8	5763	PINE	12	5899	PALM	15
920	OAK	24	1237	OAK	5	1474	MELALEUCA	4	1650	OAK	17	1809	PINE	32	1970	PALM	12	5220	PALM	18	5626	PINE	4	5764	PINE	8	5900	UMBRELLA	8
921	OAK	28	1238	PINE	5	1475	OAK	4	1651	OAK	12	1810	OAK	8	1971	PALM	10	5221	PINE	10	5627	OAK	4	5765	PINE	8	5901	OAK	6
922	OAK	27	1239	OAK	(2) 5	1476	MAELALEUCA	16	1652	PALM	13	1811	PINE	10	1972	OAK	5	5222	PALM	18	5628	PINE	20	5766	PINE	10	5902	OAK	4
923	PALM	14	1240	PINE	5	1479	MELALEUCA	(2) 4	1653	PINE	17	1812	PINE	12	1973	OAK	7	5223	PINE	6	5629	OAK	6	5767	PINE	10	5903	UMBRELLA	4
924	PALM	12	1241	PINE	10	1480	MELALEUCA	4	1654	PALM	12	1813	PINE	12	1974	MELALEUCA	8	5224	PINE	12	5630	OAK	4	5768	PINE	10	5904	PINE	10
925	OAK	9	1242	PINE	8	1481	MELALEUCA	4	1655	OAK	6	1814	PINE	5	1975	PALM	12	5225	PINE	6	5631	PINE	8	5771	OAK	6	5905	OAK	4
926	OAK	9	1243	PINE	12	1485	PINE	6	1656	OAK	4	1815	OAK	4	1976	OAK	40	5226	PINE	10	5632	MALELUCA	10	5772	OAK	6	5906	UMBRELLA	6
927	PALM

TREE TABLE:

TREE NUMBER	TREE NAME	DIAMETER IN INCHES
5921	OAK	10
5922	PALM	12
5923	PINE	10
5924	PINE	10
5925	OAK	6
5926	OAK	4
5927	OAK	4
5928	PINE	6
5929	PALM	15
5930	MAPLE	8
5931	PALM	12
5932	OAK	18
5933	OAK	18
5934	PALM	12
5935	OAK	12
5936	PINE	12
5937	OAK	6
5938	OAK	6
5939	OAK	6
5940	OAK	8
5941	PINE	18
5942	OAK	7
5943	PINE	6
5944	OAK	8
5945	OAK	4
5946	PALM	12
5947	PINE	6
5948	PINE	8
5949	PINE	6
5950	PINE	8
5951	PINE	8
5952	PINE	6
5953	PINE	4
5954	PINE	10
5955	PINE	4
5956	PINE	10
5957	PINE	8
5958	PINE	10
5959	PALM	12
5960	PALM	12
5961	PINE	24
5962	PALM	18
5963	PINE	10
5964	PALM	12
5965	PALM	12
5966	OAK	10
5967	OAK	6
5968	PALM	15
5969	OAK	18
5970	UMBRELLA	8
5971	PALM	12
5972	PALM	15
5973	PINE	8
5974	PINE	8
5975	OAK	12
5976	PALM	15
5977	PALM	12
5978	OAK	12
5979	PALM	15
5982	PONCIANA	12
5983	PONCIANA	10
5984	PONCIANA	8
5985	PALM	10
5986	PALM	8
5987	PALM	8
5988	PALM	10
5989	PALM	8
5990	PALM	7
5991	OAK	7
5992	PONCIANA CLUSTER	N/A
5994	OAK	15
5995	OAK	12
5996	OAK	8
5997	OAK	8
5998	OAK CLUSTER	28
5999	OAK	8
6000	OAK	10
6001	OAK	6
6002	OAK	12
6003	OAK	6
6004	OAK	36
6005	OAK	28
6006	UMBRELLA	8
6009	OAK	10
6010	OAK	8
6011	PALM	6
6012	PALM	6
6013	PALM	6
6014	PALM	4
6015	PALM	6
6016	UMBRELLA CLUSTER	12
6017	PALM	6
6018	OAK	12
6019	PALM	8
6020	OAK CLUSTER	36
6021	OAK	20
6022	OAK	15
6023	OAK	18
6024	OAK	14
6025	PALM	15
6026	OAK	8
6027	OAK	15
6028	OAK	24
6029	PINE	18
6030	OAK	6
6031	OAK	8
6032	OAK CLUSTER	12
6033	OAK	6
6034	OAK	15
6035	OAK	6
6036	UMBRELLA	4
6037	OAK	5
6038	PINE DOUBLE	26
6039	PINE	5
6041	OAK DOUBLE	15
6042	PONCIANA	4
6043	OAK	10
6044	OAK	12
6045	OAK	4
6046	OAK	4
6047	OAK	6
6048	OAK	6
6049	OAK	12
6050	OAK	34
6051	PONCIANA CLUSTER	18
6052	OAK	10
6053	OAK	4
6054	OAK	4
6055	PALM	4
6056	OAK	12
6057	OAK	6
6058	OAK	6
6059	OAK	8
6060	PALM	4
6061	PALM	12
6062	PALM	7
6063	PALM	7
6064	OAK	18
6065	OAK	8
6066	OAK	8
6067	OAK	6
6068	PINE	6
6069	OAK	12
6070	OAK	6
6071	OAK	7
6072	OAK	5
6073	OAK	8
6074	PINE	8
6075	PONCIANA	6
6076	OAK	4
6077	OAK	4
6078	OAK	10
6079	OAK	10
6080	OAK	4
6081	PONCIANA	6
6082	PINE	4
6083	PINE	7
6084	PINE	4
6085	PALM	12
6086	OAK	18
6087	OAK	7
6088	OAK	8
6089	OAK	6
6090	OAK	12
6091	OAK	6
6092	OAK	6
6093	PALM	20
6094	PALM	20
6095	OAK	8
6096	OAK	6
6097	OAK	6
6098	OAK	4
6099	PALM	4
6100	OAK	10
6101	OAK	10
6102	PALM	8
6103	OAK	6
6109	PALM	10
6110	OAK	4
6111	PALM	4
6112	OAK	8
6113	OAK	15
6114	OAK	20
6115	OAK	4
6116	OAK	8
6117	PALM	12
6119	PALM	15
6120	OAK	8
6121	OAK	4
6122	OAK	4
6123	OAK	8
6124	OAK	8
6125	OAK	7
6126	OAK	12
6127	OAK	4
6128	OAK	12
6129	OAK	7
6130	PALM	18
6131	OAK	6
6132	OAK	6
6133	OAK	6
6134	OAK	4
6135	OAK	6
6136	PALM	8
6137	UNKNOWN	10
6138	UNKNOWN CLUSTER	6
6139	PALM	12
6140	PALM	12
6142	OAK	7
6143	OAK	8
6144	OAK	10
6145	OAK	15
6146	OAK	6
6147	OAK	10
6148	OAK	6
6149	UNKNOWN	6
6150	PALM	10
6151	OAK	6
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6153	PALM	10
6154	OAK	5
6155	OAK	8
6158	OAK	10
6159	OAK	10
6160	OAK	8
6161	OAK	6
6162	OAK	4
6163	PALM	15
6164	PALM	15
6165	PINE	4
6166	PINE	10
6167	PALM	12
6168	PALM	12
6169	OAK	6
6170	PALM	18
6171	PALM	12
6172	PALM	12
6173	PALM	12
6174	PALM	12
6175	PALM	12
6176	PINE	10
6177	PINE	12
6178	PINE	12
6179	PINE	10
6180	PINE	10
6181	PINE	6
6182	PINE	4
6183	PINE	10
6184	PINE	8
6185	PINE	6
6186	PALM	20
6187	PALM	10
6188	PINE	12
6189	PALM	12
6190	PALM	6
6191	PALM	12
6192	PALM	15
6193	PINE	18
6194	OAK	6
6195	PALM	15
6196	PALM	18
6197	OAK	8
6198	OAK	6
6199	OAK	6
6200	OAK	4
6201	PALM	12
6202	PINE	18
6204	PINE	10
6205	PINE	12
6206	PINE	12
6207	PINE	18
6208	PALM	15
6209	OAK	6
6210	OAK	6
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6217	OAK	12
6218	OAK	10
6219	OAK DOUBLE	10
6220	PALM	18
6221	OAK	12
6222	OAK	10
6223	OAK	4
6224	OAK	6
6225	PALM	18
6226	PINE	8
6227	PINE	10
6228	PALM	20
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6230	PINE	15
6231	PINE	15
6232	PINE	15
6233	PINE	12
6234	PINE	6
6235	OAK	4
6236	PINE	10
6237	PINE	6
6238	PINE	7
6239	PINE	12
6240	OAK	8
6241	OAK	4
6242	PALM	18
6243	OAK	12
6244	PINE	12
6245	PALM	20
6246	PALM	20
6247	PALM	20
6248	PALM	20
6249	PALM	20
6250	PALM	20
6251	OAK	6
6252	PALM	12
6253	PINE	4
6254	PINE	24
6255	UMBRELLA	5
6256	PALM	30
6257	PINE	8
6258	PALM	18
6259	PINE	8
6260	PINE	7
6261	OAK	36
6262	OAK	18
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6264	OAK	6
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6269	OAK	8
6270	OAK	6
6271	PINE	8
6272	PALM	18
6273	OAK	4
6274	OAK	4
6275	PINE	8
6276	PINE	10
6277	PINE	10
6278	PINE	7
6279	OAK	4
6280	PINE	10
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6282	OAK	4
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6284	OAK	8
6285	OAK	6
6286	OAK	8
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6289	PINE	12
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6293	PINE	6
6294	PINE	12
6295	OAK	6
6296	OAK	6
6298	PINE	24
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6301	PALM	15
6302	PALM	15
6303	PINE	15
6304	PINE	12
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6332	OAK	6
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6335	OAK	12
6336	OAK	12
6337	PALM	12
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6339	OAK	8
6340	OAK	12
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6343	PINE	8
6344	PINE	8
6345	PINE	7
6346	OAK	4
6347	OAK	4
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6349	OAK	12
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6354	OAK	8
6355	PALM	10
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6358	OAK	7
6359	PINE	10
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6362	PINE	10
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6364	OAK	4
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6366	PINE	8
6367	PINE	10
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6370	OAK	12
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6374	PINE	10
6375	PINE	8
6376	PINE	7
6378	PINE	7
6379	PINE	7
6380	PINE	8
6381	PALM	20
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6383	PALM	18
6384	UMBRELLA CLUSTER	12
6385	PINE	8
6386	PINE	12
6387	PINE	6
6388	PINE	12
6389	PINE	10
6390	PINE	4
6391	PINE	8
6392	PINE	10
6393	PALM	20
6394	PINE	10
6395	PINE	5
6396	PINE	4
6397	PINE	5
6398	PINE	5
6399	PALM	12
6400	PINE	12
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6402	PINE	8
6403	PINE	8
6404	PINE	4
6405	PALM	15
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6423	PINE	12
6424	PINE	12
6425	PINE	10
6426	PINE	7
6427	OAK	12
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6429	PINE	20
6430	PINE	12
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6434	PINE	18
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6439	PINE	7
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6480	PALM	12
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6488	PINE	7
6489	PINE	6
6490	OAK	4
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6533	PALM	15
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6581	OAK	8
6582	OAK	10
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6584	OAK	15
6585	PINE	20
6586	OAK	8
6588	OAK CLUSTER	12
6589	OAK	6
6591	OAK	4
6593	OAK	4
6594	OAK	7
6595	OAK	10
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6609	OAK DOUBLE	15
6610	PINE	10
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6613	PINE	6
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6625	OAK	7
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6629	OAK	5
6630	OAK DOUBLE	10
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6681	MAPLE	6
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6685	OAK	7
6686	UMBRELLA	5
6687	OAK	7
6688	PINE	15
6689	OAK CLUSTER	12
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6691	OAK	7
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6696	OAK	7
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6698	OAK	6
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6700	PINE	8
6701	PINE	12
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6704	PINE	7
6705	PINE	7
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6709	PINE	7
6710	PINE	4
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6712	PINE	10
6713	PINE	12
6714	PINE	8
6715	PINE	7
6716	OAK CLUSTER	20
6717	OAK	4
6718	PALM	12
6719	OAK	4
6720	OAK	10
6721	OAK	4
6726	PALM	15
6727	OAK	4
6728	OAK	4
6729	PALM	15
6730	PALM	12
6731	PALM	10
10016	PINE	8
10017	OAK	7

KEITH

301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6880
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	08/13/24
DRAWN BY:	ZPB
CHECKED BY:	WA
FIELD BOOK:	1160 & 1164

N

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

SEA PINES
VILLAGE
FT. PIERCE

SHEET TITLE

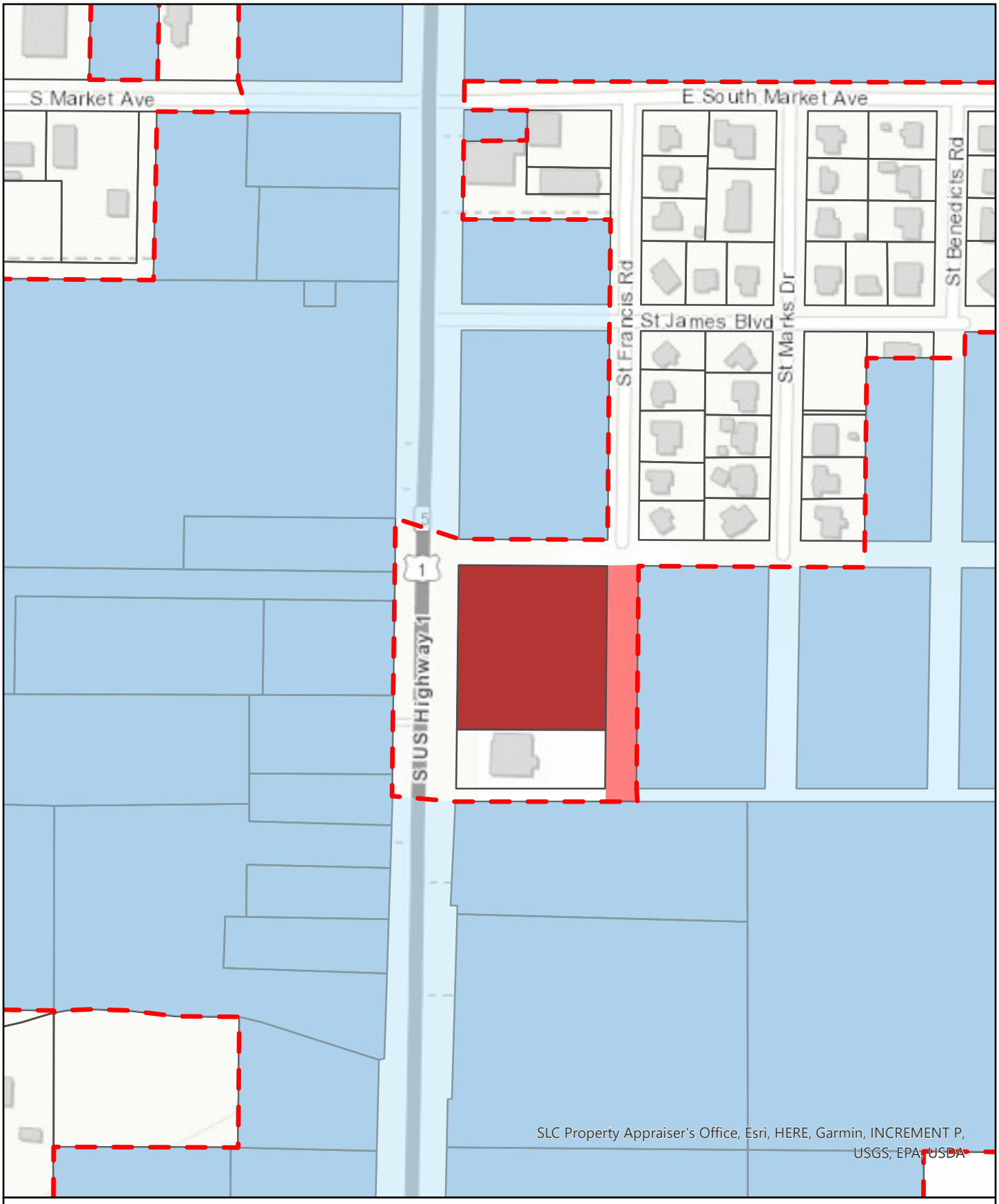
ALTA/NSPS LAND
TITLE SURVEY

SHEET NUMBER 7 OF 7

PROJECT NUMBER 13844.00

Plotted by: dbittner On 12/2/2024 1:02 PM

Drawing name: K:\13844.00 - Sea Pines Village - Ft Pierce - Principle Design & Dev Group, LLC\Survey\DWG\13844.00 ALTA SURVEY.dwg



Annexation Parcel Map

- Annexation Parcel
- ROW Area
- Fort Pierce Parcels
- Fort Pierce City Limits

N

0 0.03 0.05 Miles

KEITH
Engineering Inspired Design.

LEGAL DESCRIPTION:

LOTS 3 THROUGH 14, BLOCK 1, ST. JAMES PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 58 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

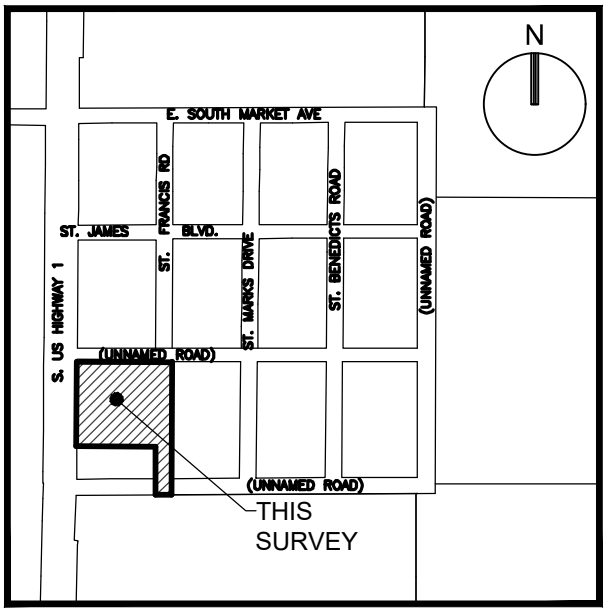
LESS THE FOLLOWING:

THE WEST 45 FEET OF LOTS 3 THROUGH 8 OF SAID BLOCK 1, OF SAID PLAT, FROM THE EXISTING WEST LINE TO THE ORIGINAL WEST LINE OF SAID LOTS, OF SAID PLAT.

TOGETHER WITH:

THAT CERTAIN UNNAMED 60' RIGHT OF WAY LYING BETWEEN BLOCK 1, & BLOCK 6, OF SAID ST. JAMES PARK PLAT, BEING BOUND ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 1, AND BEING BOUND OF THE SOUTH BY THE SOUTH RIGHT OF WAY LINE OF THAT CERTAIN UNNAMED 25 FOOT RIGHT OF WAY.

SAID RIGHT OF WAY LYING IN ST. LUCIE COUNTY, FLORIDA, AND CONTAINING 114,851 SQUARE FEET (2.637 ACRES) MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 89°40'50" EAST ALONG THE NORTH LINE OF BLOCK 1, ST. JAMES PARK, AS RECORDED IN PLAT BOOK 5, ON PAGE 58 , OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 80' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JANUARY 24, 2025 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

WILLIAM ARATA, P.S.M.
FLORIDA REG. NO. 5082
(FOR THE FIRM)

SKETCH & DESCRIPTION

LOTS 3 THROUGH 14,
BLOCK 1, AND PORTIONS OF THOSE
25' & 60' UNNAMED RIGHT OF WAYS,
ST. JAMES PARK
P.B. 5, PG. 58, S.L.C.R.

SAINT LUCIE COUNTY, FLORIDA

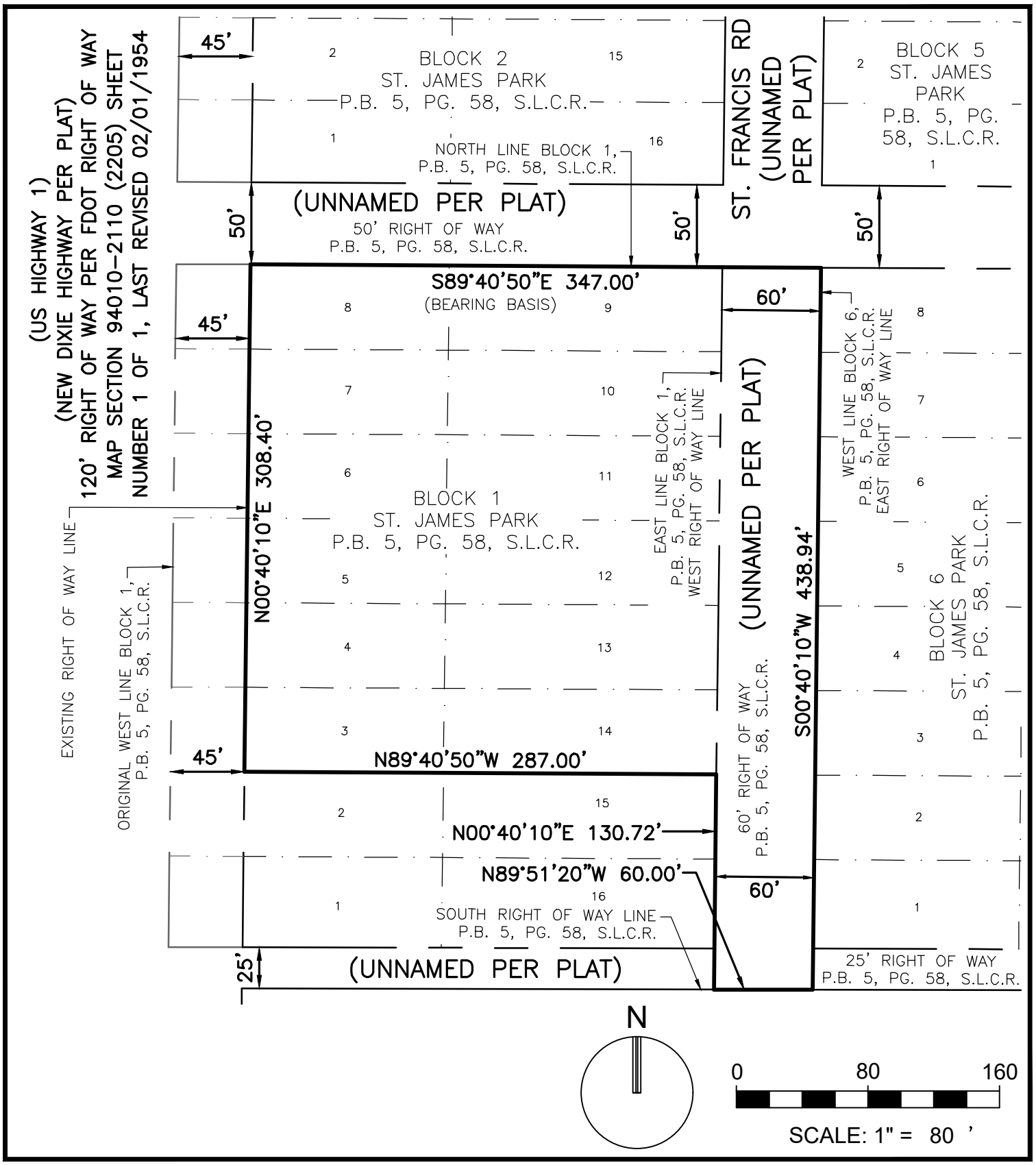
KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 13844.00 SK&D ANNEX.dwg

DATE 01/24/25
SCALE AS SHOWN
FIELD BK. N/A
DWNG. BY ZPB
CHK. BY WA

DATE	REVISIONS
02/24/25	COMMENTS
06/25/25	BOUNDARY



SKETCH & DESCRIPTION

LOTS 3 THROUGH 14,
BLOCK 1, AND PORTIONS OF THOSE
25' & 60' UNNAMED RIGHT OF WAYS,
ST. JAMES PARK
P.B. 5, PG. 58, S.L.C.R.

SAINT LUCIE COUNTY, FLORIDA

KEITH
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(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 13844.00 SK&D ANNEX.dwg

DATE	01/24/25
SCALE	AS SHOWN
FIELD BK.	N/A
DWNG. BY	ZPB
CHK. BY	WA

DATE	REVISIONS
02/24/25	COMMENTS
06/25/25	COMMENTS

KEITH
Engineering Inspired Design.

Owner Affidavit / Letter of Authorization

City of Fort Pierce
Planning Department
100 N. U.S. Highway 1
Fort Pierce, FL 34950

St. Lucie County
Planning and Development Services Department
Planning Division
2300 Virginia Avenue
Fort Pierce, FL 34982

RE: Goose Development Fund, LLC
18978 Point Drive
Tequesta, FL 33469
Folio: 2434-501-0072-000-2, 2434-501-0087-000-0, 2434-501-0154-000-1, 2434-501-0110-000-1, 2434-501-0139-000-0, 2434-501-0132-000-1, 2434-501-0004-000-5

To Whom It May Concern;

State of Florida
County of St. Lucie

I, Grant Garvey, am the authorized agent of **Goose Development Fund, LLC**, the owner of property described in the legal description.

PARCEL NO. 1:
LOTS 3 TO 8, INCLUSIVE, LESS THE WEST 45 FEET AND ALL LOTS 9 TO 14, INCLUSIVE, BLOCK 1, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

PARCEL NO. 2:
LOTS 1 TO 16, BLOCK 6, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

PARCEL NO. 3:
LOTS 1 TO 16, BLOCK 7, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

PARCEL NO. 4:
LOTS 10, 11, 12, 13, 14, 15 AND 16, BLOCK 8, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

PARCEL NO. 5:
LOTS 8, 9, 10, 11, 12, 13 AND 14, BLOCK 10, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

PARCEL NO 6:
LOTS 1 TO 16, BLOCK 11, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

PARCEL NO. 7:
LOTS 1 TO 16, BLOCK 12, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

We hereby authorize **KEITH** to act and sign on our behalf to submit all necessary applications for entitlement and development related issues.

Signature of owner/agent

Print Name: Grant Garvey

Sworn and subscribed to before me this 23 day of November, 2024
He/she is personally known to me or
Has presented as identification.

ANTHONY FARES
Notary Public - State of Florida
Commission # HH 606006
My Comm. Expires Oct 23, 2028

Signature of Notary Public

Anthony Fares
Print Name

Witness #1 Signature

Jade Mather
Print Name

Print Address

Witness #2 Signature

KATHLEEN L GARVEY
Print Name

Print Address

Technical Review Committee - 10:00 AM **1. b.**

Meeting Date: 08/21/2025

REQUESTED ACTION

PZCON2025-00008
Conditional Use No New Construction
Permenter Promise Transitional Housing
2801 Avenue I

SUMMARY

Project #: PZCON2025-00008

The applicant has submitted an application for a conditional use: no new construction. The propose use of the home is to operate 6 person halfway house.

Please review and provide comments at least two days before the meeting date. Comments can either be emailed directly to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com or uploaded onto the Tyler portal. Should you choose to upload directly to Tyler, please email me that you have done so as Tyler does not provide notifications of new uploads.. Should you require additional information, please do not hesitate to reach via email or dialing 772-467-3739.

LOCATION

Address: 2801 Avenue I
Parcel ID: 2405-818-0007-000-9
Legal Description: MEYERHOFF`S S/D OF TRACT 98 LOT 7 AND N 5 FT OF VAC ALLEY ADJ ON S(OR 4137-1349)

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

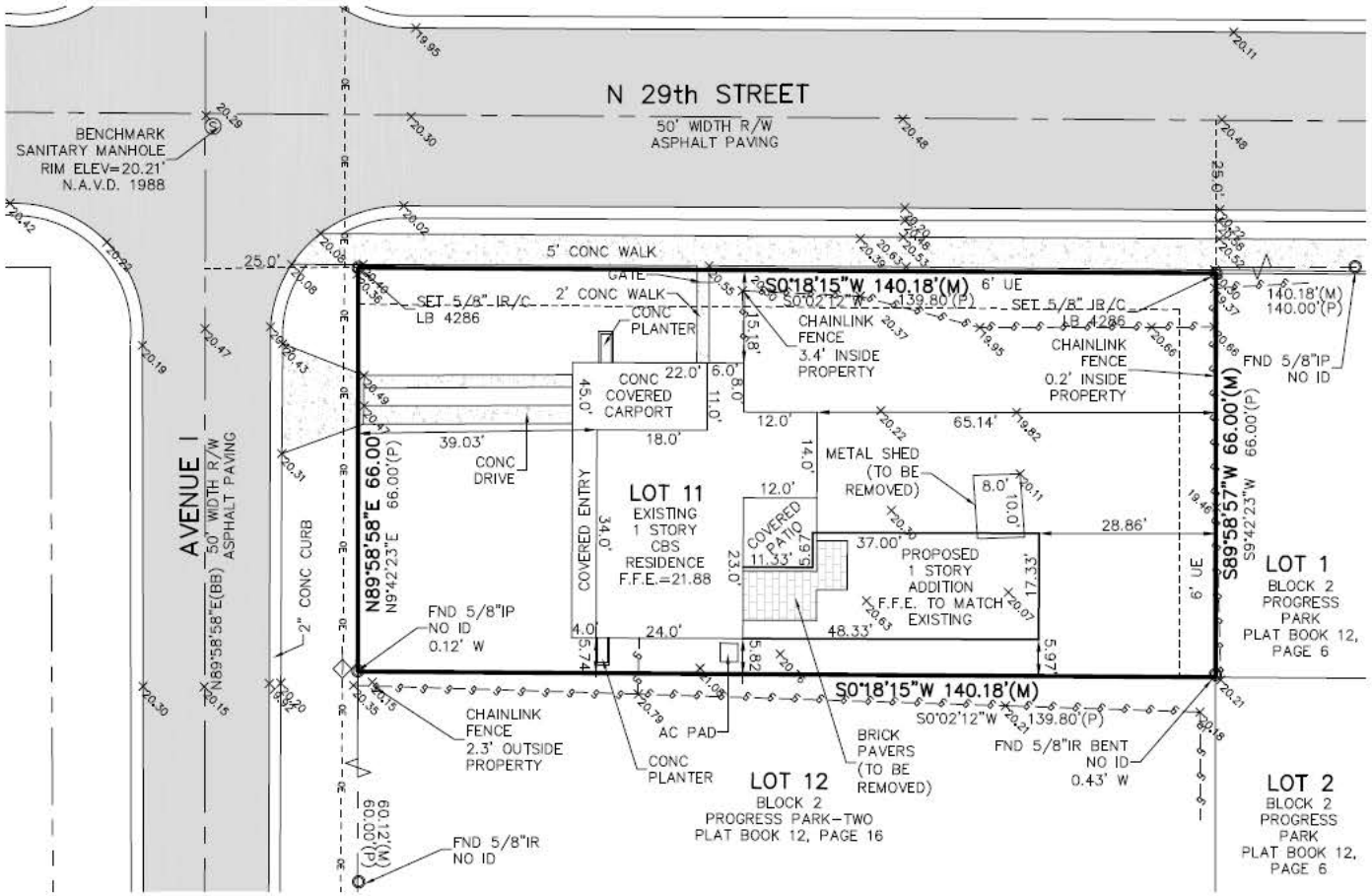
N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 06/26/2025 02:57 PM
Final Approval Date: 07/25/2025



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

GENERAL NOTES

1. The last date of field work was 11-21-2019
2. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties
3. Reproductions of this map are not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.
4. Lands shown hereon were not abstracted by this office for rights-of-way, easements of record, ownership, abandonment's, deed restrictions, or Murphy Act Deeds. This information should be obtained through appropriate title verification.
5. All above ground fixed improvements, if any, have been located and shown hereon.
6. Underground foundations and improvements were not located as part of this survey.
7. Flood Note: By graphic plotting only, this property is in Zone "X", according to the Flood Insurance Rate Map, Community Panel No. 12111C0178 J, effective date February 16, 2012. The exact designation can only be determined by an elevation certificate. No additional search of the public records has been preformed. There may be additional map Amendments affecting this property.
8. The bearings shown hereon are based on Plat information and are referenced to the centerline of Avenue I having a bearing of N89°58'58"E and all bearings are relative thereto.
9. No easements are shown hereon other than those depicted on the plat. No search of The public records has been performed to find additional easements that may exist.
10. Elevations shown hereon are referenced to the North American Vertical Datum (N.A.V.D.) of 1988 and are referenced to St. Lucie County Benchmark "TEX" having a published elevation of 17.085 feet.
11. Bearings and distances shown hereon are the same as plat unless otherwise noted.
12. The features and elevations shown hereon were acquired using RTK GPS and trigonometric methods and were verified through a redundancy of measurements for accuracy.

LEGAL DESCRIPTION

BEING ALL OF LOT 11, BLOCK 2, ACCORDING TO THE PLAT OF PROGRESS PARK-TWO, AS RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINS 0.212 ACRES, MORE OR LESS.

PROPERTY ADDRESS

2810 AVENUE I, FORT PIERCE, FLORIDA.

Digitally signed by
Thomas P Kiernan
Date: 2020.07.27
14:05:37 -04'00'

THOMAS P. KIERNAN DATE
Professional Surveyor & Mapper
Florida Certificate No. 6199

LEGEND & ABBREVIATIONS

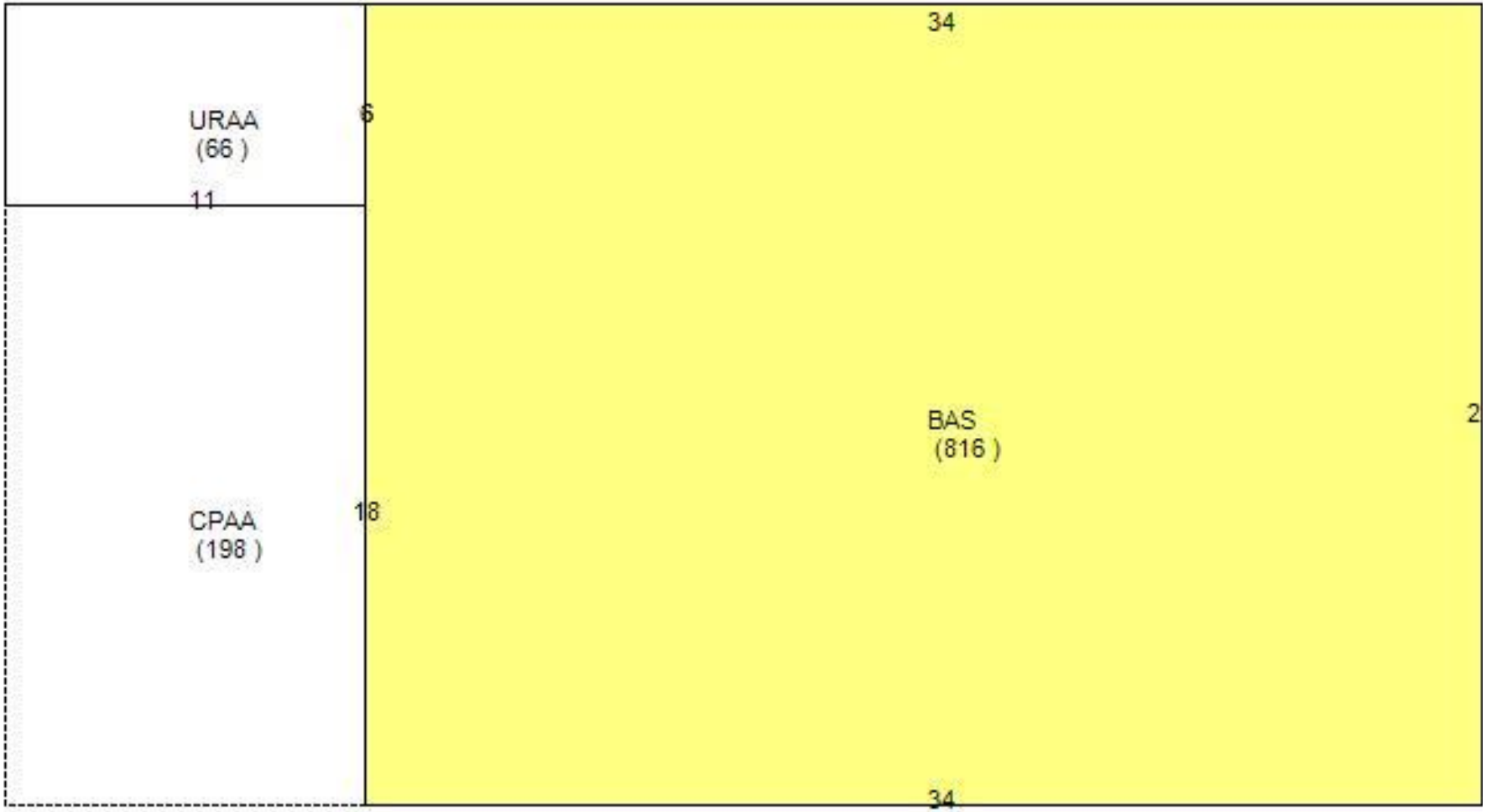
BM	DENOTES BENCHMARK
BB	DENOTES BEARING BASE
CONC	DENOTES CONCRETE
C.B.	DENOTES CATCH BASIN
CBS	DENOTES CONCRETE BLOCK STRUCTURE
℄	DENOTES CENTER LINE
D.E.	DENOTES DRAINAGE EASEMENT
F.F.E.	DENOTES FINISH FLOOR ELEVATION
FND	DENOTES FOUND
IR/C	DENOTES IRON ROD AND CAP
L.B.	DENOTES LICENSED BUSINESS
(M)	DENOTES MEASURED DATA
CMP	DENOTES CORRUGATED METAL PIPE 12"X18"
P.S.M.	DENOTES PROFESSIONAL SURVEYOR & MAPPER
P.L.S.	DENOTES PROFESSIONAL LAND SURVEYOR
(P)	DENOTES PLAT DATA
R/W	DENOTES RIGHT OF WAY
U.E.	DENOTES UTILITY EASEMENT
26.5	DENOTES ELEVATION
-OE-OE-	DENOTES OVERHEAD ELECTRIC
	DENOTES WOOD POWER POLE

Boundary, Topographic & Site Plan Survey Lot 11, Block 2

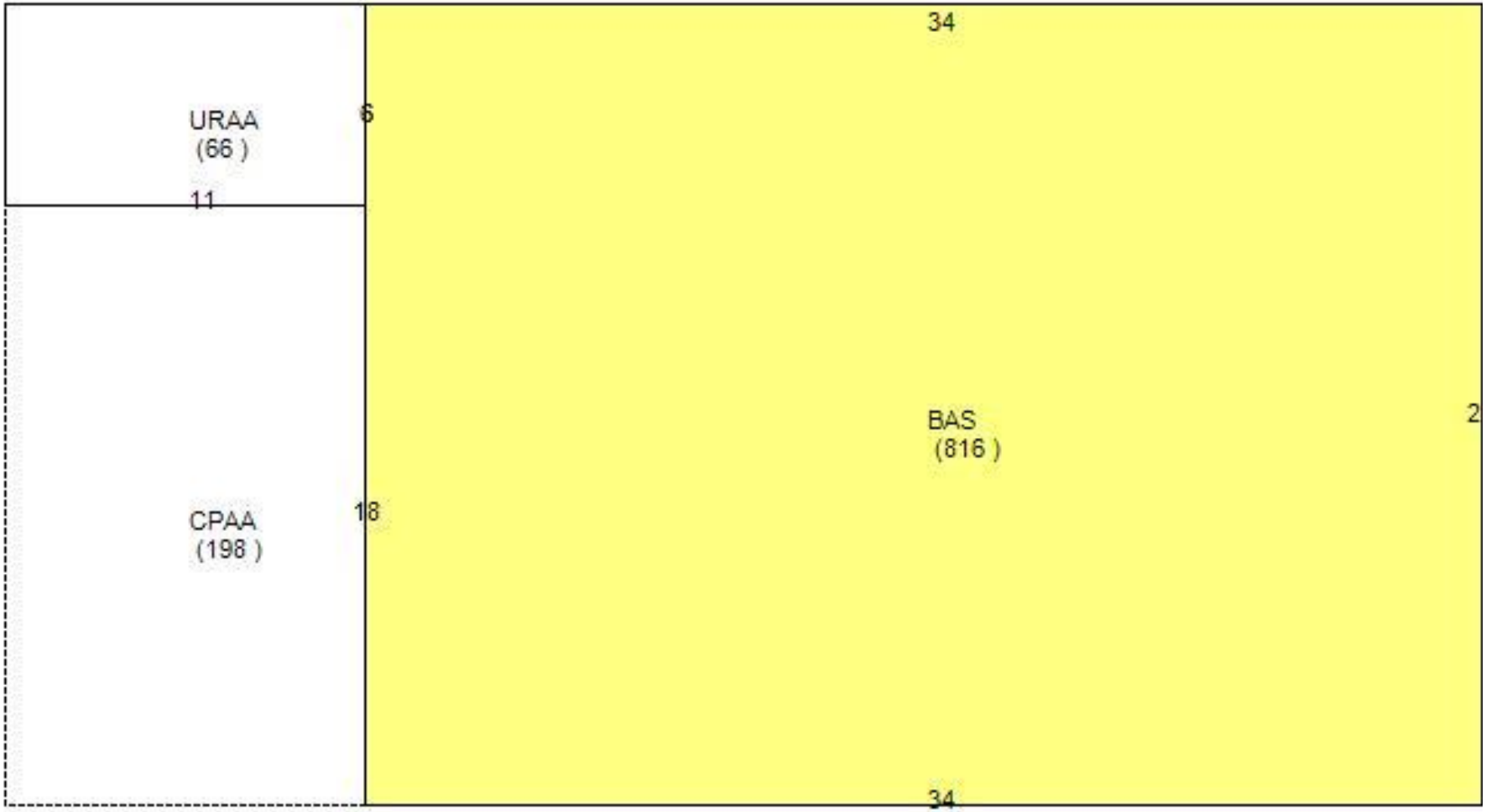
For: Nina Moore

File: 19-260 LOT 11
Date: 7-27-2020
FB: 1706/56
SCALE 1"=20'
DRAWN BY: GLM
FIELD: SG

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-4857 • www.ctseng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286


34
URAA
(66)
6
11
BAS
(816)
2
CPAA
(198)
18
34


Laundry
Dining Room
Kitchen
Bathroom
Bedroom 1
1-2 people
Covered Car Porch
Bedroom 3
1-2 people
Bedroom 2
1-2 people
Living Room


34
URAA
(66)
6
11
BAS
(816)
2
CPAA
(198)
18
34



1. Front Hedge (From living room to east edge of home)

- **Plant**: Southern Wax Myrtle (*Morella cerifera*) or Cocoplum (*Coccoloba diversifolia*)
- **Placement**: Along front setback, ~3 feet from Front of the home
- **Height**: Maintain at ≤ 30 inches per code
- **Benefit**: Dense evergreen screen, coastal salt tolerance

---

🌳 2. Canopy Tree (Center of front yard)

- **Plant**: Live Oak (*Quercus virginiana*) or Crape Myrtle (*Lagerstroemia indica*) center of the yard
- **Placement**: Centered in front yard east of walkway, 10–15 ft from sidewalk/house
- **Specifications**: 12 ft tall, 2 in caliper minimum
- **Benefit**: Shade, aesthetically pleasing structure

🌸 3. Accent Shrubs & Flowers

- **Plants**:
  - Firebush (*Hamelia patens*)
  - Simpson's stopper or Cocoplum near corners for structure and privacy
- **Placement**: Symmetrically beside porch/walkway corners

🪴 4. Ground Cover & Mulch

- **Mulch**: Pine bark, 2–3” deep around plant beds
- **Ground cover**: Frogfruit (*Phyla nodiflora*) or Sunshine Mimosa in smaller beds

---

💧 5. Irrigation Plan

- Install drip lines or soaker hoses on timers for 6–12 months to ensure establishment
- After establishment, native choices become drought resilient

2708 Lighting Plan

Existing Lighting Fixtures

Currently, the property has the following exterior lighting:

1. **Front Porch Light**
    - Fixture Type: Wall-mounted LED bulb (downward facing)
    - Height: Approximately 8 feet above ground
    - Location: Centered above front entry door
    - Function: Automatically turns on at dusk with photocell sensor
2. **Car Porch Door Entry Light**
    - Fixture Type: Wall-mounted motion-sensor floodlight
    - Height: 8 feet
    - Location: Above the back door
    - Function: Activates with movement detection for backyard/exit security

---

Proposed Additional Lighting Upgrades

1. **Solar Pathway Lights (Front Yard Walkway)**
    - Quantity: 6 individual solar lights
    - Placement: Evenly spaced along walkway from sidewalk to front door
    - Purpose: To improve nighttime visibility and reduce fall risk
2. **Side Yard Motion Light**
    - Fixture Type: Wall-mounted LED floodlight
    - Height: 8–9 feet
    - Location: East side of the house near side yard access gate
    - Purpose: Enhance visibility in less-trafficked area for resident safety and security
3. **Backyard Motion Light**
    - Fixture Type: Wall-mounted LED floodlight
    - Height: 8–9 feet
    - Location: West side of rear yard near Car Porch area.
    - Purpose: Encourage safe and supervised outdoor use in evenings

---

2708 Lighting Plan

Lighting Characteristics & Compliance

- All lighting is **downward-facing or shielded** to prevent light spill onto adjacent properties.
- Motion-activated lights are used to **conserve energy and reduce unnecessary lighting**.
- Fixtures are **LED-based**, energy-efficient, and designed for outdoor use with waterproof ratings.

Security and Safety Considerations

- All entry points are illuminated to deter intruders and improve resident safety.
- Lighting layout supports visibility for both pedestrians and vehicles.
- Proposed additions will be installed by a licensed electrician as needed.

Technical Review Committee - 10:00 AM **1. c.**

Meeting Date: 08/21/2025

REQUESTED ACTION

PZSITE2025-00031
Minor Site Plan Amendment
Noble Ice
1889 N. US Highway 1

SUMMARY

Project #: PZSITE2025-00031

Noble Ice, LLC, is looking to install a free-standing ice and water machine outside of the Marathon Gas station located on the corner of North US-1 and Jimmy Buffet Memorial Highway.

Please review and provide comments at least two days before the meeting date. Comments can either be emailed directly to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com or uploaded onto the Tyler portal. Should you choose to upload directly to Tyler, please email me that you have done so as Tyler does not provide notifications of new uploads.. Should you require additional information, please do not hesitate to reach via email or dialing 772-467-3739.

LOCATION

Address: 1889 N US Hwy 1
Parcel ID: 1443-440-0006-000-7
Legal Description: 33 34 40 COMM AT SE COR OF SEC RUN S 89 DEG 11 MIN 58 SEC W ALG S LI OF SEC 97.22 FT TO W R/W US#1 (BEING 200 FT WIDE), TH N 28 DEG 05 MIN 56 SEC W ALG SD W R/W116.91 FT TO POB, TH S 89 DEG 07 MIN 15 SEC W 189.75 FT TO PC OF CURVE CONC NELY, R OF 25 FT, CA OF 62 DEG 46 MIN 49 SEC RUN ALG ARC 27.39 FT, TH N 28 DEG 05 MIN 56 SEC W 167.91 FT TO PC OF CURVE CONC SELY, R OF 25 FT, CA OF 81 DEG 07 MIN 02 SEC ALG ARC 35.39 FT TO PC OF CURVE CONC SELY R OF103.96 FT, CA OF 07 DEG 07 MIN 00 SEC ALG ARC 12.91 FT, TH N 89 DEG07 MIN 15 SEC E 146.66 FT, TH S 28 DEG 05 MIN 56 SEC E 18.54 FT, TH N 61 DEG 54 MIN 04 SEC E 18.92 FT TO W R/W AFRSD US #1, THS 28 DEG 05 MIN 56 SEC E ALG SD W R/W 210.83 FT TO POB (0.93 AC)(OR 712-2924: 1314-1422: 4073-324, 328)

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

TRC Packet

Form Review

Form Started By: Kerry Driver
Started On: 07/25/2025 11:34 AM
Final Approval Date: 07/25/2025

Noble Ice, LLC narrative

- Business purpose – To provide clean drinking water and ice to the local community at an affordable price through a local, family owned and operated business. As inflation continues to rise, so does the cost of essential products such as filtered water and bulk ice. We aim to deliver these products at a lower cost than large chain super markets and convenient stores in St Lucie county.
- Brief history of the business – This business is a new start up by Elissa Snively as a means to provide and contribute for her family. Elissa has always had the desire to become her own boss by starting a family company and after a plethora of research, she found the perfect fit for her work, life balance while giving back to her community. The means to do this is through free standing ice and water vending machines throughout the Treasure Coast.
- List of key company principals – At Noble Ice, LLC, integrity is our top principal. The definition for integrity is; Steadfast adherence to a strict moral or ethical code. As this is a small, family owned business, our family principals will be reflected in the company. Those principals are Honesty, Respect and Accountability.

In short, Noble Ice, LLC, is looking to install a free-standing ice and water machine for the entire Ft Pierce community to utilize outside of the Marathon Gas station located on the corner of North US-1 and Jimmy Buffet Memorial Highway. We hope our roots grow deep in this area and that we make a positive impact on our community through this business.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 7/7/2025, 8:27 PM

Property Identification

Site Address: 1889 N US HIGHWAY 1
Sec/Town/Range: 33/34S/40E
Parcel ID: 1433-440-0006-000-7
Jurisdiction: Fort Pierce

Use Type: 2600
Account #: 131944
Map ID: 14/33S
Zoning: General Co

Ownership

KNIGHTS REAL ESTATE INC
1201 Oakfield DR Ste 109
Brandon, FL 33511-4932



Legal Description

33 34 40 COMM AT SE COR OF SEC RUN S 89 DEG 11 MIN 58 SEC W ALG S LI OF SEC 97.22 FT TO W R/W US#1 (BEING 200 FT WIDE), TH N 28 DEG 05 MIN 56 SEC W ALG SD W R/W116.91 FT TO POB, TH S 89 DEG 07 MIN 15 SEC W 189.75 FT TO PC OF CURVE CONC NELY, R OF 25 FT, CA OF 62 DEG 46 MIN 49 SEC RUN ALG ARC 27.39 FT, TH N 28 DEG 05 MIN 56 SEC W 167.91 FT TO PC OF CURVE CONC SELY, R OF 25 FT, CA OF 81 DEG 07 MIN 02 SEC ALG ARC 35.39 FT TO PC OF CURVE CONC SELY R OF103.96 FT, CA OF 07 DEG 07 MIN 00 SEC ALG ARC 12.91 FT, TH N 89 DEG07 MIN 15 SEC E 146.66 FT, TH S 28 DEG 05 MIN 56 SEC E 18.54 FT, TH N 61 DEG 54 MIN 04 SEC E 18.92 FT TO W R/W AFRSD US #1, THS 28 DEG 05 MIN 56 SEC E ALG SD W R/W 210.83 FT TO POB (0.93 AC)(OR 712-2924: 1314-1422: 4073-324, 328)

Current Values

Just/Market Value:	$1,204,500
Assessed Value:	$864,037
Exemptions:	$0
Taxable Value:	$864,037

Property taxes are subject to change upon change of ownership.

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

Total Areas

Finished/Under Air (SF):	1,012
Gross Sketched Area (SF):	5,071
Land Size (acres):	0.93
Land Size (SF):	40,685

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 22, 2017	4073 / 0328	0130	WD	McKnight William D	$100
Nov 22, 2017	4073 / 0324	0130	WD	McKnight William D	$100
Jul 14, 2000	1314 / 1422	XX02	WD	Amoco Oil Co	$2,200,000
Oct 18, 1990	0712 / 2924	XX00	WD	TAYLOR CREEK ASSOCIATES LTD	$400,000

Building Information (1 of 1)

Finished Area: 1,012 SF

Gross Sketched Area: 5,071 SF

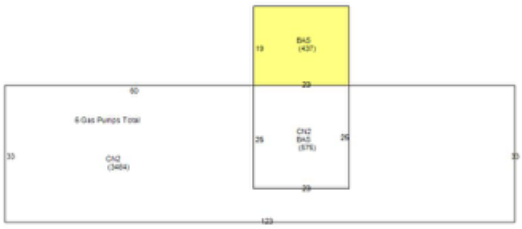
Exterior Data

View:	Roof Cover: Mod Bitimun	Roof Structure: Flat/Shed
Building Type: SRST	Year Built: 1990	Frame:
Grade: Y_D	Effective Year: 1990	Primary Wall: Brk/Masonry
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1012	1012	180
CN2	CANOPY	4059	0	458

Special Features and Yard Items

Type	Qty	Units	Year Blt
CB/8'	1	28	1990
CONCRETE LOW	1	14600	1990
CEMENT CURB	1	591	1990
SINGLE LIGHT	6	12	1990
UTILITY AVG	1	54	2000
CONC-SRV STA	1	1520	2010

Current Year Values

Current Values Breakdown

Building and SFYI:	$838,300
Land:	$366,200
Just/Market:	$1,204,500
Ag Credit:	$0
Save Our Homes or 10% Cap:	$340,463
Assessed:	$864,037
Exemption(s):	$0
Taxable:	$864,037

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	12.2	Fort Pierce Stormwater Charge	$841.80

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2024	$1,204,500	$864,037	$0	$864,037
2023	$1,204,500	$785,489	$0	$785,489
2022	$1,104,400	$714,081	$0	$714,081

Permits

Number	Issue Date	Description	Amount	Fee
DM200462	Dec 17, 2004	Demolition	$2,450	$100
BP09-0173	May 7, 2009	Alterations/Remodeling	$60,000	$750
BP11-2221	Sep 19, 2011	Air Conditioning Only	$5,500	$162
BP12-2265	Feb 13, 2013	Alterations/Remodeling	$6,000	$130
BP14-2552	Oct 22, 2014	Alterations/Remodeling	$6,000	$80

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

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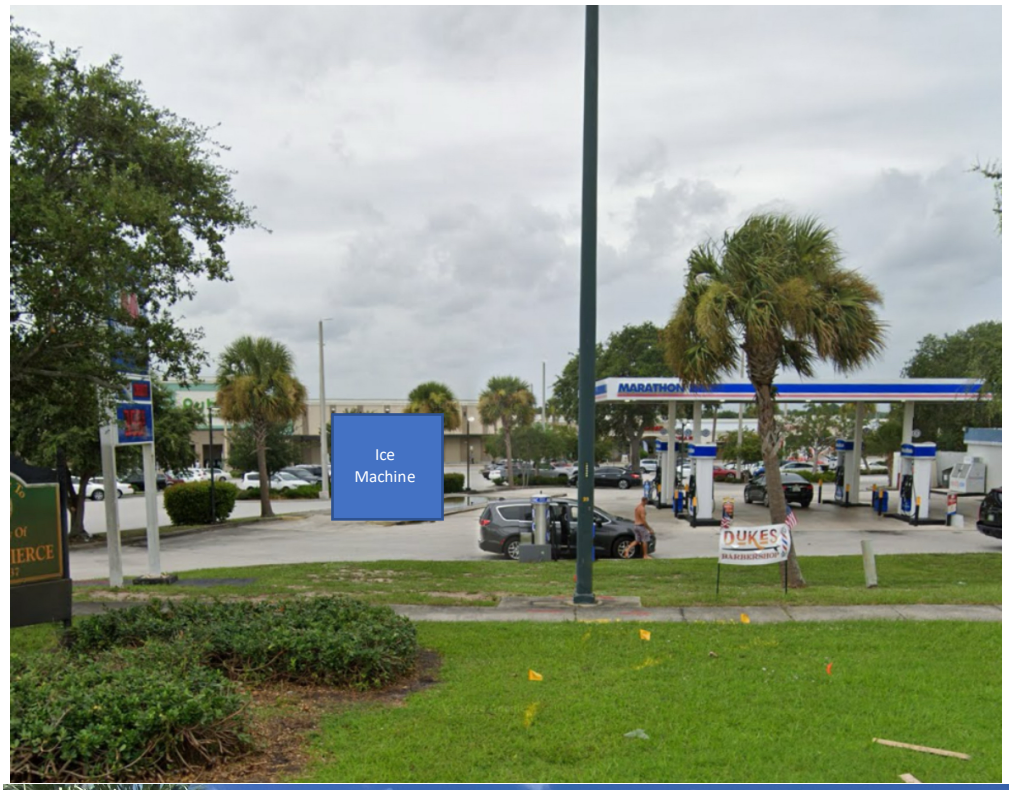
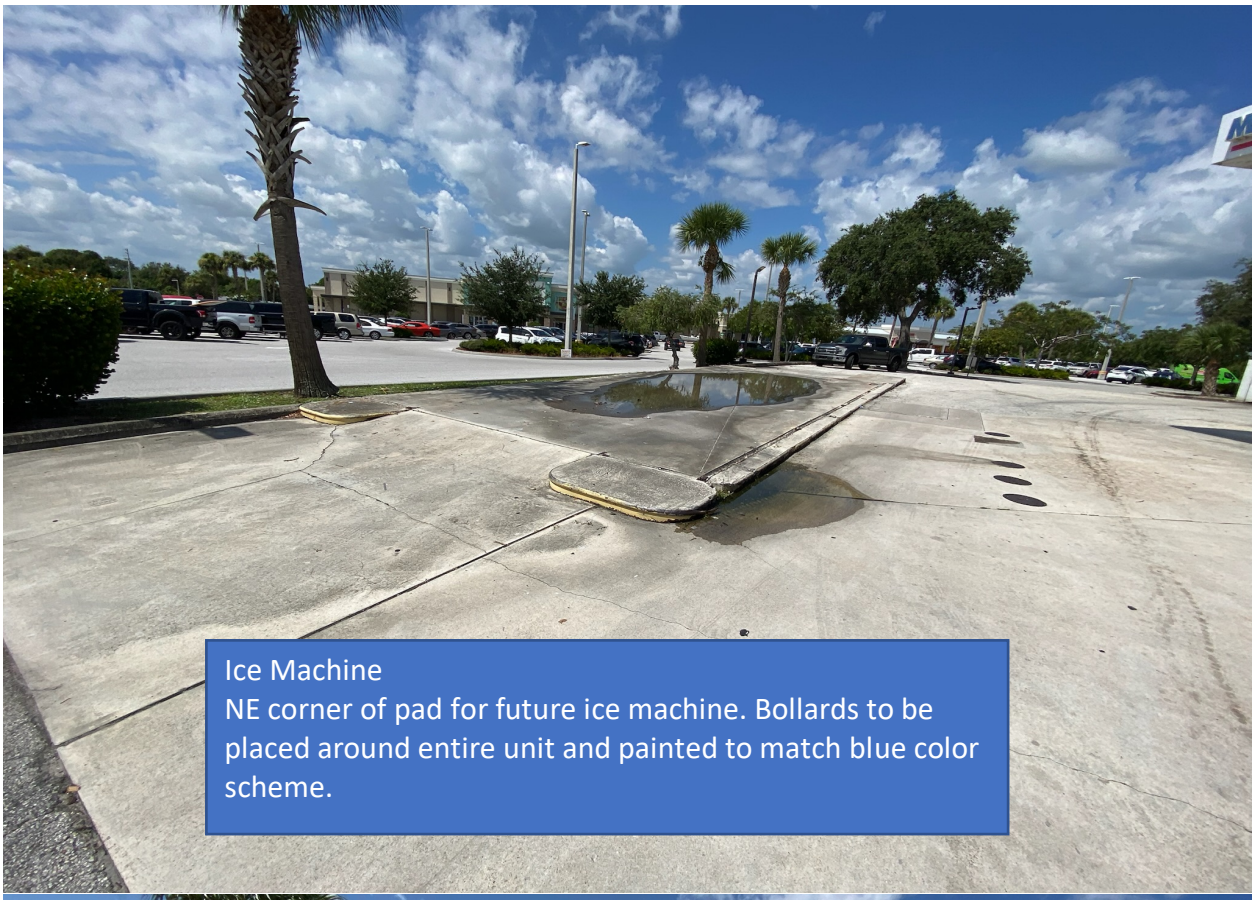
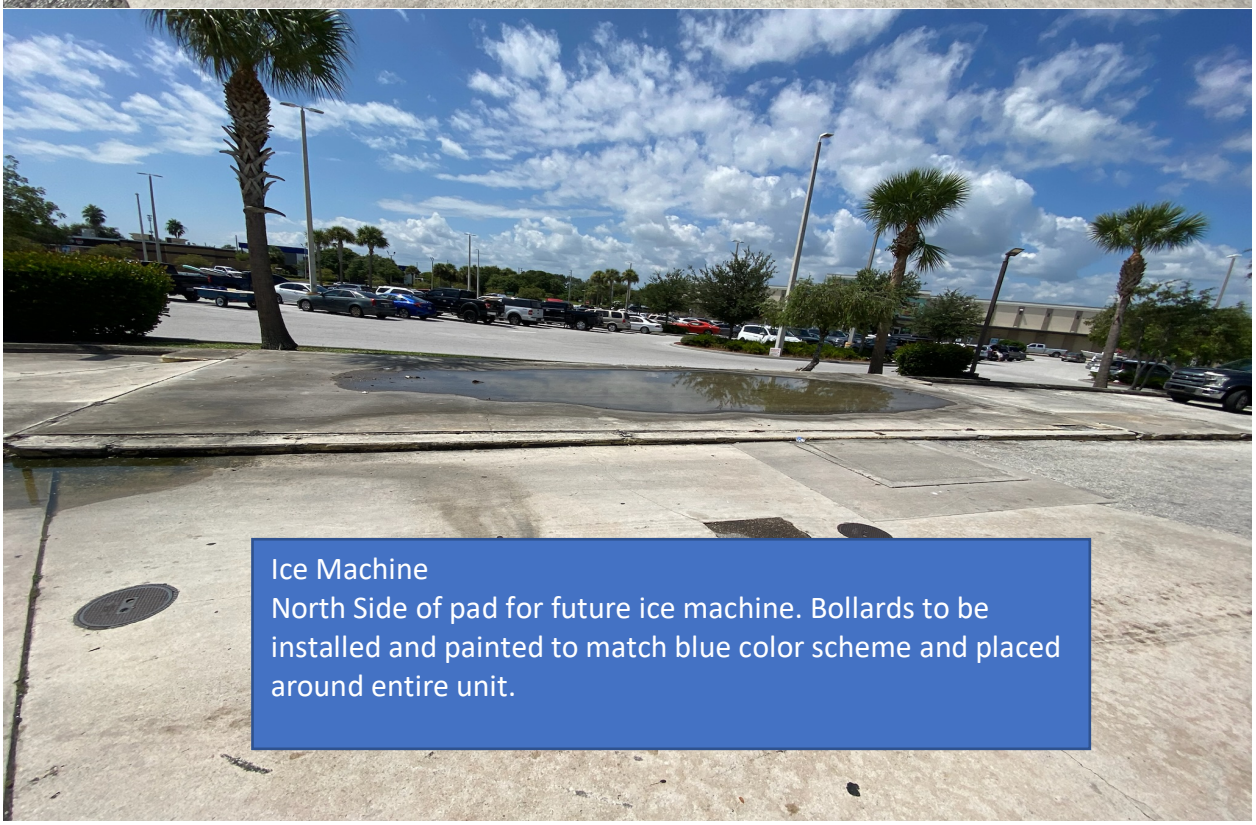




Ice Machine
Front elevation of unit facing US-1 on previous car wash pad above. Bollards to be placed around entire unit and painted to match blue color scheme.



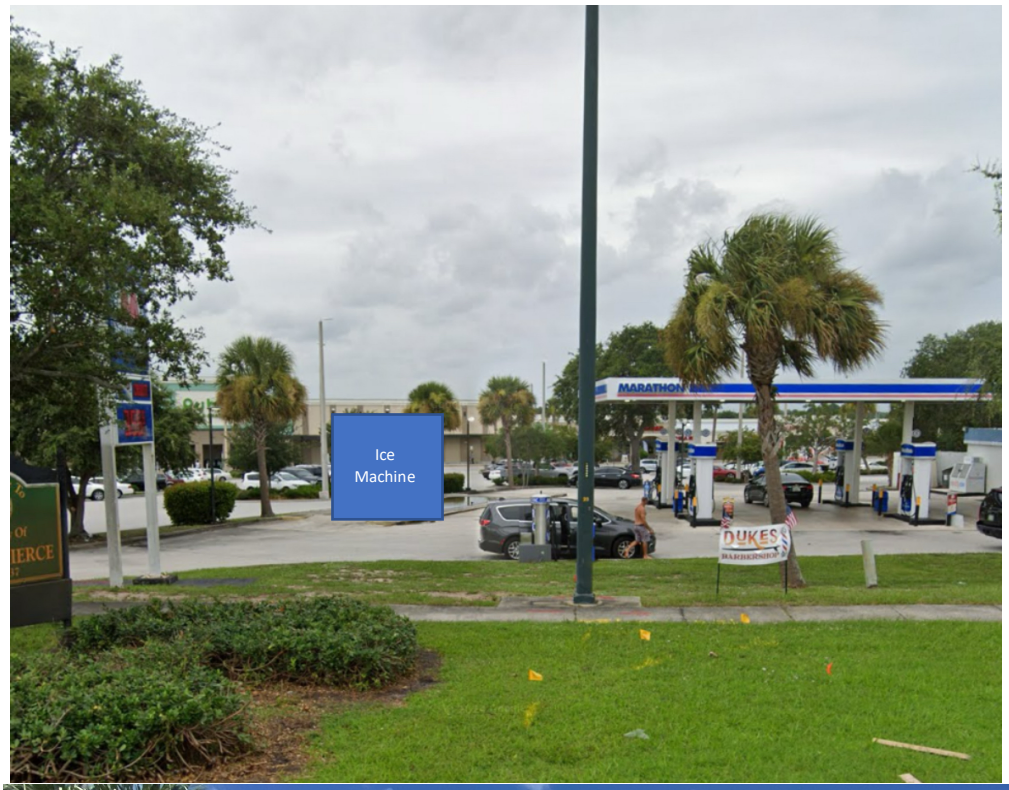
Ice Machine
NE corner of pad for future ice machine. Bollards to be placed around entire unit and painted to match blue color scheme.



Ice Machine
North Side of pad for future ice machine. Bollards to be installed and painted to match blue color scheme and placed around entire unit.



Ice Machine
West side of unit, this will the back side of the unit. Bollards to be installed around unit and painted to match blue color scheme on unit.





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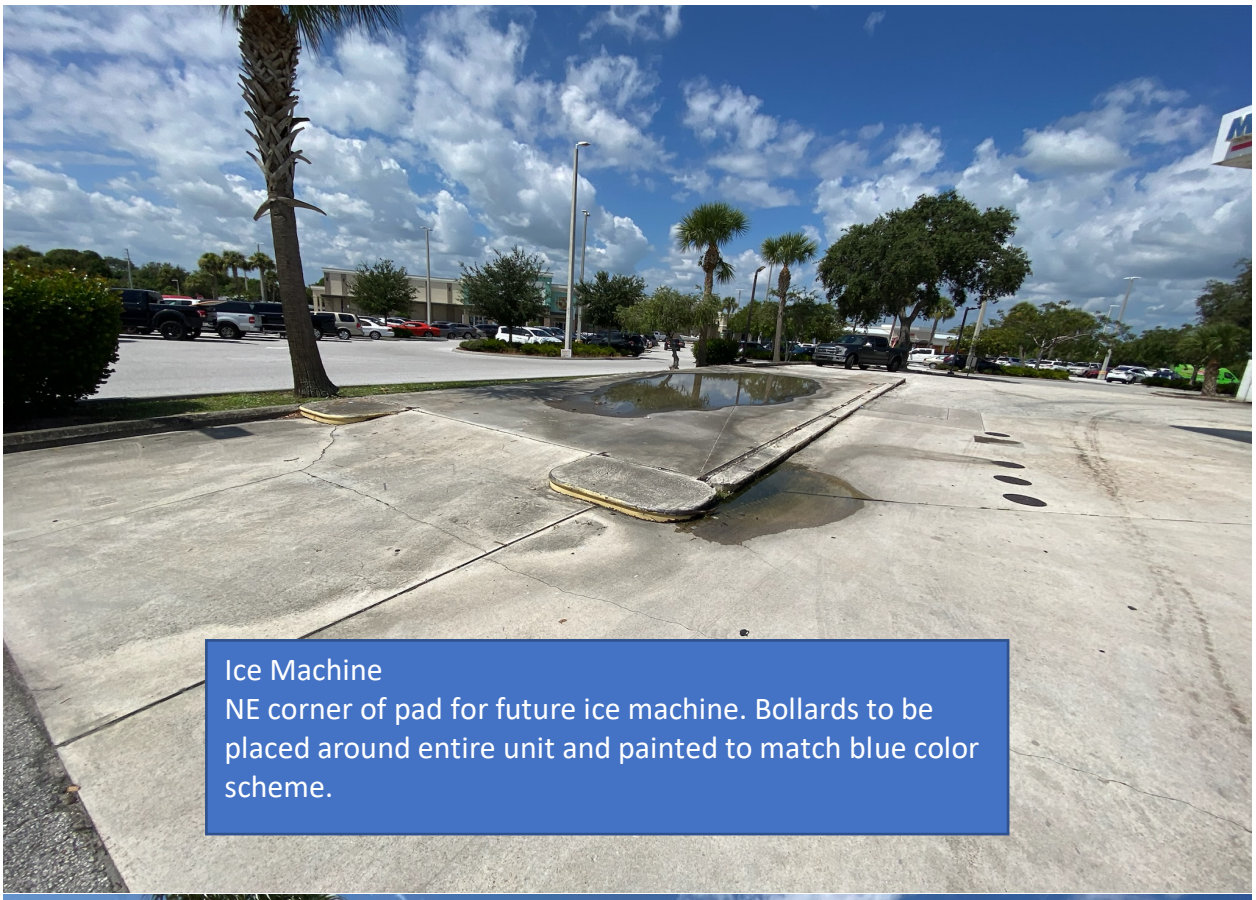
Front elevation of unit facing US-1 on previous car wash pad above. Bollards to be placed around entire unit and painted to match blue color scheme.



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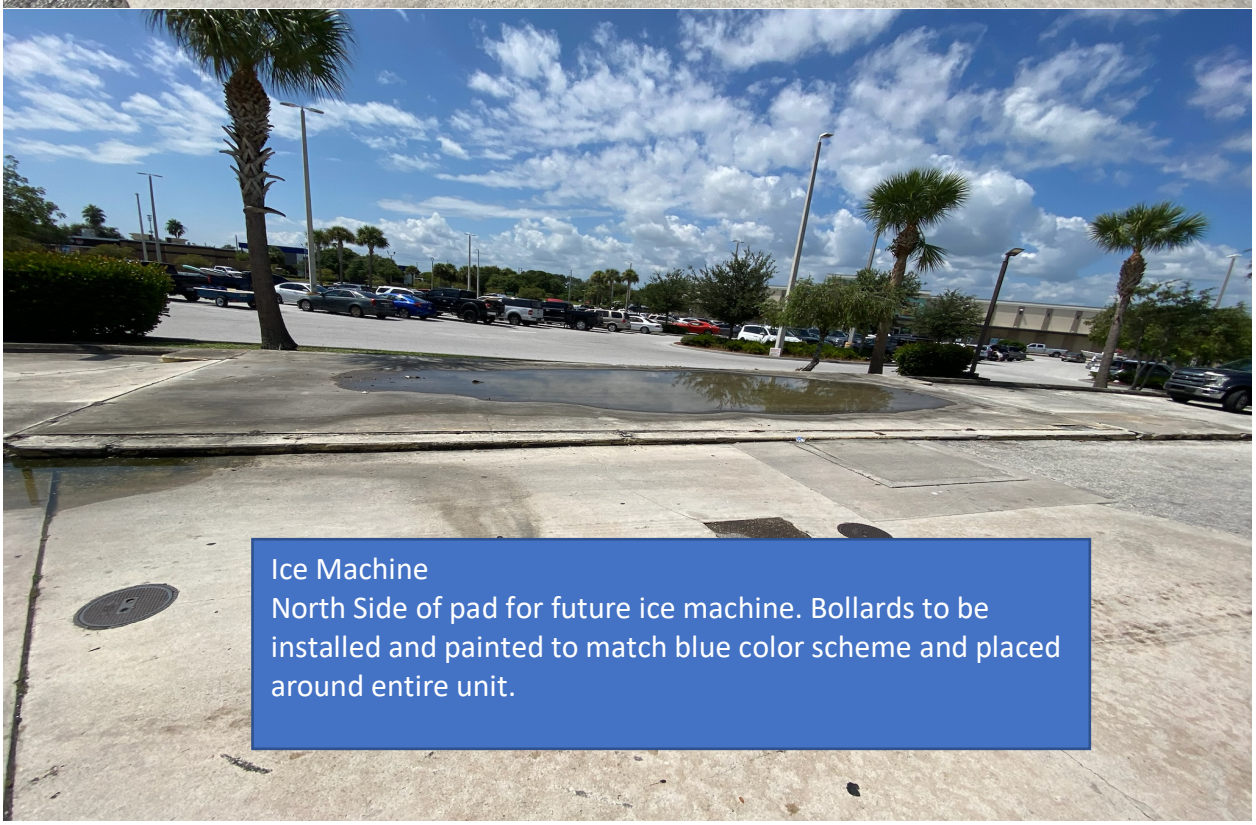

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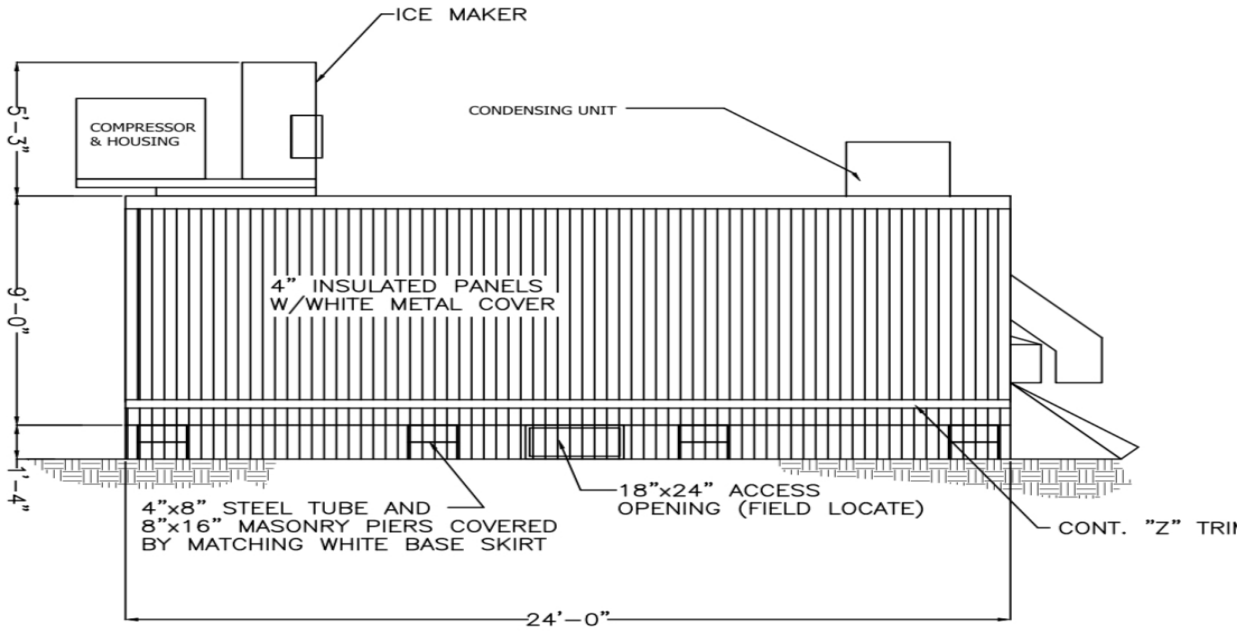
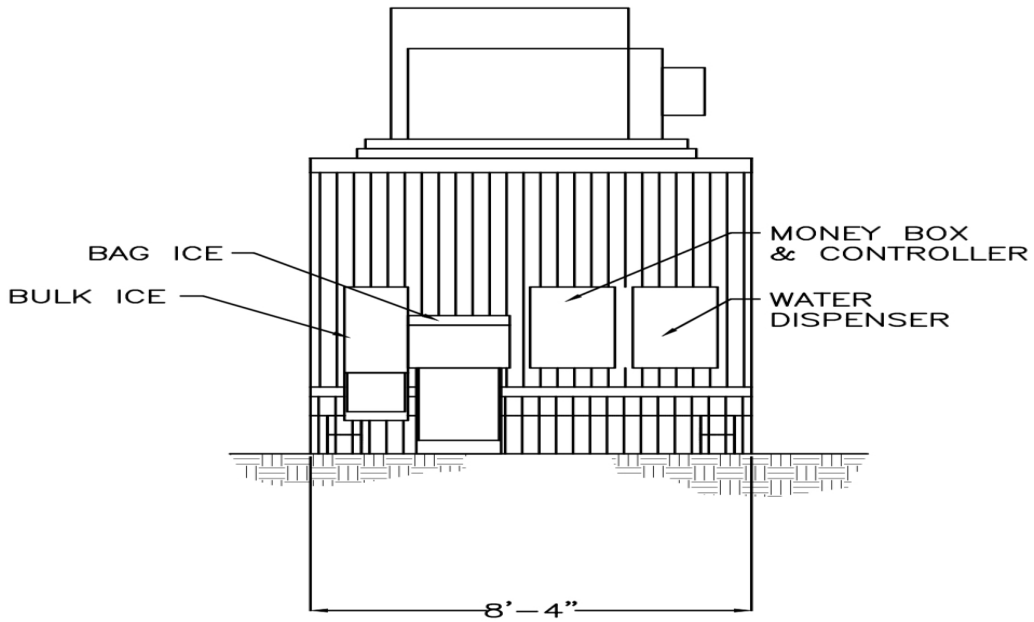
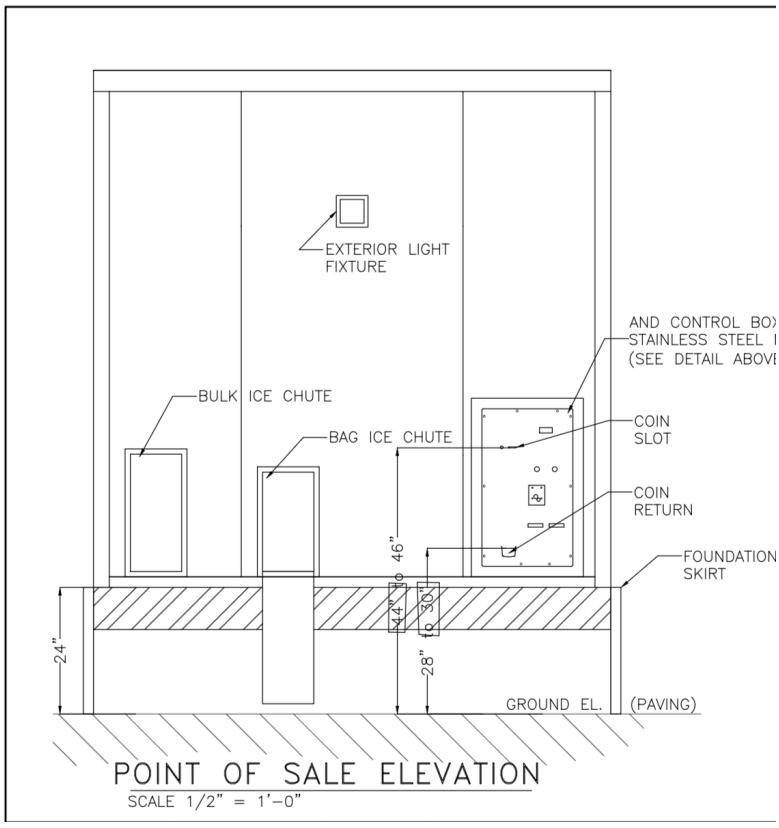


SIDE VIEW

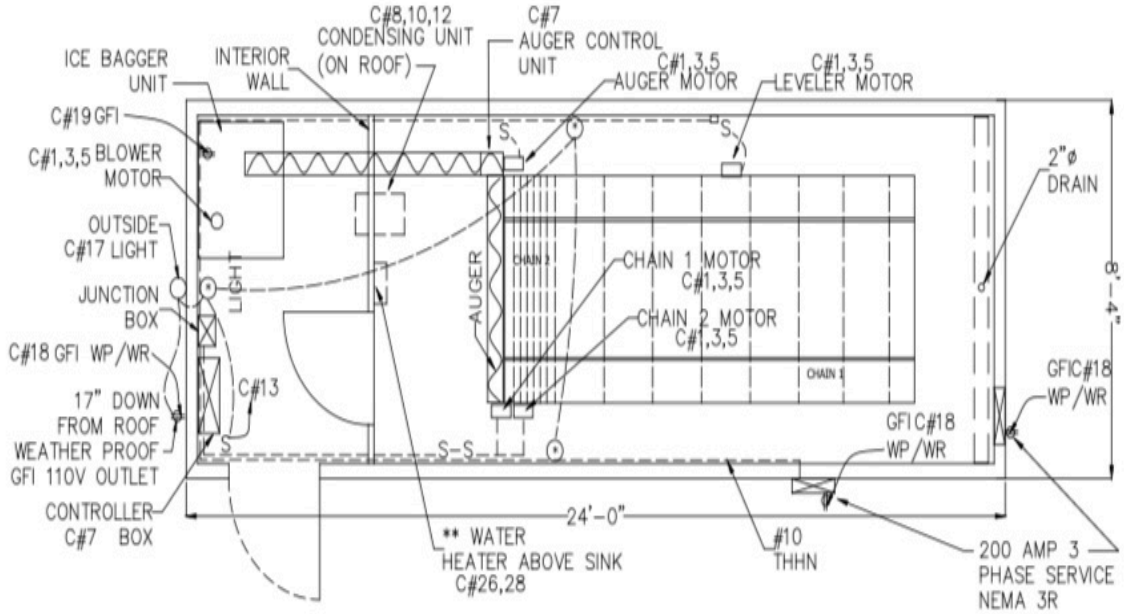


FRONT VIEW

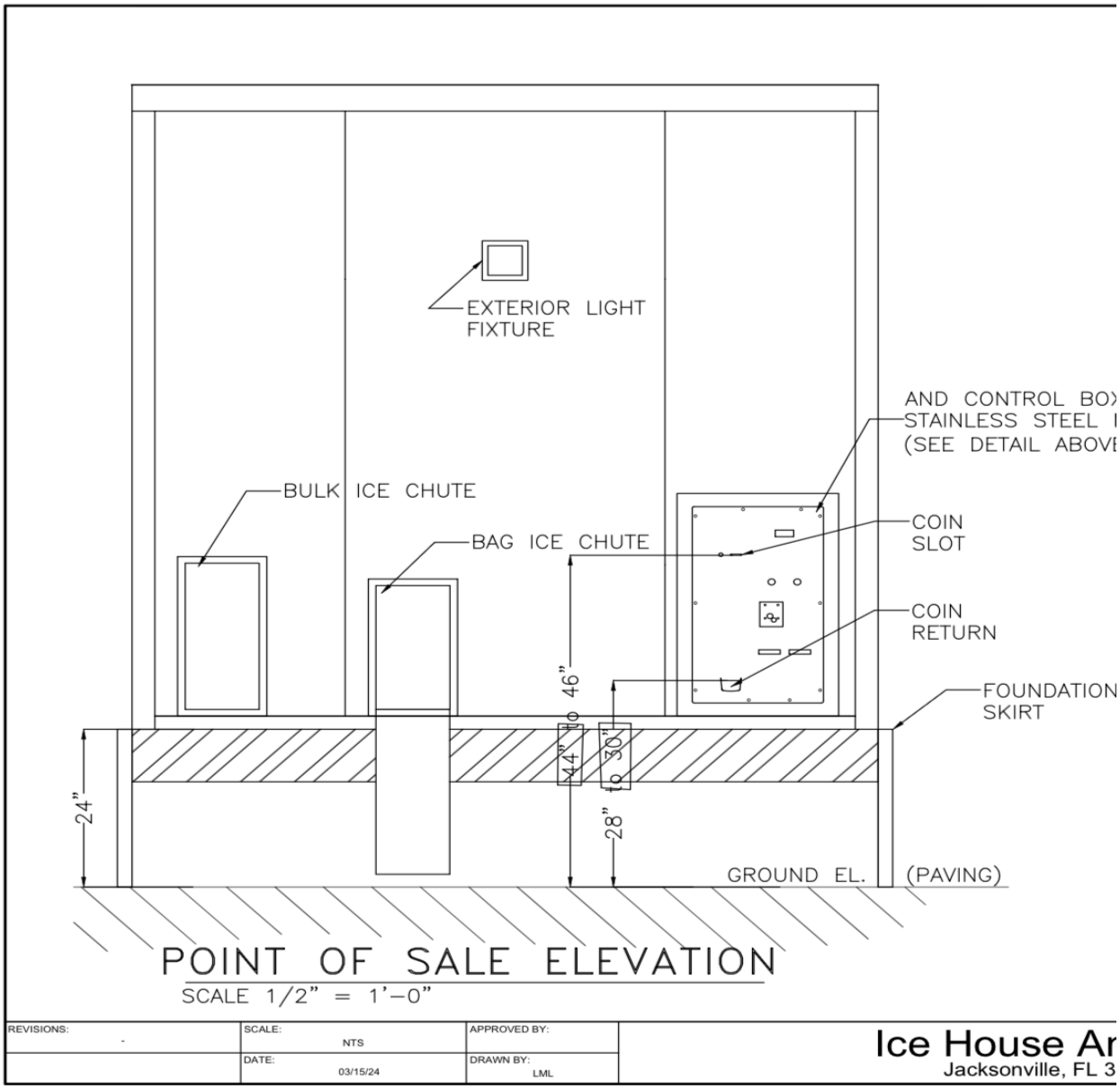


POINT OF SALE ELEVATION

SCALE 1/2" = 1'-0"



PLAN VIEW M-101



Exterior light is mounted under the awning. This will illuminate all controls, payment processors, ice chutes and filtered water dispenser. Cameras will be installed on the exterior of the unit. There is also lighting from the gas station on the same property as well as parking lot lights from the Publix next door.

Please see below for the current lease agreement between Noble Ice LLC and Automated Petroleum & Energy Co, Inc. This agreement is for Noble Ice LLC to lease part of the parking lot at the marathon gas station located at 1889 N US Hwy 1, Ft. Pierce. This is for a free-standing ice and water vending machine for the entire community.

COMMERCIAL LEASE
for
NOBLE ICE LLC

THIS LEASE is made on this _____ day of _____ 2025 .

The landlord hereby agrees to lease to the Tenant, and the Tenant hereby agrees to hire and take from the Landlord, the Leased Premises described below pursuant to the terms and conditions specified herein:

LANDLORD:	**TENANT(S):**
AUTOMATED PETROLEUM & ENERGY CO, INC.	NOBLE ICE TAYLOR CREEK
1201 Oakfield Drive	Elissa Snively
Suite 109	445 NW Ferris Drive
Brandon, Fl, 33511	Port St. Lucie, Florida 34983
(813) 681-4279	(912) 689-9812

1. **Leased Premises.** The Leased Premises are those premises described as:

   1889 N US Highway 1, Ft. Pierce, Florida 32128 .

2. **Term.**

   (a) The term of the Lease shall be for a period of 5 year(s) commencing on the 1st day of March, 2025 and ending on the 28th day of February, 2030 unless sooner terminated as hereinafter provided. If Tenant remains in possession of the Leased Premises with the written consent of the Landlord after the lease expiration date stated above, this Lease will be converted to a month-to-month Lease and each party shall have the right to terminate the Lease by giving at least one months' prior written notice to the other party.

   (b) Tenant may enter into the Leased Premises prior to the Term of this Lease for inspection and construction purposes.

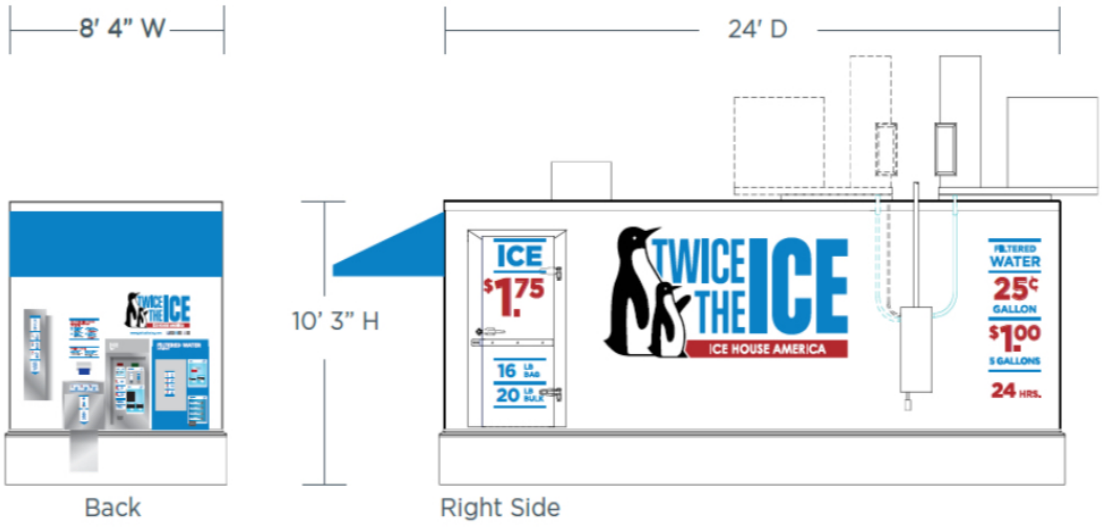
   (c) Additionally, Tenant shall have the option to extend this Lease for One (1) consecutive term of Five (5) years. Tenant shall provide notice to Landlord of its election to exercise its option to extend the term by providing no less than 180 days notice prior to the end of the then current term of the Lease. If option is exercised, all terms and conditions shall stay in effect except rent which will be negotiated at that time.

3. **Rent:**

   (a) The Tenant shall pay the Landlord as base rent for the leased premises, the minimum annual sum of $ 9,000.00, plus sales tax and any other taxes or assessments which may hereafter be levied on rents by any governmental authority, payable without demand and without set off or deduction, except as expressly provided herein, in equal monthly installments of $ 750.00* . Monthly CAM payment will be N/A . Monthly T & I payment will be N/A . Amounts total $ 750.00 plus 3.0% sales tax, $ 22.50 , making the total monthly payment $ 772.50 , and any other taxes which may hereafter be levied on rents by any governmental authority, each in advance on the first (1st) day of the month commencing on March 1, 2025 and continuing thereafter until said total shall be paid. The CAM and T & I amounts are subject to annual review based upon actual expenses. Amounts may be subject to increasement or decreasement. Sales tax percentages are subject to annual changes.

   * – First years monthly rent. 2nd through 5th years rent shall be CPI adjustments – no negative reductions. Rent to commence the 1st day of the month following Certificate of Occupancy or start of business operations. THIS IS A TRIPLE NET LEASE .

   (b) (i) Throughout the term of this Lease, Tenant shall pay its pro-rata share of the cost of Common Area Maintenance (collectively "CAM"), and Real Estate Taxes and Insurance (collectively "T&I"), for the property. Once each year, Landlord shall provide Tenant with an estimate of the CAM and T&I for the forthcoming year, and Tenant shall pay those amounts in addition to the Monthly Rent as additional rent, plus sales tax and other taxes or assessments which may hereafter be levied on rents by any governmental authority.


8' 4" W
24' D
10' 3" H
ICE
$1.75
16 LB BAG
20 LB BAG
TWICE THE ICE
ICE HOUSE AMERICA
FILTERED WATER
25¢ GALLON
$1.00 5 GALLONS
24 HRS.
Back
Right Side


TWICE THE ICE
ICE HOUSE AMERICA
FILTERED WATER
25¢ GALLON
$1.00 5 GALLONS
$1.75
16 LB BAG
20 LB BAG
24 HRS.

Technical Review Committee - 10:00 AM **1. d.**

Meeting Date: 08/21/2025

REQUESTED ACTION

PZSITE2025-00034
Minor Site Plan Amendment
San Juan Diego Hispanic Pastoral Center
401 S. 30th Street

SUMMARY

San Juan Diego Hispanic Church is requesting an amendment to the site plan by proposing an additional 2-Story 9,351 sq ft pastoral center building (1st Floor- 4,995 SF) (2nd Floor- 4,356 SF). The building will be used for meetings, classrooms, functions and office space.

Please review and provide comments at least two days before the meeting date. Comments can either be emailed directly to bromer@cityoffortpierce.com and planning@cityoffortpierce.com or uploaded onto the Tyler portal. Should you choose to upload directly to Tyler, please email me that you have done so as Tyler does not provide notifications of new uploads. Should you require additional information, please do not hesitate to reach via email or dialing 772-467-3099.

LOCATION

401 S 30th Street
Parcel ID: 2408-805-0038-000-4

RESPONSIBLE STAFF

Bridgette Romer - Planner

RECOMMENDATION

N/A

Attachments

TRC Review Package

Form Review

Form Started By: Bridgette Romer Started On: 08/04/2025 11:30 AM
Final Approval Date: 08/04/2025

July 14, 2025

Kev Freeman
Planning Director
City of Fort Pierce
Planning Department
100 North U.S. 1
Fort Pierce, FL 34950

RE: San Juan Diego Hispanic Pastoral Center – Site Plan Amendment – New Addition

Dear Kev:

We are pleased to present this site plan amendment for San Juan Diego Hispanic Pastoral Center. This site plan amendment represents a very exciting time for the Church. The existing single story church will now have the inclusion of a new annex. The original 9,968 sf church facility was site plan approved in 2000. In 2007, the Diocese added a 2nd parcel with more parking, drainage and no structures. The new 2 story 9,351 s.f. addition will be used for meetings, classrooms, functions and office space. The new 4,995 SF story addition will be placed over an existing asphalt driveway and stabilized grass area on the immediate west side of the existing church. There will be a breezeway connecting the two buildings with a patio between the two.

