



CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

AGENDA

Fort Pierce Technical Review Committee Teleconference
Thursday, October 15, 2020

1. **New Business:**
 - a. Annexation - 2564 South Kings Highway
 - b. Conditional Use - Sunshine Arcade - 2202 North US Highway 1
 - c. Conditional Use - CCCL/Height - Parcel ID: 2412-501-0125-000-1
 - d. Conditional Use with No New Construction - Dwelling Rental - 1507 Faber Court
 - e. Conditional Use with No New Construction - Dwelling Rental - 1132 Granada Street
 - f. Minor Site Plan - Duplex - 1021 North 12th Street
 - g. Minor Site Plan - Duplex - 1231 Avenue K
 - h. Minor Site Plan - Duplex - 1308 North 22nd Street
 - i. Text Amendment - Chapter 125 - Residential

**Technical Review Committee -
Teleconference**

a.

Meeting Date: 10/15/2020

REQUESTED ACTION

Annexation - 2564 South Kings Highway

LOCATION

2564 South Kings Highway

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan

Started On: 09/30/2020 06:09 PM

Final Approval Date: 10/01/2020



To: JACK ANDREWS, PE, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT
PAUL THOMAS, FP BUILDING OFFICIAL
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)
ROD REED, PLS, SLC SURVEYING
GRANT CHAMBERS, PE, SLC ENGINEERING
LESLIE OLSON, AICP, SLC PLANNING & DEVELOPMENT DIRECTOR
CAPTAIN PAUL LANGEL, SLC FIRE DISTRICT
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 20-02000005

DATE: SEPTEMBER 30, 2020

Annexation – 2564 S. Kings Highway

Attached is an Application for Voluntary Annexation for a property located at 2564 S. Kings Highway. The property is 8.90 acres and currently has a St. Lucie County Zoning of Residential Single Family, 2 Dwelling Units/Acre (RS-2), it also has a St. Lucie County Future Land Use of Mixed Use (MXD). Once annexed the City would assign a Zoning of Residential Single Family, 2 Units/Acre (E-2) and assign a Future Land Use of Mixed Use (MXD). The applicant has plans to bring a Future Land Use Map Amendment, Zoning Atlas Map Amendment, & Development Review forward upon the completion of the annexation for an RV/self-storage development. The parcel ID for the lot is 2324-233-0000-000-7.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by October 13, 2020.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan



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: 2564 S. Kings Highway

2. Legal description of real property for which annexation is being requested:
24 35 39 SW 1/4 OF SW 1/4 OF NW 1/4- LESS THAT PART FOR RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 07 03 W 14.82 FT, TH N 89 52 57 E 25 FT
to POB; TH N 00 07 03 W 69.82 FT TO CURVE CONC NE, R OF 25 FT, TH NELY ALG ARC 39.08 FT, TH S 89 41 24 E 368.29 FT, TH S 00 18 36 W 45 FT, TH N 89 41 24 W 392.76 FT TO POB

Property Tax ID: 2324-233-0000-000-7

3. Size of described property: 8.90 ac

4. Project description: Construction of 88,748 sf of flex space and 33,190 RV storage with associated site improvements.

5. Current St. Lucie County Future Land Use Designation: MXD

6. Current St. Lucie County Zoning: RS-2

7. Is this a Historic property? No

8. Appraised value: 1,500,000.00

9. Name of Owner(s): Patricia Farley

Signature of Owner(s): *Patricia Farley* (Authorized Agent)

Mailing Address: 8613 SE Banyan Tree Street

City Hobe Sound State FL Zip 33455

Phone _____ Fax _____

10. Name of Representative: Bradley J. Currie, AICP, Engineering Design & Construction, Inc.

Signature of representative: 

Mailing Address: 10250 SW Village Parkway, Suite 201

City) Port St. Lucie State FL Zip 34987

Phone 772-462-2455 Fax 772-408-4208

E-mail: bradcurrie@edc-inc.com

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: _____

Patricia Farley
2564 S. Kings Highway
Hobe Sound, FL 33455

AGENT CONSENT FORM

Project Name: Walsh Kings Highway

Parcel ID: 2324-233-0000-000-7

BEFORE ME THIS DAY PERSONALLY APPEARED Patricia Farley, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 19th day of August, 2020, by Patricia Farley (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Alexis Jan Day
Notary Signature

Alexis Jan Day
Printed Name of Notary

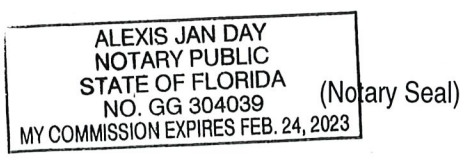
Patricia Farley
Owner's Signature

PATRICIA FARLEY
Owner's Name

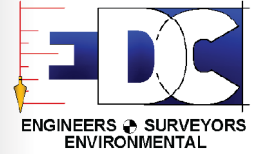
8602 SE. DRIFTWOOD ST
Street Address

Hobe Sound, FL.
City, State, Zip 33455

772-546-5707
Telephone / Email



Feb. 24, 2023
My commission expires



PROJECT NARRATIVE & COVER LETTER

Walsh Kings Highway Property

Annexation Application

September 8, 2020

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of an annexation application for an 8.90 +/- acre parcel currently located in St. Lucie County, Florida for a proposed self-storage and RV storage development with associated site improvements. The subject parcel is noted below and is located east of S. Kings Highway and north of Crossroads Parkway in Fort Pierce, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located east of S. Kings Highway and north of Crossroads Parkway in St. Lucie County. The parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:
2324-233-0000-000-7	2564 S. Kings Highway	8.90

This parcel is currently in the jurisdiction of St. Lucie County and has an existing Future Land Use designation of Mixed Use (MXD) and is located in the Residential (RS-2) Zoning designation.

There is 2.311-acre parcel to the northwest of the subject parcel for which there is no property information available. To the northeast is an undeveloped parcel which has a City of Fort Pierce Future Land Use designation of General Commercial (GC) and has a Commercial (C-3) Zoning designation.

To the west of the subject property lies the right-of-way of S Kings Highway, a State owned and maintained road. West of the right-of-way, lies an undeveloped commercial parcel. This parcel has a Fort Pierce Future Land Use designation of General Commercial (CG) and an underlying Zoning designation of Commercial (C-3).

South of the subject parcel is the right-of-way of Crossroads Parkway which is owned and maintained by St. Lucie County. Southwest of the right-of-way is a developed Industrial parcel with a Fort Pierce Future Land Use designation of Industrial and an underlying Zoning designation of Industrial (I-1). The parcel located to the southeast of the subject site, south of the Crossroads Parkway right-of-way has a General Commercial (GC) and an underlying Zoning designation of Commercial (C-3).

To the east of the subject is a developed RV park known as Treasure Coast RV Resort. This development has a Fort Pierce Future Land Use designation of General Commercial (GC) and an underlying Zoning Designation of Commercial (C-3).

The attached package includes the Application for Annexation, agent authorization, warranty deed and a current survey as required.

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\Documents\Submittal Documents\Justification Statement\2020-09-08_Kings_Hwy_Walsh_Annexation_Application_20-222.docx

Prepared by:

Boston National Title and Escrow, LLC
473 NW Prima Vista Blvd.
Port St. Lucie, Florida 34983

File Number: 09-1784

Corrective General Warranty Deed

Made this 16 day of February, 2010 A.D. By **Jack Corley**, whose address is: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455, hereinafter called the grantor, to **Patricia Farley**, whose post office address is: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) 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, Florida, viz:

The Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Gantor(s) reside thereon.

This Deed is being re-recorded in order to correct the erroneous legal description in that certain Deed recorded 10/21/2009 in Official Record Book 3138, Page 1047, of the Public Records of St. Lucie County, Florida.

Parcel ID Number: 2324-233-0000-000-7

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; that the grantor hereby fully 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, 2009.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jennifer Vinasio
Witness Printed Name: Jennifer Vinasio

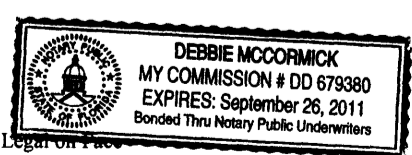
Jack Corley (Seal)
Jack Corley
Address: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455

Debbie McCormick
Witness Printed Name: Debbie McCormick

Address: _____ (Seal)

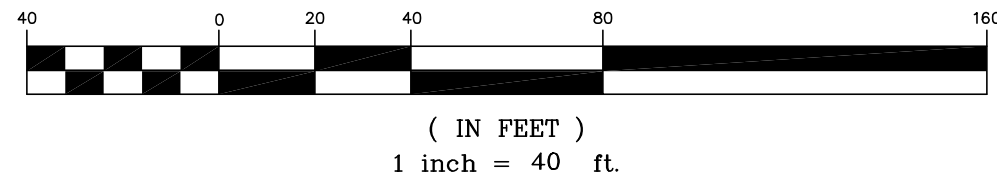
State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 16 day of February, 2010, by Jack Corley, who is/are personally known to me or who has produced FLDR as identification.



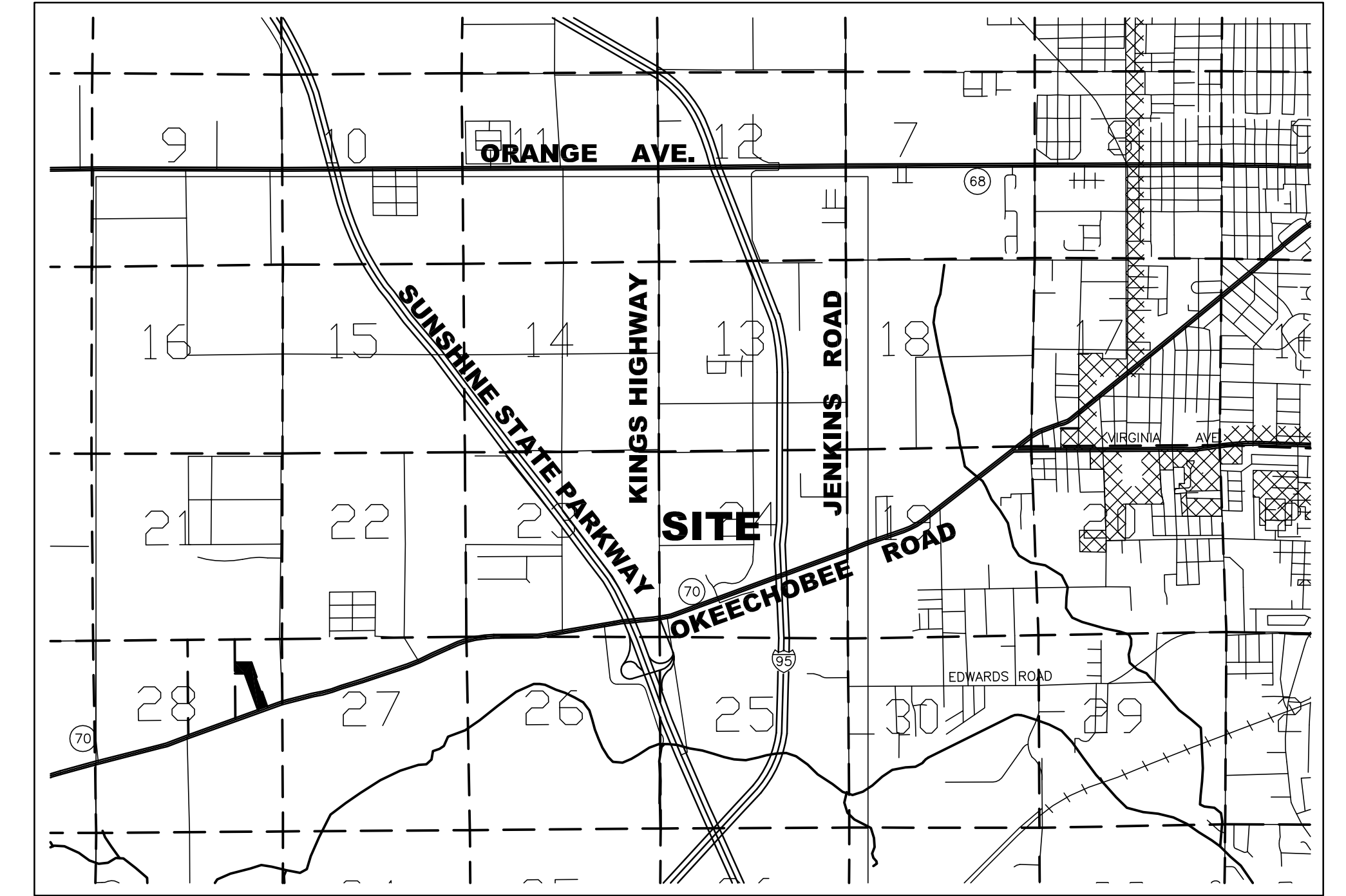
Debbie McCormick
Notary Public
Print Name: Debbie McCormick
My Commission Expires: 9-26-11

GRAPHIC SCALE

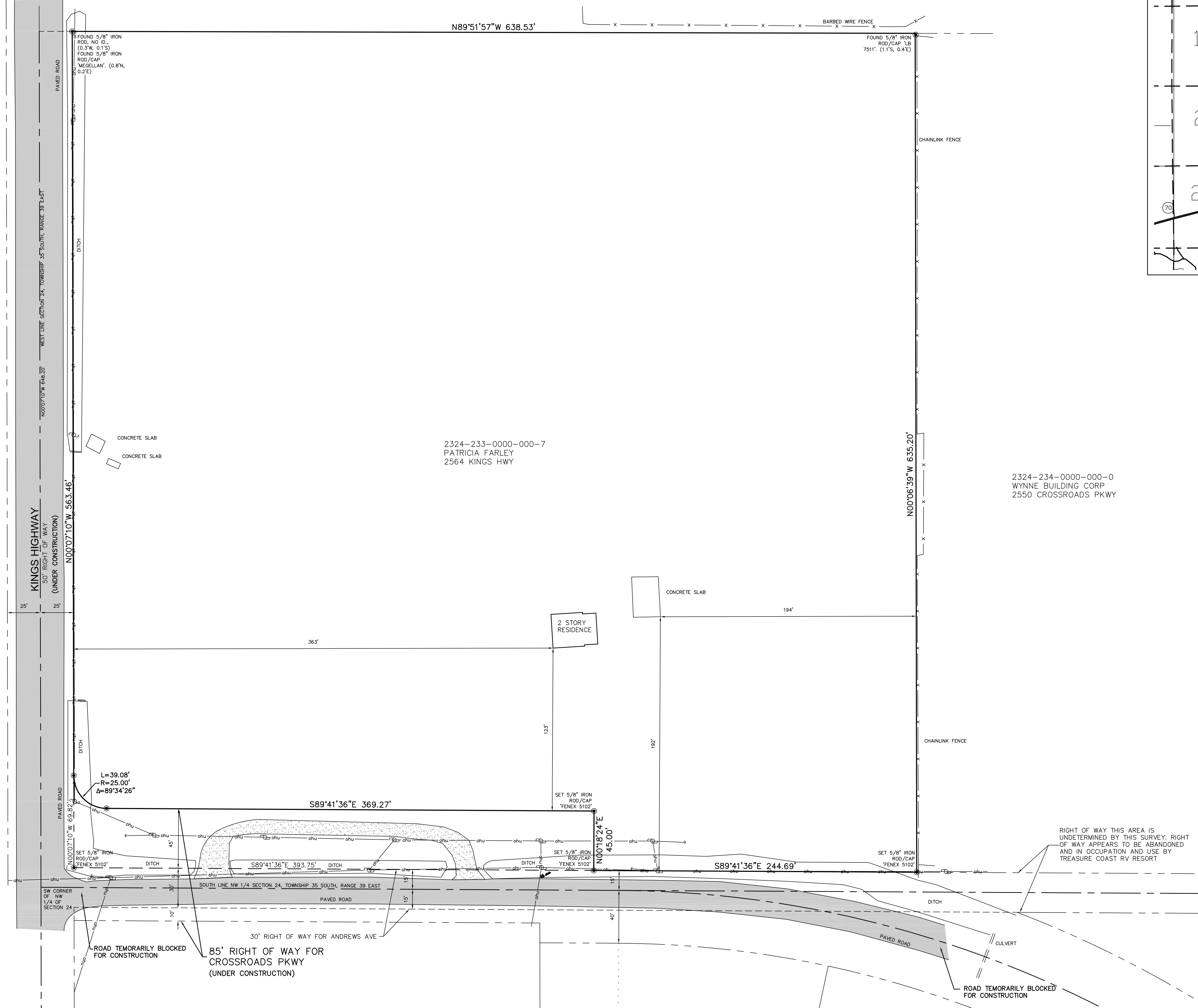


NO INFORMATION AVAILABLE
APPEARS TO BE PUBLIC OR RIGHT OF WAY

2324-232-0000-000-4
COMMERCIAL SOUTH LLC
2496 S KINGS HWY



LOCATION MAP
(NOT TO SCALE)



2324-233-0000-000-7
PATRICIA FARLEY
2564 KINGS HWY

2324-234-0000-000-0
WYNNE BUILDING CORP
2550 CROSSROADS PKWY

SURVEYOR'S NOTES:

1. BEARINGS REFER TO STATE PLANE NAD83, FLORIDA EAST ZONE 901 AS REFERENCED ALONG THE WEST LINE OF SECTION 25-35-39.
2. PROPERTY LIES IN FLOOD ZONE X, FEMA MAP #1211C0167J, 2-16-2012.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OR OTHER ENCUMBRANCES BY THIS FIRM. THIS SURVEY PREPARED WITHOUT TITLE POLICY.
4. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.
5. *C= POWER POLE; ->= GUY WIRE; -ohu= OVERHEAD UTILITIES

AREA NOTES:

GROSS AREA SUBJECT PARCEL:	430,726 SQ.FT.	(9.89 ACRES)
LESS RIGHT OF WAY KINGS/ANDREWS:	25,783 SQ.FT.	(0.59 ACRES)
LESS RIGHT OF WAY CROSSROADS:	17,858 SQ.FT.	(0.41 ACRES)
NET AREA SUBJECT PARCEL:	387,085 SQ.FT.	(8.89 ACRES)

BOUNDARY SURVEY

PARCEL IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 39 EAST
ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

(PER O.R. BOOK 3176, PAGE 228)
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.
*NOTE TO LEGAL DESCRIPTION: THIS PARCEL IS ALSO SHOWN AS TRACT 13 ON THE MAP OF BOSTON FLORIDA ATLANTIC COAST LAND CO. PLAT OF SECTION 24, TOWNSHIP 35, RANGE 39, FILED IN PLAT BOOK 3, PAGE 32, ON OCT 6, 1914, ST. LUCIE COUNTY PUBLIC RECORDS

RIGHT OF WAY NOTE:

RIGHT OF WAYS SHOWN ARE TAKEN FROM ST. LUCIE COUNTY TAX MAPS, PLAT OF ST. LUCIE CROSSROADS (PLAT BOOK 30, PAGE 8), FDOT ROADWAY PLANS SLC PROJECT #94010 AND PROPERTY APPRAISER'S ON-LINE PARCELS.

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2877 EMAIL FENEX@BELLSOUTH.NET
LICENSED BUSINESS # 6858



FLORIDA REGISTRATION #5102
CHRISTIAN FENEX

DRAWING DATE: 2/2/2020
FIELD DATE: 1/30/2020
F.B. H5/53
SKETCH NO. 220008_WALSH.dwg

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**Technical Review Committee -
Teleconference**

b.

Meeting Date: 10/15/2020

REQUESTED ACTION

Conditional Use - Sunshine Arcade - 2202 North US Highway 1

LOCATION

2202 North US Highway 1

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan
Final Approval Date: 10/01/2020

Started On: 09/30/2020 06:11 PM



To: JACK ANDREWS, PE, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT
PAUL THOMAS, FP BUILDING OFFICIAL
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)
ROD REED, PLS, SLC SURVEYING
GRANT CHAMBERS, PE, SLC ENGINEERING
LESLIE OLSON, AICP, SLC PLANNING & DEVELOPMENT DIRECTOR
CAPTAIN PAUL LANGEL, SLC FIRE DISTRICT
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 20-04000016

DATE: SEPTEMBER 30, 2020

Conditional Use – Sunshine Arcade – 2202 N. US Highway 1

Application for Conditional Use with No New Construction to operate an amusement arcade at 2202 North US Highway 1. The applicant is proposing 80 arcade machines with a required parking of 60 spaces. The parcel currently has a zoning of C-3, General Commercial and a Future Land Use of GC, General Commercial. The parcel ID is 1433-440-0009-010-1.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by October 13, 2020.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan



Conditional Use – No New Construction

Property address or Location UNIT 2158, 2160, 2162 + 2164 at 2202 N. US 1, FT. PIERCE
 Parcel ID #(s) 1433-440-0009-010-1
 Project description Assembly Area for Arcade

Dover-Neal Development, Inc.

Property Owner(s)
4261 13th Street, Wyandotte, MI 48192

Street Address
Wyandotte MI 48192

City State Zip
313 600 2100

Phone Number
idoverspike@ecorse.com

Email Address

Sunshine Arcade Inc

Applicant/Representative, Title, Company
3915 Brookdale Street

Street Address
Jacksonville FL 32277

City State Zip

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.

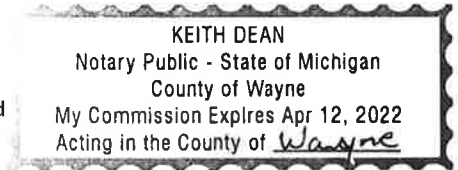
[Signature]
Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ -- Wayne COUNTY

The foregoing instrument was acknowledged before me this 20th day of August, 2020, by
IVAN Doverspike who is personally known to me or has produced
Michigan Drivers License as identification.

[Signature]
Signature of Notary

(seal)



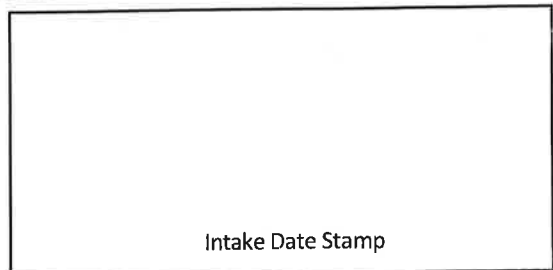
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

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 _____



NARRATIVE

Sunshine Arcade
2202 N. US Highway #1
Fort Pierce, Florida

The project consists of 3348 S.F. Restaurant conversion to amusement arcade. A parking analysis plan has been provided with several request options which would all be acceptable but would prefer option number 3 which will make parking enforcement the property owner's responsibility. An as built floor plan and proposed floor plan layout has been provided in addition to a site photo metric plan showing this site can become and adhere to city code section 125-325, amusement arcades and arcade amusement.

FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps.
 Flood Zone: X
 Community #: 120286,
 Panel #: 0177 Suffix:
 K, Date: 2.19.2020

LEGEND
 C - Concrete
 C/AE - Covered Entry
 CAG - Concrete Pad with Air Conditioning
 CAGS - Concrete Slab Structure
 CBE - Concrete Block Structure
 CPE - Corrugated Metal Pipe
 CPE - Concrete Pad with Pool Equipment
 CTV - Cable TV Box
 GV - Water Gate Valve
 HVO - Fire Hydrant
 LP - Light Pole
 O/L - Overhead Utility Line
 P/A - Power Pole with Guy Anchor
 PRA - Power Pole with Guy Anchor
 SSMH - Sanitary Sewer Manhole
 TCB - Telephone Communications Box
 UB - Utility Box
 WM - Water Meter
 WM - Water Meter
 F1 - Found #1 Iron Pipe with Cap
 F2 - Found #2 Iron Pipe with Cap
 F3 - Found #3 Iron Rod with Cap
 F4 - Found #4 Iron Rod with Cap
 F5 - Found #5 Iron Rod with Cap
 F6 - Found #6 Iron Rod with Cap
 F7 - Found #7 Iron Rod with Cap
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 F100 - Found #100 Iron Rod with Cap

LEGAL DESCRIPTION
 A parcel of land being part of Sections 33 and 34, Township 34 South, Range 40 East, St. Lucie County, Florida, described as follows:
 From the Southwest corner of Section 34, Township 34 South, Range 40 East, St. Lucie County, Florida, along the line between Townships 34 South and 35 South, 128.39 feet to the Eastern right-of-way line of U.S. No. 1, thence North 26°59'00" West, along the Eastern right-of-way line of U.S. No. 1, 421.34 feet to the intersection of the North line of State Road A-1-A, and the POINT OF BEGINNING of the lands herein described; From said POINT OF BEGINNING continue North 26°59'00" West, along the Eastern right-of-way line of U.S. No. 1, 329.97 feet; thence South 89°42'00" East, 229.89 feet; thence South right-of-way line of U.S. No. 1, 329.97 feet; thence South 89°42'00" East, 229.89 feet; thence South 89°40'00" East, 283.65 feet to the Western right-of-way line of Old Dixie Highway; thence South 23°35'00" East, along the Western right-of-way line of Old Dixie Highway, 296.40 feet to the North right-of-way line of State Road A-1-A; thence South 87°45'00" West, along the North right-of-way line of State Road A-1-A, 483.18 feet to the POINT OF BEGINNING.

