



CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING & DEVELOPMENT REVIEW
HISTORIC PRESERVATION & URBAN DESIGN & URBAN FORESTRY & ZONING

Abandonment

Property address or Location Block 8, Pinewood S/D (see attached Map)

Parcel ID #(s) N/A

Project description 20' alley way adjacent to Lots 17-22, Block 8, Pinewood S/D-PB 5/24 SLC

Property Owner(s) City of Ft. Pierce

Street Address _____

City _____ State _____ Zip _____

Phone Number _____

Email Address _____

Applicant/Representative, Title, Company
Mosaics of America, Inc

Street Address 901 S. 3rd Street

City Ft. Pierce, FL State FL Zip 34950

Phone Number (772) 468-3452

Email Address andyh @artistryinmosaics.com

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.

Andrew Hochstetter
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 3 day of November, 2014, by

Andrew Hochstetter who is personally known to me or has produced
Florida license as identification.

Signature of Notary

(seal) YESSENIA MARTINEZ
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE180355
Expires 3/18/2016

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Fees _____ Control # _____ B. Permit # _____

Intake Date Stamp

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Current survey, including property size
- Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- Encumbrance Title Search
- Complete, notarized application

Application Type:

Easement Abandonment

Alleyway

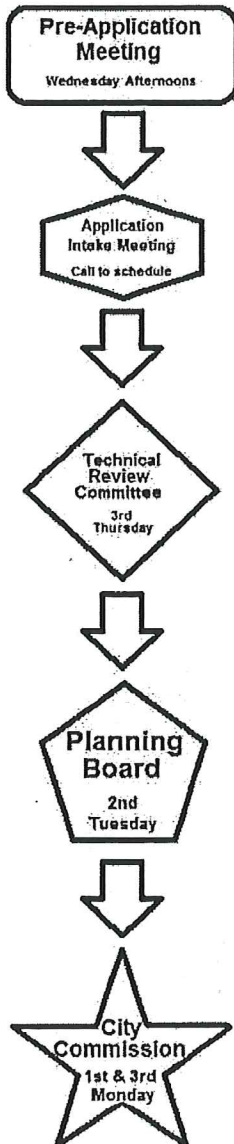
Right-of-Way Abandonment

Reason for Abandonment Request: Commercial Development

List any utilities visible or known to exist in the right of way/easement: Overhead power sanitary sewer, domestic water supply

