

WHOLE FAMILY HEALTH CENTER TRAILER LOCATION PLANS MINOR SITE PLAN AMENDMENT

Project Narrative:

Attached is the permit submittal package for the Whole Family Health Center Trailer Location Plans Minor Site Plan Amendment application. This application package is being submitted as requested by the Planning Department in order to formalize the temporary trailers locations and extend their time period for a period of up to 5 years. What we are listing as the north and south trailers were individually granted Temporary Use permits, see below:

- Permit # PZTEMP2025-00007 (802 N. 7th St).
- Permit # PZTEMP2024-00006 (710 N. 6th St.)

With this current Amendment application, the location of the trailers will change, with the trailer approved at 710 N. 6th Street being moved to the north location at 802 N. 7th Street and a new trailer for the 710 N. 6th Street location. The improvements for roadways, stormwater, utilities (water and sewer) remain the same as proposed with the Temporary Use plans.

North Trailer (802 N. 7th St):

The existing lot had a 3,791 SF single-story building and associated parking lot for 16 vehicles. The parking lot was a single drive with ingress off the south driveway off 7th Street and egresses off 7th Street and Avenue G. The building has since been demolished by Whole Family Health through a demolition permit. The entrances and directions for the parking lot will be kept, with the driveway aprons being constructed of concrete, as required by City of Fort Pierce Code of Ordinance Section 32-9. The parking lot will be widened to accommodate the angle parking, towards the inside edge, and the existing asphalt milled and overlaid. The water and sewer connections will be made to the existing stub-outs for the previous building. The trailer will sit off the ground on blocks and ramps to the doorways will be installed. Even though the overall increase in impervious area will be negative (loss of impervious area), two dry detention ponds are proposed to capture any runoff from cascading down this lot towards US1 to the east. As the operation is during daylight hours, no street lighting is proposed for the site. No landscaping is proposed as the trailer will eventually be removed and this lot will become part of the overall master plan for Whole Family Health's unified properties here.

South Trailer (710 N. 6th St):

The existing parcels where this trailer is placed also contained a lot with an existing building and stabilized parking. While the building was not documented with any survey we have obtained, its footprint was approximately 1,665 sf. It has since been demolished after 2022 by Whole Family



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Health through a demolition permit. The parking for this trailer will be over the main site (see attached Overall Parking Exhibit for overall parking calculations on the site). Since the overall increase in impervious area will be negative (loss of impervious area), no additional stormwater facilities are proposed for this trailer. An existing trench drain along the edge of the plaza building's sidewalk will continue to accommodate any runoff from this lot, as before. A private lift station installed along the northeast corner of this area and permitted through CoFP, FPUA and FDEP has been installed and certified, and will be where the sewer will tie into. For water, the existing meter for the demolished building will be tied into and a new account created for service. As the operation is during daylight hours, no street lighting is proposed for the site. No landscaping is proposed as the trailer will eventually be removed and this lot will become part of the overall master plan for the Whole Family Health's unified properties here.

Site Characteristics and Project History:

The proposed site is currently under construction for a number of projects, some of which are subject to building permits, as Whole Family Health continues to upgrade and modify the site for their purposes and move toward the overall master plan for their property.

Besides the Temporary Use permits, which were rescinded in anticipation of this Minor Site Plan Amendment, other site permits received on the site include:

- FDEP NGP (10/2) permit – for the north temporary parking lot
- FDEP NPDES NOI (FLR10XF24) – overall site construction
- FDEP Wastewater permit (0041075-441-DWC-CG) – for private lift station behind plaza building
- FDOT Drainage permit (2024-D-490-00017) – for north temporary parking lot - **CLOSED**
- FPUA approval – for South temporary trailer along with a private lift station
- St. Lucie County Fire Dept. approval – for north temporary parking lot
- CoFP DPCR #22-2000623 – for drainage improvements in the rear of the main plaza building - **CLOSED**

For this project, we will be operating under the current FDEP NPDES NOI permit. FDEP, FDOT and SFWMD permitting is exempt.

Parcel IDs:

- 2403-705-0024-000-1
- 2403-713-0005-000-7
- 2403-713-0007-000-1
- 2403-714-0002-000-9
- 2403-715-0001-000-5
- 2403-715-0002-000-2
- 2403-715-0003-000-9
- 2403-715-0008-000-4
- 2403-716-0004-000-9



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- 2403-717-0002-000-8
- 2403-717-0003-000-5
- 2403-717-0006-000-6
- 2403-717-0007-000-3
- 2403-717-0009-000-7

Main Parcel Address:

- 802 N 7th Street, Fort Pierce

Acreage:

5.22 acres total

Requested Approvals:

We are requesting Minor Site Plan Amendment approval, as well as an updated Concurrency, Land Clearing, and Tree Removal approval.

Supporting Documentation:

- Color Board
- Color Rendering Elevation
- Concurrency Review Submittal
- Contextual Photos Subject Property
- Design Review Narrative
- General Location Map
- Scaled Floorplan
- Civil Plans
- St. Lucie County Property Record
- Survey
- Traffic Data Excerpt
- Warranty Deeds and Legal Description
- Written Narrative
- Overall Parking Exhibit
- Trip Generation Calculations
- Previous Survey (for reference)

Engineer of Record / Project Manager:

Aaron Stanton, P.E.

AaronS@mbveng.com

(772) 569-0035

Engineer Project Number: 22-0214

THIS INSTRUMENT WAS PREPARED BY:

Patricia Kimball Barrie, Esq.
Gunster, Yoakley & Stewart, P.A.
4733 North Highway A1A, Suite 301
Vero Beach, FL 32963

32955 31 S4MC

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 23 day of September, 2021, by and between Fifer Partners 1, LLC, a Florida limited liability company, having a mailing address of 165 Anchor Drive, Vero Beach, FL 32963 (the "**Grantor**"), and Whole Family Health Center, Inc., a Florida not for profit corporation, having a mailing address of 827 18th Street, Vero Beach, FL 32960 (the "**Grantee**"). Wherever used herein, the terms "Grantor" and "Grantee" include the singular or plural, as the context requires, and the respective heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, corporations and partnerships.

WITNESSETH:

That Grantor, for and in consideration of the purchase price and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain and sell, alien, remise, release, convey, and transfer to the Grantee in fee simple forever, that certain tract or parcel of land being more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference (the "**Land**"), SUBJECT TO AND TOGETHER WITH, HOWEVER, THE FOLLOWING:

1. Real property taxes and assessments for the year 2021 and for subsequent years.
2. Zoning and other regulatory laws and ordinances affecting the Land.
3. Easements, reservations, restrictions, rights of way, and other matters of record, if any, without re-imposing the same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and every right, title or interest, legal or equitable, of the Grantor or, in and to the same.

TO HAVE AND TO HOLD the same unto the Grantee in fee simple; and the such Grantor hereby warrants the title to the Land, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

5/2

Exhibit A

Parcel 1:

The South 40 feet of Lot 1, all of Lot 2 and the North 20 feet of Lot 3, Block 4, Dutton Terrace, according to the plat thereof, as recorded in Plat Book 3, Page 8, of the Public Records of St. Lucie County, Florida.

Tax ID No.: 2403-713-0005-000-7

Parcel 2:

Lot 1, Block 1, Glidden's Resubdivision of Blocks 1, 2 and 3 of Lot 11 of Assessor's Map of the North Part of Ft. Pierce, Florida, as recorded in Plat Book 7, Page 6, of the Public Records of St. Lucie County, Florida, except a parcel of said Lot 1 described as follows:

Beginning at the Northwest corner of said Lot 1, for a Point of Beginning, run thence Southerly 26.4 feet along the West line of said Lot 1, to a point thence at an angle of 90° with the West line run Easterly 46 feet to a point, thence with a forward angle of 9°02' right run Easterly 18.0 feet to a point, thence with a forward angle of 5°32' right run Easterly to the Northeast corner of said Lot 1, thence run West along the North line of said Lot 1 to the Point of Beginning.

Tax ID No.: 2403-714-0002-000-9

Parcel 3:

Lot A, Subdivision of the S. W. Jennings Estate, according to the plat thereof, as recorded in Plat Book 5, Page 22, less the 3 feet on the North side and 10.63 feet on the South side, of the Public Records of St. Lucie County, Florida.

Tax ID No.: 2403-715-0001-000-5

Parcel 4:

Lot 1, Subdivision of the S. W. Jennings Estate, according to the plat thereof, as recorded in Plat Book 5, Page 22, of the Public Records of St. Lucie County, Florida.

Tax ID No.: 2403-715-0002-000-2

Parcel 5:

Lot 2, less the East 22 feet, Lot 3, less the East 7 feet, and all of Lots 4 and 5, Subdivision of the S. W. Jennings Estate, according to the plat thereof, as recorded in Plat Book 5, Page 22, of the Public Records of St. Lucie County, Florida.

Tax ID No.: 2403-715-0003-000-9

Parcel 6:

Lot 6, Subdivision of the S. W. Jennings Estate, according to the plat thereof, as recorded in Plat Book 5, Page 22, of the Public Records of St. Lucie County, Florida.

Tax ID No.: 2403-715-0008-000-4

Parcel 7:

Lot 9, Fultz's Resubdivision of Resubdivision of Block 2 of Dittmars Addition to Edgartown, according to the plat thereof, as recorded in Plat Book 3, Page 36, of the Public Records of St. Lucie County, Florida. Less that portion thereof conveyed to the State of Florida in Official Records Book 222, Page 90.

Tax ID No.: 2403-717-0006-000-6

Parcel 8:

Lot 4, less the East 86.5 feet, Mrs. Anna M. Fultz's Resubdivision of Lots 1, 2, 3 and 4 of Fultz's Resubdivision of Block 2 of Dittmar's Addition to Edgartown, according to the plat thereof, as recorded in Plat Book 4, Page 30, of the Public Records of St. Lucie County, Florida.

Tax ID No.: 2403-716-0004-000-9

Parcel 9:

Lot 6, less the East 86.5 feet, Fultz's Resubdivision of Resubdivision of Block 2 of Dittmars Addition to Edgartown, according to the plat thereof, as recorded in Plat Book 3, Page 36, of the Public Records of St. Lucie County, Florida.

Tax ID No.: 2403-717-0003-000-5

Parcel 10:

Lots 10 and 11, Fultz's Resubdivision of Resubdivision of Block 2 of Dittmars Addition to Edgartown, according to the plat thereof, as recorded in Plat Book 3, Page 36, of the Public Records of St. Lucie County, Florida.

Tax ID No.: 2403-717-0007-000-3

Parcel 11:

Lot 18, Block "A", Assessor's Map of North Part of Fort Pierce, as per plat thereof, as recorded in Plat Book 1, Page 164, of the Public Records of St. Lucie County, Florida.

Lots 1, 2, 3, 5, 6 and the East 86.5 feet of Lot 4, Mrs. Anna M. Fultz's Resubdivision of Lots 1, 2, 3 and 4 of Fultz's Resubdivision of Block 2 of Dittmar's Addition to Edgartown, according to the plat thereof, as recorded in Plat Book 4, Page 30, of the Public Records of St. Lucie County, Florida.

Lots 5, 7, 8 and the East 86.5 feet of Lot 6, Block 2, Fultz's Resubdivision of Resubdivision of Block 2 of Dittmars Addition to Edgartown, according to the plat thereof, as recorded in

Plat Book 3, Page 36, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPT rights-of-way for streets and highways.

Tax ID No.: 2403-717-0002-000-8

Parcel 12:

Lot 17, Assessor's Map of North Part of Fort Pierce, as per plat thereof, as recorded in Plat Book 1, Page 164, of the Public Records of St. Lucie County, less and excepting lands deeded to the State of Florida in Official Records Book 229, Page 2568 and lands deeded to the City of Fort Pierce as recorded in Deed Book 55, Page 476, of the Public Records of St. Lucie County, Florida.

Tax ID No.: 2403-705-0024-000-1

Parcel 13:

The South 30 feet of Lot 3 and all of Lots 4 and 5, Block 4, Dutton Terrace, according to the plat thereof, as recorded in Plat Book 3, Page 8, of the Public Records of St. Lucie County, Florida.

Tax ID No.: 2403-713-0007-000-1

This Instrument Prepared by and Return to:

Victoria Posess, Esq.

Posess & Straus, PLLC

9702 Reserve Boulevard

Port St. Lucie, FL 34986

Our File No.: **922528ML**

Property Appraisers Parcel Identification (Folio) Number: **2403-717-0009-000-7**

3210723387MC Space above this line for Recording Data _____

WARRANTY DEED

THIS WARRANTY DEED, made the 21 day of **September, 2022** by **Seaway Veterinary Hospital PLLC, a Florida Limited Liability Company DBA Holy Family Veterinary Hospital**, whose post office address is **709 N US Highway 1, Suite 709b, Fort Pierce, FL 34950** herein called the Grantor, to **Whole Family Health Center, Inc., a Florida Non-Profit Corporation** whose post office address is **827 18th Street, Vero Beach, FL 32960**, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ST. LUCIE County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record, if any, and taxes for the year 2022 and thereafter.

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, and hereby 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.

M/L

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

May Lee
Witness #1 Signature

May Lee
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Roxanne Ockerman
Witness #2 Printed Name

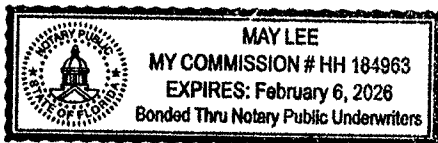
Seaway Veterinary Hospital PLLC,
a Florida Limited Liability Company
DBA Holy Family Veterinary Hospital

By: [Signature] (Seal)
Michael A. O'Connor, as Sole Member

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of September, 2022, by Michael A. O'Connor, as Sole Member of Seaway Veterinary Hospital PLLC, a Florida Limited Liability Company, DBA Holy Family Veterinary Hospital, who is personally known to me or has produced FL DL as identification.

[SEAL]



May Lee
Notary Public
Printed Notary Name
My Commission Expires:

EXHIBIT "A"

Lot 12 of Fultz's Subdivision of Re-Subdivision of Block 2 of Dittmar's Addition to Edgartown, according to the Plat thereof as recorded in Plat Book 3, page(s) 36, of the Public Records of St. Lucie County, Florida, Less and Except the following:

Commence at the Southwest corner of Lot 12, Block 2, of said Fultz's Re-Subdivision; thence N 88 degrees 26' 08" East, along the South line of said Lot 12 a distance of 126.5 feet, thence North 00 degrees 00' 37" East, a distance of 23.89 feet to the Point of Beginning, thence continue North 00 degrees 00' 37" East, a distance of 28.61 feet to a point on the South line of Lot 9, Block 2 of said Fultz's Re-Subdivision, thence South 88 degrees 26' 08" West, a distance of 0.29 feet to a point on a curve concave Westerly and having a tangent bearing of South 01 degrees 08' 02" East, through said point, thence Southerly along said curve having a central angle of 21 degrees 53' 00" and a radius of 1432.39 feet, an arc distance of 28.60 feet through an angle of 01 degrees 08' 39" to the Point of Beginning.

**Legal Description: Whole Family Health
Indian River Survey, Inc., dated April 18, 2024**

(ORB 4691, PAGE 2348)

PARCEL 1:

THE SOUTH 40 FEET OF LOT 1, ALL OF LOT 2 AND THE NORTH 20 FEET OF LOT 3, BLOCK 4, DUTTON TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

LOT 1, BLOCK 1, GLIDDEN'S RE-SUBDIVISION OF BLOCKS 1, 2 AND 3 OF LOT 11 OF ASSESSOR'S MAP OF THE NORTH PART OF FT. PIERCE, FLORIDA, AS RECORDED IN PLAT BOOK 7, PAGE 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, EXCEPT A PARCEL OF SAID LOT 1 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, FOR A POINT OF BEGINNING, RUN THENCE SOUTHERLY 26.4 FEET ALONG THE WEST LINE OF SAID LOT 1, TO A POINT THENCE AT AN ANGLE OF 90° WITH THE WEST LINE RUN EASTERLY 46 FEET TO A POINT, THENCE WITH A FORWARD ANGLE OF 9°02' RIGHT RUN EASTERLY 18.0 FEET TO A POINT, THENCE WITH A FORWARD ANGLE OF 5°32' RIGHT RUN EASTERLY TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE RUN WEST ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

PARCEL 3:

LOT A, SUBDIVISION OF THE S. W. JENNINGS ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 22, LESS THE 3 FEET ON THE NORTH SIDE AND 10.63 FEET ON THE SOUTH SIDE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 4:

LOT 1, SUBDIVISION OF THE S. W. JENNINGS ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 5:

LOT 2, LESS THE EAST 22 FEET, LOT 3, LESS THE EAST 7 FEET, AND ALL OF LOTS 4 AND 5, SUBDIVISION OF THE S. W. JENNINGS ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 6:

LOT 6, SUBDIVISION OF THE S. W. JENNINGS ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 7:

LOT 9, FULTZ'S RE-SUBDIVISION OF RE-SUBDIVISION OF BLOCK 2 OF DITTMARS ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS THAT PORTION THEREOF CONVEYED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 222, PAGE 90.

PARCEL 8:

LOT 4, LESS THE EAST 86.5 FEET, MRS. ANNA M. FULTZ'S RE-SUBDIVISION OF LOTS 1, 2, 3 AND 4 OFFULTZ'S RE-SUBDIVISION OF BLOCK 2 OF DITTMAR'S ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 9:

LOT 6, LESS THE EAST 86.5 FEET, FULTZ'S RE-SUBDIVISION OF RE-SUBDIVISION OF BLOCK 2 OF DITTMARS ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 10:

LOTS 10 AND 11, FULTZ'S RE-SUBDIVISION OF RE-SUBDIVISION OF BLOCK 2 OF DITTMARS ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 11:

LOT 18, BLOCK "A", ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 164, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LOTS 1, 2, 3, 5, 6 AND THE EAST 86.5 FEET OF LOT 4, MRS. ANNA M. FULTZ'S RE-SUBDIVISION OF LOTS 1, 2, 3 AND 4 OF FULTZ'S RE-SUBDIVISION OF BLOCK 2 OF DITTMAR'S ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LOTS 5, 7, 8 AND THE EAST 86.5 FEET OF LOT 6, BLOCK 2, FULTZ'S RE-SUBDIVISION OF RE-SUBDIVISION OF BLOCK 2 OF DITTMARS ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPT RIGHTS-OF-WAY FOR STREETS AND HIGHWAYS.

PARCEL 12:

LOT 17, ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 164, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, LESS AND EXCEPTING LANDS DEEDED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 229, PAGE 2568 AND LANDS DEEDED TO THE CITY OF FORT PIERCE AS RECORDED IN DEED BOOK 55, PAGE 476, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 13:

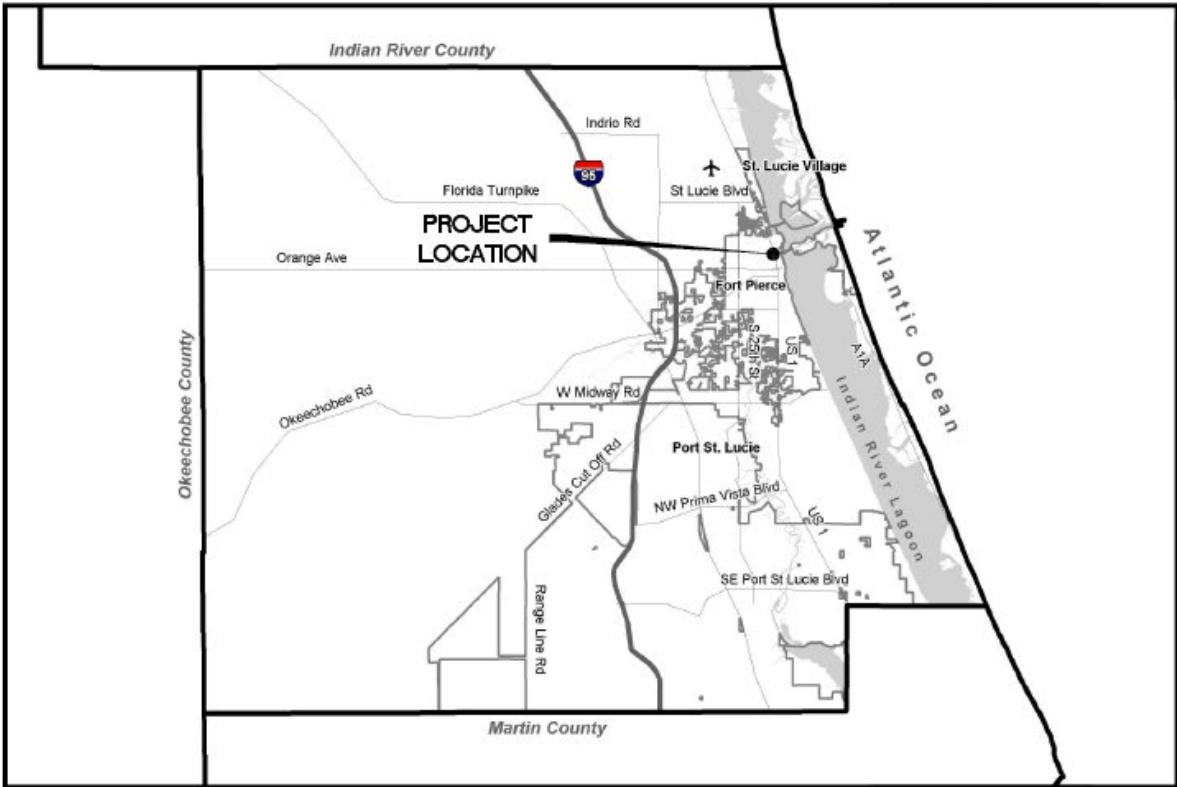
THE SOUTH 30 FEET OF LOT 3 AND ALL OF LOTS 4 AND 5, BLOCK 4, DUTTON TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

(ORB 4893, PAGE 673)

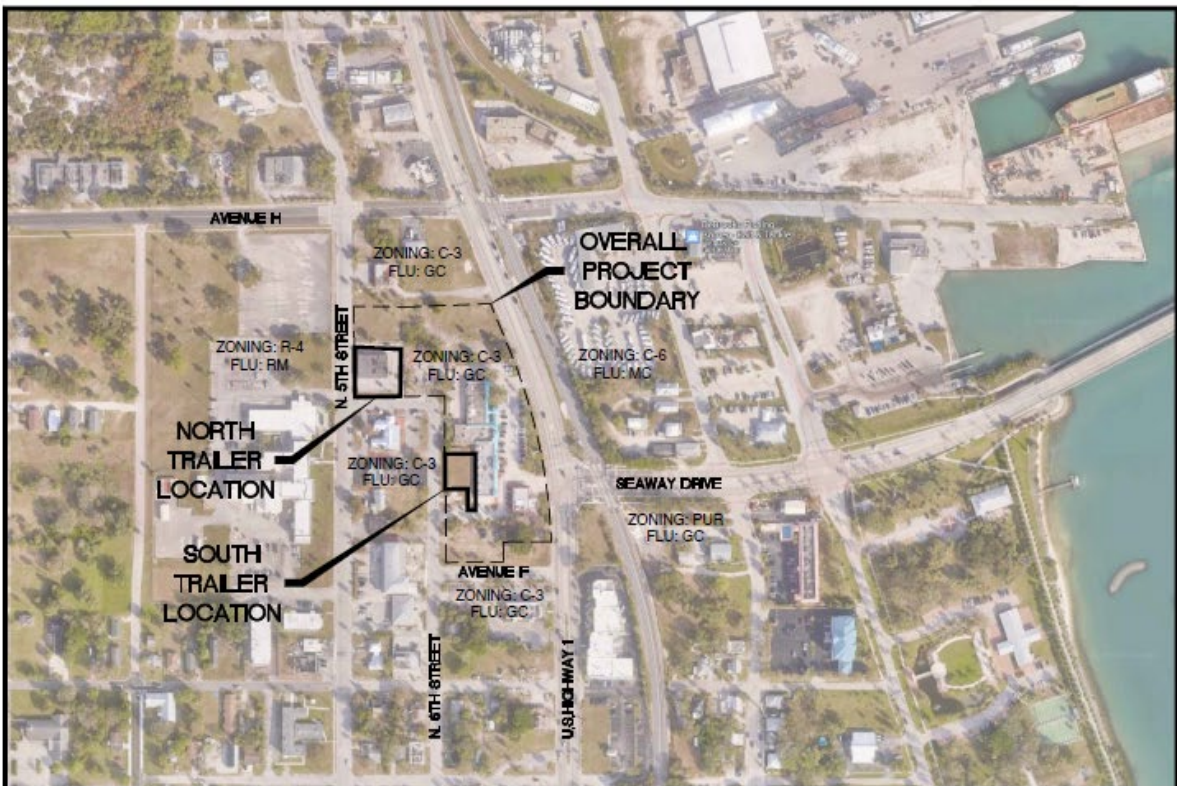
PARCEL 14:

LOT 12 OF FULTZ'S SUBDIVISION OF RE-SUBDIVISION OF BLOCK 2 OF DITTMAR'S ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 12, BLOCK 2, OF SAID FULTZ'S RE-SUBDIVISION; THENCE N88°26'08"E, ALONG THE SOUTH LINE OF SAID LOT 12 A DISTANCE OF 126.5 FEET, THENCE N00°00' 37"E, A DISTANCE OF 23.89 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N00°00' 37"E, A DISTANCE OF 28.61 FEET TO A POINT ON THE SOUTH LINE OF LOT 9, BLOCK 2 OF SAID FULTZ'S RE-SUBDIVISION, THENCE S88°26' 08"W, A DISTANCE OF 0.29 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A TANGENT BEARING OF S01°08'02"E, THROUGH SAID POINT, THENCE SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 21°53' 00" AND A RADIUS OF 1432.39 FEET, AN ARC DISTANCE OF 28.60 FEET THROUGH AN ANGLE OF 01°08' 39" TO THE POINT OF BEGINNING.



LOCATION MAP



VICINITY MAP



SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE. ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO EXCAVATION OR CONSTRUCTION.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. ELEVATIONS SHOWN ARE BASED ON NATIONAL GEODETIC SURVEY OF 2022 REFERENCING ST. LUCIE COUNTY BENCHMARK IR 0267 AT AN ELEVATION OF 18.02' (NAVD88).
7. FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12111C0179K, DATED FEBRUARY, 19 2020.

TREE LEGEND

- (TREE COUNT NOT INCLUDING ADDITIONAL TREES LABELED AS DOUBLE, TWIN OR TRIPLE)
- ☉ = PINE TREE (1 TREES)
 - ☼ = PALM TREE (82 TREES)
 - ☽ = OAK TREE (12 TREES)
 - ☾ = HARDWOOD - (1 TREES)

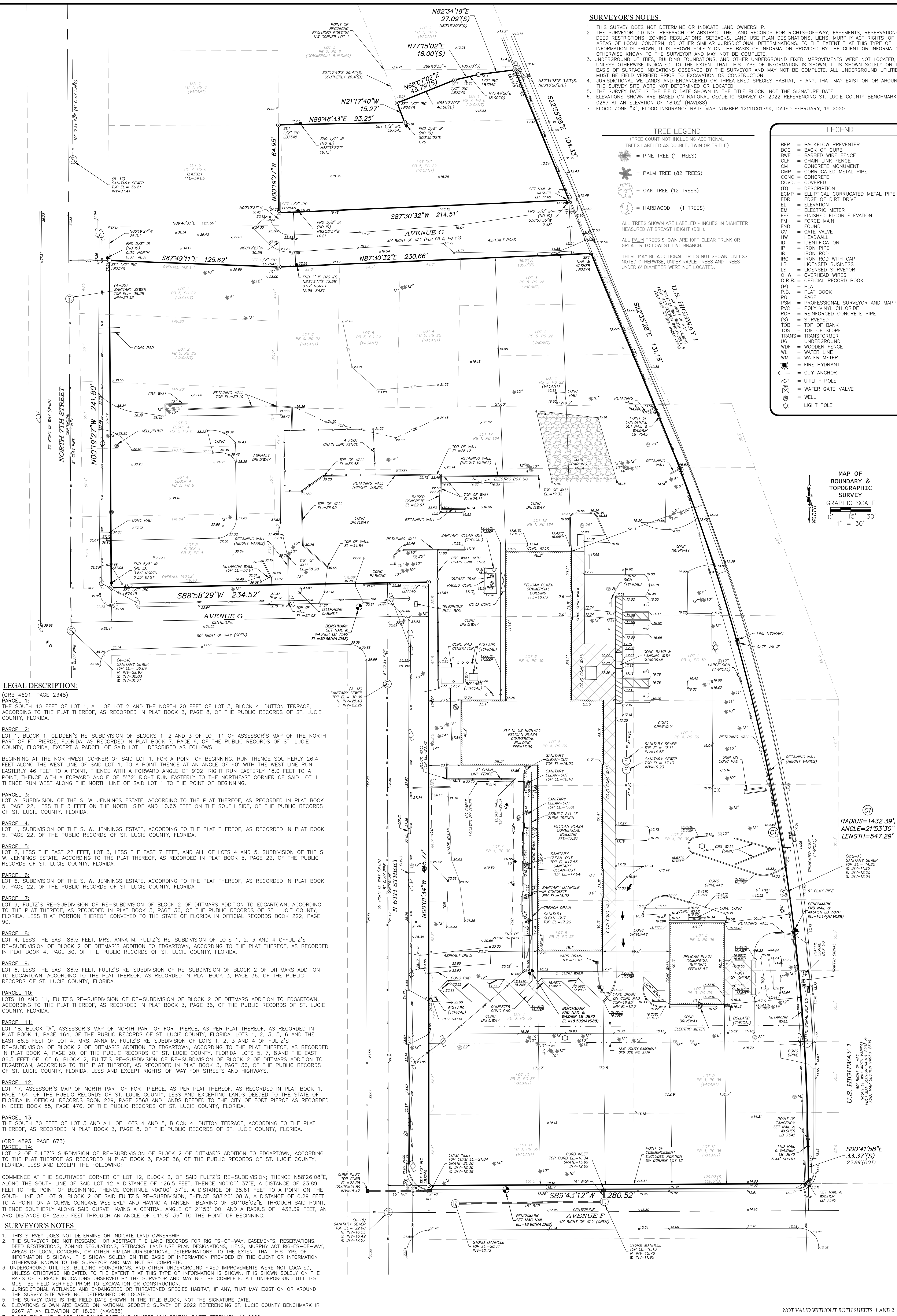
ALL TREES SHOWN ARE LABELED - INCHES IN DIAMETER MEASURED AT BREAST HEIGHT (DBH).
ALL PALM TREES SHOWN ARE LEFT CLEAR TRUNK OR GREATER TO LOWEST LIVE BRANCH.

THERE MAY BE ADDITIONAL TREES NOT SHOWN, UNLESS NOTED OTHERWISE, UNDESIRABLE TREES AND TREES UNDER 6" DIAMETER WERE NOT LOCATED.

