

CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, June 13, 2017 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**
6. **APPROVAL OF MINUTES**
 - a. Minutes from the May 9, 2017 Meeting
 - b. Minutes from the May 23, 2017 Special Planning Board Meeting
7. **NEW BUSINESS**
 - a. Preliminary Plat - Premier Subdivision – 6505 Metal Drive
8. **BOARD COMMENTS**
9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board

6.a.

Meeting Date: 06/13/2017

Information

REQUESTED ACTION

Minutes from the May 9, 2017 Meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 5/9/17

Form Review

Form Started By: Alicia Rosenthal

Started On: 06/05/2017 11:18 AM

Final Approval Date: 06/07/2017

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **MAY 9, 2017**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: **Al Bernetti; Frank Creyaufmiller; Brian Paul; Robert Poitier; Marcia Baker; Tim O'Connell; John George; Mike Dahan; Eloise Cumings; Steve Weaver; Bob Burdge, Chairman**

Absent: **Charles Hayek**

Staff Present: **Jim Messer, City Attorney
Rebecca Grohall, Planning Director
Kori Benton, Senior Planner
Vennis Gilmore, Planning Analyst
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant**

4. **CONSIDERATION OF ABSENCES**

Mr. Hayek was excused.

5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**

Mr. Bernetti was made a voting member.

Chairman Burdge discussed the recent change by the City Commission to eliminate alternate members from speaking during the Planning Board meeting, unless they are seated in the audience as the general public. The Board decided, if all regular members stated they would be in attendance, each alternate member can decide if they want to attend the meeting.

Chairman Burdge explained a change to the Florida State Statues is that a member of the Board

cannot represent an item on the Planning Board agenda unless a waiver is obtained from the City Commission.

6. APPROVAL OF MINUTES

- a. Minutes from the April 11, 2017 meeting

Motion was made by Robert Poitier, and seconded by John George to approve the minutes from the April 11, 2017 meeting.

AYE: Brian Paul, Robert Poitier, Marcia Baker, Tim O'Connell, John George, Mike Dahan, Eloise Cumings, Al Bernetti, Frank Creyaufmiller, Chairman Bob Burdge

Passed

7. NEW BUSINESS

- a. **Annexation - A1A, Parcel ID: 2412-802-0007-000-2, South Hutchinson Island**

Mr. Cregan gave an overview of the annexation. Raphael Betit, MBV Engineering Representative, stated a determination has not been received from the Environmental Protection Agency regarding the property, but it will be mitigated through the FDEP.

Motion was made by Marcia Baker, and seconded by John George to forward a recommendation of approval to the City Commission.

AYE: Frank Creyaufmiller, Brian Paul, Robert Poitier, Marcia Baker, Tim O'Connell, John George, Mike Dahan, Eloise Cumings, Al Bernetti, Chairman Bob Burdge

Passed

- b. **Conditional Use with New Construction - ASTA Commercial Parking Lot - 111 S. Ocean Drive**

Mr. Paul ask to be recused due to his business location in relation to the parking lot location. Mr. Messer agreed with Chairman Burdge that there is no need to recuse himself.

Mr. Benton gave an overview of the application and answered questions from the Board. No one spoke for or against the application.

Ms. Baker inquired about the sub-soil on the property since a gas station was located there several years ago. Mr. Benton stated he would ask the engineering department to take a closer look at that component, as the application or potential development advances.

Motion was made by Robert Poitier, and seconded by Frank Creyaufmiller to forward a recommendation of approval to the City Commission with the following conditions:

- 1. The operator restricts use, and overnight parking, by any campers, Recreational Vehicles (RVs), or similar transit vans; and**
- 2. Two (2) trash receptacles, and process for collection, are integrated into the development plan.**

AYE: Marcia Baker, Tim O'Connell, John George, Mike Dahan, Eloise Cumings, Al Bernetti, Frank Creyaufmiller, Brian Paul, Robert Poitier, Chairman Bob Burdge

Passed

c. **Conditional Use with New Construction - Pandya Residence - 1717 Bayshore Drive**

Mr. Gilmore gave an overview of the application. Board discussion ensued.

Terry Brisson, Applicant, stated the owner wants to make the entire structure solid concrete: walls, ceilings and roofs, in the attempt to make the house stronger than what exists now.

Motion was made by Al Bernetti, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission with a height of up to 34 feet.

AYE: Tim O'Connell, John George, Mike Dahan, Eloise Cumings, Al Bernetti, Frank Creyaufmiller, Brian Paul, Robert Poitier, Marcia Baker, Chairman Bob Burdge

Passed

8. BOARD COMMENTS

Chairman Burdge asked Mr. Benton if a short term rental workshop is being planned and if the Planning Board members can attend. Mr. Benton stated that a workshop on dwelling rentals has not been scheduled with the City Commission. Ms. Baker recommended against any appointed board member participating in a vacation rental workshop and she strongly urged that nothing is codified at the meeting, because the city could be in jeopardy of losing its 2011 grand fathering. Chairman Burdge decided not to pursue the workshop or meeting regarding short term rentals.

Mr. Messer addressed Ms. Bakers liability concerns of being on the Board. He stated he is not aware of any disclaimer to put on meeting announcements that will keep someone from being sued. Mr. Messer went on to say that the city has an insurance policy that covers advisory board members so if a Board member was sued, they would not pay a penny out of their pocket.

Mr. Messer explained the Board does not act in a a quasi-judicial capacity, rather in an advisory capacity, so the Board cannot be held responsible for the decision made.

Mr. Messer explained the City Commission wanted an examination of how the boards and committees function, specifically looking at liability, efficiency and economy. Mr. Messer stated one of the options the city commission is considering is quasi-judicial hearings, due to a change in law on how final decisions in a city are to be made and how they are supposed to bind the city. Mr. Messer said the pace of the lawsuits regarding the quasi-judicial decisions are increasing and eliminating alternates is a way to make sure the city functions as a body and stays within the parameters of the Florida Supreme Court.

9. ADJOURNMENT

Planning Board

6.b.

Meeting Date: 06/13/2017

Information

REQUESTED ACTION

Minutes from the May 23, 2017 Special Planning Board Meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Special Planning Board Meeting Minutes 5/23//17

Form Review

Form Started By: Alicia Rosenthal

Started On: 05/24/2017 11:54 AM

Final Approval Date: 06/07/2017

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE SPECIAL MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **MAY 23, 2017**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: **Tim O'Connell; Marcia Baker; Robert Poitier; Eloise Cumings; Frank Creyaufmiller; Mike Dahan; Brian Paul; Al Bernetti; Charles Hayek, Chairman**

Absent: **John George; Steve Weaver; Bob Burdge**

Staff Present: **Jim Messer, City Attorney
Rebecca Grohall, Planning Director
Alicia Rosenthal, Executive Assistant**

4. **CONSIDERATION OF ABSENCES**

Due to the possibility of a Board member coming in late, the Chairman moved this item to the end of the agenda.

Motion was made by Robert Poitier, and seconded by Marcia Baker to approve the absences of Mr. Burdge, Mr. Weaver and Mr. George.

AYE: Robert Poitier, Eloise Cumings, Frank Creyaufmiller, Mike Dahan, Brian Paul, Al Bernetti, Tim O'Connell, Marcia Baker, Chairman Charles Hayek

Passed

5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**

Mr. Bernetti was made a regular voting member for the meeting.

6. **NEW BUSINESS**

- a. **Approval of Motion declaring certain properties to be surplus and authorizing staff to issue an RFP/RFQ for the properties commonly known as the City owned parcels at the HD King former site.**

Ms. Grohall gave a presentation on the surplus properties at the HD King former site and answered questions from the Board regarding the site cleanup guarantee, joining city and FPRA properties and parking on Parcel 4.

Chairman Hayek stated his biggest fear is the city selling off a small parcel instead of bringing in a big package with a really nice development. Chairman Hayek also suggested that the city and FPRA parcels be joined together.

Board discussion ensued.

Motion was made by Marcia Baker, and seconded by Robert Poitier to approve Parcels 4, 5 and 6 on the attached map indicated with a blue outline, known by the parcel IDs 2410-503-0030-000-8, 2410-503-0012-010-9, and 2410-503-0043-000-2, to be surplus and authorizing staff to issue an RFP/RFQ for the properties commonly known as the City owned parcels at the HD King former site.