Currently the Diocese has the following parcels as a part of their existing operation. The two main parcels are what is a part of the church's prior and current site plan approvals. The additional parcel is just owned by the Diocese and is not integrated into their site plans.

Parcels:
2408-805-0038-000-4 = 1.61 acres – Site Plan Approved 2000
2408-805-0051-000-1 = .78 acres – Site Plan Approved 2007
2408-805-0031-000-5 = .32 acres – not included

Parking:
This exciting project will be an amazing enhancement to the existing church. It also utilizes the existing parking lot and here is the breakdown of the arrangement:
2000 Approved Site Plan – Provided for 82 parking spaces
2007 Approved Site Plan – adding new parcel on east side of existing site – Provided 52 additional parking spaces -New Total = 134 parking spaces. However, from an actual count on the actual site, there are currently 108 existing parking spaces. Our 2025 minor site plan amendment shows a total number of 110 parking spaces.

We are required to have one space per every 3 seats for fixed seating and one space per 40 s.f. of assembly area. As a result, we are required to have a total of 106 parking spaces. Actual parking provided equals 110. Required parking equals 100.

100 S. 2nd Street
Fort Pierce, FL 34950

Tod Mowery, AICP
President

100 S. 2nd Street
Fort Pierce, FL 34950

772.742.1555 (w)
561.262.6304 (c)
todm@redtaildg.com

DESIGN REVIEW NARRATIVE

SAN JUAN DIEGO
Site Plan Amendment
July 2025

To:
Planning Department

Prepared by:

Redtail DG
100 S. 2nd Street

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
772.742.1555
www.redtaildg.com
todm@redtaildg.com

Dear Members of the Planning & Zoning Department,

We respectfully submit this justification in support of the proposed site plan amendment to construct a multipurpose building on San Juan Diego Church property. While the property is zoned R-3 and designated for RL low-density residential, the addition is compatible with both the intent and requirements of these classifications.

1. Conformance with Future Land Use – RL Low Density Residential
The RL land use category promotes low-density residential development while accommodating complementary community and civic uses that serve neighborhood residents. The proposed multipurpose building, although accessory to a religious institution, serves primarily residential neighbors by offering space for small-group gatherings, youth instruction, senior meetups, and local community outreach. This purpose aligns with broader comprehensive plan policies for fostering civic vitality and neighborhood compatibility.

2. Zoning – R-3 District Compliance
Per Fort Pierce Code, R-3 is intended for medium-density residential areas (approximately six units/acre), but it permits accessory and incidental structures when clearly subordinate to the principal use—and compatible with the surrounding neighborhood. The existing use (Church) is considered a residential use by the code.

Key standards demonstrated:

Accessory Use Definition: The multipurpose building is subordinate to the principal church, serving as an onsite accessory facility consistent with R-3 guidelines.

Setback Requirements: The new structure remains within the code requirements for the building setbacks.

Lot Coverage & Height: The new structure remains within existing lot coverage limitations and is kept low enough to not overpower the primary church building or neighboring homes.

Parking & Access: Additional off-street parking is compliant with church use parking standards, providing 110 parking spaces (106 parking spaces required). Any overflow events are contained onsite, avoiding street spillover.

3. Design & Neighborhood Compatibility
Architectural Harmony: Exterior materials, rooflines, and massing mirror the church's main building, ensuring visual cohesion, as described in the Design Review Narrative made by the architect.

Buffering & Landscaping: The building is buffered with landscaping that blends into the existing residential streetscape and provides visual/noise mitigation.

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
772.742.1555
www.redtaildg.com
todm@redtaildg.com

4. Public Benefit in a Residential Setting

Although located within an RL zoned neighborhood, the multipurpose building:

- Provides versatile space for educational programs, community outreach, and safe neighborhood gatherings.
- Enhances social cohesion and offers local neighbors a facility that wouldn't otherwise exist in this area.
- Strengthens neighborhood-serving civic infrastructure in line with the intent of low-density residential land use.

5. Conclusion & Recommendation
The proposed multipurpose addition:

Complies with R-3 district regulations for accessory structures in setbacks, height, coverage, and parking.

Supports RL land use goals by offering neighborhood-serving civic space in a compatible, low-impact way.

Preserves neighborhood character through design consistency, buffering, restricted operating hours, and residential-scaled architecture.

For these reasons, we request approval of the site plan amendment. The facility will serve both the church and its surrounding neighbors in a manner fully consistent with the City's comprehensive plan and zoning code.

We appreciate your thoughtful review and are available to address any questions or adjustments.

Sincerely,

Vlada

Sincerely,
Vlada Peterka
Redtail DG

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4190006 OR BOOK 3868 PAGE 670, Recorded 05/13/2016 at 01:50 PM

Record and return to:
Roger W. LaJoie, Esquire
Roger W. LaJoie, P.A.
645 Beachland Blvd., Suite 8
Vero Beach, Florida 32963

: This Space for Recording

UNITY OF TITLE

BY THESE PRESENTS, The Most Reverend Gerald M. Barbarito, D.D., J.C.L., as Bishop of the Diocese of Palm Beach, his successors in office and assigns forever, a corporation sole, AS A SUCCESSOR IN INTEREST TO The Most Reverend J. Keith Symons as Bishop of the Diocese of Palm Beach, his successors in office and assigns forever, a corporation sole, hereinafter referred to as "Owner" for good and valuable consideration, hereby agrees to restrict the use of the lands more particularly described in Exhibit A attached hereto in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately except in its entirety as one plot or parcel of land.

2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, its heirs and assigns until such time as the same may be released in writing by the City Commission for the City of Fort Pierce, Florida.

3. The undersigned further agrees that this instrument shall be recorded in the Public Records of St. Lucie County, Florida.

Signed, sealed, executed and acknowledged on the 12 day of May, 2016, in Palm Beach County, Florida.

WITNESSES:

Antoinette M Russell
Printed Name: Antoinette M Russell

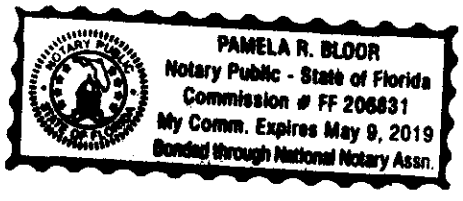
Merke Baroni
Printed Name: MERKE BARONI

OWNER:

+ Gerald M. Barbarito
The Most Reverend Gerald M. Barbarito, D.D., J.C.L., as Bishop of the Diocese of Palm Beach

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 12 day of May, 2016, by The Most Reverend Gerald M. Barbarito, D.D., J.C.L., as Bishop of the Diocese of Palm Beach, who is personally known to me.



Pamela R. Bloor
Notary Public
State of Florida
My Commission Expires:

EXHIBIT A
Legal Descriptions

The West 23 feet of Lot 4 and Lot 9 and all of Lots 5, 6, 7 and 8, of Block 6, of WYLDWOOD PARK Subdivision, as per plat thereof on file in Plat Book 5, Page 54, of the Public Records of St. Lucie County, Florida.

Parcel I.D. Number: 2408-805-0051-000/1

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4151956 OR BOOK 3828 PAGE 2506, Recorded 01/20/2016 at 04:35 PM

Record and return to:
Roger W. LaJoie, Esquire
Roger W. LaJoie, P.A.
645 Beachland Blvd., Suite 8
Vero Beach, Florida 32963

: This Space for Recording

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per 18.50

UNITY OF TITLE

BY THESE PRESENTS, The Most Reverend Gerald M. Barbarito, D.D., J.C.L., as Bishop of the Diocese of Palm Beach, his successors in office and assigns forever, a corporation sole, AS A SUCCESSOR IN INTEREST TO The Most Reverend J. Keith Symons as Bishop of the Diocese of Palm Beach, his successors in office and assigns forever, a corporation sole, hereinafter referred to as "Owner" for good and valuable consideration, hereby agrees to restrict the use of the lands more particularly described as Parcels 1 and 2 in Exhibit A attached hereto in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately except in its entirety as one plot or parcel of land.

2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, its heirs and assigns until such time as the same may be released in writing by the City Commission for the City of Fort Pierce, Florida.

3. The undersigned further agrees that this instrument shall be recorded in the Public Records of St. Lucie County, Florida.

Signed, sealed, executed and acknowledged on the 12 day of January, 2016, in Palm Beach County, Florida.

WITNESSES:

Printed Name: Antoinette M. Russell

Printed Name: MERKE BARONI

OWNER:

The Most Reverend Gerald M. Barbarito, D.D., J.C.L., as Bishop of the Diocese of Palm Beach

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 12 day of January, 2016, by The Most Reverend Gerald M. Barbarito, D.D., J.C.L., as Bishop of the Diocese of Palm Beach, who is personally known to me.

PAMELA R. BLOOR
Notary Public - State of Florida
Commission # FF 206831
My Comm. Expires May 9, 2019
Bonded through National Notary Assn.

Notary Public
State of Florida
My Commission Expires:

EXHIBIT A
Legal Descriptions

Parcel 1 (Off-Site Parking)

The West 23 feet of Lot 4 and 9 and all of Lots 5, 6, 7 and 8, Block 6 Wyldwood Park Subdivision, as per plat thereof on file in Plat Book 5, Page 54, of the Public Records of St. Lucie County, Florida

Parcel ID Number: 2408-805-0051-000-1

Parcel 2 (Master Site)

Lots 1 through 10, inclusive, Block 5, Wyldwood Park Subdivision, LESS the West 12 feet of the North 12 feet of Lot 5, according to the plat thereof. recorded in Plat Book 5, Page 54, of the Public Records of St. Lucie County, Florida.

Parcel ID Number: 2408-805-0038-000-4

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, July 11, 2025

Parcel Report



Unable to find these features on the map.



Parcel

Parcel ID: 2408-805-0038-000-4

Property ID: 20897

Owner 1: Bishop Of Diocese Palm Beach

Site Address: 401 DELAWARE AVE

Owner

Owner 1: Bishop Of Diocese Palm Beach

Owner 2:

Owner 3:

Mailing Address: PO Box 109650 Palm Beach Gardens, FL 33410-9650

Overview

Primary Land Use: 7100 - CHRCHS

District Group: 9022 - Fort Pierce

Subdivision: Wyldwood Park Subdivision

Just/Market Value: $742,400

Finished Area: 10,008

Acres: 1.612

Total Area: 70,236

Legal Description

Legal Description: WYLDWOOD PARK S/D BLK 5 LOTS 1 TO 10 INCL-LESS W 12 FT OF N 12 FT OF LOT 5- (OR 993-2712)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2024	$742,400	$548,000	$135,600	$58,800	$742,400	$742,400	$0	$0	$0
2023	$751,800	$554,500	$135,600	$61,700	$751,800	$751,800	$0	$0	$0
2022	$878,900	$645,100	$135,600	$98,200	$878,900	$878,900	$0	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Exemptions

Description	Tax Year	Grant Year	Amount
Church	2024	2002	$742,400

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: CH5 - Church

Story Height: 1 Story

No of Living Units:

Total Finished Area: 10,008

Gross Sketched Area: 10,872

Year Built: 2001

Effective Year: 2001

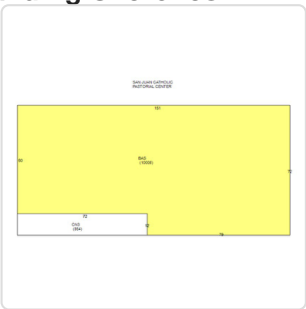
Primary Roof Cover: Dim Shingle

Primary Roof Structure: Hip

Primary Wall: CB Stucco

A/C %: 100

Building Sketches



Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	CN3	CANOPY	0	864
1	BAS	BASE AREA	10,008	10,008

SFYI

Description	Units	Year Built
COMMERCIAL LIGHT- SINGLE	25	2001
Asphalt	17,531	2001
CEMENT CURB	115	2001
CONCRETE LOW	265	2001
6 Foot block wall	34	2001
COMMERCIAL LIGHT-DOUBLE	25	2001

Land Lines

Line Number	Units	Unit Type
1	255	FrFt
2	12	FrFt
3	243	FrFt

Permits

Permit Number	Issue Date	Description
BP22-3703	10/04/2022	Air Conditioning Only
BP21-2270	04/21/2021	Electric
BP21-1906	03/31/2021	Air Conditioning Only
BP17-3579	12/14/2017	Roof
BP11-2884	12/05/2011	Alterations/Remodeling
0700001746	01/08/2008	Yard Sprinkler System
0700000936	11/04/2007	Alterations/Remodeling
F01-00001520	10/23/2001	Sprinkler System
F01-0001520	05/24/2001	Patio
F01-00001520	04/25/2001	Commercial New Construction

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
01/11/2016	$0	0198	MS	Bishop Of Diocese Palm Beach	3828-2506	Clerk of Courts
01/08/1996	$65,700	XX00	WD	Ethel P Kicliter	993-2712	Clerk of Courts
01/16/1990	$100	XX01	WD	Ethel P Kicliter	673-1211	Clerk of Courts
11/30/1977	$0	XX02	CV		279-1915	Clerk of Courts

Photos



v2023-08-17

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, July 11, 2025

Parcel Report



Unable to find these features on the map.

Parcel

Parcel ID: 2408-805-0051-000-1

Property ID: 20903

Owner 1: Bishop of the Diocese of Palm Beach

Site Address: 2912 DELAWARE AVE

Owner

Owner 1: Bishop of the Diocese of Palm Beach

Owner 2:

Owner 3:

Mailing Address: PO Box 109650 Palm Beach Gardens, FL 33410-9650

Overview

Primary Land Use: 0000 - Vac Residential

District Group: 9022 - Fort Pierce

Subdivision: Wyldwood Park Subdivision

Just/Market Value: $70,300

Finished Area:

Acres: 0.779

Total Area: 33,948

Legal Description

Legal Description: WYLDWOOD PARK S/D BLK 6 W 23 FT OF LOTS 4 AND 9 ALL LOTS 5,6,7 AND 8 (0.78 AC) (OR 3737-1890)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2024	$70,300	$0	$70,300	$0	$21,814	$21,814	$0	$48,486	$0
2023	$73,600	$0	$73,600	$0	$19,831	$19,831	$0	$53,769	$0
2022	$54,200	$0	$54,200	$0	$18,029	$18,029	$0	$36,171	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Exemptions

Description	Tax Year	Grant Year	Amount
Church	2024	2016	$21,814

Land Lines

Line Number	Units	Unit Type
1	33,948	SqFt

Permits

Permit Number	Issue Date	Description
BP15-2778	02/02/2016	Site Work
BP15-2703	10/13/2015	Demolition
CRPT20036	07/25/2003	Carport
F91000014	01/03/1991	Roof

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/12/2016	$0	0111	MS	Bishop of the Diocese of Palm Beach	3868-670	Clerk of Courts
01/11/2016	$0	0198	MS	Bishop of the Diocese of Palm Beach	3828-2506	Clerk of Courts
04/09/2015	$140,000	0117	WD	Deflorio (TR) Celeste	3737-1890	Clerk of Courts
01/21/2013	$100	0111	WD	Deflorio (TR) Celeste	3487-1588	Clerk of Courts
01/21/2013	$100	0111	WD	Deflorio Celeste	3487-1587	Clerk of Courts
12/31/1899	$0				-	Clerk of Courts

Photos



v2023-08-17

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
redtaildg.com
todm@redtaildg.com

AGENT AUTHORIZATION

Project: Juan Diego Pastoral Center
Owner: Bishop Of Diocese Palm Beach
Parcel IDs: 2408-805-0038-000-4

BEFORE ME THIS DAY PERSONALLY APPEARED Bishop Gerald M. Barbarito WHO BEING DULY SWORN, DEPOSE AND SAY THE FOLLOWING:

We hereby give CONSENT to Redtail DG, Inc. to act on our 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 to all City, County and State permits for the project indicated above.

Furthermore, we 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 project indicated above.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 2nd day of June, 2025, by Bishop Gerald M Barbarito (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Notary Signature

Destiny R. Gibbons
Printed Name of Notary

DESTINY R. GIBBONS
Commission # HH 617777
Expires March 31, 2029
(Notary Seal)

March 31, 2029
My commission expires

Owners' Signatures

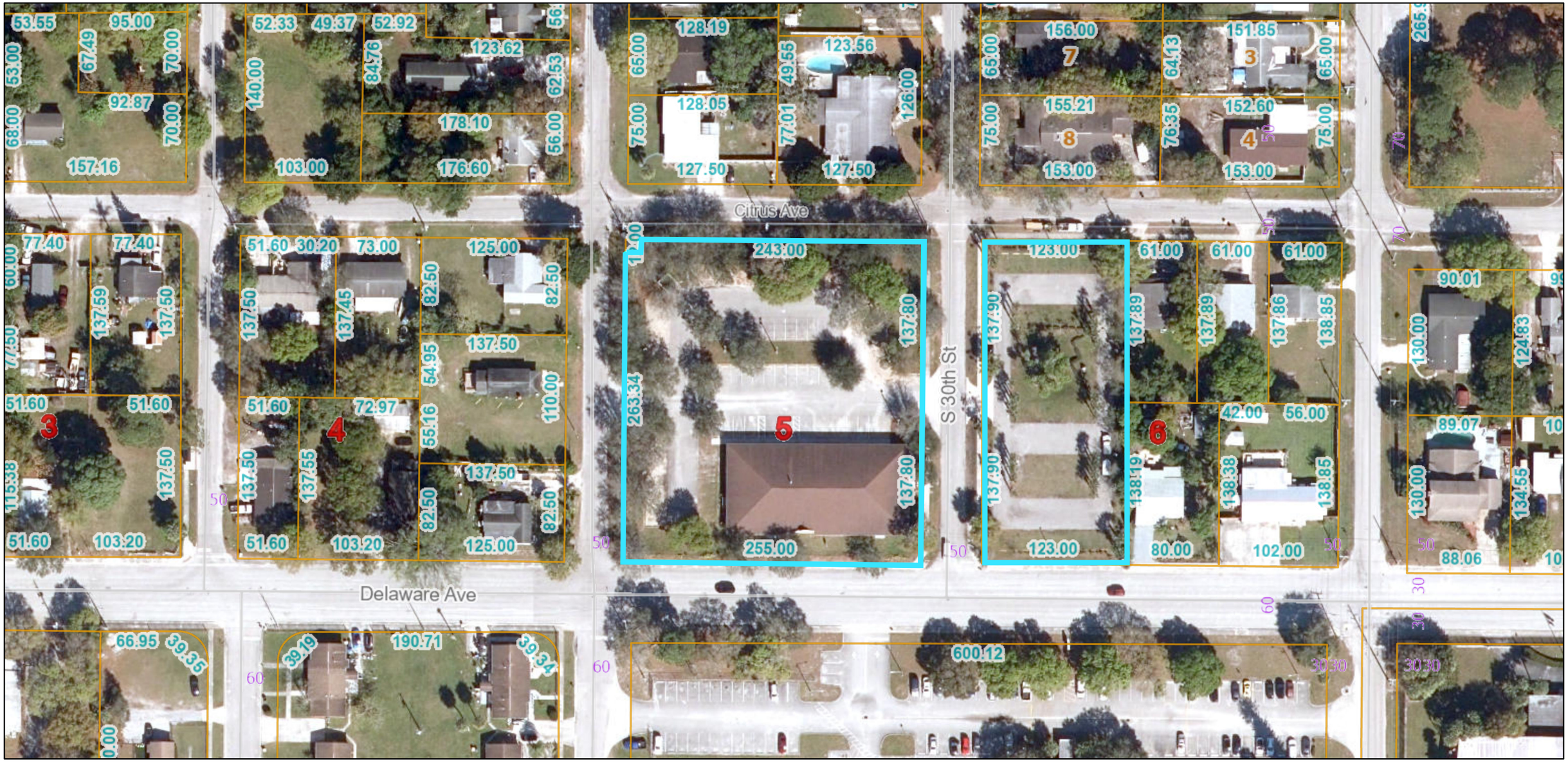
Bishop Gerald M. Barbarito
Owners' Names

9995 N. Military Tr.
Street Address

Palm Beach Gardens, FL 33410
City, State, Zip

Mlockwood@diocesepb.org
561-775-9514
Telephone / Email

Aerial Map



7/11/2025

1:1,128

0 62.5 125 250 ft

0 15 30 60 m

RedTail Design Group

Zoning Map



7/11/2025

Search Results

Comparable Search

FP Zoning

R-3

C-1

R-4

OS-1

1:1,128

0 62.5 125 250 ft

0 15 30 60 m

RedTail Design Group

Future Land Use Map



7/11/2025

Search Results

Comparable Search

FP Future Land Use

RL Low Density Residential

RM Medium Density Residential

INST Institutional

COS Conservation & Open Space

1:1,128

0 62.5 125 250 ft

0 15 30 60 m

RedTail Design Group

Vicinity Map



7/11/2025

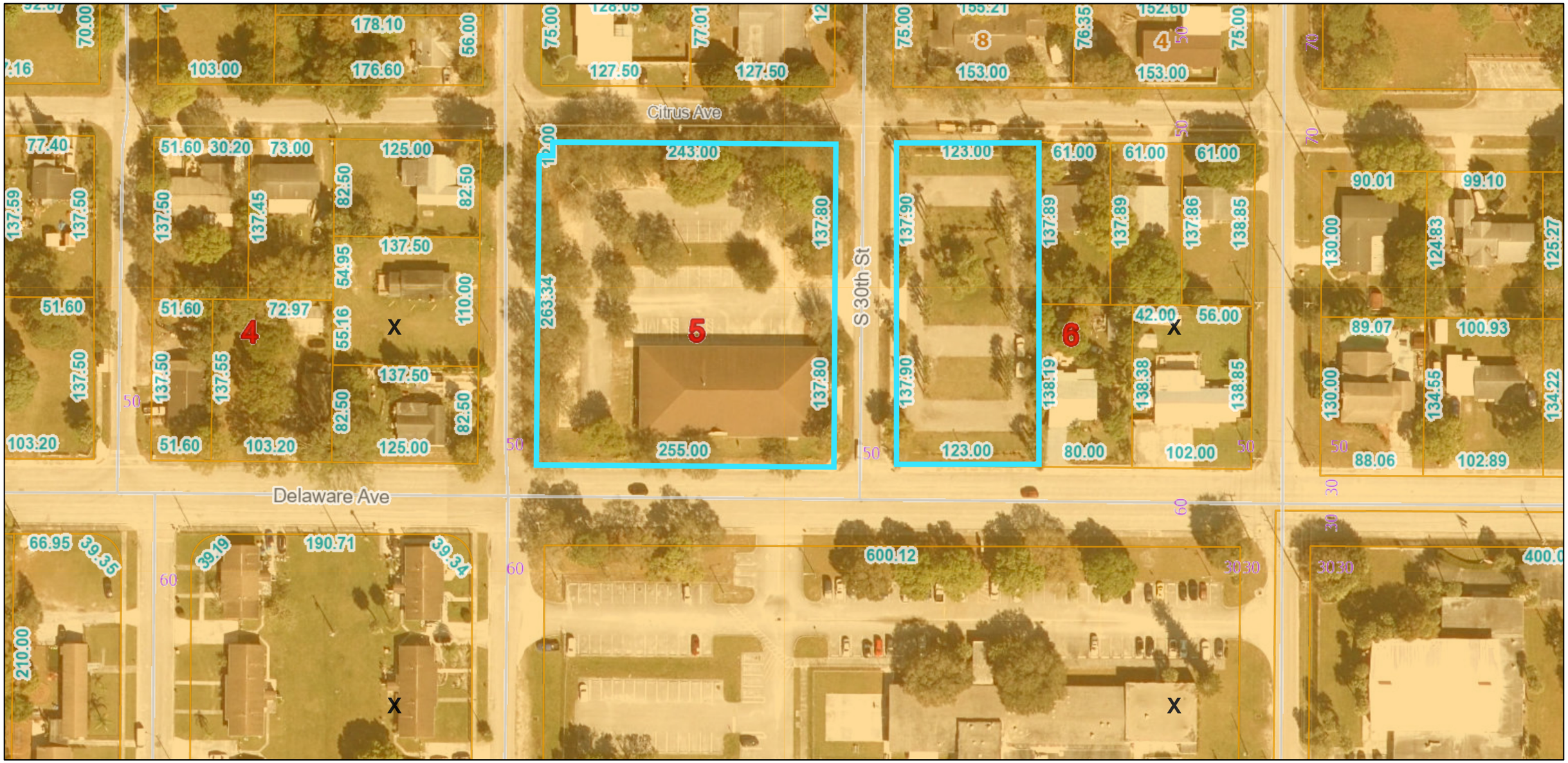
1:4,514

0 245 490 980 ft

0 75 150 300 m

RedTail Design Group

FEMA Flood Hazard Map



7/11/2025

1:1,128

0 62.5 125 250 ft

0 15 30 60 m

RedTail Design Group

SCALE IN FEET
30 15 7.5 0 30
1"= 30'

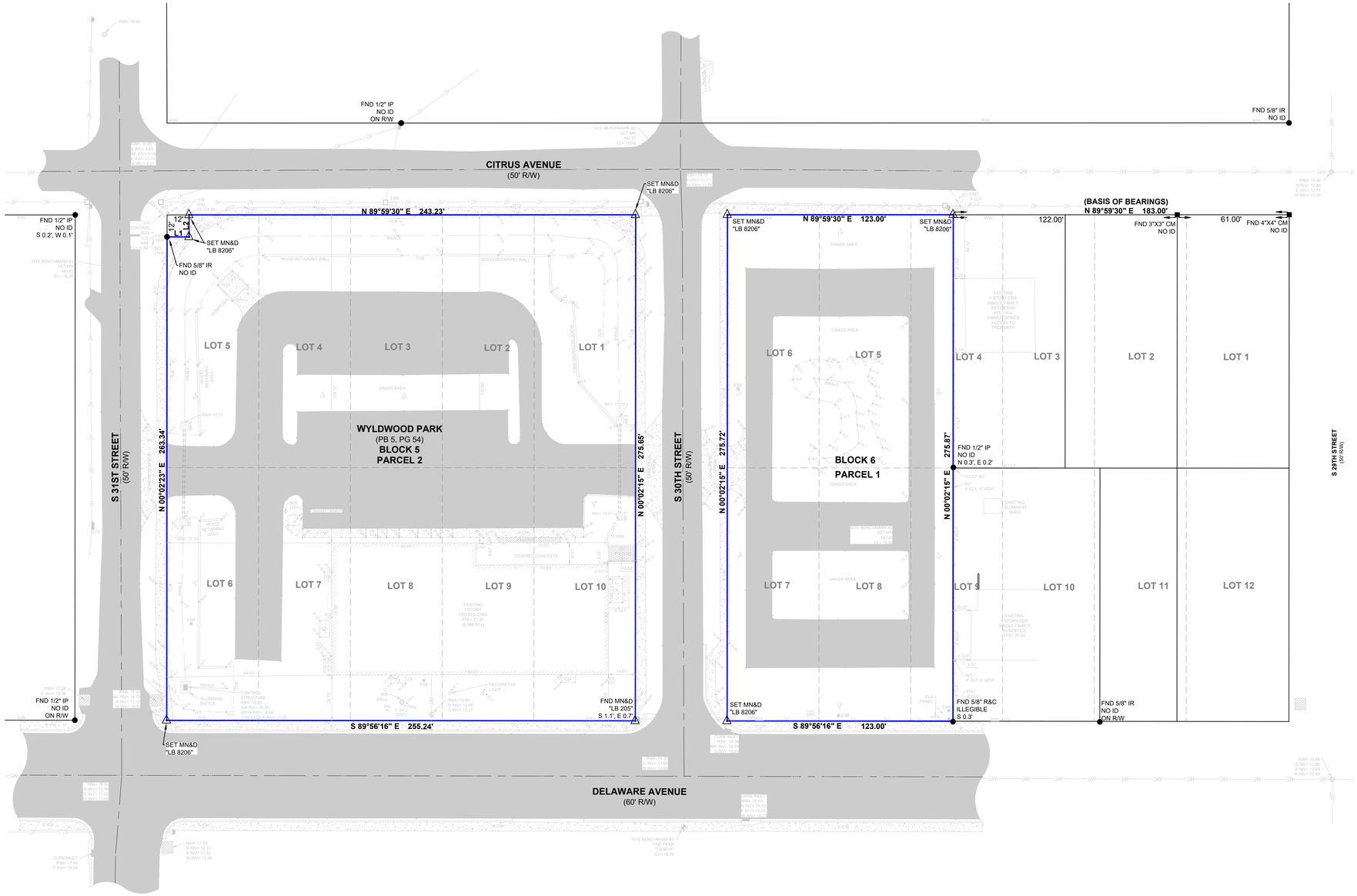
NORTH

LEGEND

BOL	= BOLLARD
CL	= CENTERLINE
CLF	= CHAIN LINK FENCE
CO	= CLEAN OUT
C/O	= CUT OUT
CONC	= CONCRETE
COR	= CORNER
CS	= CONCRETE SLAB
CTV	= CABLE TELEVISION RISER
CW	= CONCRETE WALK
DC	= TYPE "D" CURB
DDCV	= DOUBLE DETECTOR CHECK VALVE
DUE	= DRAINAGE & UTILITY EASEMENT
EL	= ELEVATION
EP	= EDGE OF PAVEMENT
ESB	= ELECTRIC SERVICE BOX
FC	= TYPE "F" CURB
FDC	= FIRE DEPARTMENT CONNECTION
FFE	= FINISH FLOOR ELEVATION
FND	= FOUND
HYD	= FIRE HYDRANT
ICV	= IRRIGATION CONTROL VALVE
ID	= IDENTIFICATION
INV	= INVERT
IP	= IRON PIPE
IR	= IRON ROD
IRR	= IRRIGATION
L1	= LINE INFORMATION
LB	= LICENSE BUSINESS
LP	= LIGHT POLE
L/S	= LIFT STATION
MES	= MITERED END SECTION
MN&D	= MAGNETIC NAIL & DISK
OH	= OVERHEAD ELECTRIC
PIV	= POST INDICATOR VALVE
PK&D	= PARKER KALON NAIL & DISK
PSM	= PROFESSIONAL SURVEYOR & MAPPER
R&C	= IRON ROD & CAP
RCP	= REINFORCED CONCRETE PIPE
RPZ	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
SAN	= SANITARY
TOB	= TOP OF BANK
(TYP)	= TYPICAL
V/B	= VAULT BOX
VC	= VALLEY CURB
WD/F	= WOOD FENCE
WV	= WATER VALVE
✖18.81	= SPOT ELEVATION
	= CONCRETE POWER POLE
	= WOOD POWER POLE
	= PROPERTY LINE
	= SITE BENCHMARK
	= CATCH BASIN
	= GUY ANCHOR
	= SANITARY MANHOLE

LINE CHART

L1	
N 89°59'30" E	12.00'
L2	
N 00°02'23" E	12.00'



LEGAL DESCRIPTION:

PARCEL 1 (OFF-SITE PARKING)

THE WEST 23 FEET OF LOT 4 AND 9 AND ALL OF LOTS 5, 6, 7, AND 8, BLOCK 6 WYLDWOOD PARK SUBDIVISION, AS PER THE PLAT THEREOF ON FILE IN PLAT BOOK 5, PAGE 54, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
(PARCEL ID NUMBER: 2408-805-0051-000-1)

PARCEL 2 (MASTER SITE)

LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 5, WYLDWOOD PARK SUBDIVISION, LESS THE WEST 12 FEET OF THE NORTH 12 FEET OF LOT 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 54, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
(PARCEL ID NUMBER: 2408-805-0038-000-4)

ADDRESS: 401 DELAWARE AVENUE
FT. PIERCE, FLORIDA 34950

NOTES:

SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

A TITLE SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

BEARINGS SHOWN HEREON ARE BASED UPON A PLATTED MERIDIAN ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CITRUS AVENUE, HAVING A PLATTED BEARING OF N 89°59'30" E. ALL OTHER BEARINGS ARE RELATIVE THERETO.

LEGAL DESCRIPTION PER UNITY OF TITLE AS RECORDED IN OFFICIAL RECORDS BOOK 3828, PAGE 2506, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ELEVATIONS ARE IN FEET AND RELATED TO THE ST. LUCIE COUNTY BENCHMARK "LURE" HAVING A PUBLISHED ELEVATION OF 20.39 NAVD '88 (NORTH AMERICAN VERTICAL DATUM OF 1988). ALL OTHER ELEVATIONS ARE RELATIVE THERETO.

PROPERTY LIES IN F.I.R.M. ZONE "X", AS PER MAP NUMBER 12111C0178J, DATED 2/19/2012. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PUBLIC WATER & SEWER AVAILABLE.

BOUNDARY DIMENSIONS SHOWN HEREON ARE PER PLAT AND FIELD MEASURED UNLESS OTHERWISE NOTED.

THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.

ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORDANCE WITH US SURVEY FEET.

ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

PARCEL 1 CONTAINS 33,922 SQUARE FEET OR 0.78 ACRES MORE OR LESS.
PARCEL 2 CONTAINS 70,173 SQUARE FEET OR 1.61 ACRES MORE OR LESS.
PARCELS TOGETHER CONTAIN 104,095 SQUARE FEET OR 2.39 ACRES MORE OR LESS.

LAST DATE OF FIELD DATA ACQUISITION (BOUNDARY & TOPOGRAPHIC SURVEY): 03/13/25.
FILE NUMBER: 25-1003, DATA COLLECTOR NUMBER: 288601.

CERTIFIED TO: JACQUIN AND SONS INC.

SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYORS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

FRANCIS N. GUETTLER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#7473

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION
NO. LB 8206

REVISIONS:	DATE	BY

BOUNDARY AND TOPOGRAPHIC SURVEY
PREPARED FOR
JACQUIN AND SONS INC.

DRAWN BY:	SC
APPROVED BY:	F. GUETTLER
SCALE:	1" = 30'
DATE:	03/26/2025
FIELD BOOK/PAGES	SURVEY MAP
JOB NUMBER:	**25-1003**
SHEET:	**1 OF 2**

J:\2025\25-1003 Paul Jacquin - Juan Diego\Surveying\03 BNDY\25-1003 BNDY.dwg, 3/31/2025 7:57:43 AM, _AutoCAD PDF (General Documentation).pc3

SCALE IN FEET
20 10 5 0 20
1"= 20'

NORTH

LEGEND

BOL	= BOLLARD
CL	= CENTERLINE
CLF	= CHAIN LINK FENCE
CO	= CLEAN OUT
C/O	= CUT OUT
CONC	= CONCRETE
COR	= CORNER
CS	= CONCRETE SLAB
CTV	= CABLE TELEVISION RISER
CW	= CONCRETE WALK
DC	= TYPE "D" CURB
DDCV	= DOUBLE DETECTOR CHECK VALVE
DUE	= DRAINAGE & UTILITY EASEMENT
EL	= ELEVATION
EP	= EDGE OF PAVEMENT
ESB	= ELECTRIC SERVICE BOX
FC	= TYPE "F" CURB
FDC	= FIRE DEPARTMENT CONNECTION
FFE	= FINISH FLOOR ELEVATION
FND	= FOUND
HYD	= FIRE HYDRANT
ICV	= IRRIGATION CONTROL VALVE
ID	= IDENTIFICATION
INV	= INVERT
IP	= IRON PIPE
IR	= IRON ROD
IRR	= IRRIGATION
L1	= LINE INFORMATION
LB	= LICENSE BUSINESS
LP	= LIGHT POLE
L/S	= LIFT STATION
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—	= PROPERTY LINE
◆	= SITE BENCHMARK
▨	= CATCH BASIN
←	= GUY ANCHOR
Ⓢ	= SANITARY MANHOLE

LINE CHART

L1
N 89°59'30" E 12.00'
L2
N 00°02'23" E 12.00'

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1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION
NO. LB 8206

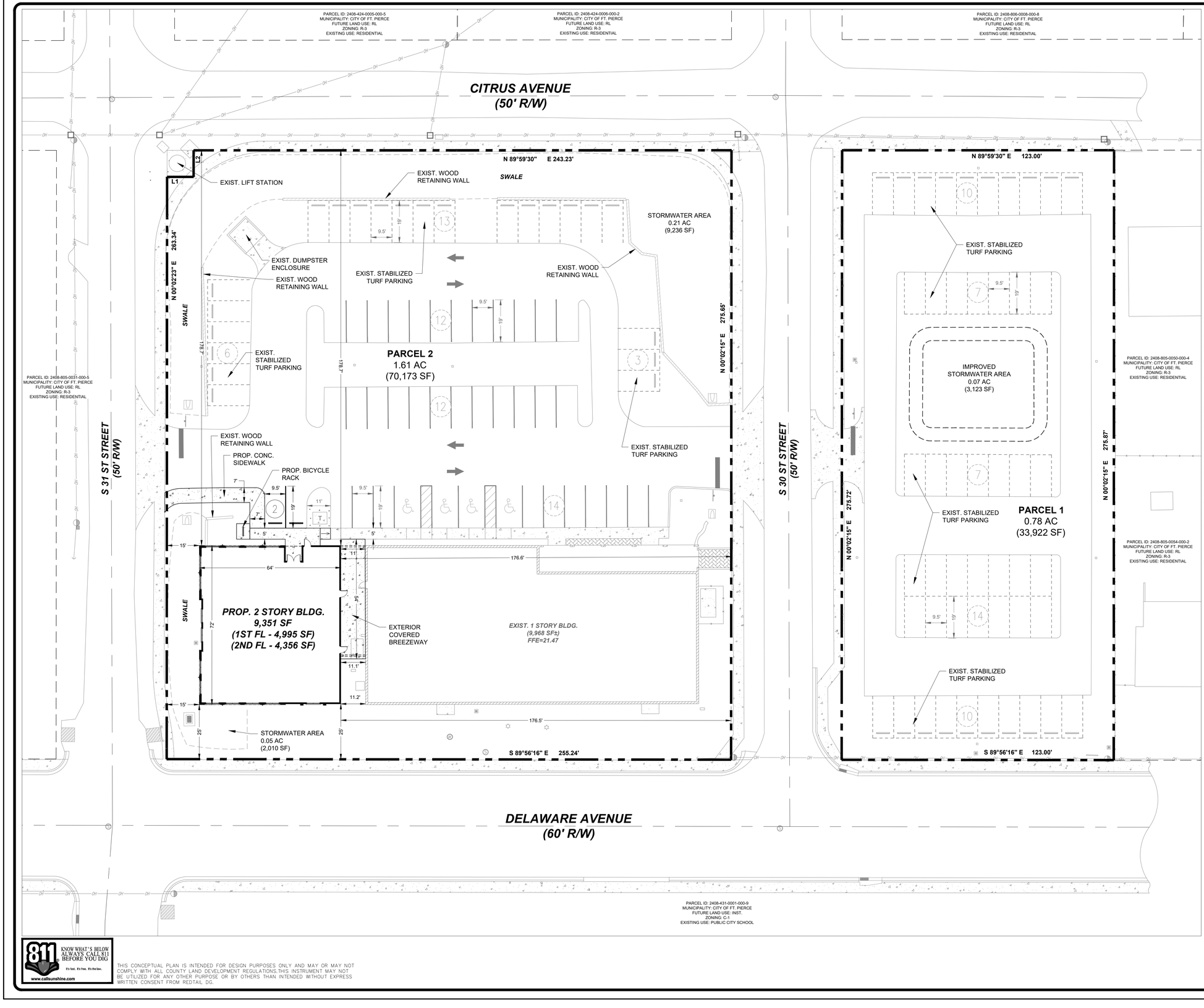
REVISIONS:	DATE	BY

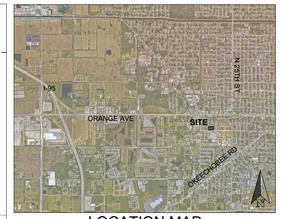
BOUNDARY AND TOPOGRAPHIC SURVEY

PREPARED FOR

JACQUIN AND SONS INC.

DRAWN BY:	SC
APPROVED BY:	F. GUETTLER
SCALE:	1" = 20'
DATE:	03/26/2025
FIELD BOOK/PAGES	SURVEY MAP
JOB NUMBER:	**25-1003**
SHEET:	**2 OF 2**





LOCATION MAP
NTS

LEGAL DESCRIPTION

PARCEL 1 (OFF-SITE PARKING)
THE WEST 23 FEET OF LOT 4 AND 9 AND ALL OF LOTS 5, 6, 7, AND 8, BLOCK 6 WYLDWOOD PARK SUBDIVISION, AS PER THE PLAT THEREOF ON FILE IN PLAT BOOK 5, PAGE 54, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 5, WYLDWOOD PARK SUBDIVISION, LESS THE WEST 12 FEET OF THE NORTH 12 FEET OF LOT 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 54, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LEGEND

- OVERALL PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED STORMWATER AREA
- ROADWAY CENTERLINE
- PROPOSED CONCRETE SIDEWALK

SITE DATA

ZONING	SINGLE-FAMILY MODERATE (R-3)
FUTURE LAND USE	LOW DENSITY RESIDENTIAL (RL)
PCN	2408-805-0051-000-1 (PARCEL 1) 2408-805-0038-000-4 (PARCEL 2)
EXISTING USE	CHURCH

SITE AREAS

TOTAL SITE AREA	104,095 SF	2.39 AC	100.00%
STORMWATER AREA	14,369 SF	0.33 AC	13.80%

BUILDING DATA

PROP. BUILDING AREA	4,995 SF	0.11 AC	4.80%
EXIST. BUILDING AREA	9,968 SF	0.23 AC	9.62%
TOTAL BUILDING COVERAGE	14,963 SF	0.34 AC	14.37%

	PERMITTED	PROVIDED
LOT COVERAGE	35% MAX	14.23%
BUILDING HEIGHT	35'	35'
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	25'	25'
REAR	15'	178.7'
SIDE	15'	15'

PARKING DATA

REQUIRED PARKING: 106 SPACES
1 SP/ 40 SF (NON FIXED SEATING): 3,549.33 SF ASSEMBLY
+15% ADDITIONAL USES: 4,608 SF MULTI-USE

EXISTING PARKING PROVIDED:	
STANDARD GRASS PARKING:	70 SPACES
STANDARD PARKING:	38 SPACES
(INCLUDES 4 ACCESSIBLE SPACE)	
TOTAL EXISTING PARKING PROVIDED:	108 SPACES
PROPOSED ADDITIONAL PARKING:	2 SPACES
TOTAL PARKING PROVIDED:	110 SPACES

OWNER
DIOCESE OF PALM BEACH
995 NORTH MILITARY TRAIL
PALM BEACH GARDENS, FL 33410
561.775.9500

PLANNER
REDTAIL DESIGN GROUP
TOD MOWERY, AICP
100 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.742.1555

ENGINEER
VELCON ENGINEERING & SURVEYING, LLC.
FRANCIS N. GUETTLER, PE
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
772.879.04

SURVEYOR
VELCON ENGINEERING & SURVEYING, LLC.
FRANCIS N. GUETTLER, PSM
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
772.879.0477

ARCHITECT
ARCHITECTONIC INC.
MICHAEL J. SEAL, AIA
806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
772.460.7751

GRAPHIC SCALE
0 20 40
1" = 20'

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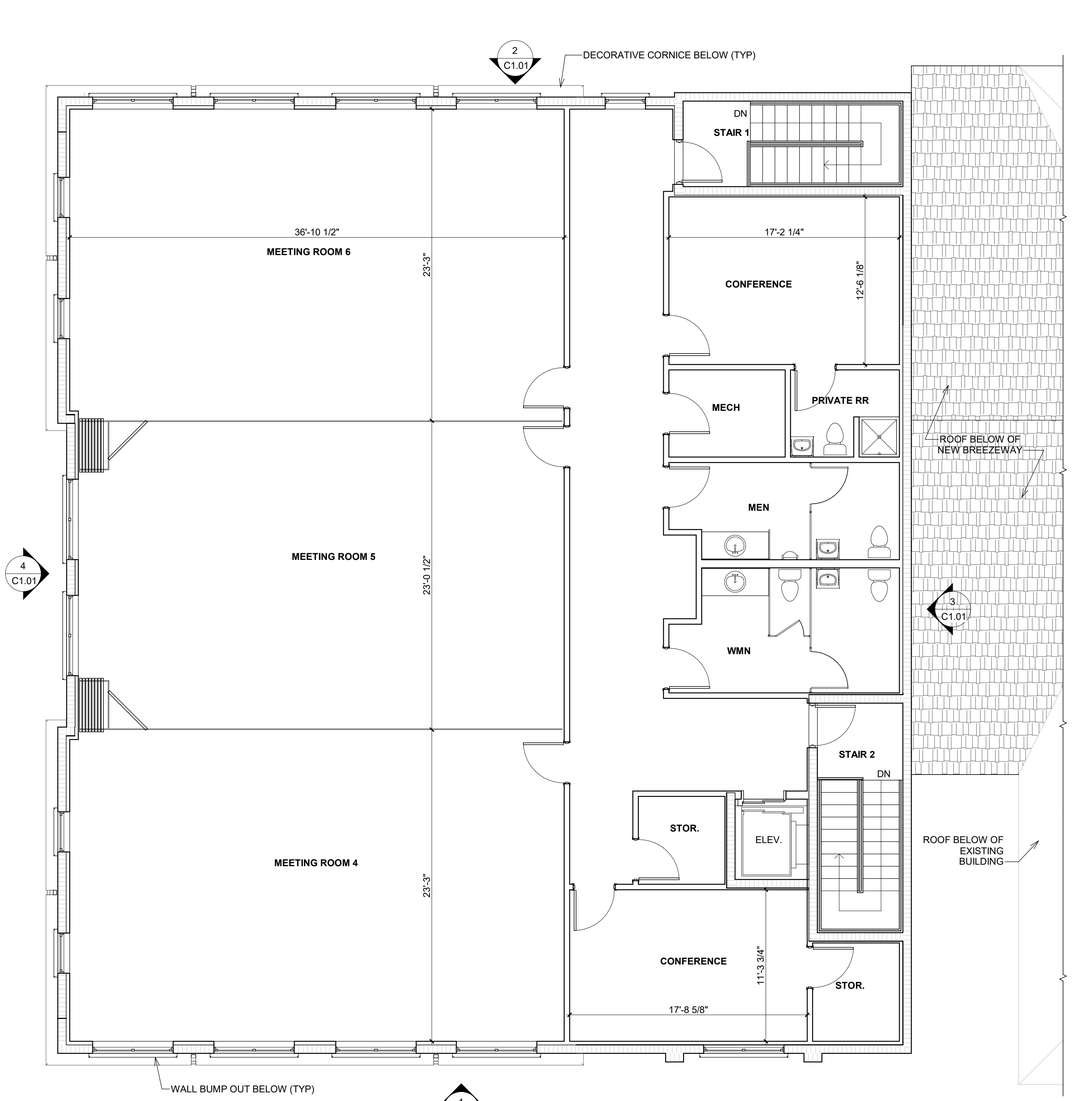
THIS CONCEPTUAL PLAN IS INTENDED FOR DESIGN PURPOSES ONLY AND MAY OR MAY NOT COMPLY WITH ALL COUNTY LAND DEVELOPMENT REGULATIONS.THIS INSTRUMENT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE OR BY OTHERS THAN INTENDED WITHOUT EXPRESS WRITTEN CONSENT FROM REDTAIL DG.

REDTAIL DG
p. 772.742.1555
hodie@redtaildg.com

DESIGNED BY	TM
DRAWN BY	AH
FILENAME	RDTL-SIT.DWG
	SIT
	LAYOUT
SCALE	1" = 20'
DATE	7/16/2025

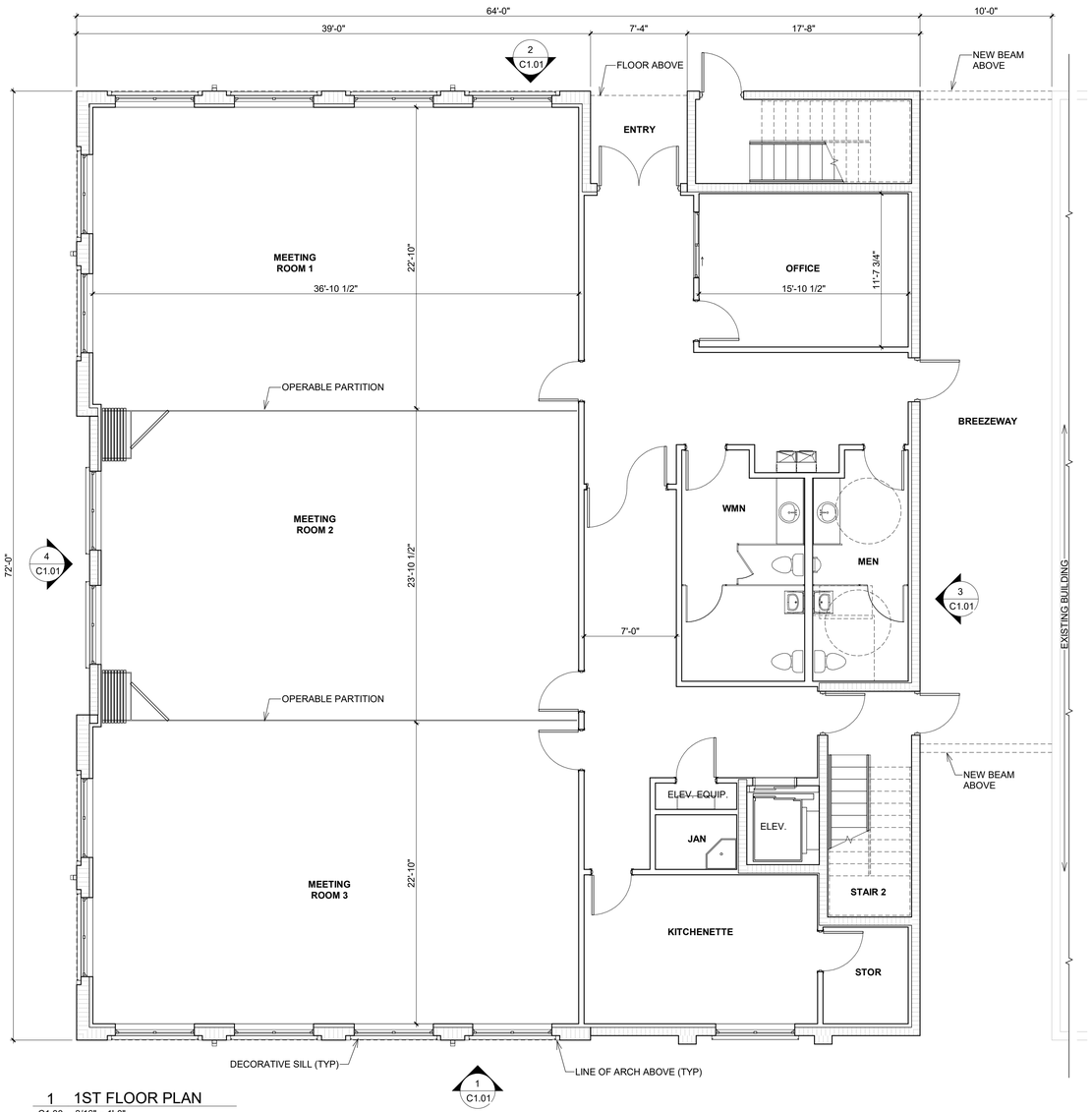
REVISION COMMENTS
DATE

SAN JUAN DIEGO
MULTI-PURPOSE BUILDING
401 DELAWARE AVENUE
SITE PLAN
CITY OF FT. PIERCE FLORIDA



2 2ND FLOOR PLAN

C1.00 3/16" = 1'-0"



1 1ST FLOOR PLAN

C1.00 3/16" = 1'-0"

AREA TABULATIONS

AIR CONDITIONED AREAS UNDER ROOF	**8,805 SF**
1ST FLOOR	4,449 SF
2ND FLOOR	4,356 SF
EXTERIOR AREAS UNDER ROOF	**546 SF**
1ST FLOOR ENTRY	51 SF
1ST FLOOR BREEZEWAY	495 SF
GROSS AREA UNDER ROOF	**9,351 SF**
1ST FLOOR	4,995 SF
2ND FLOOR	4,356 SF

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751

WWW.ARCHITECTONICINC.COM

STATE REG # AR96898

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PROJECT

SAN JUAN DIEGO MULTI-PURPOSE BUILDING

401 S 30th St
Fort Pierce, FL 34947

CLIENT

SINCE 1940
JACQUIN & SONS
CONSTRUCTION

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

FLOOR PLANS

C1.00

PROJECT NUMBER **C25002**

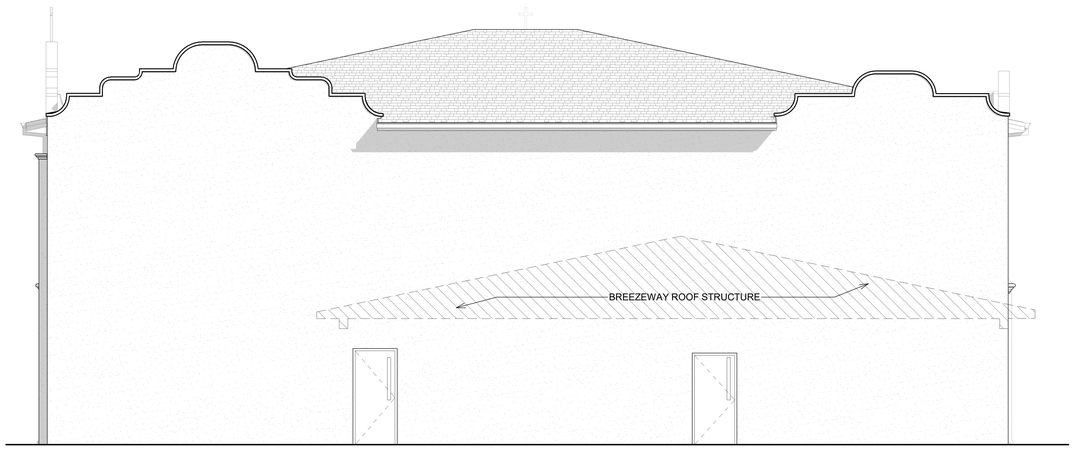
DATE **07/11/2025**



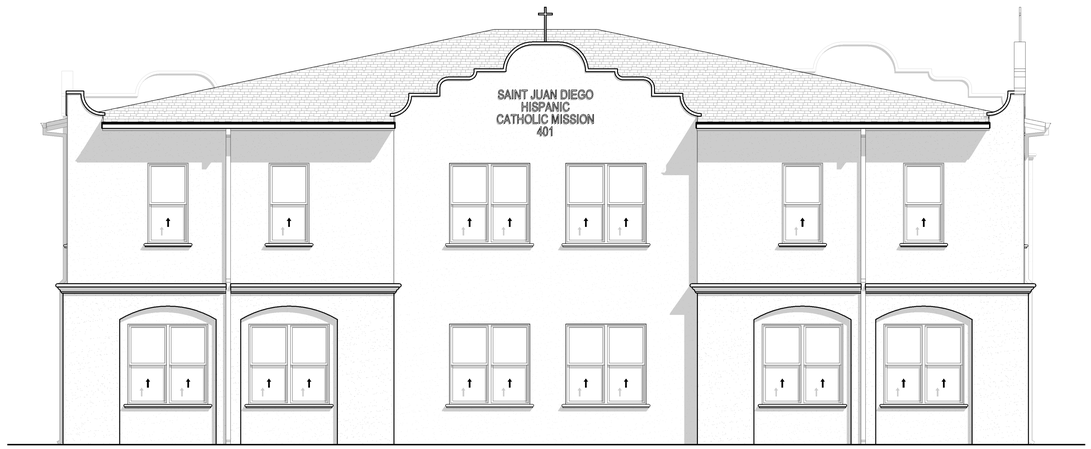
1 SOUTH ELEVATION (DELAWARE AVE)
C1.01 3/16" = 1'-0"



2 NORTH ELEVATION (PARKING LOT)
C1.01 3/16" = 1'-0"



3 EAST ELEVATION (AGAINST EXISTING BUILDING)
C1.01 3/16" = 1'-0"



4 WEST ELEVATION (S. 31st STREET)
C1.01 3/16" = 1'-0"

ARCHITECT

Architectonic Inc

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T: 772 460 7751

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PROJECT

SAN JUAN DIEGO MULTI-PURPOSE BUILDING

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CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

EXTERIOR ELEVATIONS

C1.01

PROJECT NUMBER **C25002**
DATE **07/11/2025**



view from NW Corner



View from SW Corner

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751

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Fort Pierce, FL 34947

CLIENT

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MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

3D VIEWS

C1.02

PROJECT NUMBER **C25002**

DATE **07/11/2025**

DESIGN REVIEW NARRATIVE

SAN JUAN DIEGO
Site Plan Amendment
July 2025

To:
Planning Department

Prepared by:

Redtail DG
100 S. 2nd Street

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
772.742.1555
www.redtaildg.com
todm@redtaildg.com

Dear Planning Department,

The following is a design review narrative prepared by the Architect:

The San Juan Diego Multi-Purpose Building employs a contemporary vernacular design with subtle Mission Revival influences, aligning with the architectural character of Fort Pierce's built environment. Its clean massing, balanced proportions, and restrained detailing present a civic-minded aesthetic that is both dignified and approachable. The selected color palette offers a warm, neutral backdrop that complements surrounding structures, while white trim elements provide clarity and cohesion across elevations.

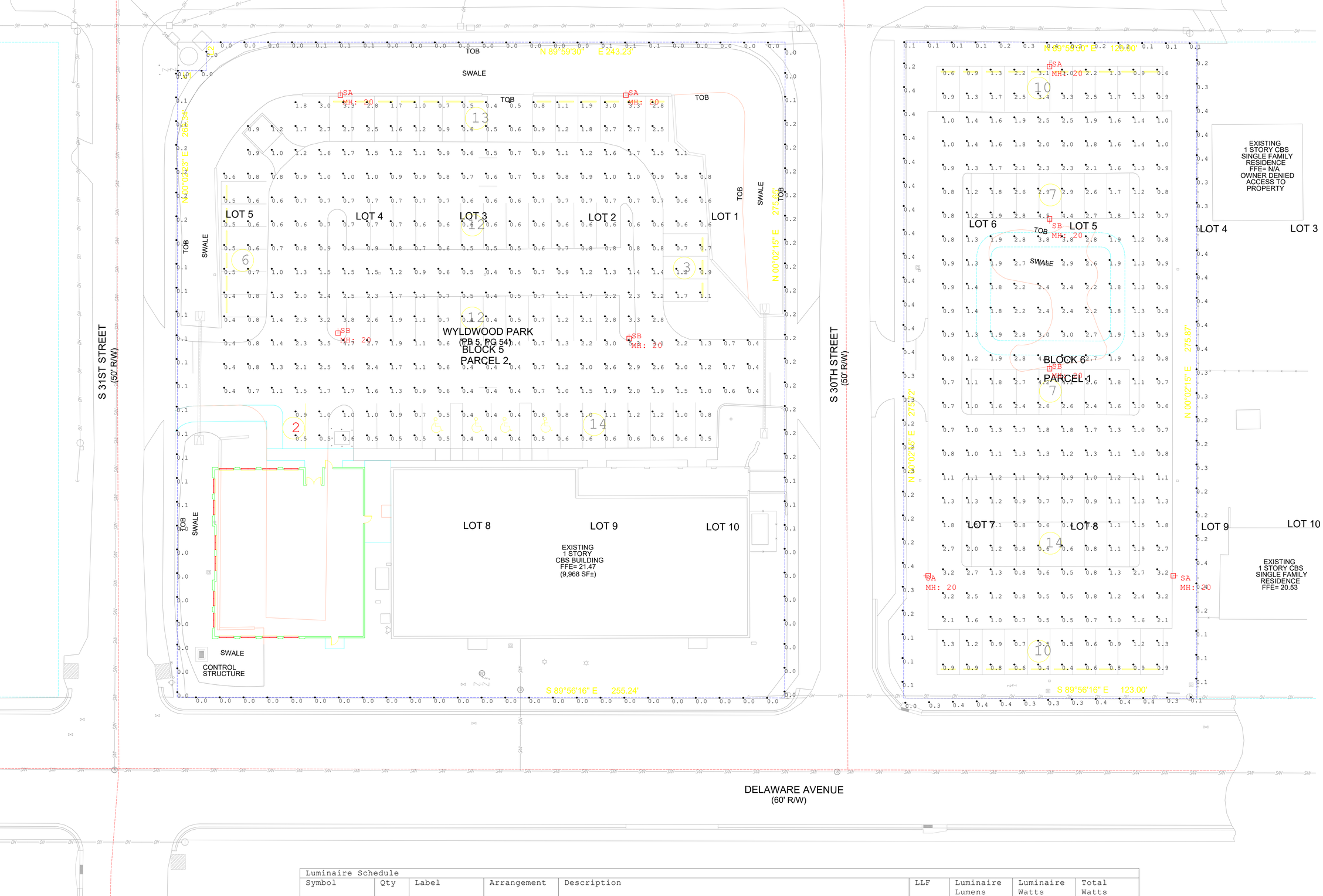
The building is thoughtfully integrated into its site and context, with the east elevation directly connecting to the existing building to ensure architectural continuity. Public-facing elevations along Delaware Avenue and S. 31st Street are designed to enhance the streetscape, offering framed openings and subtle articulation that contribute to pedestrian scale and visual interest. The north elevation supports functional access from the parking area, reinforcing the building's accessibility and community orientation. Overall, the design reflects a sensitive and durable solution that supports the church's evolving needs while contributing positively to the neighborhood fabric.

Mike Seal, AIA, NCARB, LEED AP

Vlada

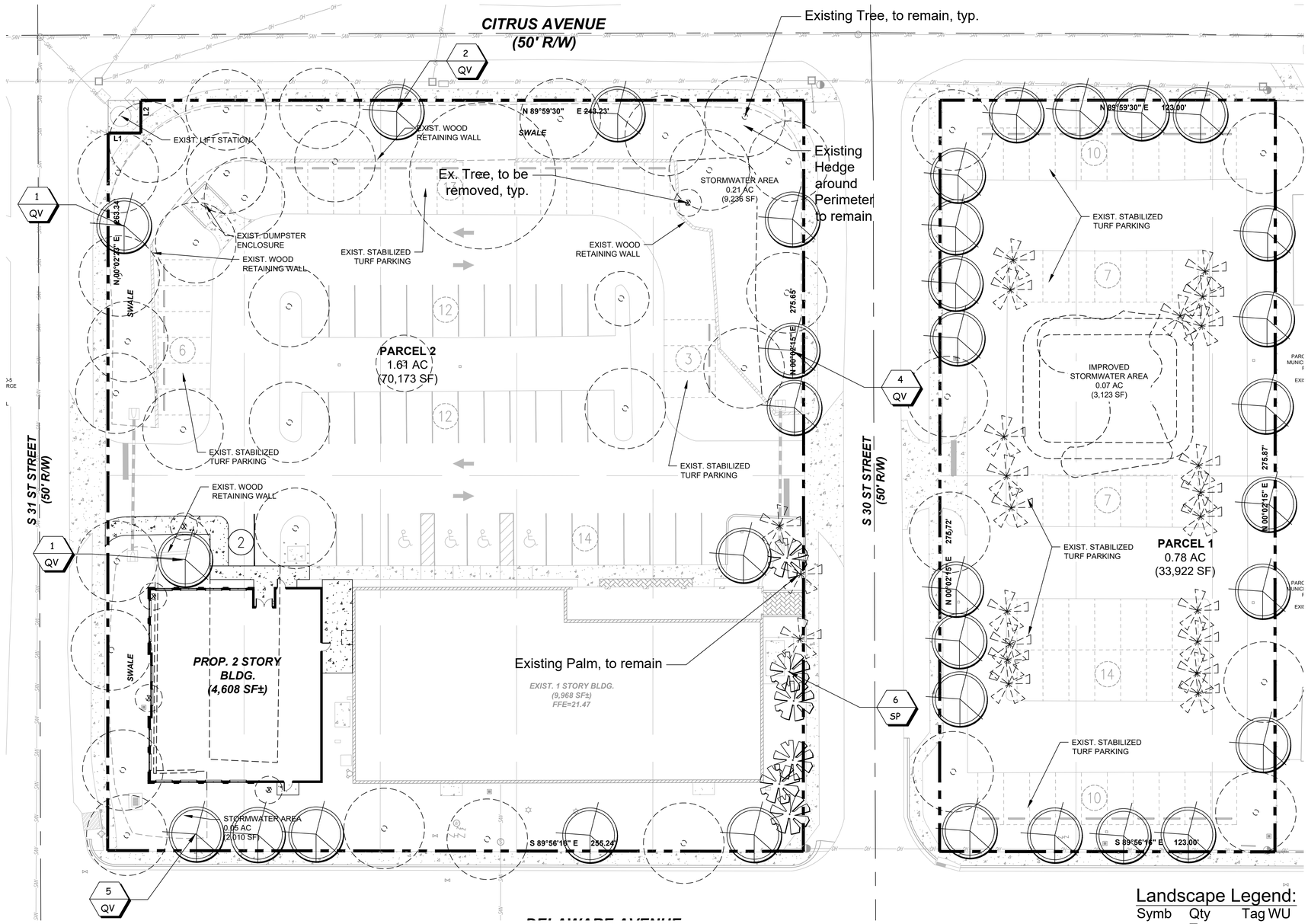
Sincerely,
Vlada Peterka
Redtail DG

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
772.742.1555
www.redtaildg.com
todm@redtaildg.com



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	5	SA	Single	Xtra Light VNTS-10000L-40K-DIM-4M-N-XX-XX-HSS	0.900	7484	76	380
	4	SB	Single	Xtra Light VNTS-15000L-40K-DIM-5S-N-XX-XX	0.900	15887	109	436

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Large Lot	Illuminance	Fc	1.14	5.3	0.4	2.85	13.25
Large Lot Property Line	Illuminance	Fc	0.06	0.2	0.0	N.A.	N.A.
Small Lot	Illuminance	Fc	1.58	4.5	0.4	3.95	11.25
Small Lot Property Line	Illuminance	Fc	0.28	0.4	0.0	N.A.	N.A.



FOR GOVERNMENT SUBMITTAL ONLY
PLAN SET NOT FOR BIDDING PURPOSES

General Notes:

1. Treee schedule to be updated once a tree survey has been provided.
2. No landscape materials other than sod grasses may be planted within a 5' radius maintenance area of any underground utility such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc.
3. No landscaping shall be planted in a manner that would adversely affect utility easements.
4. All landscape areas to receive automatic irrigation. Water source to be potable or well and will be determined at time of building permit application.
5. Sod around buildings to be St. Augustine 'Bitter Blue' sod. Sod to be weed and disease free and laid tight. All areas within in preservation areas to be seeded with Argentine Bahia grass.
6. Not trees to be placed within 6' of any hard surface unless root barrier will be installed along the edge of the hard surface. Root barrier to extend at least 5' in either direction from the center of the tree trunk. Refer to Sheet LD-05 for installation details.
7. All landscape areas to receive automatic irrigation. Irrigation to provide 100% coverage and 50% overlap. Water source to be a new well and pump.

Landscape Legend:

Symb	Qty	Tag	WU
Trees:			
	34	QV	
	6	SP	

Name (N) Native (F) Flowering Tree (E) Evergreen

Live Oak (N)(E)
Quercus virginiana, FG, 12' Ht, 5' Spr., 2.5" DBH
Cabbage Palm (N) (3:1)
Sabal palmetto, 18' OA Ht

Landscape Data Main Lot:

Perimeter Landscape:		
Citrus Ave:	188' LF, 1,880 SF, 1 Tree/200 sf	9 Trees
S 30 St (Building):	101' LF, 1,010 SF, 1 Tree/300 sf	3 Trees
S 30 St (VUA):	126' LF, 1,260 SF, 1 Tree/200 sf	6 Trees
Delaware Ave:	255' LF, 2,550 SF, 1 Tree/300 sf	9 Trees
S 31st St: (Building)	95' LF, 950 SF, 1 Tree/300 sf	3 Trees
S 31st St: (VUA)	110' LF, 1,100 SF, 1 Tree/200 sf	6 Trees
Total Trees Required:		36 Trees
Total Exterior Trees Provided: (Including Existing Trees)		36 Trees
Interior Landscape:		
VUA Area: 24,867 SF		
Landscape Area: 24,867 / 15 = 1,658 sf,		
Trees required: 1 Tree/100 sf		17 Trees
Trees Provided: (Including Existing Trees)		17 Trees

Landscape Data (Overflow Parking):

Perimeter Landscape:		
Citrus Ave:	123' LF, 1,230 SF, 1 Tree/200 sf	4 Trees
S 30 St :	230' LF, 2,300 SF, 1 Tree/200 sf	11 Trees
Delaware Ave:	123' LF, 1,230 SF, 1 Tree/200 sf	4 Trees
East	275' LF, 2,750 SF, 1 Tree/300 sf	9 Trees
Total Trees Required:		29 Trees
Total Exterior Trees Provided: (Including Existing Trees)		29 Trees
Interior Landscape:		
VUA Area: 24,867 SF		
Landscape Area: 24,867 / 15 = 1,658 sf,		
Trees required: 1 Tree/100 sf		17 Trees
Trees Provided: (Including Existing Trees)		17 Trees

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N
W E
S

Graphic Scale
20 10 0 20
Scale: 1" = 20'

REDTAIL LDG
p. 772.742.1555
todm@redtailldg.com

TM DESIGNED BY
AH DRAWN BY
25-008 LP.DWG FILENAME
LD-01 LAYOUT
SCALE
DATE
REVISION COMMENTS
DATE

SAN JUAN DIEGO

PRELIMINARY LANDSCAPE PLAN

CITY OF FORT PIERCE

LD-01

PLANTING NOTES:

FERTILIZER

FERTILIZERS SHALL BE SLOW RELEASE, UNIFROM IN COMPOSITION, DRY AND FREE FLOWING. THE FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURERS STATEMENT OF ANALYSIS,AND SHALL MEET THE FOLLOWING REQUIREMENTS: SIX (6) PERCENT NITROGEN,SIX (6) PERCENT PHOSPHOROUS,AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL POT, 1/4 LB PER 1 GAL POT) AND GROUNDCOVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 ANALYSIS. A 14-14-14 FERTILIZER ANALYSIS IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS,FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL PLANTS, 2 WITH 3 GAL PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH

MULCH MATERIAL SHALL BE COLORED 'A' GRADE CERTIFIED RE-CYCLED MULCH AND MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM OF 3" DEPTH IN PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE OR PALM TRUNKS.

SOD

THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS,ABSOLUTELY TRUE TO VARIETAL TYPE,AND FREE FROM WEEDS,FUNGUS,INSECTS AND DISEASE OF ANY KIND.

SUBSTITUTIONS

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT OF RECORD. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS A SUBSTITUTE FOR B & B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

GREY WOOD (G.W.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO TOP OF THE HARDENED TRUNK.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL

TOPSOIL SHALL CONSIST OF A STABILIZED MIXTURE OF GROUND YARD TRIMMINGS AND POSSIBLY BIOSOLIDS PROCESSED ACCORDING TO STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR THE PROCESSING AND DISTRIBUTION OF SEWAGE SLUDGE COMPOST. RECYCLED TOPSOIL SHALL ONLY BE OBTAINED FROM A STATE PERMITTED RECYCLING FACILITY WHICH IS ALSO D.O.T. CERTIFIED AND STORES PRODUCT ON A PAD WITH A CURRENT NEMATODE CERTIFICATION FROM FLORIDA DEPARTMENT OF AGRICULTURE. RECYCLED TOPSOIL SHALL HAVE THE FOLLOWING CHARACTERISTICS:

- WEED FREE
- MOISTURE CONTENT 50% BY WEIGHT MAXIMUM
- WATER HOLDING CAPACITY 200% BY WEIGHT MINIMUM
- CARBON TO NITROGEN RATIO LESS THAN 25 TO 1
- ORGANIC MATTER CONTENT 40% BY DRY WEIGHT MINIMUM
- SOLUBLE SALTS LESS THAN 3 MMHOS/CM
- PH RANGE 7.0 – 7.9
- MINIMUM NUTRIENT LEVELS AS FOLLOWS:

MACRO NUTRIENTS: NITROGEN (N) - 1% MINIMUM, WATER INSOLUBLE NITROGEN 90% MINIMUM, PHOSPHORUS (P) - 0.5% MINIMUM, POTASSIUM (K) - 0.2% MINIMUM AND OTHER MACRO AND MICRO NUTRIENTS. THE RECYCLED TOPSOIL SHALL CONTAIN LEVELS OF THOSE MICRO NUTRIENTS NECESSARY FOR PLANT GROWTH. THESE INCLUDE CALCIUM, MAGNESIUM, SULFUR, BORON, COPPER, IRON, MANGANESE AND MOLYBDENUM. TOPSOIL NOT MEETING THESE REQUIREMENTS WILL NOT BE ACCEPTED.

BACKFILL:

ALL NEW AND TRANSPLANTED PLANT MATERIAL (INCLUDING NEW SOD) SHALL BE PLANTED ONLY AFTER PREPARATION OF EXISTING SOIL AS FOLLOWS: SPREAD A LAYER OF 3" DEPTH OF RECYCLED TOPSOIL (AS DEFINED ABOVE) OVER THE ENTIRE PLANTING AREA. THE TOPSOIL SHALL THEN BE UNIFORMLY DISKED, TILLED OR AERIFIED INTO THE EXISTING SOIL TO A DEPTH OF 12" UNDERNEATH SHRUBS AND GROUNDCOVERS, 6" UNDERNEATH SOD AND TO A DEPTH OF 36" FOR THE TREE PITS, WITH THE FOLLOWING EXCEPTION: NO ROTOTILLING OR DISKING SHALL OCCUR CLOSER TO THE TRUNKS OF ESTABLISHED PLANTS THAN ONE HALF (1/2) THE DISTANCE OF THE CANOPY FURTHER OUT FROM THE DRIP LINE OF THE EXISTING PLANT CANOPY. ALL PLANTS, INCLUDING HEDGES AND GROUND COVER SHALL BE PLANTED IN INDIVIDUALLY DUG HOLES AND THE MATERIAL DUG FROM THE HOLES SHALL THEN BE FURTHER MIXED WITH THE PREPARED SITE SOIL PRIOR TO BACKFILLING OF THE PLANTING HOLES AROUND THE ROOT BALLS. NO ADDITIONAL BACKFILL SOIL SHALL BE USED.

AN EXCEPTION ARE PLANTING PITS FOR CABBAGE PALMS, WHICH SHALL BE BACKFILLED WITH CLEAN NATIVE SAND ONLY.

REMOVE EXCESS MATERIAL TO PROVIDE PROPER FINISHED GRADE.

PLANT MATERIALS

TREES, PALMS, SHRUBS,GROUND COVERS:

PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED IN THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE NORMAL FOR THE VARIETY AND FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

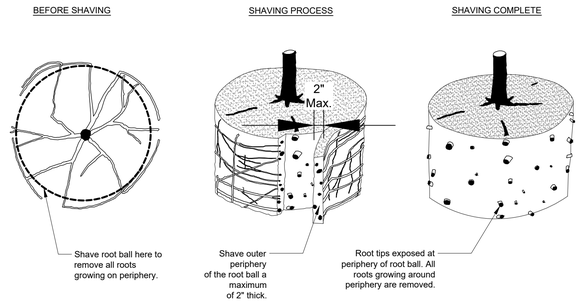
SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.

ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT, WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN HEALTHY GROWING CONDITION. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

GENERAL NOTES:

1. THE CONTRACTOR SHALL PERSONALLY ACQUAINT HIM/HER SELF WITH THE EXISTING SITE CONDITIONS AND THE EXTENT AND SCOPE OF WORK REQUIRED.
2. THE PLANT LIST INDICATES THE NAMES, SIZES AND SPACING OF SPECIFIC PLANT MATERIALS. QUANTITIES HAVE BEEN PROVIDED TO THE CONTRACTOR AS A CONVENIENCE, THE CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN QUANTITY COUNT. IN CASE OF DISCREPANCIES BETWEEN THE DRAWINGS AND PLANT LIST, THE QUANTITIES ON THE PLANT LIST SHALL PREVAIL.
3. NO SUBSTITUTES ON VARIETIES LISTED WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT.
4. PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.
5. THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
6. ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.
7. ALL TREES MUST BE STAKED AS SHOWN ON THE LANDSCAPE DETAIL SHEET WITHIN 24 HRS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 12 MONTH BUT NO LONGER THAN 18 MONTH. CONTRACTOR RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.
8. ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT DIRECTION.
9. ALL SOD EDGES SHALL BE TRIMMED AS PER THE LANDSCAPE ARCHITECTS DIRECTION.
10. ALL SHRUBS, TREES, GROUNDCOVERS, AND SOD AREAS SHALL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. WILDFLOWER AREAS SHALL BE NATIVE TOPSOIL ONLY.
11. DO NOT ALLOW AIR POCKETS TO FROM WHEN BACKFILLING.
12. SOAK PLANTS IMMEDIATELY WITH WATER FOLLOWING PLANTING.
13. MAINTAIN THE ORIGINAL GRADE OF THE TREE BASE.
14. DO NOT BREAK ROOTBALL. SHAVE ROOTBALL OF TREES PER DETAIL BELOW.
15. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE ON LOCALITY OF THE PROJECT.
16. THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE,, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF THE CONTRACT OR ACCEPTANCE BY THE LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.
17. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY THE CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.
18. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR REPRESENTATIVE SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR.
19. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF FINAL ACCEPTANCE THE ONE (1) YEAR PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR IN THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS DURING THE GUARANTEE PERIOD UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.
20. ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION AS WELL AS ALL COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL SHALL BE INCLUDED IN THE CONTRACTORS BID TO PERFORM THE WORK PRESENTED IN THIS PLAN SET.
21. NO LANDSCAPING ADDED UNDER THIS PROJECT SHALL BE LOCATED SUCH THAT SAID LANDSCAPING OBSCURES MOTORIST'S VISIBILITY OF ANY EXISTING SIGN(S).
22. 100% OF REQUIRED SHRUBS ARE DROUGHT TOLERANT.



Notes:
1- Shaving to be conducted using a sharp blade or hand saw eliminating no more than needed to remove all roots on the periphery of root ball.

2- Shaving can be performed just prior to planting or after placing in the hole.

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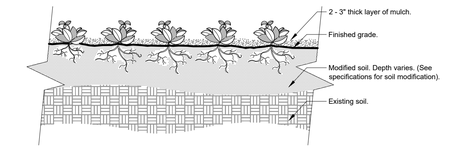
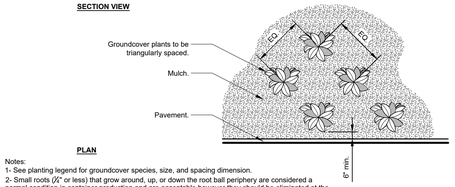
ROOT BALL SHAVING CONTAINER DETAIL



SECTION VIEW



PLAN

Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

GROUNDCOVER

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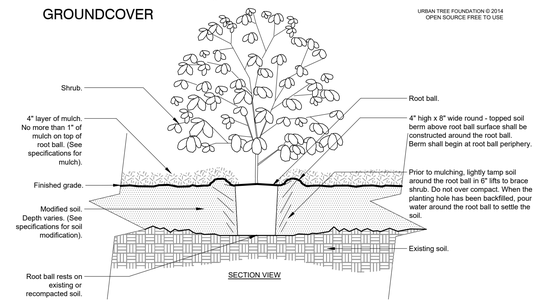

SECTION VIEW

Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

SHRUB - MODIFIED SOIL

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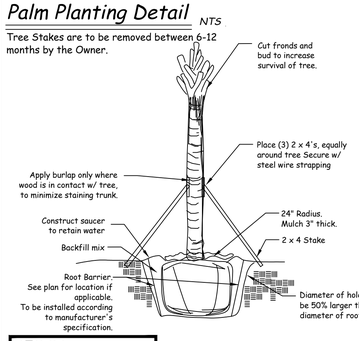
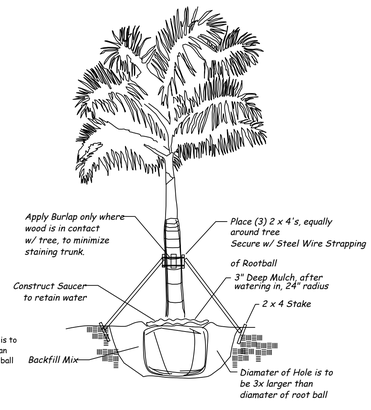
Palm Planting Detail

NTS

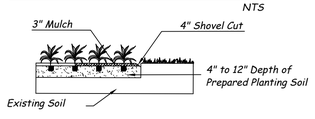




Watering Schedule			
Item	**Water**	**Month**	**No. of Applications**
Palms	20 gal	1	12
Large Trees	30 gal	2	12
Small Trees	20 gal	3	8
Large Shrubs	10 gal	4	8
Small Shrubs	5 gal	5	5
Groundcover	5 gal		
Total Applications			**45**

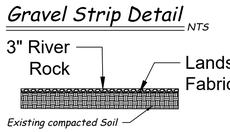
Planting Edge at Sod Detail

NTS

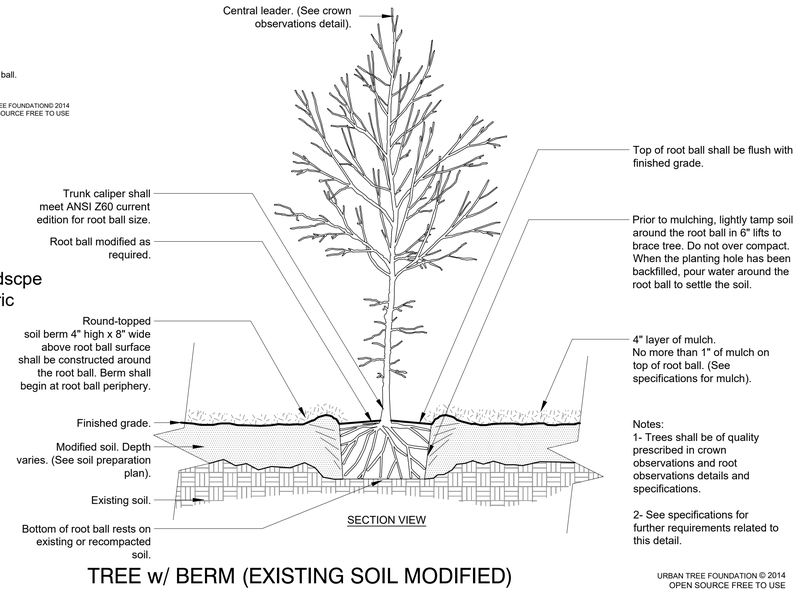


Gravel Strip Detail

NTS



ABBREVIATIONS:
C.T.- CLEAR TRUNK
Ht.- HEIGHT
O.C.- ON CENTER
Spr.- SPREAD



SECTION VIEW

Notes:
1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.

2- See specifications for further requirements related to this detail.

TREE w/ BERM (EXISTING SOIL MODIFIED)

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REDTAIL LDG
p. 772.742.1555
todas@redtailldg.com

TM | DESIGNED BY
AH | DRAWN BY
25-008 LP.DWG | FILENAME
LD-02 | LAYOUT
SCALE
DATE

REVISION COMMENTS
DATE

SAN JUAN DIEGO

LANDSCAPE NOTES & DETAILS

CITY OF FORT PIERCE

LD-02



1 SOUTH ELEVATION (DELAWARE AVE)
C1.01 3/16" = 1'-0"



2 NORTH ELEVATION (PARKING LOT)
C1.01 3/16" = 1'-0"

White	Gutters & Downspouts Raised Banding Door & Window Frames
SW 9111 Antler Velvet	Major Wall Color
SW 6405 Divine White	Accent Wall Color Window Sills



3 EAST ELEVATION (AGAINST EXISTING BUILDING)
C1.01 3/16" = 1'-0"



4 WEST ELEVATION (S. 31st STREET)
C1.01 3/16" = 1'-0"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751

WWW.ARCHITECTONICINC.COM

STATE REG # AR96898

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PROJECT

SAN JUAN DIEGO MULTI-PURPOSE BUILDING

401 S 30th St
Fort Pierce, FL 34947

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

EXTERIOR ELEVATIONS

C1.01

PROJECT NUMBER **C25002**

DATE **07/11/2025**



1 SOUTH ELEVATION (DELAWARE AVE)
C1.01 3/16" = 1'-0"



2 NORTH ELEVATION (PARKING LOT)
C1.01 3/16" = 1'-0"

White	Gutters & Downspouts Raised Banding Door & Window Frames
SW 9111 Antler Velvet	Major Wall Color
SW 6405 Divine White	Accent Wall Color Window Sills



3 EAST ELEVATION (AGAINST EXISTING BUILDING)
C1.01 3/16" = 1'-0"



4 WEST ELEVATION (S. 31st STREET)
C1.01 3/16" = 1'-0"

ARCHITECT

Architectonic Inc

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PROJECT

SAN JUAN DIEGO MULTI-PURPOSE BUILDING

401 S 30th St
Fort Pierce, FL 34947

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

EXTERIOR ELEVATIONS

C1.01

PROJECT NUMBER **C25002**

DATE **07/11/2025**












307
2912
2905


Florida Ave
S 32nd St
S 31st St
Delaware Ave
S 31st St
Boston Ave
S 31st St
Atlantic Ave
Delaware Avenue School
Delaware Ave
Citrus Ave
S 30th St
S 30th St
S 29th St
Delaware Ave
Citrus Ave
S 29th St
S 29th St


SAINT JUAN DIEGO
HISPANIC
CATHOLIC MISSION
401












307
2912
2905


Florida Ave
S 32nd St
S 31st St
Delaware Ave
S 31st St
Boston Ave
S 31st St
Atlantic Ave
Delaware Avenue School
Delaware Ave
Citrus Ave
S 30th St
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Delaware Ave
Citrus Ave
S 29th St
S 29th St


SAINT JUAN DIEGO
HISPANIC
CATHOLIC MISSION
401

RENDERING OF SIGNS

SAN JUAN DIEGO
Site Plan Amendment
July 2025

To:
Planning Department

Prepared by:

Redtail DG
100 S. 2nd Street

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
772.742.1555
www.redtaildg.com
todm@redtaildg.com

Dear Members of the Planning & Zoning Department,

The proposed signs are shown on the submitted colored elevations and apart from these, no other signs are being proposed.

Sincerely,

Vlada

Sincerely,
Vlada Peterka
Redtail DG

ENVIRONMENTAL IMAPCT REPORT

SAN JUAN DIEGO
Site Plan Amendment
July 2025

To:
Planning Department

Prepared by:

Redtail DG
100 S. 2nd Street

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
772.742.1555
www.redtaildg.com
todm@redtaildg.com

Dear Members of the Planning & Zoning Department,

The proposed Site Plan Amendment is showing an addition of a multipurpose building over the already developed area of the site plan, so there will be no impacts on the environment.

Sincerely,



Sincerely,
Vlada Peterka
Redtail DG

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					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
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

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			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

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

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	

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, on Sunday	Maximum, on Sunday
Current Zoning		
****Proposed Zoning**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

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					
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

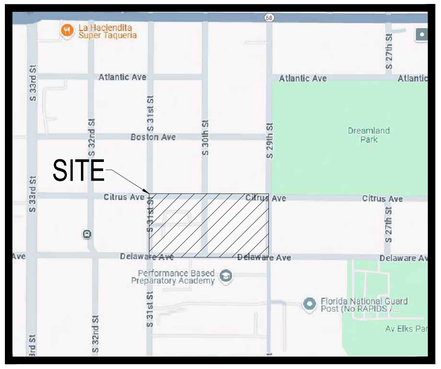
B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes [ ] No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition 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:

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

SAN JUAN DIEGO
MULTI-PURPOSE BUILDING

CIVIL CONSTRUCTION PLANS & SPECIFICATIONS
SECTION 08, TOWNSHIP 35 S, RANGE 40 E
SAINT LUCIE COUNTY, FLORIDA



LOCATION MAP
N.T.S.



