THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – New Construction

Property address or Location SE CORNER ATLANTIC AVENUE AND SOUTH 30TH STREET.

Parcel ID #(s) 2408-802-0012-000-7

Project description LIFT STATION #23 RELOCATION

SOUTHWIND'S FOURTEEN POINT LLC
Property Owner(s)

9495 GERMANY CANAL ROAD
Street Address

PORT ST. LUCIE, FLORIDA 34987
City State Zip

772-466-2838 772-216-5128
Phone Number

nannysaw1@aol.com
Email Address

FORT PIERCE UTILITIES AUTHORITY (JAMES CARNES)
Applicant/Representative, Title, Company

1701 SOUTH 37TH STREET
Street Address

FORT PIERCE, FLORIDA 34947
City State Zip

(772) 466-1600 x 3472
Phone Number

jcarnes@fpua.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.*

Sandra S. Williams
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY ST. LUCIE

The foregoing instrument was acknowledged before me this 27th day of SEPTEMBER 2016, by _____ who is personally known to me or has produced FL DRIVERS LICENCE # W452 797-48-527-0 as identification.

Martha A Kerr
Signature of Notary (seal)

MARTHA A KERR
Notary Public - State of Florida
Commission # FF 212461
My Comm. Expires Mar 22, 2019
Bonded through National Notary Assn.

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 #_____

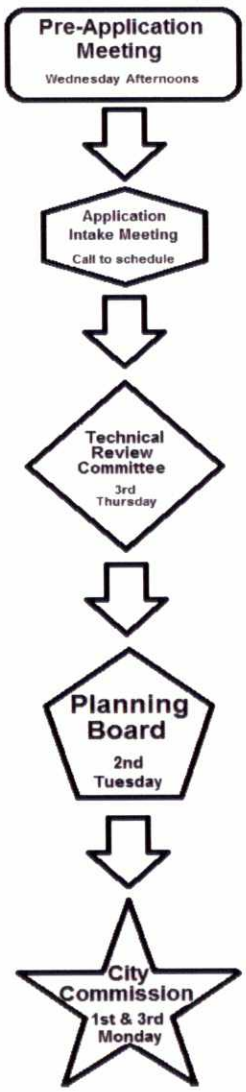
Intake Date Stamp

❑ CONDITIONAL USE: NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
  - ❑ As-built survey;
  - ❑ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑ Lighting plan
- ❑ Complete, notarized application

Application Outlook



Application Type:

- ❑ Conditional Use: No new construction with no site improvements
- ❑ Conditional Use: new construction with parking and drainage improvements

Site Information:

Building Size _____ Parking Spaces:_____

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

2016 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L10000125921

Entity Name: SOUTHWIND'S FOURTEEN POINT LLC

FILED
Feb 09, 2016
Secretary of State
CC7545772933

Current Principal Place of Business:

9495 GERMANY CANAL ROAD
PORT ST. LUCIE, FL 34987

Current Mailing Address:

9495 GERMANY CANAL ROAD
PORT ST. LUCIE, FL 34987 US

FEI Number: 27-4201808

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

WILLIAMS, SANDRA S
9495 GERMANY CANAL
PORT ST. LUCIE, FL 34987 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: _____

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGRM	Title	MGRM
Name	WILLIAMS, SANDRA S	Name	WILLIAMS, BENJAMIN B
Address	9495 GERMANY CANAL ROAD	Address	9495 GERMANY CANAL ROAD
City-State-Zip:	PORT ST. LUCIE FL 34987	City-State-Zip:	PORT ST. LUCIE FL 34987

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 managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SANDRA S. WILLIAMS — MGRM — 02/09/2016

Electronic Signature of Signing Authorized Person(s) Detail — Date

FILE # 3550412 OR BOOK 3260 PAGE 1126, Recorded 01/13/2011 at 09:44 AM
Doc Tax: $0.70

This instrument prepared by:
Douglas E. Gonano
Gonano & Harrell
1600 S. Federal Highway, Suite 200
Fort Pierce, FL 34950
(772)464-1032

WARRANTY DEED

THIS WARRANTY DEED made this 30th day of December, 2010 by **Sandra S. Williams**, whose post office address is 9495 Germany Canal Road, Port St. Lucie, FL 34987, hereinafter called the Grantor, to **SOUTHWIND'S FOURTEEN POINT LLC, a Florida Limited Liability Company** whose post office address is 9495 Germany Canal Road, Port St. Lucie, FL 34987, hereinafter called the Grantee:

[Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.]

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00, and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in St. Lucie County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This is a conveyance of unencumbered property for no consideration from Grantor who is a natural person into a limited liability company as Grantee, whose membership interests were issued and owned by the Grantor prior to this conveyance and the Grantor is not exchanging the property conveyed hereby for membership interests in the Grantee and accordingly, no documentary stamp tax is due hereon.

The scrivener has performed no examination or review of title and assumes no liability in connection with title.

Grantor covenants that the legal description described herein is not the homestead to the Grantor nor contiguous to Grantor's homestead property.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above-written.

Signed, sealed, and delivered
in our presence:

Sandra S. Williams

Printed Name: Joya Lippard

Printed Name: Marnie Moake

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 30th day of December, 2010, by Sandra S. Williams, who is:

✓ personally known to me, or
___ who has produced _____ as identification

[Notary Seal] JOYA LIPPARD
Commission # DD 978680
Expires August 4, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public, State of Florida
Printed Name:
My Commission Expires:

Property Identification

Site Address: S 30th ST
Sec/Town/Range: 08/35S/40E
Map ID: 24/08S
Zoning: R3

Parcel ID: 2408-802-0012-000-7
Account #: 20814
Use Type: 0000
Jurisdiction: Fort Pierce

Ownership

Southwinds Fourteen Point LLC
9495 Germany Canal Rd
Port St Lucie, FL 34987

Legal Description

ORANGE PLACE S/D BLK 2 LOT 1 ANDW 5 FT OF VACATED ALLEY ADJ ON E(OR 3258-688: 3260-1126)

Current Values

Just/Market Value:	$3,400
Assessed Value:	$3,190
Exemptions:	$0
Taxable Value:	$3,190

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.17
Land Size (SF):	7,222

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 30, 2010	3260 / 1126	0330	WD	Southwinds Fourteen Point LLC,	$100
Dec 23, 2010	3258 / 0688	0330	WD	Bjs Properties Inc,	$100
Feb 9, 1998	1126 / 0842	XX02	WD	Betty J Slay	$133,800
Jul 14, 1994	0910 / 2278	XX02	WD	R E Slay	$100
Jul 27, 1992	0815 / 1412	XX01	QC	Michial M Musgrave	$100
Jul 1, 1985	0474 / 0943	XX01	CV		$0
Apr 1, 1983	0398 / 0375	XX01	CV		$1,500

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$3,400
Just/Market:	$3,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$210
Assessed:	$3,190
Exemption(s):	$0
Taxable:	$3,190

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	0.4	Fort Pierce Stormwater Charge	$21.60

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$3,400	$3,190	$0	$3,190
2015	$2,900	$2,900	$0	$2,900

Permits

Number	Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.