



DEVELOPMENT REVIEW

Property address or Location TBD, Okeechobee Road

Parcel ID #(s) 2417-332-0009-000-9

Project description Proposed 9,977 SF Dollar Tree store on vacant parcel at the NEC of Okeechobee & Hartman.

Smigiel Partners XIX, Ltd.

Property Owner(s)

PO Box 540669

Street Address

Lake Worth FL 33454

City State Zip

564968-3605 x 204

Phone Number

gsmfi@aol.com ; smigieloffice@gmail.com

Email Address

Thomas Engineering Group - Darren Eyre, PE

Applicant/Representative, Title, Company

4950 W. Kennedy Blvd.

Street Address

Tampa FL 33609

City State Zip

813 379-4100

Phone Number

deyre@thomaseg.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. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

M. Smigiel
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 22 day of June, 2017, by

Gary Smigiel who is personally known to me or has produced

_____ as identification.

Miranda Morales Seuss
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

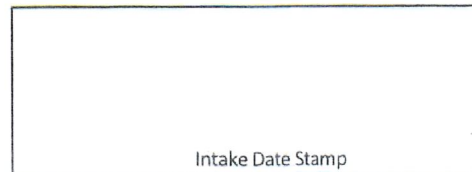
Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____





DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type			
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: _____

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

North	South	East	West

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

June 29, 2017

Dollar Tree – NEC of Hartman Road and Okeechobee Road

Statement of Intended Use

The property included in this application is currently 2 parcels of land totaling 3.17 acres in size. It is proposed to develop a Dollar Tree in the proposed lot (property will be platted into two lots) adjacent to Hartman Road. This lot is approximately 1.67 acres in size. The remaining 1.31 ac eastern lot will remain undeveloped and is anticipated to be developed with a commercial use in the future. Please note, the discrepancy in the acreages above is due to a proposed right-of-way dedication to St. Lucie County to expand Hartman Road, this dedication varies in width along the frontage from 15 feet to 35 feet with an additional 20 foot chord at the intersection with Okeechobee Road.

The Dollar will be a 9,977sf store, consistent with typical retail design considerations, it is crucial for the storefront to face the highest travelled road (Okeechobee Road) and have parking positioned in close proximity to the store front for function and convenience; i.e. in front of the store. An access “loop” is proposed from a right-in / right-out driveway along Okeechobee Road to a full access opening on Hartman Road. This configuration provides convenient and efficient access to the site from all directions. Parking requirements are met on site for customer, employee, ADA and bicycle uses. Convenient pedestrian access is proposed from both streets to the front door. In addition a proposed 6’ concrete sidewalk will be installed along the frontage with Hartman Road where currently no sidewalk exists. Delivery and “back-of-house” type operations will be conducted in the rear (north) of the store which will limit visual impacts from the public right-of-ways to the greatest extent possible. Refuse will be kept out of view by dumpster enclosures also located in the northern portion of the site.

The northern portion of the lot will provide storm water retention via a dry retention pond. Consistent with city requirements this retention area is located in the rear of the site to allow landscape design considerations along the parking lot perimeters of Both Hartman and Okeechobee Roads.

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This Document Prepared By and Return to:

Stephen Navaretta, Esq.
Navaretta & Navaretta, P.A. * Doc Assump: \$ 0.00
1100 SW St. Lucie West Blvd. * Date Tax: \$ 5,110.00
Port St. Lucie, FL 34986 * Int Tax : \$ 0.00

Parcel ID Number: 2417-333-0001-000/6 &

Warranty Deed

This Indenture, Made this 22nd day of July, 2004 A.D., Between Charles N. Parisi, Individually and as Trustee under Declaration of Trust dated December 13, 1995 of the County of MARTIN State of Florida, grantor, and SMIGIEL PARTNERS XIX, LTD., a partnership existing under the laws of the State of Florida

whose address is: 6534 Rock Creek Drive, Lake Worth, FL 33467

of the County of Palm Beach, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

See Exhibit "A" attached hereto.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2003.

Said property is not the homestead of Grantor who resides in Tequesta, Florida.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Charles N. Parisi, Individually and as Trustee under Declaration of Trust dated December 13, 1995

Laure Mosher
Printed Name: Laure Mosher
Witness

By: Charles N. Parisi (Seal)
P.O. Address: 50 Beach Road, Ste. 201, Tequesta, Florida 33469

Noemi Golcher
Printed Name: Noemi Golcher
Witness

By: Charles N. Parisi (Seal)
P.O. Address: 50 Beach Road, Ste. 201, Tequesta, Florida 33469

STATE OF Florida
COUNTY OF MARTIN Palm Beach

The foregoing instrument was acknowledged before me this 22nd day of July, 2004 by on behalf of said Florida trust by Charles N. Parisi

he is personally known to me or he has produced his Florida driver's license as identification.