VICINITY \ AERIAL MAP
N.T.S.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
COV.	COVER SHEET
01	HORIZONTAL CONTROL PLAN
02	HORIZONTAL CONTROL PLAN DETAILS
03	PAVING, GRADING & DRAINAGE PLAN
04	PAVING, GRADING & DRAINAGE SECTIONS
05	PAVING, GRADING & DRAINAGE DETAILS
06	EROSION CONTROL PLAN
07	STORMWATER POLLUTION PREVENTION PLAN

PLAN FOR
BISHOP OF DIOCESE PALM BEACH

ENGINEER & SURVEYOR

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477

ENGINEER'S PROJECT NO. 25 - 1003

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL. 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	-----

PROJECT:
SAN JUAN DIEGO
MULTI-PURPOSE BUILDING

CLIENT:
BISHOP OF DIOCESE PALM BEACH
CITY OF FORT PIERCE

DARREN GUETTLER * LICENSE NO. 74637 * STATE OF FLORIDA * PROFESSIONAL ENGINEER *

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
6/25/25

ELECTRONICALLY SIGNED & SEALED
Darren C. Guettler, State of Florida
Professional Engineer, License No. 74637
This item has been electronically signed and sealed by Darren C. Guettler on the date indicated here using a SHA authentification code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

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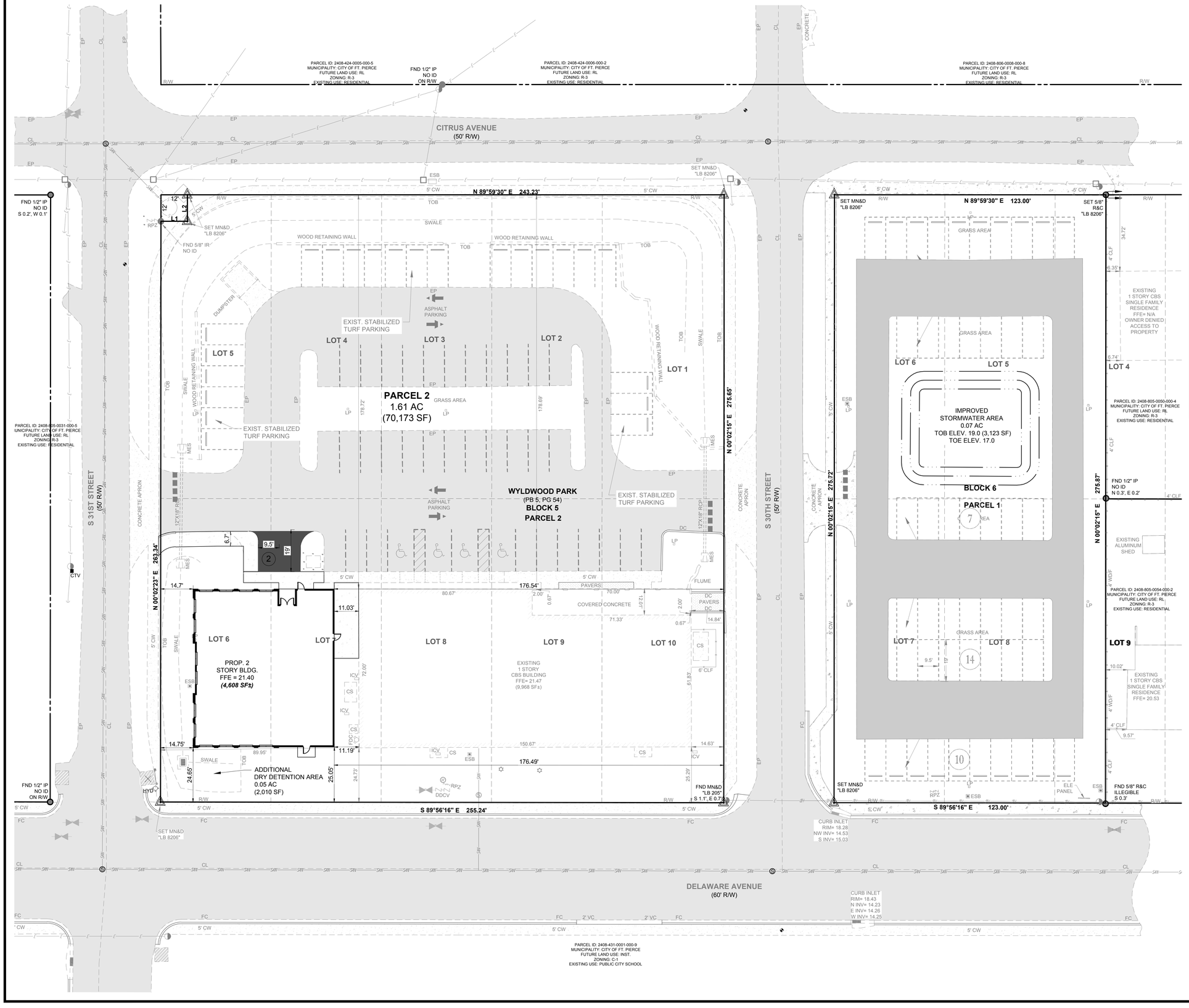
CITY OF PSL PROJECT NO. PXX-XXX
PSLUSD FILE NO. XXXX

PROJECT No.:	25-1003
DRAWN BY:	MF
CHECKED BY:	XXX
DATE:	06/16/2025
CAD I.D.:	25-1003 COVER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
01

Printed on Wednesday, June 25, 2025, 12:26 PM by Jacob McClellon C:\USERS\JACOB.MCCLELLON\DESKTOP\SJD PLANS\25-1003 COVER - xAPWE PI COVER SHEET



LEGEND

17.4	EXISTING GRADE ELEVATION		PROPOSED ASPHALT PAVEMENT
T/CURB 21.50 21.00 B/CURB	PROPOSED ELEVATION (H.P. = HIGH POINT)		PROPOSED CONCRETE SIDEWALK
			PROPOSE ADA DETECTABLE WARNING CHARCOAL GRAY
	RUNOFF FLOW DIRECTION		EXISTING ASPHALT PAVEMENT
WM	EXISTING WATER MAIN	P.S.L.U.E.	CITY OF PORT ST. LUCIE UTILITY EASEMENT
FM	EXISTING FORCE MAIN	U.E.	UTILITY EASEMENT
S	EXISTING GRAVITY SEWER MAIN		PROPOSED LIGHT FIXTURE 12' HEIGHT
	EXISTING EDGE OF PAVEMENT		PROPSED STORM SEWER
	PROPOSED CATCH BASIN	RCP	REINFORCED CONCRETE PIPE
	PROPOSED SANITARY CLEAN OUT	HPPP	HIGH PERFORMANCE POLYPROPYLENE PIPE
	PROPOSED 18" YARD DRAIN WITH COLLAR	S	PROPOSED GRAVITY SEWER MAIN
W	PROPOSED WATER SERVICE	SL	PROPSED BLDG. SEWER
	PROPOSED YARD DRAIN WITHOUT COLLAR (12" STANDPIPE, GATE SIZE TO VARY)		

SITE DATA:

PARCEL 1:

TOTAL PROJECT AREA	33,932 S.F.	0.779 AC	100.00%
IMPERVIOUS AREA			
IMPROVED STORM WATER AREA	3,122 S.F.	0.15 AC	09.20%
EX. PAVEMENT/WALKS	12,487 S.F.	0.29 AC	36.80%
TOTAL IMPERVIOUS	15,609 S.F.	0.42 AC	46.00%
TOTAL PERVIOUS (OPEN SPACE)	18,323 S.F.	0.421 AC	54.00%

PARCEL 2:

TOTAL PROJECT AREA	70,173 S.F.	1.61 AC	100.00%
IMPERVIOUS AREA			
PROP. BUILDING	4,608 S.F.	0.11 AC	06.57%
EX. BUILDING	9,968 S.F.	0.23 AC	14.20%
PROP. PAVEMENT/WALKS	4,647 S.F.	0.02 AC	01.35%
EX. PAVEMENT/WALKS	22,205 S.F.	0.51 AC	31.64%
TOTAL IMPERVIOUS	37,728 S.F.	0.87 AC	53.76%
TOTAL PERVIOUS (OPEN SPACE)	32,445 S.F.	0.643 AC	46.24%

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Darren C. Guettler, State of Florida
Professional Engineer, License No. 74637
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CITY OF PSL PROJECT NO. PXX-XXX
PSLUSD FILE NO. XXXX

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1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	-----

PROJECT:
SAN JUAN DIEGO
MULTI-PURPOSE BUILDING

CLIENT:
BISHOP
OF DIOCESE
PALM BEACH
CITY OF
FORT PIERCE

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

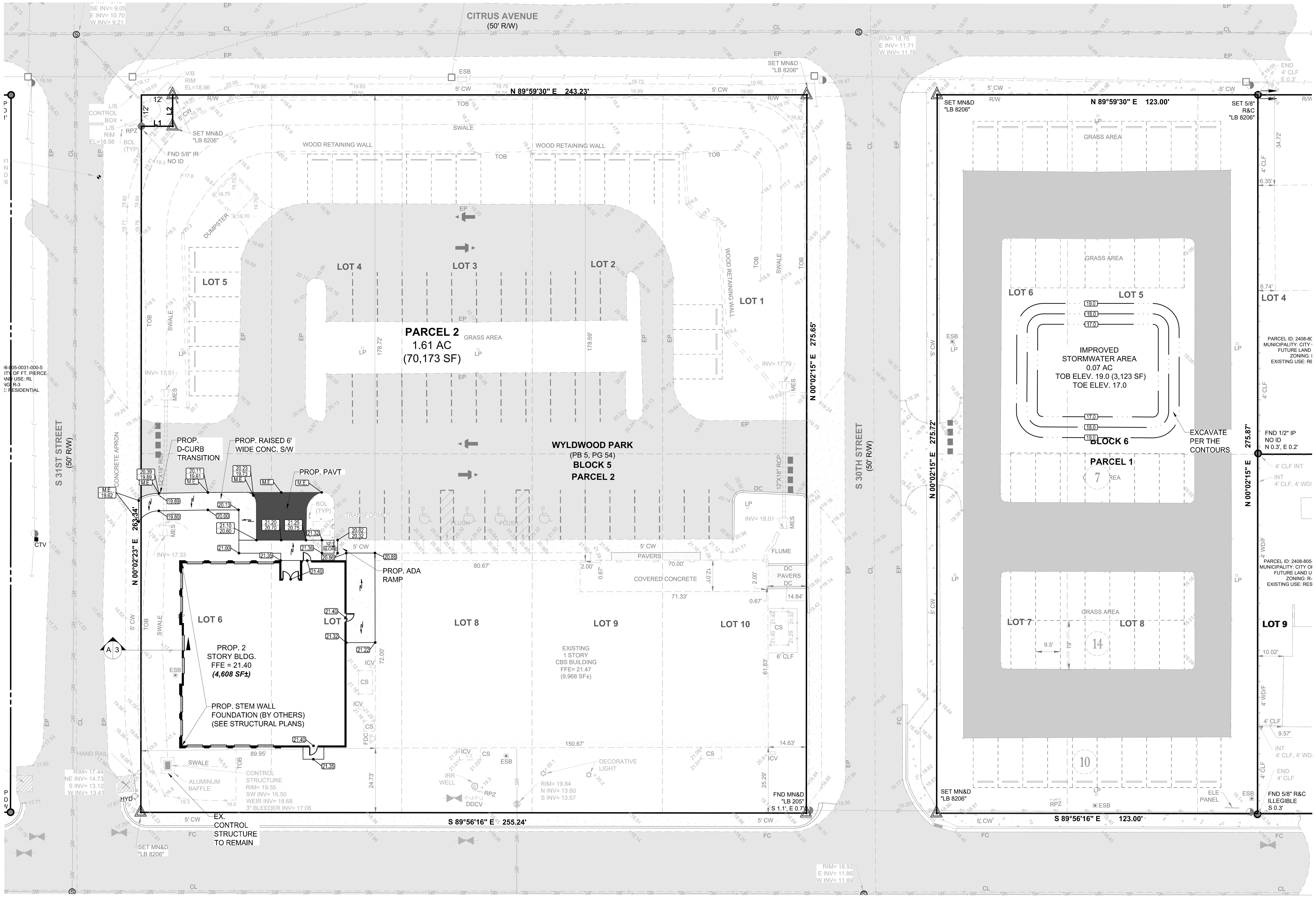
DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
6/17/25

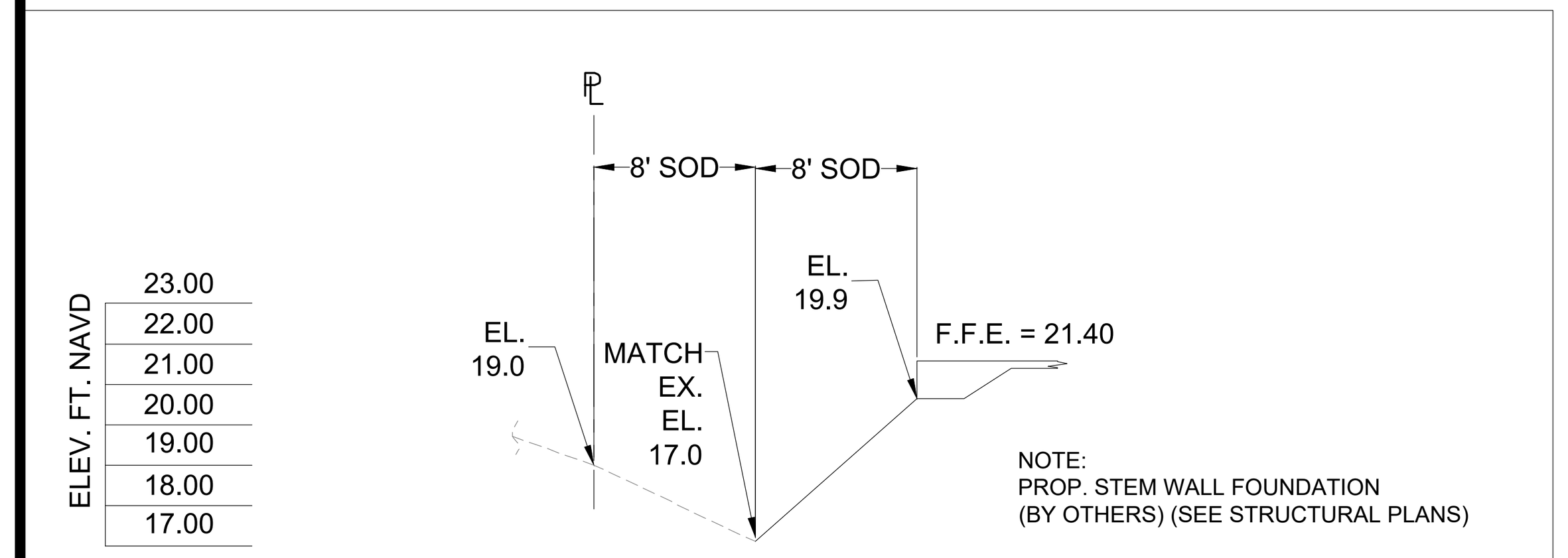
PROJECT No.: 25-1003
DRAWN BY: MF
CHECKED BY: XXX
DATE: 06/16/2025
C25-1003 HORIZONTAL CONTROL PLAN

SHEET TITLE:
HORIZONTAL CONTROL PLAN

SHEET NUMBER:
02

Printed on Tuesday, June 17, 2025, 5:06 PM by Jacob McClellan
C25-1003 HORIZONTAL CONTROL PLAN



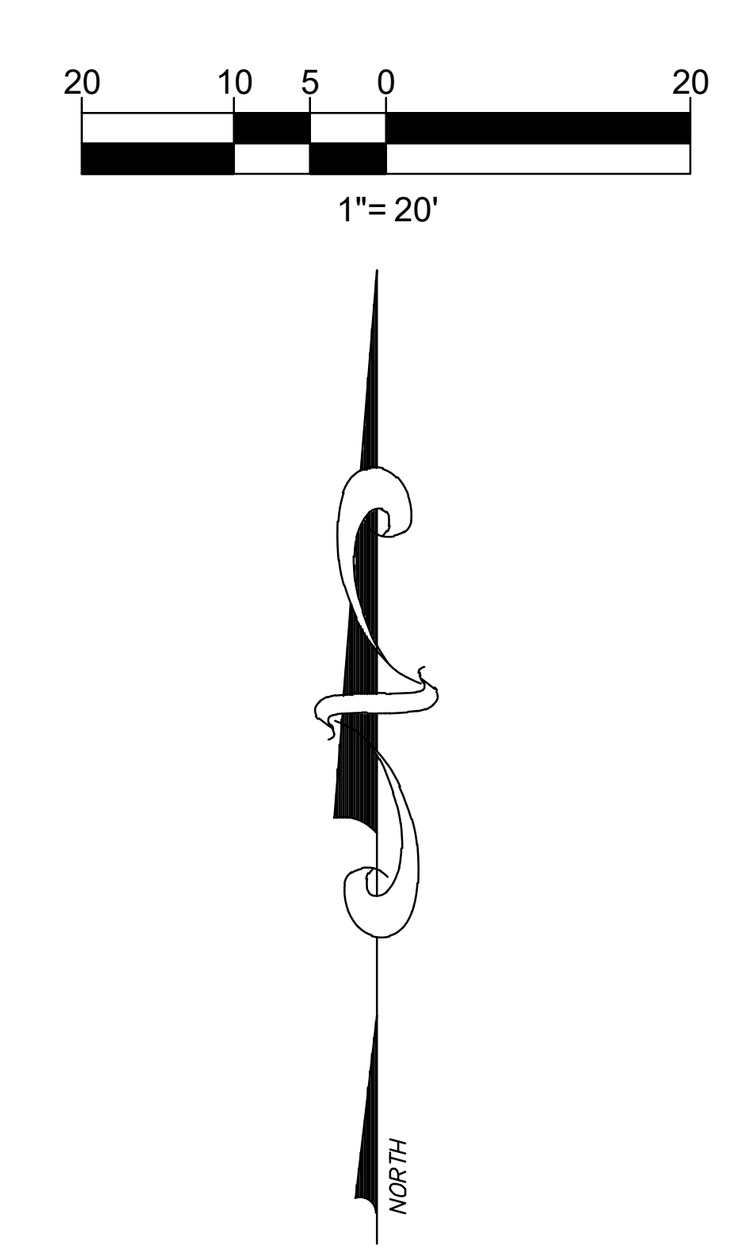


A
3
CROSS SECTION - EX. DRY DETENTION AREA

SCALE: 1" = 1' H
1" = 2' V

LEGEND

17.4	EXISTING GRADE ELEVATION		PROPOSED ASPHALT PAVEMENT
T/CURB 21.50 21.00 B/CURB	PROPOSED ELEVATION (H.P. = HIGH POINT)		PROPOSED CONCRETE SIDEWALK
			PROPOSE ADA DETECTABLE WARNING CHARCOAL GRAY
	RUNOFF FLOW DIRECTION		EXISTING ASPHALT PAVEMENT
WM	EXISTING WATER MAIN		
FM	EXISTING FORCE MAIN	U.E.	UTILITY EASEMENT
S	EXISTING GRAVITY SEWER MAIN		PROPOSED LIGHT FIXTURE 12' HEIGHT
	EXISTING EDGE OF PAVEMENT		PROPSED STORM SEWER
	PROPOSED CATCH BASIN	RCP	REINFORCED CONCRETE PIPE
	PROPOSED SANITARY CLEAN OUT	HPPP	HIGH PERFORMANCE POLYPROPYLENE PIPE
	PROPOSED 18" YARD DRAIN WITH COLLAR	S	PROPOSED GRAVITY SEWER MAIN
W	PROPOSED WATER SERVICE	SL	PROPSED BLDG. SEWER
	PROPOSED YARD DRAIN WITHOUT COLLAR (12" STANDPIPE, GATE SIZE TO VARY)		



CONSTRUCTION FIELD OBSERVATIONS

I. DRAINAGE
- A. LAYING OF PIPE (BEFORE BACKFILL)
- B. ALL DRAINAGE STRUCTURES AND PIPE LAYING COMPLETE.
- C. CONSTRUCTION AND STABILIZATION OF RETENTION AREAS AND SWALES.
- D. SEEDING, MULCH AND SODDING IN AREAS WHERE EROSION IS EVIDENT.

II. UTILITIES (PERMITS)
- A. PIPE LAYING IN RIGHTS-OF-WAYS .
- B. JACK AND BORING / DIRECTIONAL BORING.
- C. WET TAPS.
- D. ABOVE GROUND MANHOLE INSPECTIONS AND INSTALLATIONS.

III. CONCRETE
- A. CONSTRUCTION OF CURBING, SIDEWALK, NON-BUILDING SLABS, AND RETAINING WALLS BEFORE PLACEMENT OF CONCRETE.

IV. PAVEMENT
- A. LINE AND GRADE (CERTIFICATION).
- B. SUBBASE (PRIOR TO ADDING BASE MATERIAL)
- C. BASE (PRIOR TO PRIMING AND SAND SEAL)
- D. BASE (AFTER PRIMING, SAND SEAL AND BEFORE PLACING OF ASPHALT)
- E. ASPHALT OR CONCRETE (WHILE PAVING IS IN PROCESS).
- F. TURN OUT CONSTRUCTION ONTO CITY, COUNTY, OR STATE ROAD (ABOVE INSPECTIONS APPLY).
- G. TEST RESULTS ON SUBBASE, BASE AND ASPHALT
- H. FINAL PROJECT OBSERVATION.

PROJECT CERTIFICATION REQUIREMENTS

I. PAVEMENT TESTING
- A. FLORIDA BEARING VALUE (FBV) OR LIMEROCK BEARING RATIO (LBR) TEST RESULTS.
- B. COMPACTION TEST RESULTS.
- C. BASE MATERIAL TEST RESULTS.
- D. ASPHALT TEST RESULTS.

II. WATER AND SEWER
- A. DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFICATION FOR BOTH WATER AND SEWER (OPERATION AND MAINTENANCE), IF APPLICABLE.
- B. HEALTH DEPARTMENT CERTIFICATION, IF APPLICABLE.
- C. BACTERIOLOGICAL AND PRESSURE TESTING FOR WATER MAINS.
- D. VIDEO AND EXFILTRATION TESTING FOR GRAVITY SEWER MAINS, IF APPLICABLE.
- E. PRESSURE TESTING FOR FORCE MAINS, IF APPLICABLE.
- F. UTILITY ACCEPTANCE FOR OPERATION AND MAINTENANCE, IF APPLICABLE.

III. CERTIFICATION AND RECORD DRAWINGS
- A. SEALED CERTIFICATION BY THE ENGINEER OF RECORD FOR COMPLIANCE WITH APPROVED PLANS AND SPECIFICATIONS ALONG WITH RECORD DRAWINGS FOR THE PROJECT.

ELECTRONICALLY SIGNED & SEALED
Darren C. Guettler, State of Florida
Professional Engineer, License No. 74637
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GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO BIDDING WORK AND SHALL TAKE INTO CONSIDERATION ANY OMISSIONS, UNDERGROUND UTILITIES, OR OTHER ITEMS AFFECTING THE INSTALLATION OF PAVING, DRAINAGE, AND UTILITIES. SHOULD UNCHARTED OR INCORRECTLY CHARTED UTILITIES OR OTHER ITEMS BE ENCOUNTERED DURING CONSTRUCTION, CONSULT ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS. REPAIR DAMAGED UTILITIES OR OTHER ITEMS TO SATISFACTION OF UTILITY OWNER AND ENGINEER OF RECORD.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS, CODES, AND ORDINANCES, INCLUDING OSHA AND FDOT SPECIFICAIONS, LASTEST EDITION UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER IN WRITING.
3. LOCATION AND SIZES OF ALL EX. UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR EXACT FIELD LOCATION AND SIZES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION TO ALLOW FOR PIPE RECONFIGURATION IF NEEDED. THE CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
4. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK.
5. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
6. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS / LICENSES PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL KEEP COPIES OF ALL PERMITS, PLANS, AND SPECIFICATIONS ON SITE DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTING TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER OF RECORD ON ALL SUB GRADE AND BASE. TESTS SHALL BE PREPARED IN ACCORDANCE WITH AASHTO T-180 METHOD AT ALL AREAS OF DISTURBED ASPHALT & PIPE TRENCHING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE RESULTING FROM HIS OPERATIONS, TO EXISTING PAVEMENT, SWALES, ETC.
10. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE THAT PROJECT HAS BEEN ACCEPTED. ALL FAULTY CONSTRUCTION AND/OR MATERIALS THAT OCCUR DURING AFORESAID PERIOD SHALL BE CORRECTED AT THE CONTRACTORS'S EXPENSE AND IN A TIMELY MANNER.
11. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
12. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO ANY REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY FOR INSPECTIONS AND/OR TESTING.
14. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AS-BUILT SURVEYS CERTIFIED BY A LICENSED SURVEYOR UPON COMPLETION OF CONSTRUCTION AND SCHEDULE A FINAL INSPECTION WITH THE ENGINEER OF RECORD.
15. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE COUNTY SURVEYOR WITHOUT DELAY BY TELEPHONE.
16. IF HARDPAN IS ENCOUNTERED WITHIN RETENTION AREA OR SWALES, IT SHALL BE REMOVED AND REPLACED WITH A GRANULAR MATERIAL.
17. IF MUCK OR ANY OTHER UNSUITABLE MATERIAL IS ENCOUNTERED, THE MATERIAL SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH A GRANULAR MATERIAL AND COMPACTED TO DENSITIES SUFFICIENT TO ACCOMMODATE THE INTENDED USE.
18. LOCATION OF STRUCTURES SHALL GOVERN AND PIPE LENGTHS MAY HAVE TO BE ADJUSTED TO ACCOMPLISH CONSTRUCTION AS SHOWN ON THESE PLANS.
19. RCP INDICATES REINFORCED CONCRETE PIPE. CMP INDICATES GALVANIZED CORRUGATED METAL PIPE. BCCMP INDICATES BITUMINOUS COATED CORRUGATED METAL PIPE. CAP INDICATES CORRUGATED ALUMINUM PIPE. CPP INDICATES CORRUGATED POLYETHYLENE PIPE (N12) MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS). HPPP INDICATES HIGH-PERFORMANCE POLYPROLENE PIPE.
20. MITERED END SECTIONS SPECIFIED ON THE PLANS SHALL BE IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 430-021.
21. COMPACTION REQUIREMENTS FOR PIPE BEDS SHALL BE 90% OF MAXIMUM DRY DENSITY.
22. TEMPORARY DRAINAGE SHALL BE PROVIDED DURING CONSTRUCTION TO ELIMINATE ANY FLOODING OF PRIVATE PROPERTY.
23. ALL STORM SEWER LINES AND DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AND ERODED MATERIALS DURING THE FINAL STAGES OF CONSTRUCTION.
24. ANY DRAINAGE PROBLEMS CREATED BY CONSTRUCTION, OR EXISTING BEFORE CONSTRUCTION AND NOT ALLEVIATED AS PART OF THE PROPOSED IMPROVEMENTS, SHOULD BE BROUGHT TO THE ATTENTION OF THE GOVERNING AUTHORITY AND THE ENGINEER OF RECORD.
25. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXISTING TREES SHOWN TO REMAIN. IF ANY TREES MARKED TO BE REMOVED CAN BE SAVED, THE CONTRACTOR SHALL SAVE SAID TREES. SHOULD ADDITIONAL TREES NEED TO BE REMOVED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO REMOVING SAID TREES.
26. IF EXCAVATED FILL MATERIAL IS REUSABLE, STOCKPILE EXCESS FOR USE IN LANDSCAPED AREAS.
27. UNUSABLE CLEARED MATERIAL SHALL BE REMOVED FROM SITE AND HAULED TO AN APPROVED DISPOSAL SITE. AS AN ALTERNATIVE, BURNING ON SITE WILL BE ALLOWED WITH PROPER PERMITS. LOCATION OF BURN SITE SHALL BE APPROVED BY OWNER.
28. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER. ALL EXISTING SIGNAGE, PAVEMENT MARKINGS, ABOVE GROUND APPURTENANCES, ETC. SHALL BE RESTORED IN KIND.
29. WHEN PAVEMENT IS SHOWN NEXT TO A CURB OR SIDEWALK, THE ELEVATION OF THE TOP OF CURB OR SIDEWALK IS 6" ABOVE THE PAVEMENT, UNLESS INDICATED AS FLUSH. IN SOME CASES, BOTH ELEVATIONS ARE SHOWN FOR ADDITIONAL CLARITY.
30. ALL CONCRETE SHALL DEVELOP A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE NOTED.
31. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI UNLESS OTHERWISE NOTED.
32. ALL WATER FLUSHED FROM MAINS SHALL BE DIRECTED AS APPROVED BY THE ENGINEER OF RECORD.
33. NO WATER OR SEWER SERVICE IS TO BE SUPPLIED, UNTIL A LETTER OF CLEARANCE IS RECEIVED FROM FDEP, IF APPLICABLE.
34. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AND THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX #600", LATEST EDITIONS.
35. EROSION AND SEDIMENT CONTROL - CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL USING THE LATEST F.D.O.T. STANDARDS. BALED HAY, STRAW, AND SILTATION BARRIERS WILL BE INSTALLED WHERE NEEDED TO PREVENT SILTATION OF ADJACENT PROPERTY, PUBLIC RIGHT-OF-WAY, WETLANDS AND WATERWAYS. THESE WILL REMAIN IN PLACE UNTIL GRASSING OR SODDING HAS BEEN COMPLETED OR UNTIL SILTATION AND EROSION ARE NO LONGER A THREAT TO ADJACENT PROPERTY AND WATERWAYS.
36. ALL BERMS AND GRASSED AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE ABOVE REFERENCED SPECIFICATIONS UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER OF RECORD.
37. TOPOGRAPHIC INFORMATION PREPARED BY VELCON ENGINEERING & SURVEYING, LLC. ALL ELEVATIONS PER BENCHMARKS REFERENCED ON SURVEY N.A.V.D.

NOTE:
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.). TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO THE N.A.V.D. ELEVATIONS TO GET N.G.V.D. ELEVATIONS.

NOTE:
ALL DRAINAGE PIPE JOINTS, INCLUDING ROUND CONCRETE PIPES, SHALL HAVE A FILTER FABRIC JACKET IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DRAINAGE STANDARDS.

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CITY OF PSL PROJECT NO. PXX-XXX
PSLUSD FILE NO. XXXX

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
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PROJECT:
SAN JUAN DIEGO
MULTI-PURPOSE BUILDING

CLIENT:
BISHOP
OF DIOCESE
PALM BEACH
CITY OF
FORT PIERCE

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

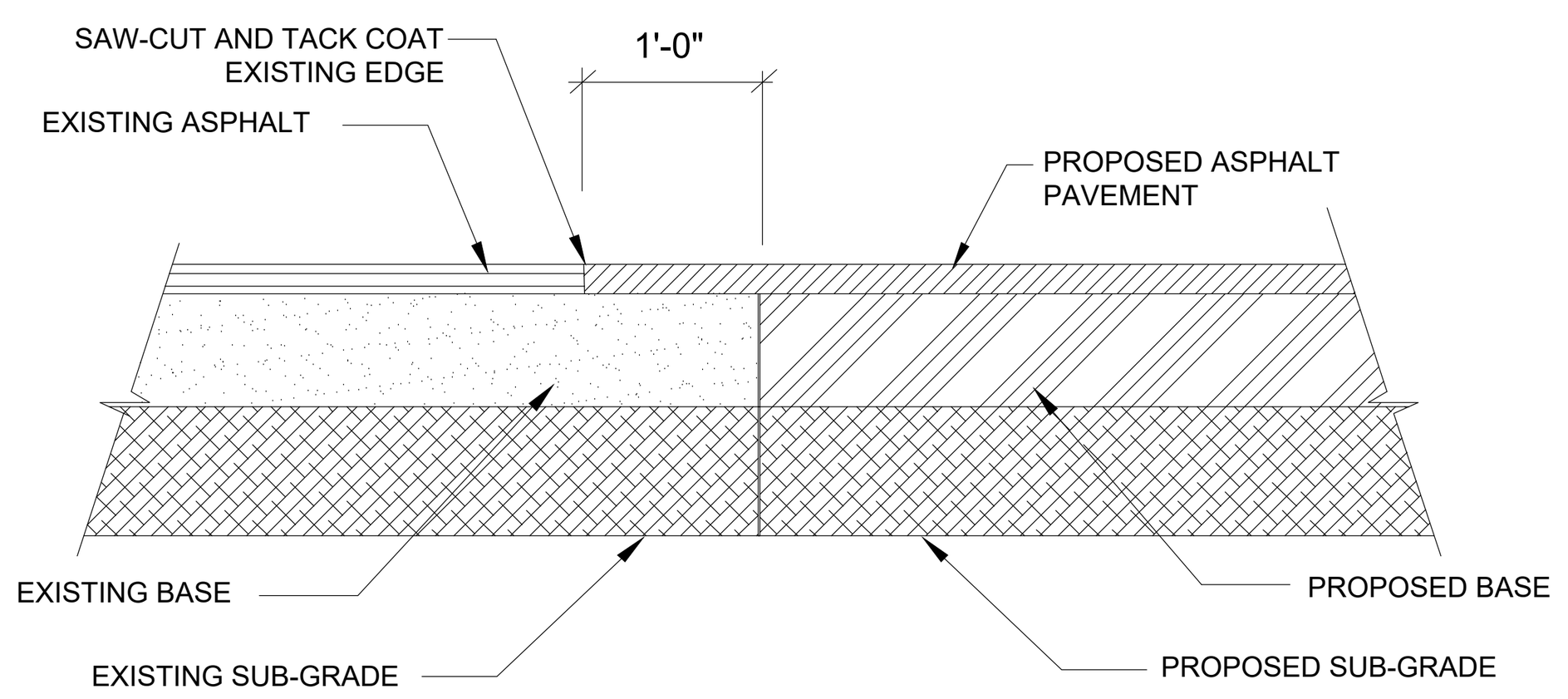
DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
6/17/25

PROJECT No.:	25-1003
DRAWN BY:	MF
CHECKED BY:	XXX
DATE:	06/16/2025
CAD I.D.:	25-1003 PGD PLAN

SHEET TITLE:
PAVING GRADING AND DRAINAGE PLAN

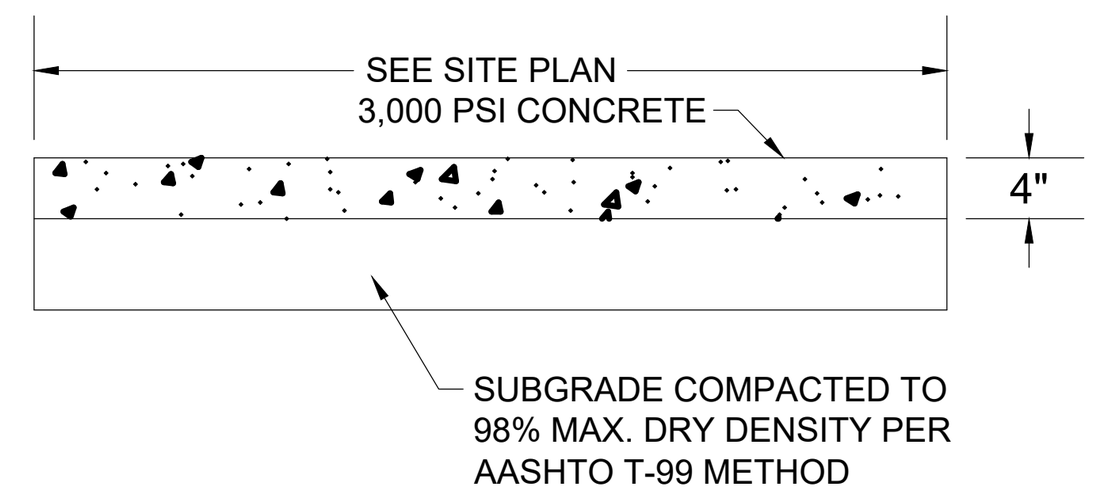
SHEET NUMBER:
03

Printed on Tuesday, June 17, 2025, 4:54 PM by Jacob McClellan
J:\2025\25-1003 PAUL JACQUIN - JUAN DIEGO\ENGINEERING\PLANS\CONSTRUCTION PLANS\25-1003 PGD PLAN---->LAYOUT: 03 PAVING GRADING AND DRAINAGE PLAN



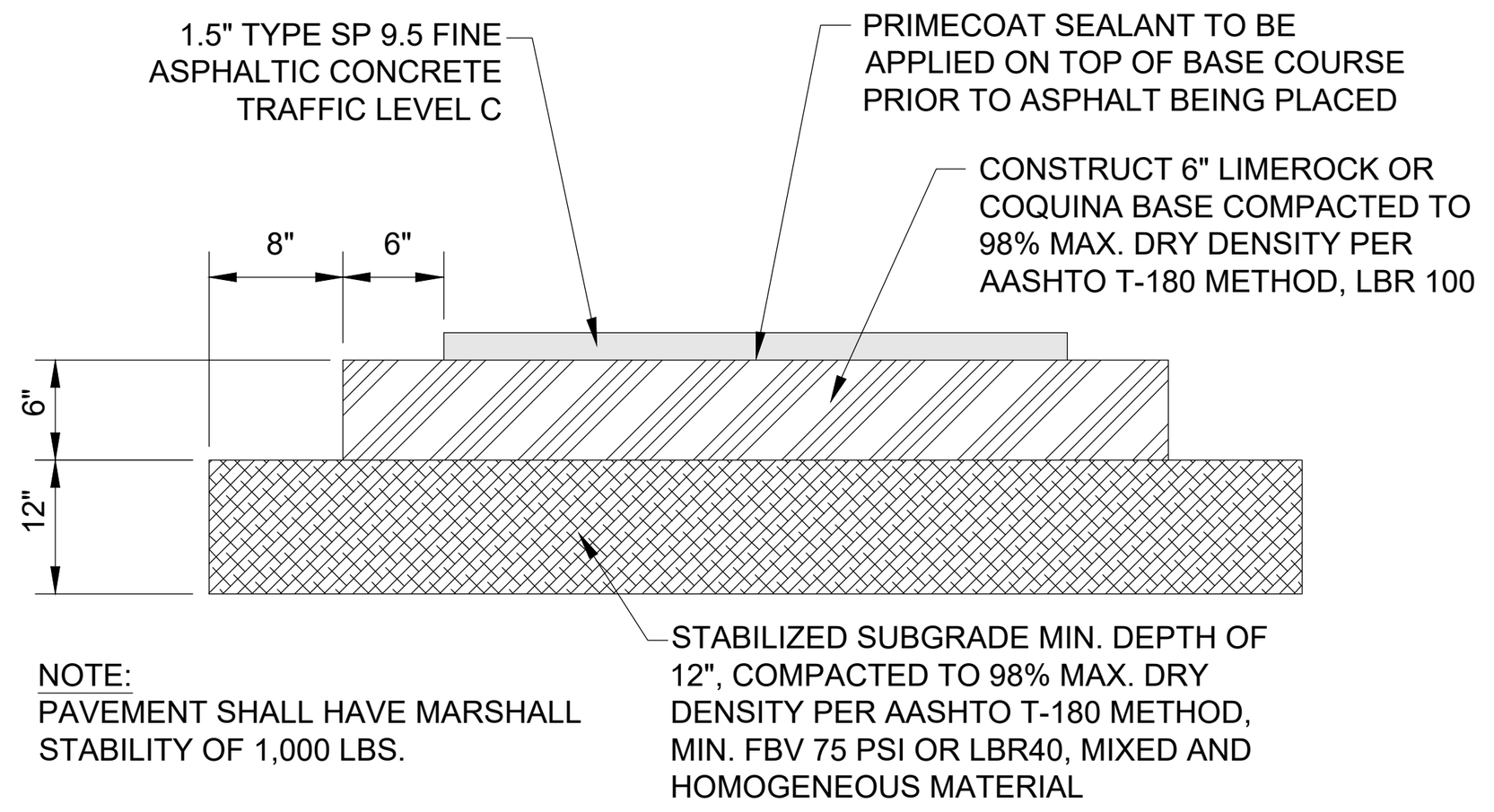
ASPHALT PAVEMENT SAWCUT & BUTTJOINT DETAIL

N.T.S.



CONCRETE SIDEWALK DETAIL

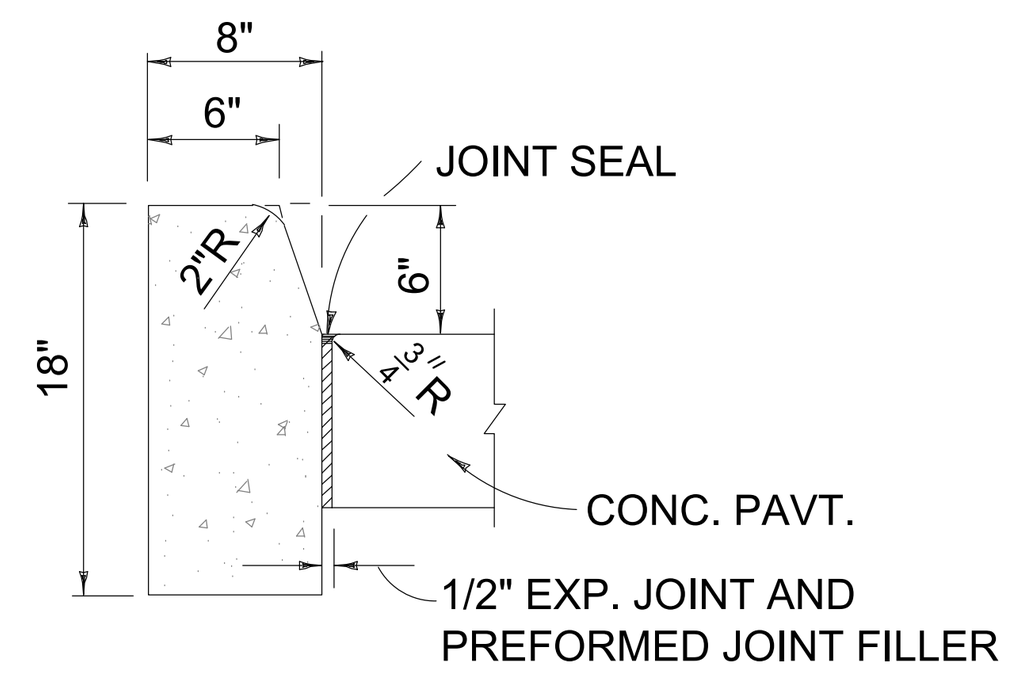
N.T.S.



NOTE:
PAVEMENT SHALL HAVE MARSHALL STABILITY OF 1,000 LBS.

TYPICAL ONSITE ASPHALT PAVEMENT DETAILS

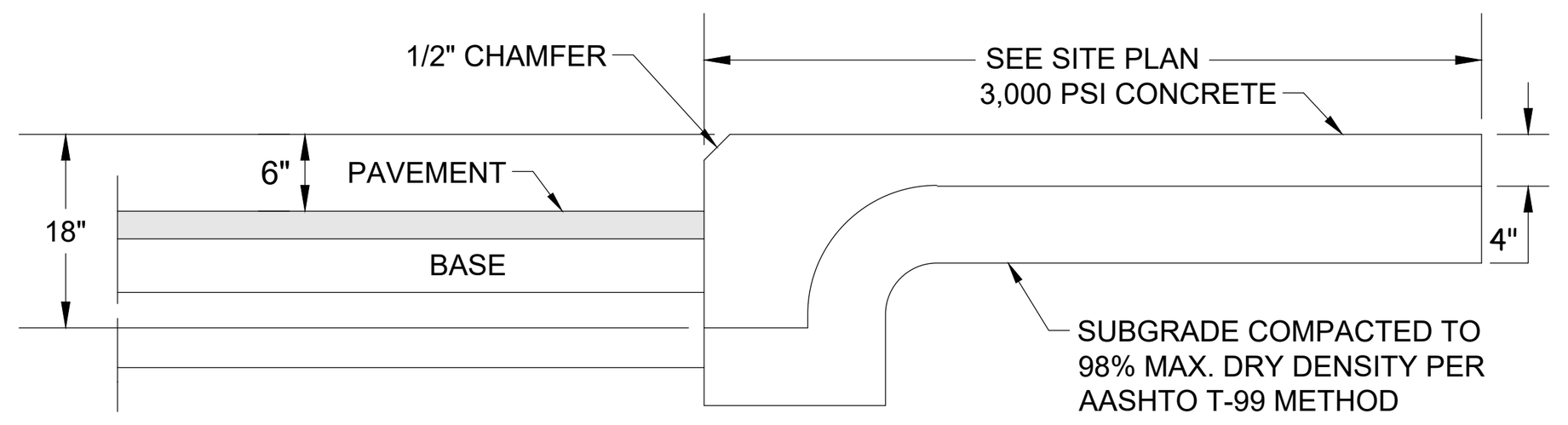
N.T.S.



NOTES:
FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, CONCRETE SHOWN. EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURBS AND CONCRETE PAVEMENT ONLY, SEE DIAGRAM RIGHT.

TYPE "D" CURB

N.T.S.



SIDEWALK/PAVEMENT DETAIL

N.T.S.

SPACING OR REQUIRED ROADWAY / PARKING AREA TESTS

ITEMS TO BE TESTED	F.B.V.		DENSITY		L.B.R.			
	MAX. SPACING		MAX. SPACING		MAX. SPACING			
	LIN.FT.	SQ.FT.	LIN.FT.	SQ.FT.	LIN.FT.	SQ.FT.	LIN.FT.	SQ.FT.
COMPACTED OR STABILIZED SUBGRADE	300	10,000	300	10,000	___	___		
LIMEROCK BASE	___	___	300	10,000	___	___		
SHELLROCK BASE	___	___	300	10,000	___	___		
ASPHALT	___	___	___	___	___	___	PER INSP.	

NOTE: ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12" INSIDE THE LEFT EDGE OF THE ITEM TESTED, TO THE CENTER, TO A POINT 12" INSIDE OF THE RIGHT EDGE.

PAVING / SIDEWALK SPECIFICATIONS

TYPE	WEARING SURFACE		BASE		SUBGRADE		STRUCTURAL NUMBER (SN) (PARKING LOT SN = 2.18 MIN.)
VEHICULAR PARKING AREA PAVEMENT SECTION AND DRIVEWAY	1-1/2" THICK, TYPE TYPE SP-9.5 TYPE C ASPHALTIC CONCRETE INSTALLED IN TWO LIFTS (FIRST LIFT TO BE 3/4" & SECOND LIFT TO BE 3/4"). TACK COAT REQUIRED WITH MULTIPLE LIFTS.	STRUCTURAL COEFFICIENT PER INCH = 0.44	6" THICK, LIMEROCK (LBR 100) COMPACTED IN ONE LIFT TO 98% MAXIMUM DRY DENSITY, A.A.S.H.T.O. T-180	STRUCTURAL COEFFICIENT PER INCH = 0.18	12" THICK, STABILIZED SUBGRADE, COMPACTED TO 98% MAXIMUM DRY DENSITY A.S.H.T.O. T-180 AND STABILIZED TO EITHER L.B.R. = 40 OR F.B.V. = 75	STRUCTURAL COEFFICIENT PER INCH = 0.08	1.5 X 0.44 = 0.66 6. X 0.18 = 1.08 12 X 0.08 = 0.96 SN = **2.70 > 2.18**
SIDEWALKS *	4" THICK 3,000 PSI CONCRETE OR 6" THICK 3,000 PSI CONCRETE WITH W1.4 X W1.4, 6" X 6" REINFORCING MESH AT ALL DRIVEWAYS & L.M.A.E.'S	N/A	4" THICK, CLEAN SAND COMPACTED TO 98% PER A.A.S.H.T.O. T-180	N/A	N/A	N/A	N/A

CONSTRUCTION FIELD OBSERVATIONS

I. DRAINAGE
- A. LAYING OF PIPE (BEFORE BACKFILL)
- B. ALL DRAINAGE STRUCTURES AND PIPE LAYING COMPLETE.
- C. CONSTRUCTION AND STABILIZATION OF RETENTION AREAS AND SWALES.
- D. SEEDING, MULCH AND SODDING IN AREAS WHERE EROSION IS EVIDENT.

II. UTILITIES (PERMITS)
- A. PIPE LAYING IN RIGHTS-OF-WAYS .
- B. JACK AND BORING / DIRECTIONAL BORING.
- C. WET TAPS.
- D. ABOVE GROUND MANHOLE INSPECTIONS AND INSTALLATIONS.

III. CONCRETE
- A. CONSTRUCTION OF CURBING, SIDEWALK, NON-BUILDING SLABS, AND RETAINING WALLS BEFORE PLACEMENT OF CONCRETE.

IV. PAVEMENT
- A. LINE AND GRADE (CERTIFICATION).
- B. SUBBASE (PRIOR TO ADDING BASE MATERIAL)
- C. BASE (PRIOR TO PRIMING AND SAND SEAL)
- D. BASE (AFTER PRIMING, SAND SEAL AND BEFORE PLACING OF ASPHALT)
- E. ASPHALT OR CONCRETE (WHILE PAVING IS IN PROCESS).
- F. TURN OUT CONSTRUCTION ONTO CITY, COUNTY, OR STATE ROAD (ABOVE INSPECTIONS APPLY).
- G. TEST RESULTS ON SUBBASE, BASE AND ASPHALT.
- H. FINAL PROJECT OBSERVATION.

PROJECT CERTIFICATION REQUIREMENTS

I. PAVEMENT TESTING
- A. FLORIDA BEARING VALUE (FBV) OR LIMEROCK BEARING RATIO (LBR) TEST RESULTS.
- B. COMPACTION TEST RESULTS.
- C. BASE MATERIAL TEST RESULTS.
- D. ASPHALT TEST RESULTS.

II. WATER AND SEWER
- A. DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFICATION FOR BOTH WATER AND SEWER (OPERATION AND MAINTENANCE), IF APPLICABLE.
- B. HEALTH DEPARTMENT CERTIFICATION, IF APPLICABLE.
- C. BACTERIOLOGICAL AND PRESSURE TESTING FOR WATER MAINS.
- D. VIDEO AND EXFILTRATION TESTING FOR GRAVITY SEWER MAINS, IF APPLICABLE.
- E. PRESSURE TESTING FOR FORCE MAINS, IF APPLICABLE.
- F. UTILITY ACCEPTANCE FOR OPERATION AND MAINTENANCE, IF APPLICABLE.

III. CERTIFICATION AND RECORD DRAWINGS
- A. SEALED CERTIFICATION BY THE ENGINEER OF RECORD FOR COMPLIANCE WITH APPROVED PLANS AND SPECIFICATIONS ALONG WITH RECORD DRAWINGS FOR THE PROJECT.

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO BIDDING WORK AND SHALL TAKE INTO CONSIDERATION ANY OMISSIONS, UNDERGROUND UTILITIES, OR OTHER ITEMS AFFECTING THE INSTALLATION OF PAVING, DRAINAGE, AND UTILITIES. SHOULD UNCHARTED OR INCORRECTLY CHARTED UTILITIES OR OTHER ITEMS BE ENCOUNTERED DURING CONSTRUCTION, CONSULT ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS. REPAIR DAMAGED UTILITIES OR OTHER ITEMS TO SATISFACTION OF UTILITY OWNER AND ENGINEER OF RECORD.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS, CODES, AND ORDINANCES, INCLUDING OSHA AND FDOT SPECIFICAIONS, LASTEST EDITION UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER IN WRITING.
3. LOCATION AND SIZES OF ALL EX. UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR EXACT FIELD LOCATION AND SIZES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION TO ALLOW FOR PIPE RECONFIGURATION IF NEEDED. THE CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
4. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK.
5. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
6. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS / LICENSES PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL KEEP COPIES OF ALL PERMITS, PLANS, AND SPECIFICATIONS ON SITE DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTING TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER OF RECORD ON ALL SUB GRADE AND BASE. TESTS SHALL BE PREPARED IN ACCORDANCE WITH AASHTO T-180 METHOD AT ALL AREAS OF DISTURBED ASPHALT & PIPE TRENCHING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE RESULTING FROM HIS OPERATIONS, TO EXISTING PAVEMENT, SWALES, ETC.
10. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE THAT PROJECT HAS BEEN ACCEPTED. ALL FAULTY CONSTRUCTION AND/OR MATERIALS THAT OCCUR DURING AFORESAID PERIOD SHALL BE CORRECTED AT THE CONTRACTORS'S EXPENSE AND IN A TIMELY MANNER.
11. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
12. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO ANY REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY FOR INSPECTIONS AND/OR TESTING.
14. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AS-BUILT SURVEYS CERTIFIED BY A LICENSED SURVEYOR UPON COMPLETION OF CONSTRUCTION AND SCHEDULE A FINAL INSPECTION WITH THE ENGINEER OF RECORD.
15. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE COUNTY SURVEYOR WITHOUT DELAY BY TELEPHONE.
16. IF HARDPAN IS ENCOUNTERED WITHIN RETENTION AREA OR SWALES, IT SHALL BE REMOVED AND REPLACED WITH A GRANULAR MATERIAL.
17. IF MUCK OR ANY OTHER UNSUITABLE MATERIAL IS ENCOUNTERED, THE MATERIAL SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH A GRANULAR MATERIAL AND COMPACTED TO DENSITIES SUFFICIENT TO ACCOMMODATE THE INTENDED USE.
18. LOCATION OF STRUCTURES SHALL GOVERN AND PIPE LENGTHS MAY HAVE TO BE ADJUSTED TO ACCOMPLISH CONSTRUCTION AS SHOWN ON THESE PLANS.
19. RCP INDICATES REINFORCED CONCRETE PIPE. CMP INDICATES GALVANIZED CORRUGATED METAL PIPE. BCCMP INDICATES BITUMINOUS COATED CORRUGATED METAL PIPE. CAP INDICATES CORRUGATED ALUMINUM PIPE. CPP INDICATES CORRUGATED POLYETHYLENE PIPE (N12) MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS). HPPP INDICATES HIGH-PERFORMANCE POLYPROLENE PIPE.
20. MITERED END SECTIONS SPECIFIED ON THE PLANS SHALL BE IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 430-021.
21. COMPACTION REQUIREMENTS FOR PIPE BEDS SHALL BE 90% OF MAXIMUM DRY DENSITY.
22. TEMPORARY DRAINAGE SHALL BE PROVIDED DURING CONSTRUCTION TO ELIMINATE ANY FLOODING OF PRIVATE PROPERTY.
23. ALL STORM SEWER LINES AND DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AND ERODED MATERIALS DURING THE FINAL STAGES OF CONSTRUCTION.
24. ANY DRAINAGE PROBLEMS CREATED BY CONSTRUCTION, OR EXISTING BEFORE CONSTRUCTION AND NOT ALLEVIATED AS PART OF THE PROPOSED IMPROVEMENTS, SHOULD BE BROUGHT TO THE ATTENTION OF THE GOVERNING AUTHORITY AND THE ENGINEER OF RECORD.
25. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXISTING TREES SHOWN TO REMAIN. IF ANY TREES MARKED TO BE REMOVED CAN BE SAVED, THE CONTRACTOR SHALL SAVE SAID TREES. SHOULD ADDITIONAL TREES NEED TO BE REMOVED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO REMOVING SAID TREES.
26. IF EXCAVATED FILL MATERIAL IS REUSABLE, STOCKPILE EXCESS FOR USE IN LANDSCAPED AREAS.
27. UNUSABLE CLEARED MATERIAL SHALL BE REMOVED FROM SITE AND HAULED TO AN APPROVED DISPOSAL SITE. AS AN ALTERNATIVE, BURNING ON SITE WILL BE ALLOWED WITH PROPER PERMITS. LOCATION OF BURN SITE SHALL BE APPROVED BY OWNER.
28. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER. ALL EXISTING SIGNAGE, PAVEMENT MARKINGS, ABOVE GROUND APPURTENANCES, ETC. SHALL BE RESTORED IN KIND.
29. WHEN PAVEMENT IS SHOWN NEXT TO A CURB OR SIDEWALK, THE ELEVATION OF THE TOP OF CURB OR SIDEWALK IS 6" ABOVE THE PAVEMENT, UNLESS INDICATED AS FLUSH. IN SOME CASES, BOTH ELEVATIONS ARE SHOWN FOR ADDITIONAL CLARITY.
30. ALL CONCRETE SHALL DEVELOP A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE NOTED.
31. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI UNLESS OTHERWISE NOTED.
32. ALL WATER FLUSHED FROM MAINS SHALL BE DIRECTED AS APPROVED BY THE ENGINEER OF RECORD.
33. NO WATER OR SEWER SERVICE IS TO BE SUPPLIED, UNTIL A LETTER OF CLEARANCE IS RECEIVED FROM FDEP, IF APPLICABLE.
34. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AND THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX #600", LATEST EDITIONS.
35. EROSION AND SEDIMENT CONTROL - CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL USING THE LATEST F.D.O.T. STANDARDS. BALED HAY, STRAW, AND SILTATION BARRIERS WILL BE INSTALLED WHERE NEEDED TO PREVENT SILTATION OF ADJACENT PROPERTY, PUBLIC RIGHT-OF-WAY, WETLANDS AND WATERWAYS. THESE WILL REMAIN IN PLACE UNTIL GRASSING OR SODDING HAS BEEN COMPLETED OR UNTIL SILTATION AND EROSION ARE NO LONGER A THREAT TO ADJACENT PROPERTY AND WATERWAYS.
36. ALL BERMS AND GRASSED AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE ABOVE REFERENCED SPECIFICATIONS UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER OF RECORD.
37. TOPOGRAPHIC INFORMATION PREPARED BY VELCON ENGINEERING & SURVEYING, LLC. ALL ELEVATIONS PER BENCHMARKS REFERENCED ON SURVEY N.A.V.D.

ELECTRONICALLY SIGNED & SEALED
Darren C. Guettler, State of Florida
Professional Engineer, License No. 74637
This item has been electronically signed and sealed by Darren C. Guettler on the date indicated here using a SHA authentification code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

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CITY OF PSL PROJECT NO. PXX-XXX
PSLUSD FILE NO. XXXX

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
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PROJECT: SAN JUAN DIEGO MULTI-PURPOSE BUILDING

CLIENT: BISHOP OF DIOCESE PALM BEACH
CITY OF FORT PIERCE

DARREN GUETTLER LICENSE NO. 74637 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

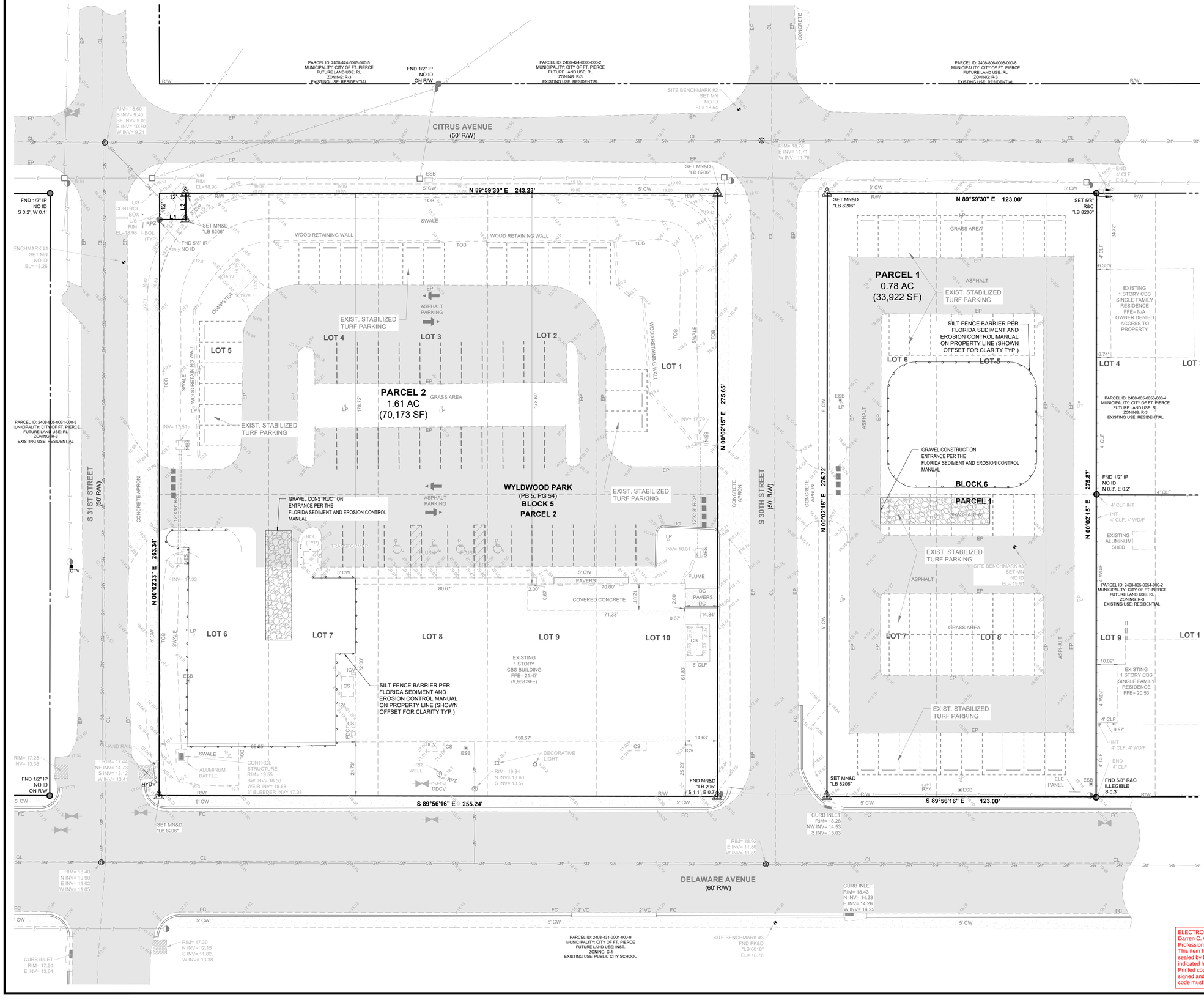
DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
6/17/25

PROJECT No.: 25-1003
DRAWN BY: MF
CHECKED BY: XXX
DATE: 06/16/2025
CAD I.D.: 25-1003 PGD DETAILS

SHEET TITLE:
PAVING GRADING & DRAINAGE DETAILS

SHEET NUMBER:
04

Printed on Tuesday, June 17, 2025, 4:54 PM by Jacob McClellan
J:\2025\25-1003 PAUL JACQUIN - JUAN DIEGO\ENGINEERING\PLANS\CONSTRUCTION PLANS\25-1003 PGD DETAILS----->LAYOUT: 04 PAVING GRADING & DRAINAGE DETAILS



20 10 5 0 20
1"= 20'

LEGEND	
WM	EXISTING WATER MAIN
FM	EXISTING FORCE MAIN
S	EXISTING GRAVITY SEWER MAIN
	EXISTING EDGE OF PAVEMENT TO REMAIN
	EXISTING EDGE OF PAVEMENT TO BE REMOVED
	CONCRETE TO BE REMOVED
	EXISTING LIGHT POLE TO BE REMOVED
	SILT FENCE

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	-----

PROJECT:
SAN JUAN DIEGO
MULTI-PURPOSE BUILDING

CLIENT:
BISHOP OF DIOCESE PALM BEACH
CITY OF FORT PIERCE

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
6/17/25

PROJECT No.: 25-1003
DRAWN BY: MF
CHECKED BY: XXX
DATE: 06/16/2025
CAD I.D.: 25-1003 STORMWATER POLLUTION PREVENTION PLAN

SHEET TITLE:
CLEARING AND SEDIMENT & EROSION CONTROL PLAN

SHEET NUMBER:
05

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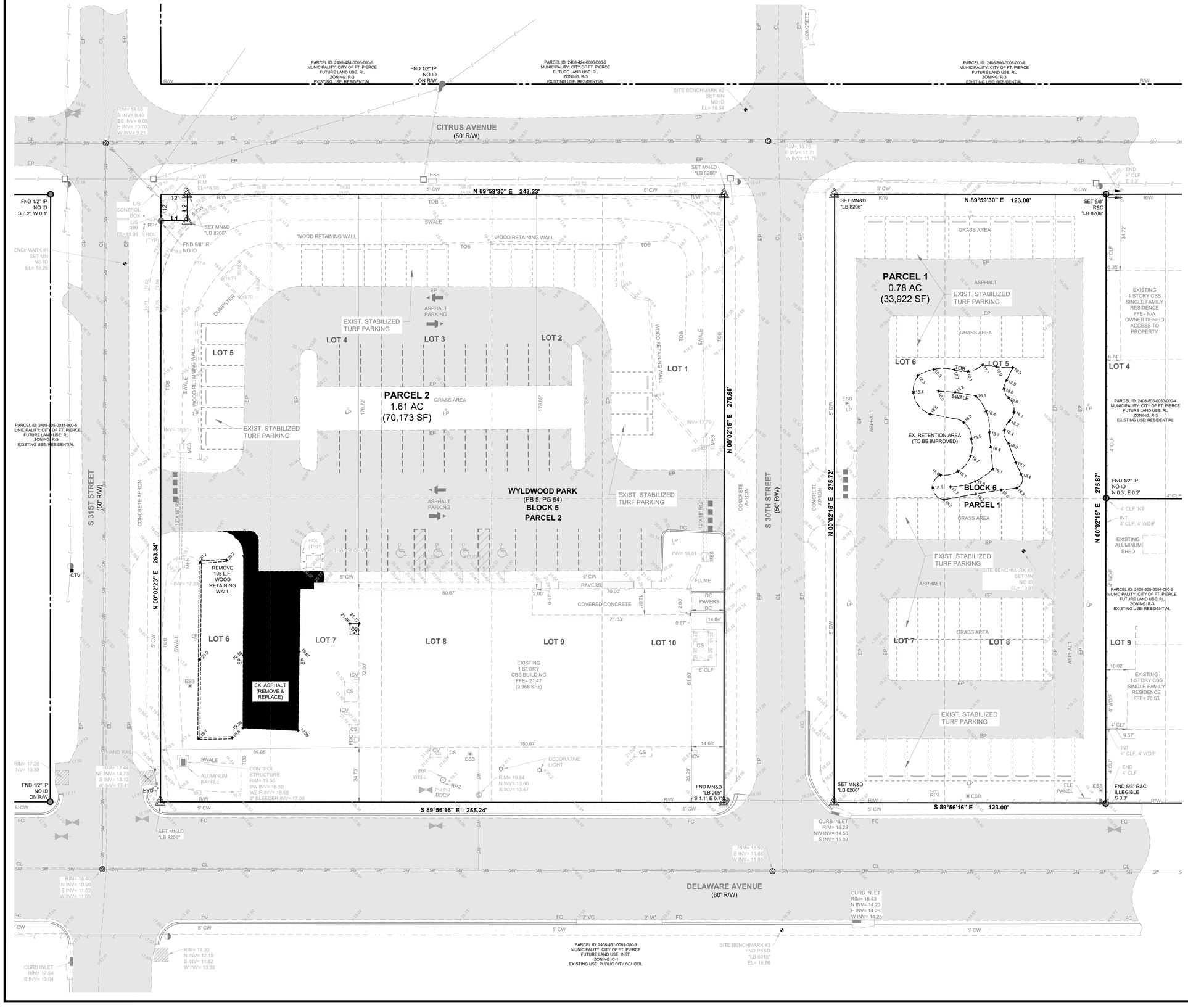

LEGEND	
WM	EXISTING WATER MAIN
FM	EXISTING FORCE MAIN
S	EXISTING GRAVITY SEWER MAIN
	EXISTING EDGE OF PAVEMENT TO REMAIN
	EXISTING EDGE OF PAVEMENT TO BE REMOVED
	CONCRETE TO BE REMOVED
	EXISTING LIGHT POLE TO BE REMOVED
	SILT FENCE

NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(g).

ELECTRONICALLY SIGNED & SEALED
Darren C. Guettler, State of Florida
Professional Engineer, License No. 74637
This item has been electronically signed and sealed by Darren C. Guettler on the date indicated here using a SHA authentification code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

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CITY OF PSL PROJECT NO. PXX-XXX
PSLUSD FILE NO. XXXX

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PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
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PROJECT:
SAN JUAN DIEGO
MULTI-PURPOSE BUILDING

CLIENT:
BISHOP OF DIOCESE PALM BEACH
CITY OF FORT PIERCE

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
6/17/25

PROJECT No.: 25-1003
DRAWN BY: MF
CHECKED BY: XXX
DATE: 06/16/2025
CAD I.D.: 25-1003 STORMWATER POLLUTION PREVENTION PLAN

SHEET TITLE:
DEMOLTION PLAN

SHEET NUMBER:
06

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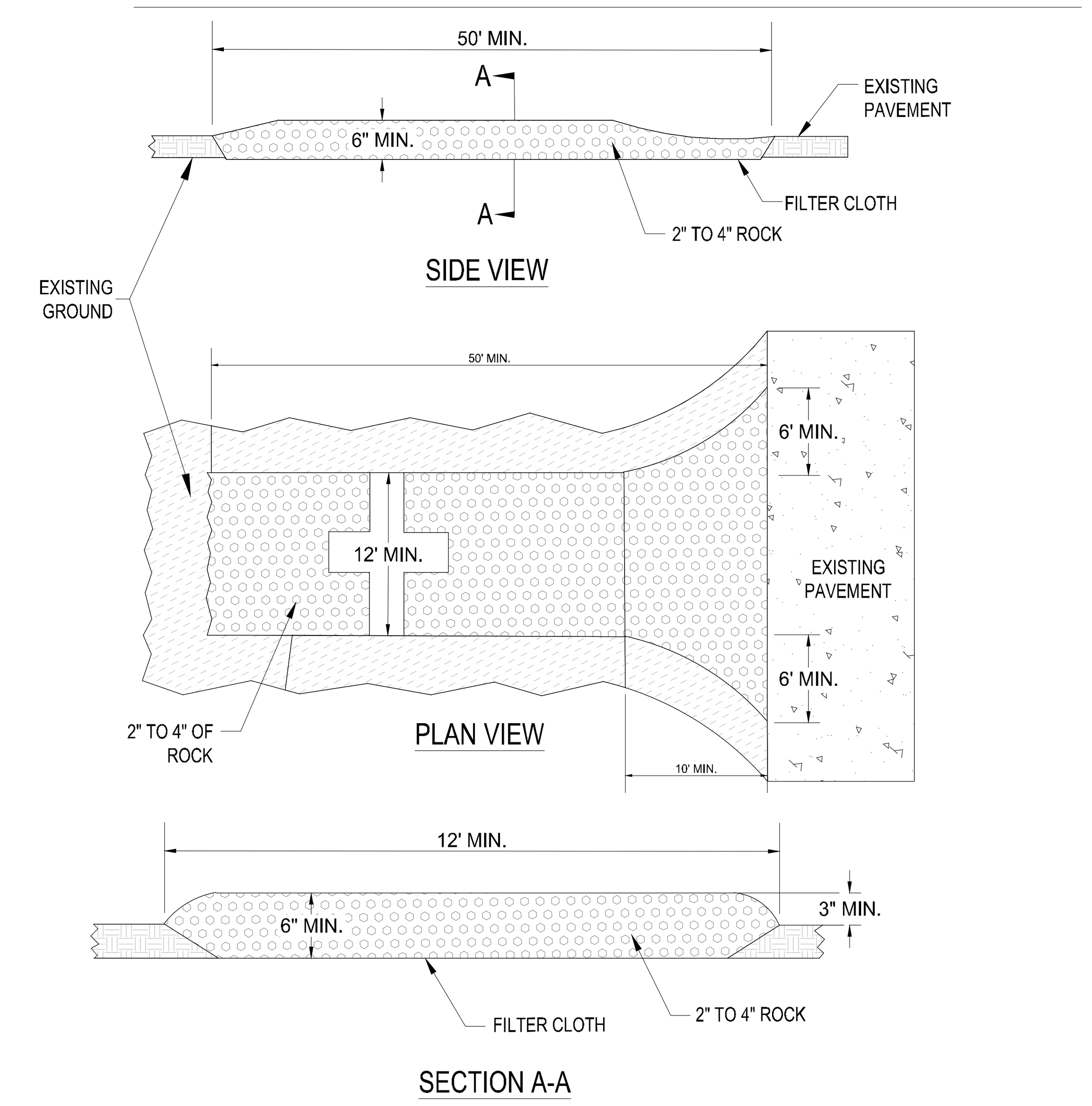
25-1003 STORMWATER POLLUTION PREVENTION PLAN - CITY OF FT. PIERCE

Section 1	Project Name and location information:	San Juan Diego Multi-Purpose Building City of Fort Pierce, Florida
Section 2	Describe the nature of the construction activity:	Construction activities consist of the construction of a new 2-story building with associated paved parking and sidewalks that will serve the project site in the City of Fort Pierce, St. Lucie County, Florida.
Section 3	Describe the intended sequence of major soil disturbing activities: The following sequence of major activities shall be followed unless the contractor can propose an alternative that is equal or exceeds the erosion and sediment control practices described in this document, and is approved by the Engineer. The detailed sequence for the entire project can vary significantly from contractor to contractor. The contractor is responsible for providing a detailed sequence of construction for all construction activities.	1. Placement of all erosion control devices. 2. Clearing and grubbing, earthwork, filling of the existing lake, and excavation of the dry detention area. 3. Storm sewer construction; all storm sewer shall be constructed in the upstream direction. 4. Water & wastewater utility construction. 5. Earthwork associated with roadway, curb, subgrade, base and pavement. 6. Final seed and mulch and landscaping and sodding of the unpaved project area as called for in plans.
Section 4	Total area onsite and offsite:	2.39 acres
Section 5	Total area onsite and offsite to be disturbed:	0.23 acres
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site: The soils are silty fine sand to clean sands. The small sand particle size will make the potential for erosion high.	Runoff Data Runoff Coefficients: Before: 0.81 During: 0.30-0.81 After: 0.81
Section 7	Estimate the drainage area size for each discharge point:	2.39 acres
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	There is one (1) discharge point for the project. Lat. N027° 26' 38.37" , Long. W080° 21' 21.58"
Section 9	Give a detailed description of all controls, Best Management Practices (BMPs) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing activities section. Provide time frames in which the controls will be implemented. NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40.432, F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP, and any subsequent amendments.	
	The following defines general quantities for the sequence of construction and the use of stabilization and structural practices. The contractor is also responsible for documenting this portion of the SWPPP. The construction of this project is expected to last twelve months. Install stabilized construction entrances at all common areas where construction vehicles will be entering and exiting the construction site. The driveways shall be constructed per the Florida Sediment and Erosion Control Manual. Install silt fences, Type III, around all ditch bottom inlets on the project, and the project perimeter. Filter cloth under the grates on catch basins may be used in lieu of a silt fence. Install staked turbidity barriers at the locations as indicated in the Paving and Drainage Plan (discharge points).	
Section 10	Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.	
	Temporary: Seed and mulch, and sod in accordance with Specification Section 104. Permanent: All stabilization practices shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily ceased. The contractor is also responsible for documenting this portion of the SWPPP.	
Section 11	Describe all structural controls to be implemented to divert stormwater flow from exposed soils and structural practices to store flows, retain sediment on-site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.	
	Temporary: Silt fence in accordance with the Florida Sediment and Erosion Control Manual. Staked turbidity barrier in accordance with the Florida Sediment and Erosion Control Manual. Soil tracking prevention device in accordance with the Florida Sediment and Erosion Control Manual. A stabilized construction entrance to be constructed per the Florida Sediment and Erosion Control Manual. All sediment controls shall be in place prior to any soil disturbing activity upstream of the control.	
Section 12	Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) should be able to provide 3,600 cubic feet of storage for each acre drained. Temporary sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres.	
	N/A - less than 10 acres	
Section 13	Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.	
	Onsite stormwater is sheet flowed into the perimeter dry detention area where it's released into the adjacent right-of-way with a controlled discharge consistent with the existing approvals.	
Section 14	Waste disposal, this may include construction debris, chemicals, litter, and sanitary wastes:	All construction materials and debris will be placed in a dumpster and hauled off site to a landfill or other proper disposal site. No materials will be buried on site.
Section 15	Offsite vehicle tracking from construction entrances/exits:	Off site vehicle tracking of sediments and dust generation will be minimized via a rock construction entrance, street sweeping and the use of water to keep dust down.
Section 16	The proper application rates of all fertilizers, herbicides and pesticides used at the construction site:	Florida-friendly fertilizers and pesticides will be used at a minimum and in accordance with the manufacturer's suggested application rates.
Section 17	The storage, application, generation and migration of all toxic substances:	All paints and other chemicals will be stored in a locked covered shed.
Section 18	Other:	Port-o-lets will be placed away from storm sewer systems, storm inlet(s), surface waters and wetlands. No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff.

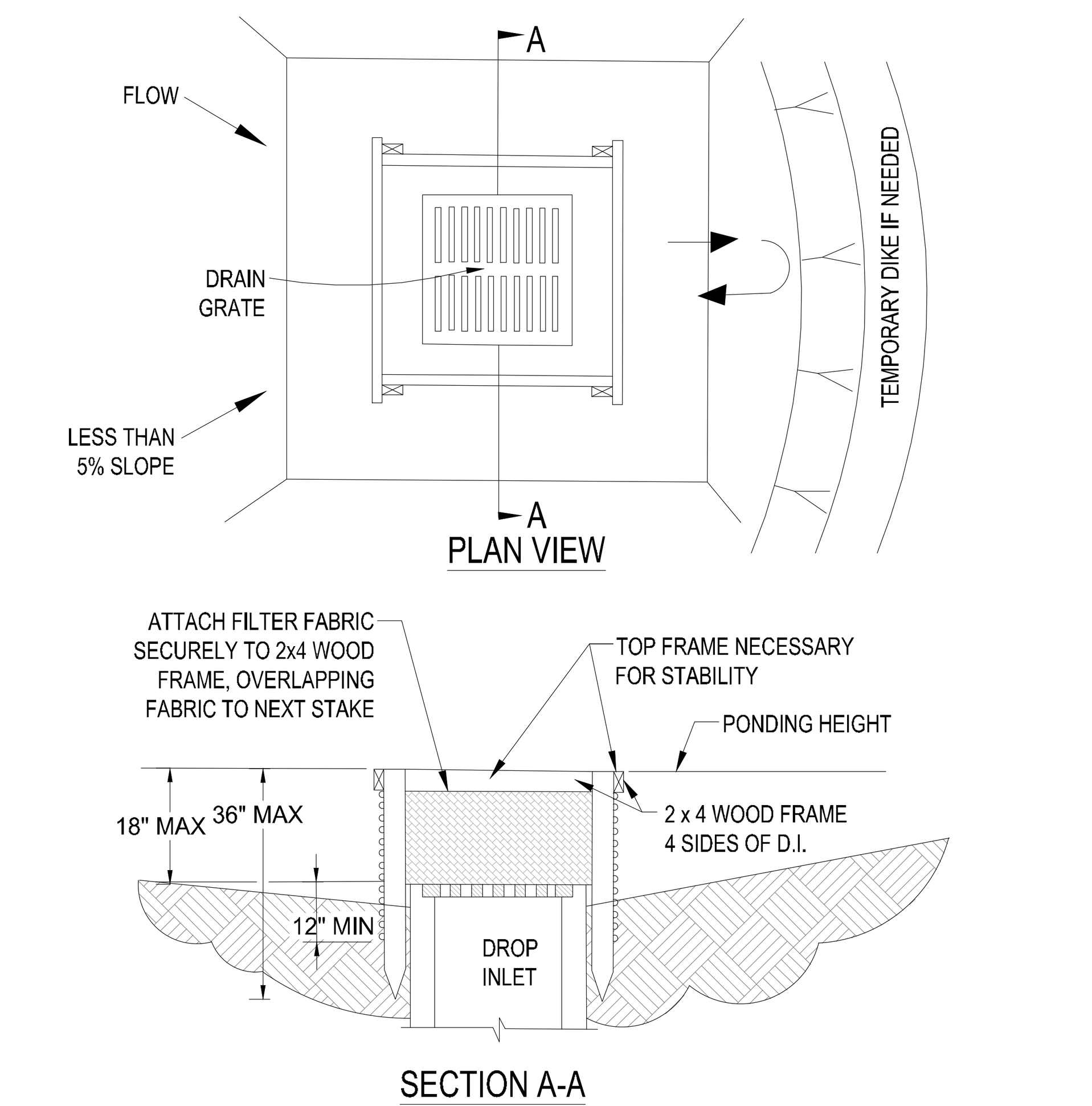
Section 19	Provide a detailed description of the maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition.
	Contractor shall provide routine maintenance of permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent: • Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier. • Maintenance shall be performed on the rock entrance when any void spaces are full of sediment. • Inlet(s)/outfalls shall be inspected immediately after each rain event and any required repairs to the filter inlets, silt fence, or filter fabric shall be performed immediately. • Bare areas of the site that were previously seeded shall be reseeded per manufactures' instructions. • Mulch and sod that has been washed out shall be replaced immediately. • Maintain all other areas of the site with proper controls as necessary.
Section 20	Inspections: Describe the inspection and inspection documentation procedures, as required by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.
	Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site, and all BMPs at least once every 7 calendar days and within 24 hours of the end of a rainfall event that is 0.5 inches or greater. Where sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Termination is filed.
Section 21	Identify and describe all sources of non-stormwater discharges as allowed by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.
	The contractor is required to submit a dewatering plan to SFWMD for approval prior to commencement of any construction activities that require dewatering. This plan shall include any stockpile areas and excavation areas. The contractor is responsible for documenting this portion of the SWPPP. If contaminated soil or groundwater is encountered, contact the District Hazardous Materials Coordinator
Section 22	Site Map The construction plans will substitute as site maps. Locations of the required information are described below. Drainage Patterns: The drainage flow directions are shown on the Paving and Drainage Plan. Approximate Slopes: The slopes of the site can be seen on the Grading and Drainage plan and cross sections. Areas of Soil Disturbance: The areas to be disturbed are indicated on the plan. Any areas where permanent features are shown to be constructed above or below ground will be disturbed. Areas not to be disturbed: Those areas shown outside of the limits of the silt fence will not be disturbed. Locations of Controls: The erosion control devices and locations are shown on the Sediment & Erosion Control Plan. Areas to be stabilized: Temporary stabilization practices are also shown on the plans, if applicable. Areas of permanent stabilization are shown on the Paving and Drainage Plan. Surface Water: Surface water runoff will sheet flow into the perimeter dry detention areas where it will be released with a controlled discharge into the adjacent right-of-way. Once within the right-of-way stormwater will be conveyed through the City of Fort Pierce owned and maintained storm sewers with an eventual outfall into the North Fork of the St. Lucie River. Receiving Waters Flows are directed south with an Ultimate outfall to the North Fork of the St. Lucie River.
Section 23	All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:
	"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder. This document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations." ____________________ __________ Name (Operator and/or Responsible Authority) Date

Section 23

Name	Title	Company Name, Address and Phone Number	Responsible Items	Date

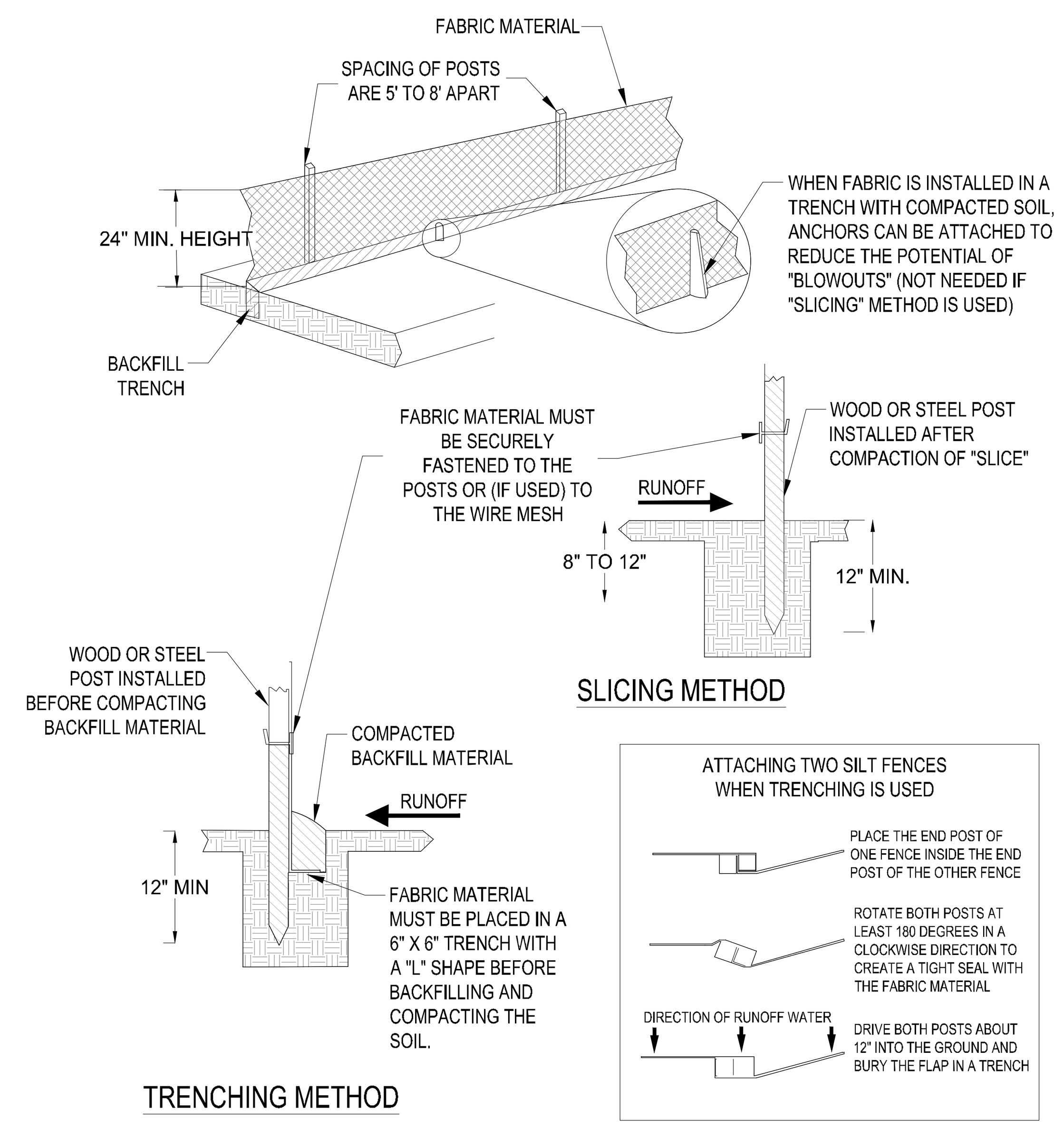


SOIL TRACKING PREVENTION DEVICE

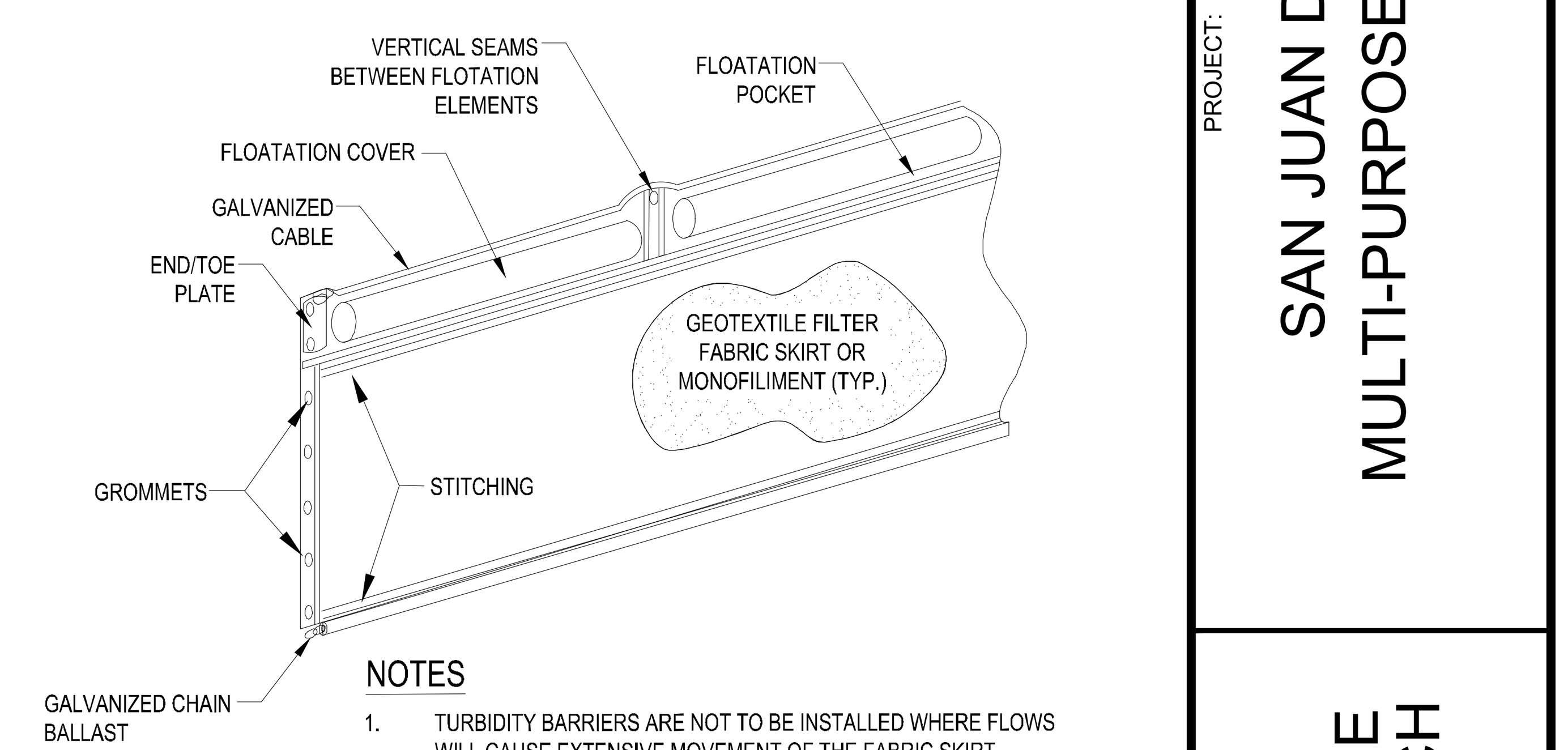


NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. USE 2 x 4 WOOD OR EQUIVALENT METAL STAKES, (3' MIN. LENGTH)
3. INSTALL 2 x 4 WOOD TOP FRAME TO INSURE STABILITY.
4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE OF THE STRUCTURE.

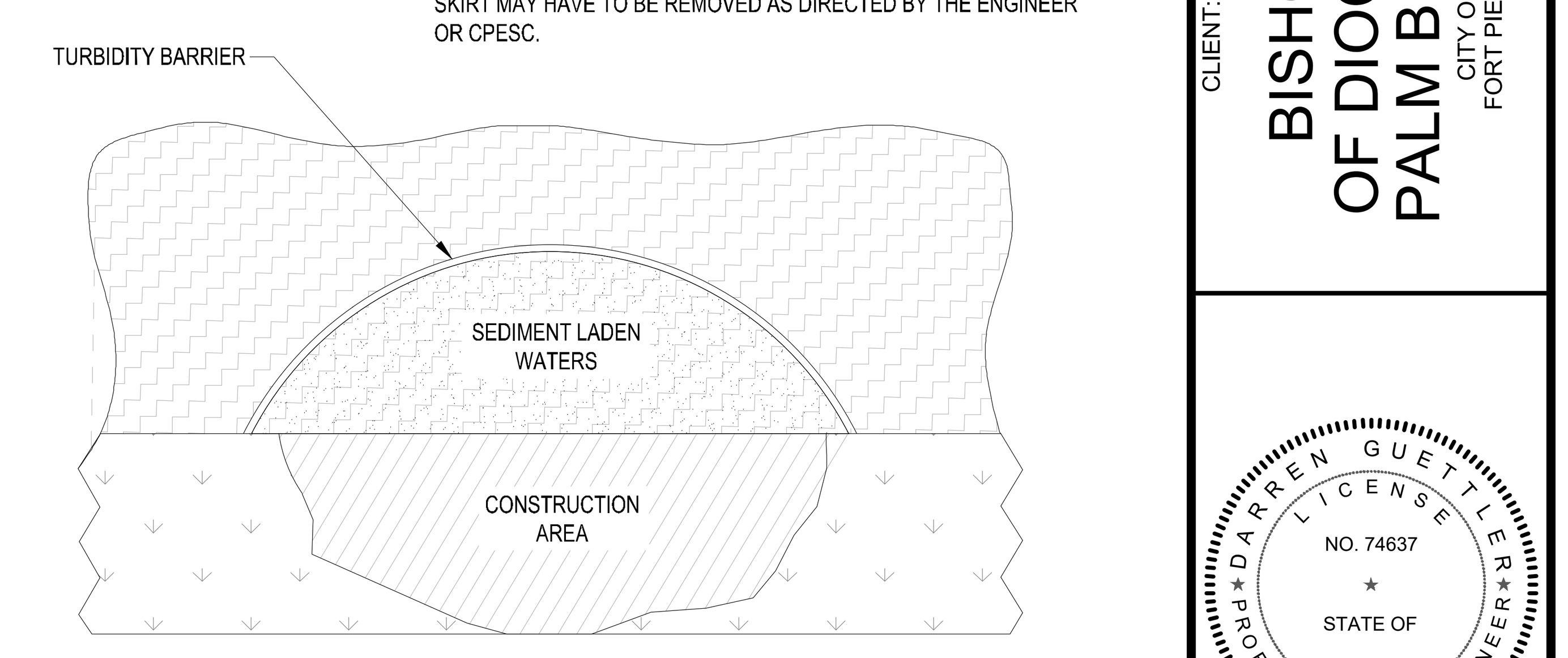
SILT FENCE DROP INLET SEDIMENT BARRIER



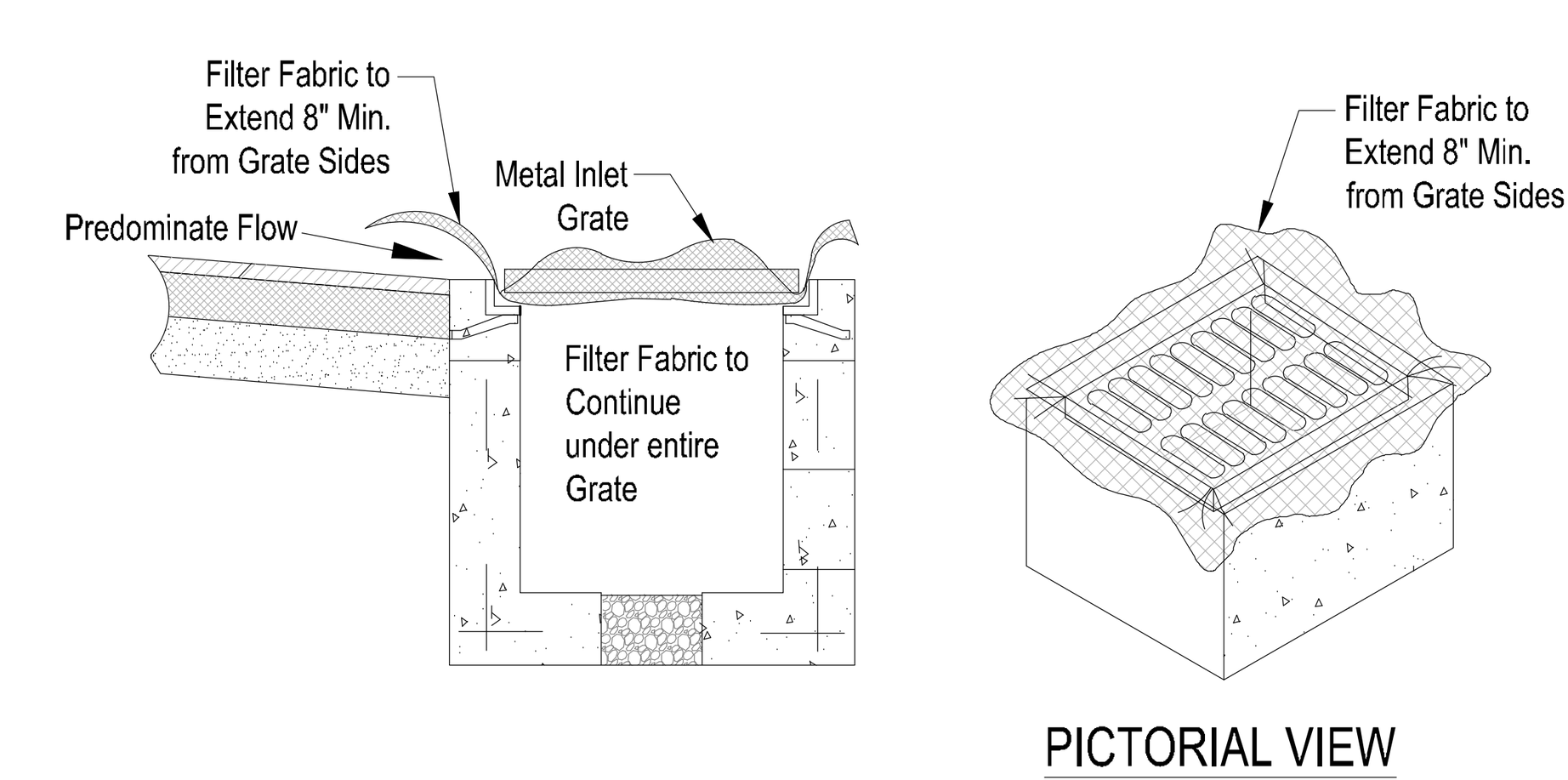
SILT FENCE BARRIER INSTALLATION



NOTES
1. TURBIDITY BARRIERS ARE NOT TO BE INSTALLED WHERE FLOWS WILL CAUSE EXTENSIVE MOVEMENT OF THE FABRIC SKIRT
2. FLOATATION SIZE DETERMINED BY SKIRT DEPTH/SITE VARIABLES.
3. BEFORE TAKING THE TURBIDITY BARRIER AWAY FROM A CONSTRUCTION SITE, ACCUMULATED SEDIMENTS BEHIND FABRIC SKIRT MAY HAVE TO BE REMOVED AS DIRECTED BY THE ENGINEER OR CPESC.



TURBIDITY BARRIER



GENERAL NOTES:
1. THIS INLET IS DESIGNED WITH FILTER FABRIC PROTRUDING 8" FROM SIDES FOR GRIPPING WHEN SEDIMENT NEEDS TO BE CLEARED AFTER FINAL CONSTRUCTION.
2. FILTER FABRIC TO BE INSTALLED AND TRIMMED BEFORE GRATE IS INSET.

