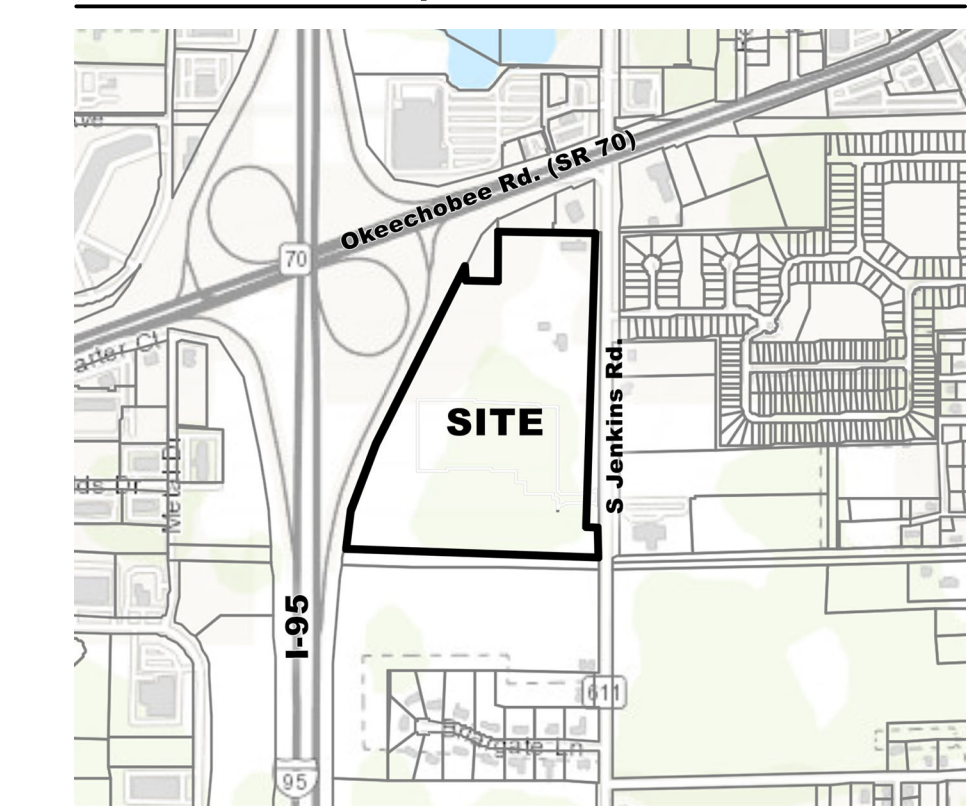


Location Map



3500 SW Corporate Parkway, Suite 203
 Palm City, Florida 34990
 T 772.678.7200
 www.hjadesignstudio.com
 LA 0000905

Site Data

Site Address: 2721 S Jenkins Rd. Fort Pierce, FL 34981
 Total Site Area: 49.92 Ac. / 2,174,386 SF
 Additional R/W Dedication: 0.54 Ac. / 23,377 sf
 Remaining Site Area: 49.38 Ac. / 2,151,009 sf
 Minimum Open Space (20%): (49.38 X 20%) 9.87 Ac. / 430,202 SF
 Existing Zoning: C-3 (General Commercial)
 Proposed Zoning: PD (Planned Development)
 Existing FLU: GC (General Commercial)
 Proposed FLU: RM (Medium Density Residential)
 Proposed Use: Single Family Residential
 Proposed Lots / Dwelling Units: 250 Lots / Units
 Parcel ID #: 232441300000009
 232443100010002

Density

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

Lot Dimensional Standards

	Lot Type A	Lot Type B
Lot Area	4,400 sf Min.	3,300 sf Min.
Depth	110'	110'
Width	40' Min.	30' Min.
Lot Coverage	55% Max.	50% Max.
Building Setbacks		
Front	20' Min.	20' Min.
Side	3' Min.	3' Min.
Side Corner	N/A	N/A
Rear	10' Min.	10' Min.
Building Separation	6' Min.	6' Min.

