

CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, July 14, 2020 - 2:00 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. **APPROVAL OF MINUTES**
 - a. Minutes from the June 9, 2020 meeting
6. **NEW BUSINESS**
 - a. Annexation - Sunrise Tabernacle Church - 2428-232-0002-020-3
 - b. Conditional Use CCCL - Iannotti Dune Crossover - 618 South Ocean Drive
 - c. Conditional Use - France Vacation Rental - 1361 Binney Drive
 - d. Conditional Use - Arenas Vacation Rental - 1218 S. 11th Street
 - e. Subdivision - Replat of Magnolia Square Townhouse Tract
 - f. City Initiated Abandonment - A Portion of Avenue B
 - g. City Initiated Abandonment - Parcel IDs 2410-503-0041-020-4 and 2410-503-0012-010-9
 - h. Amend Planning Board Procedures

7. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

8. **DIRECTOR'S REPORT**

9. **BOARD COMMENTS**

10. **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 - 2:00 PM

5. a.

Meeting Date: 07/14/2020

Information

REQUESTED ACTION

Minutes from the June 9, 2020 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 6/9/20

Form Review

Form Started By: Alicia Rosenthal

Started On: 06/24/2020 11:21 AM

Final Approval Date: 06/29/2020

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **JUNE 9, 2020**, 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**

Mr. Burdge entered the meeting at 1:27 PM.

Present: **Patricia Diaz; Tim O'Connell; Michael Broderick; Bob Burdge; Frank Creyaufmiller, Chairman**

Absent: **Solomon Lee; Gloria Johnson-Scott**

Staff Present: **Jennifer Hofmeister, Planning Director
Tanya Earley, Assistant City Attorney
Rebeca Guerra, Assistant Planning Director
Brandon Creagan, Planner
Vennis Gilmore, Planner
Alicia Rosenthal, Executive Assistant**

4. **CONSIDERATION OF ABSENCES**

Motion was made by Michael Broderick, and seconded by Patricia Diaz to approve the absences of Ms. Johnson Scott and Mr. Lee.

AYE: Tim O'Connell, Michael Broderick, Bob Burdge, Patricia Diaz, Chairman Frank Creyaufmiller

Passed

5. **APPROVAL OF MINUTES**

- a. Minutes from the March 10, 2020 meeting

Motion was made by Michael Broderick, and seconded by Patricia Diaz to approve the minutes from the March 10, 2020 meeting.

AYE: Tim O'Connell, Michael Broderick, Patricia Diaz, Chairman Frank Creyaufmiller
Passed

6. NEW BUSINESS

a. Annexation - Osipchuk Residence - 4114 Poinsetta Avenue

Mr. Creagan gave an overview of the application and answered questions from the Board on improvements to the property and structure located on the site. Mr. Creagan explained that half of the property is the city limits and the other half of the property is located in St. Lucie County.

Motion was made by Michael Broderick, and seconded by Tim O'Connell to forward a recommendation of approval for the annexation located at 4114 Poinsetta Avenue.

AYE: Michael Broderick, Patricia Diaz, Tim O'Connell, Chairman Frank Creyaufmiller
Passed

b. Conditional Use - Dreamchaser Preschool - 505 N. 7th Street

Mr. O'Connell stated he owns property a block and a half away.

Mr. Gilmore gave an overview of the application and answered questions from the Board on the sidewalk. Mr. Gilmore noted that the lighting condition will be handled by the City of Fort Pierce.

Ms. Hofmeister explained the applicant has not expressed interest in the sidewalk payment-in-lieu option so the city anticipates the sidewalk construction will take place.

Claude Facey, applicant representative, stated the applicant is going to move forward with the sidewalks.

The Board applauded the applicant for the impressive packet and step in the right direction.

Motion was made by Tim O'Connell, and seconded by Patricia Diaz to approve the Conditional Use with the following two conditions.

- 1. Per City Code Section 22-60.- Off-Street Parking and Loading. (j) Lighting. Prior to Certificate of Occupancy, please provide a Lighting Plan or a Certified Letter to ensure the minimum requirement of two (2) footcandles.**
- 2. Per City Code Section 22-62 Sidewalks. b) Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur: (4) Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Please install a sidewalk along Avenue E and Cedar Place connecting to the North 7th Street existing sidewalk or submit payment in-lieu to the City of Fort Pierce Engineering Department within ninety (90) days of Conditional Use Approval.**

AYE: Michael Broderick, Bob Burdge, Patricia Diaz, Tim O'Connell, Chairman Frank Creyaufmiller
Passed

c. Conditional Use - Wood Vacation Rental - 1123 Hernando Street, Apt. B

Mr. Gilmore gave an overview of the application and answered questions from the Board on renting out both sides of the duplex, sidewalk installation, parking and other rentals on the street.

Ms. Hofmeister stated the Technical Review Committee comments regarding the requirements of a sprinkler system and signed and sealed life safety plan are from the previous application and no longer apply. Ms. Hofmeister said the city's position on those matters have since changed due to a ruling from the Florida Building Code Commission.

Ms. Hofmeister explained there was a general statement made by the City Commission that a maximum of two cars are allowed for short term rentals because too many cars create a nuisance and incompatibility with the neighborhood.

Tiffany Wood, applicant, stated she will pay the sidewalk payment-in-lieu fee. Ms. Wood explained that in the nine years of renting their has been approximately two cars per renter. Ms. Wood said there are two units in the duplex and one unit is used as a studio and for storage of personal belongings.

Ms. Hofmeister explained to the Board what was learned from the recent ruling. She stated that the Planning departments role is to review the short term rentals based on the city code and to make sure the applicant is meeting the conditions of approval. She noted the enforcement arm is handled by Code Enforcement and anything in the interior of the home is handled by the Building department and the annual updates and inspections are done by the state Department of Business and Professional Regulations (DBPR).

Chairman Creyaufmiller asked the city attorney to comment if a motion was made in opposition to the application.

Ms. Earley stated the Board consider all the information and if a motion is to deny that there be sufficient discussion and analysis provided by the Board to determine the basis for the decision. Ms. Earley said there needs to be a record showing substantial competent evidence for denial.

Ms. Hofmeister commented that the ADA accessibility and fire codes still apply but not at the Planning stage. She said the state requires minimum design criteria and there is an overlapping of agency review.

The Board asked if a condition be added that states the business tax receipt cannot be issued until all staff conditions have been met.

Ms. Earley advised the Board that the conditions may not be supported by the Code of Ordinances and she will need to look into it further.

The Board asked the Assistant City Attorney to follow up on the issue.

Ms. Wood stated she met all the conditions of approval in 2017 and she will pay for the sidewalk payment-in-lieu fee if it has not been paid.

Ms. Diaz stated the Board can give a better recommendation to the City Commission if the neighbors were notified by mail prior to the Planning Board meeting.

Ms. Hofmeister noted there would need to be a change made to the Code of Ordinances and

the notification is part of the code amendment rewrite the department is currently working on.

Board discussion ensued on receiving payment from the applicant on the Sidewalk Payment-in-lieu fee from 2017 prior to moving forward to City Commission.

Ms. Earley stated the Business Tax Receipt will not be issued until the Planning Department signs off.

Motion was made by Michael Broderick, and seconded by Bob Burdge to forward a recommendation of APPROVAL with the following six conditions and that condition # 6 is clarified and the information is brought forward to the Planning department prior to the City Commission meeting so the information can be presented to the City Commission for finalization.

1. **The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.**
2. **Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.**
3. **The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.**
4. **There shall be a limitation of no more than no two (2) vehicles at the site.**
5. **The City of Fort Pierce Business Tax License number shall be included on all advertising.**
6. **Per City Code Section 22-62 Sidewalks. b) Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages, the property owner or permit applicant shall provide within thirty-one (31) days of Conditional Use approval a permit for the installation of a sidewalk along the property line that abuts Hernando Street and or a payment in lieu of construction if one of these items was not previously completed with the last Conditional Use approval from February 2017 for the dwelling rental of 31 days or more.**

AYE: **Michael Broderick, Bob Burdge, Chairman Frank Creyaufmiller**

NAY: **Patricia Diaz, Tim O'Connell**

Passed

d. **Conditional Use - Wright-Ofeimu Vacation Rental -715 S. Ocean Drive, Unit E**

Mr. Gilmore gave an overview of the application and answered questions from the Board on the limitation of the number of occupants, parking, HOA regulations and change of use.

Chairman Creyaufmiller asked if the link had been added to the city website showing the listing of property manager's contact information for approved short term rentals.

Ms. Hofmeister stated she was not aware of the list but she will look into it.

Tiffany Wright Ofeimu, owner, provided information to the Board on the property manager, property reputation and the HOA rental regulations.

Motion was made by Patricia Diaz, and seconded by Michael Broderick to forward a recommendation of APPROVAL with the following five conditions:

- 1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.**
- 2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.**
- 3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.**
- 4. There shall be a limitation of no more than no two (2) vehicles at the site.**
- 5. The City of Fort Pierce Business Tax License number shall be included on all advertising.**

AYE: Tim O'Connell, Michael Broderick, Bob Burdge, Patricia Diaz, Chairman Frank Creyaufmiller

Passed

e. Conditional Use - Robbins Vacation Rental - 1014 S. 7th Street

Ms. Hofmeister gave an overview of the application and answered questions from the Board.

Chairman Creyaufmiller stated the Board heard the case twice before but this case contains new information.

Ms. Hofmeister explained the building department submitted Technical Review Committee comments and will also be reviewing the Business Tax Receipt application along with the ADA requirements. The Board asked that the building official provide clarification regarding ADA requirements for short term rentals.

Mr. O'Connell and Ms. Diaz stated their hands are tied with short term rentals and this is worse than a hotel. Board discussion ensued on the frustration of not having any control over short term rentals.

Ms. Hofmeister highlighted that every year the property is inspected by the Department of Business and Professional Regulations (DBPR) for life safety, cleanliness and the interior of the home.

Mr. Broderick stated the Board is in the position to make short term rentals more manageable.

Michelle Longarzo, applicant, disagreed with the comments being made. Ms. Longarzo spoke about property rights and she stated she has been in regular contact with Paul Thomas, City of Fort Pierce Building Official and Captain Paul Langel from the St. Lucie County Fire department. Ms. Longarzo read an e-mail she received from Captain Langel stating that fire sprinklers are not required for this single family home. Ms. Longarzo also stated that the DBPR does not require fire sprinklers. Ms. Longarzo suggested the Board embrace the changes because tourism brings money to the area. Ms. Longarzo noted the property manager vets the client and will be on call 24 hours a day.

Marcia Baker, Clay Yates and William R. Bond sent in letters of opposition and they were read at the meeting.

Ms. Longarzo said the former denial is no longer relevant based on DBPR regulations and ADA requirements.

Chairman Creyaufmiller stated the Planning Board is an advisory Board and they do not operate under a Quasi-Judicial hearing. Chairman Creyaufmiller mentioned that eight properties around this home were not homesteaded.

Ms. Diaz recused herself because her colleague, Mr. Yates, submitted a letter in opposition.

Motion was made by Michael Broderick, and seconded by Bob Burdge to forward a recommendation of APPROVAL with the following six (6) conditions:

1. **The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.**
2. **Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.**
3. **The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.**
4. **There shall be a limitation of no more than no two vehicles at the site.**
5. **The City of Fort Pierce Business Tax License number shall be included on all advertising.**
6. **Pave the required parking spaces per City Code Section 22-60(c)(6) Surface Material:**
 - a. **Required parking spaces, access drives, and loading areas must be paved and maintained with concrete, asphalt or similar material of enough thickness and consistency to support anticipated traffic volumes and weights.**
 - b. **Alternative paving materials or parking surfaces (including pervious surfaces) may be approved by the city engineer if such materials or surfaces are demonstrated to exhibit equivalent wear resistance and load bearing characteristics as concrete or asphalt.**

AYE: **Michael Broderick, Bob Burdge, Chairman Frank Creyaufmiller**

NAY: **Tim O'Connell**

Other: **Patricia Diaz (ABSTAIN)**

Passed

f. **Preliminary Plat - Culverhouse - Thumbpoint Subdivision - Block 1, Portion of Lot 28 and all of Lots 29 and 30**

Ms. Guerra gave an overview of the Plat and answered questions from the Board on frontage requirements, square footage requirements, existing structure setbacks and maximum lot coverage for the building.

William Stoddard, property owner agent, made himself available for questions.

Ms. Earley inquired of Mr. Fee, lawyer representing the owner, about the conversation with the city attorney regarding some pending litigation and she asked Mr. Fee to bring the Board up to speed on the issue.

Ms. Diaz recused herself because she is a colleague of Mr. Fee.

Speedy Fee, lawyer representing the owner, explained the property has been in litigation for an extended period of time for two mortgage loans. Mr. Fee noted that PNC Bank owns the loans and is attentive to and receptive of the application because it would provide the wherewithal through sales to pay off the loan and move it out of litigation. Mr. Fee stated the bank has

signed off on the plat and all the issues with the city have been resolved.

Motion was made by Michael Broderick, and seconded by Bob Burdge to forward a recommendation of APPROVAL of the request with the following one (1) Condition:

- 1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.**

AYE: **Bob Burdge, Tim O'Connell, Chairman Frank Creyaufmiller, Michael Broderick**
Other: **Patricia Diaz (ABSTAIN)**
Passed

g. Preliminary Plat - Granada Street Cottages - Portion of Block 7 & 8 (Palm Haven Subdivision)

Ms. Guerra gave an overview of the plat and answered questions from the Board on fee simple ownership and Granada Street road improvements.

Chairman Creyaufmiller asked for clarification on the lots being undersized.

Ms. Guerra explained that the original plat was plotted with 10 lots instead of 5 lots and it did not meet the minimum design standards. Ms. Guerra stated the new plat meets the state and city requirements.

Ms. Guerra highlighted that Granada Street is on the city's Capital Improvements Plan so the city will be making the road improvements.

Motion was made by Michael Broderick, and seconded by Patricia Diaz to forward a recommendation of APPROVAL of the request with the following one (1) Condition:

- 1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111**

AYE: **Bob Burdge, Patricia Diaz, Tim O'Connell, Michael Broderick, Chairman Frank Creyaufmiller**
Passed

7. COMMENTS FROM THE PUBLIC

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

There were no comments from the public.

8. DIRECTOR'S REPORT

There was no Director's Report.

9. BOARD COMMENTS

Chairman Creyaufmiller thanked the United States government, the City Commission, the mayor, the departments and employees of the City of Fort Pierce for the great job and the decisions being made during the pandemic. Chairman Creyaufmiller also thanked the police department for doing a great job in how they are responding to the protest and he thanked the general public and how they are handling the protest situation.

Ms. Diaz stated she wished the laws that conferred property rights also conferred social responsibility and being a good neighbor.

Mr. Broderick asked about the status on the meeting notification mailing prior to Planning Board.

Ms. Hofmeister stated that staff is taking apart the code in sections and the notification process is part of the review. She said currently the city is reducing fees due to the pandemic so there will have to be some discussion in putting the burden on the petitioner.

Mr. Burdge read a November 27, 2017 memo from the previous Planning Director, Rebecca Grohall, to the mayor and city commission that talks about the follow up of site plan and redevelopment notification. Ms. Grohall indicated the subject had been debated several times in the past and the direction was to not send notices about the Planning Board meeting. The deciding factor was the additional cost to the applicant and may also be due to the interpretation of the previous legal team in regards to the Public Hearing. The Public Hearing is held at City Commission. The Planning Board ask if anyone in the public would like to speak but does not hold public hearings. Mr. Burdge said the memo goes on to talk about the increase cost and the only notice the Planning Board has to give is a posted sign.

Board discussion ensued on notifications.

Mr. Broderick discussed coming up with a process for neighbors being able to notify property management for short term rentals without having to go online or go to the city clerk's office. Mr. Broderick suggested discussing this as an agenda item at the next meeting because the Boards need to make sure the conditions being put on short term rentals are working.

Chairman Creyaufmiller suggested putting together a committee to discuss the short term rentals.

Ms. Diaz suggested having a workshop on the operation of the short term rentals and invite the public. Ms. Diaz suggested giving the police department the contact list of property managers for short term rentals.

Ms. Hofmeister recommended making conditions tougher and not so vague.

Mr. Broderick suggested that the building department put a maximum occupancy load on the Business Tax Receipt.

Chairman Creyaufmiller discussed the Planning Board packets being electronic moving forward. The chairman asked for a package of drawings to be available in the Planning department for review. Mr. Burdge requested a hard copy packet for the Planning Board meetings.

Ms. Earley clarified that the Board does have the right to deny a short term rental application for Conditional Use as long as there is competent substantial evidence that the use requested is inconsistent with the health, safety and welfare.

10. ADJOURNMENT

Planning Board - 2:00 PM

6. a.

Meeting Date: 07/14/2020

Information

REQUESTED ACTION

Annexation - Sunrise Tabernacle Church - 2428-232-0002-020-3

LOCATION

Abutting (west side) 3280 South 25th Street - Parcel ID: 2428-232-0002-020-3

RESPONSIBLE STAFF

Brandon Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Application & Supporting Documents

Aerial Map

Future Land Use Map

Zoning Map

TRC Comments

Form Review

Form Started By: Brandon Creagan

Started On: 07/07/2020 02:47 PM

Final Approval Date: 07/07/2020



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director *JH*

FROM: Brandon Creagan, LEED Green Associate, Planner *BCC*

RE: **Application for Annexation**
2428-232-0002-020-3

BOARD DATE: July 14, 2020

STAFF REPORT

Property Owner/Applicant: Sunrise Tabernacle Church Inc
 3280 South 25th Street
 Fort Pierce, FL 34981

Requested Action: Approval of a Voluntary Application for Annexation for a parcel of land

Site Location: Abutting (west side) 3280 S. 25th Street Fort Pierce, Florida

Parcel ID: 2428-232-0002-020-3

Parcel Size: 1.50 acres

Current Future Land Use: Residential Urban, 5 Dwelling Units/Acre (St. Lucie County) (RU)

Current Zoning: Single Family, 4 Dwelling Units/Acre (St. Lucie County) (RS-4)
 Religious Facility (St. Lucie County) (RF)

Proposed Future Land Use: Low Density Residential (RL)

Proposed Zoning: Single Family Low Density Residential (R-1)

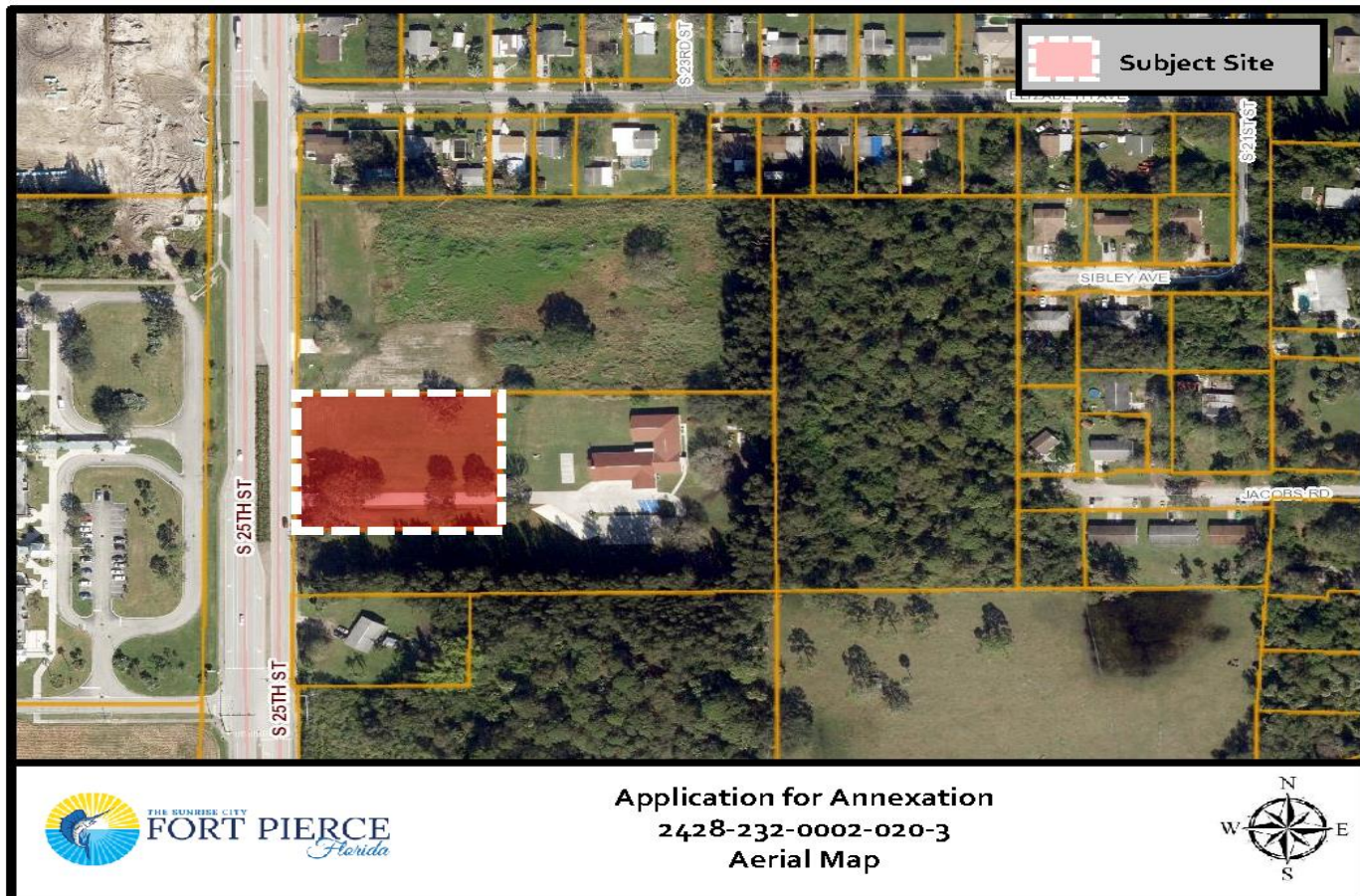
	North	East	South	West
Surrounding FLU:	RL (FP)	RL(FP)	RL (FP)	INST (FP)
Surrounding Zoning:	R-1 (FP)	R-1 (FP)	R-1 (FP)	OS-1(FP)

Utilities: FPUA

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of property (Parcel ID 2428-232-0002-020-3) abutting (west side) 3280 South 25th Street in Fort Pierce, Florida.



The subject property has a St. Lucie County Future Land Use designation of Residential Urban, 5 Dwelling Units/Acre (RU) and a compatible split zoning designation of Single Family, 4 Dwelling Units/Acre (RS-4) and Religious Facility (RF). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is Low Density Residential (RL) and the zoning classification of Single Family Low Density Residential (R-1).

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is \$0. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000. Currently the property serves as the entrance parcel to the Sunrise Tabernacle Church.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery"

The subject property is located in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. However, this particular property is surrounded by properties that are within the City Limits. The annexation of this property would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services. The applicant is requesting that the City of Fort Pierce Future Land Use and Zoning designations remain consistent with the current County designation and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Designations of RL and R-1, respectively, would be consistent with Policy 1.11.5. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of these annexations by mail to the St. Lucie County Administrator's Office on or before July 19, 2020, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections.

Staff Recommendation

As proposed, the annexations meet the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends that the Planning Board recommend approval of the proposed annexation Future Land Use designation of RL and the Zoning designation of R-1.



RECEIVED

MAY 1, 2020

CITY OF FORT PIERCE
PLANNING & ZONING

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 3280 S. 25th Street, Ft. Pierce, FL 34981
2. Legal description of real property for which annexation is being requested:
N 225 Ft OF W. 290.40 Ft OF S 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4 less Rd R/W - C1.29 AC - 56,340 SF) or (682-2523-969-2667: 3287-2484)
Property Tax ID: 2428-232-0002-020-3
3. Size of described property: 1.44 acres 62,704 SF
4. Project description: to adjoin this property with the main parcel once annexed.
5. Current St. Lucie County Future Land Use Designation: VacRes (Church sign)
6. Current St. Lucie County Zoning: RS-4
7. Is this a Historic property? no
8. Appraised value: \$ 32,400
9. Name of Owner(s): Sunrise Tabernacle Church Inc
Signature of Owner(s): Rev Tommy in York
Mailing Address: 3280 S. 25th Street
City Fort Pierce State FLA Zip 34981
Phone 772-359-0087 Fax _____

10. Name of Representative: Rev. Tommy M. York
Signature of representative: Rev. Tommy M. York
Mailing Address: 3280 S. 25th Street
City) Ft. Pierce State FL Zip 34904
Phone 772-359-0087 Fax _____
E-mail: TommyYork2014@att.net

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

OFFICE USE:

DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

A. B. SURVEY SUPPLIES ENTERPRISES INC.

342 SW CARTER AVENUE, PORT SAINT LUCIE, FLORIDA 34983

CELL: 772-579-3849

EMAIL: ABACCUS@COMCAST.NET

772-267-0596

SEAN.BACCHUS@MAIL.COM

LB 6301

SUNRISE TABERNACLE CHURCH
3280 SOUTH 25TH STREET
FORT PIERCE, FLORIDA 34981

LEGAL DESCRIPTION:

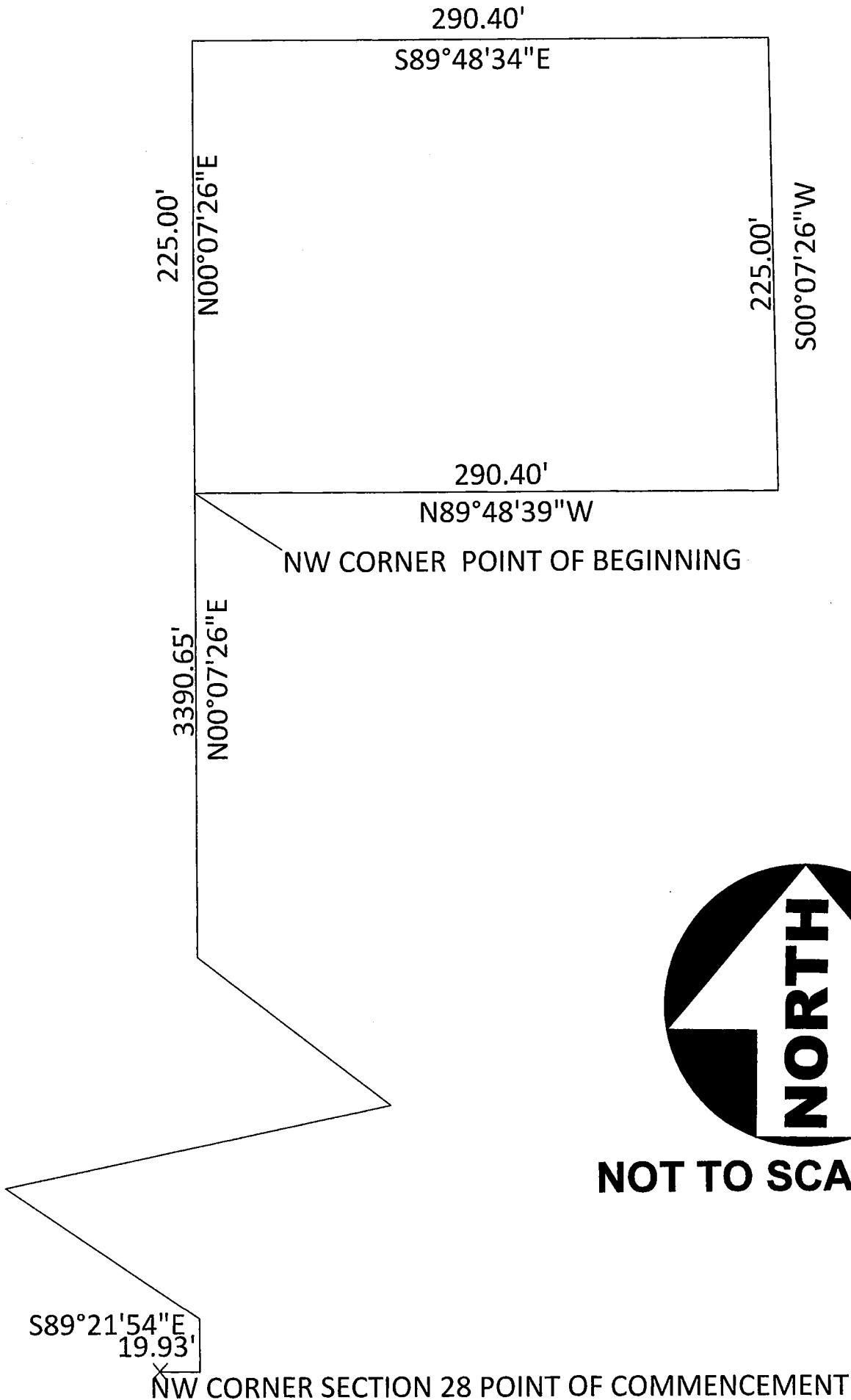
N 225 FT OF W 290.40 FT OF S 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4-LESS RD R/W- (1.29 AC- 56,340 SF) (OR 682-2523; 964-2667; 3287-2484) AS RECORDED IN SAINT LUCIE COUNTY CLERK OF COURTS

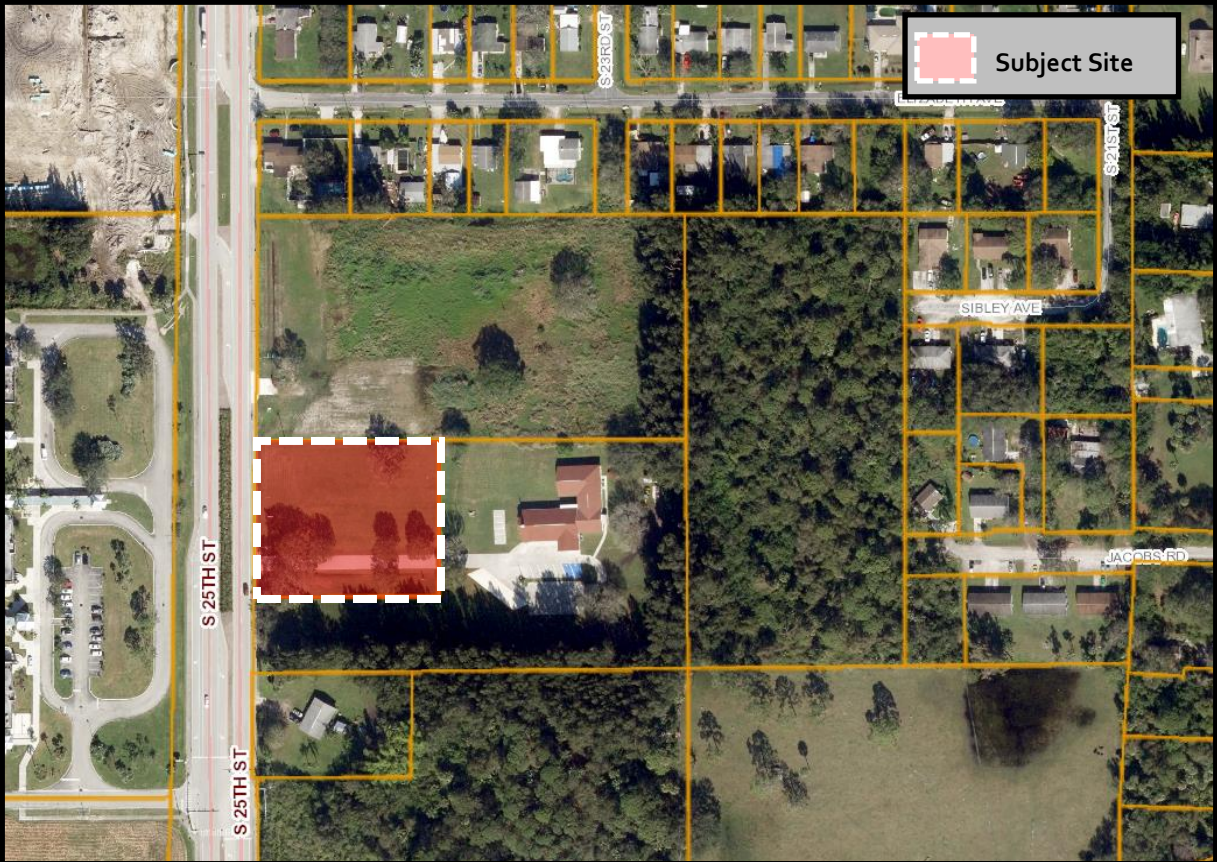
A PARCEL OF LAND LYING IN SECTION 28 TOWNSHIP 35 SOUTH RANGE 40 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SECTION 28 TOWNSHIP 35 SOUTH RANGE 40 E; THENCE S89°21'54"E A DISTANCE OF 19.93 FEET;
THENCE N00°07'26"E A DISTANCE OF 3390.65 FEET TO POINT OF BEGINNING ON THE SW CORNER OF THE N 225 FEET OF THE WEST 290.40 FEET
OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 LESS ROAD RIGHT OF WAY; THENCE N00°07'26"E A DISTANCE OF 225 FEET;
THENCE S89°48'39"E A DISTANCE OF 290.40; THENCE S00°07'26"W A DISTANCE OF 225.00 FEET;
THENCE N89°48'39"W A DISTANCE OF 290.40 FEET
TO POINT OF BEGINNING.