FILTER FABRIC DETAIL

ELECTRONICALLY SIGNED & SEALED
Darren C. Guettler, State of Florida
Professional Engineer, License No. 74637
This item has been electronically signed and sealed by Darren C. Guettler on the date indicated here using a SHA authentification code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

CITY OF PSL PROJECT NO. PXX-XXX
PSLUSD FILE NO. XXXX

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	----- ---------

PROJECT:
SAN JUAN DIEGO
MULTI-PURPOSE BUILDING

CLIENT:
BISHOP OF DIOCESE PALM BEACH
CITY OF FORT PIERCE

DARREN GUETTLER LICENSE NO. 74637 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
6/17/25

PROJECT No.: 25-1003
DRAWN BY: MF
CHECKED BY: XXX
DATE: 06/16/2025
CAD I.D.: 25-1003 STORMWATER POLLUTION PREVENTION PLAN

SHEET TITLE:
STORMWATER POLLUTION PREVENTION PLAN

SHEET NUMBER:
07

Printed on Tuesday, June 17, 2025, 4:54 PM by Jacob McClellan
J:\2025\25-1003 PAUL JACQUIN - JUAN DIEGO\ENGINEERING\PLANS\CONSTRUCTION PLANS\25-1003 STORMWATER POLLUTION PREVENTION PLAN----->LAYOUT: 07 STORMWATER POLLUTION PREVENTION PLAN

TRAFFIC STATEMENT

SAN JUAN DIEGO
Site Plan Amendment
July 2025

To:
Planning Department

Prepared by:

Redtail DG
100 S. 2nd Street

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
772.742.1555
www.redtaildg.com
todm@redtaildg.com

Dear Members of the Planning & Zoning Department,

The proposed amendment does not change the number of seatings which are used in calculating the generated traffic, and the multipurpose use will not generate any additional activities when the service is ongoing, so there will be no additional traffic generated.

Sincerely,



Sincerely,
Vlada Peterka
Redtail DG

PROJECT INFORMATION

Project Name	Type
Catalog #	Date

VIENTO AREA LUMINARE



APPLICATIONS

- Area Lighting
- Retail Spaces
- Street Lighting
- Auto Dealerships & Sales Lots
- Parks & Recreation Areas
- Safety & Security

APPROVALS

- ETL Listed
- Complies with UL 1598 and CSA C22.2
- Suitable for wet locations
- 3G Vibration Rated
- IP66 Rated
- BAA Compliant
- RoHS Compliant
- ATAL Tested www.ata-labs.com
- Select models DLC Premium. For a complete list of DLC Premium products visit: www.xtralight.com/dlc or qpl.designlights.org

FEATURES

- Lumen packages ranging from 5000L to 55000L.
- Outstanding photometric performance results in excellent uniformity, optimal pole spacing and lower power density.
- Low profile architectural design offers a contemporary appearance with excellent light output.
- Enhanced foot candles delivered utilizing multiple optical options.
- Full cut-off optics with zero uplight.

CONSTRUCTION

- Thermal management achieved with a one-piece die-cast aluminum has integral heat sink fins and a hinged electrical compartment.
- Thermoset powder coat, available in bronze, white or custom colors (consult factory)
- IP66, precision molded, polycarbonate optics providing impact resistance and UV stabilization.
- Upgraded door to provide better protection from water intrusion.

ELECTRICAL

- Voltage: 120-277V or 347-480V AC input
- Driver: Class 1, constant current, calibrated to lumen package (0-10V dimming standard)
- Surge Protection: 20kA standard.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

CONTROLS

- Programmable smart sensor and twist-lock receptacle control options available.

MOUNTING

- Integral arm with key hole slot facilitates quick and easy installation.
- Adjustable slip fitter, round pole adaptor, universal pole adaptor, and other mounting options available as accessories.

WARRANTY

- Backed by XtraLight's limited 5-year warranty.

ORDER LOGIC

SAMPLE CATALOG NUMBER: VNTL-55000L-50K-DIM-5SN-BZ

VNT [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]

SIZE	MODEL	CCT[1]	DRIVER	OPTICS	ORIENTATION	FINISH	CONTROLS	OPTIONS
S Small	**5000L** **10000L** **15000L** **18000L**	**30K** 3000K **40K** 4000K **50K** 5000K	**DIM** Dim 0-10V, 120-277V **DIM0**[2] Dim 0-10V, 120-277V **HVD** to off Dim 0-10V, 347-480V	**2M** Type II Medium **3M** Type III Medium **4M** Type IV Medium **5S**[3] Type V Square	**N** Normal (forward) **L** Left **R** Right	**BZ** Bronze **WH** White **CC**[4] Custom Color	**XX** No Fixture Controls **IS3**[5] IR Smart Sensor, 20'H/40'D **IS7**[5] IR Smart Sensor, 40'H/100'D **BS3**[5] Bluetooth Smart Sensor, 20'H/40'D **BS7**[5] Bluetooth Smart Sensor, 40'H/100'D **CAS** Casambi Controlled **AUT** Autani Controlled **SYN** Synapse Controlled **SWX** Sensorworx Controlled **CUS** Custom Sensor (Factory Installed)	**HSS** House-side Shield **ASF**[6] Adjustable Slip Fitter Cord Whip **3**[7] NEMA 3-Pin Twist-Lock Receptacle **5**[7] NEMA 5-Pin Twist-Lock Receptacle **7**[7] NEMA 7-Pin Twist-Lock Receptacle **SP**[8] Selectable Power
M Medium	**15000L** **20000L** **25000L** **30000L** **35000L**							**10Y** 10 Year Warranty
L Large	**30000L** **35000L** **40000L** **45000L** **50000L** **55000L**							

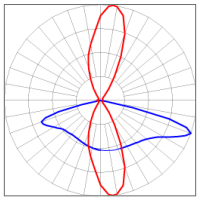
1. Custom CCT available from 2700K - 6500K.
2. Some models may not be available with **DIM0** (DIm to off).
3. The **5S** (Type V Square) optic option is not available with **L** (Left) or **R** (Right) orientations.
4. Provide the desired RAL number for custom colors.
5. Sensor integrated in bottom fixture. (See dimensional drawing)
6. The **ASF** (Adjustable Slip Fitter Cord Whip) must be paired with the Adjustable Slip Fitter accessory (sold separately).
7. Photocell ordered separately. (See page 6)
8. See page 3 for selectable power table.

VIENTO AREA LUMINARE

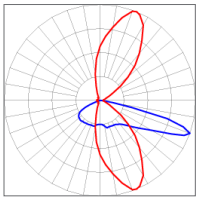
VNT

ISO LINES

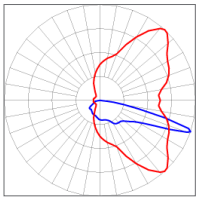
TYPE II MEDIUM



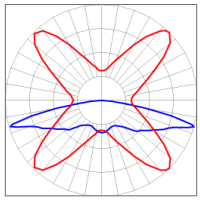
TYPE III MEDIUM



TYPE IV MEDIUM



TYPE V SQUARE



- Red: Horizontal / Blue: Vertical

PHOTOMETRIC DATA

STANDARD

SIZE	MODEL	OPTICS	3000K		4000K		5000K		WATTAGE	BUG RATING
			LUMENS	EFFICACY	LUMENS	EFFICACY	LUMENS	EFFICACY		
VNTS SMALL	5000L	2M	5418	151	5644	156	5559	154	36	B2-U0-G2
		3M	5113	142	5326	148	5246	146		B2-U0-G3
		4M	5054	140	5265	146	5186	144		B1-U0-G3
		5S	5172	144	5387	149	5306	147		B3-U0-G2
	10000L	2M	11533	152	12014	158	11834	156	76	B3-U0-G3
		3M	10855	143	11307	149	11137	147		B2-U0-G2
		4M	10765	142	11214	148	11046	145		B2-U0-G4
		5S	11005	145	11464	151	11292	149		B4-U0-G3
	15000L	2M	15802	145	16460	152	16213	149	109	B3-U0-G3
		3M	15022	138	15648	144	15413	141		B3-U0-G3
		4M	14911	137	15532	143	15299	140		B3-U0-G5
		5S	15252	140	15887	146	15649	144		B4-U0-G3
	18000L	2M	18315	142	19078	147	18792	146	129	B3-U0-G3
		3M	17206	133	17923	139	17654	137		B3-U0-G3
		4M	17270	134	17990	139	17720	137		B3-U0-G5
		5S	17461	135	18189	141	17916	139		B4-U0-G3
VNTM MEDIUM	15000L	2M	15802	146	16460	152	16213	150	108	B3-U0-G3
		3M	15022	139	15648	145	15413	143		B3-U0-G3
		4M	14911	138	15532	143	15299	142		B3-U0-G5
		5S	15252	141	15887	146	15649	145		B4-U0-G3
	20000L	2M	23067	152	24028	158	23668	156	152	B3-U0-G3
		3M	21709	143	22614	149	22275	147		B3-U0-G3
		4M	21531	142	22428	148	22092	145		B3-U0-G5
		5S	22011	145	22928	151	22584	149		B4-U0-G3
	25000L	2M	25861	144	26939	149	26535	147	180	B4-U0-G4
		3M	23574	131	24556	136	24188	134		B4-U0-G3
		4M	23645	131	24630	136	24261	135		B3-U0-G4
		5S	24347	135	25362	141	24981	139		B5-U0-G3
	30000L	2M	31340	144	32646	151	32156	148	217	B4-U0-G4
		3M	29674	137	30910	142	30446	140		B4-U0-G4
		4M	29881	138	31126	144	30659	141		B4-U0-G5
		5S	30148	139	31404	145	30933	143		B5-U0-G4
	35000L	2M	35492	143	36971	148	36416	146	249	B4-U0-G4
		3M	33668	135	35071	141	34545	139		B4-U0-G3
		4M	33458	134	34852	140	34329	138		B4-U0-G5
		5S	34451	138	35886	144	35348	142		B5-U0-G4

- Some Photometric Data is extrapolated and subject to change.

XtraLight® reserves the right to change specifications without notice.

VIENTO AREA LUMINARE

VNT

PHOTOMETRIC DATA

STANDARD

SIZE	MODEL	OPTICS	3000K		4000K		5000K		WATTAGE	BUG RATING
			LUMENS	EFFICACY	LUMENS	EFFICACY	LUMENS	EFFICACY		
VNTL LARGE	30000L	2M	31340	144	32646	151	32156	148	217	B4-U0-G4
		3M	29674	137	30910	142	30446	140		B4-U0-G4
		4M	29881	138	31126	144	30659	141		B4-U0-G5
		5S	30148	139	31404	145	30933	143		B5-U0-G4
	35000L	2M	35492	143	36971	148	36416	146	249	B4-U0-G4
		3M	33668	135	35071	141	34545	139		B4-U0-G3
		4M	33458	134	34852	140	34329	138		B4-U0-G5
		5S	34451	138	35886	144	35348	142		B5-U0-G4
	40000L	2M	40952	146	42658	152	42018	150	280	B5-U0-G4
		3M	38022	136	39606	141	39012	139		B5-U0-G4
		4M	38370	137	39969	143	39369	141		B4-U0-G5
		5S	39267	140	40903	146	40289	144		B5-U0-G5
	45000L	2M	46738	143	48685	150	47955	147	326	B5-U0-G4
		3M	43393	133	45201	139	44523	137		B5-U0-G4
		4M	43522	134	45335	139	44655	137		B4-U0-G5
		5S	44814	137	46681	143	45981	141		B5-U0-G5
	50000L	2M	51723	143	53878	149	53070	147	361	B5-U0-G5
		3M	47148	131	49112	136	48375	134		B5-U0-G5
		4M	47292	131	49263	136	48524	134		B4-U0-G5
		5S	48694	135	50723	141	49962	138		B5-U0-G5
	55000L	2M	54761	141	57043	147	56187	145	388	B5-U0-G5
		3M	51948	134	54112	139	53300	137		B5-U0-G5
		4M	52141	134	54314	140	53499	138		B4-U0-G5
		5S	53689	138	55926	144	55087	142		B5-U0-G5

- Some Photometric Data is extrapolated and subject to change.

SELECTABLE POWER (OPTION)

OPTION	SWITCH POSITION	OUTPUT PERCENTAGE	SWITCH POSITION	OUTPUT PERCENTAGE
SP	A	75%	F (DEFAULT)	100%
	B	65%	G	90%
	C	55%	H	85%
	D	50%	J	80%
	E	45%	Switch is located in driver compartment	



VIENTO AREA LUMINARE

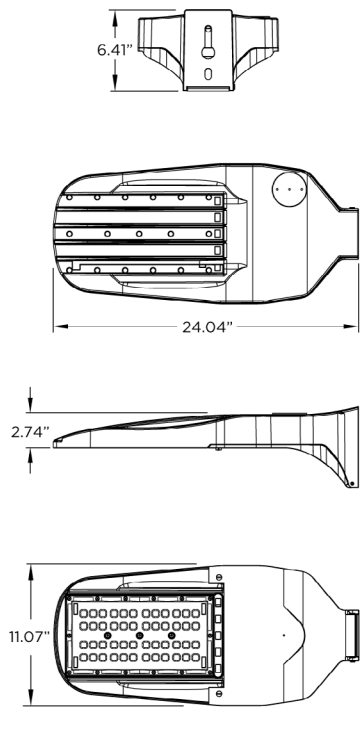
VNT

DIMENSIONAL DATA

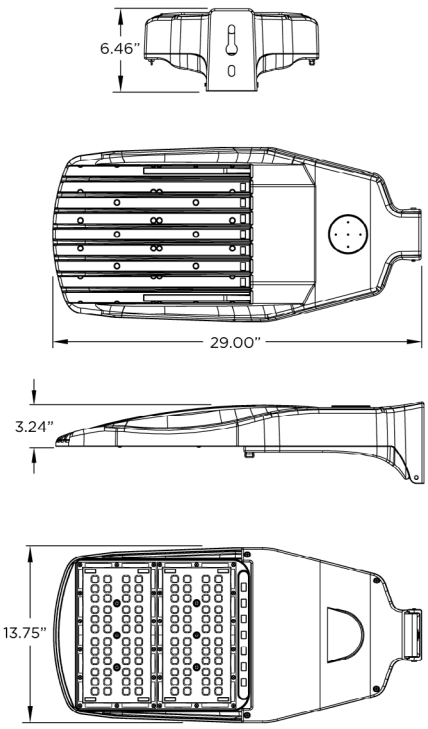
STANDARD SIZES

WEIGHT:
Small = 11 LB
Medium = 29 LB
Large = 39 LB

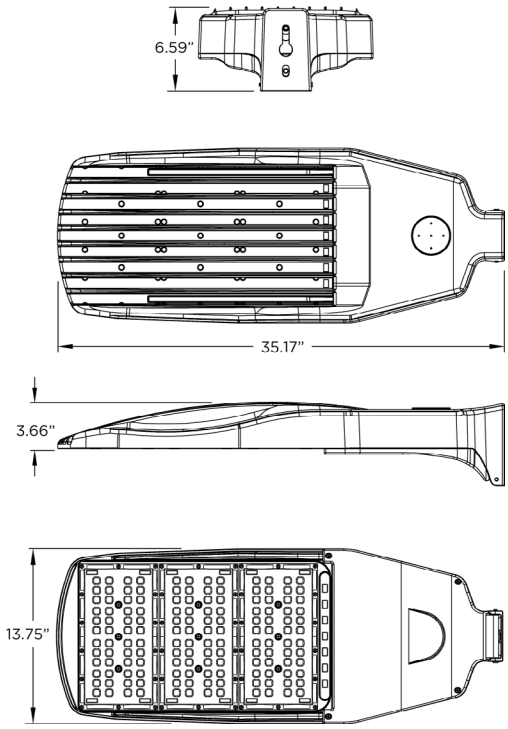
SMALL



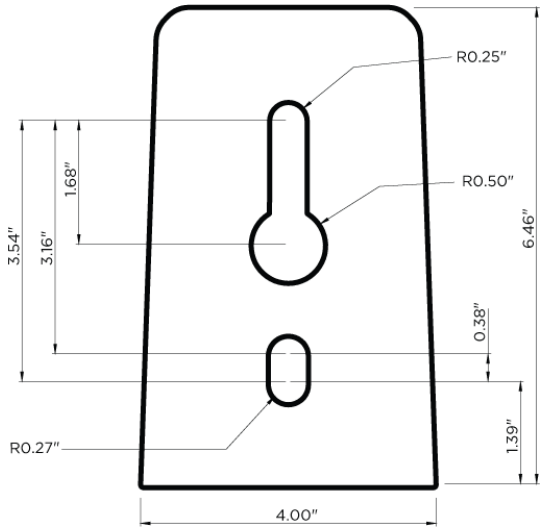
MEDIUM



LARGE



MOUNTING



- Dimensional Data shows the end, top, side, and bottom views for all standard sizes.
- All weights are rounded up to the nearest 0.5 lb.

VIENTO AREA LUMINARE

VNT

ACCESSORIES (SOLD SEPARATELY)

VNT-ASF [ ]

FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Adjustable Slip Fitter
- Must select (ASF) in the order logic under the Options section.
- 180° range of motion in 10° increments.
- EPA: 0.127 sq. ft. - 6.0 LB
- Viento must not be tilted more than 20° when using ASF



VNT-RPA [ ]

FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Round Pole Adaptor
- Allows up to four Viento fixtures to be mounted to one pole.
- 3" to 5" Diameter
- EPA: 0.03 sq. ft. - 0.75 LB



VNT-WB [ ]

FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Wall Bracket



VNT-TWB [ ]

FINISH

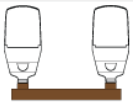
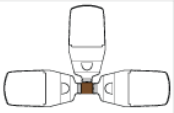
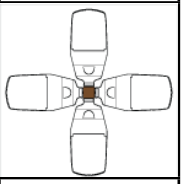
BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Tenon Wall Bracket Horizontal Mount
- 8" Square Plate - 2 3/8" OD
- Must be ordered with the Adjustable Slip Fitter (ASF) accessory.



EPA RATINGS

	SINGLE	DUAL SSA	TWO AT 90	TWO AT 180	THREE AT 90	THREE AT 120	FOUR AT 90
							
SMALL	0.74 sq. ft.	1.37 sq. ft.	1.13 sq. ft.	1.27 sq. ft.	1.27 sq. ft.	1.26 sq. ft.	1.27 sq. ft.
MEDIUM	1.04 sq. ft.	1.50 sq. ft.	1.63 sq. ft.	1.86 sq. ft.	1.87 sq. ft.	1.85 sq. ft.	1.87 sq. ft.
LARGE	1.27 sq. ft.	1.54 sq. ft.	2.02 sq. ft.	2.34 sq. ft.	2.35 sq. ft.	2.27 sq. ft.	2.35 sq. ft.

- EPA calculated with the following:
  - 4" square pole (Single, Two At 90, Two At 180, Three At 90, Four At 90)
  - 4" round pole (Three At 120)
  - VNT-SSA (Dual SSA)

XtraLight® reserves the right to change specifications without notice.

VIENTO AREA LUMINARE

VNT

ACCESSORIES (SOLD SEPARATELY)

VNT-SSA [ ]

FINISH	
BZ	Bronze
WH	White
CC	Custom Color

DESCRIPTION

- Sholder-to-Sholder Adaptor
- EPA: 0.90 sq. ft. - 27 LB



VNT-TMA [ ] [ ] [ ] [ ]

POLE		FINISH		SIZE		MOUNTING	
S	Square	**BZ**	Bronze	**4**	4”	**01**	1 Fixture
R	Round	**WH**	White	**5**	5”	**28**	2 Fixtures at 180°
				6	6”	**29**	2 Fixtures at 90°
						39	3 Fixtures at 90°
						32	3 Fixtures at 180°
						49	4 Fixtures at 90°

DESCRIPTION

- Tenon Mount Adaptor
- Dimensions (S): 4”/5”/6”
- Dimensions (R): 4”/5” DIA
- EPA: 0.4 sq. ft. 10 - 16 LB



VNT-UPM [ ] [ ]

POLE		FINISH	
SQ	Square	**BZ**	Bronze
RD	Round	**WH**	White

DESCRIPTION

- Universal Pole Mount Adaptor



[ ]

DIMMING CONTROL	
MS5559	Scheduled Dimming, Standard Voltage
MS5560	Scheduled Dimming, High Voltage
MS5561	Constant All-Night Dimming, Standard Voltage
MS5562	Constant All-Night Dimming, High Voltage

DESCRIPTION

- Dimming Control
- Standard Voltage: 105-305 VAC
- High Voltage: 312-530 VAC
- Frequency: 50/60 Hz



[ ]

SHORTING CAP	
MS1827	Shorting Cap

DESCRIPTION

- Shorting Cap
- Shorting cap required if no other controls are being used in fixture receptacle.

[ ]

PHOTOCELL STANDARD ON/OFF	
MS0192	120/277
MS5088	480v

Technical Review Committee - 10:00 AM **1. e.**

Meeting Date: 08/21/2025

REQUESTED ACTION

PZSITE2025-00033
Minor Site Plan
Duplexes
1405 N.16th Street

SUMMARY

Project #: PZSITE2025-00033
New construction of 2 duplexes on a .47 acre parcel.

LOCATION

1405 N 16th ST

RESPONSIBLE STAFF

Vennis Gilmore, Historic Preservation Officer/Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

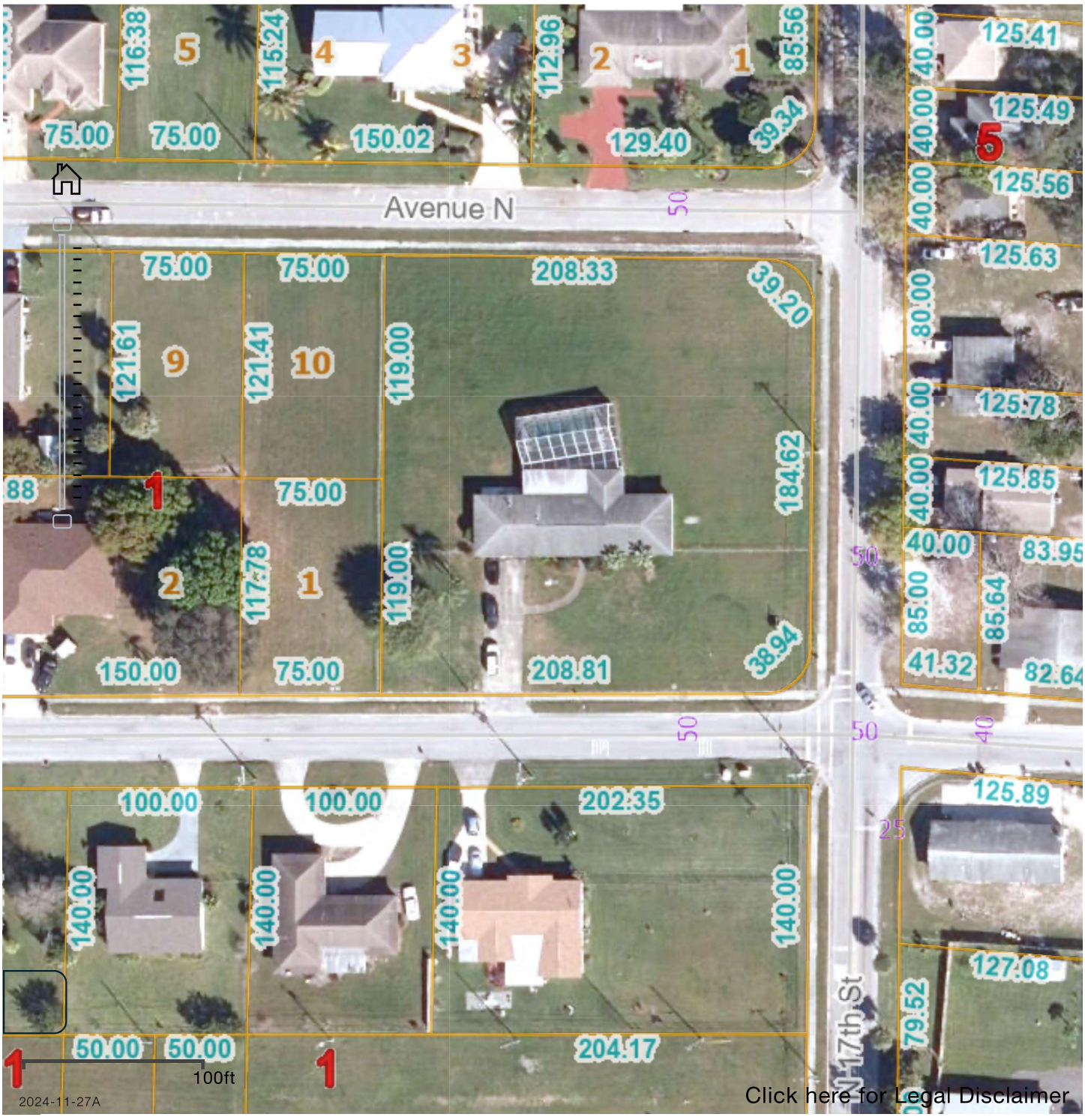
Form Review

Form Started By: Vennis Gilmore Started On: 08/06/2025 02:41 PM
Final Approval Date: 08/07/2025

Written narrative:

Project 1407 N 16th street will consist of two duplexes on a .47 acre parcel. Each duplex will be a 2/2 totaling 1790 sq/feet. The building will be white with pepper trim (color board provided).

(https://paslc.gov/) **Saint Lucie County Property Appraiser**
Michelle Franklin CFA




1600
BLK
AVENU
N 16TH

Prepared by and return to:

The Ferguson Firm, P.L.L.C.
2826 Broadway Avenue, Suite 102
Riviera Beach, FL 33404
(561) 840-1846
File Number: **RC25-001**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 20**th day of February, 2025** between **Gladys Horton, a widow** whose post office address is **3119 SE Mall Terrace, Port Saint Lucie, FL 34984**, grantor, and **J.A.D. Asset Management** whose post office address is 693 SE Whitmore Dr., Port St. Lucie, FL 34984, 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:

> **Lots 25, 28, 29 together with the East 7.5 feet of the vacated alley adjacent on the West and 32, together with the East 7.5 feet of the vacated alley adjacent on the West, Less the South 10 feet thereof, Block B, SUZANNE PARK, according to the map or plat thereof as recorded in Plat Book 8, Page 13, Public Records of Saint Lucie County, Florida,**
>
> **Parcel Number: 2404-515-0053-000-3**

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:

Melissa Jones
Witness
Printed Name: Melissa Jones
P.O. Address: 4434 Flora Vista Drive
Orlando, FL 32837

Isa Antepara
Witness
Printed Name: Isa Antepara
P.O. Address: 512 SW 38th PL
Cape Coral, FL 33991

Gladys Horton
Gladys Horton

NotaryCam Doc ID: 927a6aac-3bbb-4db9-8fdd-e68c5ff398c0

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of [_] physical presence or [X] online notarization, this 20th day of February, 2025 by Gladys Horton who [_] is personally known or [X] has produced a FL state ID card as identification.

[Seal]

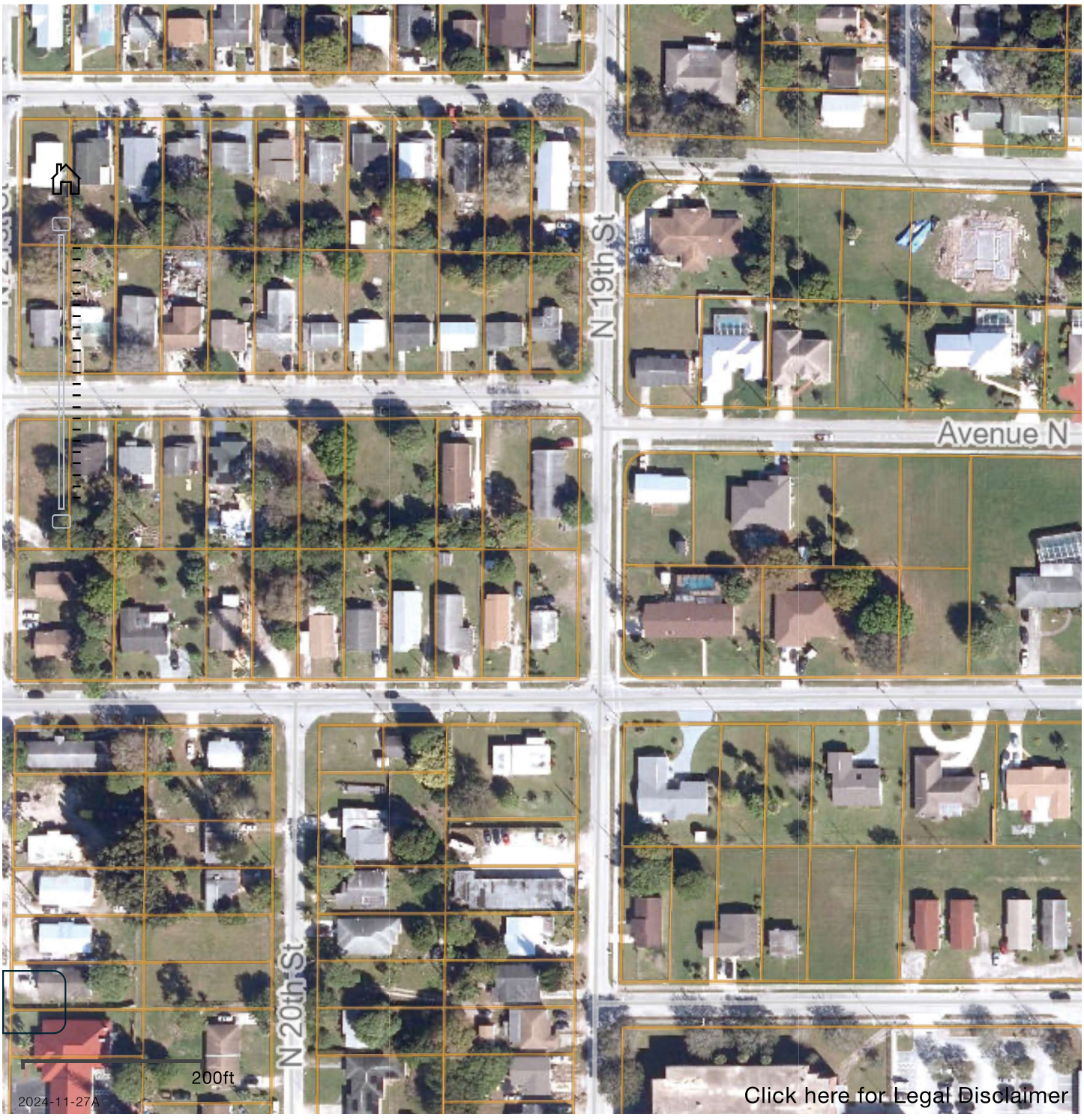


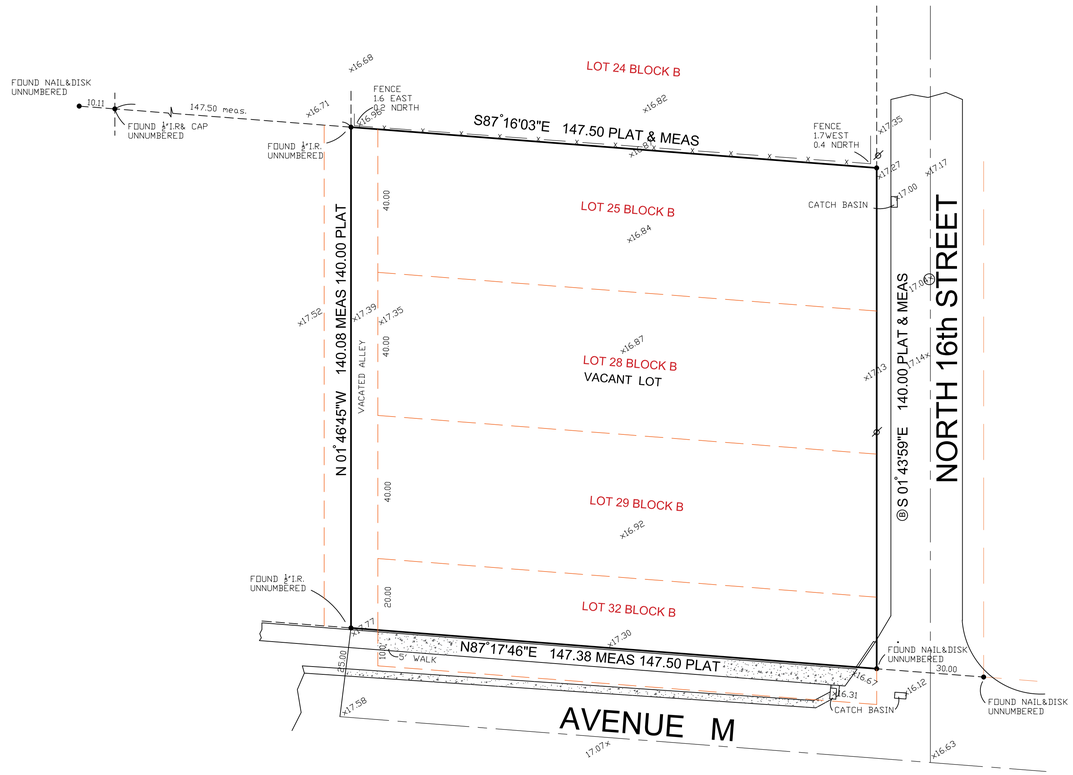
Notary Public State of Florida
Print Name: Isa Antepara
My Commission Expires: 01/19/2028

NOTARIZED ONLINE USING AUDIO-VIDEO COMMUNICATION

NotaryCam Doc ID: 927a6aac-3bbb-4db9-8fdd-e68c5ff398c0

(https://paslc.gov/) **Saint Lucie County Property Appraiser**
Michelle Franklin CFA





LOTS 25,28,29,AND 32, OF BLOCK B, LESS THE SOUTH 10.00 FEET, TOGETHER WITH THE EAST 7.50 FEET OF A VACATED ALLEY, AS SHOWN ON THE PLAT OF SUZANNE PARK, RECORDED IN PLAT BOOK 8, PAGE 13, OF SAINT LUCIE COUNTY, PUBLIC RECORDS.

1) BEARINGS SHOWN HEREON ARE ASSUMED

2) NO ABSTRACT OR TITLE SEARCH WAS PREFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.

3) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 ALL ELEVATION SHOWN HEREON ARE RELATIVE THERETO

4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

O.R.B. = official record book	TRAN. = transformer pad	P.B. = plat book	P = plat	P.G. = page
C.B.S. = concrete block structure	F.P.&L. = Florida power and light	TYP. = typical	Ø = power pole	I.R. = iron rod
P.C.C. = point of compound curve	CM = concrete monument	R/W = right-of-way	M = MEASURED	R = radius
P.C.P. = permanent control point	P.R.C. = point of reverse	Δ = central angle	I.P. = IRON PIPE	D = deed
P.O.C. = point of commencement	P.I. = point of intersection	(B) = bearing basis line	RP = radius point	O/S = offset
P.O.B. = point of beginning	P.T. = point of tangency	ASPH = asphalt	L = ARC LENGTH	CONC. = concrete
D/E = drainage easement	# = not field measured	MH. = manhole	CL = centerline	ESMT. = easement
C.M.P. = corrugated metal pipe	WPF = wood privacy fence	U/E = utility easement	ALUM. = aluminum	CALC. = calculated
R.L.S. = registered land surveyor	CHATT = chattahoochee	CLF = chain link fence	P.C. = point of curvature	
L.B. = licensed business	ELEV = elevation	P.R.M. = permanent reference monument		



NORTH
NOT TO SCALE
VICINITY MAP

Renner Burgess LAND SURVEYING
801 S.E. 6th Ave., Suite 203
Delray Beach, Fl 33483
Phone 561-243-4624

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-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: 12111C0179K,
MAP DATE: 2-19-2020

DATE: 1-30-2025
JOB NO. 1-25-056
REVISED

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 7/13/2025, 11:13 AM

Property Identification

Site Address: 1407 N 16TH ST
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-515-0053-000-3
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 16571
Map ID: 24/04N
Zoning: Medium Den

Ownership

JAD Asset Management
693 SE Whitmore DR
Port St Lucie, FL 34984-4569

Legal Description

SUZANNE PARK BLK B LOTS 25, 28 AND 29 AND E 7.5 FT OF VAC ALLEY ADJ ON W AND LOT 32 AND E 7.5 FT OF VAC ALLEY ADJ ON W-LESS S 10 FT



Current Values

Just/Market Value:	$43,400
Assessed Value:	$8,266
Exemptions:	$0
Taxable Value:	$8,266

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.47
Land Size (SF):	20,650

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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-DUPLEX FOR-
1407 N. 16TH ST.
FORT PIERCE, FL 34950
BUILDING #2

SHEET INDEX	
A0	COVER SHEET
A1	ELEVATIONS, WINDLOAD DESIGN CRITERIA, AND ATTIC VENT CALCULATIONS
A2	FLOOR PLAN, WINDOW AND DOOR DESIGN PRESSURES, AND DETAILS/NOTES
A3	LINTEL SCHEDULE, WALL SECTIONS, NOTES, AND DETAILS
A4	FOUNDATION PLAN, AND FOOTING DETAILS
A5	TRUSS LAYOUT, CONNECTOR SCHEDULE, REACTION SUMMARY, AND CONNECTOR DETAILS
S1	DETAILS, NOTES, AND ROOF SHEATHING NAILS SCHEDULE
EP1	ELECTRICAL LAYOUT, ELECTRICAL LOAD CALCULATIONS, AND ELECTRICAL RISER DIAGRAM
EP2	PLUMBING RISE DIAGRAMS, WATER SUPPLY DIAGRAMS, AND PLUMBING NOTES

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOLLOWING PLANS COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION AND LATEST ADOPTED SUPPLEMENTS

CONSTRUCTION TYPE: TYPE 5B

OCCUPANCY GROUP: R3 (DUPLEX)

UNIT "101" AREA TABULATION	
LIVING	860 SQ.FT.
ENTRY	35 SQ.FT.
TOTAL	895 SQ.FT.
UNIT "102" AREA TABULATION	
LIVING	860 SQ.FT.
ENTRY	35 SQ.FT.
TOTAL	895 SQ.FT.
TOTAL BUILDING	1790 SQ.FT.

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

DESIGN CRITERIA	
FULLY ENCLOSED	
WIND SPEED	170 MPH
EXPOSURE	B
BUILDING CATEGORY	TWO (2)

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE #47515 ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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REVISIONS

ISSUED: 2-11-25

1. ***
2. ***

215 PALM BAY ROAD, STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL:
DFRECHETTE1350
@CFL.RR.COM

EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

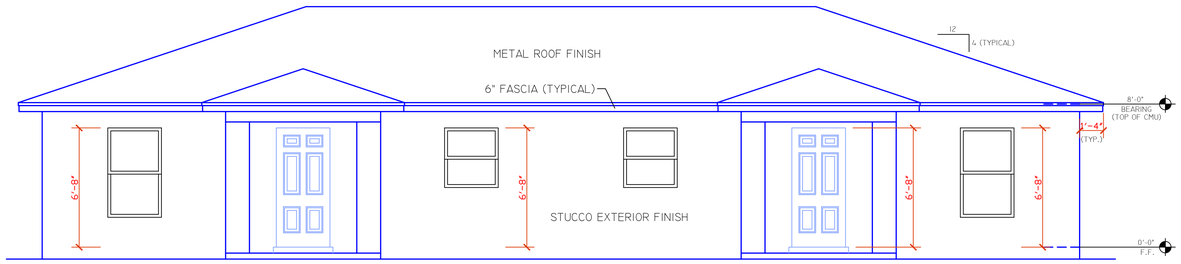
-DUPLEX FOR- [redacted]
J.A.D. ASSET MANAGEMENT
1407 N. 16TH ST. FORT PIERCE, FL 34950 BUILDING #2

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A0

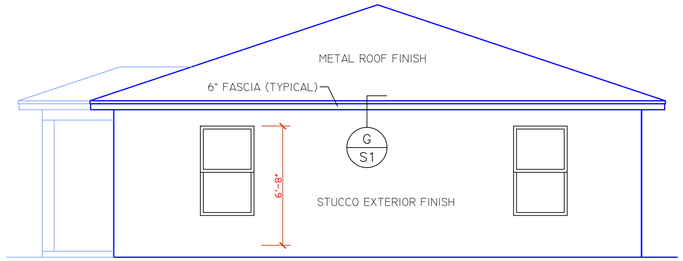
SHEET 1 OF 9

-DRAWN BY-
DANIEL FRECHETTE



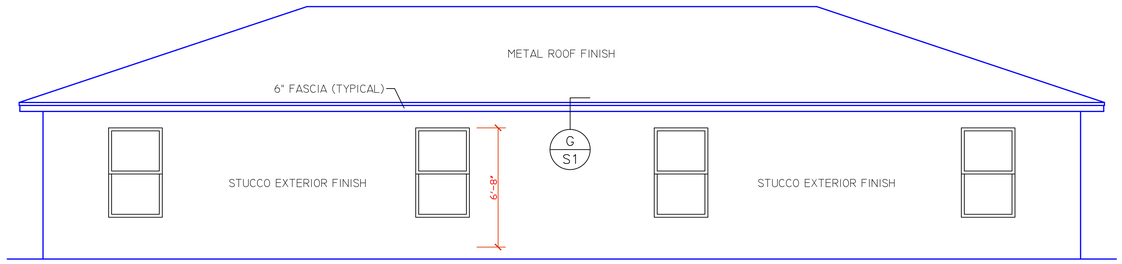
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



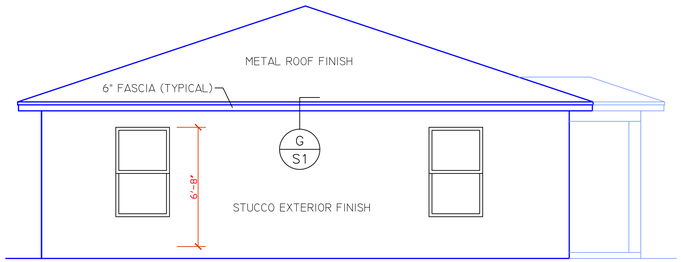
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

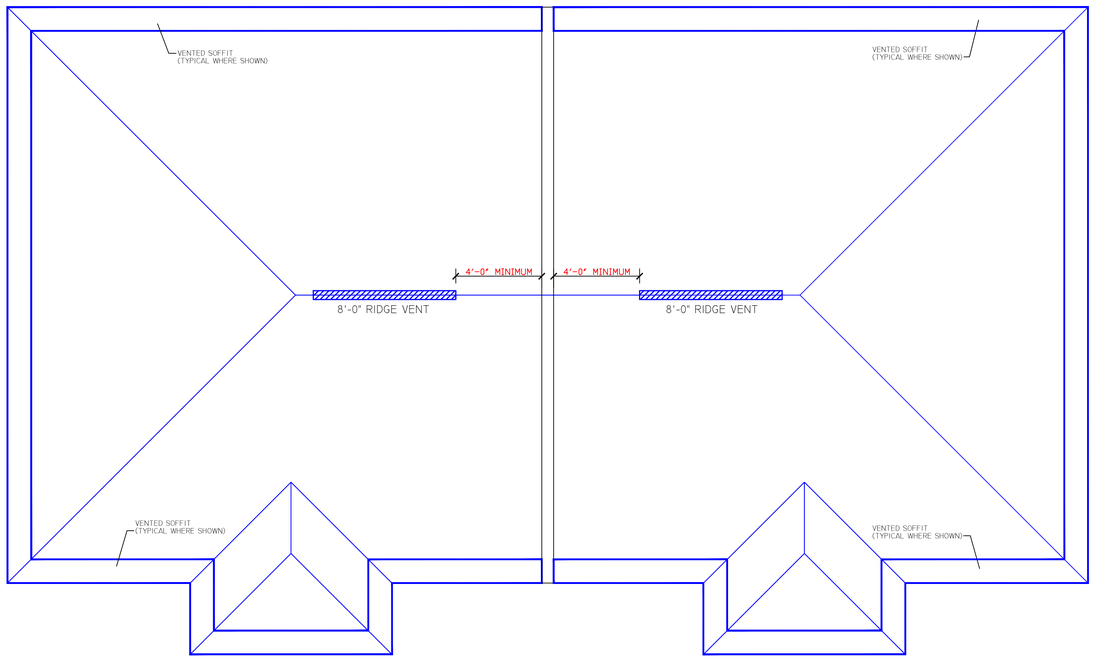
THE MAIN WIND RESISTANCE FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION AND LATEST ADOPTED SUPPLEMENTS TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 170 MILES PER HOUR, EXPOSURE " B" STRUCTURE.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH THE 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION AND LATEST ADOPTED SUPPLEMENTS TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 170 MILES PER HOUR, EXPOSURE " B" STRUCTURE

1. ULTIMATE WIND SPEED = 170 MILES PER HOUR/NOMINAL WIND SPEED = 132 MILES PER HOUR
2. WIND IMPORTANCE FACTOR = 1 / BUILDING CATEGORY = 2 / ENCLOSED (FULLY)
3. WIND EXPOSURE = EXPOSURE " B"
4. INTERNAL PRESSURE COEFFICIENT: + 0.18 / - 0.18
5. COMPONENTS & CLADDING: + 25.4 PSF / - 27.7 PSF

ALL DOOR AND WINDOW UNITS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS (WHERE APPLICABLE)

THIS STRUCTURE HAS BEEN DESIGNED AS A FULLY ENCLOSED STRUCTURE. THIS STRUCTURE IS LOCATED IN A WIND-BORNE DEBRIS ZONE PER FLORIDA BUILDING CODE. GLAZING PROTECTION (IMPACT GLASS AND/OR HURRICANE SHUTTERS) IS REQUIRED TO BE INSTALLED.



VENTED SOFFIT/RIDGE VENT PLAN

NOT TO SCALE

ATTIC VENTILATION CALCULATION

REQUIRED ATTIC VENTILATION IS 1/150 SQ. FT. OF THE TOTAL CEILING SQUARE FOOTAGE. BASED ON AN APPROXIMATE CEILING SQUARE FOOTAGE OF 895 SQ. FT. A TOTAL OF 6.0 SQ. FT. OF ATTIC VENTILATION IS REQUIRED.

SOFFIT CALCULATIONS:
130.0 x 7.53 SQ. IN. = 979.0 SQ. IN. (6.8 SQ. FT.)

RIDGE VENT CALCULATIONS:
8.0 x 18 SQ. IN. = 144.0 SQ. IN. (1.0 SQ. FT.)

TOTAL PROVIDED VENTILATION = 7.8 SQ. FT

NOTE:
CALCULATIONS FOR SOFFIT VENTILATION IS BASED ON A VENTED SOFFIT PROVIDING 7.53 SQ. IN OF VENTILATION PER SQ. FT.

NOTE:
CALCULATIONS FOR RIDGE VENTS IS BASED ON VENT PROVIDING 18 SQ. IN. OF VENTILATION PER LINEAR FOOT.

GENERAL NOTES

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REVISIONS
ISSUED: 2-11-25
1 ***
2 ***

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EDC
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-DUPLEX FOR-
J.A.D. ASSET MANAGEMENT
1407 N. 16TH ST. FORT PIERCE, FL 34950
BUILDING #2

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A1

SHEET 2 OF 9

-DRAWN BY-
DANIEL FRECHETTE

Design Narrative: 1405 N. 16th Street

The proposed project at 1405 N. 16th Street is a new construction fourplex designed for durability, functionality, and visual appeal. The building will be constructed using concrete block for structural integrity and longevity.

The exterior façade will feature cement stucco siding, finished to replicate the appearance of Hardie Plank for a clean, modern look. The roofing material will be black metal, offering both durability and a contemporary aesthetic.

The selected color palette, as shown in the attached color board, includes a primary exterior color of white complemented by black trim accents, creating a timeless and striking contrast.

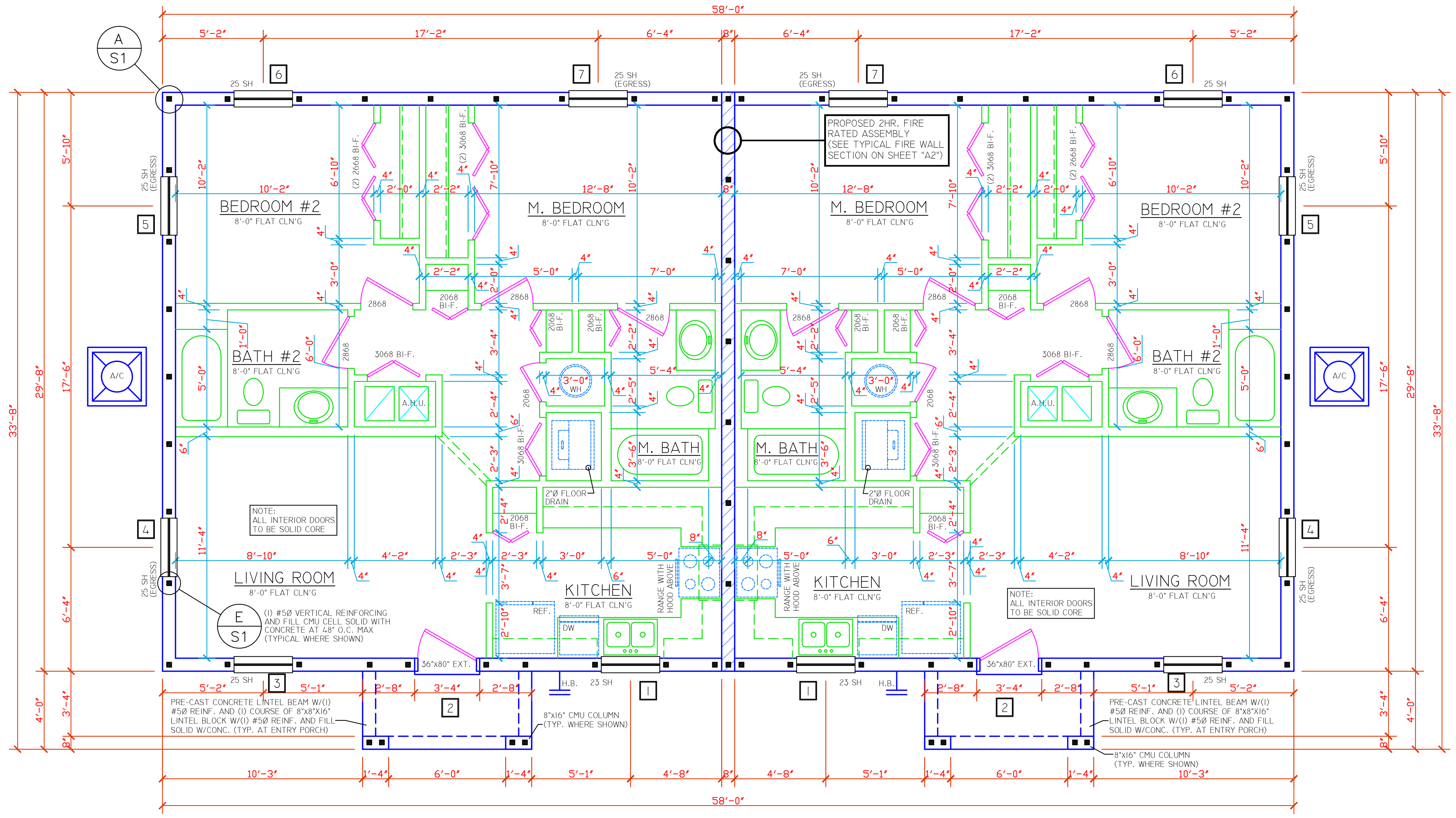
1405/1407 N.16th Street color board

Color Code : HDC-NT-21 Body



Color Code : PPU18-01 Trim





FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA TABULATION (12-10-20)	
LIVING	860 SQ.FT.
ENTRY	35 SQ.FT.
TOTAL	895 SQ.FT.

UNIT "102"

UNIT "101"

AREA TABULATION (12-10-20)	
LIVING	860 SQ.FT.
ENTRY	35 SQ.FT.
TOTAL	895 SQ.FT.

WINDLOAD SOLUTIONS

ASCE 7-22

General Information

Design Wind Speed	Nominal	
Wind Speed, V (mph)	170	Click Here to find the right wind speed
Exposure Category	B	(ASCE 7-22, Sect. 26.7)
Enclosure Classification	Enclosed	(ASCE 7-22, Section 26.12 & Figure 26.13-1)

Building Information

Height above ground, z (ft.)		Elevation of raised structure (i.e. house floor on piles)
Building Width, B (ft)	58.00	-
Building Length, L (ft)	33.67	-

Frequency Information

Damping Ratio, β	0.0700	(Suggested Range = 0.010-0.070)
Period Coef., C_t	0.0200	(Suggested Range = 0.020-0.035), (T = Ct*h(3/4) , and f = 1/T)

Roof Information

Roof Type	Hip w/Overhang	
Ridge Height, h_r (ft)	15.50	($h_r \geq h_e$), Roof Peak Height
Eave Height, he (ft.)	7.60	($h_e \leq h_r$), Roof Edge @ Wall
Overhang, ho (ft.)	1.33	
Parapet Along Roof Perimeter (ft.)		
Roof Slope (x:12)	4.00	
Mean Roof Height (h) - (ft.)	10.70	($h=(h_r+h_e)/2$, for roof angle >10 deg.)

Topographic Information

Hill Shape	Flat - No Hill	Click to view Topographic Diagram
H, (ft.)		
L_h, (ft.)		
x, (ft.)		
z, (ft.)		

Project Information

Client	
Address	DUPLEX
Company	Wind Load Solutions, LLC
Job Number	20230115
Preparer	Wind Load Solutions, LLC

Determinations

Internal Pressure	0.18
Roof Angle, θ (degrees)	18.43
Edge Strip, a (ft.)	3.37
Directionality Factor, K_d	0.85
Topo. Factor, K_{zt}	1.00
Gust Factor, G	0.85
Building Type	Rigid

Components & Cladding (C&C)

WALL OPENINGS - user entry | WIND LOAD PRESSURES | NOA INFORMATION | VENDOR INFORMATION

INFO.	DESCRIPTION	ZONE	OPENING ELEVATION (ft.)	WIDTH (in.)	LENGTH (in.)	EFFECTIVE WIND AREA (sq.ft.)	Nominal Wind Load Pressures: MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)	NOA Approval Number	Max Pressure Per NOA	Manufacturer	Model Number
WALL OPENING INFORMATION	1	4	4	36.0	38.0	9.5	**25.5**	**-27.7**				
	2	4	4	36.0	80.0	20.0	**24.4**	**-26.5**				
	3	4	4	36.0	62.0	15.5	**24.8**	**-26.9**				
	4	4	4	36.0	62.0	15.5	**24.8**	**-26.9**				
	5	4	4	36.0	62.0	15.5	**24.8**	**-26.9**				
	6	4	4	36.0	62.0	15.5	**24.8**	**-26.9**				
	7	4	4	36.0	62.0	15.5	**24.8**	**-26.9**				

ROOFS - user entry | WIND LOAD PRESSURES | NOA INFORMATION | VENDOR INFORMATION

INFO.	DESCRIPTION	ZONE	OPENING ELEVATION (ft.)	WIDTH (in.)	LENGTH (in.)	EFFECTIVE WIND AREA (sq.ft.)	Nominal Wind Load Pressures: MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)	NOA Approval Number	Max Pressure Per NOA	Manufacturer	Model Number
ROOF INFORMATION	Hip w/Overhang	1 Hip	N/A	492.0	96.0	328.0	**8.6**	**-30.4**				
	Hip w/Overhang	2 Hip	N/A	492.0	42.0	143.5	**8.6**	**-25.4**				
	Hip w/Overhang	3 Hip	N/A	42.0	42.0	12.3	**14.7**	**-68.8**				

R703.4FLASHING.
APPROVED METAL FLASHING, VINYL FLASHING, SELF-ADHERED MEMBRANES AND MECHANICALLY ATTACHED FLEXIBLE FLASHING SHALL BE APPLIED SHINGLE-FASHION OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. METAL FLASHING SHALL BE CORROSION RESISTANT. FLUID-APPLIED MEMBRANES USED AS FLASHING SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL FLASHING SHALL BE APPLIED IN A MANNER TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR FENESTRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION, ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
1.1. THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.
1.4 IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 OR FMA/AAMA/WDMA 400.

2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.

3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.

4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.

5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.

6. AT WALL AND ROOF INTERSECTIONS.

7. AT BUILT-IN GUTTERS.

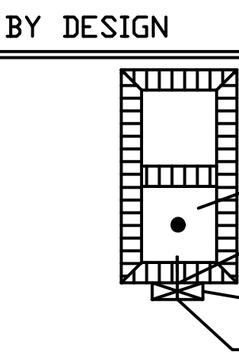
WINDOW AND DOOR BUCK INSTALLATION (MASONRY)

MASONRY	TAP-CONS	PAF'S	PDN'S
ROUGH OP'NG.	BUCK TO HEAD AND JAMB		
UP TO 8'-0"	3/16" @ 16" O.C.	.145 @ 8" O.C.	.120 @ 6" O.C.
8'-1" TO 10'-0"	3/16" @ 12" O.C.	.145 @ 6" O.C.	.120 @ 6" O.C.
10'-1" TO 12'-0"	3/16" @ 8" O.C.	.145 @ 4" O.C.	.120 @ 4" O.C.
12'-1" AND BEYOND	BY DESIGN	BY DESIGN	BY DESIGN

LEGEND:
PAF = POWDER ACTUATED FASTENERS
PDN = PNEUMATICALLY DRIVEN FASTENERS

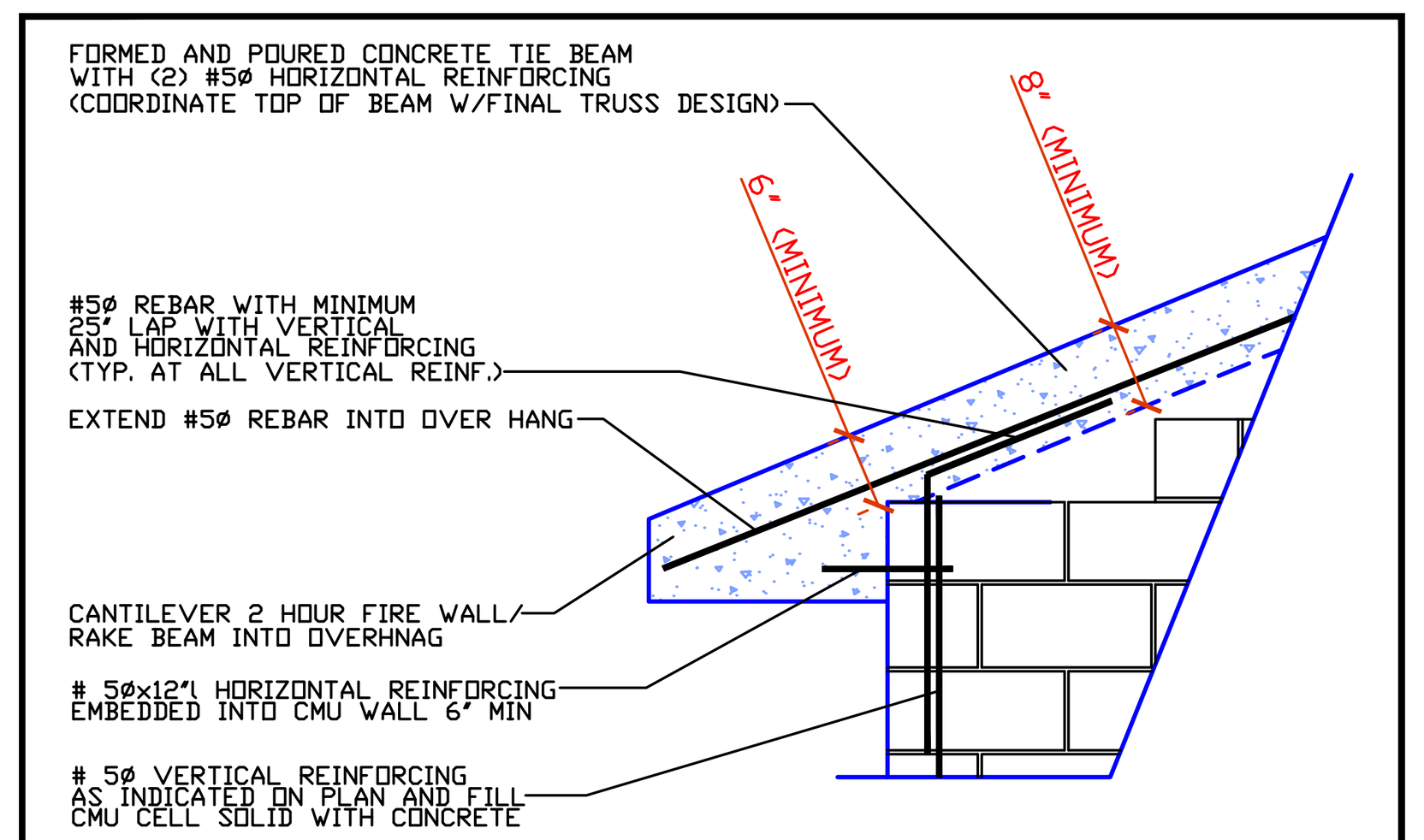
NOTES:
* MAINTAIN 3" EDGE CLEARANCE FOR PAF'S
* EMBED PAF'S 1.25" MIN. INTO CMU OR CONC.
* EMBED TAP-CONS 1.50" MIN. INTO CMU OR CONC.

NOTE:
FOAM SEAL AT ALL BUCKS, WINDOWS AND DOORS



NOTE: IF DOOR/WINDOW BUCK IS LESS THAN 1-1/2" DOOR/WINDOW MUST BE ANCHORED THROUGH JAMB INTO THE STRUCTURAL SUBSTRATE

NOTE: WINDOWS AND DOORS SHALL BE ANCHORED PER MANUFACTURERS SPECIFICATIONS

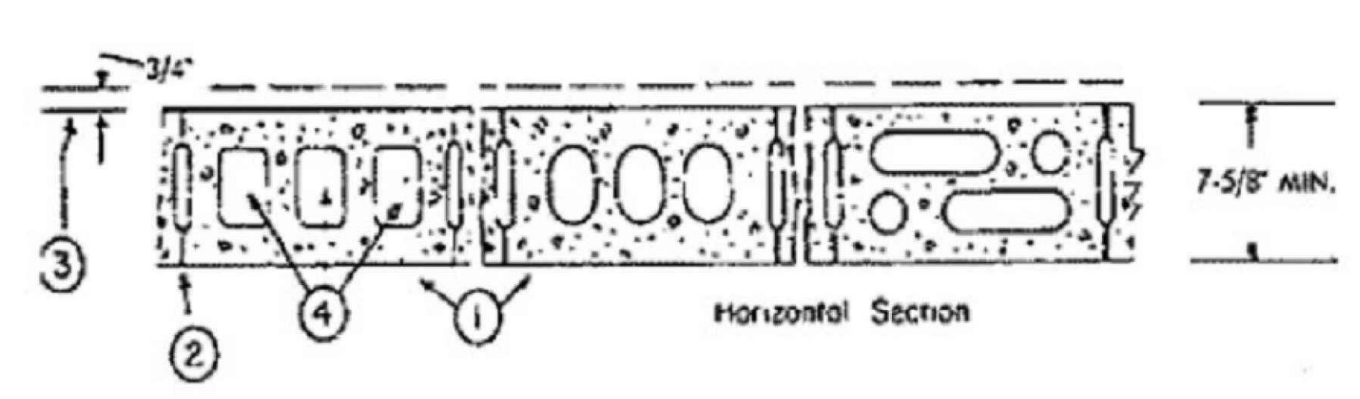


DETAIL "1" (RAKE BEAM DETAIL) N.T.S.

UL FIRE RATED

Design No. U905

Bearing Wall Rating - 2 HR.
Nonbearing Wall Rating - 2 HR.



1. Concrete Blocks* - Various designs. Classificaon D-2 (2 hr).

2. Mortar - Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

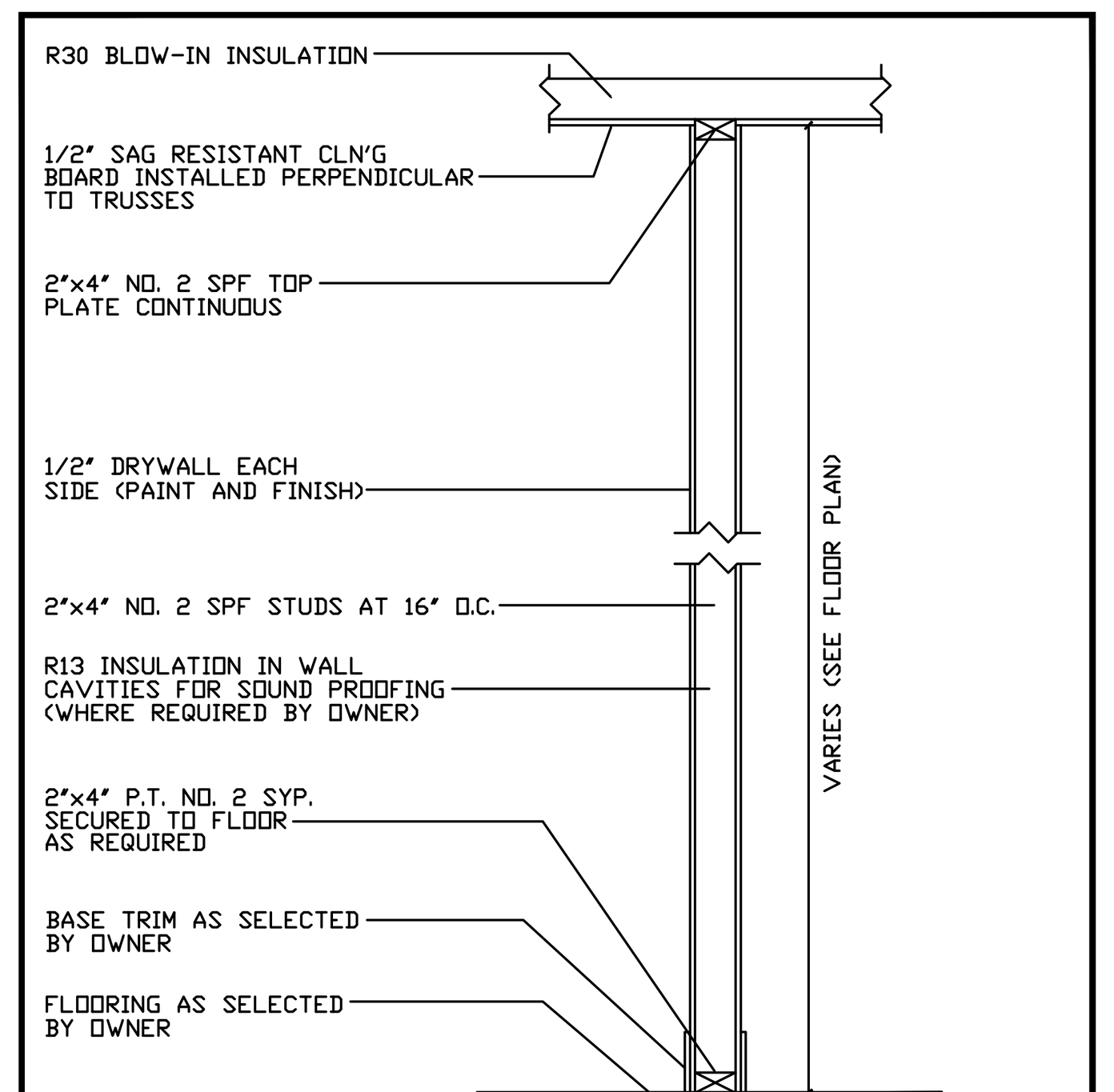
3. Portland Cement Stucco or Gypsum Plaster - If used, add 1/2 hr. to Classification. Where combustible members are framed in wall, plaster or stucco must be applied on teh face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1)

4. Loose Masonry Fill - If all core spaces are filled with loose dry expanded slag, expanded clay or shale (rotary kiln process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to Classification.

5. Foamed Plastic* - (Optional - not shown) 1-1/2 in thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

Celotex Corp. - Type Thermax

DETAIL "2"



TYPICAL INTERIOR WALL SECTION

NON LOAD BEARING WALL PARTITION
WOOD STUD FRAME CONSTRUCTION

NOT TO SCALE

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE #47515 ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

REVISIONS

ISSUED: 2-11-25
1 ***
2 ***

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EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-DUPLEX FOR-
J.A.D. ASSET MANAGEMENT
1407 N. 16TH ST. FORT PIERCE, FL 34950
BUILDING #2

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
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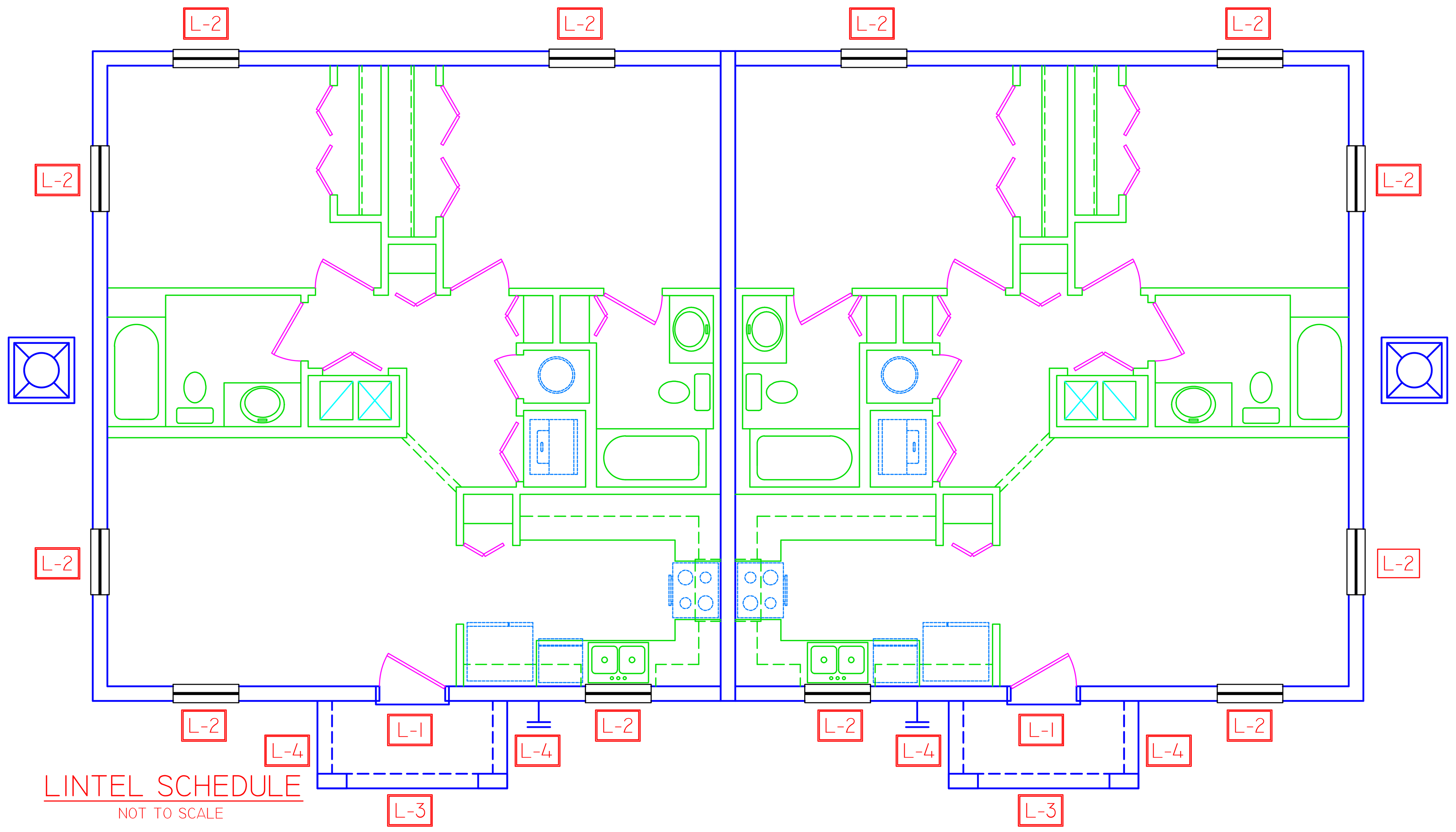
FLORIDA PE# 47515
PH. 321-863-3223

A2

SHEET 3 OF 9

-DRAWN BY-
DANIEL FRECHETTE



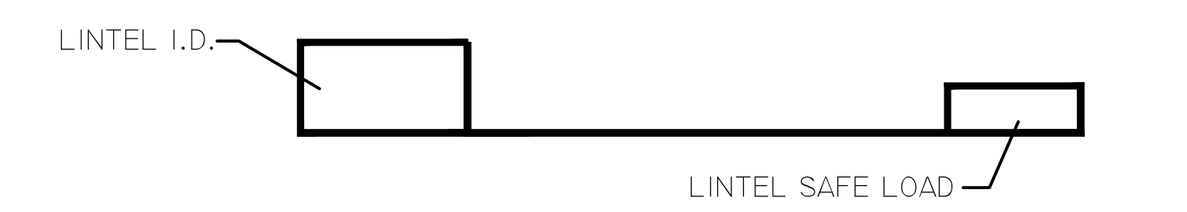
LINTEL SCHEDULE
NOT TO SCALE

SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE — SAFE LOAD - POUNDS PER LINEAR FOOT

	LENGTH / TYPE	8F14-0B	8F16-0B	8F14-1B	8F16-1B
L-2	4'-6" (54") PRECAST		2931		6113
L-1	4'-6" (54") RECESSED PRECAST	2992		5206	
L-3	7'-6" (90") PRECAST		2632		2661
L-4	5'-4" (64") PRECAST		1999		5365

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.

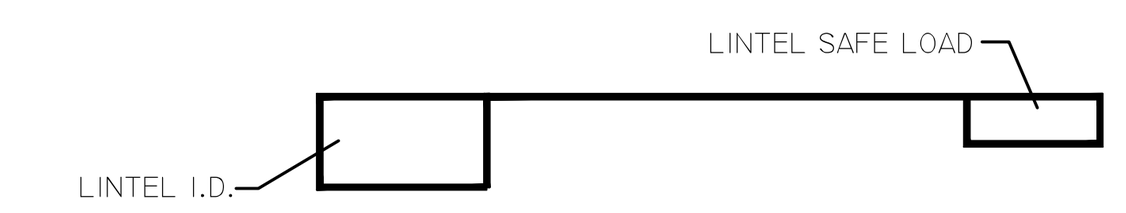


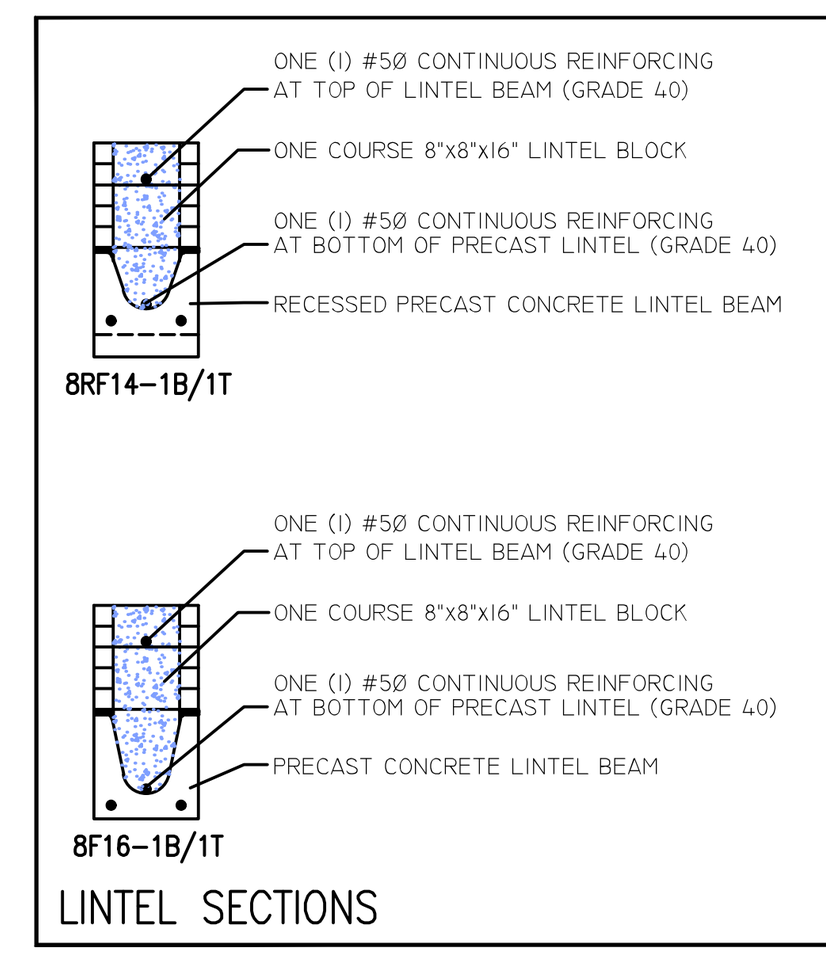
SAFE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE — SAFE LOAD - POUNDS PER LINEAR FOOT

	LENGTH / TYPE	8F14-1T	8F16-1T	8F14-2T	8F16-2T
L-2	4'-6" (54") PRECAST		2724		2724
L-1	4'-6" (54") RECESSED PRECAST	2272		2272	
L-3	7'-6" (90") PRECAST		1634 (12)		1634
L-4	5'-4" (64") PRECAST		2290		2290

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.





LEGEND	
8/14 8/16	WIDTH OF PRECAST LINTEL AND OVERALL HEIGHT OF BEAM
F	FILLED WITH GROUT
R	RECESSED LINTEL
1B	#5Ø FIELD ADDED REINFORCING AT BOTTOM OF PRECAST LINTEL CAVITY (GRADE 40)
1T	#5Ø FIELD ADDED REINFORCING AT TOP OF COMPOSITE BEAM (GRADE 40)

LINTEL SECTIONS N.T.S.

SPECIFICATIONS

ENGINEERING

PRODUCT DESCRIPTION

High strength precast concrete lintels designed to be unfilled or filled to form a composite reinforced beam using concrete masonry units.

MATERIALS

- f'c 8" precast lintels = 3500 psi
- f'c 8" prestressed, 6" and 12" precast lintels = 6000 psi
- f'c 4" precast lintels = 3000 psi
- Grout per ASTM C476 f'g = 3000 psi w/ maximum 3/8 inch aggregate and 8 to 11 inch slump.
- Concrete masonry units (CMU) per ASTM C90 with minimum net area compressive strenght = 1900 psi
- Rebar per ASTM A615 Grade 60
- Prestressing strand per ASTM A416 Grade 270 low relaxation
- 7/32 inch wire per ASTM A510
- Mortar per ASTM C270 Type M or S

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with architectural and/or structural drawings.
4. U-Lintels are manufactured with 5-1/2 inch long notches at ends to accomodate vertical cell reinforcing and grouting.
5. Reference the CAST-CRETE Load Deflection Graph Brochure for lintel deflection information.
6. Bottom field added rebar to be located at the bottom of lintel cavity.
7. 7/32 inch diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530
10. Product Approvals: Miami Dade County, Florida Nos. 03-0605.05 and 03-0605.04. Florida Certificate of Product Approval number FL158.
11. The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C926 or other approved coating.
12. Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:

$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$

SAFE LOAD TABLE NOTES

1. All values based on minimum 4 inch nominal bearing. Exception: Safe loads for unfilled lintels must be reduced by 20 % if bearing length is less than 6-1/2 inches.
2. N.R. = Not Rated.
3. Safe loads are superimposed allowable load.
4. Safe loads based on Grade 40 or Grade 60 field rebar.
5. Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel. See Reinforced CMU on Page 4.
6. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
7. The designer may evalute concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from the face of support.
8. For composite lintel heights not shown, use safe load from next lower height.
9. For lintel lengths not shown, use safe load from next longest length.
10. All safe loads in units of pounds per linear foot.
11. All safe loads based on simply supported span.
12. The number in the parenthesis indicates the percent reduction for grade 40 field added rebar. Example: 7'-6" lintel Type 8F32-1B safe gravity load = 6472 (15) w/ 15% reduction => 6472 (.85) = 5501 plf

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)

USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE[B, G]	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS[E]	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS[D]	200[H]
GUARD IN-FILL COMPONENTS[F]	50[H]
PASSENGER VEHICLE GARAGES[A]	50[A]
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40[C]

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 SQUARE INCH = 645 MM^2, 1 POUND = 4.45 N.

A.ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2,000-POUND LOAD APPLIED OVER A 20-SQUARE-INCH AREA.

B.UNINHABITABLE ATTICS WITHOUT STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS NOT MORE THAN 42 INCHES, OR WHERE THERE ARE NOT TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES. THIS LIVE LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENTS.

C.INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.

D.A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

E.SEE SECTION R507.1 FOR DECKS ATTACHED TO EXTERIOR WALLS.

F.GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

G.UNINHABITABLE ATTICS WITH LIMITED STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS NOT GREATER T HAN 42 INCHES, OR WHERE THERE ARE TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES.

THE LIVE LOAD NEED ONLY BE APPLIED TO THOSE PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:

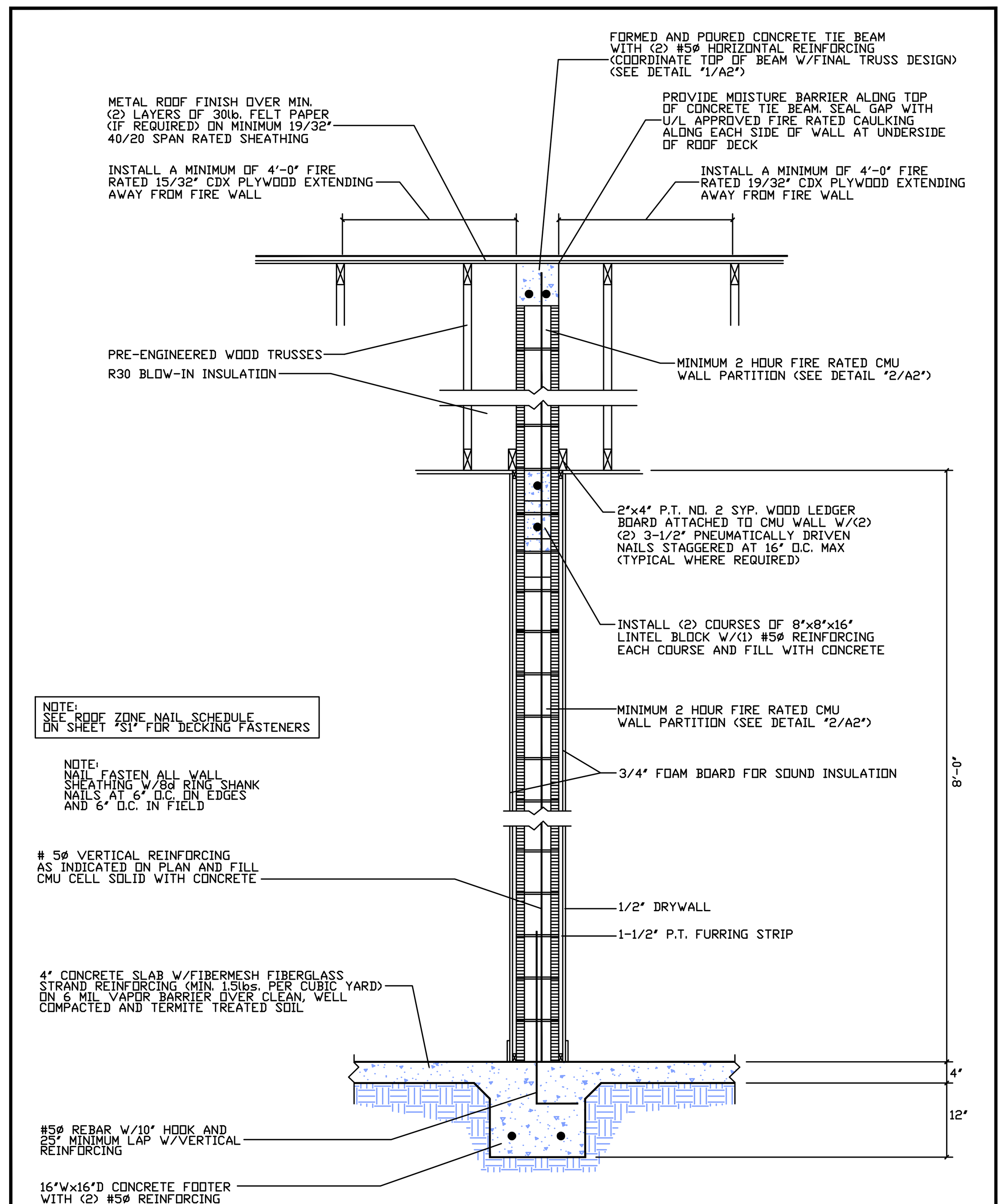
1.THE ATTIC AREA IS ACCESSED FROM AN OPENING NOT LESS THAN 20 INCHES IN WIDTH BY 30 INCHES IN LENGTH THAT IS LOCATED WHERE THE CLEAR HEIGHT IN THE ATTIC IS NOT LESS THAN 30 INCHES.

2.THE SLOPES OF THE JOISTS OR TRUSS BOTTOM CHORDS ARE NOT GREATER THAN 2 INCHES VERTICAL TO 12 UNITS HORIZONTAL.

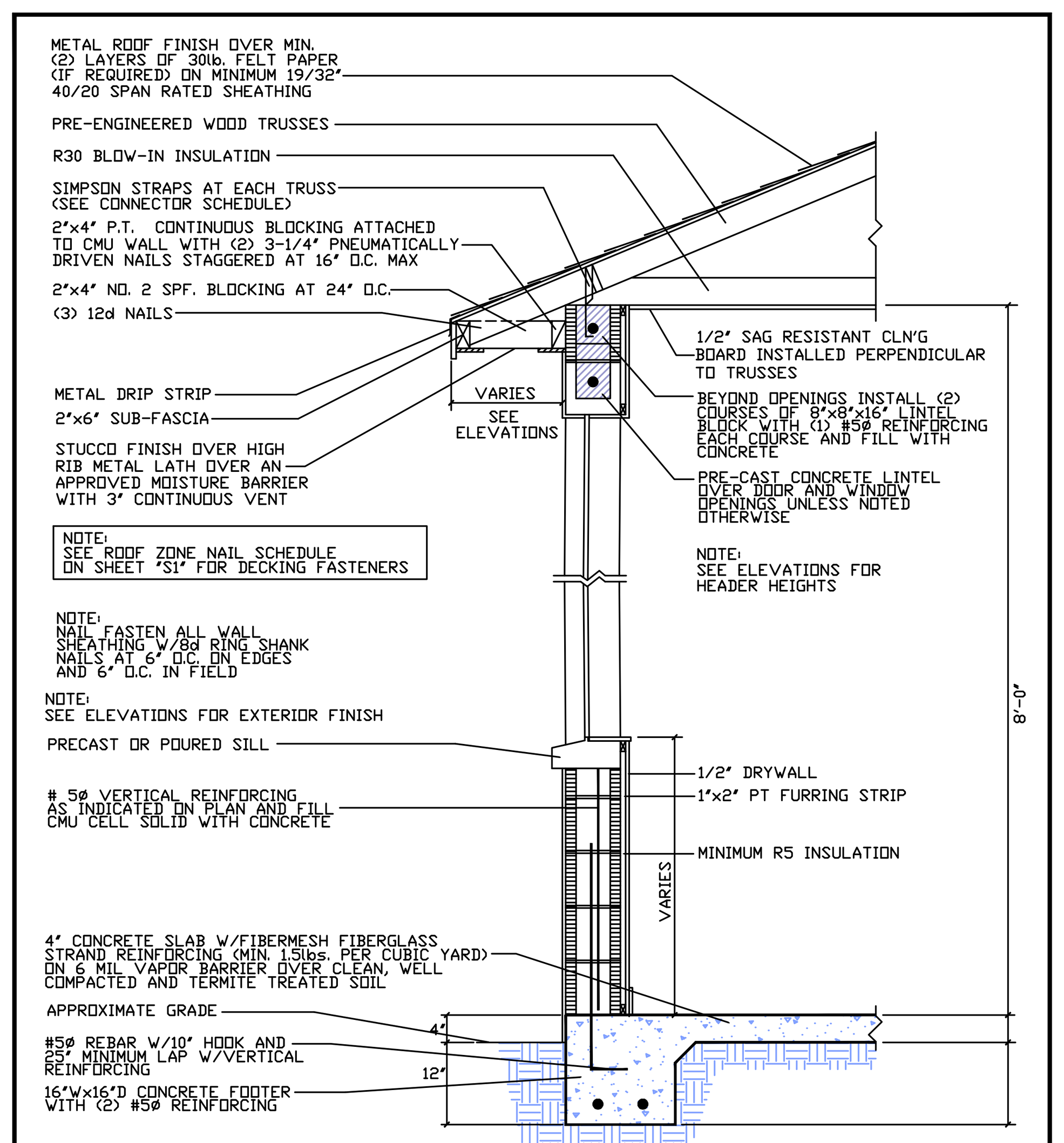
3.REQUIRED INSULATION DEPTH IS LESS THAN THE JOIST OR TRUSS BOTTOM CHORD MEMBER DEPTH.

THE REMAINING PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS SHALL BE DESIGNED FOR A UNIFORMLY DISTRIBUTED CONCURRENT LIVE LOAD OF NOT LESS THAN 10 POUNDS PER SQUARE FOOT.

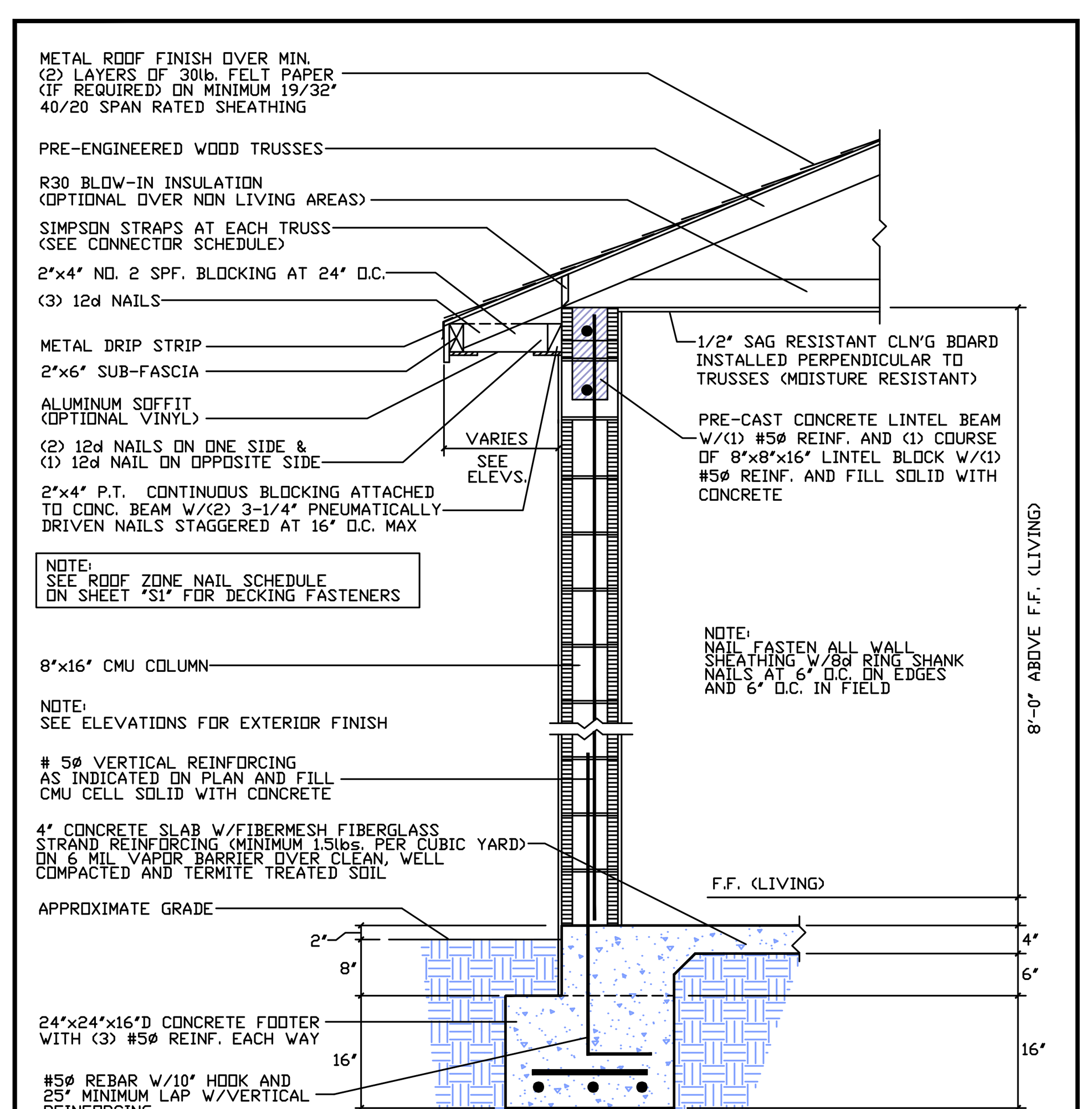
H.GLAZING USED IN HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED WITH A SAFETY FACTOR OF 4. THE SAFETY FACTOR SHALL BE APPLIED TO EACH OF THE CONCENTRATED LOADS APPLIED TO THE TOP OF THE RAIL, AND TO THE LOAD ON THE IN-FILL COMPONENTS. THESE LOADS SHALL BE DETERMINED INDEPENDENT OF ONE ANOTHER, AND LOADS ARE ASSUMED NOT TO OCCUR WITH ANY OTHER LIVE LOAD.



TYPICAL FIRE WALL SECTION N.T.S.