LEGEND

- BFP = BACKFLOW PREVENTER
- BOC = BACK OF CURB
- BWF = BARBED WIRE FENCE
- CLF = CHAIN LINK FENCE
- CM = CONCRETE MONUMENT
- CMP = CORRUGATED METAL PIPE
- CONC. = CONCRETE
- COVD. = COVERED
- (D) = DESCRIPTION
- ECMP = ELLIPTICAL CORRUGATED METAL PIPE
- EDR = EDGE OF DIRT DRIVE
- EL = ELEVATION
- EM = ELECTRIC METER
- FFE = FINISHED FLOOR ELEVATION
- FM = FORCE MAIN
- FND = FOUND
- GV = GATE VALVE
- HW = HEADWALL
- ID = IDENTIFICATION
- IR = IRON PIPE
- IRI = IRON ROD
- IRC = IRON ROD WITH CAP
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- OHW = OVERHEAD WIRE
- O.R.B. = OFFICIAL RECORD BOOK
- (P) = PLAT
- P.B. = PLAT BOOK
- P.C. = PAGE
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PCP = POLY VINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- (S) = SURVEYED
- TOB = TOP OF BANK
- TOS = TOE OF SLOPE
- TRANS = TRANSFORMER
- UG = UNDERGROUND
- WDF = WOODEN FENCE
- WL = WATER LINE
- WM = WATER METER
- ☼ = FIRE HYDRANT
- ☾ = GUY ANCHOR
- ☉ = UTILITY POLE
- ☽ = WATER GATE VALVE
- ☼ = WELL
- ☼ = LIGHT POLE

**MAP OF
BOUNDARY &
TOPOGRAPHIC
SURVEY**
GRAPHIC SCALE
0" 15' 30"
1" = 30'



LEGAL DESCRIPTION:

- (ORB 4691, PAGE 2348)
PARCEL 1:
THE SOUTH 40 FEET OF LOT 1, ALL OF LOT 2 AND THE NORTH 20 FEET OF LOT 3, BLOCK 4, DUTTON TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- PARCEL 2:**
LOT 1, BLOCK 1, GLIDDEN'S RE-SUBDIVISION OF BLOCKS 1, 2 AND 3 OF ASSESSOR'S MAP OF THE NORTH PART OF FT. PIERCE, FLORIDA, AS RECORDED IN PLAT BOOK 7, PAGE 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, EXCEPT A PARCEL OF SAID LOT 1 DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, FOR A POINT OF BEGINNING, RUN THENCE SOUTHERLY 26.4 FEET ALONG THE WEST LINE OF SAID LOT 1, TO A POINT THENCE AT AN ANGLE OF 90° WITH THE WEST LINE RUN EASTERLY 46 FEET TO A POINT, THENCE WITH A FORWARD ANGLE OF 90°21' RIGHT RUN EASTERLY 18.0 FEET TO A POINT, THENCE WITH A FORWARD ANGLE OF 53°21' RIGHT RUN EASTERLY TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE RUN WEST ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.
- PARCEL 3:**
LOT 5, SUBDIVISION OF THE S. W. JENNINGS ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 22, LESS THE 3 FEET ON THE NORTH SIDE AND 10.63 FEET ON THE SOUTH SIDE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- PARCEL 4:**
LOT 1, SUBDIVISION OF THE S. W. JENNINGS ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- PARCEL 5:**
LOT 2, LESS THE EAST 22 FEET, LOT 3, LESS THE EAST 7 FEET, AND ALL OF LOTS 4 AND 5, SUBDIVISION OF THE S. W. JENNINGS ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- PARCEL 6:**
LOT 6, SUBDIVISION OF THE S. W. JENNINGS ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- PARCEL 7:**
LOT 9, FULTZ'S RE-SUBDIVISION OF RE-SUBDIVISION OF BLOCK 2 OF DITTMAR'S ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THAT PORTION THEREOF CONVEYED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 222, PAGE 90.
- PARCEL 8:**
LOT 4, LESS THE EAST 86.5 FEET, MRS. ANNA M. FULTZ'S RE-SUBDIVISION OF LOTS 1, 2, 3 AND 4 OF FULTZ'S RE-SUBDIVISION OF BLOCK 2 OF DITTMAR'S ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- PARCEL 9:**
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- PARCEL 10:**
LOTS 10 AND 11, FULTZ'S RE-SUBDIVISION OF RE-SUBDIVISION OF BLOCK 2 OF DITTMAR'S ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- PARCEL 11:**
LOT 18, BLOCK "A", ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 164, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LOTS 1, 2, 3, 5, 6 AND THE EAST 86.5 FEET OF LOT 4, MRS. ANNA M. FULTZ'S RE-SUBDIVISION OF LOTS 1, 2, 3 AND 4 OF FULTZ'S RE-SUBDIVISION OF BLOCK 2 OF DITTMAR'S ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LOTS 5, 7, 8 AND THE EAST 86.5 FEET OF LOT 6, BLOCK 2, FULTZ'S RE-SUBDIVISION OF RE-SUBDIVISION OF BLOCK 2 OF DITTMAR'S ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHTS-OF-WAY FOR STREETS AND HIGHWAYS.
- PARCEL 12:**
LOT 17, ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 164, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT LANDS DEEDED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 229, PAGE 2568 AND LANDS DEEDED TO THE CITY OF FORT PIERCE AS RECORDED IN DEED BOOK 55, PAGE 476, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- PARCEL 13:**
THE SOUTH 30 FEET OF LOT 3 AND ALL OF LOTS 4 AND 5, BLOCK 4, DUTTON TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- (ORB 4893, PAGE 673)
PARCEL 14:
LOT 12 OF FULTZ'S SUBDIVISION OF RE-SUBDIVISION OF BLOCK 2 OF DITTMAR'S ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:
COMMENCE AT THE SOUTHWEST CORNER OF LOT 12, BLOCK 2, OF SAID FULTZ'S RE-SUBDIVISION; THENCE N88°26'08"E ALONG THE SOUTH LINE OF SAID LOT 12 A DISTANCE OF 126.5 FEET, THENCE N00°00' 37"E, A DISTANCE OF 23.89 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N00°00' 37"E, A DISTANCE OF 28.61 FEET TO A POINT ON THE SOUTH LINE OF LOT 9, BLOCK 2 OF SAID FULTZ'S RE-SUBDIVISION, THENCE S88°26' 08"W, A DISTANCE OF 0.29 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A TANGENT BEARING OF S01°08'02"E, THROUGH SAID POINT, THENCE SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 21°53' 00" AND A RADIUS OF 1432.39 FEET, AN ARC DISTANCE OF 28.60 FEET THROUGH AN ANGLE OF 01°08' 39" TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE. ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO EXCAVATION OR CONSTRUCTION.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. ELEVATIONS SHOWN ARE BASED ON NATIONAL GEODETIC SURVEY OF 2022 REFERENCING ST. LUCIE COUNTY BENCHMARK IR 0267 AT AN ELEVATION OF 18.02' (NAVD88).
7. FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12111C0179K, DATED FEBRUARY, 19 2020.

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32906
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE

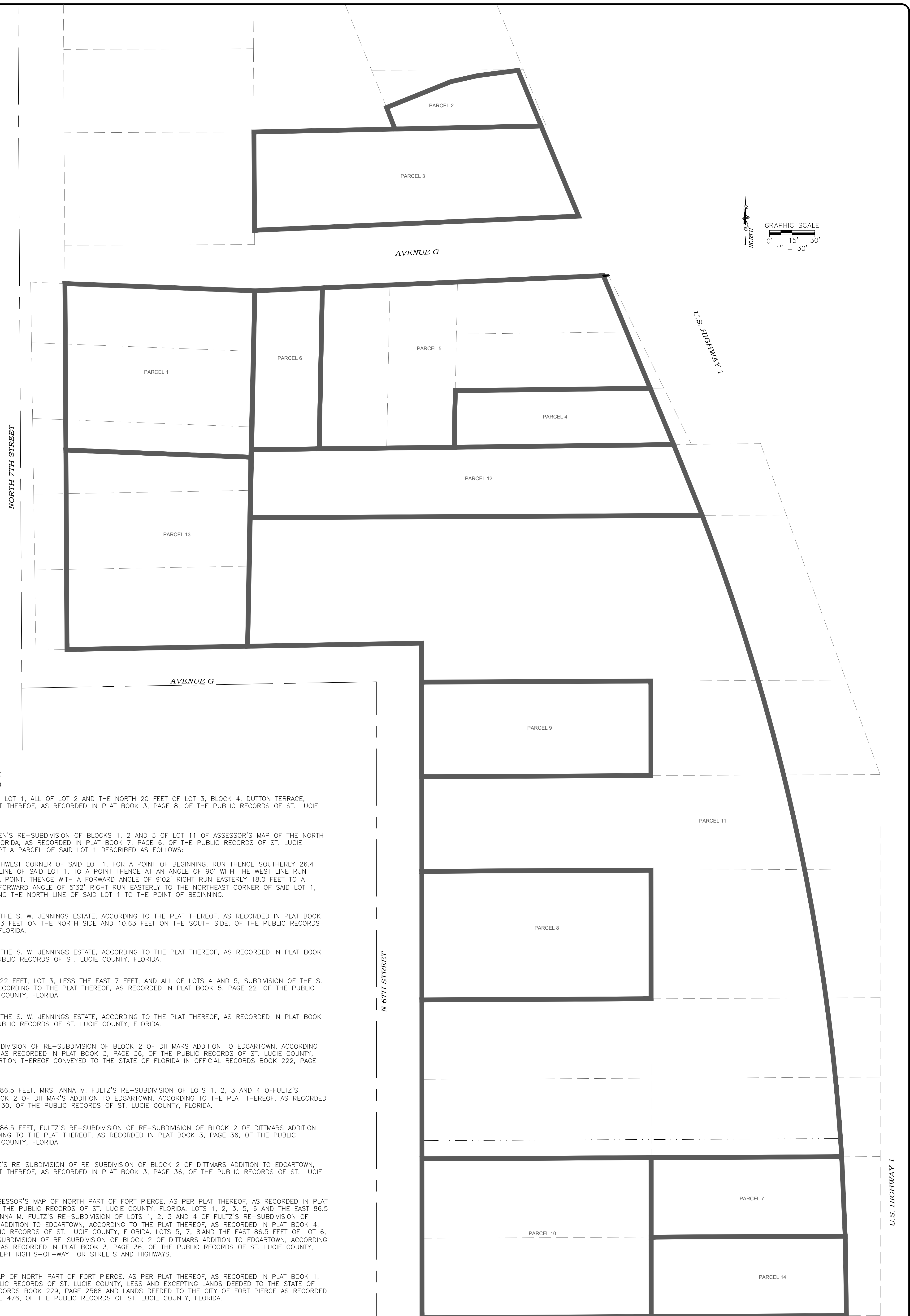
717 N. US HIGHWAY 1
FORT PIERCE, FLORIDA
WHOLE FAMILY HEALTH CENTER, INC

FIELD BOOK 95	DRAWN RJS	SHEET 1
PAGE(S) 6-9	SCALE 1" = 30'	2
FIELD DATE 02/22/24	JOB # 22-283	OF

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

STATE OF FLORIDA
No. 4895
STEVE CARTECHINE, L54895
FLORIDA REGISTERED LAND SURVEYOR

04/18/2024
DATE



LEGAL DESCRIPTION:

(ORB 4691, PAGE 2348)

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LOT 1, BLOCK 1, CLIDDEN'S RE-SUBDIVISION OF BLOCKS 1, 2 AND 3 OF LOT 11 OF ASSESSOR'S MAP OF THE NORTH PART OF FT. PIERCE, FLORIDA, AS RECORDED IN PLAT BOOK 7, PAGE 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, EXCEPT A PARCEL OF SAID LOT 1 DESCRIBED AS FOLLOWS:

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LOT A, SUBDIVISION OF THE S. W. JENNINGS ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 22, LESS THE 3 FEET ON THE NORTH SIDE AND 10.63 FEET ON THE SOUTH SIDE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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(ORB 4893, PAGE 673)

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COMMENCE AT THE SOUTHWEST CORNER OF LOT 12, BLOCK 2, OF SAID FULTZ'S RE-SUBDIVISION; THENCE N88°26'08"E, ALONG THE SOUTH LINE OF SAID LOT 12 A DISTANCE OF 126.5 FEET, THENCE N00°00' 37"E, A DISTANCE OF 23.89 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N00°00' 37"E, A DISTANCE OF 28.61 FEET TO A POINT ON THE SOUTH LINE OF LOT 9, BLOCK 2 OF SAID FULTZ'S RE-SUBDIVISION, THENCE S88°26' 08"W, A DISTANCE OF 0.29 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A TANGENT BEARING OF S01°08'02"E, THROUGH SAID POINT, THENCE SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 21°53' 00" AND A RADIUS OF 1432.39 FEET, AN ARC DISTANCE OF 28.60 FEET THROUGH AN ANGLE OF 01°08' 39" TO THE POINT OF BEGINNING.

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING

CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE

717 N. US HIGHWAY 1
FORT PIERCE, FLORIDA
WHOLE FAMILY HEALTH CENTER, INC

FIELD BOOK 95	DRAWN RJS
PAGE(S) 6-9	SCALE 1"=30'
FIELD DATE 02/22/24	JOB # 22-283

SHEET
2 OF **2**

NOT VALID WITHOUT BOTH SHEETS 1 AND 2

C:\Users\jrcarr\OneDrive\Work\Temp\MapArea_2283\02-22-24\22-283.dwg 18:20:24 - 4/18/2024 - 2024

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF



Image
or
Sketch
unavailable
for display

Exterior		Interior	
Building Type:		Bedrooms:	0
Quality:		Full Baths:	0
Number of Units:	0	Half Baths:	0
Year Built:		A/C %:	0%
Effective Year:		Electric:	
Story Height:		Heat Type:	
Roof Structure:		Heat Fuel:	
Roof Cover:		Heated %:	%
Primary Wall:		Primary Int Wall:	
Secondary Wall:		Primary Floors:	
View:			

Values Breakdown

2025 ▼

Building	\$0
SFYI	\$0
Land	\$72,000
Just/Market	\$72,000
Ag Credit	\$0
Save Our Homes or 10% Cap	\$0
Assessed	\$72,000
Exemptions	\$72,000



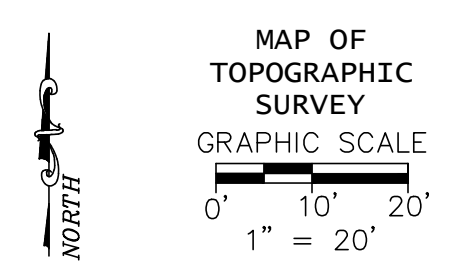
LEGEND	
BWF = BARBED WIRE FENCE	OHW = OVERHEAD WIRES
CLF = CHAIN LINK FENCE	O.R.B. = OFFICIAL RECORD BOOK
CM = CONCRETE MONUMENT	(P) = PLAT
CONC = CONCRETE	P.B. = PLAT BOOK
COVD. = COVERED	PG. = PAGE
(D) = DESCRIPTION	PSM = PROFESSIONAL SURVEYOR AND MAPPER
EL = ELEVATION	PVC = POLY VINYL CHLORIDE
EM = ELECTRIC METER	RCP = REINFORCED CONCRETE PIPE
FFE = FINISHED FLOOR ELEVATION	(S) = SURVEYED
FM = FORCE MAIN	TOB = TOP OF BANK
FND. = FOUND	TOS = TOE OF SLOPE
GV = GATE VALVE	TRANS = TRANSFORMER
HW = HEADWALL	UG = UNDERGROUND
ID = IDENTIFICATION	WDF = WOODEN FENCE
IP = IRON PIPE	WL = WATER LINE
IR = IRON ROD	WM = WATER METER
IRC = IRON ROD WITH CAP	⊙ = FIRE HYDRANT
LB = LICENSED BUSINESS	⊙ = GUY ANCHOR
LS = LICENSED SURVEYOR	⊙ = UTILITY POLE
	⊙ = WATER GATE VALVE
	⊙ = WELL

LEGAL DESCRIPTION:

LOTS 1-8 FULTZ'S RESUBDIVISION OF BLOCK 2 OF DITTMARS ADDITION TO EDGARTOWN ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
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5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. PLU&DE DENOTES PUBLIC UTILITIES AND DRAINAGE FACILITIES EASEMENT.
7. ELEVATIONS SHOWN ARE BASED ON NATIONAL GEODETIC SURVEY OF 2022 REFERENCING ST. LUCIE COUNTY BENCHMARK IR 0267 AT AN ELEVATION OF 18.02' (NAVD88)
8. FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12111C0179K, DATED FEBRUARY, 19 2020.



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REVISIONS	DATE

CERTIFIED TO:
 CARLY PYE

FIELD BOOK 89	DRAWN RJS
PAGE(S) 28	SCALE 1"=20'
FIELD DATE 04/11/22	JOB # 22-226

SHEET
1
 OF
1

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

STEVE CARTECHINE, LS4895
 FLORIDA REGISTERED LAND SURVEYOR

05/11/2022
 DATE

Project Name: Whole Family Health Center Trailer Location Plans
Application: Minor Site Plan Amendment - Commercial Application
Engineer Project Number: 22-0214

The following documents are referenced or included in other documents or not applicable to this submittal. See below:

N/A — 5. Contextual Photos – Neighborhood

N/A — 8. Environmental Impact Report

N/A — 10. Justification Statement – *See Written Narrative*

N/A — 11. Landscape Plans

N/A — 12. Lighting Plans

N/A — 13. Rendering of Signs (in Color)

Design Review Narrative

Project: Jacobsen Homes Manufactured Structure

Location: Fort Pierce, Florida

Serial Number: JAC FL 002177 AB

The proposed project is a Jacobsen Homes manufactured structure to serve as a health center for the Fort Pierce community.

Key Design Elements

- **Floor Plan & Layout**
 - Open and flexible interior plan.
 - Wide corridors and accessible entrances.
 - Efficient circulation for traffic and egress flows.
- **Construction & Materials**
 - Factory-built Jacobsen Homes construction ensuring consistent quality and structural integrity.
 - Energy-efficient insulation, insulated windows, and durable exterior finishes designed for Florida's climate.
 - Roofing and wall systems rated for Florida wind zones and hurricane codes.
- **Mechanical, Electrical & Plumbing**
 - Central HVAC system.
 - Code-compliant electrical layout.
- **Site Integration**
 - Building positioned to allow convenient patient parking and covered entry for weather protection.
 - Compliant with local zoning and flood-elevation requirements.
- **Sustainability & Safety**
 - Energy-efficient lighting and climate systems to reduce operational costs.

PRESTIGE HOME CENTERS, INC.

1046 WEST HWY. 92 AUBURNDALE, FL 33823 (863) 967-3864 FAX (863) 967-1090

To Whom It May Concern:

The project, located at 802 N 7th Street, on a site adjacent to a mix of different scales of commercially developed land. The immediate context is diverse in architectural styles. The proposed facility's design, a large, manufactured home modified to accommodate a series of offices and the smooth flow of programs by Whole Family Health Center, with its simplistic forms, lines, and neutral colors, blends well with the character of the immediate context. The architectural character of the proposed building consists of simple forms, yet extremely versatile and functional.

Our model, building design, and materials will comply with the city's regulations and design codes as the model is built to the strictest of H.U.D. codes, and will be inspected by H.U.D. before the model is shipped to the site.

The maximum timeframe will not exceed five years.



Glenn D. Fite, Jr.

Housing Consultant

Prestige Home Centers Inc.

1046 US Hwy 92 West

Auburndale, FL 33823

Office: (863) 967-3864

Fax: (863) 967-1090

www.PrestigeHomeCenters.com



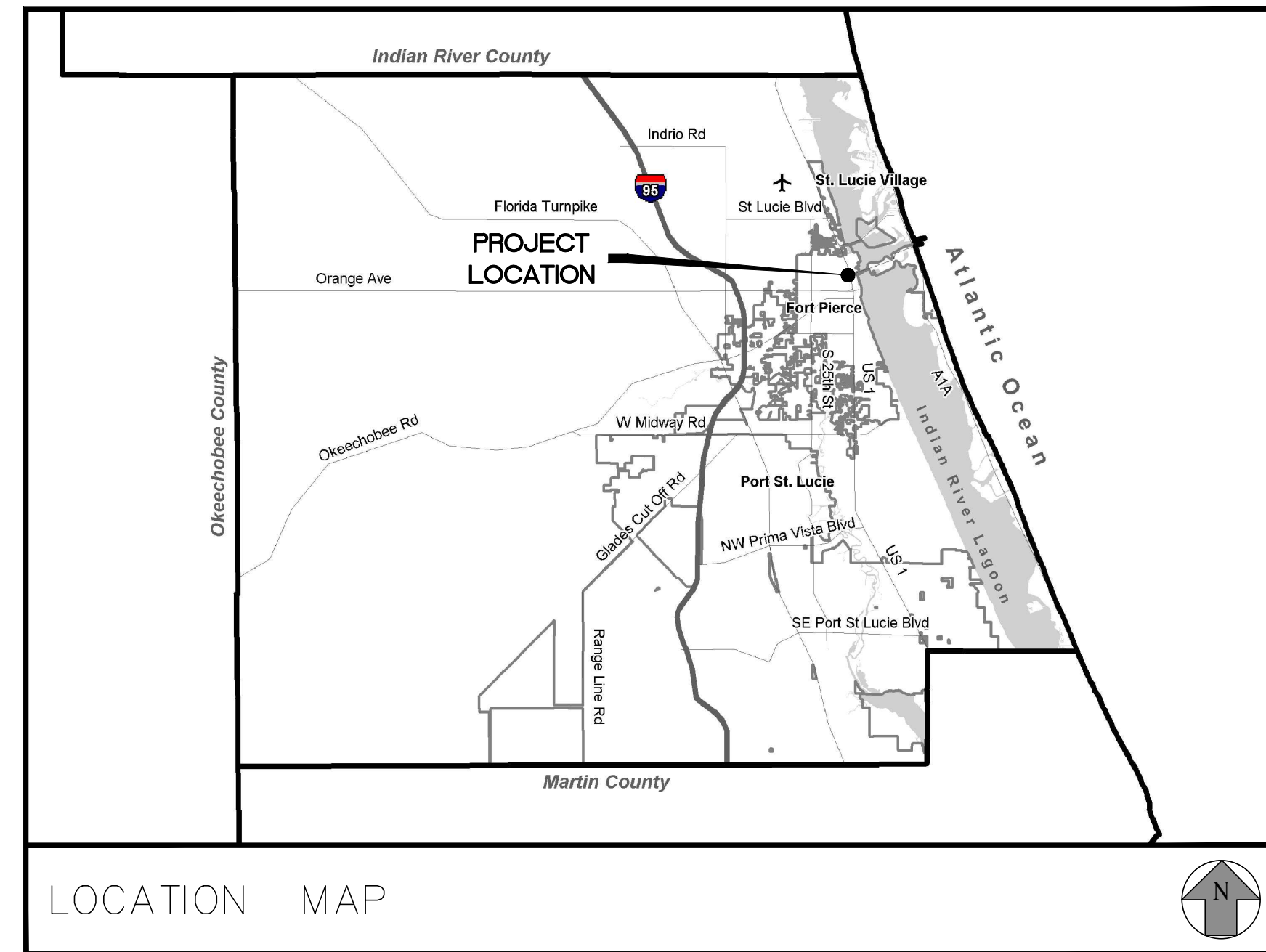
WHOLE FAMILY HEALTH CENTER TRAILER LOCATION PLANS

SECTION 3, TOWNSHIP 35S, RANGE 40E
CITY OF FORT PIERCE, FLORIDA

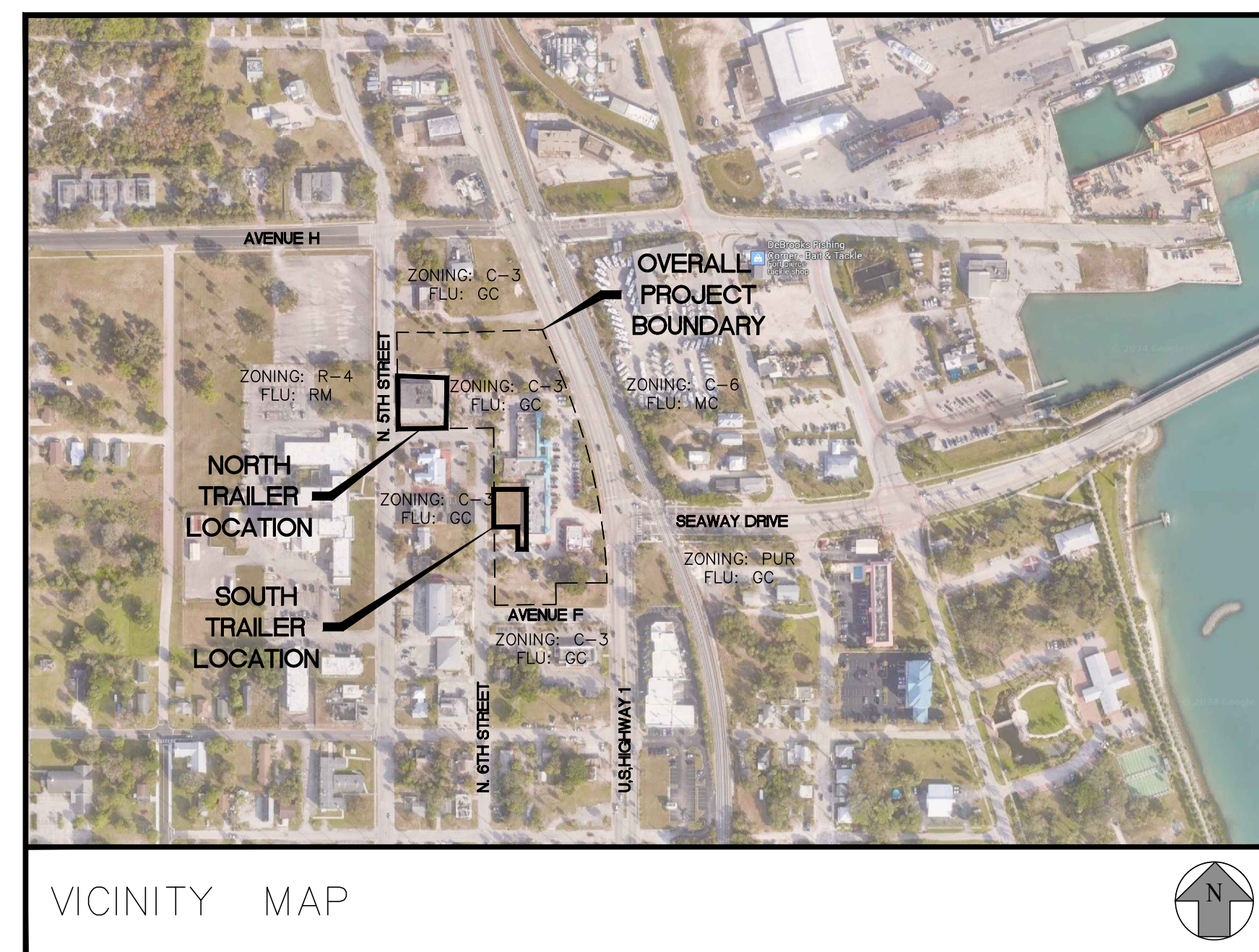
OCTOBER 2025

INDEX OF DRAWINGS

- C1 COVER SHEET
- C2 GENERAL NOTES
- C3 EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN
- C4 OVERALL SITE PLAN
- C5 SITE IMPROVEMENT PLAN - NORTH TRAILER
- C6 SITE IMPROVEMENT PLAN - SOUTH TRAILER
- C7 DETAILS



LOCATION MAP



VICINITY MAP

OWNER / APPLICANT

MS. MARIE ADDRESS
WHOLE FAMILY HEALTH CENTER, INC.
827 18TH STREET
VERO BEACH, FLORIDA 32960
PH: (772) 925-8200

ENGINEER



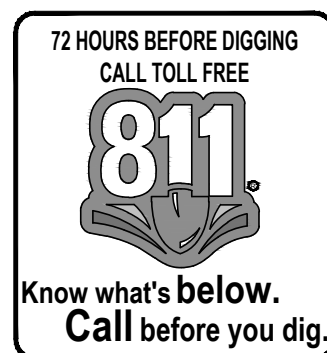
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL

1835 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-0035
MELBOURNE, FL - PH: (321) 253-1510
FT. PIERCE, FL - PH: (772) 468-9055

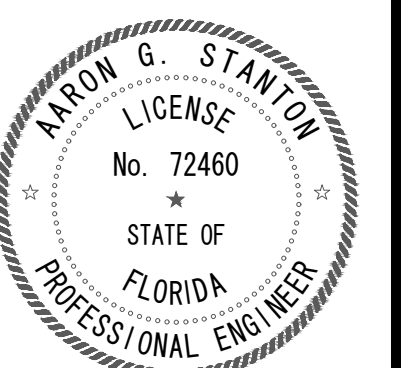
SURVEYOR



1835 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-7880



This item has been digitally signed & sealed by Aaron Stanton, P.E. on the date adjacent to the seal.
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AARON G. STANTON
FL P.E. #72460

DATE: 10/23/2025

PROJECT: 22-0214ADD7

SHEET

C1

C:\DRAWINGS\2025\22-0214 Whole Family Health Center - FT. Pierce.sds.dwg - 10/23/2025 10:38 AM AARON STANTON

PRE-CONSTRUCTION REQUIREMENTS:

- 1. THE CONTRACTOR IS REQUIRED TO PERFORM HIS WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE VARIOUS PERMITS WHICH WILL BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE (SEQUENCE OF OPERATIONS) PRIOR TO THE PRE-CONSTRUCTION MEETING.
3. CONTRACTOR WILL ATTEND A PRE-CONSTRUCTION MEETING WITH THE DESIGN ENGINEER, MUNICIPALITY AND/ OR OWNER PRIOR TO LAND DISTURBANCE.
4. SHOP DRAWINGS SHALL BE SUBMITTED BEFORE ORDERING MATERIAL FOR PLANNED PROJECT. CORRESPONDING SHALL BE BETWEEN THE DESIGN ENGINEER AND THE LOCAL GOVERNING AGENCY AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONSTRUCTION NOTES:

- 1. THE CONTRACTOR IS ADVISED TO THOROUGHLY REVIEW THIS PLAN PACKAGE SO AS TO BE TOTALLY PREPARED TO PRESENT HIS BID PRICES IN THE CONTRACT DOCUMENTS. THE PLAN PACKAGE SUFFICIENTLY DELINEATES THE SCOPE AND INTENT OF THE ROADWAY WORK TO BE ACCOMPLISHED. IT WILL, THEREFORE, BE INCUMBED ON THE CONTRACTOR TO ADJUST HIS FEE DOLLARS TO REFLECT ANY AND ALL ITEMS WHICH MAY NOT BE CLEARLY OUTLINED OR THOSE ITEMS WHICH MAY NOT BE INDICATED BUT WHICH ARE NECESSARY FOR THE SUCCESSFUL COMPLETION OF THIS PROJECT WITHOUT ADDITIONAL COSTS TO THE OWNER.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FORT PIERCE AND FDOT STANDARDS AND SPECIFICATIONS.
3. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO AND IS RESPONSIBLE FOR THE COORDINATION OF UTILITY RELOCATION.
4. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN THE FIELD WITH UTILITY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION, AS REQUIRED BY THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT. NOTIFY SUNSHINE AT 811.
6. CONTRACTOR SHALL TAKE EXTREME CAUTION WHEN EXCAVATING NEARBY EXISTING UTILITIES.
7. CONTRACTOR SHALL INFORM ENGINEER OF ANY CONFLICT BEFORE ANY FURTHER WORK IS COMPLETED.
8. UTILITIES ARE TO BE ADJUSTED BY UTILITY OWNER OR AS DIRECTED BY THE ENGINEER.
9. SURFACE INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FOR USE IN ESTABLISHING DESIGN CRITERIA FOR THE PROJECT. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND IS NOT TO BE CONSTRUED AS PART OF THE PLANS GOVERNING CONSTRUCTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INQUIRE OF THE ENGINEER IF ADDITIONAL INFORMATION IS AVAILABLE, TO MAKE ARRANGEMENTS TO REVIEW SAME PRIOR TO BIDDING, AND IS TO MAKE HIS OWN DETERMINATION AS TO ALL SUBSURFACE CONDITIONS.
10. CONTRACTOR SHALL NOTIFY THE ENGINEER IF SOIL OR SUBSURFACE CONDITIONS UNSUITABLE FOR CONSTRUCTION ARE ENCOUNTERED.
11. ALL EXCAVATED SOILS DEEMED SUITABLE AS FILL MATERIAL AS DETERMINED BY THE ENGINEER SHALL BE UTILIZED ON SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. THE EXACT LOCATION OF DELIVERY ON SITE SHALL BE DETERMINED BY THE ENGINEER. ALL EXCAVATED SOILS DEEMED UNSUITABLE SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE.
12. ITEM IN CONFLICT WITH DESIGN SUCH AS EXISTING CURBS AND GUTTERS, SIDEWALKS, DRAINAGE STRUCTURES, PAVEMENT AND EXCESS EXCAVATIONS ARE TO BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER AWAY FROM THE JOB SITE AT HIS OWN EXPENSE.
13. CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR CONSTRUCTION.
14. IT SHOULD BE NOTED THAT THE OCCUPATIONAL SAFETY AND HEALTH ACT PROHIBITS THE OPERATING OF EQUIPMENT OR MACHINES CLOSER THAN TEN (10) FEET TO ENERGIZED ELECTRIC LINES RATES AT FIFTY KILOVOLTS OR BELOW. ALSO, NO EXCAVATION IS PERMITTED WITHIN FIVE (5) FEET OF POWER POLE FACILITIES.
15. ALL IRONS AND MONUMENTS (P.R.M.'S) SHOWN ON PLANS, OR FOUND, SHALL BE PRESERVED. THOSE SHOWN IN PROPOSED PAVEMENT SHALL BE PROTECTED WITH A CAST IRON VALVE BOX.
16. ANY PUBLIC LAND CORNERS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED OR DISTURBED, THE CONTRACTOR WILL NOTIFY THE ENGINEER.
17. ALL EXISTING TREES WITHIN THE RIGHT OF WAY ARE TO BE REMOVED AS CLEARING AND GRUBBING UNLESS OTHERWISE NOTED.
18. WHEN REFERENCED TO, FDOT REFERS TO FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS, CURRENT EDITION.
19. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THAT WHICH IS NOW EXISTING.
20. BACKFILL, GRADE AND SOD AS REQUIRED AROUND ALL NEW CONSTRUCTION AND ALL DEVELOPED LOTS TO PREVENT EROSION. SEED AND MULCH WILL ONLY BE ALLOWED TO RESTORE UNDEVELOPED LOTS AFFECTED BY CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.
21. SODDING TO BE USED AT LOCATIONS AS DIRECTED BY THE ENGINEER. SOD ALL DISTURBED AREAS UPON COMPLETION.
22. ALL EXCESS CONSTRUCTION MATERIAL AND WASTE TO BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AT CONTRACTOR'S EXPENSE.
23. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH FDOT STANDARDS FOR TRAFFIC CONTROL THROUGH WORK ZONES AND MUTCD (PART VI).
24. PROPERTY OWNERS AND BUSINESSES WITHIN THE AREA OF CONSTRUCTION SHALL BE GIVEN ACCESS TO THEIR PROPERTY AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.
25. ALL MAILBOXES SHALL BE RELOCATED BY THE CONTRACTOR AS DIRECTED BY THE U.S. POSTAL MAIL CARRIER.
26. THE CONTRACTOR SHALL REMOVE, COVER OR OBLITERATE EXISTING ROADWAY SIGN AND PAVEMENT MARKINGS THAT CONFLICT WITH THE CONSTRUCTION TRAFFIC CONTROL PLANS.
27. CONTRACTOR TO PROTECT ALL SPRINKLER HEADS NOT IN CONFLICT WITH DESIGN AND RELOCATE ALL THOSE WHICH ARE IN CONFLICT TO A LOCATION DETERMINED IN FIELD.
28. SOD TWO (2) FEET MINIMUM ALONG SIDE PROPOSED EDGE OF PAVEMENT.
29. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY DRAINAGE MEASURES AS REQUIRED TO ADEQUATELY DRAIN THE PROJECT AND ANY TEMPORARILY TRAVELED ROADWAYS. TEMPORARY DRAINAGE DESIGN, CONSTRUCTION AND MAINTENANCE IS THE CONTRACTOR'S RESPONSIBILITY; HOWEVER, ALL SUCH MEASURES MUST BE APPROVED BY THE ENGINEER.
30. THE EXISTING SIDEWALK SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED.
31. GRADES SHOWN ARE FINISHED GRADES.
32. SAWCUT CONCRETE OR ASPHALT DRIVEWAYS AS REQUIRED FOR REPLACEMENT.
33. ALL ABANDONED UTILITIES (INCLUDING PIPES, CABLES AND STRUCTURES) FOUND IN THE RIGHT OF WAY AND NOT SHOWN ON THE PLANS, ARE TO BE REMOVED AND PROPERLY DISPOSED OF AT THE EXPENSE OF THE CONTRACTOR. THIS INCLUDES ALL EXOTIC PIPES LIKE ASBESTOS-CEMENT PIPE. COST TO BE INCLUDED IN CLEARING AND GRUBBING ITEM.
34. DRIVEWAY LOCATIONS AND WIDTHS ARE APPROXIMATE AND ARE TO BE ADJUSTED AS NECESSARY OR AS DIRECTED BY THE ENGINEER.
35. BENCHMARK DATUM IN NAVD 88.
36. BACKFILL AND SOD AS REQUIRED BEYOND RIGHT OF WAY LINES ON INDIVIDUAL LOTS TO MAINTAIN POSITIVE DRAINAGE FLOW INTO CURB AND GUTTER.
37. GRADE AND SOD SWALES TEN (10) FEET FROM PROPOSED DITCH BOTTOM INLETS AND MITERED END SECTIONS ON SIDE STREETS AS REQUIRED.
38. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ̄ (BASELINE) AND ̄ (CENTERLINE) CONSTRUCTION THROUGHOUT THE PROJECT.
39. THE CONTRACTOR SHALL REMOVE DRIVEWAY APRONS AND DRIVEWAY CULVERTS AND SHALL MAINTAIN ROUGH GRADE FOR UTILITY MODIFICATIONS.
40. ALL EXISTING SWALES SHALL BE PROTECTED BY THE CONTRACTOR. ANY DAMAGE TO THE SWALE LINE SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
41. PAYMENT FOR INCIDENTAL ITEMS NOT SPECIFICALLY COVERED IN THE INDIVIDUAL BID ITEMS SHALL BE INCLUDED IN THE CONTRACT PRICES FOR BID ITEMS.
42. MAINTAIN A MINIMUM OF ONE (1) FOOT CLEARANCE BETWEEN POWER POLE AND EDGE OF SIDEWALK.
43. WHEN ALL OTHER PERMANENT CONSTRUCTION IS COMPLETE, THE FINAL SURFACE COURSE SHALL BE PLACED.
44. CONSTRUCTION OPERATIONS FOR PLACEMENT OF THE FINAL SURFACE COURSE SHALL BE LIMITED TO A DISTANCE, AS DIRECTED BY THE ENGINEER, THE CONTRACTOR CAN COMPLETE IN ONE (1) DAY.
45. THE CONTRACTOR SHALL IMPLEMENT TEMPORARY PAVEMENT MARKINGS UNTIL THE FINAL SURFACE COURSE HAS CURED (MINIMUM THIRTY (30) DAYS AFTER FINAL SURFACE COURSE PLACEMENT) ANY TEMPORARY PAINTED MARKINGS PLACED ON THE FINAL.
46. PAVEMENT TRANSITION SHALL BE MADE IN ACCORDANCE WITH PAVEMENT TRANSITION DETAIL.
47. ALL APPROVED PERMIT CONDITIONS, INCLUDING BUT NOT LIMITED TO FDOT, FDEP AND CITY OF FORT PIERCE, SHALL BE MET BY CONTRACTOR PRIOR TO CERTIFICATION OF COMPLETION BY ENGINEER.

ROADWAY SPECIFICATIONS

GENERAL
IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" MOST CURRENT EDITION BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT.
IF WITHIN THAT PARTICULAR SECTION ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS ALSO.
THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.
THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF TWO YEARS FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
GRADING
THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES INCLUDING TYPICAL SECTIONS.
ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS.
STAKING
CONSTRUCTION STAKING WILL BE PERFORMED BY THE CONTRACTOR.
STABILIZING
STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS.
(TYPE C STABILIZATION). ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
BASE COURSE
THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED COQUINA SHELL MATERIAL IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.
LIMEROCK BASE AND CEMENTED COQUINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ROCK PIT CERTIFICATION FOR CEMENTED COQUINA SHELL MATERIAL. BASE SHALL BE COMPACTED BY AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.
PRIME AND TACK COAT
PRIME AND TACK COAT FOR THE BASE SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.
ASPHALTIC CONCRETE SURFACE COURSE (A.C.S.C.)
TYPE S-III ACCS SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 320, AND 330 OF THE STANDARD SPECIFICATIONS.
TESTING
THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS ON SUBGRADE, BASE AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS.
THE SCHEDULE FOR TESTING OF THE ROAD CONSTRUCTION SHALL BE AS FOLLOWS:
A. SUBGRADE:
1. FLORIDA BEARING VALUE TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET, OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS.
2. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET OR CLOSER AS MIGHT BE NECESSARY.
B. BASE:
1. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 500 FEET OR CLOSER AS MIGHT BE NECESSARY.
ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 1 1/2 INCHES INSIDE THE LEFT EDGE, TO THE CENTER, TO A POINT 12 INCHES INSIDE THE RIGHT EDGE OF THE ITEM TESTED.
IF ANY TEST INDICATES THAT THE WORK DOES NOT MEET THE SPECIFICATIONS, THE SUBSTANDARD AREA SHALL BE REWORKED OR CORRECTED AND RETESTED, AT THE CONTRACTOR'S EXPENSE, UNTIL THE PROVISIONS OF THESE SPECIFICATIONS ARE MET.
ALL PASSING TESTS SHALL BE PAID FOR BY THE OWNER. ALL FAILING TESTS SHALL BE PAID FOR BY THE CONTRACTOR.
CLEAN-UP
THE CONTRACTOR MUST PROVIDE CLEAN-UP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.
CONSTRUCTION IN STREETS AND ROAD RIGHT-OF-WAYS
1. OPEN ROAD CUTS REQUIRES PRIOR APPROVAL OF THE CITY, COUNTY, STATE OR ANY OTHER AGENCY WHICH MAY HAVE JURISDICTION.
2. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
3. ALL AREAS IN EXISTING RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION SHALL RECEIVE SOLID SOD.
4. STREET RESTORATION TO BE DONE AS PER CITY OF FORT PIERCE STANDARDS.
5. 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.
6. TRAFFIC CONTROL ON ALL COUNTY AND STATE HIGHWAY RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION.

DRAINAGE SPECIFICATIONS

STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.
CONCRETE SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 3000 PSI.
ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40, FYP = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-71.
PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS.
STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.
CONCRETE
UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.
CULVERT PIPES
REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 449 OF THE STANDARD SPECIFICATIONS.
PRECAST CONCRETE DRAINAGE PRODUCTS
ALL PRECAST CONCRETE DRAINAGE PRODUCTS (INCLUDING BUT NOT LIMITED TO ROUND CONC. PIPE, ELLIPTICAL CONC. PIPE, UNDERDRAINS, MANHOLES, INLETS, ENDWALLS, JUNCTION BOXES, THREE SIDED CONC. CULVERTS, AND CONC. BOX CULVERTS) SHALL BE IN ACCORDANCE WITH SECTION 449 OF THE STANDARD SPECIFICATIONS.
GROUNDWATER
GROUNDWATER MAY BE ENCOUNTERED ON THIS SITE. THE CONTRACTOR IS TO PLAN ACCORDINGLY.
RECORD DRAWINGS
CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE FIELD WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT NOT LIMITED TO, INVERT AND TOP ELEVATIONS OF CULVERTS AND INLET STRUCTURES. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.
INSPECTION
MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS
THE ENGINEER SHALL BE NOTIFIED:
1. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
2. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
3. UPON COMPLETION OF SUBGRADE GRADING AND COMPACTION.
4. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
5. UPON COMPLETION OF GRADING AND COMPACTION OF THE BASE MATERIAL AND PRIOR TO PRIMING.
6. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A C.C.S.
7. UPON COMPLETION OF CONSTRUCTION.

FDEP SEPARATION CRITERIA:

- (1) **HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.**
(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.
(2) **VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.**
(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL THE WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) **SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES**
(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.
(4) **SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.**
NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

GENERAL NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
2. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
3. ALL WORK SHALL BE IN WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
4. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE CITY OF FORT PIERCE, WATER MANAGEMENT DISTRICT, FDEP AND THESE PLANS AND SPECIFICATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
6. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
7. CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER ON ALL SUB-GRADE AND BASE. TESTS SHALL BE PREPARED PER AASHTO T-180 METHOD.
8. SLOPE GRADES FROM ELEVATIONS SHOWN TO EXISTING GRADE AT PROPERTY LINE. MAXIMUM SLOPE 4:1.
9. ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTION.
10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH M.U.T.C.D. STANDARDS, CITY OF FORT PIERCE AND F.D.O.T.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
12. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. WHEN GROUNDWATER IS ENCOUNTERED THE CONTRACTOR SHALL PLAN ACCORDINGLY.
13. ALL INLETS SHALL HAVE A 6" MIN. SUMP BELOW LOWEST INVERT.
14. EROSION CONTROL FENCING MUST BE IN PLACE PRIOR TO GRADING.
15. PIPE LENGTHS AND SLOPES SHOWN ARE APPROXIMATE.
16. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
17. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUDED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
18. CONTRACTOR SHALL ADJUST INLET/STRUCTURE OR CONNECTION LOCATION AS REQUIRED TO ENSURE PROPOSED STRUCTURES AND PIPES ARE IN PROPER ALIGNMENT AND MATCH SLOPE OF EXISTING PIPES OR CONNECTIONS.
19. THIS PLAN CONTEMPLATES ACCESS CONNECTIONS TO ADJACENT ROADS AS SHOWN.
20. FILL MATERIAL MAY NOT BE STOCKPILED HIGHER THAN SIX (6) VERTICAL FEET ON SITE PER CITY OF FORT PIERCE CODE.
21. DIMENSIONS SHOWN ARE TO EDGE OF GUTTER OR PAVEMENT, RADI SHOWN ARE TO FACE OF CURB.
22. ALL SIGNS SHALL BE PER M.U.T.C.D. STANDARDS.
23. ALL PAVEMENT MARKINGS, EXCEPT PARKING STALL STRIPING, SHALL BE THERMOPLASTIC PER CITY OF FORT PIERCE REQUIREMENTS.
24. THE USES PROPOSED AS PART OF THIS PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED THE EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
25. WATER FOR FIRE FIGHTING PURPOSES SHALL BE INDICATED WITH A BLUE ROADWAY REFLECTOR, PLACING ONE FOOT OFF OF THE CENTERLINE OF THE ROAD FACING THE FIRE HYDRANT. THIS INCLUDES NEW AND EXISTING SOURCES.
26. REGARDLESS OF PRIVATE OR PUBLIC DEDICATIONS, THERE SHALL BE NO UTILITY CONNECTIONS, METER BOXES OR VALVE BOXES IN EXISTING OR PROPOSED SIDEWALK OR DRIVEWAY AREAS.
27. CONTRACTOR SHALL ADJUST INLET/STRUCTURE OR CONNECTION LOCATION AS REQUIRED TO ENSURE PROPOSED STRUCTURES AND PIPES ARE IN PROPER ALIGNMENT AND MATCH SLOPE OF EXISTING PIPES OR CONNECTIONS.
28. ANY STATE AND FEDERAL PERMITS THAT MAY BE REQUIRED AS A RESULT OF LAND CLEARING AND LANDSCAPING ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
29. CONTRACTOR IS RESPONSIBLE TO PROTECT AND/OR REPLACE ALL SURVEY MONUMENTATION BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA.
30. ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE STRIPED IN WHITE, TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR FOR ROAD & BRIDGE CONSTRUCTION, SECTION 710, LATEST EDITION.
31. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FDOT STANDARD INDEX 711-001, LATEST EDITION.
32. COMMERCIAL MULTI-FAMILY BUILDINGS SHALL POST A MINIMUM 6 INCH NUMERICAL ADDRESS.
33. THERMOPLASTIC PAVEMENT MARKINGS SHALL BE REQUIRED ON EXISTING / PROPOSED DRIVEWAYS THAT CONNECT TO THE COUNTY RIGHT-OF-WAY (ROW) AND PROPOSED PAVEMENT MARKINGS WITHIN 25' OF EDGE OF PAVEMENT.
34. ALL SUBDIVISION CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE CITY OF FORT PIERCE ORDINANCES.
35. ALL NUISANCE EXOTIC VEGETATION EXISTING WITHIN DEVELOPMENT PROJECT SITE PROPERTY MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.

PRIMARY BENCHMARK:
ELEVATIONS SHOWN ARE BASED ON NATIONAL GEODETIC SURVEY OF 2022 REFERENCING ST. LUCIE COUNTY BENCHMARK IR 0267 AT AN ELEVATION OF 18.02' (NAVD88)

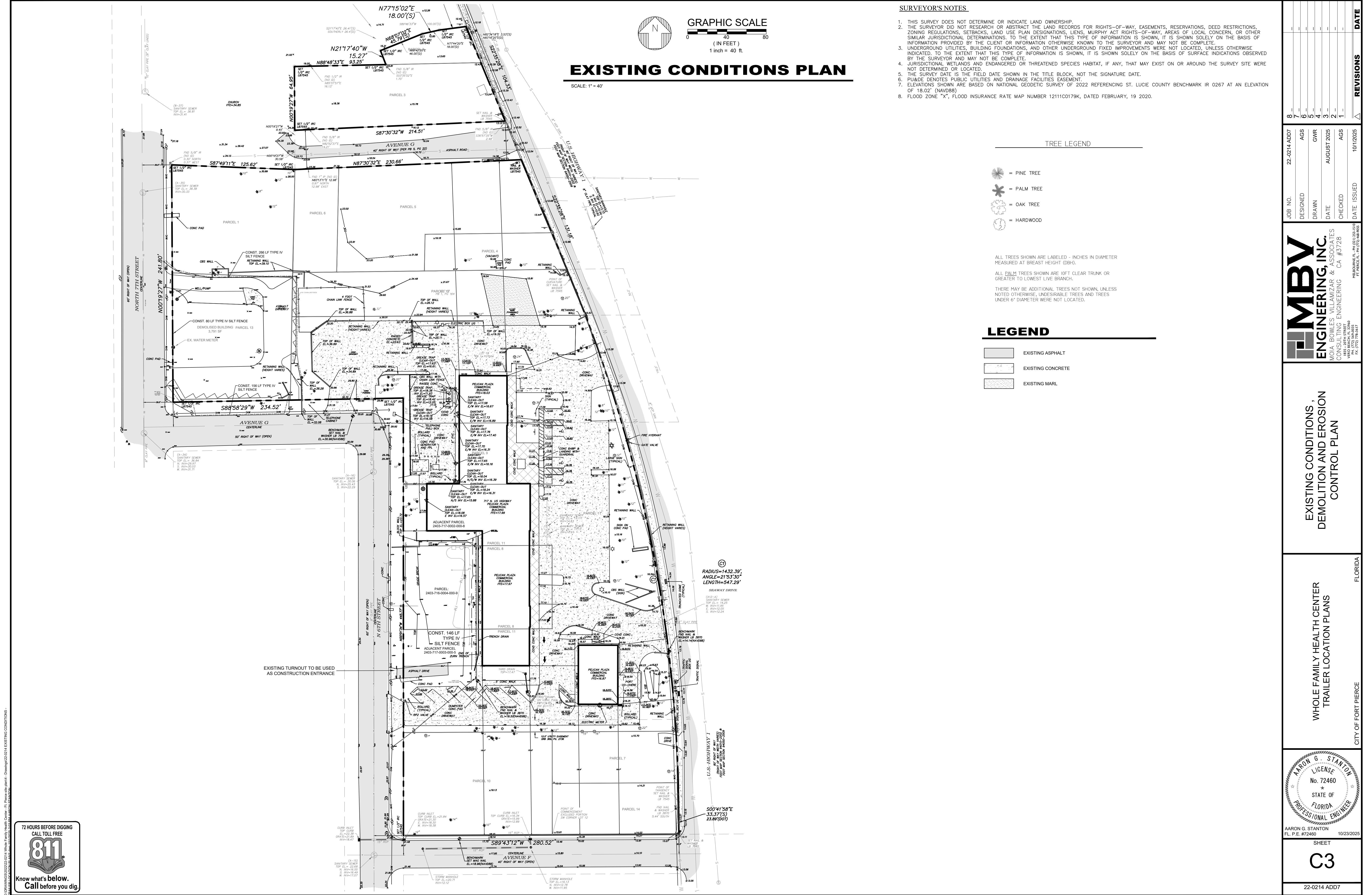
Table with columns for JOB NO., DESIGNED, DRAWN, DATE, CHECKED, DATE ISSUED, and REVISIONS. Includes revision details for 22-0214 ADD7.

MBV ENGINEERING, INC. logo and contact information for MOHA DOMILES WILLAMIZAR & ASSOCIATES.

GENERAL NOTES
WHOLE FAMILY HEALTH CENTER TRAILER LOCATION PLANS

Professional Engineer seal for Aaron G. Stanton, License No. 72460, State of Florida.

Vertical text on the left margin: C:\DRAWINGS\2022\22-0214 Whole Family Health Center - F... Drawing\2022\22-0214 COVER - DETAILS



NO.	REVISIONS	DATE
1		
2		
3		
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8		

JOB NO.	22-0214 ADD7
DESIGNED	AGS
DRAWN	GWR
DATE	AUGUST 2025
CHECKED	AGS
DATE ISSUED	10/11/2025

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #5728

1885 S. 10TH STREET
PH: (772) 664-8330
FX: (772) 664-8337
FL PRCE# E.L. 17-079-040-0002

EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN

WHOLE FAMILY HEALTH CENTER TRAILER LOCATION PLANS

FLORIDA
CITY OF FORT PIERCE

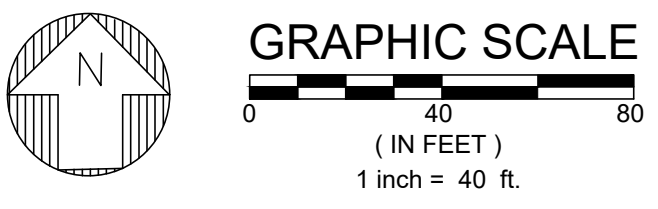
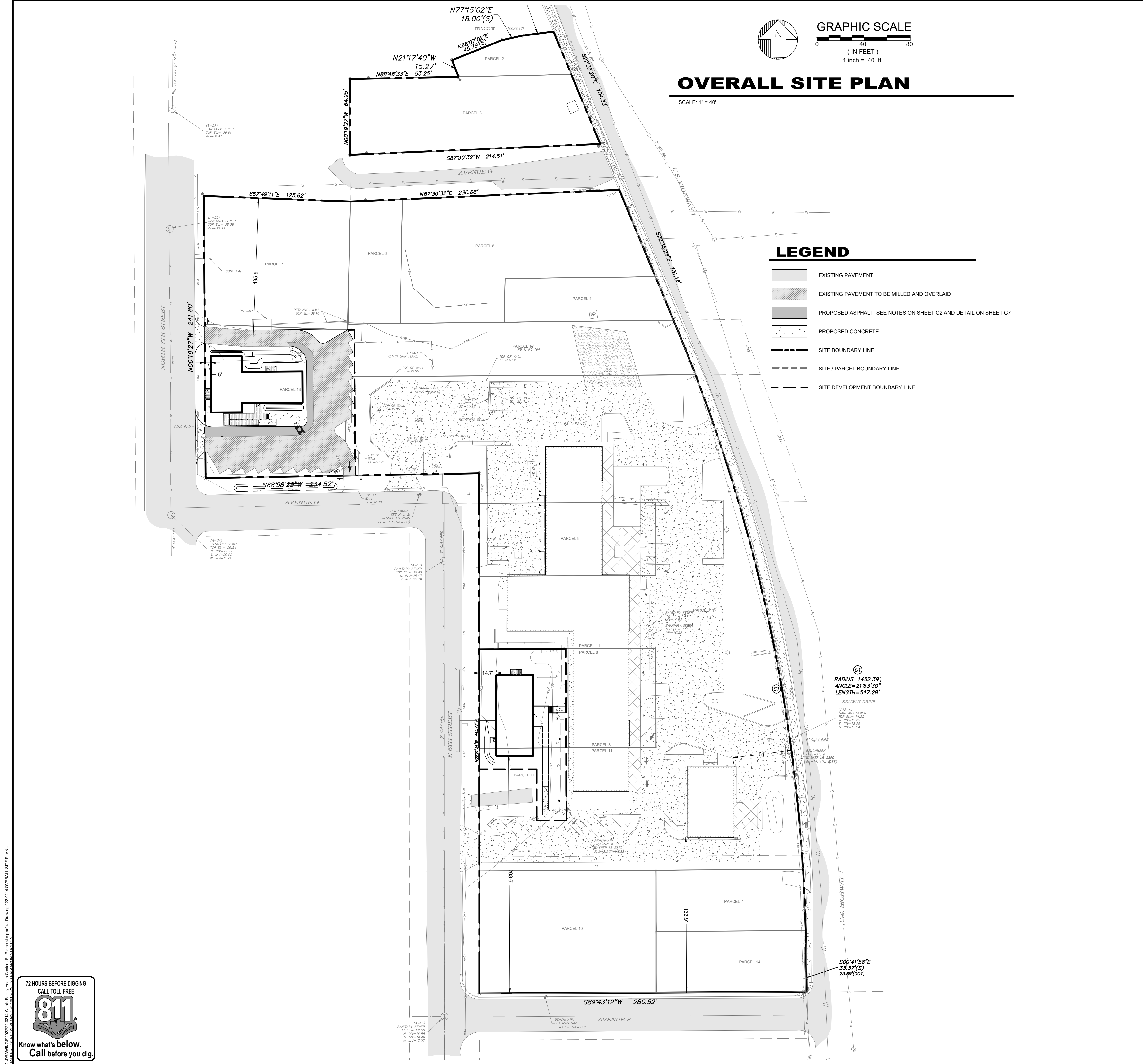
AARON G. STANTON
LICENSE
No. 72460
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AARON G. STANTON
FL P.E. #72460
10/23/2025

SHEET
C3

22-0214 ADD7

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.



OVERALL SITE PLAN

SCALE: 1" = 40'

LEGEND

- EXISTING PAVEMENT
- EXISTING PAVEMENT TO BE MILLED AND OVERLAID
- PROPOSED ASPHALT. SEE NOTES ON SHEET C2 AND DETAIL ON SHEET C7
- PROPOSED CONCRETE
- SITE BOUNDARY LINE
- SITE / PARCEL BOUNDARY LINE
- SITE DEVELOPMENT BOUNDARY LINE

PROJECT INFORMATION

SITE ADDRESS (MAIN PARCEL)

717 N. U.S. HWY. 1
FORT PIERCE, FL 34950

OWNER / APPLICANT

MS. MARIE ANDRESS
WHOLE FAMILY HEALTH CENTER, INC.
827 18TH STREET
VERO BEACH, FLORIDA 32960
PH: (772) 925-8200

ENGINEER

MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

ARCHITECT

ARCHITECTS DESIGN COLLABORATIVE
10489 SW MEETING STREET
PORT SAINT LUCIE, FLORIDA 34987
PHONE (772) 286-9004

SURVEYOR

INDIAN RIVER SURVEY, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880

TAX PARCEL I.D. NUMBER(S)

2403-705-0024-000-1	2403-713-0005-000-7	2403-714-0002-000-9
2403-715-0001-000-5	2403-715-0002-000-2	2403-715-0003-000-9
2403-716-0004-000-9	2403-717-0002-000-8	2403-715-0008-000-4
2403-717-0007-000-3	2403-717-0009-000-7	2403-717-0003-000-5
		2403-717-0006-000-6

ZONING

C-3

LAND USE

GC

OVERLAY DISTRICT

N/A

LATITUDE

NORTH TRAILER: 27°27' 21.65"N
SOUTH TRAILER: 27°27' 18.82"N

LONGITUDE

80°19' 43.57"W
80°19' 41.16"W

PROJECT DESCRIPTION

CONSTRUCTION OF TWO (2) TEMPORARY TRAILERS FOR STAFF. BOTH LOCATIONS HAD AN EXISTING BUILDINGS THAT WERE DEMOLISHED. WATER AND SEWER WILL BE FROM EXISTING SERVICES, EXCEPT SEWER FROM SOUTH TRAILER WILL COME FROM A NEWLY INSTALLED CLEANOUT TO NEW PRIVATE LIFT STATION.

EXISTING LAND USE

CLEARED, IN-FILL LOT

PROPOSED MAINTENANCE ENTITY

OWNER

DEDICATION OF IMPROVEMENTS

PRIVATE DRIVEWAY
UTILITIES - CITY

SITE DATA - WHOLE SITE

EXISTING SITE DATA	SE	AC	%
SITE AREA	227,550 SF	5.22 AC	100%
IMPERVIOUS AREA	87,720 SF	2.01 AC	38.55%
EXISTING BUILDING**	19,471 SF	0.45 AC	8.56%
EXISTING ASPHALT	10,283 SF	0.24 AC	4.52%
EXISTING CONCRETE	51,984 SF	1.19 AC	22.85%
EXISTING COVERED CONCRETE	3,677 SF	0.08 AC	1.62%
EXISTING MARL	2,305 SF	0.05 AC	1.01%
PERVIOUS AREA	139,830 SF	3.21 AC	61.45%
PROPOSED SITE DATA			
SITE AREA	227,550 SF	5.22 AC	100%
IMPERVIOUS AREA	93,818 SF	2.15 AC	41.23%
PROPOSED BUILDING	19,471 SF	0.45 AC	8.56%
PROPOSED TEMPORARY TRAILER	4,735 SF	0.11 AC	2.08%
PROPOSED ASPHALT	11,479 SF	0.26 AC	5.04%
PROPOSED CONCRETE	52,151 SF	1.20 AC	22.92%
PROPOSED COVERED CONCRETE	3,677 SF	0.08 AC	1.62%
PROPOSED MARL	2,305 SF	0.05 AC	1.01%
PROPOSED TRAILER DECKING AND RAMP*	1,008 SF	0.02 AC	0.44%
PERVIOUS AREA	132,724 SF	3.05 AC	58.33%
DRY POND AREA	782 SF	0.02 AC	0.34%
OPEN SPACE	131,942 SF	3.03 AC	57.98%
NET NEW IMPERVIOUS	7,106 SF	0.16 AC	3.12%
NET NEW IMPERVIOUS FOR DRAINAGE*	1,363 SF	0.03 AC	0.60%

ZONING DATA

CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT SIZE	10,000 SF	227,550 SF	227,550 SF
LOT WIDTH	70-FT	688-FT	688-FT
LOT DEPTH	90-FT	230-FT	230-FT
BUILDING SETBACKS			
FRONT (EAST)	25-FT	51-FT	51-FT
SIDE (NORTH)	15-FT	217-FT	136-FT
SIDE (SOUTH)	15-FT	133-FT	133-FT
REAR (WEST)	15-FT	24-FT	5-FT*
BUILDING COVERAGE	60%	8.56%	10.64%
OPEN SPACE	N/A	61.45%	57.98%
BUILDING HEIGHT	65-FT	N/A	<65-FT
FAR	N/A	N/A	N/A

* PROPOSED STRUCTURES WILL BE TEMPORARY IN NATURE AND WERE PROPERLY APPROVED IN THESE LOCATIONS THROUGH TEMPORARY USE PERMITS.
** SETBACK TO INTERNAL LOT LINE. PROPERTY BOUNDARY SETBACK IS 204 FEET.