Is the right of way in use or unopened? In Use Unopened

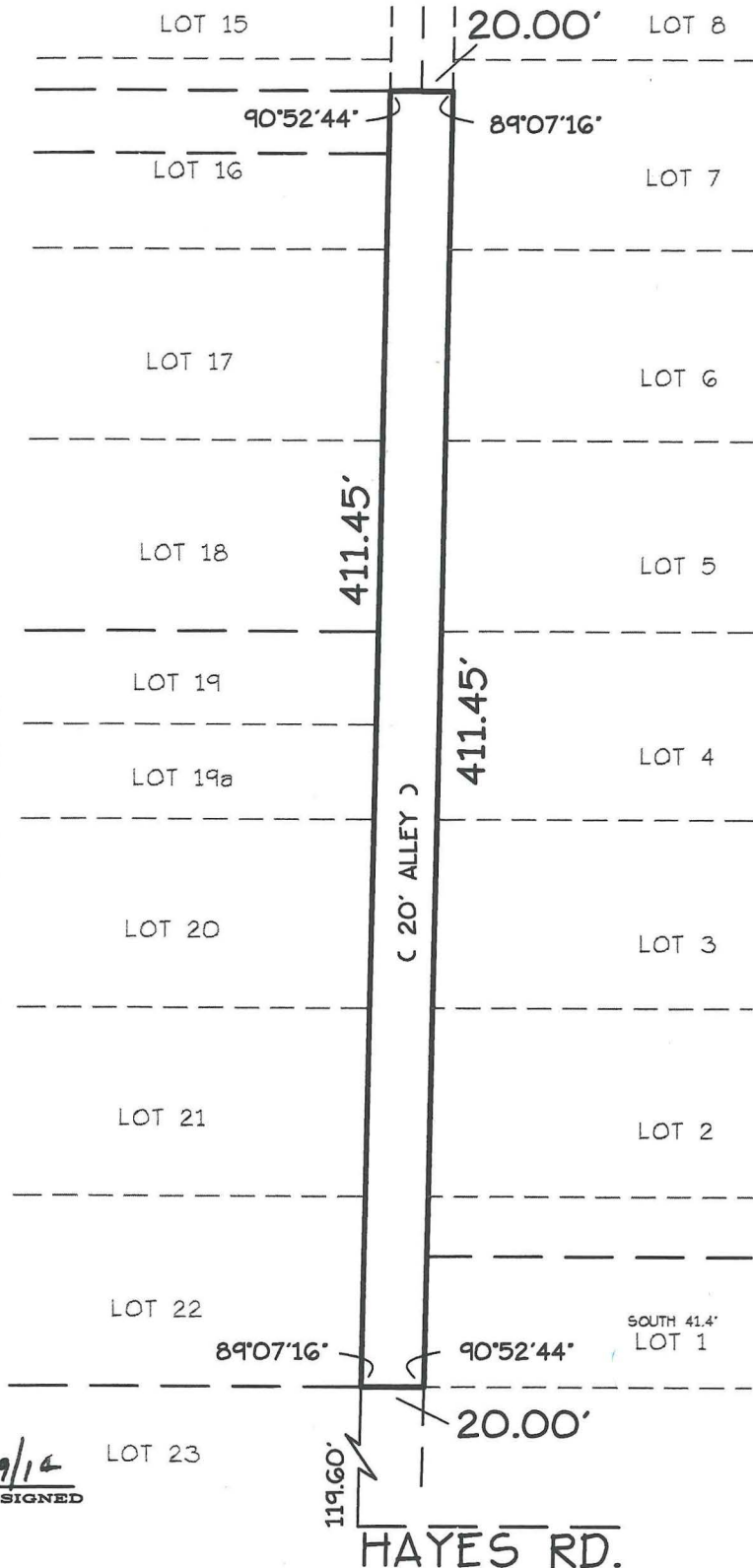
Application Outlook



LEGAL DESCRIPTION:
 BEING AN EXISTING 20 FOOT ALLEY WAY, LYING
 ADJACENT AND EASTERLY OF LOTS 17-22 AND THE
 SOUTH 50.2 FEET OF LOT 16, BLOCK 8, PLAT OF
PIEWOOD SUBDIVISION
 AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE
 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 CONTAINING 8,227.9 sq.ft MORE OR LESS.



U.S. HIGHWAY No.1



SOUTH THIRD STREET

William E. Hayhurst
WILLIAM E. HAYHURST
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO 4416

10/29/14
 DATE SIGNED

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATE:
 I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 61G17-6) PURSUANT TO SECTION 472.07, FLORIDA STATUTES SUBJECT TO THE QUALIFICATIONS NOTED HEREON.



HAYHURST LAND SURVEYING INC.
 CERTIFICATE OF AUTHORIZATION NUMBER (L.B. 7364)
 445 9TH ST. S.W. Unit-7
 VERO BEACH, FL. 32962
 PHONE: (772) 569-6680
 FAX: (772) 770-3446

SURVEY TYPE	DATE	INT.	REVISIONS
SKETCH	10/29/14	JDJ	SQ.FT.
DRAWN BY:	J.D.J.		
CHECKED BY:	W.E.H.		
FIELD BOOK:	218		
PAGE NO:	14		
FIELD DATE:	4/26/06		
SCALE:	1"=60'		
JOB NO:	06-176		

ORIGINAL SFS

FEE, DeROSS & FEE, P.L.

ATTORNEYS AT LAW

SINCE 1905

FRANK H. FEE, III
FRANK H. FEE, IV
JOSEPH J. DeROSS, JR., P.A.

426 AVENUE A
FORT PIERCE, FLORIDA 34950

FRED FEE (1888-1939)
FRANK FEE (1913-1983)

TELEPHONE
(772) 461-5020

POPPELL HOUSE
A Designated Historic Property

TELECOPIER
(772) 468-8461

Writer's Email
fcc@feederossfee.com

November 17, 2014

City of Fort Pierce
Planning Department
City Hall
Fort Pierce, Florida

Attention: Corey Benton

Re: Mosaics of America ("**Company**")

Dear Corey:

As I believe you are aware, I have been asked by Andy Hochstetter of the above Company to research the titles adjacent to the property of his Company in Block 8 of Pinewood Subdivision.

I have previously furnished a letter opinion on title to the property that has been purchased over the last few years. The lots acquired have frontage on both U. S. 1 and South 3rd Street in the City. I have opined that good and marketable titles to these parcels are vested in the City.

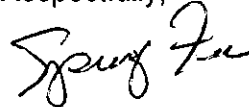
After completing that task, Mr. Hochstetter asked for an opinion regarding ownership of the 20-foot alley separating the two tiers of lots within Block 8 of Pinewood. I find the subdivision to contain a dedication of all streets and boulevards to the general public. I believe included within these definitions are the designated alleys, particularly as there is no reservation of a reverter in the event of abandonment. Under the circumstances, I believe jurisdictional control and ownership of the alley is vested in the City of Fort Pierce and is subject to the City's abandonment authority.

I have also been asked by Mr. Hochstetter to furnish you my opinion of title as to the Southerly portion of Lot 1, Block 8, of Pinewood Subdivision that appears to remain owned by the City of Fort Pierce, I expect to be able to provide that opinion shortly. This property was obtained by the City in one deed of conveyance quite a few years ago. The deed is not available on line

City of Fort Pierce
Planning Department
November 17, 2014

because of its early vintage. I am requesting an outside title agent to furnish me a copy of the deed. I have no hesitancy, however, in advising apparent ownership of this lot is with the City of Fort Pierce. It is my understanding Mr. Hochstetter hopes to see that property declared surplus so that it may be put up for sale through the RFP process, allowing his Company the opportunity for purchase. I will follow up as soon as the deed is available.

Respectfully,

A handwritten signature in black ink, appearing to read "Frank Fee", written in a cursive style.

Frank H. Fee, III

FHF:cs

cc: Mr. Andy Hoschstetter