PREPARED FOR:
 Wosimm Kasimmi
PREPARED BY:
 Rejina C. Karner, PSW #4363
 Karner Surveying, Inc. LB#7357
 St. Lucie County, Florida

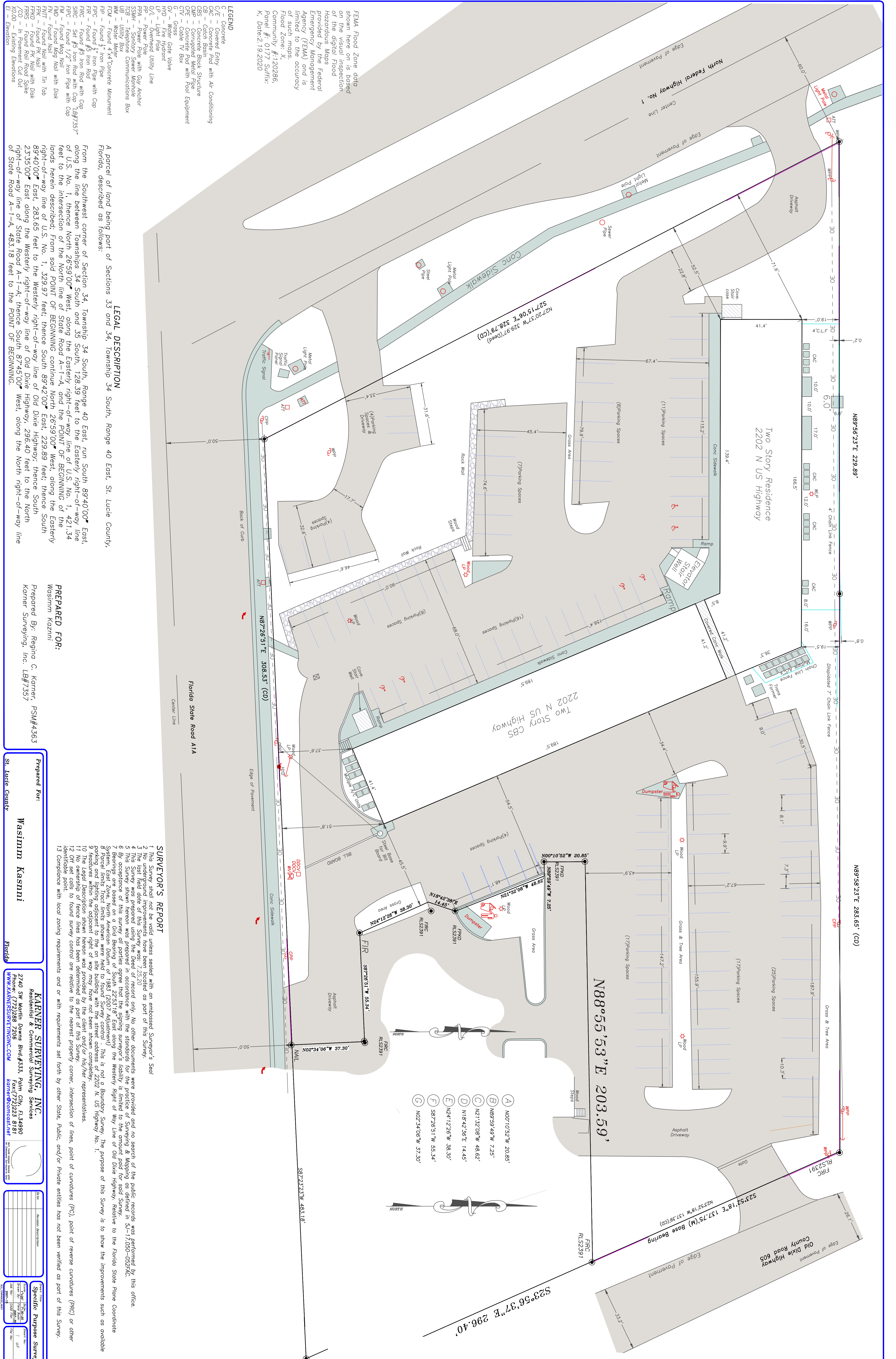
SURVEYOR'S REPORT

1 This Survey shall not be void unless sealed with an embossed Surveyor's Seal
 2 No underground improvements have been located as part of this Survey.
 3 This Survey was prepared using the Deed of record only. No other documents were provided and no search of the public records was performed by this office.
 4 This Survey was prepared using the Deed of record only. No other documents were provided and no search of the public records was performed by this office.
 5 This Survey was prepared using the Deed of record only. No other documents were provided and no search of the public records was performed by this office.
 6 By acceptance of this survey all parties agree that the signing surveyor's liability is limited to the amount paid for said Survey.
 7 Bearings are based on a Grid Bearing of South 22°53'18" East along the Western right-of-way line of Old Dixie Highway. Relative to the Florida State Plane Coordinate system, East Zone, North American Datum of 1983 (2001 Adjustment). This is not a Boundary Survey. The purpose of this Survey is to show the improvements such as available features within the adjacent right-of-way may have not been shown completely.
 8 The Legal Description shown hereon was determined as part of this Survey.
 9 Features within the adjacent right-of-way may have not been shown completely.
 10 The Legal Description shown hereon was determined as part of this Survey.
 11 No ownership of fence lines has been determined as part of this Survey.
 12 Off set calls to found survey control are relative to the nearest property corner, intersection of lines, point of curvatures (PC), point of reverse curvatures (PVC) or other features within the adjacent right-of-way may have not been shown completely.
 13 Compliance with local zoning requirements and or with requirements set forth by other State, Public, and/or Private entities has not been verified as part of this Survey.

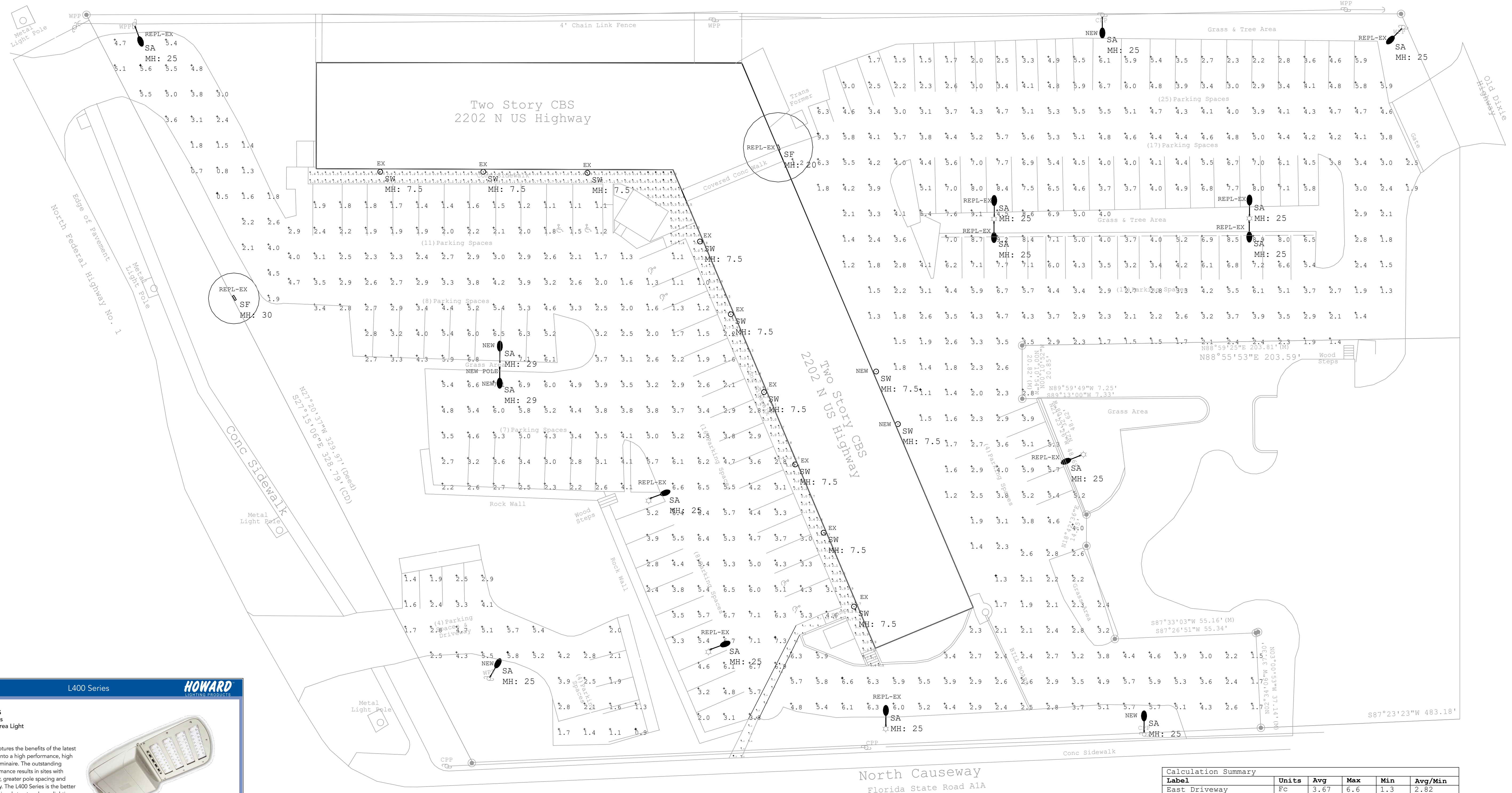
KARNER SURVEYING, INC.
 Residential & Commercial Surveying Services
 2740 SW North Dunes Blvd #333, Palm City, FL 32909
 Phone: (772) 329-2200 Fax: (772) 223-8181
 WWW.KARNERSURVEYING.COM karner@comcast.net

DATE	REVISION/DESCRIPTION

Special Purpose Survey
 1 OF 1



Tag	Description	Symbol	Qty	Lum. Watts	LLF
SA	Howard L404LC-240W-40K-T3-10-GR-M		15	239.4	0.900
SF	Cooper UFLD-L-C100-X-U-66-7050		2	252	0.900
SW	Existing Med Base Wall Sconce		11	14	0.900



Label	Units	Avg	Max	Min	Avg/Min
East Driveway	Fc	3.67	6.6	1.3	2.82
East Parking Area	Fc	4.13	9.3	1.1	3.75
Interior Sidewalks	Fc	2.12	6.6	0.3	7.07
Means of Egress Path	Fc	4.70	6.7	1.5	3.13
SW Parking Area	Fc	2.97	5.8	0.9	3.30
West Driveway	Fc	3.08	5.6	0.5	6.16
West Parking Area	Fc	3.71	7.3	1.0	3.71

PHOTOMETRIC ANALYSIS NOTES:
 THIS PARKING AREA IS WITHIN THE CITY OF FORT PIERCE, AND IS SUBJECT TO LIGHTING REGULATIONS FOUND IN CHAPTER 22, ARTICLE IV, SECTIONS 22-58 AND 22-60 OF THE FORT PIERCE MUNICIPAL CODE.

22-58 CODE REQUIRES THE INTERIOR SIDEWALKS SHALL BE PROVIDED WITH A MINIMUM AVERAGE OF ONE FOOT-CANDLE. THIS PLAN PROVIDES AN AVERAGE 4.7 FOOT-CANDELS ON THE MEANS OF EGRESS PATH AND AN AVERAGE OF 2.12 FOOT-CANDELS ON THE INTERIOR SIDEWALKS. A UNIFORMITY RATIO OF 7.07:1 WAS ACHIEVED, WHICH CONFORMS WITH THE CODE MAXIMUM LIMIT OF 10:1 FOR INTERIOR SIDEWALKS.

22-60 CODE REQUIRES THE OFF-STREET PARKING IN THIS CASE SHALL BE PROVIDED WITH A MINIMUM AVERAGE OF 2.97 FOOTCANDELS IN THE PARKING AREAS. DRIVEWAYS EXCEED AN AVERAGE OF 3 FOOT-CANDELS.

(1) THIS PLAN PROVIDES A UNIFORMITY RATIO OF 3.71 TO 1 IN THE WEST PARKING AREA, 3.3 TO 1 IN THE SOUTHWEST PARKING AREA, AND 3.75 TO 1 IN THE EAST PARKING AREA, WHICH COMPLES WITH CODE.


(2) LIGHTING CONTROL IS BY PHOTOCELL ON FRIA RENTAL LIGHTS IN THE WEST PARKING AREA AND BY ASTRONOMIC TIME CLOCK ON THE CUSTOMER OWNED FIXTURES ON THE BUILDING. THIS COMPLES WITH CODE.

(3) SPILL IS ONLY ADJACENT COMMERCIAL PROPERTIES AND PUBLIC SIDEWALKS AND IS PROPOSED AS NOT OBSTRUCTIONABLE. THE LIGHTING PLAN USES FULL CUTOFF FIXTURES MOUNTED AT HEIGHTS OF 25 TO 30 FEET ON POLES WITH R3 AREA DISTRIBUTION. THE LIGHTING PLAN ALSO INCLUDES 1500 LUMEN FIXTURES MOUNTED ON THE BUILDING AT 7.5 FEET. TWO FLOOD LIGHTS ARE EXISTING BUT TO BE CHANGED OUT TO LED TYPE. LIGHTING TECHNOLOGY IS LED.

THE PLAN RELIES UPON THE REMOVAL OF TWO PALM TREES IN THE NORTHEAST CORNER THAT CURRENTLY BLOCK LIGHT FROM THE EXISTING POLE MOUNTED FIXTURE. PERIODIC TREE TRIMMING SHALL BE REQUIRED TO MINIMIZE SHADOWS.

L400 Series
HOWARD LIGHTING PRODUCTS

L400 Series
L403/L404 Models
LED Street and Area Light



The L400 Series captures the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The L400 Series is the better alternative for traditional street and area lighting with quick payback and improved performance.

Applications: Roadway, parking lots, walkways and general area spaces.


Warranty:
 • Ten year limited warranty.

Ordering Information

Model	Options	Power	Color	Distribution	Control Options	Finish	Height/Weight
L403	L: No Photocell LC: With Long Life Photocell	120W 180W	30K: 3000K 40K: 4000K	T2: Type 2 T3: Type 3 T4: Type 4 T5: Type 5	10: 0/100 Dimming	GR: Gray WH: White BL: Black BR: Brown	M: 102-2794C H: 347-487AVC
L404		150W 240W					

*Standard Configuration

Standard Features:
 • Standard 7 Pin Photocell/Receptacle (per ANSI C136.41)
 • Stand-alone 10KV/10KA Surge Suppression Device (consult factory for 20KV / 20KA option)
 • Terminal block accepts 14-6 AWG conductors (Line, Neutral, Ground) (consult factory for 600V, 85A, 14-2AWG terminal block)
 • Four Bolt Mounting accessories 1 1/4" NPS to 2" NPS horizontal lumen (pre-configured for 2" NPS)
 • Integral Tilt-adjustment Steps 35°
 • Bird-guard
 • Tool-Less Entry
 • Input Voltage: 120-277V or 347-480V, 50/60Hz
 • Power Factor: > 0.9 at full load and Total Harmonic Distortion: < 20% at full load
 • Ambient Operating Temperatures -40°C to +50°C

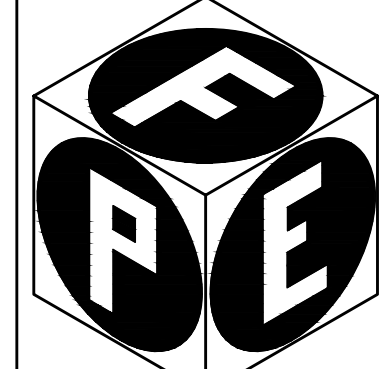


Specifications subject to change without notice. Howard Lighting Products | 150 Eastview Drive | Laurel, MD 21443
 Toll Free: 800.956.3426 | Email: 601.422.8033 | Fax: 401.422.1652
 11-09-2018

SITE PHOTOMETRIC ANALYSIS
 SCALE 1" = 20'-0"

NO.	DATE	REVISIONS	BY	APP.

Fort Pierce Engineering, Inc.
 Dependable Mechanical, Electrical & Plumbing Design
 Reg. No. 28173



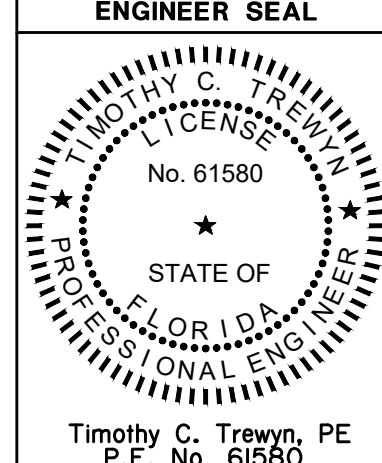
315 South 7th Street
 Fort Pierce, FL 34950
 Phone: 772 672-4636
 Fax: 772 672-4637

PROJECT NAME: SUNSHINE ARCADE

CLIENT: ARCHITECTONIC INC.
 806 DELAWARE AVE.
 FORT PIERCE, FLORIDA 34950

PROJECT LOCATION: 2202 N US HIGHWAY 1
 FORT PIERCE, FLORIDA

ENGINEER SEAL



Timothy C. Trewyn, PE
 P.E. No. 61580

SHEET TITLE

SITE PHOTOMETRIC ANALYSIS

ISSUE DATE: 08-14-2020

DRAWN: TCT

APPROVED: TCT

DRAWING NUMBER

E-1.2

SHEET 1 OF 1

20001-08

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Cash Deposit Receipt - 06/29/2020

For:

Northbridge Plaza - 2200 N US Hwy 1 Ft. Pierce FL – Units 2158, 2160, 2162, 2164

New Tenant: Sunshine Arcade, Inc

Agency:

- RT Commercial Real Estate – Larysa Torkaman
- Commercial Real Estate LLC – Matthew Mondo

Deposit Received:

\$9,000 – Cash

Balance: \$2,240.07

By July 1st 2020
paid on 06/30/20

Tenant: Larysa Torkaman

Associate: [Signature]

Associate: [Signature]

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NORTH BRIDGE SHOPPING PLAZA

SPACE LEASE

Prepared for
Sunshine Arcade, Inc.

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LEASE AGREEMENT

DOVER-NEAL DEVELOPMENT, INC. ("Landlord") and **Sunshine Arcade, Inc** ("Tenant") agree this ~~26th day of June, 2020~~ on terms and conditions of the lease of the Premises as follows: *1, July, 2020*

1. PREMISES

1.1 **Space.** Landlord leases to Tenant and Tenant leases from Landlord the Premises defined on Schedule A and only the appurtenant rights defined in paragraph 1.2.

1.2 **Common Areas.** Landlord gives Tenant and Tenant's authorized agents and invitees the nonexclusive right to use the common areas with others who are entitled to that use, subject to the rights of Landlord defined in this Lease.

1.3 **Reservations.** Landlord reserves the right to build additional stories on the buildings in the Shopping Center or additional building or other improvements in the Common Areas as permitted by applicable law and ordinances.

1.4 **Definition.** As used in this Lease "Common Areas" means: all areas and facilities outside the Premises and within the exterior boundaries of the Shopping Center that are provided and designated by Landlord from time to time for general use and convenience of Tenant and of other tenants of the Shopping Center and their authorized agents and invitees. This area includes, without limitation, pedestrian walkways, patios, landscaped areas, sidewalks, restrooms, stairways, loading areas, parking areas, and roads.

2. TERM

2.1 **Initial.** The Initial Term of this lease shall commence on the Commencement Date defined on Schedule A and terminate on the Termination Date established by the terms of Schedule A. Unless the Initial Term is extended under the provisions of paragraph 2.2 or sooner terminated by Landlord by reason of Tenant's default.

2.2 **Renewal Options.** If Tenant shall timely perform all of Tenant's obligations under this Lease, and if Tenant shall not be in default under this Lease at the expiration of the Initial Term, Landlord may allow Tenant an option to extend the Initial Term and as defined in Schedule A. Tenant shall exercise the option or options by giving Landlord written notice at least twelve (12) months prior to the expiration of the Initial Term or the previous Extended Term (the "Optional Notice"). The word "Term" as used in this Lease means that Initial Term and any Extended Term if the option for the Extended Term was timely and lawfully exercised. If Tenant does not give Landlord timely notice of the exercise of any option, that option and all subsequent options shall be void.

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3. RENT

3.1 Minimum Rent. During the Initial Term of this Lease Tenant shall pay Landlord a total Rent (the "Base Rent"), payable in equal monthly installments on the Payment Date, all defined in Schedule A, subject to adjustments thereto as provided in paragraph 3.2.

3.2 Rent Adjustment. The Base Rent shall be adjusted commencing on the first day of the second Lease Year and on a like date (the "Adjustment Dates") every year thereafter during the Term under the provision of this paragraph 3.2. The adjustment shall be as noted below:

3.3 Sales Tax. Tenant shall pay with each rent installment the required Tax upon all amounts payable under this agreement classified as rent by the taxing authorities. "Tax" as used herein shall mean all sales, excise or other tax (not income tax paid by Landlord) levied, imposed or assessed by the State of Florida or any political subdivision of the State of Florida or other taxing authority upon amounts classified as rent. The amount of the Tax shall be paid to Landlord with each Rent Installment unless Tenant is notified to pay it to the appropriate taxing authority in the form required by the appropriate authority to relieve Landlord from liability for such Tax.

3.4 Payment. All payments required to be paid to the Landlord under Section 3 shall be paid on the due date specified at Landlord's address described on Schedule A without notice, setoff, deduction, counterclaim, or demand.

3.5 Late Payment. If any sum under this Section 3 or other sum under this Agreement which is required to be paid to Landlord is not paid within 10 days after the date required for such payment then Tenant shall pay Landlord a late payment of \$50.00 with each payment that is late.

4. COMMON AREA MAINTENANCE AND MANAGEMENT

4.1 Landlord's Obligation. Landlord shall maintain the common areas in good condition at all times. Landlord shall have the power to:

4.1.1 Establish and enforce reasonable rules and regulations applicable to all tenants concerning the maintenance, management, use and operation of the common areas.

4.1.2 Close any of the common areas to whatever extent required in the opinion of Landlord's counsel to prevent a dedication of any of the common areas or accrual of any rights of any person or of the public to the common areas.

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4.1.3 Close temporarily any of the common areas for maintenance purposes.

4.1.4 Select a person to maintain and operate any of the common areas if, at any time, Landlord determines that the best interests of the Shopping Center will be served by having any of the common areas maintained and operated by that person. Landlord shall have the right to negotiate and enter into a contract with that person on such terms and conditions and for such period of times and Landlord deems reasonable and proper both as to service and cost.

4.1.5 Make changes to the Common Areas including, without limitation, changes in the location of driveways, entrances, exits, vehicular parking spaces, parking area, or the direction of the flow of traffic.

5. PREMISES' USE

5.1 Use. Tenant may use the Premises for Tenant's Business Purpose and for no other use without the written consent of the Landlord.

5.2 Acceptance. Tenant acknowledges to Landlord that through Tenant's investigation Tenant has determined that Tenant may use the Premises for the above use and that the Premises is in good condition on the date Tenant takes possession thereof.

5.3 Laws. Tenant, at Tenant's sole cost and expense, shall promptly perform and comply with all statutes, ordinances, rules, orders, regulations, and requirements of the federal, state and municipal governments and their respective agencies having jurisdiction over the Premises applicable to the condition, use or occupancy of the Premises during the Term of the Lease and for the correction, prevention and abatement of nuisance or other grievances with respect to the Tenant's use of the Premises. Tenant shall also comply with all rules and regulations of the Southeastern Underwriters Association for the prevention of fires, at tenant's sole cost and expense.

5.4 Limitations. Notwithstanding the Tenant's permitted use of the Premises, Tenant shall not use or permit the use of the Premises that will:

5.4.1 Cause a cancellation of any insurance covering the building in which the Premises is located or increase the insurance rates of such insurance;

5.4.2 Constitute waste, nuisance or unreasonable annoyance to owners and occupants of adjacent properties and other tenants in the building in which the Premises is located;

5.4.3 Cause damage to the Premises or the building in which the Premises is located;

5.4.4 Cause damage or would reasonably expect to cause damage to adjoining tenant's property; or

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5.4.5 Constitute the storage or use of toxic substance as such term is now or hereafter defined in any law or regulation of any federal, state, or municipal government or any agencies thereof having jurisdiction over the Premises.

5.4.6 If the rate of any insurance carried by the Landlord is increase as a result of Tenant's use, Tenant shall pay to Landlord within 30 days before the date Landlord is obligated to pay a premium on the insurance, or within 15 days after Landlord delivers Tenant a certified statement from Landlord's insurance carrier stating that the rate increase was caused solely by an activity of Tenant on the Premises as permitted under this Lease Agreement, whichever date is later, a sum equal to the difference between the original premium and the increased premium.