AYE: Marcia Baker, Robert Poitier, Eloise Cumings, Frank Creyaufmiller, Mike Dahan, Brian Paul, Al Bernetti, Tim O'Connell, Chairman Charles Hayek

Passed

7. BOARD COMMENTS

The Board commented on the premium parking downtown and parking should be considered when developing new property.

Ms. Grohall stated the former HD King site is a big parcel with an opportunity for a hotel to build a small parking garage to service the community and most of the people they have spoken to understand the city is very interested in seeing additional parking above and beyond what the code requires.

8. ADJOURNMENT

Planning Board

7.a.

Meeting Date: 06/13/2017

Information

REQUESTED ACTION

Preliminary Plat - Premier Subdivision – 6505 Metal Drive

LOCATION

6505 Metal Drive

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval with the following conditions: 1. The Preliminary Plat incorporates the installation of, or a surety for, a sidewalk to further the required connection along Metal Drive pursuant to City Code Section 22-62 (b) & (d).

2. The applicant resolves the conditions of approval presented by the Engineering Department, prior to advancing the Preliminary Plat to the City Commission.

Attachments

Staff Report

Aerial, Zoning Map, and Conceptual Exhibit

Application, Deed & PRC

Boundary & As-built Survey

Proposed Preliminary Plat

TRC Responses & Minutes

Form Review

Form Started By: Kori Benton

Started On: 06/01/2017 08:54 AM

Final Approval Date: 06/07/2017



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: **Application for Subdivision: Preliminary Plat
 Premier Subdivision – Metal Drive & Reynolds Drive
 6505 Metal Drive**

DATE: June 6, 2017

STAFF REPORT

Owner: Premier Hospitality Inc
 1500 SE 5th Ave
 Dania Beach, FL 33004

Applicant: Richard Laventure, PE,
 Laventure & Associates, Inc.
 774 W. Midway Rd.
 Fort Pierce, FL. 34982

Requested Action: Approval of a Preliminary Plat to subdivide a 5.28 acre parcel of land into four (4) tracts.

Location: 6505 Metal Drive

Parcel ID: 2324-341-0002-000-3

Current Zoning: General Commercial, C-3

Future Land Use: General Commercial (GC)

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Site Size: 5.28 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

Request

In accordance with Chapter 18 of the City Code, the applicant is requesting the approval of a preliminary plat for the proposed Premier Subdivision, located at 6505 Metal Drive. The current parcel contains a 4-Story, 41,000 Square Foot Comfort Suites Hotel and a private segment of Reynolds Drive which connects Crossroads Parkway to Metal Drive. The existing hotel was completed in 2004, with the extension of Reynolds Drive wrapping up in 2005 to provide additional access to the Comfort Suites, and facilitate access to the Hampton Inn & Suites and Best Western hotels, in 2006, situated to the south.

The current proposal seeks to separate two tracts from the Comfort Suites site for future commercial development. The tract (3) proposed to the west of Comfort Suites is 1.99 acres in size, with the tract (2) to the north considered at 1.37 acres. A 1.52 acre tract is designed to be retained with the Comfort Suites to ensure compliance with landscape buffering, lot coverage, and green/open space requirements. The noted parcels would retain the General Commercial, C-3, zoning designation. The proposal retains a .91 acre tract designated for Reynolds Drive, to be owned and maintained by the applicant, or subsequent owner.

Sidewalks exist along both sides of Reynolds Drive and in front of Comfort Suites along Metal Drive. Tract 2, abutting Metal Drive, is undeveloped and does not feature a sidewalk. The Final Plat would require installation of, or a surety for, a sidewalk to further the connection along Metal Drive.

The Preliminary Plat encompasses established utility easements, shared access, and drainage agreements affecting the subject property and those immediately abutting to the north and south. The plat seeks to preserve established access and water management arrangements in place.

Technical Review Committee

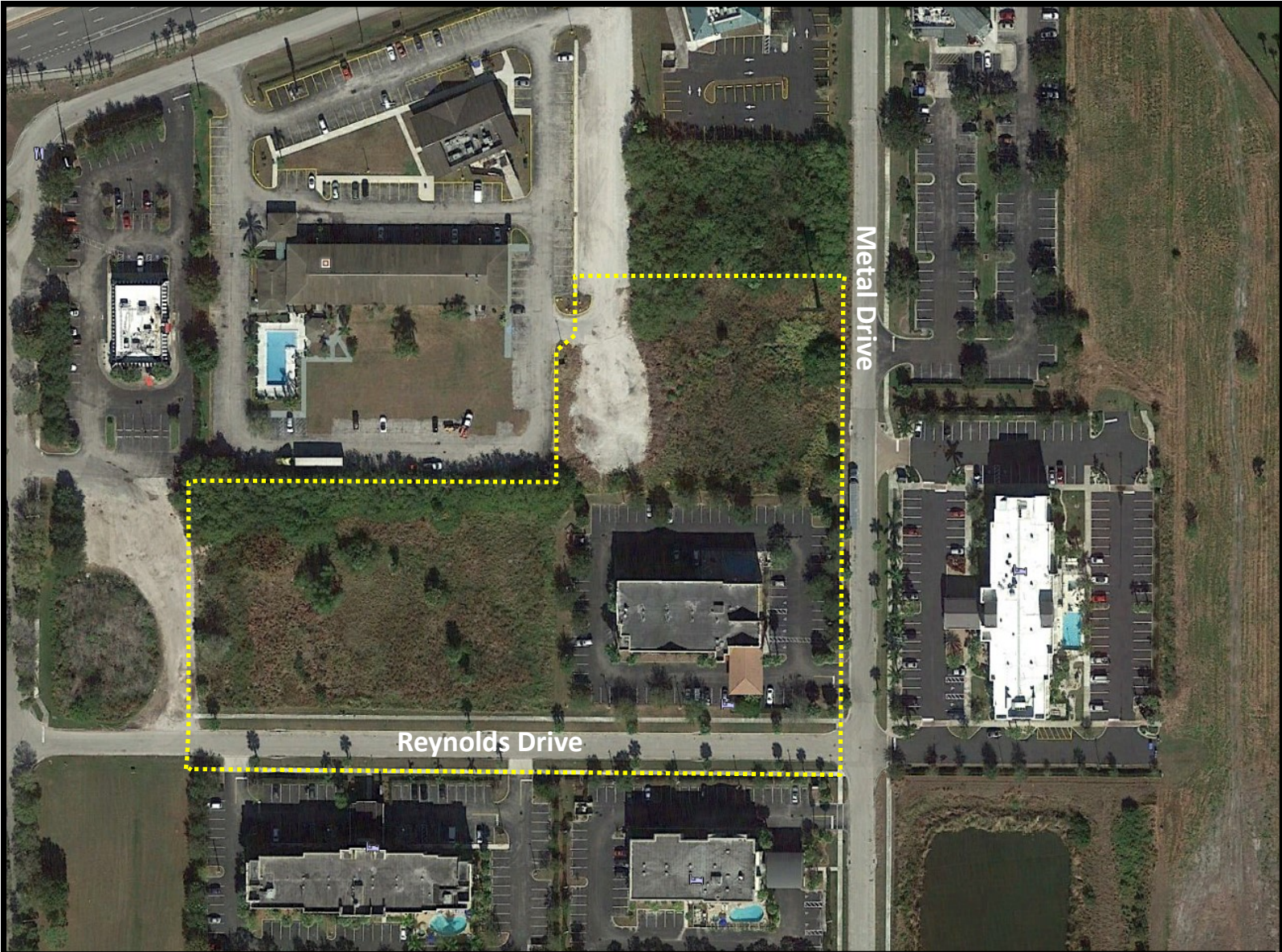
All affected departments have reviewed the proposed Preliminary Plat for consistency with the requirements of the applicable City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

The Fort Pierce Engineering team has provided guidance pertaining to minor updates and additions sought on the plat documents. The applicant is correcting accordingly.