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

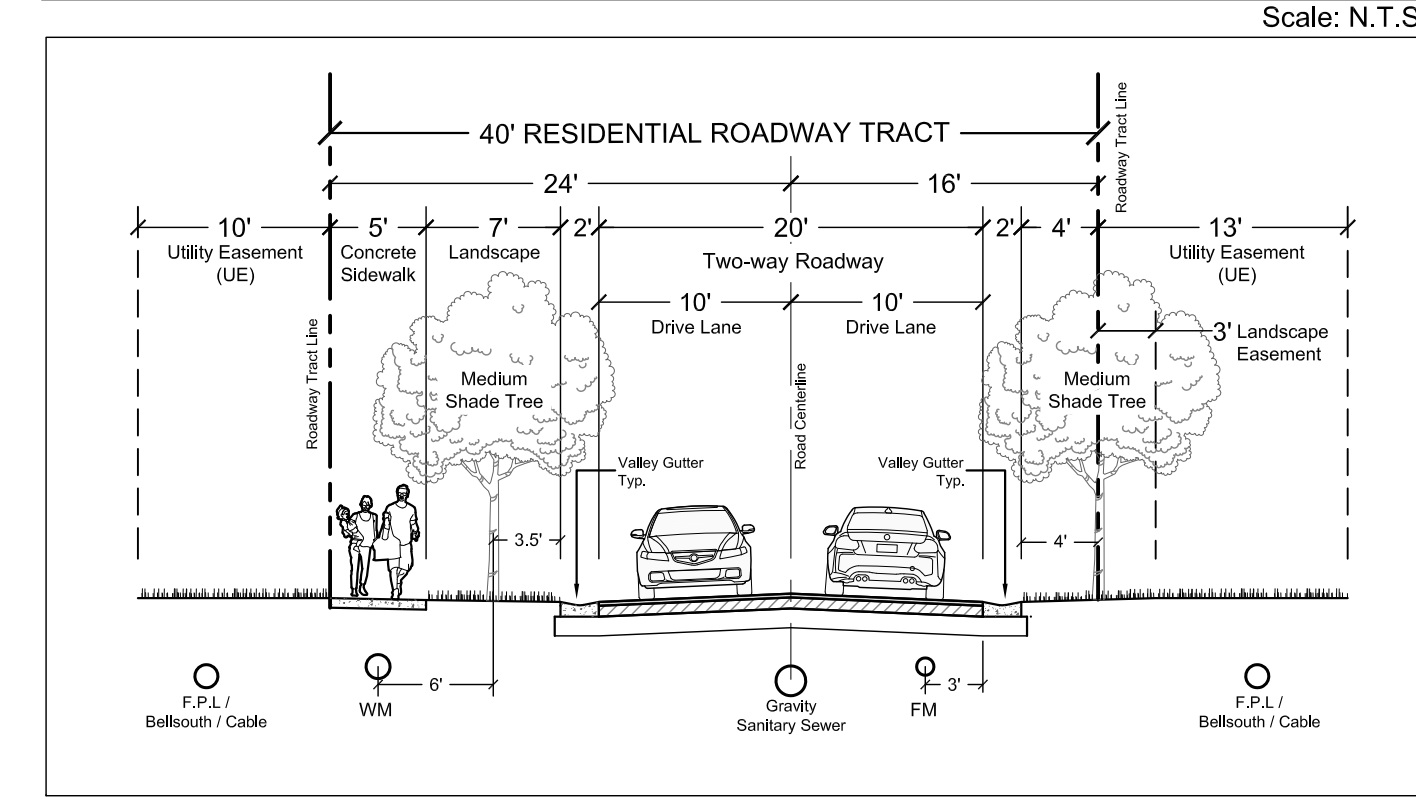
Legal Description

PARCEL 1:
 THE SOUTH 574.36 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:
 THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF I-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF, AND LESS THE SOUTH 52 FEET THEREOF, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691
 PARCEL 2:
 THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF I-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF, AND LESS THE SOUTH 52 FEET THEREOF, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691
 PARCEL 3:
 THE EAST 660.5 FEET OF THE NORTH 296 FEET OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THEREFROM THE EAST 40 FEET THEREOF AS RIGHT-OF-WAY FOR JENKINS ROAD, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691
 ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.
 CONTAINING: 49.917 ACRES, MORE OR LESS