Christina Ayler
Printed Name: Christina Ayler
Notary Public
My Commission Expires: May 14, 2006

Exhibit "A"

Parcel 1

From the Southwest corner of Section 17, Township 35 South, Range 40 East, run North along the west side of said Section 17, 321.7 feet; thence North $51^{\circ}16'$ East, 32.1 feet, to point of beginning; thence continue North $51^{\circ}16'$ East, along the Northwest right of way of Okeechobee Road (State Road No. 8), a distance of 128.07 feet to a stake; thence North 47.6 feet; thence South $88^{\circ}34'$ West, 100 feet to a stake; thence South 125 feet to the Point of Beginning. St. Lucie County, Florida, LESS AND EXCEPT the rights of way for Okeechobee Road and Hartman Road, as they currently exist.

Parcel 2

From the intersection of the East right-of-way line of Hartman Road, said right-of-way line being 25 feet East of the West line of the SW 1/4 of SW 1/4 of Section 17, Township 35 South, Range 40 East, and the North right-of-way of State Road #8, said right-of-way line being 33 feet from the center line of said road measured at right angle thereto; run North along the East right-of-way line of Hartman Road 125 feet to Point of Beginning; thence continue North 347.1 feet; thence East parallel with the North line of said SW 1/4 of SW 1/4 of Section 17, 414.3 feet; thence South parallel with Totten Road 267.4 feet to the North right-of-way line of said road #8; thence Westerly along said right-of-way line a distance of 374.0 feet; thence North 47.6 feet; thence West 100.0 feet to Beginning.

LESS AND EXCEPTING THEREFROM the East 20 feet of the West 45 feet of the South 347.1 feet of the North 849.7 feet of the SW 1/4 of the SW 1/4 of Section 17, Township 35 South, Range 40 East of the above described property for Hartman Road right-of-way as per Deed recorded in Official Records Book 40, page 560, of the of the Public Records of St. Lucie County, Florida.

ALSO LESS AND EXCEPTING THEREFROM all rights of way for public roads.

**2016 NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
SAINT LUCIE COUNTY TAXING AUTHORITIES**

Parcel ID 2417-332-0009-000-9

Smigiel Partners XIX Ltd
PO Box 540669
Lake Worth, FL 33454-0669

DO NOT PAY - THIS IS NOT A BILL

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

Account Number: 26514
Tax Code: 0022 Fort Pierce
Location: OKEECHOBEE RD
Legal Desc: 17 35 40 BEG 502.6 FT S AND 45 FT E OF NW
COR OF SW 1/4 OF SW 1/4, TH E 394.3 FT, TH S
267.4 FT, TH WLY ON RD 374 FT, TH N