TYPICAL 8'-0" BLOCK WALL SECTION N.T.S.



TYPICAL ENTRY PORCH SECTION N.T.S.

TABLE R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN: SPEED[D] (MPH)	WIND DESIGN: TOPOGRAPHIC EFFECTS[K]	SEISMIC DESIGN CATEGORY[F]	SUBJECT TO DAMAGE FROM: WEATHERING[A]	SUBJECT TO DAMAGE FROM: FROST LINE DEPTH[B]	SUBJECT TO DAMAGE FROM: TERMITE[C]	WINTER DESIGN TEMP.[E]	ICE BARRIER UNDERLAYMENT REQUIRED[H]	FLOOD HAZARDS[G]	AIR FREEZING INDEX[I]	MEAN ANNUAL TEMP[J]
NA	SEE FIG. R301.2(4)		NA	NEGLIGIBLE	NA	VERY HEAVY		NA		NA	NA

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 MILE PER HOUR = 0.447 M/S.

A.WEATHERING MAY REQUIRE A HIGHER STRENGTH CONCRETE OR GRADE OF MASONRY THAN NECESSARY TO SATISFY THE STRUCTURAL REQUIREMENTS OF THIS CODE. THE WEATHERING COLUMN SHALL BE FILLED I N WITH THE WEATHERING INDEX, " NEGLIGIBLE," " MODERATE" OR " SEVERE" FOR CONCRETE AS DETERMINED FROM FIGURE R301.2(3). THE GRADE OF MASONRY UNITS SHALL BE DETERMINED FROM ASTM C34, C55, C62, C73, C90, C129, C145, C216 OR C652.

B.RESERVED.

C.TERMITE INFESTATION PER FIGURE R301.2(6) IS " VERY HEAVY."

D.WIND SPEED SHALL BE FROM THE BASIC WIND SPEED MAP [FIGURE R301.2(4)]. WIND EXPOSURE CATEGORY SHALL BE DETERMINED ON A SITE-SPECIFIC BASIS IN ACCORDANCE WITH SECTION R301.2.1.4.

E.THE OUTDOOR DESIGN DRY-BULB TEMPERATURE SHALL BE SELECTED FROM THE COLUMNS OF 971/2-PERCENT V ALUES FOR WINTER FROM APPENDIX D OF THE FLORIDA BUILDING CODE, PLUMBING. DEVIATIONS FROM THE APPENDIX D TEMPERATURES SHALL BE PERMITTED TO REFLECT LOCAL CLIMATES OR LOCAL WEATHER EXPERIENCE AS DETERMINED BY THE BUILDING OFFICIAL.

F.RESERVED.

G.THE APPLICABLE GOVERNING BODY SHALL, BY LOCAL FLOODPLAIN MANAGEMENT ORDINANCE, SPECIFY (A) THE DATE OF THE JURISDICTION S ENTRY INTO THE NATIONAL FLOOD INSURANCE PROGRAM (DATE OF ADOPTION OF THE FIRST CODE OR ORDINANCE FOR MANAGEMENT OF FLOOD HAZARD AREAS), (B) THE DATE(S) OF THE FLOOD INSURANCE STUDY AND (C) THE PANEL NUMBERS AND DATES OF THE CURRENTLY EFFECTIVE FIRMS AND FBFMS OR OTHER FLOOD HAZARD MAP ADOPTED BY THE AUTHORITY HAVING JURISDICTION, AS AMENDED.

H.RESERVED.

I.RESERVED.

J.RESERVED.

K.RESERVED.

L.RESERVED.

M.RESERVED.

TABLE R301.6 MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION

ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER: 0 TO 200	201 TO 600	OVER 600
FLAT OR RISE LESS THAN 4 INCHES PER FOOT (1:3)	20	16	12
RISE 4 INCHES PER FOOT (1:3) TO LESS THAN 12 INCHES PER FOOT (1:1)	16	14	12
RISE 12 INCHES PER FOOT (1:1) AND GREATER	12	12	12

FOR SI: 1 SQUARE FOOT = 0.0929 M^2, 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 INCH PER FOOT = 83.3 MM/M.

TABLE R903.2.1 METAL FLASHING MATERIAL

MATERIAL	GAGE MINIMUM THICKNESS (INCHES)	GAGE	WEIGHT (LBS. PER SQ. FT.)
COPPER	0.024		1 (16 OZ)
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0179	26 (ZINC COATED G90)	26 (ZINC COATED G90)
ALUMINUM ZINC COATED STEEL	0.0179	26 (AZ50 ALUM ZINC)	26 (AZ50 ALUM ZINC)
ZINC ALLOY	0.027		
LEAD			2.5 (40 OZ)
PAINTED TERNE			1.25 (20 OZ)

GENERAL NOTES

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2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

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ENGINEERING AND DESIGN CONCEPTS, INC.

-DUPLEX FOR-
J.A.D. ASSET MANAGEMENT
1407 N. 16TH ST. FORT PIERCE, FL 34950
BUILDING #2

ENGINEER OF RECORD
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4707 WILD TURKEY ROAD
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FLORIDA PE# 47515
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A3
SHEET 4 OF 9
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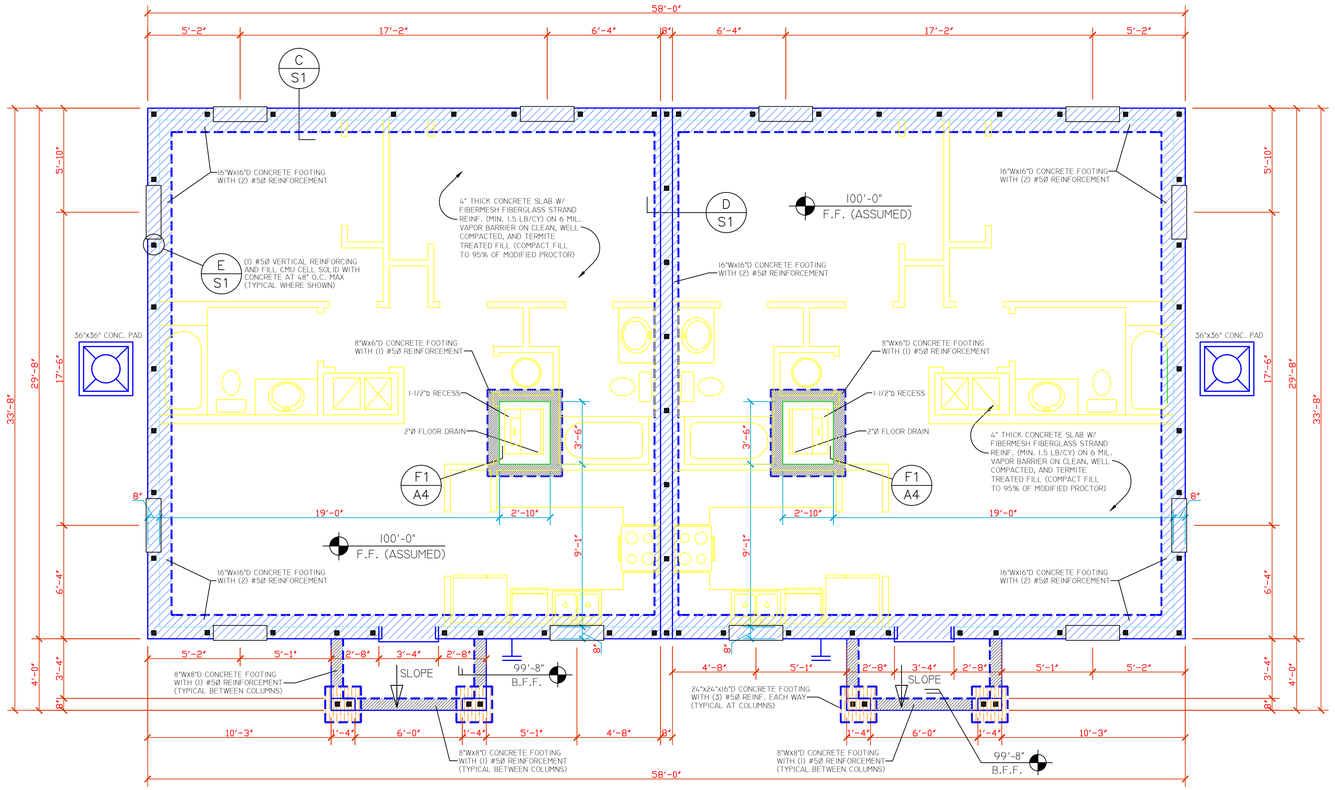


FOUNDATION PLAN

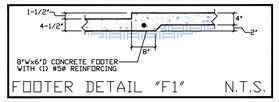
SCALE: 1/4"=1'-0"

SITE PREPARATION NOTES:

THE PROPOSED BUILDING AREA, PLUS A MINIMUM MARGIN OF FIVE FEET BEYOND THE PROPOSED BUILDING LIMITS SHALL BE STRIPPED AND GRUBBED OF SURFACE DEBRIS, INCLUDING VEGETATION, ROOTS AND ORGANIC MATTER AND ANY REMNANTS OF PREVIOUS CONSTRUCTION SUCH AS OLD FOOTINGS AND SLABS.

THE BUILDING AND PAVEMENT AREAS SHALL BE FILLED TO THE DESIRED GRADES. THE HORIZONTAL PORTION OF THE BUILDING PAD SHALL EXTEND A MINIMUM FIVE FEET BEYOND THE BUILDING AND PAVEMENT AREAS. CLEAN IMPORTED FILL MATERIAL SHALL BE PLACED IN MAXIMUM LOOSE LAYERS OF 12 INCH LIFTS IN THICKNESS. EACH LIFT SHALL BE COMPACTED TO 95% OF A MODIFIED PROCTOR.

FIELD DENSITY TESTS AND ON-SITE INSPECTION ARE REQUIRED TO BE PERFORMED BY A STATE OF FLORIDA LICENSED GEOTECHNICAL ENGINEER, AT APPROPRIATE TIMES DURING THE EARTH WORK OPERATIONS IN ORDER TO VERIFY THAT THE SITE PREPARATIONS HAVE BEEN PROPERLY CONSTRUCTED. A MINIMUM SOIL BEARING CAPACITY OF 2000 POUNDS PER SQUARE FOOT IS REQUIRED.



FOOTER DETAIL "F1" N.T.S.

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A4

SHEET 5 OF 9

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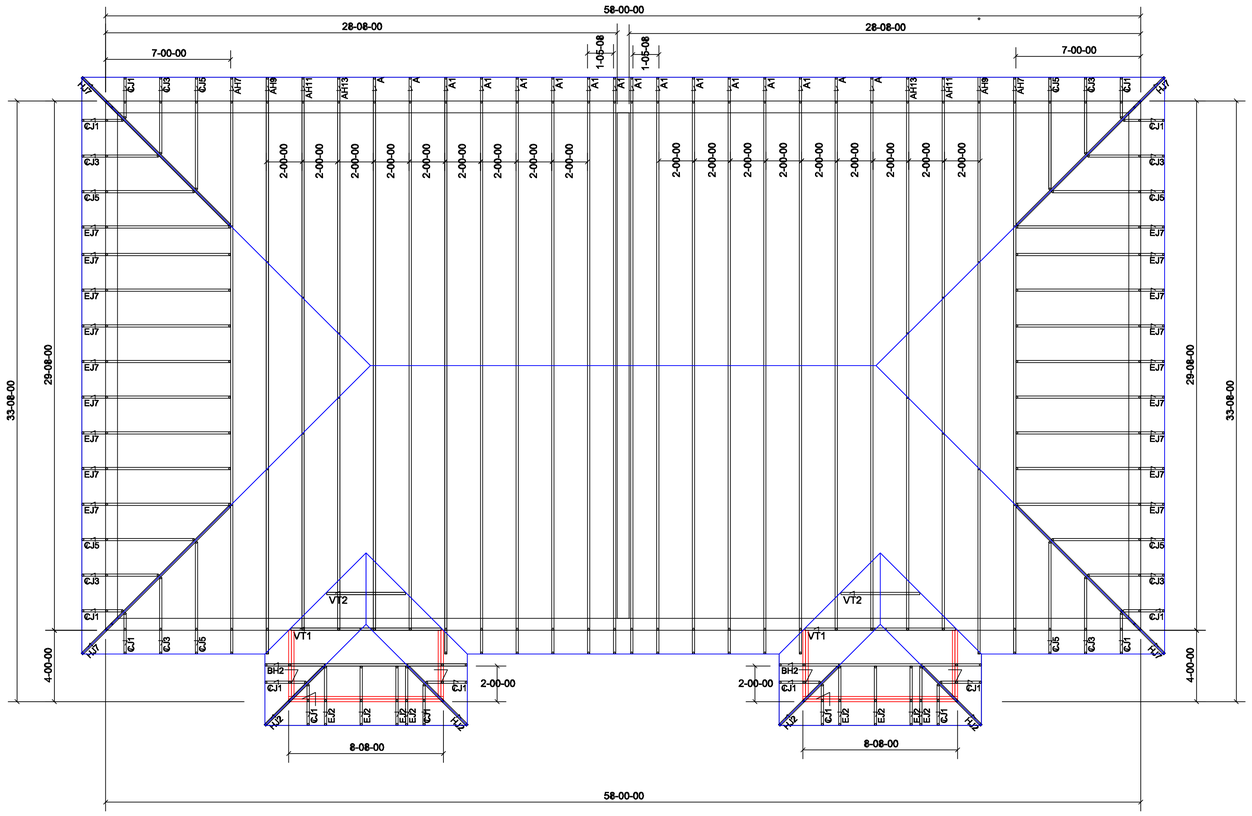

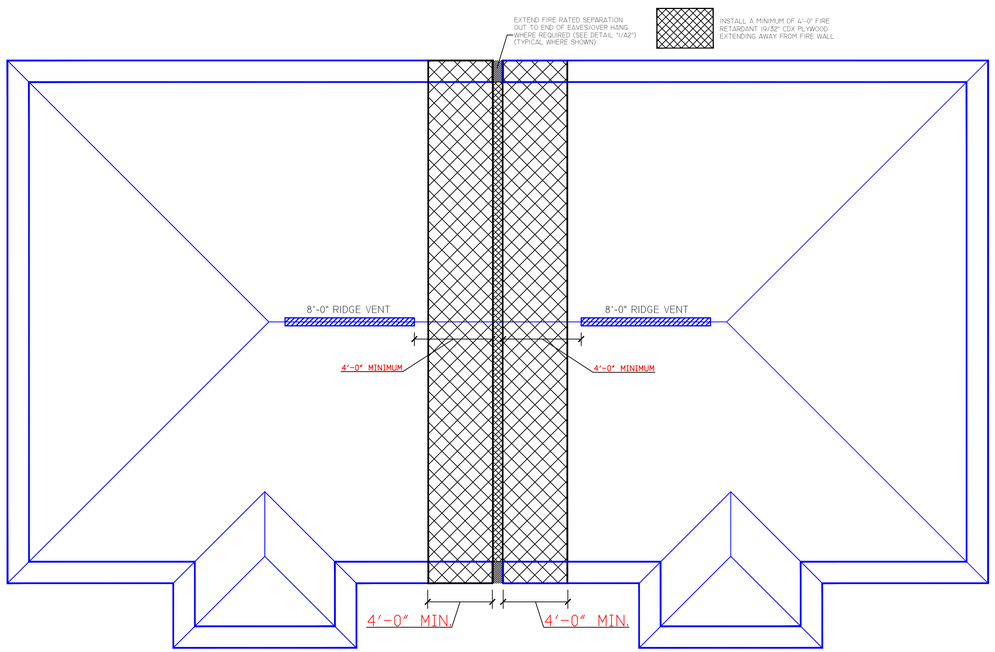

FIRE RETARDANT SHEATHING LAYOUT

NOT TO SCALE

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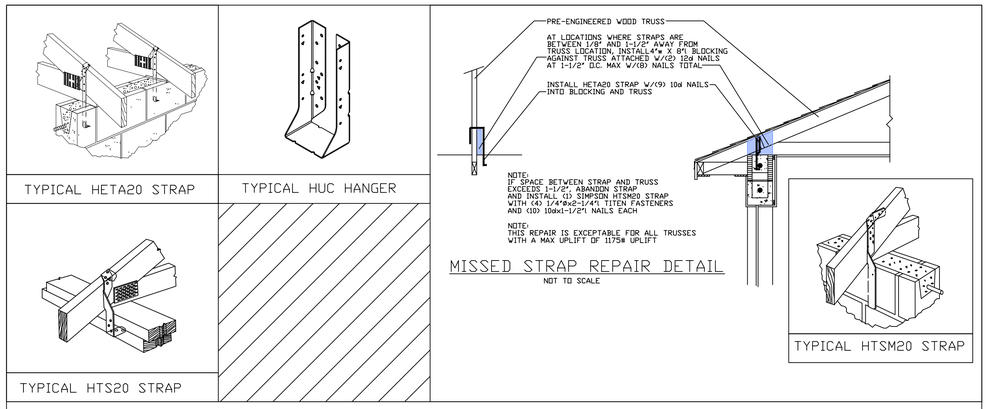

TYPICAL CONNECTOR DETAILS N.T.S.

Builder: Cash Tony Conant
Subdivision: Marcellino Duplex 1 - 302 N. 12th St.
Jurisdiction:
State: FL
Lot: 325-14
Model: Marcellino Duplex
Shipment: Roof
Elevation:
Option:

OnLine Job No: 325-14
Pick Ticket:
Sales No:
Acct No:
Ship Date:
Designer: Anderson, Alan
AppWrt JobNo: 4202509

A	4	Jnt-2 8.0"		Jnt-6 8.0"				
		Gravity:	1322 lbs	Gravity:	1259 lbs			
		Uplift:	-763 lbs	Uplift:	-649 lbs			
A1	12	Jnt-2 8.0"		Jnt-6 8.0"				
		Gravity:	1322 lbs	Gravity:	1322 lbs			
		Uplift:	-760 lbs	Uplift:	-760 lbs			
AH11	2	Jnt-2 8.0"		Jnt-7 8.0"				
		Gravity:	1168 lbs	Gravity:	1096 lbs			
		Uplift:	-763 lbs	Uplift:	-649 lbs			
AH13	2	Jnt-2 8.0"		Jnt-7 8.0"				
		Gravity:	1168 lbs	Gravity:	1096 lbs			
		Uplift:	-763 lbs	Uplift:	-649 lbs			
AH7	2	Jnt-2 8.0"		Jnt-7 8.0"				
		Gravity:	2382 lbs	Gravity:	2360 lbs			
		Uplift:	-1523 lbs	Uplift:	-1510 lbs			
AH9	2	Jnt-2 8.0"		Jnt-8 8.0"				
		Gravity:	1167 lbs	Gravity:	1167 lbs			
		Uplift:	-760 lbs	Uplift:	-760 lbs			
BH2	2	Jnt-2 3.5"		Jnt-5 3.5"				
		Gravity:	391 lbs	Gravity:	391 lbs			
		Uplift:	-499 lbs	Uplift:	-500 lbs			
CJ1	16	Jnt-2 8.0"		Jnt-4 1.5"		Jnt-3 1.5"		
		Gravity:	151 lbs	Gravity:	40 lbs	Gravity:	11 lbs	
		Uplift:	-205 lbs	Uplift:	-13 lbs	Uplift:	-2 lbs	
CJ3	8	Jnt-2 8.0"		Jnt-3 1.5"		Jnt-4 1.5"		
		Gravity:	193 lbs	Gravity:	65 lbs	Gravity:	48 lbs	
		Uplift:	-189 lbs	Uplift:	-53 lbs	Uplift:	0 lbs	
CJ5	8	Jnt-2 8.0"		Jnt-3 1.5"		Jnt-4 1.5"		
		Gravity:	261 lbs	Gravity:	122 lbs	Gravity:	85 lbs	
		Uplift:	-216 lbs	Uplift:	-109 lbs	Uplift:	-2 lbs	
EJ2	8	Jnt-2 3.5"		Jnt-3 1.5"		Jnt-4 1.5"		
		Gravity:	165 lbs	Gravity:	33 lbs	Gravity:	30 lbs	
		Uplift:	-228 lbs	Uplift:	-34 lbs	Uplift:	-32 lbs	
EJ7	18	Jnt-2 8.0"		Jnt-3 1.5"		Jnt-4 1.5"		
		Gravity:	332 lbs	Gravity:	181 lbs	Gravity:	118 lbs	
		Uplift:	-249 lbs	Uplift:	-165 lbs	Uplift:	-1 lbs	
HJ2	4	Jnt-2 4.9"		Jnt-3 1.5"		Jnt-4 1.5"		
		Gravity:	220 lbs	Gravity:	62 lbs	Gravity:	60 lbs	
		Uplift:	-262 lbs	Uplift:	-28 lbs	Uplift:	-31 lbs	
HJ7	4	Jnt-2 11.3"		Jnt-4 1.5"		Jnt-5 1.5"		
		Gravity:	505 lbs	Gravity:	144 lbs	Gravity:	337 lbs	
		Uplift:	-294 lbs	Uplift:	-155 lbs	Uplift:	-119 lbs	
VT1	2	Jnt-1 99.5"						
		Gravity:	77 lbs (plf)					
		Uplift:	-44 lbs (plf)					
VT2	2	Jnt-1 51.5"						
		Gravity:	73 lbs (plf)					
		Uplift:	-44 lbs (plf)					

Note: The reactions shown on this page are summarized from the Truss Design Drawings.
Refer to the Project Truss Design Drawings for further details or verification.

NOTE:
TRUSS LAYOUT DESIGN AND CERTIFICATION BY STATE OF FLORIDA LICENSED SPECIALTY TRUSS ENGINEER. ENGINEER OF RECORD DOES NOT CERTIFY TRUSS DESIGN/LAYOUT AS DEPICTED ON THESE DRAWINGS. ALL TRUSS TO TRUSS CONNECTIONS, INCLUDING TRUSSES TO GIRDERS (HANGERS) SHALL BE PROVIDED BY TRUSS COMPANY.

CONNECTOR SCHEDULE

TRUSS ID/DESCRIPTION:	CONNECTOR
A, A1, AH11, AH13, AH7, AH9, BH2, CJ1, CJ3, CJ5, EJ2, EJ7, HJ2, HJ7	* AT CMU WALL ONE (1) SIMPSON HETA20 STRAP W/(9) 10dx1-1/2"L NAILS EACH
	* AT WOOD BEAM ONE (1) SIMPSON HTS20 STRAP W/(16) 10dx1-1/2"L NAILS EACH
	* AT TRUSS TO TRUSS BY TRUSS COMPANY
VT1, VT2	BY TRUSS COMPANY
WOOD BEAMS	* AT TOP OF CMU COLUMN TWO (2) SIMPSON HETA20 STRAP WITH (9) 10dx1-1/2"L NAILS EACH
	* AT 2-PLY 2"x12" WOOD BEAM ONE (1) SIMPSON HUC410 HANGER WITH (18) 1/4"dx2-1/4"L TITEN FASTENERS AND (10) 10d NAILS EACH

ALL ANCHORS ARE SIMPSON ANCHORS UNLESS NOTED OTHERWISE

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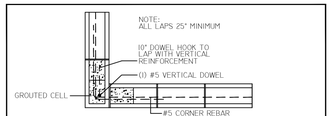
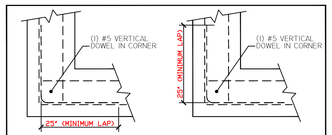
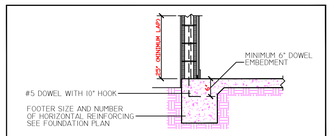


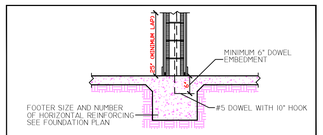
A CORNER BOND BEAM REINFORCING DETAIL NTS



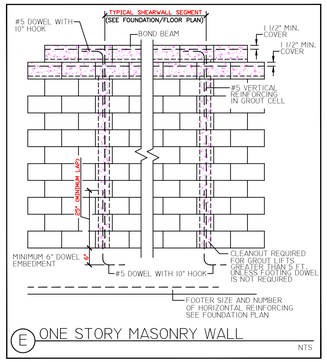
B CORNER FOOTING REINFORCING DETAIL NTS



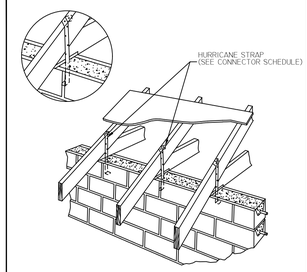
C EXTERIOR MONOLITHIC FOOTING DETAIL NTS



D INTERIOR FOOTING DETAIL NTS

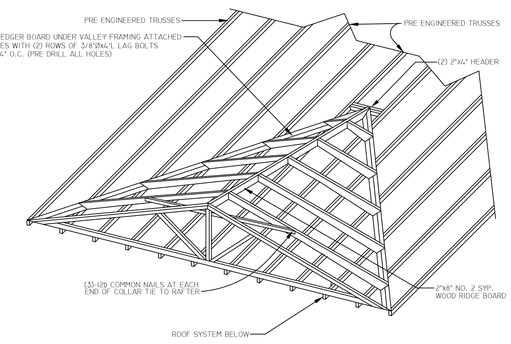


E ONE STORY MASONRY WALL NTS



G ROOF TO MASONRY SIDE-WALL CONNECTION NTS

GENERAL VALLEY NOTES:
(1) ALL RAFTERS TO BE 2"x6" NO. 2 SYP. AT 24" O.C. MAX.
(2) ANY RAFTER LENGTHS OVER 16'-0" CLEAR SPAN TO HAVE 2" X 4" COLLAR TIE AT HALF SPAN (UP TO 16'-0")
(3) RIDGE BOARD SHALL BE 2"x8" NO. 2 SYP.
(4) ATTACH RAFTERS 6'-0" OR LONGER TO RIDGE BOARD & LEDGER BOARD USING (1) SIMPSON # H3 ANCHORS WITH (8) 8d NAILS. ALL OTHERS TOE-NAIL WITH 10d NAILS. STAGGERING OF RAFTERS INTO RIDGE IS PERMITTED (+/- 3").
(5) COMPLETE PLYWOOD DECKING REQUIRED UNDER VALLEY FRAMING WHEN USED WITH ATTACHED, PARTIALLY ENCLOSED STRUCTURE. (EXAMPLE: PORCH AND OR ENTRY'S, ETC.)



U VALLEY FRAMING DETAIL NTS

GENERAL NOTES: MASONRY

1. ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530/530.1-13, ASCE 7-22, TMS 402/602-22. (LATEST EDITIONS)
2. COURSE GROUT (SIZE 8) SHALL BE USED IN CONFORMANCE TO THE REQUIREMENTS OF ASTM C476 "STANDARD SPECIFICATIONS FOR GROUT OF REINFORCED AND NON-REINFORCED MASONRY".
3. CONCRETE MASONRY SHALL BE NORMAL WEIGHT, GRADE N, TYPE I OR II, CONFORMING WITH ASTM C90-08 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS".
4. THE NET AREA COMPRESSIVE STRENGTH OF MASONRY UNITS (f'm) SHALL BE 1900 PSI USING TYPE M OR S MORTAR.
5. THICKNESS OF MORTAR BED SHALL NOT EXCEED 5/8".
6. HORIZONTAL REINFORCING SHALL CONFORM WITH ASTM A82-02.
7. MASONRY REINFORCING STEEL BARS SHALL BE CONTINUOUS WITH LAP SPLICES OF 30 BAR DIAMETERS MINIMUM.
8. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL MASONRY STRUCTURAL ELEMENTS ARE ADEQUATELY BRACED TO RESIST WIND, BACKFILLING, SOIL COMPACTION, AND OTHER CONSTRUCTION AS WELL NATURAL OCCURING FORCES ORDINARILLY ENCOUNTERED DURING THE CONSTRUCTION PROCESS.. BRACING SHALL REMAIN IN PLACE UNTIL THE STRUCTURE HAS BEEN COMPLETED.
9. MASONRY GROUT SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP BETWEEN 8 AND 11 INCHES.
10. WHEN GROUT POURS EXCEED 5 FEET IN HEIGHT, PROVIDE A CLEAN-OUT HOLE AT THE BOTTOM CELL. CLEAN THE CELL BY REMOVING ALL MORTAR DEBRIS, LOOSE AGGREGATES AND ANY MATERIAL DELETERIOUS TO MASONRY GROUT. INSTALL AND SECURELY TIE THE VERTICAL STEEL REINFORCEMENT TOGETHER. CLOSE THE OPENING AFTER INSPECTION.

GENERAL NOTES: WOOD

1. ALL FRAMING CONSTRUCTION, WORKMANSHIP AND MATERIALS (INCLUDING TRUSSES) SHALL CONFORM WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE REFERENCES LISTED BELOW:
   "AMERICAN INSTITUTE OF TIMBER CONSTRUCTION" SIXTH EDITION
   "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION "2018 AND SUPPLEMENT
   "U.S. PRODUCT STANDARD PS 1" OR APA PRP- 108 PERFORMANCE STANDARDS "MANUAL FOR HOUSE FRAMING, WOOD CONSTRUCTION DATA NO. 1 "NATIONAL FOREST PRODUCTS ASSOCIATION.
2. ALL TRUSS BEAM AND COLUMN MEMBERS SHALL BE SPECIES AND GRADES OF LUMBER WHICH WILL PRODUCE DESIGN VALUES EQUAL TO OR GREATER THAN VALUES FOR SOUTHERN YELLOW PINE NO. 2, 19% MAX. M.C.
3. GALVANIZED METAL HANGERS AND FRAMING ANCHORS SHOWN ON THE PLANS SHALL BE USED AND SHALL BE FASTENED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS, SUBSTITUTIONS REQUIRE ENGINEER'S APPROVAL.
4. ANCHORING AND NAILING NOT IDENTIFIED SHALL COMPLY WITH THE NAILING SCHEDULE GIVEN WITHIN "MANUAL FOR HOUSE FRAMING", AND 2023 FLORIDA BUILDING CODE 8th EDITION
5. A MINIMUM OF TWO STUDS SHALL BE INSTALLED ADJACENT TO ALL OPENINGS IN EXTERIOR AND LOAD BEARING WALLS AND BENEATH ALL BEAM & GIRDER BEARING POINTS.
6. TRUSSES SHALL BE SIZED AND DETAILED IN ACCORDANCE WITH THE DIMENSIONS AND LOADS INDICATED.
7. TRUSS SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED BY A FLORIDA LICENSED ENGINEER FOR REVIEW PRIOR TO FABRICATION. THE SPECIALTY ENGINEER SHALL SPECIFY BLOCKING AND BRACING N NECESSARY TO WITHSTAND WIND LOADS DETERMINED USING ASCE 7-22.
8. AS A MINIMUM, ROOF SHEATHING SHALL CONSIST OF 19/32" (NOMINAL) APA 40/20 SPAN RATED, EXPOSURE 1 SHEATHING
9. EXTERIOR WOOD FRAME WALLS SHALL BE SHEATHED WITH 15/32" APA SPAN RATED, EXPOSURE 1 PLYWOOD OR 7/16" O.S.B. THE SHEATHING SHALL BE ATTACHED TO FRAMING MEMBERS WITH 8d NAILS AT 6" O.C.
10. EXTERIOR AND INTERIOR LOAD BEARING WALLS SHALL BE FRAMED WITH 2X4 MEMBERS AT 16" O.C. MAX. SPACING FOR MAX. 8' HIGH PARTITIONS. FOR HEIGHTS ABOVE 8' REFER TO WALL SECTIONS. STUDS SHALL BE SPRUCE-PINE-FIR #2 OR SPECIES WITH EQUAL OR GREATER DESIGN VALUES.
11. ALL PRESSURE TREATED LUMBER SHALL BE SOUTHERN YELLOW PINE #2 19% MAX. M.C. IN ACCORDANCE WITH AWPA STANDARDS C1,C2 AND C9 LATEST EDITIONS, WITH A WATERBORNE PRESERVATIVE IN ACCORDANCE WITH STANDARD P5. ALL NAILS AND SCREWS SHALL BE STAINLESS STEEL OR GALVANIZED.
12. WHERE DRAWING INDICATES APPLIED EXTERIOR FINISH OVER APPROVED WATER BARRIER OVER WOOD FRAMING MEMBERS. OWNER IS RESPONSIBLE TO INSTALL ALL REQUIRED SEALANT, FLASHING, ETC. TO MAINTAIN WATER-PROOF INTEGRITY TO PREVENT MOISTURE INFILTRATION INTO STRUCTURE. OWNER IS RESPONSIBLE FOR PERIODIC MAINTENANCE AND UPKEEP OF EXTERIOR APPLIED FINISH TO MAINTAIN WATERPROOF INTEGRITY TO PREVENT DAMAGE TO INTERIOR COMPONENTS.
13. WATER-RESISTIVE BARRIER.
    EXTERIOR WALLS OF FRAME CONSTRUCTION RECEIVING A VENEER SHALL BE PROVIDED WITH A WATER-RESISTIVE BARRIER. THE WATER RESISTIVE BARRIER SHALL BE A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT, SHALL BE ATTACHED TO THE SHEATHING, WITH FLASHING IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER.
    WHERE CEMENT PLASTER (STUCCO) IS TO BE APPLIED TO LATH OVER FRAME CONSTRUCTION, MEASURES SHALL BE TAKEN TO PREVENT BONDING BETWEEN THE CEMENT PLASTER AND THE WATER-RESISTIVE BARRIER. A BOND BREAK SHALL BE PROVIDED BETWEEN THE WATER-RESISTIVE BARRIER AND THE CEMENT PLASTER (STUCCO) CONSISTING OF ONE OF THE FOLLOWING:
    1. TWO LAYERS OF AN APPROVED WATER-RESISTANT BARRIER; OR
    2. ONE LAYER OF AN APPROVED WATER-RESISTANT BARRIER OVER AN APPROVED PLASTIC HOUSE WRAP; OR
    3. OTHER APPROVED METHODS OR MATERIALS APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

    A CORROSION RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 ½ INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS. THE SCREED MUST BE PLACED AT A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.

GENERAL NOTES: CONCRETE

1. ALL CONCRETE CONSTRUCTION WORKMANSHIP AND MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF ACI 301-89 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
2. ALL CONCRETE SHALL BE TYPE I OR II PORTLAND CEMENT COMPLYING WITH ASTM C150 AND SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH SHOWN BELOW:

FOUNDATIONS & SLABS	3000 PSI
BEAMS	3000 PSI
MASONRY	3000 PSI

3. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A 615-22 GRADE 60. BARS SHALL BE FREE OF RUST, MILL SCALE, PAINT OR OTHER COATINGS THAT WILL REDUCE CONCRETE BOND.
4. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN WITH ACI 315R-18 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT.
5. ALL BAR SPLICES, DOWELS AND CONCRETE COVERAGE SHALL MEET THE REQUIREMENTS OF ACI 318-18 / 318R-18 "BUILDING CODE AND COMMENTARY FOR REINFORCED CONCRETE."
6. BEAMS OVER MASONRY OPENINGS SHALL HAVE CONTINUOUS TOP AND BOTTOM REINFORCEMENT. LAP SPLICES IN BOTTOM BARS SHALL OCCUR OVER SUPPORTS. TOP BARS SHALL LAP AT MID-SPAN.
7. CONCRETE BEAMS AND SLABS SHALL BE FINISHED LEVEL AND TO THE ELEVATIONS SHOWN ON THE DRAWINGS.
8. CALCIUM CHLORIDE SHALL NOT BE USED IN ANY FORM.
9. UNLESS OTHERWISE PERMITTED OR SPECIFIED, CONCRETE SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP OF 4 INCHES +/- 1 INCH.

GENERAL NOTES

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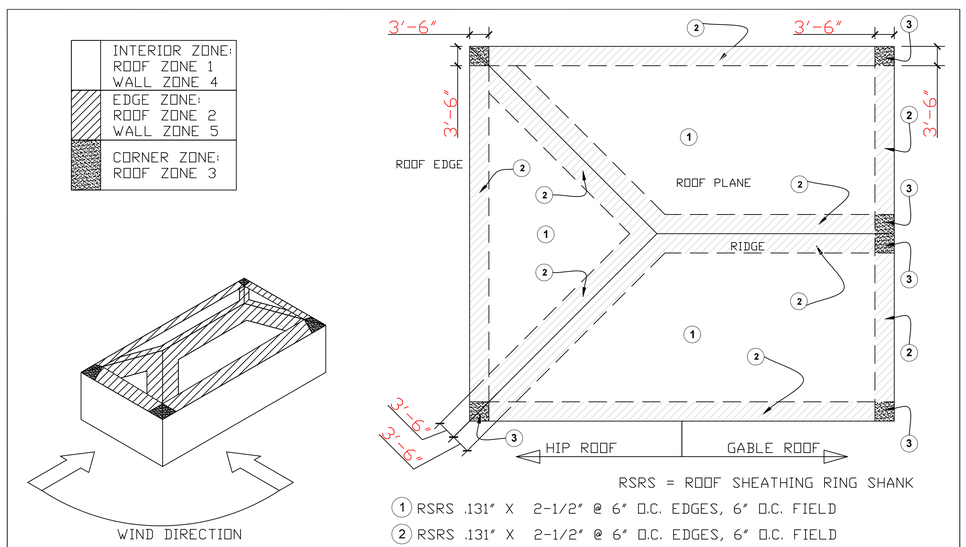
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE - DO NOT SCALE DRAWINGS.
5. FLASHING SHALL BE PROVIDED PER FIELD CONDITONS.
6. MOISTURE PROTECTION SHALL BE PROVIDED BETWEEN ALL MASONARY AND NON PRESSURE TREATED WOOD SURFACES.
7. A 1/2" DIAMETER X 10 " LONG MINIMUM WEDGE ANCHOR MAY BE USED IN LIEU OF 1/2" DIAMETER J-BOLTS. AT FOUNDATION
8. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS LISTED.
9. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION SHOWN ON THE DRAWINGS. ANY QUESTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
10. THE STRUCTURE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF 20203 FLORIDA BUILDING CODE 8th EDITION
11. FOUNDATION AND SLAB ARE TO BE FORMED UPON SOIL WITH A MINIMUM SAFE BEARING CAPACITY OF 2000 PSF.
12. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO UNIFORMLY PROVIDE THE BEARING CAPACITY UNDER ALL FOUNDATIONS.
13. THE CONTRACTORS SHALL HIRE A GEOTECHNICAL ENGINEER TO RECOMMEND SOIL IMPROVEMENTS REQUIRED TO OBTAIN THE MINIMUM SAFE BEARING CAPACITY STATED ABOVE.



ROOF ZONE NAIL SCHEDULE N.T.S.

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4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

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2 ***

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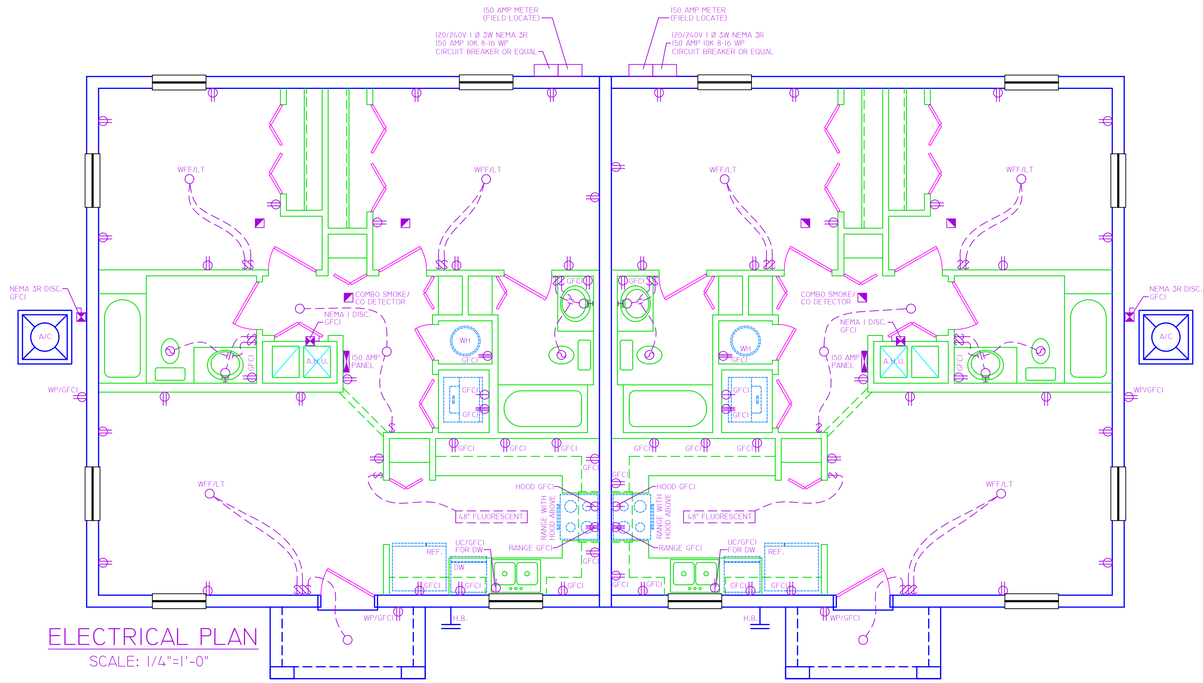
SI

SHEET 7 OF 9

-DRAWN BY-
DANIEL FRECHETTE



ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

PANEL SCHEDULE — SINGLE-PHASE

_X_ 120/240V-1PH-3W
___ 120/208V-1PH-3W

M.C.B. AMPS: _____ AIC: _____

M.L.O. BUS AMPS: 150 AMP INT. AIC: 10,000

CKT #	CIRCUIT ID NAME	BKR-WIRE A/P/SIZE	A PHASE	B PHASE	WIRE-BKR A/P/SIZE	CIRCUIT ID NAME	CKT #
1	RANGE	40 / 8			8 / 40	ACU-1	2
3	" "	" " "			" " "		4
5					6 / 60	AHU-1	6
* 7	REF.	20 / 12			" " "		8
* 9	KIT. RECEPTS.	20 / 12			10 / 30	DRYER	10
* 11	DISHWASHER	20 / 12			" " "		12
* 13	HOOD	20 / 12			12 / 20	WASHER	14 *
* 15	KITCHEN LTS.	15 / 14			14 / 15	M. BED LTS./ RECEPTS.	16 *
* 17	HALL LTS./ RECEPTS.	15 / 14			14 / 15	M. BATH LTS.	18
19					12 / 20	M. BATH GFCI	20
21	EXT. LTS.	20 / 12			14 / 15	LIVING RM./FOYER LTS./RECEPTS.	22 *
23	WATER HEATER	30 / 10			14 / 15	SMOKE DETECT.	24 *
25	" " "	" " "			14 / 15	EXT. GFCI	26
* 27	BED #2 LTS./ RECEPTS.	15 / 14			14 / 15	BATH #2 LTS.	28
29					12 / 20	BATH #2 GFCI	30
31							32
33							34
35							36
37							38
39	SURGE PROTECTOR						40
41	" "						42

TOTAL KVA PER PHASE

MAXIMUM PHASE AMPS

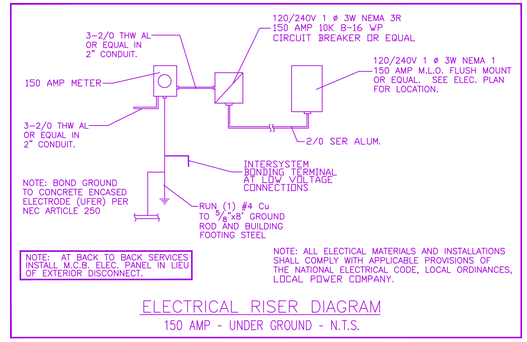
* NOTE:
BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN-ROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE AFCI/GFCI PROTECTED PER THE 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION, 2023 NFPA 70, AND 2020 NEC

SERVICE CALCULATIONS

DATE: 12/6/2022
CONTRACTOR:
RESIDENCE FOR:
ADDRESS:

ITEM	QUANTITY	VA PER		
GEN. LIGHTING/RECEPT. LOAD - SF/LA @ 3 VA	860.00	3.00	2580.00 VA	
LAUNDRY @1500 VA EA.	1.00	1500.00	1500.00 VA	
KITCHEN SABC @ 1500 VA EA	3.00	1500.00	4500.00 VA	
RANGE	1.00	10000.00	10000.00 VA	
DRYER	1.00	5000.00	5000.00 VA	
WATER HEATER	1.00	4500.00	4500.00 VA	
DISHWASHER	1.00	1200.00	1200.00 VA	
HOOD	1.00	400.00	400.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
	TOTAL		29680.00 VA	
1ST 10 KW @ 100%			10000.00 VA	10000.00 VA
BALANCE AT 40%			19680.00 VA	7872.00 VA
ADD HEAT/AC-HEAT - 100% LOAD	TOTAL			
HEAT 5 KW EA @100%	5000 VA		@ 100%	5000.00 VA
A/C 38A RLA @240V EA	30.00 A		240.00 V	7200.00 VA
	TOTAL			30072.00 VA
SERVICE SIZE LOAD (VA) / 240V =	30072.00 VA		240.00 V	125.30 AMP

INSTALL 150 AMP SERVICE



NOTE: AT BACK TO BACK SERVICES INSTALL M.C.B. ELEC. PANEL IN LIEU OF EXTERIOR DISCONNECT.

NOTE: ALL ELECTICAL MATERIALS AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE, LOCAL ORDINANCES, LOCAL POWER COMPANY.

ELECTRICAL RISER DIAGRAM

150 AMP - UNDER GROUND - N.T.S.

GENERAL NOTES

CARBON MONOXIDE PROTECTION.

(1) DEFINITIONS: FOR PURPOSES OF THIS RULE, THE FOLLOWING DEFINITIONS SHALL APPLY:

(A) CARBON MONOXIDE ALARM. A DEVICE FOR THE PURPOSE OF DETECTING CARBON MONOXIDE, THAT PRODUCES A DISTINCT AUDIBLE ALARM, AND IS LISTED OR LABELED WITH THE APPROPRIATE STANDARD EITHER ANSI/UL 2034 - 96, STANDARD FOR SINGLE AND MULTIPLE STATION CO ALARMS, INCORPORATED HEREIN BY REFERENCE, OR UL 2075 - GAS AND VAPOR DETECTOR SENSOR, INCORPORATED HEREIN BY REFERENCE, IN ACCORDANCE WITH ITS APPLICATION. BOTH DOCUMENTS MAY BE OBTAINED BY WRITING TO: CODES AND STANDARDS SECTION, DEPARTMENT OF COMMUNITY AFFAIRS, 2555 SHUMARD OAK BOULEVARD, TALLAHASSEE, FLORIDA 32399-2100.

(B) FOSSIL FUEL. COAL, KEROSENE, OIL, FUEL GASES, OR OTHER PETROLEUM OR HYDROCARBON PRODUCT THAT EMITS CARBON MONOXIDE AS A BY-PRODUCT OF COMBUSTION.

(2) EVERY BUILDING FOR WHICH A PERMIT FOR NEW CONSTRUCTION IS ISSUED ON OR AFTER 7/1/08 AND HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

(3) IN NEW CONSTRUCTION, ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACK UP.

(4) COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY. SPECIFIC AUTHORITY 553.885(2) FS. LAW IMPLEMENTED 553.72, 553.73(2), (3), (7), (9), 553.885(2) FS HISTORY-NEW 11-18-07.

EXHAUST FAN VENT/DRYER VENT NOTES

(A) ALL BATHROOM EXHAUST FAN VENTS SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAP/GRILLE, OR OUT THROUGH SOFFIT AND TERMINATE WITH WEATHERPROOF CAP/GRILLE

(B) DRYER PIPE VENTING SHALL EXTEND FROM UNIT OUT THRU ADJACENT EXTERIOR WALL (WHERE APPLICABLE) AND TERMINATE WITH WEATHERPROOF CAP/GRILLE.
WHERE UNABLE TO EXTEND THRU ADJACENT EXTERIOR WALL, DRYER VENT SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAP/GRILLE.

HVAC NOTES

(A) HVAC DESIGN/MODIFICATIONS AND ENERGY CALCULATIONS WILL BE SUBMITTED BY OWNER/ CONTRACTOR WITH THESE PLANS FOR PERMITTING

LIGHTING NOTE

ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICIENCY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT

ENERGY CODE COMPLIANCE PATH

PERFORMANCE METHOD

ELECTRICAL SYMBOLS

$ SINGLE POLE SWITCH	LIGHT FIXTURE
$3 THREE POLE SWITCH	WALL MOUNT FIXTURE
$4 FOUR POLE SWITCH	RECESSED FIXTURE
$D DIMMER SWITCH	EYEBALL FIXTURE
SINGLE OUTLET	PULL CHAIN
DUPLEX OUTLET	TRACK LIGHTING LENGTH AS INDICATED
SWITCHED DUPLEX	FLOOD LIGHTS
220 OUTLET	EMERGENCY LIGHT
QUAD OUTLET	FLUORESCENT LENGTH AS INDICATED
TELEPHONE	WIRE FOR FAN
TELEVISION	WIRE FOR FAN WITH LIGHT
SMOKE DETECTOR	INDICATES WATERPROOF
ELECTRICAL PANEL	INDICATES GROUND FAULT CIRCUIT INTERRUPT
EXHAUST FAN	INDICATES ARC FAULT CIRCUIT INTERRUPTER
THERMOSTAT	INDICATES HEIGHT ABOVE FLOOR
INTERCOM	GARAGE DOOR OPENER
DOOR BELL BUTTON	
DISCONNECT	
ELECTRICAL METER	

NOTE:
ALL SMOKE DETECTORS TO BE LINKED TOGETHER SO AS TO SOUND SIMULTANEOUSLY WHEN ONE IS TRIGGERED.

NOTE:
ALL OUTLETS SHALL BE TAMPER-RESISTANT

NOTE:
PLANS COMPLY WITH THE 2023 FBC-R (8TH ED), 2020 NEC AND 2023 NFPA 70

GENERAL NOTES

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4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

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-DUPLEX FOR- [redacted]
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BUILDING #2

ENGINEER OF RECORD
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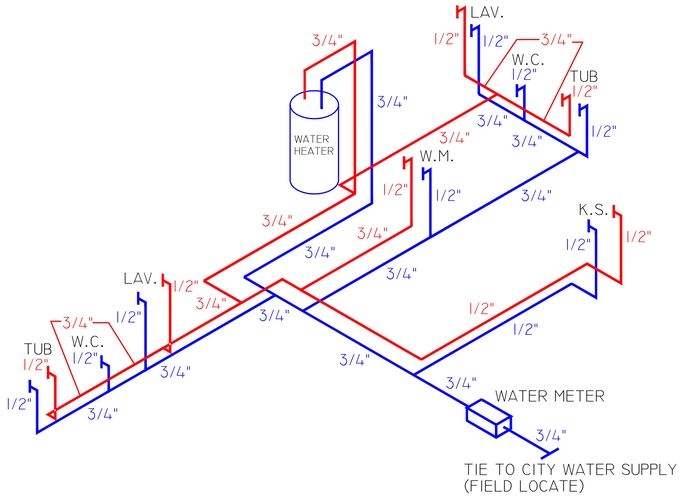
FLORIDA PE# 47515
PH. 321-863-3223

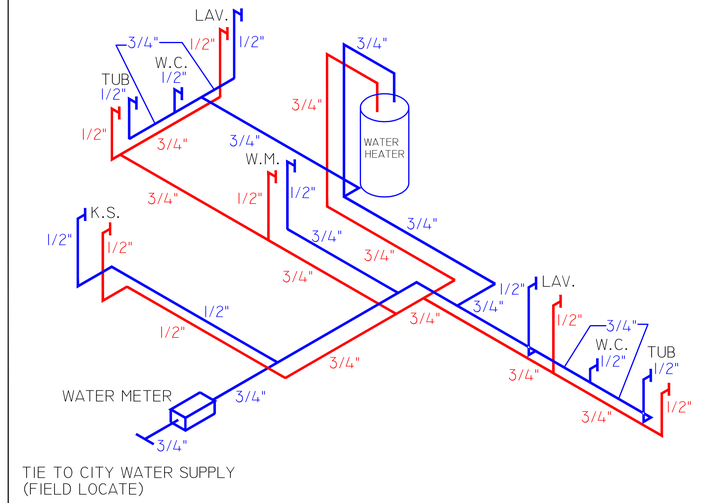
EPI

-DRAWN BY-
DANIEL FRECHETTE



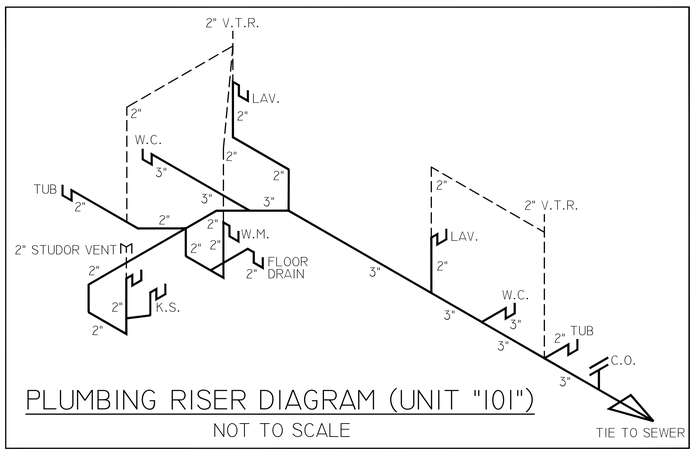
PLUMBING WATER SUPPLY DIAGRAM (UNIT "102")

NOT TO SCALE



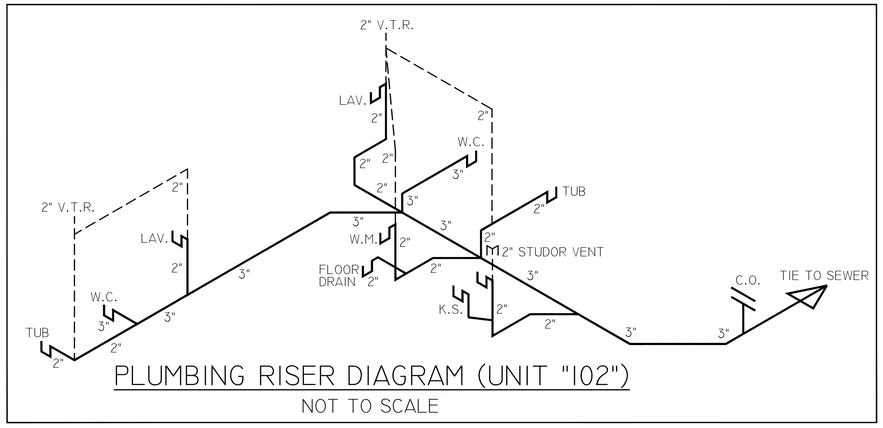
PLUMBING WATER SUPPLY DIAGRAM (UNIT "101")

NOT TO SCALE



PLUMBING RISER DIAGRAM (UNIT "101")

NOT TO SCALE



PLUMBING RISER DIAGRAM (UNIT "102")

NOT TO SCALE

PLUMBING GENERAL NOTES

1.0 PROVIDE ALL LABOR AND MATERIALS AS REQUIRED TO PROVIDE A FULLY FUNCTIONING AND COMPLETE DOMESTIC WATER DISTRIBUTION AND SANITARY DRAINAGE SYSTEM AS INDICATED ON DRAWINGS. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT. FINAL LOCATIONS OF EQUIPMENT SHALL BE FIELD DETERMINED.

2.0 ALL MATERIALS SHALL BE NEW AND APPROVED BY APPROPRIATE CODES.

3.0 EXTEND SERVICE TO WATER METER AND PROVIDE SHUT OFF VALVE IN VALVE BOX OUTSIDE BUILDING. FIELD VERIFY.

4.0 PROVIDE AND INSTALL PLUMBING FIXTURES AS SCHEDULED IN BUILDER CONTRACT.

5.0 DO NOT SCALE FOR THE EXACT FIXTURES, PIPING, EQUIPMENT, ETC.

6.0 COORDINATE WORK WITH OTHER TRADES TO AVOID INTERFERENCE WITH CONSTRUCTION PROGRESS.

7.0 WATER PIPING TO BE CPVC

8.0 FURNISH AND INSTALL APPROVED AIR CHAMBERS OR SHOCK ABSORBERS AT EACH PLUMBING FIXTURE GROUP.

9.0 USE APPROVED INSULATING UNION FOR JOINED DISSIMILAR METALS.

10.0 FURNISH AND INSTALL CONDENSATE DRAIN PIPING TO A POINT WITHIN 5 FT OF A/C UNIT AND ON TO AN APPROVED DISCHARGE POINT.

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PH. 321-863-3223

EP2

-DRAWN BY-
DANIEL FRECHETTE

Technical Review Committee - 10:00 AM **1. f.**

Meeting Date: 08/21/2025

REQUESTED ACTION

PZSITE2025-00032
Major Site Plan
Westline Housing Development
Parcel ID: 2408-122-0001-000-0

SUMMARY

Project #: PZSITE2025-00032
A major site plan application has been submitted by applicant Reid Yenor on behalf of owner MRM Ventures, Inc. to develop 21 structures, containing 66 residential units. The property is located on approximately 3.92 acres, parcel ID: 2408-e122-0001-000-0. It has a future land use of Medium Density Residential (RM) and zoning classification Medium Density Residential (R-4).

Please review the attached file and provide comments at least two day before the meeting date by either emailing them to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com or direct upload onto Tyler. Should you require additional information, you may contact me at 772-467-3739.

LOCATION

Address: N/A
Parcel ID: 2408-122-0001-000-0
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-

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 08/05/2025 12:07 PM
Final Approval Date: 08/05/2025

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**

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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.
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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'

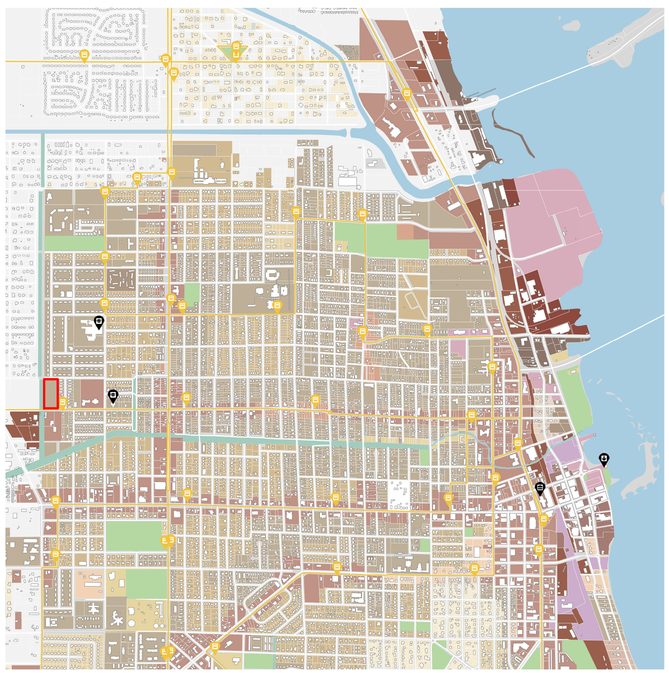
LIST OF DRAWINGS

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

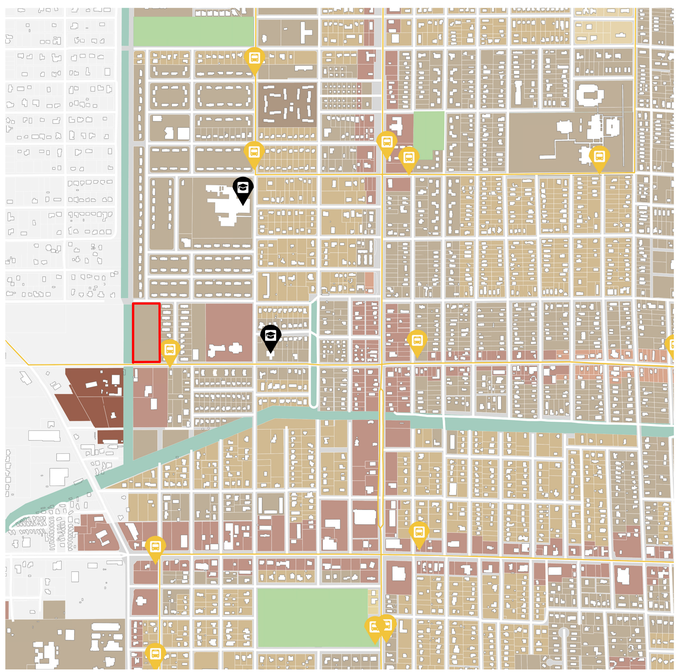
PROJECT INFO

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

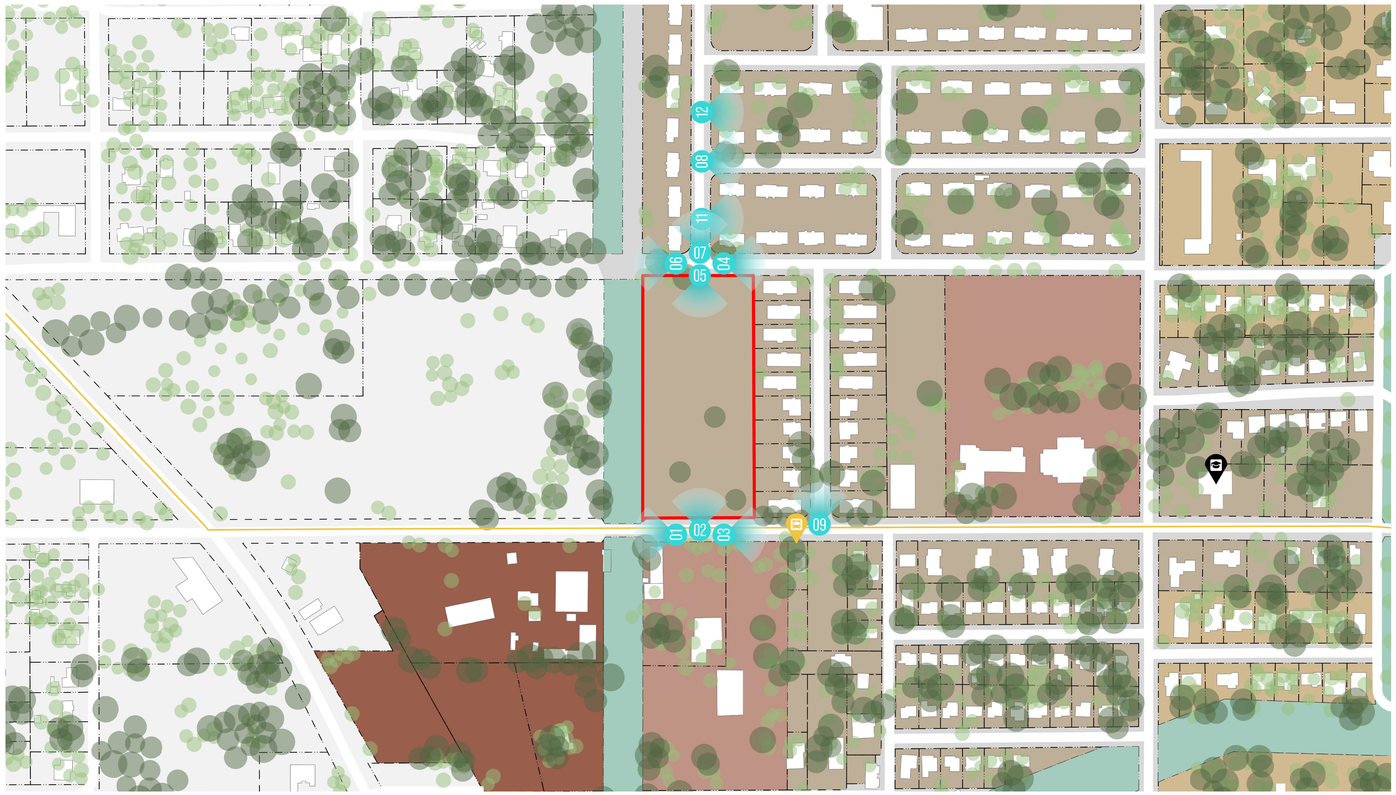
Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2025
Scale:	

Copyright

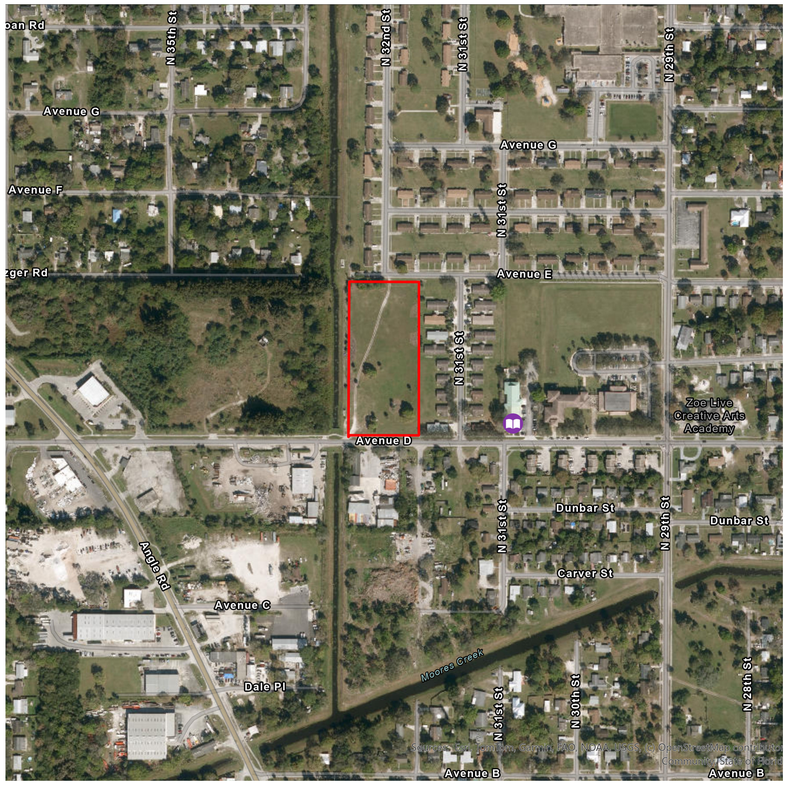
Sheet Title
COVER PAGE

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

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LANDSCAPE ARCH.

SEAL

A.R. 0011702

REVISIONS

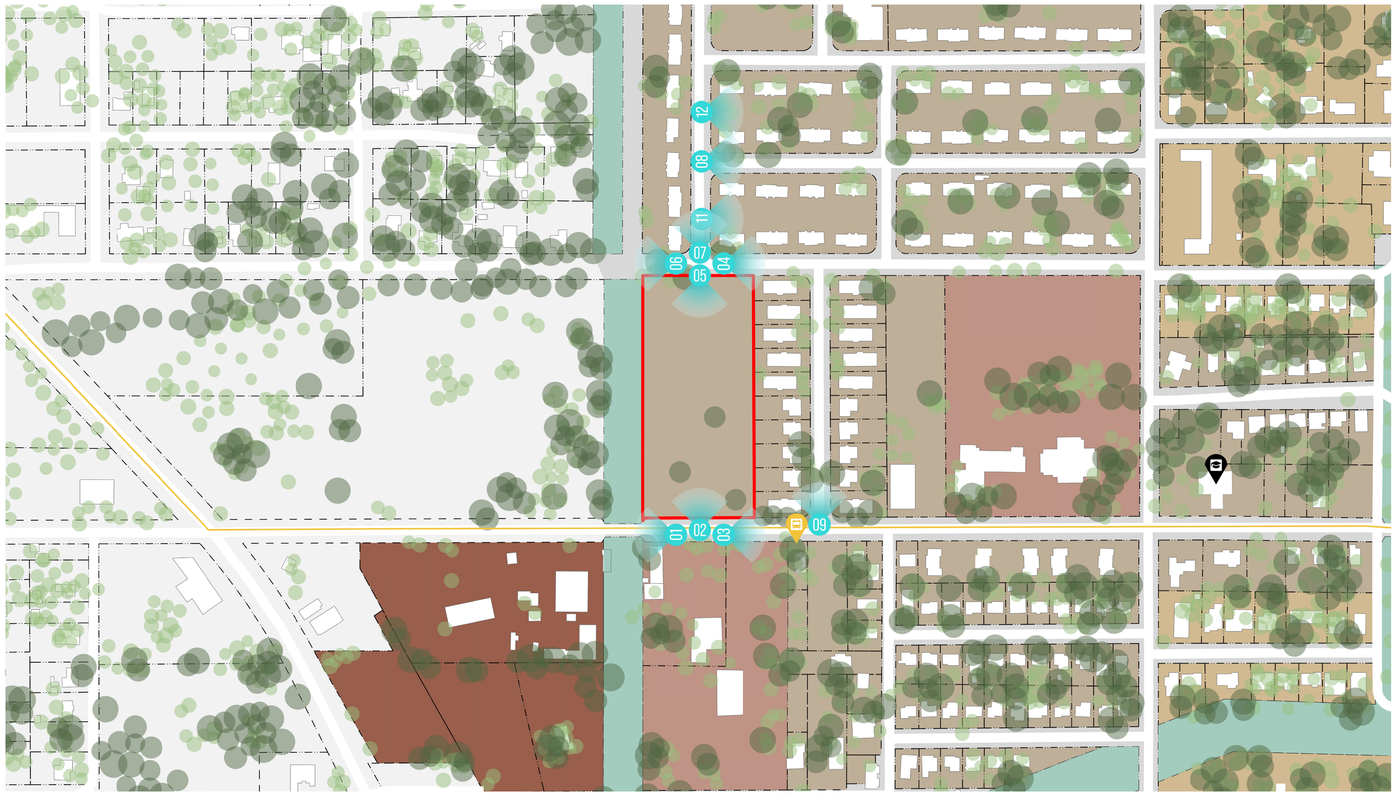
Project No:	#Pln
Model File:	
Drawn by:	R.K.Y.
Approved by:	A.R.
Date:	06/27/2(
Scale:	

Copyright

Sheet Title
Site Analysis

Sheet Number
A-2.0

NEIGHBORHOOD MAP



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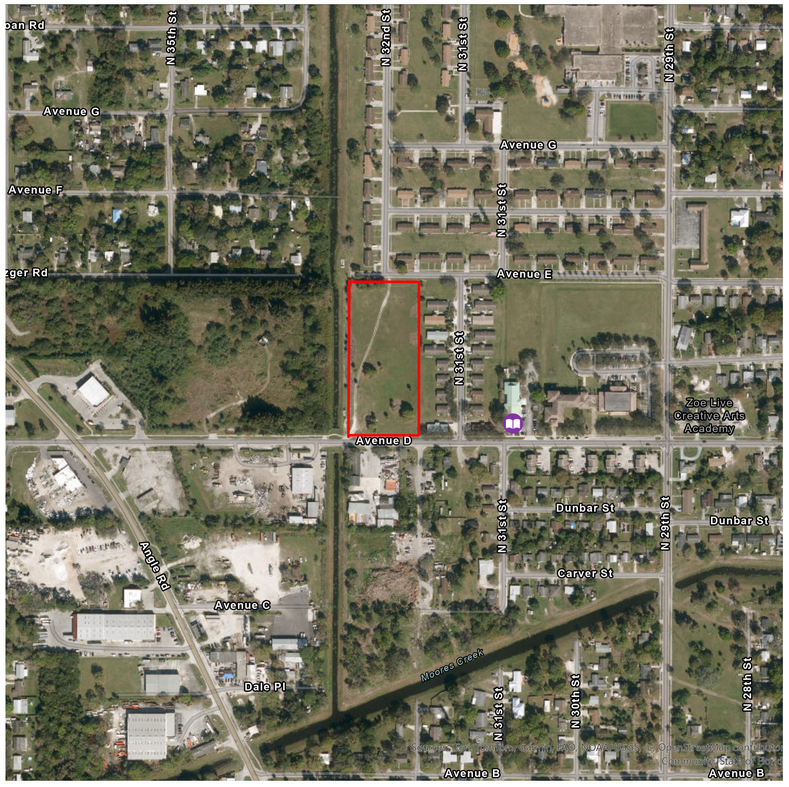

LEGEND

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



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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.

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Housing Development

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STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

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REVISIONS

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Drawn by:	R.K.Y.
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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
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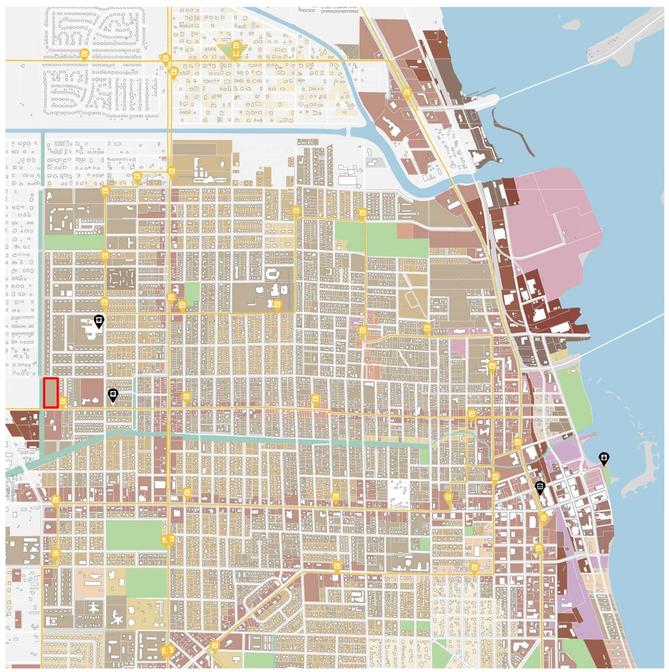
1-3.4	Site Plan - Architectural
A-4.0	Unit Concepts
A-5.0	Unit Type A - Floor Plans
A-5.1	Unit Type B - Floor Plans
A-5.2	Unit Type C - Floor Plans
A-5.3	Unit Type C - Floor Plans
A-6.0	Unit Type A - Elevations
A-6.1	Unit Type B - Elevations
A-6.2	Unit Type C - Elevations
A-6.3	Unit Type C - Elevations
A-7.0	Materials & Colors
A-8.0	Street Elevations
A-9.0	Site Cross Sections
A-9.1	Site Longitudinal Sections

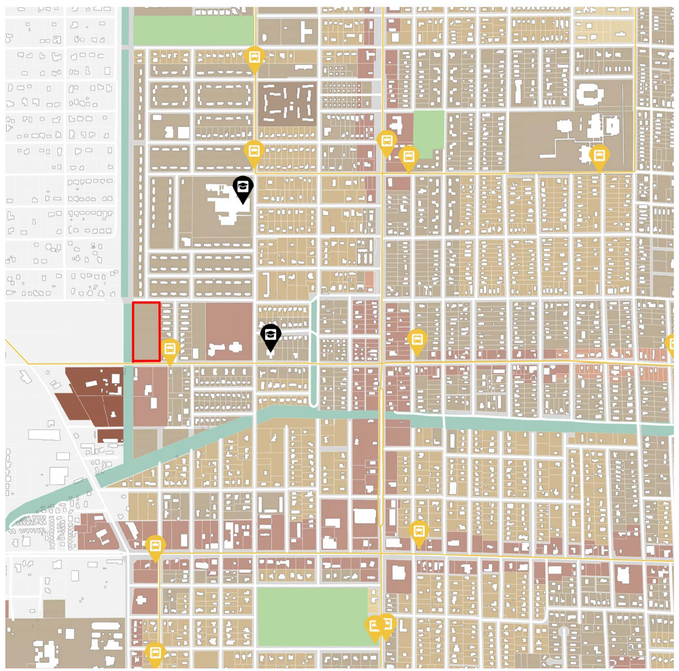
PROJECT INFO

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.

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CIVIL ENG.

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Sheet Number
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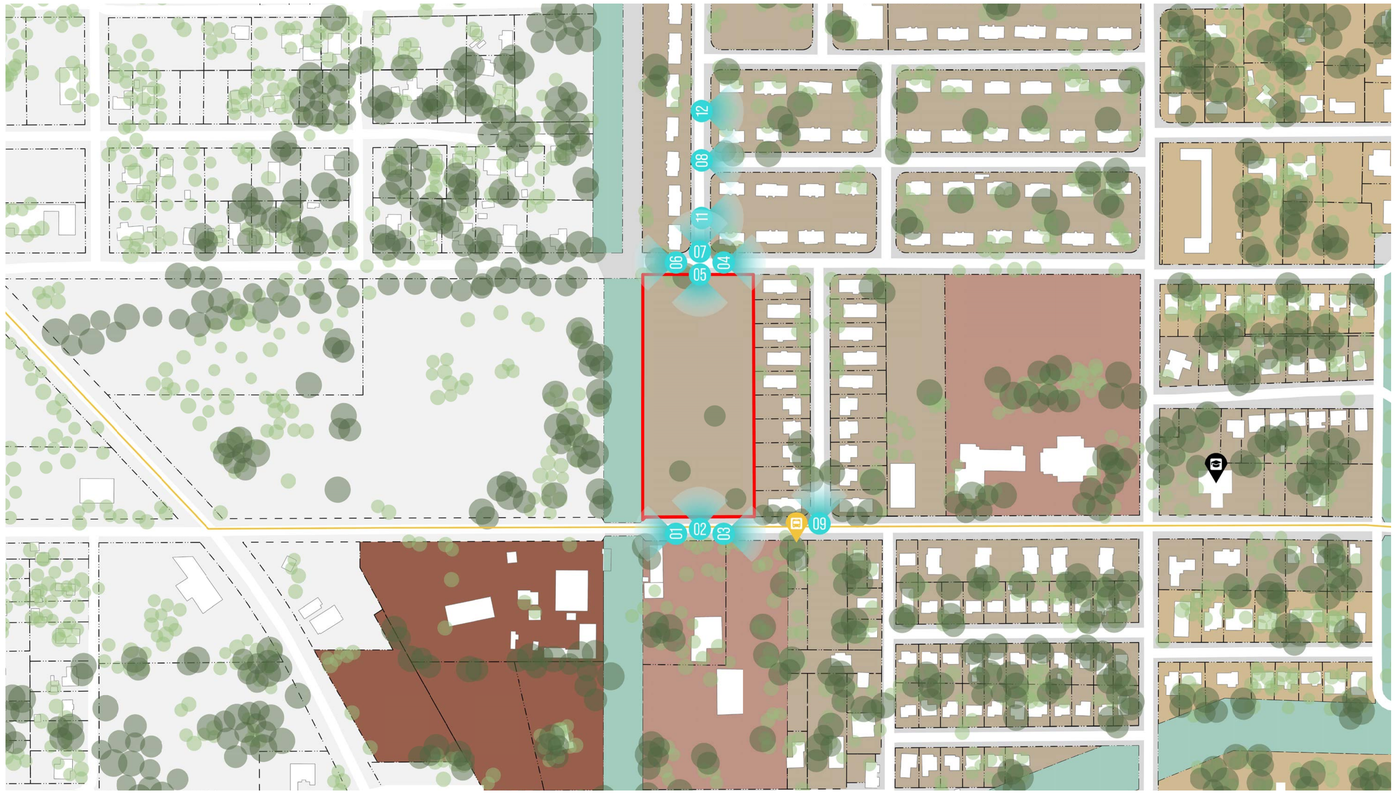
NEIGHBORHOOD MAP



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.

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Site Analysis

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SITE PLAN - GRAPHIC





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

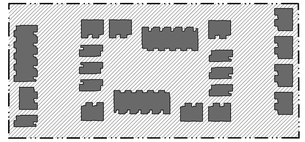


VIEW FROM PARKING AREA, FRONT OF UNIT TYPE A, FACING SOUTH



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

SITE PLAN DIAGRAMS



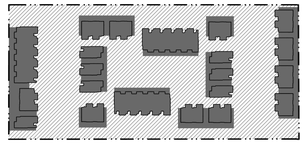
LOT COVERAGE

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.



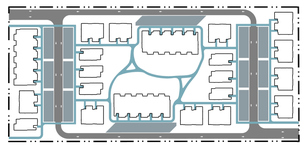
OPEN SPACE

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.



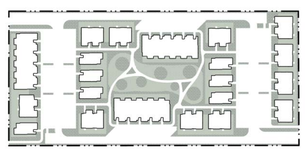
PUBLIC VS. PRIVATE

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

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Sheet Title
Site Plan - Graphic

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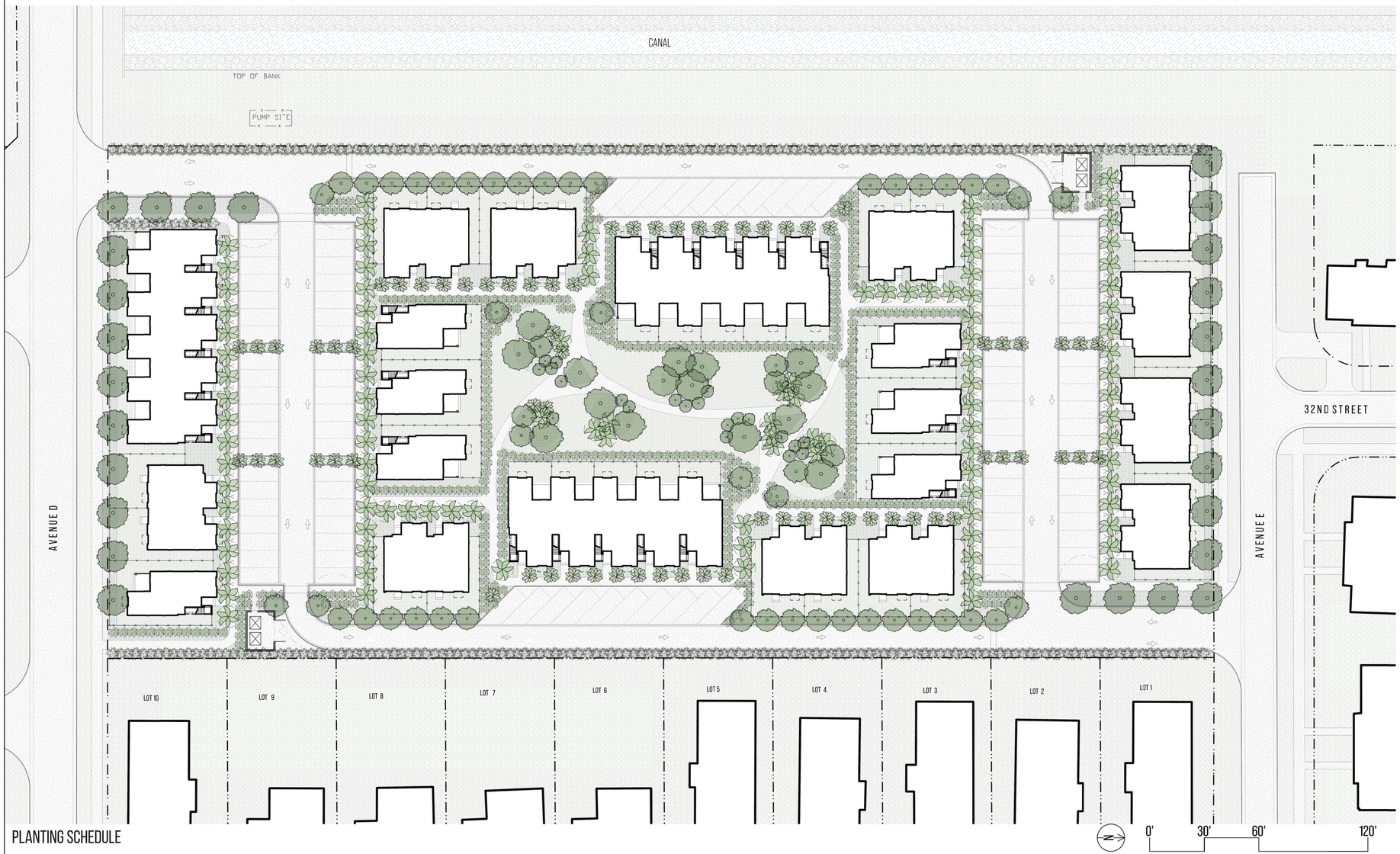
A-3.0

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.

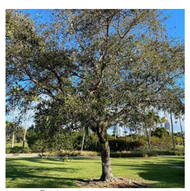
PLANTING ZONES
Planted areas for water retention, filtration, and flood mitigation.

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

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Site Plan - Landscape

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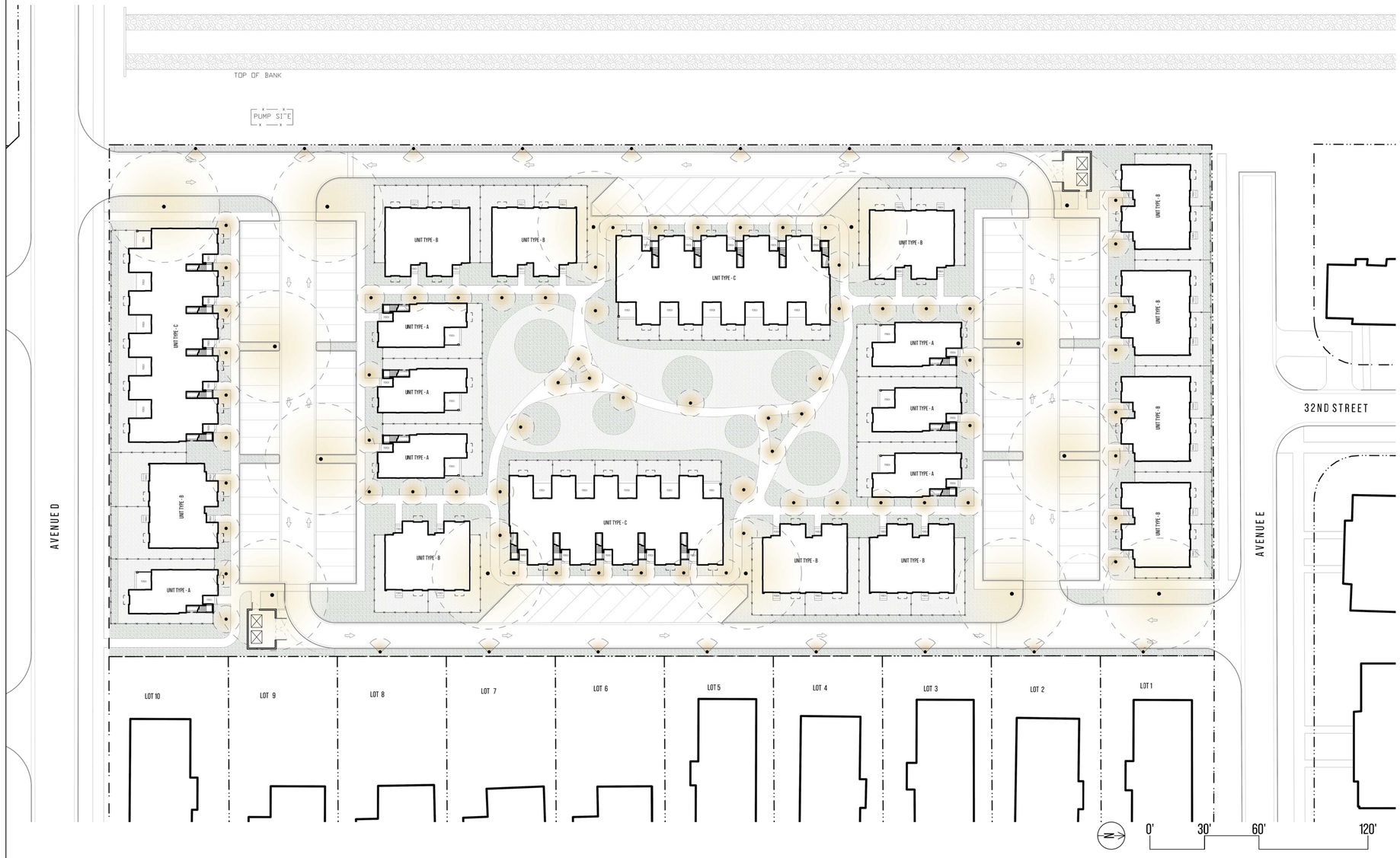
LIGHTING PLAN



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.

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Sheet Title
Site Plan - Lighting

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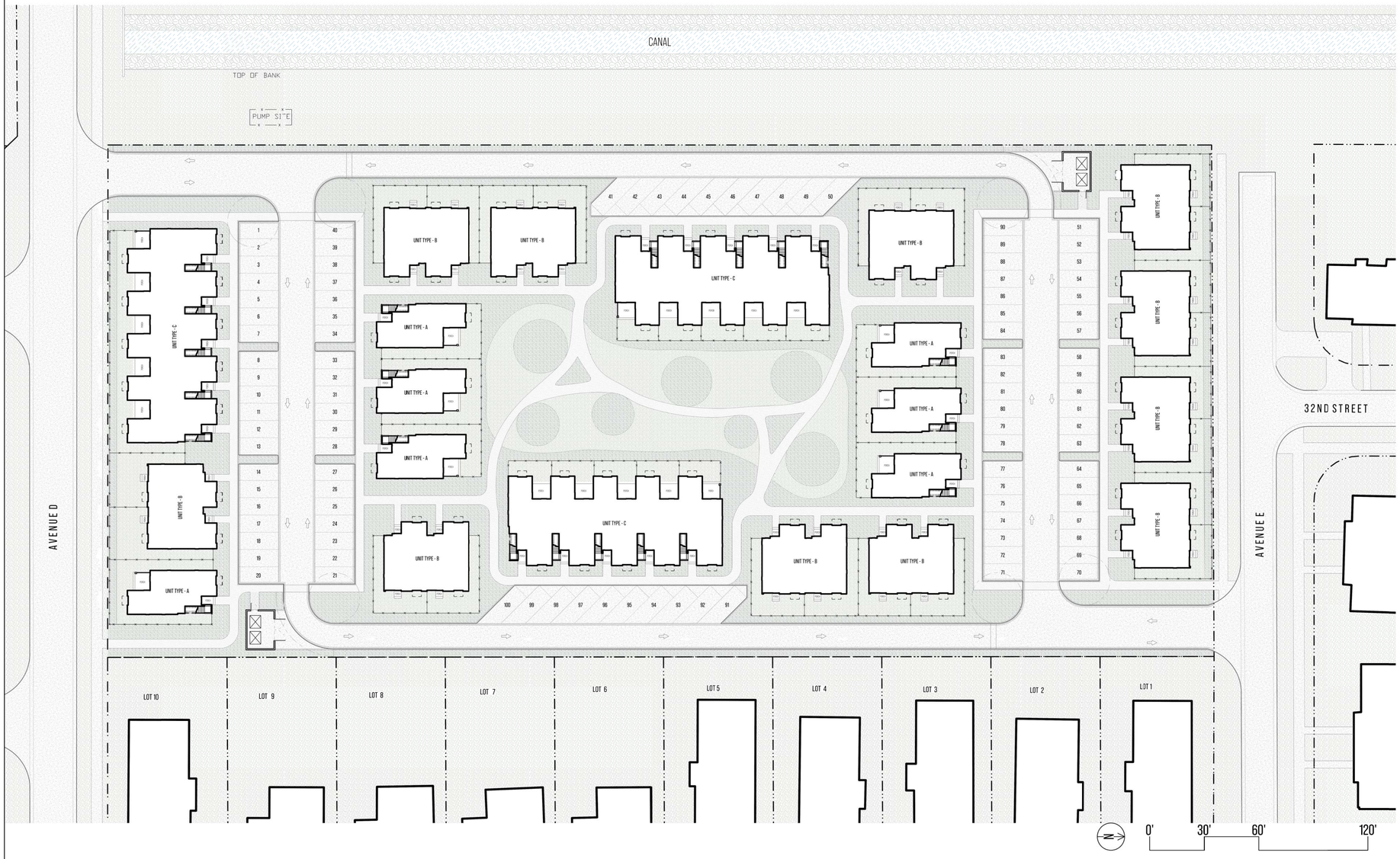
A-3.2

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.