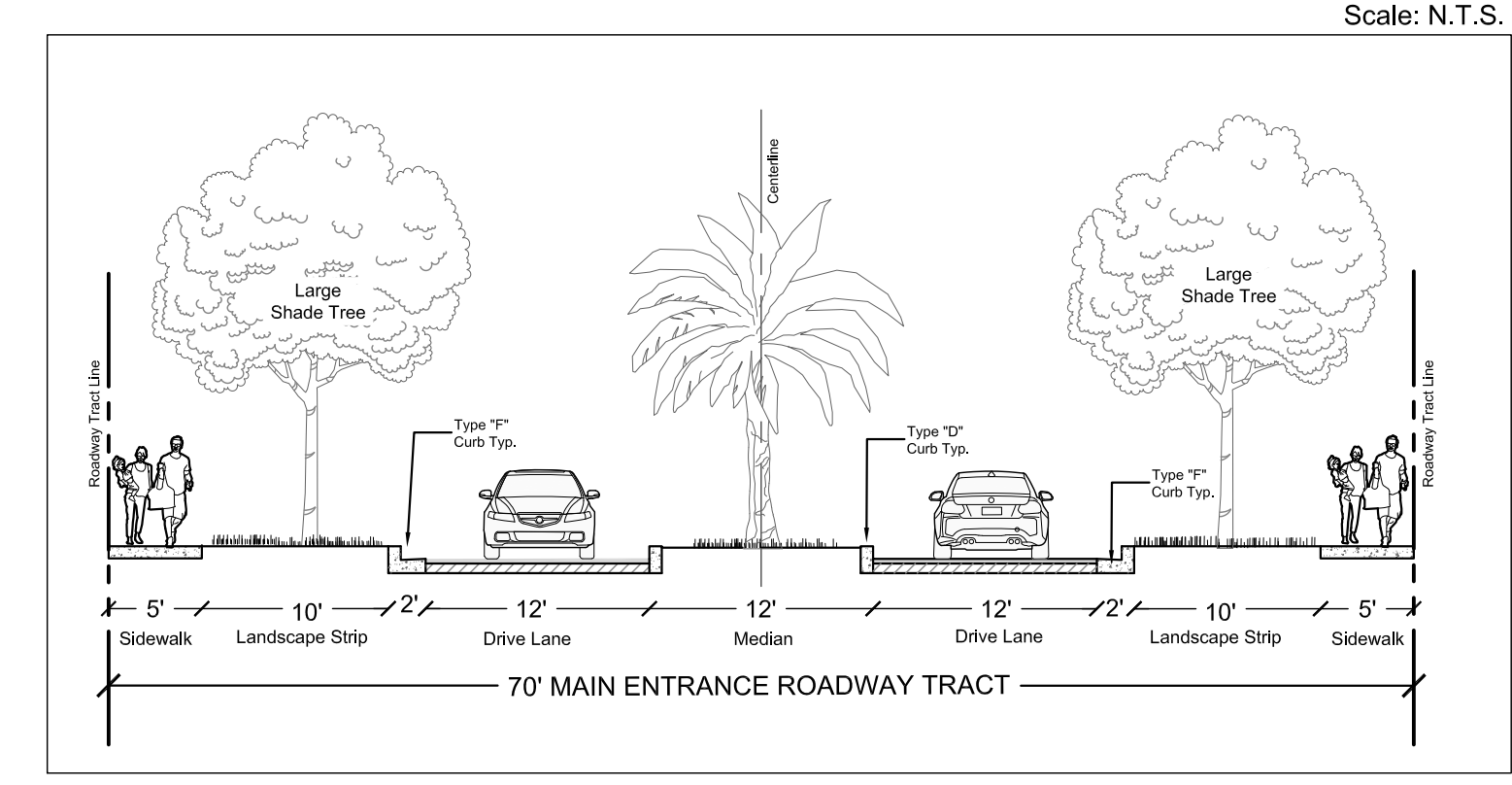
Florida
 Pulte Cornerstone
 City of Fort Pierce
 Master PD Site Plan