CONTAINING 1.50 ACRES MORE OR LESS

SKETCH OF DESCRIPTION





Subject Site

S 25TH ST

S 25TH ST

S 23RD ST

S 21ST ST

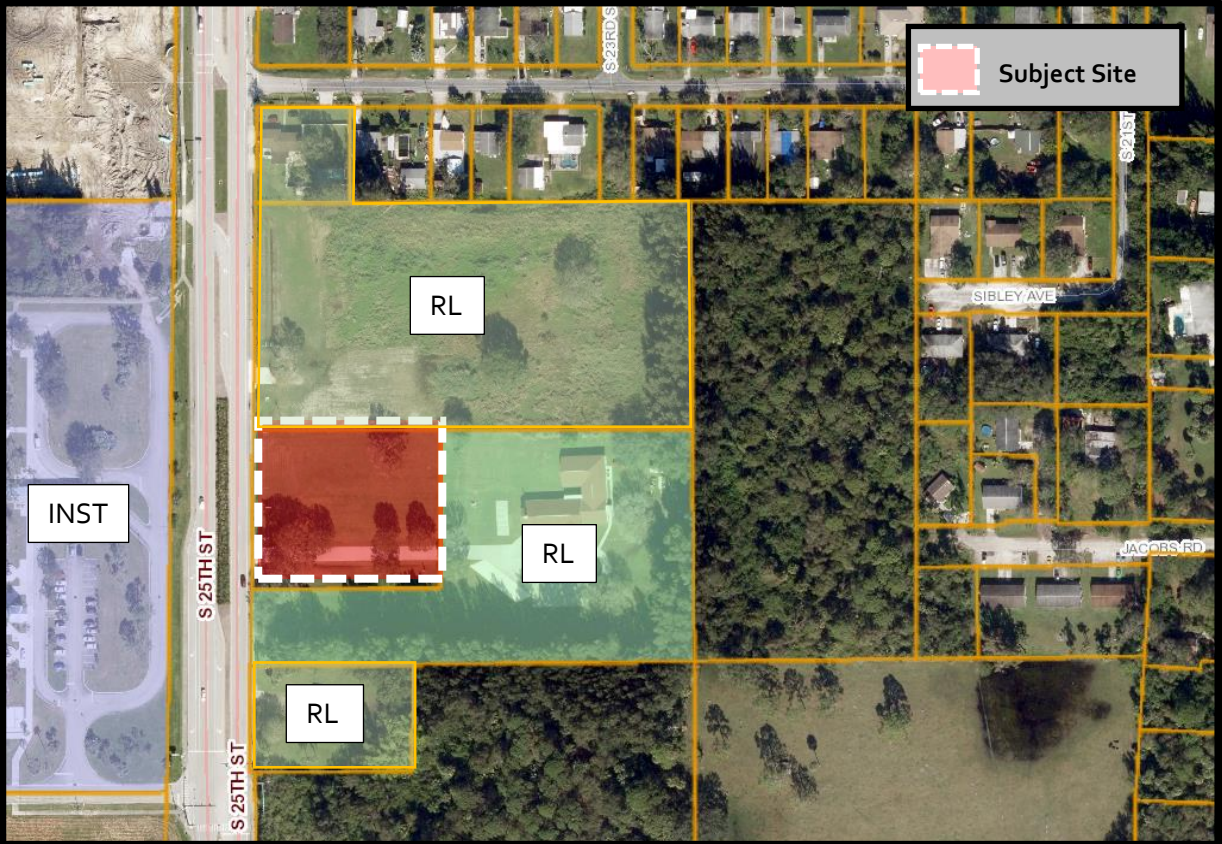
SIBLEY AVE

JACOBS RD



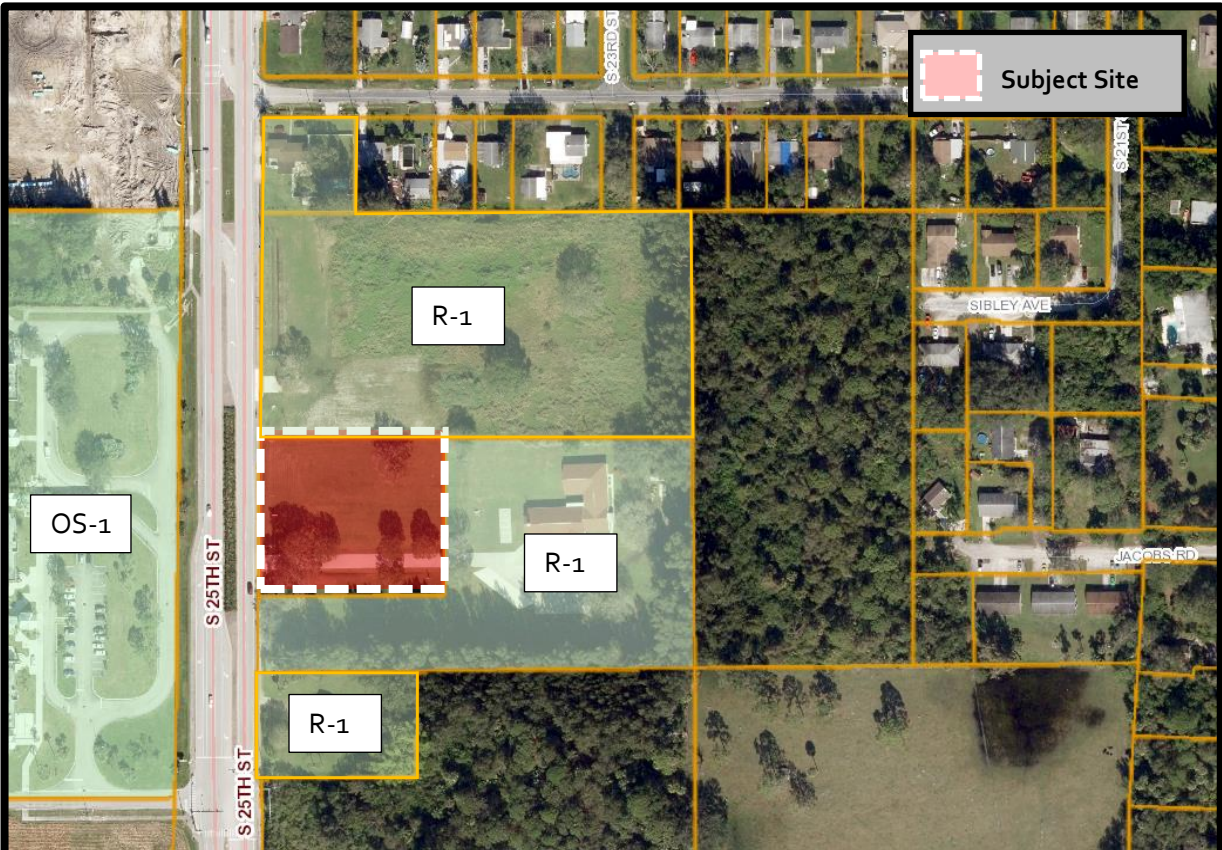
Application for Annexation
2428-232-0002-020-3
Aerial Map





Application for Annexation
2428-232-0002-020-3
Future Land Use Map





Application for Annexation
2428-232-0002-020-3
Zoning Map





THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida



To : Brandon Creagan, Planner

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

RE : Annexation – 3280 South 25th Street
TRC No. 20-02000002

DATE : June 17, 2020

RECEIVED

JUN 17 2020

CITY OF FORT PIERCE
 PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on June 9, 2020:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Annexation Application | <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 | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval of Annexation | <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

JRA/jra

Q:\ENGINEERING\Site Development Projects\A\Annexations\3280 S. 25th\Annexation Approval - 061720.docx



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 6.11.20
Property Address: 3280 S 25th St. - Annexation - Sunrise Tabernacle Church

RECEIVED
JUN 10 2020
CITY OF FORT PIERCE
PLANNING & ZONING

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
4. Means of egress is required.
5. Means of ingress is required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- to include a signed and sealed Life Safety Plan
- to include a signed and sealed detailed comprehensive building plan.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Building Permit required.
11. Signed and sealed construction drawings required.
12. Will need to meet the Fire Code.
13. Sprinkler system is required.
14. Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature [Signature] Date: 6/8/2020



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

June 18, 2020

TECHNICAL REVIEW PROJECT # 20-02000002

Annexation – 3280 South 25th Street

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: No comment



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com





THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

June 18th, 2020

Case # 20-02000002

Planner: Brandon Creagan

Annexation

Sunrise Tabernacle Church, 3280 South 25th Street, Ft. Pierce.

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Planning Board - 2:00 PM

6. b.

Meeting Date: 07/14/2020

Information

REQUESTED ACTION

Conditional Use CCCL - Iannotti Dune Crossover - 618 South Ocean Drive

LOCATION

Site Location: 618 South Ocean Drive

Parcel ID: 2401-503-0002-300-8

RESPONSIBLE STAFF

Jennifer Hofmeister, AICP, LCAM
Planning Director

RECOMMENDATION

Approval with one (1) condition

Attachments

staff report
application packet
Aerial Map
Future Land Use Map
Zoning Map
TRC packet

Form Review

Form Started By: Jennifer Hofmeister
Final Approval Date: 07/07/2020

Started On: 07/07/2020 01:51 PM



TO: Members of the City of Fort Pierce Planning Board

FROM: Jennifer Hofmeister, AICP, LCAM, Planning Director *JH*

RE: **Application for Conditional Use with New Construction
 Dune Crossover - 618 South Ocean Drive (20-04000008)**

BOARD DATE: July 14, 2020

STAFF REPORT

Property Owner/Applicant: Nicolas Oswald and Stacey Aileen Iannotti
 618 South Ocean Drive
 Fort Pierce, Florida 34949

Requested Action: Approval for Construction of a Dune Crossover Located Seaward of the Coastal Construction Control Line (CCCL)

Site Location: 618 South Ocean Drive

Parcel ID: 2401-503-0002-300-8

Existing Use: Residential

Parcel Size: 0.138 Acres

Current Future Land Use: Hutchinson Island Residential (HIR)

Current Zoning: Hutchinson Island Medium Density Residential (R-4A)

	North	East	South	West
Surrounding FLUE:	HIR	Atlantic Ocean	HIR	HIR
Surrounding Zoning:	R-4A	Atlantic Ocean	General and Recreational Open Space Zone (OS-1)	R-4A

Utilities: Fort Pierce Utility Authority

Staff Analysis:

Request

In accordance with Sections 22-66 and 22-76 of the City Code, the applicant is requesting the review and approval of an elevated dune crossover seaward of the Coastal Construction Control Line (CCCL) for private beach access. The subject structure is one of a five (5) unit townhouse development. The area south of the subject property that has an OS-1 zoning designation is City right-of-way being used for public beach access.

The CCCL is that certain line designated by the Florida Department of Environmental Protection (FDEP) in accordance with Section 161.053, Florida Statutes. The FDEP defines the CCCL as portions of beaches and dune systems subject to severe fluctuations based on a 100-year storm event. The determination of the location of the line by the FDEP is based on coastal engineering models, survey and bathymetric data and scientific principles that determine the upland or landward extent of the damaging effects of a 100-year storm event. The FDEP further guides that the CCCL is not a seaward limit for construction of upland structures (as in a setback line) but rather the CCCL delineates the inland limit of areas where special siting and design considerations are necessary to protect the beach-dune system and to protect proposed and existing structures, adjacent properties, and the preservation of public beach access.

Pursuant to City Code Section 22-66, only navigational structures, private and semi-public water-dependent recreational uses, and water-dependent public uses are permitted by right seaward of the CCCL. All other construction must be approved in the form and manner provided by Chapter 22, Article V, Conditional Uses. Proposed construction eastward of the CCCL requires Conditional Use approval by the City Commission prior to review and approval for permitting by the FDEP and the City.

The subject townhomes were constructed in 1988. In 2019, Unit 620 South Ocean Drive received approval by the City Commission and ultimately the Florida Department of Environmental Protection (FDEP) for construction of a dune crossover. The proposed construction was reviewed in accordance with City Code Section 22-74. The St. Lucie County Erosion District and the City Engineer have no concerns with the construction of the subject dune crossover. Following City approval, the proposed structure will be required to obtain approval by the FDEP prior to City building permit approval. In summary, the structure does not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee

All affected City Departments have reviewed the proposed Application for Conditional Use with New Construction and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant, have been provided.

Staff Recommendation

The requested Application for Conditional Use with New Construction meets the criteria specified in City Code 22-66 and City Code 22-74, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare. Therefore, Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission with the following Condition:

1. Obtain the approval of the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line before construction activities can commence.



THE SUNRISE CITY
FORT PIERCE
 PLANNING DEPARTMENT *Florida*

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.

Nicholas Iannotti
 Property Owner(s) Signature(s)

STATE OF FLORIDA --

COUNTY St. Lucie

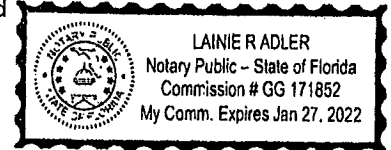
The foregoing instrument was acknowledged before me this 26th day of May, 2020, by

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

Nicholas 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
				Non-Contributing	None

Pre-Application Meeting Date _____

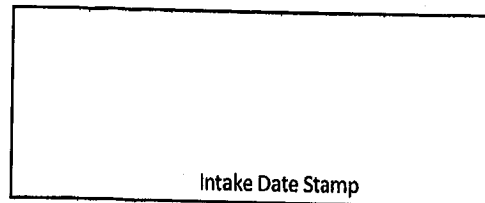
Fees _____ Control # _____ B. Permit # _____

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	

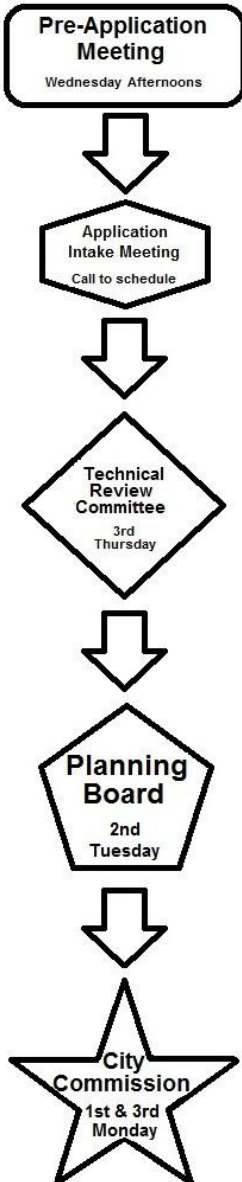
Site Information:

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.

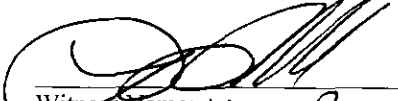
Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

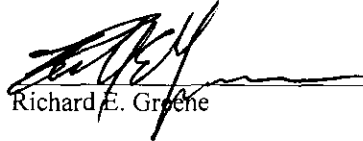
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

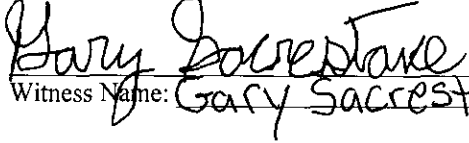
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

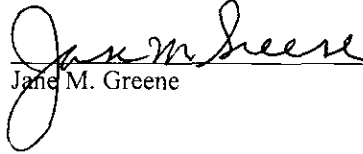
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: LAURIE RUSK SEWELL

 (Seal)
Richard E. Greene

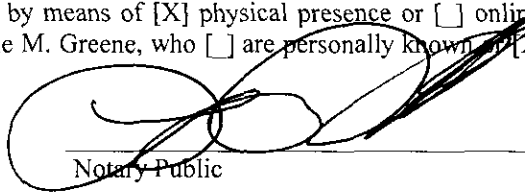

Witness Name: GARY SACRESTANO

 (Seal)
Jane M. Greene

State of Florida
County of Martin

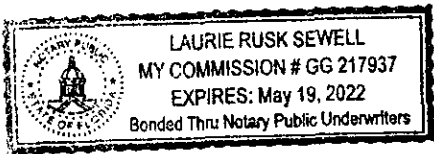
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of January, 2020 by Richard E. Greene and Jane M. Greene, who are personally known or have produced a driver's license as identification.

[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

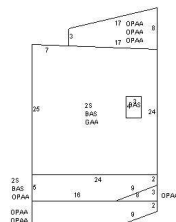
Finished Area of this building: 1,380 SF
 Gross Sketched Area: 2,580 SF

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
------	-----	-------	----------

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.

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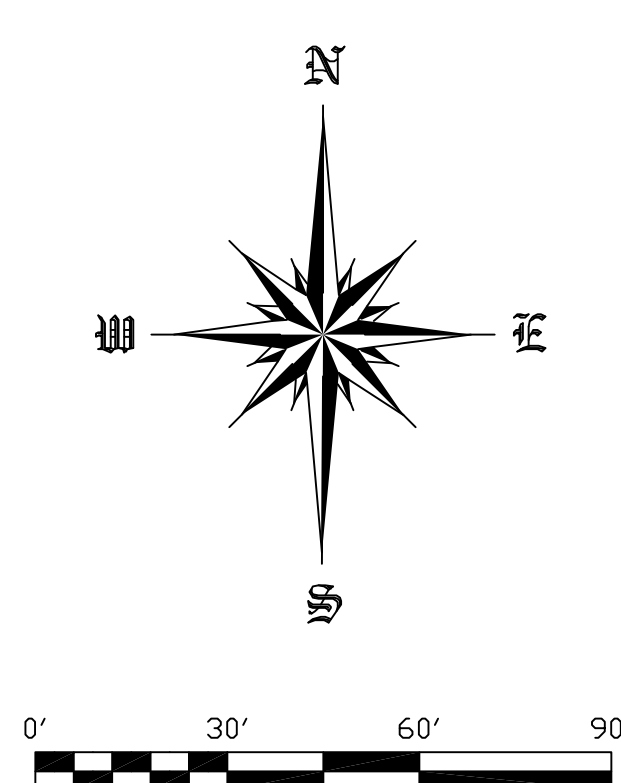
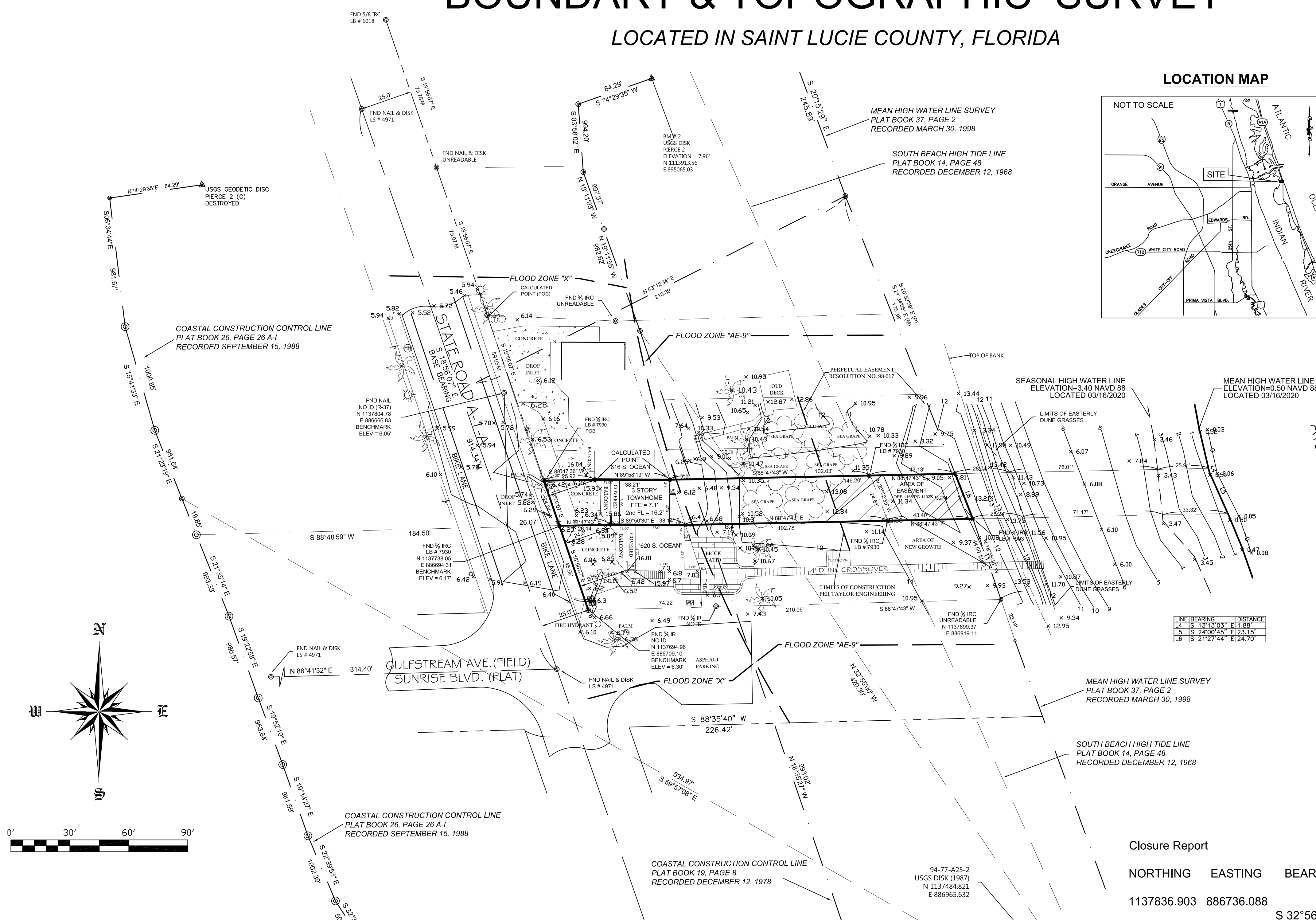
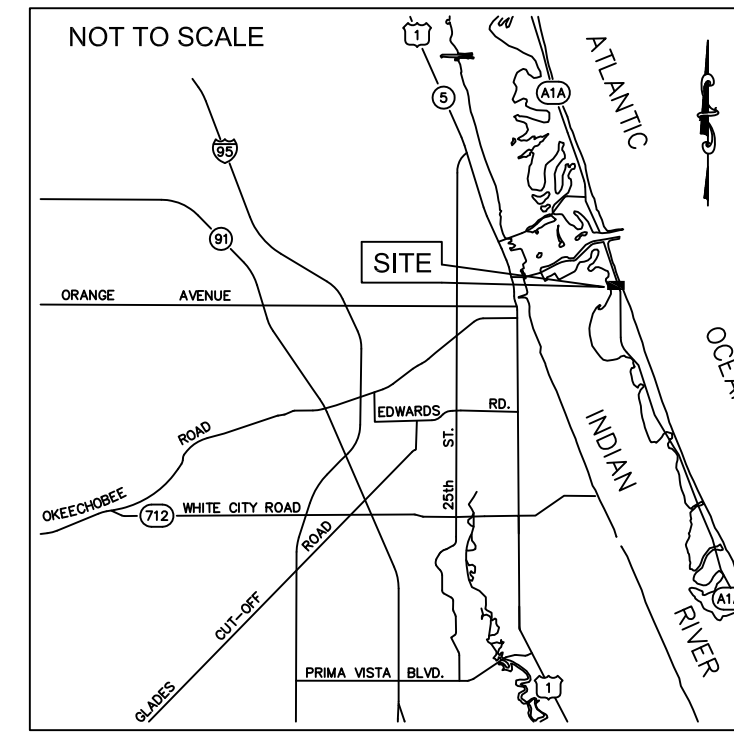
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LESS AND EXCEPTING FROM THE ABOVE THAT PORTION LYING EASTERLY OF THE LINE SHOWN ON THE SKETCH OF SURVEY RECORDED IN PLAT BOOK 14, PAGE 48, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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.
4. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTER LINE OF OCEAN DRIVE, HAVING A BEARING OF N18°56'07"W, AS MONUMENTED, RECORDED IN THE PLAT OF OCEAN VIEW, PLAT BOOK 6, PAGE 61, PUBLIC RECORDS, SAINT LUCIE COUNTY, FLORIDA.
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
1138133.660	886706.985	N 21°56'12" W	820.787
1138895.020	886400.354	N 21°56'12" W	183.219
1139064.973	886331.907	N 11°40'12" W	906.328
1139952.565	886148.579	N 01°35'47" E	781.227
1140733.489	886170.344	S 82°13'51" W	62.936
1140724.981	886107.986	S 74°18'26" W	84.290
1140702.183	886026.838	S 03°58'02" E	994.200
1139710.365	886095.624	S 18°22'12" E	997.370
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.

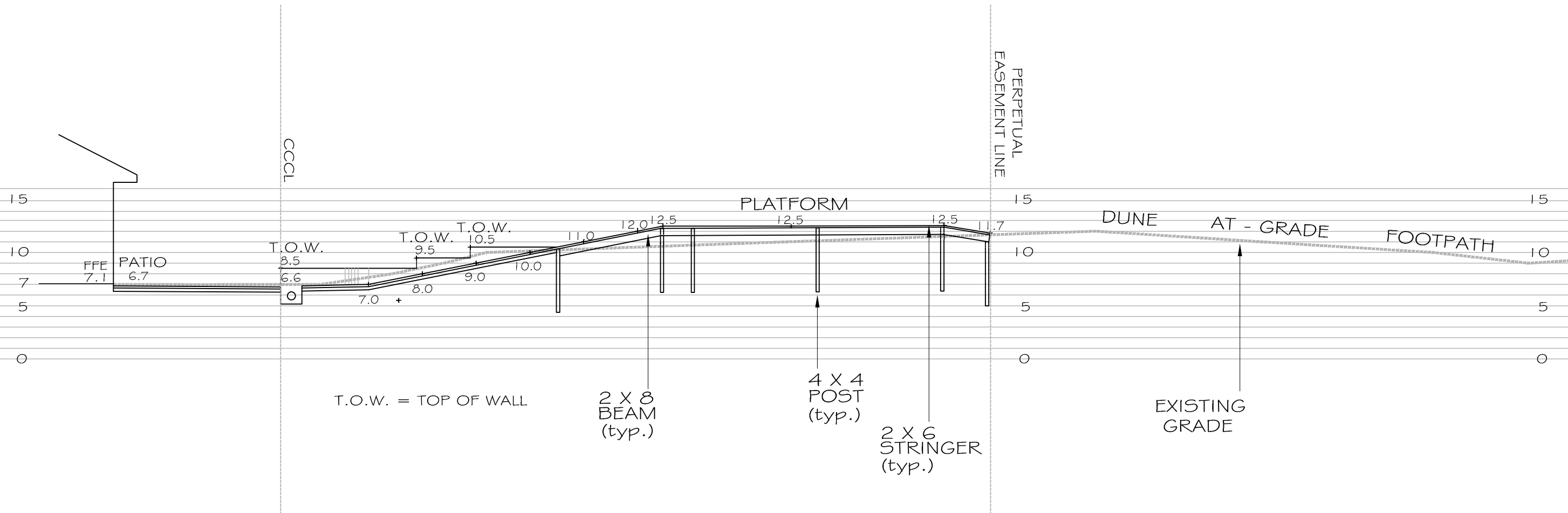
ARNOLD SURVEYING, INC.
 PROFESSIONAL SURVEYORS & MAPPERS
 FLORIDA LICENSED BUSINESS NUMBER 7903
 4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
 24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
 SURVEY@ASISURVEY.COM
 PHONE (772) 708-1819

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 DOCUMENTS 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



CROSS SECTION

618 South Ocean Drive
 Ft. Pierce, Florida 34949

COMPUTER FILE REF.	FIELD BK./PG.

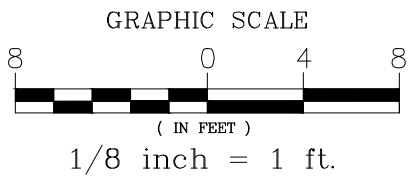
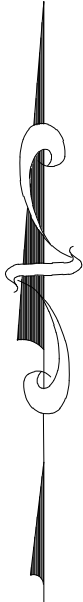
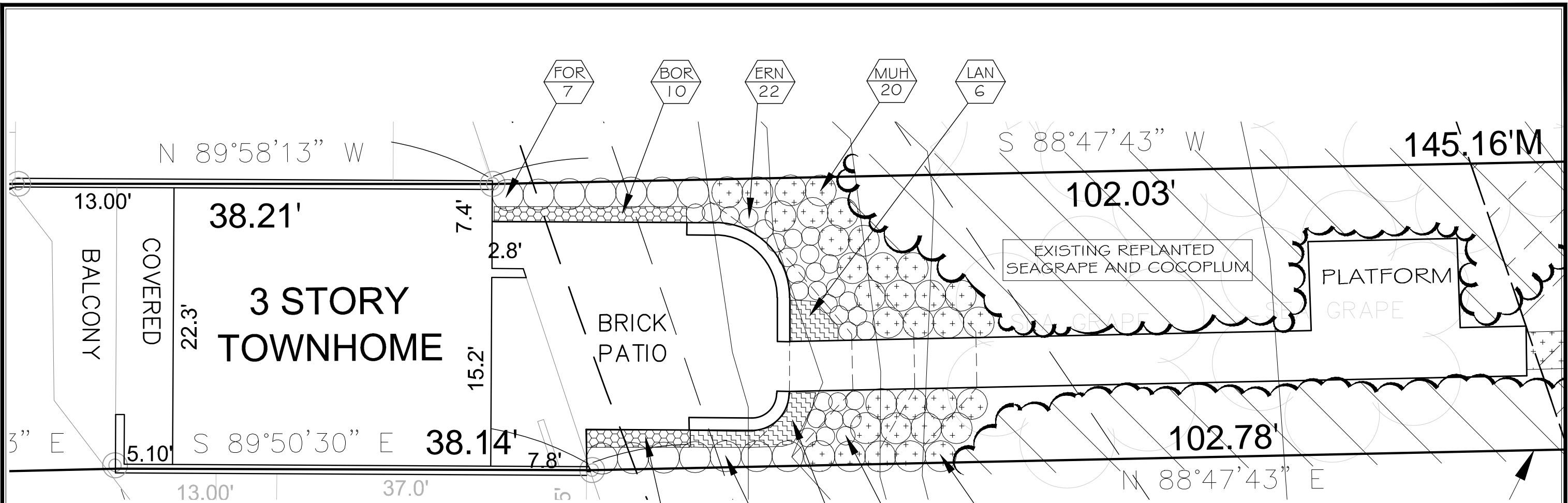
BOGGS
 PLANNING + LANDSCAPE ARCHITECTURE
 100 AVENUE A SUITE 2E
 FORT PIERCE, FLORIDA 34950

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

	BY	DATE
DRAWN	LLP	4.24.20
CHECKED		
APPROVED		

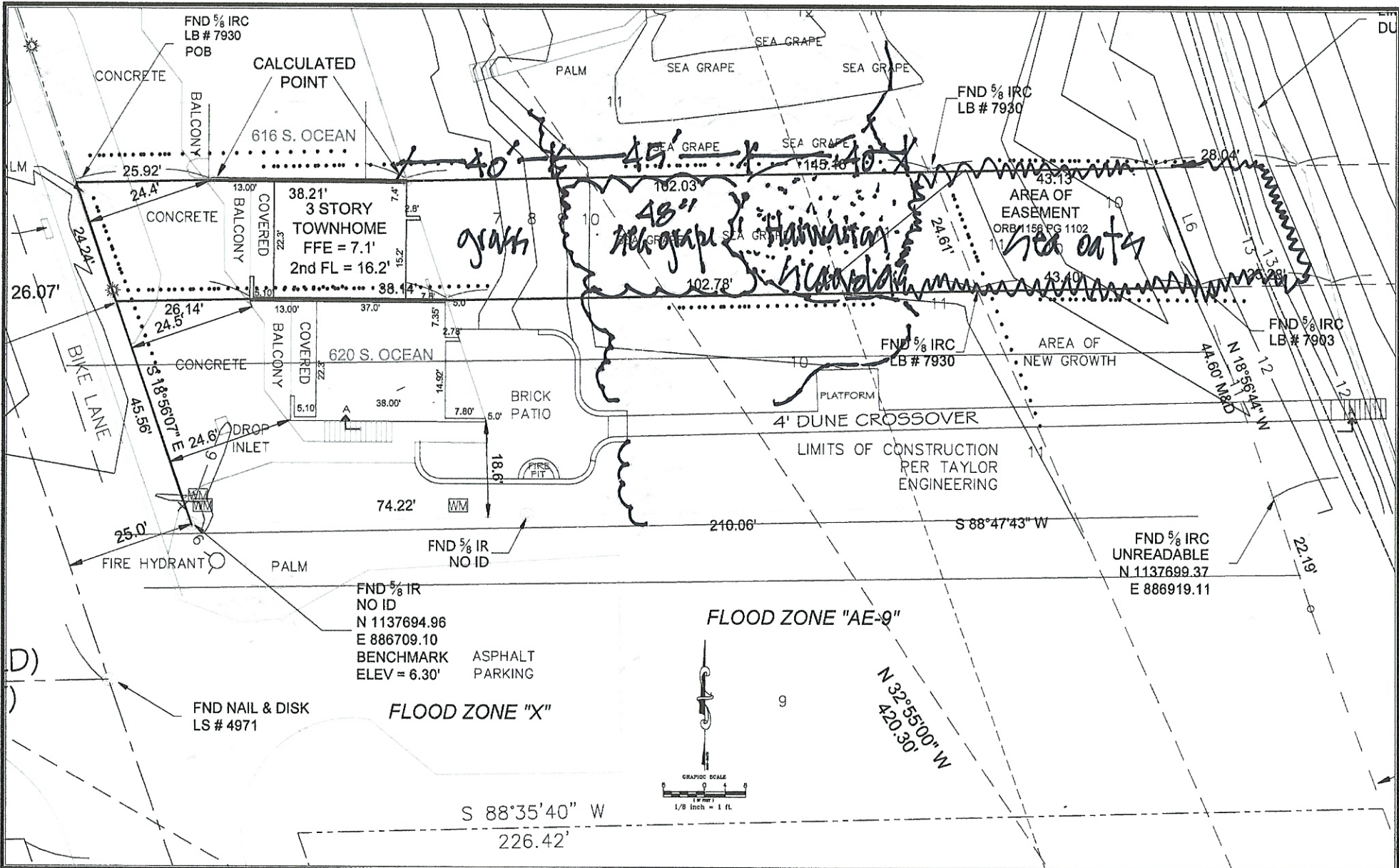
Ionnatti Dune Crossover
 Cross Section

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



PLANT LIST

BOR	21	BORRICHIA FRUTESCENS	SEA OXEYE DAISY	1-GAL; FULL; 18" OC; TRIANGULAR SPACING
ERN	31	ERNODEA LITTORALIS	GOLDEN CREEPER	1-GAL; FULL; A.S.
FOR	14	FORESTIERA SEGREGATA	FLORIDA PRIVET	3-GAL; FULL; AS SHOWN (A.S.)
LAN	16	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1-GAL; FULL; 18" OC; TRIANGULAR SPACING
MUH	33	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	1-GAL; FULL; A.S.