TAXING AUTHORITY	Column 1*		Column 2*		Column 3*		A Public Hearing on the Proposed Taxes and Budget will be held:
	Your Last Year's Tax Rate & Property Taxes		Your Tax Rate & Taxes This Year If No Budget Change is Made		Your Tax Rate & Taxes This Year If Budget Change is Made		
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
GENERAL COUNTY							
SLC General Fund	4.1273	1,898.97	3.8814	1,785.83	4.1077	1,889.95	September 8, 2016 6:00 PM 2300 Virginia Ave 3rd Floor, Fort Pierce (772) 462-1670
Jail, Law Enf	3.2699	1,504.48	3.0752	1,414.90	3.2838	1,510.88	
Erosion Dist E	0.0925	42.56	0.0868	39.94	0.0925	42.56	
Mosquito Control	0.2413	111.02	0.2265	104.21	0.2164	99.57	
County Parks	0.2313	106.42	0.2172	99.93	0.2313	106.42	
County Transit	0.1269	58.39	0.1191	54.80	0.1269	58.39	
PUBLIC SCHOOLS							
By State Law	5.0350	2,316.60	4.6408	2,135.23	4.6790	2,152.81	September 13, 2016 5:05 PM 4204 Okeechobee Rd, Fort Pierce (772) 429-3970
By Local Board	2.2480	1,034.30	2.0720	953.33	2.2480	1,034.30	
MUNICIPALITY							
Fort Pierce	6.9000	3,174.69	6.5867	3,030.54	6.9000	3,174.69	September 6, 2016 6:30 PM 100 North US Hwy 1, Fort Pierce (772) 467-3073
WATER MANAGEMENT							
S FL Wtr Mgmt Dist	0.1459	67.13	0.1359	62.53	0.1359	62.53	September 8, 2016 5:15 PM 3301 Gun Club Rd, W Palm Beach (561) 686-8800
SFWMD-Okee Basin	0.1586	72.97	0.1477	67.96	0.1477	67.96	
Everglades Project	0.0506	23.28	0.0471	21.67	0.0471	21.67	
INDEPENDENT DISTRICTS							
SLC Fire Dist	3.0000	1,380.30	2.8190	1,297.02	3.0000	1,380.30	September 7, 2016 5:01 PM 5160 NW Milner Dr, Port Saint Lucie (772) 621-3400
FL Inland Nav Dist	0.0320	14.72	0.0299	13.76	0.0320	14.72	September 8, 2016 5:30 PM 340 Ocean Dr, Juno Beach (561) 627-3386
Children's Services	0.4765	219.24	0.4478	206.03	0.4765	219.24	September 7, 2016 5:15 PM 546 NW University Blvd 1st Fl, PSL (772) 408-1100
VOTER APPROVED DEBT SERVICE							
SLC Port Bond	0.0154	7.09	0.0000	0.00	0.0000	0.00	September 8, 2016 6:00 PM 2300 Virginia Ave 3rd Floor, Fort Pierce (772) 462-1670
Total Property Taxes		\$12,032.16		\$11,287.68		\$11,835.99	

SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.

***Column 1 - "Your Last Year's Tax Rate & Property Taxes"**

This column shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

***Column 2 - "Your Tax Rate & Taxes This Year If No Budget Change is Made"**

This column shows what the tax rate and your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

***Column 3 - "Your Tax Rate & Taxes This Year If Budget Change is Made"**

This column shows what the tax rate and your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

*NOTE: Amounts shown on this form DO NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	AMOUNT
Fort Pierce Stormwater	Stormwater Mgmt 772-467-3774	8.70000	54.000	469.80
N Saint Lucie Wtr Mgmt	Drainage 772-461-5050, Minimum \$25.00	3.02000	12.500	37.75
Total Non-Ad Valorem Assessment				\$507.55

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city or any special district.



Ken Pruitt, Property Appraiser

Parcel ID 2417-332-0009-000-9

Tax Code: 0022 Fort Pierce
 Location: OKEECHOBEE RD

Account Number: 26514
 Legal Desc: 17 35 40 BEG 502.6 FT S AND 45 FT E OF NW
 COR OF SW 1/4 OF SW 1/4, TH E 394.3 FT, TH S
 267.4 FT, TH WLY ON RD 374 FT, TH N

Property Valuation

Market Value	Last Year	This Year
	460,100	460,100

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	460,100	460,100	0	0	460,100	460,100
Public Schools	460,100	460,100	0	0	460,100	460,100
Municipality	460,100	460,100	0	0	460,100	460,100
Water Management	460,100	460,100	0	0	460,100	460,100
Independent Districts	460,100	460,100	0	0	460,100	460,100
Voter Approved Debt Service	460,100	460,100	0	0	460,100	460,100

Assessment Reductions	Applies to	Value

Exemptions*	Applies to	Last Year	This Year

*Where more than one value exists, county value of exemption will be indicated

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, contact the Saint Lucie County Property Appraiser at:
2300 Virginia Ave Rm 121, Fort Pierce, FL 34982
or (772) 462-1021

If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser or online at www.pasc.org and must be filed
ON OR BEFORE:
September 13, 2016

Market Value: Market (also called "just") value is the most probable sale price for your property in a competitive, open market. It is based on a willing buyer and a willing seller.

Assessed Value: Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

Assessment Reductions:

Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below.

- There are limits on how much the assessment of your property can increase each year. The Save Our Homes program and the limitation for non-homestead property are examples.
- Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled "Assessment Reductions".

Exemptions: Exemptions that apply to your property are listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

Taxable Value: Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions and discounts.

