



July 8, 2026

Via City Portal (Energov)

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

**Re: Sandgate Health and Rehabilitation
Major Site Plan Application – Commercial
Design Review Narrative
File #11787**

To Whom It May Concern:

For your review, enclosed please find our Major Site Plan Submittal for the Sandgate Health and Rehabilitation project. Sandgate Health and Rehabilitation is a proposed 32,680 sf (39 bed) expansion of an existing 31,478 sf (107 bed) assisted living facility located in Ft. Pierce, Florida. The project is more specifically located south of Florida Ave, west of S 31st Street and east of S 29th Street. The 4.30-acre site will undergo 2.20 acres of disturbance for the expansion as well as proposed hardscape and landscape improvements. Included in this submittal are the following documents:

1. Concurrency Review Application
2. General Location Map
3. Justification Statement
4. Site Plan with Conceptual Drainage Plan
5. Survey with Legal Description
6. Traffic Impact Report
7. Stormwater Management Report
8. Stormwater Design Information Form

Should you have any questions, please feel free to contact me.

Very truly yours,

Hassan Kamal, P.E.

Hassan Kamal, P.E.
President

B.S.E. Consultants, Inc. an LJA Company

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cc: Ken Tobin, Architectural Concepts, Inc. (via E-mail)

Enclosures