



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 702 ATLANTIC AVE
Parcel ID #(s) 2410-703-008-000/9
Project description Alley located west and north of 702 Atlantic Ave.

RAST Properties, Inc.

Steven Tara, Pres.

Property Owner(s)
4521 PGA Blvd #201

Applicant/Representative, Title, Company
SAME

Street Address
Palm Beach Gardens FL 33418

Street Address

City 561-622-3386

City State Zip

Phone Number
hovensre@gmail.com

Phone Number

Email Address

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 acknowledgment 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.

Property Owner(s) Signature(s)

STATE OF FLORIDA --

COUNTY Palm Beach

The foregoing instrument was acknowledged before me this 26 day of Jan, 2015, by

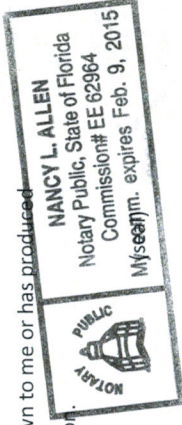
Steven Tara

who is personally known to me or has produced

as identification

FL Dh

Signature of Notary



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 # _____

Empty box for fees, control number, and permit number.

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:

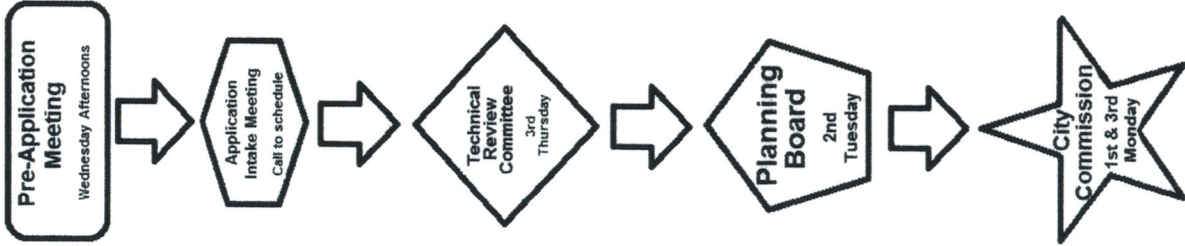
- Easement Abandonment Right-of-Way Abandonment

Reason for Abandonment Request: NOT NEEDED ANY MORE.

List any utilities visible or known to exist in the right of way/easement: NONE

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

Application Outlook



RAST Properties, Inc.

c/o S. A. Tarr

4521 PGA Blvd., Suite 201, Palm Beach Gardens, FL 33418

Phone: (561) 622-3386 Fax: (561) 622-3945

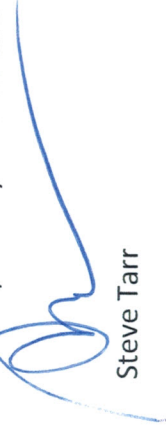
To: City of Fort Pierce
From: Steve Tarr, RAST Properties, Inc., President
Date: January 21, 2015
Re: Abandonment of Alley at 702 Atlantic Ave.

Enclosed please find an application package, with exhibits, respectfully requesting the abandonment of the above referenced alley. I would like to address two key issues:

- 1) Upon examination of the appraisal, it is important to realize that the subject land actually has nominal value (see page 7 of the appraisal). The only reason there is a value of \$3,000.00 is due to the appraiser's assumption to use the 'Across the Fence' method.
- And,
- 2) The enclosed Site Plan illustrates that the abandonment is not required, but more of a convenience to further the redevelopment of the site.

For these reasons, I believe the fair approach allows the abandonment in exchange for the costs (survey, appraiser, application fee, etc.) that I have already had to expend. Any additional amount requested by the City would just detract from further improvement costs necessary to improve the site.

Thank you for your time and consideration.