Staff Recommendation:

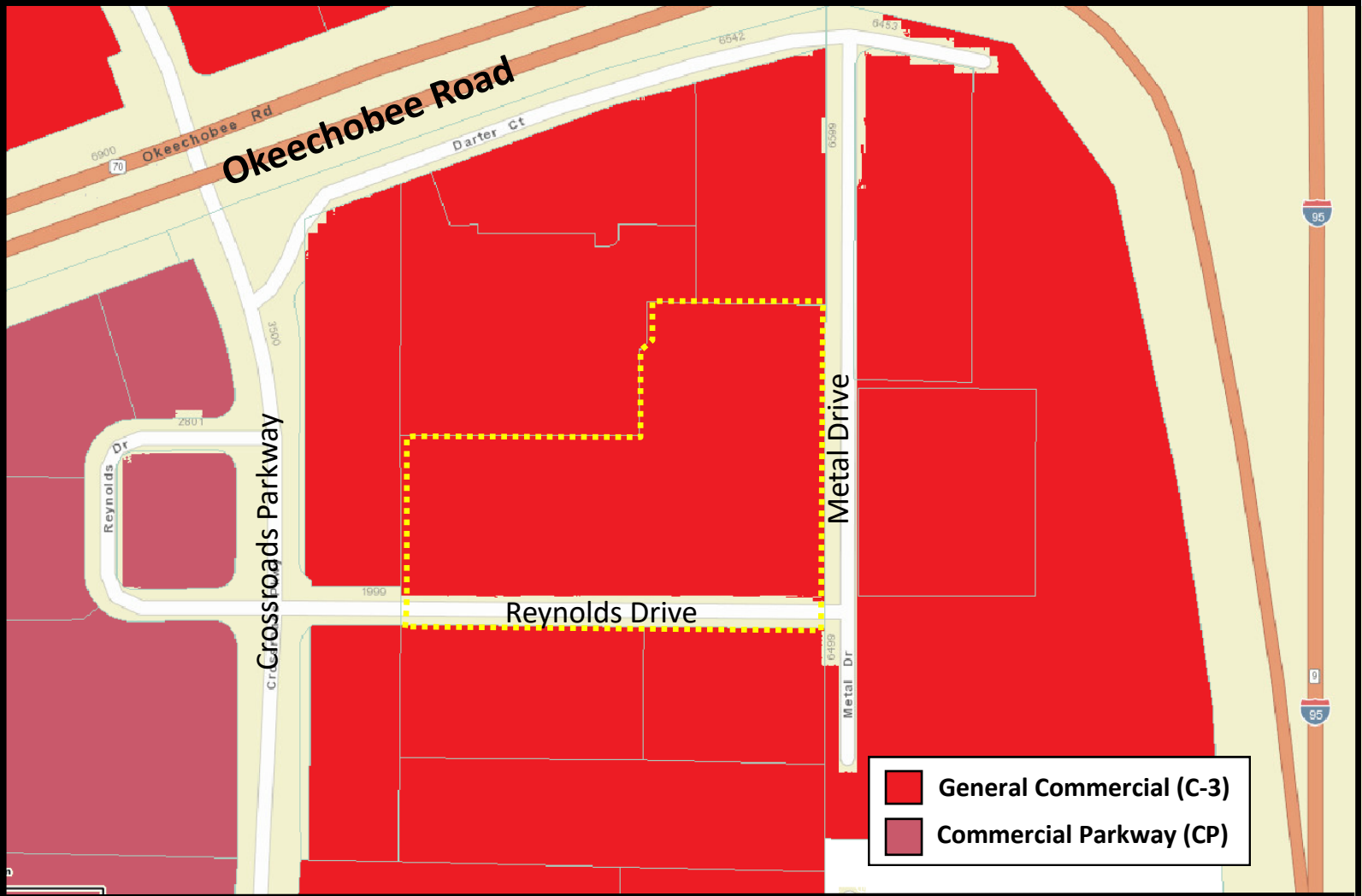
Staff recommends that the Planning Board forward a recommendation of **approval** with the following conditions:

1. The Preliminary Plat incorporates the installation of, or a surety for, a sidewalk to further the required connection along Metal Drive pursuant to City Code Section 22-62 (b) & (d).
2. The applicant resolves the conditions of approval presented by the Engineering Department, prior to advancing the Preliminary Plat to the City Commission.



Metal Drive

Reynolds Drive

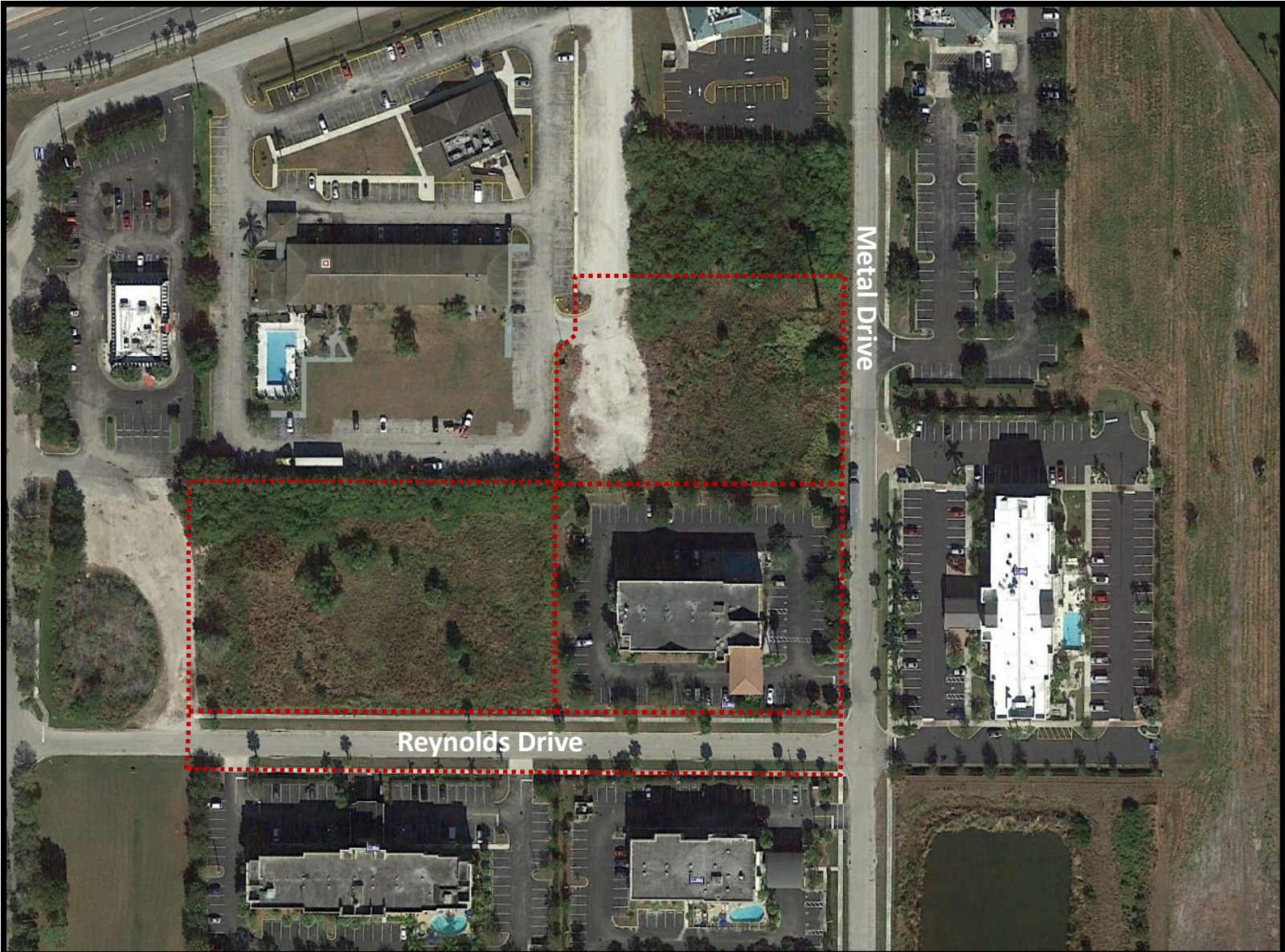


-  General Commercial (C-3)
-  Commercial Parkway (CP)

Premier Subdivision - Zoning Map

Metal Drive & Reynolds Drive





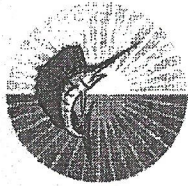
Metal Drive

Reynolds Drive



Premier Subdivision—6505 Metal Drive
Scope of Subdivision Proposed





THE SUNRISE CITY
FORT PIERCE
 PLANNING DEPARTMENT
Florida

Subdivision

Property address or Location 6505 Metal Drive, Fort Pierce

Parcel ID #(s) 2324-341-0002-000-3

Project description Divide subject parcel into 3 parcels

Property Owner(s)

Premier Hospitality, Inc.

