

Franco Prado
559 NW 70th Way
Margate, FL 33063

May 21, 2025

City of Fort Pierce Planning Department
100 North US Highway 1
Fort Pierce, FL 34950

Color Board

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950



Franco Prado
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May 21, 2025

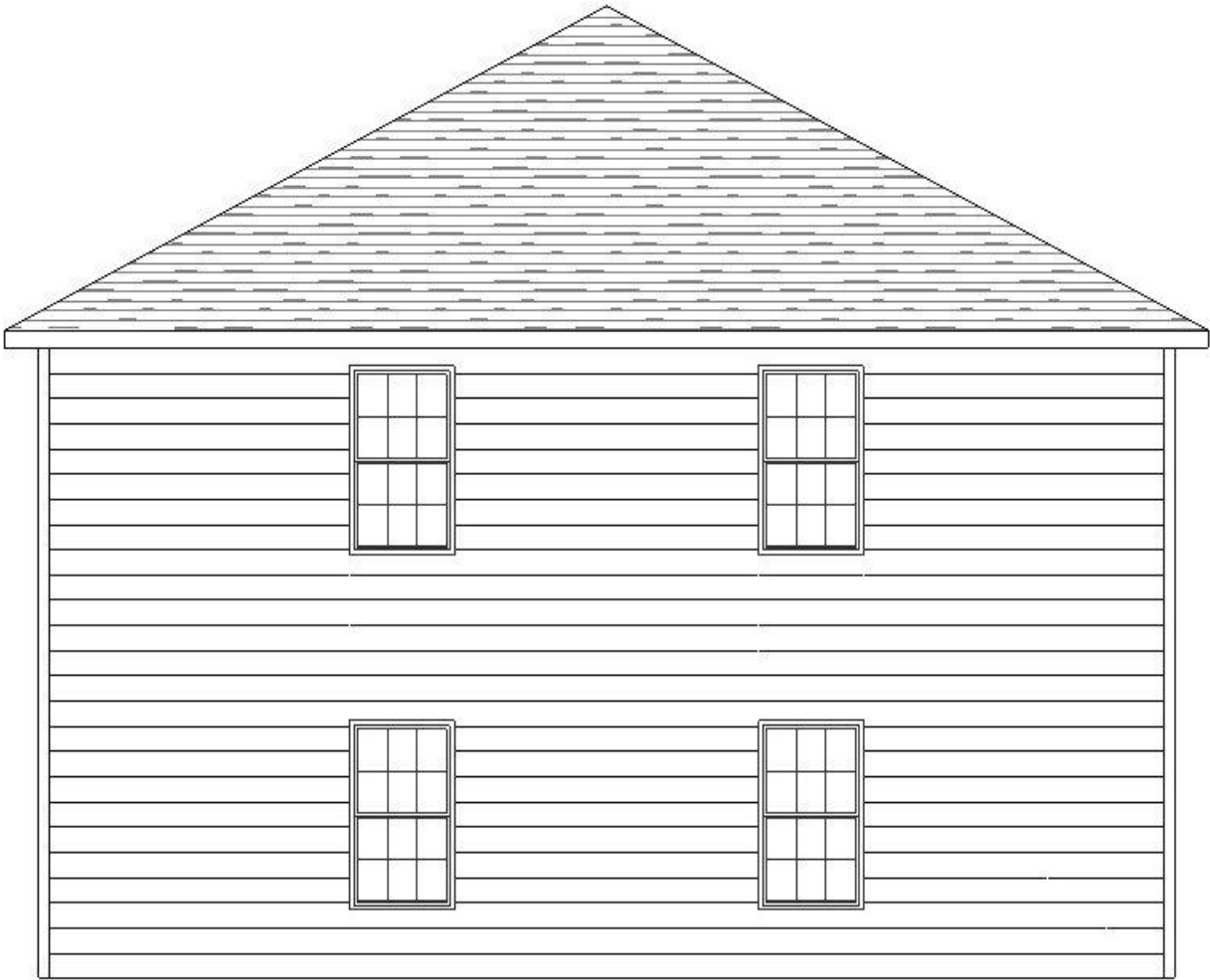
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Elevation

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950



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Conceptual Drainage

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The proposed development meets all the yard setbacks and building lot coverage development standards for the R-4 zone. It is expected to meet the criteria for stormwater management for the Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff.

Sincerely,

Franco Prado



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
**Proposed					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
**Proposed Zoning/FLU Enrollment Demand		
**Change in Demand		

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

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

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

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Contextual Photos Neighborhood

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

This information is provided as part of the “1118 Maps and Photos” attachment.

Sincerely,

Franco Prado

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City of Fort Pierce Planning Department
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Contextual Photos Subject Property

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Design Review Narrative

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

I am building two duplexes in the City of Fort Pierce. Garbage cans will be provided by my management company. If the city does not pick up trash in the area, I will subcontract with a trash company in the area. The duplexes will be illuminated with lighting every 6 feet around the entire duplex in the fascia area. I will also have solar lighting in the front of the property and along the side of the driveway. If you have any questions or concerns please call or email me. Thank you again.

Sincerely,

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Environmental Impact Report

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

Building a duplex does not change the impact of the environment on 19th Street.

Sincerely,

Franco Prado

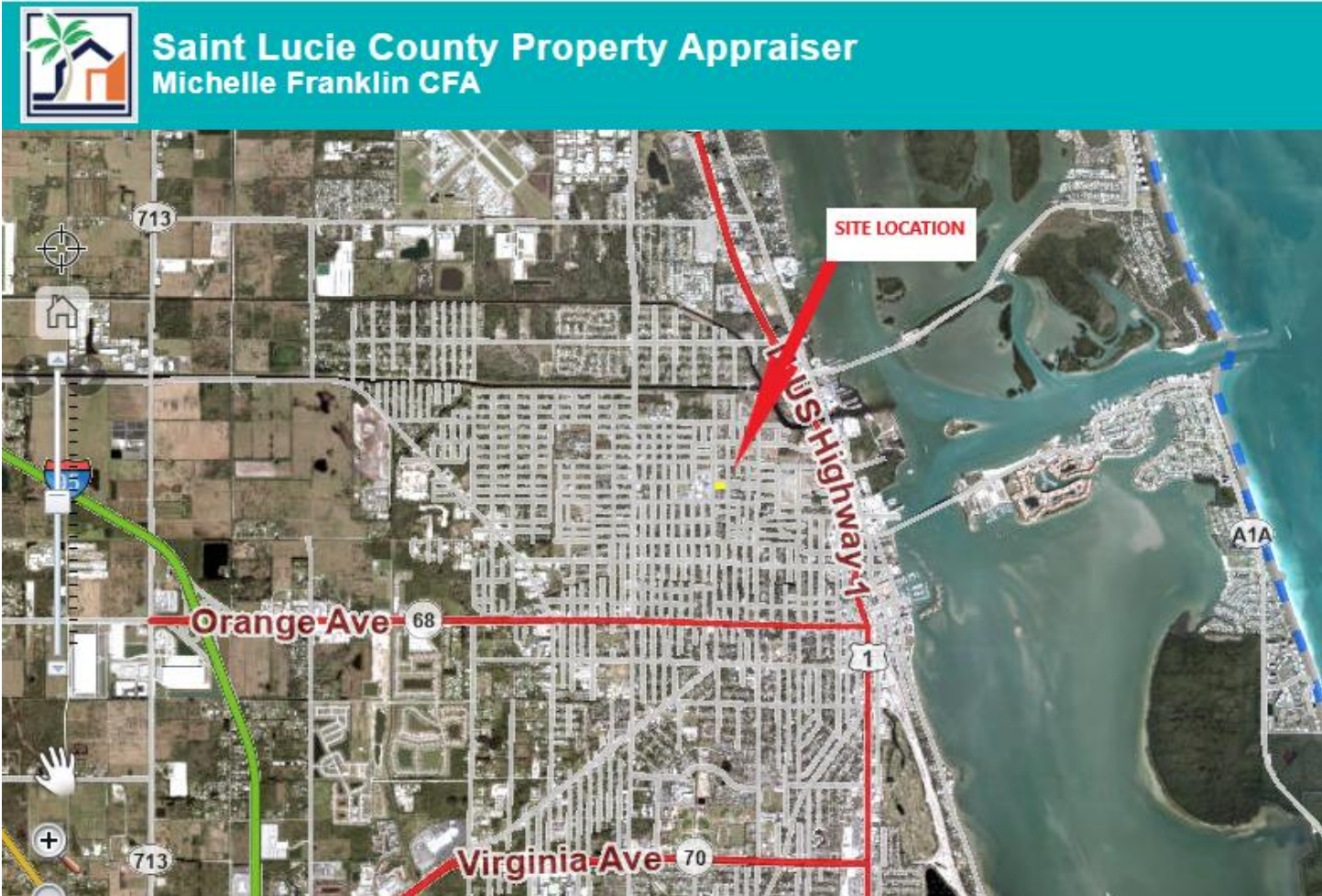
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Maps and Photos

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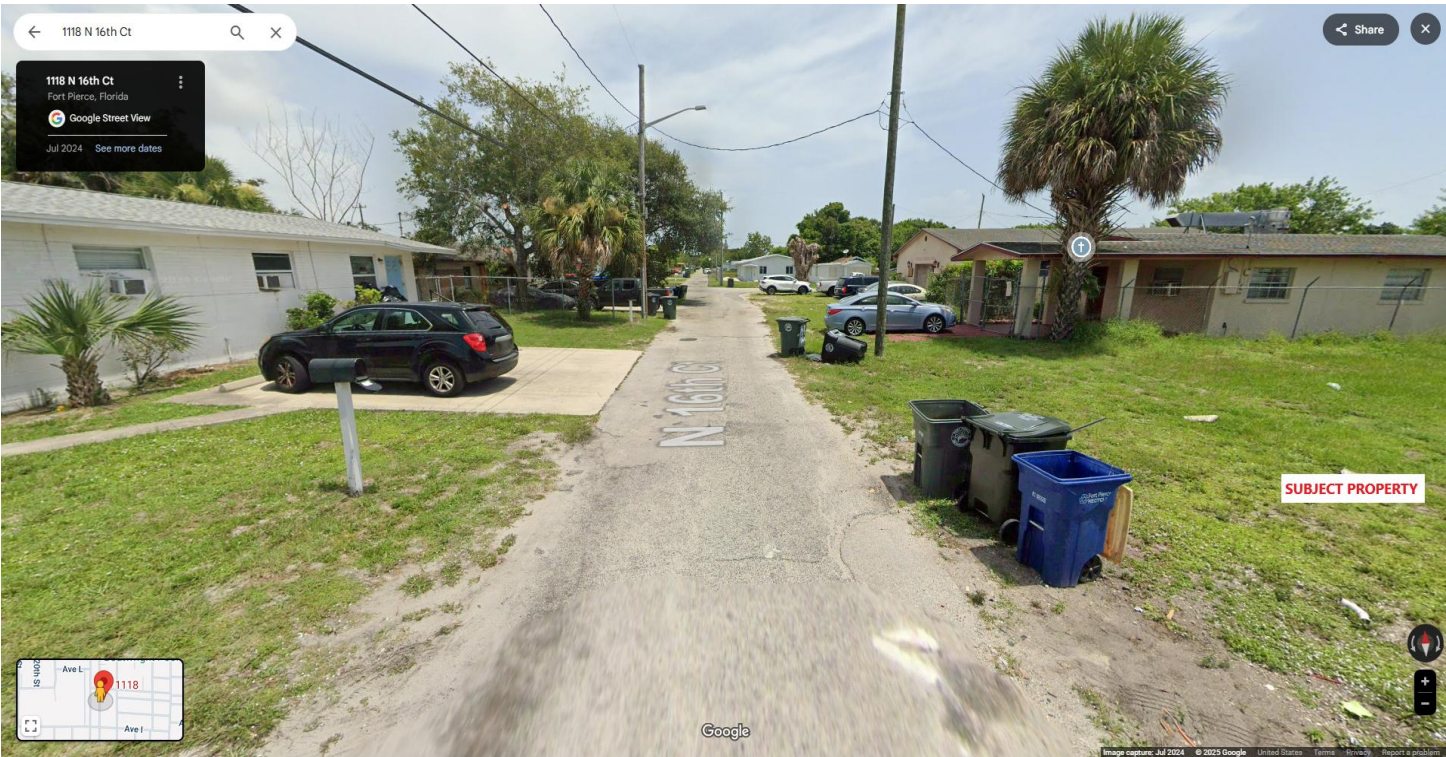
Saint Lucie County Property Appraiser
Michelle Franklin CFA



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Justification Statement

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

I would love to construct these beautiful duplexes in the city of Fort Pierce. As you know, we have an affordable housing shortage. I would love to provide a solution to your city. I want to be an asset to your city. I secured private funding to build affordable housing in your city. You will be very pleased with my work. If you have any questions or concerns, please reach out to me.

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Landscape Plan

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

Landscape Details:

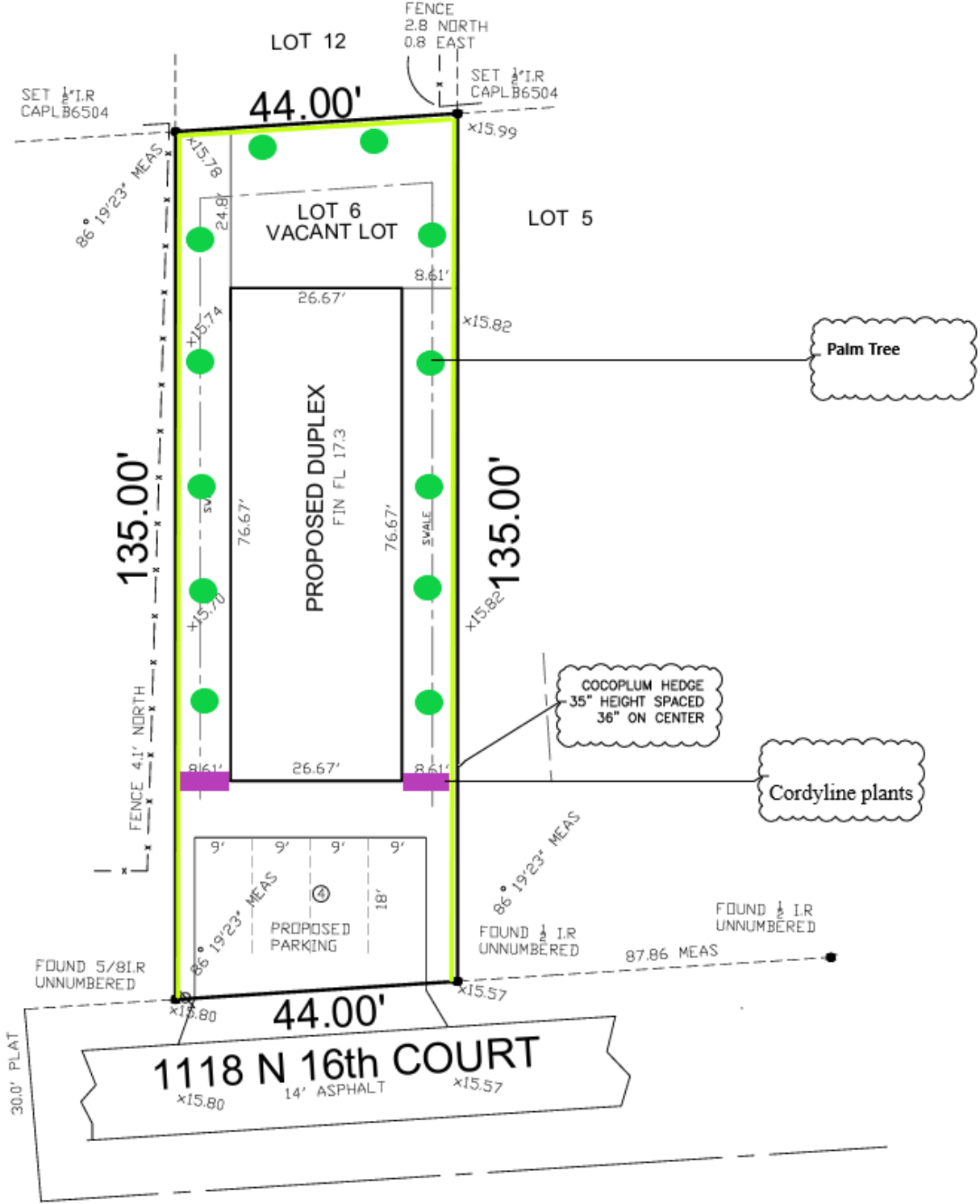
12 Plam Tree 

Cordyline Plants 

Cocoplum Hedge 

Ground Cover – Grass/Sod all areas

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Lighting Plan

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Each unit will have lighting underneath the fascia going around the entire perimeter of the units installed every 6 feet.

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Rendering of Signs In Color

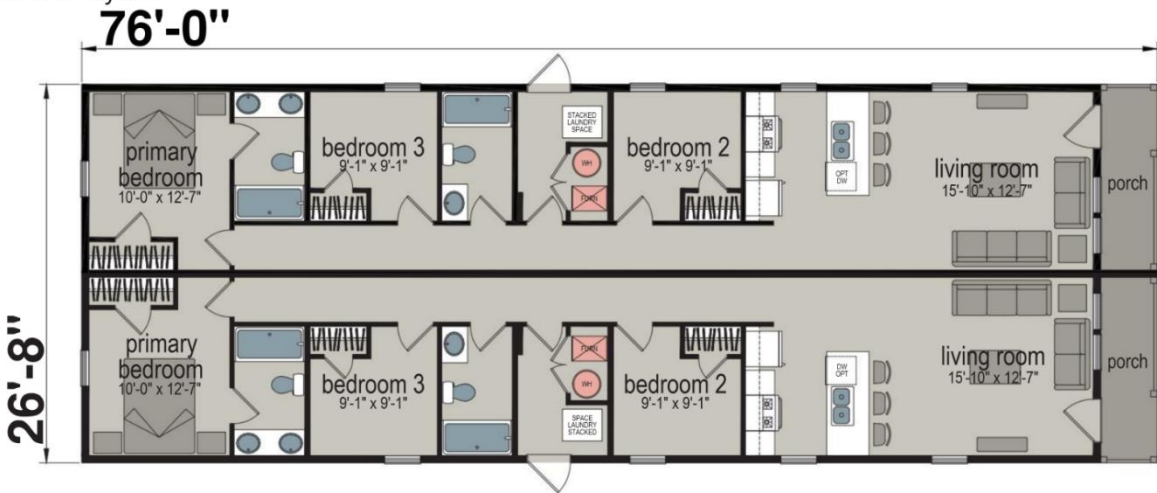
Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

n/a

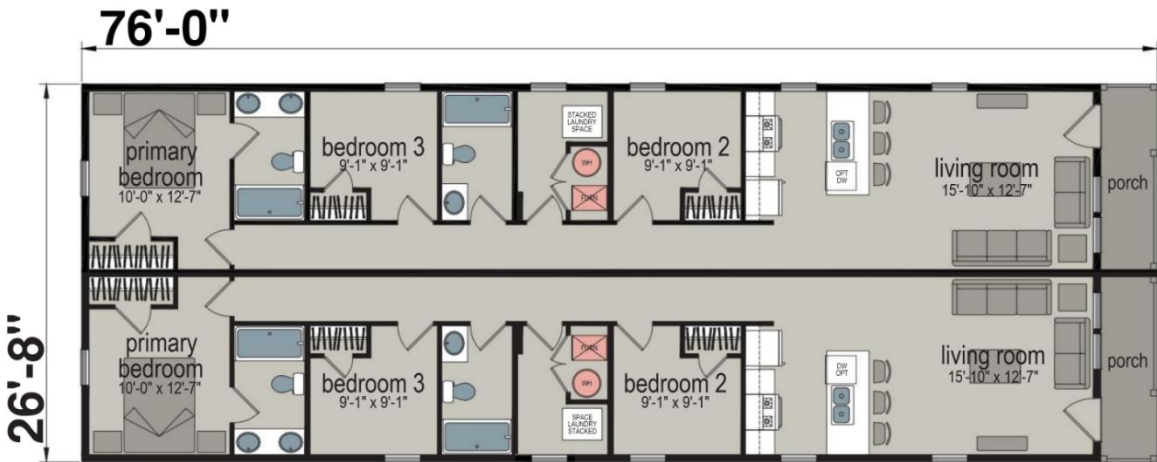
Sincerely,

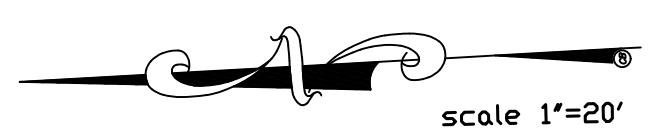
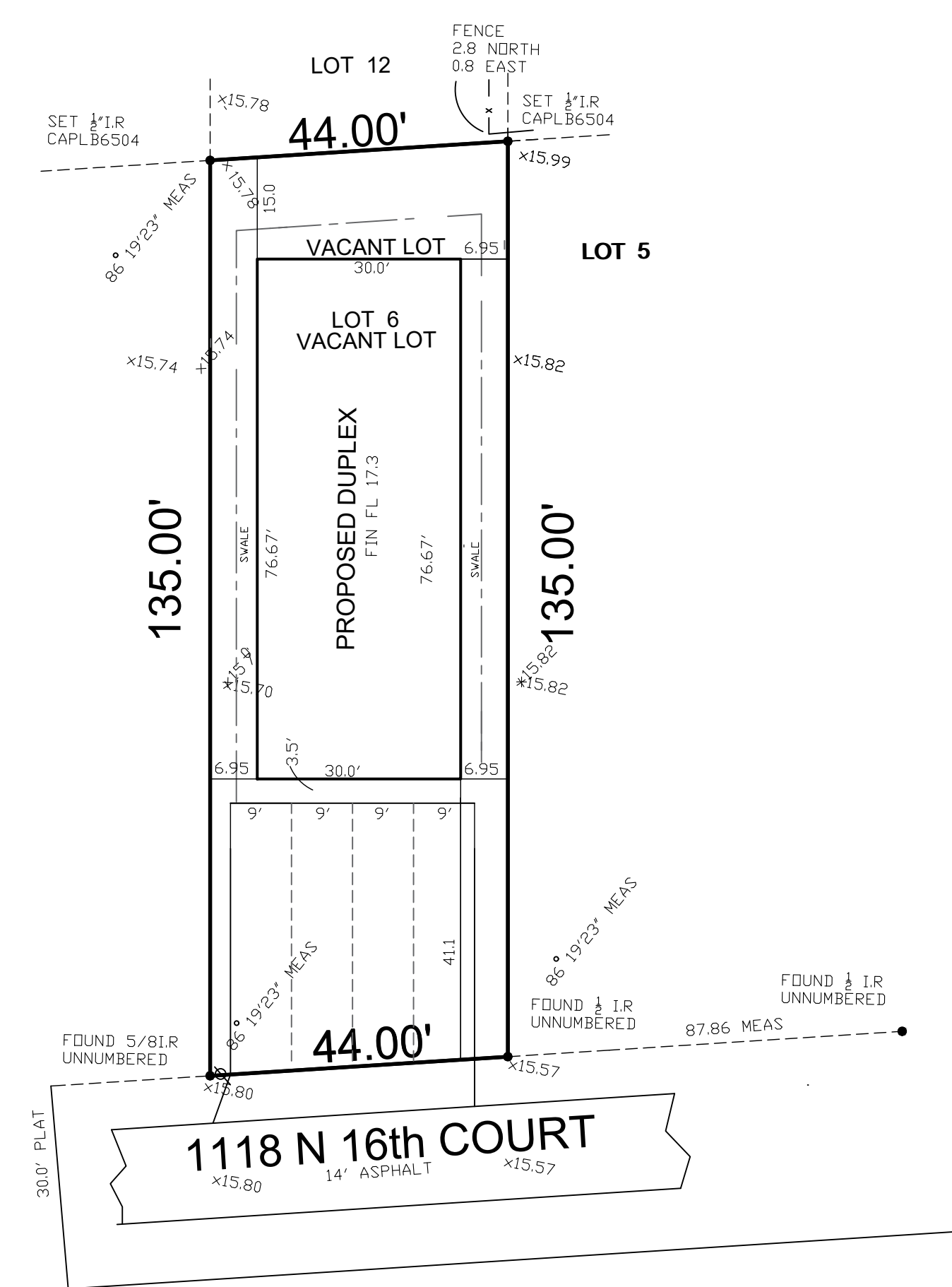
Franco Prado

Three Bed | Two Bath | 960 sq. FT.
Ground floor layout



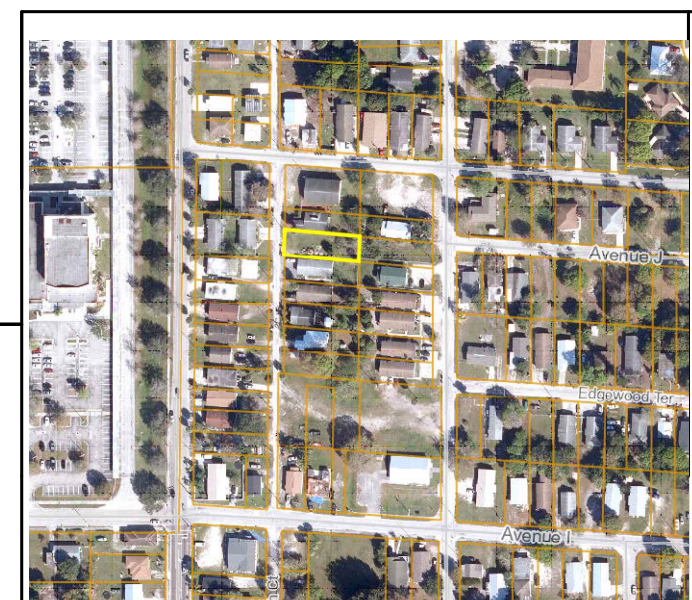
Three Bed | Two Bath | 960 sq. FT.
Second Floor Layout





- 1) BEARINGS SHOWN HEREIN ARE ASSUMED
- 2) NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
- 3) ELEVATIONS SHOWN HEREIN ARE BASED ON NAVD 1988 ALL ELEVATION SHOWN HEREIN ARE RELATIVE THERETO
- 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN IN THIS SURVEY.

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



NORTH
NOT TO SCALE
NORTH
VICINITY
MAP

Renner Burgess
LAND SURVEYING

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

Phone 561-243-4624

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

HARRY A BURGESS PLS 5089

CERTIFIED TO:	
FLOOD ZONE: X	NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL
MAP NO. 12111C0179K	
MAP DATE: 2-19-2020	
DATE: 6-16-2025	
JOB NO. 6-25-022	
REVISED	

Property Identification

Site Address: 1118 N 16TH CT
 Sec/Town/Range: 04/35S/40E
 Parcel ID: 2404-811-0006-000-8
 Jurisdiction: Fort Pierce

Use Type: 0000
 Account #: 155349
 Map ID: 24/04S
 Zoning: Medium Den

Ownership

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

Legal Description

HIGHSIDE S/D LOT 6

Current Values

Just/Market Value: \$17,000
 Assessed Value: \$4,781
 Exemptions: \$0
 Taxable Value: \$4,781



Property taxes are subject to change upon change of ownership.

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

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.14
 Land Size (SF): 5,940

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

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 4, 2025	5266 / 1415	0111	TXDEED	Crawford John	\$15,600
Oct 2, 2008	3031 / 0892	XX01	SPWD	JPMorgan Chase Bank (TR)	\$15,000
Feb 12, 2008	2949 / 0671	XX01	CertTitle	Picardi Robert	\$100
Nov 23, 2005	2430 / 2154	XX00	WD	Helping Hands Inve Group Inc	\$125,000
Dec 22, 2004	2132 / 1431	XX02	WD	Gordon Michael	\$77,500
Nov 12, 2004	2132 / 1396	XX00	SPWD	Southtrust Inc	\$162,000
Nov 12, 2004	2102 / 0614	XX02	WD	Dickson Daniel W	\$120,600
Mar 1, 1990	0728 / 2109	XX00	WD	D AND P INVESTMENTS INC	\$75,000

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Building and SFYI:	\$0
Land:	\$17,000
Just/Market:	\$17,000
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$12,219
Assessed:	\$4,781
Exemption(s):	\$0
Taxable:	\$4,781

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1.2	Fort Pierce Stormwater Charge	\$82.80

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

Historical Values

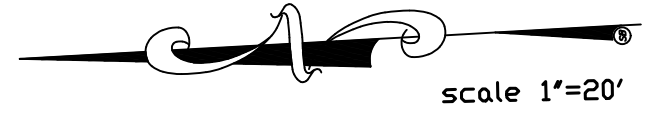
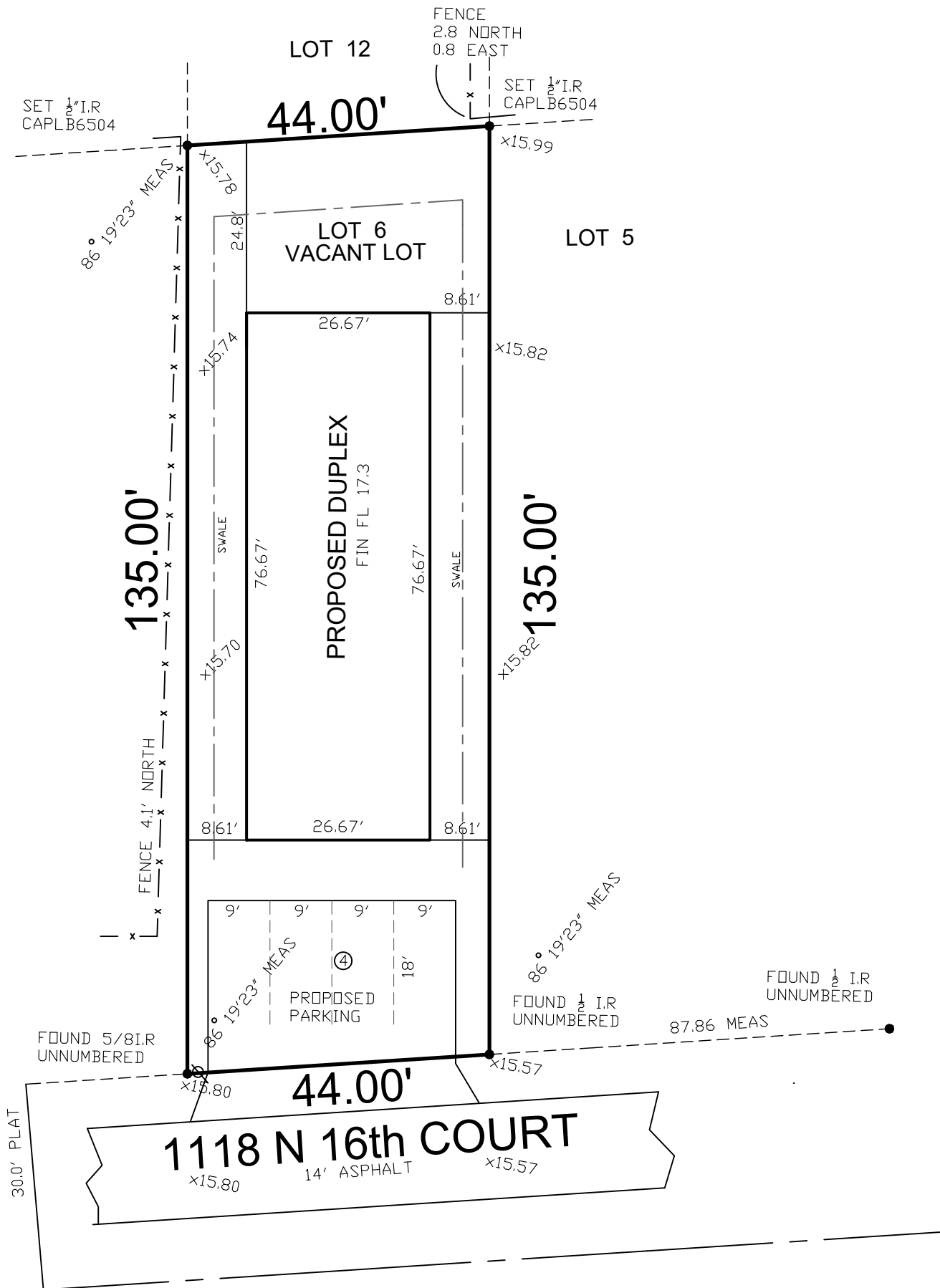
Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$17,000	\$4,781	\$0	\$4,781
2023	\$13,900	\$4,347	\$0	\$4,347
2022	\$10,500	\$3,952	\$0	\$3,952
2021	\$8,800	\$3,593	\$0	\$3,593

Permits

Number	Issue Date	Description	Amount	Fee
BP2006-372	May 11, 2006	Roof	\$5,600	\$56
BP15-1978	Aug 19, 2015	Demolition	\$0	\$293

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

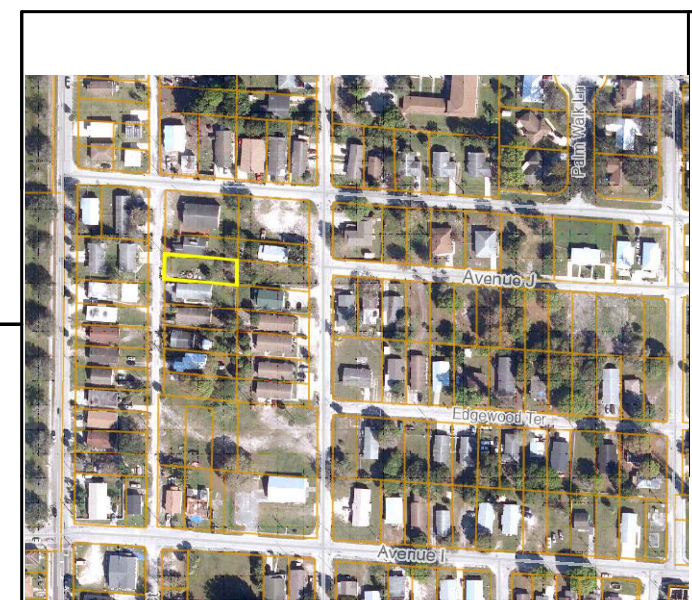
All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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PROPERTY CONTAINS 5940 SQUARE FEET
 BUILDING CONTAINS 2045 SQUARE FEET 34.4%
 PARKING NON PERVIOUS 850 SQUARE FEET 14.3%
 PERVIOUS AREA 3045 SQUARE FEET 51.4%

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D/E = drainage easement	■ = not field measured	MJL = manhole	CL = centerline	ESMT. = easement
C.M.P. = corrugated metal pipe	W.P.F. = wood privacy fence	U/E = utility easement	ALUM. = aluminum	CALC. = calculated
R.L.S. = registered land surveyor	CHATT = chattahoochee	CLF = chain link fence	P.C. = point of curvature	
L.B. = licensed business	ELEV = elevation	PRM. = permanent reference monument		



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 MAP

Renner Burgess
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 Delray Beach, FL 33483 Phone 561-243-4624

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Traffic Impact Report

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

Building a duplex does not change the impact of the traffic on 19th Street.

Sincerely,

Franco Prado

Tax Deed File No. 24-005
Property Identification No. 2404-811-0006-000/8
Original Owners of Record: JOHN CRAWFORD

TAX DEED

State of Florida

ST. LUCIE COUNTY

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered **2017/1345** issued on **6/1/17**, was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on the **3rd day of February, 2025**, offered for sale as required by law for cash to the highest bidder and was sold to **DKO LAND COMPANY LLC** whose address is **1000 RIVER REACH DR APT 209 FORT LAUDERDALE, FL 33315**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this **3rd day of FEBRUARY, 2025**, in the County of St. Lucie, State of Florida, in consideration of the sum of **(\$15,600.00) FIFTEEN THOUSAND SIX HUNDRED DOLLARS ONLY**, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

HIGHSIDE S/D LOT 6 (OR 3031-892)

Witness:

Cindy Fowler
CINDY FOWLER

201 S. Indian River Drive
Fort Pierce, FL 34950

Callie Jones
CALLIE JONES

201 S. Indian River Drive
Fort Pierce, FL 34950

Sharon Mangalsingh
SHARON MANGALSINGH, Deputy Clerk
MICHELLE R. MILLER, Clerk & Comptroller
ST. LUCIE COUNTY, Florida



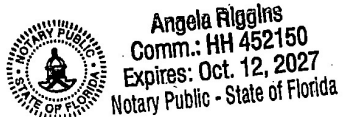
State of Florida

ST. LUCIE COUNTY

The foregoing instrument was, by **SHARON MANGALSINGH** sworn to or affirmed and subscribed before **ANGELA RIGGINS** by means of physical presence or online notarization on this **4th day of FEBRUARY, 2025**.

Witness my hand and office seal date aforesaid.

Angela Riggins
ANGELA RIGGINS, Notary Public



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May 21, 2025

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Written Narrative

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

I am building two duplexes in the city of Fort Pierce. It is a 3 bedroom 2 bath comfortable and spacious home. It consists of many upgrades like granite countertops and stainless steel appliances. Each unit will have a washer and dryer also. These units surpass the typical duplex.

Sincerely,

Franco Prado

1118 N 16 COURT - AFFORDABILITY ANALYSIS

<https://www.bankrate.com/mortgages/historical-mortgage-rates/>

1995	7.86	0.0786
1996	7.76	0.0776
1997	7.57	0.0757
1998	6.91	0.0691
1999	7.46	0.0746
2000	8.08	0.0808
2001	7.01	0.0701
2002	6.57	0.0657
2003	5.89	0.0589
2004	5.88	0.0588
2005	5.93	0.0593
2006	6.47	0.0647
2007	6.4	0.064
2008	6.23	0.0623
2009	5.38	0.0538
2010	4.86	0.0486
2011	4.65	0.0465
2012	3.88	0.0388
2013	4.18	0.0418
2014	4.31	0.0431
2015	3.99	0.0399
2016	3.79	0.0379
2017	4.14	0.0414
2018	4.7	0.047
2019	4.13	0.0413
2020	3.37	0.0337
2021	3.15	0.0315
2022	5.53	0.0553
2023	7	0.07
2024	6.9	0.069
2025	6.9	0.069

30-year average	5.488928571	0.054889286
30-year/current (2025) avg	6.194464286	0.061944643

<https://www.bankrate.com/mortgages/fha-loan-rates/?mortgageType=Purchase&partnerId=br3&pid=br3&pointsChanged=false&purchaseDownPayment=7000&purchaseLoanTerms=30yr%2C5-1arm%2C5-6arm&purchasePoints=All&purchaseCurrentCompetitiveFHAloanRate>

current competitive FHA loan rate	5.369	0.05369
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<https://www.floridahomeinsurance.com/rates/property-insurance-rates-in-34950.php>

insurance \$ 150.25

properties next door and across the street taxes paid per unit of roughly 1500, 1600 and 800, average = 1300 taxes \$ 108.33

utilities estimate from speaking to FPU and neighbors \$ 275.00

<https://censusreporter.org/profiles/04000US12-florida/>

Median Household income \$ 73,888.00

https://www.bls.gov/data/inflation_calculator.htm

Inflation Jan-23 to May-25 \$ 79,394.34

Affordable housing Median Household Income Calculation \$ 95,273.21

Monthly income \$ 7,939.43

affordable rental pmt \$ 2,106.83

affordable mortgage pmt \$ 1,848.25

Max home value current 2025 rate	\$350,790.79
Max home value 30yr avg rate	\$407,393.89
Max home value 30y/current (2025) avg	\$377,433.68
Max home value current FHA loans competitive	\$412,852.03

<https://www.census.gov/quickfacts/fact/table/FL/INC110223>

Median Household income \$ 71,711.00

https://www.bls.gov/data/inflation_calculator.htm

Inflation Jan-23 to May-25 77,055.11

Median Household income (inflation adjusted) \$ 92,466.13

Monthly income \$ 7,705.51

affordable rental pmt \$ 2,036.65

affordable mortgage pmt \$ 1,778.07

Max home value current 2025 rate	\$337,471.46
Max home value 30yr avg rate	\$391,925.37
Max home value 30y/current avg	\$363,102.74
Max home value current FHA loans comp	\$397,176.27



HOME SUBJECTS DATA TOOLS PUBLICATIONS ECONOMIC RELEASES CLASSROOM BETA

Bureau of Labor Statistics > Data Tools > Charts and Applications > Inflation Calculator

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- FAQS
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CPI Inflation Calculator

CPI Inflation Calculator

\$ 73,888.00

In January 2023

has the same buying power as

\$79,394.34

In May 2025

Calculate



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CPI Inflation Calculator

CPI Inflation Calculator

\$ 71,711.00

In January 2023

has the same buying power as

\$77,055.11

In May 2025

Calculate

Franco Prado
559 NW 70th Way
Margate, FL 33063

May 21, 2025

City of Fort Pierce Planning Department
100 North US Highway 1
Fort Pierce, FL 34950

Affordability Statement

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

Affordable housing is defined as monthly rents or monthly mortgage payments including taxes, insurance, and utilities that do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households.

According to the source:

<https://censusreporter.org/profiles/04000US12-florida/>

A median household income of \$73,888.00 in 2023 when adjusted for inflation today would equal a median household income of \$79,392.66 without accounting for any growth in the underlying median income. This equates to a monthly affordable housing budget of \$2,381.79.

With an estimated utility cost of \$275 per month, 100% of the units will be for affordable housing as both rentals at \$2,106.79 max per month, and mortgaged fee simple homes at a maximum home value of \$412,840.74 (which also makes each unit FHA 503(b) eligible). These affordable housing price ceilings are well above the current market rate for this type of housing for this neighborhood.

A detailed Affordability Analysis for the figures used above is provided separately as part of this application.

Sincerely,

Franco Prado

Franco Prado
559 NW 70th Way
Margate, FL 33063

May 21, 2025

City of Fort Pierce Planning Department
100 North US Highway 1
Fort Pierce, FL 34950

Lawn Maintenance

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

I am building two duplexes in the City of Fort Pierce. I will be doing my own lawn maintenance. I take pride on all of my properties lawn care. My management company has all of the equipment to take care of the maintenance. If you have any questions or concerns, please call or email me. Thank you again.

Sincerely,

Franco Prado

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

OWNER CONSENT FORM

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

BEFORE ME THIS DAY PERSONALLY APPEARED JONATHAN OCAMPO, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Franco Prado to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed plat, site plan, construction plans, and other related development items for this parcel.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 19th day of JUNE, 2025 by JONATHAN OCAMPO (Name of Person Acknowledging) who is personally known to me or who has produced DRIVER'S LICENSE (type of identification) as identification and who did (did not) take an oath.

[Signature]
Notary Signature

Cynthia Hosein
Printed Name of Notary

[Signature]
Owner's Signature

JONATHAN OCAMPO ORO DKOM LAND COMPANY LLC
Owner's Name

1000 RIVER RANCH DR Apt 209
Street Address

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



CYNTHIA HOSEIN
Commission # HH 384160
Expires July 29, 2027

My commission expires _____

DKOMLLC@gmail.com
Telephone/Email