Steve Tarr

Site Address: 717 Orange Av
Parcel ID: 2410-703-0001-000-0
Sec/Town/Range: 10/35S/40E
Account #: 23535
Map ID: 24/10S
Use Type: Vac Comm
Zoning: C3
City/County: Fort Pierce

Ownership

Rast Properties Inc
 4521 PGA Blvd #201
 Palm Beach Gardens, FL 33418

Total Areas

Land Size (acres): 0.17
Land Size (SF): 7,475

Legal Description

PLAT OF TOTTEN'S S/D LOT 1 AND W 37 FT OF LOT 10 (MAP 24/10E)
 (OR 3679-767)

Current Values

Just/Market Value: \$16,900
Assessed Value: \$16,900
Exemptions: \$0
Taxable Value: \$16,900
Taxes for this parcel: SLC Tax Collector's Office

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Site Address: 715 Orange Av
Parcel ID: 2410-703-0002-000-7
Sec/Town/Range: 10/35S/40E
Account #: 23536
Map ID: 24/10S
Use Type: M-F < 10U
Zoning: C3
City/County: Fort Pierce

Ownership

Rast Properties Inc
 4521 PGA Blvd #201
 Palm Beach Gardens, FL 33418

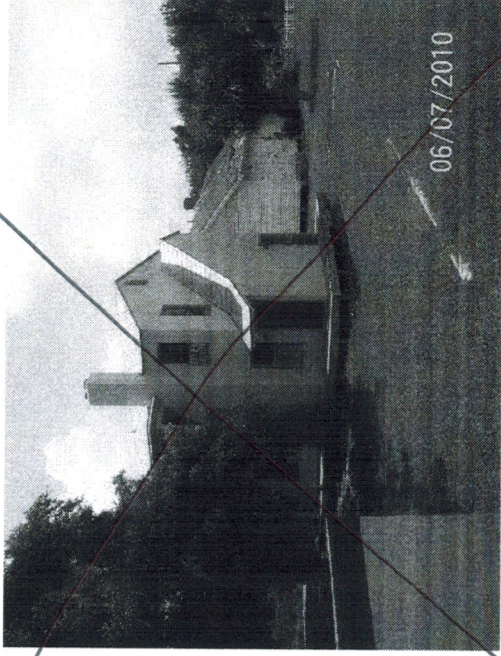
Legal Description

PLAT OF TOTTEN'S S/D LOTS 2 AND 3 (MAP 24/10E) (OR 3679-767)

Current Values

Just/Market Value: \$55,400
Assessed Value: \$55,400
Exemptions: \$0
Taxable Value: \$55,400

Taxes for this parcel: SLC Tax Collector's Office



Total Areas

Finished/Under Air (SF): ~~1,172~~
Land Size (acres): 0.23
Land Size (SF): 10,000

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Site Address: 702 Atlantic Ave
Parcel ID: 2410-703-0008-000-9
Sec/Town/Range: 10/35S/40E
Account #: 23539
Map ID: 24/10S
Use Type: ~~SF-Res~~
Zoning: C3
City/County: Fort Pierce

Ownership

Rast Properties Inc
 4521 PGA Blvd #201
 Palm Beach Gardens, FL 33418

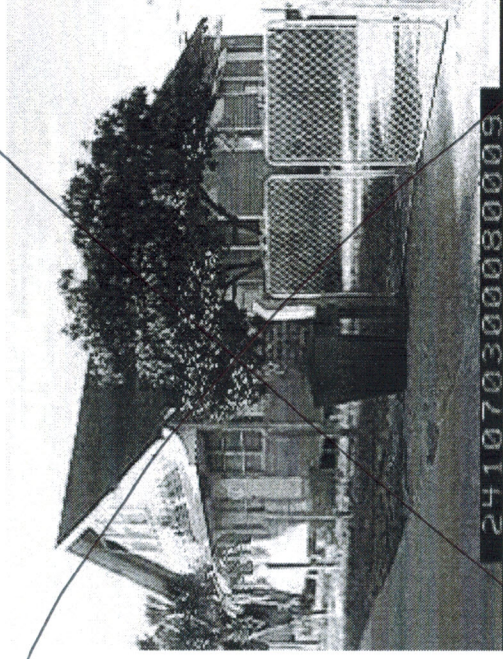
Legal Description

PLAT OF TOTTEN'S S/D W 21 FT OF LOT 8, ALL LOT 9 AND LOT 10-
 LESS W 37 FT- (MAP 24/10E) (OR 3679-767)

Current Values

Just/Market Value: \$28,600
Assessed Value: \$28,600
Exemptions: \$0
Taxable Value: \$28,600

Taxes for this parcel: SLC Tax Collector's Office



241070300080009

Total Areas

Finished/Under Air (SF): ~~3,246~~
Land Size (acres): 0.14
Land Size (SF): 6,300

This information is believed to be correct at this time but it is subject to change and is not warranted.