5.4.7 If Tenant desires to use or place upon the Premises any toxic substance as defined under any applicable law or regulation, Tenant shall first notify Landlord in writing, which written notice shall be accompanied by reasonable evidence that the use or placement of a toxic substance is in complete compliance with all the above laws. Further, Tenant shall remove from the Premises at its expense such toxic substance upon the termination of this Lease in accordance with the above laws, ordinances and regulations. Tenant shall pay and save Landlord harmless from all costs, damages, penalties, and costs and reasonable attorney fees incurred by Landlord if Tenant does not comply with this covenant or the above laws, ordinances, and regulations. This indemnification shall survive the termination of this Lease.

5.5 Signs. Tenant shall not place or maintain any sign on the glass panes, the doors or exterior wall or roof of the Premises, nor install a monument sign without obtaining the prior written consent of Landlord, which consent shall not be unreasonably withheld if size, design, location, materials, and manner of installation is satisfactory to Landlord and is in compliance with all applicable laws and regulations of governing authorities as evidence by written approval of such governing authorities delivered by Tenant to Landlord with its request for approval. Landlord, at Tenant's cost, can remove any sign placed or maintained by Tenant that does not comply with the provisions of this paragraph.

5.6 Entry. Landlord and its authorized representatives shall have the right to enter the Premises at all reasonable times for any of the following purposes:

5.6.1 To determine whether the premises is in good condition and whether Tenant is in compliance with Tenant's obligations under this Lease;

5.6.2 To do necessary repairs and to make restoration to the Premises Landlord has the right or obligation to perform;

5.6.3 To serve, post, or keep posted any notices required or allowed under the provisions of this Lease;

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5.6.4 To post "for sale" signs at any time during the Term, to post "for rent" signs during the last two months of the Term, or during the period while Tenant is in default;

5.6.5 To show the Premises to prospective brokers, agents, buyers, tenants, or persons interested in an exchange, at any time during the Term.

6. UTILITIES

6.1 Landlord. Landlord shall not be responsible for arranging for utility service for Tenant at the Premises nor shall Landlord be liable for the adequacy of the utility service received by Tenant at the Premises.

6.2 Tenant. Tenant shall make all arrangements for and pay for all utility services furnished to or used by it at the Premises, including, without limitation, gas, water, electricity, telephone service, trash collection and for all connection charges for such services. Any delinquent Tenant utility bills may be paid by Landlord after Notice and if such delinquent bill is not paid by Tenant within the ten (10) day period after the receipt of the Notice by Tenant, the Landlord may pay same and collect that amount as Additional Rent with the next rental payment.

7. TAXES

7.1 Tenant. Tenant shall pay all sales taxes during the Term of this Lease.

7.2 Personal Property. Tenant shall pay all taxes, assessments, license fees, and other charges ("taxes") that are levied and assessed against Tenant's personal property installed or located in or on the Premises, and that become payable during the Term of this Lease. Such payment shall be made by Tenant at least thirty (30) days before same becomes delinquent and Tenant shall send Landlord paid tax bills with sixty (60) days prior to the date the taxes become delinquent.

8. MAINTENANCE AND ALTERATIONS

8.1 Landlord. Landlord, at its cost, shall maintain, in good condition, the following:

8.1.1 The structural parts of the building in which the Premises is located which structural parts include only the foundation, exterior walls and any load-bearing interior walls (excluding glass and doors) subflooring and roof;

8.1.2 The downspouts and gutters of the building and improvement in which the Premises is located.

8.1.3 The Landlord, however, shall not be obligated to make repairs for any damage caused by any act, omission, or negligence of Tenant, Tenant's agents, or Tenant's Invitees.

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8.2 Tenant. Except for the repairs Landlord is specifically obligated to make under paragraph 9.1, Tenant, at its cost, shall maintain in good condition all portions of the Premises, including, without limitations, (a) the portion of any fixtures, pipes, lines, ducts, wires, or conduits contained within the Premises; (b) to windows, plate glass doors, and any fixtures or appurtenances composed of glass; (c) to Tenant's signs, if any, (d) to any heating or air condition equipment installed in the Demised Premises and (e) any repairs necessitated by any act of omission or negligence of Tenant, Tenant agent's, or Tenant's Invitees.

8.3 Tenant Alterations. Tenant shall not make any alterations to the Demised Premises without the prior written consent of the Landlord, which consent shall not be unreasonably withheld. All permitted alterations shall be at Tenant's expense and shall be performed in a good and workmanlike manner in accordance with Plans and Specifications approved by Landlord and the applicable governmental authorities, and with Landlord being identified as additionally insured by any and all contractors doing any work in any of the Tenant's units.

8.3.1 All permitted alterations made by Tenant which are made and installed and which in any manner are attached to floors, ceilings and walls shall become the property of Landlord upon the termination of this Lease, but such property shall not include any of Tenant's trade fixtures.

8.3.2 If, however, Landlord requires any item or alteration be removed, Tenant shall pay the costs to remove the permitted alteration and to restore the Premises to the condition existing prior to the installation of any such item or improvements, including any damage to the Premises and the Building in which the Premises is located caused by the removal of the alterations.

8.4 Mechanic's Liens. Landlord's interest in the Premises shall not be subject to liens for improvements made by Tenant and Tenant shall have no power or authority to create any lien or permit any lien to attach to the Premises or to the present estate, reversion or other estate of the Landlord in the Premises or in the Building in which the Premises is located as a result of improvements made by Tenant or for any other cause or reason. All materialman, contractors, mechanics, and laborers and other persons contracting, with Tenant with respect to the Premises are hereby charged with notice that such liens are expressly prohibited and that they must look solely to Tenant to secure payment for any work done or material furnished for improvement by Tenant or for any other purpose during the Term of this Lease. Tenant agrees that no lien shall be permitted to attach to the Premises and agrees to transfer any claimed or asserted lien to a bond or such other security permitted by law within twenty (20) days of the assertion of any such lien or claim of lien, then Landlord may discharge the lien or transfer the line to bond or other security and Tenant shall pay Landlord all amounts incurred in such transfer or discharge, together with interest at the highest rate then permitted to be charged by private parties under the laws of the State of Florida. Tenant shall advise all persons furnishing

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designs, labor, material, or services to the Premises in connection with Tenant's improvements thereof of the provisions of this paragraph.

8.5 Surrender of Possession. When the Tenant shall quit and surrender the Premises in the same condition and repair as the Premises was in on the Date of the commencement of this lease, ordinary, wear and tear excepted. All trade fixtures which had been installed in or attached on or to the Demised Premises by Tenant shall remain the property of the Tenant. Tenant may remove such trade fixtures provided the Premises are restored to the condition at the date of the commencement of this Lease and provided Tenant is not then in default under this Lease. Any property or trade fixtures of Tenant remaining in the Premises upon the termination of this Lease shall become the property of Landlord.

9. TRANSFER OF INTEREST

9.1 Assignment or Sublet. Tenant shall not voluntarily assign or encumber its interest in this Lease of the Premises, sublease all or any part of the Premises, or all any other person or entity (except Tenant's authorized representatives) to occupy or use all or any part of the Premises without first obtaining Landlord's consent. Any assignment, encumbrance, or sublease without Landlord's consent shall be voidable and, at Landlord's election, shall constitute a default. No consent to any assignment, encumbrance, or sublease shall constitute a further waiver of the provisions of this paragraph. Landlord consent may be granted or withheld in Landlord's sole discretion.

9.2 Business Entity. If Tenant is a corporation, partnership or other business entity, any dissolution, merger, consolidation or other reorganization of Tenant, or the sale or other transfer of a Controlling Percentage of the capital stock or capital accounts (in business entities other than a corporation), or the sale of at least 51% of the value of the assets of Tenant shall be deemed a voluntary assignment. The phrase "Controlling Percentage" means the ownership of, and the right to vote stock, a partnership or other business entity interest at least 51% of the total combined voting power of all classes of capital stock issued or outstanding or of all classes of partnership interest or other business entities' capital interest outstanding, as the case may be.

9.3 Involuntary Assignment.

9.3.1 No interest of Tenant in this Lease shall be assignable by operation of law (including, without limitation, the transfer of this Lease by testacy or intestacy). Each of the following acts shall be considered an involuntary assignment:

9.3.1.1 If Tenant is or becomes bankrupt or insolvent, makes an assignment for the benefit of creditors, or institutes a proceeding under the Bankruptcy Act in which the Tenant is the bankrupt; or, if Tenant is a partnership or consists of more than

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on person or entity, if any partner of the partnership or other person or entity is or becomes bankrupt or insolvent or makes an assignment for the benefit of creditors;

9.3.1.2 If a writ of attachment or execution is levied on this Lease.

9.3.1.3 If, any proceeding or action to which Tenant is a part, a receiver is appointed with the authority to take possession of the Premises.

9.3.2 If a writ of attachment or execution is levied on this Lease, Tenant shall have 10 days in which to cause the attachment or execution to be removed. If an involuntary proceeding in bankruptcy is brought against Tenant, or if a receiver is appointed, Tenant shall have 60 days in which to have the involuntary proceeding dismissed or the receiver removed.

10. LANDLORD'S TITLE AND TRANSFER

10.1 Transfer. Landlord may transfer or encumber its title to the Shopping Center without liability to Tenant. The transfer of Landlord's interest in the Premises shall automatically relieve Landlord of any and all obligations and liabilities on the part of Landlord under this Lease accruing from and after the date of such transfer.

10.2 Subordination. Landlord reserves the right to mortgage the Premises at any time. This Lease is subject and subordinate to all present and future mortgages, now and hereafter encumbering the Premises, and to all renewals, extensions, modifications, consolidation and replacements thereof, and to all advances made or hereafter to be made upon the security of such mortgages. Tenant shall, at Landlord's request and at no expense to Landlord, execute such further instruments or assurances to Landlord within ten (10) days of Tenant's receipt of Landlord's request therefor shall, at Landlord's option, be a default under this Lease Agreement.

10.3 Estoppel Certificate. The Tenant agrees that, from time to time, upon not less than ten (10) days prior request by Landlord, the Tenant, or Tenant's duly authorized representative having knowledge of the following facts, will deliver to Landlord a statement in writing certifying to the extent the following statements are true, (i) that this Lease is unmodified and in full force and effect (or if there have been modifications that the Lease as modified is in full force and effect); (ii) the dates on which Tenant began paying Rent and that no Rent has been paid in advance; (iii) that neither the Tenant nor the Landlord is in default under any provision of this Lease, or, if in default, the nature thereof in detail; (iv) that Tenant has no existing defenses or off-sets to the enforcement of the Lease or, if any, specifying same; and (v) that Tenant has accepted and occupied the Premises; it being intended that any such statement may be relied upon by any prospective purchaser or lender of Landlord, or prospective assignee of any mortgage thereof. Tenant shall execute and deliver whatever instruments may be required for such purposes, and in the event Tenant fails to do so within twenty (20) days after demand in writing Tenant shall be considered in default under this Lease.

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11. INDEMNITY, EXCULPATION AND INSURANCE

11.1 Assumption of Risk. To the maximum extent permitted by law, Tenant agrees to use and occupy the Premises at Tenant's own risk. Landlord shall not be liable to Tenant for any damages to Tenant or to Tenant's property for any cause. Tenant expressly assumes all such liability and Tenant waives all claims against Landlord for damage to person or property arising for any reason, except that Landlord shall be liable to Tenant for damages to Tenant and Tenant's property arising out of the gross negligence of Landlord or Landlord's authorized representatives.

11.2 Indemnity. Tenant hereby indemnifies and agrees to save harmless Landlord from all damages to any person or property occurring in, on, or about the Premises and the Shopping Center in which the Premise is located, except that Landlord shall be liable to Tenant for damages resulting from the acts or omissions of Landlord or its authorized representatives. Landlord shall hold Tenant harmless from all damages arising out of such damage. A party's obligation under this paragraph to indemnify and hold harmless shall be limited to the sum that exceeds the amount of insurance proceeds, if any, received by the party being indemnified.

11.3 Liability Insurance. During the Term, Tenant shall maintain public liability and property damage insurance and product liability insurance with a single combined liability limit of \$1,000,000.00 and property damage limits of not less than \$200,000.00, insuring against all liability of Tenant and its authorized representatives arising out of and in connection with Tenant's use or occupancy of the Premises. This liability insurance shall insure that indemnity provisions of paragraph 11.2. Both parties shall be named as additional insured, and the policy shall contain cross-liability endorsements.

11.4 Increase in Liability Insurance. Not more frequently than each 3 years, if in the opinion of Landlord's lender or of the insurance broker retained by the Landlord, the amount of public liability and property damage insurance coverage at the time is not adequate, Tenant shall increase the insurance coverage as required by Landlord's lender or Landlord's insurance broker.

11.5 Landlord's Insurance.

11.5.1 Landlord at its cost shall maintain on the building and other improvements in which the Premise is located a policy of standard fire and extended coverage insurance, with vandalism and malicious mischief endorsements, in amounts determined by Landlord in its sole discretion. The insurance policy shall be issued in the names of the Landlord, Tenant, and Landlord's lender, as their respective interests' appear. The insurance policy shall provide that any proceeds shall be made payable to Landlord. In case the insurance policies defined in paragraph 11.5 are terminated, the insurance policy and all rights under it or the insurance proceeds shall be assigned to Landlord at Landlord's election.

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11.5.2 In addition, Landlord may elect to carry Landlord and Tenant liability insurance in the amounts as determined under paragraphs 11.3 and 11.4.

11.6 Waiver of Subrogation. Landlord and Tenant release each other, and their respective authorized representatives, from any claims for damages to any person or to the premises and the building and other improvements in which the Demised Premises are located, and to the fixtures, personal property, Tenant's improvements, and alterations of either Landlord or Tenant in or on the premises and the building or other improvements in which the premises are located that are caused by or result from risks insured against under any insurance policies carried by the parties and in force at the time of any such damage to the limits of any such coverage. Each party shall cause each insurance policy obtained by it to provide that the insurance company waive all right of recovery by way of subrogation against each other in connection with any damage covered by any policy. Neither party shall be liable to the other for damages caused by fire or any of the risk insured against under any insurance policy required by this lease to the limits of any such coverage.

11.7 Policy. All insurance policies required to be carried by Tenant under this Section 11 for any on behalf of Landlord shall provide that any certificate evidencing the existence of any insurance policies, shall certify that: unless the party who is named as additional insured, shall have been given thirty (30) days written notice of any cancellation, failure to renew, or material change, as the case may be, (i) said insurance shall not be cancelled and shall continue in full force and effect, (ii) the insurance carrier shall not fail to renew such insurance policies for any reason, and (iii) no material change may be made in such insurance policy. Within the meaning hereof, the term "insurance policy" shall include any extensions or renewal of such insurance policy. The policy or policies shall be written and maintained with companies and in the form satisfactory to Landlord. The cost of all premiums on policies that Tenant is required to maintain under Paragraph 11.3 shall be paid by tenant and paid bills, together with the renewal policy, shall be sent to Landlord at least thirty (30) days prior to the expiration of any policy. Tenant shall furnish Landlord with the initial policies required by this Section 11 within fifteen (15) days of the commencement of this Lease.

12. CONDEMNATION

12.1 Definitions. Within the meaning of this Section, the following words have the following meanings:

12.1.1 "Condemnation" means (i) the exercise of any governmental power, whether by legal proceedings or otherwise, by a condemnor and (ii) a voluntary sale or transfer by Landlord to any condemnor, whether under threat of condemnation or while legal proceedings for condemnation are pending.

12.1.2 "Condemnor" means any public or quasi-public authority, or private corporation or individual, having the power of condemnation.

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12.1.3 "Award" means the award for, or proceeds of any taking, less all expenses in connection therewith, including reasonable attorney's fees.

12.1.4 "Taking" means the taking of or damage to the Premise, of any portion thereof, as the case may be, as the result of the exercise of any power of eminent domain, condemnation, or purchase under threat thereof or in lieu thereof.

12.1.5 "Taking Date" means, with respect to any Taking, the date on which the condemning authority shall have the right to possession of the Premises or the Common Areas or any portion thereof, as the case may be.

12.2 Total Taking. If the Premises are totally taken by Condemnation this Lease shall automatically terminate as of the Taking Date.

12.3 Partial Taking.

12.3.1 If any portion of the Premises is taken by condemnation this lease shall remain in effect, except the Tenant can elect to terminate this Lease if 33.3% or more of the total number of square feet in the Premises is taken. If 50% or more of the Common Area is taken by Condemnation, Landlord shall have the election to terminate this Lease.

12.3.2 The party entitled to terminate the lease under the preceding paragraph must exercise its rights to terminate under this paragraph by giving the other party notice within sixty (60) days after the Date of Taking. That notice shall specify the date of the termination of this Lease. This date shall not be earlier than thirty (30) days and not more than ninety (90) days after the date of the notice; except that this lease shall terminate on the Date of Taking if the Date of Taking falls on a date before the date of termination specified in the notice. If neither party entitled to elect to terminate this Lease gives notice of termination within the 60 day period, this Lease shall continue in full force and effect, except that the minimum monthly rental shall be reduced under paragraph 13.4.

12.4 Rent. If any portion of the Premises is taken by condemnation and this Lease remains in effect, on the Date of Taking the minimum base rent shall be reduced by an amount that is in the same ratio to the minimum base rent as the total number of square feet in the Premises taken bears to the total number of square feet in the Premises immediately before the Date of Taking.

12.5 Restoration. If there is a partial taking of the Premises and this Lease is not terminated, then Landlord shall restore the Premises to that the area and the approximate layout of the Premises will be substantially the same after the Date of Taking as they were before the Date of Taking. The restoration shall be at Landlord's cost and it shall commence and be completed within a reasonable amount of time after the date Landlord receives its award. The cost of such restoration may, at the option of Landlord, be limited to the award available for restoration.

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12.6 Disposition of Awards. All Awards arising from a total or partial Taking of the Premises, and of Tenant's leasehold interest hereunder, shall be awarded to Landlord and Tenant shall have no right to any portion thereof. Landlord and Tenant shall pay their own respective attorney's fees and court costs incurred, if any, in such condemnation action to the extent that the condemnation authority does not pay same.

13. LANDLORD'S RIGHTS AND REMEDIES

13.1 Security Deposit.

13.1.1 Tenant shall pay to the Landlord the Security Deposit defined on Schedule A. This deposit shall be retained by Landlord as security for the faithful performance of all of the covenants, conditions and agreements of this Lease but in no event shall the Landlord be obligated to apply the same upon rents or other charges in arrears or upon damages for the Tenant's failure to perform the said covenants, conditions and agreements; the Landlord may so apply the security at its option; and the Landlord's right to the possession of the premises for nonpayment of rent or other charges in arrears or toward the payment of damages suffered by the Landlord by reason of the Tenant's breach of the covenants, conditions, and agreements of this Lease shall be returned to the Tenant when this Lease is terminated, according to these terms, and in no event is the said security to be returned until the Tenant has vacated the premises, delivered possession to the Landlord, and Landlord has inspected said premises.

13.1.2 In the event that the Landlord repossesses itself of the said premises because of the Tenant's default or because of the Tenant's failure to carry out the covenants, conditions and agreement of the Lease, the Landlord may apply the said security upon all damages suffered or which shall accrue thereafter by reason of the Tenant's default or breach. The Landlord shall not be obliged to keep the said security as a separate fund, but may mix the said security with its own funds and there shall be paid no interest on said security deposit.

13.2 Lien. All personal property, furniture, trade fixtures, equipment and improvements, of the Tenant situated in the Premises during the Term of this lease are hereby bound for the payment of all sums due Landlord by Tenant under this Lease. A lien is hereby created thereon in favor of Landlord for the full and prompt payment of such amounts and fulfillment of Tenant's covenant under this Lease. The lien hereby created shall be in addition to any statutory landlord's lien. In order to confirm the lien created by this paragraph 14.2 Tenant hereby grants Landlord a security interest in all Tenant's Personal Property installed in, affixed to or kept on the Premises as security interest in all Tenant's Personal Property installed in, affixed to or kept on the Premises as security for Tenant's full and complete performance each of Tenant's obligations under this Lease. Tenant agrees to execute such other forms, security agreements and documents as Landlord may request to confirm Landlord's lien hereunder. Upon Tenant's default in any obligation hereunder, then, in addition to the remedies of Landlord hereafter set forth, Tenant expressly agrees that Landlord may exercise with respect to Tenant's Personal Property any

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and all rights Landlord may have under the Uniform Commercial Code of the State of Florida (Chapter 679 of the Florida Statutes on the date hereof).

13.3 Default. If Tenant shall fail to pay the Base Rent or any Additional Rent, or any impositions, or other payments or charges required by this Lease within ten (10) days after such is due, or if any other covenant or agreement of Tenant shall not be kept and performed and if Tenant fails to cure such default within fifteen (15) days after Tenant's receipt of written notice from Landlord, or if the Tenant shall be adjudicated a bankrupt or shall make an assignment for the benefit of creditors or file a petition for reorganization or other proceeding in bankruptcy or be deprived of its rights under this Lease by a judgement or decree of a court of competent jurisdiction in any involuntary proceeding at law or in equity, then Landlord may, at its election, immediately or at any time thereafter, cancel this Lease and enter into and upon the Premises and repossess the same and evict the tenant and all those claiming under Tenant and remove Tenant's Personal Property, and thereupon this Lease shall cease and terminate; or Landlord may declare all the ascertainable rents due hereunder to be immediately due and payable and thereupon all such payments due to the end of the Term of the Lease shall thereupon be accelerated; or Landlord may elect to enter the Premises and re-let the same for Tenant's account, holding Tenant liable in damages for all expenses incurred in any such reletting and for any difference between the amount of rent received from such reletting and all amounts due and payable under the Terms of his Lease.

13.4 Costs. In any proceeding or action to enforce Landlord's rights or to interpret the terms of this Lease or to collect any sums due hereunder, Landlord shall be entitled to reimbursement for all costs and expenses reasonably incurred in enforcing, defending, or interpreting its rights hereunder, including, but not limited to all collection and court costs, and all attorney's fees, whether incurred out of court, in trial court, on appeal, or in bankruptcy or administrative proceedings.

13.5 Rights. The remedies of Landlord stated in this Section 12 shall be cumulative and in addition to each other and to any rights or remedy available to Landlord at law or in equity. The exercise of any such rights or remedies by Landlord shall not be deemed to exclude Landlord's right to exercise any and all of the others, or others available to Landlord at law or in equity.

13.6 Right to Cure. Landlord, at any time after Tenant commits a default, can cure the default at Tenant's cost. If Landlord at any time, by reason of Tenant's default, pays any sum or does any act that requires the payment of any sum, the sum paid by Landlord shall be due immediately from Tenant to Landlord at the time the sum is paid, and if paid at a later date shall bear interest at the rate of 18% per annum from the date the sum is paid by Landlord until Landlord is reimbursed by Tenant. The sum, together with interest on it, shall be additional rent.

14. MISCELLANEOUS

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14.1 Notices. If any party desires to give notice or make payment of any sum of money hereunder to the other or make tender thereof to the other, such notice or tender shall be in writing addressed to the party for whom it is intended at the address of the party shown on Schedule A. When notice, tender or payment may be deposited in the United States mail, certified or registered mail, return receipt requested with postage prepaid, sent by overnight mail service, or sent by telephone facsimile transmission, provided the original copy of that transmission be mailed by regular mail. Such notice shall be deemed given upon receipt or refusal of delivery and in the case of a facsimile transmission, upon the transmission of that facsimile showing proper transmission being available by the party by whom the facsimile was sent.

14.2 Modification. No agreement shall be effective, change, modify, waive or discharge this agreement in whole or in part, unless such agreement is in writing and signed by the parties hereto.

14.3 Other Agreements. No agreements or representations with respect to any matters contained herein, unless incorporated in this agreement or contained in the Exhibits attached hereto shall be binding upon the parties.

14.4 Interpretations. The captions of this Lease are for convenience only and are not to be construed as part of this Lease and shall not be construed as defining or limiting in any way the scope of intent of the provisions hereof. Whenever herein the singular member is used the same shall include the plural and the masculine gender shall include the feminine and neuter genders.

14.5 Warranty. Tenant warrants to Landlord that the officer signing this Lease for and on behalf of Tenant is authorized to do so and that upon signing this Lease by such officer the Tenant shall be legally obligated to perform all of its covenants hereunder.

14.6 Time of the Essence. Time is of the essence for the Tenant's compliance with all of the terms, provisions, and conditions of this Lease.

14.7 Radon Gas. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over a period of time. Levels of radon that exceed federal and state guidelines have been found in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

14.8 Recording. Landlord and Tenant agree that Tenant shall not record this Lease or any memorandum thereof in the Public Records of St. Lucie County, Florida because Tenant has agreed that the possession of the Premises by Tenant is sufficient notice to all third parties of the interest of Tenant in the Property.