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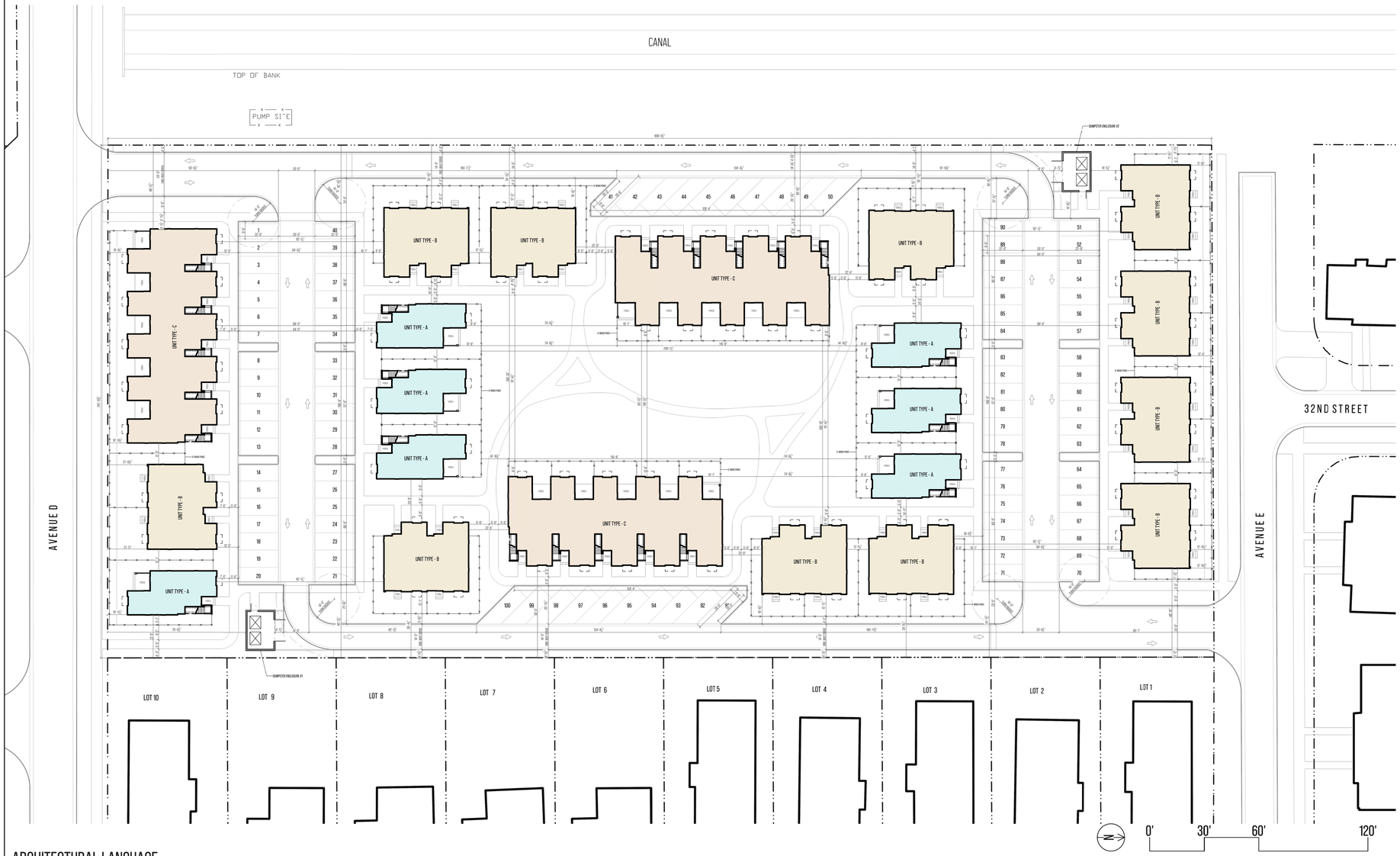
Sheet Title
Site Plan - Stormwater

Sheet Number
A-3.3

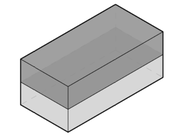
SITE PLAN - ARCHITECTURAL



ARCHITECTURAL TYPOLOGIES

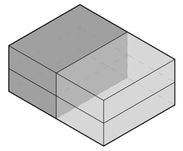
QTY. TYPE

7 UNIT TYPE A
2 BEDROOM STACKED DUPLEX



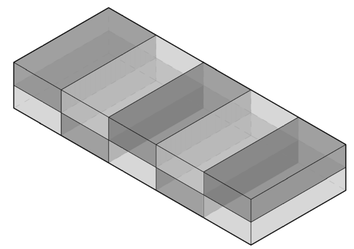
GROUND COVER = 898 SQ.FT.±
GROSS LIVING SPACE = 1,780 SQ.FT. ±
LIVING SPACE/UNIT = 890 SQ.FT. ±
UNITS/BUILDING = 2

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



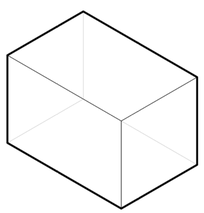
GROUND COVER = 1,605 SQ.FT.±
GROSS LIVING SPACE = 2,912 SQ.FT. ±
LIVING SPACE/UNIT = 1,456 SQ.FT. ±
UNITS/BUILDING = 2

3 UNIT TYPE C
2 BEDROOM STACKED TOWNHOMES

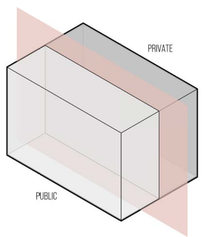


GROUND COVER = 4,448 SQ.FT.±
LIVING SPACE = 8,817 SQ.FT. ±
LIVING SPACE/UNIT = 890 SQ.FT. ±
UNITS/BUILDING = 10

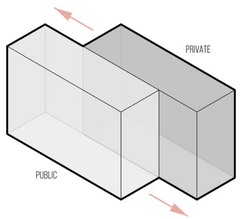
ARCHITECTURAL LANGUAGE



STANDARD BOX



DIVIDE



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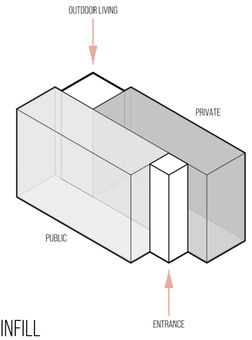

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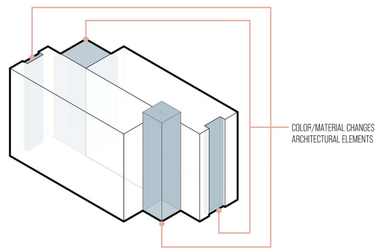

EMPHASIZE

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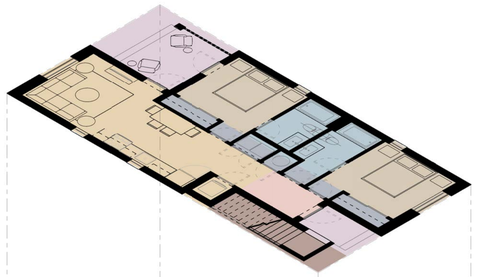
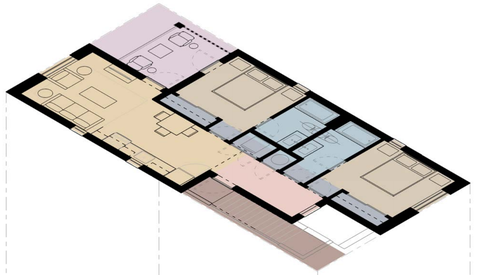
Sheet Title
Site Plan Architectural

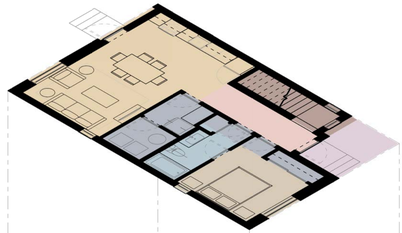
Sheet Number
3.4

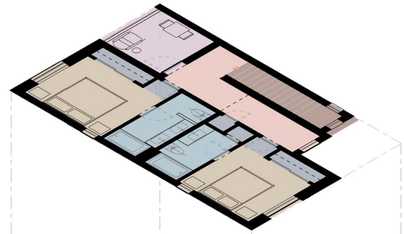
UNIT DIAGRAMS

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

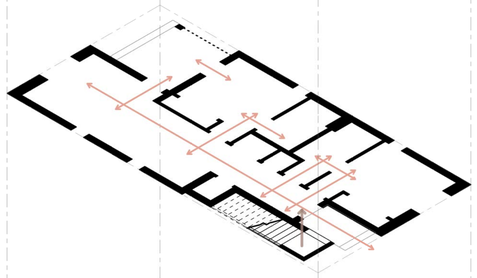


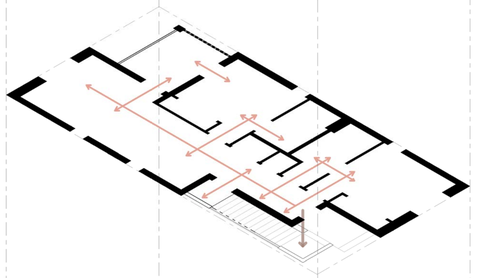


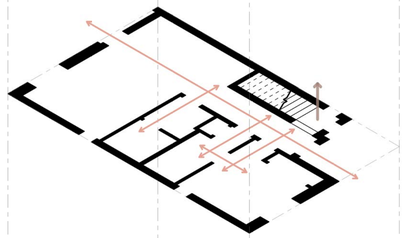


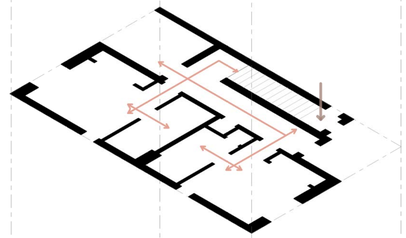


CIRCULATION
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION

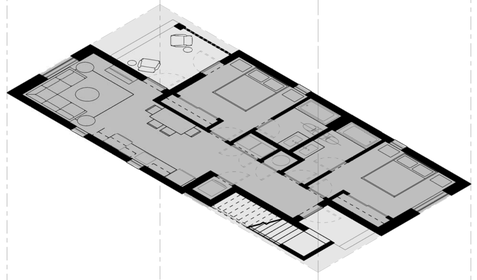


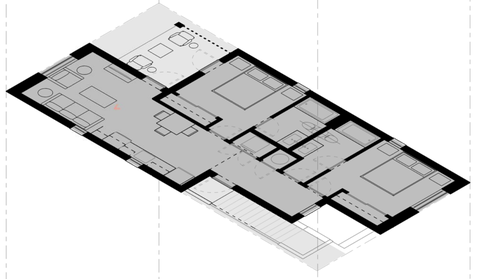


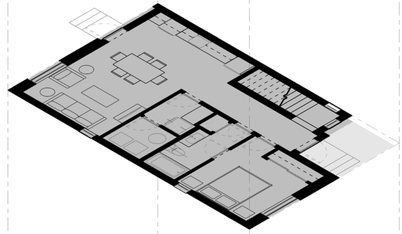


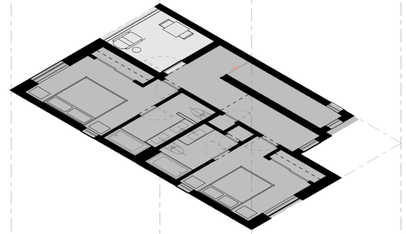


INTERIOR VS. EXTERIOR
- EXTERIOR
- INTERIOR

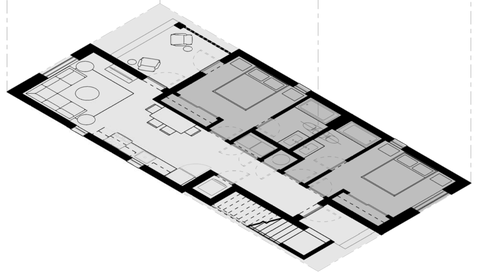


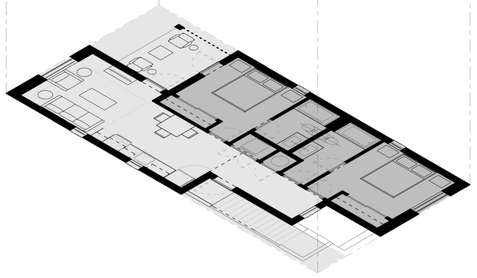


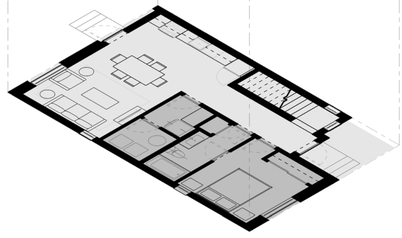


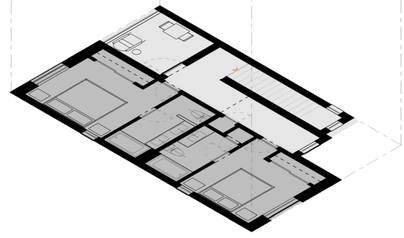


PUBLIC VS. PRIVATE
- PUBLIC
- PRIVATE









2 BEDROOM - LOWER UNIT

2 BEDROOM - UPPER UNIT

3 BEDROOM - FIRST FLOOR

3 BEDROOM - SECOND FLOOR

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M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

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Sheet Title
UNIT CONCEPTS

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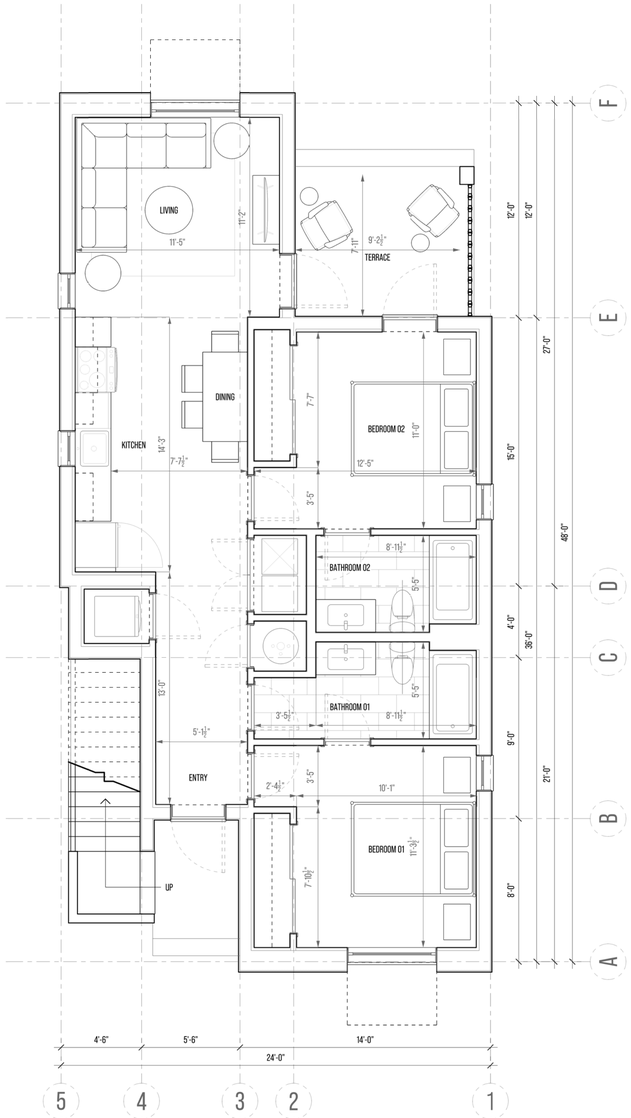
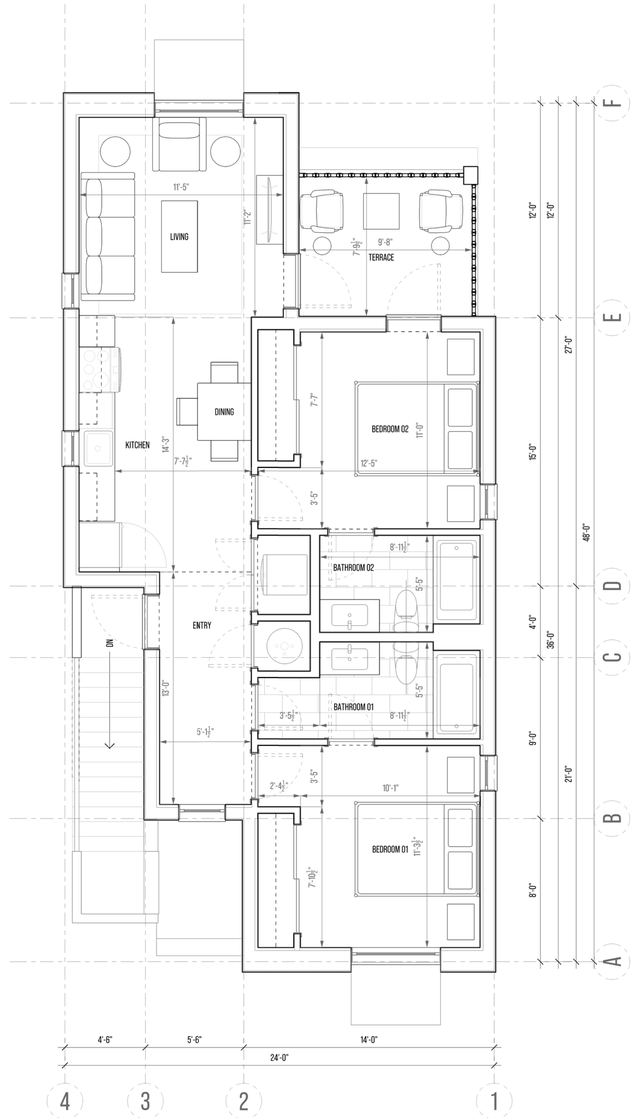
A-4.0



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



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

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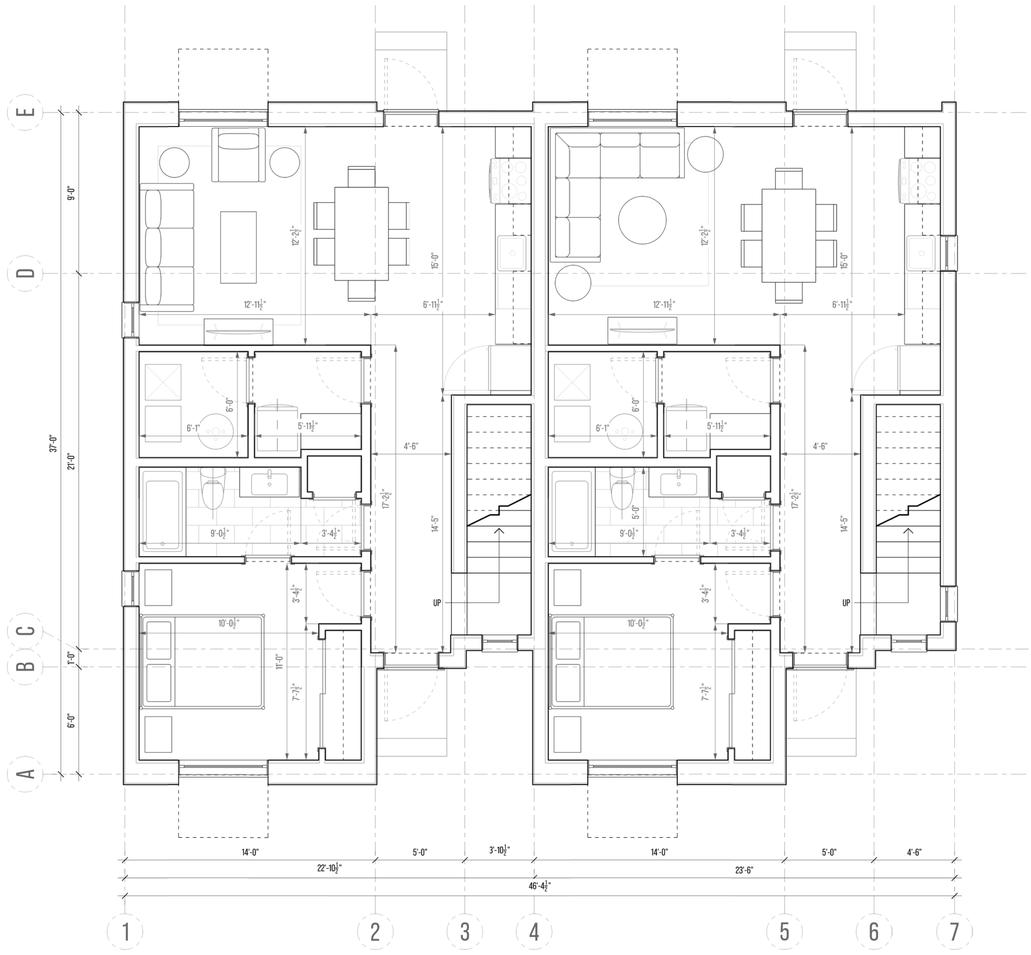
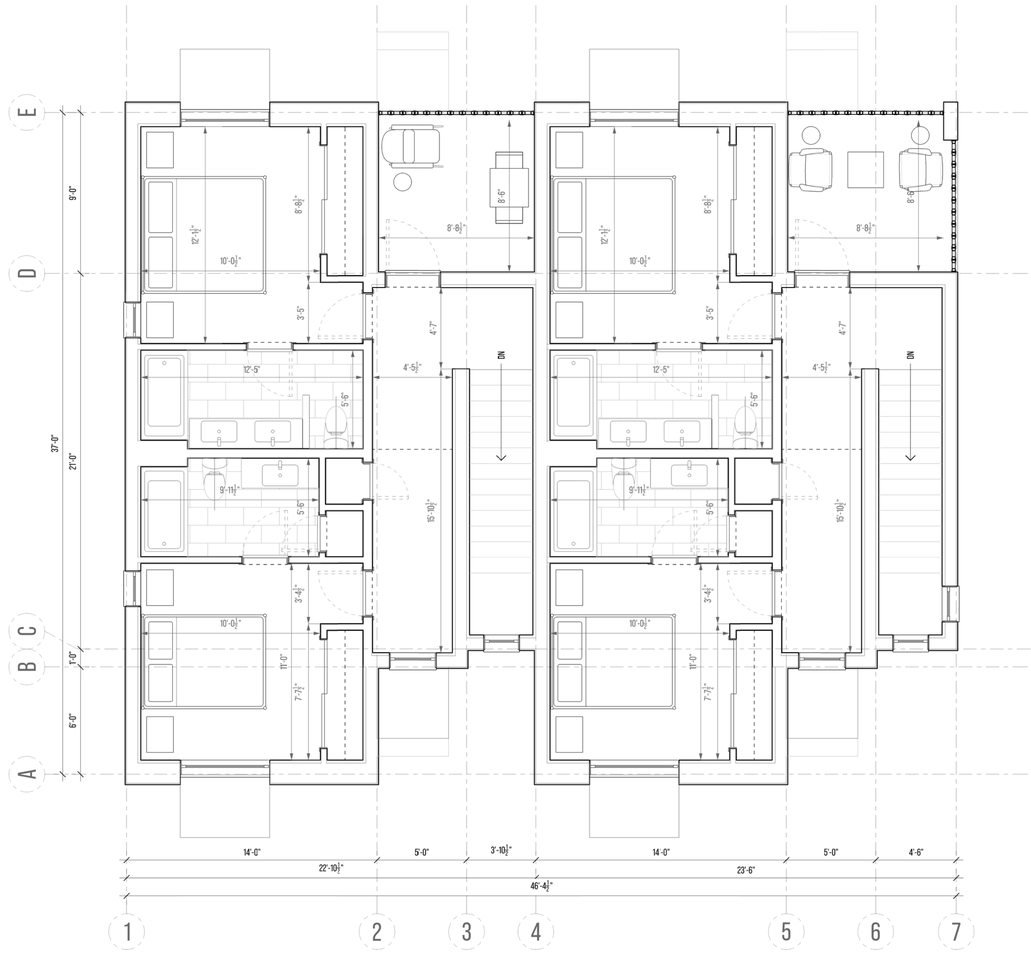
Sheet Title
UNIT TYPE A - FLOOR PLANS

Sheet Number
A-5.0



1 FIRST FLOOR PLAN

SCALE = 1/4" = 1'



2 SECOND FLOOR PLAN

SCALE = 1/4" = 1'

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Sheet Title

UNIT TYPE B -
FLOOR PLANS

Sheet Number

A-5.1



1 FIRST FLOOR PLAN (LOWER UNITS)

SCALE = 1/4" = 1'

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Sheet Title

UNIT TYPE C - FLOOR PLANS

Sheet Number

A-5.2



1 SECOND FLOOR PLAN (UPPER UNITS)

SCALE = 1/4" = 1'

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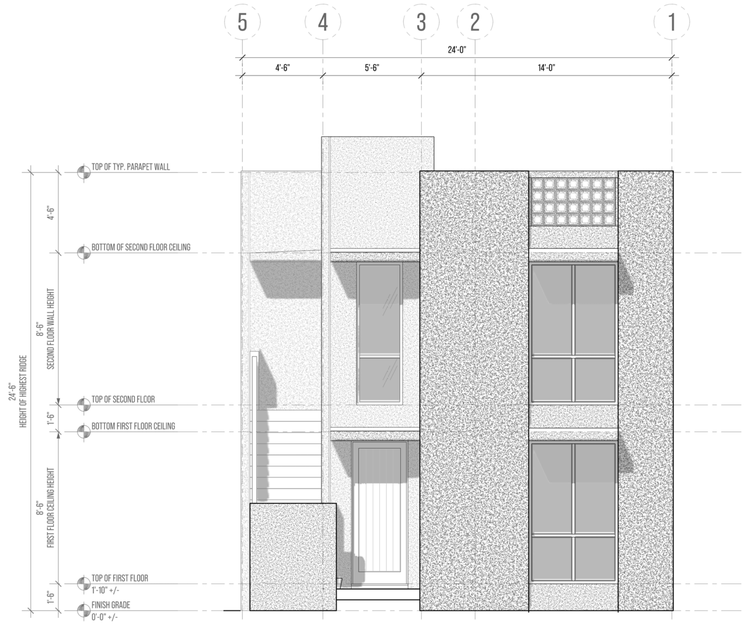
Sheet Title

UNIT TYPE C - FLOOR PLANS

Sheet Number

A-5.3



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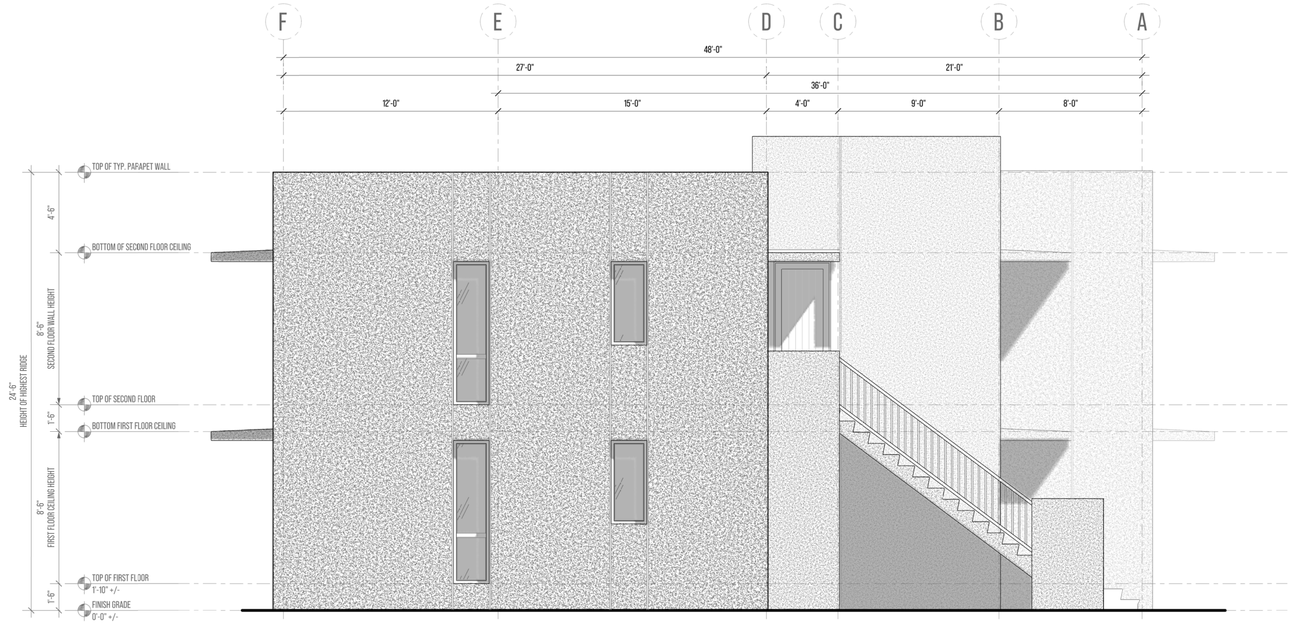
SCALE = 1/4" = 1'



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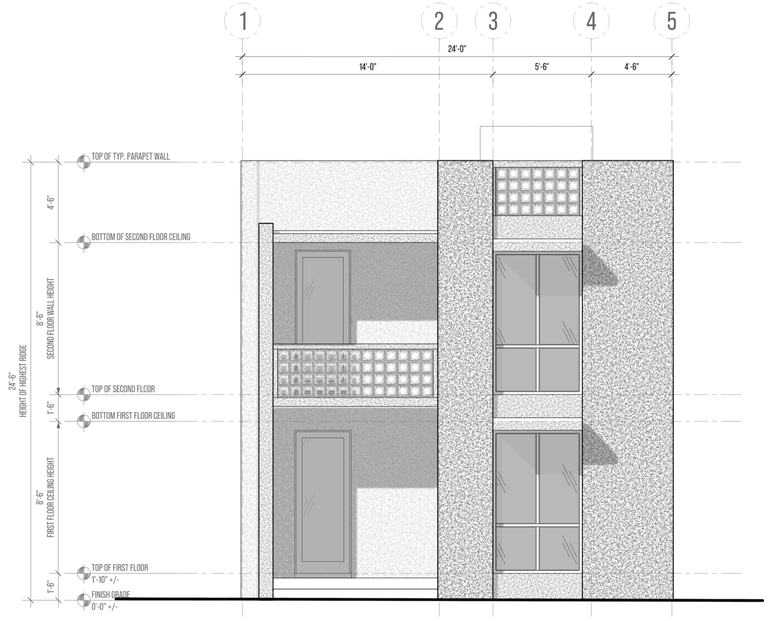

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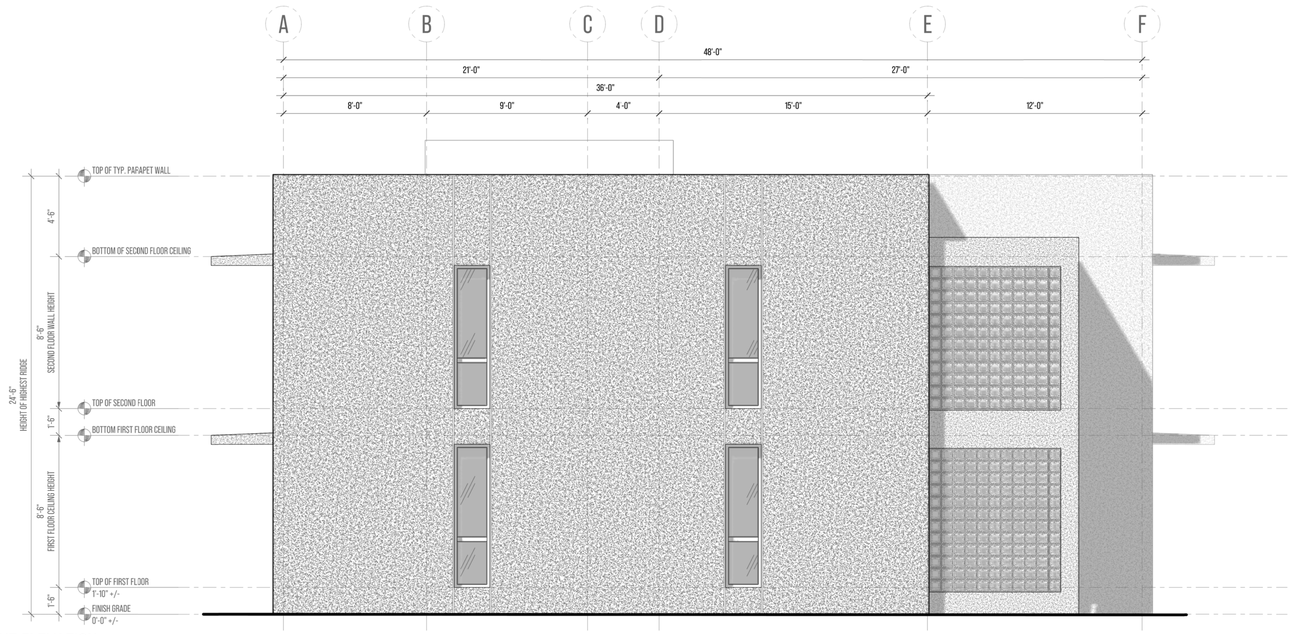
SCALE = 1/4" = 1'



4 RIGHT ELEVATION

SCALE = 1/4" = 1'

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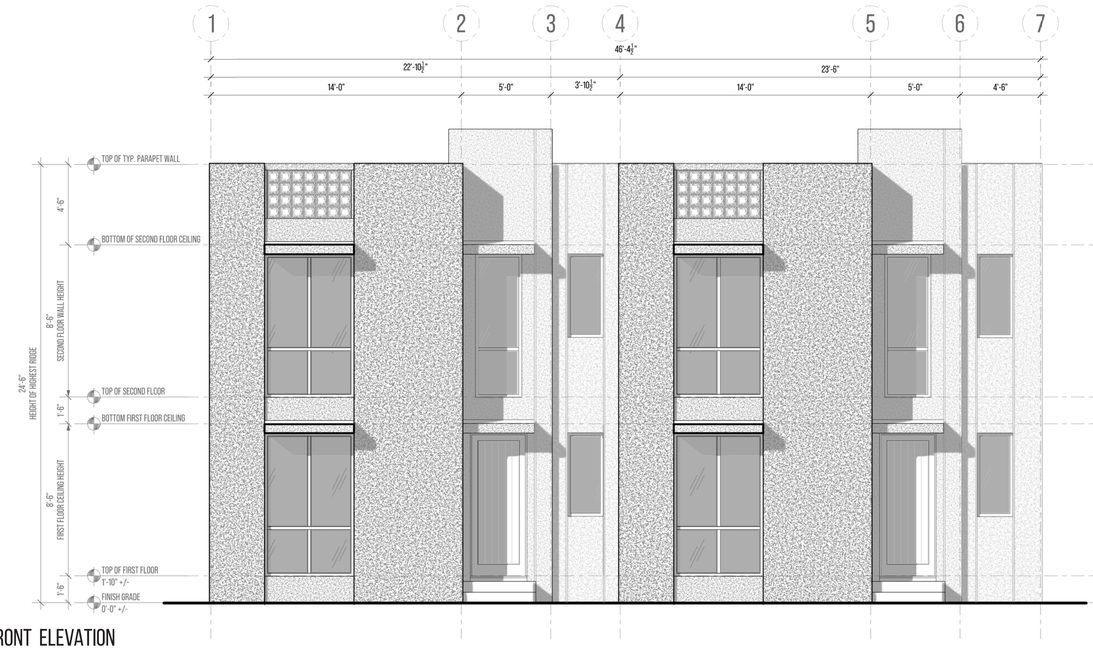
Sheet Title

UNIT TYPE A - ELEVATIONS

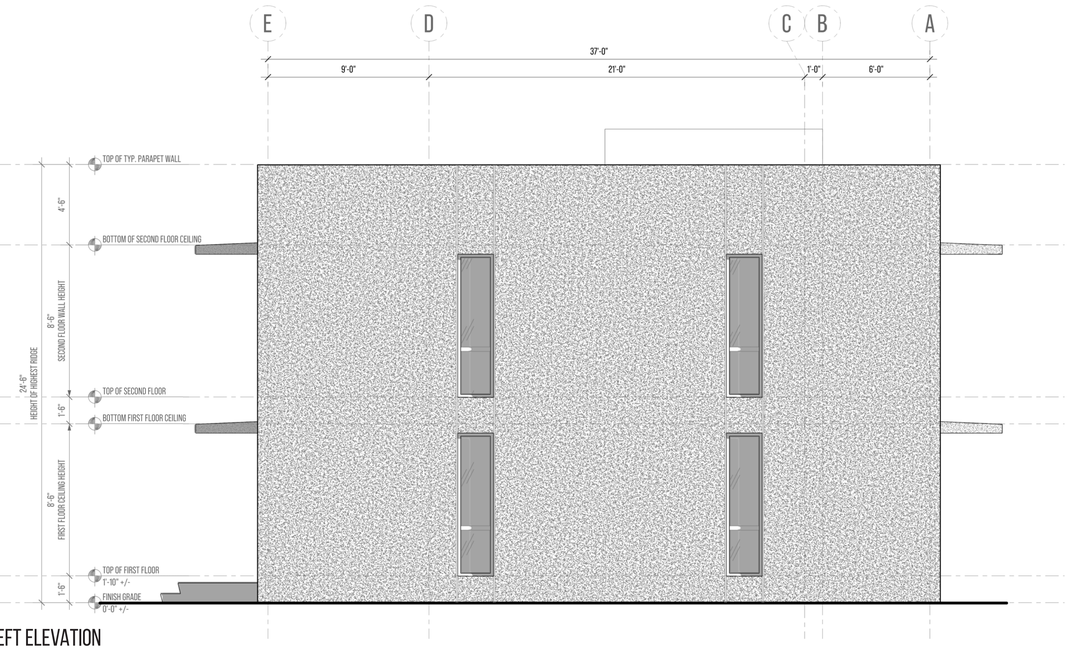
Sheet Number

A-6.0



1 FRONT ELEVATION

SCALE = 1/4" = 1'



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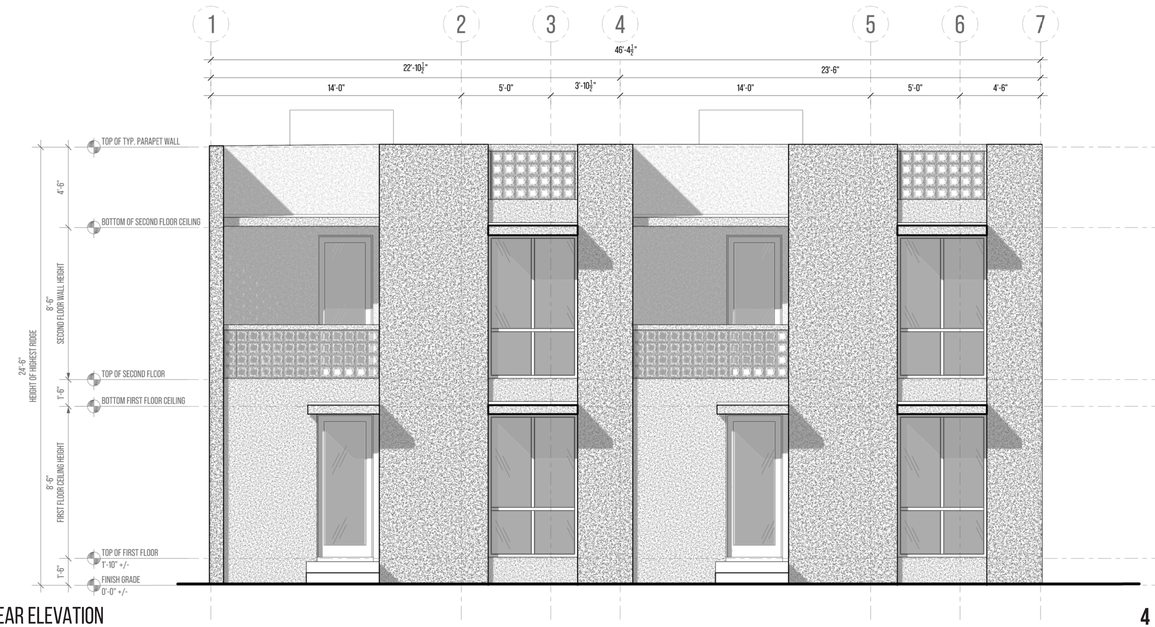
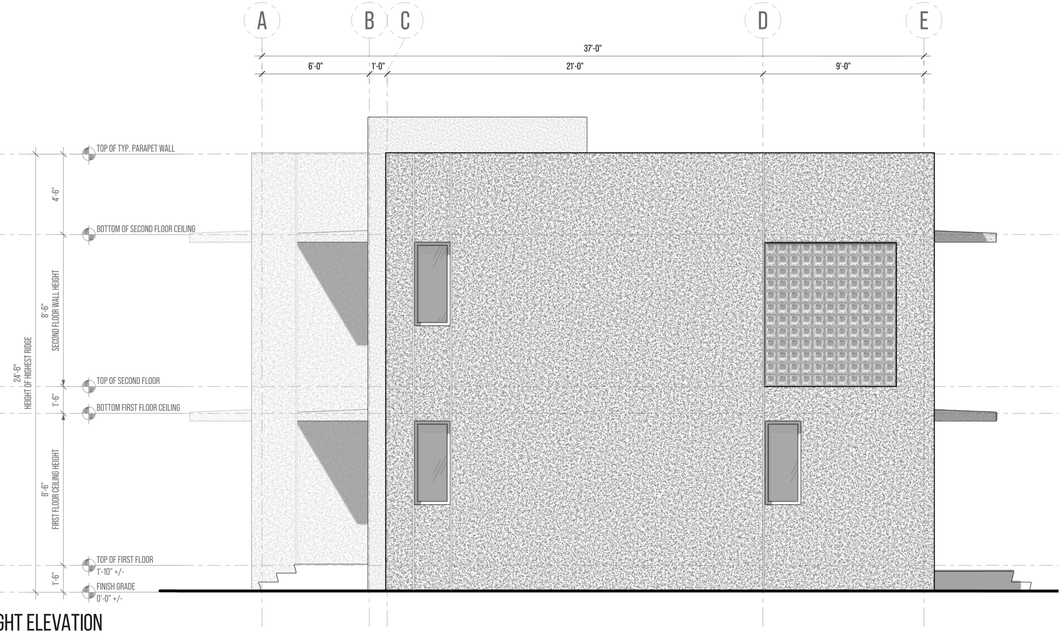


3 REAR ELEVATION

SCALE = 1/4" = 1'



4 RIGHT ELEVATION

SCALE = 1/4" = 1'

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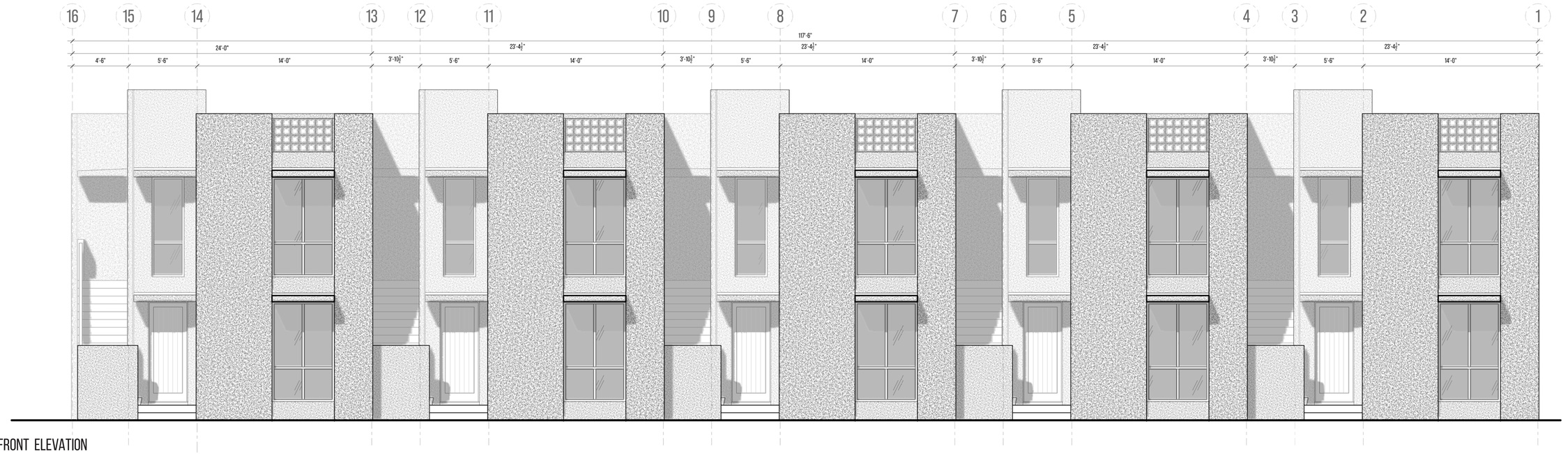
Sheet Title

UNIT TYPE B - ELEVATIONS

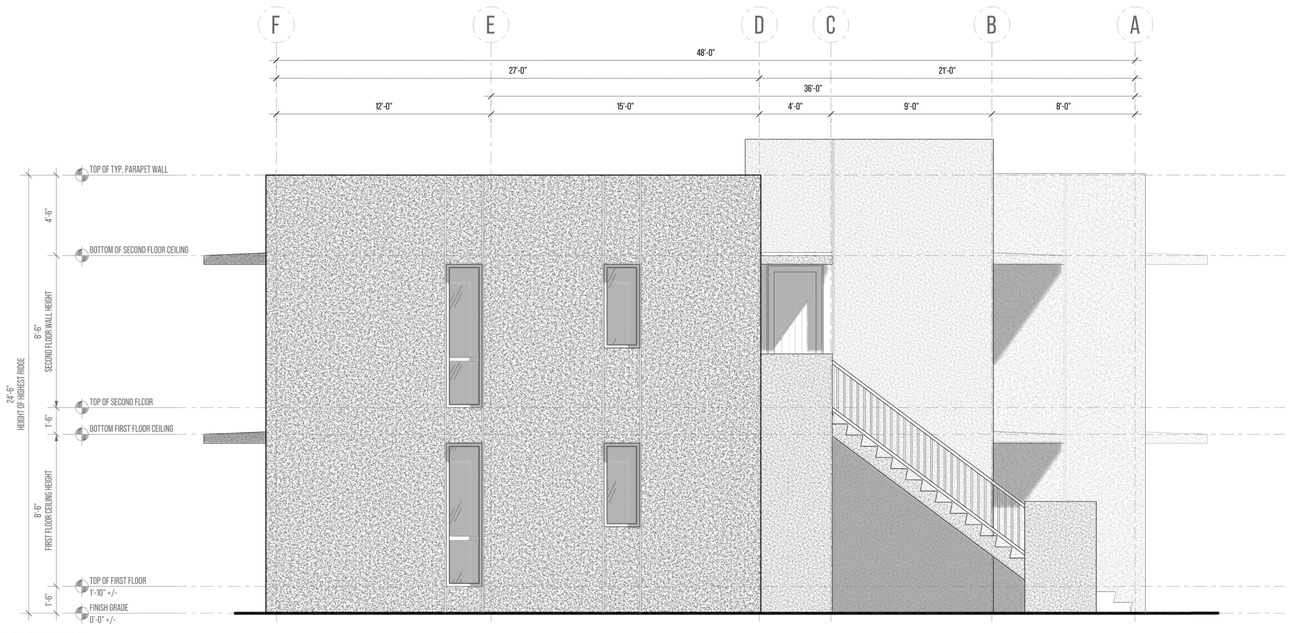
Sheet Number

A-6.1



1 FRONT ELEVATION

SCALE = 1/4" = 1'



2 LEFT ELEVATION

SCALE = 1/4" = 1'

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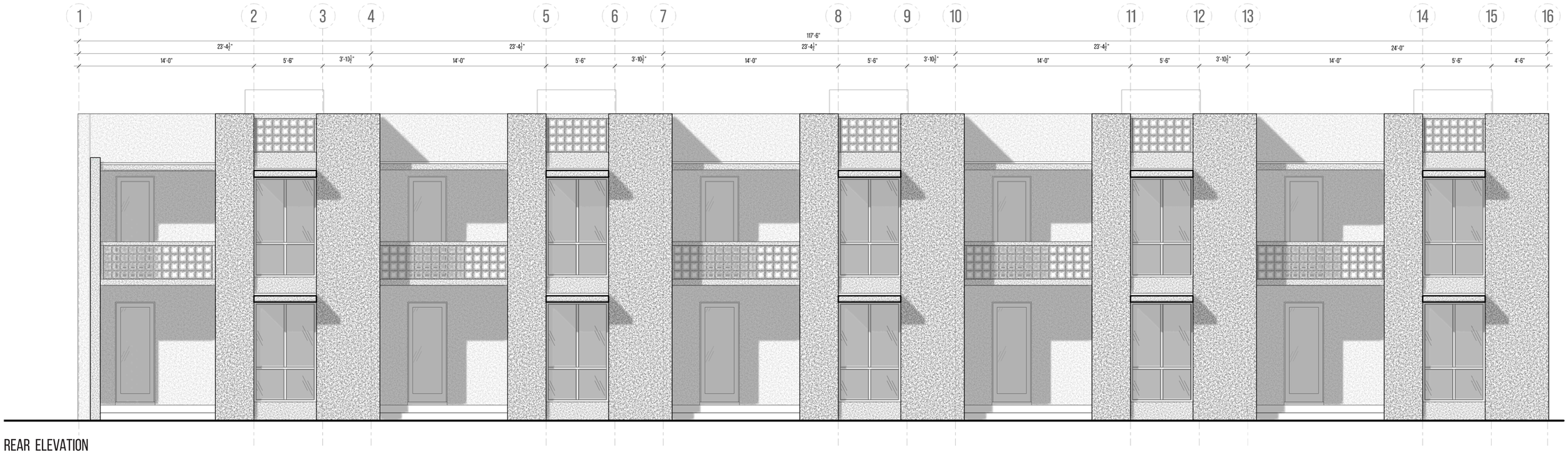
Sheet Title

UNIT TYPE C - ELEVATIONS

Sheet Number

A-6.2



3 REAR ELEVATION

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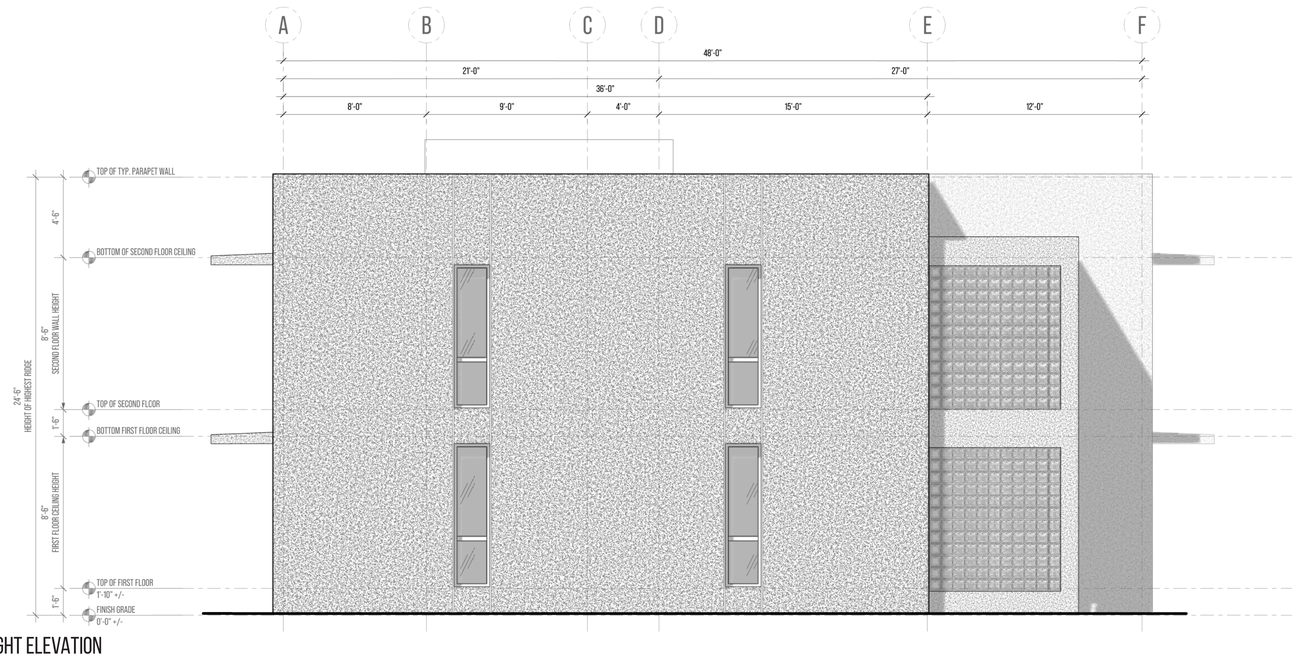

4 RIGHT ELEVATION

SCALE = 1/4" = 1'

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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**

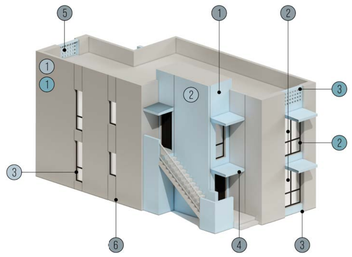
   Simple fixed overhangs that reduce direct sun exposure on windows and contribute to passive cooling and façade articulation.

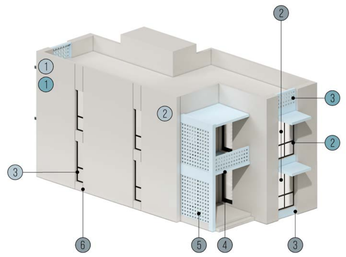
5. **Brise Blocks (at Railings + Screens)**

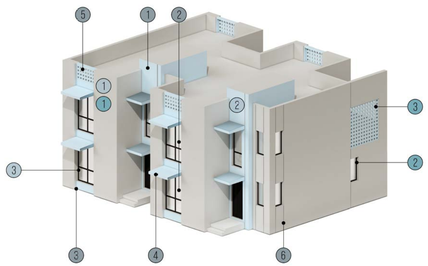
   Multi-functional screen element used for balcony enclosures and rooftop guardrails. Allows for airflow, light diffusion, and privacy while tying into the broader material language.

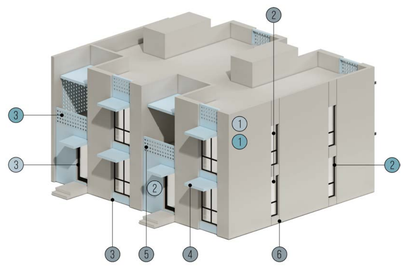
6. **Vertical Stucco Joints**

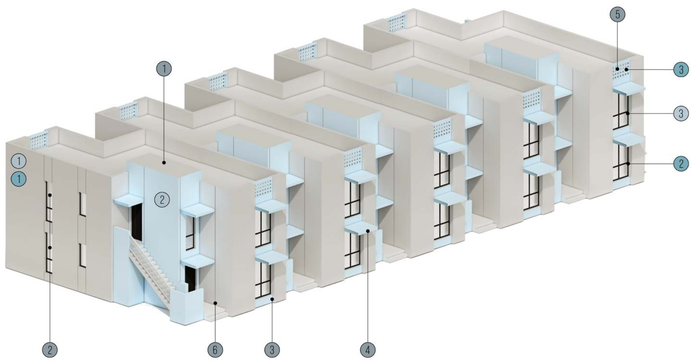
   Subtle lines that reinforce verticality and articulate the façade while providing necessary movement control in the exterior skin.

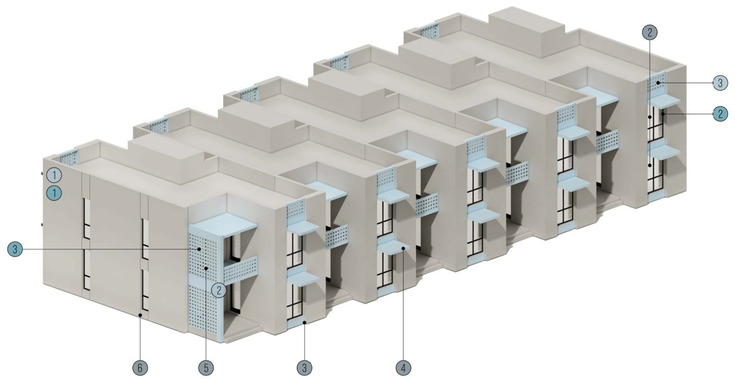












SWATCHES & REFERENCES

Pantone Cool Grey 1C

Pantone 290C



Painted Stucco



Painted Black Metal



Brise Block

LOCAL PRECEDENTS



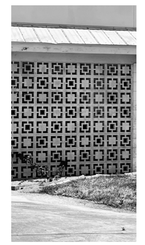
















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M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL

A.R. 0011702

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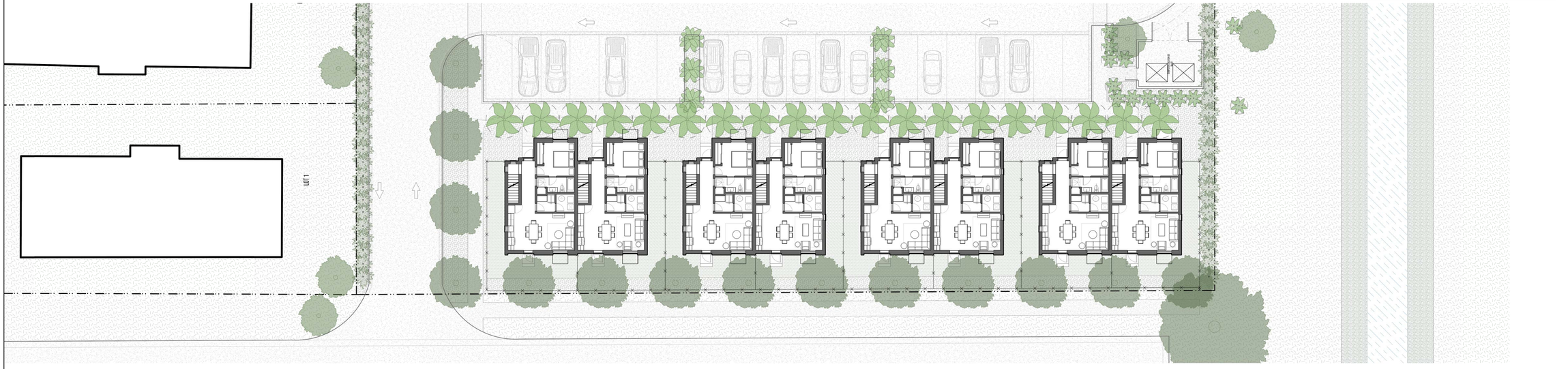
AVENUE D STREET ELEVATION

0' 16' 32' 64'





AVENUE E STREET ELEVATION

0' 16' 32' 64'

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STREET ELEVATIONS

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SITE CROSS SECTINO 01

0' 8' 16' 32'



SITE CROSS SECTION 02

0' 8' 16' 32'

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SITE CROSS SECTIONS

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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'

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Sheet Title

SITE LONGITUDINAL SECTIONS

Sheet Number

A-9.1

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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

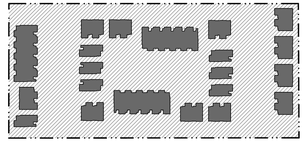


VIEW FROM PARKING AREA, FRONT OF UNIT TYPE A, FACING SOUTH



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

SITE PLAN DIAGRAMS



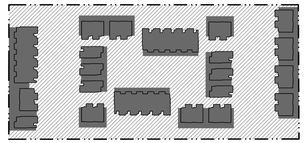
LOT COVERAGE

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.



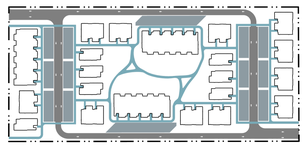
OPEN SPACE

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.



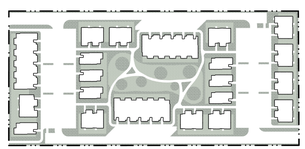
PUBLIC VS. PRIVATE

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

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CIVIL ENG.

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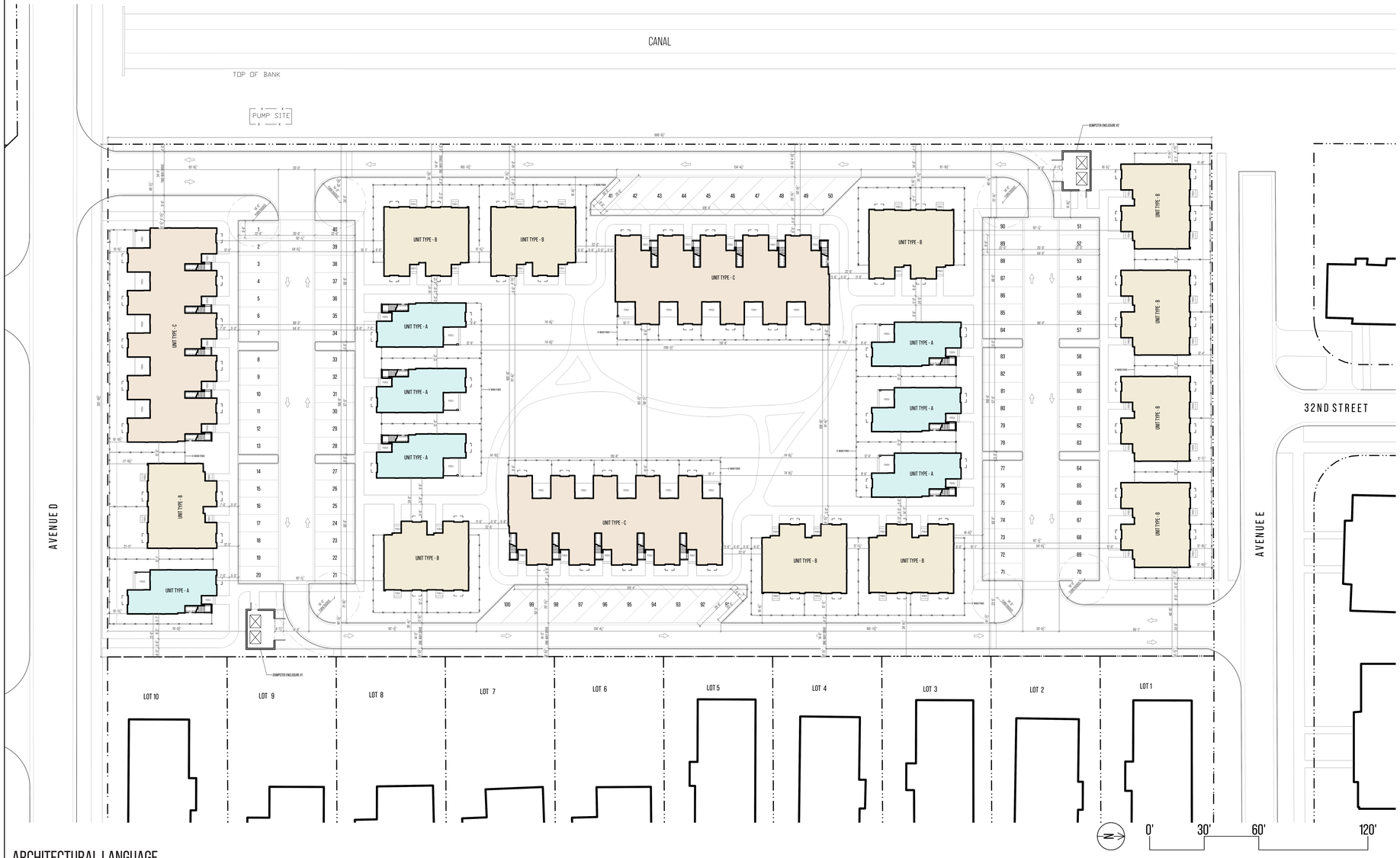
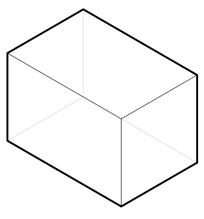
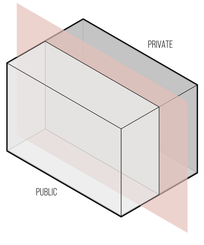
SITE PLAN - ARCHITECTURAL



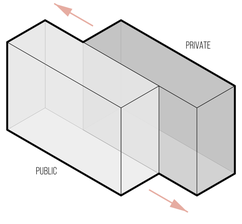
ARCHITECTURAL LANGUAGE



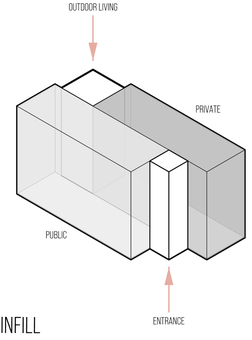
STANDARD BOX



DIVIDE



SHEER



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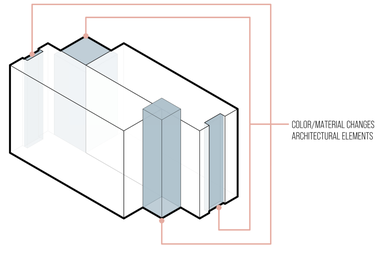
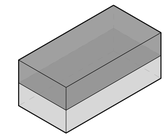


EMPHASIZE

ARCHITECTURAL TYPOLOGIES

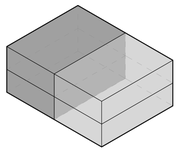
QTY. TYPE

7 UNIT TYPE A
2 BEDROOM STACKED DUPLEX



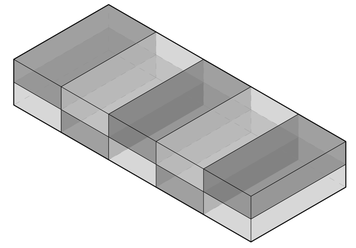
GROUND COVER = 898 SQ.FT.±
GROSS LIVING SPACE = 1,780 SQ.FT. ±
LIVING SPACE/UNIT = 890 SQ.FT. ±
UNITS/BUILDING = 2

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

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Site Plan Architectural

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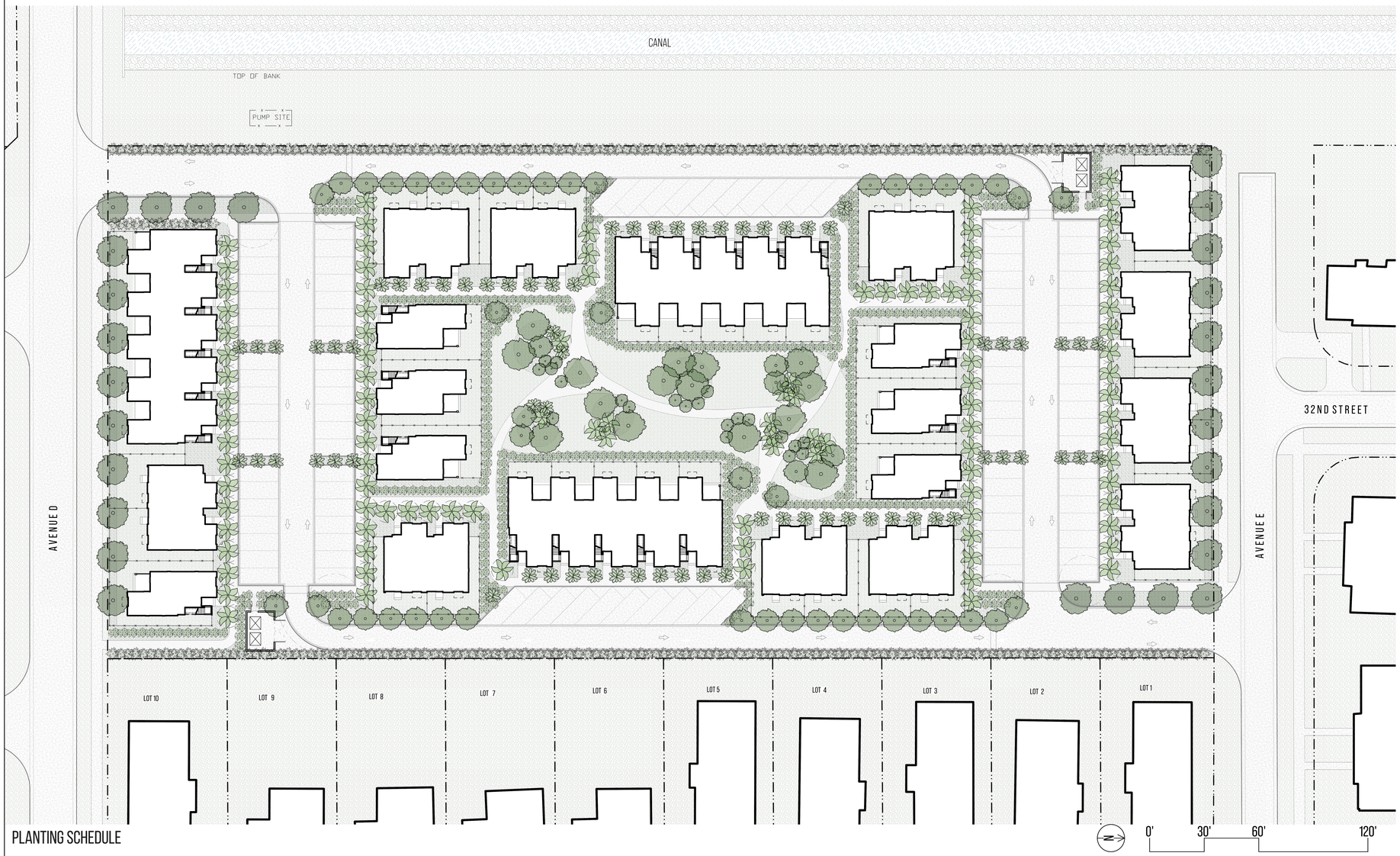
LANDSCAPE PLAN



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.

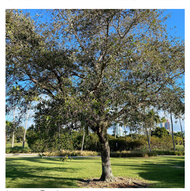
PLANTING ZONES
Planted areas for water retention, filtration, and flood mitigation.

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

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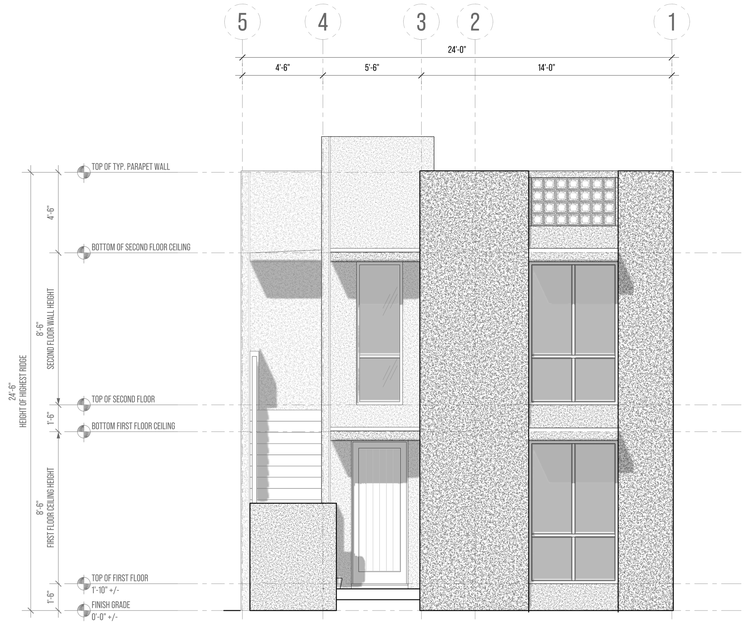
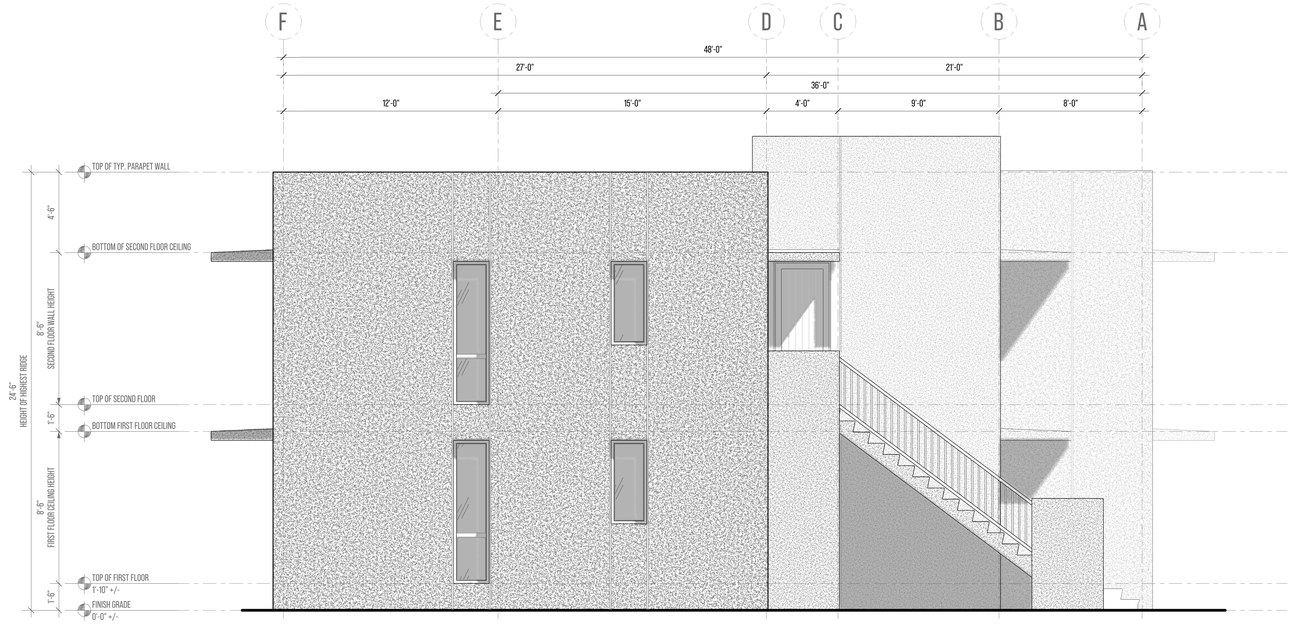


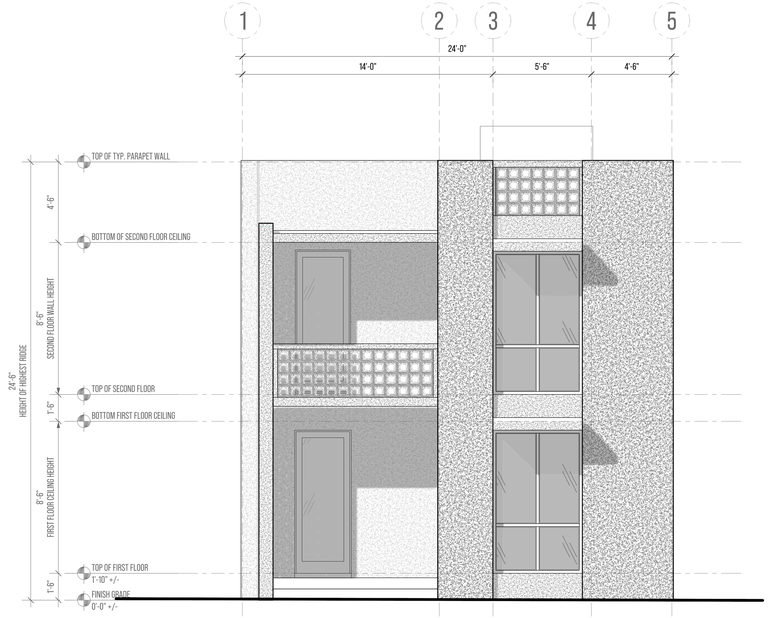
1 FRONT ELEVATION

SCALE = 1/4" = 1'



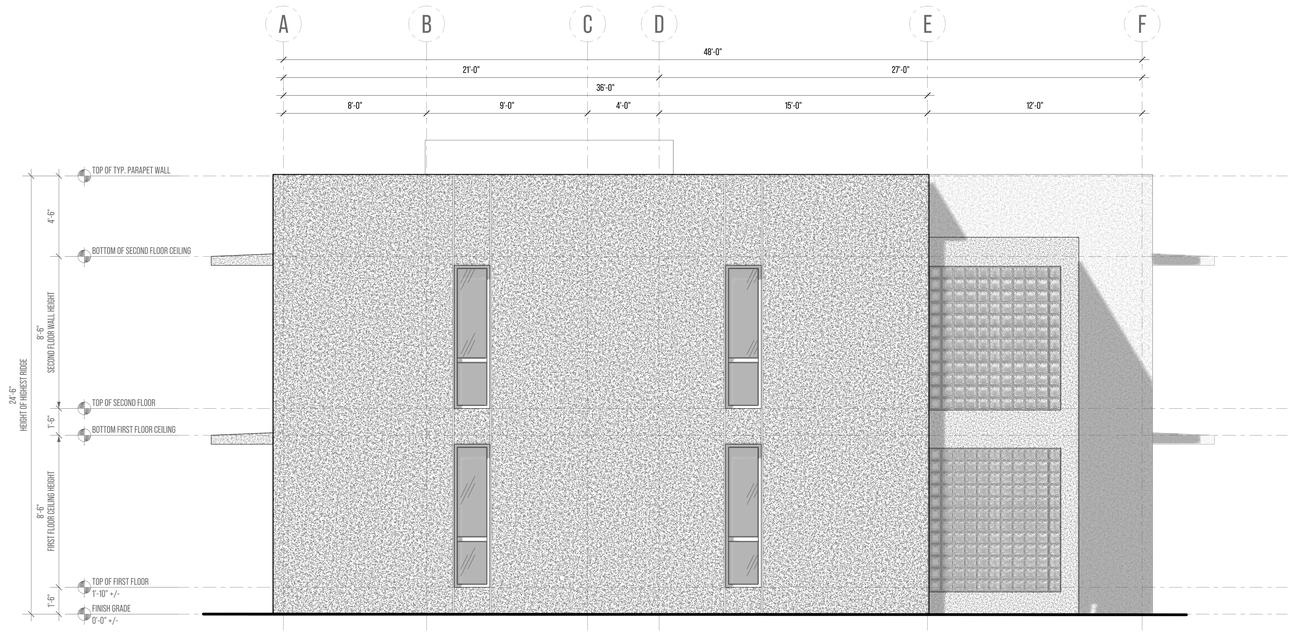
2 LEFT ELEVATION

SCALE = 1/4" = 1'



3 REAR ELEVATION

SCALE = 1/4" = 1'



4 RIGHT ELEVATION

SCALE = 1/4" = 1'

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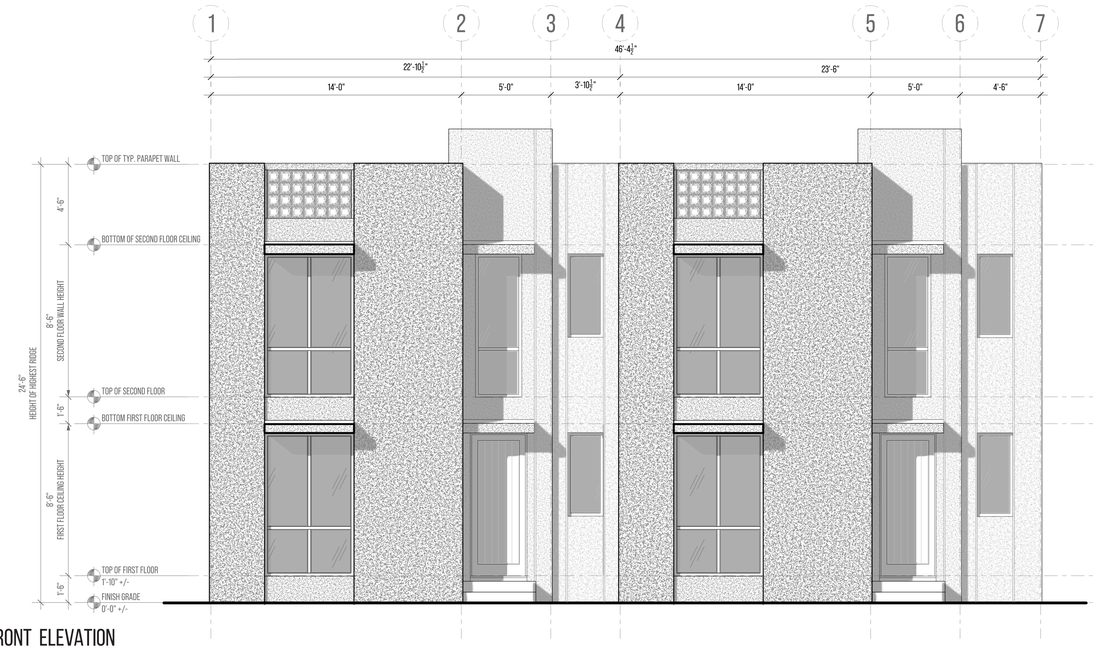
UNIT TYPE A - ELEVATIONS

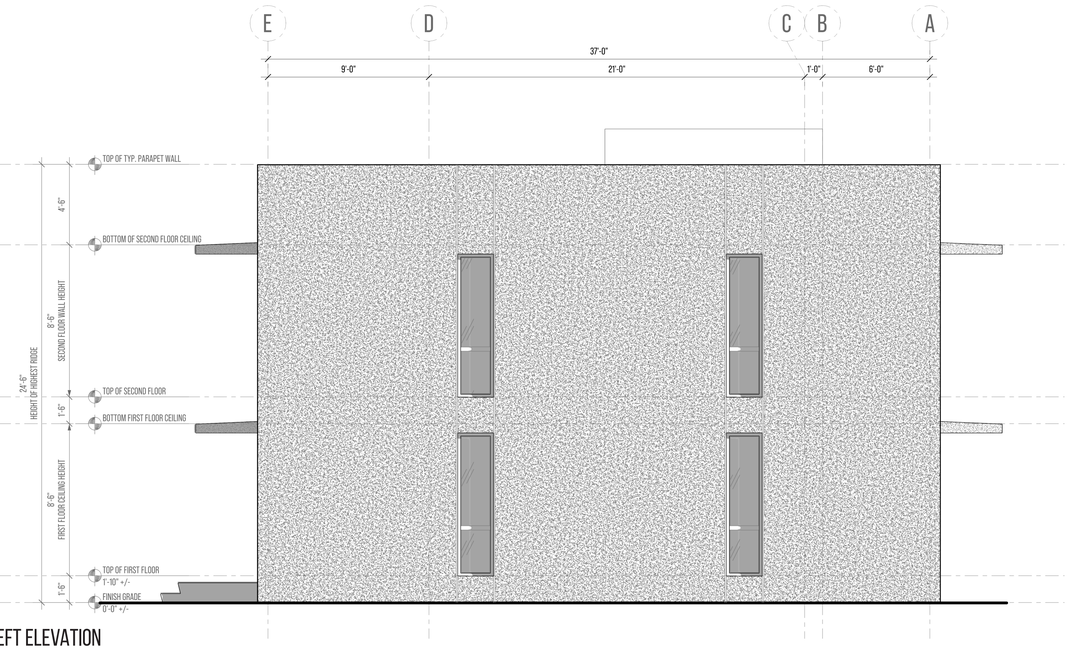
Sheet Number

A-6.0



1 FRONT ELEVATION

SCALE = 1/4" = 1'



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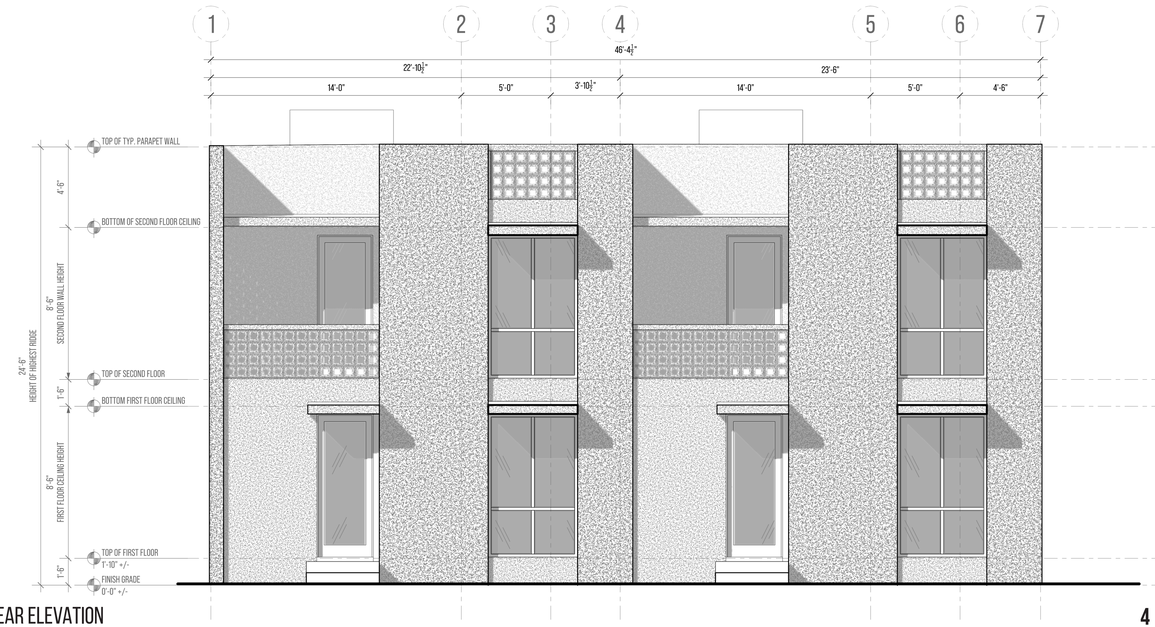

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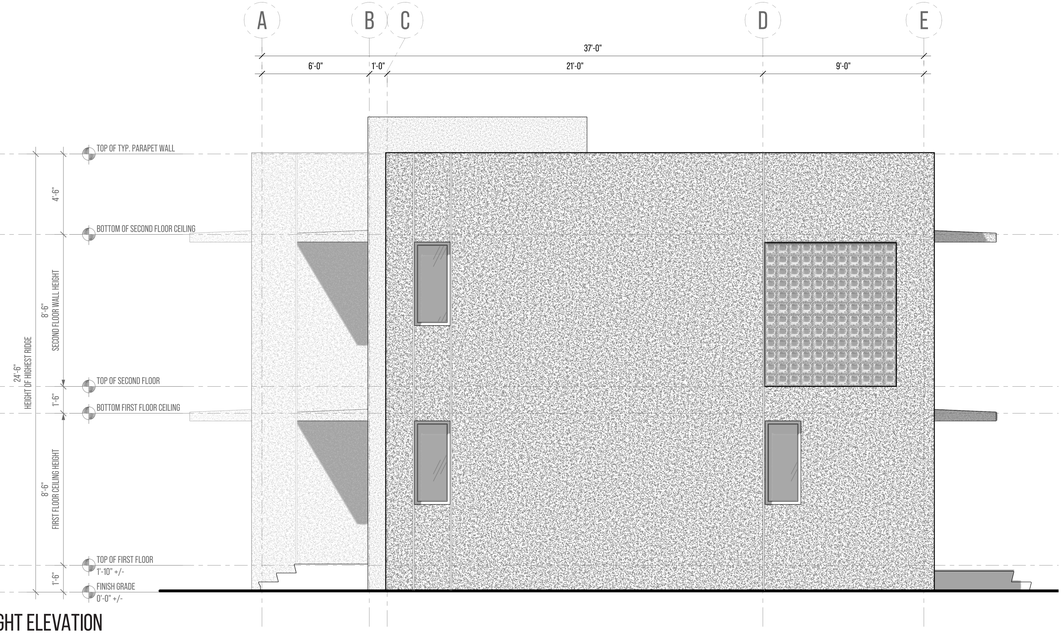
SCALE = 1/4" = 1'



4 RIGHT ELEVATION

SCALE = 1/4" = 1'

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Sheet Title

UNIT TYPE B - ELEVATIONS

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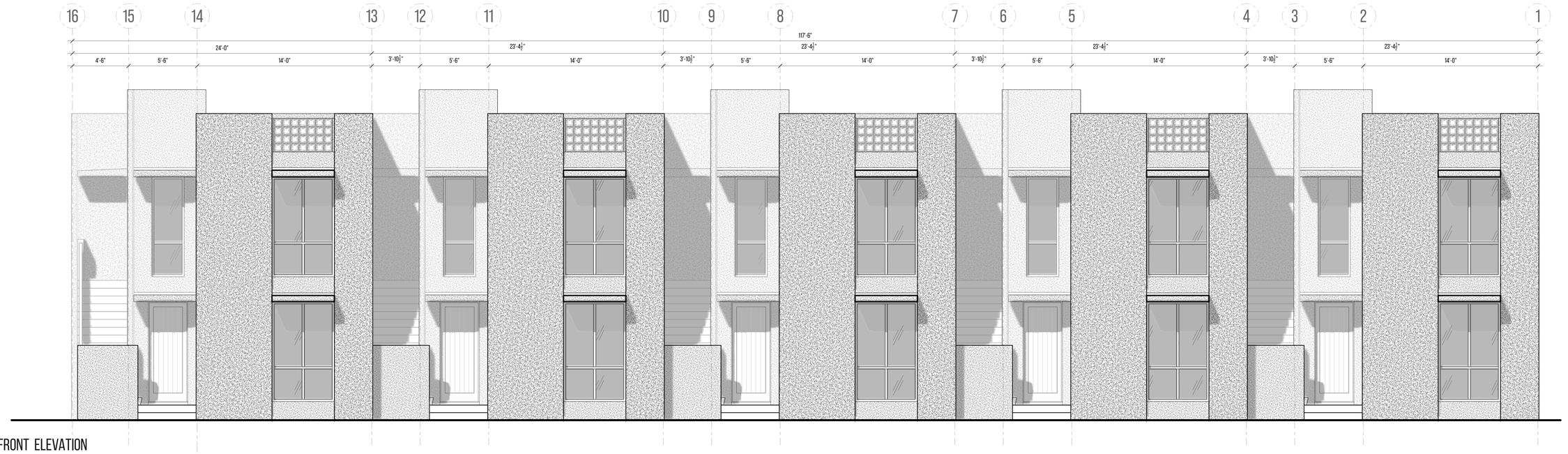
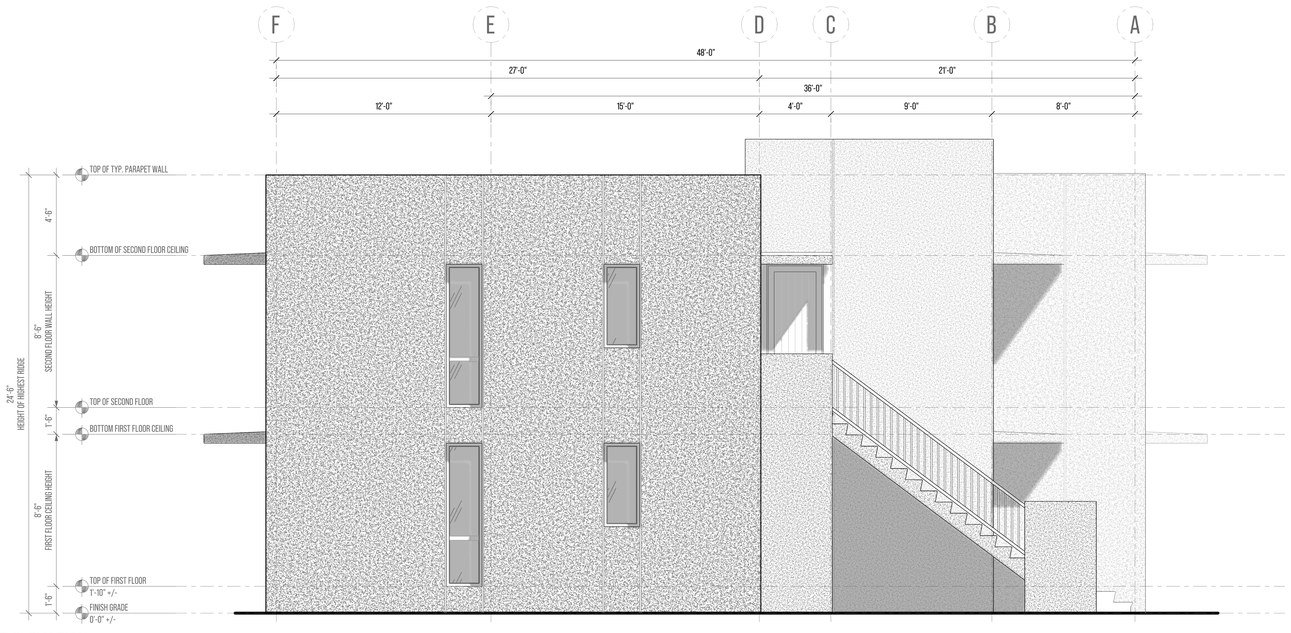
A-6.1



1 FRONT ELEVATION

SCALE = 1/4" = 1'



2 LEFT ELEVATION

SCALE = 1/4" = 1'

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UNIT TYPE C - ELEVATIONS

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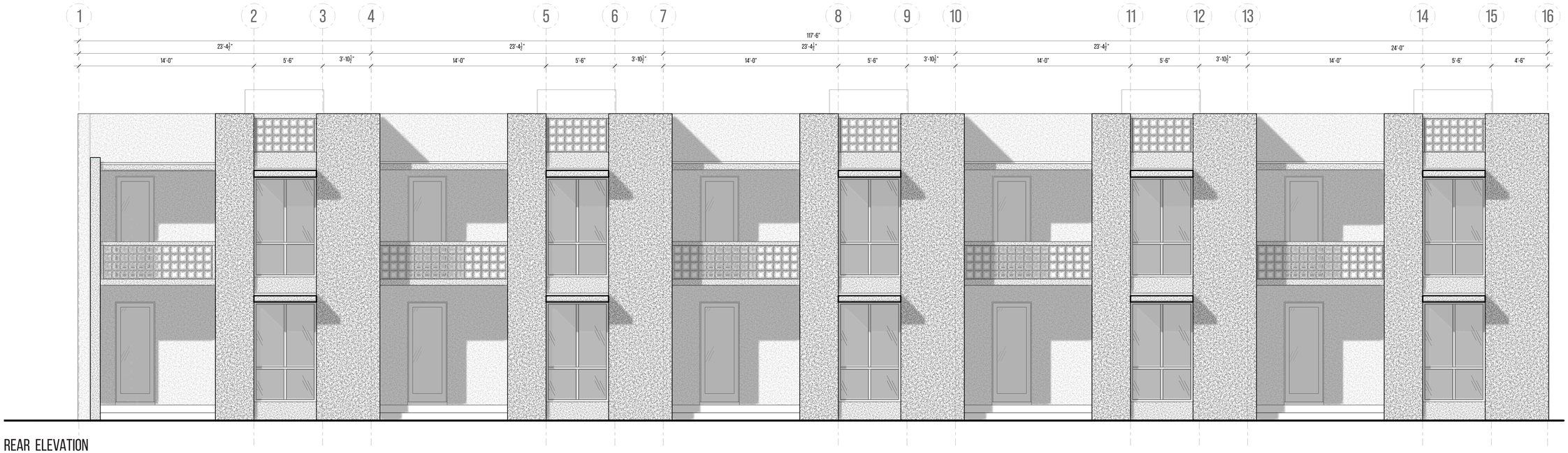
A-6.2