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Site Address: 701 Orange Av
Parcel ID: 2410-703-0004-000-1
Sec/Town/Range: 10/35S/40E
Account #: 23537
Map ID: 24/10S
Use Type: STOR-1STR
Zoning: C3
City/County: Fort Pierce

Ownership

Bunwin Inc
 4521 PGA Blvd Suite 201
 Palm Beach Gardens, FL 33418

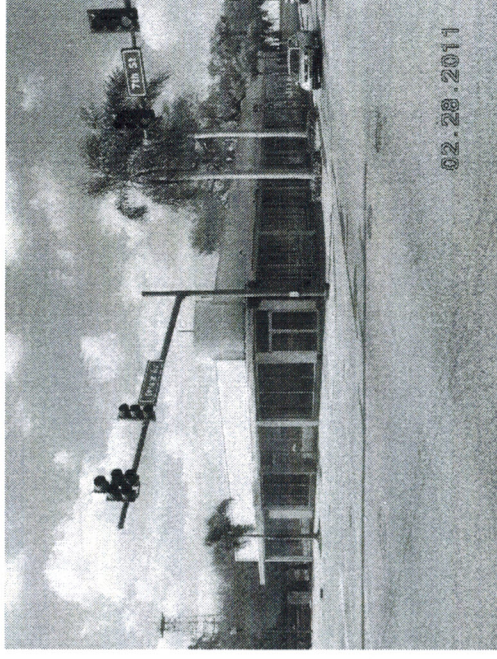
Legal Description

PLAT OF TOTTEN'S S/D LOTS 4 AND 5 AND N 5 FT OF VAC ALLEY
 ADJ ON S AND LOTS 6 AND 7 AND E 22 FT OF LOT 8 AND S 5 FT OF
 VAC ALLEY ADJ ON N OF LOTS 6 AND 7 AND E 6 FT OF LOT 8 (MAP
 24/10E) (0.67 AC) (OR 3418-1728)

Current Values

Just/Market Value: \$129,500
Assessed Value: \$129,500
Exemptions: \$0
Taxable Value: \$129,500

Taxes for this parcel: SLC Tax Collector's Office



Total Areas

Finished/Under Air (SF): 8,345
Land Size (acres): 0.66
Land Size (SF): 28,950

This information is believed to be correct at this time but it is subject to change and is not warranted.

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ATTORNEYS' TITLE FUND SERVICES, LLC

Treasure Coast Branch
590 NW Peacock Boulevard, Suite 12
St. Lucie West, FL 34986
(772) 879-1770
Fax: (866) 303-4708

Warren & Grant P.A.
4440 PGA Boulevard
Suite 200
Palm Beach Gardens, FL 33410

Date: September 30, 2014
Fund File Number: 24-2014-105950A1
County: St. Lucie
Reference:

Dear Wanda:

We have examined title to the property described in Schedule A attached and prepared these schedules to be used exclusively for the purpose of issuing a commitment or policy of title insurance underwritten by Old Republic National Title Insurance Company.

Please review the schedules before signing and inserting in a Commitment cover. As an Agent you must:

- A. Add additional requirements and/or exceptions to Schedule B that you find necessary from your analysis of the present transactions.*
- B. Evaluate Schedule A and B and issue endorsements as may be appropriate, deleting or modifying the Schedules.*

Our examination of title reflects only those matters recorded in the Official Records Books. You are responsible for such other off-record examinations and checks as you may find necessary pursuant to underwriting procedures. In addition, you are responsible for checking for any unrecorded special assessment liens or unrecorded liens arising by virtue of ordinances, unrecorded agreements as to impact or other development fees, unpaid waste fees payable to the county or municipality, or unpaid service charges under Ch. 159, F. S., or county ordinance, if applicable. When the interest you are insuring is a personal property interest (such as a mortgage, a leasehold or cooperative interest), a federal tax lien search of the Secretary of State's records may be required. See Fund Title Note 30.02.08.

Where the amount of insurance is under \$3 million, a 20-year judgment and lien search was not performed on the proposed insured purchaser if a mortgage is not associated with the purchase or if the mortgage appears to be 100% purchase money in nature.

The Fund appreciates this opportunity to be of service. Please contact us if you have any questions.