Street Address

1500 SE 5th Ave

City

Dania Beach

State

FL

Zip

33004

Phone Number

Email Address

danp61@aol.com

Applicant/Representative, Title, Company

Richard Laventure, President, Laventure & Associates, Inc.

Street Address

774 W. Midway Road

City

Fort Pierce

State

FL

Zip

34982

Phone Number

772.398.6430

Email Address

gatorr@msn.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.

Property Owner(s) Signature(s)

STATE OF FLORIDA --

COUNTY Broward

The foregoing instrument was acknowledged before me this 27 day of April, 2017, by

DILIP PATEL

who is personally known to me or has

as identification.



CLIVE GEORGE WALCOTT

MY COMMISSION #FF188930

EXPIRES January 12, 2019

FloridaNotaryService.com

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 _____

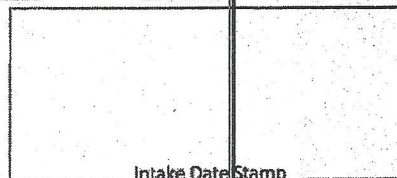
Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____



Intake Date Stamp

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2285288 OR BOOK 1816 PAGE 1730
Recorded:10/08/03 13:30

THIS INSTRUMENT PREPARED BY * Doc Assump: \$ 0.00
RECORD AND RETURN TO: * Doc Tax : \$ 5,031.60
* Int Tax : \$ 0.00

Ⓝ Craig J. Mandell, Esq.
Moskowitz, Mandell, Salim & Simowitz, P.A.
800 Corporate Drive, Suite 510
Ft. Lauderdale, FL 33334

Folio No. 2324-341-0002-000/3

WARRANTY DEED

THIS INDENTURE, made this 3 day of October, 2003, by and between SOUTH FLORIDA REAL ESTATE & MANAGEMENT CORP., a Florida corporation, ("Grantor") whose address is 100 Market Street, Bldg. 1, Portsmouth, NH 03801 and PREMIER HOSPITALITY, INC., a Florida corporation ("Grantee"), whose address is 1500 SE 5th Avenue, Dania Beach, FL 33004.

WITNESSETH: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to them in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to Grantee, and the heirs and assigns of Grantee, forever, the following described real property located in St. Lucie County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

together with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This conveyance is subject to the following:

1. Comprehensive land use plans, zoning restrictions, prohibitions and other requirements imposed by governmental authority;
2. Restrictions and matters appearing on the plat or otherwise common to the subdivision;
3. Oil, gas and mineral rights of record without right of entry;
4. Unplatted public utility easements of record;
5. Taxes for the year 2003 and subsequent years.

OR BOOK 1816 PAGE 1732

EXHIBIT "A"

LEGAL DESCRIPTION

A Parcel of land lying and being in Section 24, Township 35 South, Range 39 East, as recorded in Official Records Book 780, Page 1554 of the Public Records of St. Lucie County, Florida more particularly described as follows:

Begin at the Southeast corner of the Southwest 1/4 of said Section 24; thence run North 00° 05' 12" West along the East line of the Southwest 1/4 of said Section 24 for a distance of 879.50 feet; thence North 88° 56' 21" West for a distance of 273.73 feet; thence South 00° 12' 28" East for a distance of 64.74 feet; thence South 49° 13' 32" West for a distance of 16.63 feet; thence South 00° 05' 12" East for a distance of 135.00 feet; thence South 89° 54' 18" West for a distance of 377.00 feet; thence South 00° 05' 42" East for a distance of 660.33 feet to a point on the South line of the Southwest 1/4 of said Section 24; thence South 88° 52' 33" East along said South line for a distance of 661.60 feet (663.20 feet measured) to the Point of Beginning.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 6505 Metal DR
 Sec/Town/Range: 24/35S/39E
 Map ID: 23/24S
 Zoning: C3

Parcel ID: 2324-341-0002-000-3
 Account #: 14289
 Use Type: 3900
 Jurisdiction: Fort Pierce



Ownership

Premier Hospitality Inc
 1500 SE 5th Ave
 Dania Beach, FL 33004

Legal Description

24 35 39 BEG AT SE COR OF SW 1/4 OF SEC RUN N 00 05 12 W ALG
 1/4 SEC LI 168.04 FT, TH N 89 49 22 W 287.11 FT, TH N 00 05 12 E
 208.62 FT, TH N 89 49 22 E 287.05 FT TO POB; TH N 00 05 12 E 497.84
 FT, TH N 88 56 21 W 273.73 FT, TH S 00 12 28 E 64.74 FT, TH S 49 13 32
 W 16.63 FT, TH S 00 05 12 E 135 FT, TH S 89 54 18 W 377 FT, TH S 00 05
 42 E 289.63 FT, TH S 88 52 33 E 663.65 FT TO POB (5.28 AC) (OR 1816-
 1730)

Current Values

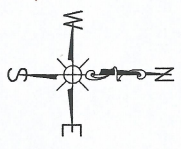
Just/Market Value: \$2,735,400
 Assessed Value: \$2,381,038
 Exemptions: \$0
 Taxable Value: \$2,381,038
 Taxes for this parcel: SLC Tax Collector's Office 
 Download TRIM for this parcel: [Download PDF](#) 



Total Areas

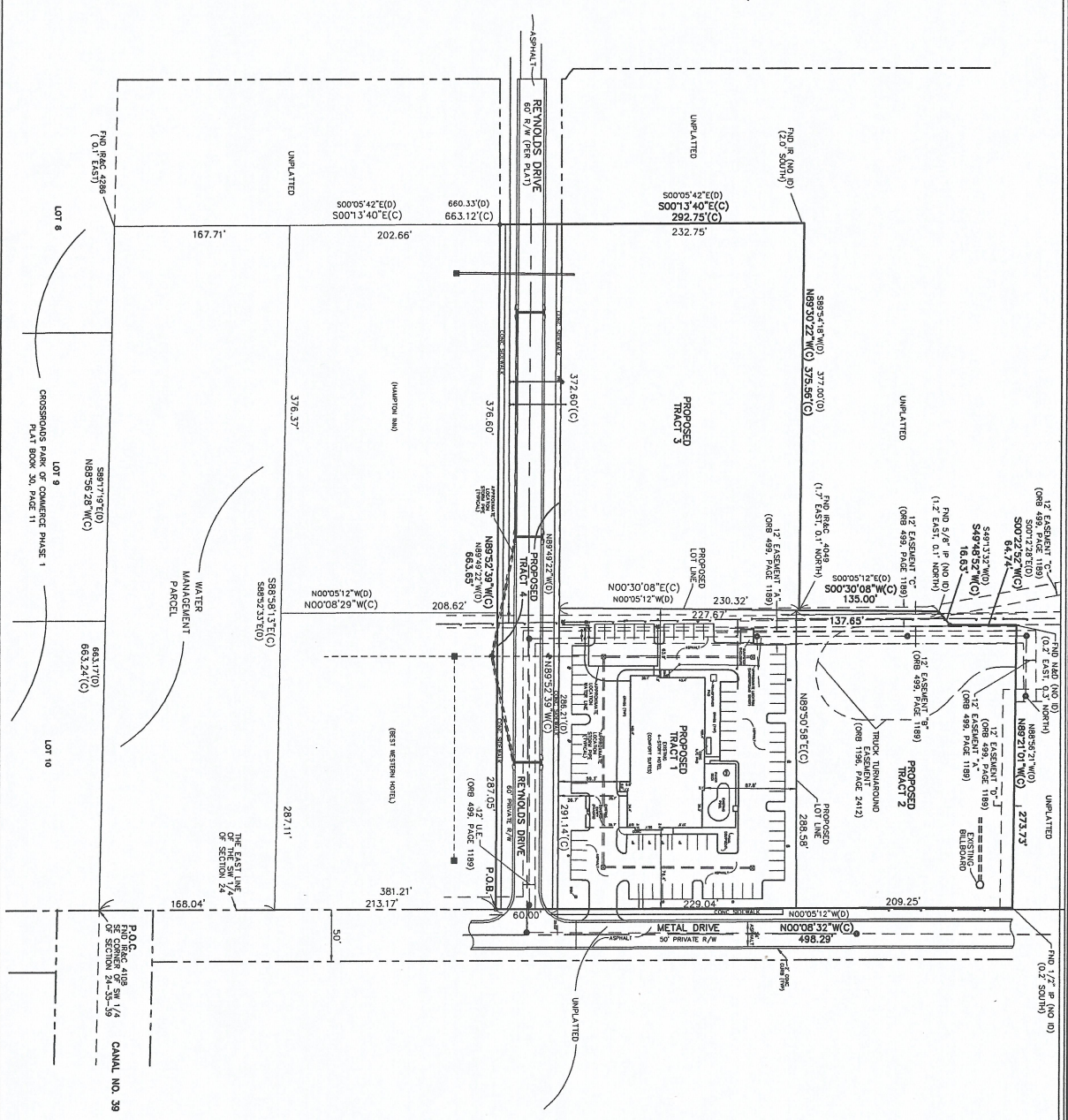
Finished/Under Air (SF): 41,084
 Gross Area (SF): 42,732
 Land Size (acres): 5.28
 Land Size (SF): 229,997

This information is believed to be correct at this time but it is subject to change and is not warranted.
 © Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.