3 REAR ELEVATION

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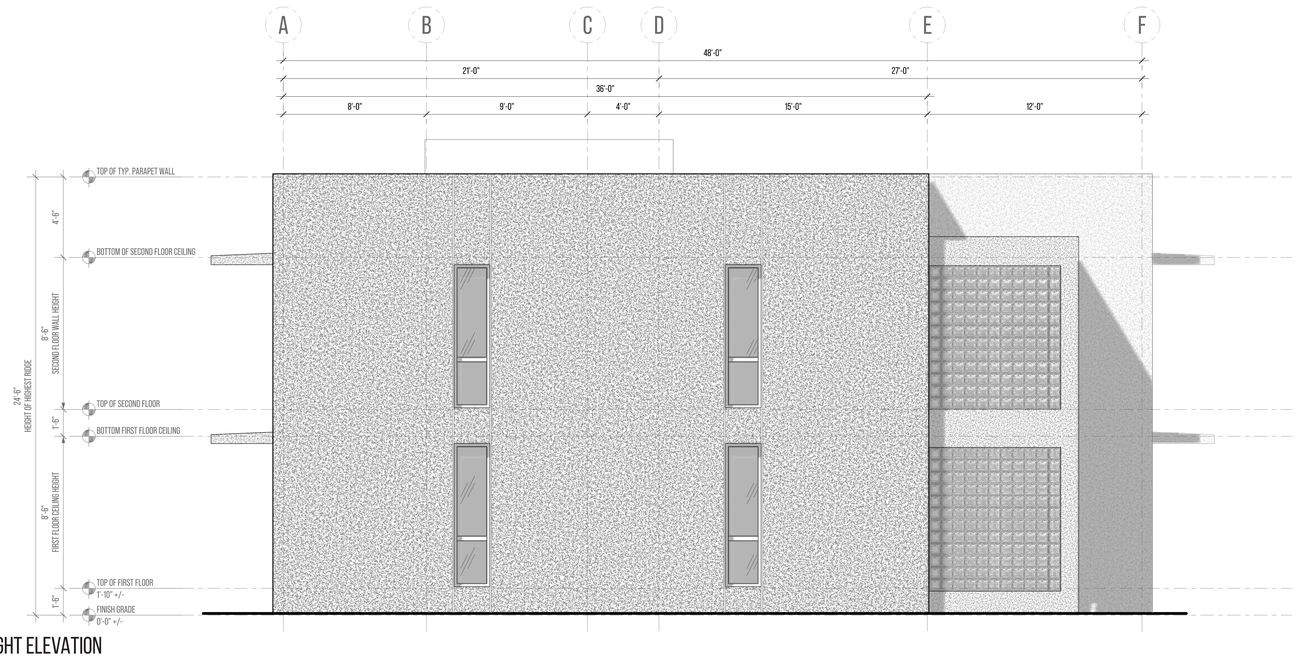

4 RIGHT ELEVATION

SCALE = 1/4" = 1'

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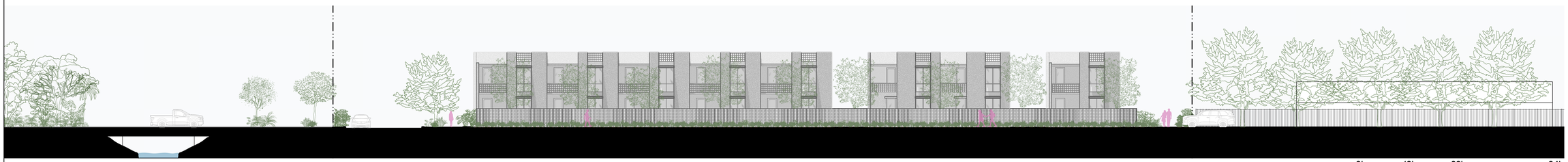
UNIT TYPE C - ELEVATIONS

Sheet Number

A-6.3





AVENUE D STREET ELEVATION

0' 16' 32' 64'





AVENUE E STREET ELEVATION

0' 16' 32' 64'

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STREET ELEVATIONS

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SITE CROSS SECTINO 01

0' 8' 16' 32'



SITE CROSS SECTION 02

0' 8' 16' 32'

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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'

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SITE LONGITUDINAL SECTIONS

Sheet Number

A-9.1

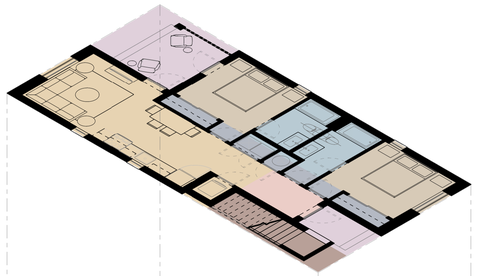
UNIT DIAGRAMS

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



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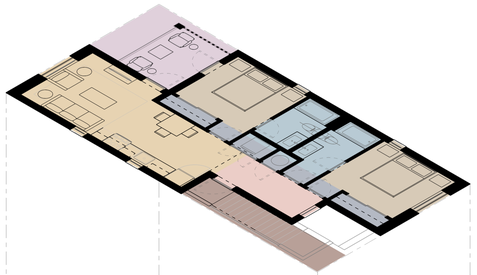
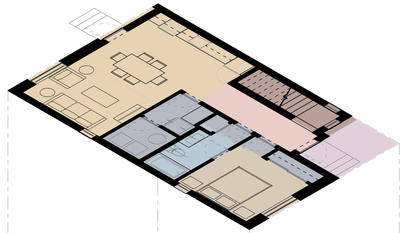
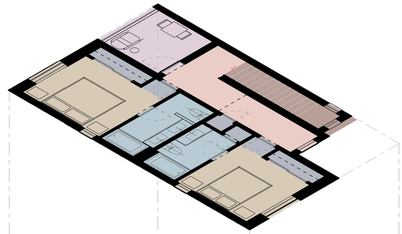


2 BEDROOM - UPPER UNIT



3 BEDROOM - FIRST FLOOR



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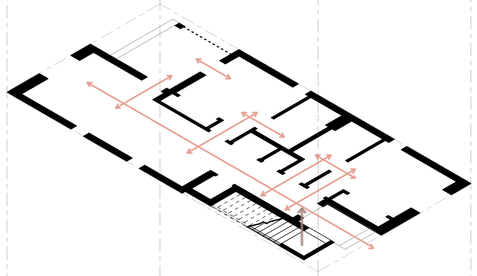

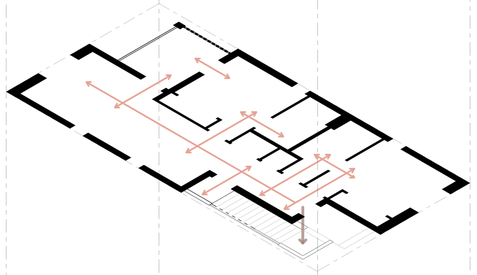

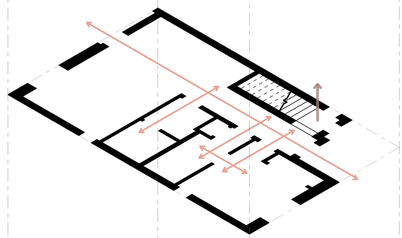

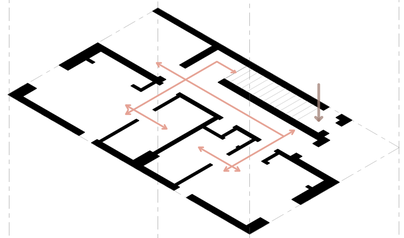

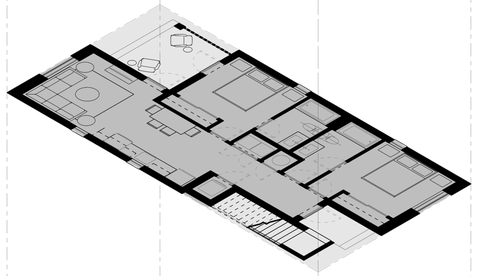

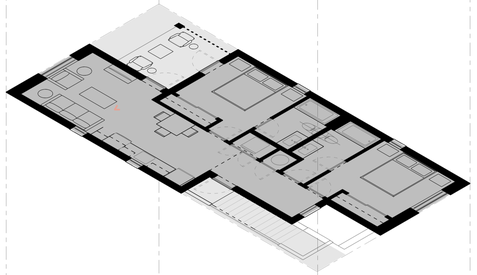

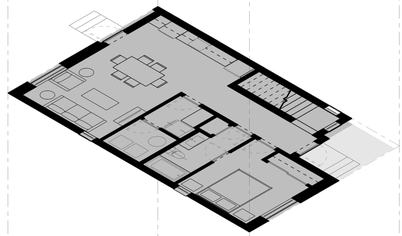

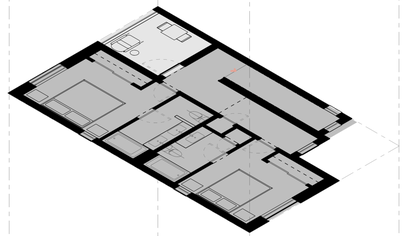

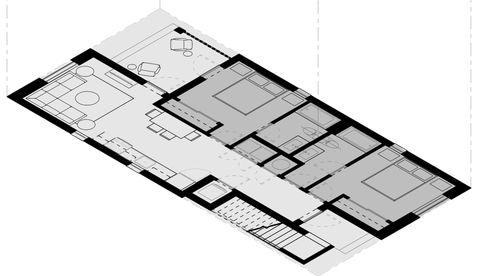

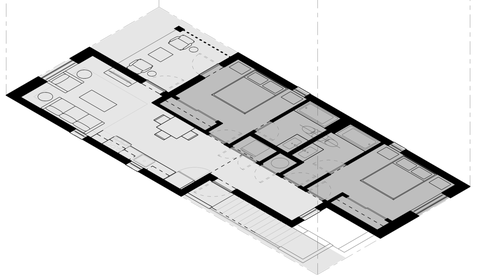

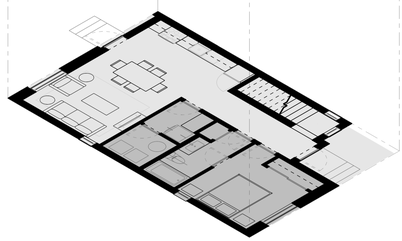

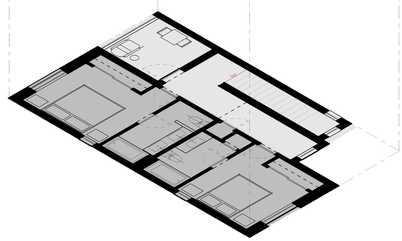

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UNIT CONCEPTS

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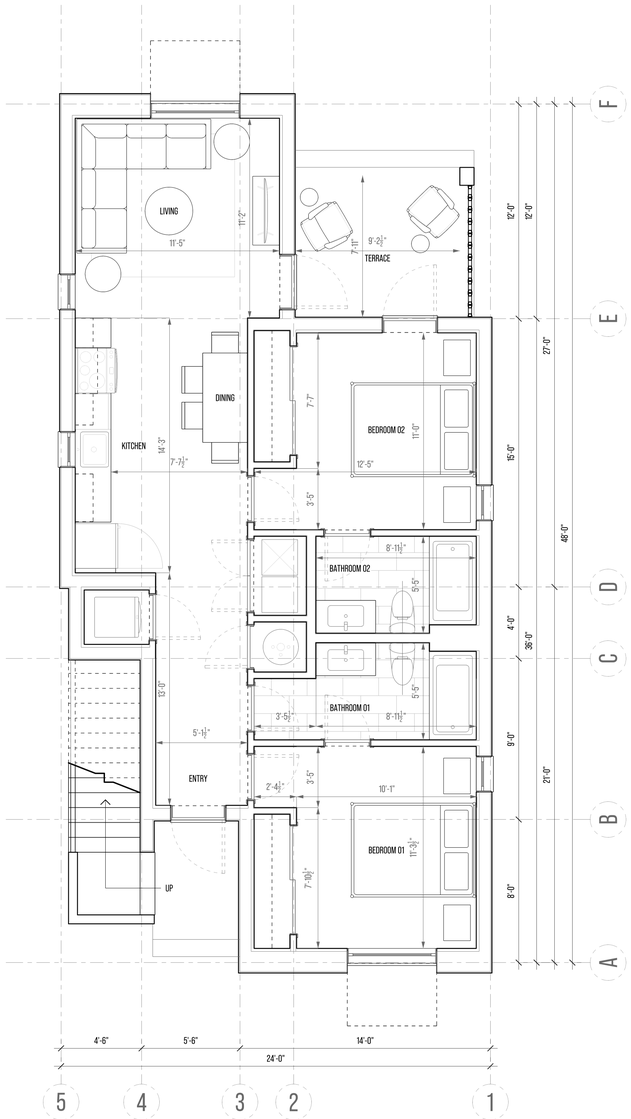
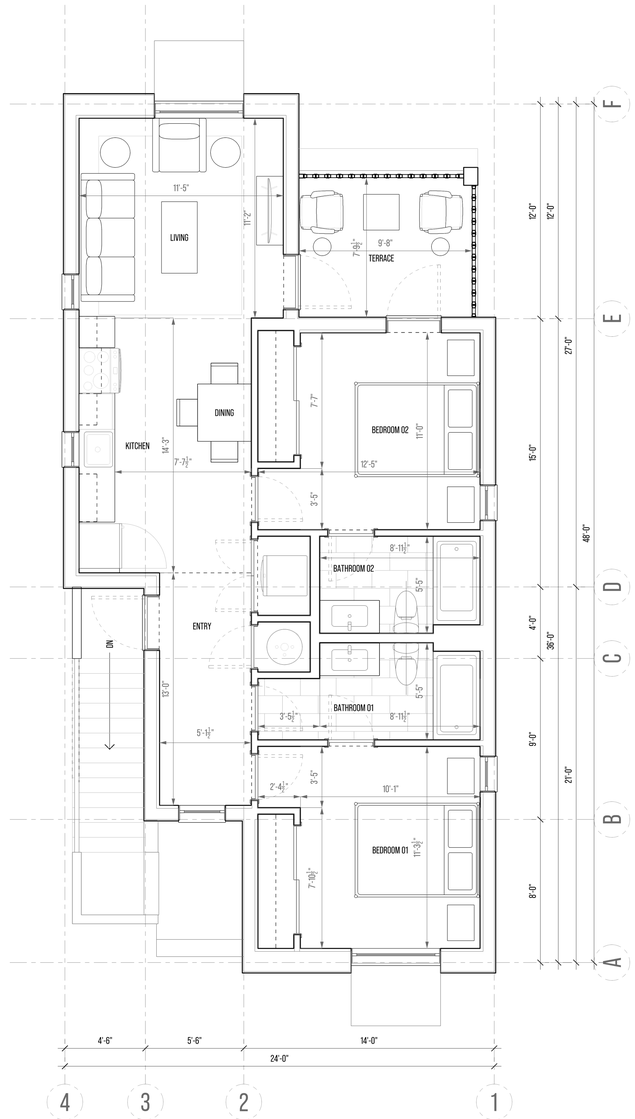


1 FIRST FLOOR PLAN (LOWER UNIT)
SCALE = 1/4" = 1'



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

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UNIT TYPE A - FLOOR PLANS

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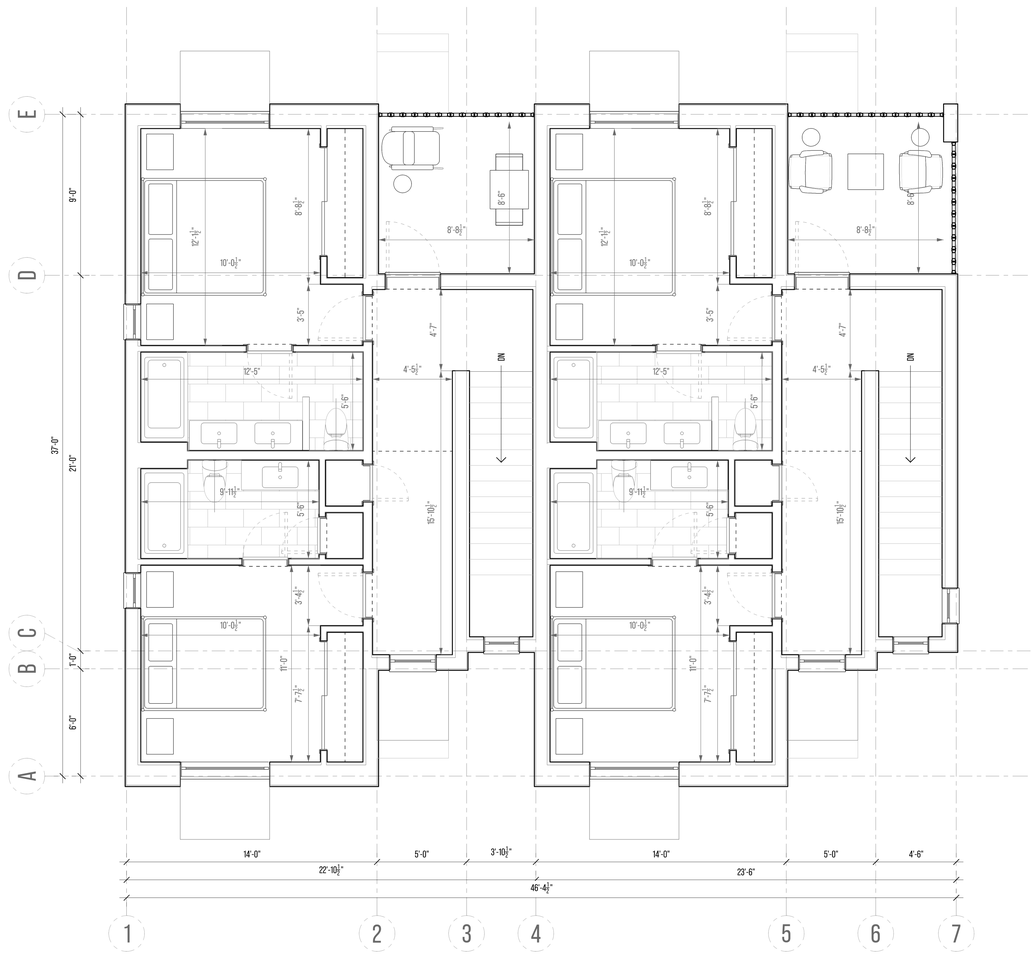
1 FIRST FLOOR PLAN

SCALE = 1/4" = 1'



2 SECOND FLOOR PLAN

SCALE = 1/4" = 1'

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UNIT TYPE B - FLOOR PLANS

Sheet Number

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1 FIRST FLOOR PLAN (LOWER UNITS)

SCALE = 1/4" = 1'

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UNIT TYPE C - FLOOR PLANS

Sheet Number

A-5.2



1 SECOND FLOOR PLAN (UPPER UNITS)

SCALE = 1/4" = 1'

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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**

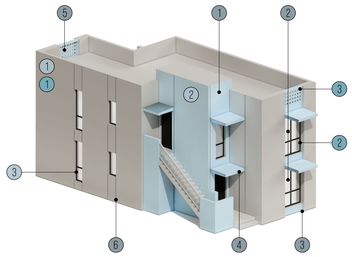
   Simple fixed overhangs that reduce direct sun exposure on windows and contribute to passive cooling and façade articulation.

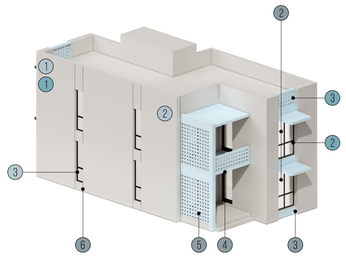
5. **Brise Blocks (at Railings + Screens)**

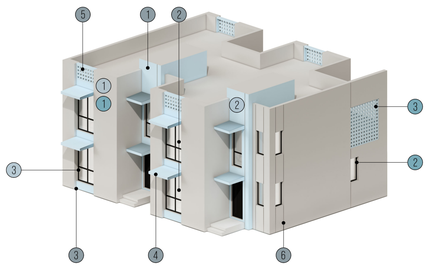
   Multi-functional screen element used for balcony enclosures and rooftop guardrails. Allows for airflow, light diffusion, and privacy while tying into the broader material language.

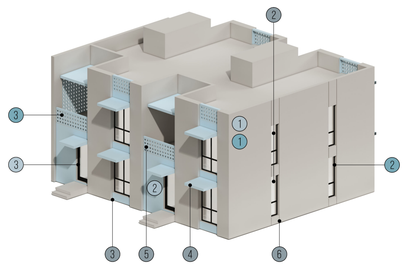
6. **Vertical Stucco Joints**

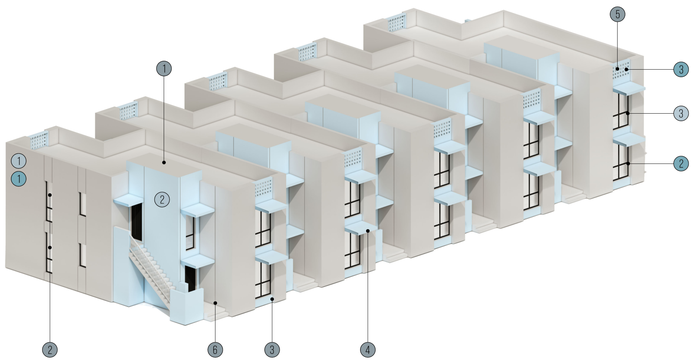
   Subtle lines that reinforce verticality and articulate the façade while providing necessary movement control in the exterior skin.

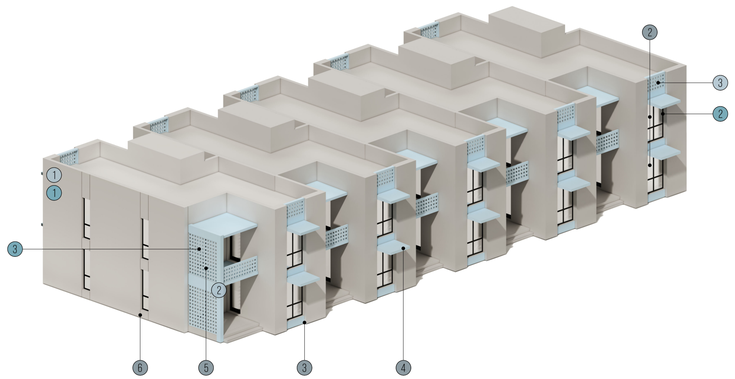












SWATCHES & REFERENCES

Pantone Cool Grey 1C

Pantone 290C



Painted Stucco



Painted Black Metal



Brise Block

LOCAL PRECEDENTS



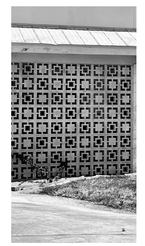
















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PROJECT
Housing Development

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

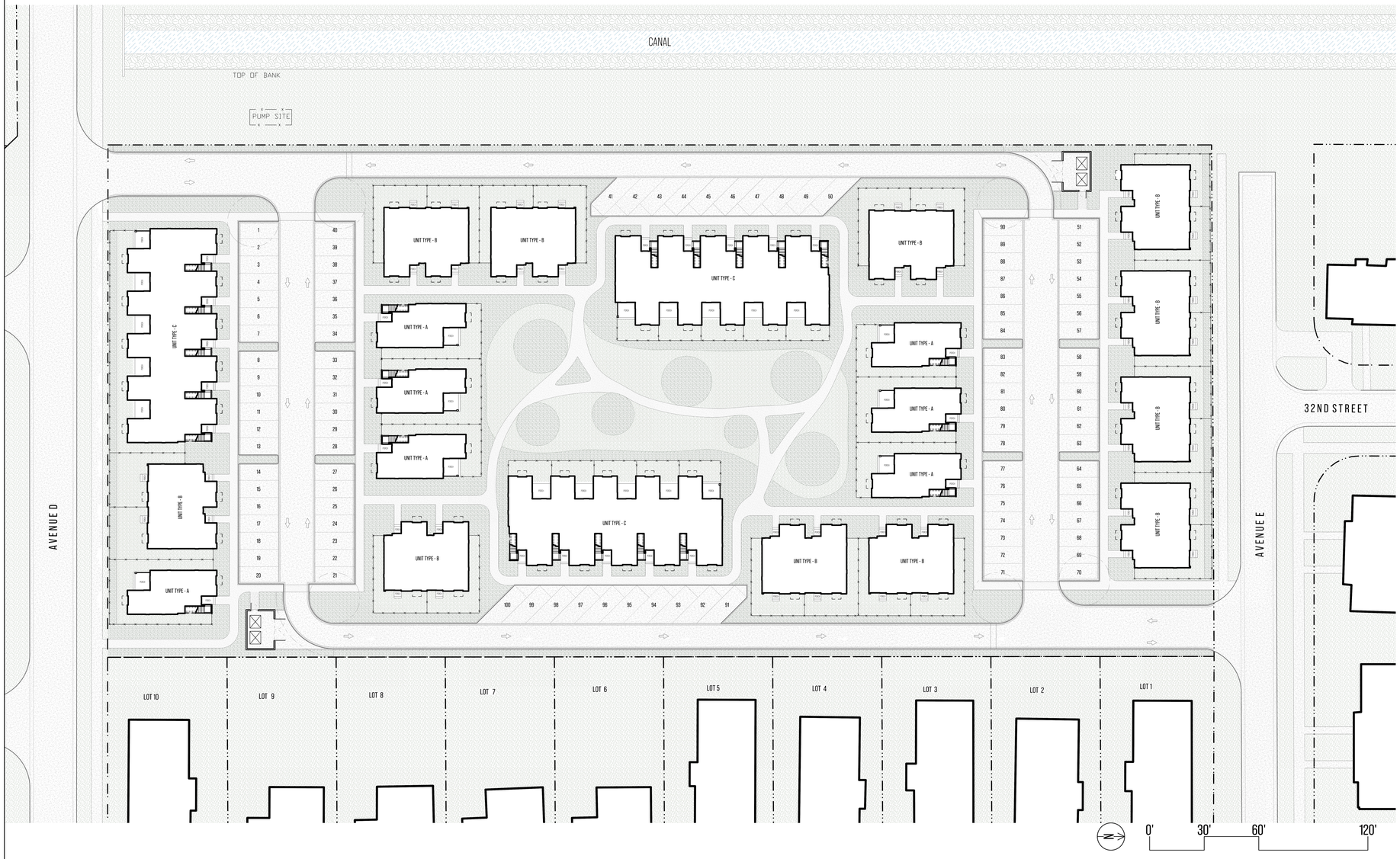
BASE COLOR - PANTONE COOL GREY 1C

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.

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

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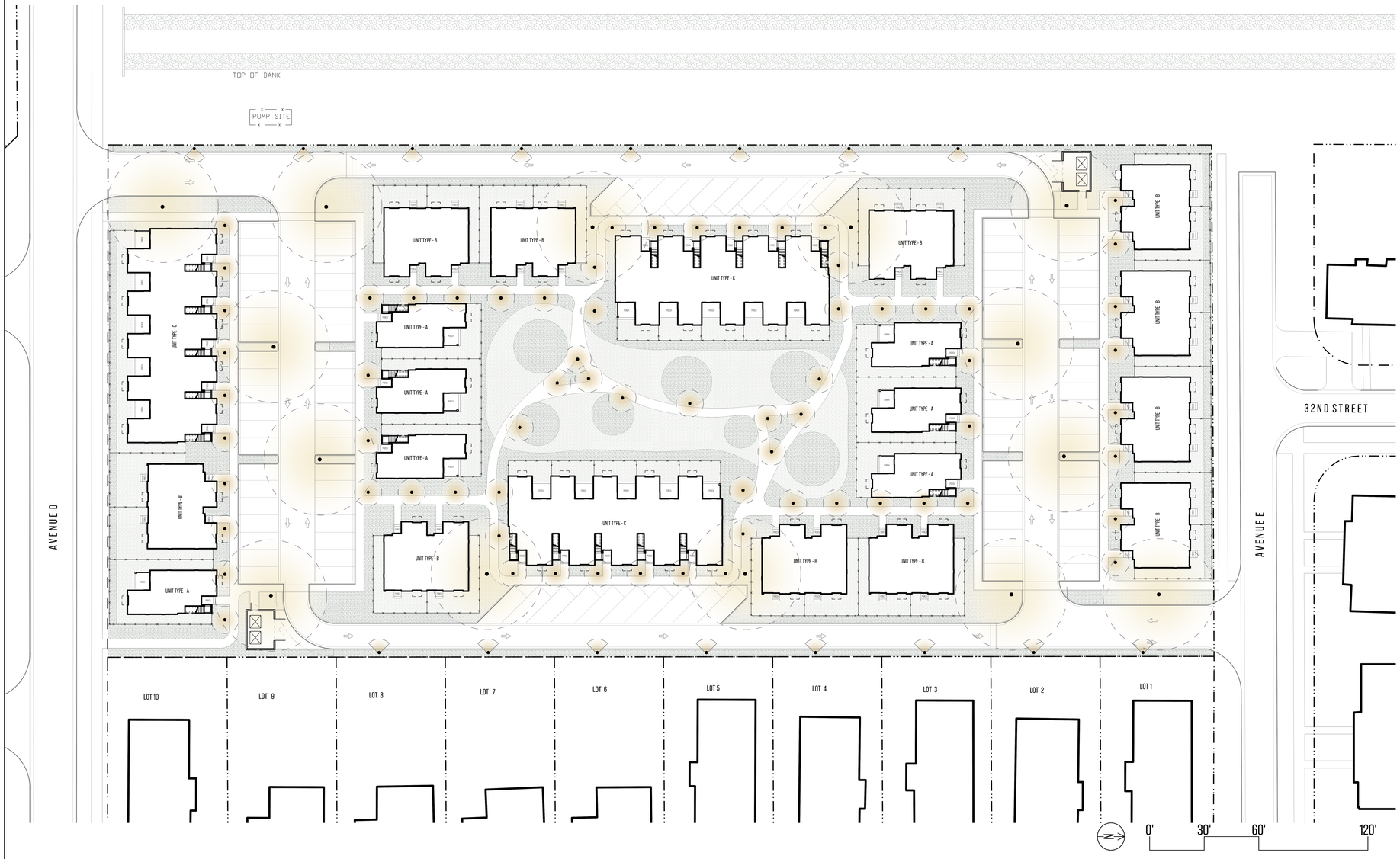
Sheet Title
Site Plan - Stormwater

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.

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

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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			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					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
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

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			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

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

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	

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		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

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					
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:

** 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.

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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.

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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		

Technical Review Committee - 10:00 AM **1. g.**

Meeting Date: 08/21/2025

REQUESTED ACTION

PD2025-00004
Final Planned Development
Privilege Townhomes
3315 Sunrise Boulevard

SUMMARY

Project #: PD2025-00004

Submittal of Final PD for a proposed 184 unit townhome development with associated site improvements known as Privilege Development Townhouse

LOCATION

3315 Sunrise Boulevard

RESPONSIBLE STAFF

Vennis Gilmore, Historic Preservation Officer/Senior Planner

RECOMMENDATION

N/A

Attachments

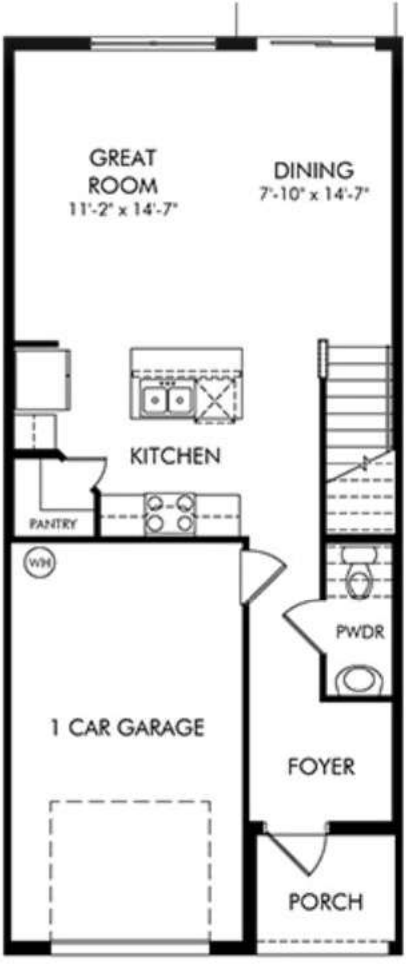
TRC Packet

Form Review

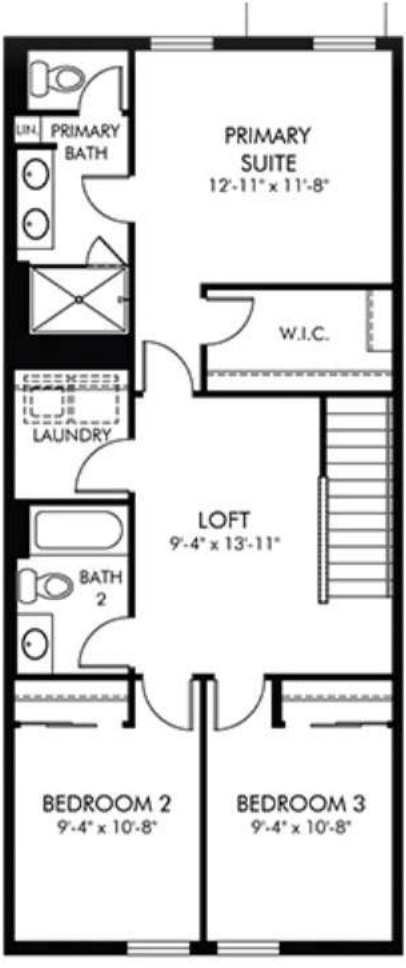
Form Started By: Vennis Gilmore Started On: 08/06/2025 01:33 PM
Final Approval Date: 08/07/2025




444
440
436
GUARANTEED
READY
TO CLOSE
IN 60 DAYS
Meritage homes



FIRST FLOOR



SECOND FLOOR


482
478



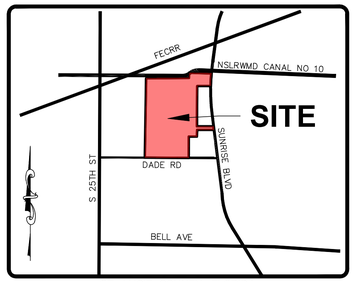
FIRST FLOOR

SECOND FLOOR

BOUNDARY & TOPOGRAPHIC SURVEY

SUNRISE BLVD

SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA



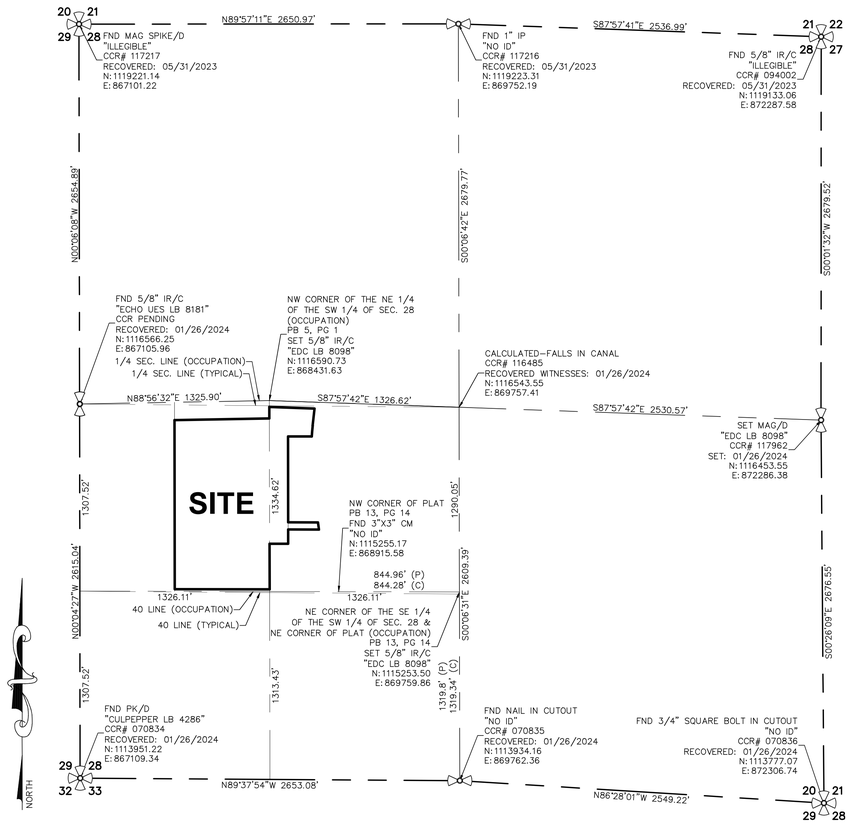
ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

SHEET INDEX

1	COVER
2	BOUNDARY SURVEY
3-4	TOPOGRAPHIC SURVEY

LOCATION MAP





ST. LUCIE COUNTY, FLORIDA
SEC. 28, TWP. 35S, RGE. 40E
SCALE: 1"=500'

LEGAL DESCRIPTION:

PARCEL 1:

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM ALL RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2:
LOTS 1 THROUGH 4; THE WEST 130 FEET OF LOTS 5 THROUGH 16; ALL OF LOT 17; THE WEST 130 FET OF LOTS 18 AND 19, BLOCK F, MARAVILLA HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 21.97 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY & TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON MARCH 6, 2025. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP, AND REPRODUCTIONS THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF HALEY WARD, INC. IT IS A VIOLATION OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS FEBRUARY 28, 2025.
4. LEGAL DESCRIPTION(S) HEREON SHOWN IN REFERENCE TO THE LATEST INSTRUMENT OF RECORD AVAILABLE ON THE MUNICIPAL PROPERTY APPRAISER GEOGRAPHIC INFORMATION SYSTEM (GIS), SAID INSTRUMENT BEING OFFICIAL RECORDS BOOK 5160, PAGE 1944, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. PARCEL(S) CONTAIN A TOTAL OF 21.97 ACRES, MORE OR LESS.
6. THIS BOUNDARY & TOPOGRAPHIC SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (2011 ADJUSTMENT).
7. UNDERGROUND IMPROVEMENTS AND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME NETWORK (RTN) OBSERVATION WITH AN ACCURACY OF ±0.10'. SITE BENCHMARKS UTILIZED AND SHOWN HEREON WERE ESTABLISHED VIA CLOSED LEVEL LOOP ORIGINATING AT ST. LUCIE COUNTY BENCHMARK DESIGNATED "BRIDGE-25", HAVING A PUBLISHED ELEVATION OF 5.98 FEET, NAVD88.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS, WITH A PRECISION OF ±0.05 FEET.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.
15. EDC, INC. FOUND MANY DISCREPANCIES BETWEEN THE PLAT AND DEEDS THROUGHOUT BLOCK F AND SUNRISE BOULEVARD, AS SHOWN ON MARAVILLA HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 1. THERE ARE ALSO DISCREPANCIES IN DEEDS THROUGHOUT THE SAME PROPERTIES. THE GAPS AND OVERLAPS CAUSED BY THESE DISCREPANCIES ARE SHOWN AS HATCHED AREAS AND ARE LABELED AS "BOUNDARY GAP" OR "BOUNDARY OVERLAP" ON THIS SURVEY.
16. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0188K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
17. WETLANDS, IF ANY, ARE NOT INCLUDED AS A PART OF THIS SURVEY.

LIDAR FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING FEBRUARY 4, 2025 UTILIZING A DJI MATRICE 300 UAV.
2. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST-PROCESSED USING PHOENIX LIDARMILL AND TRIMBLE BUSINESS CENTER.
3. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NUMBER 4545445.
4. GROUND ELEVATIONS WERE SPOT CHECKED WITH GLOBAL POSITIONING SYSTEM (GPS) REAL TIME KINEMATIC (RTK) OBSERVATION.
5. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLIGHT AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
6. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON FEBRUARY 4, 2025 UTILIZING A DJI MATRICE 300 UAS.
2. DATA POST PROCESSING WAS PERFORMED UTILIZING PIX4Dmatic VERSION 1.71.0 ON FEBRUARY 21, 2025.
3. SENSOR(S) USED: ZENMUSE P1 45MP
4. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NUMBER 4545445
5. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83-EF UTILIZING EUROPEAN PETROLEUM SURVEY GROUP (EPSG) CODE 6438. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NATIONAL GEODETIC SURVEY (NGS) MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 2%± OF GROUND-BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
8. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.025 FT
   - TOTAL ROOT MEAN SQUARE DEVIATION (RMSE): X: 0.0105 FT – Y: 0.058 FT – Z: 0.037 FT
   - TOTAL GROUND CONTROL POINTS (GCP) UTILIZED: 6 WITH A MEAN ROOT MEAN SQUARE ERROR: 0.06 FT
   - CAMERA CALIBRATION/OPTIMIZATION: 1.68% VARIATION FROM REFERENCE DATA.
9. DENSIFICATION:
   - TOTAL POINTS COLLECTED: 591.5 MILLION
10. THIS MAP MEETS OR EXCEEDS THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

SYMBOL & ABBREVIATION LEGEND:

ASPH	ASPHALT
	BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)
(C)	CALCULATED
	CATCH BASIN
	CENTERLINE
CCR	CERTIFIED CORNER RECORD
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CM	CONCRETE MONUMENT
Δ	DELTA/CENTRAL ANGLE
EP	EDGE OF PAVEMENT
EM	ELECTRIC METER
EL./ELEV.	ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION
FND	FOUND
	GAS MARKER
GAS	GAS VALVE
	GUY WIRE ANCHOR
HWF	HOG WIRE FENCE
	HYDRANT
ID	IDENTIFICATION
INV	INVERT
IP	IRON PIPE
IR	IRON ROD
IR/C	IRON ROD AND CAP
L	LENGTH
LB	LICENSED BUSINESS
	LIGHT POST
MAG/D	MAG NAIL & DISK
MAG SPIKE/D	MAG SPIKE & DISK
M	MAILBOX
MB	MINUTE BOOK
	MITERED END SECTION
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NSLRWMD	NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
OHW	OVER HEAD WIRES
PG	PAGE
PK/D	PARKER-KALON NAIL & DISK
P.B.	PLAT BOOK
(P)	PLAT DATA
PVC	POLYVINYL CHLORIDE
PROP.	PROPERTY
R	RADIUS
RLS	REGISTERED LAND SURVEYOR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SEC	SECTION
	SIGN
TOE	TOE OF SLOPE
TOB	TOP OF BANK/BERM
X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
DRN	UNDERGROUND STORM
W	WATER SERVICE METER (WM)
WV	WATER VALVE (WV)
	WOOD POWER POLE

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556
SIGNATURE DATE:

REV.	DATE	DESCRIPTION	BY	CHK.
1	2025.05.14	ADDRESS CLIENT COMMENTS	RJB	MTO

A DIVISION OF HALEY WARD, INC.
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT
SUNRISE BLVD
ST. LUCIE COUNTY, FLORIDA

TITLE
BOUNDARY & TOPOGRAPHIC SURVEY

DATE	4/8/2025
SCALE	AS SHOWN
DRAWN BY	RJB
FIELD CREW	GH/MD
CHECKED BY	MTO
PROJECT No.	24-237 BT REV1.DWG
DRAWING No.	SHEET 1
REV.	1

FILE LOCATION: Z:\EDC\2024\24-237 - GARDFALO - SUNRISE BLVD, (PARALLEL NORTH)\SURVEY\DWG - PSP\DWG\24-237 BT REV1.DWG, 2025.05.14, 1:06 PM

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NORTH

FND 5/8" IR/C
"ECHO UES LB 8181"
CCR PENDING
RECOVERED: 01/26/2024
N:1116566.25
E:867105.96

N88°56'32"E 1325.90'

662.95'

1/4 SEC. LINE (OCCUPATION)

1/4 SEC. LINE & R/W LINE
S89°30'34"E 2651.55'

1/4 SEC. LINE (TYPICAL)

NSLRWMD CANAL NO. 10
125' WIDE R/W
NSLRWMD R/W MAP 1980

DIRT RD

125.02'

TOB

10.00'

(BEARING BASIS)
N88°56'32"E 662.97' (C)
R/W LINE

3335 SUNRISE BLVD
PARCEL ID:
2428-601-0264-000-3

SET 5/8" IR/C
"EDC LB 8098"
(10' OFFSET)

FENCE CORNER 7.13'S, 11.68'E
OR PROPERTY CORNER
ALUMINUM SHED
FALLS ON PROP. CORNER

FND 1/2" IR
"NO ID"
0.40'N, 0.24'E

2.54

4' HWF

3366 S 25TH ST
PARCEL ID:
2428-322-0002-000-3

6.00

5' CLF

1.73

FND 4"X4" CM
"NO ID"
0.22'S, 0.17'E

NO0°04'22"W 1307.52'
W. LINE OF SEC. 28/35/40

N00°04'58"W 1181.05' (C)
W. LINE OF THE E. 1/2 OF
THE NW 1/4 OF THE SW 1/4
OF SEC. 28/35/40

3540 S 25TH ST
PARCEL ID:
2428-322-0003-000-0

21.97 ACRES

PARCEL 1
E. 1/2 OF THE NW 1/4 OF THE
SW 1/4 OF SEC. 28/35/40

SUNRISE BLVD
PARCEL ID:
2428-321-0001-000-3

(VACANT WOODED)

NW CORNER OF THE NE 1/4
OF THE SW 1/4 OF SEC. 28
(OCCUPATION)
PB 5, PG 1
SET 5/8" IR/C
"EDC LB 8098"
N:1116590.73
E:868431.63

R/W LINE

88°23'34" (P)
87°52'13" (C)

NSLRWMD CANAL NO. 10
89' WIDE R/W
NSLRWMD R/W MAP 1980 1/4 SEC. LINE
PB 5, PG 1

300' (PT)

92°16'11" (P)
92°07'47" (C)

S87°57'42"E 315.63' (C)

89.00

44.52'

70.00'

FND 5/8" IR
"NO ID"
0.67'N, 2.47'E

NSLRWMD R/W MAP 1980
PARCEL ID:
2428-601-0342-000-4

N00°05'29"W 80.49' (C)

FENCE CORNER 34.69'S, 33.85'E
OR PROPERTY CORNER

SET 5/8" IR/C
"EDC LB 8098"

SET 5/8" IR/C R/W LINE
"EDC LB 8098"
(70' OFFSET)

LOT 1

SET 5/8" IR/C
"EDC LB 8098"

DIRT ROAD FALLS
WITHIN PARCEL LIMITS

LOT 2

MARAVILLA HEIGHTS
BLOCK F
PB 5, PG 1

LOT 3

N89°58'29"W 165.67' (C)

REPLACED EXISTING 6' CLF
WITH 4' HWF IN PLACE
BOUNDARY GAP
SEE NOTE 15

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15
130.00

LOT 16

LOT 17

LOT 18

LOT 19

50.00' (C&P)

5.00

FENCE CORNER 31.91'S, 4.78'E
OR PROPERTY CORNER

FENCE CORNER 6.16'S, 3.18'W
OF PROPERTY CORNER

FENCE MEANDERS
PROPERTY LINE

BOUNDARY OVERLAP
SEE NOTE 15

BOUNDARY DISCREPANCY
SEE NOTE 15

PROP. LINE (OCCUPATION)

FENCE 1.60'E OF
PROPERTY CORNER

FENCE 1.06'E OF
PROPERTY CORNER

FENCE MEANDERS
PROPERTY LINE

BOUNDARY OVERLAP
SEE NOTE 15

FENCE CORNER 0.05'N, 1.19'W
OR PROPERTY CORNER

SET 5/8" IR/C
"EDC LB 8098"

FND 1/2" IP
"NO ID"
1.36'S, 6.17'E

FND 5/8" IR
"NO ID"
0.54'N, 7.14'E

FND 1/2" IP
"NO ID"
0.67'N, 35.77'E

FENCE CORNER 1.54'N, 1.01'W
OR PROPERTY CORNER

BOUNDARY GAP
SEE NOTE 15

4' HWF

1.36

2.46

2.80

12.20

12.60

7.20

8.98

9.06

0.34

3.22

4.20

S00°05'29"E 600.00' (C)

S00°05'29"E 318.32' (C)

S00°05'29"E 100.00' (C)

N89°58'29"W 130.00' (C)

89°53'07" (C&P)

PARCEL 2
BLOCK F, LOTS 1-4 & 17 &
W. 130' OF LOTS 5-16 & 18-19

SUNRISE BLVD
PARCEL ID:
2428-601-0252-000-6

3319 SUNRISE BLVD
3321 SUNRISE BLVD
PARCEL ID(2):
2428-601-0256-001-1
2428-601-0256-002-8

3325 SUNRISE BLVD
PARCEL ID:
2428-601-0258-000-8

3327 SUNRISE BLVD
PARCEL ID:
2428-601-0260-000-5

3331 SUNRISE BLVD
PARCEL ID:
2428-601-0262-000-9

3335 SUNRISE BLVD
PARCEL ID:
2428-601-0264-000-3

702 SHARON TER
PARCEL ID:
2428-601-0266-000-7

SHARON TER
50' INGRESS-EGRESS
EASEMENT
ORB 211, PG 1066

703 SHARON TER
PARCEL ID:
2428-601-0269-000-8

3411 SUNRISE BLVD
PARCEL ID:
2428-313-0003-000-2

3413 SUNRISE BLVD
PARCEL ID:
2428-313-0004-000-9

3415 SUNRISE BLVD
PARCEL ID:
2428-313-0005-000-6

1408 DADE RD
PARCEL ID:
2428-313-0006-000-3

3417 SUNRISE BLVD
PARCEL ID:
2428-313-0007-000-7

SUNRISE BLVD
(60' WIDE R/W PER PB 5, PG 1 AND PB 4, PG 77)
R/W LINE (MB 4, PG 77)

PHYSICAL
CENTERLINE
OF ROAD

FENCE CORNER 8.80'S, 54.63'W
OR PROPERTY CORNER

NW CORNER OF BLOCK G
PB 5, PG 1 &
NW PLAT CORNER
PB 51, PG 26
FND 1/2" IP
"NO ID"
0.88'S

S06°12'34"W 121.17' (C)

SET 5/8" IR/C
"EDC LB 8098"

L=75.49' R=1540.29' Δ=2°48'29" (C)

SET 5/8" IR/C
"EDC LB 8098"

FENCE CORNER 1.34'S, 47.72'W
OR PROPERTY CORNER

FND 1/2" IP
"NO ID"
2.22'S, 1.21'W

SET 5/8" IR/C
"EDC LB 8098"
FND IR
"NO ID"
3.21'S, 0.18'E

S07°19'37"E 50.41' (C)

SET 5/8" IR/C
"EDC LB 8098"
FND 5/8" IR
"NO ID"
2.15'S, 0.68'E

PHYSICAL
CENTERLINE
OF ROAD

E. LINE OF THE E. 1/2 OF
THE NW 1/4 OF THE SW 1/4
OF SEC. 28/35/40

2404 DADE RD
PARCEL ID:
2428-323-0003-000-3

2400 DADE RD
PARCEL ID:
2428-323-0004-000-4

2220 DADE RD
PARCEL ID:
2428-323-0005-000-7

2210 DADE RD
PARCEL ID:
2428-323-0006-000-4

NW CORNER OF THE
SW 1/4 OF THE SW 1/4
OF SEC. 28/35/40

30.00' R/W PER
MB 3, PG 143

25.00' R/W DEED
ORB 120, PG 62

50.00'
15.00'
15.00'

R/W LINE

DADE RD
VARYING WIDTH R/W

40 LINE (OCCUPATION)

40 LINE (TYPICAL)

10.00' R/W DEED
ORB 387, PG 805

FND 1/2" IR
"NO ID"
0.45'E

FND 2" IP
"NO ID"
0.54'S, 0.17'E

FND 5/8" IR/C
"LB 7264"
0.50'N, 0.29'E

FENCE CORNER 4.81'N, 0.88'E
OR PROPERTY CORNER

FND 5/8" IR
"NO ID"
0.52'N, 0.29'E

N89°53'13"W 663.05' (C)

FND 5/8" IR/C
"LB 7264"
0.32'N, 0.36'E

FND 5/8" IR/C
"NO ID"
0.59'S, 0.21'E

FND 5/8" IR/C
"RLS 2391"
2.68'N, 0.98'E

FND 5/8" IR/C
"EDC LB 8098"

FENCE CORNER 7.13'N, 10.11'W
OR PROPERTY CORNER

R/W LINE (DEED)

R/W LINE

R/W DISCREPANCY
SEE NOTE 15

10.00' R/W DEED
ORB 387, PG 805

FND 1" IP
"NO ID"
0.39'N, 0.89'E

30.00' R/W PER
MB 3, PG 143
& PB 4, PG 61A

CLYATTS S/D
PB 4, PG 61A

LOT 4

LOT 2

NW CORNER OF PLAT
PB 13, PG 14
FND 3"X3" CM
"NO ID"
N:1115255.17
E:868915.58

NE CORNER OF THE SE 1/4
OF THE SW 1/4 OF SEC. 28 &
NE CORNER OF PLAT (OCCUPATION)
PB 13, PG 14
FND 5/8" IR/C
"EDC LB 8098"
N:1115253.50
E:869759.86

844.96' (P)
N89°53'13"W 844.28' (C)

14.64'

REV.	DATE	DESCRIPTION	BY	CHK.
1	2025.05.14	ADDRESS CLIENT COMMENTS	RJB	MTO

A DIVISION OF HALEY WARD, INC.
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT

SUNRISE BLVD
ST. LUCIE COUNTY, FLORIDA

TITLE

BOUNDARY & TOPOGRAPHIC SURVEY

DATE	SCALE
4/8/2025	AS SHOWN

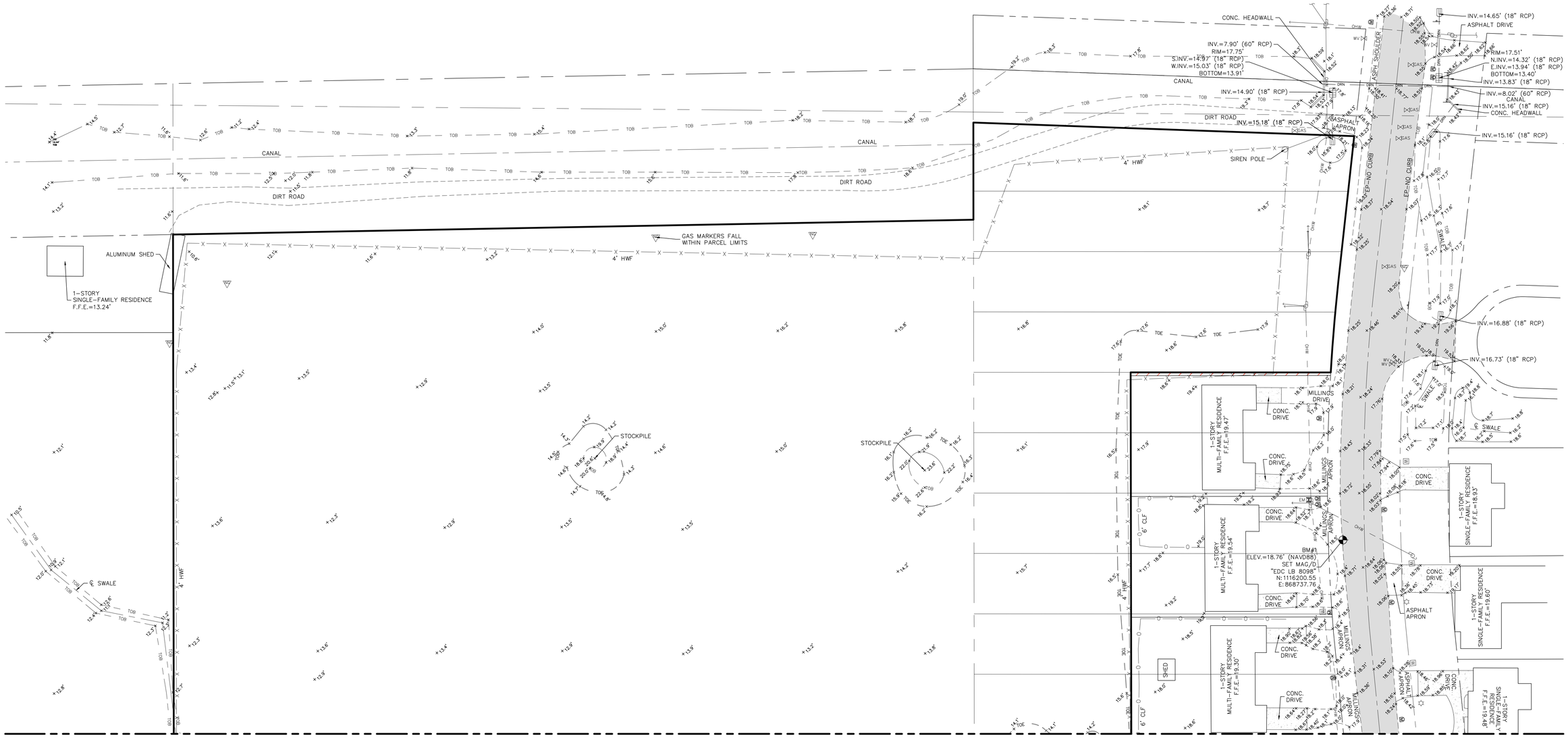
DRAWN BY	FIELD CREW	CHECKED BY
RJB	GH/MD	MTO

PROJECT No.
24-237 BT REV1.DWG

DRAWING No.
SHEET 2

REV.
1

FILE LOCATION: Z:\EDC-2024\24-237 - GARDFALO - SUNRISE BLVD, (PRIVATE)\E NORTH\SURVEY\DWG - PDF\SW\SW24-237 BT REV1.DWG, 2025.05.14, 1:07 PM



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NORTH

REV.	DATE	DESCRIPTION	BY	CHK.
1	2025.05.14	ADDRESS CLIENT COMMENTS	RJB	MTO

A DIVISION OF HALEY WARD, INC.
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT

SUNRISE BLVD
ST. LUCIE COUNTY, FLORIDA

TITLE

BOUNDARY & TOPOGRAPHIC SURVEY

DATE	SCALE
4/8/2025	AS SHOWN
DRAWN BY: RJB	FIELD CREW: GH/MD
CHECKED BY: MTO	
PROJECT No.: 24-237 BT REV1.DWG	
DRAWING No.: SHEET 3	REV.: 1

FILE LOCATION: Z:\EDC\2024\24-237 - GARGFALO - SUNRISE BLVD_PRIVILEGE NORTH\SURVEY\DWG - PDF\SW\24-237 BT REV1.DWG, 2025.05.14, 1:07 PM

MATCH LINE TO SHEET 3

BM#5
ELEV.=13.20' (NAVD88)
SET 5/8" IR/C
"EDC LB 8098"
N:1115945.15
E:868017.30

BM#2
ELEV.=16.58' (NAVD88)
SET MAG/D
"EDC LB 8098"
N:1115697.88
E:868822.14

BM#4
ELEV.=15.21' (NAVD88)
SET MAG/D
"EDC LB 8098"
N:1115262.80
E:868012.73

BM#3
ELEV.=15.67' (NAVD88)
SET MAG/D
"EDC LB 8098"
N:1115261.49
E:868468.37

1-STORY
MULTI-FAMILY RESIDENCE
F.F.E.=18.56'

1-STORY
MULTI-FAMILY RESIDENCE
F.F.E.=18.33'

1-STORY
MULTI-FAMILY RESIDENCE
F.F.E.=17.54'

1-STORY
MULTI-FAMILY RESIDENCE
F.F.E.=17.59'

1-STORY
SINGLE-FAMILY RESIDENCE
F.F.E.=19.75'

1-STORY
SINGLE-FAMILY RESIDENCE
F.F.E.=18.25'

1-STORY
SINGLE-FAMILY RESIDENCE
F.F.E.=15.48'

SHED

CONC. DRIVE

MILLINGS APRON

DIRT APRON

GRAVEL APRON

GRAVEL DRIVE

ASPHALT ROAD

EP-NO CURB

STOCKPILE

POND

GRADE BREAK

5' CLF

6' CLF

4' HWF

SWALE

INV.=15.30' (18" RCP)

INV.=14.49' (8" PVC)

INV.=14.43' (8" PVC)

INV.=13.45' (10" PVC)

INV.=13.24' (10" PVC)

INV.=13.04' (18" CMP)

INV.=13.11' (18" CMP)

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NORTH

REV.	DATE	DESCRIPTION	BY	CHK.
1	2025.05.14	ADDRESS CLIENT COMMENTS	RJB	MTO

A DIVISION OF HALEY WARD, INC.
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT

SUNRISE BLVD
ST. LUCIE COUNTY, FLORIDA

TITLE

BOUNDARY & TOPOGRAPHIC SURVEY

DATE	SCALE
4/8/2025	AS SHOWN

DRAWN BY	FIELD CREW	CHECKED BY
RJB	GH/MD	MTO

PROJECT No.
24-237 BT REV1.DWG

DRAWING No.
SHEET 4

REV. 1

FILE LOCATION: Z:\EDC-2024\24-237 - GARGALO - SUNRISE BLVD, (PRIVILEGE NORTH)\SURVEY\DWG - PDF\DWG\24-237 BT REV1.DWG, 2025.05.14, 1:08 PM

3 - Color Board
(see attached elevations)

4 - Color Renderings
(see attached elevations)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	NSLRWCD ROW / Residential	RM (SLC)	AR -1 / RM-9 (SLC)
South	Residential	RU (SLC)	AR-1 / RS-2 (SLC)
East	Residential	RL / RM (FP) RM (SLC) INST (FP)	PD (FP), R-4(FP) R-3 (FP) RM-9 (SLC)
West	Pre-school / Residential	RM (FP) RU (SLC)	R-4 (FP) AR-1 (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	10	21.97	219
****Proposed**	RM	PD	10	21.97	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 56,940 gpd
**Proposed Zoning/FLU	Total gallons per day 47,840 gpd
**Change in Demand	Total gallons per day reduction of 9,100 gpd

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 56,940 gpd
**Proposed Zoning/FLU	Total gallons per day 47,840 gpd
**Change in Demand	Total gallons per day reduction of 9,100 gpd

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	2.239	2.235	-0.00455
Urban District	5 acres per 1,000 people	8.959	8.984	-0.0182
Community	2.5 acres per 1,000 people	17.9186	17.8822	-0.0364
Neighborhood	1.36 acres per 1,000 people	32.9385	32.8716	-0.06691

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	Samuel Gaines Academy	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	4.4 miles	1.5 miles
Current Zoning/FLU Enrollment Demand	62	27
****Proposed Zoning/FLU Enrollment Demand**	52	22
****Change in Demand**	reduction of 10	reduction of 5

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	1,773.90
****Proposed Zoning/FLU**	1,490.40
***Change in Demand**	reduction of 283.50

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 STORMWATER MANAGEMENT SYSTEM FOR THE SITE WILL CONSIST OF A SERIES OF INLETS CONNECTED VIA UNDERGROUND PIPES WHICH CONVEY STORMWATER TO AN ONSITE WET DETENTION AREA. THE WET DETENTION AREA WILL TREAT AND ATTENUATE STORMWATER PRIOR TO DISCHARGING OFFSITE TO THE NSLRWCD CANAL NO. 10.

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	1,460	90 AM / 113 PM
****Proposed Zoning/FLU**	1,225	80 AM / 100 PM
***Change in Demand**	Trips reduction	Trips reduction
Impact to Capacity	decrease of 235 trips	decrease of 10 AM / 13 PM

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: 184 TH 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			12/01/2025	12/01/2027
Multi-family					
Other (specify)	2			01/01/2028	01/01/2030

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

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

2. What is the current use of the structure to be demolished or re-used? _____

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

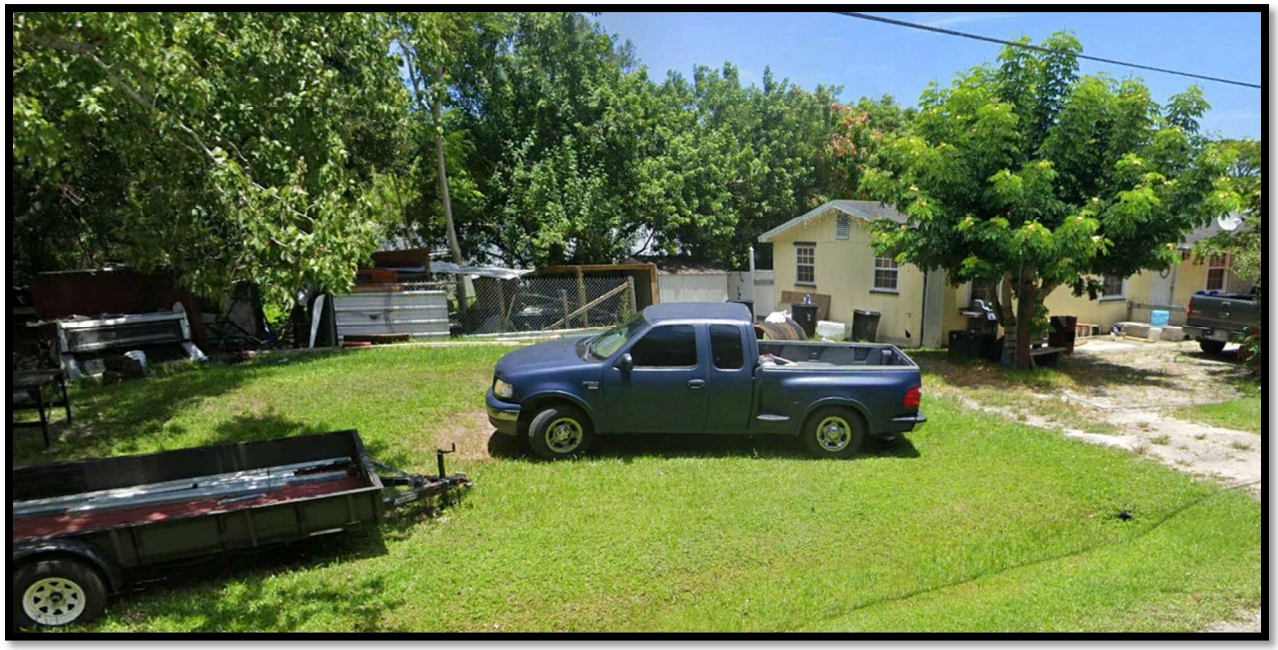
C. Exemptions Requested:

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

Neighborhood – East of Subject Parcel



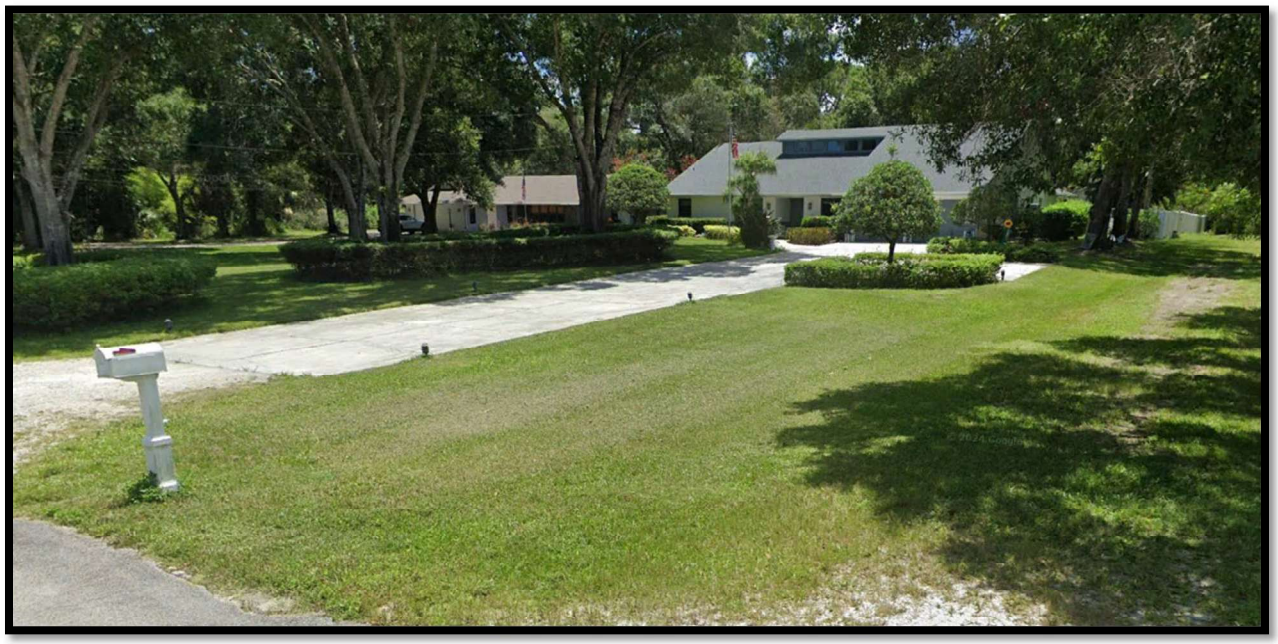
Neighborhood – South / East of Subject Parcel



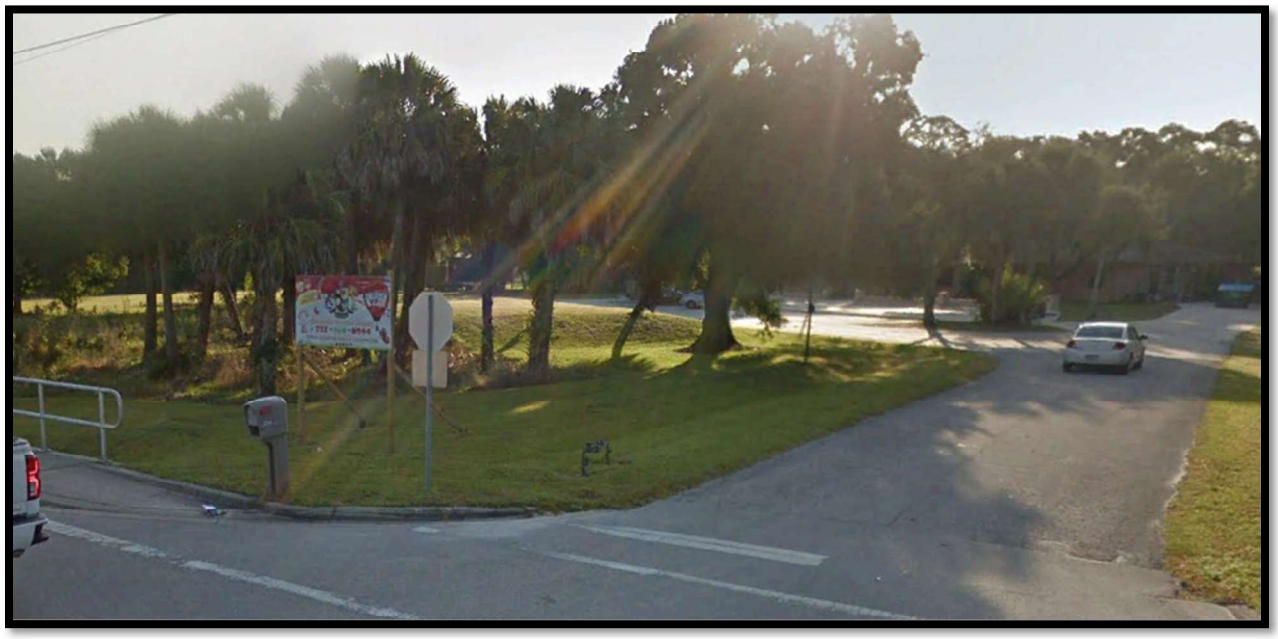
Neighborhood – South / West of Subject Parcel



Neighborhood –South of Dade Road



Neighborhood –West of Subject Parcel

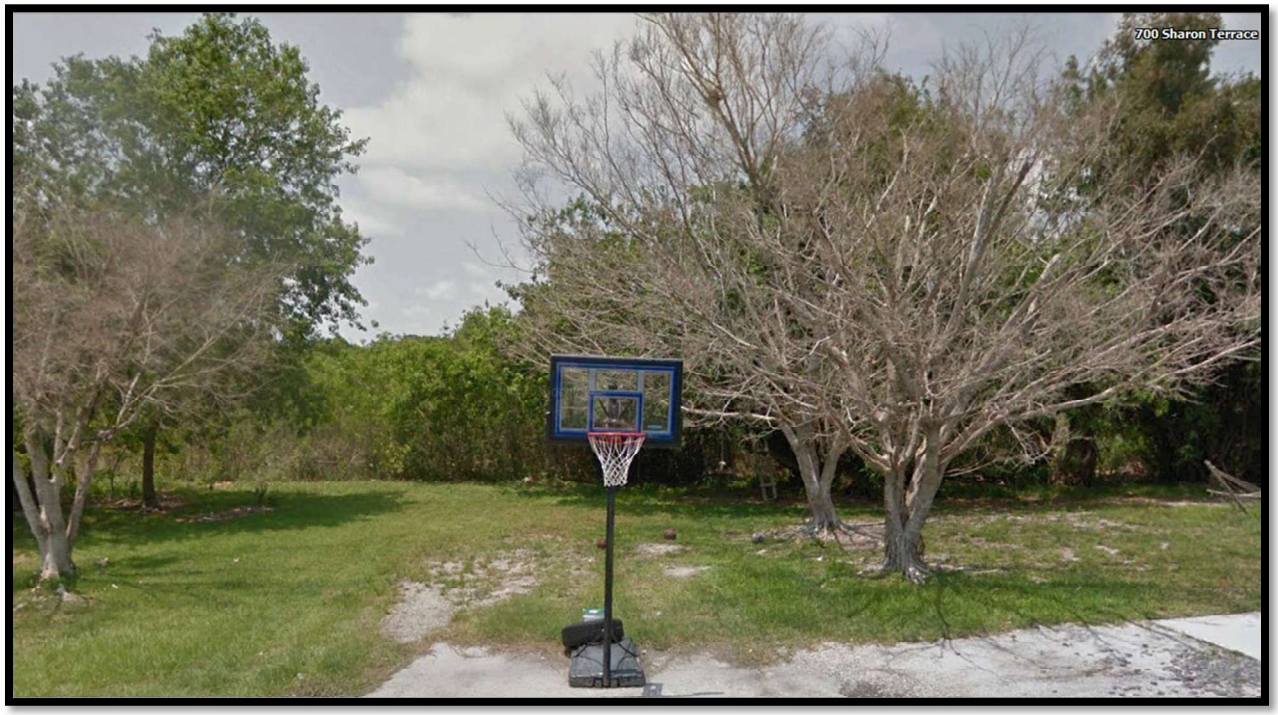


Contextual Photos Subject Property

Northeast Corner – Facing West



Eastern Property Line – Facing West



Southern Property Line – Facing North



5 - Design Review
(Please see attached narrative)
19 - narrative

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5346992 OR BOOK 5160 PAGE 1944, Recorded 06/06/2024 08:09:46 AM Doc Tax: $25200.00

This Instrument Prepared By:
Logan Wellmeier, Esq.
Dean, Mead, Minton & Moore
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

For Official Use Only
Tax Parcel Identification Numbers 2428-321-0001-000-3 and 2428-601-0252-000-6

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 31st day of May, 2024, by PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company, Document Number L05000084809, whose address is 704 East Hallandale Beach Boulevard, Hallandale, Florida 33008 ("**Grantor**"), to GPS DEVELOPMENTS LLC, a Florida limited liability company, Document Number L23000356524, whose address is 10465 NW 29th Terrace, Miami, FL 33172 ("**Grantee**").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "**Land**") situate in St. Lucie County, Florida and more particularly described in **Exhibit "A"**, attached hereto and made a part hereof.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. This conveyance is subject to taxes accruing subsequent to December 31, 2023, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness 1:

Signature: _____
Print Name: LOGAN WELLMEIER
Address: 1903 S. 25th Street Ste. 200
Fort Pierce, FL 34947

Witness 2:

Signature: Linda M. Briglia
Print Name: Linda M. Briglia
Address: 1903 S. 25th St. Ste. 200
Fort Pierce, FL 34947

GRANTOR

PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company

By: _____
Simon Cohen, its Authorized Member

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of (check one) [✓] physical presence or [ ] online notarization this 3rd day of June, 2024, by Simon Cohen, as the Authorized Member of PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company, on behalf of said company. Said person (check one) [ ] is personally known to me, [ ] produced a driver's license issued by a state of the United States within the last five (5) years as identification, or [✓] produced other identification, to wit: Passport.

[Affix Notary Seal]

LINDA M. BRIGLIA NOTARY PUBLIC MY COMMISSION EXPIRES 9-1-2027 STATE OF FLORIDA COMMISSION NUMBER HH 415835

Linda M. Briglia
Print Name: Linda M. Briglia
Notary Public, State of Florida
Commission No.: HH 415835
My Commission Expires: 9/1/27

Exhibit "A"

Legal Description

PARCEL 1:

The East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida, LESS AND EXCEPTING THEREFROM all rights-of-way for public roads and drainage canals.

PARCEL 2:

Lots 1 through 4; the West 130 feet of Lots 5 through 16; all of Lot 17; the West 130 feet of Lots 18 and 19, Block F, MARAVILLA HEIGHTS, according to the Plat thereof recorded in Plat Book 5, Page 1, of the Public Records of St. Lucie County, Florida.

GPS Developments, LLC
10465 NW 29th Terrace
Miami, FL 33172

AGENT CONSENT FORM

Project Name: Sunrise Boulevard
Parcel ID: 2428-321-0001-000-3 and 2428-601-0252-000-6

BEFORE ME THIS DAY PERSONALLY APPEARED Ajit Singh Chhabra, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

> I hereby give CONSENT to Haley Ward, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me 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 use of a residential development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 17 day of June, 2025, by Ajit Singh Chahhbra (Name of Person Acknowledging) who is personally known to me or who has produced Florida Driver License (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Owner's Signature

Carmen Maria Jimenez
Printed Name of Notary

AJIT CHHABRA
Owner's Name

(Notary Seal)
CARMEN MARIA JIMENEZ
Notary Public - State of Florida
Commission # HH 599956
My Comm. Expires Oct 3, 2028

6336 S.W 161 PLACE
Street Address

MIAMI FL 33193
City, State, Zip

October 3, 2028
My commission expires

(305)322-4562/AJITCHHABRA@HOTMAIL.COM
Telephone / Email

February 14, 2025

Joe Garofolo
Port Richey Village Investments, LLC
9010 20th Street
Vero Beach, FL 32966

VIA Email: joegprvi@gmail.com

Reference: **Environmental Assessment**
3315 Sunrise Boulevard
Ft. Pierce, FL 34982
Parcel ID #s: 2428-321-0001-000-3 & 2428-601-0252-000-6

Dear Mr. Garofolo,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above-mentioned property. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Ft. Pierce land developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,

EDC, a Division of Haley Ward, Inc.

Anthony A. Adams, B.S.
Sr. Biologist | Certified Arborist

ENVIRONMENTAL ASSESSMENT

Parcel ID Numbers:
2428-321-0001-000-3 & 2428-601-0252-000-6
3315 Sunrise Boulevard
Ft. Pierce, FL 34982

Date: February 14, 2025
Project # 24-237

Prepared For:
Joe Garofolo
Port Richey Village Investments, LLC
9010 20th Street
Vero Beach, FL 32966
joegprvi@gmail.com

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

INTRODUCTION:

The subject property evaluated as part of this Environmental Assessment consists of two tax parcels (Parcel ID #s: 2428-321-0001-000-3 & 2428-601-0252-000-6) comprised of 21.72 acres. The subject property is located at 3315 Sunrise Boulevard, Ft. Pierce, FL. The subject property has a Future Land Use designation of RM. The subject property has a zoning designation of R-4. The subject property is further located within Section 28, Township 35 South and Range 40 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on February 6th, 2025 in order to ascertain the status and composition of any critical habitats, wildlife species of section concern, wetlands, and native uplands which may be onsite.

VEGETATION:

The opinion of EDC is that there is NO native upland habitat located on site. Exotic vegetation makes up over 50% of plant composition of each three strata: ground cover, mid-story, canopy.

The habitat associations were determined via onsite assessment and classified according to the Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC). The CLC incorporates classifications used by FWC, Florida Natural Areas Inventory (FNAI), and Florida's water management districts. The following upland CLC code(s) were identified onsite; Freshwater Marsh and Brazilian Pepper. Please refer to the attached Florida CLC map for the approximate location of the habitat(s) delineated onsite.

Common Name	Species Name
Slash Pine	*Pinus elliottii*
Brazilian Pepper**	*Schinus terebinthifolia*
Cabbage Palm	*Sabal palmetto*
Melaleuca**	*Melaleuca quinquinervia*
Earleaf Acacia**	*Acacia auriculiformis*
Old-World Climbing Fern**	*Lygodium microphyllum*
Rosary Pea**	*Abrus precatorius*
Cogon Grass**	*Imperata cylindrica*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

Table 1: This table lists a representative sample of vegetative species observed during the site visit.

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. These components were found in conjunction during the field reconnaissance on the property.

SFWMD previously issued a Jurisdictional Determination over the wetland areas on the subject property under Application 060531-18. Mitigation credits for on-site wetlands was purchased. Documentation is attached.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate the presence of any plant or animal listed species. No state or federally listed plant/animal species or their habitats were observed onsite during the site reconnaissance. Common waterfowl were observed in wetland areas on the subject property.

A 100% gopher tortoise survey should be conducted by a Florida Fish and Wildlife Conservation Commission (FWC) Authorized Gopher Tortoise Agent (AGTA) 90-days prior to any land-disturbing activities.

SOIL COMPOSITION:

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey the site is composed of the following soil series:

Ankona and Farmton sands- The Ankona and Farmton series consist of very deep, very poorly drained, slowly permeable soils. These sands formed in sandy and loamy marine sediments. A water table is within depths of 6 to 18 inches for 1 to 4 months, primarily in the winter and early spring and it is at depths of 18 to 40 inches for 6 months or more during the rest of the year in most years. Ankona and Farmton soils are found in broad flats and depressional areas. Typical vegetation consists of longleaf pine, slash pine, saw palmetto, wax myrtle, gallberry, fetterbush, creeping bluestem, chalky bluestem, lopsided Indian grass, low panicums and pineland threeawn. Depressional areas are dominated by marsh vegetation consisting of maidencane, cutgrass, sand cordgrass, and St. John's wort.

Oldsmar fine sand, depressional- This soil is in wet depressions in the flatwoods and the soil is often ponded for six to nine months. The potential for cultivation is low without aggressive water management. Oldsmar sand is sandy, siliceous, poorly drained and slowly permeable sand. These soils are nearly level and found in broad areas of flatwoods and wet depressional areas. In most years the water stands above the surface for 6 to 9 months or more. These soils are saturated for long periods during the wet season. Natural vegetation includes sand weed, stillingia, longleaf threeawn, maidencane and sand cordgrass. The most common grasses are Florida threeawn and pineland threeawn. Water control measures are necessary to overcome excessive wetness. The potential for cultivation is low without aggressive water management. The soil is well suited for pasture and hay crops.

Pepper and EauGallie sand- sands are sandy, siliceous, nearly level, poorly drained soil in broad open areas of the flatwoods. The water table is typically at a depth of less than 10 inches for 2 to 4 months during wet seasons, and within a depth of 40 inches for more than 6 months. Natural vegetation includes Florida pine, saw palmetto, oak, inkberry, and fetterbush. The most common grasses are Florida threeawn and pineland threeawn. The

soil has high potential for dwellings without basements, small commercial buildings and roads. Water control measures may be necessary to overcome excessive wetness.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce Land Development Code as they pertain to the subject property. As part of the local approval process, the applicant will be required to comply with the items below.

"Sec. 123-5. - Permit applications.
Application for landscape permit, tree removal and land-clearing permits required by this article shall be made prior to beginning any site work or tree removal, replacement, relocation or substantial alteration and shall be subject to the provisions of this subsection."

Trees meeting the protection criteria as stated above were observed onsite. A tree survey will be required as part of the building approval process.

Development plans will be approved by the State via Environmental Resource Permit (ERP). The ERP approval will need to be part of your building application to City of Ft. Pierce.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of two tax parcels (Parcel ID #s: 2428-321-0001-000-3 & 2428-601-0252-000-6) comprised of 21.72 acres. The subject property is located at 3315 Sunrise Boulevard, Ft. Pierce, FL.

It is the professional opinion of EDC that no native upland habitat is located onsite. Wetlands are located on the subject property, which have previously been mitigated for with SFWMD.

A 100% gopher tortoise survey should be conducted by a Florida Fish and Wildlife Conservation Commission (FWC) Authorized Gopher Tortoise Agent (AGTA) 90-days prior to any land-disturbing activities.

Lastly, trees meeting the City of Fort Pierce protection criteria were located onsite and a tree survey will be required as part of building approval process and vegetation removal.

Attachment 1
SITE MAPS

A DIVISION OF HALEY WARD, INC.

Environmental Assessment
3315 Sunrise Boulevard
Ft. Pierce, Florida 34982

Location Map

Project: 24-237	Port Richey Village Investments	02/14/2025

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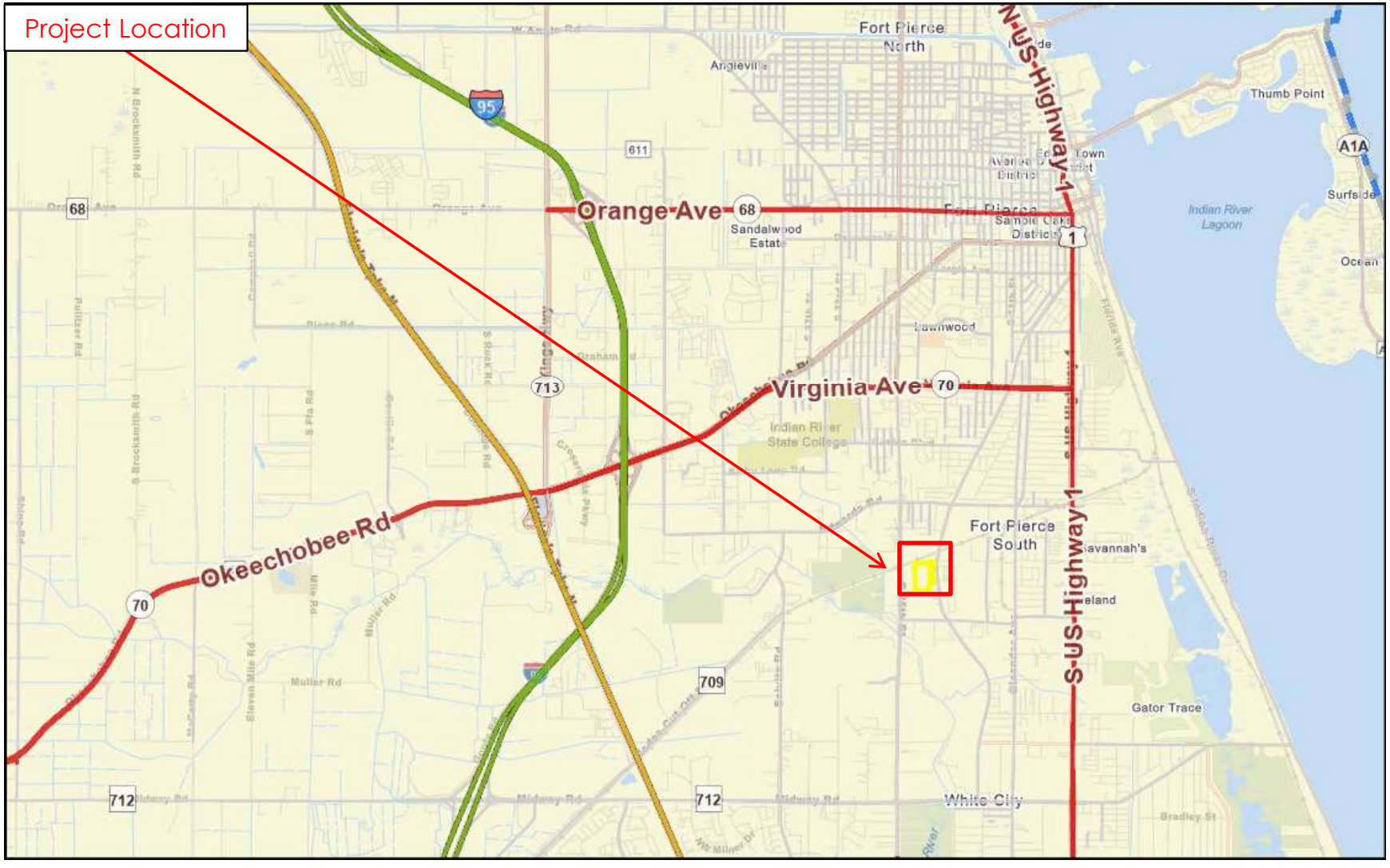

EDC
A DIVISION OF
HALEY WARD, INC.

Environmental Assessment
3315 Sunrise Boulevard
Ft. Pierce, Florida 34982

Property Appraiser Map

Project: 24-237	Port Richey Village Investments	02/14/2025

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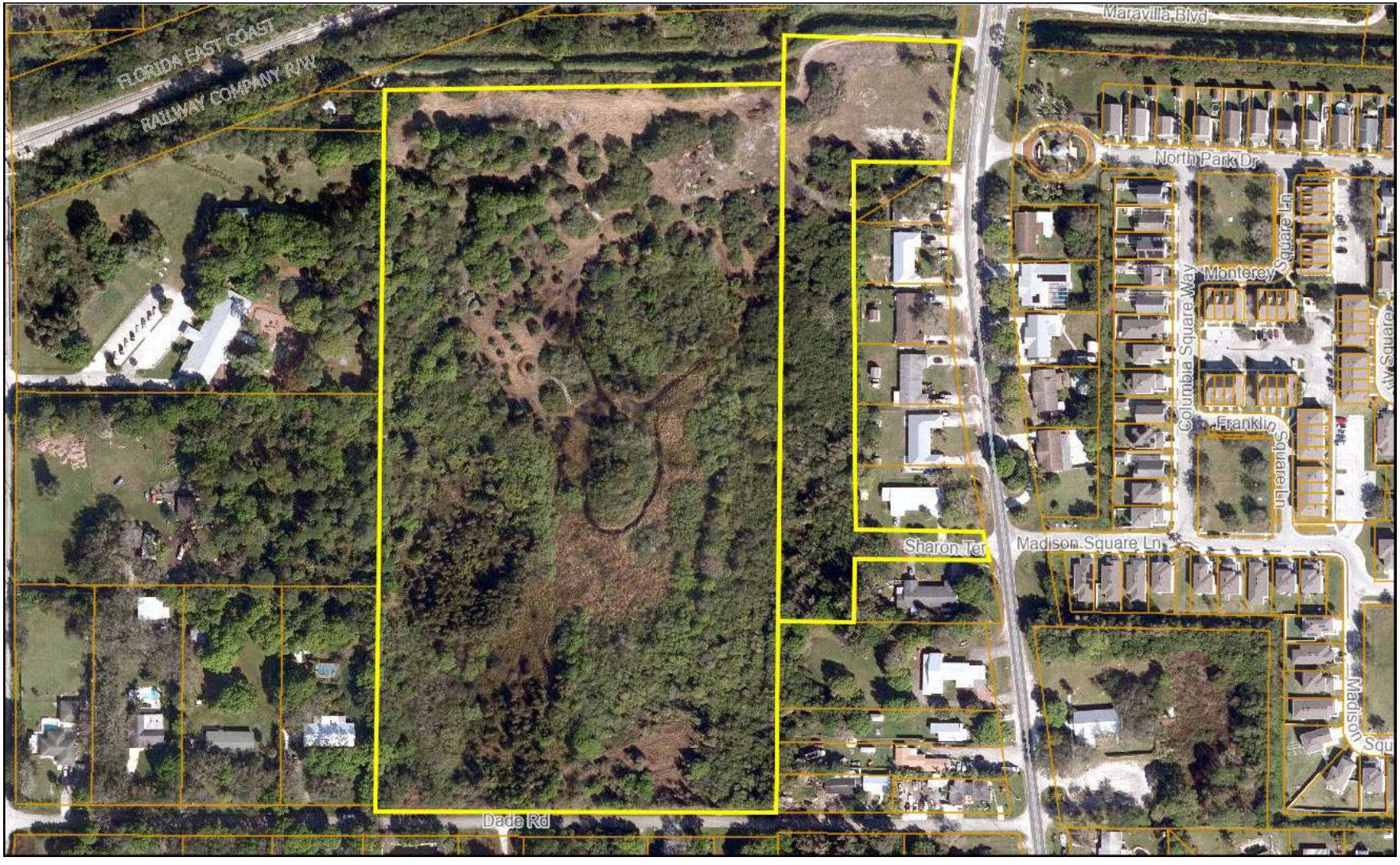


Environmental Assessment
3315 Sunrise Boulevard
Ft. Pierce, Florida 34982

Soil Map

Project: 24-237	Port Richey Village Investments	02/14/2025



St. Lucie County, Florida (FL111)

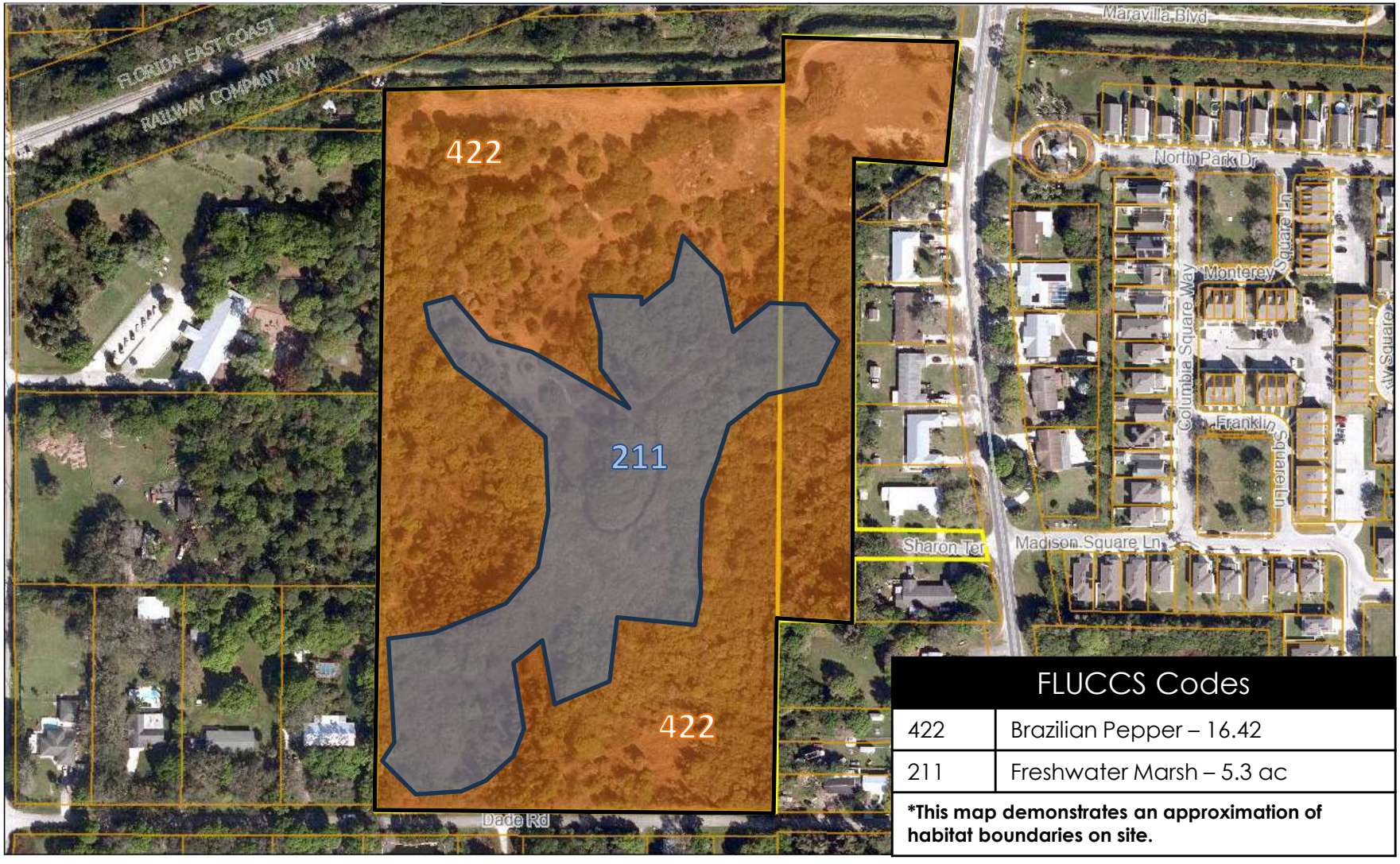
St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	11.3	49.4%
25	Nettles and Oldsmar sands	0.0	0.0%
26	Oldsmar sand, depressional	7.0	30.4%
31	Pepper and EauGallie sands	4.6	20.2%
Totals for Area of Interest		**23.0**	**100.0%**

Environmental Assessment
3315 Sunrise Boulevard
Ft. Pierce, Florida 34982

Florida Land Use, Cover and Forms Classification System (FLUCCS) Map

Project: 24-237	Port Richey Village Investments	02/14/2025



FLUCCS Codes	
422	Brazilian Pepper – 16.42
211	Freshwater Marsh – 5.3 ac

***This map demonstrates an approximation of habitat boundaries on site.**

Attachment 2
SFWMD PERMIT EXHIBIT

Mar 05 07 12:49p Avi Baba 3058322228 p.1

Client

Bluefield Ranch Mitigation Bank

David McIntosh, Trustee
901 North Olive Avenue
West Palm Beach, FL 33401
Phone (561) 355-3900; Fax (561) 659-9811
C (561) 346-4072
DaveMcI@bellsouth.net

Memorandum by fax

To: South Florida Water Management District
Environmental Resource Permitting (561-682-6896)

From: Dave McIntosh

Subject: Privilege Development, LLC: Sunrise Lakes
SFWMD Permit # 56-02552-P:
Mitigation at Bluefield Ranch Mitigation Bank

Date: January 24, 2007

Ladies and Gentlemen:

I hereby advise you that Privilege Development, LLC, has completed all its obligations under its contract with Bluefield Ranch Mitigation Bank for the purchase of five and three-tenths (5.3) herbaceous wetland mitigation credits. By completing its obligations, Privilege Development, LLC, has fully satisfied Special Condition14 of the above-referenced SFWMD Permit.