PARKING DATA

SEE SEPARATE PARKING EXHIBIT FOR PARKING COUNT

TRAFFIC STATEMENT

PER ITE, 12TH EDITION
EXISTING TRIP GENERATION:
810 AADT
USE: (ITE 630 - CLINIC) = 37.60 TRIPS PER 1,000 SF GFA
37.60 X 22.76 KSF = 856 AADT
USE: (ITE 822 - STRIP RETAIL PLAZA (<40K)) = 54.45 TRIPS PER 1,000 SF GFA
54.45 X 1.44 KSF = 78 AADT
TOTAL: 934 AADT
NET NEW AADT: 124 AADT

PERMITS REQUIRED

- CoFP MINOR SITE PLAN REVISION
- CoFP LAND CLEARING PERMIT
- CoFP TREE REMOVAL PERMIT
- CoFP DEVELOPMENT PERMIT COMPLIANCE REVIEW (DPCR)
- SLC FIRE REVIEW
- FDEP STORMWATER 102 SELF-CERTIFICATION
- FDEP NPDES NOTICE OF INTENT (NOI) (RECEIVED)

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP #1211C0179K, DATED FEB. 19, 2020.

WASTEWATER SOURCE

FPWA

POTABLE WATER SOURCE

FPWA

CONSTRUCTION SCHEDULE

START: NOVEMBER 2025
FINISH: APRIL 2026

JOB NO.	DESIGNED	DRAWN	DATE	CHECKED	DATE	ISSUED	DATE
22-0214 ADDT	AGS	GWR	AUGUST 2025	AGS	10/11/2025		

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1835 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-0035
FAX: (772) 569-7880

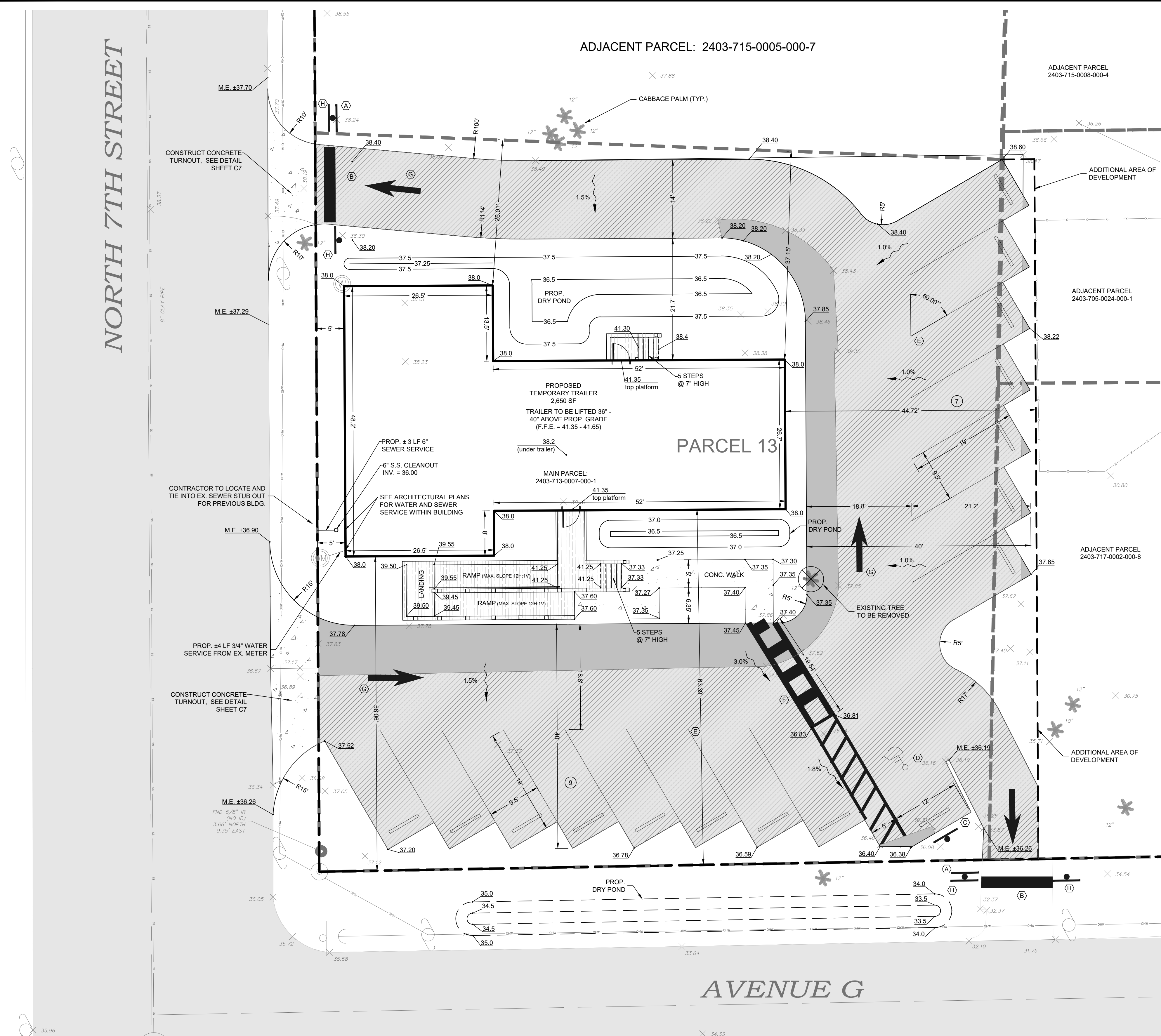
OVERALL SITE PLAN

WHOLE FAMILY HEALTH CENTER TRAILER LOCATION PLANS

AARON G. STANTON
FL. P.E. #72460
10/23/2025

SHEET
C4
22-0214 ADDT

72 HOURS BEFORE DIGGING
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PROJECT INFORMATION

SITE DATA - NORTH TRAILER

EXISTING SITE DATA

	SF	AC	%
AREA OF DEVELOPMENT	16,434 SF	0.38 AC	100%
IMPERVIOUS AREA	7,757 SF	0.18 AC	47.20%
EXISTING DEMOLISHED BUILDING AREA	0 SF	0.00 AC	0.00%
EXISTING ASPHALT	7,420 SF	0.17 AC	45.15%
EXISTING CONCRETE	337 SF	0.01 AC	2.05%
PERVIOUS AREA	8,677 SF	0.20 AC	52.80%

PROPOSED SITE DATA

	SF	AC	%
AREA OF DEVELOPMENT	16,434 SF	0.38 AC	100.00%
IMPERVIOUS AREA	11,507 SF	0.26 AC	70.02%
PROPOSED TEMPORARY TRAILER	2,650 SF	0.06 AC	16.13%
PROPOSED ASPHALT	8,616 SF	0.20 AC	52.43%
PROPOSED CONCRETE	241 SF	0.01 AC	1.47%
PROPOSED TRAILER DECKING AND RAMP*	464 SF	0.01 AC	2.82%
PERVIOUS AREA	4,463 SF	0.10 AC	27.16%
DRY POND AREA	782 SF	0.02 AC	4.76%
OPEN SPACE	3,681 SF	0.08 AC	22.40%
NET NEW IMPERVIOUS	4,214 SF	0.10 AC	25.64%
NET NEW IMPERVIOUS FOR DRAINAGE*	1,100 SF	0.03 AC	6.69%

* NOTE THAT TRAILER AND DECKING ARE RAISED OFF GRADE AND DO NOT COUNT TOWARDS IMPERVIOUS AREA FOR DRAINAGE CALCULATIONS

PARKING DATA

PROFESSIONAL SERVICE ESTABLISHMENTS, EXCEPT HOSPITALS (1)
 1 SP/ 200 SF X 2,665 SF = 13.32 14 SPACES REQUIRED

16 SPACES PROVIDED
 1 ADA SPACES
 15 STANDARD SPACES

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	10/11/2025	AGS	ISSUED
2			
3			
4			
5			
6			
7			
8			

JOB NO. 22-0214 ADDT
 DESIGNED AGS
 DRAWN GWR
 DATE AUGUST 2025
 CHECKED AGS
 DATE ISSUED 10/11/2025

MBV ENGINEERING, INC.
 MOYA BOWLES VILLAMIZAR & ASSOCIATES
 CONSULTING ENGINEERING CA #3728
 1800 S. 10TH STREET
 FT. PIERCE, FL 34949
 TEL: (888) 333-1100
 FAX: (888) 333-1100
 WWW.MBVENGINEERING.COM

**SITE IMPROVEMENT PLAN
 NORTH TRAILER**

**WHOLE FAMILY HEALTH CENTER
 TRAILER LOCATION PLANS**

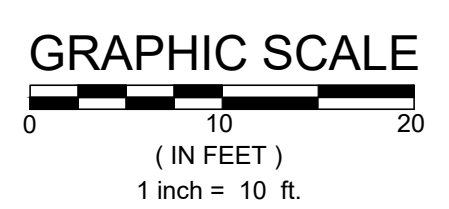
FLORIDA
 CITY OF FORT PIERCE

SITE IMPROVEMENT PLAN - NORTH TRAILER

SCALE: 1" = 10'

LEGEND

- EXISTING PAVEMENT
- EXISTING PAVEMENT TO BE MILLED AND OVERLAID
- PROPOSED ASPHALT, SEE NOTES ON SHEET C2 AND DETAIL ON SHEET C7
- PROPOSED WOOD OR COMPOSITE DECKING
- PROPOSED CONCRETE
- SITE / PARCEL BOUNDARY LINE
- TREE TO BE REMOVED



SIGNAGE & PAVEMENT MARKING SCHEDULE

SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
(A)	30"	R1-1 "STOP" SIGN
(B)	24"	SOLID WHITE STOP BAR
(C)	12"	FTP-20-06 HC PARKING SIGN
(D)		PAINTED PAVEMENT MARKINGS PER FDOT INDEX #711-001
(E)	4"	PAINTED WHITE STRIPE
(F)	5" WIDE	PAINTED SPECIAL EMPHASIS CROSSWALK PER FDOT INDEX #711-001
(G)		DESIGNED TRAFFIC FLOW INDICATOR PER FDOT INDEX #711-001
(H)	30" x 30"	RS-1 "DO NOT ENTER" SIGN

* ALL STRIPING TO BE PAINTED UNLESS OTHERWISE NOTED.

SITE IMPROVEMENT NOTES

- ALL PROPOSED GRADES SHOWN ON PLAN REFLECT TRAILER RAISED 36" (3'-0") ABOVE FINAL GRADE. ADJUST ALL GRADES OF RAMPS AND DOOR THRESHOLDS BY UP TO 4" IF FINAL GRADE VARIES, UP TO 40" (3'-4") ABOVE FINAL GRADE.
- ISOLATED AREAS OF PROPOSED PAVEMENT LESS THAN 20 SF IN SIZE, CAN BE ELECTED NOT TO BE PAVED BY THE CONTRACTOR. THIS QUANTITY SHALL THEN BE LEFT OFF THE TOTAL QUANTITY OF ASPHALT COMPUTED IN THE BID.
- EXISTING WHEEL STOPS SHALL BE REUSED, IF IN ACCEPTABLE CONDITION SEWER SERVICE TO BE LOCATED BY CONTRACTOR AND NEW 6" LATERAL EXTENDED TO THE TRAILER.
- THE NEW SEWER LATERAL SHALL NOT BE LESS THAN 1.0% IN SLOPE.

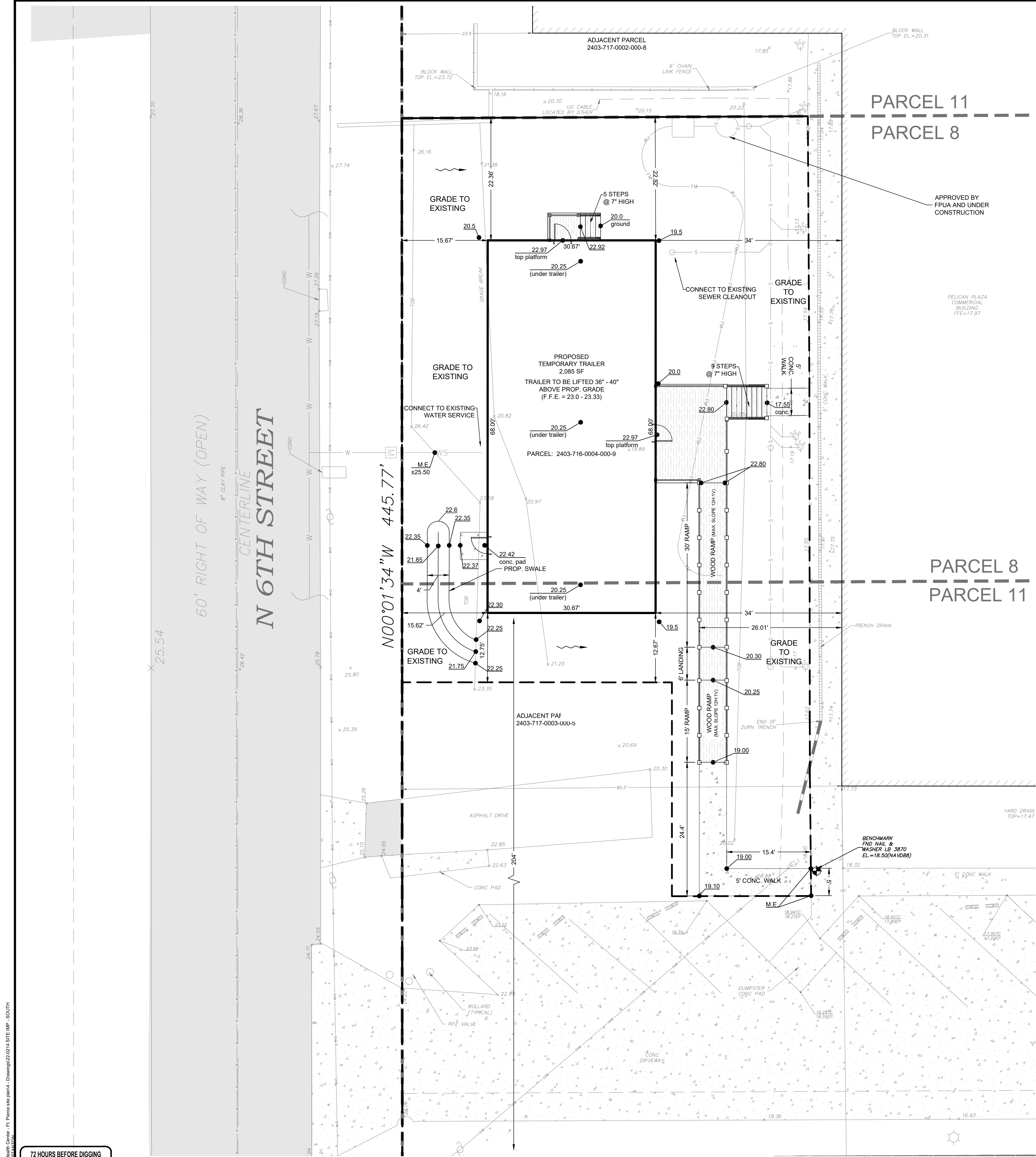


AARON G. STANTON
 LICENSE No. 72460
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

AARON G. STANTON
 FL. P.E. #72460 10/23/2025

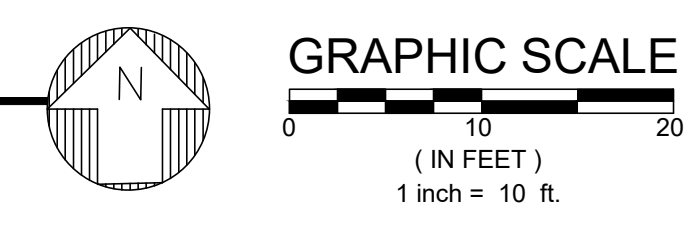
SHEET
C5

22-0214 ADDT



SITE IMPROVEMENT PLAN - SOUTH TRAILER

SCALE: 1" = 10'



PROJECT INFORMATION

SITE DATA - SOUTH TRAILER

EXISTING SITE DATA	SF	AC	%
AREA OF DEVELOPMENT	8,653 SF	0.20 AC	100%
IMPERVIOUS AREA	0 SF	0.00 AC	0.00%
EXISTING BUILDING	0 SF	0.00 AC	0.00%
EXISTING ASPHALT	0 SF	0.00 AC	0.00%
EXISTING CONCRETE	0 SF	0.00 AC	0.00%
EXISTING MARL	0 SF	0.00 AC	0.00%
PERVIOUS AREA	8,653 SF	0.20 AC	100.00%

PROPOSED SITE DATA

AREA OF DEVELOPMENT	SF	AC	%
AREA OF DEVELOPMENT	8,653 SF	0.20 AC	100.00%
IMPERVIOUS AREA	2,348 SF	0.05 AC	27.14%
PROPOSED TEMPORARY TRAILER	2,085 SF	0.05 AC	24.10%
PROPOSED CONCRETE	263 SF	0.01 AC	3.04%
PROPOSED TRAILER DECKING AND RAMP	544 SF	0.01 AC	6.29%

PERVIOUS AREA	5,761 SF	0.13 AC	66.58%
DRY POND AREA	0 SF	0.00 AC	0.00%
OPEN SPACE	5,761 SF	0.13 AC	66.58%

NET NEW IMPERVIOUS: 2,892 SF
 NET NEW IMPERVIOUS FOR DRAINAGE*: 263 SF

*NOTE THAT TRAILER AND DECKING ARE RAISED OFF GRADE AND DO NOT COUNT TOWARDS IMPERVIOUS AREA FOR DRAINAGE CALCULATIONS

PARKING DATA

SEE SEPARATE PARKING EXHIBIT FOR PARKING COUNT

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
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8		

JOB NO.	DESIGNED	DRAWN	DATE	CHECKED	DATE	ISSUED
22-0214 ADD7	AGS	GWR	AUGUST 2025	AGS	10/23/2025	

MBV ENGINEERING, INC.
 MOJA BOWLES VILLAMIZAR & ASSOCIATES
 CONSULTING ENGINEERING CA #3728
 1885 SOUTH STREET
 HELIX DRIVE, FL 32110
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 FX: (321) 784-3417
 FT. PIERCE, FL 34946

SITE IMPROVEMENT PLAN SOUTH TRAILER

WHOLE FAMILY HEALTH CENTER TRAILER LOCATION PLANS

AARON G. STANTON
 LICENSE No. 72460
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 AARON G. STANTON
 FL. P.E. #72460 10/23/2025