Sincerely,

Attorneys' Title Fund Services, LLC
Nancy Ball, Senior Examiner
1-800-344-6645, Ext 6506

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT
Schedule A

Fund File Number: 24-2014-105950A1
Effective Date:

Agent's File Reference:
September 18, 2014 @ 11:00
PM

Premium:
\$ 373.75

1. Policy or Policies to be issued: Proposed Amount of Insurance:

OWNER'S: ALTA Owner's Policy (06/17/06), (With Florida Modifications) \$65,000.00

Proposed Insured: Rast Properties, Inc., a Florida corporation

MORTGAGEE:

MORTGAGEE:

2. The estate or interest in the Land described or referred to in this Commitment is FEE SIMPLE.

3. Title to the FEE SIMPLE estate or interest in the Land is at the Effective Date vested in:

M. Porro Investments, LLC, a Florida limited liability company, as to Parcel 1, 2, and 3; Francis X. Wilson, Trustee of the Land Trust Agreement u/d/d 11/11/94, Trust Number 1001, as to Parcel 1 and 2

4. The Land referred to in this Commitment is described as follows:

Parcel 1: Lot 1 and the West 37 feet of Lot 10, Tooten's Subdivision, according to the Plat thereof, recorded in Plat Book 5, Page 53, Public Records of St. Lucie County, Florida.

Parcel 2: Lots 2 and 3, Tooten's Subdivision, according to the Plat thereof, recorded in Plat Book 5, Page 53, Public Records of St. Lucie County, Florida.

Parcel 3: The West 21 feet of Lot 8 and all of Lots 9 and 10, less and except the West 37 feet of Lot 10, Tooten's Subdivision, according to the Plat thereof, recorded in Plat Book 5, Page 53, Public Records of St. Lucie County, Florida.

Issuing Agent:

Warren & Grant P.A.
4440 PGA Boulevard
Suite 200
Palm Beach Gardens, FL 33410

Agent No.: 1374601



Agent's Signature

Warren & Grant P.A.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT
Schedule B-1

Fund File Number:
24-2014-105950A1

Agent's File Reference:

- I. The following are the requirements to be complied with:
1. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
 2. Instruments creating the estate or interest to be insured which must be executed, delivered and filed for record:
 - A. Warranty Deed from M. Porro Investments, LLC, a Florida limited liability company, as to Parcel 1, 2, and 3 and Francis X. Wilson, individually and as Trustee of the Land Trust Agreement u/a/d 11/11/94, Trust Number 1001, joined by spouse, if married, or non-homestead recital, as to Parcel 1 and 2 to the proposed insured purchaser(s).
 3. A search commencing with the effective date of this commitment must be performed at or shortly prior to the closing of this transaction. If this search reveals a title defect or other objectionable matters, an endorsement will be issued requiring that this defect or objection be cleared on or before closing.
 4. If closing does not occur within six weeks of the effective date of this product, the member must confirm the continued good standing of any buyer, seller, or mortgagor which is not a natural person.
 5. Review certified copy of Articles of Organization and amendments thereto, if any, to verify who may sign for the company as well as procedures to authorize such signatory. Further requirements may be necessary upon review thereof.
 6. A determination should be made that the member executing the Warranty Deed is not a debtor in bankruptcy and has not been a debtor in bankruptcy since becoming a member of the limited liability company. If the LLC is a sole member LLC, then a determination should be made there are no creditors who have acquired or are attempting to acquire control of the LLC by executing on or attaching or seizing the member's interest in the LLC. These determinations may be made by an affidavit of the member executing the instruments to be insured.
 7. Review of a true and correct copy of regulations or operating agreement to verify who may sign for the company as well as procedures to authorize such signatory. Further requirements may be necessary upon review thereof. If the regulations or operating agreement is not produced, then all of the members of the limited liability company, or a majority of the members if the number of members is substantial, must execute an affidavit consenting to the transaction. The affidavit shall establish the names of all the current members of the limited liability company.
 8. A determination should be made that the limited liability company is not one of a family or group of entities. If it is, then it should be determined that none of the other entities in this family or group of entities is a debtor in bankruptcy. The determination may be made by an affidavit of the manager or managing member of the limited liability company. In the event that one or more of the other entities is a debtor in bankruptcy, Fund underwriting counsel must approve the transaction before title is insured.
 9. If applicable, recordation and review of a certified copy of the amendment to the operating agreement, in accordance with Sec. 605.1108(1)(b), F. S.
 10. If applicable, recordation and review of a certified copy of the statement of authority in accordance with Sec. 605.0302, F. S.
 11. A determination must be made that there are no parties in possession of the subject property.
 12. If applicable, determination should be made that the person executing the deed or mortgage has not become dissociated pursuant to Sec. 605.0302(11), F. S. (by filing a statement of dissociation), Secs. 605.0601, or 605.0602, F. S., nor has that person wrongfully caused dissolution of the company. These determinations may be made by an affidavit of the person executing the instruments to be insured.
 13. Review of the complete trust agreement of the trust known as the Land Trust Agreement u/a/d 11/11/94, Trust Number 1001 and all amendments thereto to determine that the proposed transaction is authorized under the terms of the trust. Said trust agreement, and amendments, shall be attached to an affidavit confirming that it is a full and complete copy of the trust and amendments, and recorded or kept in Title Agent's file. Further requirements may be