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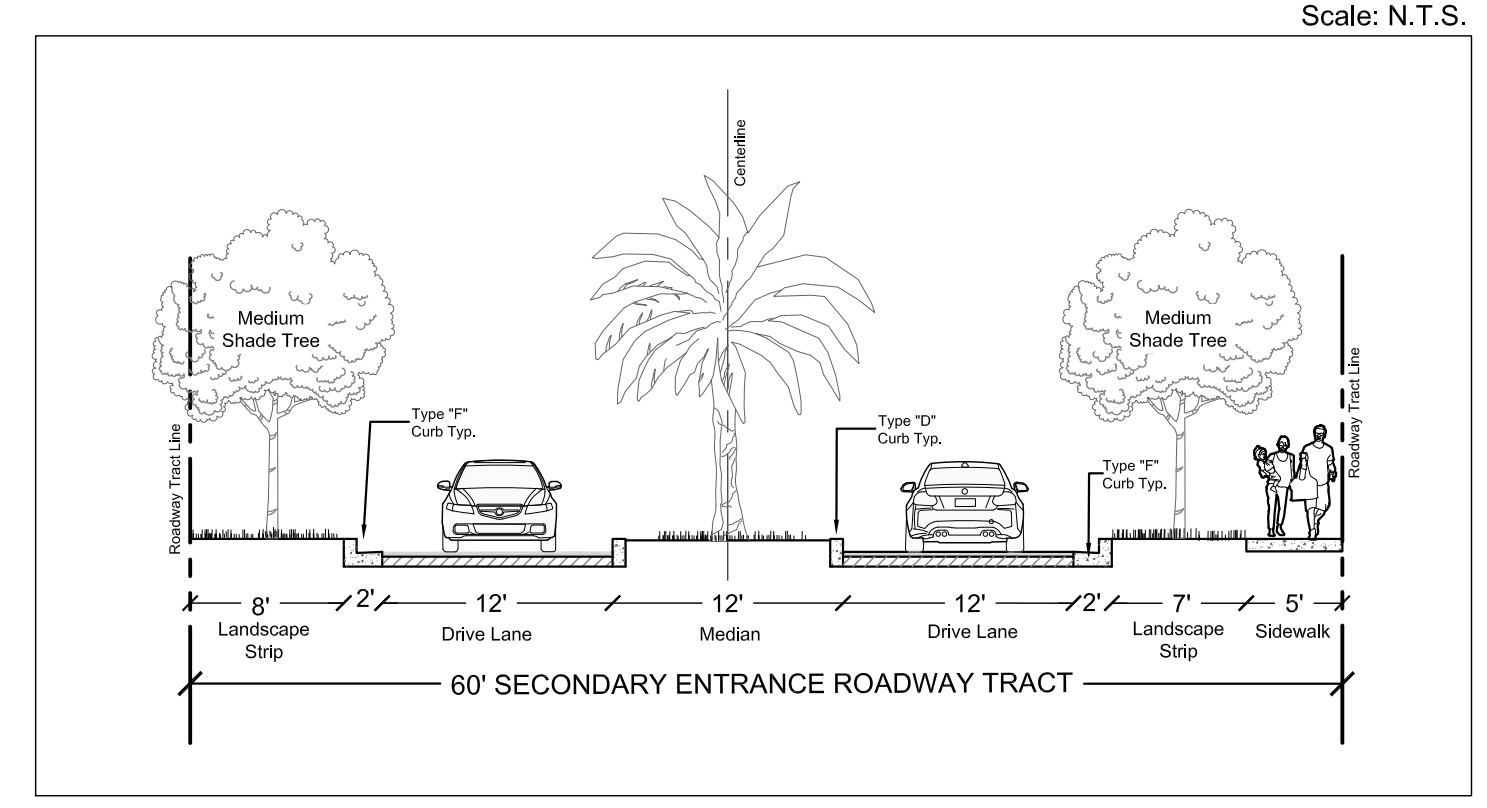
Section A-A: 40' Typical Residential Roadway Tract Scale: N.T.S.



