



## DEVELOPMENT REVIEW

Property address or Location 618 S. Ocean Drive, Fort Pierce, FL 34949

Parcel ID #(s) 2401-503-0002-300-8

Project description Construction of a patio retaining wall, elevated ramp to oceanfront viewing platform with landscape improvements

Nicholas Iannotti, Stacey Iannotti

**Property Owner(s)**

1544 SW Saint Andrews Drive

Street Address

Palm City FL 34990

City State Zip

772-486-7060

Phone Number

nicholasnpl@aol.com; staceyrn0824@gmail.com

Email Address

Lois A. Edwards, Manager, Ardea Environmental Consultants LLC

**Applicant/Representative, Title, Company**

130 S. Indian River Drive, Suite 202

Street Address

Fort Pierce FL 34950

City State Zip

772-577-4141 (O) - 772-708-3740 (C)

Phone Number

lois@ardeaenvironmental.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.*

*N. Iannotti*  
 Property Owner(s) Signature(s)

STATE OF FLORIDA --

COUNTY St. Lucie

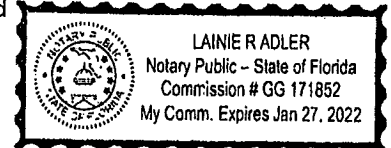
The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of May, 2020, by

Nicholas and Stacey Iannotti who is personally known to me or has produced

*N. Iannotti* as identification.

*Lainie Adler*  
 Signature of Notary

(seal)



**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<br>Non-Contributing None |

Pre-Application Meeting Date \_\_\_\_\_

Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Intake Date Stamp



# 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)



130 S. Indian River Drive, Suite 202  
Fort Pierce, Florida 34950  
(772) 577-4141  
ardeaenvironmental.com

Dr. and Mrs. Nicholas Iannotti  
618 South Ocean Drive

## **Development Review - Conditional Use with New Construction**

Proposed single-family patio, dune access ramp and viewing platform

May 29, 2020

### Statement of Ownership

The property was purchased by Nicholas and Stacey Iannotti on January 28, 2020 as evidenced by the Warranty Deed recorded on January 31, 2020 in OR Book 4377, Page 814 and File #4669333.

### Proposed Development – Character and Intended Use

This property is an oceanfront townhouse and is one of five townhouses that were constructed in 1988 and are connected.

- The applicant is proposing a ~17' X 24' brick patio with retaining walls leading to a 4' wide dune access ramp that extends to a slightly elevated (1'-2') viewing platform measuring ~7' (N-S direction) by 12' (E-W direction) and continues east as a ramp from the platform onto an on grade footpath to the beach.
- Both the north and south side setbacks for the patio are 3'.
- The north and south side setbacks for the dune access ramp/observation platform are 6'.
- Proposed improvements are located entirely seaward of the 1988 Coastal Construction Control Line (CCCL).
- No construction is proposed within the County's South Beach Construction Easement.
- A FDEP CCCL permit is required for construction.
- Completion of the City's review process will allow City staff to issue the FDEP required "local letter" stating that the *"proposed improvements do not contravene local setback requirements or zoning codes."*
- Existing sea grapes in the back-dune area adjacent to the patio will be impacted, along with exotic Hawaiian Scaevola. The impacted and surrounding areas will be replanted with native salt-tolerant vegetation as depicted on the Landscape Plan.

The Iannotti's proposed dune access ramp/observation platform is similar to other like structures on south and north beaches and complies with FDEP siting and design standards. These improvements will allow easy and safe viewing of the ocean and access to the beach. The planted vegetation will provide for increased privacy and mitigate for impacts to existing seagrapes that are maintained at a ~48" height.

Attached are a General Location Map/Survey dated 3/16/2020 meeting the requirements of FDEP, Site Plan and Cross-Section and Landscape Plan.

### STORM DRAINAGE PLAN

This item is N/A. The patio will be constructed of precast pavers on a compacted sand base. Water will percolate through to the sand base.

### ENVIRONMENTAL IMPACT REPORT

The proposed improvements were sited to minimize impacts to existing vegetation. Attached is an exhibit prepared by the Iannottis' Landscape Architect depicting "Existing Vegetation" on the east side (oceanfront) of this townhouse which will be impacted because of the proposed improvements. The existing Hawaiian Scaevola (invasive species) will be removed during landscape planting. The impacted area and surrounding areas will be replanted with the salt tolerant, native vegetation depicted on the Landscape Plan.

Because the proposed improvements are located on the landward side of the vegetated dune, we do not expect any impact to protected species of animals known to reside in the offshore or active beach fronting this site.

Sea Turtles: All five Florida species of sea turtles are either Endangered (green, leatherback, hawksbill, and Kemp's ridley) or Threatened (loggerhead). No additional exterior lighting is proposed than what currently exists. The Iannottis will comply with the County's Sea Turtle Protection Plan by turning out lights and closing their shades after dark during sea turtle nesting season (3/1 through 10/31) to ensure nesting turtles are not disturbed as they come ashore and hatchlings will not become disoriented when they emerge from their nests.

Shorebirds: The USFWS has determined that the beach fronting this parcel is non-optimal piping plover habitat.

Nearshore Hardbottom: No impacts to the nearshore hardbottom.

West Indian Manatee: No impacts to the manatee.

### BEACH/DUNE SYSTEM PROTECTION PLAN

The proposed dune access ramp and viewing platform meet FDEP CCCL general siting guidelines:

- The single-family ramp/walkway does not exceed 4' in width.
- The viewing platform is located landward of the dune crest.
- The dune access ramp is designed and sited to protect the dune feature, to minimize disturbance of native vegetation, to not restrict lateral beach access and to minimize the amount of construction material that may become debris during a storm.
- The construction will be conducted in a manner that minimizes short-term disturbance to the dune system and existing vegetation.

## LIGHTING PLAN

No additional exterior lighting is proposed than what currently exists and what is agreed to above under the Sea Turtles section of the Environmental Impact Report.

Prepared by and return to:  
Laurie Rusk Sewell, Esq.

Laurie Rusk Sewell, P.A.  
2215 SW Martin Highway a/k/a 3500 SW Palm City School Ave.  
Palm City, FL 34990  
772-223-0106  
File Number: 2873.002  
Will Call No.:

Parcel Identification No. 2401-503-0002-300-8

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 28th day of January, 2020 between Richard E. Greene and Jane M. Greene, husband and wife whose post office address is 9100 Pumpkin Ridge Road, Port Saint Lucie, FL 34986 of the County of Saint Lucie, State of Florida, grantor\*, and Nicholas Oswald Iannotti and Stacey Aileen Iannotti, husband and wife whose post office address is 1544 S.W. St. Andrews Drive, Palm City, FL 34990 of the County of Martin, State of Florida, 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 Saint Lucie County, Florida, to-wit:

A portion of the subdivision entitled OCEAN VIEW, as recorded in Plat Book 6, page(s) 61, Public Records of St. Lucie County, Florida, more particularly described as follows:

Commencing at the Northwest corner of Lot 9, Block 2 of said subdivision; thence South 18°56'07" East along the West line of said Block 2, 89.10 feet to the Point of Beginning; thence continue South 18°56'07" East along the West line of said Block 2, 24.24 feet; thence North 88°47'43" East, parallel with the North line of said Lot 9, 26.14 feet to the center of a wall common to 618 State Road A1A and 620 State Road A1A; thence South 89°50'30" East, along the center of said wall, 38.14 feet to the East end of said wall; thence North 88°47'43" East, parallel with the North line of said Lot 9, 146.08 feet to the East line of Block 2 of said subdivision; thence North 18°56'44" West along the East line of said Block 2, 24.33 feet; thence South 88°47'43" West, parallel with the North line of Lots 5 and 9, Block 2 of said subdivision, 146.20 feet to the center of a wall common to 616 State Road A1A and 618 State Road A1A; thence North 89°58'13" West, along the center of said wall, 38.21 feet to the West end of said wall; thence South 88°47'43" West, parallel with the North line of said Lot 9, 25.92 feet to the Point of Beginning.