Form CF6-SCH.-B-1 (rev. 12/10)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT

Schedule B-I (Continued)

Fund File Number:
24-2014-105950A1

Agent's File Reference:

necessary upon review of the trust. If the full trust agreement and amendments, if any, are recorded as an exhibit to an affidavit from the trustee or attorney for the trust, the affidavit shall confirm that such trust agreement is in full force and effect. If the full trust agreement and amendments, if any, are not recorded, then record affidavit from trustee or attorney for the trust stating at least the following: (1) name of the trustee(s) or successor trustee(s) (2) legal description of the trust property (3) an affirmative statement that the trustee(s) or successor trustee(s) has the full power and authority to do the required act, (4) that nothing in the trust documents prohibits or restricts the trustee(s) or successor trustee(s) from doing the required act, and (5) that the trust has been in full force and effect during the period of ownership of the real property to be insured. As to (1) above, attach excerpts of the pertinent pages from the trust documents showing the appointment and identity of the trustee(s) or successor trustee(s) as exhibits; and if the successor trustee(s) acts, that the successor trustee(s) is appointed due to circumstances described in attached excerpts of the trust and further evidenced by the supporting documents attached as exhibits. As to (3) above, attach the pertinent pages of the trust describing such authority as exhibits.

14. INTENTIONALLY MOVED TO SCHEDULE B-II EXCEPTIONS AS ITEM #8. (taken subject to lien).

15. INTENTIONALLY MOVED TO SCHEDULE B-II EXCEPTIONS AS ITEM #9. (taken subject to fine).

16. Proof of redemption of Tax Sale Certificate No. 2524 for taxes for the year 2013 must be furnished.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT
Schedule B-II

Fund File Number:
24-2014-105950A1

Agent's File Reference:

II. Schedule B of the Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
2. a. General or special taxes and assessments required to be paid in the year 2014, and subsequent years.
b. Rights or claims of parties in possession not recorded in the Public Records.
c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
d. Easements, or claims of easements, not recorded in the Public Records.
e. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. Rights of the lessees under unrecorded leases.
5. All matters contained on the Plat of Tooten's Subdivision, according to the Plat thereof, recorded in Plat Book 5, Page 53, Public Records of St. Lucie County, Florida...
6. Right of Way Easement recorded in Deed Book 74, Page 233, Public Records of St. Lucie County, Florida.
7. Easement Deed recorded in O.R. Book 1928, Page 1455, Public Records of St. Lucie County, Florida.
8. Satisfaction of Code Enforcement Board Lien recorded in O.R. Book 3623, Page 1471 and O. R. Book 3552, Page 1859, Public Records of St. Lucie County, Florida.
9. Release of any fine relating to Affidavit by Code Enforcement Board recorded in O.R. Book 1017, Page 1755, Public Records of St. Lucie County, Florida.