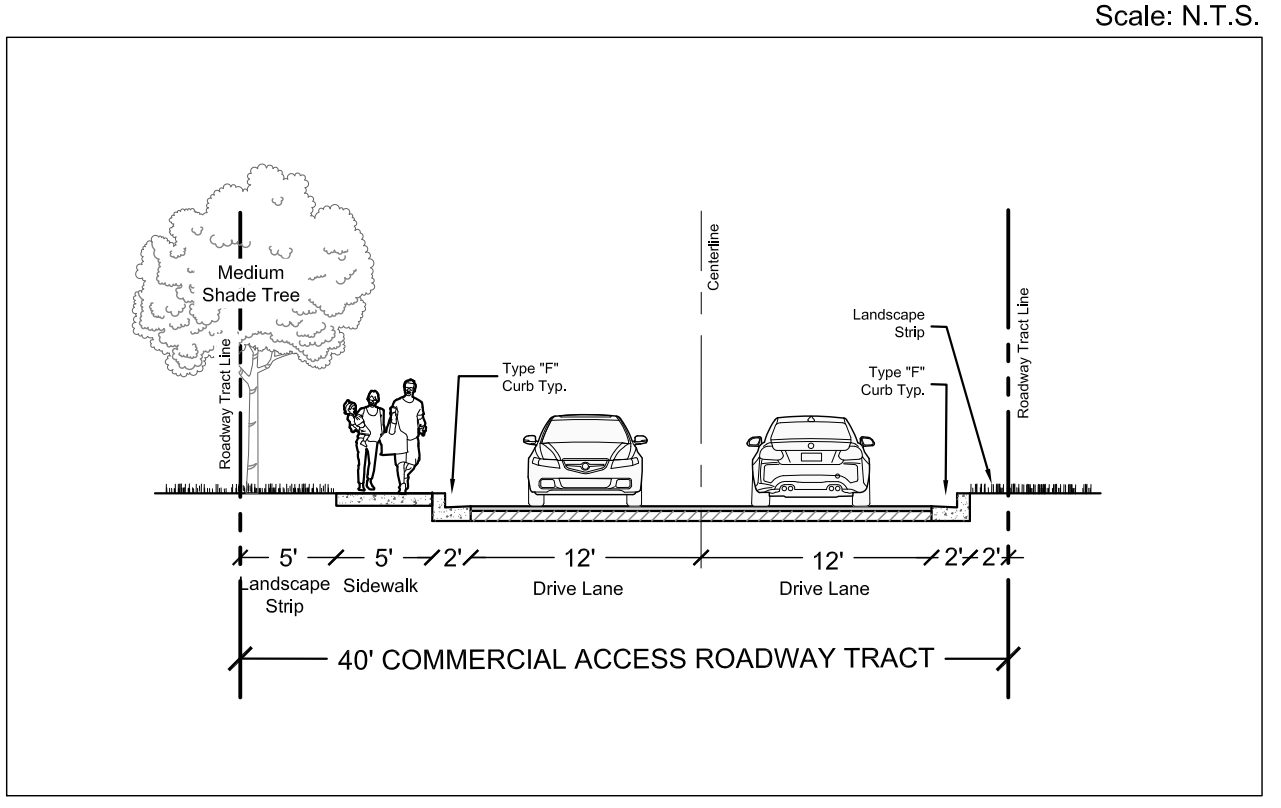
Section B-B: 70' Main Entrance Roadway Tract Scale: N.T.S.



Section C-C: 60' Secondary Entrance Roadway Tract Scale: N.T.S.



Section D-D: 40' Commercial Access Roadway Tract Scale: N.T.S.



Job No. 2024-31
 Drawn By TT
 Checked By MH
 Approved By MH
 Submission Dates 11-15-2024
 2-14-2025 6-13-2025
 Revision Dates
 11-14-25 (Revised Bus Stop Location)
 12-4-25 (Revised Side Corner Setback in table)

MSP-1