

Abandonment

Property address or Location FRANCIS AVE
 Parcel ID #(s) 2401-502-0085-000-7 & 2401-502-0083-000-3
 Project description ROAD ABANDONMENT

CHRIS SANTE AND PAMELA SANTE

Property Owner(s)
 P.O. BOX 373006

 Street Address
 KEY LARGO FL 33037

 City State Zip
 305-522-6598

 Phone Number
 CSANTE@BELLSOUTH.NET

 Email Address

CHRIS SANTE

Applicant/Representative, Title, Company
 SAME

 Street Address
 SAME

 City State Zip
 305-522-6598

 Phone Number
 CSANTE@BELLSOUTH.NET

 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.

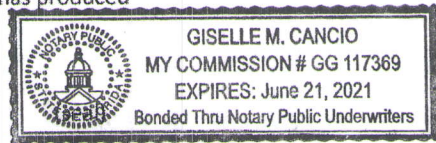
Chris Sante _____
Pamela Sante _____

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY OF MONROE
 The foregoing instrument was acknowledged before me this 24th day of OCTOBER, 20 17, by
Chris Sante + Pamela Sante who is personally known to me or has produced
FL DRW LIC as identification.

Giselle M. Cancio

 Signature of Notary



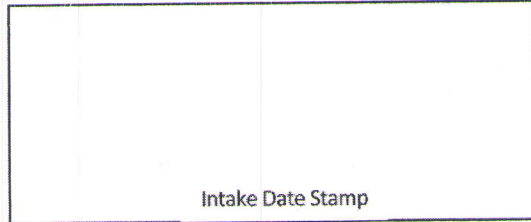
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

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

ABANDONMENT

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

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

Application Type:

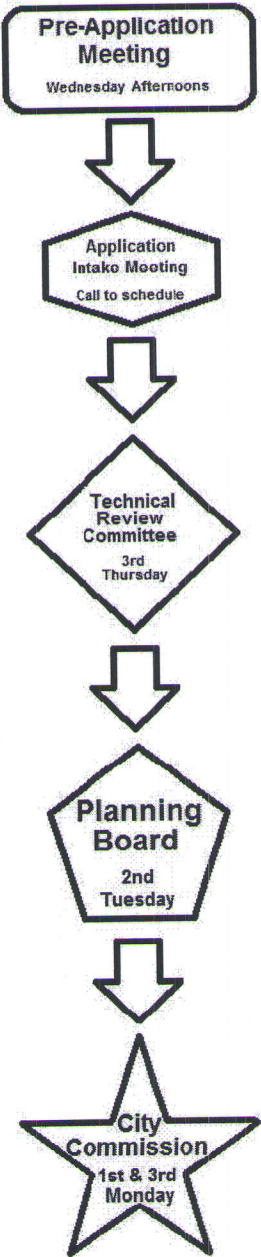
- Easement Abandonment Right-of-Way Abandonment

Reason for Abandonment Request: NON-USE of EASEMENT

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

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

Application Outlook



Dear Technical Review board, Planning Board, & City Commission

I am asking for your approval to abandon a portion of unopened right-of-way, the road called Frances Ave, between Granada Street and Hernando Street.

In 2014, I sought to apply for abandonment of the entire road, but one of the owners, Mr. J. Warren Buzzerd became ill and withdrew his application for the road abandonment. In an effort to advance investment, redevelopment, and infill on Hutchinson Island, I'm advancing the application for abandonment of the portion abutting property within my control.

The abandonment of the un-open right-of-way would provide capacity to join two parcels presented held, to expand holdings for consideration of a development application for construction of 6 coastal style, single-family homes on these lots. I have attached a sample drawing and photos of the home. It will be on stilts with underneath parking.

I am working on a conceptual lot configurations/setbacks, which will be beneficial showing you the concept. Below is a draft concept showing the land and the proposed homes.

I want to file for a "conceptual development plan", also but I don't want to hold this up. I plan on working with Kori to present this development plan as soon as possible to seek review of this PUD concepts.