<p>COMPUTER FILE REF</p> <p>FIELD BK./PG.</p>	<p>BOGGS PLANNING + LANDSCAPE ARCHITECTURE 100 AVENUE A SUITE 2E FORT PIERCE, FLORIDA 34850</p>	<p>- REVISIONS -</p> <table border="1"> <thead> <tr> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>XXX</td> <td>XX.XX.XX</td> </tr> </tbody> </table>	BY	DATE	XXX	XX.XX.XX	<table border="1"> <thead> <tr> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>LLP</td> <td>4.14.20</td> </tr> </tbody> </table>	BY	DATE	LLP	4.14.20	<p>DRAWN CHECKED APPROVED</p>	<p>Iannotti Dune Crossover</p> <p><i>Exhibit Layout Plan</i></p>	<p>4/14/2020</p> <p>HORIZ. SCALE: 1/8"=1'</p> <p>VERT. SCALE: N/A</p> <p>JOB No.</p> <p>SHEET 1 of 1</p>
BY	DATE													
XXX	XX.XX.XX													
BY	DATE													
LLP	4.14.20													

IANNOTTI

PAVER BRICK ON COMPACTED SAND PATIO



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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:

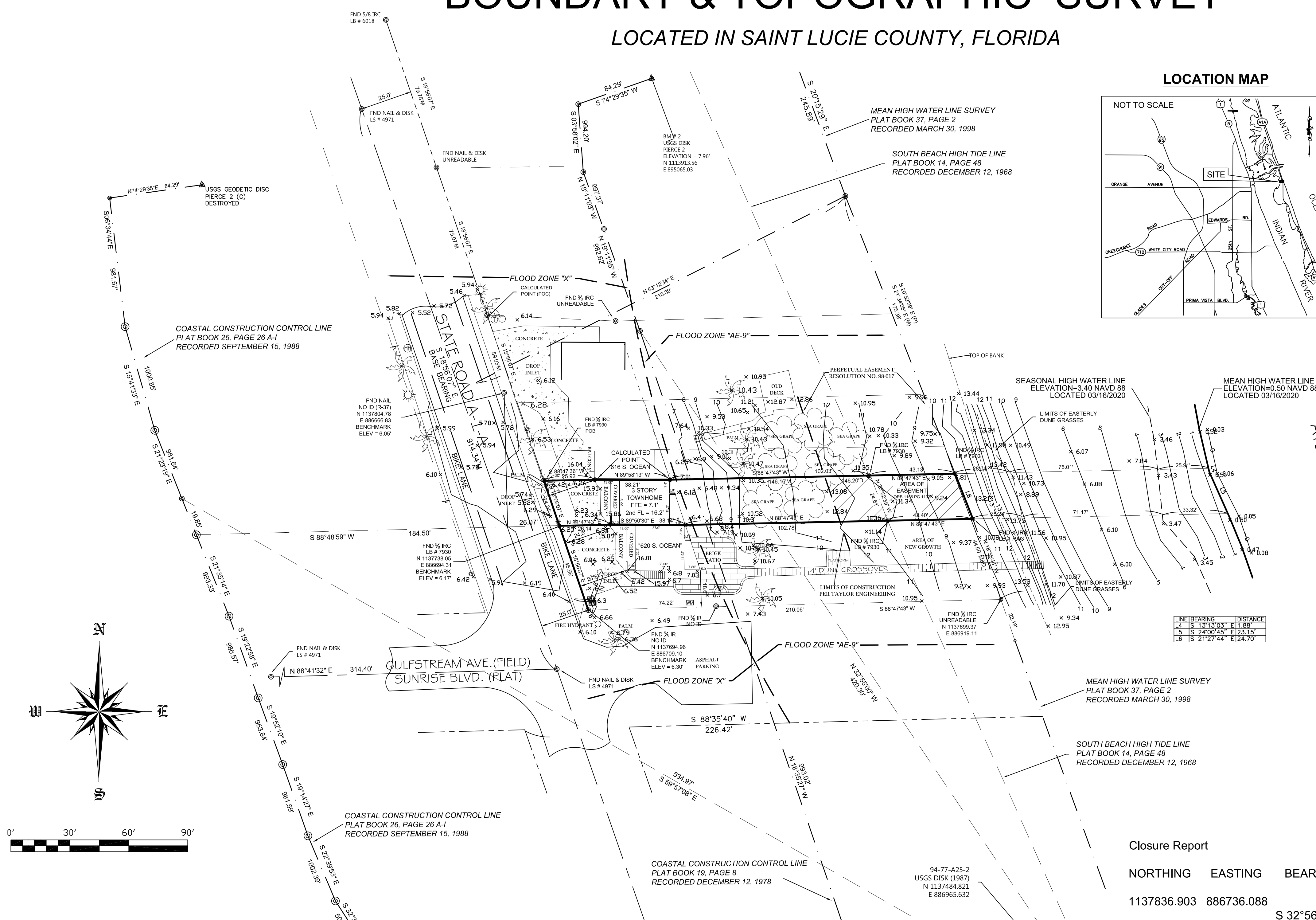
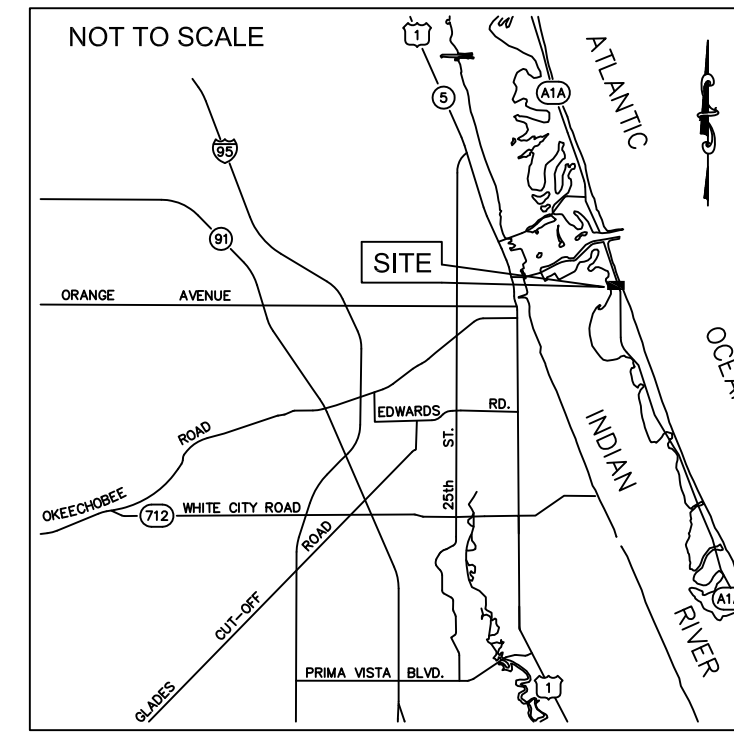
COMMENCING AT THE NW CORNER OF LOT 9, BLOCK 2 OF SAID SUBDIVISION; THENCE S18°56'07"E, ALONG THE WEST LINE OF SAID BLOCK 2, 89.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S18°56'07"E ALONG THE WEST LINE OF SAID BLOCK 2, 24.24 FEET; THENCE N88°47'43"E PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 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

- THE EXPECTED USE OF THIS SURVEY AND/OR MAP IS RESIDENTIAL.
- ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR MAP IS NOT CERTIFIED BY THE SIGNING FLORIDA LICENSED SURVEYOR & MAPPER.
- REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTER LINE OF OCEAN DRIVE, HAVING A BEARING OF N18°56'07"W, AS MONUMENTED, RECORDED IN THE PLAT OF OCEAN VIEW, PLAT BOOK 6, PAGE 61, PUBLIC RECORDS, SAINT LUCIE COUNTY, FLORIDA.
- 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.
- ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, REFERENCE BENCHMARK BEING ST. LUCIE COUNTY BENCHMARK "D09389".
- ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.
- ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
- UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.
- 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.
- 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
1138133.660	886706.985	N 21°56'12" W	820.787
1138895.020	886400.354	N 21°56'12" W	183.219
1139064.973	886331.907	N 11°40'12" W	906.328
1139952.565	886148.579	N 01°35'47" E	781.227
1140733.489	886170.344	S 82°13'51" W	62.936
1140724.981	886107.986	S 74°18'26" W	84.290
1140702.183	886026.838	S 03°58'02" E	994.200
1139710.365	886095.624	S 18°22'12" E	997.370
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

- 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.

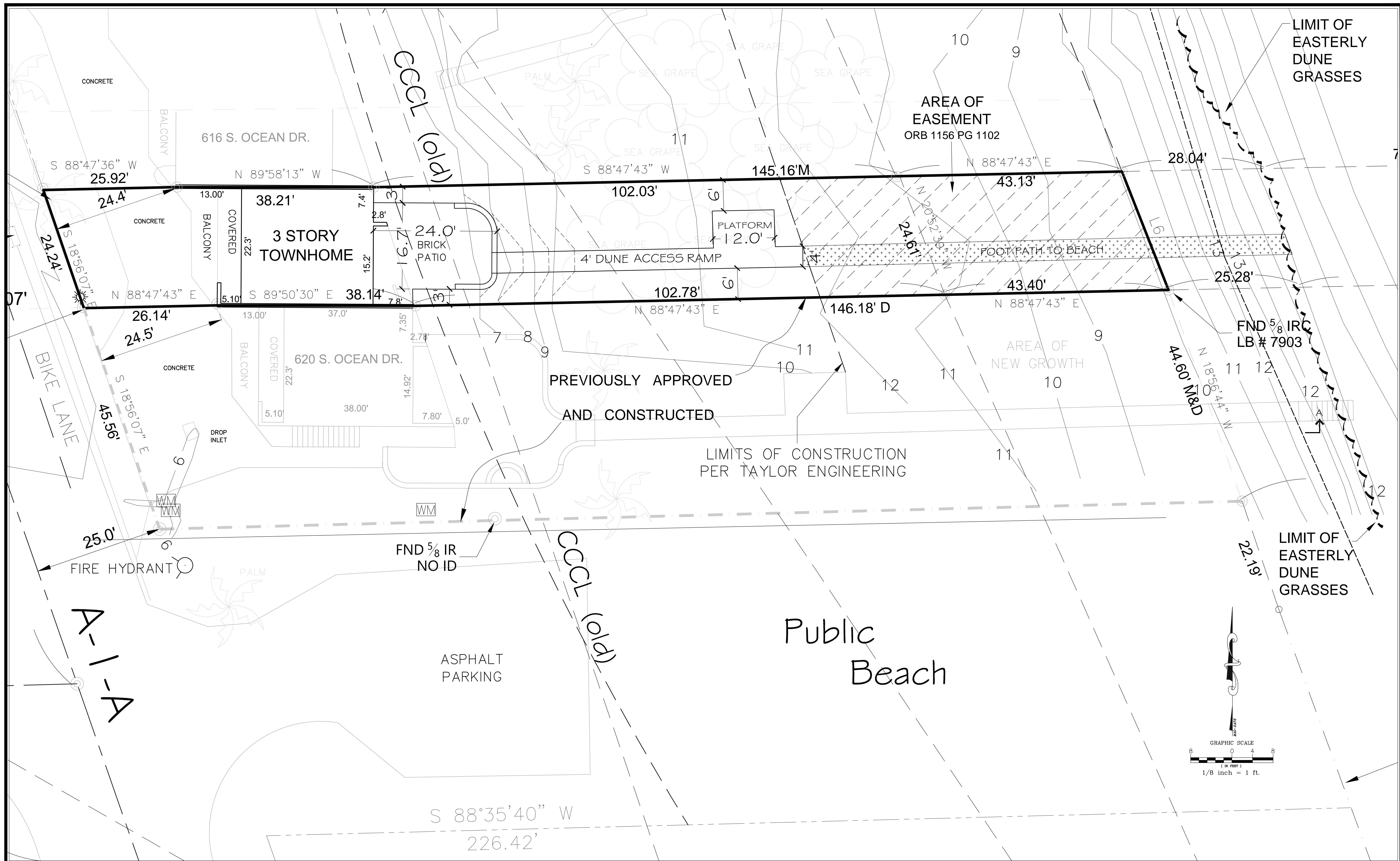
ARNOLD SURVEYING, INC.
 PROFESSIONAL SURVEYORS & MAPPERS
 FLORIDA LICENSED BUSINESS NUMBER 7903
 4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
 24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
 SURVEY@ASISURVEY.COM
 PHONE (772) 708-1819

NO.	DATE	BY	REVISIONS

CERTIFICATIONS
 NICHOLAS OSWALD IANNOTTI
 STACEY AILEEN IANNOTTI
 FLORIDA
 ST. LUCIE COUNTY
© 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 DOCUMENTS 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.

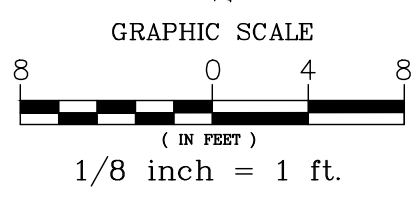
BOGGS
 PLANNING + LANDSCAPE ARCHITECTURE
 100 AVENUE A SUITE 2E
 FORT PIERCE, FLORIDA 34950

- REVISIONS -		BY	DATE

	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



AERIAL MAP



Conditional Use Approval - CCCL
Dune Crossover
618 S. Ocean Drive



FUTURE LAND USE MAP



Conditional Use Approval - CCCL
Dune Crossover
618 S. Ocean Drive



ZONING MAP



 Subject Site



Conditional Use Approval - CCCL
Dune Crossover
618 S. Ocean Drive





BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED

JUN 10 2020

CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 6.11.20
Property Address: Dune Crossover - 618 S Ocean Dr. Conditional Use

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
4. Means of egress is required.
5. Means of ingress is required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- to include a signed and sealed Life Safety Plan
- to include a signed and sealed detailed comprehensive building plan.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Building Permit required.
11. Signed and sealed construction drawings required.
12. Will need to meet the Fire Code.
13. Sprinkler system is required.
14. Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature

Handwritten signature of the Building Official or Representative.

Date:

Handwritten date: 6/9/20



THE SUNRISE CITY
ENGINEERING
DEPARTMENT

FORT PIERCE

Florida



TO : Maria Lewicka, Planner

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

**RE : Iannotti Dune Crossover – 618 South Ocean Drive
TRC No. 20-04000008**

DATE : June 17, 2020

This is to advise you that we have completed the review of the following documents as received by this office on June 9, 2020:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use w/ New Construction | <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 | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval of Conditional Use | <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 conditions of approval

1. Approval from FDEP shall be required as the proposed construction is located seaward of the Coastal Construction Control Line.
2. The Boundary and Topography Survey shall be signed and sealed.

JRA/VB/vb



Jennifer Hofmeister

From: Grant M. Chambers <ChambersG@stlucieco.org>
Sent: Wednesday, June 17, 2020 8:19 AM
To: Alicia Rosenthal; Brandon Creagan; Jennifer Hofmeister; Vennis Gilmore
Cc: David Hays; Patrick Dayan; JoAnn Riley
Subject: City TRC Comments
Attachments: 2020-06-17 Blue Sky Communities Comments.docx

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Good Morning,

Please see attached comments regarding the Blue Sky project on the TRC agenda. We do not have any comments regarding the following agenda items:

- a) Annexation – Sunrise Tabernacle Church – 3280 S. 25th ST
- b) Conditional Use – Arenas Vacation Rental – 1218 S. 11th ST
- c) Conditional Use – France Vacation Rental – 1361 Binney Drive
- d) Conditional Use – Dune Crossover – 618 S. Ocean Drive
- e) Minor Site Plan – 7-Eleven – 2423 Orange Avenue

Thank you,

Grant Chambers, P.E. | Civil Engineer | Water Quality/Land Development Division

Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982

facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov



Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

June 18, 2020

TECHNICAL REVIEW PROJECT # 20-04000008

Conditional Use – Dune Crossover – 618 South Ocean Drive

Comments

FPUA W/WW Engineering: No comment

FPUA Electric & Gas Engineering: No comment



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com



Planning Board - 2:00 PM

6. c.

Meeting Date: 07/14/2020

Information

REQUESTED ACTION

Conditional Use - France Vacation Rental - 1361 Binney Drive

LOCATION

Location(s): 1361 Binney Drive

Parcel ID: 2401-601-0031-000-8

RESPONSIBLE STAFF

Jennifer Hofmeister, AICP, LCAM
Planning Director

RECOMMENDATION

Approval with Conditions

Attachments

Staff Report
application packet
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments

Form Review

Form Started By: Jennifer Hofmeister
Final Approval Date: 07/07/2020

Started On: 07/07/2020 01:43 PM



TO: Members of the City of Fort Pierce Planning Board

FROM: Jennifer Hofmeister, AICP, LCAM, Planning Director *JH*

RE: **Conditional Use Approval – France Vacation Rental**
1361 Binney Drive (20-040000006)

BOARD DATE: July 14, 2020

STAFF REPORT

Owner: Dana M. France
 1361 Binney Drive
 Fort Pierce, Florida 34949

Applicant: Michelle Longarzo
 1425 SW Edinburgh Drive
 Port St. Lucie, FL 34953

Applicant’s Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six (6) months. The minimum rental period is identified as two (2) days.

Location(s): 1361 Binney Drive

Parcel ID: 2401-601-0031-000-8

Future Land Use: Hutchinson Island Residential (HIR)

Current Zoning: Hutchinson Island Medium Density Residential (R-4A)

Surrounding FLU:

North	East	South	West
HIR	HIR	HIR	HIR

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R-4A	R-4A

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22 and 22-76 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Vacation Rental located at 1361 Binney Drive. The subject duplex consists of two units. The subject proposed Vacation Rental is an 880 square-foot two (2)-bedroom and two (2)-bathroom unit. The other unit, which is not the subject of this petition, is a one-bedroom one-bath that is approximately 736 square feet. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of two (2) days to guests.

The property is located on Hutchinson Island, south of Seaway Drive situated at the point where Coquina Street and Binney Drive meet. The subject site is surrounded by single-family and duplexes to the north, south, east, and west. The subject property has a Future Land Use designation of Hutchinson Island Residential (HIR) with a compatible zoning classification of Hutchinson Island Medium Density Residential (R-4A).



Dwelling Rentals

Pursuant to City Code Section 22-3. – Definitions - Generally, the rental of any dwelling unit for less than six (6) months, is classified as a “Dwelling Rental (dwelling unit),” and defined as follows: “One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis.”

The State of Florida provides further classification of a dwelling that is rented for periods of less than one (1) month. Pursuant to Florida State Statute 509.242, declaring the use a “Vacation Rental,” defines such use as any unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three (3) times in a calendar year for periods of less than 31 days or one (1) calendar month, whichever is less or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a “Vacation Rental” if the duration of stays are less than 31 days. The rental of a dwelling for periods at a minimum of 31 days, but less than six (6) months, is a “Dwelling Rental,” but not a “Vacation Rental.”

Table 1, below, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling & Vacation Rental Definitions

	Dwelling Rental	Vacation Rental
Length of Stay	Less than six (6) months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days)	Transient Lodging
State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels and Restaurants – Vacation Rental
Public lodging establishment (ADA & Misc. Regulations)	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Future Land Use & Zoning

The purpose and intent of the R-2 zoning district is designed mainly for areas of single-family dwellings with an average net density of less than five (5) units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards.

Parking

Pursuant to City Code Section 22-60 (d)b, motels, hotels and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger.

Conditional Use

As stated in City Code Section 22-74, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular

zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation:

The proposed use presents the provision for short-term lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
4. There shall be a limitation of no more than no two (2) vehicles at the site.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.
6. Pursuant to City Code Section 22-62(b)(4) Sidewalks. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant, when plans are submitted for condition use applications or pay a payment into the city sidewalk fund pursuant to City Code Section 22-62(g).



Conditional Use – No New Construction

Property address or Location 1361 BINNEY DRIVE FORT PIERCE, FL 34949 (UNIT A & UNIT B)
 Parcel ID #(s) 2401-601-0031-000-8
 Project description SHORT TERM RENTAL

DANA M. FRANCE
 Property Owner(s)
1361 BINNEY DRIVE
 Street Address
FORT PIERCE, FL 34949
 City State Zip
772-299-8887
 Phone Number
DANAMFRANCE@GMAIL.COM
 Email Address

MICHELLE LONGARZO
 Applicant/Representative, Title, Company
715 S. OCEAN DRIVE #D
 Street Address
FORT PIERCE, FL 34949
 City State Zip
772-708-4557
 Phone Number
SUCE OF PARADISE FLORIDA@GMAIL.COM
 Email Address

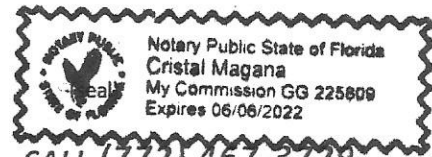
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other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

Dana M. France
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- St. Lucie COUNTY

The foregoing instrument was acknowledged before me this 30 day of April, 2020, by
Dana M France who is personally known to me or has produced
Drivers License as identification.

[Signature]
 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 _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Fees _____ Control # _____ B. Permit # _____

Intake Date Stamp

Property Identification

Site Address: 1361 BINNEY DR
Parcel ID: 2401-601-0031-000-8
Account #: 15171
Map ID: 24/01C
Use Type: 0800
Zoning: HI Medium
City/County: Fort Pierce

Ownership

Neil Haislip Fravel
Elizabeth Lillian Fravel
Dana M France
1906 Cherry ST
Panama City, FL 32401

Legal Description

REVISED PLAT OF BLKS 17, 21 AND 22 OF FT PIERCE BEACH S/D BLK
22 LOT 3

Current Values

Just/Market Value: \$218,900
Assessed Value: \$218,900
Exemptions: \$0
Taxable Value: \$218,900



Total Areas

Finished/Under Air (SF): 1,616
Gross Sketched Area (SF): 2,040
Land Size (acres): 0.17
Land Size (SF): 7,188

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: [Download PDF](#)

Sale History

Date: Jul 20, 2018
Book/Page: 4162 / 2495
Sale Code: 0001
Deed: WD
Grantor: Bay Donat
Price: \$255,000

Date: May 19, 2010
Book/Page: 3202 / 1480
Sale Code: 0001
Deed: TR
Grantor: Frankenstein Ellena F
Price: \$114,000

Date: Jun 12, 1997
Book/Page: 1083 / 1025

Sale Code:	XX01
Deed:	WD
Grantor:	Frankensteen Ellena F
Price:	\$100
Date:	Feb 29, 1996
Book/Page:	1001 / 2846
Sale Code:	XX00
Deed:	WD
Grantor:	Margaret E Irving
Price:	\$85,000
Date:	Jul 1, 1978
Book/Page:	0291 / 0528
Sale Code:	XX02
Deed:	CV
Grantor:	
Price:	\$51,500

Building Information (1 of 1)

Finished Area: 1,616 SF

Gross Sketched Area: 2,040 SF

Exterior Data

View:
 Building Type: MFH
 Grade: MFAQ
 Story Height: 1 Story

Roof Cover: Dim Shingle
 Year Built: 1971
 Effective Year: 1971
 No. Units: 2

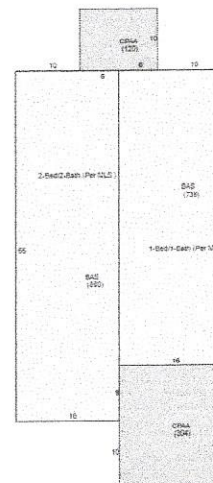
Roof Structure: Gable
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 3
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FredHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: 0%



Special Features and Yard Items

Type: UTILITY AVG
Quantity: 1
Units: 144
Year Built: 1999

Current Year Values

Current Values Breakdown

Building: \$113,400
Land: \$105,500
Just/Market: \$218,900
Ag Credit: \$0
Save Our Homes or 10% Cap: \$0
Assessed: \$218,900
Exemption(s): \$0
Taxable: \$218,900

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	1	Fort Pierce Stormwater Charge	\$69.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office ☐.

Historical Values

Permits

Number: F94-001441
Issue Date: Dec 13, 1994
Description: Roof
Amount: \$4,160
Fee: \$4,160

Number: MC2003363
Issue Date: Oct 6, 2003
Description: Air Conditioning Only
Amount: \$1,948
Fee: \$75

Number: RF20041736
Issue Date: Nov 15, 2004
Description: Roof
Amount: \$6,243
Fee: \$0

Number: RR20051111
Issue Date: Nov 22, 2005
Description: Alterations/Remodeling
Amount: \$1,240
Fee: \$50

Number: BP12-0556

Issue Date:	Apr 4, 2012
Description:	Air Conditioning Only
Amount:	\$4,362
Fee:	\$162
Number:	BP13-2810
Issue Date:	Aug 29, 2013
Description:	Plumbing
Amount:	\$865
Fee:	\$85
Number:	BP16-2206
Issue Date:	Aug 8, 2016
Description:	Air Conditioning Only
Amount:	\$4,563
Fee:	\$0
Number:	BP18-3664
Issue Date:	Oct 22, 2018
Description:	Fence
Amount:	\$2,500
Fee:	\$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

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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Values

2019 ▼ Values Breakdown

Building:	\$112,800
Land:	\$105,500
Just/Market:	\$218,900
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$218,900
Exemption(s):	\$0
Taxable:	\$218,900

Current Year Exemption Value Breakdown

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Current Year Special Assessment Breakdown

Start Year:	2011
AssessCode:	0041
Units:	1
Description:	Fort Pierce Stormwater Charge
Amount:	\$69.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office ☐ .

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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Property Identification

Site Address: 1361 BINNEY DR
Parcel ID: 2401-601-0031-000-8
Account #: 15171
Map ID: 24/01C
Use Type: 0800
Zoning: HI Medium
City/County: Fort Pierce

Ownership

Neil Haislip Fravel
Elizabeth Lillian Fravel
Dana M France
1906 Cherry ST
Panama City, FL 32401

Legal Description

REVISED PLAT OF BLKS 17, 21 AND 22 OF FT PIERCE BEACH S/D BLK 22 LOT 3

Current Values

Just/Market Value: \$218,900
Assessed Value: \$218,900
Exemptions: \$0
Taxable Value: \$218,900



Total Areas

Finished/Under Air (SF): 1,616
Gross Sketched Area (SF): 2,040
Land Size (acres): 0.17
Land Size (SF): 7,188

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

RULES & REGULATIONS of 1361 Binney Drive, Fort Pierce, FL 34949:

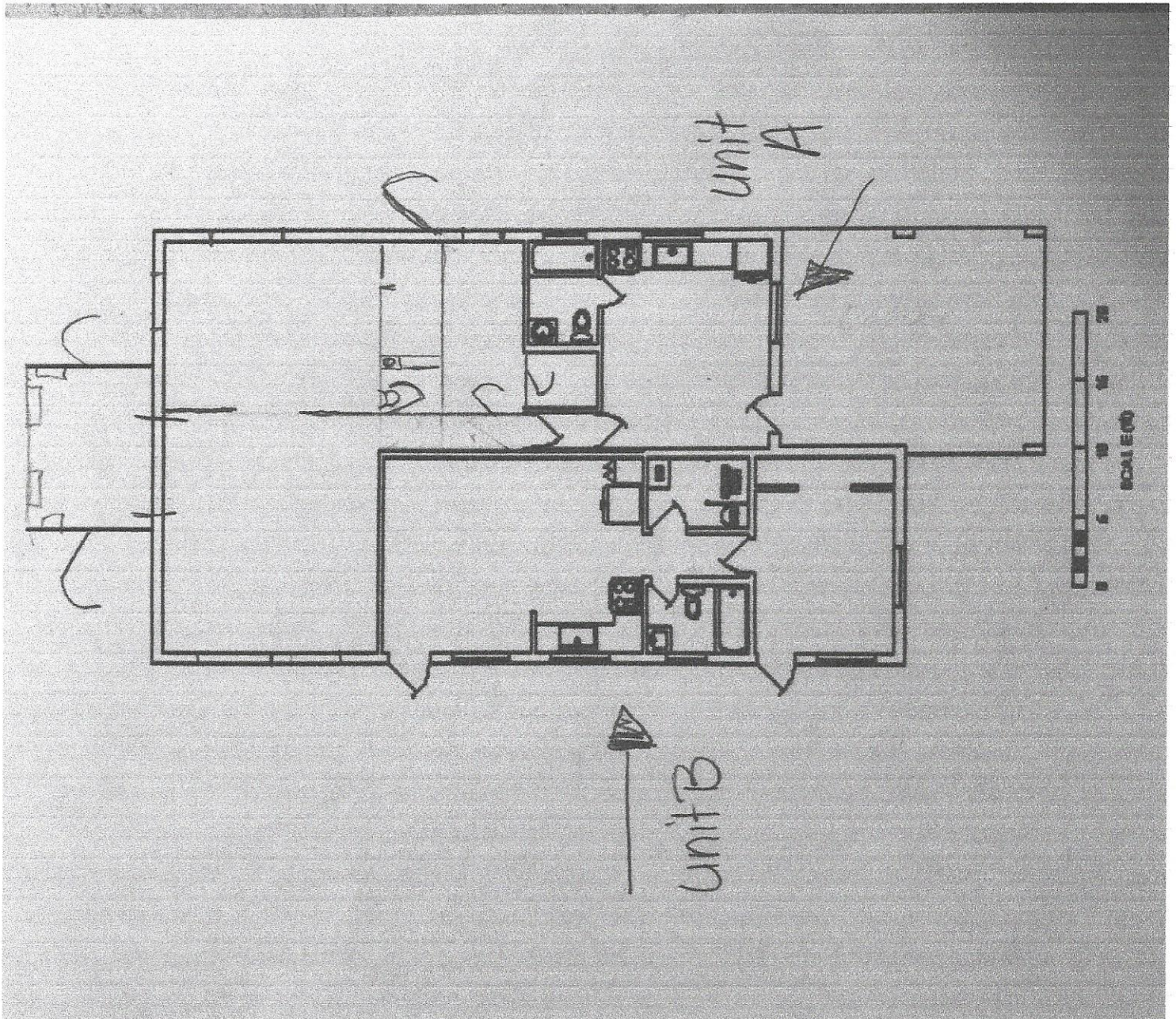
- Remove all trash and dispose of in the provided trash can
- Peaceful enjoyment of common areas at reasonable hours without excessive noise or music
- Pets need to remain in compliance with local leash and pet fecal disposal laws.
- Smoking is prohibited
- Park in the drive way
- Do not litter
- Do not leave air conditioning on with windows open.
- Return A/C to 77 Degrees when check out occurs.
- Do not remove any property belonging to house except beach towels, beach folding chairs, sand toys and umbrellas. The exception items need to be returned to the house with the sand washed of prior to entry.
- Do not give out copies of keys to any one other than registered guest.
- Do not disturb or harass local wildlife such as sea turtles, manatees and any other wildlife.
- It is unlawful to walk on the sand dunes only use designated walkways.
- No illegal drugs allowed on property.
- No toxic chemicals allowed on property.
- Follow all local and state laws.

Narrative of Property 1361 Binney Drive, Fort Pierce, Florida 34949:

- 1) Transient rentals from 2 days to 6 months to bring out of area Florida and interstate revenue to promote new tourism in Fort Pierce.
- 2) Register for DBPR, Florida Sales Tax, St. Lucie Business Tax Receipt. Register for Sunbiz, File for EIN # and Fort Pierce Business Tax Receipt.
- 3) Intent to rent with Air BNB, VRBO, Facebook Market Place, any other social media or form of advertising

Management of Property 1361 Binney Drive, Fort Pierce, Florida 34949:

- 1) Provide direct customer service with 24/7 service available by Dana France, phone or text 772-299-8887 and e-mail: Danamfrance@gmail.com
- 2) Access to emergency contractors in plumbing, electrical and HVAC.
- 3) Maintain records of clientele, Name, address, contact number and e-mail.
- 4) Ensure all taxes are paid to the state and the county.
- 5) Provide clean linens, towels, dishware, glasses and beach towels.
- 6) Keep all appliances in clean and good working order.
- 7) Keep Heating & ventilation at minimum of 68 degrees Fahrenheit.
- 8) Maintain (1) locking device that cannot be opened by master key on the interior.
- 9) Maintain smoke alarms in every unit.
- 10) Maintain all electrical wires.
- 11) Maintain a fire extinguisher that is fully charged.
- 12) Maintain well lighted common areas.
- 13) Maintain notifications in the residence that all dishware is cleaned and sanitized by dishwasher only.
- 14) Maintain all areas odor free, clean and in good repair.
- 15) Keep all toxic chemicals labeled and properly stored.
- 16) Supply adequate potable water.
- 17) Protect ice machines from self-contamination.
- 18) Maintain the unit vermin free.
- 19) Maintain extermination throughout the unit bi-weekly.
- 20) Maintain Hot / Cold in every sink.
- 21) Removal of trash



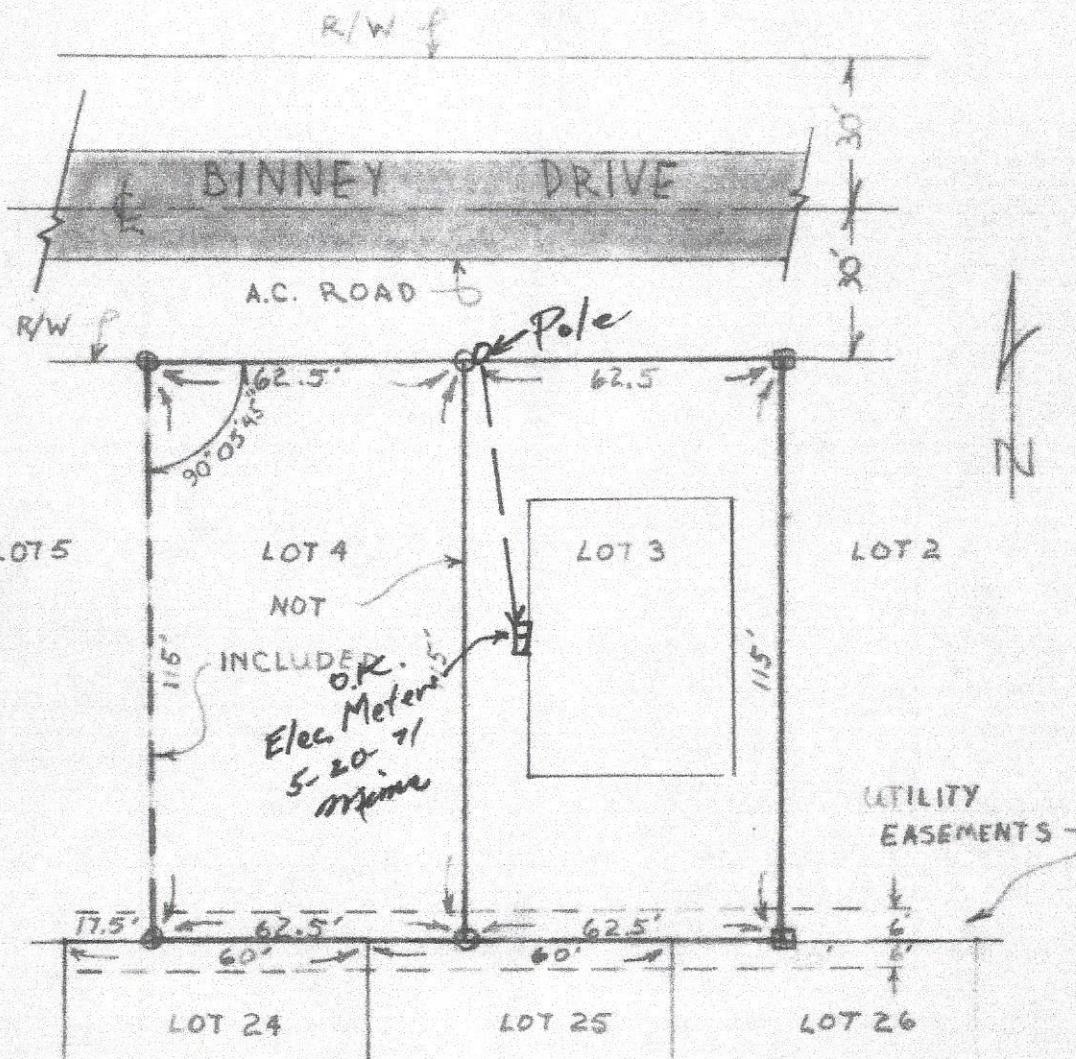
R4A: PLANNING

MAP OF SURVEY

FOR

ANDREW KOISCH

LOT #3, BLOCK 22, REVISED
 PLAT OF BLOCKS 17, 21, 22, FT. PIERCE
 BEACH SUBDIVISION



LEGEND

- ⊙ = FOUND IRON PIPE - ⊙ = SET R.R. SPIKE
- = FOUND CONCRETE MONUMENTS
- = SET CONCRETE MONUMENTS

CHECKED BY: *ELR*

Date: APRIL 15, 1971

Scale: 1" = 30'

Plat Book: S.L. 10

Page: 12

I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey made under my direction, and that said survey is accurate to the best of my knowledge and belief, and that unless otherwise shown, there are no encroachments.

DRAWN BY S.L. ROGERS

Paul S. Rogers
 Registered Land Surveyor
 Florida - Certificate No 2297

Book: 71-05, P 32

Order No. 71-026

AERIAL MAP



Conditional Use Approval
France Vacation Rental
1361 Binney Drive



FUTURE LAND USE MAP



Conditional Use Approval
France Vacation Rental
1361 Binney Drive



ZONING MAP



Conditional Use Approval
France Vacation Rental
1361 Binney Drive



June 18, 2020

Michelle Longarzo
Slice of Paradise
sliceofparadiseflorida@gmail.com

Subject: 1361 Binney Drive TRC Comments

Dear Michelle,

Below please find a summary of the comments for the City of Fort Pierce Pre-App meeting.

Fort Pierce Planning Department

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.
4. There shall be a limitation of no more than no two vehicles at the site.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

Fort Pierce Engineering Department

1. No comment.

Fort Pierce Building Department

1. Vacation rental properties, including transient rentals, shall be regulated through the DBPR, Florida Statute 509.242(c), Florida Administrative Code 61A-43 and will be amended by any future legislation or directives from the State of Florida.
2. A change of use may be required if converting to a transient use (rental for 30 days or less), which may trigger the requirements of the Florida Accessibility Code.
3. The requirement for fire sprinklers will be enforced by the Fire Marshall per chapter 633 of the National Fire Prevention Code. All vacation rental properties shall comply with the minimum safety requirements found in DBPR Form HR 5025-753.

Fort Pierce Police Department

1. No comment.

Fort Pierce Utility Authority

1. No comment.

St. Lucie County Public Works

1. No comment.



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

TO : Jennifer Hofmeister, Planning Director

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

**RE : France Vacation Rental – 1361 Binney Drive (Units A & B)
Conditional Use Application - TRC No. 20-0400006**

DATE : June 17, 2020

This is to advise you that we have completed the review of the following documents as received by this office on June 9, 2020:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Application | <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 | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Conditional Use | <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.

No comments

JRA/VB/vb

Q:\ENGINEERING\Site Development Projects\Addresses\1361 Binney\CU\Submittal No. 1 - 060920\CU Approval - 061720.docx



**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: 6.11.20
Property Address: France Vacation Rental – 1361 Binney Dr. Conditional Use

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 6/9/20



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

June 18, 2020

TECHNICAL REVIEW PROJECT # 20-04000006

Conditional Use – France Vacation Rental – 1361 Binney Drive (Units A & B)

Comments

FPUA W/WW Engineering: Approved as Noted:

Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated “stand-alone” fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required.

FPUA Electric & Gas Engineering: No comment



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com



Planning Board - 2:00 PM

6. d.

Meeting Date: 07/14/2020

Information

REQUESTED ACTION

Conditional Use - Arenas Vacation Rental - 1218 S. 11th Street

LOCATION

Location(s): 1218 South 11th Street

Parcel ID: 2415-703-0063-000-7

RESPONSIBLE STAFF

Jennifer Hofmeister, AICP, LCAM
Planning Director

RECOMMENDATION

Approval with Conditions

Attachments

staff report
application packet
Aerial Map
Future Land Use Map
Zoning Map
TRC packet

Form Review

Form Started By: Jennifer Hofmeister
Final Approval Date: 07/07/2020

Started On: 07/07/2020 01:34 PM



TO: Members of the City of Fort Pierce Planning Board

FROM: Jennifer Hofmeister, AICP, LCAM, Planning Director *JH*

RE: **Conditional Use Approval – Arenas Vacation Rental**
 1218 S. 11 Street (20-0400007)

BOARD DATE: July 14, 2020

STAFF REPORT

Owner: Raul Arenas
 1218 South 11th Street
 Fort Pierce, Florida 34950

Applicant: Michelle Longarzo
 1425 SW Edinburgh Drive
 Port St. Lucie, FL 34953

Applicant's Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six (6) months. The minimum rental period is identified as two (2) days.

Location(s): 1218 South 11th Street

Parcel ID: 2415-703-0063-000-7

Future Land Use: Residential Low (RL)

Current Zoning: Single-Family Low Density (R-1)

Surrounding FLU:

North	East	South	West
RL	RL	RL	RL

Surrounding Zoning:

North	East	South	West
R-1	R-1	R-2	R-1

Utilities: FPUA

Staff Analysis:***Request***

In accordance with Sections 22-22 and 22-76 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Vacation Rental located at 1014 South 7th Street. The subject single-family unit is a two (2)-bedroom and two (2)-bathroom single family home with approximately 1,883 gross square feet. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of 2 days to guests.

The property is within in the Sunrise Estates neighborhood, located at the northeast corner of Mississippi Avenue and South 11 Street. The subject site is surrounded by single family housing to the north, south, east, and west. The subject property has a Future Land Use designation of Residential Low (RL) with a compatible zoning classification of Single-Family Low Density (R-1).

***Dwelling Rentals***

Pursuant to City Code Section 22-3. – Definitions - Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling Rental (dwelling unit)," and defined as follows: "One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis."

The State of Florida provides further classification of a dwelling that is rented for periods of less than one (1) month. Pursuant to Florida State Statute 509.242, declaring the use a "Vacation Rental," defines such use as any unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three (3) times in a calendar year for periods of less than 31 days or one (1) calendar month, whichever is less or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a "Vacation Rental" if the duration of stays are less than 31 days. The rental of a dwelling for periods at a minimum of 31 days, but less than six (6) months, is a "Dwelling Rental," but not a "Vacation Rental."

Table 1, below, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling & Vacation Rental Definitions

	Dwelling Rental	Vacation Rental
<i>Length of Stay</i>	Less than six (6) months	30 days or less
<i>Lodging Type(s)</i>	Non-Transient (more than 30 days)	Transient Lodging
<i>State License Requirement</i>	If rented 30 days or less (Vacation Rental)	Division of Hotels and Restaurants – Vacation Rental
<i>Public lodging establishment (ADA & Misc. Regulations)</i>	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Future Land Use & Zoning

The purpose and intent of the R-2 zoning district is designed mainly for areas of single-family dwellings with an average net density of less than five (5) units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards.

Parking

Pursuant to City Code Section 22-60 (d)b, motels, hotels, and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger.

Conditional Use

As stated in City Code Section 22-74, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation:

The proposed use presents the provision for short-term lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
4. There shall be a limitation of no more than no two (2) vehicles at the site.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.



Conditional Use – No New Construction

Property address or Location 1218 SOUTH 11th STREET, FORT PIERCE, FLORIDA 34950
 Parcel ID #(s) 2415-703-0063-000-7
 Project description _____

RAUL ARENAS
 Property Owner(s)
1218 SOUTH 11th STREET
 Street Address
FORT PIERCE, FLORIDA 34950
 City State Zip
772-708-4557
 Phone Number
RAULARENASNUMEZ@GMAIL.COM
 Email Address

MICHELLE LONGARZO, APPLICANT
 Applicant/Representative, Title, Company
715 SOUTH OCEAN DRIVE
 Street Address
HUTCHINSON ISLAND, FLORIDA 34949
 City State Zip
772-708-4557
 Phone Number
SLICEOFPARADISEFLORIDA@GMAIL.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.

Michelle L. Longarzo by proxy for Raul Arenas
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY ST LUCIE COUNTY
 The foregoing instrument was acknowledged before me this 21 day of MAY, 2020, by

_____ who is personally known to me or has produced

KNOWN BY ME as identification.

Loretta Dennis
 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
				Non-Contributing	None

Pre-Application Meeting Date _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Fees _____ Control # _____ B. Permit # _____



LORETTA DENNIS
 MY COMMISSION # FF 145332
 EXPIRES: September 20, 2018
 Bonded Thru Budget Notary Services

Intake Date Stamp

Property Identification

Site Address: 1218 S 11th ST
Parcel ID: 2415-703-0063-000-7
Account #: 24971
Map ID: 24/16N
Use Type: 0100
Zoning: SF Low Den
City/County: Fort Pierce

Ownership

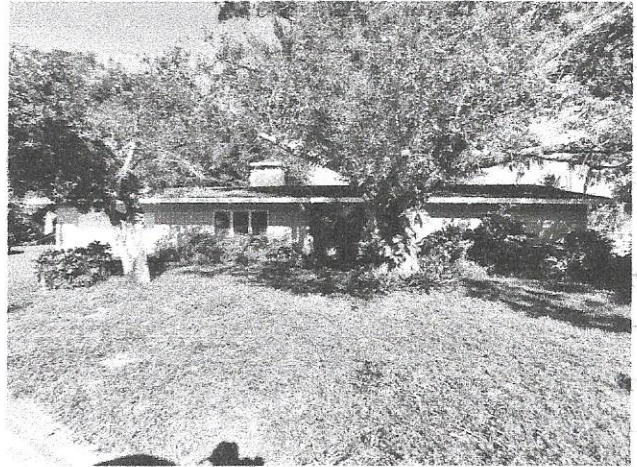
Raul N Arenas
1218 S 11th St
Fort Pierce, FL 34950

Legal Description

SUNRISE ESTATES BLK 4 LOT 9 (OR 3593-1457)

Current Values

Just/Market Value: \$139,000
Assessed Value: \$73,858
Exemptions: \$48,858
Taxable Value: \$25,000



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Total Areas

Finished/Under Air (SF): 2,573
Gross Sketched Area (SF): 3,339
Land Size (acres): 0.31
Land Size (SF): 13,356

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Sale History

Date: Dec 18, 2013
Book/Page: 3593 / 1457
Sale Code: 0001
Deed: WD
Grantor: Tzimenatos Michael
Price: \$68,500

Date: Sep 25, 2006
Book/Page: 2666 / 1636
Sale Code: XX01
Deed: QC
Grantor: Tzimenatos Sophie S
Price: \$120,000

Date: Nov 1, 1972
Book/Page: 0208 / 0366
Sale Code: XX00
Deed: CV

Grantor:

Price:

\$37,500

Building Information (1 of 1)

Finished Area: 2,573 SF

Gross Sketched Area: 3,339 SF

Exterior Data

View:
Building Type: HC
Grade: C
Story Height: 1 Story

Roof Cover: Dim Shingle
Year Built: 1958
Effective Year: 1970
No. Units: 1

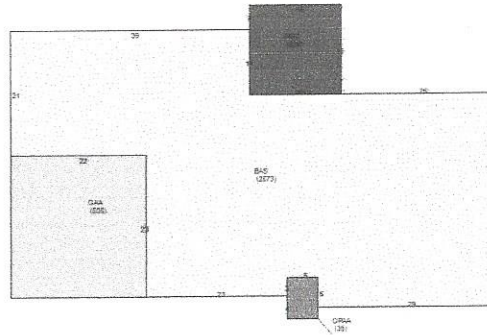
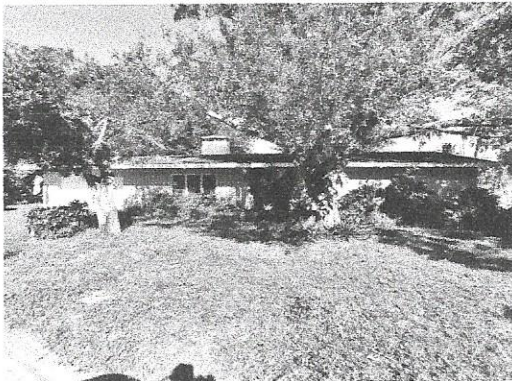
Roof Structure: Gable
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 3
Full Baths: 2
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FredHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 0%



Special Features and Yard Items

Type:
Quantity:
Units:
Year Built:

Driv-Concret
1
600
1958

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$118,600	2019	2014	0500	Homestead Exemption	\$25,000
Land:	\$20,400					

Just/Market:	\$139,000	Tax Year	Grant Year	Code	Description	Amount
Ag Credit:	\$0	2019	2014	0550	Homestead Exemption over \$50,000	\$23,858
Save Our Homes or 10% Cap:	\$65,142					
Assessed:	\$73,858					
Exemption(s):	\$48,858					
Taxable:	\$25,000					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$69.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Permits

Number:	0700000437
Issue Date:	May 21, 2007
Description:	Roof
Amount:	\$12,500
Fee:	\$125
Number:	0800000056
Issue Date:	Jul 24, 2008
Description:	Alterations/Remodeling
Amount:	\$5,300
Fee:	\$128
Number:	BP08-0055
Issue Date:	Apr 12, 2011
Description:	Alterations/Remodeling
Amount:	\$5,300
Fee:	\$129

Notice: This does not necessarily represent all the permits for this property.
 Click the following link to check for additional permit data in Fort Pierce

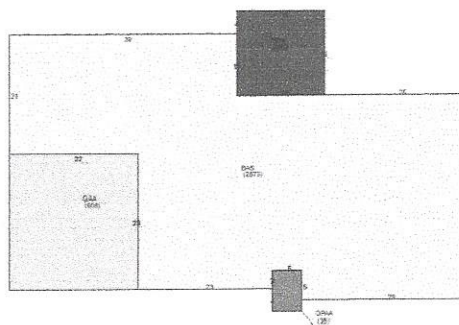
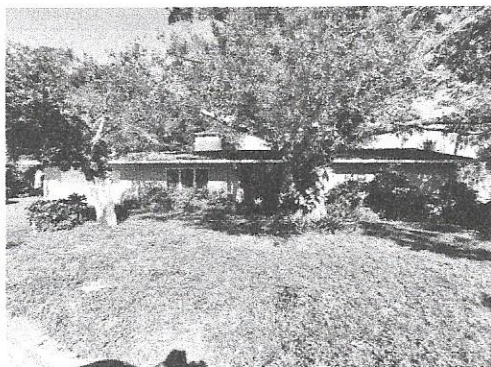
All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
 © Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.

Building Information

Finished Area: 2,573 SF
Gross Sketched Area: 3,339 SF

Building Type:	HC
Grade:	C
Year Built:	1958
Effective Year:	1970
No. Units:	1
Primary Wall:	CB Stucco
Secondary Wall:	
Roof Cover:	Dim Shingle
Roof Structure:	Gable
View:	
Frame:	
Story Height:	1 Story

Bedrooms:	3
Full Baths:	2
Half Baths:	0
Primary Int Wall:	Drywall
Primary Floors:	Carpet
Avg Hgt/Floor:	0
Heat Type:	FrodHotAir
Heat Fuel:	ELEC
Electric:	MAXIMUM
A/C %:	100%
Heated %:	100%
Int Sprinkler %:	0%



Property Identification

Site Address: 1218 S 11th ST
Parcel ID: 2415-703-0063-000-7
Account #: 24971
Map ID: 24/16N
Use Type: 0100
Zoning: SF Low Den
City/County: Fort Pierce

Ownership

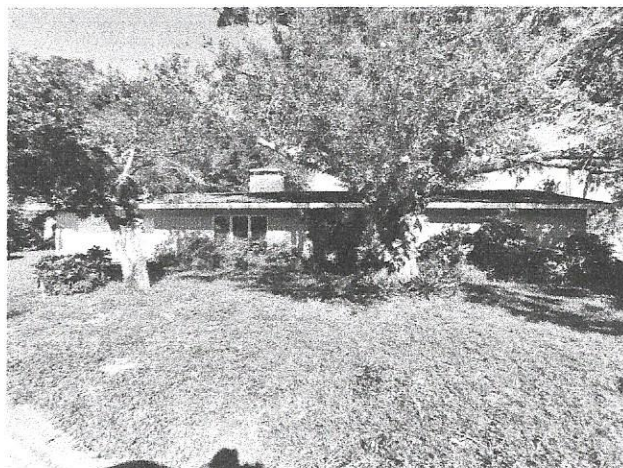
Raul N Arenas
1218 S 11th St
Fort Pierce, FL 34950

Legal Description

SUNRISE ESTATES BLK 4 LOT 9 (OR 3593-1457)

Current Values

Just/Market Value: \$139,000
Assessed Value: \$73,858
Exemptions: \$48,858
Taxable Value: \$25,000



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Total Areas

Finished/Under Air (SF): 2,573
Gross Sketched Area (SF): 3,339
Land Size (acres): 0.31
Land Size (SF): 13,356

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: [Download PDF](#)

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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Narrative of Property 1218 South 11th Street, Fort Pierce, Florida 34950:

- 1) Transient rentals from 2 days to 6 months to bring out of area Florida and interstate revenue to promote new tourism in Fort Pierce.
- 2) Register for DBPR, Florida Sales Tax, St. Lucie Business Tax Receipt. Register for Sunbiz, File for EIN # and Fort Pierce Business Tax Receipt.
- 3) Intent to rent with Air BNB, VRBO, Facebook Market Place, any other social media or form of advertising

Management of Property 1218 South 11th Street, Fort Pierce, Florida 34950:

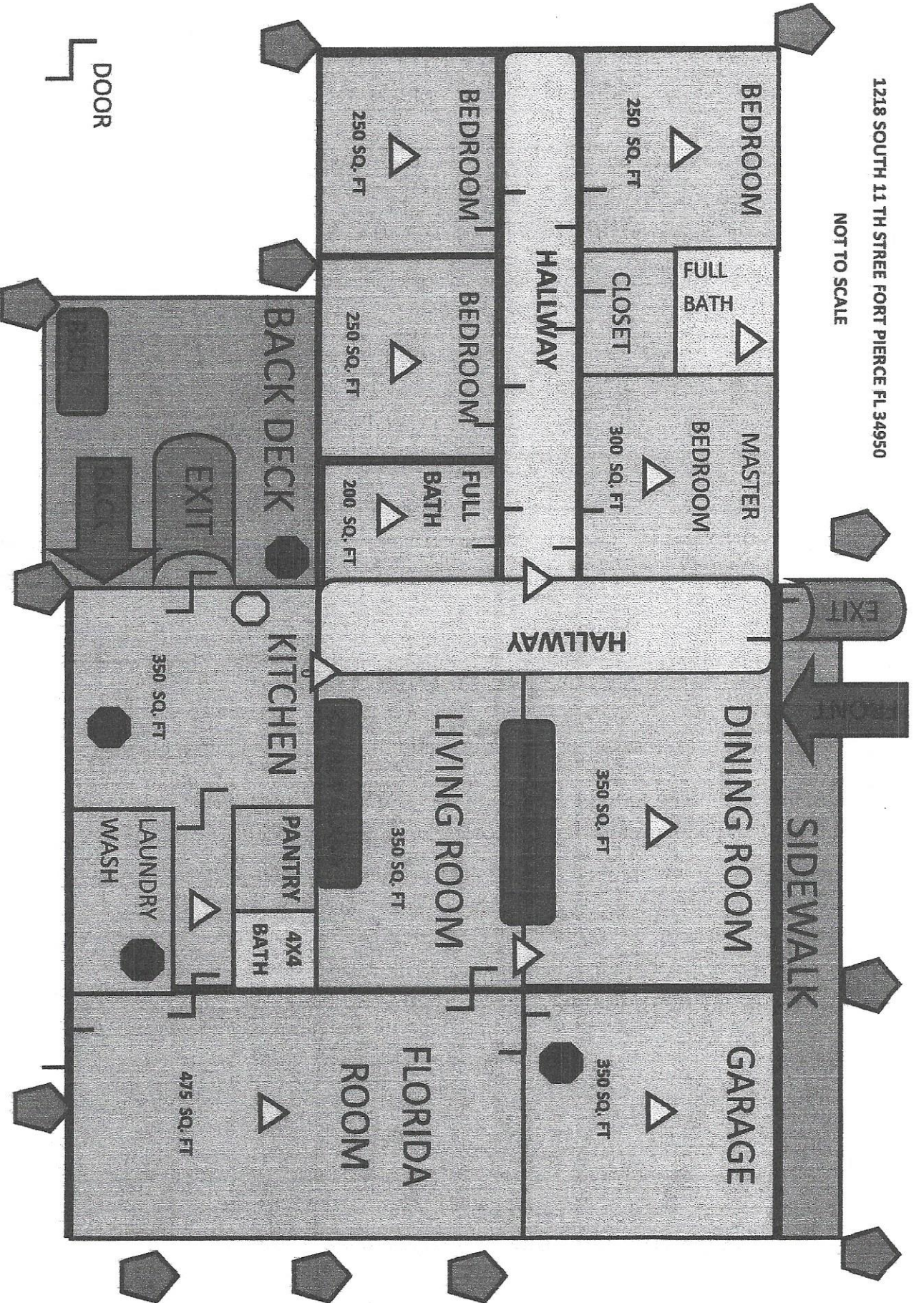
- 1) Provide direct customer service with 24/7 service available by Michelle Longarzo, phone or text 772-708-4557 and e-mail: sliceofparadiseflorida@gmail.com
- 2) Access to emergency contractors in plumbing, electrical and HVAC.
- 3) Maintain records of clientele, Name, address, contact number and e-mail.
- 4) Ensure all taxes are paid to the state and the county.
- 5) Provide clean linens, towels, dishware, glasses and beach towels.
- 6) Keep all appliances in clean and good working order.
- 7) Keep Heating & ventilation at minimum of 68 degrees Fahrenheit.
- 8) Maintain (1) locking device that cannot be opened by master key on the interior.
- 9) Maintain smoke alarms in every unit.
- 10) Maintain all electrical wires.
- 11) Maintain a fire extinguisher that is fully charged.
- 12) Maintain well lighted common areas.
- 13) Maintain notifications in the residence that all dishware is cleaned and sanitized by dishwasher only.
- 14) Maintain all areas odor free, clean and in good repair.
- 15) Keep all toxic chemicals labeled and properly stored.
- 16) Supply adequate potable water.
- 17) Protect ice machines from self-contamination.
- 18) Maintain the unit vermin free.
- 19) Maintain extermination throughout the unit bi-weekly.
- 20) Maintain Hot / Cold in every sink.
- 21) Removal of trash

RULES & REGULATIONS of 1218 South 11th Street, Fort Pierce, Florida 34950:

- Remove all trash and dispose of in the provided trash can
- Peaceful enjoyment of common areas at reasonable hours without excessive noise or music
- Pets need to remain in compliance with local leash and pet fecal disposal laws.
- Smoking is prohibited
- Park in the drive way
- Do not litter
- Do not leave air conditioning on with windows open.
- Return A/C to 77 Degrees when check out occurs.
- Do not remove any property belonging to house except beach towels, beach folding chairs, sand toys and umbrellas. The exception items need to be returned to the house with the sand washed of prior to entry.
- Do not give out copies of keys to any one other than registered guest.
- Do not disturb or harass local wildlife such as sea turtles, manatees and any other wildlife.
- It is unlawful to walk on the sand dunes only use designated walkways.
- No illegal drugs allowed on property.
- No toxic chemicals allowed on property.
- Follow all local and state laws.