- LEGEND**
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CROSSROADS PARKWAY
CROSSROADS PARK OF COMMERCE PHASE 1
PLAT BOOK 30, PAGE 11



BOUNDARY SURVEY
PREPARED FOR
PREMIER HOSPITALITY, INC.

REVISIONS

NO.	DATE	BY	DATE
1	04/10/07		
2	04/10/07		
3	04/10/07		
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10	04/10/07		

LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
774 WEST WILKINSON ROAD
FORT PIERCE, FLORIDA 34942
(772) 398-4400 Phone (772) 398-4400 Fax

DATE: 04/10/07
SHEET: 1 of 1

SURVEY NOTES

1. THIS SURVEY WAS MADE WITHOUT A SIGNATURE AND ORIGINAL EMPLOYED SEAL OF A FLORIDA PROFESSIONAL LAND SURVEYOR.
2. DISCREPANCIES PROVIDED BY CLIENT AND/OR THEIR AGENT.
3. ALL DIMENSIONS AND BEARINGS WERE OBTAINED FROM THE FIELD.
4. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF MONUMENTED BOUNDARY OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 35 EAST, COUNTY OF POLK, FLORIDA.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS PUBLIC RECORDS.
6. PROPERTY IS VACANT EXCEPT FOR EXISTING HOTEL SITE.
7. PROPERTY LIES IN FLOOD ZONE "X" PER MAP 12110C070 F.
8. SAID LAND CONTAINS 5.79 ACRES, MORE OR LESS.

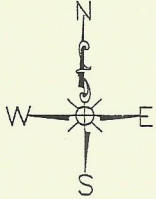
Richard C. Lavigne
DATE: 04/10/07

DESCRIPTION

SECTION 24, TOWNSHIP 35 SOUTH, RANGE 35 EAST, COUNTY OF POLK, FLORIDA. PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24, AND PROCEED AS FOLLOWS:

THENCE CONTINUE NORTH 00°59'12" WEST ALONG THE EAST LINE THENCE NORTH 88°50'21" WEST, A DISTANCE OF 292.75 FEET; THENCE SOUTH 00°12'28" EAST, A DISTANCE OF 64.74 FEET; THENCE SOUTH 00°05'32" WEST, A DISTANCE OF 16.63 FEET; THENCE SOUTH 88°54'18" WEST, A DISTANCE OF 377.00 FEET; THENCE SOUTH 88°50'21" EAST, A DISTANCE OF 292.75 FEET; THENCE SOUTH 00°05'32" WEST, A DISTANCE OF 16.63 FEET; THENCE SOUTH 00°12'28" EAST, A DISTANCE OF 64.74 FEET; THENCE CONTINUE NORTH 00°59'12" WEST ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 381.21 FEET TO THE POINT OF BEGINNING.



LAVENTURE & ASSOCIATES, INC.

PROFESSIONAL SURVEYING AND MAPPING
CIVIL ENGINEERING COORDINATION
GATORRR@MSN.COM

774 WEST MIDWAY ROAD
FORT PIERCE, FLORIDA 34982
(772) 398-6430 PHONE
(772) 398-6426 FAX

June 6, 2017

Mr. Kori Benton
City of Fort Pierce
Planning Department
100 North US 1
Fort Pierce, FL 34950

RE: Metal Drive/Reynolds Drive

Dear Mr. Benton,

Please allow the following to qualify as our response to comments received May 18th, 2017 from City of Fort Pierce Planning and City of Fort Pierce Engineering, for the Metal Drive/Reynolds Drive Project:

PLANNING COMMENTS:

- 1) Pursuant to City Code Section 22-62 (b) (4) Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements. & (d) Where required: sidewalks and sidewalk linkages shall be installed in the following areas: (1) In the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street.
 - Please provide provisions for a sidewalk connection extending along Metal Drive to the northern boundary of the presented plat.

RESPONSE: Client to decide between bonding and payment in-lieu-of for sidewalk.

- 2) Please provide a subscript label for "Tract 4" which references its purpose as an access tract.

RESPONSE: Comment noted and plat revised to reflect comment.

Advisory notes:

- If sidewalk easements are not in place to assure public access to the sidewalk system abutting the subject property, please explore such provisions with our Engineering Department.

RESPONSE: Sidewalk easements are not necessary.

- Please verify that the proposed tracts "1" & "2" have been provided legal access to Metal Drive in perpetuity.

RESPONSE: Verification, via copies of public records (ORB 2591, Page 2360) are attached.

Advisory notes continued:

- The identified "truck turn-around" shall be appropriately permitted and improved to meet City standards for driveways, lighting, and buffering if use it to continue.

RESPONSE: "Truck-turn-around" is not currently in use and may be abandoned.

ENGINEERING COMMENTS:

- 1) The first page of the plat (sheet 1 of 2) shall be revised to address the following:
 - a. Provide information for the proposed maintenance authority of Tract 4. Depending on the entity and whether appropriate documentation is on file, a separate signature line may need to be added under the Dedication.

RESPONSE: Comment noted and plat revised to reflect maintenance obligation.

- 2) The second page of the plat (sheet 2 of 2) shall be revised to address the following:
 - a. Indicate Tract 4's north boundary line as a solid line.

RESPONSE: Comment noted and plat revised to reflect change.

Please feel free to contact our office should you have any questions or comments.

Sincerely,
LAVENTURE & ASSOCIATES, INC.



Richard C. Laventure P.L.S., E.I.
President

RCL/hc

Cc: Dan Patel

Prepared By:
Louis L. Hamby III, Esq.
Alley, Maass, Rogers & Lindsay, P.A.
P.O. Box 431
Palm Beach, FL 33480
WC #71

EASEMENT AGREEMENT

This Agreement is made and entered into this 9th day of June, 2006, by and between FORT PIERCE COMMERCIAL PROPERTY, LLC, a Florida limited liability company ("FPCP") and GMRI, INC., a Florida corporation ("GMRI").

WITNESSETH:

WHEREAS, Ronald J. Curtis and Stephen Spalter entered into a Declaration of Covenants, Conditions and Restrictions agreement dated October 31, 1994 and recorded as File Number 1361719 in OR Book 0929, page 0071, in St. Lucie County, Florida ("Declaration") which encumbered a 15.16 acre tract more particularly described therein; and,

WHEREAS, by termination document recorded in OR Book 2259, page 2985 of the Public Records of St. Lucie County, Florida ("Termination"), FPCP terminated the Declaration; and,

WHEREAS, the parties wish to acknowledge the Termination and agree to certain covenants, conditions, and easements as more particularly set forth herein.

NOW THEREFORE, in consideration of the above and the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. FPCP gives and grants to GMRI an easement for ingress, egress, roadways, and utilities over the easement areas described on Exhibits A and B attached hereto and an easement for drainage into the pond parcel described on Exhibit C attached hereto ("the Pond Parcel"). These easements shall be perpetual, non-exclusive easements appurtenant to the property owned by GMRI as more particularly described on Exhibit D attached hereto ("the Benefited Property"), and shall run with the land and inure to the benefit of all future owners of the Benefited Property.