Our Promise to You...
Superior Service, Trusted Results



www.pasc.org
(772) 462-1021

**2016 NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
SAINT LUCIE COUNTY TAXING AUTHORITIES**

Parcel ID 2417-333-0001-000-6

Smigiel Partners XIX Ltd
PO Box 540669
Lake Worth, FL 33454

DO NOT PAY - THIS IS NOT A BILL

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

Account Number: 26521
Tax Code: 0022 Fort Pierce
Location: 4008 OKEECHOBEE RD
Legal Desc: 17 35 40 FROM SW COR SEC RUN N 321.7 FT,
TH NELY 97.13 FT FOR POB, TH NELY ALG
OKEE RD 63.04 FT, TH N 47.6 FT, TH SWLY 100

TAXING AUTHORITY	Column 1*		Column 2*		Column 3*		A Public Hearing on the Proposed Taxes and Budget will be held:
	Your Last Year's Tax Rate & Property Taxes		Your Tax Rate & Taxes This Year If No Budget Change is Made		Your Tax Rate & Taxes This Year If Budget Change is Made		
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
GENERAL COUNTY							
SLC General Fund	4.1273	125.88	3.8814	118.38	4.1077	125.28	September 8, 2016 6:00 PM 2300 Virginia Ave 3rd Floor, Fort Pierce (772) 462-1670
Jail, Law Enf	3.2699	99.73	3.0752	93.79	3.2838	100.16	
Erosion Dist E	0.0925	2.82	0.0868	2.65	0.0925	2.82	
Mosquito Control	0.2413	7.36	0.2265	6.91	0.2164	6.60	
County Parks	0.2313	7.05	0.2172	6.62	0.2313	7.05	
County Transit	0.1269	3.87	0.1191	3.63	0.1269	3.87	
PUBLIC SCHOOLS							
By State Law	5.0350	153.57	4.6408	141.54	4.6790	142.71	September 13, 2016 5:05 PM 4204 Okeechobee Rd, Fort Pierce (772) 429-3970
By Local Board	2.2480	68.56	2.0720	63.20	2.2480	68.56	
MUNICIPALITY							
Fort Pierce	6.9000	210.45	6.5867	200.89	6.9000	210.45	September 6, 2016 6:30 PM 100 North US Hwy 1, Fort Pierce (772) 467-3073
WATER MANAGEMENT							
S FL Wtr Mgmt Dist	0.1459	4.45	0.1359	4.14	0.1359	4.14	September 8, 2016 5:15 PM 3301 Gun Club Rd, W Palm Beach (561) 686-8800
SFWMD-Okee Basin	0.1586	4.84	0.1477	4.50	0.1477	4.50	
Everglades Project	0.0506	1.54	0.0471	1.44	0.0471	1.44	
INDEPENDENT DISTRICTS							
SLC Fire Dist	3.0000	91.50	2.8190	85.98	3.0000	91.50	September 7, 2016 5:01 PM 5160 NW Milner Dr, Port Saint Lucie (772) 621-3400
FL Inland Nav Dist	0.0320	0.98	0.0299	0.91	0.0320	0.98	September 8, 2016 5:30 PM 340 Ocean Dr, Juno Beach (561) 627-3386
Children's Services	0.4765	14.53	0.4478	13.66	0.4765	14.53	September 7, 2016 5:15 PM 546 NW University Blvd 1st Fl, PSL (772) 408-1100
VOTER APPROVED DEBT SERVICE							
SLC Port Bond	0.0154	0.47	0.0000	0.00	0.0000	0.00	September 8, 2016 6:00 PM 2300 Virginia Ave 3rd Floor, Fort Pierce (772) 462-1670
Total Property Taxes		\$797.60		\$748.24		\$784.59	

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NON-AD VALOREM ASSESSMENTS				
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	AMOUNT
Fort Pierce Stormwater	Stormwater Mgmt 772-467-3774	1.00000	54.000	54.00
N Saint Lucie Wtr Mgmt	Drainage 772-461-5050, Minimum \$25.00	0.20000	12.500	25.00
Total Non-Ad Valorem Assessment				\$79.00

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Ken Pruitt, Property Appraiser

Parcel ID 2417-333-0001-000-6

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Market Value	Last Year	This Year
	30,500	30,500

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	30,500	30,500	0	0	30,500	30,500
Public Schools	30,500	30,500	0	0	30,500	30,500
Municipality	30,500	30,500	0	0	30,500	30,500
Water Management	30,500	30,500	0	0	30,500	30,500
Independent Districts	30,500	30,500	0	0	30,500	30,500
Voter Approved Debt Service	30,500	30,500	0	0	30,500	30,500

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September 13, 2016

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If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled "Assessment Reductions".