Chris Sante

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

Property Identification

Site Address: HERNANDO ST
 Sec/Town/Range: 01/35S/40E
 Map ID: 24/01B
 Zoning: R4A

Parcel ID: 2401-502-0083-000-3
 Account #: 179992
 Use Type: 0000
 Jurisdiction: Fort Pierce

Ownership

Chris Sante
 Pamela Sante
 PO Box 3006
 Key Largo, FL 33037

Legal Description

PALM HAVEN S/D-UNIT 1- BLK 7 LOT 12 (0.16 AC - 6,970 SF) (OR 4026-1588)

Current Values

Just/Market Value:	\$41,500
Assessed Value:	\$41,500
Exemptions:	\$0
Taxable Value:	\$41,500

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):	0.16
Land Size (SF):	6,970

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 601 HERNANDO ST
 Sec/Town/Range: 01/35S/40E
 Map ID: 24/01B
 Zoning: R4A

Parcel ID: 2401-502-0085-000-7
 Account #: 14903
 Use Type: 0800
 Jurisdiction: Fort Pierce



Ownership

Christopher Sante
 Pamela Sante
 PO Box 3006
 Key Largo, FL 33037

Legal Description

PALM HAVEN S/D-UNIT 1- BLK 8 LOTS 2, 4 AND 6 (OR 3520-1422)

Current Values

Just/Market Value: \$183,800
 Assessed Value: \$161,716
 Exemptions: \$0
 Taxable Value: \$161,716
 Taxes for this parcel; SLC Tax Collector's Office 
 Download TRIM for this parcel: [Download PDF](#) 