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

Witnessed by:
[Signature]
Jonathan J. Acquist
As to Landlord

DOVER-NEAL DEVELOPMENT, INC,
By: Ivan Devespike
Its: President
LANDLORD

DATE: 07-14-2020

Witnessed by:
Ashley LeBlanc
[Signature]
As to Tenant

SUNSHINE ARCADE, INC,
By: Wasim Kazni
Its: president
TENANT

DATE: 7/14/2020

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SCHEDULE A
NORTH BRIDGE SHOPPING PLAZA

Tenant: Sunshine Arcade, Inc

Tenant's Address: 2158 N. US 1, Ft. Pierce FL 34956

Location of Premises: Units 2158, 2160, 2162 & 2164 at North Bridge Plaza, located at 2200 N US HWY 1, Ft. Pierce, FL. along with 50 parking spaces (as per Addendum B" attached hereto.

wk see updat square foot and rent on the sheet

Term: 6/26/2020 through 9/31/2025

Price: The first year the annual base rent due is \$51,120.00, payable in twelve monthly installments, Payable in advance on the first day of the month of \$4,260 per month. All sales and use taxes due on the rental area will be paid by the tenant (over and above the base rent)

And for every subsequent year, starting with October 1, 2021, and thereafter (until the lease is terminated), there shall be a 3% escalator in the rent as shown below:

- Year Two : 10/1/2021 thru 9/31/2022: Annual rent is: \$52,654/year; (\$4,388/ month) plus tax
- Year Three: 10/1/2022 thru 9/31/2023: Annual rent is: \$54,234/year; (\$4,519/month) plus tax
- Year Four : 10/1/2023 thru 9/31/2024: Annual rent is: \$55,861/year; (\$4,655/month) plus tax
- Year Five : 10/1/2024 thru 9/31/2025: Annual rent is: \$57,537/year; (\$4,795/month) plus tax

Renewal Options

- Year Six : 10/1/2025 thru 9/31/2026: Annual rent is: \$59,263/year; (\$4,939/ month) plus tax
- Year Seven : 10/1/2026 thru 9/31/2027: Annual rent is: \$61,040/year; (\$5,087/month) plus tax
- Year Eight : 10/1/2027 thru 9/31/2028: Annual rent is: \$62,872/year; (\$5,239/month) plus tax
- Year Nine : 10/1/2028 thru 9/31/2029: Annual rent is: \$64,758/year; (\$5,397/month) plus tax
- Year Ten : 10/1/2029 thru 9/31/2030: Annual rent is: \$66,701/year; (\$5,558/month) plus tax

- 1) Tenant shall take possession of the premises upon successful execution of this lease, payment of security and first month's rent and execution of guarantee by tenant and acknowledged by landlord. Specifically, the tenant's architect may make measurements and perform necessary functions so tenant may obtain the proper permits. Should the use is not approved by governmental authorities, it is understood and agreed that the tenant shall surrender the first month rent payment, the last month rent payment and security deposit payment to the landlord.

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- 2) Tenant to obtain all necessary permits and make all necessary improvements to the property (at tenant expense) with written approval of all plans to be signed off (by landlord). Landlord will make air conditioning units operational.
- 3) Landlord shall pay 6% of net aggregate base rent for the first two years of the lease, upon execution of lease and payment of the security deposit and first month's rent, split equally between Commercial Real Estate, LLC and R.T. Commercial Real Estate, LLC. Beginning on year 3 of the lease, Commercial Real Estate and R.T. Commercial Real Estate will be paid for each year as long as Sunshine Arcade is current with Landlord and remains a tenant of the landlord.
- 4) It is understood and agreed that at any time during the term of the lease, if St. Lucie County permanently close all arcades, the tenant may exercise his right to exit this lease provided the tenant pays a \$10,000 exit fee and provides a 120 day written notice.
- 5) Landlords address for notice and payment: Dover-Neal Development Corp, 4261 13th Street, Wyandotte, MI 48192
- 6) Landlord agrees to not lease space to any other arcades provided all contractual covenants herein are met and tenant is in good standing.
- 7) Landlord shall (at landlords cost) have a/c units fully functional for tenant no later than 10/1/2020, however it is the tenants obligation to maintain the units going forward; (with respect to normal maintenance items and clean filters on a monthly basis, otherwise tenant shall be responsible for the cost of repairs

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GUARANTY OF LEASE

wasim Kazim ("Guarantors"), whose address is as a material inducement to and in consideration 3915 Brookdale Ct Jacksonville FL 32237 DOVER-NEAL DEVELOPMENT, INC. ("Landlord") entering into a written lease (the "Lease") with ("Tenant"), dated the same date as this Guaranty, pursuant to which Landlord leased to Tenant and Tenant leased from Landlord, premises located in the City of Fort Pierce, County of St. Lucie, Florida, more particularly described as follows:

Units 2158, 2160, 2162 & 2164 of North Bridge Plaza, located at 2200 North Federal Highway US1, Ft. Pierce, FL

Unconditionally guarantees and promises to and for the benefit of Landlord that Tenant shall perform the provision of the Lease that Tenant is to perform for the Term of the Lease.

Guarantors' obligations are joint and several and are independent of Tenant's obligations. A separate action may be brought or prosecuted against any Guarantor whether the action is brought or prosecuted against any other Guarantor or Tenant, or all, or whether any other Guarantor or Tenant, or all, are joined in the action.

Guarantors waive the benefit of any statute of limitations affection Guarantors' liability under this guaranty.

The provisions of the Lease may be changed by agreement between Landlord and Tenant at any time, or by course of conduct, without the consent of or without notice to Guarantors. This Guaranty shall guarantee the performance of the Lease as charged. Assignment of the Lease (as permitted by the Lease) shall not affect this Guaranty.

If Tenant defaults under the Lease, Landlord can proceed immediately against Guarantors or Tenant, or both, Or Landlord can enforce against Guarantors or Tenant, or both, any rights that it has under the Lease, or pursuant to applicable laws. If this Guaranty expires or the Lease terminates and Landlord has any rights Landlord can enforce against Tenant after the termination (but accruing during the Term of the Lease), Landlord can enforce those rights against Guarantors without giving previous notice to Tenant or Guarantors, or without making any demand on either of them.

Guarantors waive the right to require Landlord to (i) proceed against Tenant (ii) proceed against or exhaust any security that Landlord holds from Tenant (iii) pursue another remedy in Landlord's power. Guarantors waive any defense by reason of any disability of Tenant, and waive any other defense based on the termination of Tenant's liability from any cause. Until all of Tenant's obligations to Landlord have been discharged in full, Guarantors have no right of subrogation against Tenant. Guarantors waive their right to enforce any remedies that Landlord

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now has, or later may have, against Tenant. Guarantors waive all presentments, demands for performance, notices of nonperformance, protest, notices of protest, notices of dishonor, and notices of acceptance of this Guaranty, and waive all notices of existence, creation, or incurring of new or additional obligations.

If landlord disposes of its interest in the Lease, "Landlord", as used in this Guaranty, shall mean Landlord's successors.

If Landlord is required to enforce Guarantors' obligations by legal proceedings, reasonable attorney's fees.

Guarantors' obligations under this Guaranty shall be binding on Guarantors' successors.

AS A FURTHER INDUCEMENT TO LANDLORD TO MAKE SAID LEASE AND IN CONSIDERATION THEREFORE, LANDLORD AND THE UNDERSIGNED HEREBY AGREE THAT IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER THE LANDLORD OR THE UNDERSIGNED AGAINST THE OTHER ON ANY MATTERS WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH SAID LEASE OR THIS GUARANTY, THAT LANDLORD AND THE UNDERSIGNED SHALL AND DO HEREBY WAIVE A TRIAL BY JURY.

Dated: 7/1/2020

Wasim Kazmi

Address: 3915 Brookdale Ct

~~Wasim Kazmi~~

GUARANTOR

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6-12-2020

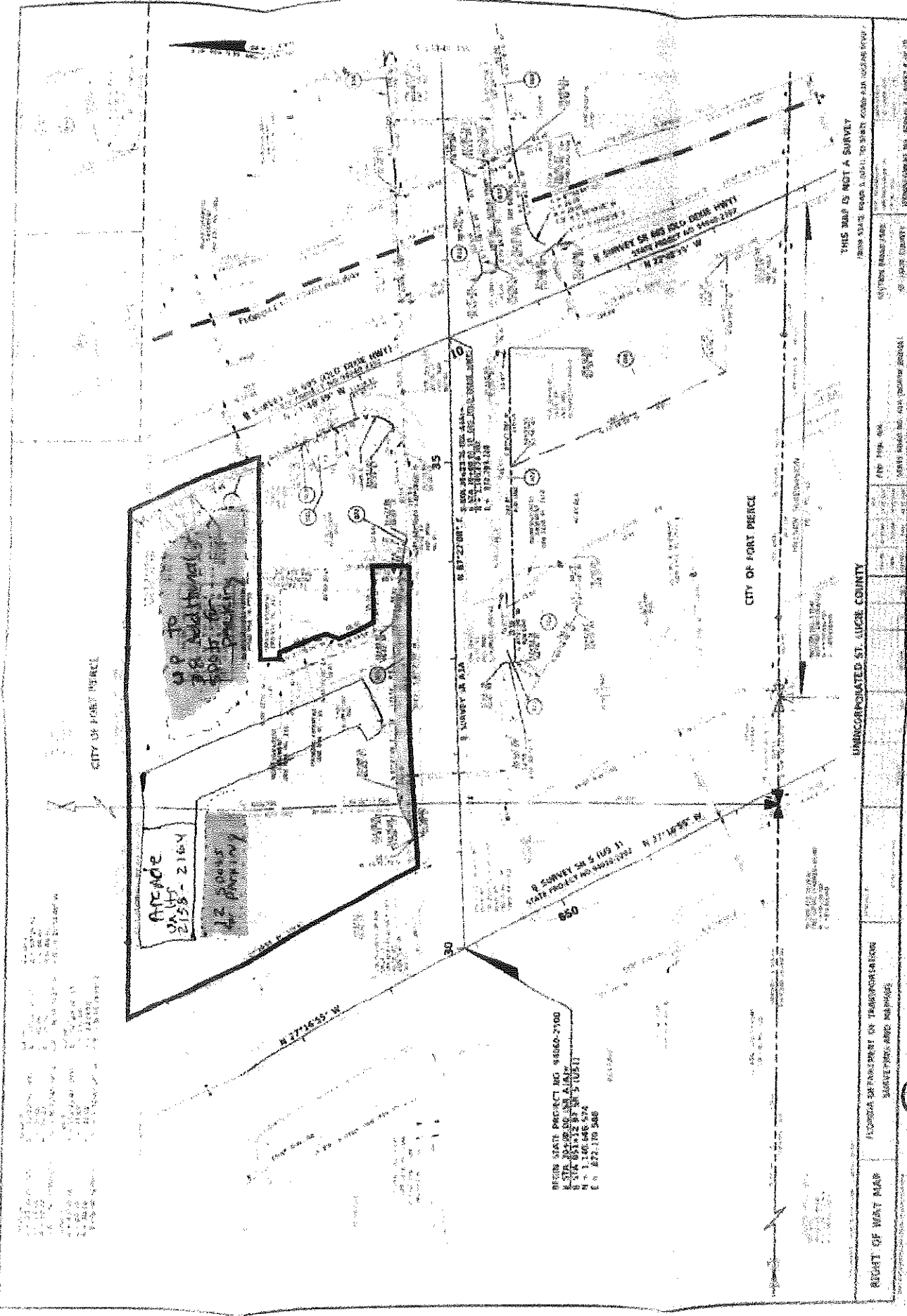
lease drive name printing in yellow

12 spaces for parking on upper level in orange

38 spaces for overflow parking on lower level in pink

Addendum B

6-12-2020



Landlord [Signature]
Tenant [Signature]

sheet



2200 N. US 1 Ft. Pierce FL - Units 2158, 2160, 2162 2164

Yr	SF	Rate	Base Rent	Ann Rent	Ann Rent	mth TAX (6.5%)	An rent w TAX
1	3444	\$ 12.00	\$ 3,444.00	\$ 41,328.00	\$ 41,328.00	\$ 3,667.86	\$ 44,014.32
2	3444	\$ 12.36	\$ 3,547.32	\$ 42,567.84	\$ 42,567.84	\$ 3,777.90	\$ 45,334.75
3	3444	\$ 12.73	\$ 3,653.74	\$ 43,844.88	\$ 43,844.88	\$ 3,891.23	\$ 46,694.79
4	3444	\$ 13.11	\$ 3,763.35	\$ 45,160.22	\$ 45,160.22	\$ 4,007.97	\$ 48,095.64
5	3444	\$ 13.51	\$ 3,876.25	\$ 46,515.03	\$ 46,515.03	\$ 4,128.21	\$ 49,538.50
6	3444	\$ 13.91	\$ 3,992.54	\$ 47,910.48	\$ 47,910.48	\$ 4,252.06	\$ 51,024.66
7	3444	\$ 14.33	\$ 4,112.32	\$ 49,347.79	\$ 49,347.79	\$ 4,379.62	\$ 52,555.40
8	3444	\$ 14.76	\$ 4,235.69	\$ 50,828.23	\$ 50,828.23	\$ 4,511.01	\$ 54,132.06
9	3444	\$ 15.20	\$ 4,362.76	\$ 52,353.07	\$ 52,353.07	\$ 4,646.34	\$ 55,756.02
10	3444	\$ 15.66	\$ 4,493.64	\$ 53,923.67	\$ 53,923.67	\$ 4,785.73	\$ 57,428.70

First, Last, Security: \$ 11,240.07

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USA

Florida DRIVER LICENSE

K250-880-86-413-0 CLASS E

1 KAZINI
2 WASIM
3 3915 BROOKDALE CT
4 JACKSONVILLE, FL 32277-1317

5 DOB 11/13/1985 15 SEX M
6 EXP 11/13/2021 14 HGT 5-04"
7 REST NONE 16 END A

SAFE DRIVER

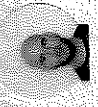

11/13/2013

DD 2812267042473

REPLACES 07/04/2020

Obtaining a new or replacement license requires a vision test.

Consent to any violation of law.



**Technical Review Committee -
Teleconference**

C.

Meeting Date: 10/15/2020

REQUESTED ACTION

Conditional Use - CCCL/Height - Parcel ID: 2412-501-0125-000-1

LOCATION

Parcel ID: 2412-501-0125-000-1

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan
Final Approval Date: 10/01/2020

Started On: 09/30/2020 06:22 PM



To: JACK ANDREWS, PE, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT
PAUL THOMAS, FP BUILDING OFFICIAL
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)
ROD REED, PLS, SLC SURVEYING
GRANT CHAMBERS, PE, SLC ENGINEERING
LESLIE OLSON, AICP, SLC PLANNING & DEVELOPMENT DIRECTOR
CAPTAIN PAUL LANGEL, SLC FIRE DISTRICT
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 20-07000015

DATE: SEPTEMBER 30, 2020

Conditional Use – Single Family Home – Parcel ID: 2412-501-0125-000-1

Application for Conditional Use with New Construction to construct a single family home seaward of the Coastal Construction Control Line (CCCL). The applicant is also asking for a Conditional Use to allow the single family home to be 34.40 feet in height from FEMA Based Flood Elevation. Any height over 28 feet and up to 35 feet requires a Conditional Use approval. The parcel currently has a zoning of R-1, Single Family Low Density Residential and a Future Land Use of RL, Low Density Residential. The home will be about 6,474 square feet in total size. The parcel ID is 2412-501-0125-000-1.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by October 13, 2020.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan



Design Review

Property address or Location UNASSIGNED SURFSIDE DR.
 Parcel ID #(s) 2412-501-0125-000-1
 Project Description 3 STORY SAINGLE FAMILY RESIDENCE BEING CONSTRUCTED EAST OF THE CCCL WITH A MAX HIEIGHT OF 34'

RAYMOND AND CATHERINE DUQUETTE
 Property Owner(s)
8025 ISLAND DRIVE
 Street Address
PORT RICHEY FL 34668
 City State Zip
813 299 4564
 Phone Number
RAYMONDGD@aol.com
 Email Address

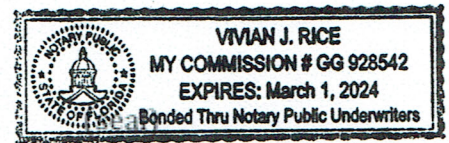
MIKE MENARD ARCHITECTONIC INC.
 Applicant/Representative, Title, Company
806 DELAWARE AVE.
 Street Address
FT. PIERCE FL 34950
 City State Zip
772-460-7751
 Phone Number
MMENARD@ARCHITECTONICINC.COM
 Email Address

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

[Signature]
 Property Owner(s) Signature(s)
Catherine Duquette

STATE OF FLORIDA -- COUNTY Hillsborough
 The foregoing instrument was acknowledged before me this 1st day of September, 20 20 by
Raymond & Catherine Duquette who is personally known to me or has produced
 _____ as identification.

Vivian J. Rice
 Signature of Notary



TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Date Stamp

Design Review Application Checklist

(City Code of Ordinances 22-59)

Submittal for Administrative Approval

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 22-58
- c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
- d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.



DEVELOPMENT REVIEW

Property address or Location UNASSIGNED SURFSIDE DRIVE
 Parcel ID #(s) 2412-501-0125-000-1
 Project description NEW THREE STORY SINGLE FAMILY RESIDENCE BEING CONSTRUCTED EAST OF CCL WITH MAX HEIGHT OF 34'

RAYMOND AND CATHERINE DUQUETTE

Property Owner(s)

8025 ISLAND DRIVE

Street Address

PORT RICHEY FL 34668

City State Zip

813-299-4564

Phone Number

RAYMONDGD@AOL.COM

Email Address

MICHAEL MEWARD ARCHITECTONIC INC.

Applicant/Representative, Title, Company

806 DELAWARE AVE

Street Address

FT PIERCE FL 34950

City State Zip

772-460-7751

Phone Number

MMENARD@ARCHITECTONICINC.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.

Property Owner(s) Signature(s)

STATE OF FLORIDA --

COUNTY Hillsborough

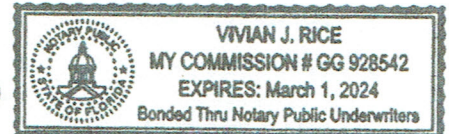
The foregoing instrument was acknowledged before me this 23rd day of September, 2020, by

Raymond + Catherine Duquette who is personally known to me or has produced

_____ as identification.

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 _____

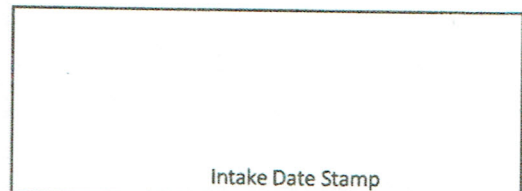
Fees _____ Control # _____ B. Permit # _____

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 checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Conditional Use with New Const.
<input type="checkbox"/> Conceptual Development Plan	<input type="checkbox"/> Major Amendment
	<input type="checkbox"/> Minor Amendment

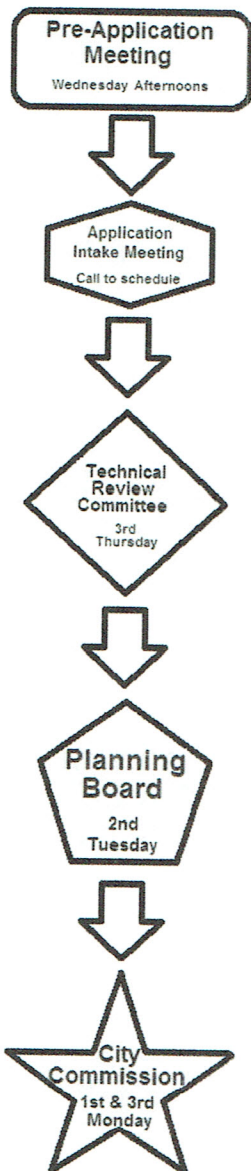
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: 4

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)



Conditional Use – No New Construction

Property address or Location UNASSIGNED SURFSIDE DRIVE, FT. PIERCE, FLORIDA

Parcel ID #(s) 2412-501-0125-000-1

Project description THREE STORY SINGLE FAMILY RESIDENCE BEING CONSTRUCTED EAST OF THE COASTAL CONSTRUCTION CONTROL LINE AND TALLER THAN 28' BUT LESS THAN 35'

RAYMOND AND CATHERINE DUQUETTE

Property Owner(s)

8025 ISLAND DRIVE

Street Address

PORT RICHEY FL 34668

City State Zip

813 299 4564

Phone Number

RAYMONDGD@AOL.COM

Email Address

MICHAEL MENARD ARCHITECTONIC INC.

Applicant/Representative, Title, Company

806 DELAWARE AVE

Street Address

FT. PIERCE FL 34950

City State Zip

772 460 7751

Phone Number

MMENARD@ARCHITECTONICINC.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.

Property Owner(s) Signature(s)

[Handwritten Signature]

[Handwritten Signature]

STATE OF FLORIDA --

COUNTY Hillsborough

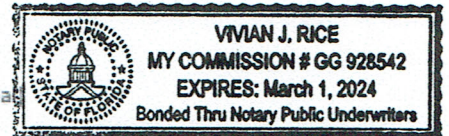
The foregoing instrument was acknowledged before me this 1st day of September, 2020, by

Raymond + Catherine Duquette who is personally known to me or has produced

_____ as identification.

Signature of Notary

[Handwritten Signature]



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 _____

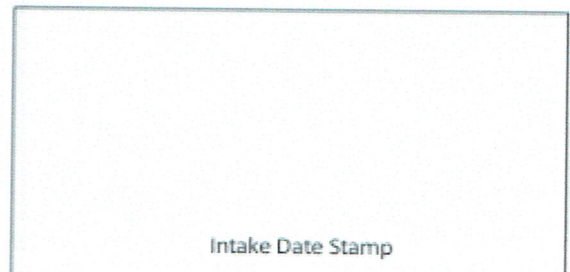
Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____



Intake Date Stamp

CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
 - As-built survey
 - Floor plan of existing building(s)
- If parking and drainage improvements are required:
 - As-built survey;
 - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
 - Lighting plan
- Complete, notarized application

Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 6474 S.F. Parking Spaces:

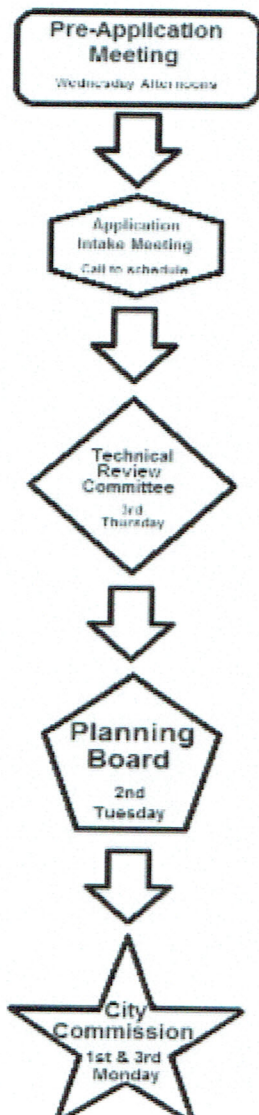
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
SINGLE FAMILY	SINGLE FAMILY	OCEAN	SINGLE FAMILY