1218 SOUTH 11 TH STREE FORT PIERCE FL 34950

NOT TO SCALE



7 IN 1 SENSOR

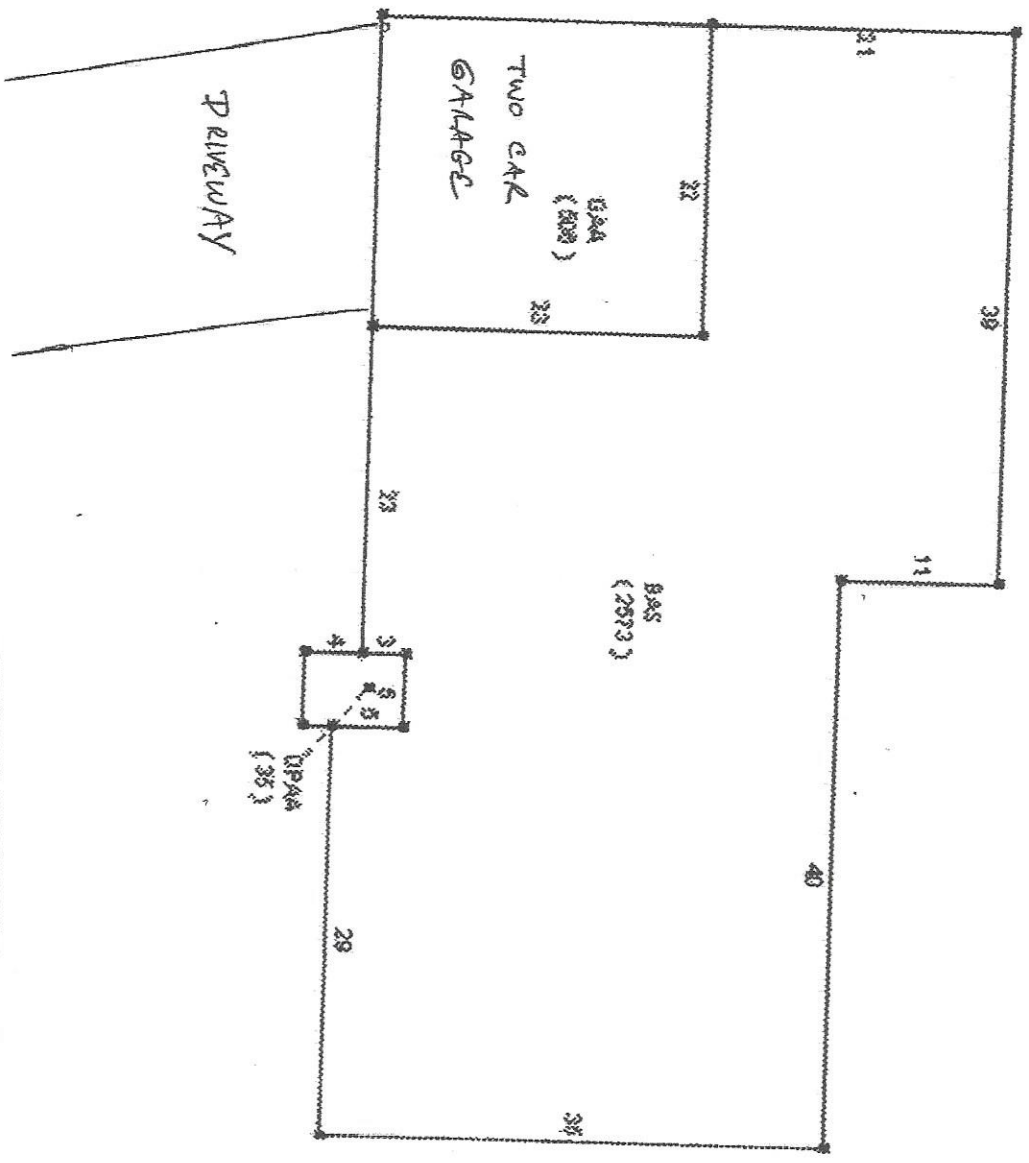
SMOKE ALARM

FIRE EXTINGUISHER

SECURITY LIGHT

RAUL ARENAS RESIDENCE
1218 S. 11th Street, Ft. Worth

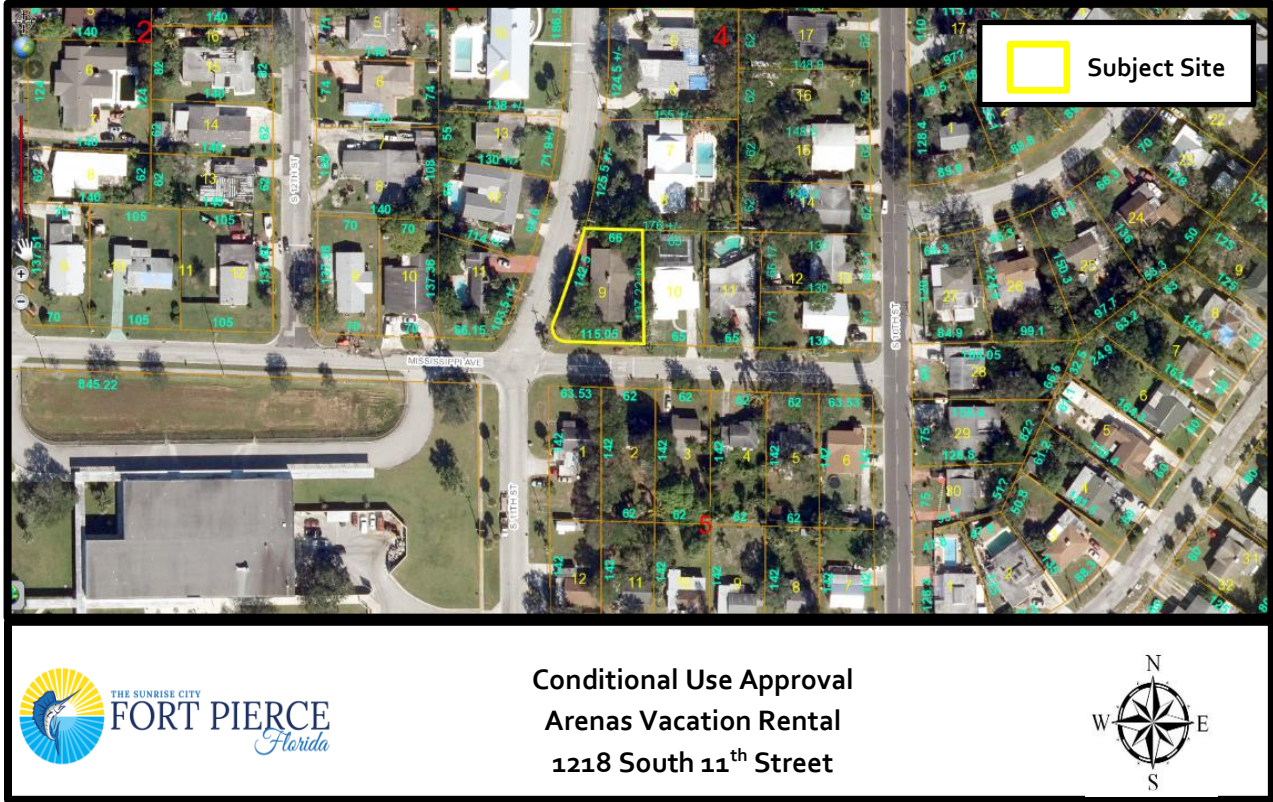
u/v



MISSISSIPPI AVENUE

11th Street

AERIAL MAP



FUTURE LAND USE MAP



Conditional Use Approval
Arenas Vacation Rental
1218 South 11th Street



ZONING MAP



Conditional Use Approval
Arenas Vacation Rental
1218 South 11th Street



June 18, 2020

Michelle Longarzo
Slice of Paradise
sliceofparadiseflorida@gmail.com

Subject: 1218 S. 11 Street TRC comments

Dear Michelle,

Below please find a summary of the comments for the City of Fort Pierce TRC meeting.

Fort Pierce Planning Department

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.
4. There shall be a limitation of no more than no two vehicles at the site.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.
6. Please note, the maximum occupancy of the home shall ensure compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit.

Fort Pierce Code Enforcement Division

1. Applicant will be required to have a State license, sales tax, tourism tax and a BTR issued by the City.

Fort Pierce Engineering Department

1. No comment.

Fort Pierce Building Department

1. Vacation rental properties, including transient rentals, shall be regulated through the DBPR, Florida Statute 509.242(c), Florida Administrative Code 61A-43 and will be amended by any future legislation or directives from the State of Florida.
2. A change of use may be required if converting to a transient use (rental for 30 days or less), which may trigger the requirements of the Florida Accessibility Code.

3. The requirement for fire sprinklers will be enforced by the Fire Marshall per chapter 633 of the National Fire Prevention Code. All vacation rental properties shall comply with the minimum safety requirements found in DBPR Form HR 5025-753.

Fort Pierce Police Department

1. No comment.

Fort Pierce Utility Authority

W/WW Engineering:

1. Approved as Noted: Location is an existing water and wastewater customer. If fire protection is required, the utilization of a stand-alone system is required.

Electric & Gas Engineering:

1. No comment.

St. Lucie County Public Works

1. No comment.



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED

JUN 10 2020

CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 6.11.20
Property Address: Arenas Vacation Rental - 1218 S 11th St. Conditional Use

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
4. Means of egress is required.
5. Means of ingress is required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- to include a signed and sealed Life Safety Plan
- to include a signed and sealed detailed comprehensive building plan.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Building Permit required.
11. Signed and sealed construction drawings required.
12. Will need to meet the Fire Code.
13. Sprinkler system is required.
14. Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature [Signature] Date: 6/9/20



THE SUNRISE CITY

FORT PIERCE

ENGINEERING
DEPARTMENT

Florida

TO : Jennifer Hofmeister, Planning Director

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

**RE : Arenas Vacation Rental – 1218 S. 11th Street
Conditional Use Application - TRC No. 20-04000007**

DATE : June 17, 2020

This is to advise you that we have completed the review of the following documents as received by this office on June 9, 2020:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Application | <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

Recommend Do Not Recommend

Conditional Use Building Permit 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.

No comments

JRA/VB/vb

Q:\ENGINEERING\Site Development Projects\Addresses\1218 S. 11th\CU\Submittal No. 1 - 060920\CU Approval - 061720.docx



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

June 18, 2020

TECHNICAL REVIEW PROJECT # 20-04000007

Conditional Use – Arenas Vacation Rental – 1218 S. 11th Street

Comments

FPUA W/WW Engineering: Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated “stand-alone” fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required.

FPUA Electric & Gas Engineering: No comment



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com



Meeting Date: 07/14/2020

Information

REQUESTED ACTION

Subdivision - Replat of Magnolia Square Townhouse Tract

LOCATION

Location(s):

Madison Square Lane

Liberty Square Way, Franklin Square Lane, and 3334

Fort Pierce, Florida 34982

Parcel ID:

2428-703-0111-000-9,

2428-703-0114-000-0,

2428-703-0116-000-4,

2428-703-0119-000-5,

2428-703-0122-000-9,

2428-703-0125-000-0,

2428-703-0109-000-2, 2428-703-0110-000-2,

2428-703-0112-000-6, 2428-703-0113-000-3,

24-28-703-0015-000-6, 2428-703-0115-000-7,

2428-703-0117-000-1, 2428-703-0118-000-8,

2428-703-0120-000-5, 2428-703-0121-000-2,

2428-703-0123-000-6, 2428-703-0124-000-3,

2428-703-0126-000-7

RESPONSIBLE STAFF

Jennifer Hofmeister, AICP, LCAM
Planning Director

RECOMMENDATION

Approval with one (1) condition.

Attachments

staff report

application packet

Aerial Map

Future Land Use Map

Zoning Map

TRC packet


Form Review

Form Started By: Jennifer Hofmeister
Final Approval Date: 07/07/2020

Started On: 07/07/2020 01:59 PM



TO: Members of the Fort Pierce Planning Board

FROM: Jennifer Hofmeister, AICP, LCAM, Planning Director 

RE: Application for Replat of the Magnolia Square Subdivision – Replat of Magnolia Square Townhouse Tract together with Buildings C, D, and E (Plat Book 51, Page 26). New boundaries for former Buildings C, D, and E. Creating lots 1-16. (20-09000001)

BOARD DATE: July 14, 2020

STAFF REPORT

Property Owner: Lally Development, Inc.
3501 West Colonial Drive
Orlando, Florida 32808

Applicant: Tim Foster, Vice President
Caulfield & Wheeler, Inc.
7900 Glades Road
Boca Raton, Florida 33434

Location(s): Liberty Square Way, Franklin Square Lane, and 3334 Madison Square Lane
Fort Pierce, Florida 34982

Parcel ID: 2428-703-0109-000-2, 2428-703-0110-000-2, 2428-703-0111-000-9,
2428-703-0112-000-6, 2428-703-0113-000-3, 2428-703-0114-000-0,
24-28-703-0015-000-6, 2428-703-0115-000-7, 2428-703-0116-000-4,
2428-703-0117-000-1, 2428-703-0118-000-8, 2428-703-0119-000-5,
2428-703-0120-000-5, 2428-703-0121-000-2, 2428-703-0122-000-9,
2428-703-0123-000-6, 2428-703-0124-000-3, 2428-703-0125-000-0,
2428-703-0126-000-7

Future Land Use: Residential Low (RL)

Zoning: Planned Development (PD)

Surrounding FLU:	North	East	South	West
	St. Lucie County (SLC) (Residential Medium (RM))	Residential Medium (RM) and SLC RM	Institutional (Inst) and SLC RU	(RM)

Surrounding Zoning:	North	East	South	West
	SLC RM-9	Light Industrial (I-1) And R-3 and SLC RM-9	R-1 and SLC RS-4	R-2

Parcel Acreage: 2.48 Acres

Utilities: Fort Pierce Utilities Authority - water and wastewater utilities.
Florida Power and Light - electric service area.

Staff Analysis:

Request

The applicant is requesting the review and approval of a Replat of the Townhouse Tract of Buildings C, D, and E for the Magnolia Square subdivision with the following legal description:

A PORTION OF TOWNHOUSE TRACT, MAGNOLIA SQUARE, AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE TOWNHOUSE TRACT, TOGETHER WITH BUILDING "C", BUILDING "D", AND BUILDING "E", LESS, BUILDING "A", BUILDING "B", BUILDING "F", BUILDING "G", BUILDING "H" AND BUILDING "I" OF MAGNOLIA SQUARE, AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

The Magnolia subdivision was originally approved in May 2003 consisting of both single-family lots and multi-family townhomes. Amenities include over seven (7) acres of common open space devoted to sports and fitness activities. Access is provided at two (2) entrances from Sunrise Boulevard.

The subject petition will subdivide 10 townhouse lots located in the approved Building C into eight (8) lots, thereby losing two (2) units and making it consistent with the other townhouse buildings onsite. Staff has reviewed the application in accordance with Chapter 18 - Subdivisions and Chapter 22 - Zoning.

Technical Review Committee

All affected departments have reviewed the proposed Replat with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Planning Board Review

The Planning Board shall consider whether the following standards have been met in its review of the application:

- (1) Adequate vehicular access and traffic circulation to each lot in the proposed subdivision.

The proposed Replat has no effect on the previously approved vehicular access and traffic circulation of the Magnolia Square subdivision.

- (2) The adopted Level of Service (LOS) standards in the comprehensive plan are not adversely impacted by the proposed plat. If such standards are negatively affected that appropriate mitigation plans as described in this chapter are also included in the proposed plat.

The City of Fort Pierce Engineering Department and Northstar Geomatics have both reviewed this plat and have determined that the adopted Level of Service (LOS) standards in the comprehensive plan are not adversely impacted by this proposed plat.

- (3) That other applicable comprehensive plan policies are addressed by the proposed plat.

The City of Fort Pierce Engineering Department and Northstar Geomatics have both reviewed this plat and have determined that all applicable comprehensive plan policies are addressed by the proposed plat.

Staff Recommendation

The Replat meets the above standards of the City's land development code and Comprehensive Plan. Therefore, Staff recommends the City Commission **APPROVE** the standard request with the following one (1) Condition of Approval:

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.



Subdivision

Property address or Location Magnolia Square- Liberty Square Way, Franklin Square LN, & 3334 Madison Square LN Fort Pierce, FL 34982

Parcel ID #(s) See attached

Project description Re-Plat of Magnolia Square (Plat Book 51, Page 28). New boundaries for 18 lots for buildings C, D, and E.

LALLY DEVELOPMENT, INC

Property Owner(s)

See Attached

Street Address

City

State

Zip

Phone Number

Email Address

SUNVEER@OUTLOOK.COM

Applicant/Representative, Title, Company

Tim Foster, Vice President, Caulfield & Wheeler Inc.

Street Address

7900 Glades Road

City

Boca Raton

State

FL

Zip

33434

Phone Number

561-392-1991

Email Address

tim@cwiassoc.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.

Tim Foster **PRESIDENT LALLY DEVELOPMENT INC**

Property Owner(s) Signature(s)

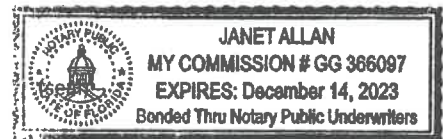
STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 29 day of January, 2020, by

_____ who is personally known to me or has produced

_____ as identification.

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 _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Fees _____ Control # _____ B. Permit # _____



Intake Date Stamp

SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- A copy of the deed
- Concurrence application, complete
- Complete, notarized application
- Signed and sealed survey

SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- Street construction plans
- Water & Sewer system construction plans
- Stormwater Retention plans
- Electric Infrastructure plans
- Gas Infrastructure plans
- Complete, notarized application

SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application
- Signed and sealed survey

SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
 - proposed lots, including acreage, square footage, & dimensions.
 - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

PURSUANT TO THE ISSUANCE OF TITLE INSURANCE
THIS INSTRUMENT PREPARED BY AND RETURN TO:

Aaron Kopczyk
Southeast Professional Title, LLC
151 Southhall Lane, Ste. 230
Maitland, FL 32751

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 24 day of **February, 2015** by **James H. Benson II**, whose post office address is **5621 Chipola Circle, Orlando, FL 32839** herein called the Grantor, to **Lally Development, Inc., a Florida Corporation**, whose post office address is **3501 West Colonial Drive, Orlando, Florida 32808**, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in St. Lucie County, State of Florida, viz.:

Parcel 1:

Lots 19, 20, 22, 23, 25, 26, 28, 30, 31, 32, 33, 34, 35, 36, 43, 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 72, 74, 75, 76, MAGNOLIA SQUARE, according to the plat thereof as recorded in Plat Book 51, Pages 26-30, amended pursuant to that Surveyor's Affidavit dated May 15, 2006 recorded in O.R. Book 2463, Page 372, all of the Public Records of St. Lucie County, Florida.

And

Parcel 2:

Lots 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, MAGNOLIA SQUARE, according to the plat thereof as recorded in Plat Book 51, Pages 26-30, amended pursuant to that Surveyor's Affidavit dated May 15, 2006 recorded in O.R. Book 2463, Page 372, all of the Public Records of St. Lucie County, Florida.

This is not now, nor ever has been the constitutional homestead property of the Grantor.

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.

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

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

AND, the Grantor hereby covenants with said 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 said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

File No: 15-0235

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

Witness #1 Signature

[Handwritten Signature]

James H. Benson II

Aaron Kopczyk

Witness #1 Printed Name

[Handwritten Signature]

Witness #2 Signature

[Handwritten Signature]

Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 24 day of February, 2015 by James H. Benson II who is personally known to me or has produced FLORIDA DRIVERS LICENSE as identification.

SEAL



My Commission Expires:

[Handwritten Signature]

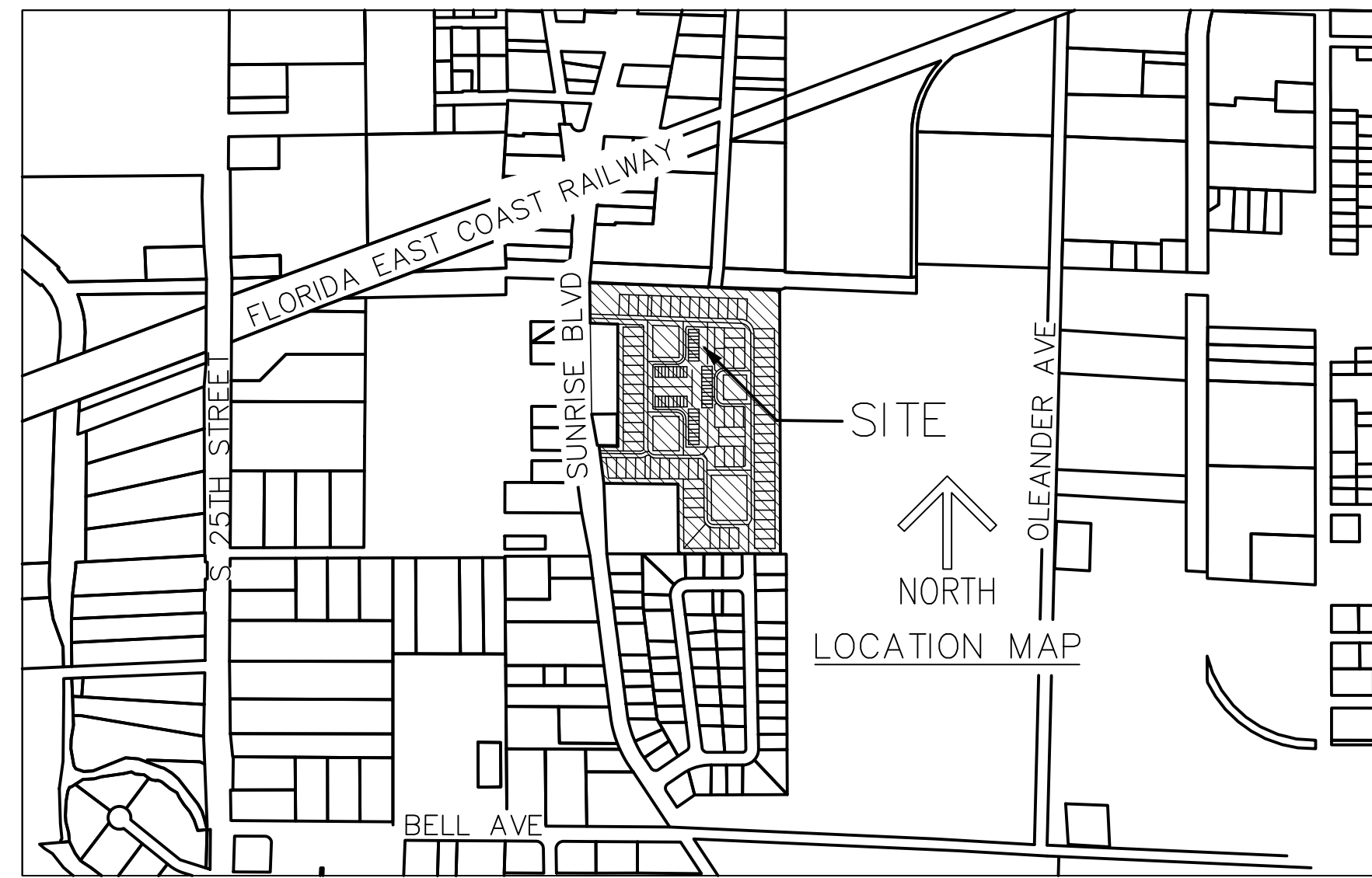
Notary Public **Aaron Kopczyk**

Printed Notary Name

BOUNDARY SURVEY

MAGNOLIA SQUARE TOWNHOUSE TRACT

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA,



TITLE VESTED IN: LALLY DEVELOPMENT, INC., A FLORIDA CORPORATION

BEING THE SAME PROPERTY CONVEYED TO LALLY DEVELOPMENT, INC., A FLORIDA CORPORATION, BY VIRTUE OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3726, PAGE 1307, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE FOLLOWING IS A PARTIAL LIST OF EXCEPTIONS WHICH CORRESPOND TO THE EXCEPTIONS CONTAINED IN THE REPORT OF TITLE BY NVR SETTLEMENT SERVICES OF MARYLAND INC., WITH AN EFFECTIVE DATE OF 2/26/2020

DESCRIPTION:

A PORTION OF TOWNHOUSE TRACT, MAGNOLIA SQUARE, AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOWNHOUSE TRACT, LESS BUILDING "A", BUILDING "B", BUILDING "F", BUILDING "G", BUILDING "H" AND BUILDING "I" OF MAGNOLIA SQUARE, AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 93,554 SQUARE FEET, 2.148 ACRES, MORE OR LESS.

TITLE MATTERS:

- Declaration of Covenants, Restrictions and Easements for Magnolia Square recorded January 6, 2006 in Official Records Book 2456, page 2190, of the Public Records of St Lucie County, Florida together with all amendments thereto, which provide for but not limited to charges and/or assessment fees of the Public Records of St Lucie County, Florida.
AFFECTS
- First Amendment to the Declaration of Covenants, Restrictions and Easements for Magnolia Square recorded January 17, 2006 in Official Records Book 2463, page 372, of the Public Records of St Lucie County, Florida.
AFFECTS
- Declaration of Party Facilities for Magnolia Square recorded May 4, 2006 in Official Records Book 2552, page 2441, of the Public Records of St. Lucie County, Florida.
AFFECTS
- Second Amendment to the Declaration of Covenants, Restrictions and Easements for Magnolia Square recorded April 5, 2011 in Official Records Book 3282, page 626, of the Public Records of St Lucie County, Florida.
AFFECTS
- Third Amendment to the Declaration of Covenants, Restrictions and Easements for Magnolia Square recorded September 30, 2011 in Official Records Book 3328, page 932, of the Public Records of St Lucie County, Florida.
AFFECTS
- Assignment and Assumption of Development Rights and Declarant's Rights and Obligations Agreement from The Sandpiper Group, LLC to BRI 3, LLC recorded August 21, 2012 in Official Records Book 3423, Page 1282, of the Public Records of St Lucie County, Florida.
AFFECTS
- Quit Claim Assignment of Declarant Rights from BRI 3, LLC to James H. Benson, II recorded March 16, 2015 in Official Records Book 3725, page 722 of the Public Records of St Lucie County, Florida.
AFFECTS

EASEMENTS, RIGHTS OF WAYS AND OTHER EXCEPTIONS:

- Drainage Easement in favor of St. Lucie County recorded July 23, 1964 in Official Records Book 94, page 432 and 433, of the Public Records of St Lucie County, Florida.
DOCUMENT NOT SUPPLIED
- Ordinance by City of Fort Pierce recorded in Official Records Book 2919, page 2 of the Public Records of St Lucie County, Florida.
AFFECTS-NO PLOTTABLE ITEMS
- Notice of Waste/Wastewater Supply Agreement recorded in Official Records Book 3117, page 2770, of the Public Records of St Lucie County, Florida.
AFFECTS-NO PLOTTABLE ITEMS
- Development Agreement dated March 5, 2018 by and between Lally Development, Incorporated and the City of Ft. Pierce, Florida, recorded on March 8, 2018 in Official Records Book 4106, page 995, of the Public Records of St Lucie County, Florida.
AFFECTS-NO PLOTTABLE ITEMS

PLATS:

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MARAVILLA HEIGHTS recorded in Plat Book 51, page 1, of the Public Records of St. Lucie County, Florida.
RE-PLATTED AS MAGNOLIA SQUARE
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAGNOLIA SQUARE recorded in Plat Book 51, pages 26 through 30 and amended by surveyors affidavit recorded in Official Records Book 2633, Page 2982 and rerecorded in Book 2634, page 1607, all of the Public Records of St. Lucie County, Florida.
AFFECTS-PLOTTED
- Partial Release and Modification of platted utility easement recorded in Official Records Book 2470, page 1378, of the Public Records of St Lucie County, Florida.
AFFECTS-PLOTTED

INDEX:

- SHEET 1: COVER SHEET
- SHEET 2: ALTA/NSPS LAND TITLE SURVEY

NOTES

- SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
- BEARINGS SHOWN HEREON ARE RELATIVE TO NORTH LINE OF TOWNHOUSE TRACT, SAID NORTH LINE HAVING A GRID BEARING OF NORTH 88°01'52"WEST. BEARINGS ARE BASED ON GPS MEASUREMENTS, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT.
- THE DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- IMPROVEMENTS NOT LOCATED AT THE REQUEST OF THE CLIENT.
- FLOOD ZONE: "X"; FIRM MAP NO. 12111C(188)(189)J, COMMUNITY NO. 120286; DATED: FEBRUARY 16, 2012.
- THERE ARE NOT GAPS, GORES OR HIATUSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.

CERTIFIED TO:

LALLY DEVELOPMENT, INC., A FLORIDA CORPORATION.
NVR SETTLEMENT SERVICES OF MARYLAND INC.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED ALTA/NSPS LAND TITLE SURVEY OF THE HEREOF DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON MARCH 3, 2020. I FURTHER CERTIFY THAT THIS ALTA/NSPS LAND TITLE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

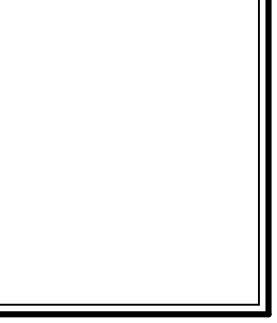
[Signature]
RONNIE L. FURNISS, PSM
PROFESSIONAL SURVEYOR & MAPPER #6272
STATE OF FLORIDA - LB #3591

MINOR DRAFTING REVISION DUE TO CITY OF FORT PIERCE REVIEW	07/01/2020	RLF	BY
REVISIONS	DATE		
FILE NAME - 8116-SUR			

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

MAGNOLIA SQUARE TOWNHOUSE TRACT
BOUNDARY SURVEY

DATE 03/18/2020
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN



JOB # 8116
SHT. NO. 1
OF 2 SHEETS



MAGNOLIA TOWNHOMES

A REPLAT OF A PORTION OF MAGNOLIA SQUARE AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

CLERK OF CIRCUIT COURT:
STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2020.

JOSEPH E. SMITH
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MAGNOLIA SQUARE OF FT. PIERCE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA, A NOT-FOR-PROFIT CORPORATION, AND LALLY DEVELOPMENT INC., A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "MAGOLIA TOWNHOMES" BEING A PORTION OF TOWNHOUSE TRACT, MAGNOLIA SQUARE, AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE TOWNHOUSE TRACT, TOGETHER WITH BUILDING "C", BUILDING "D", AND BUILDING "E", LESS, BUILDING "A", BUILDING "B", BUILDING "F", BUILDING "G", BUILDING "H" AND BUILDING "I" OF MAGNOLIA SQUARE, AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 93,554 SQUARE FEET, 2.148 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A IS RESERVED FOR THE OWNER, THEIR SUCCESSORS AND ASSIGNS.
- THE UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS UE, ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE FACILITIES. SUCH UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, SUCH CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. LANDS ENCUMBERED BY SUCH EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE.

WITNESS: _____
MAGNOLIA SQUARE OF FT. PIERCE HOMEOWNERS' ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION

WITNESS: _____
BY: _____
PRESIDENT

PRESIDENT: SUNVEER LALLY
PRINT NAME

WITNESS: _____
LALLY DEVELOPMENT INC.,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
BY: _____
PRESIDENT

PRESIDENT: JASVINDER LALLY
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, BY SUNVEER LALLY, PRESIDENT, ON BEHALF OF MAGNOLIA SQUARE OF FT. PIERCE HOMEOWNERS' ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE LIMITED NOT-FOR-PROFIT CORPORATION, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COMMISSION NUMBER: _____
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, BY JASVINDER LALLY, PRESIDENT, ON BEHALF OF LALLY DEVELOPMENT INC., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COMMISSION NUMBER: _____
PRINT NAME

SURVEYORS REVIEW CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2020.

BY: _____

GREGORY S. FLEMING, PSM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. 4350

PLANNING AND ZONING APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE PD ZONING DISTRICT, AS SET FORTH IN SECTION 22.31 OF THE CITY OF FORT PIERCE DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2020.

PRINT NAME: JENNIFER HOFMEISTER

BY: _____
JENNIFER HOFMEISTER, AICP, LCAM
PLANNING DIRECTOR
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

CITY ATTORNEY:

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2020.

PRINT NAME _____

BY: _____
PETER J. SWEENEY
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE:

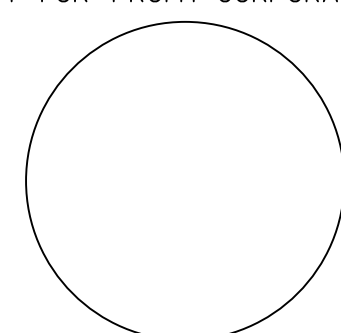
STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2020.

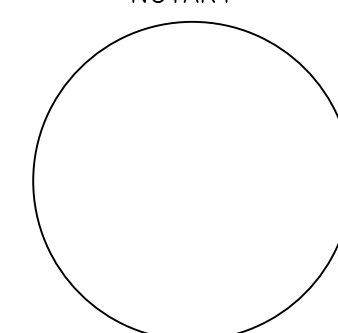
FORT PIERCE CITY COMMISSION

BY: _____
CITY CLERK: LINDA COX

MAGNOLIA SQUARE OF FT.
PIERCE HOMEOWNERS'
ASSOCIATION, INC., A
NOT-FOR-PROFIT CORPORATION



MAGNOLIA SQUARE OF FT.
PIERCE HOMEOWNERS'
ASSOCIATION, INC., A
NOT-FOR-PROFIT CORPORATION
NOTARY



TITLE CERTIFICATION:

I, _____ A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2020,

1. RECORD TITLE TO THE LANDS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF LALLY DEVELOPMENT, INC., A FLORIDA CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
A) NONE

3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED: THIS _____ DAY OF _____, 2020.

ATTORNEY

FLORIDA BAR NO.: _____

SURVEY NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO NORTH LINE OF TOWNHOUSE TRACT, SAID NORTH LINE HAVING A GRID BEARING OF NORTH 88°01'52" WEST. BEARINGS ARE BASED ON GPS MEASUREMENTS, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.

CERTIFICATE OF SURVEYOR AND MAPPER:

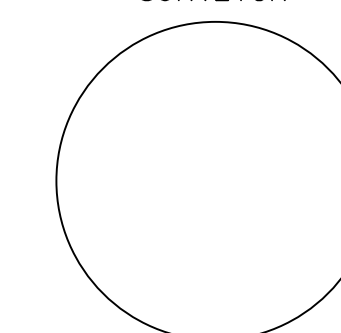
I, RONNIE L. FURNISS, HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA.

DATED: _____

BY: _____
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR AND MAPPER #6272
STATE OF FLORIDA

CAULFIELD AND WHEELER, INC
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
(561-392-1991)
CERTIFICATION OF AUTHORIZATION NO. LB 3591

SURVEYOR



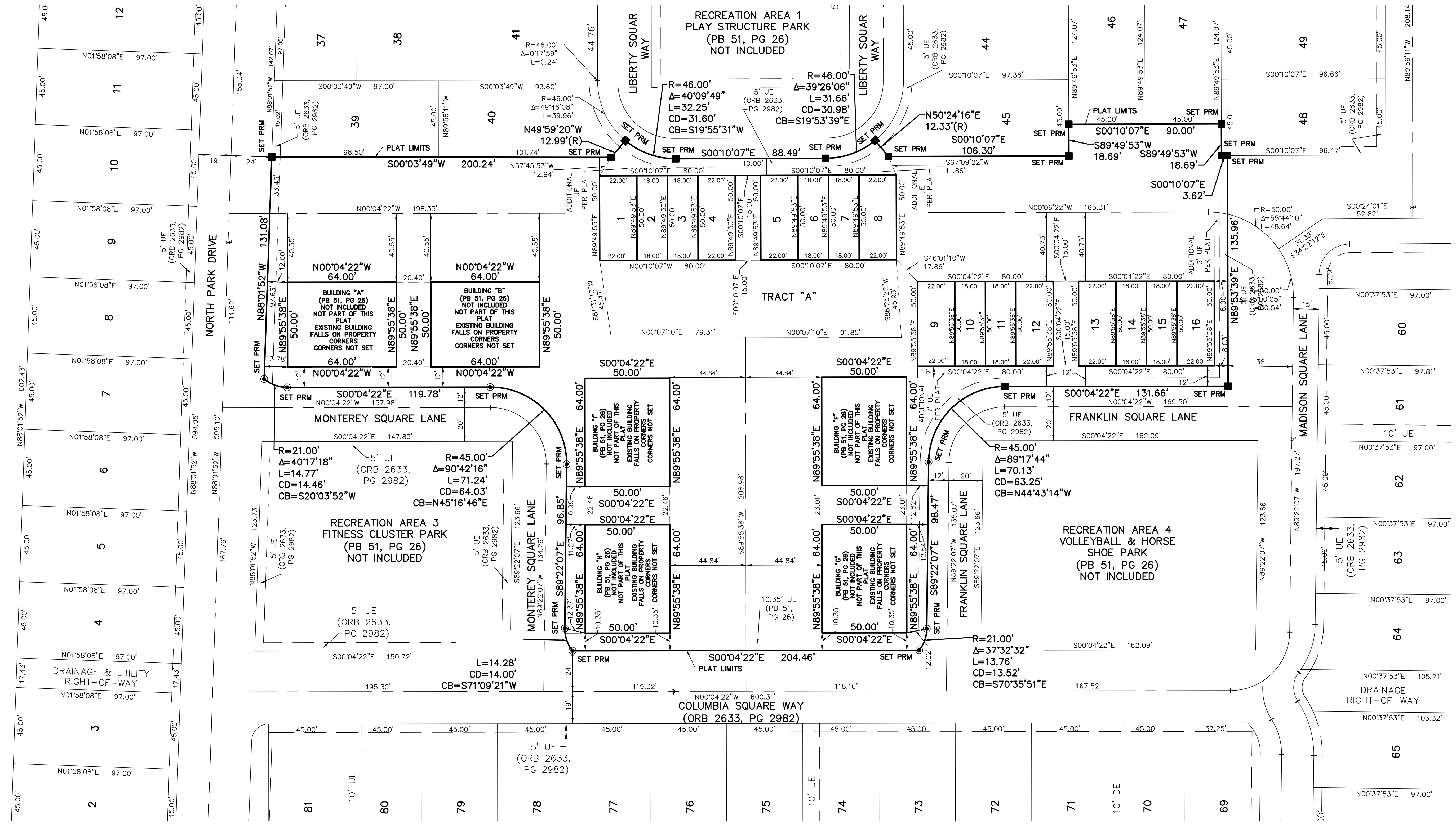
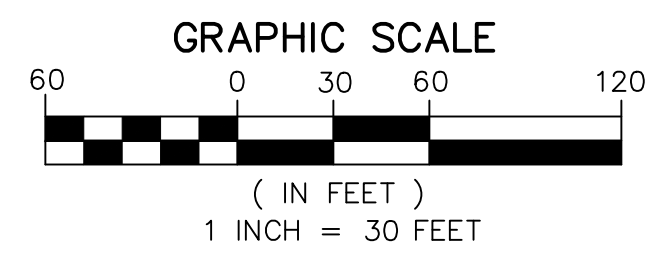
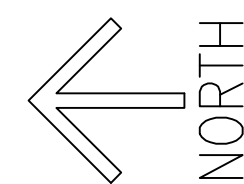
MAGNOLIA TOWNHOMES

A REPLAT OF A PORTION OF MAGNOLIA SQUARE
AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF
THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,
LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

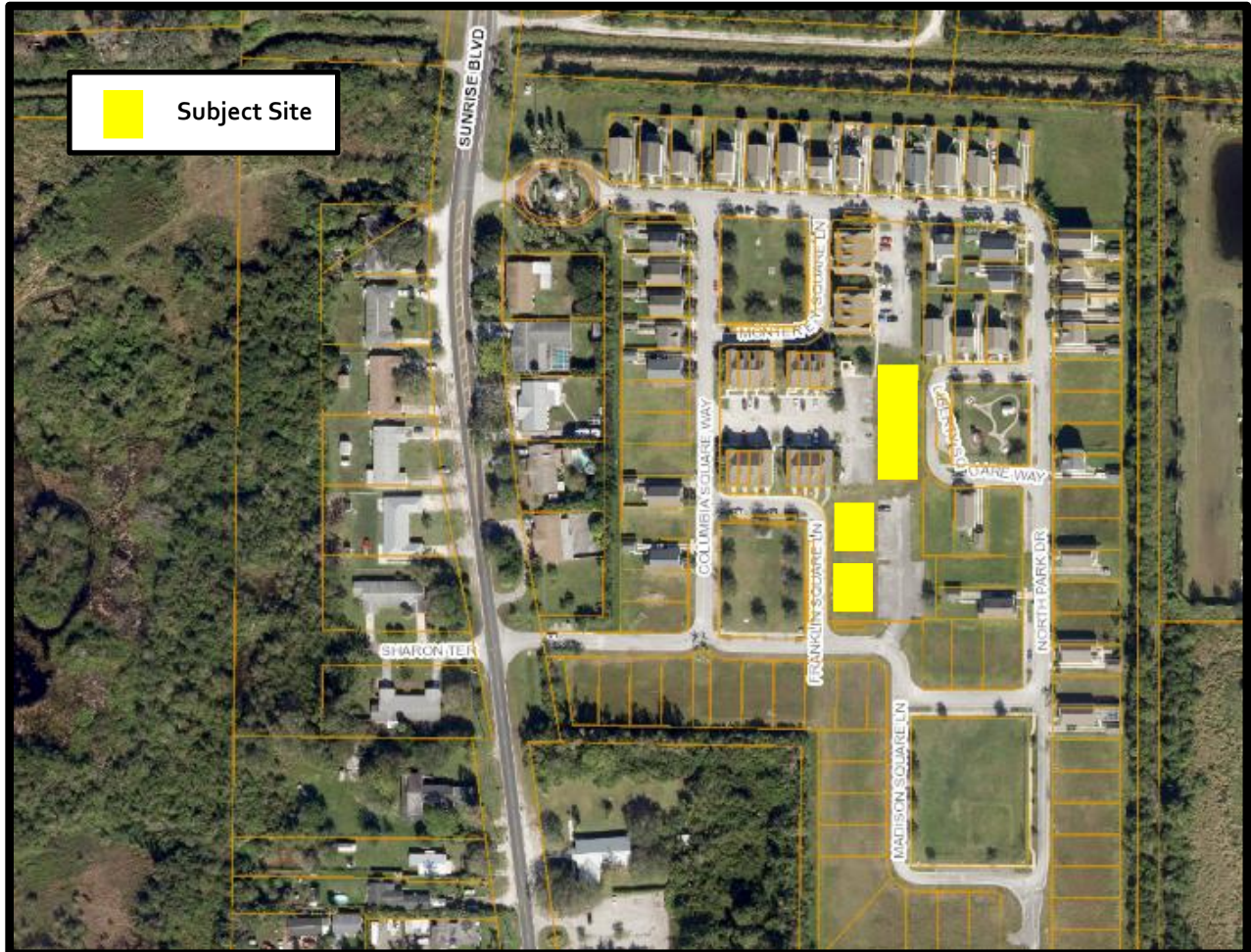
THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

LEGEND/ABBREVIATIONS

- ☐ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- L - ARC LENGTH
- LAE - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- LBE - LANDSCAPE BUFFER EASEMENT
- LSE - LIFT STATION EASEMENT
- O.R.B. - OFFICIAL RECORD BOOK
- P.P.A.E. - PERPETUAL PUBLIC ACCESS EASEMENT
- R - RADIUS
- (R) - INDICATES RADIAL LINE
- RBE - ROADWAY BUFFER EASEMENT
- SF - SQUARE FEET
- SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
- UE - UTILITY EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
SET 4"x4" CONC MON AND DISK STAMPED
"C&W PRM LB 3591"
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
SET NAIL AND DISK STAMPED
"C&W PRM LB 3591"



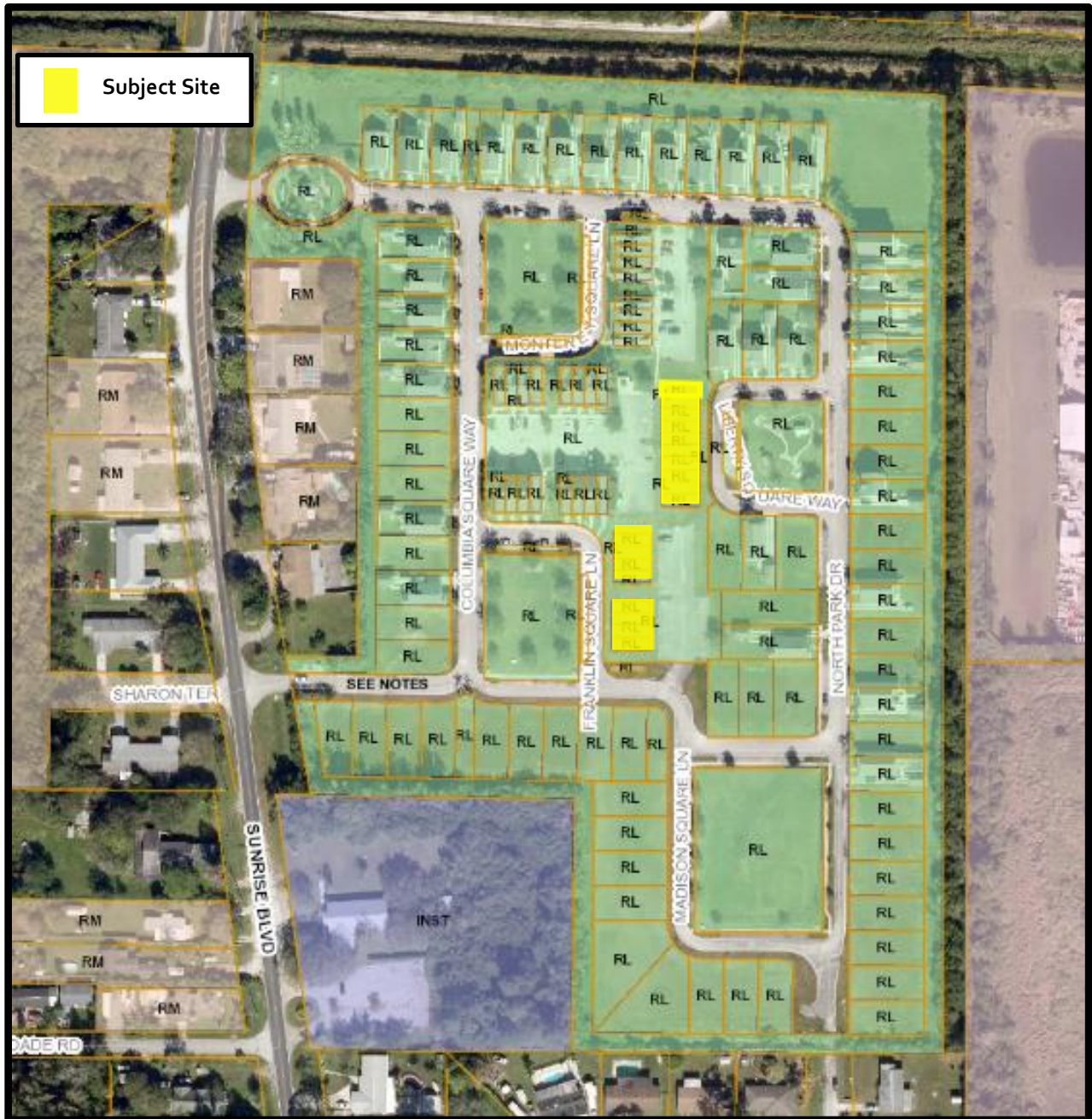
AERIAL MAP



Replat of Magnolia Square Subdivision
Townhouse Tract
Creating lots 1-16



FUTURE LAND USE MAP



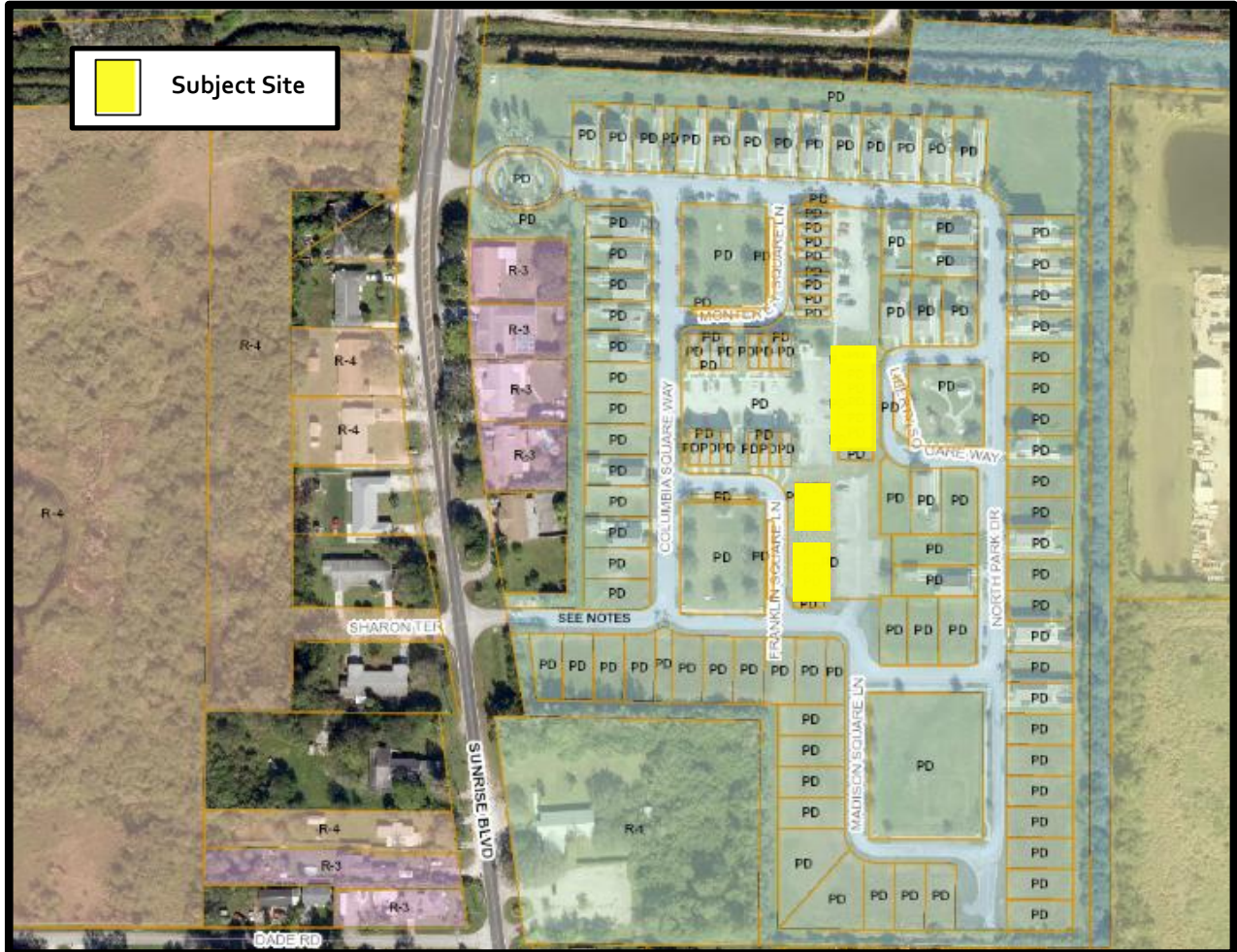
 Subject Site



Replat of Magnolia Square Subdivision
Townhouse Tract
Creating lots 1-16



ZONING MAP



Replat of Magnolia Square Subdivision
Townhouse Tract
Creating lots 1-16





April 14, 2020

Tim Foster, Vice President
Caulfield & Wheeler, Inc.
7900 Glades Road
Boca Raton, FL 33434

Subject: Magnolia Square Minor Replat Technical Review Committee (TRC) Comments for April 16, 2020 conference call

Dear Mr. Foster,

Below please find a summary of the comments from the City of Fort Pierce TRC members. The original comments are attached to this document.

Fort Pierce Planning Department

1. Please provide more detail in the project description.
2. Please label Buildings C, D, and E.
3. Please label Unit 10 on one of the buildings that is missing a unit number.

Fort Pierce Engineering Department

1. Please make the following modifications to the submitted plat:
 - a. Sheet 1 of 2 – Planning and Zoning Approval – add the zoning district, add the Director of Planning’s name to the signature block, and remove St. Lucie County designations.
 - b. Sheet 1 of 2 – Survey Notes – revise reference from the “county” to the “city” under note number 1.
 - c. Sheet 1 of 2 – Survey Notes – remove “excluding water and sewer” under note number 2.
 - d. Sheet 2 of 2 – Add designation of lot number to Lot 10.
 - e. Sheet 2 of 2 – The original recorded plat provided 12’ utility easements, yet this plat identifies the easements as 5’, revise accordingly.
 - f. Sheet 2 of 2 – Identify the 10’ as a utility easement along the east side of lots 1 thru 10.
 - g. Sheet 2 of 2 Please revise “Tract A” to “Townhouse Tract” so as to coincide with the legal description shown of Sheet 1 of 2.
 - h. H. Sheet 2 of 2 – Revise the bearing f the southwest property line of Lot 45 to 50-24’16” in order to conform with the original bearing shown on the recorded plat.
2. Future comments may be forthcoming upon the completion of the review by the City’s reviewing surveyor, NorthStar Geometrics. As previously requested, please remit payment of the attached invoice directly to NorthStar in order to initiate review.

NorthStar

1. See attached redlined plat.

Fort Pierce Police Department

1. No comments at this time.

Fort Pierce Utility Authority

1. W/WW Engineering: Approved - The proposed replat shows no impact to the Fort Pierce Utilities Authorities existing water and wastewater utilities.
2. Electric & Gas Engineering: The development is not in the FPUA electric service area. Located in FPL service area.

St. Lucie County Public Works

1. SLC PW has no comments regarding the re-plat of a portion of the internal properties.

Jennifer Hofmeister

From: Tim Foster <tim@cwiasoc.com>
Sent: Sunday, July 5, 2020 2:48 PM
To: Jennifer Hofmeister
Cc: Nicholas Burden; Ronnie Furniss; Bill Roberts; Joanne Forbes; DeBock, Michael; Andy Lopez (AndyLopez@PinemountInv.com); Alicia Rosenthal
Subject: RE: Engineering comments CWI 8116
Attachments: 8116-PLAT-CWI.PDF; 8116-SUR.PDF

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Good Afternoon Jennifer,

Please see CWI's responses below to engineering comments dated June 30th 2020, received via email on July 1st 2020. Please let us know if our response to comment C adequately addresses the City's comment. If not, we can be available for a call on Monday to discuss. Also please let us know if you need hard copies sent to your attention.

ENGINEERING COMMENTS: Please make the following modifications to the submitted plat:

Comment A Sheet 1 of 2 - Title Certification - Update to include the name of the corporation.

Please see the attached revised plat with the title certification has been updated to include the name of the corporation.

Comment B Sheet 1 of 2 - Certificate of Surveyor and Mapper - Please correct the typographical error in the spelling of "Statutes".

Please see the attached revised plat, the spelling has been corrected.

Comment C Sheet 2 of 2 - The original recorded plat provided 12' utility easements, yet this plat identifies the easements as 5'. According to the Surveyor's Affidavit recorded August 11, 2006, the 12' easements were revised to 5' easements. This plat change does not appear to have been routed through the City, FPUA, FPL, Comcast, or AT&T for approval. Since site construction was completed April 2006 there is a possibility that utilities may have been installed within the previously platted 12' utility easement. Provide documentation verifying no utilities are located within the previously platted 12' utility easement.

This projects current development team (Owner, Builder, Engineer, or Platting Surveyor) were not involved with this projects 2006 development/construction. I speculate that the reduction in easement width on the surveyors affidavit was done to prevent the single family homes physical encroaching into the previously 12' wide UE. The approved front building setback is only 10' which would allow a 2' physical building encroachment into the UE and would create potential conflicts. Note: the four buildings that we are proposing in the re-plat will complete the projects full buildout. In order to cover any existing utilities that may have been installed beyond the existing 5' UE adjacent to the proposed buildings, we propose additional Utility Easements from the back of the existing 5' UE to the lot lines. Please see the enclosed revised plat.

Sincerely,

Tim Foster, LEED® AP BD+C

Vice President
Project Engineer
Caulfield & Wheeler, Inc.
Consulting Engineers and Surveyors
Office: 561-392-1991 (Boca) 772-408-1920 (PSL)
Fax: 561-750-1452 (Boca) 772-408-1925 (PSL)
Mobile: 561- 756-2217

This e-mail message and all attachments are confidential, intended only for the named recipient(s) above, and may contain information that is privileged, attorney work product and/or exempt from disclosure under applicable law. Attached files are in formats which can be altered by the user. Therefore, no guarantee can be made as to the validity of the data contained within the attached files. Opening these files constitutes your acceptance of the following terms and conditions: Any reuse of the attached data will be at the user's sole risk without liability or legal exposure to Caulfield & Wheeler, Inc., and user shall indemnify and hold harmless Caulfield & Wheeler, Inc. from all claims, damages, losses and expenses including attorney's fees arising out of or resulting from using this data.

From: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Sent: Wednesday, July 1, 2020 8:40 AM
To: Tim Foster <tim@cwiasoc.com>
Subject: Engineering comments

Good morning Tim,

Please address these comments. You are tentatively scheduled for July 14th Planning Board but need to satisfy Engineering's comments.

Thank you.

Jennifer Hofmeister, AICP, LCAM | Planning Director | City of Fort Pierce

Planning Department
Phone: 772.467.3730 Fax: 772.466-5808 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)





THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida



To : Jennifer Hofmeister, AICP, Planning Director
FROM : John R. Andrews, P.E., City Engineer
**RE : Magnolia Square Minor Replat
 Madison Square/Magnolia Square/Liberty Square**
DATE : April 2, 2020

RECEIVED
 APR 02 2020
 CITY OF FORT PIERCE
 PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on March 24, 2020:

- Minor Replat Submittal
- Test Reports & Related Documents
- Record Drawings
- Clearances from all applicable Local, State and Federal Agencies
- P/D Drawings
- Certificate of Completion
- Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- Recommend
- Do Not Recommend
- Approval of Site Plan
- Approval of Minor Replat
- 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 comments

ENGINEERING COMMENTS:

1. Please make the following modifications to the submitted plat:
 - a. Sheet 1 of 2 – Planning and Zoning Approval – add the zoning district, add the Director of Planning’s name to the signature block, and remove St. Lucie County designations.
 - b. Sheet 1 of 2 – Survey Notes – revise reference from the “county” to the “city” under note number 1.
 - c. Sheet 1 of 2 – Survey Notes – remove “excluding water and sewer” under note number 2.
 - d. Sheet 2 of 2 – Add designation of lot number to Lot 10.
 - e. Sheet 2 of 2 – The original recorded plat provided 12’ utility easements, yet this plat identifies the easements as 5’; revise accordingly.
 - f. Sheet 2 of 2 – Identify the 10’ as a utility easement along the east side of lots 1 thru 10.
 - g. Sheet 2 of 2 – Please revise “Tract A” to “Townhouse Tract” so as to coincide with the legal description shown on Sheet 1 of 2.
 - h. Sheet 2 of 2 – Revise the bearing of the southwestern property line of Lot 45 to 50°24’16” in order to conform with the original bearing shown on the recorded plat.
2. Future comments may be forthcoming upon the completion of the review by the City’s reviewing surveyor, Northstar Geomatics. As previously requested, please remit payment of the attached invoice directly to Northstar in order to initiate review.

JRA/TST/tst

Tracy Telle

From: Tracy Telle
Sent: Tuesday, March 24, 2020 9:46 AM
To: Alicia Rosenthal
Cc: Jennifer Hofmeister
Subject: FW: FW: Pre-Application Review - Magnolia Square Replat
Attachments: 6493 invoice Magnolia Square Re-Plat_032419.pdf

Alicia,

Please forward the attached invoice to the applicant and let them know payment shall be made directly to Northstar. Northstar will not begin the review until payment is received.

Tracy S. Telle | Assistant City Engineer | City of Fort Pierce

Engineering Department

Phone: 772.467.3776 Fax: 772.460.6847 100 North U.S. 1, Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)



From: Greg Fleming <gregf@nsgeo.com>
Sent: Tuesday, March 24, 2020 9:38 AM
To: Tracy Telle <ttelle@cityoffortpierce.com>
Subject: Re: FW: Pre-Application Review - Magnolia Square Replat

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Hi Tracy,
Attached is our invoice for Magnolia Square Replat.
Thanks
Greg

On Tue, Mar 24, 2020 at 8:12 AM Tracy Telle <ttelle@cityoffortpierce.com> wrote:

Greg,

Please forward your review invoice.



SURVEYING/MAPPING
GEOGRAPHIC INFORMATION SYSTEMS
ASSET INVENTORY

P.O. Box 2371
Stuart, FL 34995

Invoice

Date	Invoice #
3/24/2020	6493

Bill To:
City of Ft. Pierce Engineering Attn: Tracy Telle P O Box 1480 Ft. Pierce, FL 34954-1480

NS Project Number	P.O. Number:	Terms
20-023		Due on Receipt

Item	Description	Hours/Qty	Rate	Amount
Lump Sum	Professional Plat Review and PRM inspection -- Magnolia Townhomes		1,200.00	1,200.00

Total		\$1,200.00
Payments/Credits		\$0.00
Balance Due		\$1,200.00

Phone #	Fax:
772-781-6400	772-781-6462

April 23, 2020

Tracy Telle
City of Fort Pierce Engineering
100 North US 1
Ft. Pierce, FL 34954

RE: **Magnolia Townhomes Plat -- Review #1**

NS Project 20-023

Dear Ms. Telle:

I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, surveyor's opinion of plat boundary or mathematical calculations or acreages.

1. PRM's must be placed and verified by reviewing surveyor prior to City Commission approval. Platting surveyor or designee must be present at inspection. Please notify reviewing surveyor for PRM inspection scheduling at 772-781-6400 or gregf@nsgeo.com.
2. A written response to this review by platting surveyor is required with next submittal.
3. PRM symbols on plat map include some PCP symbols. Change all to PRM.
4. A signature line is needed for reviewing surveyor.
5. Not Included parcels in the plat must be labeled "Not a part of this Plat" per 177.091(24).
6. Label the UE on East side of lots 1-10 with recording info.
7. Lot 10 is missing the Lot number Text.
8. Text overwrite "Set PRM" at South side building F on plat boundary.
9. Provide a distance tie to the plat boundary for the following: NE bldg. A, NW and NE of bldg. H, NW of bldg. I, SE and SW of bldg. G, SW of Bldg G. The building lines are not parallel to plat boundary and require ties to boundary.
10. Clarify the purpose for the "tie lines" with offsets shown to the not included buildings. I see they came from the underlying plat, but are they needed? If so please identify and label these lines on the plat.
11. Chap 177 requires PRM's at all boundary corners. The "not included" buildings parcels would require PRM's at each corner. However if the existing physical building is on the corner, a PRM could not be set. If this is the case, suggest a surveyor's note to explain why no PRM's were set.

Prepared By:



Gregory S. Fleming
Florida Surveyor and Mapper No. 4350



**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: 4.16.20
Property Address: Minor Replat – 8116 Magnolia Square (Jennifer Hofmeister, Dir.)

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature

Date:

4/9/20



THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

April 16th, 2020

Case # 20-09000001

Planner: Jennifer Hoffmeister.

Minor replat.

Magnolia Square Townhomes., 3300 blk Sunrise Blvd., Ft. Pierce

Comments:

No comments at this time

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



SLC PUBLIC WORKS DEPARTMENT
TECHNICAL REVIEW COMMITTEE
PRE-APPLICATION CONFERENCE

March 24 , 2020

Project: 8116 Magnolia Square Re-Plat
Reference: Pre-Application Conference
To: Alicia Rosenthal
From: David Hays

SLC PW has no comments regarding the re-plat of a portion of the internal properties.

Cc: Jennifer Hofmeister
Grant Chambers

Meeting Date: 07/14/2020

Information

REQUESTED ACTION

City Initiated Abandonment - A Portion of Avenue B

LOCATION

An existing unimproved right-of-way known as Avenue B, bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west, being approximately 65.00 feet wide

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval with one (1) condition

Attachments

Staff Report

Application & Supporting Documents

FPUA TRC Comment

Form Review

Form Started By: Brandon Creagan
Final Approval Date: 07/07/2020

Started On: 07/07/2020 04:35 PM



TO: Members of the City of Fort Pierce Board Members

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director *JH*

FROM: Brandon C. Creagan, LEED Green Associate Planner, Planner *BCC*

RE: **Proposed Abandonments for Kings Landing**

BOARD DATE: July 14, 2020

STAFF REPORT

The City of Fort Pierce Planning Department is proposing two separate Abandonment requests that have been prepared by the City of Fort Pierce Engineering Department to assist in the development of the Kings Landing property. The first abandonment concerns a portion of Avenue B that is bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west. The Avenue B right-of-way is approximately 65.00 feet wide. Along with this abandonment the Fort Pierce Utilities Authority is requesting the recording of a 65 foot by 55 foot utility easement that will be located on the western end of the property.

The second abandonment concerns vacating and abandoning all unopened right-of-way passing through or lying within two parcels identified as Parcel No. 2410-503-0041-020-4 and Parcel No. 2410-503-0012-010-9 within the City of Fort Pierce, Florida as recorded in Plat Book 1, Page 189, of the public records of St. Lucie County, Florida. This abandonment does however not include the portion of Avenue B that is contained within Parcel ID 2410-503-0043-000-2 and is approximately 50 feet in width lying between North 2nd Street and North Indian River Drive. This portion of Avenue B will remain for public use.

The King's Landing proposed conceptual development plan was approved pursuant to a development agreement between the City of Fort Pierce/FPRA and the developer, Audubon Development, Inc., associated with a response to an RFQ (RFQ No. 2019-003) that was issued by the City of Fort Pierce and the Fort Pierce Redevelopment Agency (FPRA) in November 2018. While conceptual in nature, the subject plan includes a hotel, condominiums, restaurants, retail, and various residential unit types for ownership and rental occupancy. Pursuant to the development agreement, the City is responsible for abandoning right-of-way to ready the site for development of the project.

The Technical Review Committee (TRC) reviewed this item on February 20, 2020, and unanimously recommended approval of the proposed changes.

Staff is recommending approval of the proposed abandonments with one condition concerning the abandonment of the portion of Avenue B that is bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west..

1. The recording of a 65 foot by 55 foot utility easement with the St. Lucie County Clerk of Courts thirty (30) days after the adoption of the abandonment by the City Commission of the City of Fort Pierce, Florida.



Abandonment

Property address or Location Avenue B right-of-way (2nd Street west to FEC right-of-way)
 Parcel ID #(s) N/A
 Project description Request abandonment of Avenue B west of 2nd Street to FEC right of way for the development of Kings Landing

City of Fort Pierce
 Property Owner(s)
 100 N. US 1
 Street Address
 Fort Pierce FL 34950
 City State Zip
 (772) 467-3773
 Phone Number
 Jandrews@Cityoffortpierce.com
 Email Address

City of Fort Pierce
 Applicant/Representative, Title, Company
 100 N. US 1
 Street Address
 Fort Pierce FL 34950
 City State Zip
 (772) 467-3773
 Phone Number
 Email Address

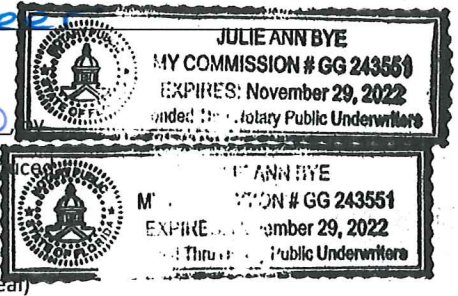
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other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

John R. Andrews, City Engineer
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY ST. LUCIE
 The foregoing instrument was acknowledged before me this 27 day of JANUARY, 2020

JOHN R. ANDREWS who is personally known to me or has produced _____ as identification.

[Signature]
 Signature of Notary



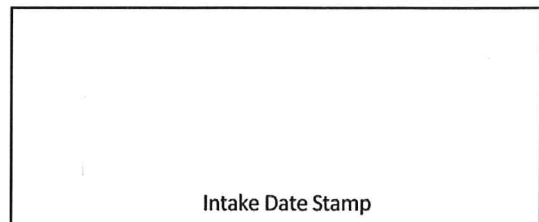
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

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 _____



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: Right-of-Way Abandonment

Reason for Abandonment Request: _____

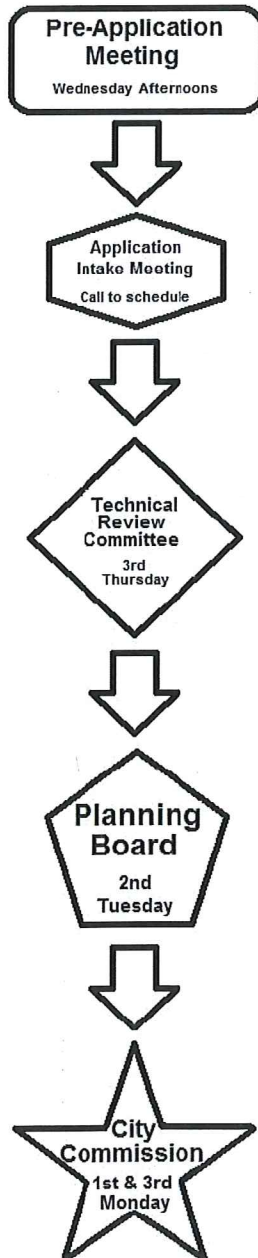
Unopened R/W to be utilized as part of the Kings Landing Development

List any utilities visible or known to exist in the right of way: _____

Water service, overhead electric

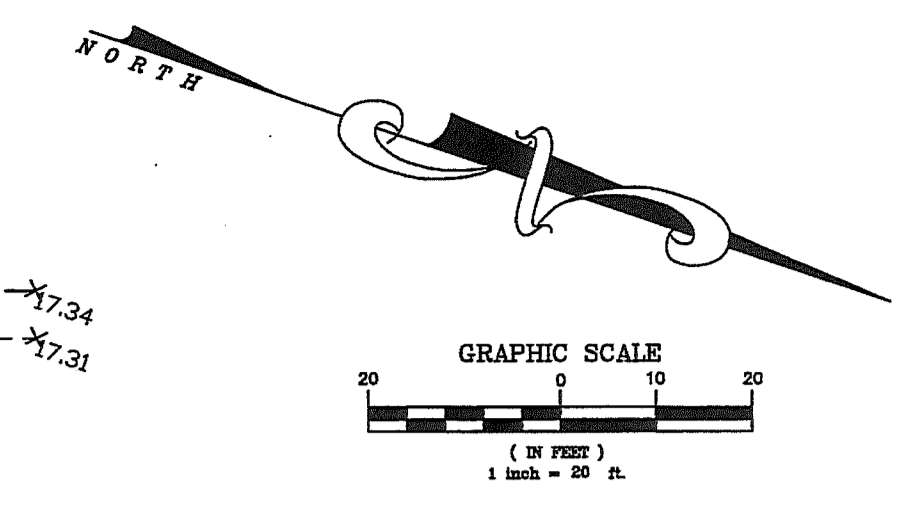
Is the right of way in use or unopened? In Use Unopened

Application Outlook



NOTES:

- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- Description shown hereon provided by the client and/or their agent.
- The last date of field work was April 25, 2013.
- Overall parcel contains 0.514 Acres, more or less.
- Lands shown hereon were not abstracted by this office for right-of-ways, Reservations, Agreements, and/or Easements of Record. Such information should be obtained and confirmed by others through appropriate title verification.
- Elevations shown hereon are based on the U.S.G.S. benchmark H 231 having a published elevation of 6.84 feet based on the N.A.V.D. of 1988.
- Bearings shown hereon are relative to the East right-of-way line of N 2nd Street having a bearing of S31°58'11" E.
- Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
- Said described property is located within an area having a Flood Zone Designation "X", on Flood Rate Map No.12111C0179 J with a date of identification of February 16, 2012, for Community Panel Number 120288 City of Ft. Pierce, in St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- 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.



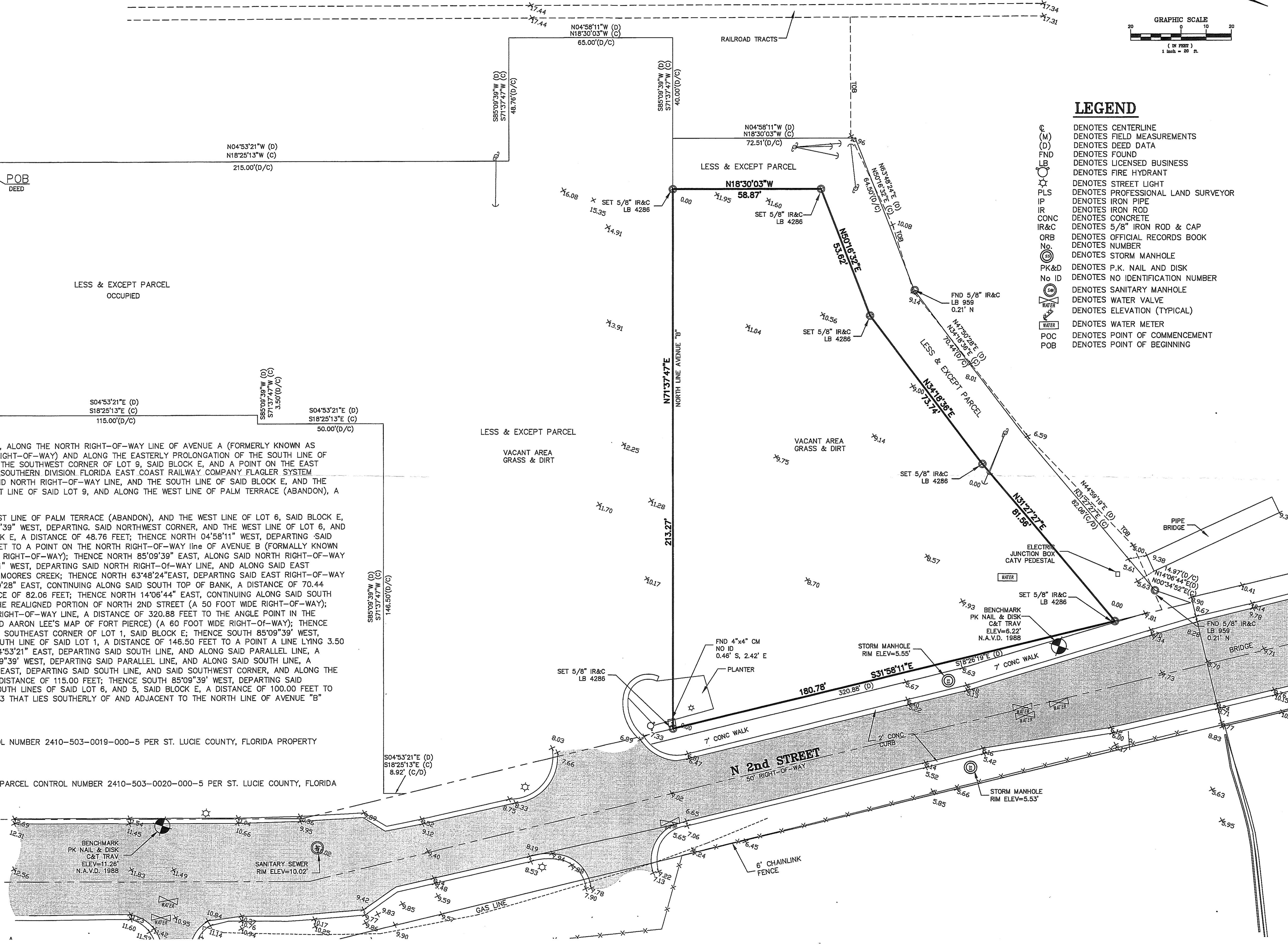
- LEGEND**
- ⊙ DENOTES CENTERLINE
 - (M) DENOTES FIELD MEASUREMENTS
 - (D) DENOTES DEED DATA
 - FND DENOTES FOUND
 - LB DENOTES LICENSED BUSINESS
 - ⊙ DENOTES FIRE HYDRANT
 - ⊙ DENOTES STREET LIGHT
 - PLS DENOTES PROFESSIONAL LAND SURVEYOR
 - IP DENOTES IRON PIPE
 - IR DENOTES IRON ROD
 - CONC DENOTES CONCRETE
 - IR&C DENOTES 5/8" IRON ROD & CAP
 - ORB DENOTES OFFICIAL RECORDS BOOK
 - No. DENOTES NUMBER
 - ⊙ DENOTES STORM MANHOLE
 - PK&D DENOTES P.K. NAIL AND DISK
 - No ID DENOTES NO IDENTIFICATION NUMBER
 - ⊙ DENOTES SANITARY MANHOLE
 - ⊙ DENOTES WATER VALVE
 - ⊙ DENOTES ELEVATION (TYPICAL)
 - ⊙ DENOTES WATER METER
 - POC DENOTES POINT OF COMMENCEMENT
 - POB DENOTES POINT OF BEGINNING

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F; PROCEED SOUTH 86°09'39" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A (FORMERLY KNOWN AS PALMETTO AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 65 FOOT WIDE RIGHT-OF-WAY) AND ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID BLOCK E, AND ALONG THE SOUTH LINE OF SAID BLOCK E A DISTANCE OF 310.00 FEET TO THE SOUTHWEST CORNER OF LOT 9, SAID BLOCK E, AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 12741+93.7, DATED SEPTEMBER 5, 1944; THENCE NORTH 04°53'21" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, AND THE SOUTH LINE OF SAID BLOCK E, AND THE SOUTHWEST CORNER OF SAID LOT 9, AND ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF SAID LOT 9, AND ALONG THE WEST LINE OF PALM TERRACE (ABANDON), A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 04°53'21" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF PALM TERRACE (ABANDON), AND THE WEST LINE OF LOT 6, SAID BLOCK E, A DISTANCE OF 215.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 85°09'39" WEST, DEPARTING SAID NORTHWEST CORNER, AND THE WEST LINE OF LOT 6, AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE NORTH LINE OF LOT 7, SAID BLOCK E, A DISTANCE OF 48.76 FEET; THENCE NORTH 04°58'11" WEST, DEPARTING SAID NORTH LINE, AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AVENUE B (FORMALLY KNOWN AS TROPICAL AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 65 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 85°09'39" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET; THENCE NORTH 04°58'11" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORES CREEK; THENCE NORTH 63°48'24" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, AND ALONG SAID NORTH TOP OF BANK, A DISTANCE OF 64.50 FEET; THENCE NORTH 47°50'28" EAST, CONTINUING ALONG SAID SOUTH TOP OF BANK, A DISTANCE OF 70.44 FEET; THENCE NORTH 44°59'19" EAST, CONTINUING ALONG SAID SOUTH TOP OF BANK, A DISTANCE OF 82.06 FEET; THENCE NORTH 14°06'44" EAST, CONTINUING ALONG SAID SOUTH TOP OF BANK, A DISTANCE OF 14.97 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE REALIGNED PORTION OF NORTH 2ND STREET (A 50 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 18°26'19" EAST, DEPARTING SAID SOUTH TOP OF BANK, AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 320.88 FEET TO THE ANGLE POINT IN THE REALIGNED PORTION OF NORTH 2ND STREET (FORMERLY KNOWN PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 60 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 04°53'21" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 8.92 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK E; THENCE SOUTH 85°09'39" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND SAID SOUTHEAST CORNER, AND ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 146.50 FEET TO A POINT A LINE LYING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK E; THENCE SOUTH 04°53'21" EAST, DEPARTING SAID SOUTH LINE, AND ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 85°09'39" WEST, DEPARTING SAID PARALLEL LINE, AND ALONG SAID SOUTH LINE, A DISTANCE OF 3.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 04°53'21" EAST, DEPARTING SAID SOUTH LINE, AND SAID SOUTHWEST CORNER, AND ALONG THE WEST LINE OF LOTS 3 AND 4, SAID BLOCK E, AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 115.00 FEET; THENCE SOUTH 85°09'39" WEST, DEPARTING SAID SOUTHERLY PROLONGATION, AND ALONG A LINE 15 FEET SOUTH OF, AND PARALLEL WITH THE SOUTH LINES OF SAID LOT 6, AND 5, SAID BLOCK E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL 3 THAT LIES SOUTHERLY OF AND ADJACENT TO THE NORTH LINE OF AVENUE "B" (TROPICAL AVENUE) AS SHOWN ON SAID PLAT OF AARON LEE'S MAP OF FORT PIERCE.

LESS AND EXCEPT THAT PORTION OF PARCEL 3 CONSISTING OF THE FOLLOWING:
 THE NORTHERLY 20.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0019-000-5 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.
 AND:
 THE NORTHERLY AND WESTERLY 20.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0020-000-5 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.



Michael T. Kolodziejczyk
 MICHAEL T. KOLODZIEJCZYK
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. 3864
 6-20-13
 SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
13-071map2.dwg	13-02/3-15

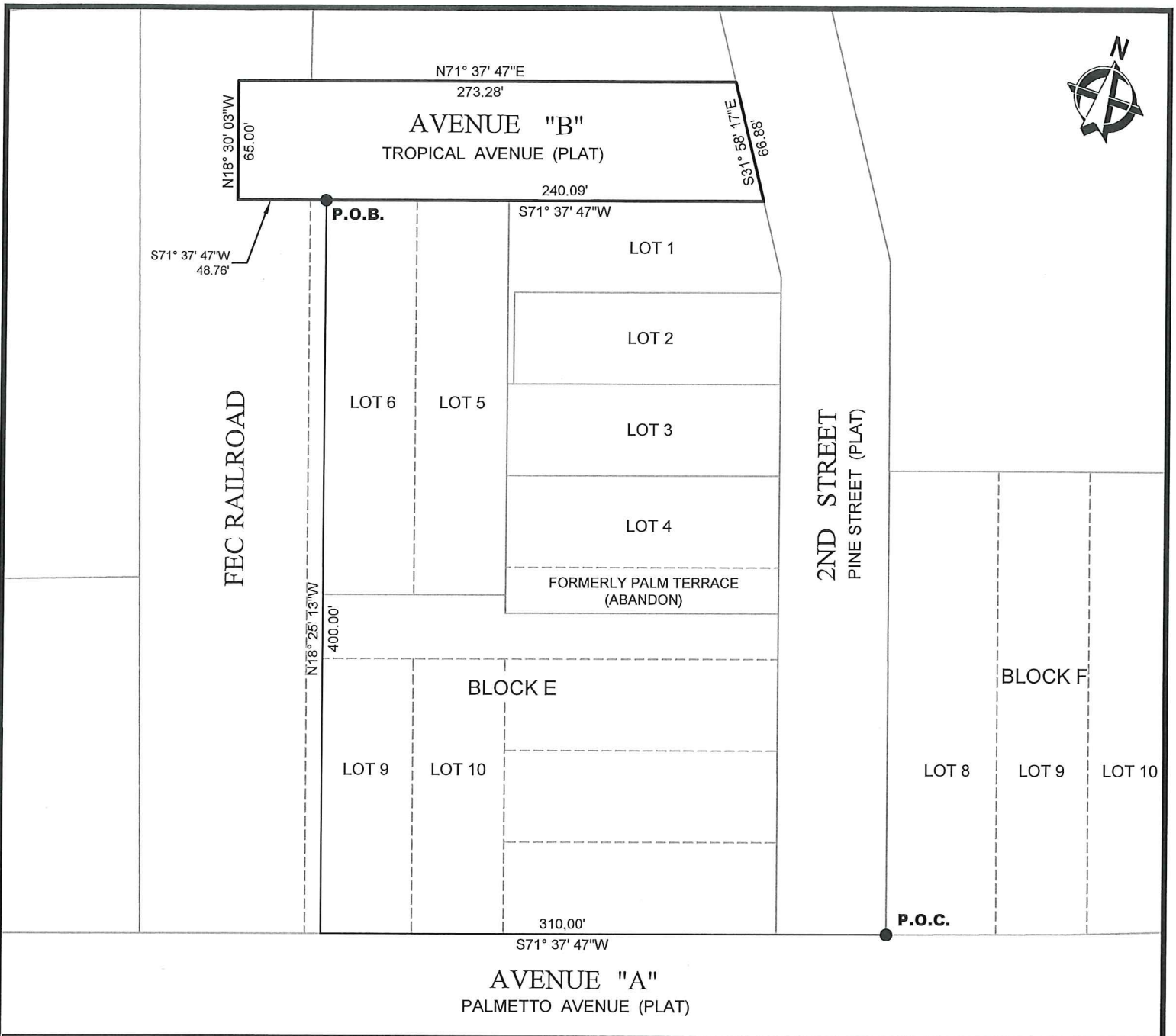
CULPEPPER & TERPENING, INC
 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3337 • FAX 772-464-9497 • www.ct-eng.com
 151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
 PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA CERTIFICATION NO. LB 426

- REVISIONS -		BY	DATE

FIELD	BY	DATE
CALCS.	ED/GA	4-25-13
DRAWN	GLM	5-15-13
DETAILED		
CHECKED		
APPROVED		

BOUNDARY & TOPOGRAPHIC SURVEY
 PREPARED FOR
CITY OF FT. PIERCE, FLORIDA

DATE: 5-15-2013
 HORIZ. SCALE: 1"=20'
 VERT. SCALE: N/A
 JOB No. 13-071
 SHEET 1 OF 1



LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK F, PROCEED SOUTH 71°37'47" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A (FORMERLY KNOWN AS PALMETTO AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 65 FOOT WIDE RIGHT-OF-WAY), AND ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK E, AND ALONG WITH THE SOUTH LINE OF BLOCK E, A DISTANCE OF 310.00 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK E AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION FLORIDA EAST COAST RAILWAY COMPANY; THENCE NORTH 18°25'13" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, AND THE SOUTH LINE OF SAID BLOCK E, AND ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF SAID BLOCK E, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE SOUTH 71°37'47" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF AVENUE B (FORMERLY KNOWN AS TROPICAL AVENUE) A DISTANCE OF 48.76 FEET; THENCE NORTH 18°30'03" WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AVENUE B; THENCE NORTH 71°37'47" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF AVENUE B, A DISTANCE OF 273.28 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET). THENCE SOUTH 31°58'17" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF 2ND STREET. A DISTANCE OF 66.88 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK E; THENCE SOUTH 71°37'47" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVENUE B, A DISTANCE OF 240.09 FEET TO THE POINT OF BEGINNING AND NORTHWEST CORNER OF LOT 6, BLOCK E.

THIS IS NOT A SURVEY

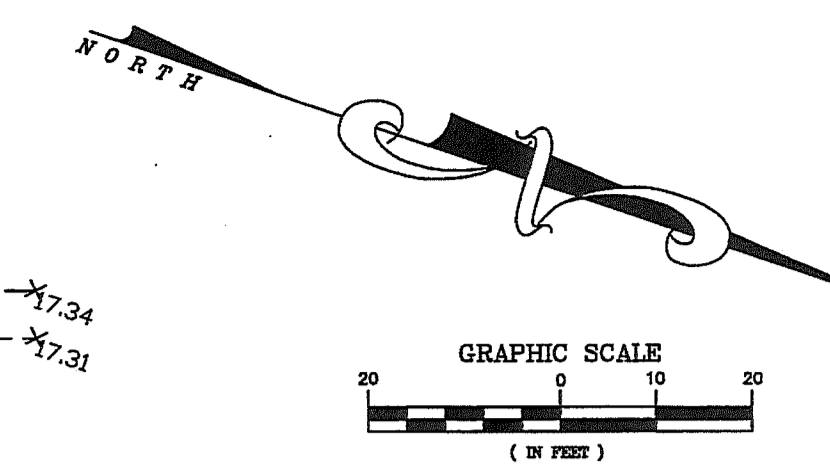


**ABANDONMENT OF AVENUE "B"
SKETCH AND DESCRIPTION**

DATE:	JANUARY 2020
SCALE:	1" = 80'
DRAWN:	J. ANDREWS / D.SUMNER

NOTES:

- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- Description shown hereon provided by the client and/or their agent.
- The last date of field work was April 25, 2013.
- Overall parcel contains 0.514 Acres, more or less.
- Lands shown hereon were not abstracted by this office for right-of-ways, Reservations, Agreements, and/or Easements of Record. Such information should be obtained and confirmed by others through appropriate title verification.
- Elevations shown hereon are based on the U.S.G.S. benchmark H 231 having a published elevation of 6.84 feet based on the N.A.V.D. of 1988.
- Bearings shown hereon are relative to the East right-of-way line of N 2nd Street having a bearing of S31°58'11"E.
- Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
- Said described property is located within an area having a Flood Zone Designation "X", on Flood Rate Map No.12111C0179 J with a date of identification of February 16, 2012, for Community Panel Number 120288 City of Ft. Pierce, in St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
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LEGEND

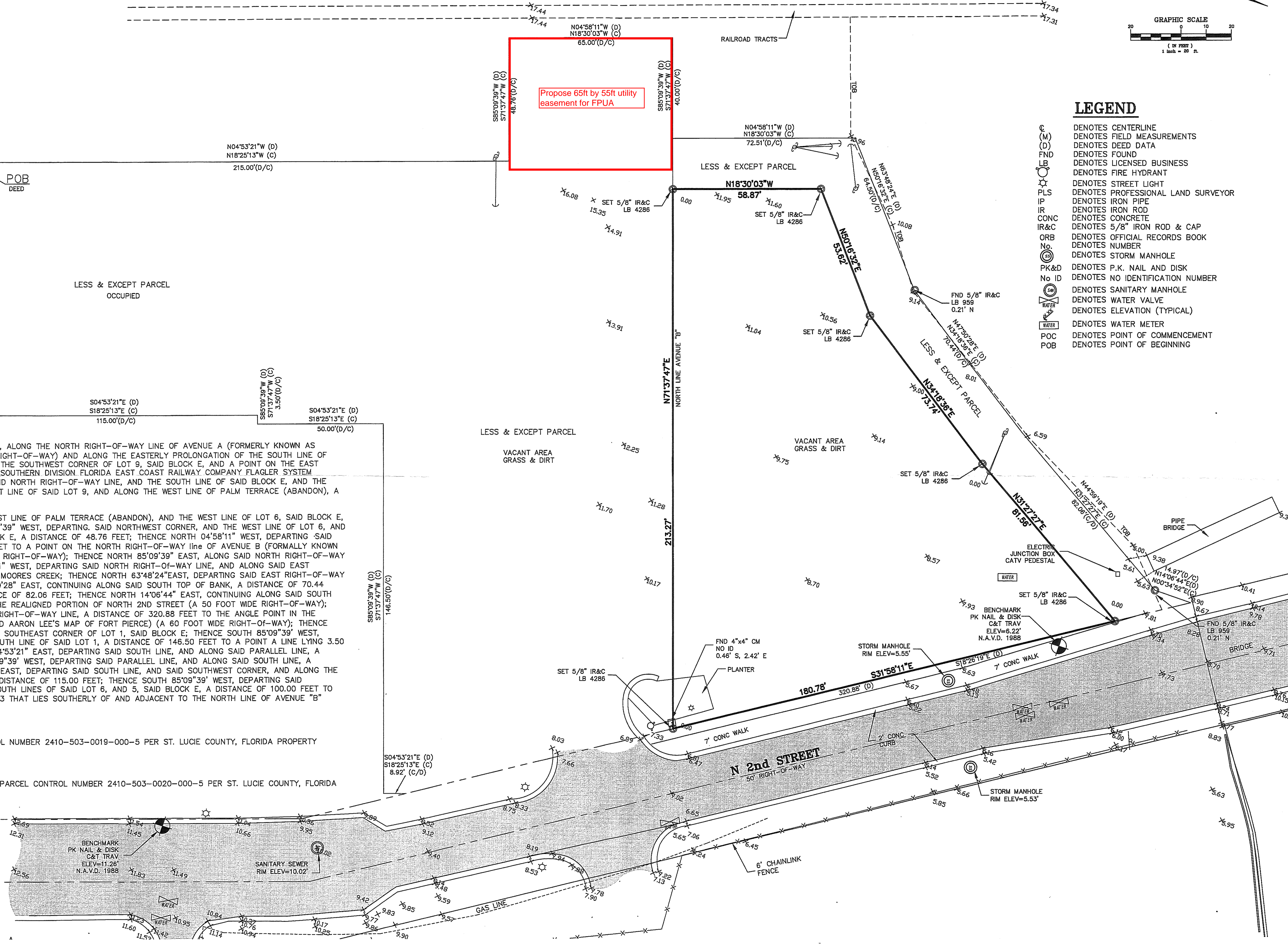
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POC	DENOTES POINT OF COMMENCEMENT
POB	DENOTES POINT OF BEGINNING

LEGAL DESCRIPTION

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Michael T. Kolodziejczyk
 MICHAEL T. KOLODZIEJCZYK
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. 3864
 6-20-13
 SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
13-071map2.dwg	13-02/3-15

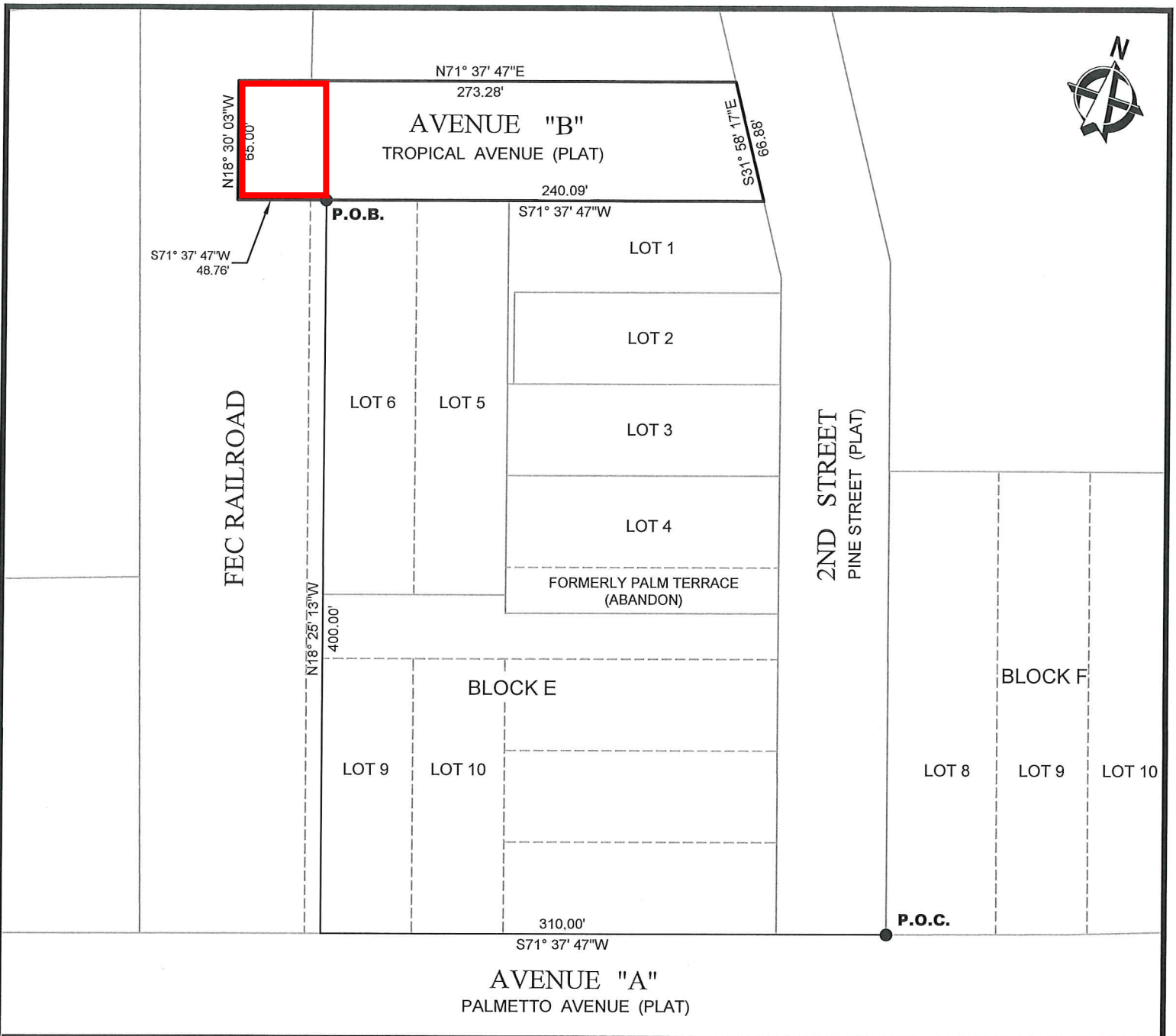
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- REVISIONS -		BY	DATE

FIELD	BY	DATE
CALCS.	ED/GA	4-25-13
DRAWN	GLM	5-15-13
DETAILED		
CHECKED		
APPROVED		

BOUNDARY & TOPOGRAPHIC SURVEY
 PREPARED FOR
CITY OF FT. PIERCE, FLORIDA

DATE: 5-15-2013
 HORIZ. SCALE: 1"=20'
 VERT. SCALE: N/A
 JOB No. 13-071
 SHEET 1 OF 1



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THIS IS NOT A SURVEY

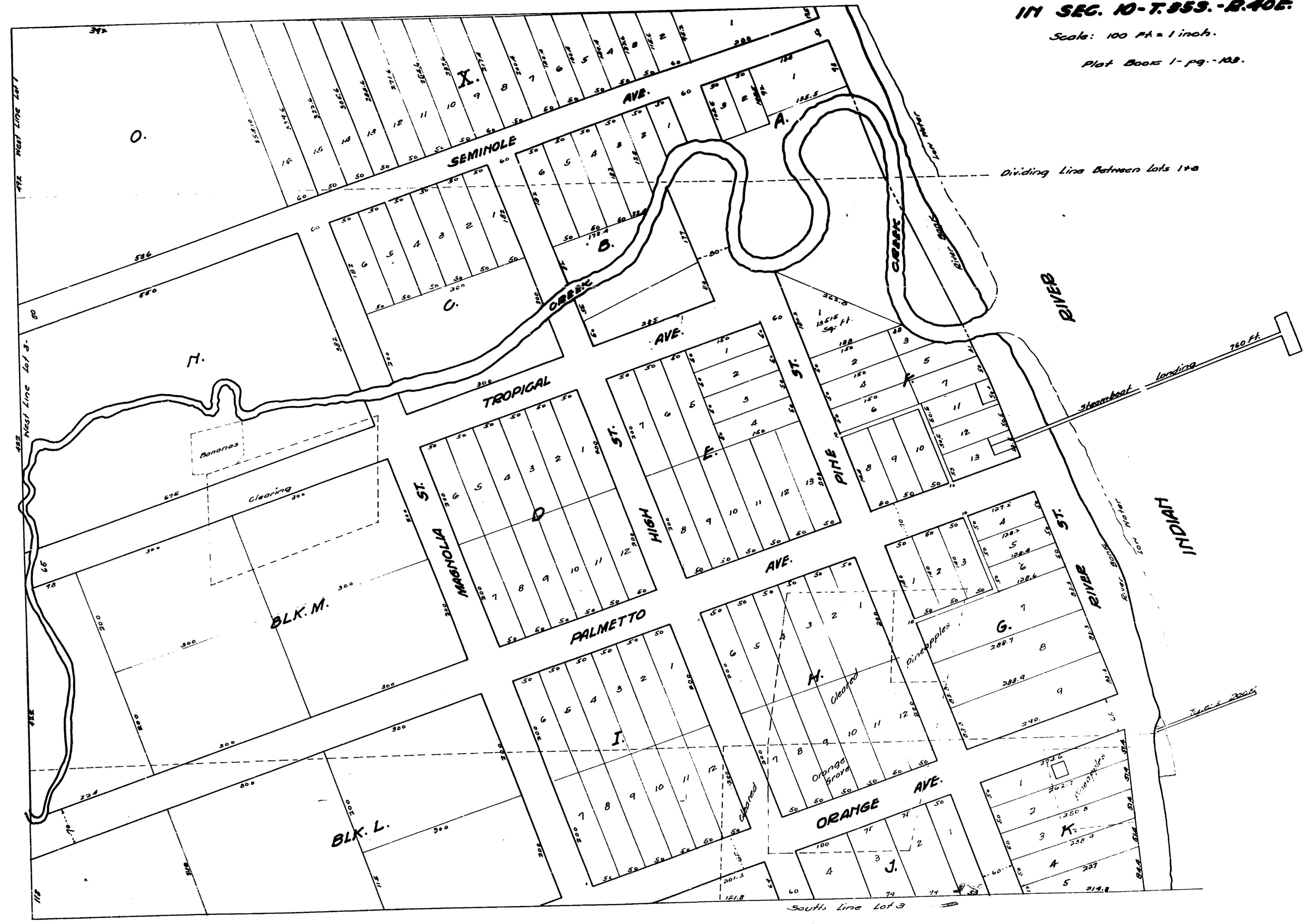
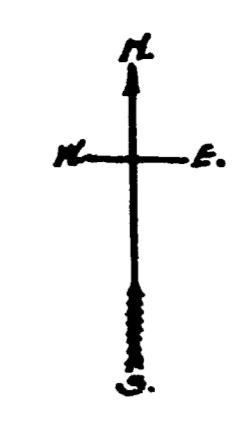


**ABANDONMENT OF AVENUE "B"
SKETCH AND DESCRIPTION**

DATE:	JANUARY 2020
SCALE:	1" = 80'
DRAWN:	J. ANDREWS / D.SUMNER

MAP OF 1-189
FORT PIERCE
BREVARD COUNTY FLORIDA.
LOT 3 & A PORTION OF LOT 1-
IN SEC. 10-T.85S.-R.40E.

Scale: 100 ft = 1 inch.
 Plat Book 1 - pg. 108.



Transcribed from the Original
 by J.O. Friess,
 Co. Surveyor

Filed 10th July 1888 by Florida Canning Co
 Julius Taylor, Treas
 A.A. Stewart
 Clerk - Ct. Ct.



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

February 20, 2019

TECHNICAL REVIEW PROJECT # 20-01000001 (Abandonment)

Abandonment – Portion of Ave B

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: FPUA (Electric & Gas) has no objection to the (portion of Avenue B) right of way abandonment. However, a utility easement is needed for the existing FPUA overhead distribution lines and to ensure adequate real state is available for future system improvement. We would like to secure a 65ft by 55ft utility easement, just east of FECRR.

Attached is a markup copy, showing the propose easement location.



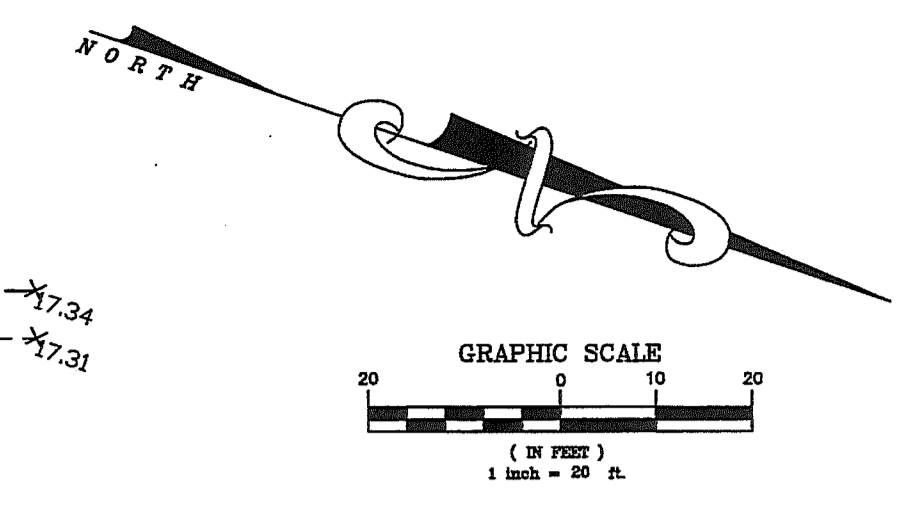
Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com



NOTES:

- 1) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Description shown hereon provided by the client and/or their agent.
- 3) The last date of field work was April 25, 2013.
- 4) Overall parcel contains 0.514 Acres, more or less.
- 5) Lands shown hereon were not abstracted by this office for right-of-ways, Reservations, Agreements, and/or Easements of Record. Such information should be obtained and confirmed by others through appropriate title verification.
- 6) Elevations shown hereon are based on the U.S.G.S. benchmark H 231 having a published elevation of 6.84 feet based on the N.A.V.D. of 1988.
- 7) Bearings shown hereon are relative to the East right-of-way line of N 2nd Street having a bearing of S31°58'11"E.
- 8) Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
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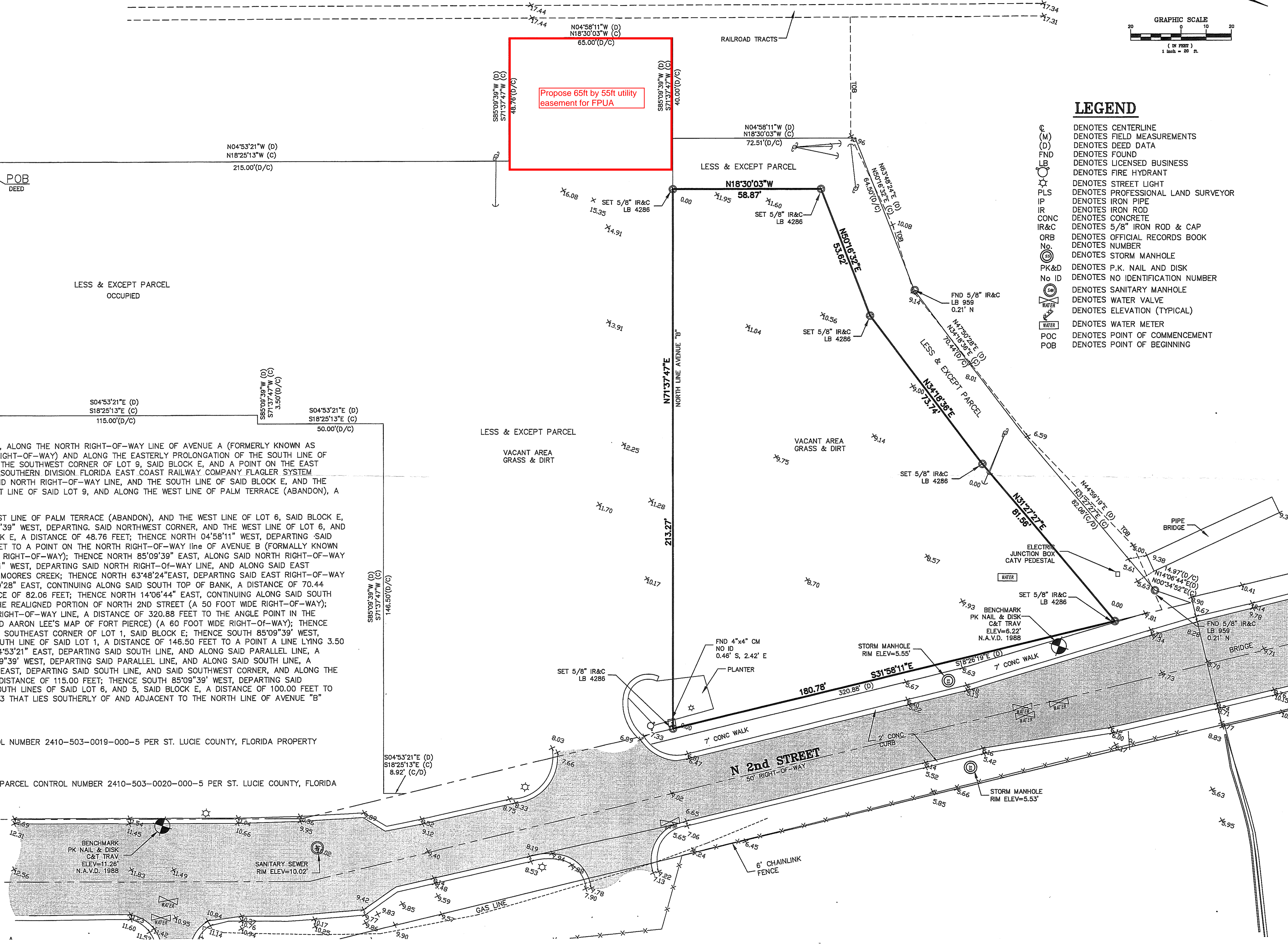
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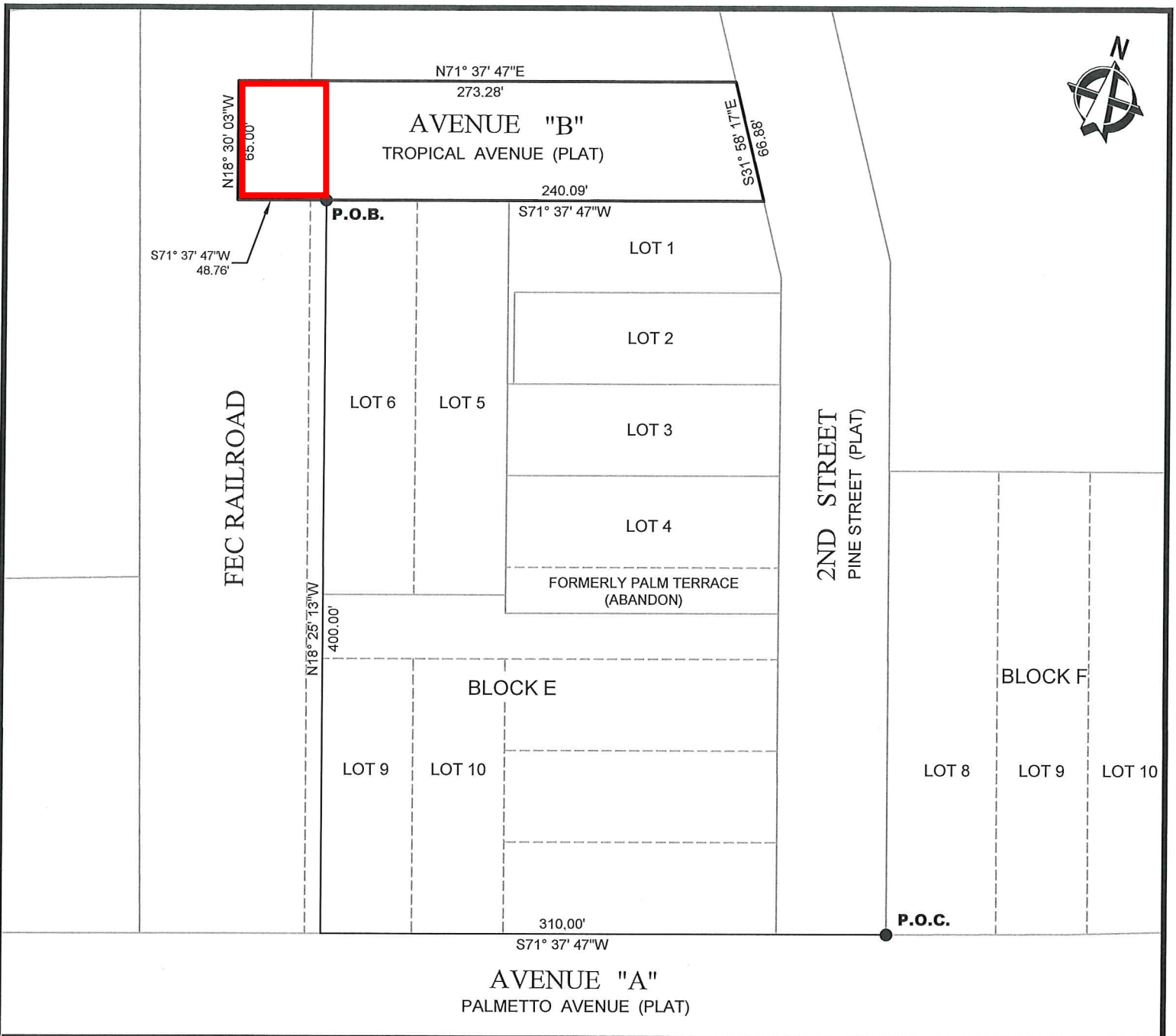
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DRAWN	GLM	5-15-13
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BOUNDARY & TOPOGRAPHIC SURVEY
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CITY OF FT. PIERCE, FLORIDA

DATE: 5-15-2013
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THIS IS NOT A SURVEY



**ABANDONMENT OF AVENUE "B"
SKETCH AND DESCRIPTION**

DATE:	JANUARY 2020
SCALE:	1" = 80'
DRAWN:	J. ANDREWS / D.SUMNER

Meeting Date: 07/14/2020

Information

REQUESTED ACTION

City Initiated Abandonment - Parcel IDs 2410-503-0041-020-4 and 2410-503-0012-010-9

LOCATION

All unopened right-of-way passing through or lying within two parcels identified as Parcel ID 2410-503-0041-020-4 and Parcel ID 2410-503-0012-010-9. Not including Avenue B that is contained in Parcel ID 2410-503-0043-000-2.

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Abandonment Exhibit

Plat from 1888

Form Review

Form Started By: Brandon Creagan
Final Approval Date: 07/07/2020

Started On: 07/07/2020 05:21 PM



TO: Members of the City of Fort Pierce Board Members

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director *JH*

FROM: Brandon C. Creagan, LEED Green Associate Planner, Planner *BCC*

RE: **Proposed Abandonments for Kings Landing**

BOARD DATE: July 14, 2020

STAFF REPORT

The City of Fort Pierce Planning Department is proposing two separate Abandonment requests that have been prepared by the City of Fort Pierce Engineering Department to assist in the development of the Kings Landing property. The first abandonment concerns a portion of Avenue B that is bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west. The Avenue B right-of-way is approximately 65.00 feet wide. Along with this abandonment the Fort Pierce Utilities Authority is requesting the recording of a 65 foot by 55 foot utility easement that will be located on the western end of the property.

The second abandonment concerns vacating and abandoning all unopened right-of-way passing through or lying within two parcels identified as Parcel No. 2410-503-0041-020-4 and Parcel No. 2410-503-0012-010-9 within the City of Fort Pierce, Florida as recorded in Plat Book 1, Page 189, of the public records of St. Lucie County, Florida. This abandonment does however not include the portion of Avenue B that is contained within Parcel ID 2410-503-0043-000-2 and is approximately 50 feet in width lying between North 2nd Street and North Indian River Drive. This portion of Avenue B will remain for public use.

The King's Landing proposed conceptual development plan was approved pursuant to a development agreement between the City of Fort Pierce/FPRA and the developer, Audubon Development, Inc., associated with a response to an RFQ (RFQ No. 2019-003) that was issued by the City of Fort Pierce and the Fort Pierce Redevelopment Agency (FPRA) in November 2018. While conceptual in nature, the subject plan includes a hotel, condominiums, restaurants, retail, and various residential unit types for ownership and rental occupancy. Pursuant to the development agreement, the City is responsible for abandoning right-of-way to ready the site for development of the project.

The Technical Review Committee (TRC) reviewed this item on February 20, 2020, and unanimously recommended approval of the proposed changes.

Staff is recommending approval of the proposed abandonments with one condition concerning the abandonment of the portion of Avenue B that is bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west..

1. The recording of a 65 foot by 55 foot utility easement with the St. Lucie County Clerk of Courts thirty (30) days after the adoption of the abandonment by the City Commission of the City of Fort Pierce, Florida.

ALTA/NSPS LAND TITLE SURVEY FOR: AUDUBON DEVELOPMENT, INC.

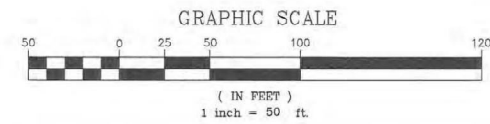
Exhibit "A"



**ENGINEERS & SURVEYORS
ENVIRONMENTAL**

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9925
L.B. CERTIFICATE OF AUTHORIZATION 0050



ABBREVIATION & SYMBOL LEGEND

<ul style="list-style-type: none"> FND = FOUND NL = NAIL ID = IDENTIFICATION (C) = CALCULATED (D) = DEED FEC = FLORIDA EAST COAST IR&C = IRON ROD & CAP LB = LICENSED BUSINESS O.R. = OFFICIAL RECORDS BOOK PG. = PAGE PK = PARKER & CAYLON P.R. = PLAT BOOK CL = CENTERLINE WV = WATER VALVE 	<ul style="list-style-type: none"> AT&R = AT&T RISER BFV = BACK FLOW PREVENTER B = BENCH BM = BENCHMARK BR = BENCH MARK CR = CABLE RISER CH = CABLE/TV HANDHOLD CB = CATCH BASIN CO = CLEAN OUT CLP = CONCRETE LIGHT POST CPP = CONCRETE POWER POLE CPWP = CONCRETE POWER POLE W/STREET LIGHT CSLP = CONCRETE SIGNAL LIGHT POLE DL = DECORATIVE LIGHT POST DI = DIAMETER DM = DRAINAGE MANHOLE EB = ELECTRIC BOX EHH = ELECTRIC HAND HOLE EM = ELECTRIC METER EP = ELECTRICAL PANEL EX = EXISTING ELEVATION FOR = FIBER OPTIC RISER FV = FIBER OPTIC VAULT GL = GROUND LIGHT GR = GUARD RAIL GA = GUY WIRE ANCHOR H = HYDRANT ICV = IRRIGATION CONTROL VALVE IP = IRRIGATION PUMP IV = IRRIGATION VALVE LP = LIGHT POST M = MAILBOX MPL = METAL LIGHT POST MW = MONITORING WELL OW = OVERHEAD WIRE PM = PARKING METER RWV = RECLAIMED WATER VALVE SV = SANITARY VALVE SIR = SET IRON ROD WITH CAP "L.B. 6599" SMD = SET NAIL AND DISK "L.B. 6599" S = SIGN SP = SPIGOT SKV = SPRINKLER VALVE SS = STREET SIGN WSM = WATER SERVICE METER CI = CURB INLET WV = WATER VALVE WPSL = WOOD POLE STREET LIGHT WPP = WOOD POWER POLE TH = TRAFFIC HANDHOLD UH = UNKNOWN HANDHOLD URB = UNKNOWN RISER BOX BPW = BLUE PAINT MARKS RPW = RED PAINT MARKS CPW = GREEN PAINT MARKS OPW = ORANGE PAINT MARKS WPW = WHITE PAINT MARKS ARV = AIR RELEASE VALVE FMH = FPL MANHOLE UMH = UNKNOWN TYPE MANHOLE SMH = SANITARY MANHOLE SDM = STORMWATER DRAINAGE MANHOLE
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DRAWN BY	CHECKED BY	INSTRUMENT	FILE NAME	LAYOUT	SCALE	DATE
						February 27, 2020

**ALTA/NSPS LAND TITLE SURVEY
FOR: AUDUBON DEVELOPMENT, INC.**

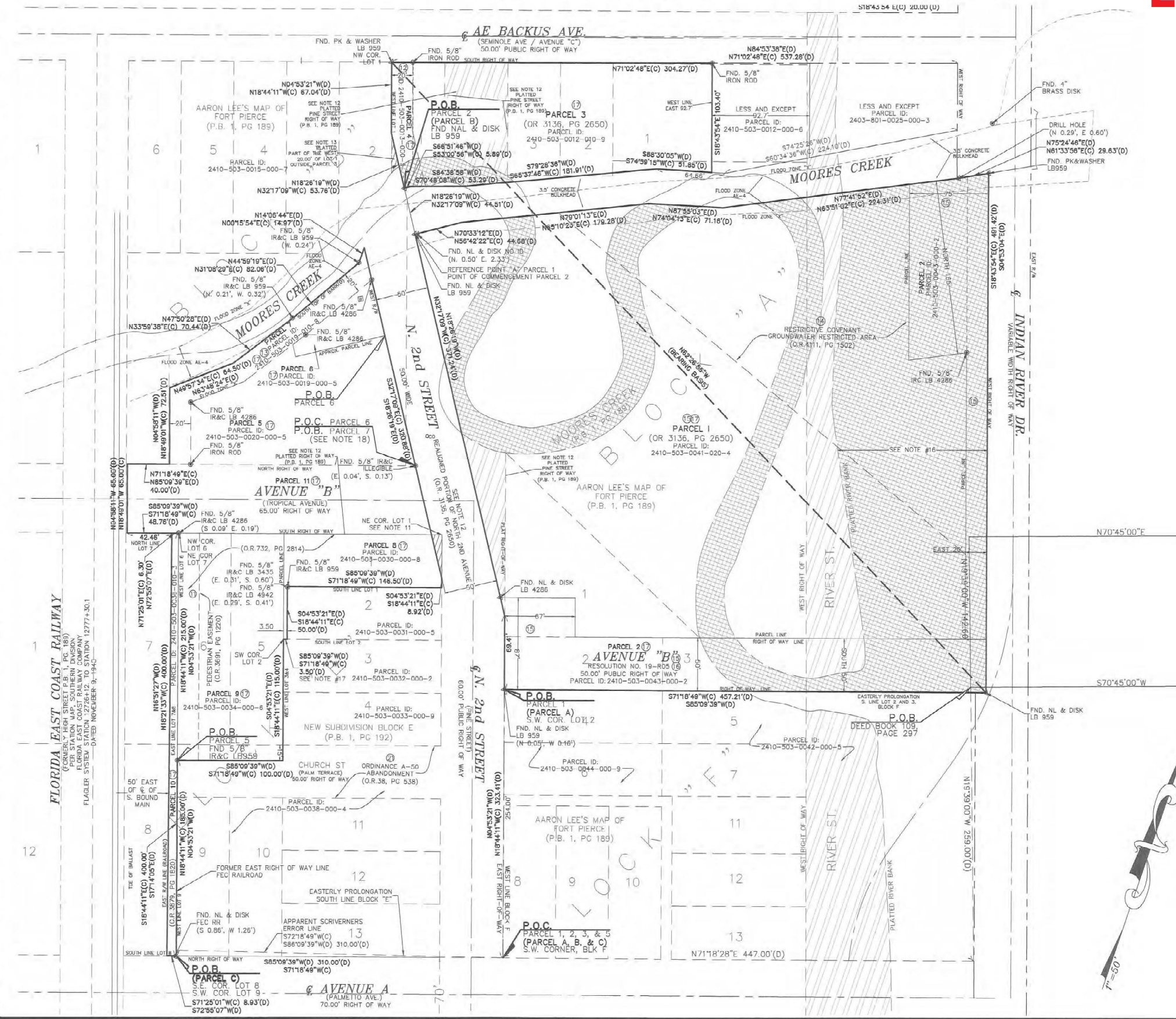
RECORD INFORMATION
SEC. 10, T29N36P.35S, R35E, 40E EAST
SAINT LUCIE COUNTY, FLORIDA



10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

19-361

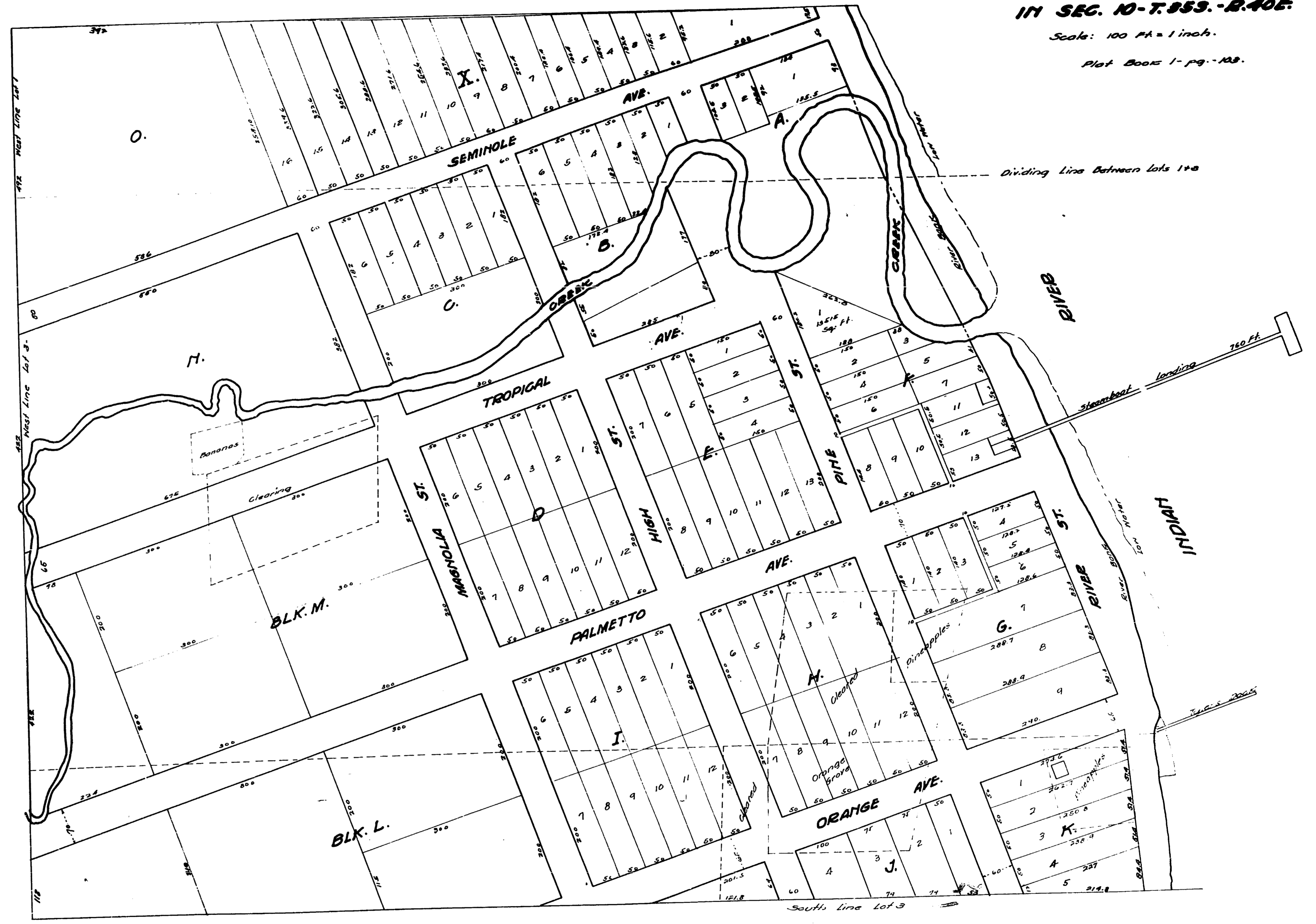
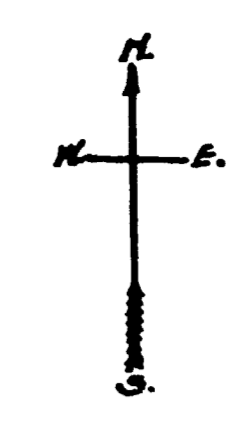
4 OF 4



Z:\EDC\20191013-301 - King Landscaping - HD KingSurvey\Drawings - P\Drawings\191013-301 ALTA.dwg, 2/27/2020 8:38 PM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNATIONS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

MAP OF 1-189
FORT PIERCE
BREVARD COUNTY FLORIDA.
LOT 3 & A PORTION OF LOT 1-
IN SEC. 10-T.85S.-R.40E.

Scale: 100 ft = 1 inch.
 Plat Book 1 - pg. 128.



Transcribed from the Original
 by J.O. Friess,
 Co. Surveyor

Filed 10th July 1888 by Florida Canning Co.
 Julius Taylor, Treas.
 A.A. Stewart,
 Clerk-Ct. Ct.

Planning Board - 2:00 PM

6. h.

Meeting Date: 07/14/2020

Information

REQUESTED ACTION

Amend Planning Board Procedures

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Procedures

Form Review

Form Started By: Alicia Rosenthal

Started On: 06/23/2020 02:33 PM

Final Approval Date: 06/23/2020



CITY OF FORT PIERCE PLANNING BOARD PROCEDURES

1. The City of Fort Pierce Planning Board will meet the second Tuesday in each month at 6:00 PM in the Fort Pierce City Hall Commission Chambers.
2. Additional meetings may be held at any time upon the call of the chairman or upon request of the Mayor-Commission, following at least twenty-four (24) hours' notice to each member of the Board.
3. The Board at its first regular meeting in September of each year shall elect a chairman, vice-chairman, and a secretary.
4. The duties and powers of the officers of the Planning Board shall be as follows:

Chairman:

- a. Preside at all meetings of the Board.
- b. Call special meetings of the Board in accordance with these procedures.
- c. Sign documents of the Board.
- d. See that all actions of the Board are properly taken.

Vice-Chairman:

During the absence, disability, or disqualification of the chairman, the vice-chairman shall exercise or perform all the duties and be subject to all the responsibilities of the chairman.

Secretary:

The secretary shall be custodian of the records and that person need not be a member of the board, provided that if not a member of the board, they shall not be entitled to vote.

5. A majority of the members of the Board entitled to vote shall constitute a quorum for the transaction of business. All recommendations from the Board for either approval or disapproval of any agenda item shall be by a majority vote of the members of the Board entitled to vote.
6. Robert's Rules of Order are hereby adopted for the government of the Board in all cases not otherwise provided for in these procedures.
7. Procedures may be amended at any meeting by a vote of the majority of the entire membership of the Board, provided five days' notice has been given to each member of the Board.
8. The following order will normally be observed; however, it may be rearranged by the chairman for individual items if necessary for the expeditious conduct of the business:
 - a. Pledge of Allegiance
 - b. Roll Call
 - c. Consideration of Absences
 - d. Certification of Alternate Member voting status
 - e. Approval of Minutes

- f. Annexations
 - g. Ordinance amendments
 - h. Comprehensive Plan amendments
 - i. Re-zonings
 - j. Conditional Uses
 - k. Site Plans
 - l. Other Business
 - m. Board Comments
9. Procedures for discussion. The following procedure will normally be observed:
- a. Committee and staff presents report and makes recommendation
 - b. The Board may ask questions regarding the committee or staff report.
 - c. Proponents of the agenda item make presentation.
 - d. Opponents make presentation.
 - e. Applicant makes rebuttal of any point not previously covered.
 - f. Board asks any questions it may have of the proponents, opponents, or staff and then take a vote.
10. Deadline for consideration of non-agenda items:
- No non-agenda item shall be taken after 10:00 pm, except that the chairman may waive this rule at his discretion.
11. Designation of voting order:
- Voting to be by verbal vote; and the order of voting is to be rotated each vote, except that the chairman shall vote last.
12. Each member, including alternate, of the Planning Board who has knowledge of the fact that he will not be able to attend a scheduled meeting of the Planning Board shall notify the Planning Department at City Hall at the earliest possible opportunity, and in any event, prior to 12:00 pm the date of the meeting. An explanation for the absence shall be provided. The Planning Director shall notify the chairman of the Board in the event that projected absences will produce the lack of a quorum. In case of absences, the alternate will be the first to fill absence. If a quorum is not met, then ex officio members will be contacted to fill absences. Upon their selection by the Chairman, alternate and ex officio members will have full voting privileges and count toward quorum requirements as long as the total sum of the resident appointees and participating alternate and ex officio members does not exceed seven (7).
13. The chairman shall be an ex-officio member of all committees, with voice but no vote.
14. In the event any office of the Board becomes vacant before the September meeting, a special election to fill the vacancy shall be held at the next meeting following the date the office became vacant, with the term of such office to end at the time of the September meeting.
15. Any decision or recommendation of the Planning Board may be rescinded or reconsidered at or during the same meeting the decision was taken or the recommendation was made. If, for good cause, the Board wishes thereafter to reconsider or rescind a measure, it may at any time recommends to the City Commission that it be given leave to reconsider as appropriate any earlier recommendation.

Adopted 9/28/2017