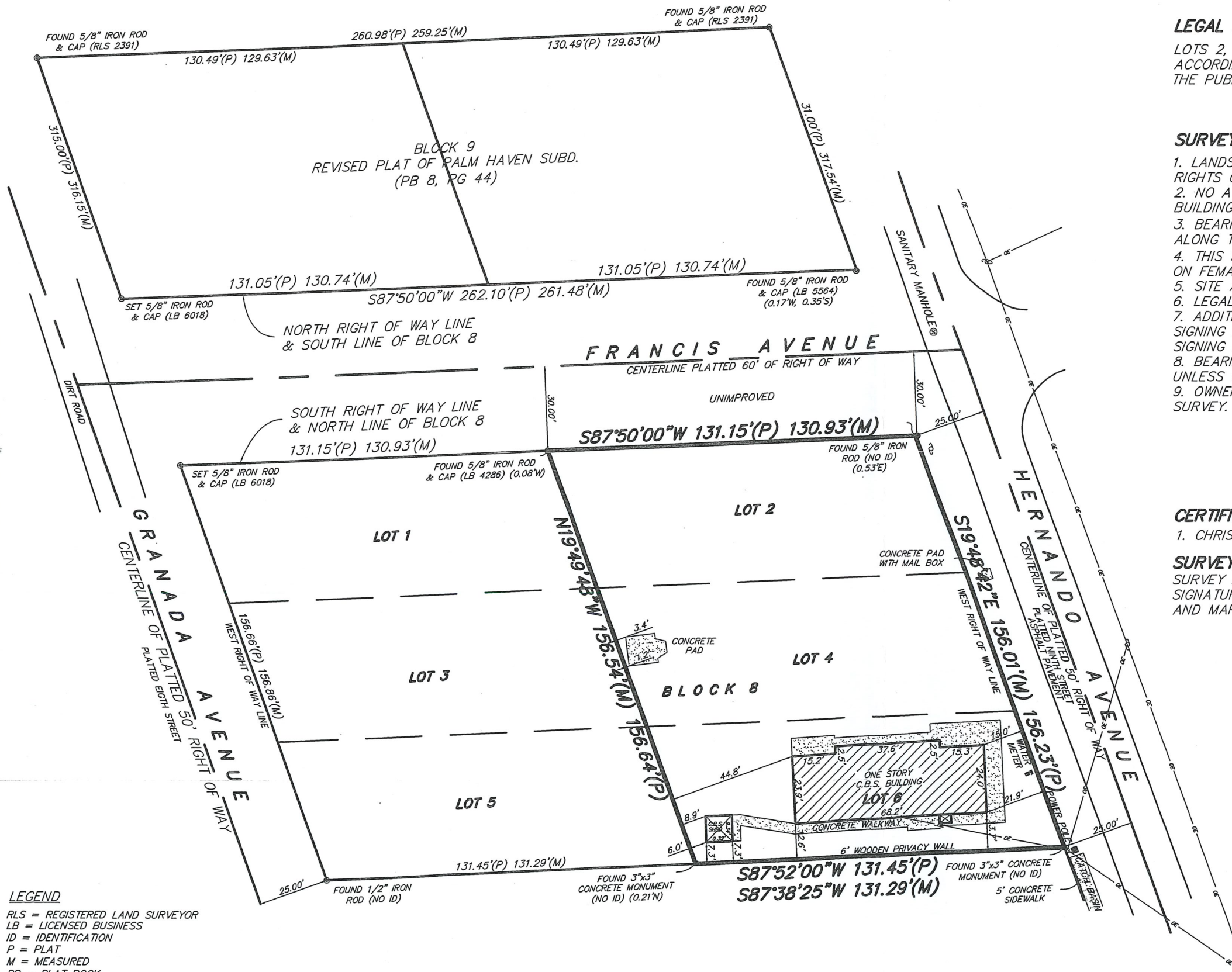
Total Areas

Finished/Under Air (SF): 1,678
 Gross Area (SF): 1,783
 Land Size (acres): 0.47
 Land Size (SF): 20,586

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

BOUNDARY SURVEY



LEGAL DESCRIPTION:

LOTS 2, 4 AND 6, BLOCK 8, REVISED PLAT OF PALM HAVEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 44, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYORS NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF S87°50'00"W ALONG THE SOUTH RIGHT OF WAY LINE OF FRANCIS AVENUE.
4. THIS SITE LIES IN FLOOD ZONE 'AE' (BASE 8.0') AS SCALED AND INTERPOLATED ON FEMA MAP NO. 120286-0183-J, DATED: FEBRUARY 16, 2012
5. SITE AREA: 19539.69 SQUARE FEET.
6. LEGAL DESCRIPTION FURNISHED BY CLIENT.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OF PARTIES.8.
8. BEARINGS, ANGLES AND DISTANCES SHOWN HEREON ARE BASED ON PLAT, UNLESS OTHERWISE SHOWN.
9. OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, IS NOT ADDRESSED BY THIS SURVEY.

CERTIFICATION:

1. CHRISTOPHER AND PAMELA SANTE

SURVEYORS' 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 Jr.
 ROBERT BLOOMSTER JR.
 PROFESSIONAL LAND SURVEYOR
 NO. 4134 STATE OF FLORIDA

LEGEND

- RLS = REGISTERED LAND SURVEYOR
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- P = PLAT
- M = MEASURED
- PB = PLAT BOOK
- PG = PAGE
- OE = OVERHEAD ELECTRIC

BLOOMSTER
PROFESSIONAL LAND
SURVEYORS, INC.
 L.B. #8018

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

PREPARED FOR: CHRIS & PAMELA SANTE
 601 HERNANDO STREET
 PORT ST LUCIE, ST LUCIE COUNTY, FLORIDA

SHEET 1 OF 1		
DRAWN BY: JWH		
SCALE: 1" = 30'		
DATE: 6/12/13		
FIELD BOOK: SKETCH		
JOB NO. 12272		
REVISIONS		
DATE:	DESCRIPTION:	BY:

SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A PORTION OF FRANCIS AVENUE (A PLATTED 60 FOOT RIGHT OF WAY) AS SHOWN ON THE REVISED PLAT OF PALM HAVEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 12, BLOCK 7 OF SAID REVISED PLAT OF PALM HAVEN SUBDIVISION TO THE NORTH; BOUNDED ON THE SOUTH BY THE NORTH LINE OF SAID LOT 2, BLOCK 8; BOUNDED BY THE WEST RIGHT OF WAY LINE OF HERNANDO STREET (PLATTED NINTH STREET, A PLATTED 50' RIGHT OF WAY) TO THE EAST; AND BOUNDED BY THE NORTHERLY PROJECTION OF THE WEST LINE OF LOT 2, BLOCK 8 TO SAID SOUTH LINE OF SAID LOT 12, BLOCK 7 TO THE WEST.