SHEET
C6
 22-0214 ADD7

NOTES

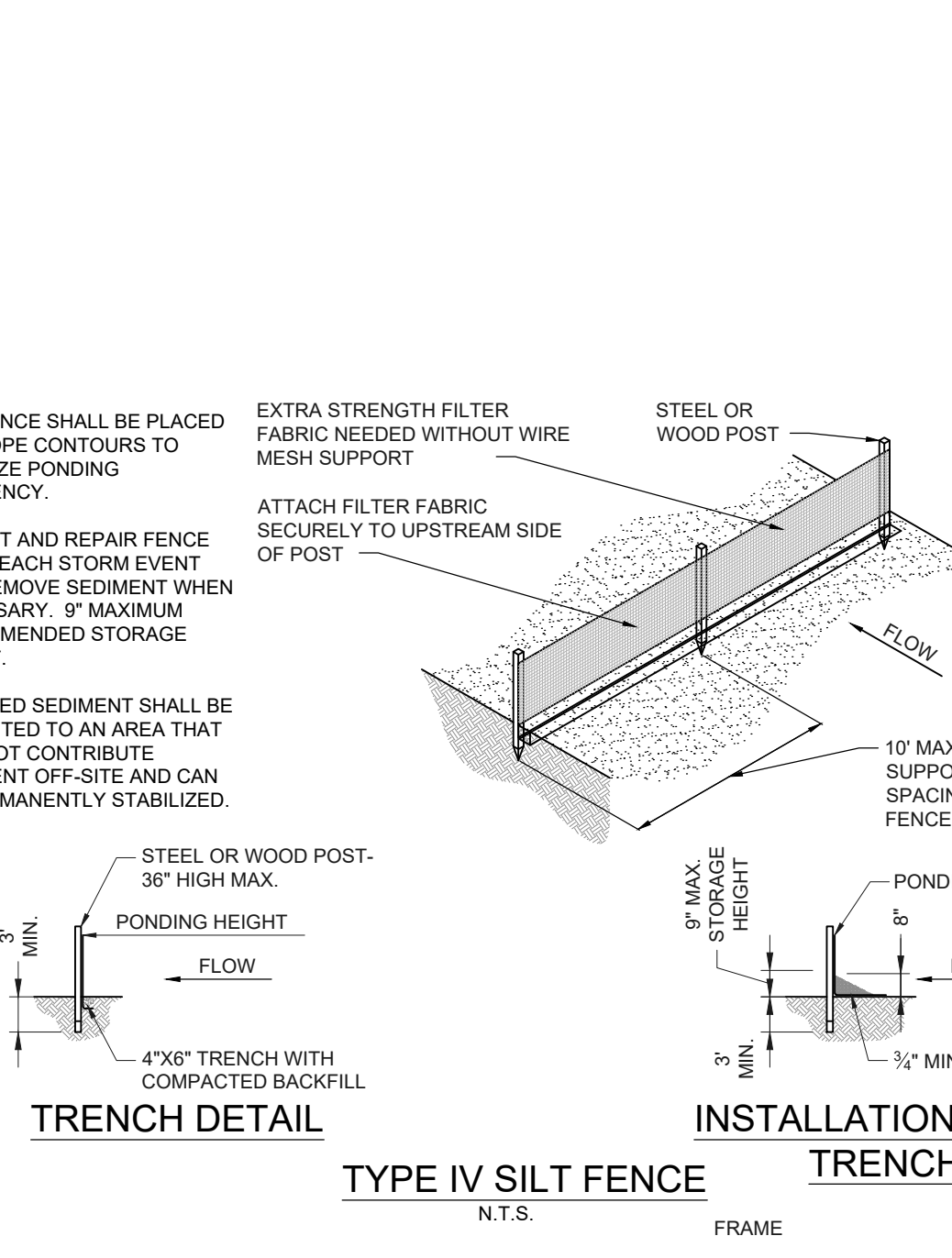
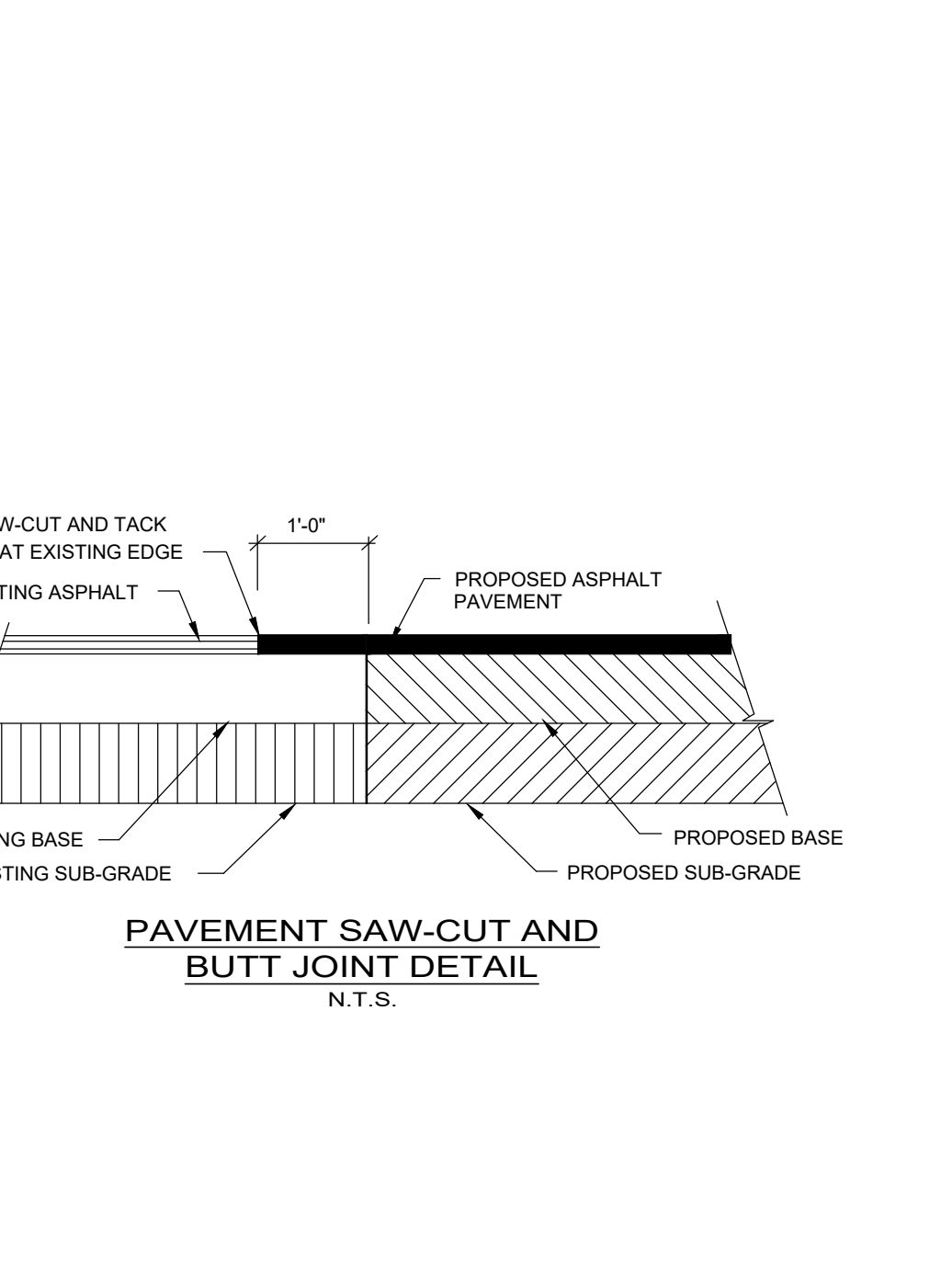
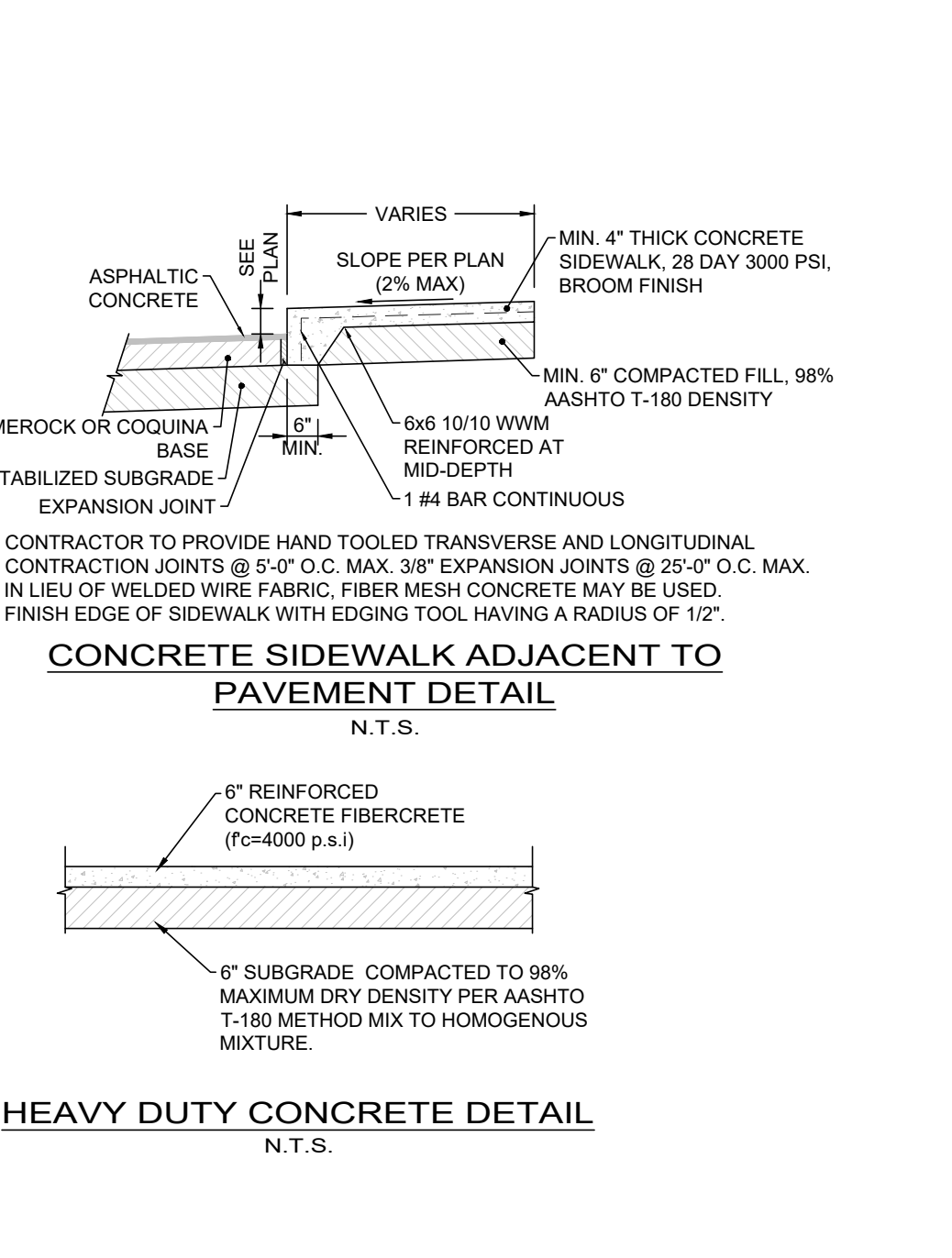
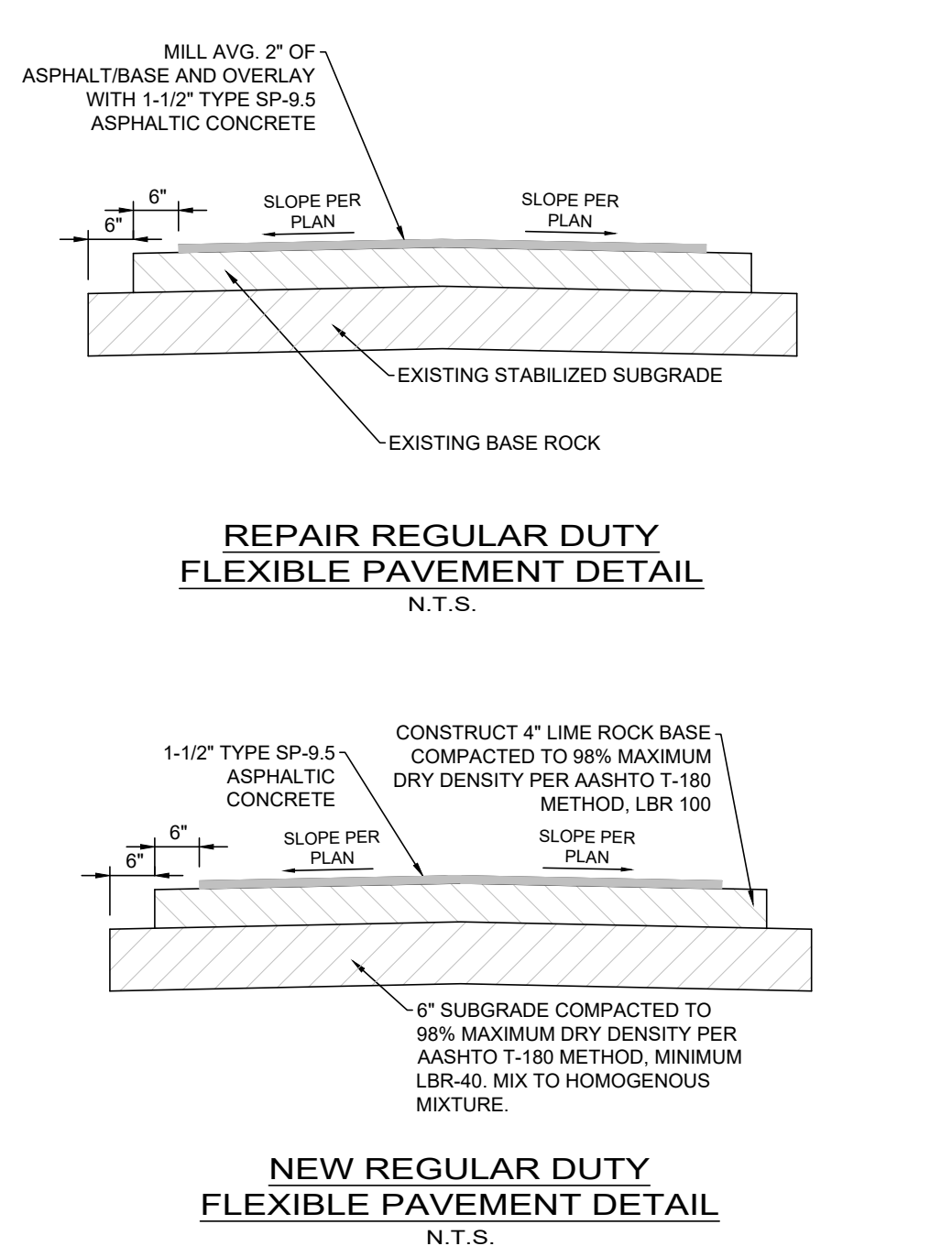
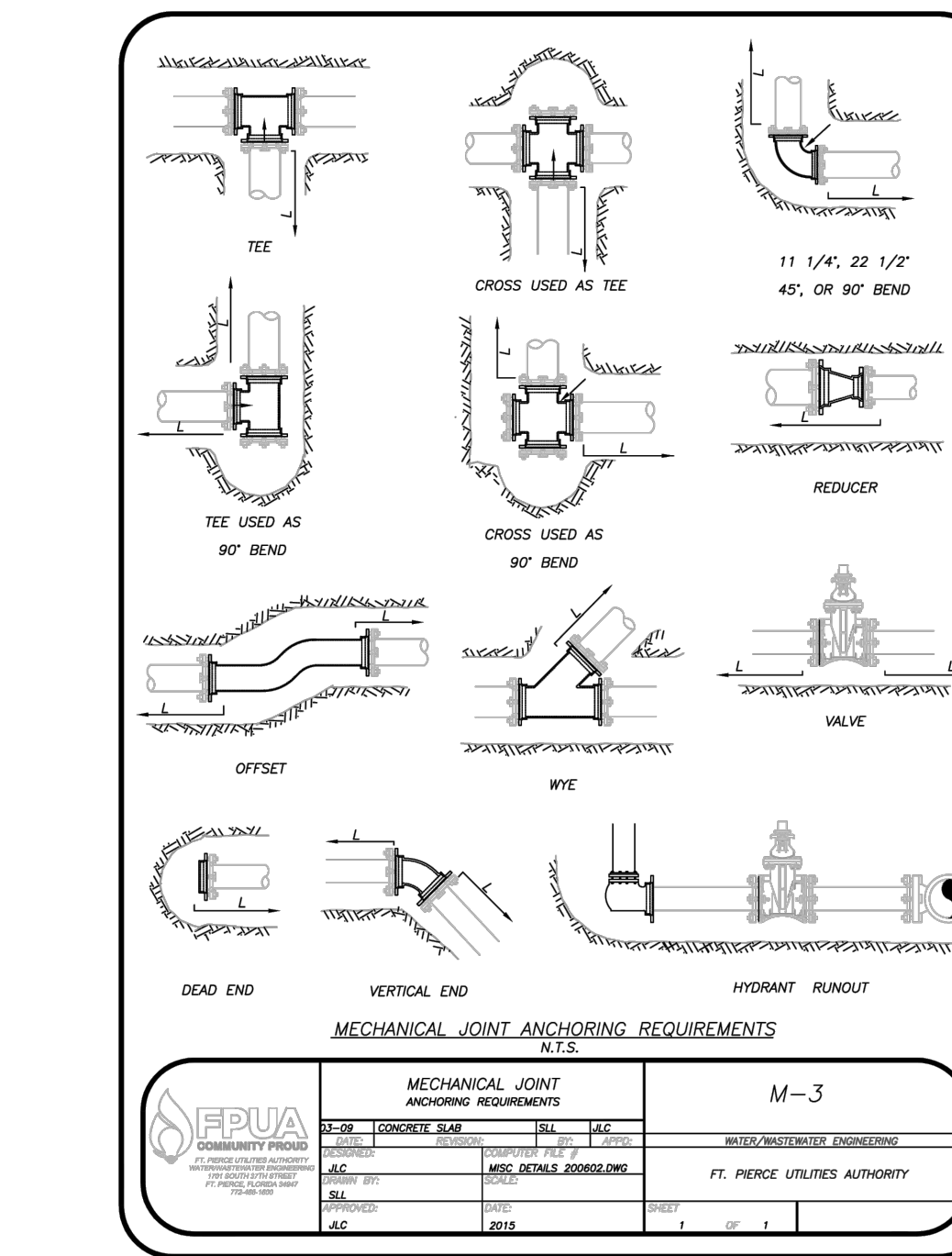
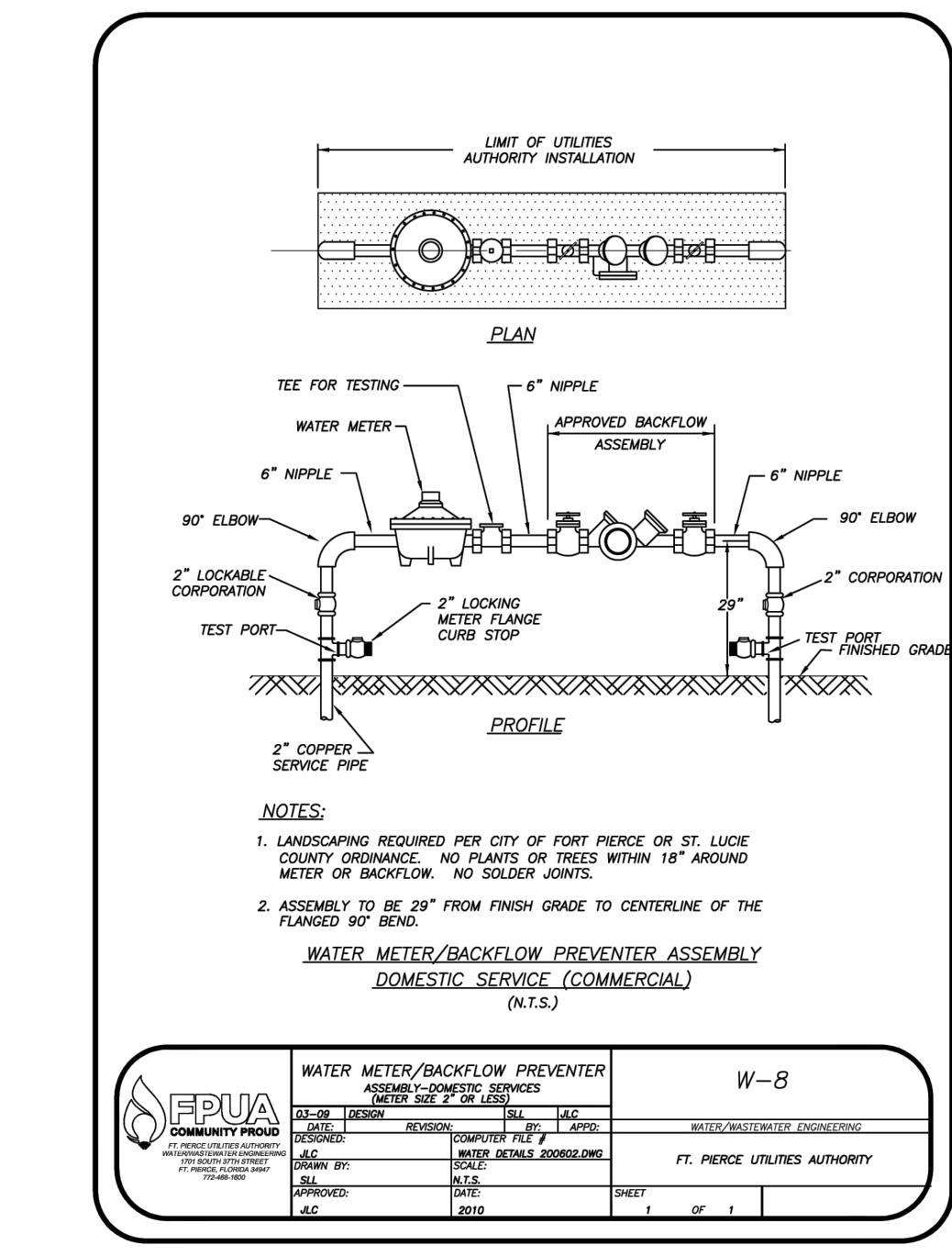
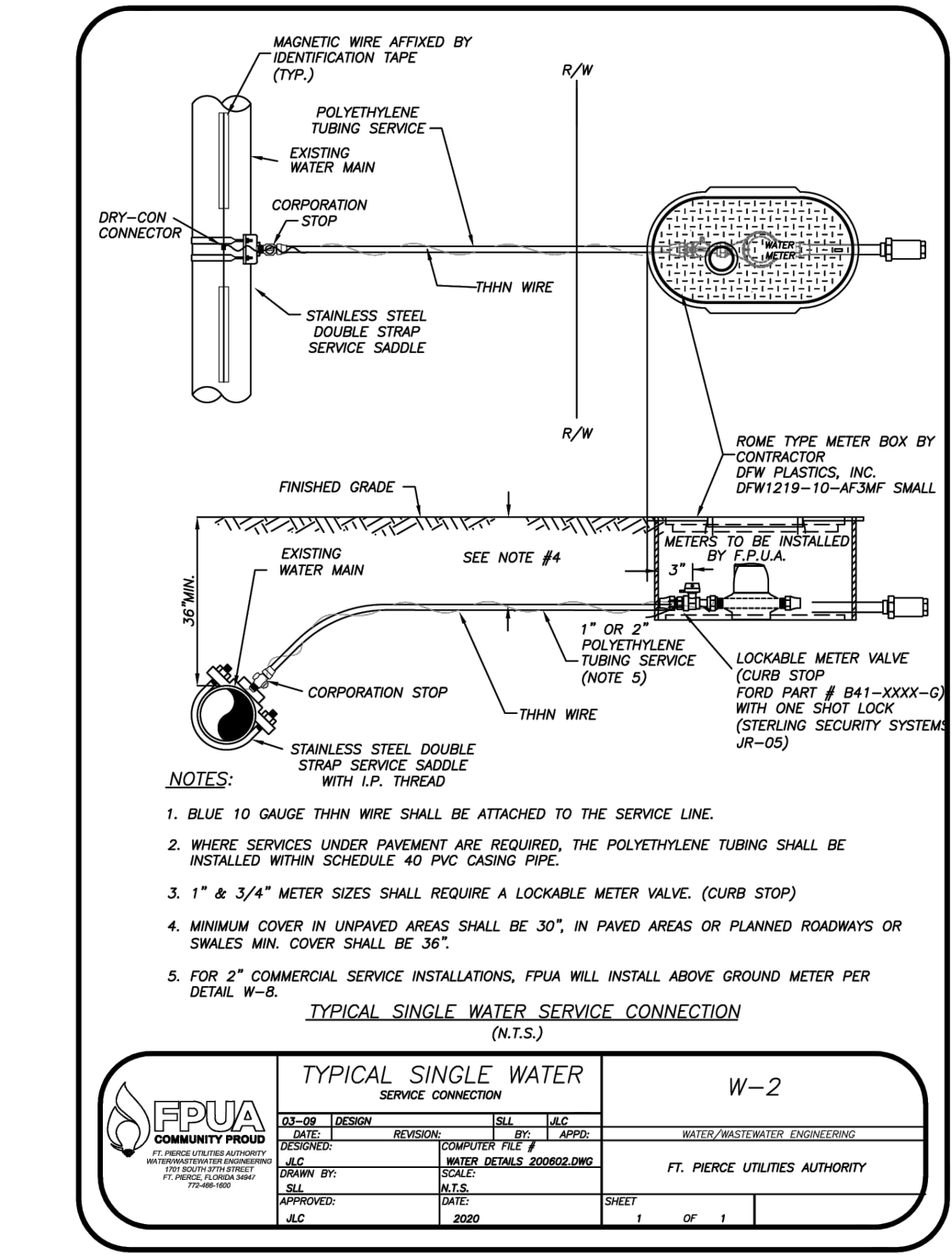
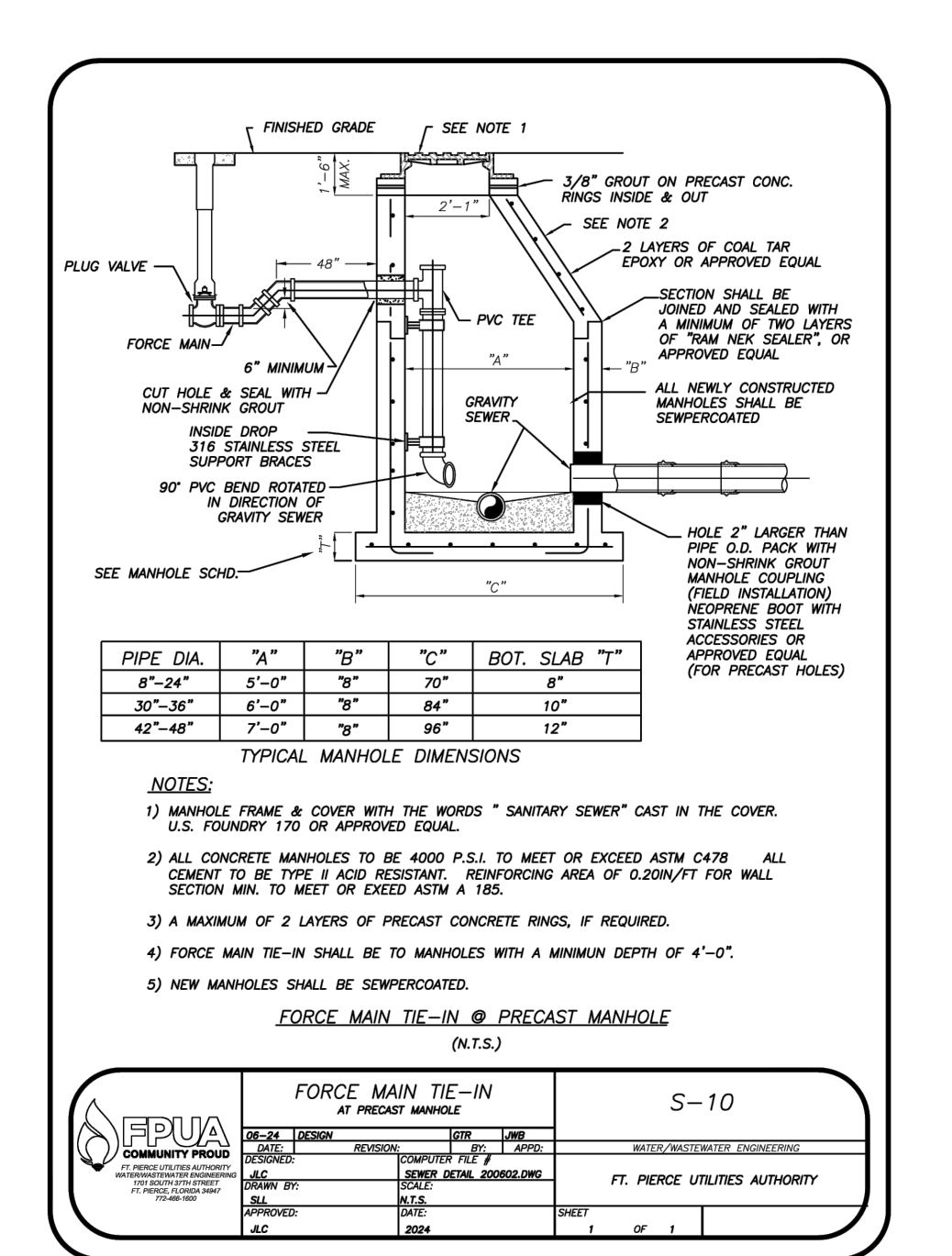
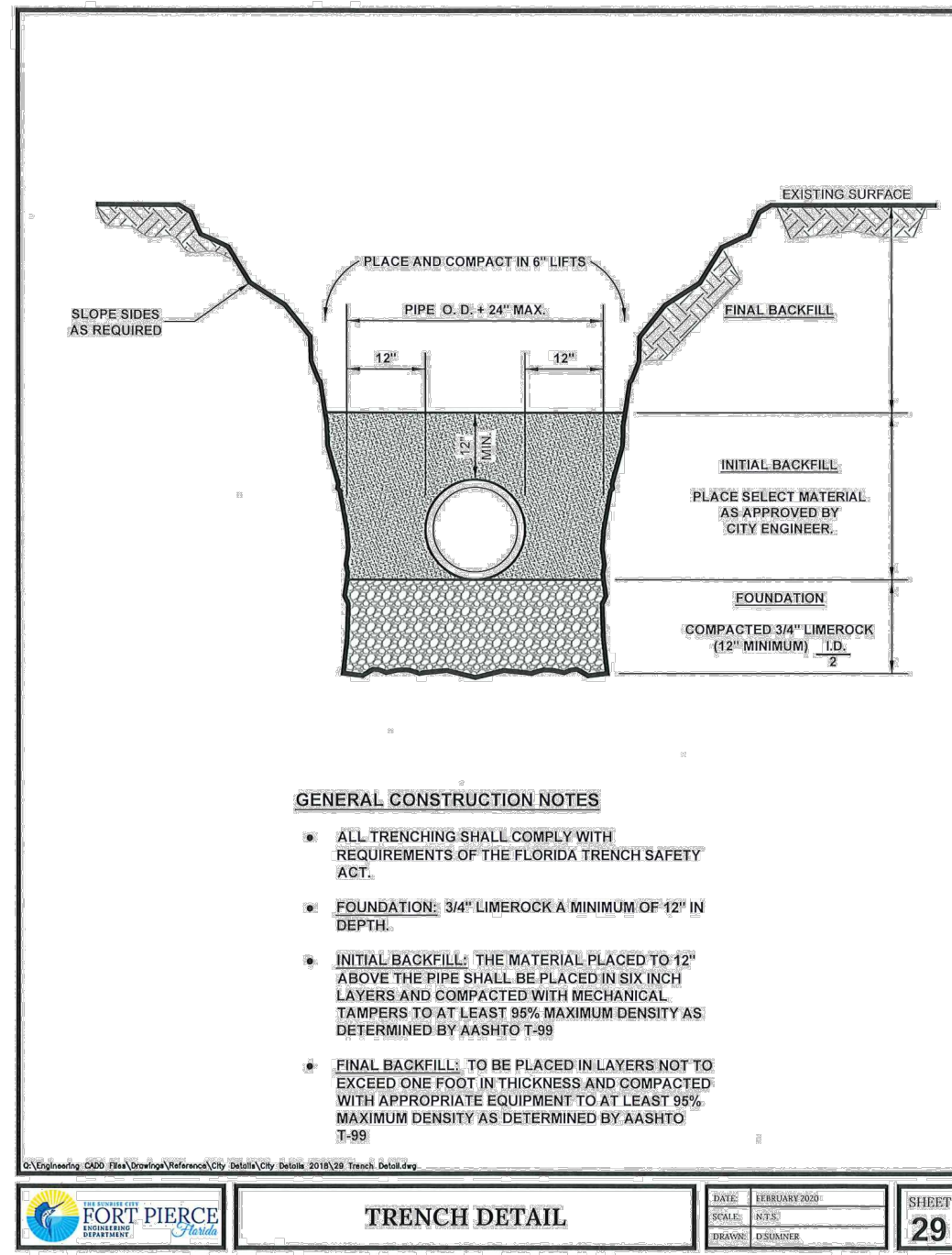
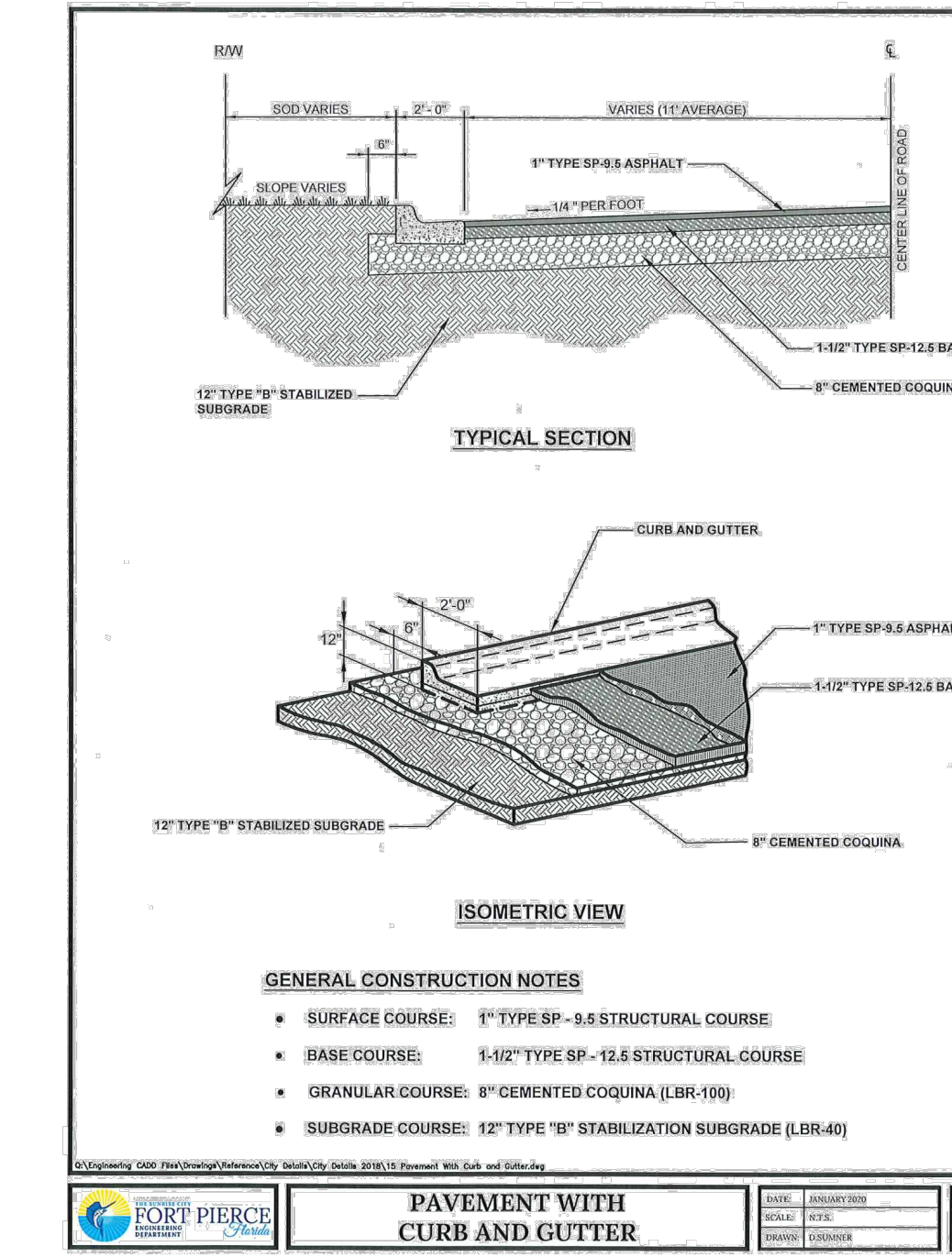
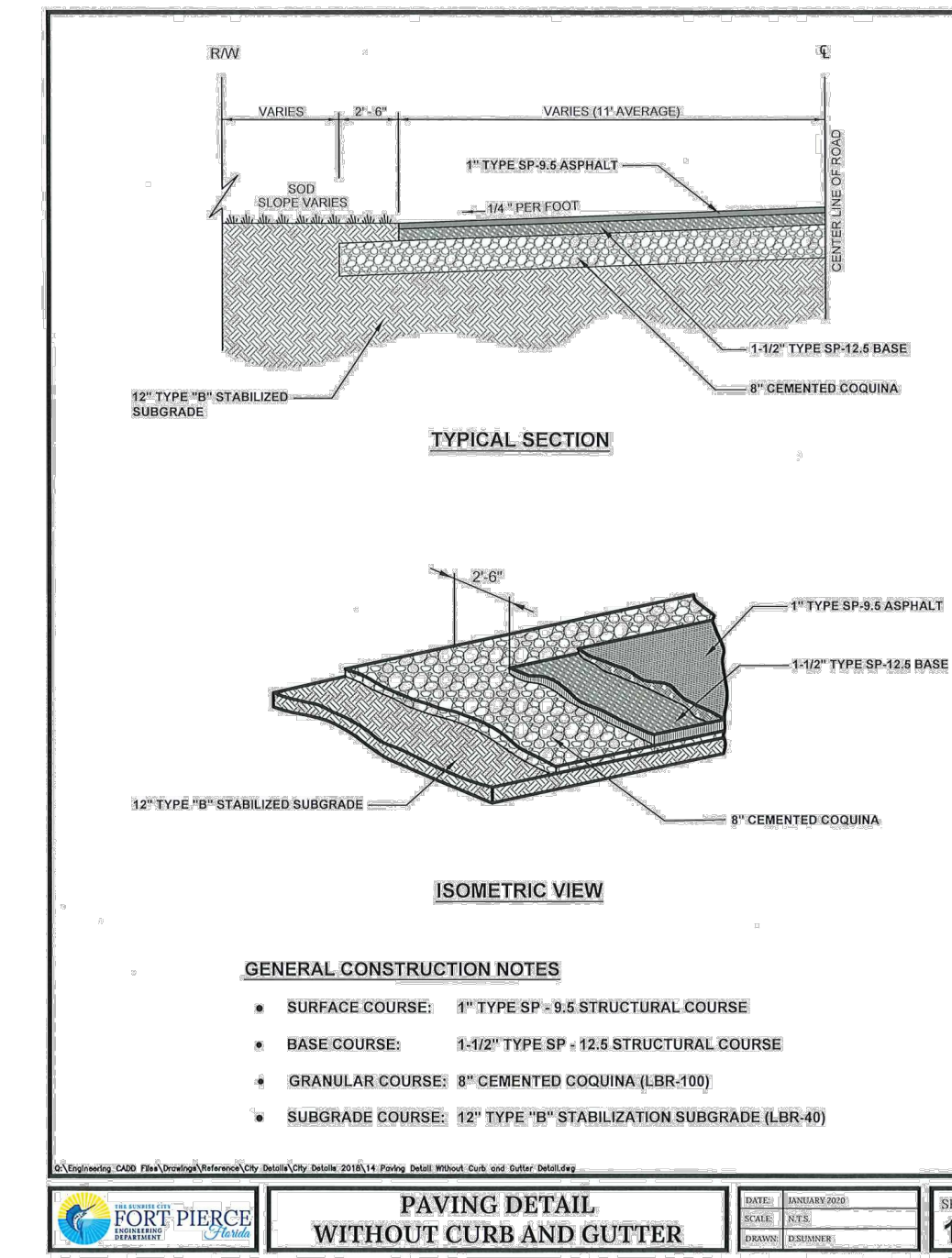
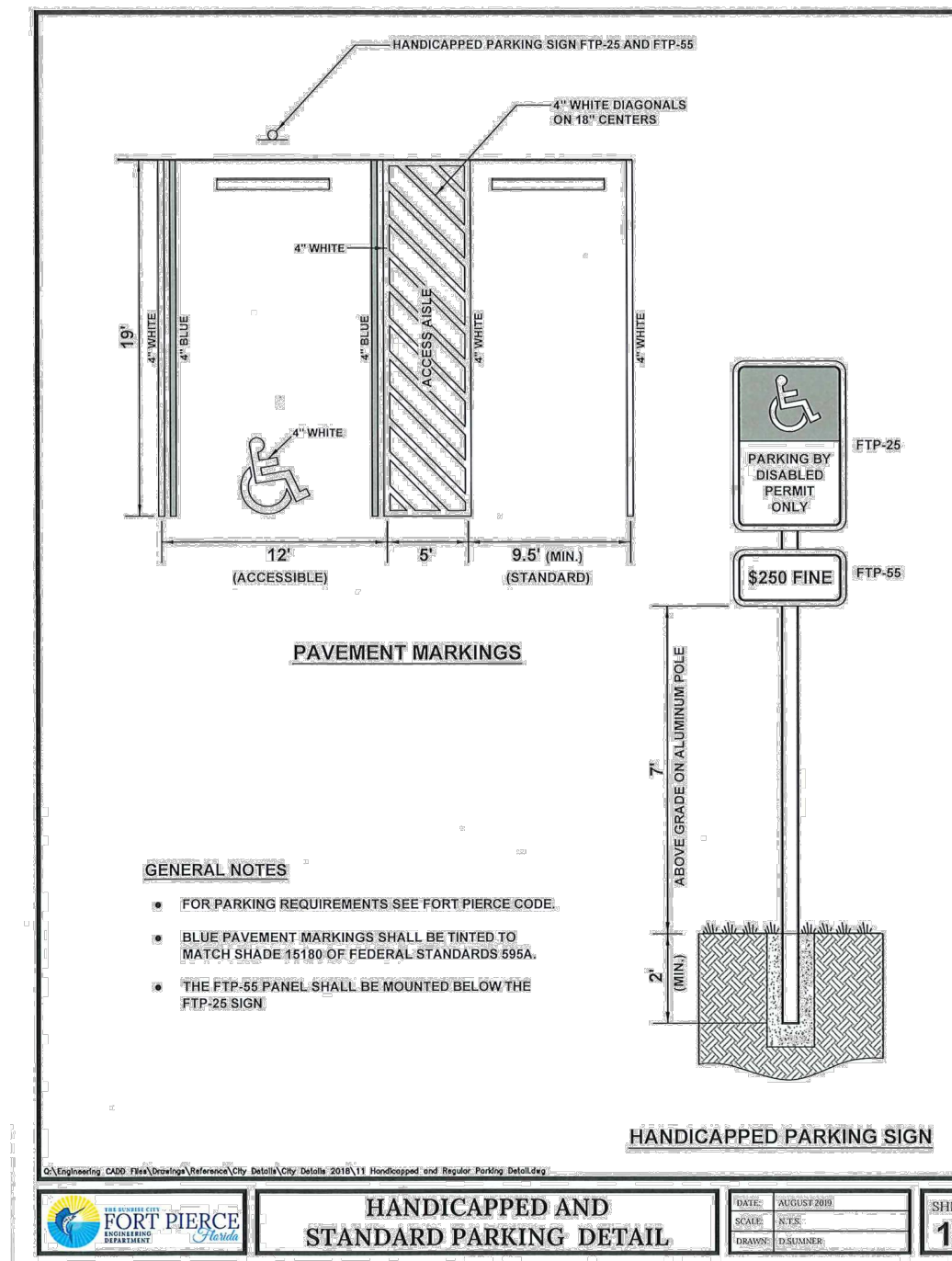
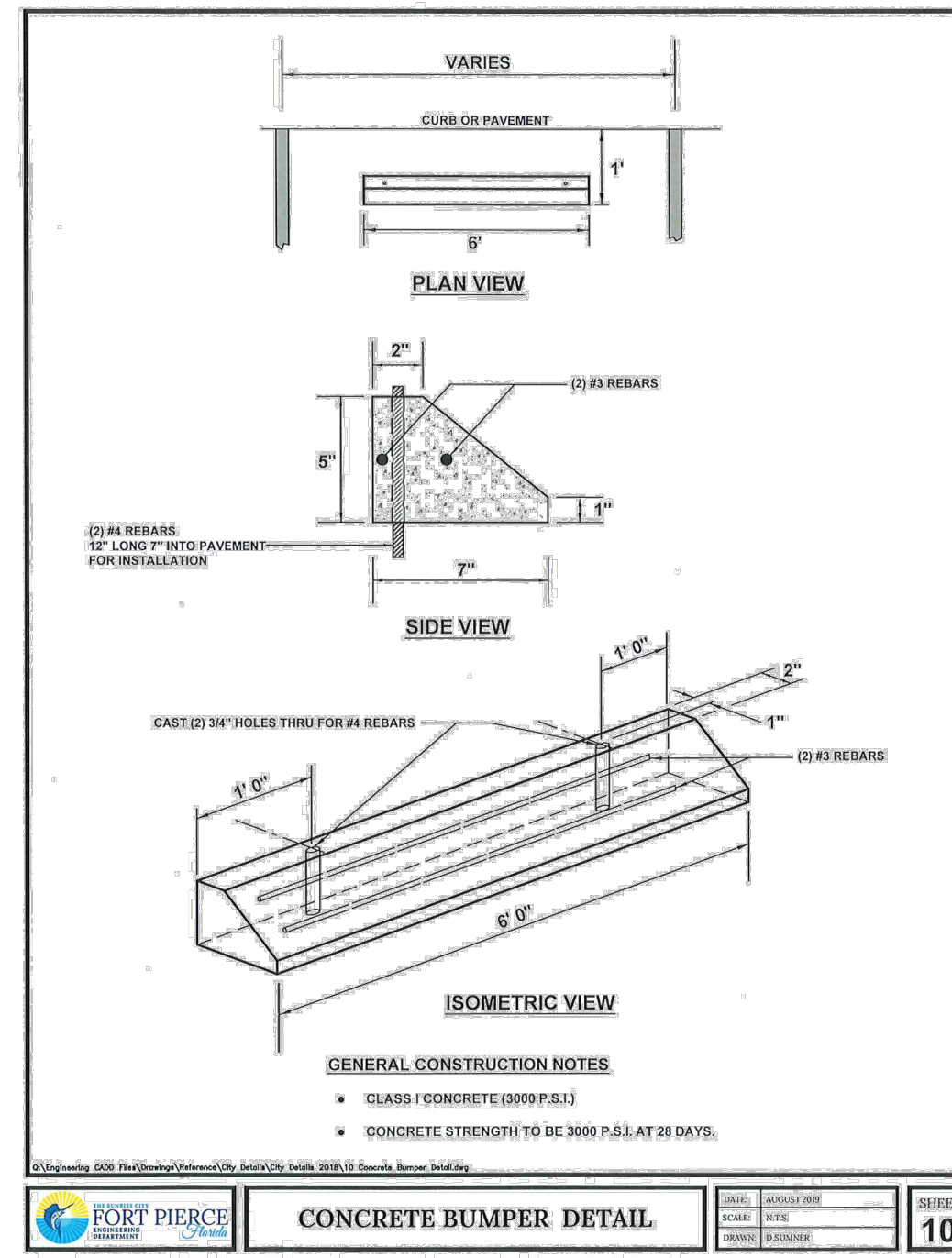
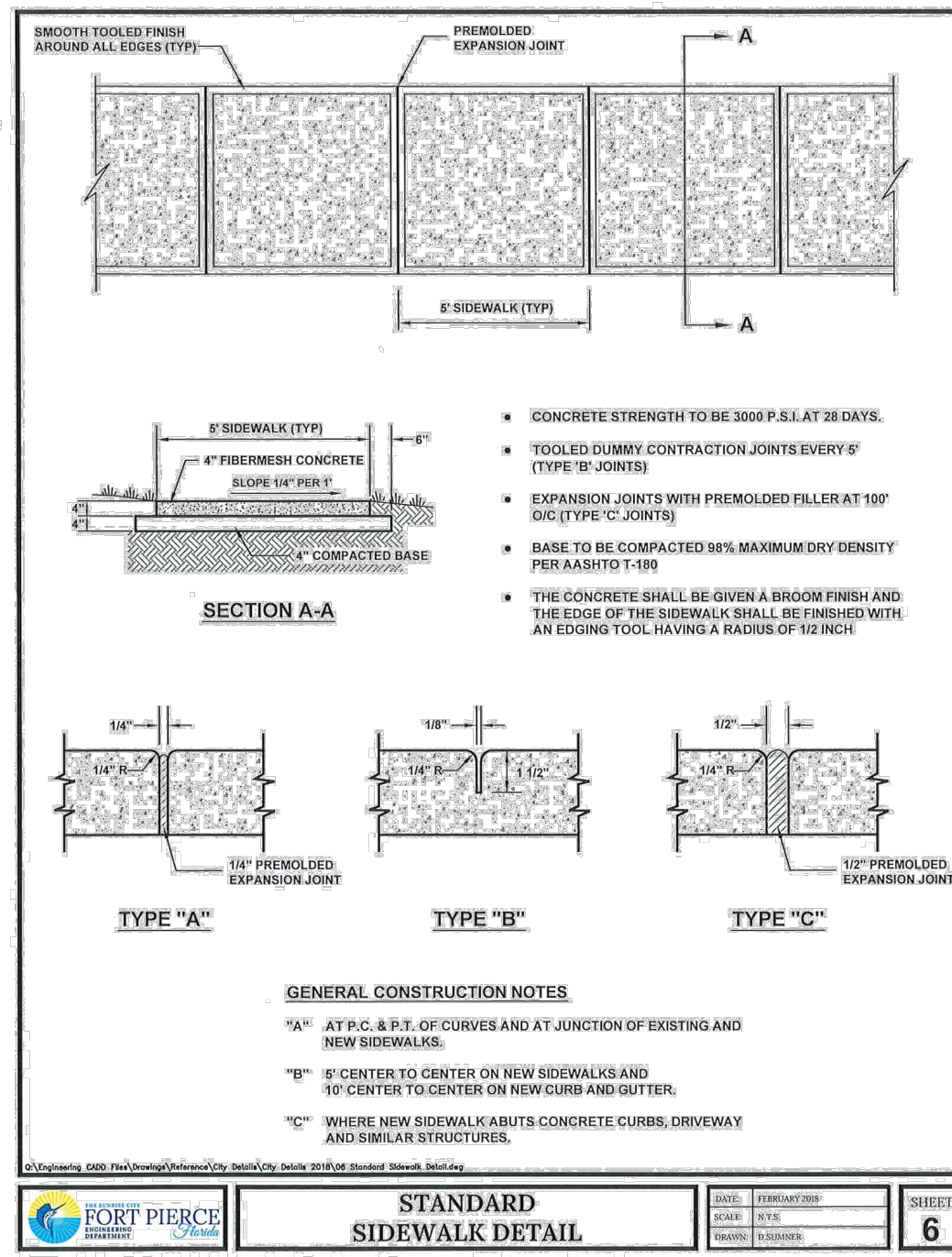
- ALL PROPOSED GRADES SHOWN ON PLAN REFLECT TRAILER RAISED 36" (3'-0") ABOVE FINAL GRADE. ADJUST ALL GRADES OF RAMPS AND DOOR THRESHOLDS BY UP TO 4" IF FINAL GRADE VARIES, UP TO 40" (3'-4") ABOVE FINAL GRADE.

