

THE SUNRISE CITY

FORT PIERCE

DEVELOPMENT REVIEW

Property address or Location **3350 S US Hwy 1, Fort Pierce, FL 34982**

Project description **Construction of new automobile dealership on new parcel and demolition of existing sales and service building on existing property**

NSS Acquisition Corp

Property Owner(s)
3350 S. US Hwy 1

Street Address
Ft. Pierce Fla 34982

City State Zip

Phone Number

Email Address

Patrick Ferland, Culpepper & Terpening, Inc.

Applicant/Representative, Title, Company
2980 S 25th St.

Street Address
Fort Pierce, FL 34981

City State Zip
772-464-3537

Phone Number
pferland@ct-eng.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.

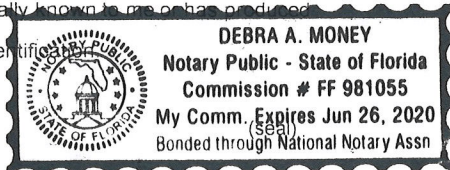
Frank X. Gonzalez

Property Owner(s) Signature(s)

STATE OF FLORIDA -- FL COUNTY St Lucie da March 2018, by Frank X Gonzalez who is personally known to me or has produced

personally know as identified by Debra Money

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

O DEVELOPMENT REVIEW

General Information

CI Incomplete application packets cannot be accepted.

CI 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

Site Plan Conditional Use with New Const. Major Amendment
CI Conceptual Development Plan CI Minor Amendment

Site Information:

Non-Residential: Proposed Sq. Ft.: 59,823 Residential: Proposed Units: _____

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

North - vacant commercial and existing single family

East - existing multi-family

South - existing commercial

West - existing commercial

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.

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



Design Review

Property address or Location 3350 South US #1, Ft. Pierce, Florida 34982
 Parcel ID #(s) 2427-421-0001-000/7 and 2427-801-0001-000-3
 Project Description Automobile Dealership

NSS Acquisition Corp
 Property Owner(s)
 3350 South US #1
 Street Address
 Ft. Pierce Fl 34982
 City State Zip
 Phone Number
 Email Address

Culpepper & Terpening, Inc. (attn: P. Ferland)
 Applicant/Representative, Title, Company
 2980 South 25th Street
 Street Address
 Ft. Pierce Fla. 34981
 City State Zip
 772-464-3537
 Phone Number
 pferland@ct-eng.com
 Email Address

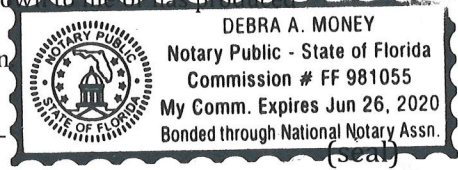
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Frank X. Gonzalez
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- FL COUNTY St. Lucie March 18, 2018
 The foregoing instrument was acknowledged before me this 22 day of March, 2018, by

Frank X Gonzalez who is personally known to me or has produced

Personally Known as identification
Debra A Money
 Signature of Notary



TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
 Intake Planner _____
 Planner Assigned _____
 Approved _____ Date _____
 Comments _____

Intake Date Stamp

Property Card

Site Address: S US HWY 1 Parcel ID: 2427-421-0001- Account #: 31555 Sec/Town/Range:
 000-7 27/35S/40E
 Map ID: 24/27S Zoning: C-3 - FP Use Type: 1000 Jurisdiction: Fort Pierce

Ownership

3300 U S I LLC
 7845 SW Ellipse Way
 Stuart, FL 34997

Legal Description

27 35 40 BEG AT PT 125 FT ELY OFC/L US 1 AND N LI OF
 NW 1/4 OF SE 1/4, TH RUN SLY ALG ELY R/W US 1 851.23
 FT, TH ELY TO A PT 1349.5 FT W OF E SEC LI, SD PT
 BEING ON W LI OF 30 FT ESMT TO ST LUCIE CO, TH
 NLY ALG W LI 845 FT M/L TON LI OF SE 1/4, TH WLY
 1407.14 FT/M/L ALG SD N LI TO POB (26.65 AC) (OR 3624-
 2227)