Saint Lucie County, Florida
Office of the Property Appraiser

Ken Pruitt
Property Appraiser

Search Property Records

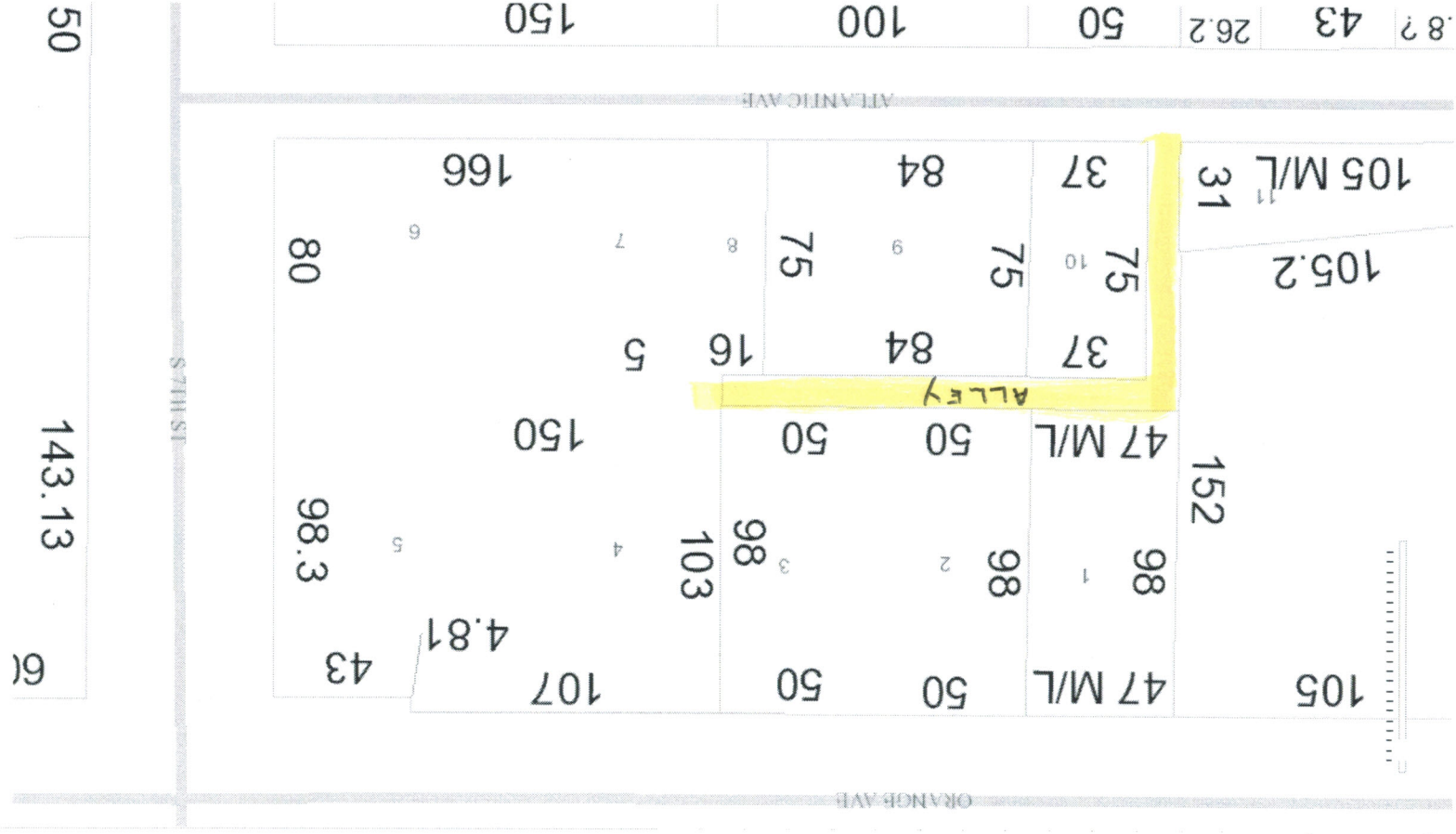
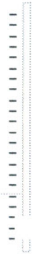
Home Feedback Map Help FAQ