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook



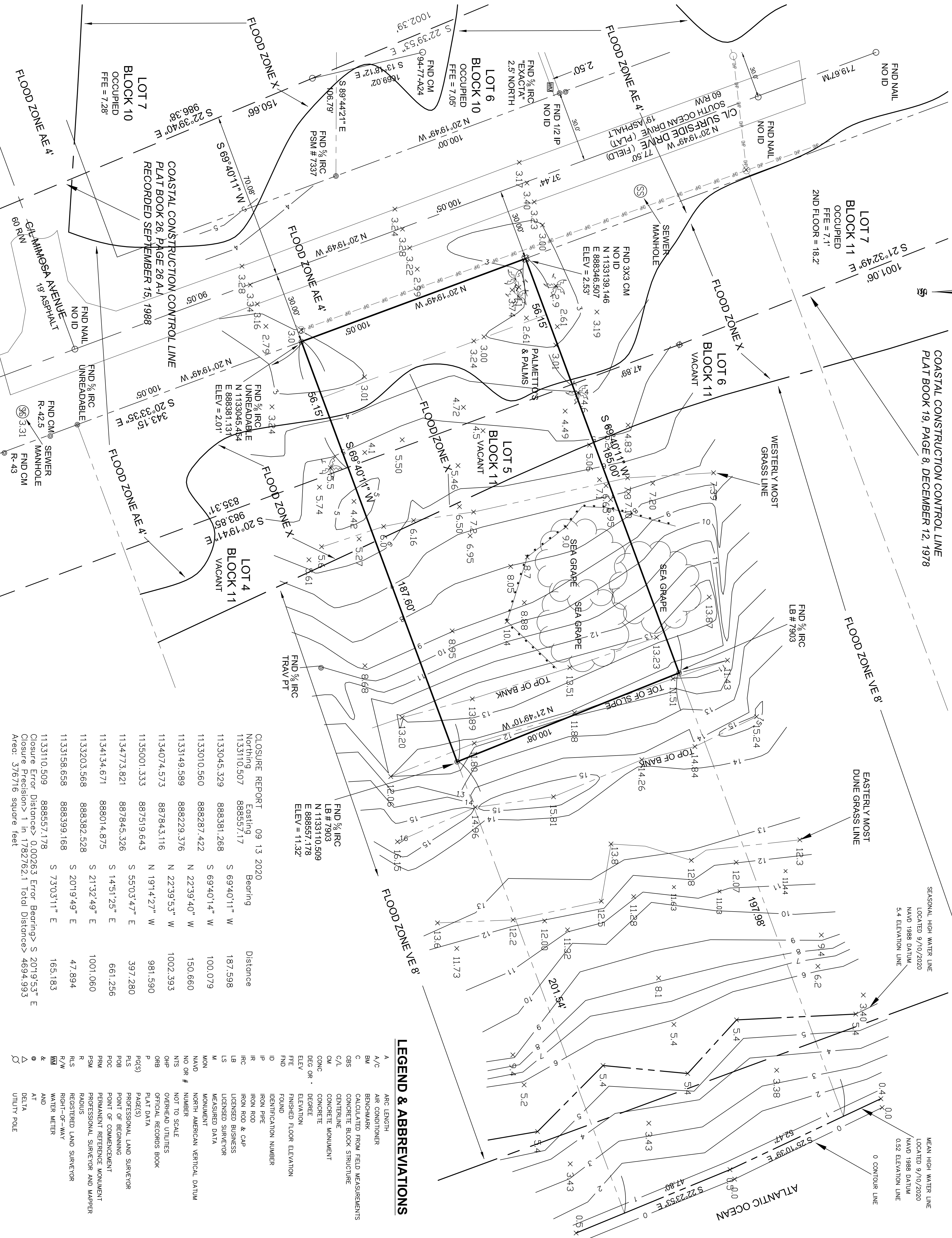
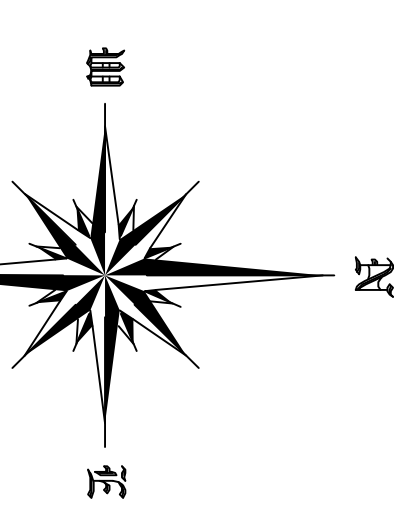
BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA

COASTAL CONSTRUCTION CONTROL LINE
PLAT BOOK 19, PAGE 8, DECEMBER 12, 1978

UNASSIGNED SURFSIDE DRIVE, FT. PIERCE, FL. 34949

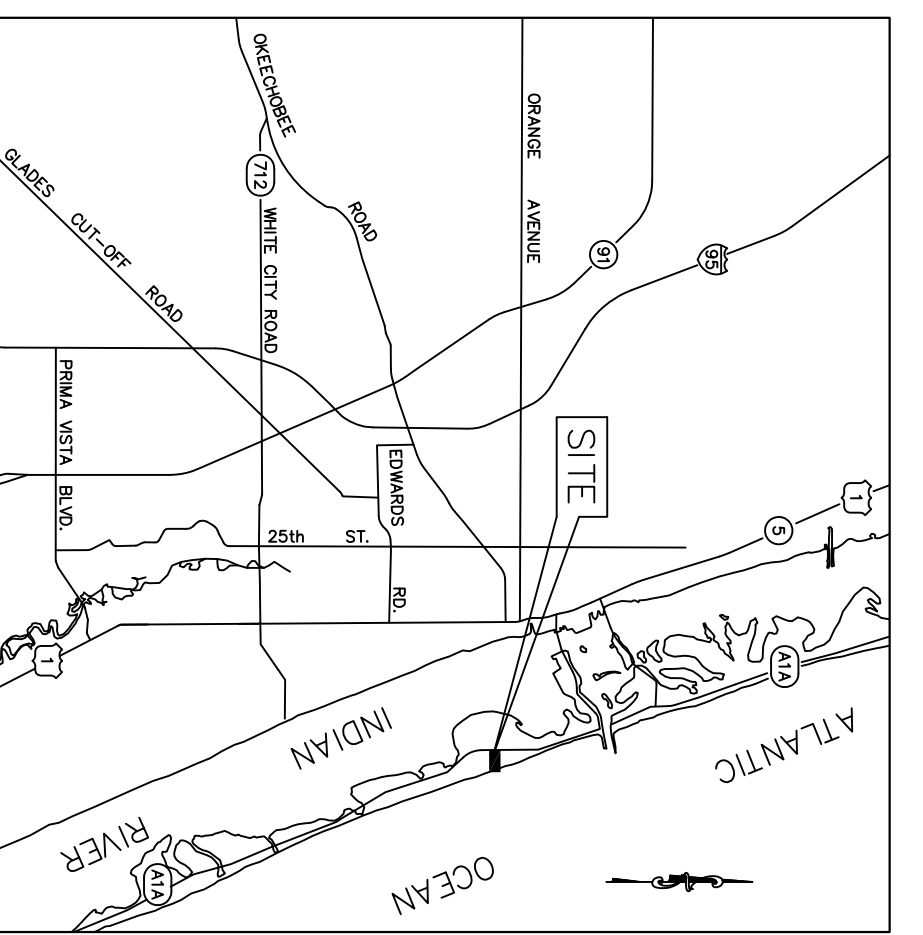
STREET ADDRESS



CLOSURE REPORT		09 13 2020	
Northing	Easting	Bearing	Distance
1133110.507	888557.17	S 69°40'11" W	187.598
1133045.329	888381.268	S 69°40'14" W	100.079
1133010.560	888287.422	N 22°39'40" W	150.660
1133149.589	888229.376	N 22°39'53" W	1002.393
1134074.573	887843.116	N 19°14'27" W	981.590
1135001.333	887519.643	S 55°03'47" E	397.280
1134773.821	887845.326	S 14°51'25" E	661.256
1134134.671	888014.875	S 21°32'49" E	1001.060
1133203.568	888382.528	S 20°19'49" E	47.894
1133158.658	888399.168	S 73°03'11" E	165.183
1133110.509	888557.178	S 73°03'11" E	165.183
Closure Error Distance > 0.00263 Error Bearing > S 20°19'53" E			
Closure Precision > 1 in 1782762.1 Total Distance > 4694.993			
Area: 376716 square feet			

LEGEND & ABBREVIATIONS

A	AIR LENGTH
A/C	AIR CONDITIONER
BM	BENCHMARK
C	CALCULATED FROM FIELD MEASUREMENTS
CBS	CONCRETE BLOCK STRUCTURE
C/L	CENTERLINE
CM	CONCRETE MONUMENT
CONC	CONCRETE
DEG	DEGREE
ELEV	ELEVATION
FND	FINISHED FLOOR ELEVATION
IR	IRON PIPE
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
M	MEASURED DATA
MON	MONUMENT
NAV	NORTH AMERICAN VERTICAL DATUM
NO OR #	NUMBER NOT TO SCALE
NPS	OPENHEAD UTILITIES
OR	ORIGINAL RECORDS BOOK
OR	ORIGINAL RECORDS BOOK
PLS	PROFESSIONAL LAND SURVEYOR
PLS(S)	PAGES(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PPM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
RS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
W	WATER METER
AND	AND
AT	DELTA
U	UTILITY POLE



NOT TO SCALE
LOCATION MAP
STREET ADDRESS

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.) 5A-17-051.

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 CENTERLINE OF SURFSIDE DRIVE, BETWEEN EXISTING MONUMENTS AS RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA, HAVING AN BEARING OF S20°19'49"E (ASSUMED DATUM).
- FLOOD NOTE: BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE "X", "AE", & "VE". ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 083 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.
- 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 SEPTEMBER 10, 2020.

LEGAL DESCRIPTION

LOT 5, BLOCK 11, SURFSIDE UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, PARCEL ID 2412-501-0125-000-1

CERTIFICATIONS
RAYMOND DOQUETTE
DIFRANCESCO CONSTRUCTION INC.

CITY OF FORT PIERCE FLORIDA

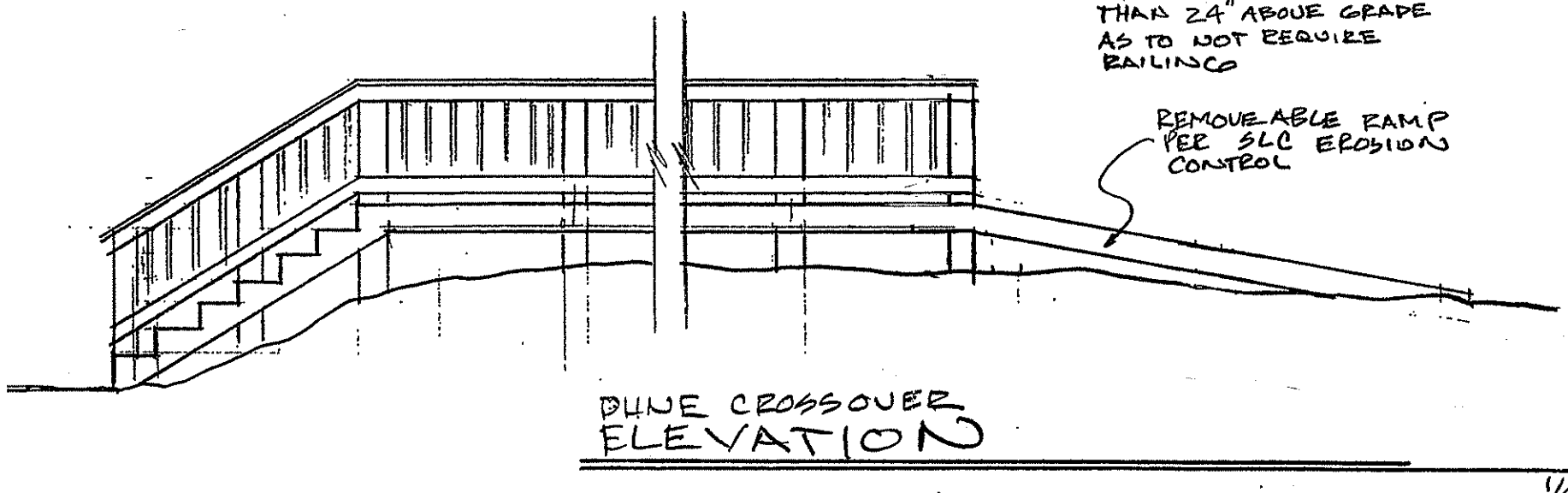
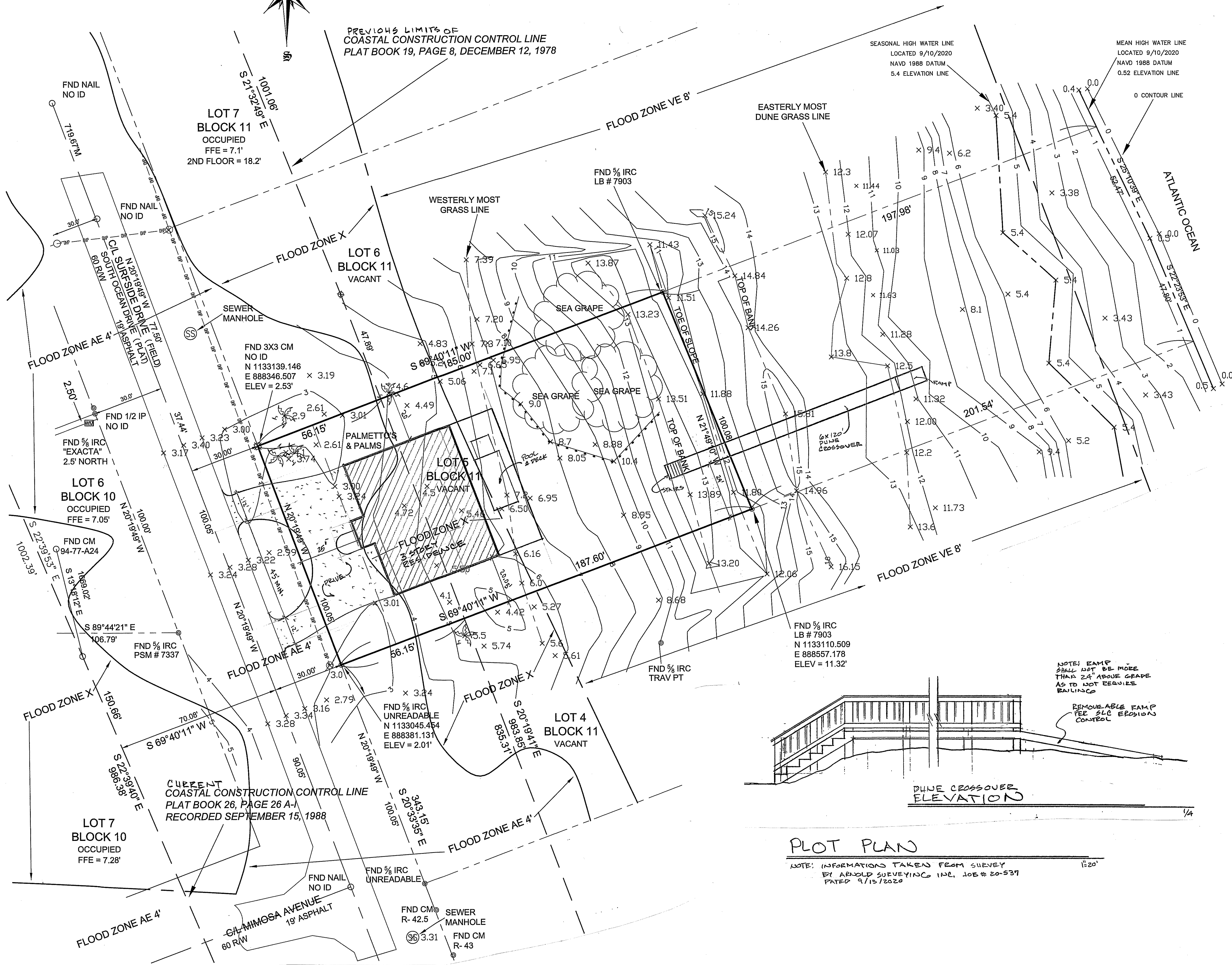
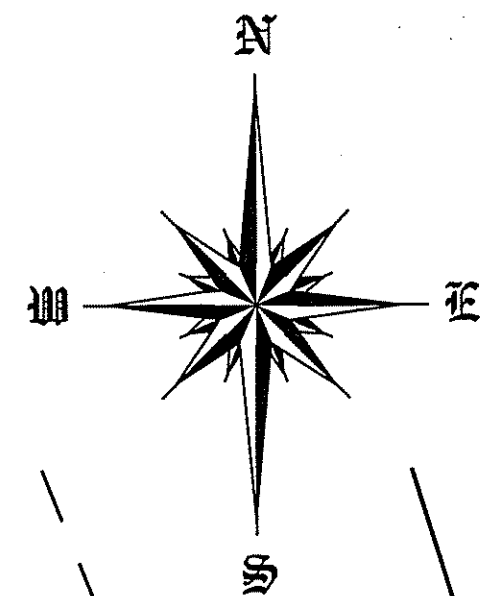
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DATE	BY	REVISIONS

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
PHONE (772) 460-8211 SURVEY@ASI-SURVEY.COM

NOT VALID WITHOUT THE SIGNATURE
OF LICENSED SURVEYOR & MAPPER
CHARLES ARNOLD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4971
SEAL
PRINTED DATE
SHEET 1 OF 1
PROJECT NO. 20-537



PLOT PLAN
 NOTE: INFORMATION TAKEN FROM SURVEY BY ARNOLD SURVEYING INC. JOB # 20-537 DATED 9/15/2020

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
 FORT PIERCE, FLORIDA 34950
 T: 772 460 7751
 F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

COPYRIGHT 2020

PROJECT

DUQUETTE RESIDENCE
 FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
 AR96898

REVISIONS		
NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

P-1 OF 1

PROJECT NUMBER **R20089**

DATE

DUQUETTE





**Technical Review Committee -
Teleconference**

d.

Meeting Date: 10/15/2020

REQUESTED ACTION

Conditional Use with No New Construction - Dwelling Rental - 1507 Faber Court

LOCATION

1507 Faber Court

RESPONSIBLE STAFF

Jennifer Hofmeister, AICP, LCAM
Planning Director

RECOMMENDATION

Comments

Attachments

TRC Packet

Form Review

Form Started By: Jennifer Hofmeister
Final Approval Date: 10/01/2020

Started On: 10/01/2020 02:25 PM



TO: Technical Review Committee

FROM: Jennifer Hofmeister, AICP, LCAM

RE: **Technical Review Project #20- 040000017 - October 15, 2020**

Meeting Date: October 1, 2020

Conditional Use – Guarnizo- 1507 Faber Court Dwelling Rental

The above referenced Conditional Use with No New Construction is being submitted for your review and comment. The request seeks to establish a Vacation Rental, offering lodging for a minimum of two (2) days and a maximum of less than six (6) months.

The subject site has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning designation of Single-family Intermediate Residential Zone (R-2). Per City Code Section 125-187. – Allowed Uses; Vacation Rentals are classified as a Conditional Use in the R-2 zoning district.

Please send all comments to the following emails: jhofmeister@cityoffortpierce.com and arosenthal@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments please respond at minimum, two days before the Technical Review Committee Meeting, which is October 13, 2020.

Please do not hesitate to contact me should you require any additional information at 772-467- 3730.

Thank you.

Jennifer Hofmeister, AICP, LCAM
Planning Director



Conditional Use – No New Construction

Property address or Location 1507 Faber Ct, Fort Pierce, FL, 34949
 Parcel ID #(s) 2401-605-0057-000-8
 Project description Short term rental

Andrés Guamizo & Suhail Santiago
Property Owner(s)
12 Country Lake Trail
 Street Address
Boynton Beach FL 33438
 City State Zip
561-374-2661
 Phone Number
daguarnizos@gmail.com
 Email Address

Sarah Saffron
Applicant/Representative, Title, Company
7402 Santa Rosa Pkwy
 Street Address
Fort Pierce FL 34951
 City State Zip
561-507-9778
 Phone Number
sarah.marie.saffron@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.

[Signatures]
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Palm Beach
 The foregoing instrument was acknowledged before me this 01 day of September, 2020, by Andrés Guararizo + Suhail Santiago who is personally known to me or has produced Florida Driver License as identification.

[Signature]
 Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS.

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



CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
 - As-built survey
 - Floor plan of existing building(s)
- If parking and drainage improvements are required:
 - As-built survey;
 - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
 - Lighting plan
- Complete, notarized application

Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size: 2065 sqft Parking Spaces: 6

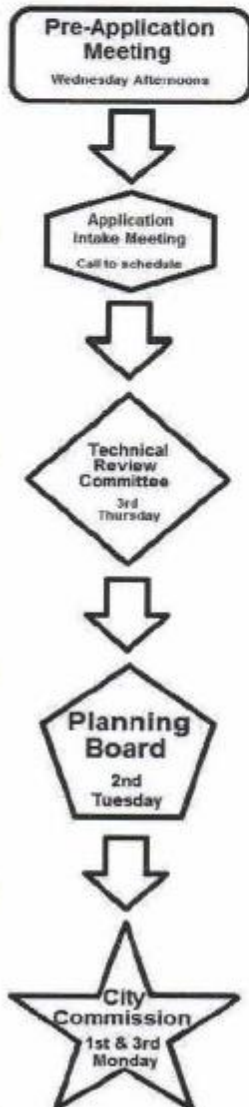
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Single Family	Single Family	Single Family	Single Family

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook



Property Identification

Site Address:	1507 FABER CT
Parcel ID:	2401-605-0057-000-8
Account #:	15238
Map ID:	24/01E
Use Type:	0100
Zoning:	SF Interme
City/County:	Fort Pierce

Ownership

Andres Guarnizo
Suhail Santiago
1507 Faber CT
Fort Pierce, FL 34949

Legal Description

THUMB POINT BLK 2 LOT 17 AND LOT 18-LESS ELY PART AS IN DBK
256-638-

Current Values

Just/Market Value:	\$337,100
Assessed Value:	\$295,810
Exemptions:	\$50,000
Taxable Value:	\$245,810

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):	2,065
Gross Sketched Area (SF):	4,332
Land Size (acres):	0.35
Land Size (SF):	15,056

Taxes for this parcel: [SLC Tax Collector's Office](#) □

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

Sale History

Date:	Aug 13, 2020
Book/Page:	4462 / 2923
Sale Code:	0001
Deed:	WD
Grantor:	Karlecke Carol J
Price:	\$525,000
Date:	Apr 30, 2018
Book/Page:	4126 / 1882
Sale Code:	0001
Deed:	WD
Grantor:	Legler Whitney A
Price:	\$415,000
Date:	Jul 11, 2011
Book/Page:	3307 / 0145
Sale Code:	0116

Deed:	QC
Grantor:	Legler Whitney A
Price:	\$100
Date:	Feb 17, 2006
Book/Page:	2489 / 0156
Sale Code:	XX01
Deed:	QC
Grantor:	Legler Whitney A
Price:	\$162,000
Date:	Oct 7, 2005
Book/Page:	2385 / 2211
Sale Code:	XX01
Deed:	QC
Grantor:	Bishop David A
Price:	\$324,000
Date:	Jul 26, 2005
Book/Page:	2318 / 1689
Sale Code:	XX00
Deed:	WD
Grantor:	Rosso Robert P
Price:	\$405,000
Date:	Aug 3, 2001
Book/Page:	1422 / 0842
Sale Code:	XX00
Deed:	WD
Grantor:	McHale Thomas
Price:	\$148,000
Date:	Jun 5, 1998
Book/Page:	1152 / 0752
Sale Code:	XX01
Deed:	QC
Grantor:	Arena Ann
Price:	\$100
Date:	Oct 1, 1982
Book/Page:	0385 / 2983
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	\$0
Date:	Jun 1, 1977
Book/Page:	0270 / 0763
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	\$18,000
Date:	Jan 1, 1972
Book/Page:	0199 / 0334
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	\$5,500

Building Information (1 of 1)

Finished Area: 2,065 SF

Gross Sketched Area: 4,332 SF

Exterior Data

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

Roof Cover: Dim Shingle
Year Built: 1977
Effective Year: 1977
No. Units: 1

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

Interior Data

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

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

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



Special Features and Yard Items

Type:	Driv-Concret
Quantity:	1
Units:	720
Year Built:	1977
Type:	POOL DK-AVG
Quantity:	1
Units:	1113
Year Built:	2003
Type:	RES POOL AVG
Quantity:	1
Units:	288
Year Built:	2003
Type:	CHAINLINK 4'
Quantity:	1
Units:	235
Year Built:	2006
Type:	VINYLFENCE6'
Quantity:	1
Units:	114
Year Built:	2006

Type: SPA-HOT TUB
Quantity: 1
Units: 50
Year Built: 2006

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
Building:	\$165,300	Tax Year	Grant Year	Code	Description	Amount
Land:	\$171,800	2020	2019	0500	Homestead Exemption	\$25,000
Just/Market:	\$337,100	Tax Year	Grant Year	Code	Description	Amount
Ag Credit:	\$0	2020	2019	0550	Homestead Exemption over \$ 50,000	\$25,000
Save Our Homes or 10% Cap:	\$41,290					
Assessed:	\$295,810					
Exemption(s):	\$50,000					
Taxable:	\$245,810					

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: F96-001150
Issue Date: Sep 23, 1996
Description: Roof
Amount: \$3,820
Fee: \$3,820

Number: POOL2002-10
Issue Date: Dec 17, 2002
Description: Pool
Amount: \$12,000
Fee: \$674

Number: RF2003-257
Issue Date: Jun 27, 2003
Description: Roof
Amount: \$1,500
Fee: \$75

Number: FE2006120
Issue Date: Jul 18, 2006
Description: Chainlink Fence
Amount: \$2,050
Fee: \$100

Number: POOL20068

Issue Date:	Sep 14, 2006
Description:	Pool
Amount:	\$12,785
Fee:	\$353
Number:	BP09-1681
Issue Date:	Oct 28, 2009
Description:	Fence
Amount:	\$2,080
Fee:	\$100
Number:	BP06-24171
Issue Date:	Apr 18, 2018
Description:	Fence
Amount:	\$0
Fee:	\$0
Number:	BP06-24196
Issue Date:	Apr 25, 2018
Description:	Pool
Amount:	\$12,785
Fee:	\$0
Number:	BP19-2214
Issue Date:	Jul 15, 2019
Description:	Roof
Amount:	\$28,500
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.
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.