2. GMRI agrees that it will utilize the easements in substantially the same manner as they are presently utilized by GMRI and that it will not intentionally substantially increase the use or burden of the easements in the future.

3. GMRI acknowledges that the easement areas described on Exhibits A, B and C ("the Easement Areas") may also be used by some or all of the property described on Exhibit E attached hereto ("the FPCP Property") and that FPCP may arrange for some or all of the FPCP Property to be governed by a Declaration of Covenants, Conditions, Easements and Restrictions ("the New Declaration") which, among other things, will provide for the maintenance and repair of the Easement Areas. Although GMRI will not be a party to or bound by the New Declaration, GMRI agrees to pay its proportionate share of the maintenance and repair expenses for the Easement Areas, only. GMRI's proportionate share shall be determined by taking the total square feet of the Benefited Property and dividing it by the total square feet of the Benefited Property plus the total square feet of the FPCP Property.

4. The maintenance and repair expenses that GMRI shall pay its proportionate share of shall include:

- a. The cleaning, sweeping, re-paving, resurfacing, hole patching and other maintenance and repair of any roadways and curbs within the Easement Areas.
- b. All landscape maintenance including mowing, weeding, trimming, replacement of dead grass and clearing of debris within the Easement Areas.
- c. All dredging, clearing and other maintenance activities associated with the Pond Parcel to the extent required by any applicable governmental agency or body, but not including any expansion of the Pond Parcel or related work to it that is necessary only to accommodate further drainage into the Pond Parcel by purchasers or users of some or all of the FPCP property.
- d. Insurance premiums for reasonable comprehensive general liability insurance and property damage coverage with respect to the Easement Areas.

5. On an annual or other periodic basis, GMRI shall receive a written notification from FPCP or the Association under the New Declaration, specifying the total maintenance and repair expenses for the Easement Areas ("Easement Area Invoice") for which GMRI shall pay its share. FPCP or the Association shall segregate the costs to maintain and repair the Easement Areas and shall provide documentation that clearly identifies that costs to maintain no other portion of the FPCP Property, except for the Easement Areas, have been included. Provided such sufficient documentation is included validating the costs shown on the Easement Area Invoice, within thirty (30) days after receipt GMRI shall pay to FPCP or the Association under the New Declaration, as specified in the notice, GMRI's proportionate share of such expenses. GMRI shall be permitted to review all records pertaining to the expenses to verify that they are legitimate and appropriate. GMRI's obligation to pay its proportionate share of expenses shall constitute a lien on the Benefited Property and if any payments owed hereunder are not timely paid, FPCP or the Association under the New Declaration, as the case may be, may file a document evidencing such lien and foreclose the lien against the Benefited Property in addition to pursuing any and all other rights and remedies that may be available for collection of the monies owed by GMRI hereunder.

6. GMRI acknowledges that in the future some or all of the Easement Areas may be dedicated to a public agency or governmental unit, and the easements established hereunder are subject to this possibility.

7. This Agreement shall be binding on and inure to the benefit of the parties' successors and assigns. In the event of any litigation arising out of or in connection with this Agreement, the prevailing party shall be entitled to recover all costs, including reasonable attorneys' fees at the trial and all appellate levels. This Agreement shall not be construed less favorably against either party due to the fact that it was prepared by counsel for such party. This Agreement may not be modified or amended except by written document executed by both parties and recorded in the Public Records of St. Lucie County, Florida. Venue for any litigation arising out of or in connection with this Agreement shall be solely in St. Lucie County, Florida. No failure to enforce any provisions of this Agreement shall be deemed a waiver of the rights of a party. No waiver shall exist unless a document specifying the waiver has been executed and recorded in the Public Records of St. Lucie County, Florida.

(This is the signature page for Easement Agreement for property located in Fort Pierce, FL)

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

FORT PIERCE COMMERCIAL
PROPERTY, LLC

[Signature]
Signature of Witness

By: [Signature]
Cristobal Jimenez, President

CARLOS MONTANA
Printed Name of Witness

[Signature]
Signature of Witness

ARIEL DEANAS
Printed Name of Witness

GMRI, INC.

[Signature]
Signature of Witness

By: [Signature]
Jo El Quinlan
Its: Senior Vice President

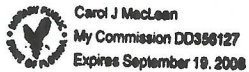
Beth M. Stute
Printed Name of Witness

[Signature]
Signature of Witness

Maggie Mathews
Printed Name of Witness

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 9th day of June, 2006,
by Cristobal Jimenez, the President of Fort Pierce Commercial Property, LLC, on behalf of the
company.



[Signature]
Notary Public, State of Florida
Carol J. Maclean
Print Name of Notary Public
Commission #: DD356127

Personally Known or Produced Identification _____
Type of Identification Produced _____

STATE OF FLORIDA)
COUNTY OF ORANGE)

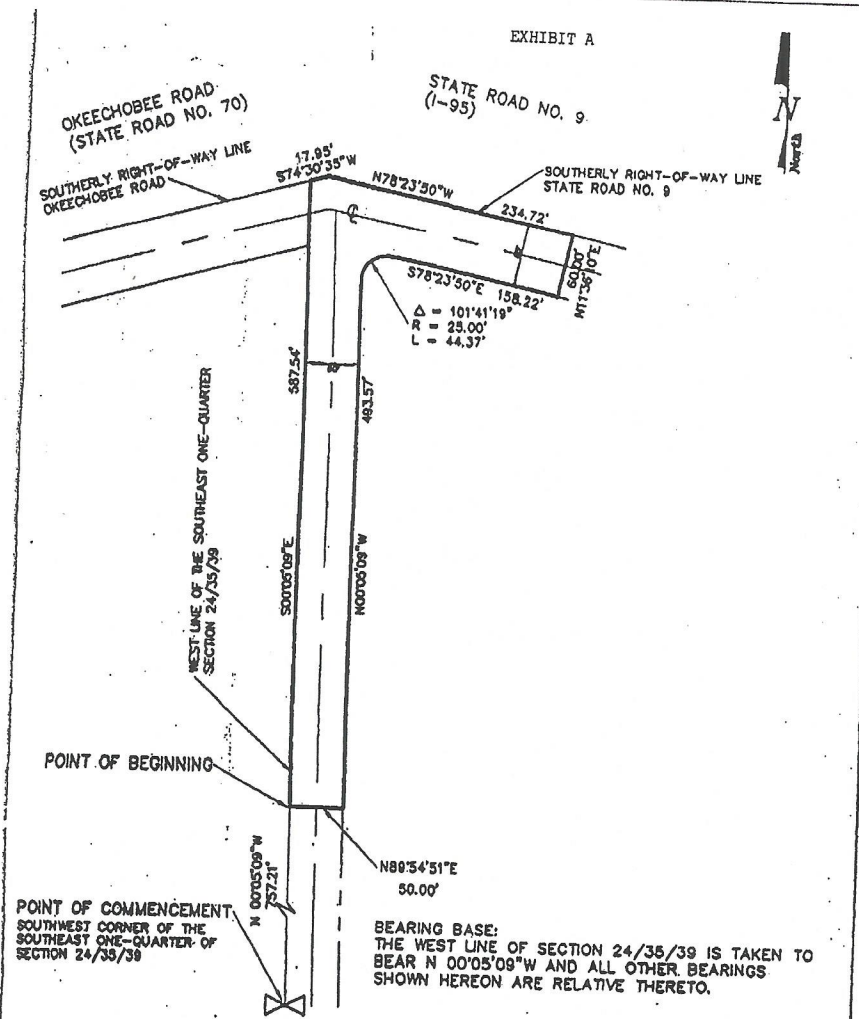
The foregoing instrument was acknowledged before me this 5th day of June, 2006,
by Joel Quinlan, the Sr. Vice President of GMRI, Inc., on behalf of the company.



Sharon Jean Foulk
Notary Public, State of Florida
Sharon Jean Foulk
Print Name of Notary Public
Commission #: DD397342

Personally Known or Produced Identification _____
Type of Identification Produced _____

EXHIBIT A



THIS IS NOT A SURVEY

CERTIFICATE I hereby certify that the sketch and description represented hereby dated this 12 day of July, 1994 is true and correct to the best of my knowledge and belief, and meets the minimum technical standards set forth by the Florida Board of Professional Surveyors pursuant to Section 472.002, Florida Statutes. (NOTE: NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.)

