



CITY OF FORT PIERCE PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

Application for – Change in Zoning – R4 to R5

- Zoning Atlas Map Amendment Future Land Use Map Amendment – Large Scale (>10 acres/> 10 du/ac)
- Future Land Use Map Amendment – Small Scale (<10 acres/< 10 du/ac)

Application Fee:

Rezoning- \$ 2,115 (base) plus \$40 for each acre.
Land Use Map- \$ 3,960 (base) plus \$40 for each acre.

Application submission shall include the following:

One (1) original and 14 paper copies of the application and support documents and provide one (1) electronic copy of the application packet.

Packets shall include:

- St. Lucie County’s Property Appraiser Card with full legal description;
- Aerial map with the subject property depicted;
- Traffic impact report and environmental report;
- Historical report, if applicable; and
- Conceptual development plan.

1. Name of Owner(s) SP Pine Creek Village LP

Signature of Owner(s) _____

Mailing address: (Street) 2430 Estancia Blvd., Ste 101

City Clearwater State Florida Zip 33761

(Phone) _____

(e-mail) _____

2. Name of Applicant(s) SP Pine Creek Village LP

Signature of Applicant(s) _____

Mailing address: (Street) 2430 Estancia Blvd., Ste 101

City Clearwater State Florida Zip 33761

(Phone) _____

(e-mail) _____

3. Name of Representative Culpepper & Terpening, Inc. (attn: Dennis J. Murohy)
Signature of Representative Dennis J. Murphy
Mailing address: (Street) 2980 South 25th Street
City Ft. Pierce State Florida Zip 34981
(Phone) 772-464-3537
(e-mail) dmurphy@ct-eng.com

4. Legal Description Certain property situated in the County of St. Lucie. State of Florida, and more particularly described as follows:

From the Northwest corner of the NE 1/4 of the SE 1/4 of Section 5. Township 35 South, Range 40 East, St. Lucie County, Florida, run South 0^o 27' West 329.91 Feet, thence run South 89" 20' East 25 feet to the Point of Beginning: thence continue South 89" 20' East 613.01 feet. thence run South 0^o 28' West 495.10 feet, thence run N 89^o19'15" West 612.86 feet, thence run N 0^o 27' East 494.86 feet to the Point of Beginning.

LESS AND EXCEPT the North 25 feet thereof.

Overall parcel contains 6.614 Acres, more or less.

5. Property Tax ID Numbers: 2404-608-0120-000/9

6. Parcel Acres 6.614 (per survey) 7. Amendment Acres 6.614 (per survey)

8. Property Location/ Address SW corner of the intersection of Avenue L & North. 27th St.

9. Existing Future Land Use RM 10. Proposed Future Land Use RH (see LU application)

11. Existing Zoning R4 12. Proposed Zoning R5

13. Are any other applications being submitted concurrent with this application? Accompanying this application, under separate cover, is a petition for a change in Future Land Use from the RM (Residential Medium Density) to the RH (Residential High Density).

14. Describe the existing improvements and structures on the amendment lands

There are at present 13 residential structures, with 108 residential units on the property. There is also an on-site recreational clubhouse for the use of the community residents.

15. Proposed Use of the amended lands:

To maintain the current residential use and site density of the existing residential community known as Pine Creek Villages.

16. The reason for making this request:

See above.

OFFICE USE:

File Number: _____ Check No: _____ Receipt No: _____

LPA Review: _____ Transmittal to DEO: _____ Adoption: _____

Ordinance No: _____ Date Approved: _____

Rezoning/Amendment to the Official Zoning Atlas Application Supplement

On a separate sheet provide the following information.

- 1. If you are requesting an amendment to the Official Zoning Maps of the City of Ft. Pierce, state whether the proposed amendment is in conflict with any portions of the City Zoning Ordinances.**

See response to item #2 below.

- 2. Please give a statement describing any changed conditions that would justify a rezoning:**

The petitioned property is located at the SW corner of the intersection of Avenue L and North 27th Street, in the Northwest part of the City of Ft. Pierce. The petitioned property includes 108, multi-family units that were originally constructed in the 1970/71 time period. The petitioned property totals 6.6-acres in area, just as it did in the early-1970's. This residential community is now referred to as the Pine Creek Village Apartments.

The existing number of residential units found on this site is 108. The current site density (expressed as units per acre) is 16.2 du/ac, which is 1.8 du/ac less than 'could' have been located on this property based on sites original zoning classifications that were in effect in the early-1970's. At the time these units were initially constructed, all construction was in accord with all applicable City zoning regulations (as the City did not yet have an adopted Comprehensive Plan in effect) including site density, which at that time permitted up to 18 residential units to the acre on this site.

In 1990, the City of Ft. Pierce, and as subsequently amended through 2012, adopted a revised Local Comprehensive Plan pursuant to the requirements of Section 163.3161, et seq., Florida Statutes. That Comprehensive Plan replaced the original Comprehensive Plan for the City that was adopted in the 1980 time period. As part of the adoption of this Comprehensive Plan, the City adopted a new Future Land Map applicable to all properties inside the city limits. Thru the adoption of this Future Land Use Map, (along with all subsequent amendments thereto), a Future Land Use Map designation of RM (Residential Medium) was applied to the petitioned property. The RM Future Land Use designation has a maximum unit density of 12 du/ac.

Recently, the City has authorized the renovation of all 108 units on this site. At a cost of approximately 2.5-million dollars, the current property owners have provided extensive rehabilitation to each of the dwelling units in this community, along with making changes and improvements to the sites recreation amenities and overall site landscaping. However, in permitting the renovations to all of the existing dwelling units on this site, the City has not addressed how the nonconforming aspect of this property is to be addressed, since it is neither the intention, or objective, of the property owners to remove 28 units from this site.