Narrative of Property 1507 Faber Court, Fort Pierce, Florida, 34949:

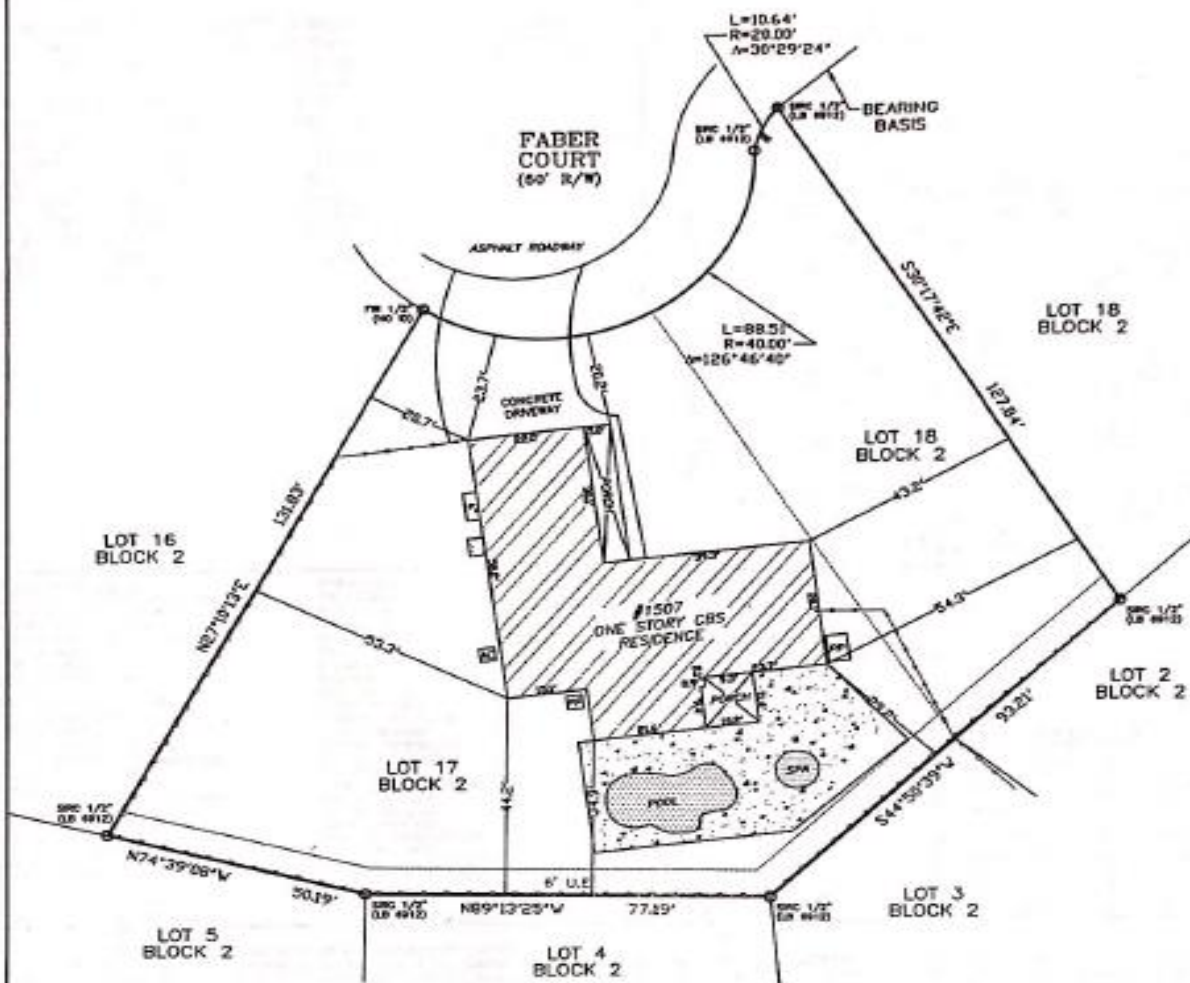
1. Transient rental from 2 days to 6 months to bring out of area Florida and interstate revenue to promote new tourism in Fort Pierce.
2. Provide free use to Vacations for Warriors, a 501© non-for profit, to provide an opportunity for our wounded heroes and their families to enjoy a brief respite from the challenges of their daily lives, to have an experience of a lifetime, and to reconnect.
3. Register for DBPR, Florida Sales Tax, St. Lucie Business Tax Receipt, Sunbiz, File for EIN# and Fort Pierce Business Tax Receipt.
4. Intent to rent with Air BNB, VRBO, any other social media or form of advertising.

Management of Property 1507 Faber Court, Fort Pierce, Florida 34949:

1. Provide direct customer service with 24/7 service available by phone, text and e-mail. Property manager, Sarah Saffron @ 561-507-9778 and email: sarah.marie.saffron@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 all clean linens, towels, dishware, glasses and beach towels.
6. Keep all appliances in clean and good working order.
7. Keep Heating and ventilation at minimum of 68 degrees Fahrenheit.
8. Maintain (1) locking device that cannot be opened by a master key on the interior.
9. Maintain smoke alarms in every bedroom and 2 alarms in living and dining room being actively monitored.
10. Maintain all electrical wires.
11. Maintain a fire extinguisher that is fully charged.
12. Maintain well lighted outdoor areas.
13. Maintain notifications in the residence that all dishware is cleaned and sanitized by dishwasher only.
14. Maintain all areas order free, clean and in good repair.
15. Keep all toxic chemicals labeled and properly stored.
16. Supply adequate potable water.
17. Maintain the unit vermin free.
18. Maintain extermination throughout the unit bi-weekly.

RULES & REGULATIONS of 1507 Faber Court, Fort Pierce, FL, 34949:

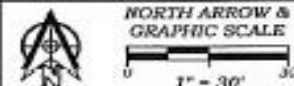
1. Remove all trash and dispose of it in the provided trash can.
2. Peaceful enjoyment of pool and outside area at reasonable hours without excessive noise or music. Respect your neighbors.
3. Pets need to remain in compliance with local leash and pet fecal disposal laws.
4. Smoking is prohibited.
5. Park in the garage and driveway. No street parking allowed.
6. Do not litter.
7. Do not leave air conditioning on with windows open.
8. Return A/C to 78 degrees when check out occurs.
9. Do not remove any property belonging to house except beach towels, beach folding chairs, sand toys, umbrellas, and bicycles. The exception items need to be returned to the house with any sand washed off prior to entry.
10. Do not give out the access code or copies to the keys to anyone other than registered guests.
11. Do not disturb or harass local wildlife such as sea turtles, manatees and any other wildlife.
12. It is unlawful to walk on the sand dunes only use designated walkways.
13. No illegal drugs allowed on property.
14. No toxic chemicals allowed on property.
15. No parties or gatherings with people not registered as guests allowed on property.
16. Follow all local and state laws.



NOTABLE CONDITIONS:
 PROPERTY APPEARS TO BE SERVICED BY PUBLIC UTILITIES.
 THERE IS A REAR 6' PUBLIC UTILITY AND DRAINAGE EASEMENT.

NOTES:
 ALL BEARINGS AND DISTANCES SHOWN ARE RECORDED AND MEASURED, UNLESS OTHERWISE SHOWN.
 P.U.A.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
 BEARINGS ARE BASED UPON THE RECORD BEARING FOR THE SOUTHEASTERLY RIGHT OF WAY LINE OF FABER COURT.

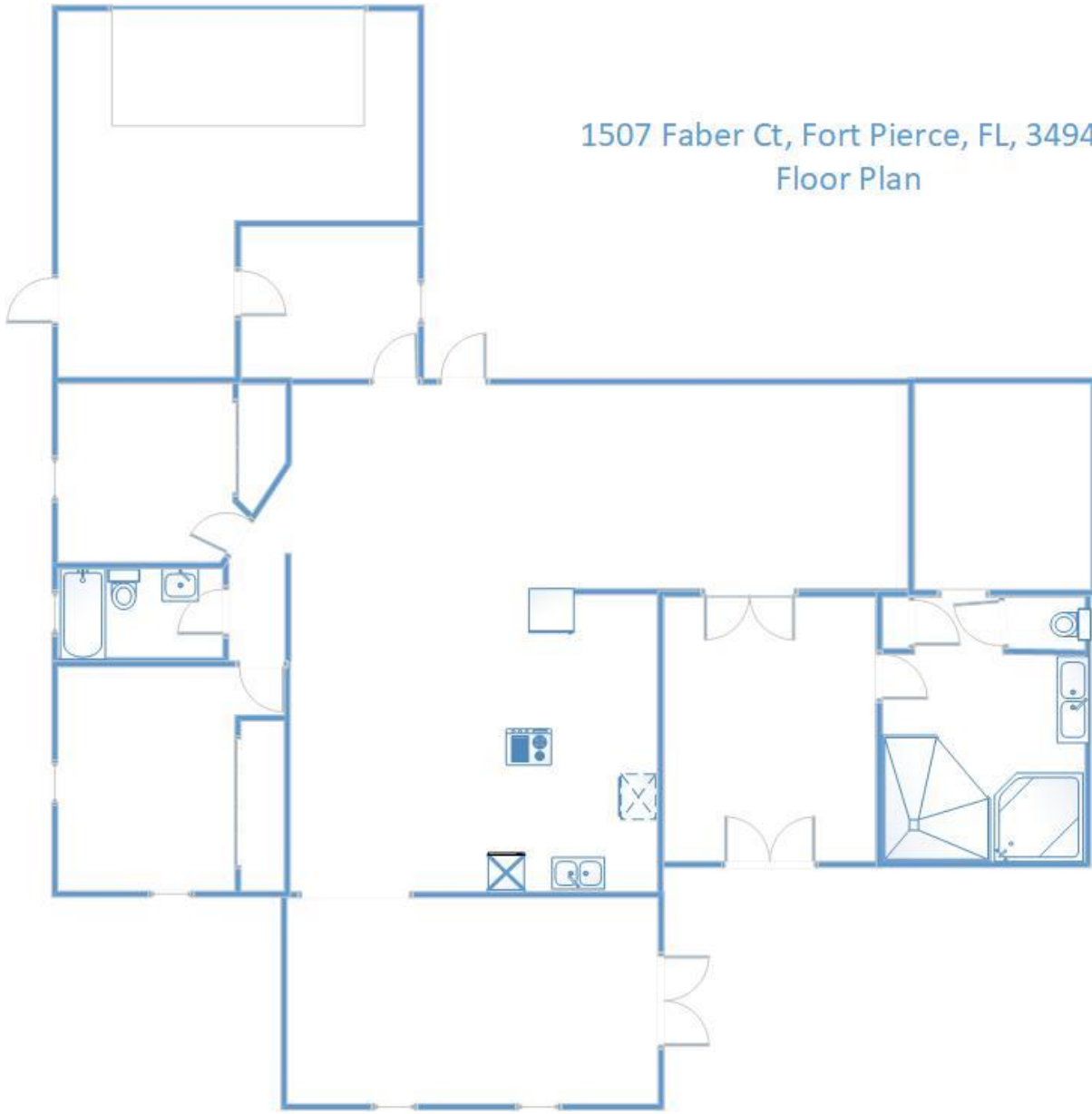
JOB # - 2008-023	REVISION -
FIELD DATE - 08/06/2008	REVISION -
DRAWN BY - JAL	REVISION -
REVISION -	REVISION -
REVISION -	REVISION -
REVISION -	REVISION -
FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER LB 6912	



KNOW IT NOW, INC.
 PROFESSIONAL SURVEYING AND MAPPING
 5220 US HIGHWAY 1, #104
 VERO BEACH, FL 32967
 PHONE - (888) 396-7770
 WWW.KINSURVEY.COM



1507 Faber Ct, Fort Pierce, FL, 34949
Floor Plan



Fire Escape Plan

1507 Faber Ct, Fort Pierce, FL, 34949
Floor Plan



File No./Escrow No.: 170242-41 First International Title - Fort Pierce
 Print Date & Time: 08/13/20 8:51 AM Branch
 Officer/Escrow Officer: Diane Palm ALTA Universal ID: 1120481
 Settlement Location: 107 North 2nd Street
 First International Title - FP Fort Pierce, FL 34950
 107 North 2nd Street
 Fort Pierce, FL 34950

Property Address: Lot 17-18, Block 2, Thumb Point, St. Lucie County, FL
 1507 Faber Ct
 Hutchinson Island, FL 34949

Borrower: Andres Guarnizo and Suhail Santiago
 12 Country Lake Trl
 Boynton Beach, FL 33436

Seller: Carol J. Fluharty f/k/a Carol J. Karlecke and Brian W. Fluharty, wife and husband
 32 Harbour Isle Dr. W #303
 Fort Pierce, FL 34949

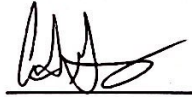
Lender: Hamilton Group Funding, Inc., 1551 Sawgrass Corporate Pkwy, Suite 300, Sunrise, FL,
 33323

Loan Number: 2005135480
Settlement Date: 08/14/2020
Disbursement Date: 08/14/2020
Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$525,000.00	Sale Price of Property	\$525,000.00	
		Deposit		\$10,000.00
		Loan Amount		\$420,000.00
		Prorations/Adjustments		
\$3,997.87		County Taxes from 01/01/2020 to 08/14/2020		\$3,997.87
		Loan Charges to Hamilton Group Funding, Inc.		
		Prepaid Interest \$36.46 per day from 08/14/2020 to 09/01/2020)	\$656.28	
		Other Loan Charges		
		Appraisal Fee to HGF to MyAMC	\$515.00	
		Flood Certification Fee to HGF For ServiceLink National Flood	\$7.50	
		Tax Service to HGF for ServiceLink	\$70.00	
		eClosing Doc Prep Fee to HGF for eMortgage Law	\$40.00	

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize First International Title - Fort Pierce Branch to cause the funds to be disbursed in accordance with this statement.



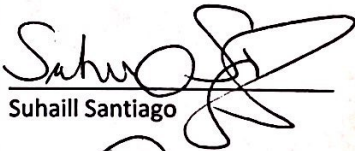
Andres Guarnizo

8/14/2020
Date



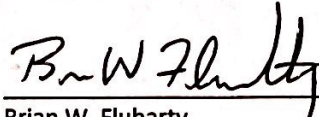
Carol J. Fluharty f/k/a Carol J. Karlecke

8/13/2020
Date



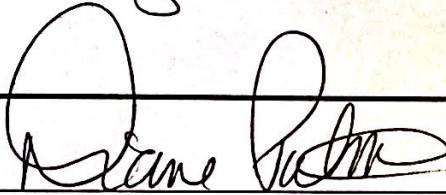
Suhail Santiago

8/14/2020
Date



Brian W. Fluharty

8/13/2020
Date



Diane Palm

8/13/2020
Date

**Technical Review Committee -
Teleconference**

e.

Meeting Date: 10/15/2020

REQUESTED ACTION

Conditional Use with No New Construction - Dwelling Rental - 1132 Granada Street

LOCATION

1132 Granada Street

RESPONSIBLE STAFF

Jennifer Hofmeister, AICP, LCAM
Planning Director

RECOMMENDATION

comments

Attachments

TRC Packet

Form Review

Form Started By: Jennifer Hofmeister
Final Approval Date: 10/01/2020

Started On: 10/01/2020 02:35 PM



TO: Technical Review Committee

FROM: Jennifer Hofmeister, AICP, LCAM

RE: **Technical Review Project #20- 040000018 - October 15, 2020**

Meeting Date: October 1, 2020

Conditional Use – Scalone - 1132 Granada Street Dwelling Rental

The above referenced Conditional Use with No New Construction is being submitted for your review and comment. The request seeks to establish a Vacation Rental, offering lodging for a minimum of two (2) days and a maximum of less than six (6) months.

The subject site has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning designation of Single-family Intermediate Residential Zone (R-2). Per City Code Section 125-187. – Allowed Uses; Vacation Rentals are classified as a Conditional Use in the R-2 zoning district.

Please send all comments to the following emails: jhofmeister@cityoffortpierce.com and arosenthal@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments please respond at minimum, two days before the Technical Review Committee Meeting, which is October 13, 2020.

Please do not hesitate to contact me should you require any additional information at 772-467- 3730.

Thank you.

Jennifer Hofmeister, AICP, LCAM
Planning Director



Conditional Use – No New Construction

Property address or Location 1132 Granada Street
 Parcel ID #(s) _____
 Project description Short Term Rental

Sharon Scalone
 Property Owner(s)

Applicant/Representative, Title, Company

Street Address
1132 Granada Street
 City State Zip
Fort Pierce, FL 34949
 Phone Number
845-797-4183
 Email Address
Sharonscalone@gmail.com

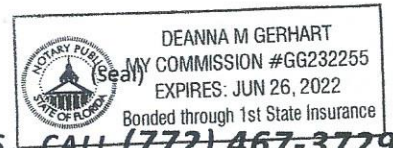
Street Address
 City State Zip
 Phone Number
 Email Address

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.

Sharon Scalone
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 1 day of Sept, 2020, by
Sharon Scalone who is personally known to me or has produced

FDL as identification.
Deanna M Gerhart
 Signature of Notary Deanna M Gerhart



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

CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
 - As-built survey
 - Floor plan of existing building(s)
- If parking and drainage improvements are required:
 - As-built survey;
 - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
 - Lighting plan
- Complete, notarized application

Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size _____ Parking Spaces: _____

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

North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook

Pre-Application Meeting
Wednesday Afternoons



Application Intake Meeting
Call to schedule



Technical Review Committee
3rd Thursday



Planning Board
2nd Tuesday



City Commission
1st & 3rd Monday

Sharon Scalone
1132 Granada St.
Ft. Pierce, FL 34949

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4332865 07/21/2017 12:20:35 PM
OR BOOK 4022 PAGE 1712 - 1713 Doc Type: DEED
RECORDING: \$16.50
Doc Tax: \$0.70

This Instrument Prepared by: Liz Wilson
1850 43rd Avenue, Suite C10
Vero Beach, FL 32960

Property Appraisers Parcel Identification (Folio) Number: 2401-811-0008-000-3

This **QUIT CLAIM DEED**, executed this 14th day of JULY 2017 by RAYMOND J. SCALONE JR., a single man, whose post office address is 174 Smithtown Road, Fishkill, NY 12524, first party, to SHARON A. SCALONE, a single woman, whose post office address is 1132 Granada Street, Ft. Pierce, FL 34949, second party.

WITNESSETH, that the first party, for an in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in hand paid by the second party, the receipt of which is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Saint Lucie:

Lot 8, Block 3, TROPICAL BEACH BLOCKS 3& 4, according to the Plat thereof, as recorded in Plat Book 10, Page 9, of the Public Records of St. Lucie County, Florida.

THIS QUIT CLAIM DEED is executed pursuant to the terms and conditions of a Final Judgment of Dissolution of Marriage entered on June 27, 2017 that incorporated a Marital Settlement Agreement dated June 2, 2017, and which was filed in the Circuit Court for the Nineteenth Judicial Circuit in and for Saint Lucie County, Florida, case number 562017DR000428, with the caption of IN RE: The Marriage of SHARON ANN SCALONE, Wife and RAYMOND JOSEPH SCALONE, Husband.

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or in equity, to the only proper use, benefit and behalf of the said second party forever.

TITLE TO THE ABOVE-DESCRIBED PROPERTY HAS NOT BEEN EXAMINED BY SCRIVENER WHO HAS RENDERED NO OPINION.

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

Signed, sealed and delivered in the presence of:



Witness signature
Printed name of witness





RAYMOND J. SCALONE Jr.

Kelly A Grau

Witness signature
Printed name of witness

Kelly A Grau

STATE OF New York
COUNTY OF Dutchess

The foregoing instrument was acknowledged before me this 14th day of July 2017 by Raymond J. Scalone Jr. who is personally known to me or did produce NYDL 508797142 as identification.

Kelly A Tanner

NOTARY PUBLIC
State of ~~Florida~~ at Large New York
My Commission Expires: 08/19/17



RECEIPT



Joseph E. Smith
Clerk of the Circuit Court
St. Lucie County

1476223

Clerk of the Circuit Court
 St. Lucie County
 201 South Indian River Drive
 Fort Pierce, FL 34950
 (772) 462-6900

Transaction #: **1476223**
 Receipt #: **1349584**
 Cashier Date: **7/21/2017 12:20:36PM**
 Print Date: **7/21/2017 12:20:59PM**

www.stlucieclerk.com

CUSTOMER INFORMATION

TRANSACTION INFORMATION

PAYMENT SUMMARY

SHARON SCALONE

Date Received: **7/21/2017 12:15:54PM**
 Location: **North County**
 Return Code: **Over the Counter**
 Trans Type: **Recording**
 Reference:
 Cashier: **DOWNIEA**

Total Fees: **\$19.87**
 Total Payments: **\$19.87**
 Balance Due: **\$0.00**
 Cash Tendered:
 Change: **\$0.00**

Payment

CREDIT CARD

\$19.87

IPASS Convenience Fee

0.67

CUSTOMER SIGNATURE: _____

Official Record

DEED

BK/PG: 4022/1712 DOC #: 4332865 Date: 7/21/2017 12:20:35PM
 FROM: SCALONE, RAYMOND J JR TO: SCALONE, SHARON A

Deed Doc Stamps @ \$0.70 per \$100

0.70

Indexing @ 1st 4 Names Free, Add'l=\$1 ea.

0.00

Recording @ 1st=\$10 Add'l=\$8.50 ea.

18.50

Property Identification

Site Address: 1132 GRANADA ST
Parcel ID: 2401-811-0008-000-3
Account #: 15628
Map ID: 24/01H
Use Type: 0100
Zoning: SF Interme
City/County: Fort Pierce

Ownership

Sharon A Scalone
1132 Granada ST
Fort Pierce, FL 34949-3319

Legal Description

TROPICAL BEACH BLK 3 LOT 8 (OR 2979-1418 THRU 1421; 4022-1712)

Current Values

Just/Market Value: \$301,900
Assessed Value: \$177,005
Exemptions: \$50,000
Taxable Value: \$127,005



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): 1,984
Gross Sketched Area (SF): 3,689
Land Size (acres): 0.2
Land Size (SF): 8,750

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

Sale History

Date: Jul 14, 2017
Book/Page: 4022 / 1712
Sale Code: 0111
Deed: QC
Grantor: Scalone Jr Raymond J
Price: \$100

Date: May 30, 2008
Book/Page: 2979 / 1421
Sale Code: XX04
Deed: WD
Grantor: Scalone Sharon A
Price: \$62,500

Date: May 30, 2008
Book/Page: 2979 / 1420
Sale Code: XX04
Deed: WD

Grantor:	Scalone Sharon A
Price:	\$62,500
Date:	May 30, 2008
Book/Page:	2979 / 1419
Sale Code:	XX04
Deed:	WD
Grantor:	Mizerek Janet
Price:	\$62,500
Date:	May 30, 2008
Book/Page:	2979 / 1418
Sale Code:	XX04
Deed:	WD
Grantor:	Mizerek Janet
Price:	\$62,500
Date:	Apr 11, 2006
Book/Page:	2544 / 2315
Sale Code:	XX01
Deed:	PB
Grantor:	Foster (EST) Claire A
Price:	\$0
Date:	Jul 27, 1999
Book/Page:	1239 / 1859
Sale Code:	XX00
Deed:	WD
Grantor:	Decker Randolph A
Price:	\$131,000
Date:	Jul 14, 1989
Book/Page:	0645 / 2220
Sale Code:	XX00
Deed:	WD
Grantor:	Hal K Wilson
Price:	\$102,500
Date:	Feb 1, 1977
Book/Page:	0264 / 1521
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	\$39,500

Building Information (1 of 1)

Finished Area: 1,984 SF

Gross Sketched Area: 3,689 SF

Exterior Data

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

Roof Cover: Metal
 Year Built: 1971
 Effective Year: 1985
 No. Units: 1

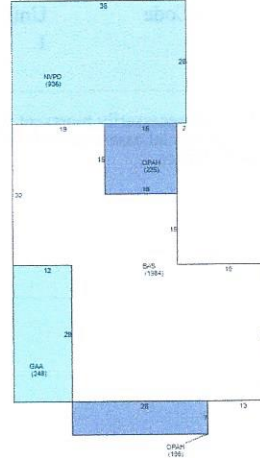
Roof Structure: Gable
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

Bedrooms: 2
 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: Tile-Ceramic
 Sprinkled %: 0%



Special Features and Yard Items

Type:	Driv-Concret
Quantity:	1
Units:	720
Year Built:	1971
Type:	POOL DK-AVG
Quantity:	1
Units:	416
Year Built:	1989
Type:	RES POOL AVG
Quantity:	1
Units:	420
Year Built:	1989
Type:	UTILITY FAIR
Quantity:	1
Units:	96
Year Built:	1999
Type:	WOOD FEN 6'
Quantity:	1
Units:	284
Year Built:	2016

Current Year Values

Current Values Breakdown	
Building:	\$174,000
Land:	\$127,900
Just/Market:	\$301,900
Ag Credit:	\$0

Current Year Exemption Value Breakdown					
Tax Year	Grant Year	Code	Description	Amount	
2020	2009	0500	Homestead Exemption	\$25,000	
Tax Year	Grant Year	Code	Description	Amount	
Year	Year	0550	Homestead Exemption over \$	\$25,000	

Save Our Homes or 10% Cap:	\$124,895	2020	2009	50,000
Assessed:	\$177,005			
Exemption(s):	\$50,000			
Taxable:	\$127,005			

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:	F89000829P
Issue Date:	Aug 1, 1989
Description:	Pool
Amount:	\$10,900
Fee:	\$10,900
Number:	F89000829E
Issue Date:	Oct 1, 1989
Description:	Enclosure
Amount:	\$3,500
Fee:	\$3,500
Number:	F98-000650
Issue Date:	May 26, 1998
Description:	Roof
Amount:	\$2,400
Fee:	\$2,400
Number:	RR20051044
Issue Date:	Oct 18, 2005
Description:	Alterations/Remodeling
Amount:	\$12,500
Fee:	\$200
Number:	FE2005199
Issue Date:	Nov 4, 2005
Description:	Wood Fence
Amount:	\$1,500
Fee:	\$100
Number:	RR2006264
Issue Date:	Sep 21, 2006
Description:	Alterations/Remodeling
Amount:	\$1,200
Fee:	\$50
Number:	SHTR20077
Issue Date:	Mar 2, 2007
Description:	Storm Shutters
Amount:	\$2,073
Fee:	\$100

Number:	BP-091438
Issue Date:	Aug 28, 2009
Description:	Air Conditioning Only
Amount:	\$3,800
Fee:	\$250
Number:	BP16-1490
Issue Date:	May 18, 2016
Description:	Fence
Amount:	\$11,993
Fee:	\$0
Number:	BP16-0301
Issue Date:	Sep 30, 2016
Description:	Alterations/Remodeling
Amount:	\$13,461
Fee:	\$0
Number:	BP16-2929
Issue Date:	Nov 18, 2016
Description:	Window replacement
Amount:	\$12,136
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.
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.