As you are aware, Bluefield Ranch Mitigation Bank is permitted by SFWMD for the sale of such credits by virtue of Permit #56-00002-M.

Bluefield now requests your permanent withdrawal of those five and three-tenths (5.3) herbaceous credits from Bluefield's credit ledger and the permanent association of those credits with the Permit of Privilege Development, LLC, for its Sunrise Lakes project.

If you have any questions, please contact me directly.

Thank you.

David McIntosh

Cc: Mr. Simon Cohen ~~(305-832-2228)~~
VIA HAND DELIVERY to Avi on 1-25-07

TOTAL PAGES TRANSMITTED – 1

Legal Description

Sunrise Blvd.

Parcel ID: 2428-321-0001-000-3

2428-601-0252-000-6

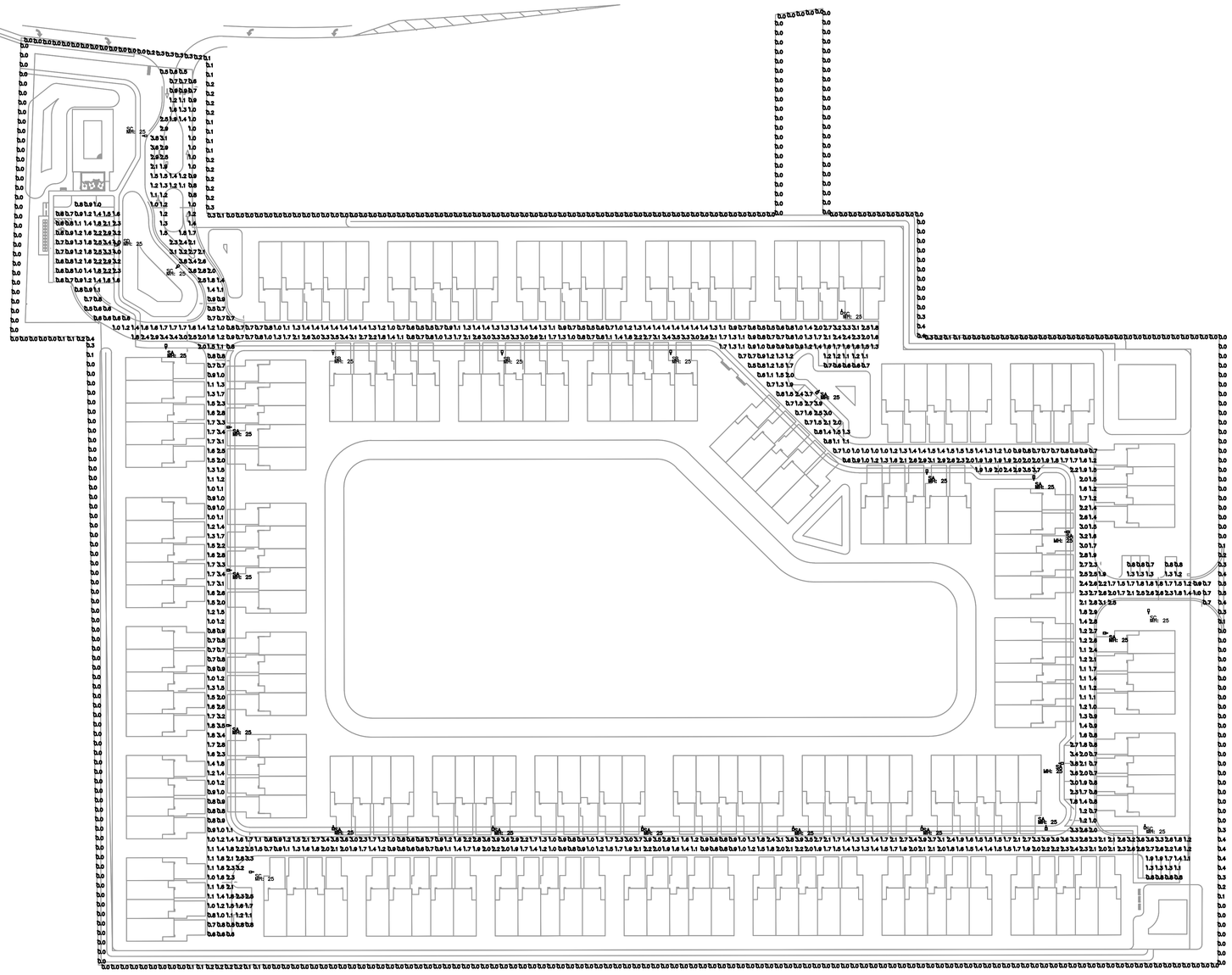
PARCEL 1:

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM ALL RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2:

LOTS 1 THROUGH 4; THE WEST 130 FEET OF LOTS 5 THROUGH 16; ALL OF LOT 17; THE WEST 130 FET OF LOTS 18 AND 19, BLOCK F, MARAVILLA HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 21.97 ACRES, MORE OR LESS.

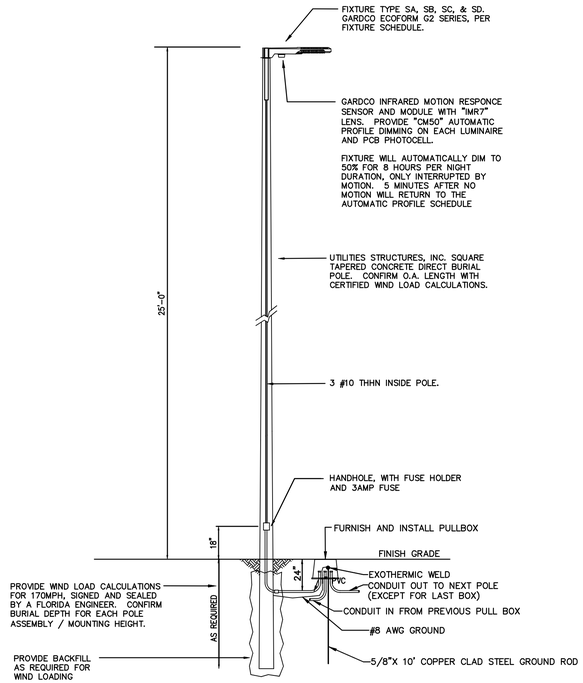


SITE PHOTOMETRIC PLAN

3/16"=1'-0" NORTH

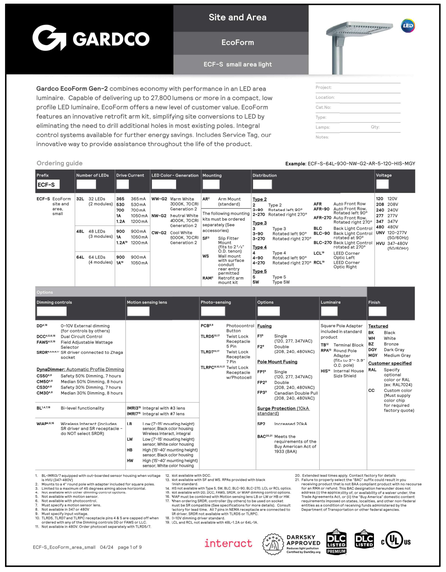
Calculation Summary								
Project: SUNRISE BLVD FT PIERCE SITE 06-23-2025								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
DRIVE & PARKING_Planar	Runinance	Fc	1.63	4.0	0.5	3.26	8.00	
PROPERTY LINE	Runinance	Fc	0.03	0.5	0.0	N.A.	N.A.	

Luminaire Schedule								
Project: SUNRISE BLVD FT PIERCE SITE 06-23-2025								
Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	16	SA	Gardco	ECF-S-32L-1_2A-NW-G2-2-HIS POLE MOUNT 25' AFG	11627	0.900	121.6	1945.6
	3	SB	Gardco	ECF-S-48L-1_2A-NW-G2-2-HIS POLE MOUNT 25' AFG	17346	0.900	182.71	548.13
	6	SC	Gardco	ECF-S-48L-1A-NW-G2-3-HIS POLE MOUNT 25' AFG	15899	0.900	158.7	952.2
	1	SD	Gardco	ECF-S-48L-1A-NW-G2-4-HIS POLE MOUNT 25' AFG	16372	0.900	158.7	158.7



"SB" LIGHT POLE DETAIL

N.T.S.



405 Angle Road
Fort Pierce, Florida 34947
772.465.3553 jmayo@kammconsulting.com
Certification of Authorization #8189

DESIGN BY: Jeffrey Mayo Florida License #68326

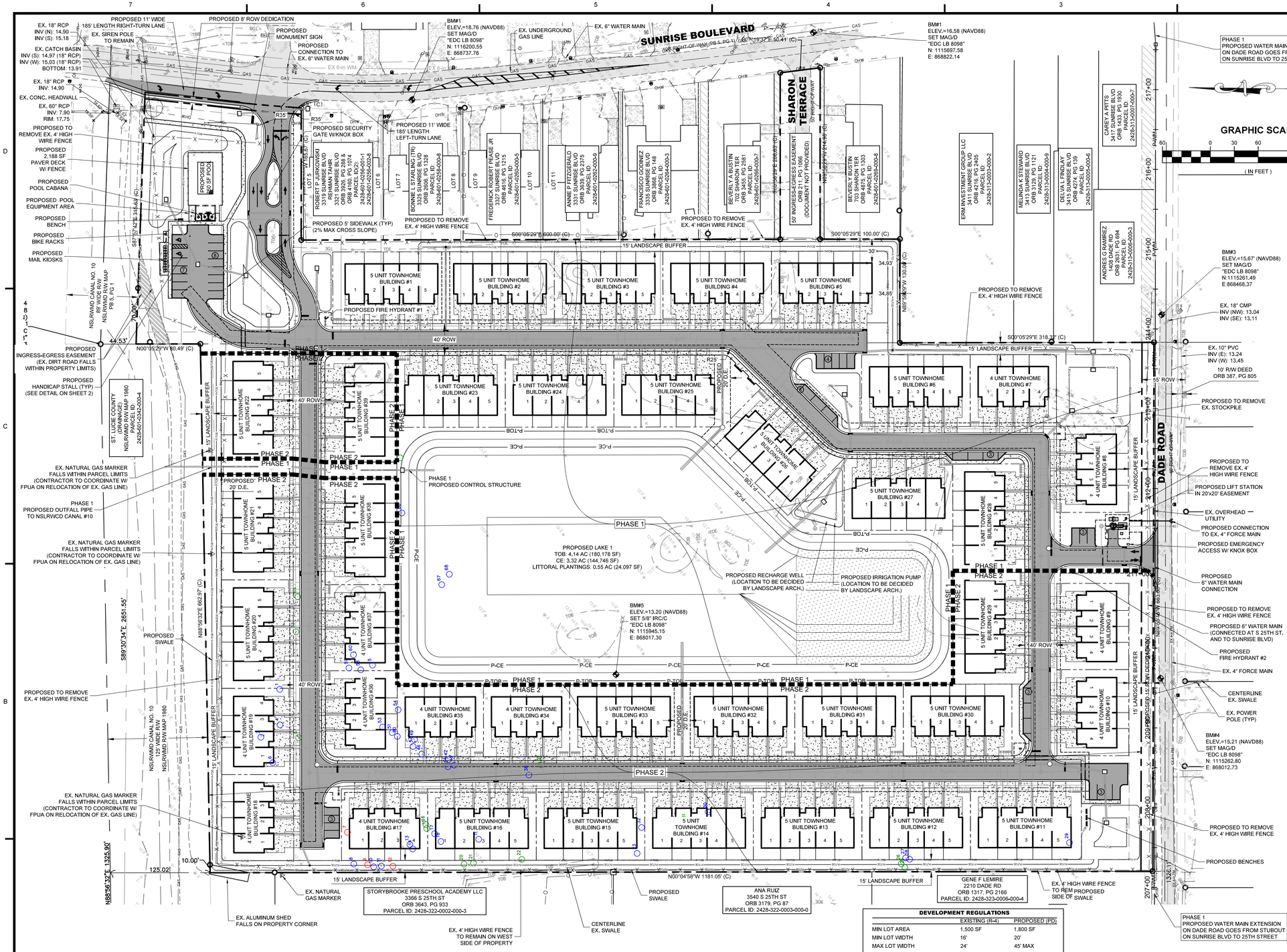
project title: SUNRISE BLVD - PRIVILEGE NORTH SITE LIGHTING
Dade Rd./ Sunrise Blvd. Fort Pierce, FL

sheet title: SITE PHOTOMETRIC PLAN

proj. no.:	2025-0323
project manager:	JM
checked by:	BB
scale:	AS NOTED
date:	06/20/2025

sheet E1.1 project

PERMIT ISSUED	-
CONSTRUCTION ISSUED	-


SUNRISE BOULEVARD
SHARON TERRACE
DADE ROAD
PROPOSED 11' WIDE 185' LENGTH RIGHT-TURN LANE
PROPOSED 8' ROW DEDICATION
PROPOSED MONUMENT SIGN
PROPOSED CONNECTION TO EX. 6" WATER MAIN
EX. 18" RCP INV (N): 14.90 INV (S): 15.18
EX. CATCH BASIN INV (S): 14.97 (18" RCP) INV (W): 15.03 (18" RCP) BOTTOM: 13.91
EX. 18" RCP INV: 14.90
EX. CONC. HEADWALL
EX. 60" RCP INV: 7.90 RIM: 17.75
PROPOSED TO REMOVE EX. 4' HIGH WIRE FENCE
PROPOSED 2,188 SF PAVER DECK W/ FENCE
PROPOSED POOL CABANA
PROPOSED POOL EQUIPMENT AREA
PROPOSED BENCH
PROPOSED BIKE RACKS
PROPOSED MAIL KIOSKS
PROPOSED SECURITY GATE W/KNOX BOX
PROPOSED 11' WIDE 185' LENGTH LEFT-TURN LANE
PROPOSED 5' SIDEWALK (TYP) (2% MAX CROSS SLOPE)
PROPOSED TO REMOVE EX. 4' HIGH WIRE FENCE
PROPOSED INGRESS-EGRESS EASEMENT (EX. DIRT ROAD FALLS WITHIN PROPERTY LIMITS)
PROPOSED HANDICAP STALL (TYP) (SEE DETAIL ON SHEET 2)
EX. NATURAL GAS MARKER FALLS WITHIN PARCEL LIMITS (CONTRACTOR TO COORDINATE W/ FPUA ON RELOCATION OF EX. GAS LINE)
PHASE 1 PROPOSED OUTFALL PIPE TO NSLRWCD CANAL #10
PROPOSED SWALE
PROPOSED TO REMOVE EX. 4' HIGH WIRE FENCE
EX. ALUMINUM SHED FALLS ON PROPERTY CORNER
EX. NATURAL GAS MARKER
EX. 4' HIGH WIRE FENCE TO REMAIN ON WEST SIDE OF PROPERTY
CENTERLINE EX. SWALE
PROPOSED SWALE
PROPOSED TO REMOVE EX. 4' HIGH WIRE FENCE
PROPOSED TO REMOVE EX. STOCKPILE
PROPOSED TO REMOVE EX. 4' HIGH WIRE FENCE
PROPOSED LIFT STATION IN 20'x20' EASEMENT
EX. OVERHEAD UTILITY
PROPOSED CONNECTION TO EX. 4" FORCE MAIN
PROPOSED EMERGENCY ACCESS W/ KNOX BOX
PROPOSED 6" WATER MAIN CONNECTION
PROPOSED TO REMOVE EX. 4' HIGH WIRE FENCE
PROPOSED 6" WATER MAIN (CONNECTED AT S 25TH ST. AND TO SUNRISE BLVD)
PROPOSED FIRE HYDRANT #2
EX. 4" FORCE MAIN
CENTERLINE EX. SWALE
EX. POWER POLE (TYP)
PROPOSED TO REMOVE EX. 4' HIGH WIRE FENCE
PROPOSED BENCHES
PROPOSED TO REM PROPOSED SIDE OF SWALE
PROPOSED FIRE HYDRANT #1
PROPOSED CONTROL STRUCTURE
PROPOSED LAKE 1
TOB: 4.14 AC (180,178 SF)
CE: 3.32 AC (144,746 SF)
LITTORAL PLANTINGS: 0.55 AC (24,097 SF)
PROPOSED RECHARGE WELL (LOCATION TO BE DECIDED BY LANDSCAPE ARCH.)
PROPOSED IRRIGATION PUMP (LOCATION TO BE DECIDED BY LANDSCAPE ARCH.)
PROPOSED 20' D.E.
PROPOSED 15' LANDSCAPE BUFFER
PROPOSED 40' ROW
PROPOSED 55' ROW
PROPOSED 15' LANDSCAPE BUFFER
PHASE 1
PHASE 2
5 UNIT TOWNHOME BUILDING #1
5 UNIT TOWNHOME BUILDING #2
5 UNIT TOWNHOME BUILDING #3
5 UNIT TOWNHOME BUILDING #4
5 UNIT TOWNHOME BUILDING #5
5 UNIT TOWNHOME BUILDING #6
4 UNIT TOWNHOME BUILDING #7
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4 UNIT TOWNHOME BUILDING #17
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4 UNIT TOWNHOME BUILDING #38
5 UNIT TOWNHOME BUILDING #39
4 UNIT TOWNHOME BUILDING #40
PROPOSED 20' POOL
PROPOSED 30' SF POOL
BM#1 ELEV.=18.76 (NAVD88) SET MAG/D "EDC LB 8098" N: 1116200.55 E: 868737.76
BM#1 ELEV.=16.58 (NAVD88) SET MAG/D "EDC LB 8098" N: 1115697.58 E: 868822.14
BM#3 ELEV.=15.67' (NAVD88) SET MAG/D "EDC LB 8098" N:1115261.49 E:868468.37
BM#4 ELEV.=15.21 (NAVD88) SET MAG/D "EDC LB 8098" N: 1115262.80 E: 868012.73
BM#5 ELEV.=13.20 (NAVD88) SET 5/8" IRC/C "EDC LB 8098" N: 1115945.15 E: 868017.30
EX. 6" WATER MAIN
EX. UNDERGROUND GAS LINE
EX. 6-in WM
EX. 18" CMP INV (NW): 13.04 INV (SE): 13.11
EX. 10" PVC INV (E): 13.24 INV (W): 13.45
10' R/W DEED ORB 387, PG 805
PHASE 1 PROPOSED WATER MAIN EXTENSION ON DADE ROAD GOES FROM STUBOUT ON SUNRISE BLVD TO 25TH STREET
GRAPHIC SCALE
0 30 60 120 180
(IN FEET)
SITE
NSLRWMD CANAL NO. 10
BULLDOG DR
S 25TH STREET
SUNRISE BLVD
DADE ROAD
PROPOSED WATER MAIN EXTENSION ON DADE ROAD GOES FROM STUBOUT ON SUNRISE BLVD TO 25TH STREET
VICINITY MAP
SCALE: 1:1,000
ROBERT C. TOWSKY LOT 5 ORB 3008, PG 288 & ORB 4160, PG 1074 PARCEL ID (2) 2428-601-0255-000-1 2428-601-0255-000-8
REHMAN TAHIR 3316 SUNRISE BLVD ORB 3008, PG 288 & ORB 4160, PG 1074 PARCEL ID (2) 2428-601-0256-000-1 2428-601-0256-000-8
BONNIE L STARLING (TR) 3322 SUNRISE BLVD ORB 2606, PG 1328 PARCEL ID 2428-601-0257-000-8
FREDERICK ROBERT PEASE JR 3327 SUNRISE BLVD ORB 4715, PG 715 PARCEL ID 2428-601-0260-000-5
ANNIE P FITZGERALD 3331 SUNRISE BLVD ORB 3639, PG 2375 PARCEL ID 2428-601-0261-000-4
FRANCISCO GODINEZ 3339 SUNRISE BLVD ORB 3686, PG 146 PARCEL ID 2428-601-0264-000-3
BEVERLY Y BUSTIN 3403 SUNRISE BLVD ORB 3455, PG 2581 PARCEL ID 2428-601-0265-000-7
50' INGRESS-EGRESS EASEMENT ORB 211, PG 1666 (DOCUMENT NOT PROVIDED)
BEVERLY BUSTIN 703 SHARON TER ORB 4875, PG 1303 PARCEL ID 2428-601-0269-000-8
ERM INVESTMENT GROUP LLC 3411 SUNRISE BLVD ORB 4216, PG 2405 PARCEL ID 2428-313-0003-000-2
MELINDA K STEWARD 3415 SUNRISE BLVD ORB 3129, PG 1121 PARCEL ID 2428-313-0004-000-9
DELVA L FINDLAY 3419 SUNRISE BLVD ORB 3455, PG 159 PARCEL ID 2428-313-0005-000-6
CAREY A PITTS 3423 SUNRISE BLVD ORB 1433, PG 1930 PARCEL ID 2428-313-0006-000-7
ANDRES G RAMIREZ 1405 DADE RD ORB 2831, PG 694 PARCEL ID 2428-313-0008-000-3
GENE F LEMIRE 2210 DADE RD ORB 1317, PG 2166 PARCEL ID: 2426-323-0006-000-4
ANA RUIZ 3540 S 25TH ST ORB 3179, PG 87 PARCEL ID: 2428-322-0003-000-0
STORYBROOKE PRESCHOOL ACADEMY LLC 3368 S 25TH ST ORB 3643, PG 933 PARCEL ID: 2428-322-0002-000-3
ST. LUCIE COUNTY NSLRWMD R/W MAP 1980 PARCEL ID 2428-601-0254-000-4
NSLRWMD CANAL NO. 10 89' WIDE R/W NSLRWMD R/W MAP PB 5, PG 1
NSLRWMD CANAL NO. 10 100' WIDE R/W NSLRWMD R/W MAP 1980
N00°05'29"W 60.49' (C)
S89°57'42"E 314.64' (C)
S00°05'29"E 600.00' (C)
S00°05'29"E 100.00' (C)
S00°05'29"E 318.32' (C)
N89°56'32"W 130.04' (C)
N89°56'32"W 1181.05' (C)
N88°56'32"E 662.97' (C)
S89°30'34"E 2651.55'
N88°56'32"E 1325.90'
125.02'
10.00'
44.53'
70.00'
34.93'
34.85'
51.55'
R35'
R25'
P-TOB
P-CE
TOE
TOB
N.T.S.E.
N.T.S.W.
S1
S2
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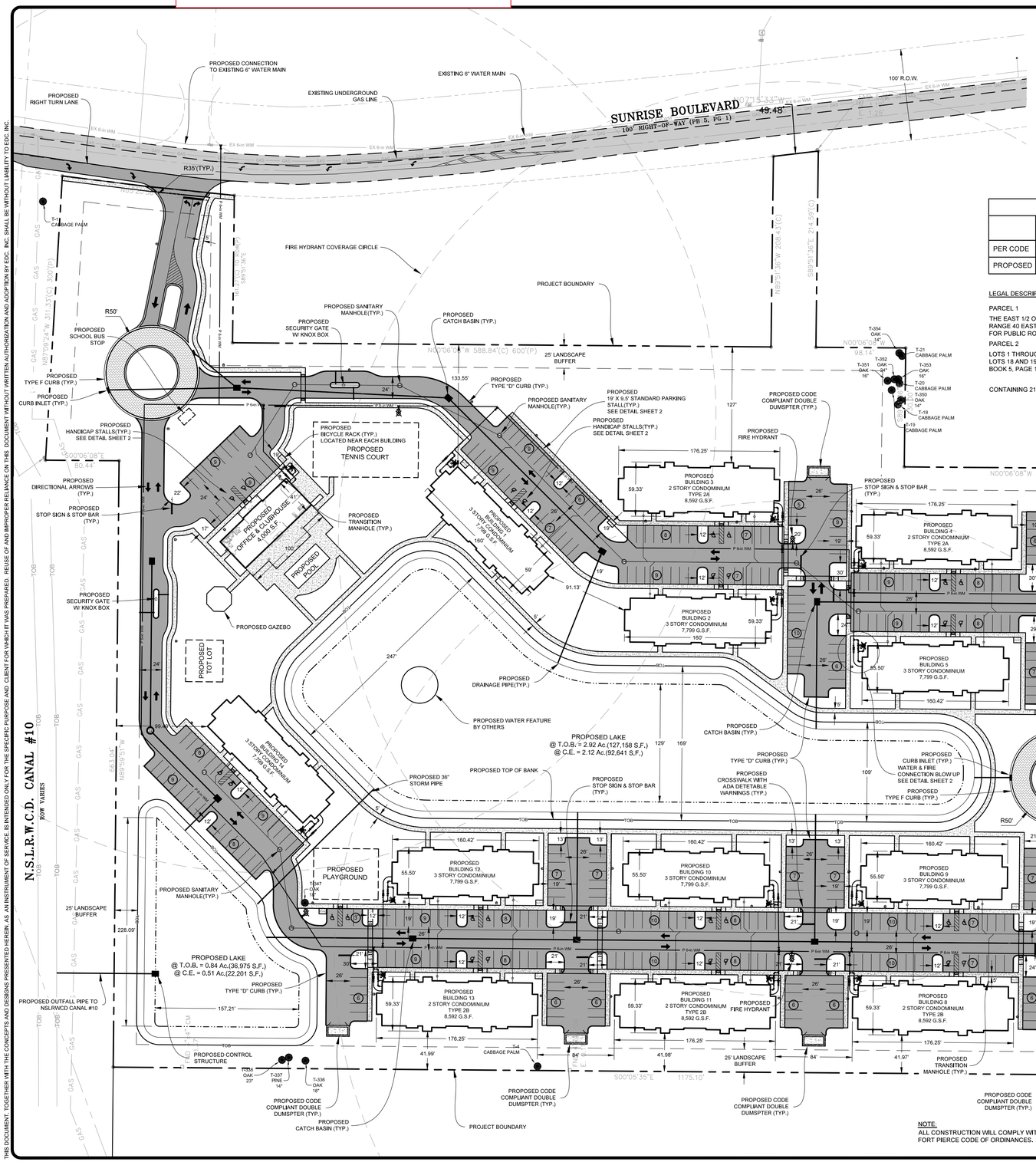
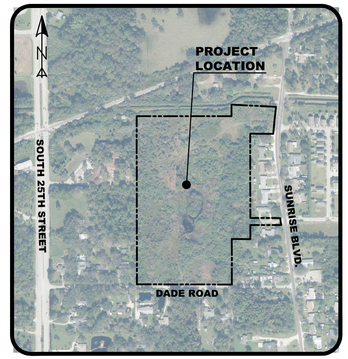
17- PD Zoning Development
(Please see # 19 - Narrative)

Approved 03.06.2023 with Conditions.





VICINITY MAP
SCALE: 1" = 500'

(IN FEET)
1 inch = 60 ft.

811 Know what's below. Call before you dig. It's fast. It's free. It's the law. www.callsunshine.com

LEGEND

M E	EXISTING METER	#	EX. OAK TREE TO REMAIN # - TREE TAG		EXISTING CONCRETE
M E	PROPOSED METER	#	EX. PALM TREE TO REMAIN # - TREE TAG		EXISTING PAVEMENT
	PROPOSED SIGN	#	EX. PINE TREE # - TREE TAG		PROPOSED STANDARD ASPHALT
#	PARKING STALL COUNT	#	EX. OAK TREE TO BE REMOVED, # TREE TAG.		PROPOSED CONCRETE
	MITERED END SECTION	#	EX. PALM TREE TO BE REMOVED, # - TREE TAG.		PROPOSED PAVERS
	HANDICAP STALL	#	EX. PINE TREE TO BE REMOVED, # - TREE TAG.		PROPOSED TURF BLOCK
	PROPOSED LIGHT POLE (SINGLE)		PROPOSED DRAINAGE PIPE		
	PROPOSED LIGHT POLE (DOUBLE)		PROPOSED DRAINAGE INLET		DRAINAGE FLOW ARROW

ZONING CODE FOR: MEDIUM DENSITY RESIDENTIAL (R-4)							
	YARD SETBACKS				BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)
	FRONT	REAR	SIDE	CORNER			
PER CODE	25'	20'	10'	15'	50% MAX.	45' MAX.	20% MIN.
PROPOSED	25'	20'	10'	15'	12.67% MAX.	45' MAX.	43.09% MIN.

LEGAL DESCRIPTION

PARCEL 1

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM ALL RIGHT-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2

LOTS 1 THROUGH 4; THE WEST 130 FEET OF LOTS 5 THROUGH 16; ALL OF LOT 17; THE WEST 130 FEET OF LOTS 18 AND 19, BLOCK F, MARAVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 21,686 ACRES, MORE OR LESS.

SITE DATA:

PARCEL ID:	PARCEL 1: 2428-601-0252-000-6 PARCEL 2: 2428-321-0001-000-3
TOTAL PROJECT AREA:	21.69 Ac. (944,659 S.F.)
SECTION:	28
TOWNSHIP:	35S
RANGE:	40E
ZONING:	R-4(10 Du/Ac.)
FUTURE LAND USE:	RM
TOTAL ALLOWABLE UNITS:	217 UNITS(10 Du/Ac. X 21.72 Ac.)
TOTAL DRAINAGE REQUIRED:	3.26 Ac.(15%)(21.72 Ac.)
TOTAL DRAINAGE PROVIDED:	164,133 S.F. (3.798 AC) = 17.50%
PROJECT NAME:	PRIVILEGE RESIDENTIAL
PROJECT ADDRESS:	TBD
OWNER:	PRIVILEGE DEVELOPMENT
ARCHITECT:	CLAREN ARCHITECTURE + DESIGN, INC. 6400 CONGRESS AVE, SUITE 2150 BOCA RATON, FL 33487 561-961-4884, EXT 101
SURVEY/ENGINEERING/PLANNING:	ENGINEERING DESIGN & CONSTRUCTION INC. 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455

PROVIDER OF UTILITIES:

WATER:	FPUA
WASTEWATER:	FPUA
IRRIGATION:	PRIVATE WELL

BUILDING DATA:

3 STORY CONDOMINIUM(18 UNITS):	7 BUILDINGS X 18 UNITS = 126
2 STORY CONDOMINIUM TYPE 2A(14 UNITS):	3 BUILDINGS X 14 UNITS = 42
2 STORY CONDOMINIUM TYPE 2B(12 UNITS):	4 BUILDINGS X 12 UNITS = 48
TOTAL PROVIDED UNITS:	216 UNITS
ONE BEDROOM UNITS = 43	
TWO BEDROOM UNITS = 98	
THREE BEDROOM UNITS = 64	
OFFICE & CLUBHOUSE(1 STORY):	4,000 S.F.

PARKING TABULATION:

CONDOMINIUMS(1.5 SPACES PER UNIT)

TOTAL PARKING REQUIRED:	324 SPACES
TOTAL PARKING PROVIDED:	386 SPACES

OFFICE & CLUBHOUSE(1 STALL PER 300 S.F.)

TOTAL PARKING REQUIRED:	14 STALLS
TOTAL PARKING PROVIDED:	18 STALLS(2HC)

LAND USE TABLE

EXISTING GROSS SITE AREA	944,659 S.F. (21.69 AC)
R.O.W. DEDICATION	6,632 S.F. (0.15 AC)
PROPOSED NET SITE AREA	938,027 S.F. (21.53 AC) = 100.00%
IMPERVIOUS AREA	369,971 S.F. (8.493 AC) = 39.44%
PROPOSED BUILDING	118,797 S.F. (2.727 AC) = 12.67%
PROPOSED PAVEMENT	184,054 S.F. (4.225 AC) = 19.63%
PROPOSED CONCRETE	59,558 S.F. (1.367 AC) = 6.35%
PROPOSED PAVERS	7,562 S.F. (0.174 AC) = 0.81%
PERVIOUS AREA:	568,056 S.F. (13.041 AC) = 60.56%
OPEN SPACE AREA	404,103 S.F. (9.277 AC) = 43.09%
LAKE TOP OF BANK	164,133 S.F. (3.798 AC) = 17.50%

NEAREST FIRE HYDRANTS LOCATED WITHIN 1,000 FT.:
(APPROX. DISTANCE PER GOOGLE MAPS)

HYDRANTS:

1.	NORTHWEST SIDE OF SITE ALONG S 25TH STREET	968 FT.
2.	WEST SIDE OF SITE ALONG S 25TH STREET	714 FT.
3.	SOUTHWEST SIDE OF SITE ALONG S 25TH STREET	870 FT.
4.	SOUTHEAST SIDE OF SITE ALONG SUNRISE BLVD.	707 FT.
5.	EAST SIDE OF SITE ALONG SUNRISE BLVD.	62 FT.
6.	NORTHEAST SIDE OF SITE ALONG SUNRISE BLVD.	312 FT.

DRAINAGE SYSTEM:
THE STORMWATER MANAGEMENT SYSTEM FOR THE SITE WILL CONSIST OF A SERIES OF INLETS CONNECTED VIA UNDERGROUND PIPES WHICH CONVEY STORMWATER TO AN ONSITE WET DETENTION AREA. THE WET DETENTION AREA WILL TREAT AND ATTENUATE STORMWATER PRIOR TO DISCHARGING OFFSITE TO THE NSLRWCD CANAL NO. 10.

HAZARDOUS WASTE:
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

NOTE:
ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 119, 123 AND 125 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

EDC
ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

VER	DESIGNED BY	VER	DRAWN BY	19-352 site plan 9-6-22.dwg	FILENAME	SITE PLAN	LAYOUT	AS SHOWN	SCALE	1/27/EE2	DATE

DATE	REVISION COMMENTS
23MAY22	REVISED PER CITY & FPUA COMMENTS

PRIVILEGE DEVELOPMENT
DADE ROAD & SUNRISE BLVD MULTI FAMILY RESIDENTIAL
SITE PLAN
CITY OF FORT PIERCE FLORIDA

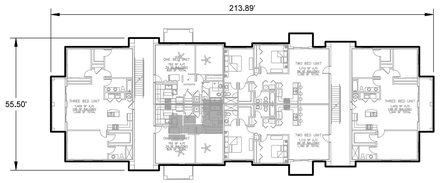
EDC
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

19-352

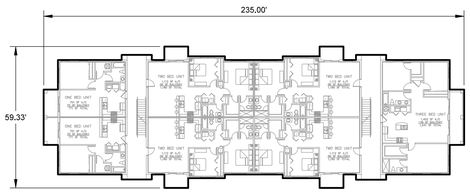
1 OF 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

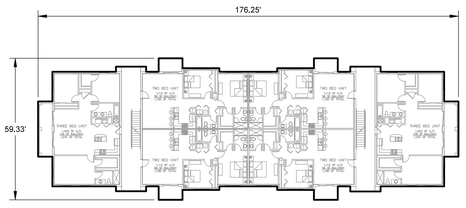
Z:\EDC-2019\19-352 - Privilege Dev - Dade Road (North Property)\ENGINEERING\AutoCAD\DWGS\19-352 Site Plan 9-6-22.dwg, 9/6/2022 4:17:08 PM



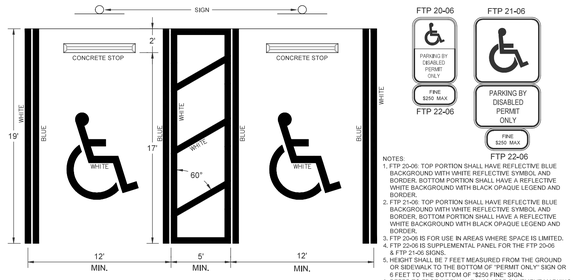
3-STORY BUILDING:
(2) 1-BEDS, (2) 2-BEDS, (2) 3-BEDS
PER FLOOR x 3 FLOORS
7,799 G.S.F.



2-STORY BUILDING (TYPE 2A):
(2) 1-BEDS, (4) 2-BEDS, (1) 3-BEDS
PER FLOOR x 2 FLOORS
8,592 G.S.F.

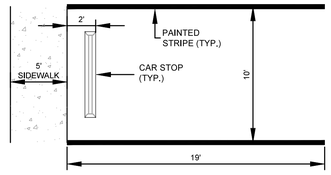


2-STORY BUILDING (TYPE 2B):
(0) 1-BEDS, (4) 2-BEDS, (2) 3-BEDS
PER FLOOR x 2 FLOORS
8,592 G.S.F.

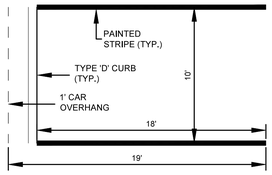


NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER, BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER, BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 20-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

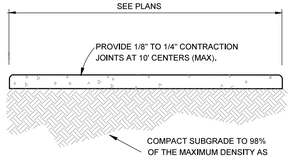
HANDICAPPED SPACE DETAIL



TYPICAL 19' PARKING STALL
N.T.S.

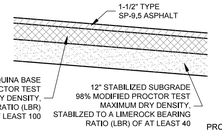


TYPICAL 18' PARKING STALL W/ OVERHANG
N.T.S.

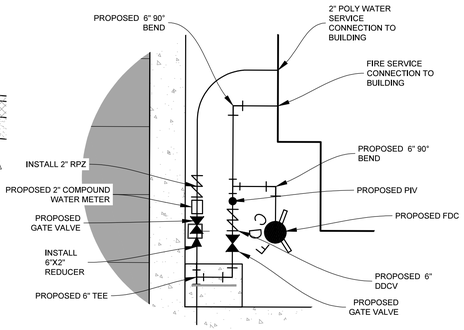


NOTES:
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk thickness to be increased to 6" thick at driveway locations.
3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.

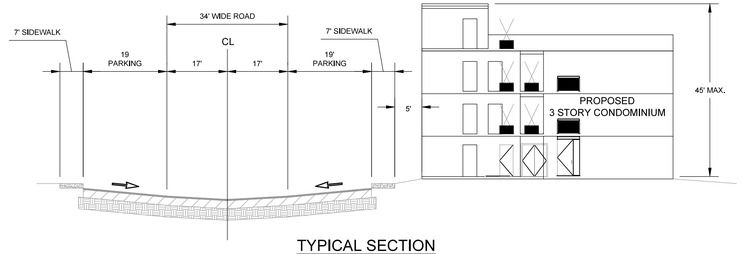
4" THICK SIDEWALK DETAIL



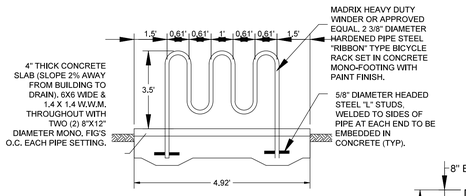
TYPICAL PAVEMENT SECTION
N.T.S.



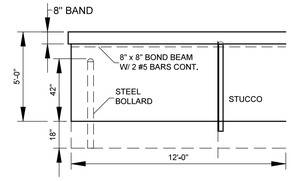
TYPICAL WATER SERVICE CONNECTION BLOW UP
SCALE: 1" = 10'

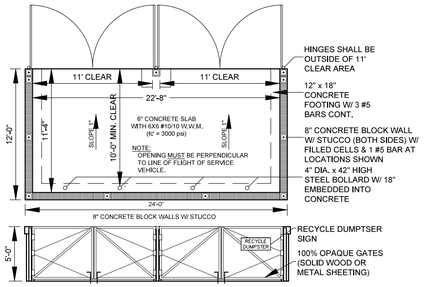


TYPICAL SECTION
SCALE: 1"=10'

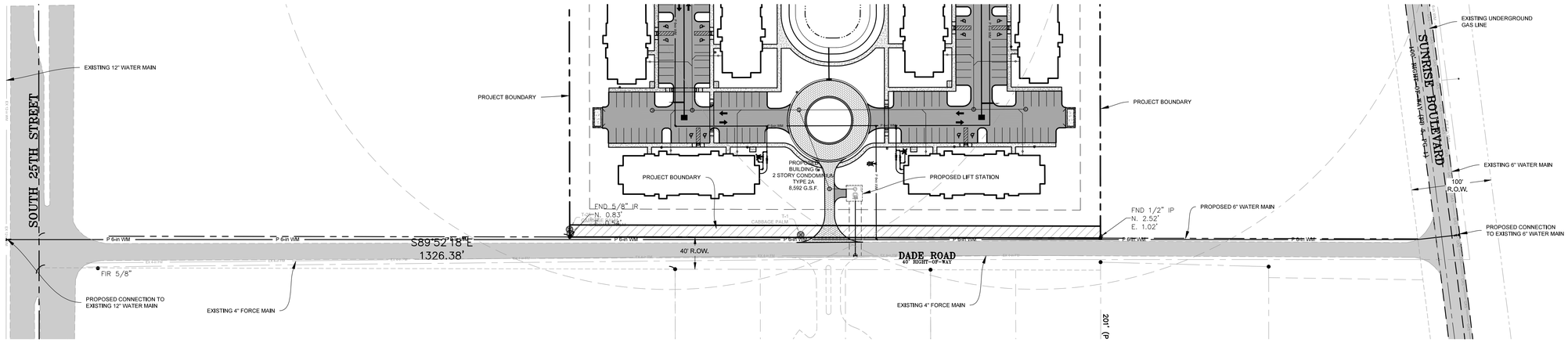


TYPICAL BIKE RACK DETAIL
N.T.S.





24'X12' DUMPSTER DETAIL



OFFSITE WATER MAIN CONNECTION
SCALE: 1" = 70'

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

VER
DESIGNED BY
VER
DRAWN BY
19-352 site plan 9-6-22.dwg
FILENAME
DETAILS
LAYOUT
AS SHOWN
SCALE
6-JUNE-22
DATE

23MAY22 | REVISED PER CITY & FPUA COMMENTS
REVISION COMMENTS | DATE

PRIVILEGE DEVELOPMENT
DADE ROAD & SUNRISE BLVD
MULTI FAMILY RESIDENTIAL
SITE PLAN DETAILS
CITY OF FORT PIERCE FLORIDA

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

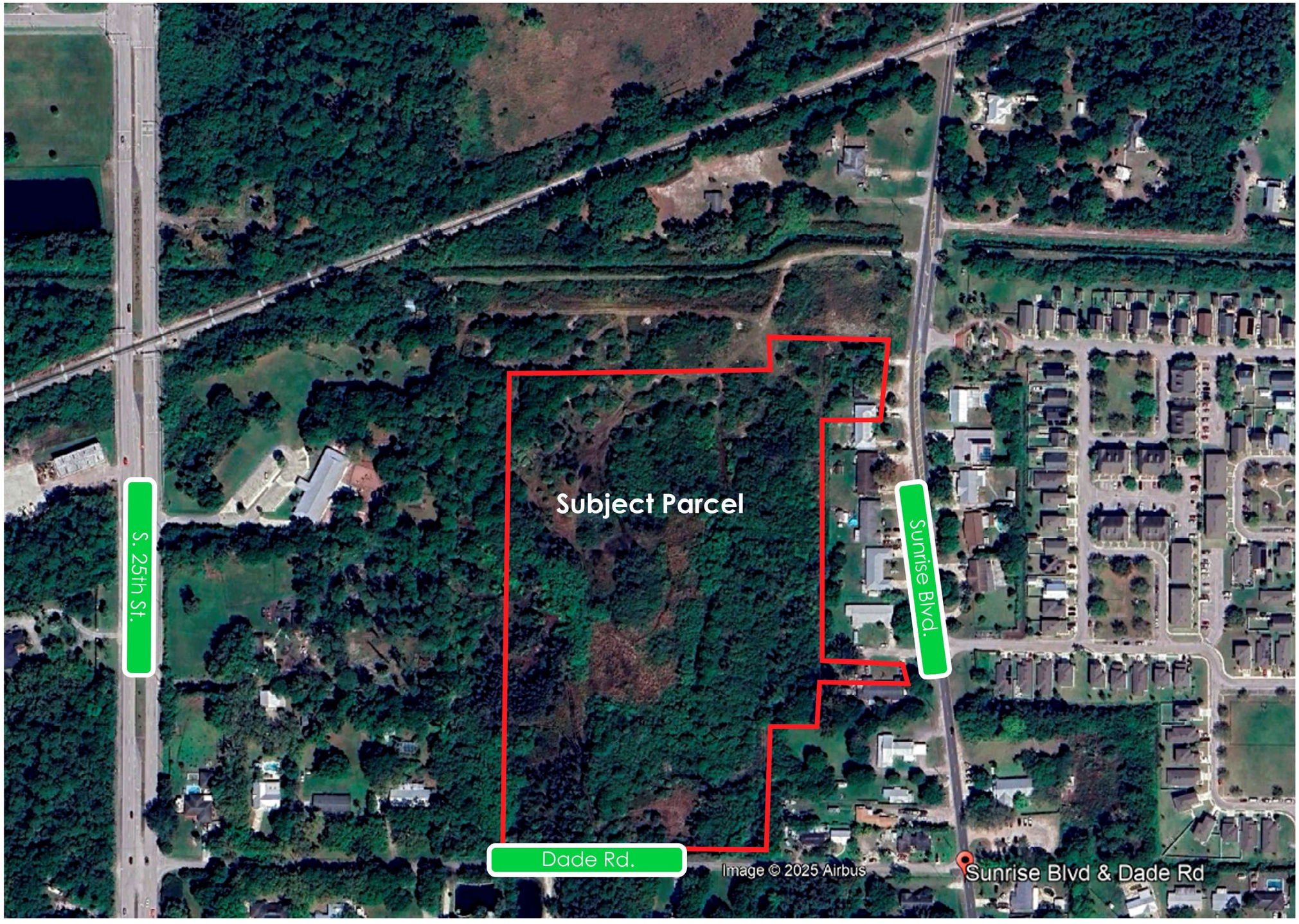
19-352

2 OF 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC-2019\19-352 - Privilege Dev - Dade Road (North Property)\ENGINEERING\AutoCAD\DWGS\19-352 Site Plan 9-6-22.dwg, 9/6/2022 4:17:19 PM

20 - Proposed Floor Plans
(Please see # 1 - Floor Plans & Elevations)



Sunrise Blvd- Aerial Map

Fort Pierce, FL

HALEY WARD
WE DO WHAT'S NEXT

23 - Statement of PD Benefits
(Please see # 19 - Narrative)

24 - Stormwater Maintenance
(Please see # 6 - Construction Plans - SWPPP)

25 - Topographic Survey
(Please see # 2 - Boundary - Topo)

THE SUNRISE CITY
FORT PIERCE
ENGINEERING DEPARTMENT
Florida

EROSION AND SEDIMENT CONTROL AFFIDAVIT

PROJECT: Sunrise Blvd

PCN#: 2428-321-0001-000-3 & 2428-601-0252-000-6

LOCATION: 2100 Dade Rd, Fort Pierce

I now state under oath that I will perform all land disturbing activities on this project, for which I am responsible for or upon land I own, in accordance with the provisions of Ordinance K-421 of the City of Fort Pierce aka Erosion and Sediment Control Ordinance and also within the obligations set forth in my Erosion and Sediment Control Plan as approved by or modified by the City of Fort Pierce. I acknowledge that the City of Fort Pierce Erosion and Sediment Control Ordinance is based on rules and regulations promulgated by the State of Florida in accordance with NPDES.

- With my signature on this document, let it be known to all that I have received a copy of the City of Fort Pierce Erosion and Sediment Control Ordinance.
- With my signature on this document, let it be known to all that I am aware of and I will comply with the provision for establishing temporary and permanent ground covers as per the ordinance.
- With my signature on this document, let it be known to all that I will install all reasonable measures to protect all public and private properties from any sediment damage as a result of my land disturbing activities. I will keep my sediment on my site.
- With my signature on this document, let it be known to all that I am aware of the rules and regulations regarding buffer zone requirements as per the Ordinance.
- I agree to comply with the provision of my Erosion and Sediment Control Plan as approved or modified by the City of Fort Pierce, the above statements and the rules, regulations and requirements of Ordinance K-421 of the City of Fort Pierce Erosion and Sediment Control Ordinance.

Witness my signature below:
Person Responsible or Representative for Project: Ajit Singh Chhabra
Land Owner: [signature]

Before me, the undersigned authority, on this day personally appeared Ajit Singh Chhabra the, Person Responsible of Sunrise Blvd, who personally appeared before me, is personally known to me ( ), or has produced Florida Diver License as identification, and who did (✓) or did not ( ) take an oath.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17 day of June 20 25.

CARMEN MARIA JIMENEZ
Notary Public - State of Florida
Commission # HH 599956
My Comm. Expires Oct 3, 2028

Notary Public [signature]

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

Debris Removal and Homeowners Association Affidavit

Owner: GPS Development

Property Address: 2100 Dade Road, Ft. Pierce, FL

Permit # _____ Contractor: Capitol Building Group

As per City Ordinances 30-25, 24-19, 24-20, 24-21 and as a condition of obtaining any permit for construction, repair or renovation:

I understand and accept full responsibility for the prompt removal of all debris and construction materials from the property for which I am seeking to obtain a building permit in accordance with the Code of Ordinances of the City. Initials AC

I agree that no debris or construction materials will be placed on any public property or on any public right-of-way except as may be specifically authorized by the Code of Ordinances. Initials AC

I further understand that prior to a final inspection for the project completion or issuance of a Certificate of Occupancy (or Certificate of Completion), all debris and construction materials shall be removed from the property or the Inspector will not approve the final inspection. Additional reinspection fees shall apply. Initials AC

I understand and accept full responsibility for debris removal at my own expense in accordance with the City Code of Ordinances. Initials AC

I hereby acknowledge that I have read and understand the above statements and I further understand that any violation of the terms of this affidavit shall be reported to the City of Fort Pierce Building Department for action and possible stop work order. Initials AC

It is the owner and contractor's responsibility to verify approval for any work through the Homeowners Association and/or Condominium Association, if applicable. The City will not be held liable for disputes between the Homeowners Association, Condominium Association, owner and/or contractor. Initials AC

06-17-2025
Date

Contractor or Owner/Builder's Signature

31 - Utility Water & Wastewater Service Agreement
NOT YET AVAILABLE

Technical Review Committee - 10:00 AM **1. h.**

Meeting Date: 08/21/2025

REQUESTED ACTION

PZTXA2025-00002
Comprehensive Plan Text Amendment
New Future Land Use Category - Hutchinson Island Resort

SUMMARY

This application, submitted by Culpepper & Terpening, requests a Comprehensive Plan Text amendment to Policy 1.1.2 and Policy 1.1.6 of the City's Comprehensive Plan to introduce a new Future Land Use Category referred to as **Hutchinson Island Resort.**

LOCATION

City-wide

RESPONSIBLE STAFF

Kev Freeman, Planning Director.

RECOMMENDATION

Please provide comments by email to: kfreeman@cityoffortpierce.com

Attachments

Proposed Comp Plan Text Amendment

Narrative

Form Review

Form Started By: Kev Freeman Started On: 08/05/2025 03:58 PM

Final Approval Date: 08/05/2025

FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES, AND POLICIES

_____

Goal 1

The City of Fort Pierce shall regulate land uses to maintain and protect its traditional Florida small-town character by embracing its rich heritage, diverse cultural and community assets, and natural resources through the 2030 planning horizon.

FUTURE LAND USES

1.1 *Objective:*

The City shall adopt and implement the Future Land Use Map to designate future land uses that regulate uses, densities and intensities that enhance its neighborhoods and districts, stimulate tourism and the local economy, and are compatible with its small-town character.

1.1.1 Policy:

Land use shall be regulated by the adopted Future Land Use Map. (GOP Map 1-1).

1.1.2 Policy:

Gross site density and intensity of the individual Future Land Use designations depicted under Policy 1.1.1 are described in GOP Table 1-1. Within each Future Land Use Category one or more zoning districts may be permitted as set forth in the Land Development Regulations, provided that the density or intensity authorizations of the particular zoning district does not exceed general limitations set forth in GOP Table 1-1.

GOP Table 1-1: Future Land Use Density/Intensity Summary Table

Land Use Category	**Residential Density (dwelling units per gross acre)*** (Also refer density bonus outlined in Policy 1.1.5)*	**Non-Residential Floor Area Ratio (FAR)***	**Land Use Breakdown**
RESIDENTIAL			
Low Density Residential (RL)	1-6.5 du/ac	-	
Hutchinson Island Residential (HIR)	8 du/ac	-	
Medium Density Residential (RM)	6.5-12 du/ac	-	
High Density Residential (RH)	12-18 du/ac	-	
COMMERCIAL			
Boundary Commercial (BC)	N/A	1.0	N/A

Land Use Category	Residential Density (dwelling units per gross acre)*(Also refer density bonus outlined in Policy 1.1.5)*	Non-Residential Floor Area Ratio (FAR)*	Land Use Breakdown
Neighborhood Commercial (NC)	10du/ac	0.5	Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.
General Commercial (GC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.
Central Business District (CBD)	30 du/ac*	3.0	Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.
Marine Commercial (MC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.
Urban Neighborhood (UN)	15 du/ac	1.2	Residential uses may comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.
MIXED USE			
Hutchinson Island Mixed Use (HIMU)	8 du/ac	1.0	Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation.
Hutchinson Island Resort (HIR)	**40 du/ac (residential)**	**5.0**	Non-residential uses (excluding hotel and resort related uses) may comprise no more than 20 percent of the total floor area of the **Hutchinson Island Resort (HIR)** future land use designation.
Mixed Use Development (MXD)	15 du/acre	1.5	
Offices—Professional and Business Services (OP)	10-18 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the OP future land use designation.
PUBLIC/INSTITUTIONAL			
Institutional (INST)	N/A	1.0	N/A
INDUSTRIAL			
Boundary Industrial (BI)	N/A	1.5	N/A
Industrial (I)	N/A	1.5	N/A
Heavy Industrial (HI)	N/A	2.0	N/A
CONSERVATION/OPEN SPACE			
Conservation and Open Space (CO)	N/A	0.25	N/A

* Density bonus provisions are outlined in Policy 1.1.5 of the City's Future Land Use Element.

1.1.3 Policy:

The City shall ensure that future land use designations are compatible with adjacent land uses both within and outside the City boundary.

1.1.4 Policy:

The City will ensure consistency between the updated Comprehensive Plan and the Land Development Regulations.

1.1.5 Policy:

The City will plan appropriately for fuel terminal infrastructure to ensure efficient and reliable multimodal transportation, consistent with F.S. § 163.3206.

1.1.6 Policy:

The City shall administer Land Development Regulations consistent with the future land uses in this Element. The general description of each land use category is as follows:

A. Residential

Low Density Residential (RL): The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

Hutchinson Island Residential (HIR): The Hutchinson Island Residential (HlR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to eight dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed. The previous "Medium Density Residential Hutchinson Island (Rmhi)" has been renamed.

Medium Density Residential (RM): The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

High Density Residential (RH): The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

Hutchinson Island Mixed Use (HIMU): The Hutchinson Island Mixed Use (HIMU) designation is intended for parcels that are best suited for medium to high density and intensity mixed use developments on Hutchinson Island. The maximum residential density allowed within this category is eight dwelling units per acre and the maximum floor area ratio (FAR) is 1.0. Non-residential uses may comprise no more than 20 percent of the total floor area of the Hutchinson Island Mixed Use future land use designation. The previous Medium Density Residential Hutchinson Island/General Commercial (Rmhi/Cg) category has been renamed to Hutchinson Island Mixed Use.

Hutchinson Island Resort (HIR): The Hutchinson Island Resort Zone (HIRZ)is hereby established for the purpose of promoting the development of high quality destination resort and residential uses that reflect the desired character and quality of the Fort Pierce Beach area. The District is intended to permit and facilitate the development of public and private mixed use areas that are intended to serve as City and County-wide assets. The maximum residential density allowed within this category is thirty (30) dwelling units per acre and the maximum floor area ratio (FAR) is 5.0. Non-residential uses (excluding hotel and resort related uses) may comprise no more than 20 percent of the total floor area in the **Hutchinson Island Resort (HIR)** future land use designation. Application of this future land district may only be done on a property by property basis, subject to and in accord with Standards of this section and the general development review process of the City of Ft. Pierce.

B. Commercial

Boundary Commercial (BC): The Boundary Commercial designation allows medium intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include general commercial, retail, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.0.

Neighborhood Commercial (NC): The Neighborhood Commercial designation permits lower intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include limited retail and commercial services such as convenience/grocery stores, beauty salons, day care facilities; offices; and multifamily residential. This land use designation allows a maximum density of 10 dwelling units per acre and a maximum FAR of 0.5. Residential uses may comprise up to 20 percent of the total floor area of the Neighborhood Commercial future land use designation.

General Commercial (GC): The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development

shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

Central Business District (CBD): The CBD designation provides for mixed-use development that may include office commercial/retail, and residential. The CBD is intended to provide for higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums, apartments, and single family, attached and detached); office including, but not limited to, including artist work and sales space; retail including, but not limited to, boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;
- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;
- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

Residential uses shall comprise a minimum of 25 percent of the total floor area of the Central Business District future land use designation. Single family uses shall only be permitted as a part of an overall mixed-use development which includes office, commercial, artisan, or retail.

Marine Commercial (MC): The Marine Commercial designation is intended to promote commercial and industrial uses with a focus on marine related establishments along the waterfront. Uses allowed within this designation include marine-related light industrial activities and tourist activities, marinas, boat stores/boat repair, restaurants, retail shops, hotels, and offices. Multifamily residences also allowed in this designation. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Residential uses may comprise up to 20 percent of the total floor area of the Marine Commercial future land use designation.

Mixed Use Development (MXD): The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two of the following general land uses:

- Residential (single-family and/or multifamily);

- Commercial—General and/or Neighborhood;
- Commercial—Town Center;
- Hotel (minimum 100 units);
- Office Uses—Professional and/or medical;
- Industrial;
- Institutional.

Offices—Professional and Business Services (OP): The CO designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20 percent of the total floor area of the OP future land use designation.

Urban Neighborhood (UN): The Urban Neighborhood designation is characterized by established pedestrian-oriented neighborhoods that allow for low-intensity boutique-scale commercial uses that support the nearby residential uses within the neighborhood; low-intensity workshops for fabrication may be appropriate as an accessory use. Design and performance standards will be based upon adopted individual neighborhood plans. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.2. Residential uses shall comprise up to 35 percent of the total floor area of the Urban Neighborhood future land use designation.

C. Institutional

Institutional (INST): The Institutional designation provides for public, quasi-public and private institutional uses. Permitted uses within this designation include government buildings; private and public schools; community centers; colleges; public airports; public parking structures; major community facilities, including hospitals, non-profit medical facilities, medical facilities; religious institutions, and government offices. A maximum of 1.0 FAR is permitted.

D. Industrial

Boundary Industrial (BI): The Boundary Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and industrial uses, storage and distribution facilities and warehousing. This land use designation allows a maximum FAR of 1.5.

Industrial (I): The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use

office parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.5.

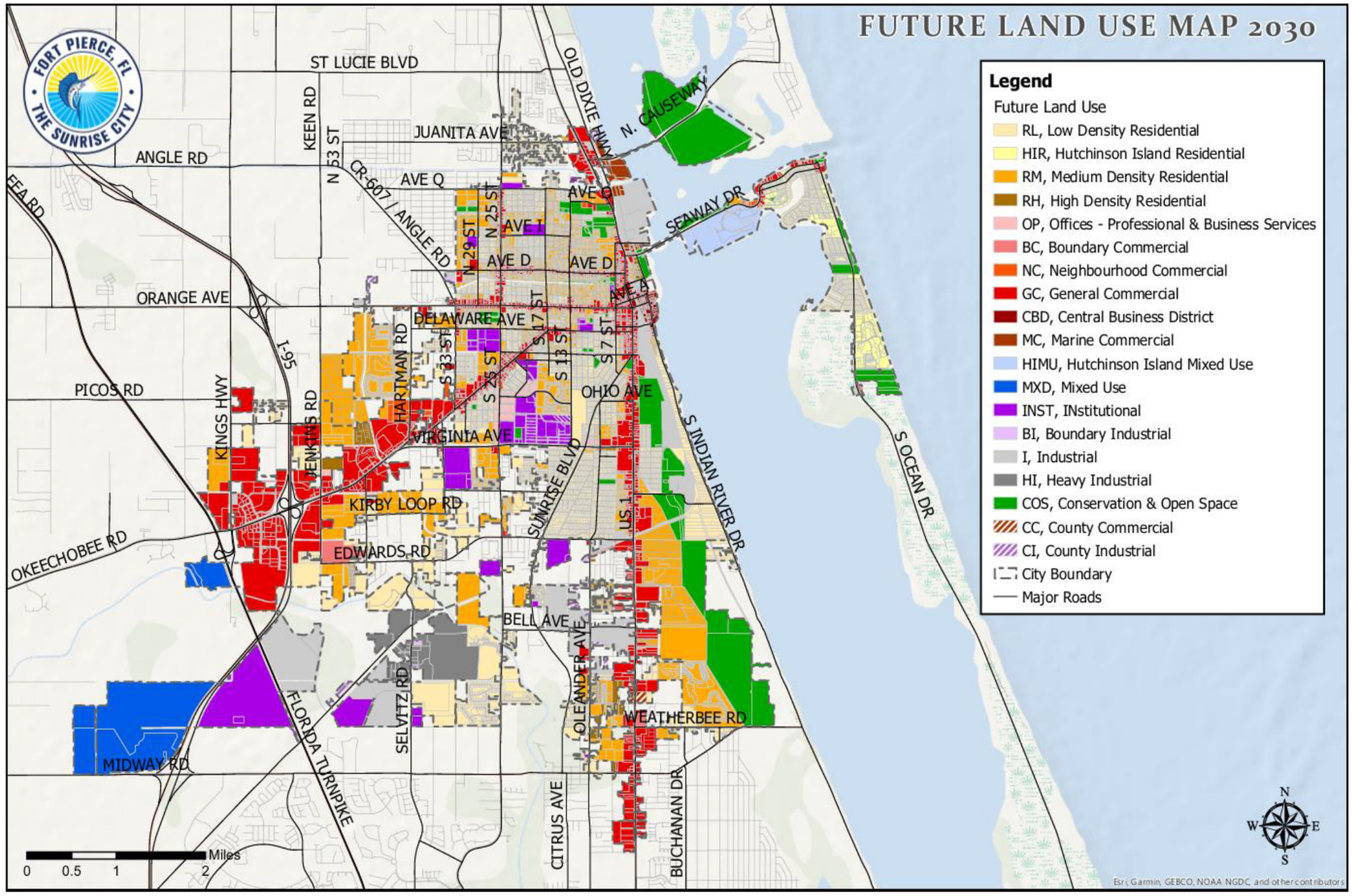
Heavy Industrial (HI): The Heavy Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 2.0.

E. Conservation/Open Space

Conservation and Open Space (CO): The Conservation and Open Space designation is intended to provide for the preservation, continued growth, and enhancement of the City's rich resource of conservation areas, parklands, environmentally sensitive areas, recreational areas and open spaces. The designation provides for natural, managed and cultivated open space, including, natural parks, woodlands, habitat, floodplains, areas with permanent open space easements, greenways, and recreational facilities. This category combines the previously General Open Space (Os), Recreational Open Space (Osr), and Conservation Open Space (Osc) categories. This designation allows a maximum FAR of 0.25.

DRAFT

GOP Map 1-1 Future Land Use Map (2030)



CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No: 23-173
Sender's Email: dmurphy@ct-eng.com

July 15, 2025

Mr. Kevin Freeman, Director
City of Ft. Pierce Planning Department
100 North Us #1
Ft. Pierce Florida 34954

Subject: Proposed Amendment to the City of Ft. Pierce Comprehensive Plan – Future Land Use Designations

Dear Mr. Freeman:

Following up on our recent discussions with your office, and on behalf of the Woods Family Limited Partnership II, enclosed is our application formally requesting consideration of a proposed amendment to the City of Fort Pierce Comprehensive Plan. This application is seeking to create a new Future Land Use Category that is to be referred to as the ***Hutchinson Island Resort (HIR) District***. This Future Land Use category, as described in our application, would be for the purpose of addressing certain areas of the City on Ft. Pierce Beach that are being considered for possible redevelopment uses. This Future Land Use designation is seen as being a property specific designation that could only be applied to parcels in a limited area of the City, and where it must also be submitted with an accompanying application for change in zoning to the new (proposed) zoning district to be referred to as the Hutchinson Island Resort zone (Note: applications creating this proposed zoning district has been submitted concurrently with this application for Comprehensive Plan Amendment (submitted under separate cover)).

If as you review this material, you have any questions, please do not hesitate to reach out. I'll be happy to meet with you and we can work through any questions that you may have.

Sincerely:
CULPEPPER & TERPENING, INC.

DJ Murphy

Dennis J. Murphy
Principal Planner

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Technical Review Committee - 10:00 AM **1. i.**

Meeting Date: 08/21/2025

REQUESTED ACTION

PZTXA2025-00003
Zoning Text Amendment
New Zoning District - Hutchinson Island Resort Zone

SUMMARY

This is an application submitted by Culpepper & Terpening to request an amendment to the City Code of Ordinances to establish a new zone district named Hutchinson Island Resort Zone. Design criteria are included within the request.

LOCATION

Southbeach/Hutchinson Island/Seaway Dr.

RESPONSIBLE STAFF

Kev Freeman, Planning Director.

RECOMMENDATION

Please review and email comments to kfreeman@cityoffortpierce.com

Attachments

Draft Ordinance
Draft Code
Narrative

Form Review

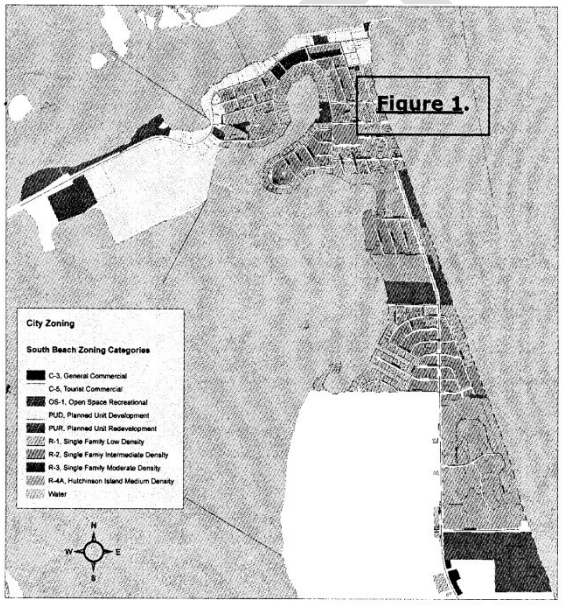
Form Started By: Kev Freeman Started On: 08/05/2025 03:18 PM
Final Approval Date: 08/05/2025

Sec. 125-157. Designation of overlay districts.

The city's overlay zoning districts stipulate special provisions that, along with the provisions of the basic zoning district and other ordinance regulations, govern the use of property within the city limits.

(1) South Beach Overlay District.

a. *Applicability and purpose.* The purpose of the South Beach Overlay District is to promote good planning and site design that produces quality development that is both functional~~,~~ and an asset to the community while ~~and in~~ keeping with the general character of South Hutchinson Island. By way of this overlay district, the city seeks to preserve, protect and enhance the unique barrier island environment through regulation of development and redevelopment of lots within the district.



SOUTH BEACH OVERLAY DISTRICT

1. The standards allow for and promote design integration of the manmade improvements to the land with the natural elements of the land. All new development and changes to existing development in the district that require site plan or building permit approval are subject to the overlay district requirements in addition to other applicable regulations in this Code.

2. Due to ever-accumulating knowledge about the dynamics of a barrier island community, and new and better information about site design, the city's land development regulations will be monitored and reviewed on an ongoing basis in order to assess their reasonability and effectiveness in promoting these purposes.

b. *Delineation of the district.* The South Beach Overlay District includes all parcels designated in the shaded area as indicated in Figure 1. The boundary of the South Beach Overlay District shall be deemed to automatically adjust pursuant to any annexation approval on South Hutchinson Island. Within the overall district, the City Commission may authorize the creation of special subdistricts, with variations to the general development standards of the broader South Beach Overlay District. All such subdistricts shall be identified in this code, and the City of Ft. Pierce Comprehensive Plan.

1. The Hutchinson Island Resort Zone (HIRZ) is hereby established for the purpose of promoting the development of high quality destination resort and residential uses in a localized area of the South Beach Overlay District. The District is intended to permit and facilitate the development of public and private mixed use areas that are intended to serve as City and County-wide assets. Application of this zoning district may only be done on a property by property basis, subject to and in accord with Standards of this section and the general development review process of the City of Ft. Pierce.

2. The Hutchinson Island Resort Zone (HIRZ) District may only be applied to those properties lying in the areas described below:

   Begin at the intersection of Seaway Drive (SR A1A) and Fernandina Street, said location being the Point of Beginning (POB), thence run northerly to the Ft. Pierce Inlet, thence run easterly along the south side of the Ft Pierce Inlet, to the Atlantic Ocean, thence run southerly along the shoreline of the Atlantic Ocean to a point of intersection of an extension of the centerline of Porpoise Avenue to the mean highwater line of the Atlantic Ocean, thence run westerly along the centerline of Porpoise Avenue to the centerline of Hernando Street, thence run northerly along the centerline of Hernando Street, to the point of intersection with Fernandina Street, thence northerly along he centerline of Fernandina Street to the Point of Beginning (POB).

Insert area map here

c. *District regulations.*

1. *Density.*

(i) *Residential.* Residential density shall be based on the requirements of the underlying zoning district except that, unless otherwise noted through the HIRZ subdistrict, in no instance shall residential density in the South Beach Overlay District exceed eight units per acre.

(ii) *Non-residential.* Non-residential density shall be based on the requirements of the underlying zoning district.

(iii) *Mixed use.* The residential component of a mixed use development shall not exceed eight units per acre, unless otherwise noted through the HIRZ subdistrict. . The nonresidential component of a mixed use development shall be based on the requirements of the underlying zoning district while factoring the affect and impacts of the residential component on the site.

2. *Height.*

	OS-1	R-1	R-2	R-3	R-4A	C-3	C-5	HIRZ
Maximum Height								
- Single family	-	28'	28'	28'	45'	-	-	(a)
- Duplex	-	-	-	28'	45'	-	-	(a)
- Triplex	-	-	-	-	45'	-	-	(a)
- Quadraplex	-	-	-	-	45'	-	-	(a)
- Multifamily	-	-	-	-	45'	45'	45'	(a)
- Other	35'	28'	28'	28'	45'	45'	45'	(a)

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1. Maximum height may be extended up to 35' in the R-1, R-2 and R-3 zoning districts subject to conditional use approval.								
2. No habitable space is permitted above the maximum height specified in the zoning district.								
Not to Exceed								(a)
- Single family	-	-	-	-	-	-	-	(a)
- Duplex	-	-	-	-	-	-	-	(a)
- Triplex	-	-	-	-	-	-	-	(a)
- Quadraplex	-	-	-	-	-	-	-	(a)
- Multifamily	-	-	-	-	4 stories	4 stories	4 stories	(a)
- Other	-	-	-	-	4 stories	4 stories	4 stories	(a)

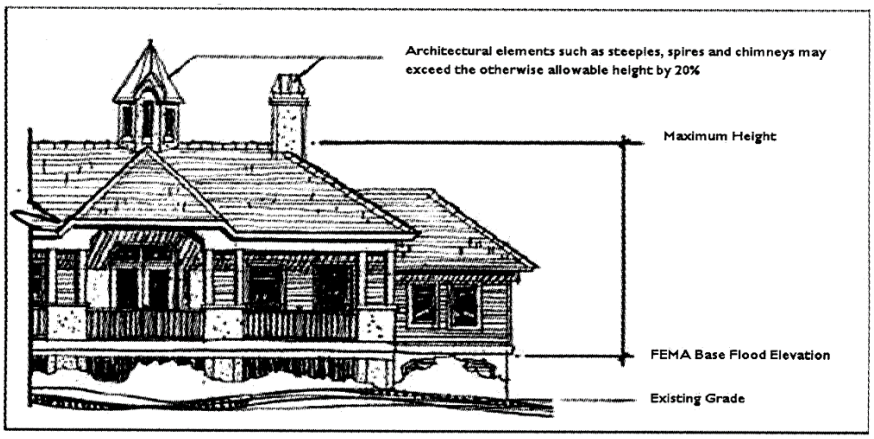
(a) The maximum building heights in the HIRZ zoning district shall be based on the location of the specific property under zoning consideration, in accord with the following table:

1. for properties lying east of South Ocean Drive: 4 floors (50 feet) `
2. for properties lying west of South Ocean Drive: 8 floors (100 feet)
3. for properties lying north of Seaway Drive: 12 floors (145 feet)
4. for properties lying south of Seaway Drive: 5 floors (60 feet)

3. *Calculation of height.*

(i) Maximum structure height shall be calculated from the established FEMA base flood elevation to the highest point of the roof excluding non-habitable architectural design elements of the structure.

MAXIMUM STRUCTURE HEIGHT



(ii) The height of fences shall be measured from preconstruction grade.

4. *Height in excess of maximum.*

(i) Equipment, including, but not limited to, satellite dishes and heating and air conditioning equipment may be installed on top of buildings provided that the equipment is screened from horizontal view.

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(ii) Non-habitable architectural elements that contribute stylistically to the building, including, but not limited to, bulkheads, parapet walls, false fronts, cupolas, steeples, spires, and chimneys may exceed the maximum height requirement by 20 percent.

5. *Design standards.*

Use/Activity	Standards
Single-family residential	None.
Multifamily and nonresidential	Architectural integrity and compatibility with nearby existing buildings both on- and off-site shall be demonstrated. Architectural considerations shall include building siting, massing, proportion, scale, materials, colors, details, facade treatments, fenestration, parapets, site features, lighting and signage. The openness of ground floor facades and view corridors which face pedestrian utilized roadways, circulation routes or waterways shall be maximized to promote pedestrian activity and increase visibility of activity from the interior of the buildings.
	The form of buildings and its architectural details should be designed to create visual interest at the street level using techniques such as incorporating porches, staggering the frontage of the buildings, recessing doors and windows, providing display windows, providing awnings and canopies for weather protection and scale, and visually extending interior spaces outside through paving and glazing.
	Site and architectural design features shall substantially advance design standards reflected in local precedents or regional buildings. These may include traditional Mediterranean, Key West, Mission, Prairie, Streamlined Art Deco or Mid-Century Modern architecture or other appropriate architectural design compatible with the Florida tropical climate. Materials and colors should be selected to unify the building appearance and fit into the pedestrian realm.
	Development along the city's waterfront shall maximize opportunities for public access to the water and facilitate connectivity with adjoining waterfront properties to establish an improved public promenade.
	To the extent that any of the above standards conflicts with any of the general design standards described in the HIRZ Zoning District (Section 125.xxx), the provisions of Section 125.xxx shall apply.

6. *Nonconforming situations.* Nonconforming uses and structures that have been damaged or destroyed by natural disaster or other catastrophic event, i.e., fire or other calamity, may be replaced or reconstructed provided that:

(i) The significance of the property owner's hardship is more compelling than, and reasonably overbalances, the public benefit resulting from not allowing the use or structure to be re-established;

(ii) Replacement or reconstruction of the use or structure is compatible with the character of the neighborhood and will not jeopardize future development of the area in compliance with the provisions and intent of the city's land development regulations;

(iii) The value of properties in the vicinity of the replacement or reconstruction will not be adversely affected;

(iv) No expansion of gross floor area occurs;

(v) The degree of nonconformity is not increased;

(vi) The replacement structure is in compliance with the city's adopted building code, Coastal Construction Control Line and FEMA regulations; and

(vii) A building permit is issued within 24 months after the date of destruction and the construction is diligently pursued to completion.

7. *Supplemental use regulations.*

(i) Condominium hotels.

A. *General requirements.*

i. Condo-hotel facilities shall be created, sold and maintained under documentation, including condominium declaration, bylaws, sales brochures, and pre-construction agreements, with form and content approved by the city attorney, which adequately disclose and ensure that the condo-hotel facility will, in all respects, be permanently and exclusively operated as a transient accommodations facility and will not be occupied as a multifamily dwelling.

ii. Condo-hotel facilities must be permanently dedicated in their entirety to the complete control and management of a single hotel or resort hotel operator for operation as a transient accommodations facility.

iii. Condo-hotel facilities shall contain no dwelling units. Only individual sleeping units that are permanently dedicated for rental to the general public for transient occupancy for periods of less than 28 days on a full-time basis by the hotel or resort hotel operator shall be permitted; provided, however, that an owner of an individual sleeping unit in a condo-hotel may be permitted to occupy the owned sleeping unit without rental charge for up to 28 days in any calendar year.

iv. Condo-hotel sleeping units shall not be used for homesteading purposes or home occupational licensing, time share or fractional interests.

v. Condo-hotel facilities shall be licensed by all applicable state and local agencies that license traditional motels, hotels and/or resort hotels prior to the issuance of any certificate of occupancy. All required licenses must be kept current.

vi. Rental of condo-hotel sleeping units shall be subject to all applicable state and local tourist tax collections.

vii. Condo-hotel facilities shall be served by singly metered utility services and with a central telephone system and central cable television system installed in all individual sleeping units.

viii. Individual sleeping units shall not contain any lockable storage closet or cabinet unless access to such closet or cabinet is automatically and

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uniformly provided to each member of the public who rents the sleeping unit.

ix. Condo-hotel facilities shall provide an internally-oriented lobby/front desk area.

x. Condo-hotel facilities shall utilize a uniform key entry system managed by the hotel or resort hotel operator to receive and disburse keys for each condo-hotel sleeping unit.

xi. All condo-hotel facilities shall offer daily maid service, concierge as well as other customary hospitality services.

xii. The city may require affidavits of compliance with the criteria from the developer, management entity, and/or each condo-hotel sleeping unit purchaser/owner concurrent with annual renewal of any required occupational license.

B. *Conditions of approval.* The city commission may impose limitations on condo-hotel facilities, including, but not limited to, the size and number of sleeping units and sleeping areas as well as the types of utility fixtures to ensure the viability of hospitality and transient accommodations and to limit impacts on local services including transportation, potable water, sanitary sewer and hurricane evacuation.

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Definitions (to be added to base definition section)

Active use (as applied to use in Section 125.157).

A use designed to encourage human presence, with the intent to create visual engagement between the building facade and the public realm. Active uses can include, but are not limited to residential dwellings, hotel and resort uses, office space, restaurant, retail and commercial uses, lobby and building amenities with the intent to enliven building facades that front a street by creating a sense of human presence, safety, and comfort, especially at the ground floor.

Floor area ratio.

Also referred to as FAR, the gross floor area of a structure on any parcel divided by the area of that parcel.

Floor Plate

A floor plate refers to the area or footprint of a single floor level within a building, encompassing both the gross floor area (GFA) and the net usable area.

High-rise structure.

Any structure greater than four stories.

Plaza/gathering area.

An area located outside of the right-of-way, typically between a building and a street, or along a pedestrian path which promotes visual and pedestrian access onto the site and provides pedestrian-oriented amenities and landscaping to enhance the public's use of the space for activities such as resting, reading, and outdoor dining.

Podium.

The portion of the building extending from the ground to the shoulder, also referred to as "pedestal".

Restaurant.

A building or room where food is prepared and served for pay and for consumption on the premises, and where alcoholic beverages may be served in conjunction with the sale of food.

Shoulder.

The portion of a building below the horizontal stepback between a tower and a pedestal.

Stepback.

The horizontal dimension that defines the distance between the face of the tower and the face of the pedestal, also referred to as "Shoulder stepback" or "Tower Stepback".

[insert a diagram to depict]

Streetwall.

The building facade adjacent to the street, along and generally parallel to the lot-line.

Tower.

The portion of a building extending upward from the pedestal.

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Sec. 125-____. Hutchinson Island Resort Zone (HIRZ).

(a) *Purpose.*

The Hutchinson Island Resort Zone (HIRZ) is hereby established for the purpose of promoting the development of high quality destination resort and residential uses that reflect the desired character and quality of the Fort Pierce Beach area. The District is intended to permit and facilitate the development of public and private mixed use areas that are intended to serve as City and County-wide assets.

Application of this zoning district may only be done on a property by property basis, subject to and in accord with Standards of this section and the general development review process of the City of Ft. Pierce.

(b) Application of District Designation.

The Hutchinson Island Resort Zone (HIRZ) District may only be applied to those properties lying in the areas described below:

Begin at the intersection of Seaway Drive (SR A1A) and Fernandina Street, said location being the Point of Beginning (POB), thence run northerly to the Ft. Pierce Inlet, thence run easterly along the south side of the Ft Pierce Inlet, to the Atlantic Ocean, thence run southerly along the shoreline of the Atlantic Ocean to a point of intersection of an extension of the centerline of Porpoise Avenue to the mean highwater line of the Atlantic Ocean, thence run westerly along the centerline of Porpoise Avenue to the centerline of Hernando Street, thence run northerly along the centerline of Hernando Street, to the point of intersection with Fernandina Street, thence northerly along he centerline of Fernandina Street to the Point of Beginning (POB).

Insert area map here

Sec. 125-____. List of permitted, conditional and prohibited uses, Hutchinson Island Resort Zone (HIRZ).

A. List of permitted and conditional uses,

Use Type	Zoning District	
		HIRZ
Residential Uses		
Residential		P
Mixed Use Development		
Mixed Use Development (Mixed Uses shall be consistent with those uses listed in this section)		P
Commercial Recreation Uses		
Amphitheater		P
Museums		P
Performing Arts Theater, less than 300 Seats		P
Active and Passive Park		P
Food and Beverage Sales and Service* must be part on intergrated structure/ use		
Bakery Store		P
Bar, Cocktail Lounge		P
Candy, Nuts Store		P
Coffee Shop		P

Use Type	Zoning District	
		HIRZ
Delicatessen		P
Food and Beverage Carry-Out, No Drive-Thru		P
Fruit and Produce Store		P
Seafood Store		P
Grocery/Food Store, less than 5,000 square feet GLA		P
Ice Cream/Yogurt Store		P
Meat and Poultry Store		P
Restaurant		P
Retail Sales* must be part on intergrated structure/ use		
Antiques Store		P
Apparel/Clothing, Accessories Store		P
Arts & Crafts Supplies Store		P
Art Gallery, Art Studio		P
Bicycle Shop		P
Book Store		P
Camera, Photographic Supplies Store		P
Card & Stationery Store		P
Cigar, Tobacco Store		P
Cosmetic, Sundries Store		P
Florist Shop		P
Glassware, China, Pottery Store		P
Jewelry Store		P
Linen, Bath, Bedding Store		P
Luggage, Handbags, Leather Goods Store		P
Newspapers, Magazines Store		P
Service/Office Facilities * must be part on intergrated structure/ use		
Financial Institution, No Drive-Thru Banks		P
Hair Salon		P
Health and Fitness Center / Spa		P
Nail Salon		P
Photographic Studio		P
Professional Office		P
Travel Agency		P
Tourist Accommodations and Uses * must be part on intergrated structure/ use		
Bicycle, moped and scooter rental		P
Convention or Conference Facility		P
Hotels and suite hotels		P
Motels		P
Parking As Principal Use		
Parking Garage		P
Parking Lots, permanent or temporary		P
Accessory Uses, Buildings and Structures		
Accessory buildings and structures; improvements outside of the principal structure including but not limited to fences, walls, landscaping, parking, signs and nonstructural alterations to the exterior of structures located on a parcel; and expansion or change of a permitted use within an existing structure.		P
Outdoor Dining and Sidewalk Cafes,		P

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Sec. 125-____. HIRZ DISTRICT REQUIREMENTS AND LIMITATIONS.

The following requirements shall apply to all developments that incorporate multifamily residential dwelling units or residential dwelling units with non-residential uses within the HIRZ zoning district:

A. **General:**

1. Building frontages adjacent to streets, with the exception of alleys, shall include street level architectural details and uses such as residential, restaurant, retail, cultural that encourage public interaction and minimizes visual exposure of parking facilities.
2. Building frontages abutting Seaway Drive and North Ocean Drive (a/k/a SR A1A) must provide on the ground floor adjacent to A-1-A non-residential uses that offer goods or services to residents and tourists such as restaurants, entertainment, retail, cultural or commercial recreation destinations.
3. A minimum of sixty (60) percent of the total number of units within any building exceeding one hundred and twenty (120) feet in height and containing a residential component shall be set aside and designated as hotel rooms.

B. **Minimum Lot Size/ Development Standards:**

1.	Lot size:		40,000 sq feet
2.	Front yard:		15 feet
3.	Side yard:		20 feet
4.	Rear yard:		20 feet (adjoining street) 0 feet (adjoining Ft. Pierce Inlet Coastal Setback per FDEP Coastal Control
5.	Lot coverage:	By Building:	70% (maximum)
		Overall Impervious:	90%.(maximum)
6.	Density:	Residential:	Max. 40 units per acre
		Hotel:	Max. to be based on FAR
7.	Max. Floor Area Ratio (FAR)		4.0
8.	Max. Building ("Streetwall") Length/width		200 ft.
9.	Min. Distance Between Buildings		20 ft. or 20% of the tallest building, greater of, on Same Development Site
10.	Building Podium Height		65 feet
11.	Tower Stepback		15 feet

C. **Building Height.**

The maximum building heights in the HIRZ zoning district shall be based on the location of the specific property under zoning consideration, in accord with the following table:

1.	for properties lying east of South Ocean Drive:	4 floors (50 feet) `
2.	for properties lying west of South Ocean Drive	8 floors (100 feet)
3.	for properties lying north of Seaway Drive	12 floors (145 feet)
4.	for properties lying south of Seaway Drive.	5 floors (60 feet)

[insert diagram]

C. **Open Space.**

For the purposes of this section, open space shall include all areas on the development site not covered by structures, other than covered arcades, or not covered by vehicular use area. Open spaces can include, but are

not limited to public plazas and pocket parks. Covered, double-story arcades with a minimum width of ten (10) feet and at least one (1) side open to a street shall be credited towards open space requirements.

At least forty (40) percent of the required open space shall be provided at-grade and the remaining open space may be accessible to individual residential units or through common areas, or both. The required open space shall include shaded area through the use of trees, canopies, trellises or other unenclosed shade structures and may include seating, fountains and other elements that enhance the public realm. A minimum of twenty-five (25) percent of the required open space shall be located at grade and shall be in pervious landscaped areas.

Pervious surface area, for the purposes of this requirement, may include, but not limited to open planting beds, porous paving systems, sand-set pavers, or any combination thereof.

For any development in the HIR Beach district, open space shall be required as follows:

1. A minimum of two hundred (200) square feet of open space shall be required for each dwelling unit in a development consisting of fifty (50) residential units or less. For parcels required to provide less than 2,500 square feet of on-site open space, alterative open space treatments may be considered through the site plan review process.
2. One hundred fifty (150) square feet of open space shall be required for each dwelling unit in a development consisting of between fifty-one (51) and one hundred fifty (150) residential units. In no case shall the minimum open space provided pursuant to this subsection be less than ten thousand (10,000) square feet;
3. One hundred (100) square feet of open space shall be required for each dwelling unit in a development consisting of more than one hundred fifty (150) residential units. In no case shall the minimum open space provided be less than twenty-two thousand five hundred (22,500) square feet.

D. **Streetscape Design.**

1. Streetscape improvements may be proposed to mitigate, avoid or minimize the impacts caused by the development to surrounding public spaces in a manner that is roughly proportionate to the actual impact of the development. Any streetscape improvements shall consider the incorporation of travel lanes, on-street parking, landscape strips, and sidewalks. Alternative streetscape designs may be considered if conflicts with existing utilities prevent placement of street trees. Placement of on-street parking shall be subject to City Engineer review and approval.

E. **Design Features.**

1. Architectural features such as eaves, cornices, unenclosed balconies, open railings, windows, awnings, bay windows, and dormers are permitted to extend into a required yard area a maximum distance of three (3) feet from the face of the building. Unenclosed balconies, located from the third floor and up, are permitted to extend into a required yard area a maximum distance of five (5) feet from the face of the building, provided that any extension does not obstruct fire or emergency access to the building or structure.

2. Non-habitable lobby entry features such as porte-cochere are exempt from yard requirements.

F. **Other Applicable Use Standards.**

1. Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
2. All uses will comply with applicable access, parking and loading standards in sections 125-315 and 125-316.
3. Conditional uses will meet the requirements in sections 125-235 through 125-247.
4. Signs will comply with standards referred to in section 125-310.
5. All other applicable ordinance requirements will also be satisfied.

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No: 23-173
Sender's Email: dmurphy@ct-eng.com

July 15, 2025

Mr. Kevin Freeman, Director
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce Florida 34950

Subject: Proposed Amendment to the City of Ft. Pierce Zoning Code – Hutchinson island Resort Zoning

Dear Mr. Freeman:

Following up on our recent discussions with your office, and on behalf of the Woods Family Limited Partnership II, enclosed is our application formally requesting consideration of a proposed amendment to the City of Fort Pierce Zoning Code seeking to create a new Zoning District that is to be referred to as the ***Hutchinson Island Resort Zone (HIRZ)***. In addition, this amendment includes suggested revisions to the Definition section of the Code along with adjustments to section 125.157 (So. Beach Overlay) of this City's code.

This new zoning district, as described in our application, would be for the purpose of addressing certain areas of the City on Ft. Pierce Beach that are being considered for possible redevelopment uses. This zoning district is seen as being a property specific designation that could only be applied to parcels in a limited area of the City, and where it must also be submitted with an accompanying application for change in Future Land Use to the new (proposed) Hutchinson Island Resort (HIR) Future Land Use District zone (Note: applications creating this proposed Future Land Use District has been submitted concurrently with this application for Zoning Text Amendment (submitted under separate cover)).

If as you review this material, you have any questions, please do not hesitate to reach out. I'll be happy to meet with you and we can work through any questions that you may have.

Sincerely:
CULPEPPER & TERPENING, INC.

DJ Murphy

Dennis J. Murphy
Principal Planner

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