Current Values

Just/Market: \$821,600 Assessed: \$821,600
 Exemptions: \$0 Taxable: \$821,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$821,600	\$821,600	\$0	\$821,600
2014	\$821,600	\$821,600	\$0	\$821,600
2013	\$1,200,000	\$1,200,000	\$0	\$1,200,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
04-07-2014	3624 / 2227	0002	SP	Capstone Resdev LLC,	\$850,000
07-19-2011	3313 / 0488	0112	SP	National City Bank,	\$100
03-28-2011	3280 / 0439	0112	CT	ARK Development/Southland LLC,	\$100

Primary Building Information

Finished Area of this building: 0 SF
 Gross Area of this building: 0 SF

View:
 Year Built: N/A
 Primary Wall:

Roof Cover:
 Frame:
 Story Height:

Exterior Data

Roof Structure:
 Grade:
 No. Units: 0

Building Type:
 Effective Year: 2014
 Secondary Wall:

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0

A/C %: 0%
 Heated %: N/A%
 Sprinkled %: 0%

Interior Data

Electric:
 Heat Type:
 Heat Fuel:

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:



Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	26.65
Land Size (SF):	1,160,874
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.
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Property Card

Site Address: 3350 S US
 HWY 1
 Map ID: 24/27S

Parcel ID: 2427-801-0001-
 000-3
 Zoning: C3

Account #: 32084
 Use Type: 2700

Sec/Town/Range:
 27/35S/40E
 Jurisdiction: Fort Pierce

Ownership

NSS Acquisition Corp
 3350 S US Highway 1
 Fort Pierce, FL 34982

Legal Description

DIXIELAND S/D-AN UNRECORDED PLAT- SECTION 27-
 35-40 BLK 1 LOTS 1, 2, 3 AND 4 AND E 47 FT OF
 ABANDONED R/W ADJ TO SD LOTS ON W AND ALL
 LOTS 5, 6, 7, 8, 9, 10,11,12, 13,14, 15, 16, 17 AND 18 AND 60
 FT VAC ST ADJ ON E-LESS E 15 FT OF N 160 FT OF VAC
 ST- (6.13 AC-266,858 SF) (OR 788-2488: 946-1475: 950-1061:
 973-1820:1317-1251: 1365-2529: 1388-114, 120, 122:3580-
 793: 3587-2215)

Current Values

Just/Market: \$3,935,300
 Exemptions: \$0

Assessed: \$3,935,300
 Taxable: \$3,935,300

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$3,935,300	\$3,935,300	\$0	\$3,935,300
2014	\$4,004,000	\$4,004,000	\$0	\$4,004,000
2013	\$2,557,300	\$2,557,300	\$0	\$2,557,300

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-12-2013	3587 / 2215	0111	MS	NSS Acquisition Corp,	\$0
11-19-2013	3580 / 0763	0111	MS	NSS Acquisition Corp,	\$0
04-30-1992	0788 / 2488	02	WD		\$1,500,000

Primary Building Information

Finished Area of this building: 22,071 SF
 Gross Area of this building: 31,211 SF

View:
 Year Built: 1996
 Primary Wall: 8in Brick

Roof Cover: Roll Comp
 Frame:
 Story Height: 1 Story

Exterior Data

Roof Structure: BarJst/Rigid
 Grade: Y_B-
 No. Units: 1

Building Type: DLSP
 Effective Year: 1996
 Secondary Wall:

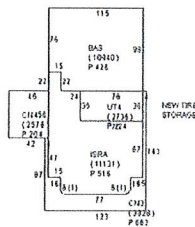
Bedrooms: 0
 Full Baths: 0
 Half Baths: 0

A/C %: 100%
 Heated %: 100%
 Sprinkled %: 0%

Interior Data

Electric: MAXIMUM
 Heat Type: FredHotAir
 Heat Fuel: ELEC

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Tile-Ceramic



Total Areas

Finished/Under Air (SF):	31,671
Gross Area (SF):	43,115
Land Size (acres):	6.13
Land Size (SF):	266,858
Total Building Count:	2

Special Features and Yard Items

Type	Qty	Units	Year Blt
DOUBLE LIGHT	1	15	1996
CHAINLINK 6'	1	1200	1996
BARB WIRE	1	1200	1996
QUAD LIGHT	1	15	1996
CEMENT CURB	1	2630	1996
ASP2 LOW	1	150333	1996
TRIPLE LIGHT	1	2	1996
QUAD LIGHT	1	15	1996
DOUBLE LIGHT	1	15	1996
BARB WIRE	1	1200	1996
TRIPLE LIGHT	1	2	1996
DOUBLE LIGHT	1	20	1996

Prepared by and return to:
Terence P. McCarthy, Esq.
McCarthy, Summers, Bobko, Wood,
Norman, Bass & Melby, P.A.
2400 SE Federal Highway, 4th Floor
Stuart, Florida 34994
772-286-1700
File Number: 02164372
Parcel Identification No.: 2427-801-0104-000-5

COPY
(space above this line for recording data)
Warranty Deed
(STATUTORY FORM SECTION 689.02, F.S.)