Less and Excepting from the above, that portion lying Easterly of the following described line:  
For a point of reference, commence at the Southeast corner of Section 1, Township 35 South, Range 40 East; thence proceed on an assumed bearing of "East" along the extended South line of said Section, a distance of 89.76 feet to the Point of Beginning; thence proceed on a bearing of North 20°27'40" West a distance of 702.00 feet to a point, said point being on a bearing of South 89°32'20" West and a distance of 131.23 feet to the Southwest corner of Block 1, Plat Book 9, page 26; thence proceed on a bearing of North 20°27'40" West, a distance of 211.15 feet to a point; thence proceed on a bearing of North 20°47'40" West, a distance of 703.69 feet to a point; said point being on a bearing of South 89°31'20" West, and a distance of 115.30 feet to the Northwest corner of Block 1, Plat Book 9, page 26; thence proceed on a bearing of North 20°47'40" West, a distance of 8.75 feet to a point; thence proceed on a bearing of North 17°54'20" West, a calculated distance of 1335.62 feet to a point; thence proceed on a bearing of North 21°17'00" West, a distance of 127.67 feet to a point, said point being on a bearing of South 88°35'40" West and a distance of 226.42 feet to the Northeast corner of Block 8, Plat Book 6, page 61; thence proceed on a bearing of North 22°17'40" West, a distance of 548.70 feet to a point, said point being on a bearing of North 86°26'40" West and a distance of 146.34 feet to the Southwest corner of Lot 6, Block 2, Plat Book 8, page 44; thence proceed on a bearing of North 22°17'40" West, a distance of 1006.45 feet to a point; thence proceed on a bearing of North 12°01'40" West, a distance of 749.21 feet to a point, said point being on a bearing of South 85°58'40" West and a distance of 171.70 feet to the Southwest corner of Lot 2, Block 3, Plat Book 6, page 31; thence proceed on a bearing of North 12°01'40" West, a distance of 155.84 feet to a point; thence proceed on a bearing of North 1°17'20" East, a distance of 780.23 feet to a point, said point being on a bearing of South 81°47'20" West and a distance of 477.95 feet to the Northeast corner of Lot 1, Block 4, Plat Book 8, page 29; thence proceed on a bearing of North 7°54'40" East, a distance of 172 feet, more or less, to a point on the South Jetty. Said line is shown on the sketch of survey recorded in Plat Book 14, page 48, Public Records of St. Lucie County, Florida.

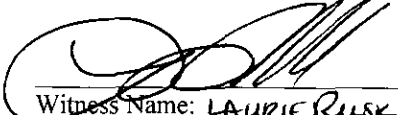
Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

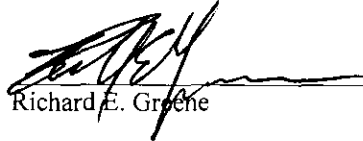
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

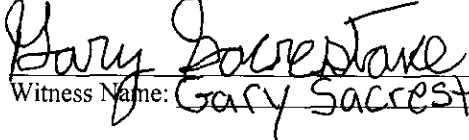
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

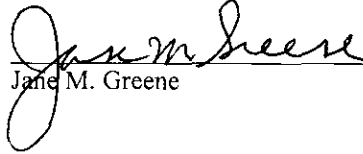
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: LAURIE RUSK SEWELL

 (Seal)  
Richard E. Greene

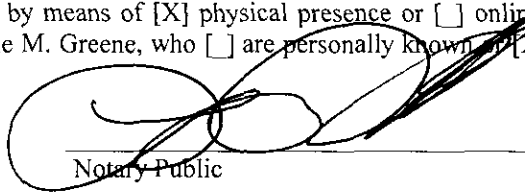
  
Witness Name: GARY SACRESTANO

 (Seal)  
Jane M. Greene

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of January, 2020 by Richard E. Greene and Jane M. Greene, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**Property Identification**

Site Address: 618 S OCEAN DR  
 Use Type: 0100  
 Parcel ID: 2401-503-0002-300-8  
 Jurisdiction: Fort Pierce  
 Account #: 130423  
 Map ID: 24/01B  
 Sec/Town/Range: 01/35S/40E  
 Zoning: HI Medium

**Ownership**

Nicholas Oswald Iannotti  
 Stacey Aileen Iannotti  
 1544 SW Saint Andrews DR  
 Palm City, FL 34990-2236

**Legal Description**

OCEAN VIEW S/D REVISED PLAT HOLLEY AND MORGAN'S S/D (618 ATLANTIC PLACE) THAT PART OF BLK2 LOTS 1, 2, 3 AND 4 MPDAF: BEG AT NWCOR OF LOT 9 BLK 2 OF SD S/D, TH S 18 DEG 56 MIN 07 SEC E ALG W LI OF SD BLK 2 89.10 FT TO POB, TH CONT S 18 DEG 56 MIN 07 SEC E ALG W LI OF BLK 2 24.24 FT, TH N 88 DEG 47 MIN 43 SEC E // WITH N LI OF LOT 9 26.14 FT TO C/L OF COMMON WALL, TH S 89 DEG 50 MIN 30 SEC E ALG C/L SD WALL 38.14 FT TO E END OF SD WALL, TH N 88 DEG 47 MIN 43 SEC E// WITH N LI OF SD LOT 9 146.08 FT TO E LI OF BLK 2, TH N 18 DEG 56 MIN 44 SEC W ALG E LI BLK 2 24.33 FT, TH S 88 DEG 47 MIN 43 SEC W // WITH N LI OF LOTS 5 AND 9BLK 2 146.20 FT TO C/L OF COMMONWALL, TH N 89 DEG 58 MIN 13 SEC WALG C/L 38.21 FT TO W END SD WALL, TH S 88 DEG 47 MIN 43 SEC W// WITH N LI OF LOT 9 25.92 FT TO POB-LESS THAT PART LYG E OF LI DESC IN PB 37-2-

**Current Values**

Just/Market: \$218,100  
 Assessed: \$218,100  
 Exemptions: \$50,000  
 Taxable: \$168,100

**Historical Values 3-year**

| Year | Just/Market | Assessed  | Exemptions | Taxable   |
|------|-------------|-----------|------------|-----------|
| 2019 | \$218,100   | \$218,100 | \$50,000   | \$168,100 |
| 2018 | \$216,200   | \$216,200 | \$50,000   | \$166,200 |
| 2017 | \$213,300   | \$213,300 | \$50,000   | \$163,300 |

**Sale History**

| Date       | Book/Page   | Sale Code | Deed | Grantor          | Price     |
|------------|-------------|-----------|------|------------------|-----------|
| 01-28-2020 | 4377 / 0814 | 0001      | WD   | Greene Richard E | \$510,000 |
| 04-12-2013 | 3507 / 1389 | 0001      | WD   | DeFeo Joseph     | \$237,500 |
| 04-14-2006 | 2538 / 0891 | XX00      | WD   | Selloni John     | \$561,100 |

**Primary Building Information**

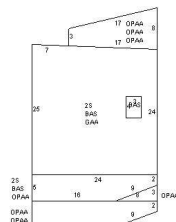
Finished Area of this building: 1,380 SF  
 Gross Sketched Area: 2,580 SF

**Exterior Data**

|                         |                         |                       |                      |
|-------------------------|-------------------------|-----------------------|----------------------|
| View:                   | Roof Cover: Dim Shingle | Roof Structure: Gable | Building Type: XT52  |
| Year Built: 1988        | Frame:                  | Grade: T52A           | Effective Year: 1988 |
| Primary Wall: CB Stucco | Story Height: 2 Story   | No. Units: 1          | Secondary Wall:      |

**Interior Data**

|               |                 |                       |                        |
|---------------|-----------------|-----------------------|------------------------|
| Bedrooms: 2   | A/C %: 100%     | Electric: MAXIMUM     | Primary Int Wall:      |
| Full Baths: 2 | Heated %: 100%  | Heat Type: FrcdHotAir | Avg Hgt/Floor: 0       |
| Half Baths: 1 | Sprinkled %: 0% | Heat Fuel: ELEC       | Primary Floors: Carpet |



**Total Areas**

|                           |          |
|---------------------------|----------|
| Finished/Under Air (SF):  | 1,380    |
| Gross Sketched Area (SF): | 2,580    |
| Land Size (acres):        | 0.14     |
| Land Size (SF):           | 6,002.83 |
| Total Building Count:     | 1        |

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|------|-----|-------|----------|
|------|-----|-------|----------|

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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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# BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SAINT LUCIE COUNTY, FLORIDA