THOMAS S. VORLINC
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO. 15832

REVISIONS:
PROJECT NAME:
SKETCH AND LEGAL DESCRIPTION FOR:
RED LOBSTER

LINDA L. BROWNE, FERRARI & HELLSTROM, INC. 2222 COLONIAL ROAD, SUITE 201 JUPITER, FLORIDA 33408	Scale 1" = 100'	Field NA	Sheet 1 of 2	Field Book Pg.	FILE NO. LINDA L. BROWNE
210 JUPITER LANE, SUITE 201 JUPITER, FLORIDA 33408 2400 S.E. MONTEREY ROAD, SUITE 300 STUART, FLORIDA 34990	Date 10-12-94	Design CK	Drawing No. 93-272	Work Order No. 93-272	

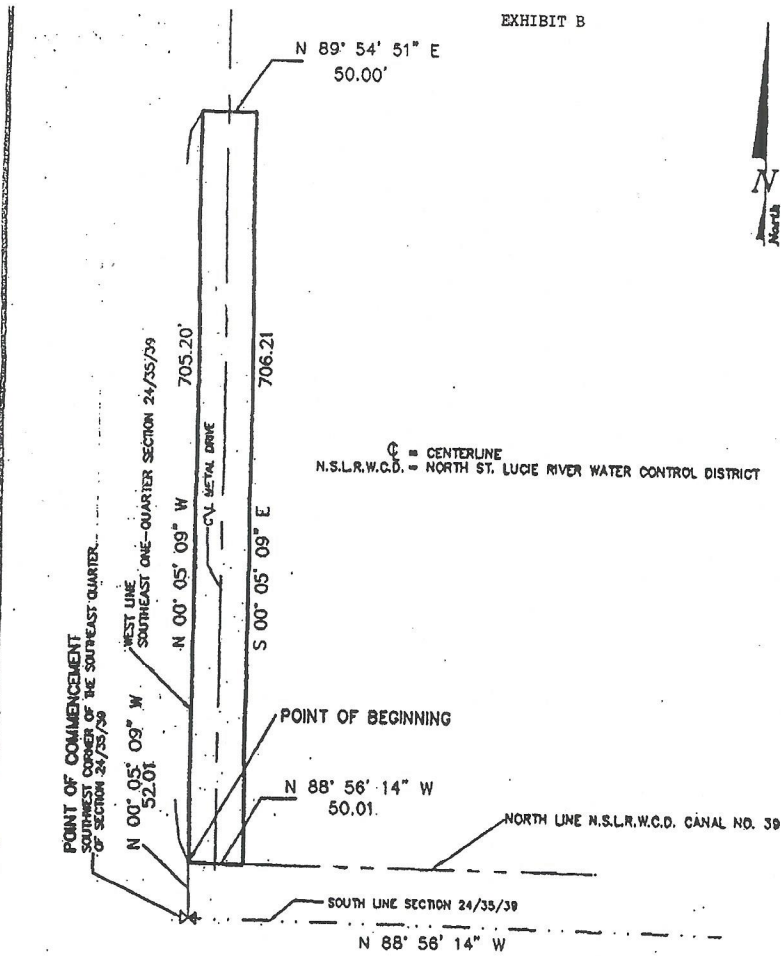
NORTH METAL DRIVE & DARTER CT.
93-272

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF SECTION 24; PROCEED NORTH 00°05'09" WEST ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 757.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°54'51" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE 60.00 FEET EASTERLY OF AND PARALLEL WITH SAID WEST LINE; THENCE NORTH 00°05'09" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 493.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 23.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°41'19", A DISTANCE OF 44.37 FEET TO THE POINT OF TANGENCY AND TO A POINT ON A LINE 60.00 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (I-95); THENCE SOUTH 78°23'50" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 158.22 FEET; THENCE NORTH 11°38'10" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9; THENCE NORTH 78°23'50" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 234.72 FEET; THENCE CONTINUE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (STATE ROAD NO. 70), SOUTH 74°30'35" WEST, A DISTANCE OF 17.95 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF THE SOUTHEAST ONE-QUARTER; THENCE SOUTH 00°05'09" EAST ALONG SAID WEST LINE, A DISTANCE OF 587.54 FEET TO THE POINT OF BEGINNING.

EXHIBIT B



BEARING BASE: THE SOUTH LINE OF SECTION 24/35/39 IS TAKEN TO BEAR N 88° 56' 14\"/>

THIS IS NOT A SURVEY

CERTIFICATE: I hereby certify that the sketch of description represented hereon, dated this 12 day of Oct, 1991, is true and correct to the best of my knowledge and belief, and meets the minimum technical standards set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes. NOTE: NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

REVISIONS:
PROJECT NAME:
SKETCH AND LEGAL DESCRIPTION FOR:
RED LOBSTER

LINDAM, BROVINGHO, FERRARI & HELLSTROM, INC. 216 JUPITER LAKES BLVD., SUITE 201, JUPITER, FLORIDA 33468 2400 S.E. MONTEREY ROAD SUITE 300, STUART, FLORIDA 34990 1222 COLONIAL ROAD SUITE 201, FORT PIERCE, FLORIDA 34980 8000 PALM BEACH LAKES BLVD. SUITE 701, WEST PALM BEACH, FLORIDA 33409	Scale	Field	Sheet	Field Book	REVISIONS FILE NO.
	1" = 100'	NA	1 Of 2	Pg.	
Date	Drawn	Checked	Drawing No.	Work Order No.	
10-12-94	CK	TV	No.	93-272	

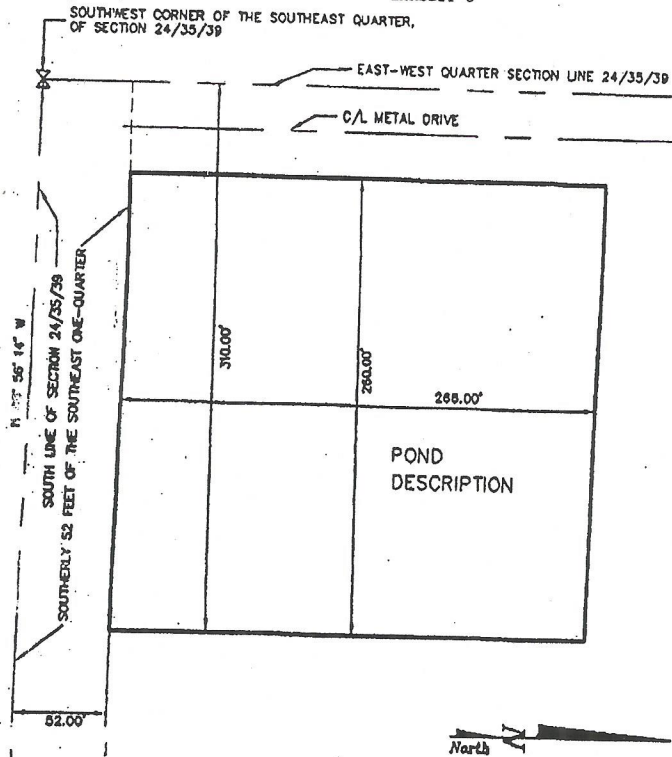
SOUTHERLY METAL DRIVE
93-272

LEGAL DESCRIPTION:

AN EASEMENT FOR DRAINAGE AND UTILITY PURPOSES LYING OVER AND ACROSS A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA:

COMMENCE AT THE SOUTHWEST CORNER OF SOUTHEAST ONE-QUARTER OF SAID SECTION 24, PROCEED NORTH 00°05'09" WEST ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 52.01 FEET TO A POINT ON THE NORTH LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (NSLRWCD) CANAL NUMBER 39, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°05'09" WEST, ALONG SAID WEST LINE, A DISTANCE OF 705.20 FEET; THENCE NORTH 89°54'51" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE 50.00 FEET EASTERLY OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO SAID WEST LINE OF THE SOUTHEAST ONE-QUARTER; THENCE SOUTH 00°05'09" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 706.21 FEET TO A POINT ON SAID NORTH LINE OF NSLRWCD CANAL NUMBER 39; THENCE NORTH 88°56'14" WEST ALONG SAID CANAL 39 NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING.