THIS WARRANTY DEED, made this 30th day of May, 2013, by Daniel T. Lundstrom and Kathryn M. Lundstrom a/k/a Kathrun M. Lundstrom, husband and wife, whose post office address is 3271 SE Fairway West, Stuart, Florida 34997 ("Grantor"), to N.S.S. Acquisition Corp., a Florida corporation d/b/a Bev Smith Toyota, whose post office address is 3350 South US1, Fort Pierce, Florida 34982 ("Grantee"*):

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2013, and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

COPY

Signed, sealed and delivered in our presence:

Pam Heiges
Witness printed name: Pam Heiges

Daniel J. Lundstrom
Daniel J. Lundstrom

Rene Josco
Witness printed name: Rene Josco

Kathryn M. Lundstrom
Kathryn M. Lundstrom

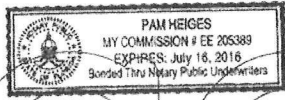
State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 30th day of May, 2013, by Daniel J. Lundstrom and Kathryn M. Lundstrom a/k/a Kathrun M. Lundstrom, husband and wife, who () is/are personally known or (X) has/have produced a driver's license as identification.

(Notary Seal)

Pam Heiges
Notary Public
Pam Heiges

Printed Name: _____



My Commission Expires: _____

COPY

COPY

Exhibit "A"

All of Lot 2, Block 8 of the unrecorded plat of Dixieland Subdivision, as recorded in Deed Book 152, Page 403 of the Public Records of St. Lucie County, Florida, less the West 100 feet thereof.

AND

The East 75 feet of the following property; from the South 1/4 corner of Section 27, Township 35 South, Range 40 East, run East along the South Line of section aforesaid a distance of 125.12 feet; thence North 2°5' 30" West, parallel with the East right of way line of U.S. Highway No. 1, a distance of 1428.93 feet, thence East along the North line of an existing street, a distance of 768.24 feet to the Point of Beginning, from the Point of Beginning, continue East along the North line of existing street a distance of 176.5 feet, thence North 80 feet, thence West a distance of 176.4 feet; thence South 80 feet to the Point of Beginning. This Parcel 2 being otherwise described as: The East 75 feet of Lot 1, Block 8, of an unrecorded plat of Dixieland Subdivision according to the plat attached to that certain deed recorded in Deed Book 152, Page 403 of the Public Records of St. Lucie County, Florida. Excepting therefrom all easements for public roads and telephone and telegraph lines and electric transmissions and distribution lines.

AND

Lots 1 and 2, Block 8, of an unrecorded Plat of Dixieland Subdivision, as recorded in Deed Book 152, Page 403, Public Records of St. Lucie County, Florida.

Less and excepting therefrom the property described as follows :

All of Lot 2, Block 8 of the unrecorded plat of Dixieland Subdivision, as recorded in Deed Book 152, Page 403 of the Public Records of St. Lucie County, Florida, less the West 100 feet thereof.

AND

The East 75 feet of the following property. From the South 1/4 corner of Section 27, Township 35 South, Range 40 East, run East along the South Line of section aforesaid a distance of 125.12 feet; thence North 2°5' 30" West, parallel with the East right of way line of U.S. Highway No. 1, a distance of 1428.93 feet, thence East along the North line of an existing street, a distance of 768.24 feet to the Point of Beginning, from the Point of Beginning, continue East along the North line of existing street a distance of 176.5 feet, thence North 80 feet, thence West a distance of 176.4 feet; thence South 80 feet to the Point of Beginning. This parcel 2 being otherwise described as: The East 75 feet of Lot 1, Block 8, of an unrecorded plat of Dixieland Subdivision according to the plat attached to that certain deed recorded in Deed Book 152, Page 403, of the Public Records of St. Lucie County, Florida. Excepting therefrom all easements for public roads and telephone and Telegraph lines and electric transmissions and distribution lines.