Exemptions: Exemptions that apply to your property are listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

Taxable Value: Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions and discounts.

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BOUNDARY/TOPOGRAPHIC SURVEY
SECTION 17
TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

PARCEL 1:
FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN NORTH ALONG THE WEST SIDE OF SAID SECTION 17, A DISTANCE OF 321.17 FEET; THENCE RUN NORTH 51°16' EAST, A DISTANCE OF 32.1 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 51°16' EAST, ALONG THE NORTHWEST RIGHT-OF-WAY OF OKEECHOBEE ROAD (STATE ROAD NO. 8), A DISTANCE OF 128.07 FEET TO A STAKE; THENCE NORTH 47.6 FEET; THENCE SOUTH 88°34' WEST, 100 FEET TO A STAKE; THENCE SOUTH 125 FEET TO THE POINT OF BEGINNING, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHTS OF WAY FOR OKEECHOBEE ROAD AND HARTMAN ROAD, AS THEY CURRENTLY EXIST.

PARCEL 2:
FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HARTMAN ROAD, SAID RIGHT-OF-WAY LINE BEING 25 FEET EAST OF THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 8, SAID RIGHT-OF-WAY LINE BEING 33 FEET FROM THE CENTER LINE OF SAID ROAD MEASURED AT RIGHT ANGLE THERETO; RUN NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF HARTMAN ROAD 125 FEET TO POINT OF BEGINNING; THENCE CONTINUE NORTH 347.1 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 17, 414.3 FEET; THENCE SOUTH PARALLEL WITH TOTTEN ROAD 267.4 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD NO. 8; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 374.0 FEET; THENCE NORTH 47.6 FEET; THENCE WEST 100.0 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPTING THEREFROM THE EAST 20 FEET OF THE WEST 45 FEET OF THE SOUTH 347.1 FEET OF THE NORTH 849.7 FEET OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST OF THE ABOVE DESCRIBED PROPERTY FOR HARTMAN ROAD RIGHT-OF-WAY AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 40, PAGE 560, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
ALSO LESS AND EXCEPTING THEREFROM ALL RIGHTS-OF-WAY FOR PUBLIC ROADS.

SURVEYOR'S NOTES:

- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
- LANDS SHOWN HEREON WERE SURVEYED IN ACCORDANCE WITH FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 17-12830, DATED: FEBRUARY 07, 2017 @ 8:00 A.M. SCHEDULE B -- SECTION II EXCEPTION #9 ORB 1736, PAGE 1781 -- AFFECTS PROPERTY, UNPLOTTABLE EXCEPTION #10 ORB 3335, PAGE 587 -- AFFECTS PROPERTY, AS SHOWN ON SKETCH.
- BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF S.01°20'45"W. ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 17-35-41.
- ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BENCHMARK USED: ST LUCIE COUNTY "VIR 3-22 HARRY" ELEVATIONS = 15.843
- LEGAL DESCRIPTION FURNISHED BY CLIENT.
- SITE AREA: 138,008.45 SQUARE FEET OR 3.17 ACRES MORE OR LESS.
- THIS SITE LIES IN FLOOD ZONE "X" AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO. 12111C0186G, DATED: 2-16-2012
- LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- BEARINGS, ANGLES AND DISTANCES SHOWN HEREON ARE BASED ON PLAT, UNLESS OTHERWISE SHOWN.
- OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, IS NOT ADDRESSED BY THIS SURVEY.
- THE EXPECTED USE OF THE SURVEY AND MAP ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD.

SURVEYOR'S CERTIFICATION:

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

Robert Bloomster
ROBERT BLOOMSTER, JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

LEGEND:

- (C) = CALCULATED
- (D) = DEED
- R/W = RIGHT OF WAY
- LB = LICENSED BUSINESS
- EL = ELEVATION
- ORB = OFFICIAL RECORDS BOOK
- CCP = CONCRETE POWER POLE

BLOOMSTER
PROFESSIONAL LAND
SURVEYORS, INC.
L.B. #6018

641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

PREPARED FOR: DOLLAR TREE
XXXX OKEECHOBEE ROAD
FT PIERCE, ST LUCIE COUNTY, FLORIDA

SHEET 1 OF 1		
DRAWN BY: CDW		
SCALE: 1" = 30'		
FIELD WORK COMPLETED: 4-10-2017		
FIELD BOOK: SKETCH		
JOB NO. 13982		
REVISIONS		
DATE:	DESCRIPTION:	BY:

