

Franco Prado
559 NW 70th Way
Margate, FL 33063

October 28, 2025

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

Written Narrative

Property Address: 910 N 10th Street, Fort Pierce

I am building two duplexes in the city of Fort Pierce. It is a 2 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.

6. In the required project narrative, please describe how the project adheres or addresses the Development Standards in subsection (f) under Sec. 125-243 Innovative Community Development.

The development is compatible with the surrounding community which is all duplexes or single family homes. The existing physical constraints of the lot were taken into account and the development is designed to maximize open space area. Utilities are available and provided by FPUA. There is a public bus stop directly across the street on the same intersection of Avenue H and 10th Street. The development features enhanced landscaping elements like palm trees and open/recreational space. The site planning emphasizes visual focal points and variation in building setbacks. The architectural style matches the current community while providing enhancements in building materials such as metal roofs instead of shingle or tile which last twice as long. The character of the development is mindfully designed to be compatible with the street scene. This development will incorporate LEED inspired best practices like in-wall insulation and high-efficiency cooling to maximize energy sustainability and cost management. As a requirement for building permits, the site shall have an engineered drainage plan to address stormwater percolation, use, cleaning and/or sequestration. Building heights do not exceed the limits of the R4 zone of 45 ft.

Sincerely,

Franco Prado