LEGEND

	EXISTING PAVEMENT
	EXISTING CONCRETE
	PROPOSED CONCRETE
	PROPOSED WOOD OR COMPOSITE DECKING
	SITE BOUNDARY LINE
	PARCEL LINE
	SITE DEVELOPMENT BOUNDARY LINE

C:\DRAWINGS\2025\2025-0214 Whole Family Health Center - FL Pierce Site plan.dwg - Drawing 22-0214 SITE IMP - SOUTH
 10/23/2025 10:58:10 AM
 10/23/2025 10:58:10 AM

72 HOURS BEFORE DIGGING
 CALL TOLL FREE
811
 Know what's below.
 Call before you dig.



REVISIONS

NO.	DATE	BY	DESCRIPTION
8			
7			
6			
5			
4			
3			
2			
1			

JOB NO. 22-0214 ADD
 DESIGNED AGS
 DRAWN GWR
 DATE AUGUST 2025
 CHECKED AGS
 DATE ISSUED 10/23/2025

MBV ENGINEERING, INC.
 MOA BONLES VILLALBAZAR & ASSOCIATES
 CIVIL & MECHANICAL ENGINEERING CA #3728
 VERO BEACH, FL 33460
 1305 30TH STREET
 FT. PIERCE, FL 34945
 PH: (888) 343-1111
 FX: (872) 774-1111

DETAILS

WHOLE FAMILY HEALTH CENTER TRAILER LOCATION PLANS

FLORIDA

AARON G. STANTON
 LICENSE No. 72460
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

AARON G. STANTON
 FL P.E. #72460 10/23/2025

SHEET
C7

22-0214 ADD

Project Name: Whole Family Health Center Trailer Location Plans
Application: Minor Site Plan Amendment - Commercial Application
Engineer Project Number: 22-0214

The following documents are referenced or included in other documents or not applicable to this submittal. See below:

N/A — 5. Contextual Photos – Neighborhood

N/A — 8. Environmental Impact Report

N/A — 10. Justification Statement – *See Written Narrative*

N/A — 11. Landscape Plans

N/A — 12. Lighting Plans

N/A — 13. Rendering of Signs (in Color)

Project Name: Whole Family Health Center Trailer Location Plans
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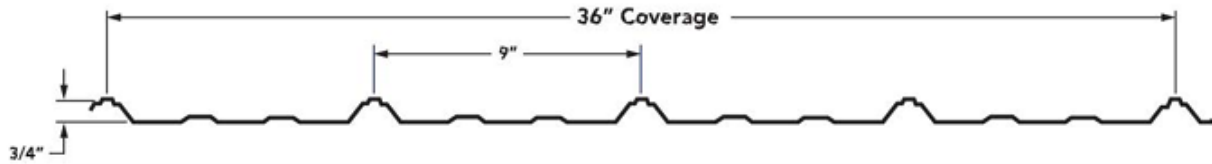
SOUTH TRAILER

Home Nation

Whole Family Health Center Serial # 002177

Exterior Components

Metal Roof 26 guage with exposed fasteners – Fabral Grand Rib 3



BARE GALVALUME

Vinyl Lap Siding WHITE



Vinyl Vertical Lap Accent PEWTER



Vinyl Window Lineals

Vinyl Insulated Windows, Double Pane, Single Hung



Solid House Type Door (2)



Cottage Door with 9 Lites (1)



NORTH TRAILER



The Houses
Are Locked
Please Check in At The Office
Thank You





SOUTH TRAILER



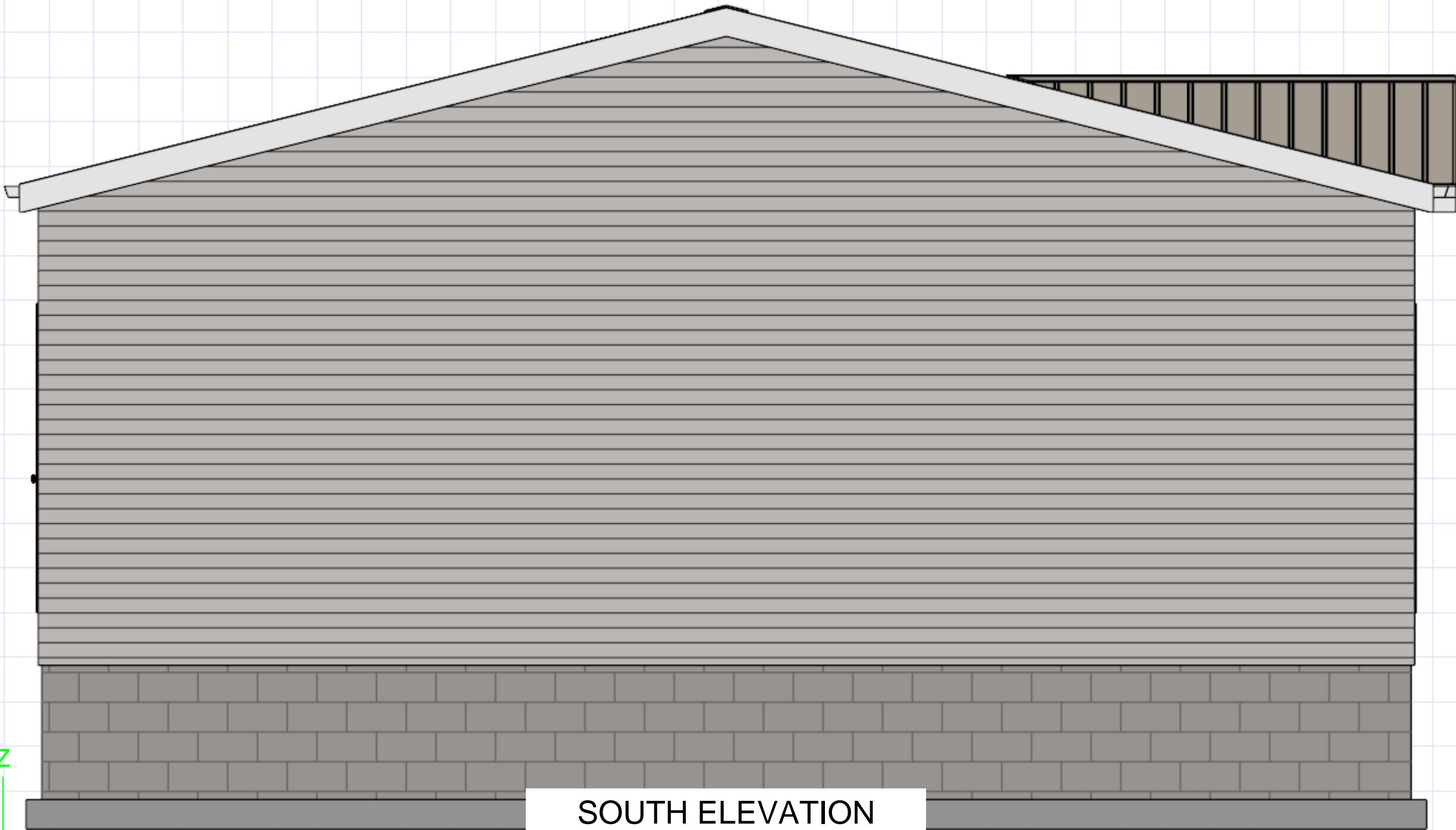
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



z

SOUTH ELEVATION

34.44 to 35.00 NAVD

36"

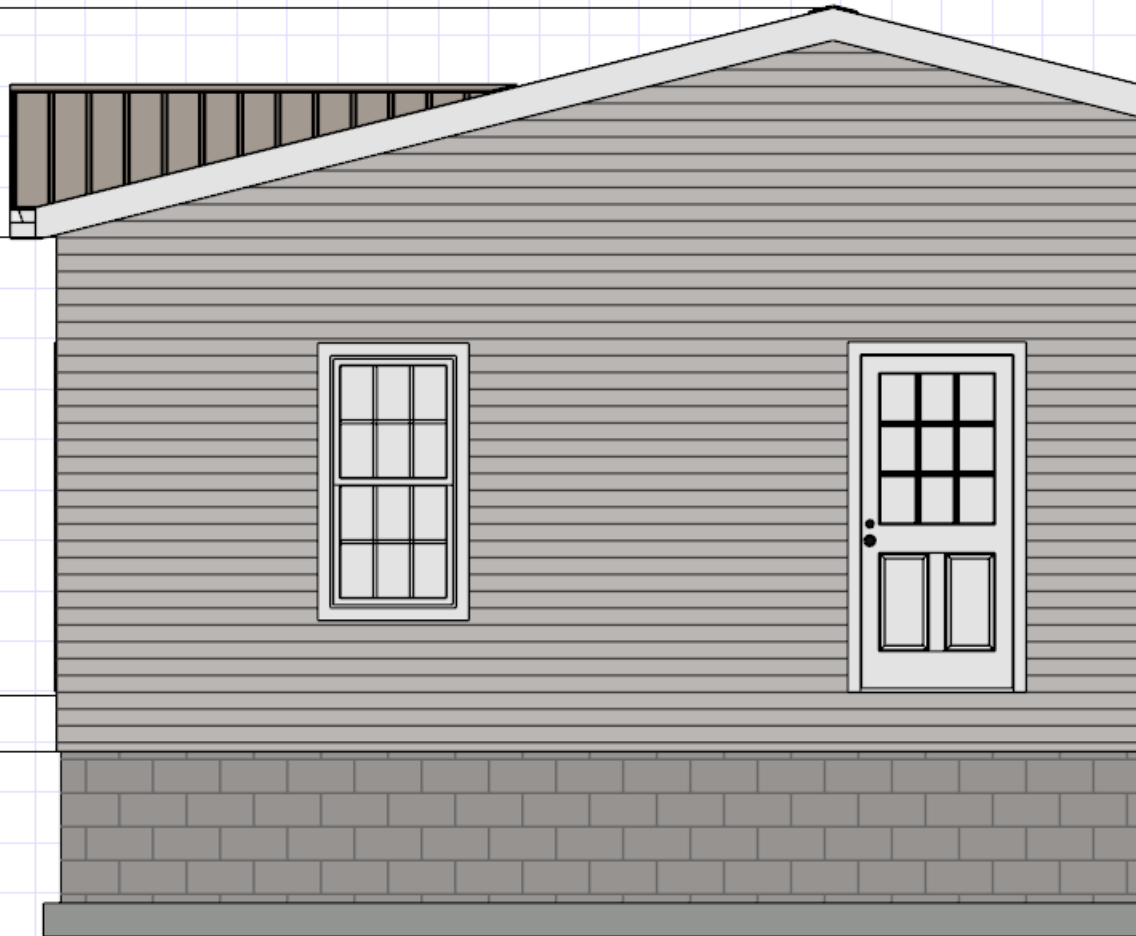
32.44 to 32.00 NAVD

108"

F.F.E. 23.44 to 23.00 NAVD

8"

height determined by county
/ set-up



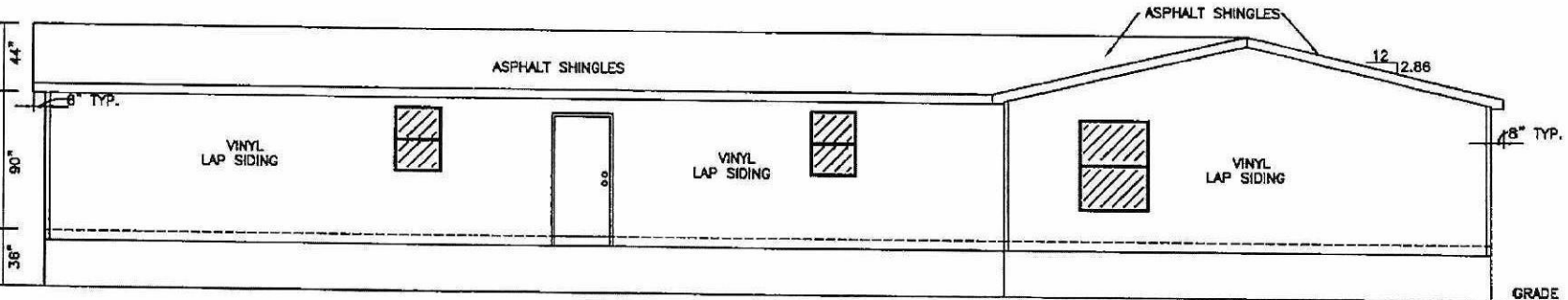
NORTH TRAILER

52.52 to 52.85 NAVD

48.85 to 49.18 NAVD

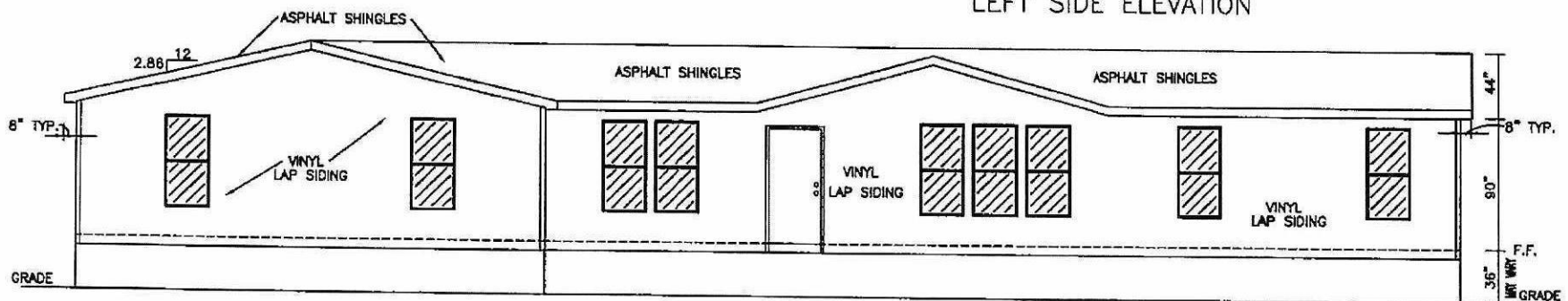
F.F.E. = 41.35
to 41.65 NAVD

GRADE



REAR ELEVATION (NORTH)

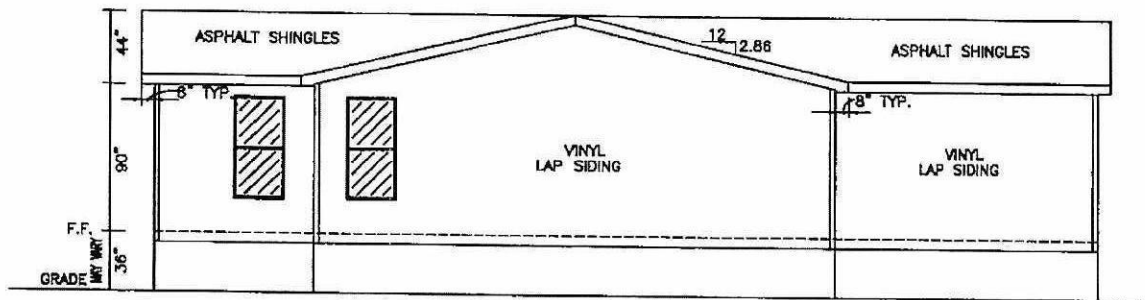
LEFT SIDE ELEVATION



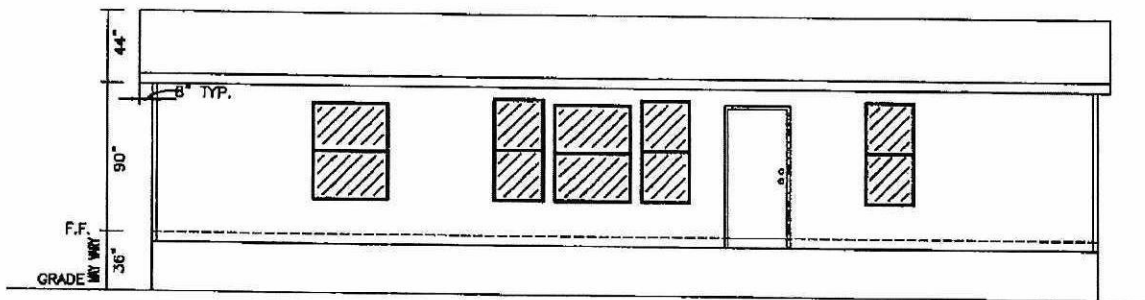
FRONT ELEVATION (SOUTH)

REVISIONS	DESCRIPTION
DRAWN BY: PALMER	78-6L5H
DATE:	
SCALE:	






RIGHT SIDE ELEVATION (EAST)

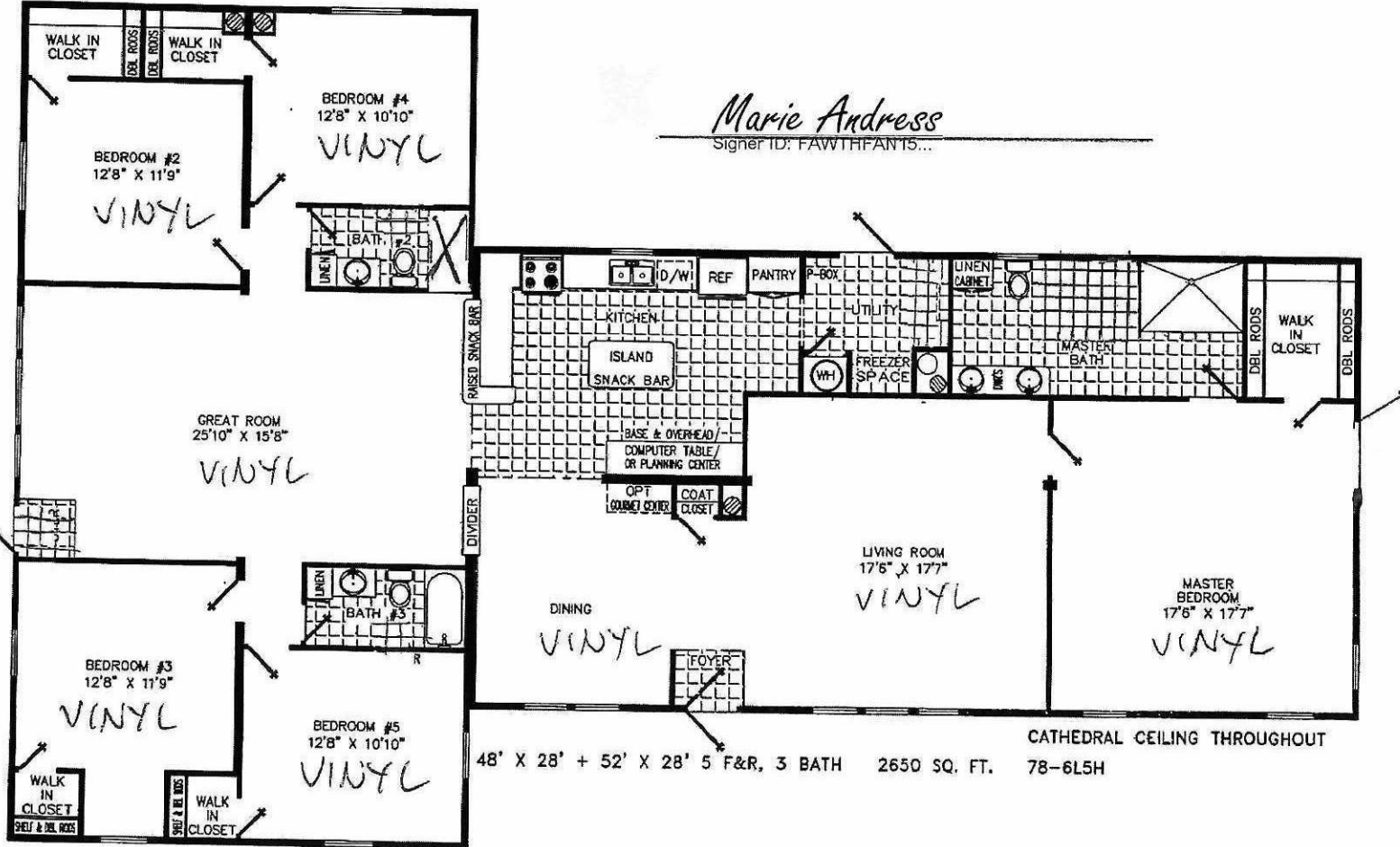


LEFT SIDE ELEVATION (WEST)

REVISIONS		DESCRIPTION	 NOBILITY HOMES, INC. <small>DADE, FLORIDA</small>
DRAWN BY:	PALMER	78-6L5H	
DATE:			
SCALE:			

Prestige Home Centers

BOB



*Homes Designed, Built & Serviced
By NOBILITY HOMES*

MANUFACTURED IN ACCORDANCE WITH STANDARDS DEVELOPED AND ENFORCED BY HUD. DUE TO OUR CONTINUING PROGRAM OF PRODUCT IMPROVEMENT, PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SOME ITEMS SUCH AS TIRES, RIMS, AXLES AND HITCHES MAY HAVE BEEN RECYCLED AFTER INSPECTION FOR SAFETY AND APPEARANCE. ALL DIMENSIONS ARE NOMINAL.