COPY

PIN: 2427-421-0001-000-7

Return To: Kenneth S. Beall, Jr., Esq.
Gunster, Yoakley & Stewart, P.A.
777 S. Flagler Drive, Suite 500E
West Palm Beach, FL 33401

Prepared By: Robert M. Graham, Esq.
Gunster, Yoakley & Stewart, P.A.
777 S. Flagler Drive, Suite 500E
West Palm Beach, FL 33401

COPY
SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 7th day of April, 2014
by Capstone Resdev LLC, a Delaware limited liability company, whose address is
500 West Morgan Street, Durham, NC, 27701, hereinafter called the Grantor, to 3300 U
S 1, LLC, a Florida limited liability company, whose address 7845 SW Ellipse Way,
Stuart, Florida 34997, hereinafter called the Grantee:

Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and
plural, heirs, legal representatives, and assigns of individuals, and the successors and
assigns of corporations, wherever the context so admits or requires.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and
No/100ths (\$10.00) and other valuable consideration, the receipt whereof is hereby
acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's
successors, and assigns forever, all that certain parcel of land in the County of St. Lucie,
State of Florida, to wit (the "Property"):

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

Being the same property that PNC Bank, National Association, as successor by merger to
Fidelity Federal Bank & Trust, by Special Warranty Deed dated July 19, 2011 and recorded
August 4, 2011, in Official Records Book 3313, Page 488 of the St. Lucie County public
records granted and conveyed unto Capstone Resdev LLC, a Delaware limited liability
company, the Grantor herein.

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

UNDER AND SUBJECT TO:

(a) Real property taxes and assessments for the current year not yet due
and payable;

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COPY

(b) Matters that would be disclosed by an accurate survey;

(c) Easements, rights-of-way, restrictions, leases, conditions, covenants, restrictions, agreements and all other matters of public record; and

(d) All laws, regulations and restrictions, including, without limitation, building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the Property.

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

GRANTOR DOES HEREBY GRANT, SELL AND CONVEY TO GRANTEE, AND GRANTEE ACCEPTS, THE PROPERTY IN ITS "AS-IS, WHERE-IS" CONDITION, WITH ALL FAULTS, INCLUDING ALL DEFECTS, KNOWN OR UNKNOWN.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants the title to the land, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

SIGNATURE LINE ON NEXT PAGE

COPY

COPY

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, this 7th day of April, 2014.

WITNESSES:

Lindsay W. Campbell
Print Name: Lindsay W. Campbell
Keith Liverman
Print Name: Keith Liverman

STATE OF NORTH CAROLINA)
COUNTY OF Wake)

Capstone Resdev LLC, a Delaware limited liability company

By: *S. Deluca*
Steven R. Deluca
Vice President

COPY

BEFORE ME, a Notary Public in and for said county and state, personally appeared Steven R. Deluca, who acknowledged himself to be a Vice President of Capstone Resdev LLC, a Delaware limited liability company, and being authorized to do so, acknowledged that he did execute the foregoing instrument on behalf of the company, a Delaware limited liability company, and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal as of this 7th day of April, 2014.

My commission expires: 10/19/2015

Brittany G. Homer
Brittany G. Homer
Notary Public

COPY

(Notary seal)



WPB_ACTIVE 5846636.2

COPY

Exhibit "A"

Beginning at a point on the North line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 35 South, Range 40 East, 125 feet Easterly of the original centerline of the 66 foot right-of-way of U.S. Highway No. 1, measured at right angles thereto and run thence Southerly along a line parallel to and Easterly 125 feet from the original centerline of the 66 foot right-of-way of U.S. Highway No. 1, a distance of 851.23 feet, to a point; thence with a back angle of $91^{\circ} 57' 30''$ run Easterly to a point which is 1349.5 feet West of the East line of said Section 27, said point being on the West line of an easement from Hattie E. Chamberlain, widow, to the Board of County Commission of St. Lucie County, Florida, dated August 2, 1935, recorded August 8, 1935, in Deed Book 87, Page 433, of the Public Records of St. Lucie County, Florida, as a drainage canal on the West 30 feet of the East 1349.5 feet of the Southeast $\frac{1}{4}$ of Section 27, Township 35 South, Range 40 East; thence run Northerly along the West line of said easement and parallel to the East line of said Section 27, a distance of 851.58 feet, more or less, to the North boundary line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 27, thence run Westerly along said North line to the Point of Beginning.

COPY

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