## LEGAL DESCRIPTION

A PORTION OF THE SUBDIVISION ENTITLED OCEAN VIEW, AS RECORDED IN PLAT BOOK 6, PAGE 61, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF LOT 9, BLOCK 2 OF SAID SUBDIVISION; THENCE S18°56'07"E, ALONG THE WEST LINE OF SAID BLOCK 2, 89.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S18°56'07"E ALONG THE WEST LINE OF SAID BLOCK 2, 24.24 FEET; THENCE N88°47'43"E PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 26.14 FEET TO THE CENTER OF A WALL COMMON TO 618 STATE ROAD A-1-A AND 620 STATE ROAD A-1-A; THENCE N89°50'30"E, ALONG THE CENTER LINE OF SAID WALL, 38.14 FEET TO THE EAST END OF SAID WALL; THENCE N88°47'43"E PARALLEL WITH THE NORTH LINE OF LOT 9, 146.08 FEET TO THE EAST LINE OF BLOCK 2 OF SAID SUBDIVISION; THENCE N18°56'44"W ALONG THE EAST LINE OF SAID BLOCK 2, 24.33 FEET; THENCE S88°47'43"W, PARALLEL WITH THE NORTH LINE OF LOTS 5 AND 9, BLOCK 2 OF SAID SUBDIVISION, 146.20 FEET TO THE CENTER OF A WALL COMMON TO 616 STATE ROAD A1A AND 618 STATE ROAD A1A; THENCE N89°58'13"W ALONG THE CENTER OF SAID WALL, 38.21 FEET TO THE WEST END OF SAID WALL; THENCE S88°47'43"W PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 25.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE ABOVE THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: FOR A POINT OF REFERENCE, COMMENCE AT THE SE CORNER OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE PROCEED ON AN ASSUMED BEARING OF EAST ALONG THE EXTENDED SOUTH LINE OF SAID SECTION, A DISTANCE OF 89.76 FEET TO THE POINT OF BEGINNING; THENCE PROCEED ON A BEARING OF N20°07'40"W A DISTANCE OF 702.00 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S89°32'20"W AND A DISTANCE OF 131.23 FEET TO THE SW CORNER OF BLOCK 1, PLAT BOOK 9, PAGE 26; THENCE PROCEED ON A BEARING OF N20°27'40"W A DISTANCE OF 211.15 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N20°47'40"W A DISTANCE OF 708.69 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S89°31'20"W AND A DISTANCE OF 115.30 FEET TO THE NW CORNER OF BLOCK 1, PLAT 9, PAGE 26; THENCE PROCEED ON A BEARING OF N20°47'40"W A DISTANCE OF 8.75 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N17°54'20"W A CALCULATED DISTANCE OF 1,335.62 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N21°17'00"W A DISTANCE OF 127.67 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S88°35'40"W AND A DISTANCE OF 226.42 FEET TO THE SE CORNER OF BLOCK 8, PLAT BOOK 6, PAGE 61; THENCE PROCEED ON A BEARING OF N22°17'40"W A DISTANCE OF 548.70 FEET TO A POINT, SAID POINT BEING ON A BEARING OF N86°26'40"W AND A DISTANCE OF 146.34 FEET TO THE SW CORNER OF LOT 6, BLOCK 2, PLAT BOOK 8, PAGE 44; THENCE PROCEED ON A BEARING OF N22°17'40"W A DISTANCE OF 1006.45 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N12°01'40"W A DISTANCE OF 749.21 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S85°58'40"W A DISTANCE OF 171.70 FEET TO THE SW CORNER OF LOT 2, BLOCK 3, PLAT BOOK 6, PAGE 31; THENCE PROCEED ON A BEARING OF N12°01'40"W A DISTANCE OF 155.84 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N01°17'20"E A DISTANCE OF 780.23 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S81°47'20"W AND A DISTANCE OF 477.95 FEET TO THE NE CORNER OF LOT 1, BLOCK 4, PLAT BOOK 8, PAGE 29; THENCE PROCEED ON A BEARING OF N07°54'40"E A DISTANCE OF 172 FEET, MORE OR LESS, TO A POINT ON THE SOUTH JETTY, SAID LINE IS SHOWN ON THE SKETCH OF SURVEY RECORDED IN PLAT BOOK 14, PAGE 48, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

## DESCRIPTION OF EASEMENT

PARCEL 37

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING EASTERLY (SEAWARD) OF CONTOUR 9.0 FEET NATIONAL GEODETIC VERTICAL DATUM (1929).

A PORTION OF THE SUBDIVISION ENTITLED OCEAN VIEW, AS RECORDED IN PLAT BOOK 6, PAGE 61, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