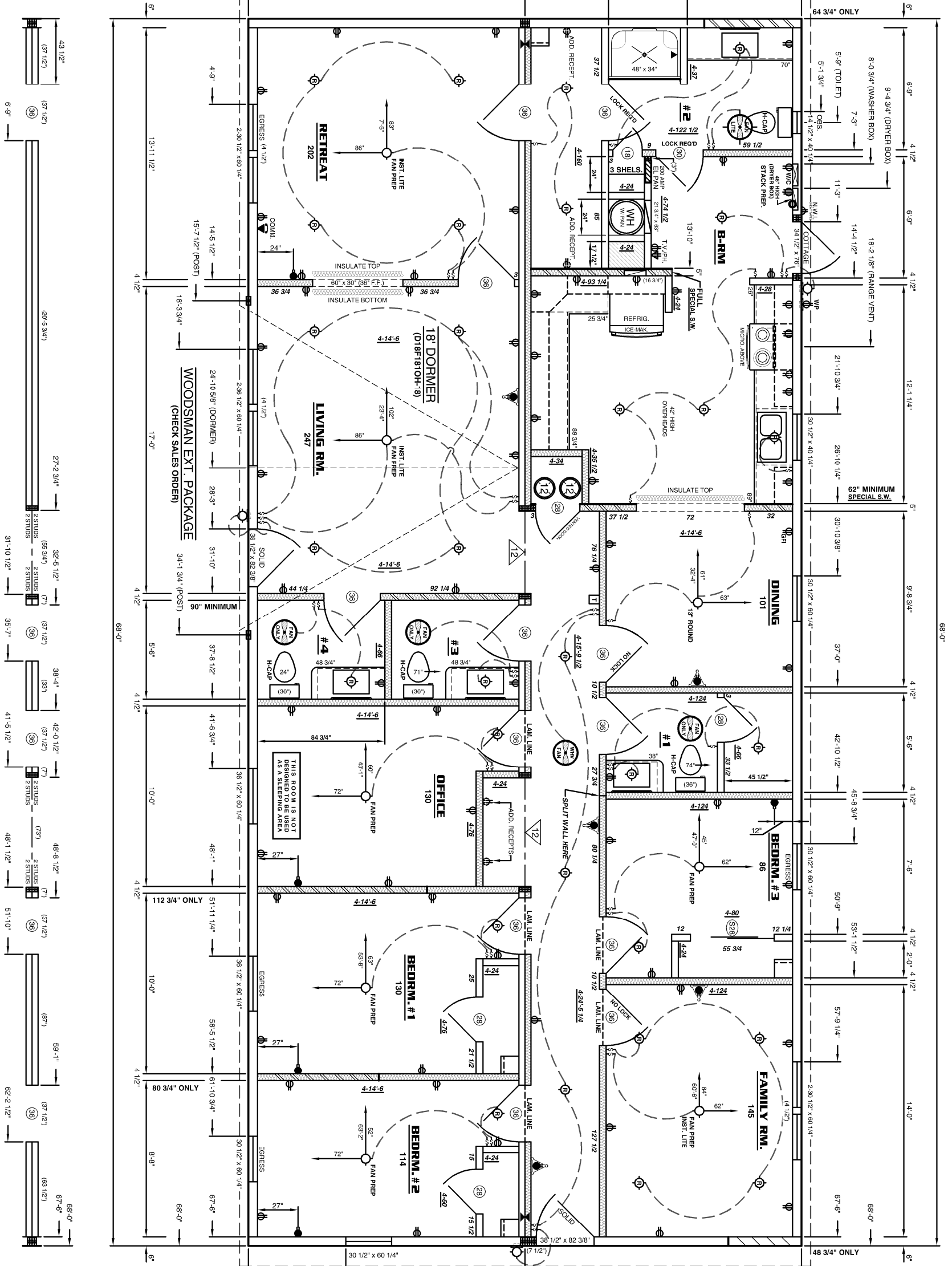
NORTH TRAILER

SHEATHING
 ROOF DEPARTMENT
 USE 36" x 181" / FLAT / HUD TRUSSES
 THIS SECTION ONLY
 (CHECK SALES ORDER)

ROOF DEPARTMENT
 USE 36" x 181" / FLAT / HUD TRUSSES
 THIS SECTION ONLY
 (CHECK SALES ORDER)

ROOF DEPARTMENT
 USE 36" x 181" / FLAT / HUD TRUSSES
 THIS SECTION ONLY
 (CHECK SALES ORDER)

OPTIONAL METAL ROOF
 1/2" PLYWOOD ROOF SHEATH (REDOY)
 (CHECK SALES ORDER)
200 AMP // ELECTRIC PANEL
 (CHECK SALES ORDER)
BUILD ALL WALLS 108" HIGH
 (CHECK SALES ORDER)
THERMAL PANE WINDOWS
 (CHECK SALES ORDER)



ROOF = R-19
WALL = R-11
FLOOR = R-11

OPT. 1/2" PLYWOOD ROOF SHEATHING
 (CHECK SALES ORDER)
STD. 3/8" O.S.B. MIN. WALL SHEATHING
 (CHECK SALES ORDER)
STD. 1/2" O.S.B. FLOOR SHEATHING
 (CHECK SALES ORDER)

TNR - 002177
 TNR - CP-4926 - 002177
JACOBSEN HOMES
 TNR - CP-4926 - 002177

HITCH
 16.0
 16.0
 16.0
2x8 JOISTS

EXP. 16.0

1: 12" I-Beam // STD. Axles // STD. Tires
 2: 12" I-Beam // STD. Axles // STD. Tires
 3: NOT APPLICABLE

SOUTH TRAILER

SIGN-OFF PLAN ONLY

THIS PLAN IS FOR REVIEW, ERRORS ONLY // NOT REDESIGN

X
 Sign Above
 BY SIGNING THIS PLAN I HEREBY AUTHORIZE THIS HOME WILL BE BUILT AS SHOWN ON THIS FLOORPLAN.



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	
**Proposed Zoning/FLU	Enrollment	
**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)

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

WHOLE FAMILY HEALTH CENTER
TABLE 2: PROPOSED TRIP GENERATION SUMMARY

Description of Proposed: Whole Family Health has taken over a majority of the existing mixed-use building with a few other businesses remaining. They also add 2 temporary trailers for employees

DAILY	LAND USE	ITE LUC	SIZE	UNITS	ITE TRIP RATE	DAILY TRIP GENERATION				
						TOTAL	IN		OUT	
	Clinic*	630	22.77	1,000 GFA	37.6	856	50%	428	50%	428
Strip Retail Plaza (<40k)	822	1.44	1,000 GFA	54.45	78	50%	39	50%	39	
Net New External Trips					934		467		467	
AM Peak Hour	LAND USE	ITE LUC	SIZE	UNITS	ITE TRIP RATE	DAILY TRIP GENERATION				
						TOTAL	IN		OUT	
	Clinic*	630	22.77	1,000 GFA	2.79	64	64%	41	36%	23
Strip Retail Plaza (<40k)	822	1.44	1,000 GFA	5.4	8	50%	4	50%	4	
Net New External Trips					72		45		27	
PM Peak Hour	LAND USE	ITE LUC	SIZE	UNITS	ITE TRIP RATE	DAILY TRIP GENERATION				
						TOTAL	IN		OUT	
	Clinic*	630	22.77	1,000 GFA	3.85	88	44%	39	56%	49
Strip Retail Plaza (<40k)	822	1.44	1,000 GFA	6.27	9	54%	5	46%	4	
Net New External Trips					97		44		53	

* includes the two temporary trailers

FLORIDA DEPARTMENT OF TRANSPORTATION
2024 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

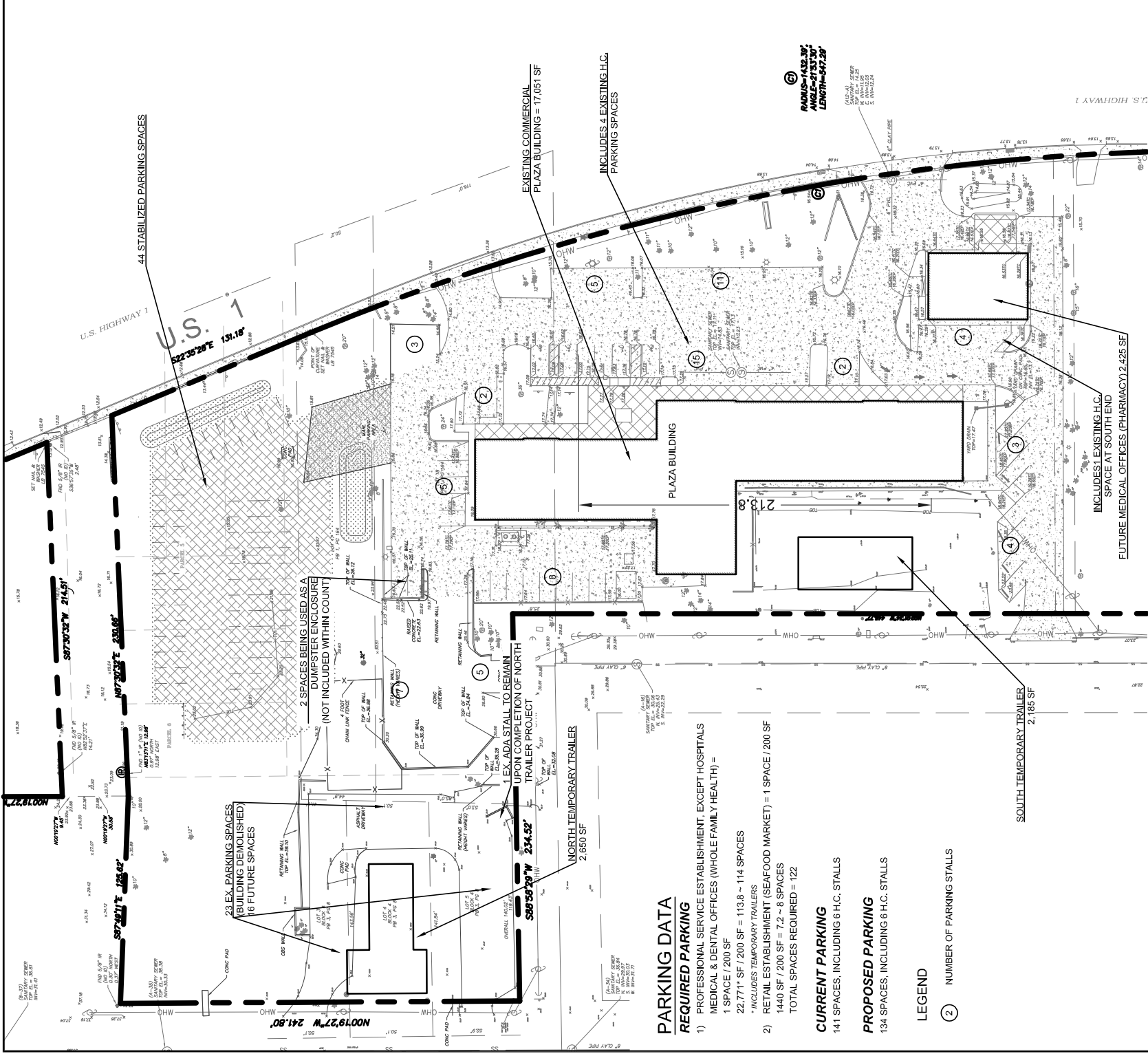
SITE =====	SITE TYPE =====	DESCRIPTION =====	DIRECTION 1 =====	DIRECTION 2 =====	AADT TWO-WAY =====	"K" FCTR =====	"D" FCTR =====	"T" FCTR =====
0003		CR 707/INDIAN RIVER DR - N OF ORANGE AVE (COUNTY 4)	N 3100	S 3000	6100 C	9.0	52.6F	4.7P
0004		INDIAN RIVER DR - 707 S OF A1A/BRIDGE (COUNTY 4)	N 3500	S 3100	6600 C	9.0	52.6F	7.0A
0006		SR 713/KINGS HWY - S OF SR 614/INDRIO RD (COUNTY 4)	N 7900	S 8500	16400 C	9.0	51.1F	7.3P
0007		CR 770/OKEECHOBEE RD. - W. OF 33 AVE. (COUNTY 51)	E 7700	W 6000	13700 C	9.0	51.1F	8.0A
0009		SR 5/US 1 - S OF INDRIO RD (COUNTY 9)	N 11000	S 11500	22500 C	9.0	52.6F	5.2A
0010		SR 5/US 1 - S OF 608/ST LUCIE BLVD (COUNTY 10)	N 11000	S 10500	21500 C	9.0	52.6F	6.0P
0011		SR 615/25 ST - S OF SR 608/ST LUCIE BLVD (COUNTY 10)	N 7100	S 6500	13600 C	9.0	51.1F	6.5P
0012		SR 5/US 1 - S OF CR 611/EDWARDS RD (COUNTY 12)	N 15500	S 16000	31500 C	9.0	52.6F	4.4P
0014		SR 615/25 ST - S OF SR 68/ORANGE AVE (COUNTY 14)	N 11000	S 11000	22000 C	9.0	51.1F	5.6P
0015		SR 615/25 ST - N OF SR 70/VIRGINIA AVE (COUNTY 1)	N 12500	S 11500	24000 C	9.0	51.1F	6.6A
0016		CR 615/25 ST S - N OF CR 712/MIDWAY RD (COUNTY 1)	N 9000E	S 9600E	18600 S	9.0	51.1F	8.2F
0019		CR 615/AIROSA BLVD - N OF CR 716/PORT ST LUCIE B	N 5600E	S 4500E	10100 S	9.0	51.1F	8.2F
0020		SR 5 / US 1 - N OF CR 712/MIDWAY RD (COUNTY 20)	N 16500	S 16500	33000 C	9.0	52.6F	7.7A
0021		SR 615 / 25 ST - S OF CORTEZ BLVD-N OF EDWARDS R	N 12500	S 13000	25500 C	9.0	51.1F	6.7F
0022		HARTMAN RD - N. OF OKEECHOBEE RD.	N 3200	S 3400	6600 C	9.0	51.1F	11.1A
0023		CR 712/MIDWAY RD - W OF INDIAN RIVER DR (COUNTY 4)	E 2100E	W 2000E	4100 F	9.0	52.6F	6.1P

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED

"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011

AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST;
V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN

"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF



GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

**PARKING COUNT UPON
COMPLETION OF TEMPORARY
TRAILERS**



**WHOLE FAMILY HEALTH
CENTER**

OVERALL PARKING EXHIBIT

JOB NO.	22-0214
DESIGNED	AS
DRAWN	DS
CHECKED	AS
DATE	9/11/2025

PARKING DATA

REQUIRED PARKING

- 1) PROFESSIONAL SERVICE ESTABLISHMENT, EXCEPT HOSPITALS, MEDICAL, & DENTAL OFFICES (WHOLE FAMILY HEALTH) = 1 SPACE / 200 SF
- 22,771 SF / 200 SF = 113.8 ~ 114 SPACES
- * INCLUDES TEMPORARY TRAILERS
- 2) RETAIL ESTABLISHMENT (SEAFOOD MARKET) = 1 SPACE / 200 SF
- 1440 SF / 200 SF = 7.2 ~ 8 SPACES
- TOTAL SPACES REQUIRED = 122

CURRENT PARKING

141 SPACES, INCLUDING 6 H.C. STALLS

PROPOSED PARKING

134 SPACES, INCLUDING 6 H.C. STALLS

LEGEND

② NUMBER OF PARKING STALLS

EXISTING COMMERCIAL
PLAZA BUILDING = 17,051 SF
INCLUDES 4 EXISTING H.C.
PARKING SPACES

INCLUDES 1 EXISTING H.C.
SPACE AT SOUTH END
FUTURE MEDICAL OFFICES (PHARMACY) 2,425 SF

SOUTH TEMPORARY TRAILER
2,185 SF

2 SPACES BEING USED AS A
DUMPSTER ENCLOSURE
(NOT INCLUDED WITHIN COUNT)

23 EX. PARKING SPACES
(BUILDING DEMOLISHED)
16 FUTURE SPACES

1 EX ADA STALL TO REMAIN
UPON COMPLETION OF NORTH
TRAILER PROJECT

NORTH TEMPORARY TRAILER
2,650 SF

44 STABILIZED PARKING SPACES

⑤
RADIUS = 433.30'
ARC LENGTH = 2133.30'
LENGTH = 547.29'

Project Name: Whole Family Health Center Trailer Location Plans
Application: Minor Site Plan Amendment - Commercial Application
Engineer Project Number: 22-0214

The following documents are referenced or included in other documents or not applicable to this submittal. See below:

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N/A — 8. Environmental Impact Report

N/A — 10. Justification Statement – *See Written Narrative*

N/A — 11. Landscape Plans

N/A — 12. Lighting Plans

N/A — 13. Rendering of Signs (in Color)

Project Name: Whole Family Health Center Trailer Location Plans
Application: Minor Site Plan Amendment - Commercial Application
Engineer Project Number: 22-0214

The following documents are included in other documents already submitted under different attachments within the submittal. See below:

- Conceptual Drainage Plan is included with the Civil Plans

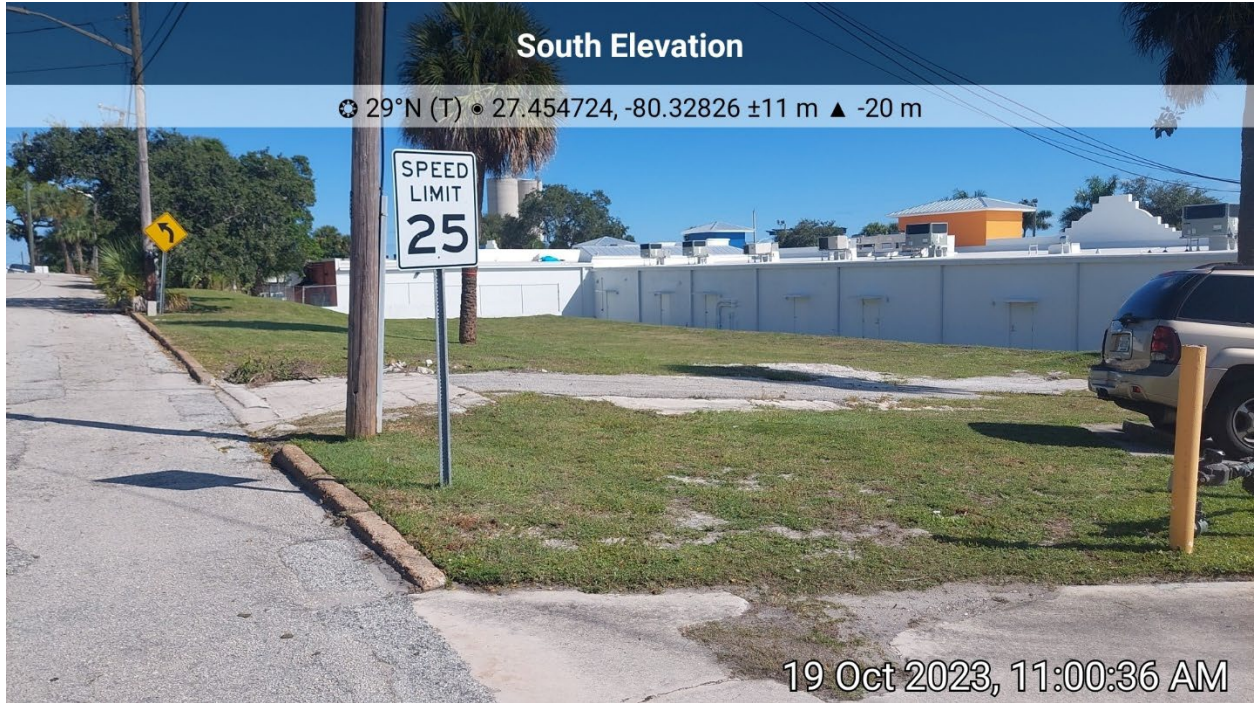
Contextual Photos – Subject Property

Project Name: Whole Family Health Center Trailer Location Plans

Main parcel: 802 N. 7th Street, Fort Pierce

Date: October XX, 2025

Engineer Project Number: 22-0214



Contextual Photos – Subject Property (continued)

Project Name: Whole Family Health Center Trailer Location Plans

Main parcel: 802 N. 7th Street, Fort Pierce

Date: October XX, 2025

Engineer Project Number: 22-0214



Contextual Photos – Subject Property (continued)

Project Name: Whole Family Health Center Trailer Location Plans

Main parcel: 802 N. 7th Street, Fort Pierce

Date: October XX, 2025

Engineer Project Number: 22-0214



Contextual Photos – Subject Property (continued)

Project Name: Whole Family Health Center Trailer Location Plans

Main parcel: 802 N. 7th Street, Fort Pierce

Date: October XX, 2025

Engineer Project Number: 22-0214



Contextual Photos – Subject Property (continued)

Project Name: Whole Family Health Center Trailer Location Plans

Main parcel: 802 N. 7th Street, Fort Pierce

Date: October XX, 2025

Engineer Project Number: 22-0214



Contextual Photos – Subject Property (continued)

Project Name: Whole Family Health Center Trailer Location Plans

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Engineer Project Number: 22-0214



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N/A — 11. Landscape Plans

N/A — 12. Lighting Plans

N/A — 13. Rendering of Signs (in Color)

Property Identification

Site Address: N US HIGHWAY 1
 Sec/Town/Range: 03/35S/40E
 Parcel ID: **2403-705-0024-000-1**
 Jurisdiction: Fort Pierce
 Land Use Code: 1000 - Vac Comm
 Account #: **15967**
 Map ID: [24/03S](#)
 Zoning: General Co



Legal Description

ASSESSOR'S MAP OF N PART OF FT PIERCE LOT 17 BLK A-LESS TO STATE OF FLORIDA R/W AS IN OR 229-2568- (OR 3714-2782)

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.32
 Land Size (SF): 13,923

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

State of Florida, Maxar, Microsoft Powered by Esri

Ownership

WHOLE FAMILY HEALTH CENTER INC
 827 18th ST
 Vero Beach, FL 32960-6481

Current Values

Just/Market value:	\$123,300
Assessed value:	\$123,300
Exemption value:	\$0
Taxable value:	\$123,300

Important

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.

Links

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

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

[File for homestead exemptions.](#)

[View associated Tax Map.](#)

[Report Homestead Fraud on this parcel.](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	\$2,600,000
Jan 30, 2015	3714/2782	0205	WD	Pelican Center Ltd Partnership	\$1,550,000
Jan 6, 2005	2135/2038	XX03	WD	Hall Russell C	\$1,980,000
Jun 1, 1987	0548/1208	XX00	CV		\$30,300

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF



Image
or
Sketch
unavailable
for display

Exterior		Interior	
Building Type:		Bedrooms:	0
Quality:		Full Baths:	0
Number of Units:	0	Half Baths:	0
Year Built:		A/C %:	0%
Effective Year:		Electric:	
Story Height:		Heat Type:	
Roof Structure:		Heat Fuel:	
Roof Cover:		Heated %:	%
Primary Wall:		Primary Int Wall:	
Secondary Wall:		Primary Floors:	
View:			

Values Breakdown

2025 ▼

Building	\$0
SFYI	\$0
Land	\$123,300
Just/Market	\$123,300
Ag Credit	\$0
Save Our Homes or 10% Cap	\$0
Assessed	\$123,300
Exemptions	\$0
Taxable	\$123,300

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

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- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
1999	1	Fort Pierce Stormwater Charge	\$69.00

This does not necessarily represent the total Special Assessments 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](#)

Permits

Number	Issue Date	Description	Amount	Fees
--------	------------	-------------	--------	------

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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Property Identification

Site Address: 810 N 7TH ST
 Sec/Town/Range: 03/35S/40E
 Parcel ID: **2403-713-0005-000-7**
 Jurisdiction: Fort Pierce
 Land Use Code: 1000 - Vac Comm
 Account #: **16173**
 Map ID: [24/03S](#)
 Zoning: General Co



Legal Description

DUTTON TERRACE BLK 4 S 40 FT OF LOT 1 AND ALL LOT 2 AND N 20 FT OF LOT 3

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.35
 Land Size (SF): 15,400

Map



State of Florida, Maxar, Microsoft Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

Ownership

Whole Family Health Center Inc
 827 18th ST
 Vero Beach, FL 32960-6481

Current Values

Just/Market value:	\$38,500
Assessed value:	\$18,634
Exemption value:	\$0
Taxable value:	\$18,634

Important

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.

Links

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

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

[File for homestead exemptions.](#)

[View associated Tax Map.](#)

[Report Homestead Fraud on this parcel.](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	\$2,600,000
Jan 30, 2015	3714/2782	0205	WD	ZOG Limited Partnership	\$1,550,000
Jul 15, 2004	2021/0389	XX01	WD	Cliffhouse Inc	\$275,000
Jul 11, 2003	1753/2965	XX01	WD	Cawgas Bernardo C	\$160,000
Jun 23, 1995	0962/0471	XX01	QC	Kusha Edmund F	\$26,000
Feb 1, 1986	0491/1716	XX00	CV		\$73,000
Dec 1, 1984	0451/1904	XX00	CV		\$60,000
Aug 1, 1983	0407/1614	XX00	CV		\$60,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF



*Image
or
Sketch
unavailable
for display*

Exterior		Interior	
Building Type:		Bedrooms:	0
Quality:		Full Baths:	0
Number of Units:	0	Half Baths:	0
Year Built:		A/C %:	0%
Effective Year:		Electric:	
Story Height:		Heat Type:	
Roof Structure:		Heat Fuel:	
Roof Cover:		Heated %:	%
Primary Wall:		Primary Int Wall:	
Secondary Wall:		Primary Floors:	
View:			

Values Breakdown

2025 ▼

Building	\$0
SFYI	\$0
Land	\$38,500
Just/Market	\$38,500
Ag Credit	\$0
Save Our Homes or 10% Cap	\$19,866
Assessed	\$18,634
Exemptions	\$0

Taxable \$18,634

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
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Important

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.

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2005	1	Fort Pierce Stormwater Charge	\$69.00

This does not necessarily represent the total Special Assessments 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**](#)

Permits

Number	Issue Date	Description	Amount	Fees
DM200332	Jul 31, 2003	Demolition	\$1,800	\$100
070000381	Jun 25, 2007	Roof	\$18,000	\$180
BP09-1484	Oct 13, 2009	Demolition	\$0	\$130

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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Property Identification

Site Address: 802 N 7TH ST
 Sec/Town/Range: 03/35S/40E
 Parcel ID: **2403-713-0007-000-1**
 Jurisdiction: Fort Pierce
 Land Use Code: 1000 - Vac Comm
 Account #: **16174**
 Map ID: [24/03S](#)
 Zoning: General Co



Legal Description

DUTTON TERRACE BLK 4 S 30 FT OF LOT 3 AND ALL LOTS 4 AND 5

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.42
 Land Size (SF): 18,200

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

State of Florida, Maxar, Microsoft Powered by Esri

Ownership

Whole Family Health Center Inc
 827 18th ST
 Vero Beach, FL 32960-6481

Current Values

Just/Market value:	\$45,500
Assessed value:	\$39,829
Exemption value:	\$0
Taxable value:	\$39,829

Important

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.**

Links

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

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

[File for homestead exemptions.](#)

[View associated Tax Map.](#)

[Report Homestead Fraud on this parcel.](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	\$2,600,000
Jan 30, 2015	3714/2782	0205	WD	Pelican Center Ltd Partnership	\$1,550,000
May 4, 2006	2568/2900	XX00	WD	Southeastern Conference Assoc	\$300,000
Jun 29, 1994	0908/2232	XX00	WD	INDIAN RIVER BAPTIST ASSN INC	\$100,000
Aug 1, 1985	0474/0404	XX00	CV		\$110,000
Mar 1, 1982	0373/2246	XX01	CV		\$0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Values Breakdown

2025 ▾

Building	\$0
SFYI	\$0
Land	\$45,500
Just/Market	\$45,500
Ag Credit	\$0
Save Our Homes or 10% Cap	\$5,671
Assessed	\$39,829
Exemptions	\$0
Taxable	\$39,829

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
----------	------------	-------------	--------

Important

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.

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
1999	7.5	Fort Pierce Stormwater Charge	\$517.50

This does not necessarily represent the total Special Assessments 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](#)

Permits

Number	Issue Date	Description	Amount	Fees
F91000932	Jul 16, 1991	Roof	\$800	\$800
F930000719	May 27, 1993	Roof	\$6,500	\$6,500
F96-000457	Apr 29, 1996	Fence	\$3,315	\$3,315
BP09-1	Feb 20, 2009	Fence	\$1,550	\$100
BP09-94	Feb 9, 2009	Alterations/Remodeling	\$3,300	\$100
BP23-2170	Jun 2, 2023	Demolition	\$25,980	\$0

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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Property Identification

Site Address: N US HIGHWAY 1
 Sec/Town/Range: 03/35S/40E
 Parcel ID: **2403-714-0002-000-9**
 Jurisdiction: Fort Pierce
 Land Use Code: 1000 - Vac Comm
 Account #: **16180**
 Map ID: [24/03S](#)
 Zoning: General Co



Legal Description

GLIDDEN'S S/D BLK 1 FROM NW COR OF LOT 1 RUN SLY 26.4 FT FOR POB, TH ELY 46 FT, TH CONT ELY 18 FT, TH CONT ELY TO NE COR OF LOT 1, TH SLY 40 FT, TH WLY 100 FT, TH NWLY 15.15 FT TO POB-BEING PART OF LOT 1

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.07
 Land Size (SF): 3,006

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

State of Florida, Maxar, Microsoft Powered by Esri

Ownership

WHOLE FAMILY HEALTH CENTER INC
 827 18th ST
 Vero Beach, FL 32960-6481

Current Values

Just/Market value: \$14,600
 Assessed value: \$14,600
 Exemption value: \$0

Taxable value:

\$14,600

Important

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
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Links

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

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

[File for homestead exemptions.](#)

[View associated Tax Map.](#)

[Report Homestead Fraud on this parcel.](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	\$2,600,000
Jan 30, 2015	3714/2782	0205	WD	ZOG Limited Partnership	\$1,550,000
Apr 23, 2004	1951/2491	XX02	WD	Hatch Rosemarie C	\$225,000
Nov 18, 1991	0766/1355	XX02	CertTtle	Jacobson Robert C	\$0
Sep 1, 1984	0443/0659	XX02	CV		\$157,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF



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unavailable
for display

Exterior		Interior	
Building Type:		Bedrooms:	0
Quality:		Full Baths:	0
Number of Units:	0	Half Baths:	0
Year Built:		A/C %:	0%
Effective Year:		Electric:	
Story Height:		Heat Type:	
Roof Structure:		Heat Fuel:	
Roof Cover:		Heated %:	%
Primary Wall:		Primary Int Wall:	
Secondary Wall:		Primary Floors:	
View:			

Values Breakdown	
	2025 ▼
Building	\$0
SFYI	\$0
Land	\$14,600
Just/Market	\$14,600
Ag Credit	\$0
Save Our Homes or 10% Cap	\$0
Assessed	\$14,600
Exemptions	\$0
Taxable	\$14,600

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
Important			
Property taxes are subject to change upon change of ownership.			
<ul style="list-style-type: none"> • 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. 			

Current Year Special Assessment Breakdown			
Start Year	Units	Description	Amount
1999	1	Fort Pierce Stormwater Charge	\$69.00

This does not necessarily represent the total Special Assessments 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](#)

Permits				
Number	Issue Date	Description	Amount	Fees

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](#)

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Property Identification

Site Address: 805 N US HIGHWAY 1
 Sec/Town/Range: 03/35S/40E
 Parcel ID: **2403-715-0001-000-5**
 Jurisdiction: Fort Pierce
 Land Use Code: 1000 - Vac Comm
 Account #: **16185**
 Map ID: [24/03S](#)
 Zoning: General Co



Legal Description

S/D OF S W JENNINGS ESTATE LOT A-LESS US 1 R/W-

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.3
 Land Size (SF): 12,912

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

State of Florida, Maxar, Microsoft Powered by Esri

Ownership

WHOLE FAMILY HEALTH CENTER INC
 827 18th ST
 Vero Beach, FL 32960-6481

Current Values

Just/Market value:	\$114,300
Assessed value:	\$114,300
Exemption value:	\$0
Taxable value:	\$114,300

Important

Property taxes are subject to change upon change of ownership.

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- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Links

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

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

[File for homestead exemptions.](#)

[View associated Tax Map.](#)

[Report Homestead Fraud on this parcel.](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	\$2,600,000
Jan 30, 2015	3714/2782	0205	WD	ZOG Limited Partnership	\$1,550,000
Apr 23, 2004	1951/2491	XX02	WD	Hatch Rosemarie C	\$225,000
Nov 18, 1991	0766/1355	XX02	CertTtle	Roger C Jacobson	\$130,400
Sep 1, 1984	0443/0659	XX02	CV		\$157,000
Apr 1, 1972	0201/0902	XX00	CV		\$20,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF



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for display

Exterior		Interior	
Building Type:		Bedrooms:	0
Quality:		Full Baths:	0
Number of Units:	0	Half Baths:	0
Year Built:		A/C %:	0%
Effective Year:		Electric:	
Story Height:		Heat Type:	
Roof Structure:		Heat Fuel:	
Roof Cover:		Heated %:	%
Primary Wall:		Primary Int Wall:	
Secondary Wall:		Primary Floors:	
View:			

Values Breakdown

2025 ▼

Building	\$0
SFYI	\$0
Land	\$114,300
Just/Market	\$114,300
Ag Credit	\$0
Save Our Homes or 10% Cap	\$0
Assessed	\$114,300
Exemptions	\$0
Taxable	\$114,300

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
Important			
Property taxes are subject to change upon change of ownership.			
<ul style="list-style-type: none"> • 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. 			