NOTES:

1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARING BASE OF THIS SKETCH OF LEGAL DESCRIPTION IS $S87^{\circ}50'00''W$ ALONG THE SOUTH RIGHT OF WAY LINE OF FRANCIS AVENUE.
3. SITE AREA: 7850.54 SQUARE FEET.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 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 JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

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

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

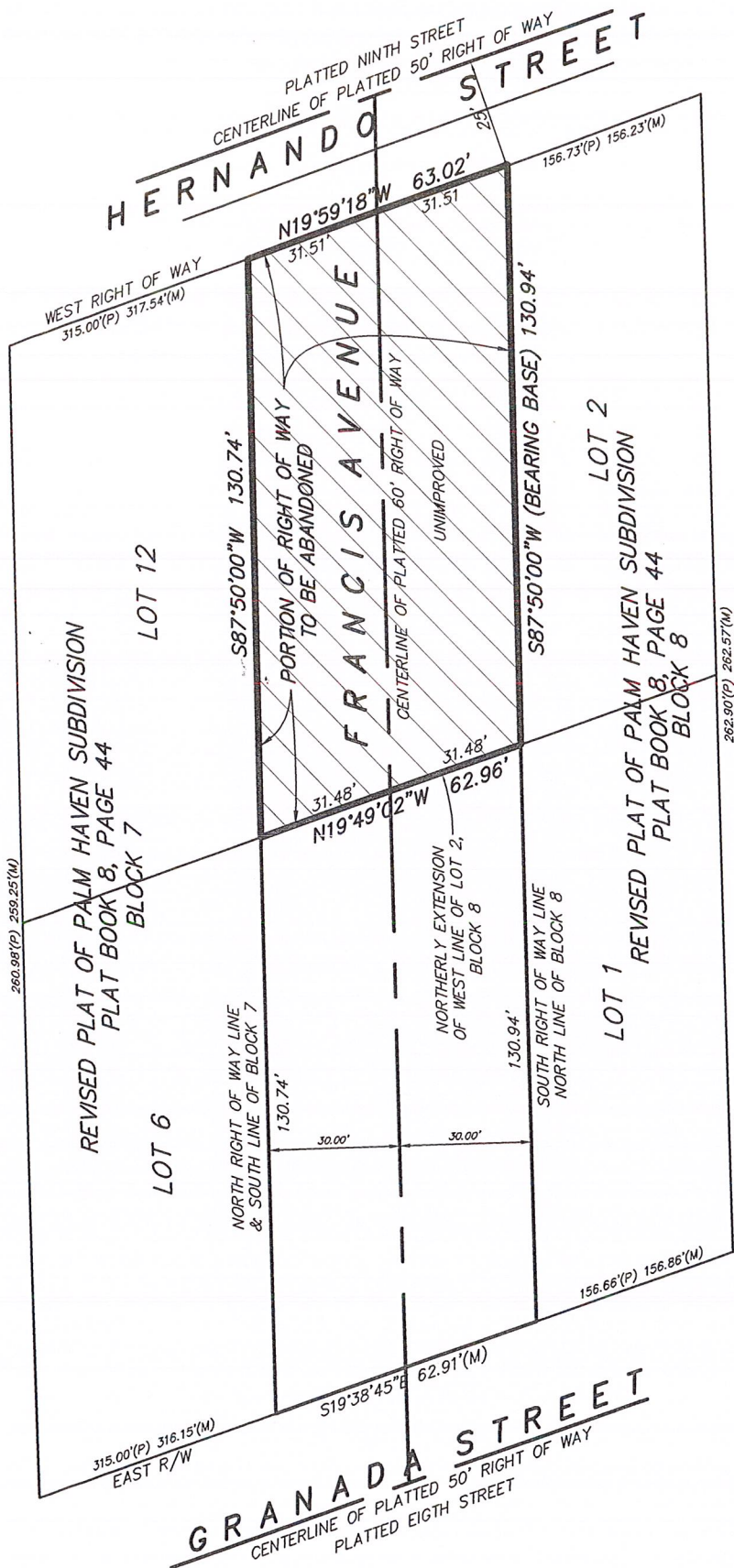
SHEET 1 OF 2
SCALE: 1" = 40'
DATE: 8/5/17
F.B. SKETCH
JOB NO. 12272
REVISIONS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PREPARED FOR: CHRIS SANTE