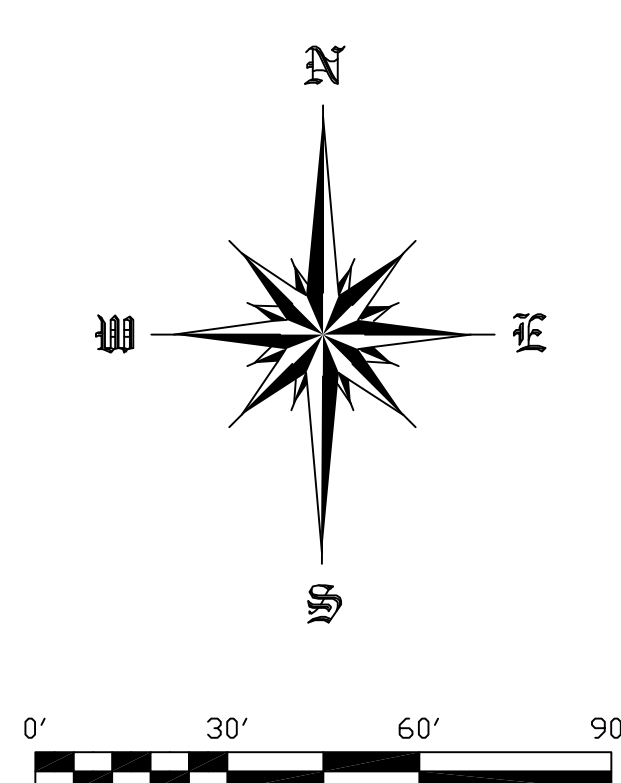
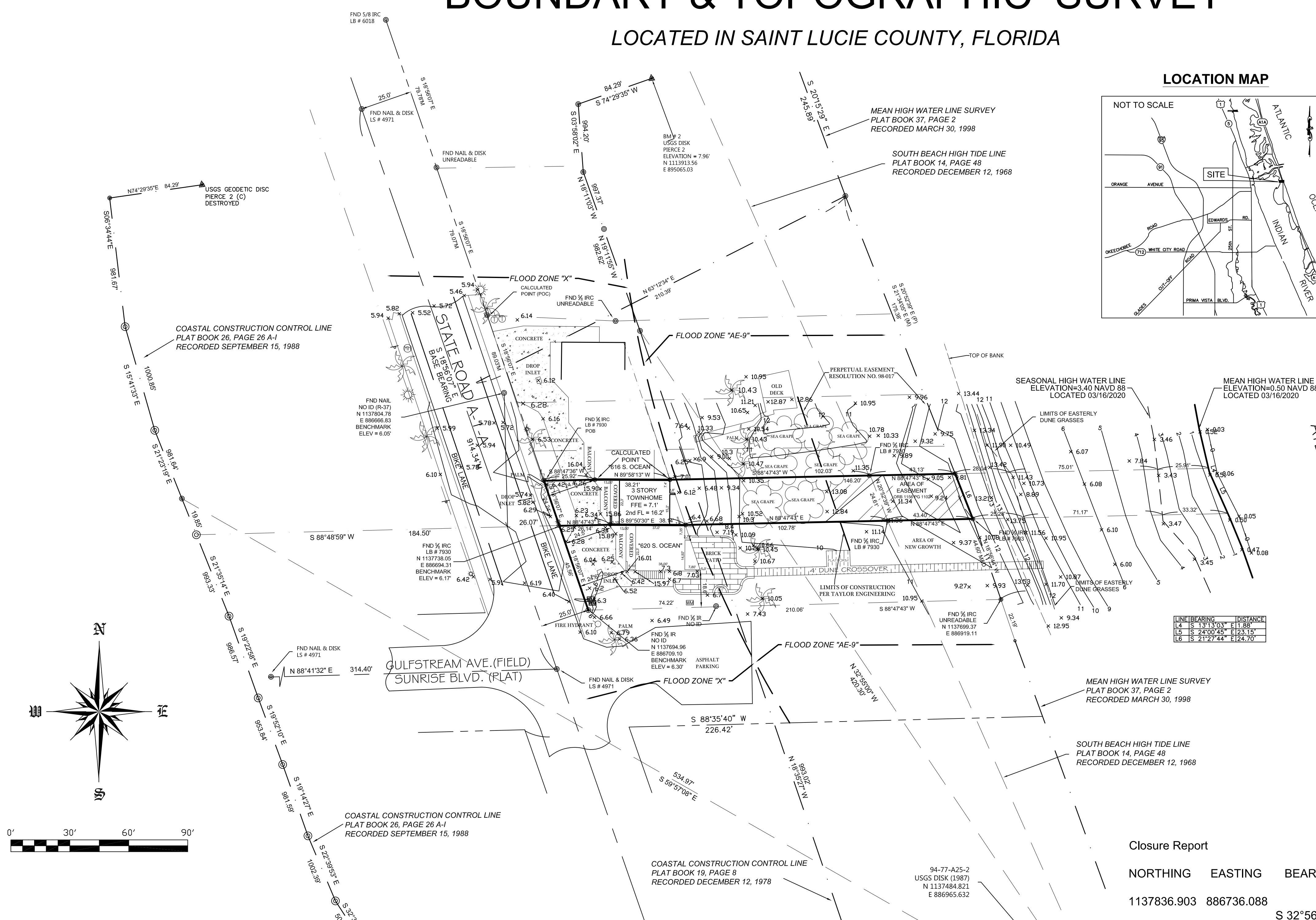
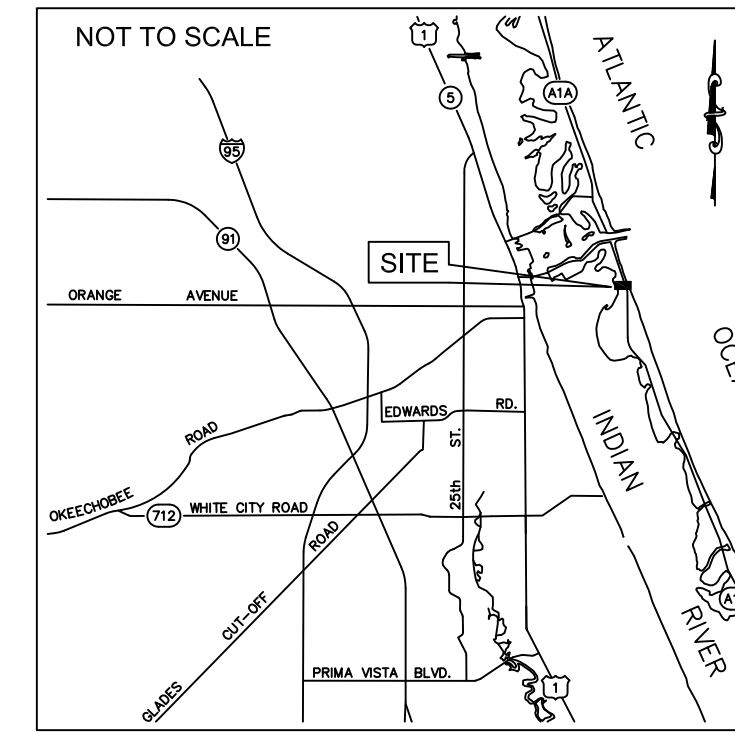
COMMENCING AT THE NW CORNER OF LOT 9, BLOCK 2 OF SAID SUBDIVISION; THENCE S18°56'07"E, ALONG THE WEST LINE OF SAID BLOCK 2, 89.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S18°56'07"E ALONG THE WEST LINE OF SAID BLOCK 2, 24.24 FEET; THENCE N88°47'43"E PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 26.14 FEET TO THE CENTER OF A WALL COMMON TO 618 STATE ROAD A1A AND 620 STATE ROAD A1A; THENCE S89°50'30"E, ALONG THE CENTER OF SAID WALL, 38.14 FEET TO EAST END OF SAID WALL; THENCE S88°47'43"W PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 146.08 FEET TO THE EAST LINE OF BLOCK 2 OF SAID SUBDIVISION; THENCE N18°56'44"W, ALONG THE EAST LINE OF SAID BLOCK 2, 24.33 FEET; THENCE S88°47'43"W PARALLEL WITH THE NORTH LINES OF SAID LOTS 5 AND 9, BLOCK 2 OF SAID SUBDIVISION, 146.20 FEET TO THE CENTER OF A WALL COMMON TO 616 STATE ROAD A1A AND 618 STATE ROAD A1A; THENCE N89°58'13"W, ALONG THE CENTER OF SAID WALL, 38.21 FEET TO THE WEST END OF SAID WALL; THENCE S88°47'43"W, PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 25.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE ABOVE THAT PORTION LYING EASTERLY OF THE LINE SHOWN ON THE SKETCH OF SURVEY RECORDED IN PLAT BOOK 14, PAGE 48, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

## GENERAL NOTES

1. THE EXPECTED USE OF THIS SURVEY AND/OR MAP IS RESIDENTIAL.
2. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR MAP IS NOT CERTIFIED BY THE SIGNING FLORIDA LICENSED SURVEYOR & MAPPER.
3. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
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5. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" & "AE", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0183 K, EFFECTIVE DATE FEBRUARY 19, 2020, THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.
6. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, REFERENCE BENCHMARK BEING ST. LUCIE COUNTY BM "D09389".
7. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.
8. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
9. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.
10. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.
11. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS, OR MURPHY ACT DEEDS.
12. THE LAST DATE OF FIELD WORK WAS MARCH 16, 2020.

## LOCATION MAP



| Closure Report | DATE       | 3/16/2020     |          |
|----------------|------------|---------------|----------|
| NORTHING       | EASTING    | BEARING       | DISTANCE |
| 1137836.903    | 886736.088 | S 32°56'52" E | 420.300  |
| 1137484.202    | 886964.679 | N 20°41'39" W | 165.569  |
| 1137639.088    | 886906.170 | N 21°56'12" W | 533.175  |
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| 1138895.020    | 886400.354 | N 21°56'12" W | 183.219  |
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| 1139952.565    | 886148.579 | N 01°35'47" E | 781.227  |
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| 1138763.820    | 886409.950 | S 19°23'04" E | 982.620  |
| 1137836.903    | 886736.088 |               |          |

Closure Error Distance > 0.0602  
 Total Distance > 6932.021  
 Polyline Area: 231529.70 sq ft, 5.32 acres

## LEGEND & ABBREVIATIONS

|          |                                   |       |                                  |
|----------|-----------------------------------|-------|----------------------------------|
| A        | ARC LENGTH                        | OHP   | OVERHEAD UTILITIES               |
| A/C      | AIR CONDITIONER                   | ORB   | OFFICIAL RECORDS BOOK            |
| CBS      | CONCRETE BLOCK STRUCTURE          | P     | PLAT DATA                        |
| CCCL     | COASTAL CONSTRUCTION CONTROL LINE | PB    | PLAT BOOK                        |
| C/L      | CENTERLINE                        | PG(S) | PAGE(S)                          |
| CONC     | CONCRETE                          | PLS   | PROFESSIONAL LAND SURVEYOR       |
| CM       | CONCRETE MONUMENT                 | POB   | POINT OF BEGINNING               |
| DEG OR ° | DEGREE                            | POC   | POINT OF COMMENCEMENT            |
| ELEV     | ELEVATION                         | PRM   | PERMANENT REFERENCE MONUMENT     |
| FFE      | FINISH FLOOR ELEVATION            | PSM   | PROFESSIONAL SURVEYOR AND MAPPER |
| FND      | FOUND                             | R     | RADIUS                           |
| ID       | IDENTIFICATION NUMBER             | RLS   | REGISTERED LAND SURVEYOR         |
| IP       | IRON PIPE                         | R/W   | RIGHT-OF-WAY                     |
| IR       | IRON ROD                          | WM    | WATER METER                      |
| IRC      | IRON ROD & CAP                    | &     | AND                              |
| LB       | LICENSED BUSINESS                 | @     | AT                               |
| LS       | LICENSED SURVEYOR                 | Δ     | DELTA                            |
| M        | MEASURED DATA                     | ○     | UTILITY POLE                     |
| MON      | MONUMENT                          | ⊕     | FIRE HYDRANT                     |
| NAVD     | NORTH AMERICAN VERTICAL DATUM     | ⊗     | SEWER MANHOLE                    |
| NGVD     | NATIONAL GEODETIC VERTICAL DATUM  | ⊘     | BACKFLOW PREVENTER               |
| NO OR #  | NUMBER                            | ⊚     | IRRIGATION VALVE                 |
| NTS      | NOT TO SCALE                      | ⊙     | CLEAN OUT                        |
| ☀        | STREET LIGHT                      |       |                                  |

## STREET ADDRESS

618 SOUTH OCEAN DRIVE, FORT PIERCE, FL 34949

## GLOBAL POSITIONING SYSTEM (GPS) NOTES

1. REAL TIME KINEMATICS (RTK) METHOD WAS UTILIZED USING CARLSON BRX-6+, 372 CHANNEL GNSS ATHENA, WITH ATLAS L-BAND RECEIVER.
2. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND CONTROL ON THE PROJECT.
3. GPS SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2018.
4. THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS SURVEY EXCEEDS MINIMUM STANDARDS OF PRACTICE PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17-051.

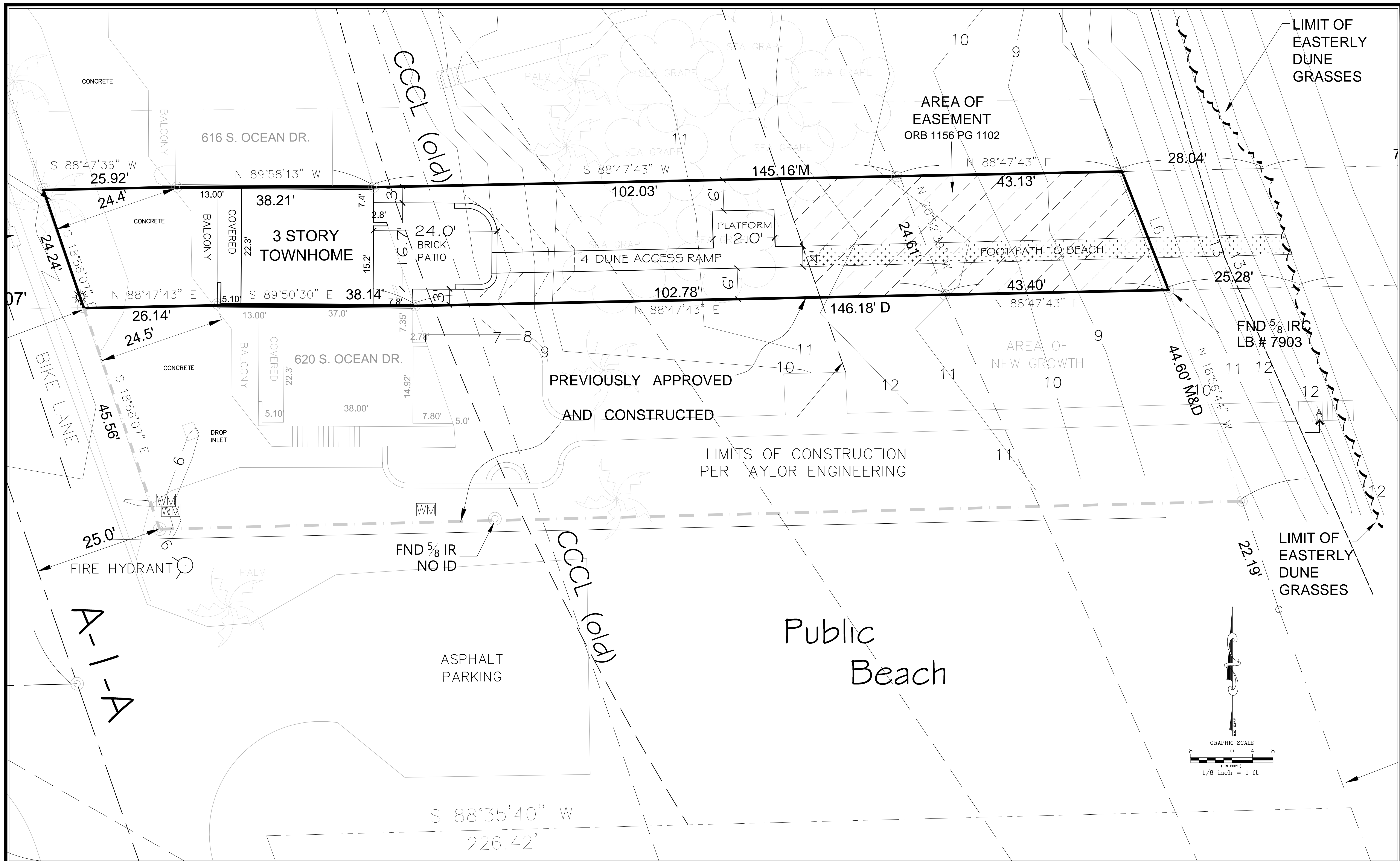
**ARNOLD SURVEYING, INC.**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 FLORIDA LICENSED BUSINESS NUMBER 7903  
 4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951  
 24 VERDE VISTA, FORT PIERCE, FLORIDA 34951  
 SURVEY@ASISURVEY.COM  
 PHONE (772) 708-1819

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |

**CERTIFICATIONS**  
 NICHOLAS OSWALD IANNOTTI  
 STACEY AILEEN IANNOTTI  
 FLORIDA  
 ST. LUCIE COUNTY  
© COPYRIGHT ARNOLD SURVEYING, INC. ALL DRAWINGS OR DOCUMENTS AND COPIES THEREOF ARE INSTRUCTIONS OF SERVICE AND REMAIN THE PROPERTY OF ARNOLD SURVEYING, INC. NO PART OF THIS DRAWING OR DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION FROM ARNOLD SURVEYING, INC. IS STRICTLY PROHIBITED. THIS DRAWING OR DOCUMENT IS PROTECTED BY FEDERAL COPYRIGHT LAWS.

DRAWN BY: CA  
 CHECKED BY: CA  
 DATE: APRIL 01, 2020  
 HORIZONTAL SCALE: 1"=30'

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.  
 SEAL  
**CHARLES ARNOLD**  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA LICENSE NO. 4971  
 PRINTED DATE  
 SHEET 1 OF 1  
 PROJECT NO. 20-511



618 South Ocean Drive  
Ft. Pierce, Florida 34949

| COMPUTER FILE REF. | FIELD BK./PG. |
|--------------------|---------------|
|                    |               |
|                    |               |
|                    |               |

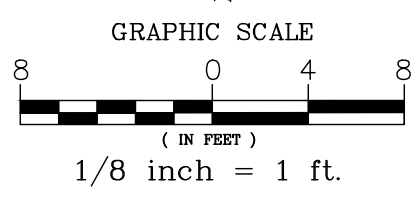
**BOGGS**  
PLANNING + LANDSCAPE ARCHITECTURE  
100 AVENUE A SUITE 2E  
FORT PIERCE, FLORIDA 34950

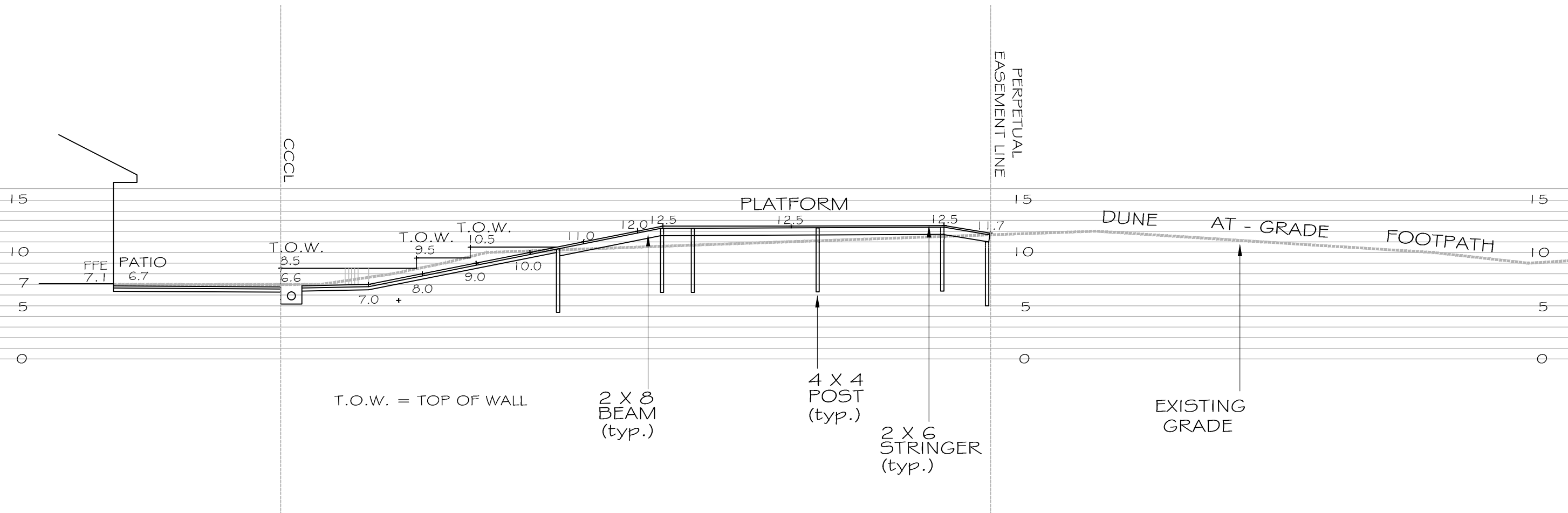
| - REVISIONS - |  | BY | DATE |
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|               |  |    |      |
|               |  |    |      |

|          | BY  | DATE    |
|----------|-----|---------|
| DRAWN    | LLP | 4.21.20 |
| CHECKED  |     |         |
| APPROVED |     |         |

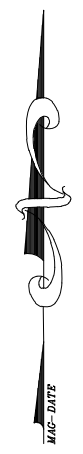
**Iannotti Dune Crossover**  
Conditional Use Permit  
Site Plan

|                       |
|-----------------------|
| 4/21/2020             |
| HORIZ. SCALE: 1/8"=1' |
| VERT. SCALE: NA       |
| JOB No.               |
| SHEET 1 OF 1          |





CROSS SECTION



618 South Ocean Drive  
Ft. Pierce, Florida 34949

| COMPUTER FILE REF. | FIELD BK./PG. |
|--------------------|---------------|
|                    |               |
|                    |               |
|                    |               |

**BOGGS**  
PLANNING + LANDSCAPE ARCHITECTURE  
100 AVENUE A SUITE 2E  
FORT PIERCE, FLORIDA 34950

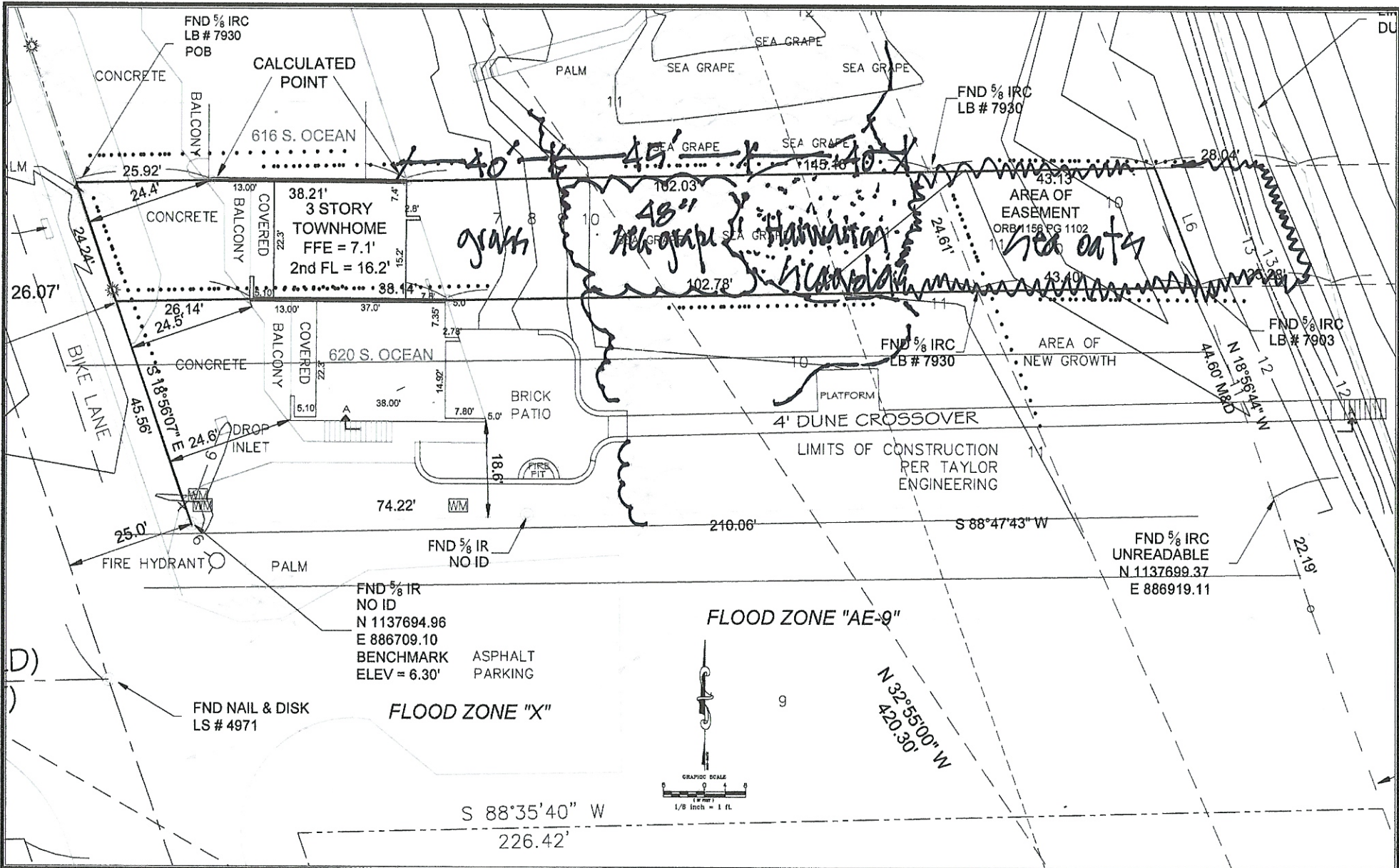
| - REVISIONS - |  | BY  | DATE     |
|---------------|--|-----|----------|
| XXXX          |  | XXX | XX.XX.XX |
|               |  |     |          |
|               |  |     |          |

|          | BY  | DATE    |
|----------|-----|---------|
| DRAWN    | LLP | 4.24.20 |
| CHECKED  |     |         |
| APPROVED |     |         |

Ionnatti Dune Crossover  
Cross Section

4/21/2020  
HORIZ. SCALE: NA  
VERT. SCALE: NA  
JOB No.  
SHEET 1 OF 1





|                                     |  |  |  |           |                  |                                |           |                 |  |
|-------------------------------------|--|--|--|-----------|------------------|--------------------------------|-----------|-----------------|--|
| COMPUTER FILE REF.<br>FIELD BK./PG. | <b>BOGGS</b><br>PLANNING + LANDSCAPE ARCHITECTURE<br>100 AVENUE A SUITE 2E<br>FORT PIERCE, FLORIDA 34850 | - REVISIONS -  |  | BY<br>XXX | DATE<br>XX.XX.XX | DRAWN<br>O-CHECKED<br>APPROVED | BY<br>LLP | DATE<br>4.14.20 | 4/14/2020<br>HORIZ. SCALE: 1/8"=1'<br>VERT. SCALE: N/A |
|                                     |  | <b>Iannotti Dune Crossover</b><br><i>Exhibit Layout Plan</i> |  |           |                  |                                |           |                 |  |

IANNOTTI

PAVER BRICK ON COMPACTED SAND PATIO



# BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SAINT LUCIE COUNTY, FLORIDA

## LEGAL DESCRIPTION

A PORTION OF THE SUBDIVISION ENTITLED OCEAN VIEW, AS RECORDED IN PLAT BOOK 6, PAGE 61, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF LOT 9, BLOCK 2 OF SAID SUBDIVISION; THENCE S18°56'07"E, ALONG THE WEST LINE OF SAID BLOCK 2, 89.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S18°56'07"E ALONG THE WEST LINE OF SAID BLOCK 2, 24.24 FEET; THENCE N88°47'43"E PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 26.14 FEET TO THE CENTER OF A WALL COMMON TO 618 STATE ROAD A-1-A AND 620 STATE ROAD A-1-A; THENCE N89°50'30"E, ALONG THE CENTER LINE OF SAID WALL, 38.14 FEET TO THE EAST END OF SAID WALL; THENCE N88°47'43"E PARALLEL WITH THE NORTH LINE OF LOT 9, 146.08 FEET TO THE EAST LINE OF BLOCK 2 OF SAID SUBDIVISION; THENCE N18°56'44"W ALONG THE EAST LINE OF SAID BLOCK 2, 24.33 FEET; THENCE S88°47'43"W, PARALLEL WITH THE NORTH LINE OF LOTS 5 AND 9, BLOCK 2 OF SAID SUBDIVISION, 146.20 FEET TO THE CENTER OF A WALL COMMON TO 616 STATE ROAD A1A AND 618 STATE ROAD A1A; THENCE N89°58'13"W ALONG THE CENTER OF SAID WALL, 38.21 FEET TO THE WEST END OF SAID WALL; THENCE S88°47'43"W PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 25.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE ABOVE THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: FOR A POINT OF REFERENCE, COMMENCE AT THE SE CORNER OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE PROCEED ON AN ASSUMED BEARING OF EAST ALONG THE EXTENDED SOUTH LINE OF SAID SECTION, A DISTANCE OF 89.76 FEET TO THE POINT OF BEGINNING; THENCE PROCEED ON A BEARING OF N20°07'40"W A DISTANCE OF 702.00 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S89°32'20"W AND A DISTANCE OF 131.23 FEET TO THE SW CORNER OF BLOCK 1, PLAT BOOK 9, PAGE 26; THENCE PROCEED ON A BEARING OF N20°27'40"W A DISTANCE OF 211.15 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N20°47'40"W A DISTANCE OF 708.69 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S89°31'20"W AND A DISTANCE OF 115.30 FEET TO THE NW CORNER OF BLOCK 1, PLAT 9, PAGE 26; THENCE PROCEED ON A BEARING OF N20°47'40"W A DISTANCE OF 8.75 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N17°54'20"W A CALCULATED DISTANCE OF 1,335.62 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N21°17'00"W A DISTANCE OF 127.67 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S88°35'40"W AND A DISTANCE OF 226.42 FEET TO THE SE CORNER OF BLOCK 8, PLAT BOOK 6, PAGE 61; THENCE PROCEED ON A BEARING OF N22°17'40"W A DISTANCE OF 548.70 FEET TO A POINT, SAID POINT BEING ON A BEARING OF N86°26'40"W AND A DISTANCE OF 146.34 FEET TO THE SW CORNER OF LOT 6, BLOCK 2, PLAT BOOK 8, PAGE 44; THENCE PROCEED ON A BEARING OF N22°17'40"W A DISTANCE OF 1006.45 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N12°01'40"W A DISTANCE OF 749.21 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S85°58'40"W A DISTANCE OF 171.70 FEET TO THE SW CORNER OF LOT 2, BLOCK 3, PLAT BOOK 6, PAGE 31; THENCE PROCEED ON A BEARING OF N12°01'40"W A DISTANCE OF 155.84 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N01°17'20"E A DISTANCE OF 780.23 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S81°47'20"W AND A DISTANCE OF 477.95 FEET TO THE NE CORNER OF LOT 1, BLOCK 4, PLAT BOOK 8, PAGE 29; THENCE PROCEED ON A BEARING OF N07°54'40"E A DISTANCE OF 172 FEET, MORE OR LESS, TO A POINT ON THE SOUTH JETTY, SAID LINE IS SHOWN ON THE SKETCH OF SURVEY RECORDED IN PLAT BOOK 14, PAGE 48, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

## DESCRIPTION OF EASEMENT

PARCEL 37

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING EASTERLY (SEAWARD) OF CONTOUR 9.0 FEET NATIONAL GEODETIC VERTICAL DATUM (1929).

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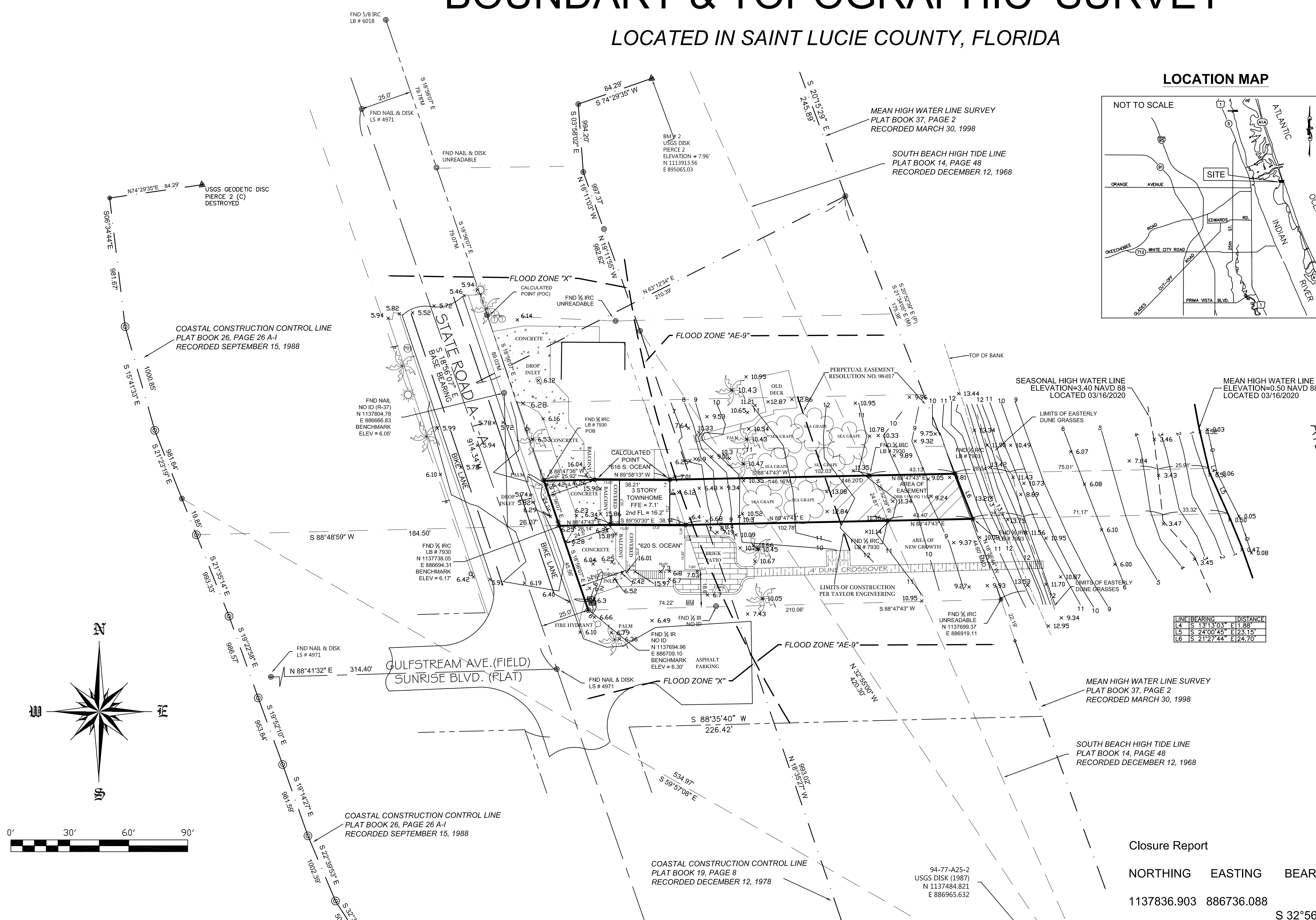
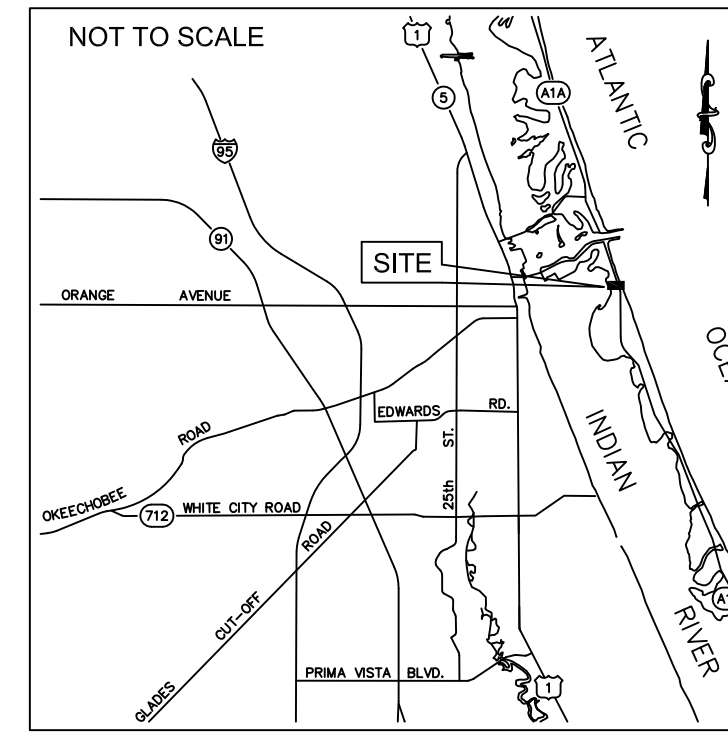
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| 1138895.020    | 886400.354 | N 21°56'12" W | 183.219  |
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| C/L      | CENTERLINE                        | PG(S) | PAGE(S)                          |
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| CM       | CONCRETE MONUMENT                 | POB   | POINT OF BEGINNING               |
| DEG OR ° | DEGREE                            | POC   | POINT OF COMMENCEMENT            |
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| FND      | FOUND                             | R     | RADIUS                           |
| ID       | IDENTIFICATION NUMBER             | RLS   | REGISTERED LAND SURVEYOR         |
| IP       | IRON PIPE                         | R/W   | RIGHT-OF-WAY                     |
| IR       | IRON ROD                          | WM    | WATER METER                      |
| IRC      | IRON ROD & CAP                    | &     | AND                              |
| LB       | LICENSED BUSINESS                 | @     | AT                               |
| LS       | LICENSED SURVEYOR                 | Δ     | DELTA                            |
| M        | MEASURED DATA                     | ○     | UTILITY POLE                     |
| MON      | MONUMENT                          | ○     | FIRE HYDRANT                     |
| NAVD     | NORTH AMERICAN VERTICAL DATUM     | ⊗     | SEWER MANHOLE                    |
| NGVD     | NATIONAL GEODETIC VERTICAL DATUM  | ⊗     | BACKFLOW PREVENTER               |
| NO OR #  | NUMBER                            | ⊗     | IRRIGATION VALVE                 |
| NTS      | NOT TO SCALE                      | ⊗     | CLEAN OUT                        |
| ☀        | STREET LIGHT                      |       |                                  |

## STREET ADDRESS

618 SOUTH OCEAN DRIVE, FORT PIERCE, FL 34949

## GLOBAL POSITIONING SYSTEM (GPS) NOTES

- REAL TIME KINEMATICS (RTK) METHOD WAS UTILIZED USING CARLSON BRX-6+, 372 CHANNEL GNSS ATHENA, WITH ATLAS L-BAND RECEIVER.
- TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND CONTROL ON THE PROJECT.
- GPS SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2018.
- THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS SURVEY EXCEEDS MINIMUM STANDARDS OF PRACTICE PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17-051.

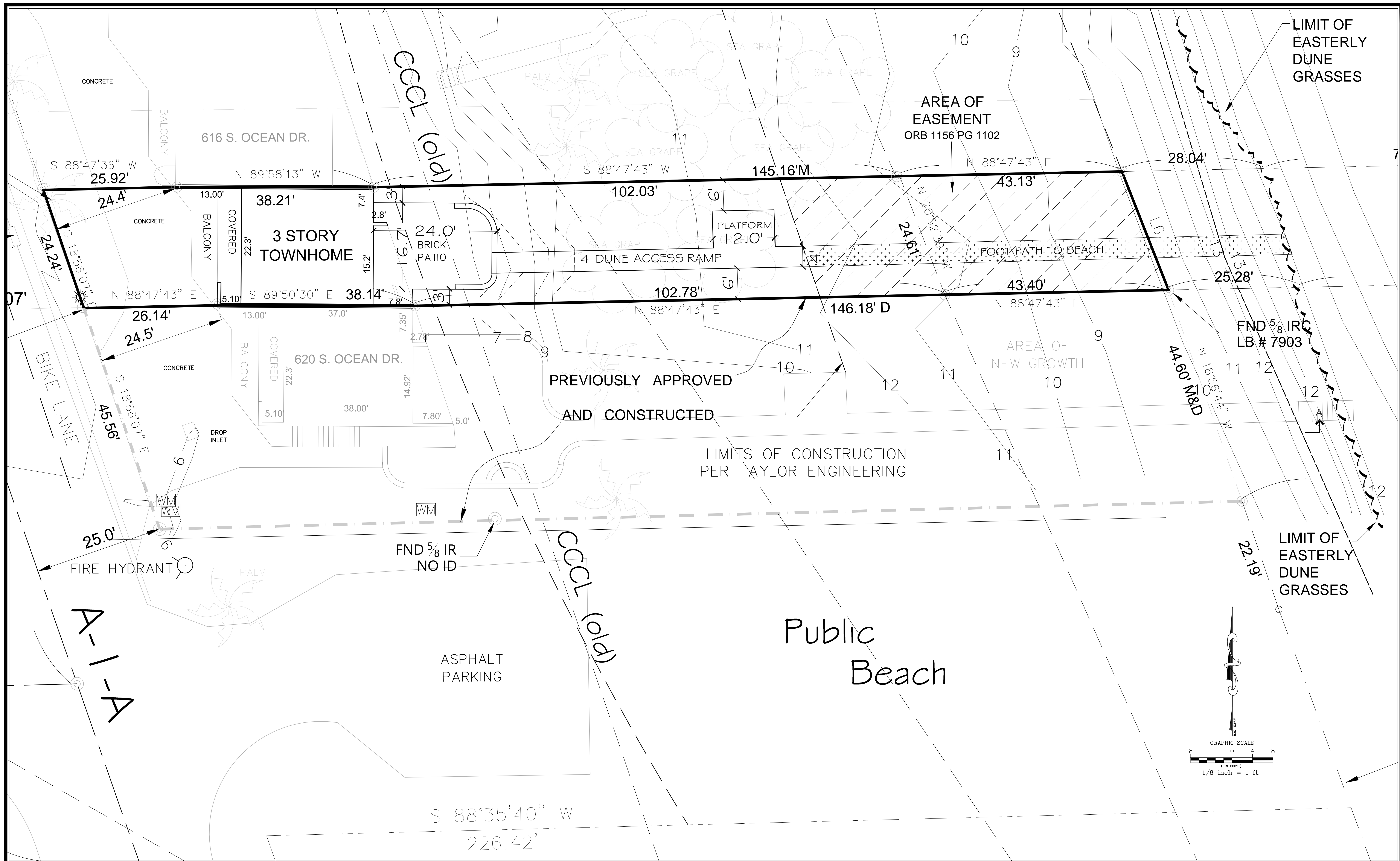
**ARNOLD SURVEYING, INC.**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 FLORIDA LICENSED BUSINESS NUMBER 7903  
 4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951  
 24 VERDE VISTA, FORT PIERCE, FLORIDA 34951  
 SURVEY@ASISURVEY.COM  
 PHONE (772) 708-1819

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |

**CERTIFICATIONS**  
 NICHOLAS OSWALD IANNOTTI  
 STACEY AILEEN IANNOTTI  
 FLORIDA  
 ST. LUCIE COUNTY  
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DRAWN BY: CA  
 CHECKED BY: CA  
 DATE: APRIL 01, 2020  
 HORIZONTAL SCALE: 1"=30'

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.  
 SEAL  
**CHARLES ARNOLD**  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA LICENSE NO. 4971  
 PRINTED DATE  
 SHEET 1 OF 1  
 PROJECT NO. 20-511



618 South Ocean Drive  
 Ft. Pierce, Florida 34949

| COMPUTER FILE REF. | FIELD BK./PG. |
|--------------------|---------------|
|                    |               |
|                    |               |
|                    |               |

**BOGGS**  
 PLANNING + LANDSCAPE ARCHITECTURE  
 100 AVENUE A SUITE 2E  
 FORT PIERCE, FLORIDA 34950

| - REVISIONS - |  | BY | DATE |
|---------------|--|----|------|
|               |  |    |      |
|               |  |    |      |
|               |  |    |      |

|          | BY  | DATE    |
|----------|-----|---------|
| DRAWN    | LLP | 4.21.20 |
| CHECKED  |     |         |
| APPROVED |     |         |

**Iannotti Dune Crossover**  
 Conditional Use Permit  
 Site Plan

4/21/2020  
 HORIZ. SCALE: 1/8"=1'  
 VERT. SCALE: NA  
 JOB No.  
 SHEET 1 OF 1