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
1999	1.9	Fort Pierce Stormwater Charge	\$131.10

This does not necessarily represent the total Special Assessments 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](#)

Permits

Number	Issue Date	Description	Amount	Fees
FE2005200	Oct 4, 2005	Fence	\$1,500	\$100

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](#)

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Property Identification

Site Address: 745 N US HIGHWAY 1
 Sec/Town/Range: 03/35S/40E
 Parcel ID: **2403-715-0002-000-2**
 Jurisdiction: Fort Pierce
 Land Use Code: 1000 - Vac Comm
 Account #: **16186**
 Map ID: [24/03S](#)
 Zoning: General Co



Legal Description

S/D OF S W JENNINGS ESTATE LOT 1 (OR 2066-440)

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.11
 Land Size (SF): 4,675

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

State of Florida, Maxar, Microsoft Powered by Esri

Ownership

Whole Family Health Center Inc
 827 18th ST
 Vero Beach, FL 32960-6481

Current Values

Just/Market value:	\$29,000
Assessed value:	\$29,000
Exemption value:	\$29,000
Taxable value:	\$0

Important

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- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Links

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

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

[File for homestead exemptions.](#)

[View associated Tax Map.](#)

[Report Homestead Fraud on this parcel.](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	\$2,600,000
Jan 30, 2015	3714/2782	0205	WD	ZOG Limited Partnership	\$1,550,000
Aug 23, 2004	2066/0440	XX01	WD	Butterfield Ann K E	\$10,000
Jun 23, 1993	0846/2321	XX01	CertTtle	Roger C Jacobson	\$40,300
Feb 1, 1987	0542/2121	XX01	CV		\$0
Jan 1, 1987	0531/0430	XX00	CV		\$41,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF



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Exterior		Interior	
Building Type:		Bedrooms:	0
Quality:		Full Baths:	0
Number of Units:	0	Half Baths:	0
Year Built:		A/C %:	0%
Effective Year:		Electric:	
Story Height:		Heat Type:	
Roof Structure:		Heat Fuel:	
Roof Cover:		Heated %:	%
Primary Wall:		Primary Int Wall:	
Secondary Wall:		Primary Floors:	
View:			

Values Breakdown

2025 ▼

Building	\$0
SFYI	\$0
Land	\$29,000
Just/Market	\$29,000
Ag Credit	\$0
Save Our Homes or 10% Cap	\$0
Assessed	\$29,000
Exemptions	\$29,000
Taxable	\$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025	2025	Non-Profit/Charitable Organizations	\$29,000

Important

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.

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
1999	0.3	Fort Pierce Stormwater Charge	\$20.70

This does not necessarily represent the total Special Assessments 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](#)

Permits

Number	Issue Date	Description	Amount	Fees
F92-001290	Oct 26, 1992	Demolition	\$1,800	\$1,800

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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Property Identification

Site Address: 755 N US HIGHWAY 1
 Sec/Town/Range: 03/35S/40E
 Parcel ID: **2403-715-0003-000-9**
 Jurisdiction: Fort Pierce
 Land Use Code: 1000 - Vac Comm
 Account #: **16187**
 Map ID: [24/03S](#)
 Zoning: General Co



Legal Description

S/D OF S W JENNINGS ESTATE LOT 2-LESS E 22 FT- AND LOT 3-LESS E 7FT- AND ALL OF LOTS 4 AND 5

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.42
 Land Size (SF): 18,092

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

State of Florida, Maxar, Microsoft Powered by Esri

Ownership

Whole Family Health Center Inc
 827 18th ST
 Vero Beach, FL 32960-6481

Current Values

Just/Market value:	\$160,200
Assessed value:	\$160,200
Exemption value:	\$160,200
Taxable value:	\$0

Important

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.**

Links

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

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

[File for homestead exemptions.](#)

[View associated Tax Map.](#)

[Report Homestead Fraud on this parcel.](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	\$2,600,000
Jan 30, 2015	3714/2782	0205	WD	ZOG Limited Partnership	\$1,550,000
Apr 23, 2004	1951/2491	XX02	WD	Hatch Rosemarie C	\$225,000
Nov 5, 1991	0766/1357	XX01	CertTtle	Roger C Jacobson	\$100
Sep 1, 1984	0443/0659	XX02	CV		\$157,000
Jun 1, 1973	0215/3200	XX00	CV		\$27,000
Jun 1, 1973	0215/0320	XX00	CV		\$27,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF



Image
or
Sketch
unavailable
for display

Exterior		Interior	
Building Type:		Bedrooms:	0
Quality:		Full Baths:	0
Number of Units:	0	Half Baths:	0
Year Built:		A/C %:	0%
Effective Year:		Electric:	
Story Height:		Heat Type:	
Roof Structure:		Heat Fuel:	
Roof Cover:		Heated %:	%
Primary Wall:		Primary Int Wall:	
Secondary Wall:		Primary Floors:	
View:			

Values Breakdown

2025 ▼

Building	\$0
SFYI	\$0
Land	\$160,200
Just/Market	\$160,200
Ag Credit	\$0
Save Our Homes or 10% Cap	\$0
Assessed	\$160,200
Exemptions	\$160,200
Taxable	\$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025	2025	Non-Profit/Charitable Organizations	\$160,200

Important

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.

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
1999	1	Fort Pierce Stormwater Charge	\$69.00

This does not necessarily represent the total Special Assessments 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**](#)

Permits

Number	Issue Date	Description	Amount	Fees
F92-001609	Dec 28, 1992	Demolition	\$100	\$100

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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Property Identification

Site Address: TBD
 Sec/Town/Range: 03/35S/40E
 Parcel ID: **2403-715-0008-000-4**
 Jurisdiction: Fort Pierce
 Land Use Code: 0000 - Vac Residential
 Account #: **16189**
 Map ID: [24/03S](#)
 Zoning: General Co

Image
or
Sketch
unavailable
for display

Legal Description

S/D OF S W JENNINGS ESTATE LOT 6

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.11
 Land Size (SF): 4,694

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

State of Florida, Maxar, Microsoft Powered by Esri

Ownership

Whole Family Health Center Inc
 827 18th ST
 Vero Beach, FL 32960-6481

Current Values

Just/Market value:	\$24,900
Assessed value:	\$24,900
Exemption value:	\$0
Taxable value:	\$24,900

Important

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.

Links

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

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

[File for homestead exemptions.](#)

[View associated Tax Map.](#)

[Report Homestead Fraud on this parcel.](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	\$2,600,000
Jan 30, 2015	3714/2782	0205	WD	ZOG Limited Partnership	\$1,550,000
Jul 15, 2004	2021/0390	XX01	WD	Barnes Clifford H	\$100
Aug 1, 2003	1822/1188	XX00	WD	Jacobson Oeun	\$5,500
Jan 16, 2002	1481/0521	XX01	QC	Cawagas Bernard C	\$1,000
Jun 21, 1993	0846/1992	XX00	WD	Roger C Jacobson	\$2,500
Oct 1, 1984	0447/2034	XX00	CV		\$2,000
Feb 1, 1972	0200/0204	XX00	CV		\$500

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF

*Image
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unavailable
for display*

*Image
or
Sketch
unavailable
for display*

Exterior		Interior	
Building Type:		Bedrooms:	0
Quality:		Full Baths:	0
Number of Units:	0	Half Baths:	0
Year Built:		A/C %:	0%
Effective Year:		Electric:	
Story Height:		Heat Type:	
Roof Structure:		Heat Fuel:	
Roof Cover:		Heated %:	%
Primary Wall:		Primary Int Wall:	
Secondary Wall:		Primary Floors:	
View:			

Values Breakdown

2025 ▼

Building	\$0
SFYI	\$0
Land	\$24,900
Just/Market	\$24,900
Ag Credit	\$0
Save Our Homes or 10% Cap	\$0
Assessed	\$24,900
Exemptions	\$0

Taxable

\$24,900

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
----------	------------	-------------	--------

Important

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.

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2000	0.3	Fort Pierce Stormwater Charge	\$20.70

This does not necessarily represent the total Special Assessments 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](#)

Permits

Number	Issue Date	Description	Amount	Fees
--------	------------	-------------	--------	------

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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Property Identification

Site Address: 710 N 6TH ST
 Sec/Town/Range: 03/35S/40E
 Parcel ID: **2403-716-0004-000-9**
 Jurisdiction: Fort Pierce
 Land Use Code: 1000 - Vac Comm
 Account #: **16191**
 Map ID: [24/03S](#)
 Zoning: General Co



Legal Description

MRS ANNA M FULTZ`S S/D LOT 4-LESS E 86.5 FT-

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.13
 Land Size (SF): 5,525

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

State of Florida, Maxar, Microsoft Powered by Esri

Ownership

WHOLE FAMILY HEALTH CENTER INC
 827 18th ST
 Vero Beach, FL 32960-6481

Current Values

Just/Market value:	\$13,800
Assessed value:	\$6,655
Exemption value:	\$6,655
Taxable value:	\$0

Important

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.

Links

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

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

[File for homestead exemptions.](#)

[View associated Tax Map.](#)

[Report Homestead Fraud on this parcel.](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	\$2,600,000
Jan 30, 2015	3714/2782	0205	WD	Pelican Center Ltd Partnership	\$1,550,000
Feb 14, 2005	2163/1843	XX02	WD	Travis Edward B	\$159,000
Jul 14, 2004	2030/1655	XX02	WD	Wentra Enterprises Inc	\$100
May 3, 2002	1548/1336	XX02	WD	Heafner J Mack	\$75,000
Jan 13, 1993	0824/2233	XX01	QC	J Mack Heafner	\$100
May 2, 1990	0689/2073	XX01	QC	J Mack Heafner	\$0
Jul 1, 1983	0405/2435	XX02	CV		\$0
Feb 1, 1980	0325/2760	XX02	CV		\$50,000
Oct 1, 1978	0295/1164	XX01	CV		\$0

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Values Breakdown

2025 ▼

Building	\$0
SFYI	\$0
Land	\$13,800
Just/Market	\$13,800
Ag Credit	\$0
Save Our Homes or 10% Cap	\$7,145
Assessed	\$6,655
Exemptions	\$6,655
Taxable	\$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025	2024	Non-Profit/Charitable Organizations	\$6,655

Important

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.

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2020	2.4	Fort Pierce Stormwater Charge	\$165.60

This does not necessarily represent the total Special Assessments 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](#)

Permits				
Number	Issue Date	Description	Amount	Fees
BP22-1727	May 11, 2022	Demolition	\$26,350	\$0
CBLDG-2025-00065	Apr 10, 2025		\$150,000	\$0

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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Property Identification

Site Address: 717 N US HIGHWAY 1
 Sec/Town/Range: 03/35S/40E
 Parcel ID: **2403-717-0002-000-8**
 Jurisdiction: Fort Pierce
 Land Use Code: 1900 - PROF SERV
 Account #: **16192**
 Map ID: [24/03S](#)
 Zoning: General Co



Legal Description

FULTZ'S S/D BLK 2 BEG SW COR LOT 7 RUN ELY ALG S LI OF SD LOT 7 AND CONT ALG S LI LOT 8 272 FT M/L TO W R/W US #1, TH NWLY ALG SD W R/W 430.48 FT M/L TO NELY COR LOT 18, BLK A, ASSESSOR'S MAP N PART FT PIERCE, TH WLY ALG N LI SD LOT 18 288 FT M/L TO NW COR THEREOF, TH SLY ALG W LI SD LOT 18 85 FT TO SW COR THEREOF, TH ELY ALG S LI OF SD LOT 18 110 FT M/L TO ELY R/W N 6 ST, TH SLY ALG ELY R/W 145 FT TO SW COR LOT 5, MRS ANNA M FULTZ'S S/D, TH ELY ALG S LI SD LOT 5 65 FT, TH SLY // TO ELY R/W N 6 ST 137.5 FT TO PT IN S LI LOT 6, FULTZ'S S/D, TH WLY ALG SD S LI 65 FT TO ELY R/W N 6 ST, TH SLY ALG SD ELY R/W AND W LI OF AFORESAID LOT 7 52.5 FT TO POB (2.22 AC)

Total Areas

Finished/Under Air (SF): 19,350
 Gross Sketched Area (SF): 23,495
 Land Size (acres): 2.25
 Land Size (SF): 97,795

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

State of Florida, Maxar

Powered by Esri

Ownership

WHOLE FAMILY HEALTH CENTER INC
 827 18th ST
 Vero Beach, FL 32960-6481

Current Values

Just/Market value:	\$5,207,100
Assessed value:	\$2,284,590
Exemption value:	\$1,599,213
Taxable value:	\$685,377

Important

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.

Links

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

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

[File for homestead exemptions.](#)

[View associated Tax Map.](#)

[Report Homestead Fraud on this parcel.](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	\$2,600,000
Jan 30, 2015	3714/2782	0205	WD	Pelican Center Ltd Partnership	\$1,550,000
Jan 6, 2005	2135/2038	XX03	WD	Hall Russell C	\$1,980,000
Dec 1, 1986	0526/1638	XX01	CV		\$1,200,000
Oct 1, 1981	0365/1798	XX01	CV		\$0
Aug 1, 1981	0361/1537	XX02	CV		\$145,000
Sep 1, 1976	0266/1337	XX02	CV		\$0

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	10200	1982
Fen WoodSB 6'	1	83	1982
Fen WoodSB 6'	1	271	1982
DOUBLE LIGHT	3	25	1982
CHAINLINK 6'	1	48	1982
SINGLE LIGHT	1	25	1982
CEMENT CURB	1	588	1982
CHAINLINK 6'	1	387	1982
6FT CB Wall	1	421	1982
CBSWall8" Blk	1	113	1982

Building Information

(1 of 2)

Finished Area: 2,406 SF

Gross Area: 3,017 SF



Exterior	Interior
----------	----------

Building Type:	MOF	Bedrooms:	0
Quality:	Y_D	Full Baths:	0
Number of Units:	1	Half Baths:	0
Year Built:	1982	A/C %:	100%
Effective Year:	1982	Electric:	AVERAGE
Story Height:	1 Story	Heat Type:	FrcdHotAir

Roof Structure:	BarJst/Rigid	Heat Fuel:	Electric
Roof Cover:	Mod Bitimun	Heated %:	100%
Primary Wall:	CB Stucco	Primary Int Wall:	Drywall
Secondary Wall:		Primary Floors:	Tile-Ceramic
View:			

Building Information

(2 of 2)

Finished Area: 16,944 SF

Gross Area: 20,478 SF



Exterior

Building Type:	MOF
Quality:	Y_D
Number of Units:	4
Year Built:	1982
Effective Year:	1995
Story Height:	1 Story
Roof Structure:	BarJst/Rigid
Roof Cover:	Mod Bitimun
Primary Wall:	CB Stucco
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	100%
Electric:	AVERAGE
Heat Type:	FrcdHotAir
Heat Fuel:	Electric
Heated %:	100%
Primary Int Wall:	Drywall
Primary Floors:	Carpet

Values Breakdown

2025 ▼

Building	\$4,339,500
SFYI	\$60,800
Land	\$806,800
Just/Market	\$5,207,100
Ag Credit	\$0
Save Our Homes or 10% Cap	\$2,922,510
Assessed	\$2,284,590
Exemptions	\$1,599,213
Taxable	\$685,377

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025	2022	Non-Profit/Charitable Organizations	\$1,599,213

Important

Property taxes are subject to change upon change of ownership.

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- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2013	34.8	Fort Pierce Stormwater Charge	\$2,401.20

This does not necessarily represent the total Special Assessments 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](#)

Permits

Number	Issue Date	Description	Amount	Fees
F00-0001318	Dec 4, 2000	Alterations/Remodeling	\$10,000	\$0
F92-000709	Jun 25, 1992	Alterations/Remodeling	\$15,000	\$15,000

Number	Issue Date	Description	Amount	Fees
F98-001319	Dec 15, 1998	Alterations/Remodeling	\$4,000	\$4,000
F98-01319A	Dec 15, 1998	Fence	\$4,000	\$4,000
REF2002-5	Oct 28, 2002	Additions to existing construction	\$1,100	\$75
RF2003266	Jul 1, 2003	Roof	\$5,500	\$180
CR200376	Sep 8, 2003	Alterations/Remodeling	\$1,200	\$1,200
MC2003381	Oct 17, 2003	Air Conditioning Only	\$4,850	\$75
MC2004127	May 5, 2004	Air Conditioning Only	\$3,453	\$75
SHTR20061	Jan 4, 2006	Storm Shutters	\$1,052	\$50
070000942	Jul 20, 2007	Air Conditioning Only	\$20,000	\$200
0700001703	Nov 17, 2008	Alterations/Remodeling	\$10,000	\$187
080000252	Nov 14, 2008	Alterations/Remodeling	\$4,800	\$100
0700001321	Dec 19, 2007	Alterations/Remodeling	\$75,000	\$900
BP10-0471	Mar 15, 2010	Alterations/Remodeling	\$2,000	\$255
BP10-0491	Mar 16, 2010	Alterations/Remodeling	\$600	\$157
BP10-0775	May 24, 2010	Alterations/Remodeling	\$1,900	\$250
BP10-1611	Jul 14, 2010	Alterations/Remodeling	\$5,430	\$75
BP10-1611	Apr 6, 2011	Electric	\$5,430	\$129
BP12-0240	Feb 14, 2012	Air Conditioning Only	\$3,750	\$155
BP12-1565	Aug 28, 2012	Alterations/Remodeling	\$175,000	\$3,668
BP13-0112	Jan 18, 2013	Roof	\$15,000	\$153
BP10-1611	Mar 28, 2013	Electric	\$5,430	\$135
BP13-3136	Oct 30, 2013	Alterations/Remodeling	\$179,380	\$2,152

Number	Issue Date	Description	Amount	Fees
BP13-3288	Nov 8, 2013	Electric	\$5,600	\$155
BP14-2663	Nov 19, 2014	Alterations/Remodeling	\$106,489	\$1,107
BP15-0276	Feb 17, 2015	Re Roof Permit	\$35,000	\$502
bp14-2692	Nov 5, 2014	Air Conditioning Only	\$3,500	\$155
BP15-0420	Mar 11, 2015	Shed	\$550	\$169
BP15-0067	Jan 16, 2015	Electric	\$2,400	\$155
BP15-1156	Jun 2, 2015	Alterations/Remodeling	\$8,000	\$105
BP16-2588	Nov 7, 2016	Alterations/Remodeling	\$8,992	\$0
BP17-2003	Jul 14, 2017	Plumbing	\$2,489	\$2,489
BP17-2048	Jul 24, 2017	Electric	\$500	\$500
BP20-1009	Aug 27, 2020	Air Conditioning Only	\$20,000	\$0
BP20-3994	Dec 23, 2020	Interior Office Buildout	\$200,000	\$0
BP20-3981	Dec 7, 2020	Fence	\$3,690	\$0
BP22-3115	Sep 7, 2022	Site Work	\$60,528	\$0
BP22-4501	Dec 14, 2022	Roof	\$48,650	\$0
BP22-4501	Dec 14, 2022	Roof	\$48,650	\$0
BP22-4573	Dec 29, 2022	Roof	\$57,685	\$0
BP22-4406	Dec 7, 2022	Air Conditioning Only	\$7,980	\$0
BP23-0176	Mar 20, 2023	Repairs	\$841,491	\$0
BP23-0977	Mar 15, 2023	Repairs	\$161,500	\$0
BP23-0978	Mar 15, 2023	Repairs	\$30,000	\$0
BP23-1516	Apr 20, 2023	Roof	\$313,655	\$0

Number	Issue Date	Description	Amount	Fees
BP23-1949	May 15, 2023	Plumbing	\$0	\$0
BP23-2491	Jun 29, 2023	Electric	\$6,377	\$0
BP23-2497	Jul 3, 2023	Electric	\$12,815	\$0
BP23-3354	Aug 29, 2023	Electric	\$20,000	\$0
24-458	Feb 14, 2024	Demolition	\$10,000	\$0
22-4573	Feb 27, 2024	Roof	\$57,685	\$0
24-662	Mar 25, 2024	Repairs	\$349,000	\$0
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				
23-2491	Jul 9, 2024	Electric	\$6,377	\$0
All information is believed to be correct at this time, but is subject to change and is provided without any warranty.				
23-2497	Jul 9, 2024	Electric	\$12,815	\$0
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CBLDG-2024-00148	Aug 22, 2025	Awning/Shutters	\$17,040	\$0

Property Identification

Site Address: N 6TH ST
 Sec/Town/Range: 03/35S/40E
 Parcel ID: **2403-717-0003-000-5**
 Jurisdiction: Fort Pierce
 Land Use Code: 1000 - Vac Comm
 Account #: **16193**
 Map ID: [24/03S](#)
 Zoning: General Co



Legal Description

FULTZ'S S/D BLK 2 LOT 6-LESS E 86.5 FT-

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.08
 Land Size (SF): 3,412

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

State of Florida, Maxar, Microsoft Powered by Esri

Ownership

WHOLE FAMILY HEALTH CENTER INC
 827 18th ST
 Vero Beach, FL 32960-6481

Current Values

Just/Market value:	\$18,100
Assessed value:	\$18,100
Exemption value:	\$18,100
Taxable value:	\$0

Important

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.

Links

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

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

[File for homestead exemptions.](#)

[View associated Tax Map.](#)

[Report Homestead Fraud on this parcel.](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	\$2,600,000
Jan 30, 2015	3714/2782	0205	WD	Pelican Center Ltd Partnership	\$1,550,000
Feb 14, 2005	2163/1843	XX02	WD	Travis Edward B	\$159,000
Jul 14, 2004	2030/1655	XX02	WD	Wentra Enterprises Inc	\$100
May 3, 2002	1548/1336	XX02	WD	Heafner J Mack	\$75,000
Jan 13, 1993	0824/2235	XX01	QC	J Mack Heafner	\$100
May 2, 1990	0689/2072	XX01	QC	J Mack Heafner	\$0
Jul 1, 1983	0405/2435	XX01	CV		\$0
Feb 1, 1980	0325/2760	XX02	CV		\$50,000
Oct 1, 1978	0295/1164	XX01	CV		\$0

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF



*Image
or
Sketch
unavailable
for display*

Exterior

Interior

Building Type:		Bedrooms:	0
Quality:		Full Baths:	0
Number of Units:	0	Half Baths:	0
Year Built:		A/C %:	0%
Effective Year:		Electric:	
Story Height:		Heat Type:	
Roof Structure:		Heat Fuel:	
Roof Cover:		Heated %:	%
Primary Wall:		Primary Int Wall:	
Secondary Wall:		Primary Floors:	
View:			

Values Breakdown

2025 ▼

Building	\$0
SFYI	\$0
Land	\$18,100
Just/Market	\$18,100
Ag Credit	\$0

Save Our Homes or 10% Cap	\$0
Assessed	\$18,100
Exemptions	\$18,100
Taxable	\$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025	2022	Non-Profit/Charitable Organizations	\$18,100

Important

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- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
1999	0.2	Fort Pierce Stormwater Charge	\$13.80

This does not necessarily represent the total Special Assessments 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](#)

Permits

Number	Issue Date	Description	Amount	Fees
--------	------------	-------------	--------	------

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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Property Identification

Site Address: 705 N US HIGHWAY 1
 Sec/Town/Range: 03/35S/40E
 Parcel ID: **2403-717-0006-000-6**
 Jurisdiction: Fort Pierce
 Land Use Code: 1000 - Vac Comm
 Account #: **16194**
 Map ID: [24/03S](#)
 Zoning: General Co



Legal Description

FULTZ'S S/D BLK 2 LOT 9-LESS ST RD R/W-

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.15
 Land Size (SF): 6,396

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

State of Florida, Maxar, Microsoft Powered by Esri

Ownership

WHOLE FAMILY HEALTH CENTER INC
 827 18th ST
 Vero Beach, FL 32960-6481

Current Values

Just/Market value:	\$39,600
Assessed value:	\$39,600
Exemption value:	\$39,600
Taxable value:	\$0

Important

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.

Links

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

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

[File for homestead exemptions.](#)

[View associated Tax Map.](#)

[Report Homestead Fraud on this parcel.](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	\$2,600,000
Jan 30, 2015	3714/2782	0205	WD	ZOG Limited Partnership	\$1,550,000
Aug 2, 2004	2035/0476	XX00	WD	Bob Rigel Inc	\$65,000
Jun 10, 1991	0743/1169	XX01	WD	Rigel Robert Allen	\$60,000
Apr 1, 1987	0540/0542	XX01	CV		\$55,000
Dec 1, 1973	0222/0259	XX00	CV		\$12,500

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF



Image
or
Sketch
unavailable
for display

Exterior		Interior	
Building Type:		Bedrooms:	0
Quality:		Full Baths:	0
Number of Units:	0	Half Baths:	0
Year Built:		A/C %:	0%
Effective Year:		Electric:	
Story Height:		Heat Type:	
Roof Structure:		Heat Fuel:	
Roof Cover:		Heated %:	%
Primary Wall:		Primary Int Wall:	
Secondary Wall:		Primary Floors:	
View:			

Values Breakdown

2025 ▼

Building	\$0
SFYI	\$0
Land	\$39,600
Just/Market	\$39,600
Ag Credit	\$0
Save Our Homes or 10% Cap	\$0
Assessed	\$39,600
Exemptions	\$39,600
Taxable	\$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025	2024	Non-Profit/Charitable Organizations	\$39,600

Important

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.

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
1999	1	Fort Pierce Stormwater Charge	\$69.00

This does not necessarily represent the total Special Assessments 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**](#)

Permits

Number	Issue Date	Description	Amount	Fees
FE2005128	Jun 10, 2005	Fence	\$750	\$50

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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Property Identification

Site Address: 704 N 6TH ST
 Sec/Town/Range: 03/35S/40E
 Parcel ID: **2403-717-0007-000-3**
 Jurisdiction: Fort Pierce
 Land Use Code: 1000 - Vac Comm
 Account #: **16196**
 Map ID: [24/03S](#)
 Zoning: General Co



Legal Description

FULTZ`S S/D BLK 2 LOTS 10 AND 11

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.37
 Land Size (SF): 15,908

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

State of Florida, Maxar, Microsoft Powered by Esri

Ownership

WHOLE FAMILY HEALTH CENTER INC
 827 18th ST
 Vero Beach, FL 32960-6481

Current Values

Just/Market value:	\$84,500
Assessed value:	\$84,500
Exemption value:	\$84,500
Taxable value:	\$0

Important

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.

Links

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

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

[File for homestead exemptions.](#)

[View associated Tax Map.](#)

[Report Homestead Fraud on this parcel.](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	\$2,600,000
Jan 30, 2015	3714/2782	0205	WD	Pelican Center Ltd Partnership	\$1,550,000
Mar 8, 2005	2183/1577	XX00	WD	Mortimer Charilla F	\$105,000
Apr 27, 2004	1951/2829	XX01	TXDEED	Hartman E Mark	\$13,500
Jun 30, 1998	1162/1658	XX01	WD	NJ HOMES INC	\$145,000
Jan 1, 1988	0574/0491	XX00	CV		\$110,000
Mar 1, 1987	0535/0971	XX01	CV		\$1,000
Jan 1, 1983	0391/2391	XX01	CV		\$125,000
Mar 1, 1980	0328/2630	XX00	CV		\$80,000

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF



*Image
or
Sketch
unavailable
for display*

Exterior

Interior

Building Type:		Bedrooms:	0
Quality:		Full Baths:	0
Number of Units:	0	Half Baths:	0
Year Built:		A/C %:	0%
Effective Year:		Electric:	
Story Height:		Heat Type:	
Roof Structure:		Heat Fuel:	
Roof Cover:		Heated %:	%
Primary Wall:		Primary Int Wall:	
Secondary Wall:		Primary Floors:	
View:			

Values Breakdown

2025 ▼

Building	\$0
SFYI	\$0
Land	\$84,500
Just/Market	\$84,500
Ag Credit	\$0
Save Our Homes or 10% Cap	\$0

Assessed	\$84,500
Exemptions	\$84,500
Taxable	\$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025	2022	Non-Profit/Charitable Organizations	\$84,500

Important

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.

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
1999	1	Fort Pierce Stormwater Charge	\$69.00

This does not necessarily represent the total Special Assessments 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](#)

Permits

Number	Issue Date	Description	Amount	Fees
F00-000521	Apr 24, 2000	Demolition	\$10,000	\$0

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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Property Identification

Site Address: N US HIGHWAY 1
 Sec/Town/Range: 03/35S/40E
 Parcel ID: **2403-717-0009-000-7**
 Jurisdiction: Fort Pierce
 Land Use Code: 1000 - Vac Comm
 Account #: **16197**
 Map ID: [24/03S](#)
 Zoning: General Co



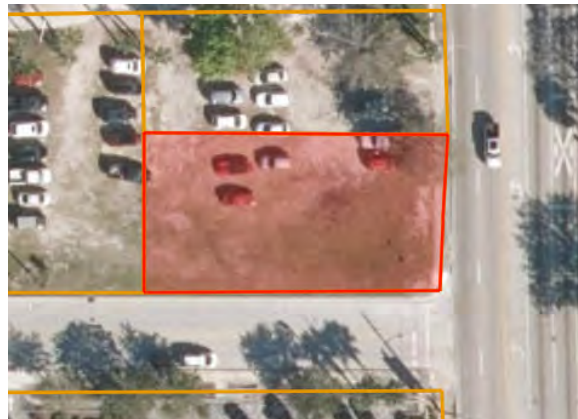
Legal Description

FULTZ'S S/D BLK 2 LOT 12-LESS STRD R/W-

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.15
 Land Size (SF): 6,509

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

State of Florida, Maxar, Microsoft Powered by Esri

Ownership

Whole Family Health Center Inc
 827 18th ST
 Vero Beach, FL 32960-6481

Current Values

Just/Market value:	\$72,000
Assessed value:	\$72,000
Exemption value:	\$72,000
Taxable value:	\$0

Important

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Links

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

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

[File for homestead exemptions.](#)

[View associated Tax Map.](#)

[Report Homestead Fraud on this parcel.](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 21, 2022	4893/0673	0001	WD	Seaway Veterinary Hospital PLLC	\$80,000
Nov 13, 2017	4063/2848	0001	WD	Quraishi Akhtar	\$55,000
Jul 21, 2011	3321/0197	0117	WD	Indian River State College Foundation Inc	\$18,000
Jul 14, 2010	3213/0601	0117	TRUST	Gardner (EST) Bertha B	\$100
Aug 4, 1992	0803/0238	XX01	WD	Gardner Maurice A	\$100
Jul 1, 1987	0551/1169	XX01	CV		\$0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF



Image
or
Sketch
unavailable
for display

Exterior		Interior	
Building Type:		Bedrooms:	0
Quality:		Full Baths:	0
Number of Units:	0	Half Baths:	0
Year Built:		A/C %:	0%
Effective Year:		Electric:	
Story Height:		Heat Type:	
Roof Structure:		Heat Fuel:	
Roof Cover:		Heated %:	%
Primary Wall:		Primary Int Wall:	
Secondary Wall:		Primary Floors:	
View:			

Values Breakdown

2025 ▼

Building	\$0
SFYI	\$0
Land	\$72,000
Just/Market	\$72,000
Ag Credit	\$0
Save Our Homes or 10% Cap	\$0
Assessed	\$72,000
Exemptions	\$72,000

Taxable	\$0
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Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025	2024	Non-Profit/Charitable Organizations	\$72,000

Important

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Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2012	0.6	Fort Pierce Stormwater Charge	\$41.40

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Permits

Number	Issue Date	Description	Amount	Fees

Notice: This does not necessarily represent all the permits for this property.

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