**Technical Review Committee -
Teleconference**

f.

Meeting Date: 10/15/2020

REQUESTED ACTION

Minor Site Plan - Duplex - 1021 North 12th Street

LOCATION

1021 North 12th Street

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan
Final Approval Date: 10/01/2020

Started On: 09/30/2020 06:18 PM



To: JACK ANDREWS, PE, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT
PAUL THOMAS, FP BUILDING OFFICIAL
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)
ROD REED, PLS, SLC SURVEYING
GRANT CHAMBERS, PE, SLC ENGINEERING
LESLIE OLSON, AICP, SLC PLANNING & DEVELOPMENT DIRECTOR
CAPTAIN PAUL LANGEL, SLC FIRE DISTRICT
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 20-07000014

DATE: SEPTEMBER 30, 2020

Minor Site Plan – Duplex – 1021 N. 12th Street

Application for Minor Site Plan (Development Review) to construct three duplex buildings that will be 883 square feet each. The size of the property is .63 acres. The parcel currently has a zoning of R-4, Medium Density Residential and a Future Land Use of RM, Medium Density Residential. The parcel ID is 2404-804-0002-000-8.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by October 13, 2020.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan



DEVELOPMENT REVIEW

Property address or Location 1021 N. 12th Street
 Parcel ID #(s) 2404 - 804 - 0002 - 000 - 8
 Project description Duplexes

Vincent marcellino
 Property Owner(s)
5625 NW Wawan Ct.
 Street Address
Port St Lucie FL 34986
 City 954 - State FL Zip 34986
 Phone Number
Horizon - palms @ hotmail.
 Email Address com

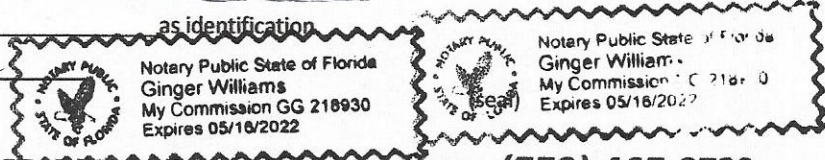
Applicant/Representative, Title, Company
 Street Address
 City State Zip
 Phone Number
 Email Address

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. 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.

[Signature]
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St Lucie
 The foregoing instrument was acknowledged before me this 23 day of Sept., 2020, by
Vincent marcellino who is personally known to me or has produced

Ginger Williams
 Signature of Notary



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

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Intake Date Stamp

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:

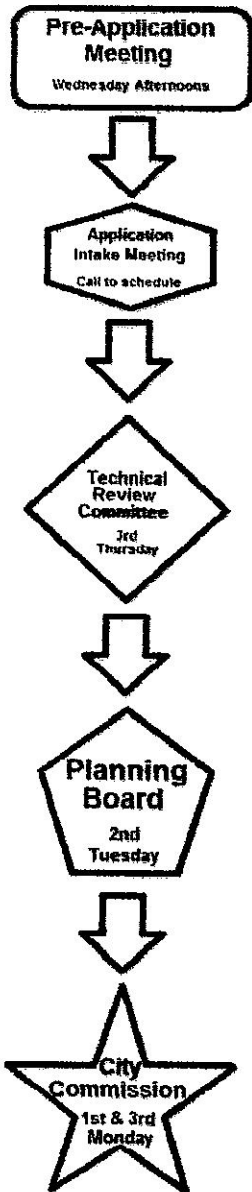
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment
<input type="checkbox"/> Conceptual Development Plan	<input type="checkbox"/> Minor Amendment	

Site Information:

Non-Residential: Proposed Sq. Ft.: 883 ea. Residential: Proposed Units: 3
2649 Total Sq. Ft.
 Surrounding Uses: (i.e. single family home, retail, industrial, etc.) Duplexes

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) N/A
- Environmental Impact Report N/A
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7) N/A
- Lighting Plan (see Section 22-58.d.8) N/A
- Design Review submittals (see Design Review application) N/A
- Traffic Impact Report N/A
- Concurrency Review submittals (see Concurrency Review application) N/A

This Document Prepared By and Return to:
Melissa Harnage
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Fort Pierce, FL 34982

Parcel ID Number: 2404-804-0002-000/8

Warranty Deed

This Indenture, Made this 4th day of March, 2020 A.D., Between
Betty Robinson

of the County of St. Lucie, State of Florida, grantor, and
Vincent Marcelino

whose address is: 5625 NW Wawan Ct., Fort St. Lucie, FL 34986

of the County of St. Lucie, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of St. Lucie State of Florida to wit:

Lot 2, Block 1, Nobles and Nottingham Subdivision, according to the
Plat thereof as recorded in Plat Book 4, Page 41, of the Public
Records of St. Lucie County, Florida.

The property herein conveyed is vacant and unimproved land and DOES NOT
constitute the HOMESTEAD property of the Grantor.

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

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

Signed, sealed and delivered in our presence:

Printed Name: Melissa Harnage
Witness

Betty Robinson (Seal)
Betty Robinson
P.O. Address: PO Box 2075, Fort Pierce, FL 34954

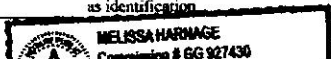
Printed Name: Vincent Marcelino
Witness

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online
notarization, this 4 day of March, 2020 by
Betty Robinson

who is personally known to me or who has produced her
as identification

Melissa Harnage



Printed Name: _____

Property Identification

Site Address: 1021 N 12th ST
Parcel ID: 2404-804-0002-000-8
Account #: 17717
Map ID: 24/04G
Use Type: 0000
Zoning: Medium Den
City/County: Fort Pierce

Ownership

Vincent Marcelino
5625 NW Wawan CT
Port St Lucie, FL 34986

Legal Description

NOBLES AND NOTTINGHAM S/D BLK 1 LOTS 2, 17 AND 18 (0.63 AC - 27,300 SF) (OR 4461-1965)

Current Values

Just/Market Value: \$13,200
Assessed Value: \$13,200
Exemptions: \$0
Taxable Value: \$13,200



Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 0.63
Land Size (SF): 27,300

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: Mar 4, 2020
Book/Page: 4392 / 0451
Sale Code: 0001
Deed: WD
Grantor: Robinson Betty
Price: \$10,000

Date: Dec 30, 2019
Book/Page: 4365 / 0100
Sale Code: 0111
Deed: PB
Grantor: Foxx (EST) John
Price: \$0

Date: Jan 1, 1900
Book/Page:

Special Features and Yard Items

Current Year Values

Current Values Breakdown	
Building:	\$0
Land:	\$13,200
Just/Market:	\$13,200
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$13,200
Exemption(s):	\$0
Taxable:	\$13,200

Current Year Exemption Value Breakdown

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

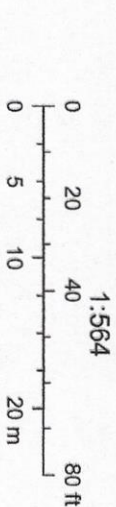
Number:	F8800981
Issue Date:	Aug 1, 1988
Description:	Additions to existing construction
Amount:	\$0
Fee:	\$0
Number:	F88000981E
Issue Date:	Jan 1, 1989
Description:	Additions to existing construction
Amount:	\$3,000
Fee:	\$3,000
Number:	F88000981P
Issue Date:	Jan 1, 1989
Description:	Additions to existing construction
Amount:	\$3,000
Fee:	\$3,000
Number:	F910001069
Issue Date:	Aug 20, 1991
Description:	Roof
Amount:	\$6,000

Saint Lucie County Property Appraiser

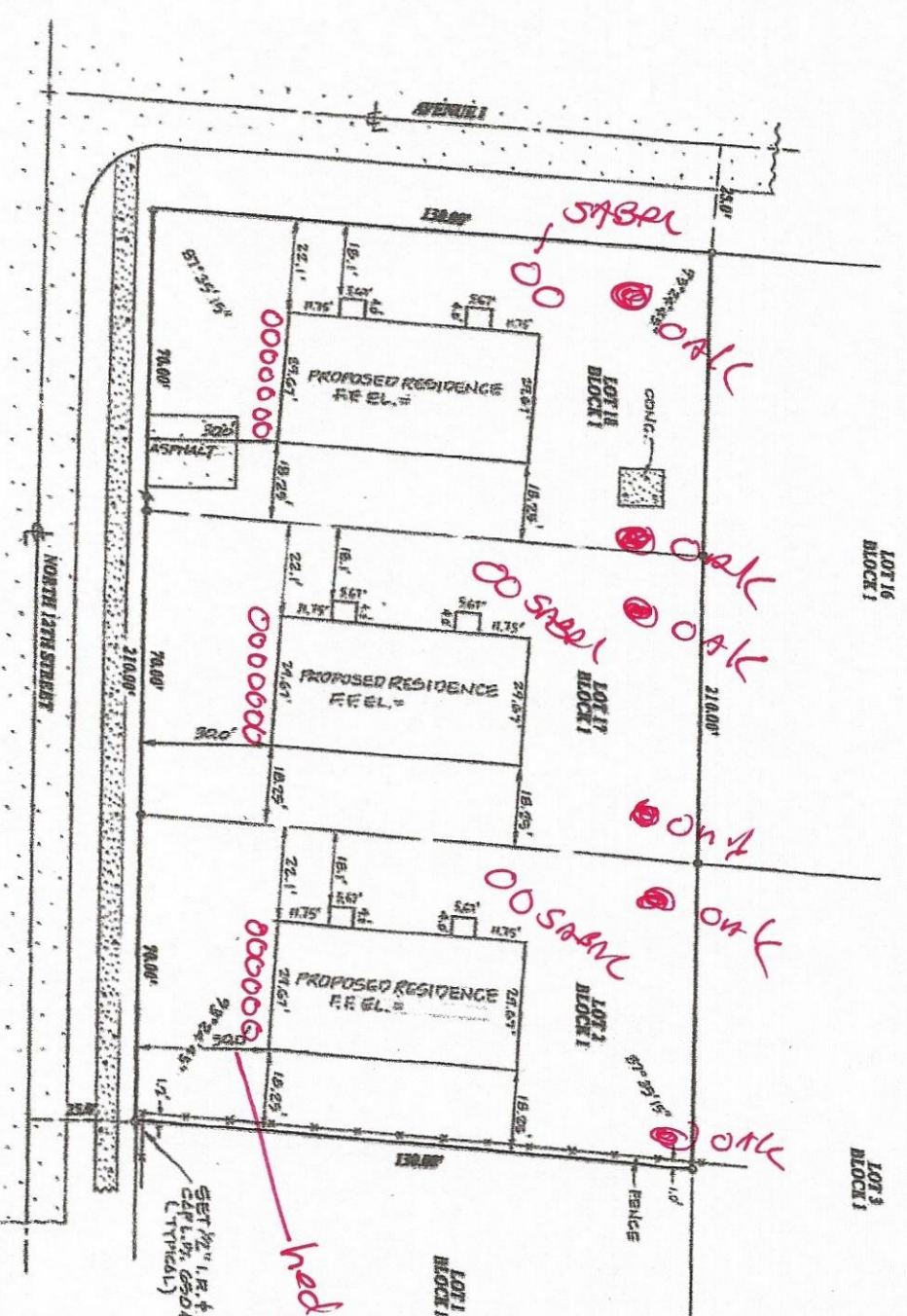


September 18, 2020

- Search Results
- Street Centerline
- RURAL - Principal Arterial - Interstate
- URBAN - Principal Arterial - Interstate
- RURAL - Principal Arterial - Freeways and Expressways
- URBAN - Principal Arterial - Freeways and Expressways



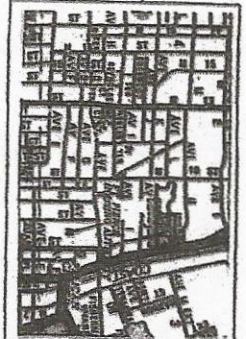
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



SCALE: 1" = 20'

- NOTE:
- 1) DIMENSIONS SHOWN HEREON ARE RELATIVE TO PLAT AND ARE ASSUMED.
 - 2) NO ABSTRACT OR TITLE SEARCH WAS REQUIRED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
 - 3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
 - 4) NO EXISTING OR PROPOSED UTILITIES, TRENCHES, OR FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SERVICE.

- DATE: Official record book
- FILE #
- PREPARED BY: [Name]
- CHECKED BY: [Name]
- DATE: [Date]
- SCALE: [Scale]
- PROJECT: [Project Name]
- ADDRESS: [Address]
- CITY: [City]
- STATE: [State]
- COUNTY: [County]
- SECTION: [Section]
- TOWNSHIP: [Township]
- RANGE: [Range]
- DEPARTMENT: [Department]
- PLAT: [Plat Number]
- BOOK: [Book Number]
- PAGE: [Page Number]
- REVISIONS:
- 1. [Revision 1]
 - 2. [Revision 2]
 - 3. [Revision 3]




LOTS 1, 2 AND 3, BLOCK 1

NOBLES AND NOTTINGHAM

SUBDIVISION

According to the Plat recorded in Plat Book 4, Page 41, Recorded in the Public Record of St. Lucie County, Florida, State Land Division, by the [Name], and being in St. Lucie County, Florida.



Roger Boyers
LAND SURVEYING

601 E. 6th Ave., Suite 200
Boynton Beach, Florida 33426
Phone 561-926-4000
Fax 561-926-4000

ALTA SURVEYING LICENSE NO. 12345

HEREBY CERTIFY THAT THE SURVEY OF BOUNDARY SURVEY AND THE PREPARATION OF THIS PLAN WAS DONE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA.

DATE: [Date]

BY: [Signature]

CERTIFIED TO:	DATE:
FLUID ZONE: "X"	MAP NO. 12345-6789
MAP NO. 12345-6789	DATE: 2-14-20
DATE: 3-17-20	JOB NO. E-725-044-0045-1046
NOT VALID UNLESS SEALED WITH REGISTERED SURVEYOR'S SEAL	

Contractor:

2nd Generation Building Corp.

CBC1260633

Owner of Property: Vincent Marcellino

Property Address: 1021 N. 12th Street

Property ID# 240480400020008

Purpose of Proposed development: To Build 3 Duplex Units (883 sq.ft each totaling 2649 Sq ft. on the property address listed above for improvements to the neighborhood.

Signature of Owner:

A handwritten signature in black ink, appearing to read 'V. Marcellino', with a long horizontal flourish extending to the right.

Signature of Contractor:

A handwritten signature in black ink, appearing to be initials 'JG', with a long horizontal flourish extending to the right.

**Technical Review Committee -
Teleconference**

g.

Meeting Date: 10/15/2020

REQUESTED ACTION

Minor Site Plan - Duplex - 1231 Avenue K

LOCATION

1231 Avenue K

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan
Final Approval Date: 10/01/2020

Started On: 09/30/2020 06:13 PM



To: JACK ANDREWS, PE, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT
PAUL THOMAS, FP BUILDING OFFICIAL
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)
ROD REED, PLS, SLC SURVEYING
GRANT CHAMBERS, PE, SLC ENGINEERING
LESLIE OLSON, AICP, SLC PLANNING & DEVELOPMENT DIRECTOR
CAPTAIN PAUL LANGEL, SLC FIRE DISTRICT
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 20-07000012

DATE: SEPTEMBER 30, 2020

Minor Site Plan – Duplex – 1231 Avenue K

Application for Minor Site Plan (Development Review) to construct one duplex that will be 883 square feet. The size of the property is .32 acres. The parcel currently has a zoning of R-4, Medium Density Residential and a Future Land Use of RM, Medium Density Residential. The parcel ID is 2404-803-0008-000-7.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by October 13, 2020.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan



To: JACK ANDREWS, PE, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT
PAUL THOMAS, FP BUILDING OFFICIAL
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)
ROD REED, PLS, SLC SURVEYING
GRANT CHAMBERS, PE, SLC ENGINEERING
LESLIE OLSON, AICP, SLC PLANNING & DEVELOPMENT DIRECTOR
CAPTAIN PAUL LANGEL, SLC FIRE DISTRICT
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 20-07000012

DATE: SEPTEMBER 30, 2020

Minor Site Plan – Duplex – 1231 Avenue K

Application for Minor Site Plan (Development Review) to construct one duplex that will be 883 square feet. The parcel currently has a zoning of R-4, Medium Density Residential and a Future Land Use of RM, Medium Density Residential. The parcel ID is 2404-804-0002-000-8.

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Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan



DEVELOPMENT REVIEW

Property address or Location 1231 Avenue K
Parcel ID #(s) 2404-803-0008-000-1
Project description Duplex

Joseph Basso
Property Owner(s)
1362 SW Biltmore St.
Street Address
PSL FL 34983
City State Zip
772-201-0280
Phone Number
joe @ 2ndgbc.com
Email Address

2nd Gm. Bldg Corp.
Applicant/Representative, Title, Company
1362 SW Biltmore St.
Street Address
PSL FL 34983
City State Zip
772 201-0280
Phone Number
ginger @ 2ndgbc.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.

[Signature]
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie
The foregoing instrument was acknowledged before me this 23 day of Sept, 2020, by
Joseph Basso who is personally known to me or has produced
as identification.

Ginger Williams
Signature of Notary



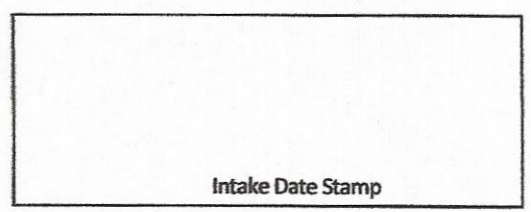
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

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

Approved By _____ Date _____
Comments _____



Intake Date Stamp

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:

<input type="checkbox"/> Site Plan	<input type="checkbox"/> Development with Street Closes	<input checked="" type="checkbox"/> Major Amendment
<input type="checkbox"/> Conceptual Development Plan	<input type="checkbox"/> Minor Amendment	

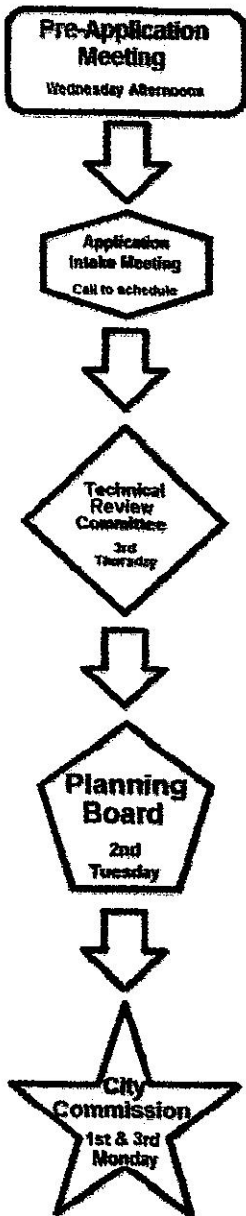
Site Information:

Non-Residential: Proposed Sq. Ft.: 883 Residential: Proposed Units: 1

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

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) N/A
- Environmental Impact Report N/A
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7) N/A
- Lighting Plan (see Section 22-58.d.8) N/A
- Design Review submittals (see Design Review application) N/A
- Traffic Impact Report N/A
- Concurrency Review submittals (see Concurrency Review application) N/A

Property Identification

Site Address: 1231 Avenue K
Parcel ID: 2404-803-0008-000-7
Account #: 17715
Map ID: 24/04G
Use Type: 0000
Zoning: Medium Den
City/County: Fort Pierce

Ownership

2ND GENERATION BUILDING CORPORATION
1362 SW Biltmore ST
Port St Lucie, FL 34983-2958

Legal Description

HAND A RENTALS S/D W 18 FT LOT 8 AND ALL OF LOT 9

Current Values

Just/Market Value: \$7,700
Assessed Value: \$4,285
Exemptions: \$0
Taxable Value: \$4,285



Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 0.32
Land Size (SF): 13,741

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: Jun 10, 2020
Book/Page: 4433 / 0132
Sale Code: 0001
Deed: WD
Grantor: Ramdat Khirmatie
Price: \$25,000

Date: Feb 27, 2020
Book/Page: 4410 / 1749
Sale Code: 0111
Deed: QC
Grantor: Tiwari Shawn
Price: \$6,400

Date: Aug 2, 2006
Book/Page: 2628 / 2090
Sale Code: XX01



Image
or
Sketch
unavailable
for display

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$7,700
Just/Market:	\$7,700
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$3,415
Assessed:	\$4,285
Exemption(s):	\$0
Taxable:	\$4,285

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	0.5	Fort Pierce Stormwater Charge	\$34.50

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

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.

Date:	Sep 20, 1994
Book/Page:	0935 / 0190
Sale Code:	XX01
Deed:	WD
Grantor:	Barnes James
Price:	\$100
Date:	Oct 3, 1990
Book/Page:	0710 / 0854
Sale Code:	XX00
Deed:	WD
Grantor:	Louise B Brown
Price:	\$14,500
Date:	Sep 26, 1990
Book/Page:	0710 / 0853
Sale Code:	XX01
Deed:	QC
Grantor:	Fred F Adams
Price:	\$100
Date:	Feb 1, 1977
Book/Page:	0268 / 0623
Sale Code:	XX02
Deed:	CV
Grantor:	
Price:	\$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

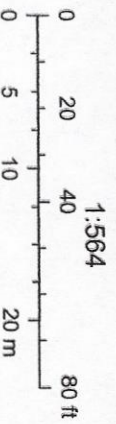
Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

Saint Lucie County Property Appraiser



September 18, 2020

- Search Results
 - RURAL - Principal Arterial - Interstate
 - RURAL - Principal Arterial - Freeways and Expressways
 - URBAN - Principal Arterial - Interstate
 - URBAN - Principal Arterial - Freeways and Expressways
- Street Centerline
- <Null>



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

This instrument was prepared by:
Michelle J. Gomez, Esquire
SAUNDERS, CURTIS, GINESTRA & GORE, P.A.
7737 North University Drive, Suite 202
Tamarac, FL 33321

Folio No.: 2404-803-008-000-7

WARRANTY DEED

THIS INDENTURE, made this 10th day of June, 2020, BETWEEN, KHIRMATIE RAMDAT, a single woman, whose address is: 88-10 178th Street, Apartment 5H, Jamaica, New York, 11432, Grantor, and 2ND GENERATION BUILDING CORPORATION, A FLORIDA CORPORATION, Grantee, whose address is: 1362 SW Biltmore Street, Port St. Lucie, Florida 34983.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in St. Lucie County, to-wit:

The West 18 feet of Lot 8 and all of Lot 9, H & A Rentals Subdivision, according to the Plat thereof as recorded in Plat Book 14, Page 20, Public Records of St. Lucie County, Florida.

SUBJECT TO covenants, conditions, restrictions, easements, reservations, and limitations of record and taxes for the year 2020 and subsequent years.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to that real property.

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 and assessments as stated above.

(Signature of Seller, Witnesses and Notary on the next page.)

Contractor:

2nd Generation Building Corp.

CBC1260633

Owner of Property: Joseph Basso/ 2nd Generation Building Corp.

Property Address: 1231 Avenue K

Property ID# 240480300080007

Purpose of Proposed development: To Build 1 Duplex Unit (883 sq.ft) on the property address listed above for improvements to the neighborhood.

Signature of Owner:

A handwritten signature in black ink, appearing to be 'JB', written over a horizontal line.

Signature of Contractor:

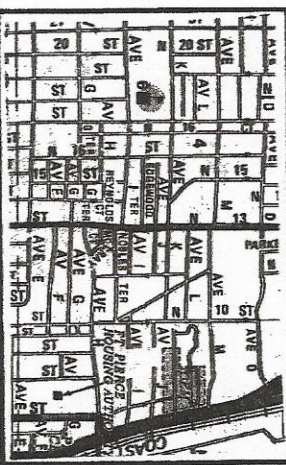
A handwritten signature in black ink, appearing to be 'JB', written over a horizontal line.