The problem that the current property owners face with the sites current zoning designation is that if as many as 28 units (25% of the total number of units on the site) were deemed to be destroyed or otherwise vacated for a period in

excess of twelve (12) months, those units, under a strict interpretation of the existing City Code, code not be repaired, replaced or reoccupied.

After considerable discussion with City staff on this particular issue, it has been concluded by the applicant that the only way in which we may seek to preserve and maintain the integrity of the Pine Creek property is to request that the Future Land Use (see associated application) and Zoning classification on the site be amended from its current RM (Residential Medium) Future Land Use classification to a RH (Residential High) Future Land Use classification and a change in zoning from the R4 to R5 zoning district. This reclassification would change the unit per acre density from 12 to 18, and would, from a gross residential density perspective, permit a maximum of 120 units on the site, subject to meeting all other applicable City design codes and regulations. Noting that under this scenario the gross unit density would exceed the site density that the property owner presently enjoys, the property owners are prepared to enter into a specific, and separate, development agreement with the City, limiting the maximum development density on this site to 108 units, which is nothing more than is what presently exists on the site. This development agreement, which would be entered into consistent with the provisions of Section 163.3220 - .3243, Florida Statutes.

3. Please state why there is a need for the proposed rezoning:

See response to item #2 below. This Change in Zoning is necessary in order to move this property from a nonconforming use position (site density only) to a conforming zoning position in order to validate long-term finance of the property for continuing maintenance and restorative actions.

4. Please state whether and how the proposed rezoning is consistent with the St. Lucie County Comprehensive Plan:

See attached petition for a change in Future Land Use from the RM (Residential Medium Density) to the RH (Residential High Density) Classification.

5. Please give a statement outlining the extent to which the proposed amendment:

A) Is compatible with existing land uses;

The Pine Creek Village property is used for residential uses, just as the properties that surround it. The requested change in zoning will not change the use of this property.

B) Affects the capacities of public facilities, including but not limited to transportation, sewage, water supply, parks, drainage, schools, solid waste, mass transit, and emergency medical service;

The Pine Creek Village property is used for residential uses, just as the properties that surround it. The change in zoning will not change the use of this property. The requested change in zoning will not permit development activities

that will place any greater demand on the capacities of public facilities in the area, including but not limited to transportation, sewage, water supply, parks, drainage, schools, solid waste, mass transit, and emergency medical service, than otherwise currently exists on the site property.

C) Affects the natural environment; (If no adverse impacts expected, please state why.)

The petitioned properties are presently fully developed for urban use. There are no unique soils, topography, vegetation, or natural resources (wetlands, native habitats...etc) on this site.

D) Will result in an orderly and logical development pattern;

Yes.

E) Will adversely affect the property values in the area;

No.

6. Please explain the applicant's interest in the subject property;

SP Pine Creek Village LP is the owner of the property. At a cost of approximately 2.5-million dollars, the current property owners have provided extensive rehabilitation to each of the dwelling units in this community, along with making changes and improvements to the site's recreation amenities and overall site landscaping.

7. Please include such other information or documentation that may be deemed necessary or appropriate to a full and proper consideration and disposition of this particular application.

See attached petition for a change in Future Land Use from the RM (Residential Medium Density) to the RH (Residential High Density) Classification.

I certify that: (Check One)

_____ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Future Land Use is requested.

xxx I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Dennis J. Murphy _____ 08/09/13
Applicant's Signature Date

2980 South 25th Street Ft. Pierce, _____ Florida _____ 34981
Address State Zip

(772) 464-3537 _____ \dmurphy@ct-eng.com
Phone Fax E-mail Address

Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in future land use. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City's Comprehensive Plan for the property described herein.

Property Owner's Name (Please Print) Phone

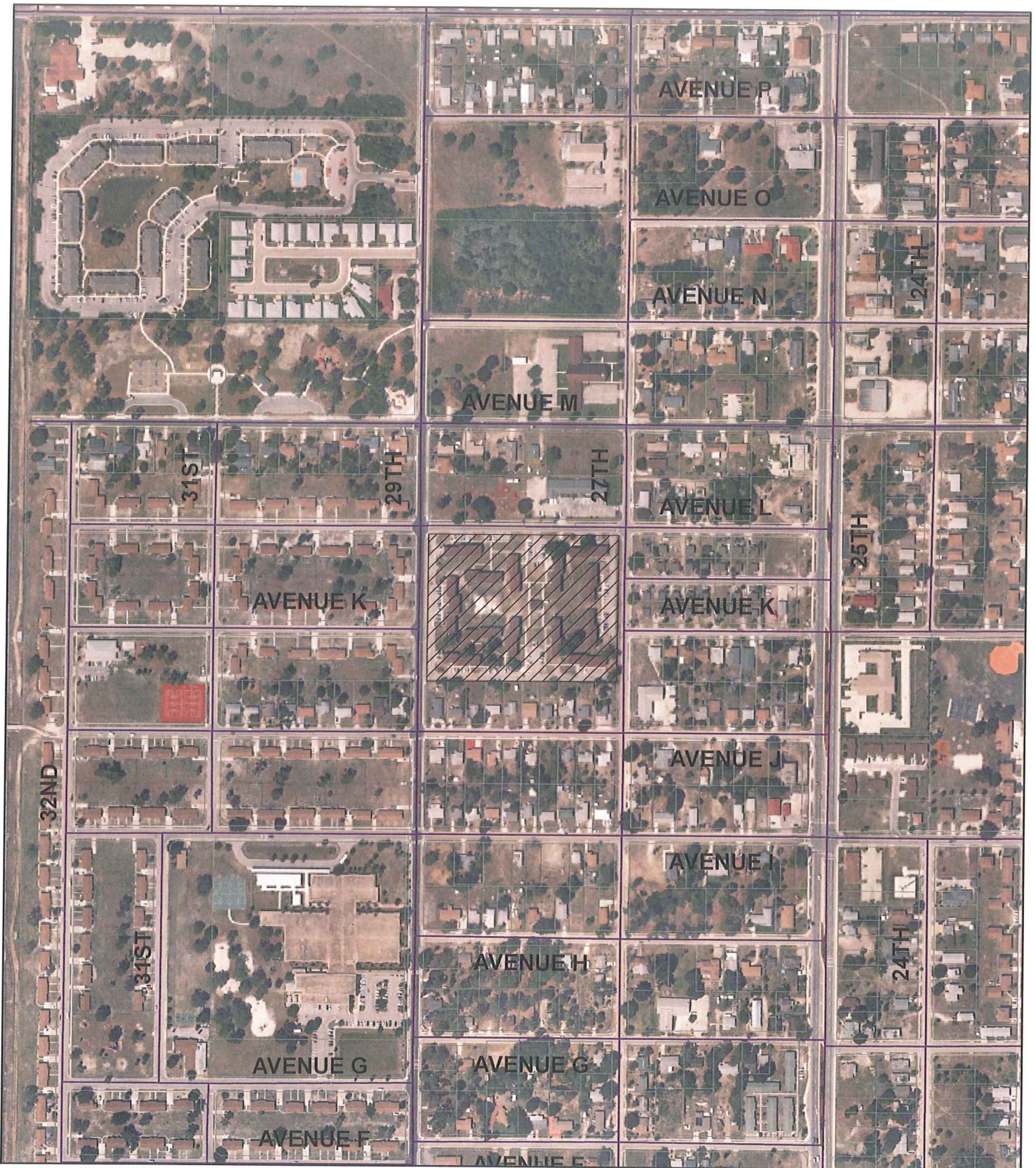
Address State Zip

Property Owner's Signature Date

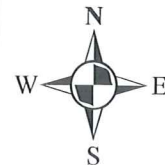
STATE OF FLORIDA)
ST LUCIE COUNTY)

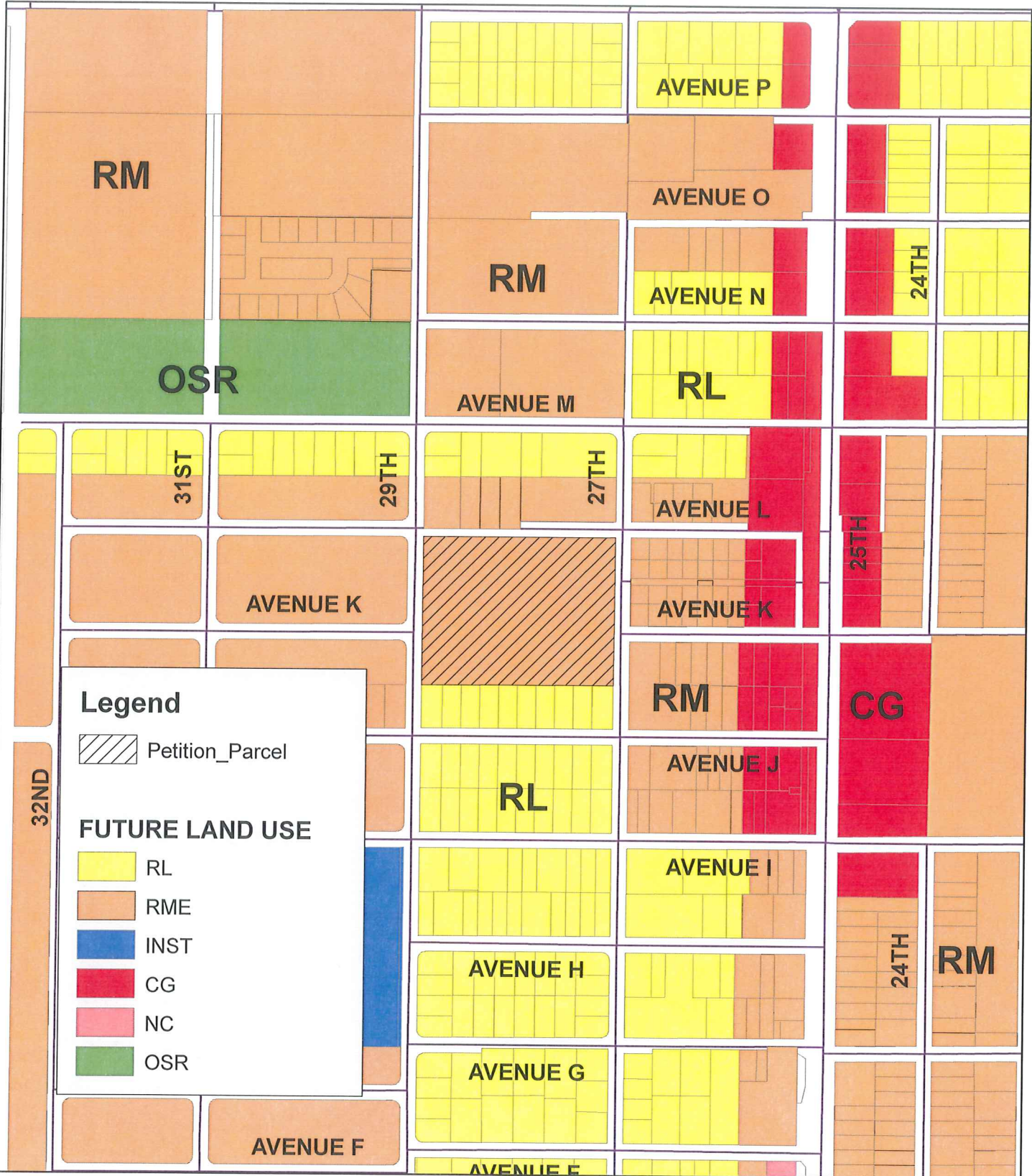
The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

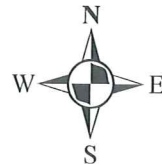


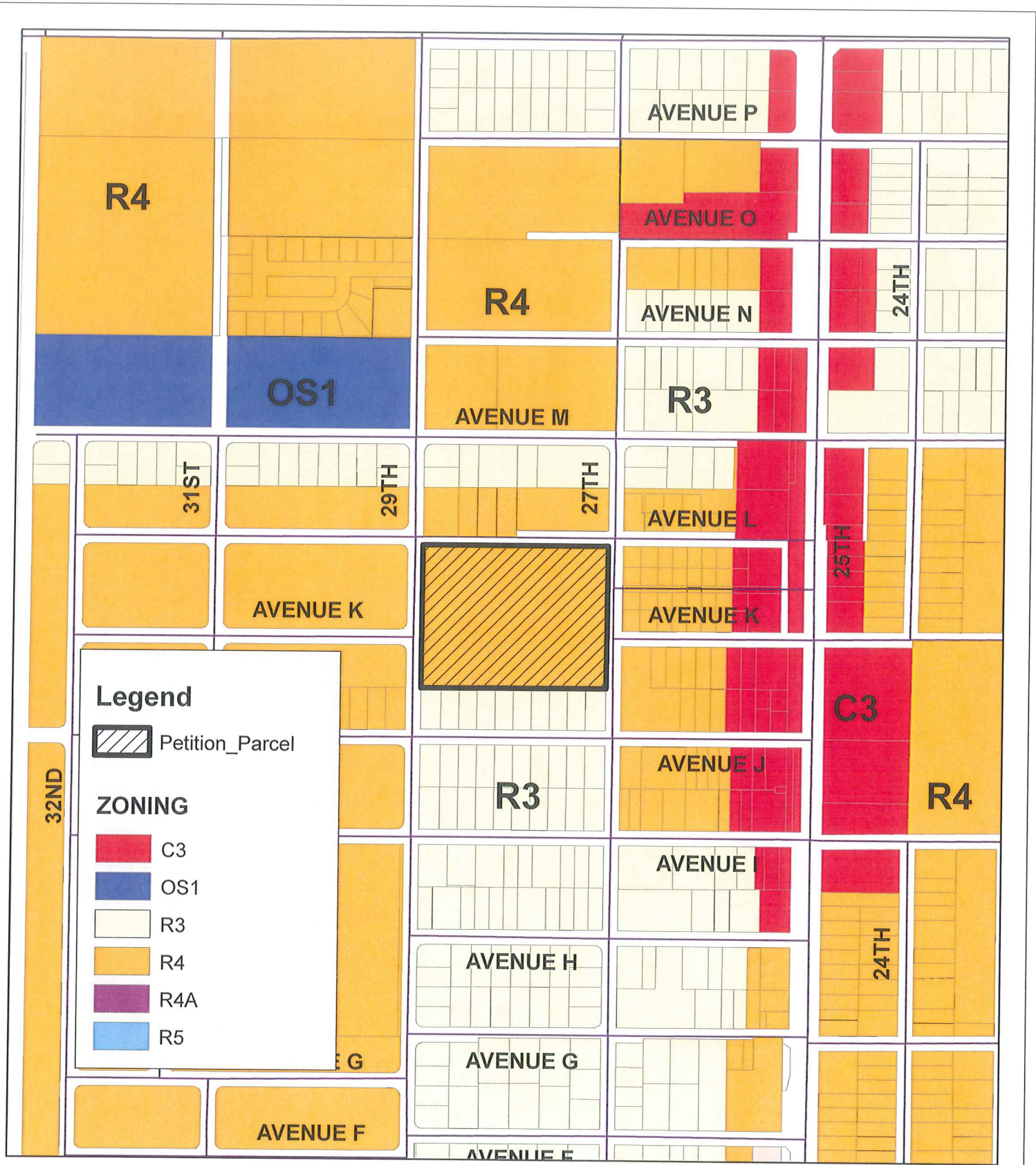
SP PINE CREEK VILLAGE LP SITE AERIAL






SP PINE CREEK VILLAGE LP FUTURE LAND USE MAP











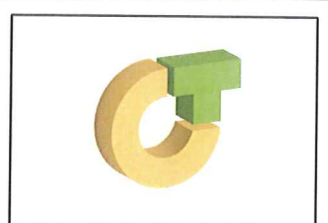
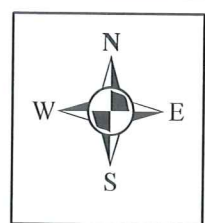
Legend

 Petition_Parcel

ZONING

-  C3
-  OS1
-  R3
-  R4
-  R4A
-  R5

**SP PINE CREEK VILLAGE LP
AREA ZONING MAP**





CITY OF FORT PIERCE

PLANNING DEPARTMENT

MATTHEW G. MARGOTTA, AICP, DIRECTOR
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Map Amendment

Property address or Location 1110 North 29th St.
Parcel ID #(s) 2404-608-0120-000-9
Project description Pine Creek Village Apartments

SP Pine Creek Village LP
Property Owner(s)
2430 Estancia Blvd., Ste 101
Street Address
Clearwater FL 33761
City State Zip
727-669-3660
Phone Number
sseekinger@sphome.com
Email Address

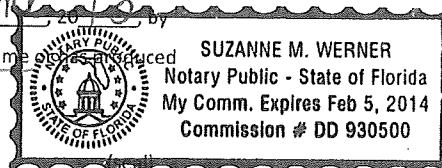
Patrick J. Ferland, PE, Culpepper & Terpening, Inc.
Applicant/Representative, Title, Company
2980 South 25th St.
Street Address
Fort Pierce FL 34981
City State Zip
772-464-3537
Phone Number
pferland@ct-eng.com
Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Scott Seekinger, VP
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY 28th day of June, 2013
The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Scott C. Seekinger who is personally known to me or _____ produced _____ as identification.

Suzanne M. Werner
Signature of Notary

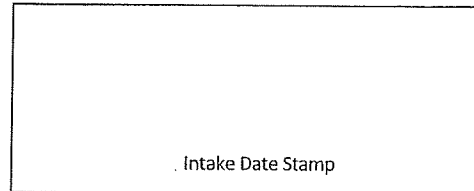


INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 460-2200 x247

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____



MAP AMENDMENT

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application.
- As-built Survey
- Warranty deed
- Agent letter
- Concurrent submittals
- SLC Property Record Card
- Project Narrative
- Environmental Survey
- C D
- Traffic Impact Report
- Fee
- Support Documentation

Application Type:

- Amending the Zoning Atlas Map
- Amending the Future Land Use Map

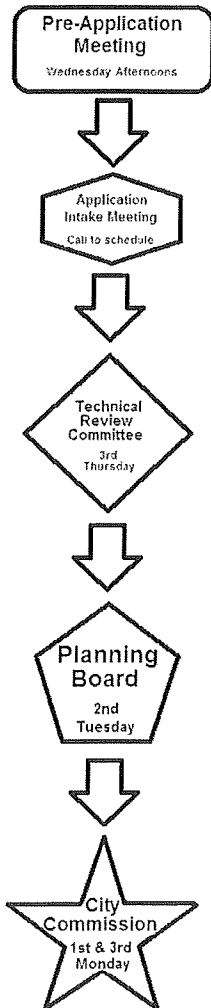
Site Information:

	Zoning / FLU	Structure	Size (sq. ft.)	Height	Use	Residential Units
Existing	R4/RM	no change	no change	no change	Res	107
Proposed	R5/RH	no change	no change	no change	Res	107

Surrounding Zoning & Future Land Uses:

North		South		East		West	
R4	RM	R3	RL	R4	RM	R4	RM

Application Outlook



June 6, 2013

City of Fort Pierce

RE: Pine Creek Village
Future Land Use Map Amendment & Zoning Map

Please be advised that SP Pine Creek Village LP hereby authorizes Culpepper & Terpening, Inc. to act as its agents relative to the above referenced property and project.

Sincerely,

SP Pine Creek Village LP

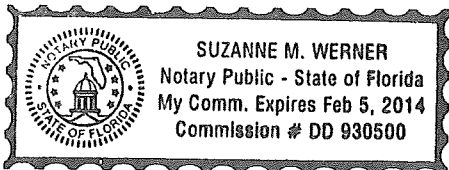
By: SP Pine Creek Village GP Inc; its General Partner

By: ACP Signature Scott Seckinger Print name Vice President Title 6/28/13 Date

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 28th day of June, 2013 by Scott Seckinger, as V.P. SP Pine Creek Village LP Inc, who is personally known to me on behalf of it's General Partner a Florida _____.

[Notary Seal or Stamp]



Suzanne M. Werner
Notary Public-State of Florida
Print Name: Suzanne M. Werner
My Commission Expires: Feb 5th 2014

2013 FLORIDA PROFIT CORPORATION ANNUAL REPORT

FILED
Mar 25, 2013
Secretary of State

DOCUMENT# P11000102054

Entity Name: SP PINE CREEK VILLAGE GP, INC.

Current Principal Place of Business:

2430 ESTANCIA BOULEVARD
SUITE 101
CLEARWATER, FL 33761

Current Mailing Address:

2430 ESTANCIA BOULEVARD
SUITE 114
CLEARWATER, FL 33761 US

FEI Number: 45-3949856

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

TRUSTEE AND CORPORATE SERVICES INC.
2430 ESTANCIA BOULEVARD
SUITE 114
CLEARWATER, FL 33761 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: JEFFREY C. STEINERT

03/25/2013

Electronic Signature of Registered Agent

Date

Officer/Director Detail Detail :

Title PSTD
Name PAGE, J. DAVID
Address 2430 ESTANCIA BOULEVARD, SUITE 101
City-State-Zip: CLEARWATER FL 33761

Title VP
Name MOLINARI, MICHAEL
Address 2430 ESTANCIA BOULEVARD, SUITE 101
City-State-Zip: CLEARWATER FL 33761

Title VP
Name SECKINGER, SCOTT
Address 2430 ESTANCIA BOULEVARD, SUITE 101
City-State-Zip: CLEARWATER FL 33761

Title VP
Name LEACH, PETER H
Address 2430 ESTANCIA BOULEVARD, SUITE 101
City-State-Zip: CLEARWATER FL 33761

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: J. DAVID PAGE

PRESIDENT

03/25/2013

Electronic Signature of Signing Officer/Director Detail

Date

2013 FLORIDA LIMITED PARTNERSHIP ANNUAL REPORT

DOCUMENT# A11000000897

Entity Name: SP PINE CREEK VILLAGE LP

Current Principal Place of Business:

2430 ESTANCIA BOULEVARD
SUITE 101
CLEARWATER, FL 33761

Current Mailing Address:

2430 ESTANCIA BOULEVARD
SUITE 114
CLEARWATER, FL 33761 US

FEI Number: 37-1655498

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

TRUSTEE AND CORPORATE SERVICES INC.
2430 ESTANCIA BOULEVARD
SUITE 114
CLEARWATER, FL 33761 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: JEFFREY C. STEINERT

03/25/2013

Electronic Signature of Registered Agent

Date

General Partner Detail Detail :

Document # P11000102054
Name SP PINE CREEK VILLAGE GP, INC.
Address 2430 ESTANCIA BOULEVARD, SUITE
101
City-State-Zip: CLEARWATER FL 33761

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a general partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: J. DAVID PAGE

PRESIDENT

03/25/2013

Electronic Signature of Signing General Partner Detail

Date

DS: \$35,000.00
Rec: \$35.00
\$35,035.50

Prepared by and return to:
Amber F. Williams
Pepple Cantu Schmidt PLLC
2430 Estancia Blvd., Suite 114
Clearwater, FL 33761

COPY

SPECIAL WARRANTY DEED

THIS INDENTURE is made effective on October 16, 2012, by My Fort Pierce, L.L.C., a Florida limited liability company, formerly known as Fort Pierce, L.L.C., a Florida limited liability company ("**Grantor**"), whose mailing address is 49 Wall Street, Worcester, MA 01604, and SP Pine Creek Village LP, a Florida limited partnership ("**Grantee**"), whose mailing address is 2430 Estancia Boulevard, Suite 101, Clearwater, FL 33761.

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto Grantee and its successors and assigns forever, that certain real property together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest, estate, reversion, remainder and easement thereto belonging of in anywise appertaining (the "**Property**") in St. Lucie County, Florida, as more particularly described in **Exhibit A** attached hereto and made a part hereof,

Tax Parcel ID No. 2404-608-0120-000-9.

The tax identification number for the Grantee is _____.

TO HAVE AND TO HOLD the Property in fee simple forever.

Grantor covenants with Grantee that at the time of delivery of this deed with respect to the Property, Grantor's interest is free from all liens and encumbrances except for the matters shown in **Exhibit B** attached hereto and made a part hereof, none of which shall be reimposed hereby, and that Grantor will warrant the title to the Property and will defend the same, against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[Signatures on following page]

COPY

IN WITNESS WHEREOF, Grantor has executed this deed the day and year above written.

Signed in the presence of:

GRANTOR:

Wonne Collier
Signature

Wonne Collier
Printed Name

[Signature]
Signature

DAVID E. NELSON
Printed Name

My Fort Pierce, L.L.C.

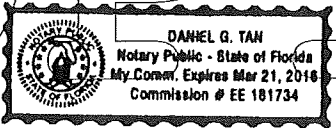
By: Stephen H. Schneider
Stephen H. Schneider, Managing Member

STATE OF FLORIDA)
COUNTY OF DUVAL)

This foregoing instrument was acknowledged before me this 11th day of October, 2012 by Stephen H. Schneider, as Managing Member for My Fort Pierce, L.L.C., a Florida limited liability company, on behalf of the company. He [is personally known to me] [has produced New Hampshire driver license as identification].

COPY

Notary Public: [Signature]
Printed Name: DANIEL TAN
My Commission Expires: _____
[NOTARY SEAL]



COPY

EXHIBIT A
to
SPECIAL WARRANTY DEED

Legal Description

Certain property situated in the County of St. Lucie, State of Florida, and more particularly described as follows:

From the Northwest corner of the NE ¼ of the SE ¼ of Section 5, Township 35 South, Range 40 East, St. Lucie County, Florida, run South 0° 27' West 329.91 Feet, thence run South 89° 20' East 25 feet to the Point of Beginning; thence continue South 89° 20' East 613.01 feet, thence run South 0° 28' West 495.10 feet, thence run North 89° 19' 15" West 612.86 feet, thence run North 0° 27' East 494.86 feet to the Point of Beginning.

LESS AND EXCEPT the North 25 feet thereof.

COPY

Deed Pine Creek Final.doc

Page 3 of 4

COPY

EXHIBIT B
to
SPECIAL WARRANTY DEED

Permitted Exceptions

1. Terms, conditions and restrictions set forth in that certain Foreclosure Sale Use Agreement recorded in the Office of the Clerk of the Circuit Court in and for St. Lucie County in Book 808, Page 2013, of the Public Records of St. Lucie County, Florida.
2. Rights of tenants in possession, as tenants only, under prior unrecorded residential leases.

COPY

COPY

Deed Pine Creek Final.doc Page 4 of 4
COPY

PROPERTY RECORD CARD

SP Pine Creek Village LP Record: 1 of 14

<<Prev Next >> Spec Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address: 1110 N 29th St
 Sec/Town/Range: 05:35S :40E
 Map ID: 24/05S
 Zoning: R4

ParcelID: 2404-608-0120-000-9
 Account #: 16788
 Use Type: M-F >= 10U
 City/Cnty: Fort Pierce



Ownership and Mailing

Owner: SP Pine Creek Village LP
 Address: 2430 Estancia Blvd Ste 101
 Clearwater FL 33761

Legal Description

GARDEN CITY FARMS 05 35 40 TRACT79-LESS N 25 FT- AND N 1/2 OF TRACT 82-LESS RD R/W- (OR 3443-2263)

Sales Information

Date	Price	Code	Deed	Book/Page
10/11/2012	5000000	0001	SP	3443 / 2263
9/18/2000	3100000	01	WD	1329 / 0116
9/14/2000	3100000	00	WD	1329 / 0106
9/24/1992	605000	00	DE	0808 / 2008

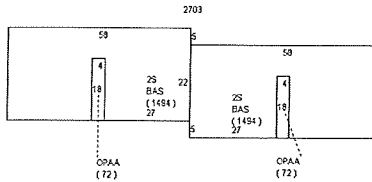
Assessment 2012

2012 Final: 2608800
 Assessed: 2608800
 Ag.Credit: 0
 Exempt:
 Taxable:
 Taxes: 64297.54

Total Land and Building

Land Value: 810000 Acres: 6.66
 Building Value: 1798800
 Finished Area: 81452 SqFt

BUILDING INFORMATION



Exterior Features

View: - RoofCover: FS - Fibrglss Shg RoofStruct: GA - Gable
 ExtType: LITC - Lithc Apart YearBlt: 1971 Frame: -
 Grade: C - C EffYrBlt: 1971 PrimeWall: BP - Conc Block
 StoryHght: 0020 - 2 Story No.Units: 107 SecWall: -

Interior Features

BedRooms: 214 Electric: MX - MAXIMUM PmIntWall: DW - Drywall
 FullBath: 0 HeatType: FHA - FrcdHotAir AvgHt/Ft:
 1/2Bath: 0 HeatFuel: ELEC - Electric Pm.Flors: CU - Carpet
 %A/C: 100 %Heated: 100 %Sprinkled: 0

Special Features and Yard Items

Type	Y/S	Qty	Units	Qual	Cond	YrBlt	No.	Use Type	Type	Measure	Depth
ASP2 - ASP2 LOW	Y	1	67000	AV	AV	1971	1	0300-M-F >= 10U	107 -Unit	108	
CNC2 - CONCRETE LOW	Y	1	10500	AV	AV	1971					
FEN6 - CHAINLINK 6'	Y	1	1600	AV	AV	1971					

Land Information

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.



LEGAL DESCRIPTION

Certain property situated in the County of St. Lucie, State of Florida, and more particularly the southwest corner of the NE 1/4 of the SE 1/4 of Section 5, Township 35 North, Range 40 East, St. Lucie County, Florida, on South of 27 West 230.21 Feet, West 200.21 Feet, South 60.20 Feet East to the Point of Beginning; thence continue South 30° 20' East 100.21 Feet, thence on N 0° 27' East 494.88 feet to the Point of Beginning.

LESS AND EXCEPT the North 25 feet thereof.

NOTES:

- 1) Not valid without the signature and the original related east of a Florida Licensed Surveyor and Registration herein provided by the client only or their agent.
- 2) The date of field work was May 04, 2012.
- 3) The total area of the property is 6.04 Acres, more or less.
- 4) The property is situated in the North 25 feet of the North 27 West 230.21 Feet, West 200.21 Feet, South 60.20 Feet East to the Point of Beginning.
- 5) The property is situated in the North 25 feet of the North 27 West 230.21 Feet, West 200.21 Feet, South 60.20 Feet East to the Point of Beginning.
- 6) The property is situated in the North 25 feet of the North 27 West 230.21 Feet, West 200.21 Feet, South 60.20 Feet East to the Point of Beginning.
- 7) Underground utility, utility services, foundations and improvements were not located as shown on this map. The presence of any such utilities, services, foundations and improvements shall be the responsibility of the purchaser.
- 8) Said described property is located within an area having a Flood Zone Designation "X", on the Flood Insurance Rate Map (FIRM) with a date of identification of February 16, 2017, as issued by the Federal Emergency Management Agency. The buyer shall refer to the map for the community in which said premises is situated.
- 9) The map does not show the location of any other utility, service, foundation or improvement and the purchaser is prohibited without written consent of the adjoining party or parties, from using any such utility, service, foundation or improvement.
- 10) Underground utilities are flagged by International Corporation of West Palm Beach, Florida.

LEGEND

- ROADS
- POSSIBLE CITY WIRE ENCROACHMENT
- POSSIBLE POWER POLES ENCROACHMENT
- POSSIBLE NORTH PROPERTY LINE
- POSSIBLE EAST PROPERTY LINE
- POSSIBLE SOUTH PROPERTY LINE
- POSSIBLE WEST PROPERTY LINE
- POSSIBLE NORTH PROPERTY LINE
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- POSSIBLE SOUTH PROPERTY LINE
- POSSIBLE WEST PROPERTY LINE
- POSSIBLE NORTH PROPERTY LINE
- POSSIBLE EAST PROPERTY LINE
- POSSIBLE SOUTH PROPERTY LINE
- POSSIBLE WEST PROPERTY LINE

CERTIFICATIONS

The part of map of ALTA/ACSM Land Title Survey shall bear only the following certification: This survey was made by me or under my direct supervision and in accordance with the standards of the Florida Board of Professional Engineers and Professional Surveyors. I, the Surveyor, am a duly Licensed Professional Engineer and Professional Surveyor in the State of Florida. I certify that the survey was made in accordance with the standards of the Florida Board of Professional Engineers and Professional Surveyors. I certify that the survey was made in accordance with the standards of the Florida Board of Professional Engineers and Professional Surveyors. I certify that the survey was made in accordance with the standards of the Florida Board of Professional Engineers and Professional Surveyors.

PROPERTY ADDRESS: 110 N 29th Street, Ft. Pierce, Florida 34947

DATE OF SURVEY: 05/04/2012

DATE OF PLOTTING: 05/11/2012

DATE OF RECORDING: 05/11/2012

DATE OF CLOSING: 05/11/2012

DATE OF FINANCING: 05/11/2012

DATE OF RECORDING: 05/11/2012

DATE OF RECORDING: 05/11/2012

DATE OF RECORDING: 05/11/2012

DATE OF RECORDING: 05/11/2012

DATE OF RECORDING: 05/11/2012

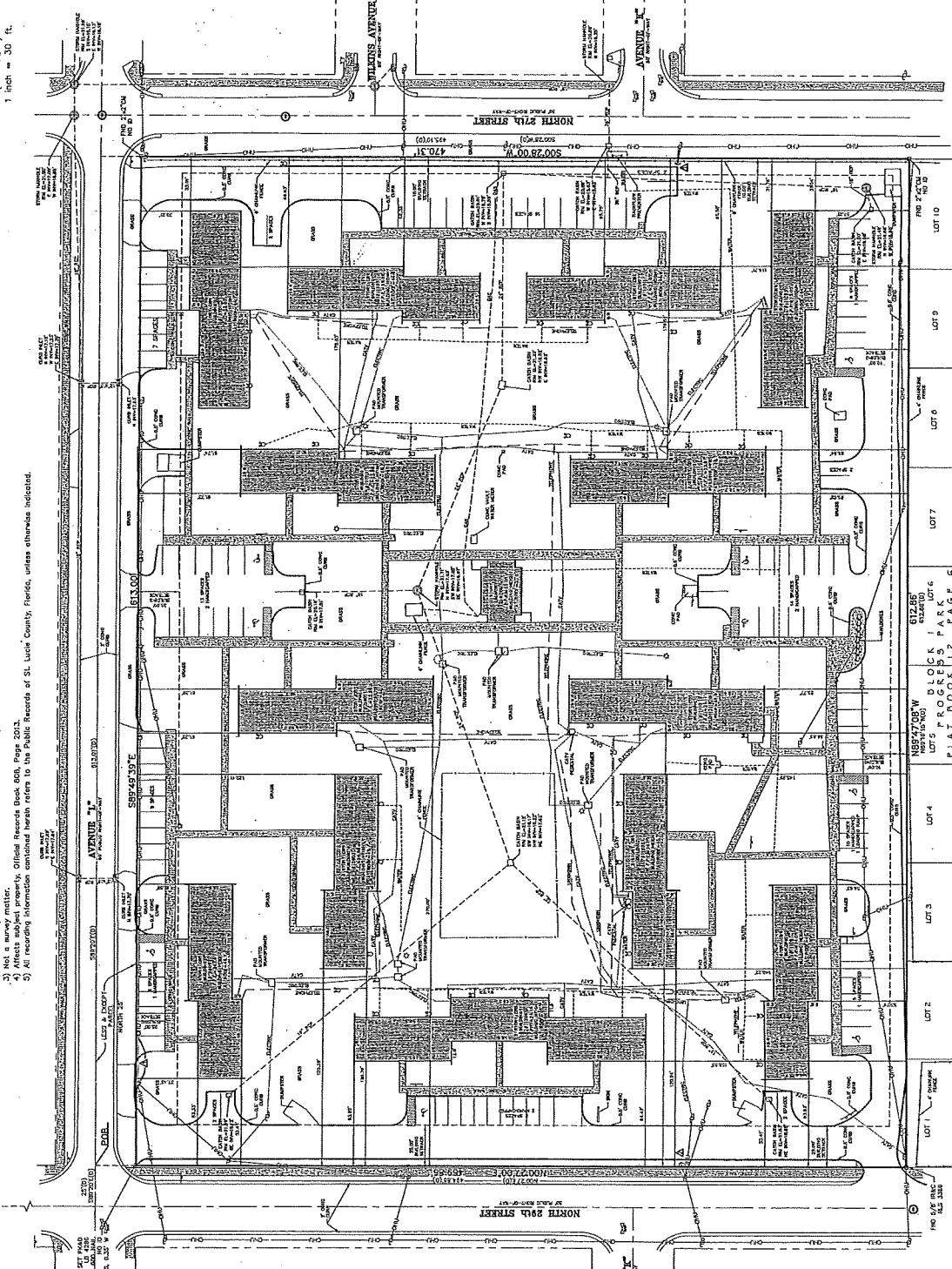
DATE OF RECORDING: 05/11/2012

DATE OF RECORDING: 05/11/2012

DATE OF RECORDING: 05/11/2012

NOTE: Property lines shown to North 25th Street, Avenue 71 and North 27th Street, all public rights-of-way.

GRAPHIC SCALE
0 15 30
1 inch = 30 ft.



FILED	BY	DATE
FILED	BY	DATE
FILED	BY	DATE
FILED	BY	DATE
FILED	BY	DATE

- REVISIONS -	
NO.	DESCRIPTION
1	AS NOTED
2	AS NOTED
3	AS NOTED
4	AS NOTED
5	AS NOTED

CULPEPPER & TERFERING, INC.
CONSULTING ENGINEERS / LAND SURVEYORS
FORT PIERCE, FLORIDA 34981
PHONE 772-466-5579 FAX 772-464-9497
STATE OF FLORIDA CERTIFICATE NO. 13,926

ALTA/ACSM LAND TITLE SURVEY
A PORTION OF TRACTS 79 & 82
FOR
FORT PIERCE, LLC

DATE 05-11-2012

BY [Signature]

DATE 05-11-2012

BY [Signature]

DATE 05-11-2012

BY [Signature]

DATE 05-11-2012

BY [Signature]