SITE LOCATED:
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

NOT VALID WITHOUT SHEET 2 OF 2



SHEET 2 OF 2 (SCALE: 1"=40')
 NOT VALID WITHOUT SHEET 1 OF 2

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

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

PropertyInfo Title Search Services

P.O. Box 974587, Dallas, TX75397-4587
Phone: 866-464-8179 - Fax: 866-464-8366
Email: titlesearch@propertyinfo.com

Invoice for Order #: Chris Sante

PREPARED FOR:

Customer: Sunshine Title Of The Keys, Inc dba Sunshine Title of Homestead
Contact Email: ginny@sunshinetitlekeys.com
Accounting ID: RPC349
Order #: Chris Sante
Date Ordered : 12/2/2014
Total: \$50.00

SUMMARY OF PRODUCTS BILLED FOR ORDER

Product	Code	Price
FL RES O and E	FLOE	\$50.00

PROPERTY ADDRESS

Street Address
City
State
County

Francis Ave.
Fort Pierce
Florida
St. Lucie

ORDER PARTIES

PropertyInfo Title Search Services

TITLE SEARCH REPORT

File #: Chris Sante

Associated File # 11237981

PropertyInfo Title Search Services and/or their agent has searched the St. Lucie County, Florida records for the period shown relative to title to the real property described below, and provides the following title search report (TSR) for Sunshine Title Of The Keys, Inc. (C.P.)

Search Type: FL RES O and E

The search period was to at 08:00.

Property Address: Francis Ave., Fort Pierce FL

Seller:

Buyer/Borrower:

Title Vested In: -

Interest or Estate (Fee Simple/Leasehold): -

Taxes

Mortgages, Liens & Court

Note: O and E Order, please see attached report

Additional Matters of Record

Note: O and E Order, please see attached report

County Notes

Tax Contact Info:
772.462.1650

Tax Site:
<http://www.tcscl.com/home/default.asp>

Notice: This report, as written (and any supplements or amendments hereto), is issued solely for use in connection with the issuance of Commitments for Title Insurance, Policies of Title Insurance, Preliminary and Final Judicial Reports, or Title Guaranties of Stewart Title Guaranty Company. This report shall not be considered, nor used as a commitment or policy of title insurance.

THIS REPORT IS NOT AN ABSTRACT, EXAMINATION, REPORT, OR REPRESENTATION OF FACT OR TITLE AND DOES NOT CREATE AND SHALL NOT BE THE BASIS OF ANY CLAIM FOR NEGLIGENCE, NEGLIGENT MISREPRESENTATION OR OTHER TORT CLAIM OR ACTION. THE SOLE LIABILITY OF COMPANY AND ITS TITLE INSURANCE AGENT SHALL ARISE UNDER AND BE GOVERNED BY THE CONDITIONS OF THE COMMITMENT

Document List:

[Link to download all images: TSR Images](#)

RECORDED	PARTY 1	PARTY 2	INST. TYPE	INST. NO.	REMARKS
01/07/1970	County of St. Lucie	Palm Haven	PLAT (Plat_map)	<u>Book 8, Page</u> <u>44</u>	

Property Info Corporation

File No.: Chris Sante

OWNERSHIP AND ENCUMBRANCE REPORT

THIS CERTIFIES, that according to the records in the Office of the Clerk of the Circuit Court of St Lucie County, State of Florida, from 3/9/1948 to 12/31/2014 @ 08:00 AM:
NO DEEDS FOUND OF RECORD of the following described land (hereinafter referred to as the "Property"), situate, lying and being in the County of St Lucie, State of Florida, to-wit:

LEGAL DESCRIPTION:

Francis Avenue as depicted in Revised Plat of Palm Haven Subdivision according to the plat thereof as recorded in Plat Book 8, Page 44, Public Records of St Lucie County, Florida.

SUBJECT TO THE FOLLOWING:

N/A

MISCELLANEOUS INSTRUMENTS:

Dedication to Public noted on plat recorded in Plat Book 8, Page 44, Public Records of St. Lucie County, Florida.

(The items shown herein are the only pertinent instruments affecting the above land, for the period stated above)

THIS COMPANY, in issuing this O & E Report (hereinafter referred to as the "Report"), assumes no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid.

The Company's liability for this Report is limited to \$1,000 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount stated above. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Issued: 1/7/2014
Property Info Corporation