THE WEST 18 FEET OF LOT 8 AND ALL OF LOT 9

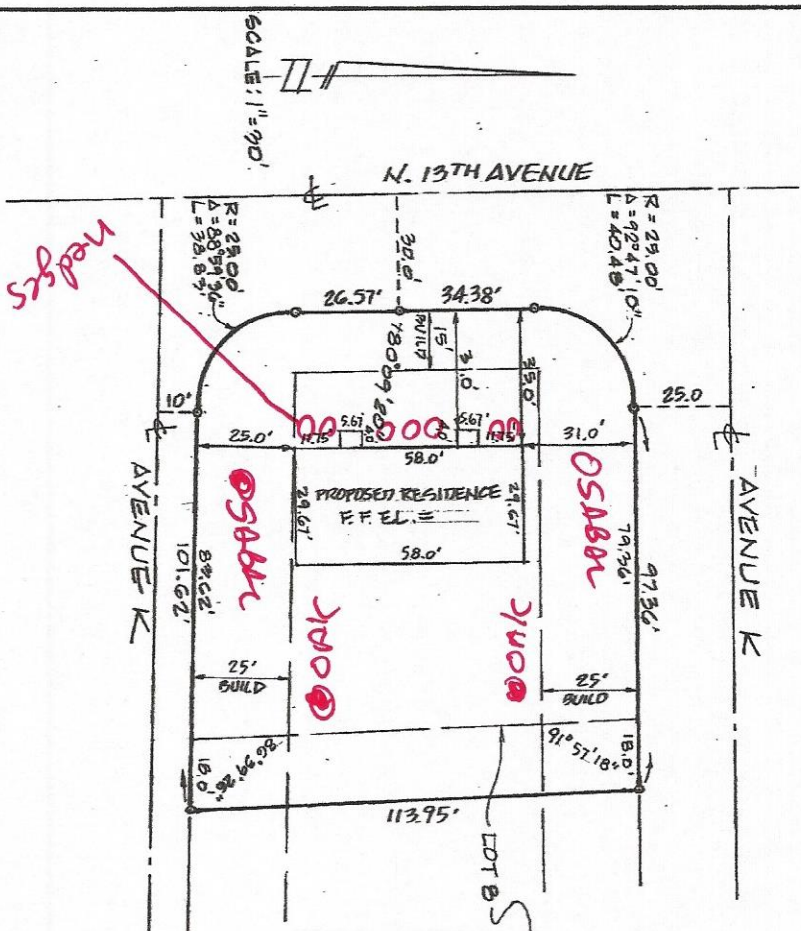
H & A RENTALS SUBDIVISION

According To The Plat Recorded In Plat Book 14, Page 30, Recorded In The Public Record Of St. Lucie County, Florida Said Land Situate, Lying, And Being In St. Lucie County, Florida.

- NOTES:**
- 1) BEARINGS SHOWN HEREIN ARE RELATIVE TO PLAT AND ARE ASSUMED.
 - 2) NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
 - 3) ELEVATIONS SHOWN HEREIN ARE BASED ON NORTH AMERICA VERTICAL DATUM OF 1988 UNLESS OTHERWISE NOTED.
 - 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.



NORTH
NOT TO SCALE
VICINITY
MAP



LEGEND:

T.M. = transformer and
 P.M. = Florida power and light
 C.P. = concrete foundation
 P.C. = permanent monument
 P.I. = point of intersection
 P.A. = point of tangency
 P.T. = point of tangency
 P.F. = point of fence
 P.S. = permanent reference monument
 P.L. = permanent reference monument
 P.E. = elevation
 P.D. = point of departure
 P.C. = concrete foundation
 P.I. = point of intersection
 P.A. = point of tangency
 P.T. = point of tangency
 P.F. = point of fence
 P.S. = permanent reference monument
 P.L. = permanent reference monument
 P.E. = elevation
 P.D. = point of departure

Land Surveying

801 S.E. 8th Ave, Suite 203
 Dade City, FL 34683

Phone: 891-283-4834
 Fax: 218-4889

2ND GENERATION BUILDING CORPORATION
 A FLORIDA PROFIT CORPORATION

SAUNDERS, CURTIS, GINESTRA & GORE, P.A.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

DATE: 6-3-2020
 JOB NO. 8-20-002

REVISIONS: SITE PLAN 8-26-20

**Technical Review Committee -
Teleconference**

h.

Meeting Date: 10/15/2020

REQUESTED ACTION

Minor Site Plan - Duplex - 1308 North 22nd Street

LOCATION

1308 North 22nd Street

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan
Final Approval Date: 10/01/2020

Started On: 09/30/2020 06:15 PM



To: JACK ANDREWS, PE, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT
PAUL THOMAS, FP BUILDING OFFICIAL
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)
ROD REED, PLS, SLC SURVEYING
GRANT CHAMBERS, PE, SLC ENGINEERING
LESLIE OLSON, AICP, SLC PLANNING & DEVELOPMENT DIRECTOR
CAPTAIN PAUL LANGEL, SLC FIRE DISTRICT
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 20-07000013

DATE: SEPTEMBER 30, 2020

Minor Site Plan – Duplex – 1308 N. 22nd Street

Application for Minor Site Plan (Development Review) to construct two duplex buildings that will be 883 square feet. The size of the property is .48 acres. The parcel currently has a zoning of R-4, Medium Density Residential and a Future Land Use of RM, Medium Density Residential. The parcel ID is 2404-702-0071-000-9.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by October 13, 2020.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan



DEVELOPMENT REVIEW

Property address or Location 1308 N. 22nd Street
 Parcel ID #(s) 2404-702-0071-000-9
 Project description Duplexes

Joseph Basso
 Property Owner(s)
1362 SW Biltmore St.
 Street Address
PSL FL 34983
 City State Zip
772-201-0280
 Phone Number
joe@2ndgbc.com
 Email Address

2nd Gen. Bldg Corp.
 Applicant/Representative, Title, Company
1362 SW Biltmore St.
 Street Address
PSL FL 34983
 City State Zip
772 201-0280
 Phone Number
ginger@2ndgbc.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.

[Signature]
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie
 The foregoing instrument was acknowledged before me this 13 day of Sept., 20 20 by
Joseph Basso who is personally known to me or has produced
[Signature] as identification.

Ginger Williams
 Signature of Notary



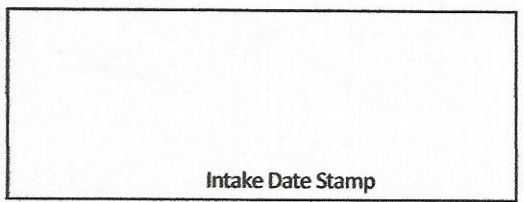
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____



Intake Date Stamp

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:

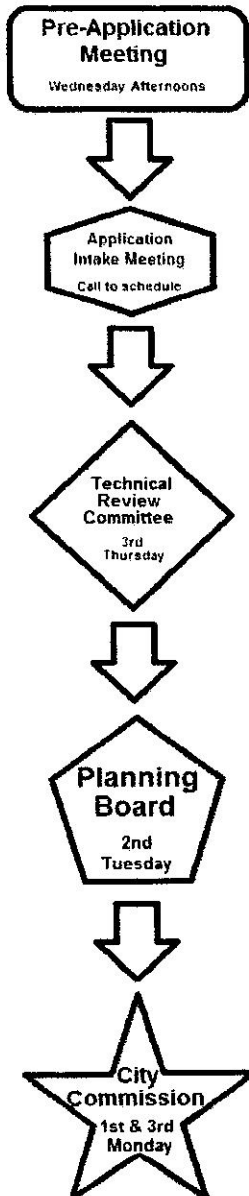
Application Type		
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment
<input type="checkbox"/> Conceptual Development Plan	<input type="checkbox"/> Minor Amendment	

Site Information:

Non-Residential: Proposed Sq. Ft: 883 sq. ft. Residential: Proposed Units: 2
1764 Total sq. ft.
 Surrounding Uses: (i.e. single family home, retail, industrial, etc.) Duplexes

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) N/A
- Environmental Impact Report N/A
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7) N/A
- Lighting Plan (see Section 22-58.d.8) N/A
- Design Review submittals (see Design Review application) N/A
- Traffic Impact Report N/A
- Concurrency Review submittals (see Concurrency Review application) N/A

This Document Prepared By and Return to:
Melissa Harnage
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Fort Pierce, FL 34982

Parcel ID Number: 2404-702-0071-000/9

Corrective Warranty Deed

This Indenture, Made this 26th day of July August, 2020 A.D. Between
Tamara Black

of the County of St. Lucie, State of Florida, grantor, and
2nd Generation Building Corp, a Florida corporation

whose address is: 1362 SW Biltmore Street, Port St. Lucie, FL 34983

of the County of St. Lucie, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida to wit:

Lots 1, 3, and 5, Block 9, Sunny Acres Subdivision No. I, according to the Plat thereof as recorded in Plat Book 8, page(s) 25, of the Public Records of St. Lucie County, Florida; together with the West 5 feet of the vacant alley adjacent on East, as vacated by Ordinance No. E-358 as recorded in Official Records Book 150, page 394, of the Public Records of St. Lucie County, Florida.

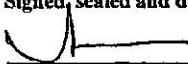
The property herein conveyed is vacant and unimproved land and DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 1306 W Weatherbee Road, Fort Pierce, FL 34982.

**This deed is being recorded to correct the previously recorded deed in OR Book 4454, page 438 wherein the legal description was incorrect. **

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

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

Signed, sealed and delivered in our presence:



Printed Name: melissa Harnage
Witness


Tamara Black (Seal)
P.O. Address: 1306 W Weatherbee Road, Fort Pierce, FL 34982


Printed Name: Nicole Morgan
Witness

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 26 day of July August, 2020 by
Tamara Black

who is personally known to me or who has produced her Drivers License
as identification. _____
Printed Name: _____


Property Identification

Site Address: 1308 N 22nd ST
Parcel ID: 2404-702-0071-000-9
Account #: 17228
Map ID: 24/04S
Use Type: 0000
Zoning: Medium Den
City/County: Fort Pierce

Ownership

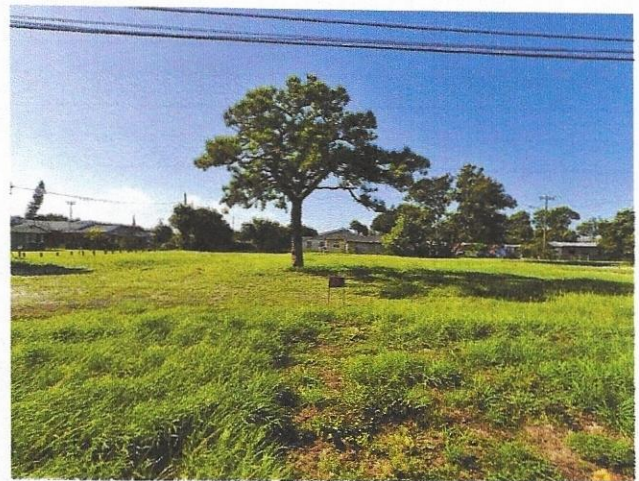
2nd Generation Building Corp
1362 SW Biltmore ST
Port St Lucie, FL 34983

Legal Description

SUNNY ACRES S/D NO 1 BLK 9 LOTS 1, 3 AND 5 AND W 5 FT OF VAC ALLEY ADJ ON E

Current Values

Just/Market Value: \$10,700
Assessed Value: \$6,160
Exemptions: \$0
Taxable Value: \$6,160



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): 0
Gross Sketched Area (SF): 0
Land Size (acres): 0.48
Land Size (SF): 20,890

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

Sale History

Date: Aug 26, 2020
Book/Page: 4470 / 1355
Sale Code: 0111
Deed: WD
Grantor: 2nd Generation Building Corp
Price: \$100

Date: Jul 28, 2020
Book/Page: 4454 / 0438
Sale Code: 0001
Deed: WD
Grantor: Black Tamara
Price: \$33,000

Date: Nov 26, 2018
Book/Page: 4208 / 0357

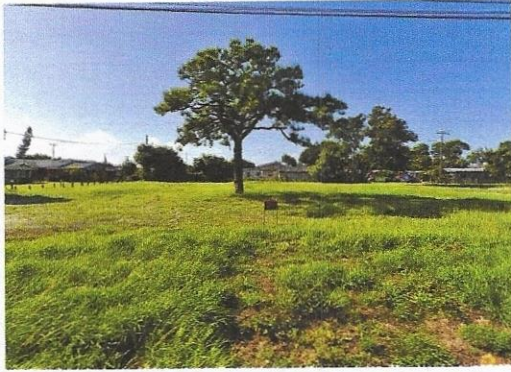


Image
or
Sketch
unavailable
for display

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$10,700
Just/Market:	\$10,700
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$4,540
Assessed:	\$6,160
Exemption(s):	\$0
Taxable:	\$6,160

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	0.8	Fort Pierce Stormwater Charge	\$55.20

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:	F91000457
Issue Date:	Apr 8, 1991
Description:	Demolition
Amount:	\$3,000
Fee:	\$3,000

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

Date: May 18, 2015
Book/Page: 3747 / 2662
Sale Code: 0111
Deed: TD
Grantor: Tarpon IV LLC
Price: \$3,900

Date: Apr 12, 2011
Book/Page: 3285 / 2456
Sale Code: 0111
Deed: TD
Grantor: Jephtha W Dickson Revocable Tr,
Price: \$0

Date: Apr 12, 2011
Book/Page: 3284 / 0995
Sale Code: 0111
Deed: TD
Grantor: Jephtha W Dickson Revocable Tr,
Price: \$2,900

Date: Aug 28, 1992
Book/Page: 0807 / 0668
Sale Code: XX00
Deed: QC
Grantor: Robert Hendley
Price: \$10,000

Date: Jan 7, 1991
Book/Page: 0729 / 2818
Sale Code: XX01
Deed: QC
Grantor:
Price: \$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

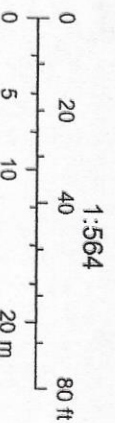
Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

Saint Lucie County Property Appraiser



September 18, 2020

- Search Results
- RURAL - Principal Arterial - Interstate
- RURAL - Principal Arterial - Freeways and Expressways
- URBAN - Principal Arterial - Interstate
- URBAN - Principal Arterial - Freeways and Expressways
- Street Centerline
- <Null>



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand)

Contractor:

2nd Generation Building Corp.

CBC1260633


Owner of Property: Joseph Basso/ 2nd Generation Building Corp.

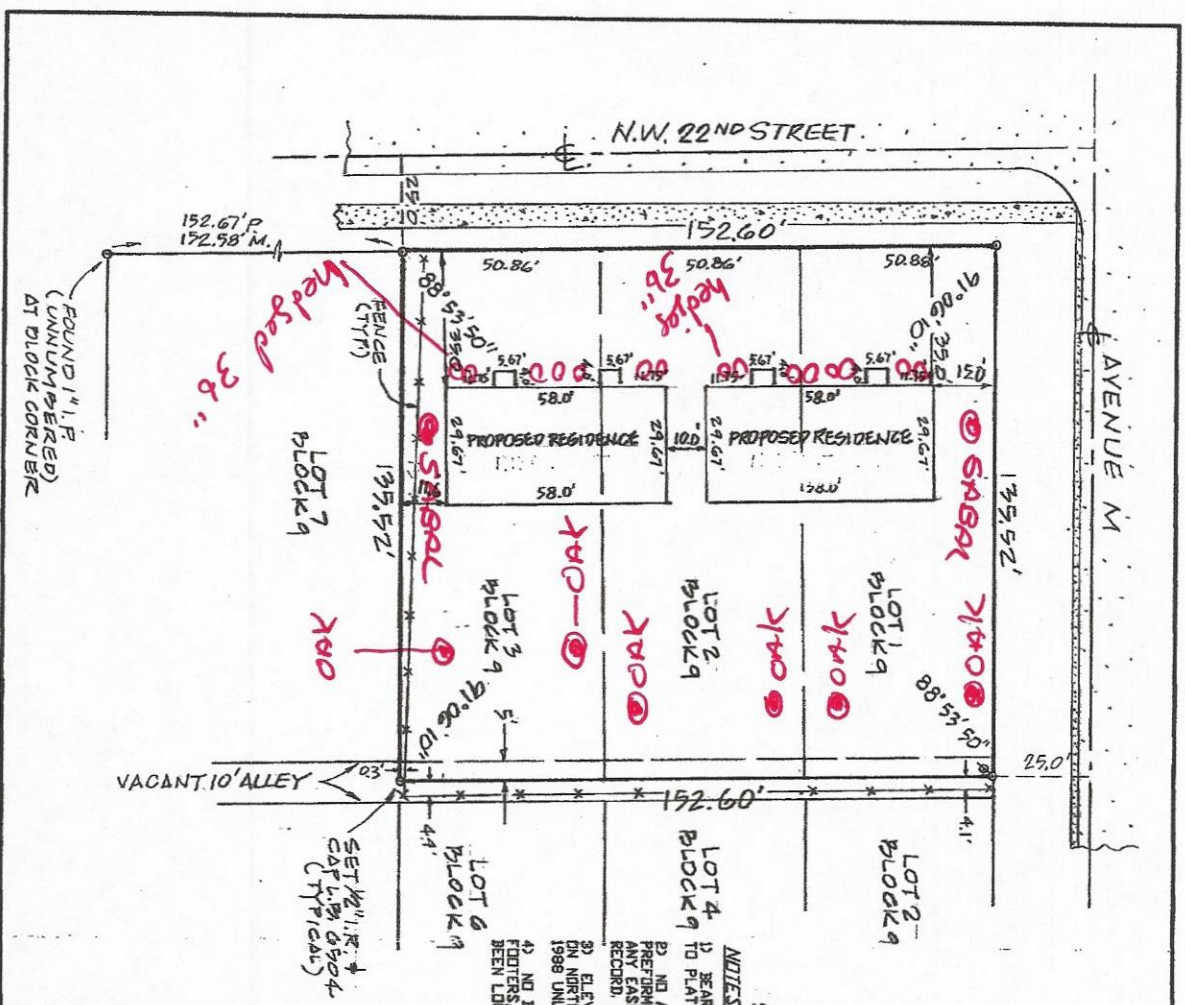
Property Address: 1308 N. 22nd Street

Property ID# 240470200710009

Purpose of Proposed development: To Build 2 Duplex Units (883 sq.ft each totaling 1766 Sq ft. on the property address listed above for improvements to the neighborhood.

Signature of Owner: 

Signature of Contractor: 



AVENUE M

N.W. 22ND STREET

152.67' P
172.98' M
FOUND 1" I.P.
(UNNUMBERED)
AT BLOCK CORNER

Medea 36"

LOT 7
BLOCK 9

LOT 9

LOT 3
BLOCK 9

LOT 4
BLOCK 9

LOT 2
BLOCK 9

LOT 1
BLOCK 9

LOT 1
BLOCK 9

LOT 2
BLOCK 9

VACANT 10' ALLEY

SET 1/2" I.P. &
CAP 1/2" I.P. (TYPICAL)

NOTES:
1) BEARINGS SHOWN HEREON ARE RELATIVE TO PLAT AND ARE ASSUMED.
2) NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
3) ELEVATIONS SHOWN HEREON ARE BASED ON MEAN SEA LEVEL DATUM OF 1988 UNLESS OTHERWISE NOTED.
4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.


SCALE: 1" = 30'

According To The Plat Recorded In Plat Book 14, Page 20, Recorded In The Public Record Of St. Lucie County, Florida Said Land Situate, Lying, And Being In St. Lucie County, Florida.

SUNNY ACRES SUBDIVISION NO. 1

LOTS 1, 3, 5 AND THE WEST 5 FEET OF THE
VACANT ALLEY ADJACENT ON EAST, BLOCK 9



		801 S.E. 6th Ave., Suite 203 Delray Beach, FL 33483 Phone: 561-245-4824 Fax: 248-4889	
AUTHORIZATION NUMBER: L88804			
I HEREBY CERTIFY THAT THE SKETCH OR BOUNDARY SURVEY SHOWN HEREON REPRESENTS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 91, F.S., AND THE FLORIDA ADMINISTRATIVE CODE, AND IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 91, F.S., AND THE FLORIDA ADMINISTRATIVE CODE.			
DATE: 7-30-20 JOB NO: 7-20-080 REVISION: SITE PLAN 8-11-20		FLOOD ZONE: "X" MAP NO.: 211100178 J MAP DATE: 2-16-12	
NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYORS SEAL		CERTIFIED TO:	

**Technical Review Committee -
Teleconference**

i.

Meeting Date: 10/15/2020

REQUESTED ACTION

Text Amendment - Chapter 125 - Residential

LOCATION

N/A

RESPONSIBLE STAFF

Rebeca A. Guerra, AICP, LEED-AP, CPD

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Rebeca Guerra
Final Approval Date: 10/01/2020

Started On: 10/01/2020 01:59 PM



TO: TECHNICAL REVIEW COMMITTEE
FROM: REBECA A. GUERRA, AICP, LEED-AP, CPD
RE: TECHNICAL REVIEW PROJECT# 20-99800002
MEETING DATE: OCTOBER 1, 2020

TEXT AMENDMENT – CHAPTER 125 - RESIDENTIAL

The above referenced **Text Amendment** is being submitted for your review and comments. The request seeks to modify four (4) sections of Chapter 125 in order to facilitate the construction of duplexes on lots within in-fill neighborhoods.

Section 125-70 is proposing to add “duplexes” to the list of dwelling types which may be afforded the ability to develop on legal nonconforming lots in spite of the lot not having the acreage to meet the minimum lot size required for its respective zoning district.

Section 125-193 is seeking to specify the overall net density permitted in the Single-Family Moderate Density Zone (R-3) and as well as clarify the overarching residential purpose of the zone itself.

Section 125-243 is correcting the maximum gross density which may be allowed by the City Commission for innovative developments in the Single-Family Moderate Density Zone (R-3), Medium Density Zone (R-4), and the High Density Zone (R-5).

Section 125-313 is simplifying the process for projects seeking to only develop two or less units by allowing those developments to proceed through the permitting process without having to follow minor site plan procedures. An expedited administrative staff review will take the place of the more formal Technical Review Committee.

Please review and provide two copies of comments on the project. Please send all comments to the following emails rguerra@cityoffortpierce.com, arosenthal@cityoffortpierce.com, or through interoffice mail to the Planning Department. If you have comments please respond in a timely manner before the date of the Technical Review Committee Meeting.

Please do not hesitate to contact me should you require any additional information at (772) 467-3739.

Thank you.

Rebeca A. Guerra, AICP, LEED-AP, CPD
Assistant Planning Director

Sec. 125-70. - Nonconforming lots.

If, at the effective date of adoption or amendment of the ordinance from which this chapter is derived, a lot of record exists which could be lawfully used for some purpose and the lot is no longer permissible for any use under the terms of this chapter relating to lot size, and if the entire contiguous land holdings in single ownership have not decreased, other than due to eminent domain proceedings, since the lot became nonconforming, and if the use satisfies other requirements of this chapter, then such lot:

(1) If located in an E-1, R-1, R-2, R-3, R-4, R-4A or R-5 district may be used for a single-family dwelling, or a duplex, if approved with a Conditional Use in the R-3 or R-5 districts or if permitted by right in the R-4 or R-4A districts, except but not a mobile home; provided, however, that this section shall not apply to any such lots which immediately adjoin other such lots and which are under common ownership and capable of being replatted so as to create one or more lots which may be used for some purpose after the effective date of adoption or amendment of the ordinance from which this chapter is derived; or

(2) If located in a nonresidential district may be used for any use allowed in the district.

Sec. 125-193. - Single-family moderate density zone (R-3).

(a) *Purpose.* The major purpose of this zoning district is to provide for residential areas ~~of single-family dwellings~~ with an average net density in conventional developments of approximately six units per acre. Innovative residential developments, however, may have higher net densities not exceeding eight units per acre. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities. Public water and sewer service should be available.

Sec. 125-243. - Innovative residential developments.

(e) *Residential densities.* Densities will not exceed the level which the city commission determines is appropriate due to natural features of the area, public facility and service needs and capacities, transportation needs and capacities and compatibility with nearby development. ~~Unless~~ If it determines that density bonuses should be allowed in accordance with the following criteria, the maximum gross density allowed ~~shall~~ may be five up to eight units per acre in an R-3 zone, ~~ten~~ twelve units per acre in an R-4 zone and ~~45~~ eighteen units per acre in an R-5 zone. Density bonuses awarded for the following criteria are cumulative:

Sec. 125-313. - Major and minor site plan application.

(b) Minor site plan.

(1) General. A minor site plan is one which is:

- a. A single-family, duplex, triplex, townhouse, multi-dwelling building, manufactured home, or multifamily residential project of between ~~two~~ three and 20 units, inclusive; or
- b. A nonresidential or mixed-use development under 4,000 square feet in area.