EXHIBIT C



BEARING BASE:
THE SOUTH LINE OF SECTION 24/35/39 IS TAKEN TO BEAR N 88°56'14"W AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

THIS IS NOT A SURVEY

CERTIFICATE I hereby certify that the sketch of description represented hereon, dated this 17 day of Dec 19 94, is true and correct to the best of my knowledge and belief, and meets the Minimum Technical Standards set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.

Thomas C. Volz
THOMAS C. VOLZ
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO. 3498

NOTE: NOT VALID UNLESS SCALED WITH AN EMBOSSED SURVEYOR'S SEAL. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

REVISIONS:

PROJECT NAME:
SKETCH AND LEGAL DESCRIPTION FOR:
RED LOBSTER

LINDA, BROWN, FERRIS & WELLS, INC. 2222 COLONIAL ROAD SUITE 201 FORT PIERCE, FLORIDA 34980 2000 PALM BEACH LAKES BLVD. SUITE 701 WEST PALM BEACH, FLORIDA 33409	Scale	Field NA	Sheet	Field Book	FILE NO. LIBR 111111
	1" = 60'	Design	1 of 2	Pg.	
110 KUPON LAKES BLVD. SUITE 702 FORT PIERCE, FLORIDA 34980	Date	Drawn CK	Drawing No.	Work Order No.	
2400 S.E. MONTGOMERY ROAD SUITE 300 STUART, FLORIDA 34998	10-12-94	Checked TV		93-272	

POND DESCRIPTION
93-272

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING THE SOUTHERLY 286.00 FEET OF THE EASTERLY 280 FEET OF THE WESTERLY 310 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY AND WESTERLY LINES THEREOF, OF THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY OF INTERSTATE 95 RIGHT-OF-WAY, LESS THE SOUTH 52 FEET, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

EXHIBIT D

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITH THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA. SAID PARCEL DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF SECTION 24; THENCE NORTH 00°05'09" WEST ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 757.21 FEET; THENCE NORTH 89°54'51" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE BEING 50.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER. SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 00°05'09" WEST ALONG SAID LINE, A DISTANCE OF 493.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°41'19" A DISTANCE OF 44.37 FEET TO THE POINT OF TANGENCY AND TO A POINT ON A LINE BEING 60.00 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (I-95); THENCE SOUTH 78°23'50" EAST, ALONG SAID LINE, A DISTANCE OF 158.22 FEET TO A POINT ON A LINE BEING 235.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE SOUTH 00°05'09" EAST ALONG SAID LINE, A DISTANCE OF 486.00 FEET; THENCE SOUTH 89°54'51" WEST, A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.14 ACRES MORE OR LESS.

Legal Description

That part of the Southeast $\frac{1}{4}$ of Section 24, Township 35 South, Range 39 East, lying Southwesterly of the Southwesterly right-of-way of Interstate 95 right-of-way, less the South 52 feet, all lying and being in St. Lucie County, Florida.

Less and Except the property conveyed in Official Records Book 929, page 66, public records of St. Lucie County, Florida, and as described as follows:

A parcel of land lying with the Southeast one-quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida: Commence at the Southwest corner of said Southeast one-quarter of Section 24, thence North 00°05'09" West along the West line of said Southeast one-quarter, a distance of 757.21 feet; thence North 89°54'51" East, a distance of 50.00 feet to a point on a line being 50.00 feet Easterly of and parallel with the West line of said Southeast one-quarter. said point also being the Point of Beginning of the herein described parcel of land; thence North 00°05'09" West along said line, a distance of 493.57 feet to the point of curvature of a curve concave to the Southeast, having a radius of 25.00 feet; thence Northeasterly along the arc of said curve through a central angle of 101°41'19" a distance of 44.37 feet to the point of tangency and a point on a line being 60.00 feet Southerly of and parallel with the Southerly right-of-way line of State Road No. 9 (I-95); thence South 78°23'50" East, along said line, a distance of 158.22 feet to a point on a line being 235.00 feet Easterly of and parallel with the West line of said Southeast one-quarter; thence South 00°05'09" East along said line, a distance of 486.00 feet; thence South 89°54'51" West, a distance of 185.00 feet to the Point of Beginning.

EXHIBIT E

Support/FAQ

Fort Pierce Production AgendaQuick Site ♦ You are logged in as kbenton

[Logoff](#)[Change My](#)[AgendaQuick Inbox](#)[Agenda Items](#)[Create New Agenda Item](#)
[My Agenda Items](#)[Agendas](#)[Establish Meeting Dates](#)
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[Update Finalized Agendas](#)
[Edit Agenda Text](#)
[Holding Bin](#)
[Agenda Packet Collator](#)
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CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

Minutes

**OF THE REGULAR MEETING OF THE CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE
HELD ON THURSDAY, MAY 18, 2017, IN THE FORT PIERCE COMMISSION CHAMBERS, 100
NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.**

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

Present: FP Police; SLC Engineering; FPUA Electric; FP Planning; FP Building; FP Engineering;
SLC Fire District

Absent: FP Code; SLC TPO; SLC Planning; SLC Surveyor; FPUA Water/Wastewater; FP Public
Works

Staff Present: Rebecca Grohall, Planning Director
Kori Benton, Senior Planner
Alicia Rosenthal, Executive Assistant

4. Approval of Minutes

a. [Minutes from the April 20, 2017 meeting](#)

Motion was made by FP Building, and seconded by FP Police to approve the minutes from the April 20, 2017 meeting.

AYE: SLC Engineering, FPUA Electric, FP Building, FP Engineering, SLC Fire District, FP Police
Passed

5. New Business:

a. [Preliminary Plat – Premier Subdivision – 6505 Metal Drive - \(Kori Benton\)](#)

[Mr. Benton: The subject request entails a subdivision of land at Metal Drive and Reynolds Drive. Presently the parent parcel contains a 60 foot wide section of property devoted to roadway. A roadway and sidewalks exist. There is also a hotel developed at the corner section of the property abutting Metal Drive and Reynolds Drive. The applicant is seeking to subdivide, creating two commercial parcels of land that are able to be developed in the future.](#)

[Planning and FP Engineering comments are attached. No other departments had comments.](#)

[Rich Laventure, Laventure & Associates: Can we make a payment in lieu of building a sidewalk? I suspect the developer will put a hotel there within the next 2 - 5 years and ultimately build a sidewalk. If we paid up front and built a sidewalk, will we get reimburse for? As it relates to Tract 4, is the city interested in taking over the roadway? If not, we are prepared to provide a solution to the long term maintenance of the roadway that will meet the cities requirements.](#)

[Chair Grohall: If you pay the payment in lieu of and there is a developer we may look at a way to defer it through a small bond, if that would be acceptable. The city is not interested in taking over the roadway.](#)

b. [Replat – Block 30 - Pinewood Subdivision - \(Kori Benton\)](#)

[Mr. Benton: This is a culmination of the Aldi's site plan and the development at the corner of US Highway 1, Ohio Avenue and 3rd Street. The applicant is looking to replat the subject properties. The applicant has acquired multiple parcels, unified them, and they would like to subdivide the properties into two master tracts: Lot 1 and Lot 2. Lot 1 is to hold Aldi's and Lot 2 is to hold a](#)



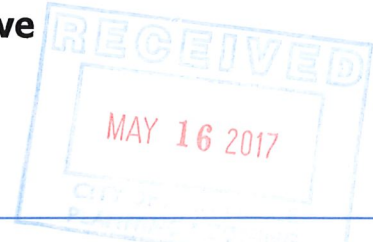
To : Kori Benton, Senior Planner

FROM : John R. Andrews, P.E., City Engineer

JRA

**RE : Premier Preliminary Plat – 6505 Metal Drive
TRC No. 17-09000004**

DATE : May 17, 2017



This is to advise you that we have completed the review of the following documents as received by this office on May 4, 2017:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|--|------------------------------|
| <input checked="" type="checkbox"/> Recommend conditional approval | <input type="checkbox"/> Do not recommend approval | |
| <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

The following comments shall be addressed prior to City Commission approval of the Preliminary Plat:

1. The first page of the plat (sheet 1 of 2) shall be revised to address the following:
 - a. Provide information for the proposed maintenance authority of Tract 4. Depending on the entity and whether appropriate documentation is on file, a separate signature line may need to be added under the Dedication.
2. The second page of the plat (sheet 2 of 2) shall be revised to address the following:
 - a. Indicate Tract 4's north boundary line as a solid line.

JRA/tst