Criteria Results

Search Property Records

Real Estate

Owner Name



SITE PLAN

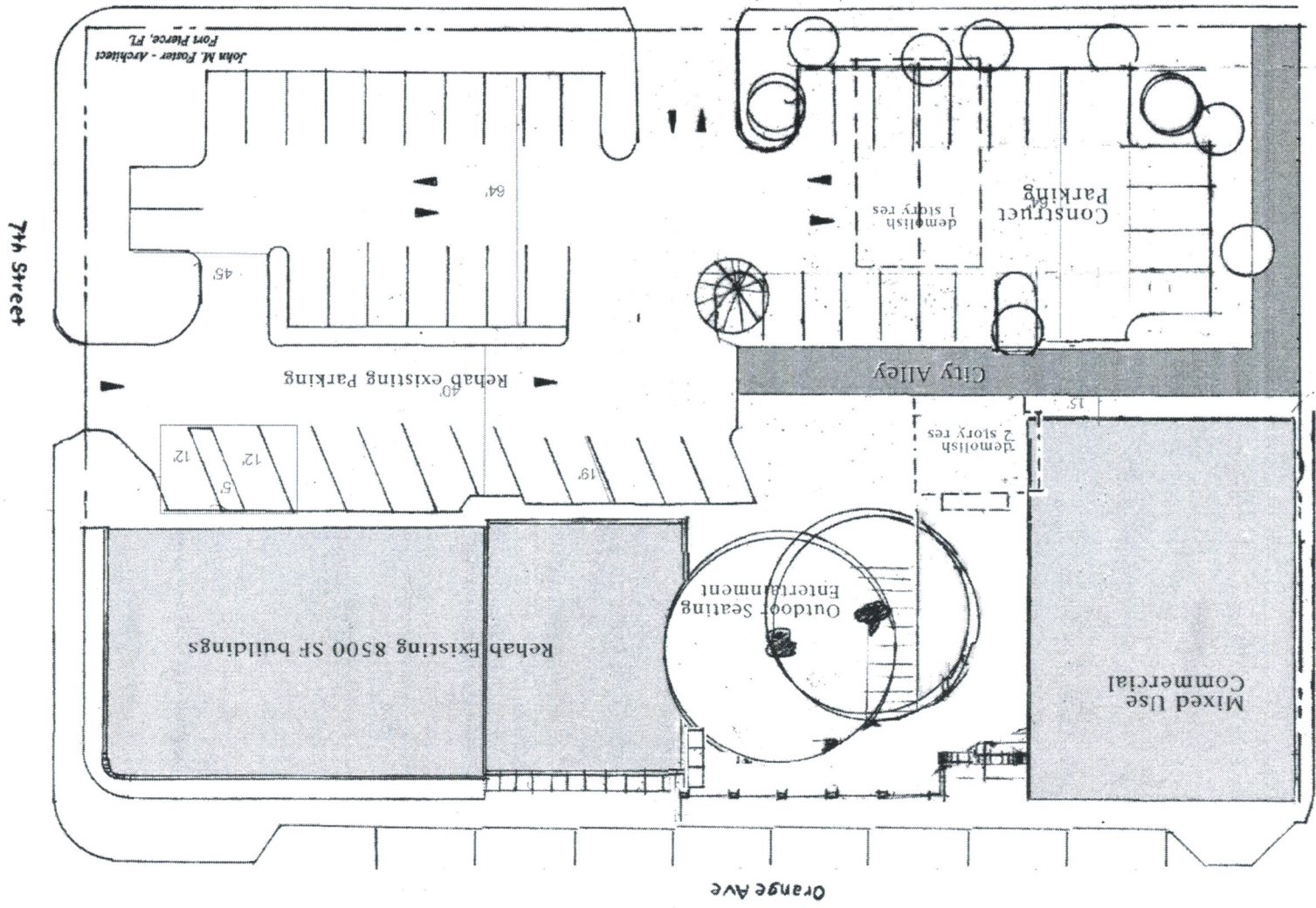


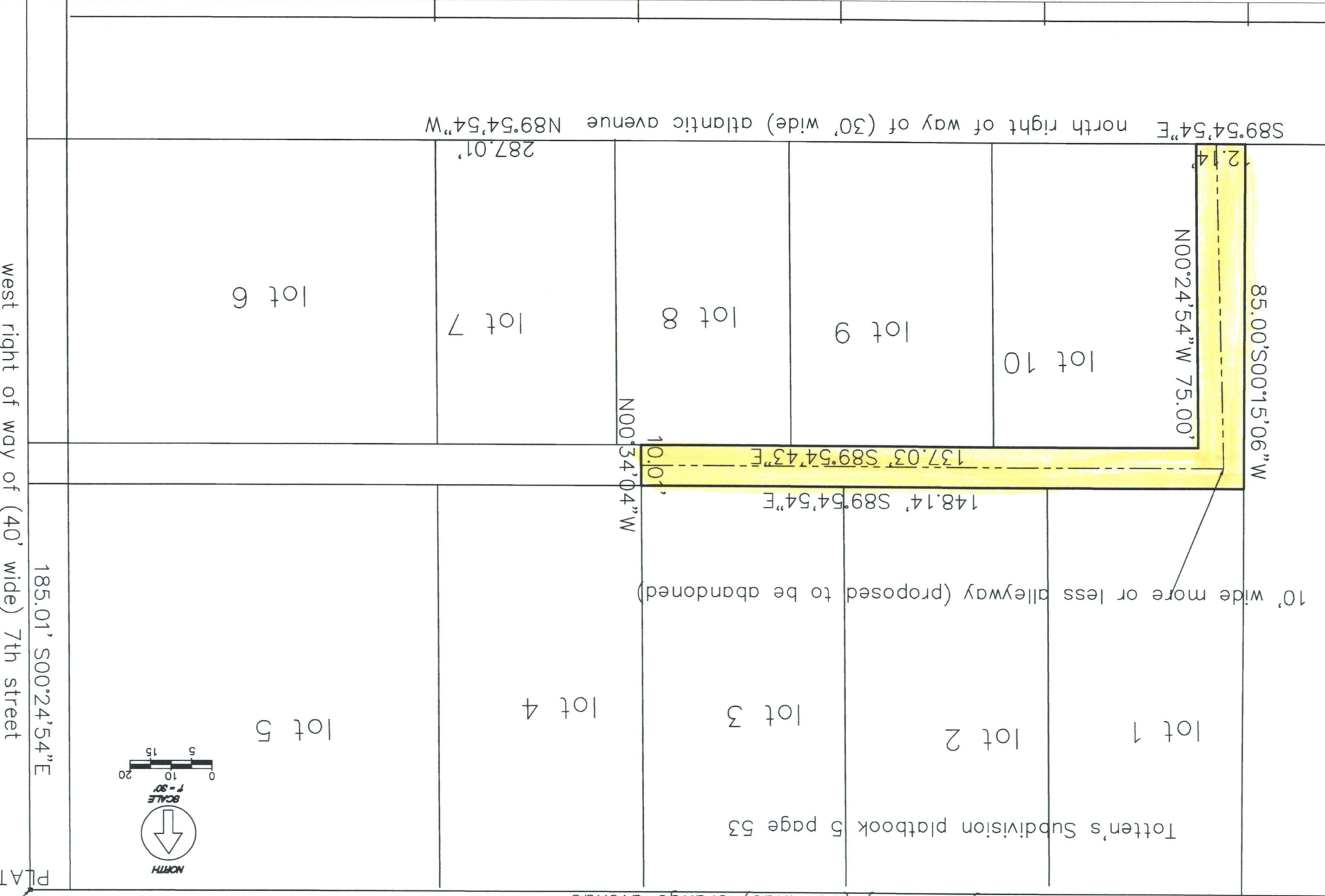
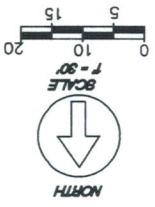
EXHIBIT "B" sketch of description; proposed 10 wide alleyway more or less; abandonment

south right of way (50' wide) orange avenue

west right of way of (40' wide) 7th street

PLAT

Totten's Subdivision platbook 5 page 53



S89.54'54"E north right of way of (30' wide) atlantic avenue N89.54'54"W

85.00'S00'15'06"W

N00'24'54"W 75.00'

2.14'

lot 10

lot 9

lot 8

lot 7

lot 6

N00'34'04"W

10.01'

137.03' S89.54'43"E

148.14' S89.54'54"E

lot 1

lot 2

lot 3

lot 4

lot 5

10' wide more or less alleyway (proposed to be abandoned)

185.01' S00'24'54"E

EXHIBIT A

The following described land, situate, lying and being in Section 10 Township 35 South range 40 east Totten's subdivision as recorded in clerk of courts, platbook 5, page 53 in the County of Saint Lucie , State of Florida, to wit:

Alleyway Easement:

Beginning at permanent reference monument & point of commencement (p.o.c.); northeast corner lot 5 and the intersection of the south right of way of orange avenue (50' wide right of way) State Road 68 along with the west right of way of 7th street (old 40' wide right of way) as recorded in platbook 5 page 53 of the clerk of courts in saint lucie county florida; thence S00° 24' 54"E a distance of 185.01 feet; thence N89°54'54"W a distance of 287.01 to the point of beginning (p.o.b); thence N00°24'54"W a distance of 75.00 feet; thence S89°54'34"E a distance of 137.03 feet; thence N00°34'04"W a distance of 10.01 feet; thence S89°54'54"E a distance of 148.14 feet more or less; thence S00°15'06"W a distance of 85.00 feet; thence S89°54'54"E a distance of 12.14 feet more or less; to point of beginning.(p.o.b.)