



TO: Nicholas Mimms, P.E., ICMA-CM, City Manager

THROUGH: Jennifer Hofmeister-Drew, AICP, LCAM Planning Director

FROM: Brandon C. Creagan, MCRP, LEED Green Associate, Senior Planner

RE: **Application for Preliminary Plat**
Parcel ID: 2412-501-0132-000-3

BOARD DATE: September 20, 2021

STAFF REPORT

Property Owner Surfside Land LLC
9481 Campi Drive
Lake Worth, FL 33467

**Applicant/
Representative:** Schulke, Bittle, & Stoddard, LLC
1717 Indian River Boulevard, Suite 201
Vero Beach, Florida 32960

Requested Action: Approval of a Preliminary Plat for a property along Surfside Drive

Site Location: East side of Surfside Drive, approximately 200 feet east of the intersection of South Ocean Drive and Surfside Drive

Parcel IDs: 2412-501-0132-000-3

Existing Use: Vacant

Parcel Size: 0.54 Acres

Future Land Use: Hutchinson Island Residential (HIR)

Zoning Hutchinson Island Medium Density Residential (R4-A)

Utilities: FPUA

Surrounding Future Land Use:**Surrounding Zoning:**

North	East	South	West
HIR	Atlantic Ocean	RL	HIR
R4-A	Atlantic Ocean	R-1	R4-A

Staff Analysis:***Request***

In accordance with Sections 121-9 and 125-195 of the City Code, the applicant is requesting the review and approval of a Preliminary Plat to subdivide approximately 0.54 acres of land for the development of a quadruplex. The property is located east side of Surfside Drive, approximately 200 feet east of the intersection of South Ocean Drive and Surfside Drive. The Future Land Use on the property is Hutchinson Island Residential (HIR) and the Zoning is Hutchinson Island Medium Density Residential. The parcel ID for the property is 2412-501-0132-000-3.

The subdivision comprises a total of four (4) parcels that will be individually owned for residential use. A common area parcel is also proposed that will make available the use of the proposed dune crossover and landscaped areas for residents of the quadruplex. The overall lot meets the minimum lot width, depth, and area requirements pursuant to City Code 125-195 for a quadruplex. The four (4) residential lots will contain approximately 5,000 square feet each.

Staff has reviewed the application in accordance with Chapter 121 - Subdivisions of the City. Should the subject preliminary plat be approved by the City Commission, a Final Plat Approval will be required for review by the City's third-party surveyor.

Standards for Review

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

1. Adequate vehicular access and traffic circulation to each lot in the proposed subdivision.
2. That adopted levels of service (LOS) standards in the comprehensive plan are not adversely impacted by the proposed plat. If such standards are negatively affected that appropriate mitigation plans as described in this chapter are also included in the proposed plat.
3. That other applicable comprehensive plan policies are addressed by the proposed plat.

As part of the Final Plat review prior to the City Commission meeting, the City of Fort Pierce Engineering Department along with Northstar Geomatics will review and determined that the three (3) standards as outlined above have been met and satisfied. Based on the staff level review of the Preliminary Plat, the above standards have been met and there appears to be no conflict or negative impacts with vehicular access, traffic circulation, or the adopted level of service standards.

Technical Review Committee

All affected City and County Departments have reviewed the proposed applications and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.


Planning Board

The item is scheduled to be heard by the Planning Board on September 13, 2021. An update will be given at the City Commission meeting regarding the recommendation by the Board.

Staff Recommendation

The requested Application for Preliminary Plat meets the criteria specified in Sections 121-9, and 125-195 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Planning Staff recommends APPROVAL of the project with the following Conditions:

1. Final Plat Approval in accordance with Chapter 121 (Subdivisions) of the City Code shall be obtained before the issuance of the building permit for development of the site.

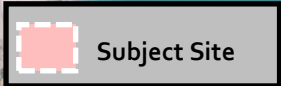
 Subject Site



Application for Subdivision
Surfside Quadruplex
Aerial Map



COS



Melaleuca Dr

Pelican Dr

HIR

Plover Ave

Wren Ct

Eucalyptus Ave

RI

S Ocean Dr

Surfside Dr


Cypress Ave



Application for Subdivision
Surfside Quadruplex
Future Land Use Map



OS-1



Subject Site

Melaleuca Dr

Pelican Dr

R-4A

Plover Ave

R-1

Walnut Ct

Eucalyptus Ave

S Ocean Dr

Surfside Dr

Cypress Ave



Application for Subdivision Surfside Quadruplex Zoning Map





May 20, 2021

Jodah B. Bittle
1717 Indian River Blvd, Suite 201
Vero Beach, FL 32960

**Subject: Development Review – Surfside Quadruplex
Technical Review Project # 21-07000007**

Fort Pierce Planning:

1. Provide colored elevations of the proposed building and also provide a colored site plan that also includes landscaping.
2. The Variance will need to be approved before moving onto the Planning Board stage.
3. Florida Department of Environmental Protection (FDEP) approval will be needed for construction seaward of the Coastal Construction Control Line (CCCL) in addition to approvals from the City of Fort Pierce. FDEP approval will need to be provided with the Building Permit.
4. Provide an elevation of the dune crossover at the time of Building Permit submittal.
5. Provide a revised Landscape Plan that reflects the reconfigured driveway.
6. There was discussion at the TRC meeting regarding the Plat. Please provide clarification of the plat process you are seeking. The application only has preliminary plat checked and it is staffs understanding that a final plat will be submitted after the approval of the preliminary plat. If you are seeking a preliminary/final plat, then the final plat fee of \$500 will also need to be provided and a revised plat and application will need to be provided meeting the application requirements of the Final Plat as well. The preliminary/final plat will then need to be reviewed by the City's third party reviewer and comments would need to be satisfied to move the plat forward to the Planning Board stage.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). All comments must be satisfied and addressed to move onto the Planning Board review stage. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,

Brandon Creagan, MCRP, LEED Green Associate, Planner



THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida



RECEIVED

AUG 16 2021

CITY OF FORT PIERCE
 PLANNING & ZONING

JRA

To : Brandon Creagan, Planner
FROM : John R. Andrews, P.E., City Engineer
RE : Surfside Quadraplex Development Plan and Preliminary Plat
TRC No. 21-07000007
DATE : August 11, 2021

This is to advise you that we have completed the review of the following documents as received by this office on July 22, 2021:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Development Plan & Plat Submittal | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- Recommend Do Not Recommend
- Approval of Development Plan BP Approval C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

ENGINEERING COMMENTS:

It is acknowledged that these comments will be addressed at Final Plat Review.

1. Preliminary Plat Comments:

- a. The dedication/signature page was missing. Please provide this information in accordance with the City of Fort Pierce Code of Ordinances Section 121-10.
- b. Provide a preliminary plat prepared by a land surveyor registered in the State of Florida as per the requirements specified in Section 121-10.
- c. The preliminary plat shall include the overall tract boundary information, common tract information if applicable, legal description, name and address of the owner, easement dedication information, tract dedication information, vicinity sketch, etc. The applicant shall refer to the City of Fort Pierce Code of Ordinances Section 121-10 for specific requirements.

JRA/jra



RECEIVED

To : Brandon Creagan, Planner

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

JRA

JUL 19 2021
CITY OF FORT PIERCE
PLANNING & ZONING

**RE : Surfside Quadraplex Development Plan and Preliminary Plat
TRC No. 21-07000007**

DATE : July 15, 2021

This is to advise you that we have completed the review of the following documents as received by this office on July 2, 2021:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Development Plan & Plat Submittal | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|--|------------------------------|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input type="checkbox"/> Approval of Development | <input type="checkbox"/> BP Approval | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

ENGINEERING COMMENTS:

1. The previous comment noting that the minimum required lot area of 5,000 SF was addressed by providing two sublots for each of the four proposed lots. These sublots are not adjacent to one another. To proceed with this design, provide confirmation that the two sublots will have the same parcel identification number or other means of ensuring that the individual sublots will be tied to one another and may not be sold individually.
2. ADVISORY COMMENT: The response to the previous engineering comments:
 - a. *Minimum depth of the side yard for outermost lots shall be 10' – the northern lot only proposes a setback of 6', criteria not met.*
 - b. *The plans shall provide the required 10' landscape buffer between the vehicular use area and the side property lines in accordance with the City of Fort Pierce Code of Ordinances Section 123-37(6)(a).*

was addressed by a statement that a meeting with Engineering was held and during that meeting it was stated that Engineering had the discretion to modify this requirement. This response is inaccurate as this section of the Code is administered by the Director of Planning and confirmation whether a Variance application is required or if this proposed deviation from the Code requirements is waived by the Planning Director.
3. The response to the previous comment "*Driveway construction shall comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail and be comprised of concrete brick pavers or concrete per Section 32-9(b).*" was that the driveway connection has been revised to comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail. However, the plans still reflect what appears to be the utilization of turf block; please revise the plans accordingly.
4. The previous comment "*Revise the eastern lot dimension width on the survey as the width is incorrectly identified as 79.80'.*" was not addressed. The survey still reflects an overall dimension of 79.80' along the eastern boundary while the western boundary reflects a length of 100.21' (79.84' + 20.28'); please provide a corrected certified survey.
5. There are sidewalk and parking lot improvements proposed outside the limits of the residential lot boundaries, who will take over ownership and maintenance of these improvements?
6. The Site Data information, listed on the cover sheet of the plans, states that an entrance gate is proposed. Update the site plan to indicate the location of this gate and whether it is a slide gate or a swing gate.
7. Preliminary Plat Comments:
 - a. The dedication/signature page was missing. Please provide this information in accordance with the City of Fort Pierce Code of Ordinances Section 121-10.
 - b. Provide a preliminary plat prepared by a land surveyor registered in the State of Florida as per the requirements specified in Section 121-10.
 - c. The preliminary plat shall include the overall tract boundary information, common tract information if applicable, legal description, name and address of the owner, easement dedication information, tract dedication information, vicinity sketch, etc. The applicant shall refer to the City of Fort Pierce Code of Ordinances Section 121-10 for specific requirements.

JRA/jra



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

To : Brandon Creagan, Planner

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

**RE : Surfside Quadruplex Development Plan and Preliminary Plat
TRC No. 21-07000007**

DATE : May 18, 2021

This is to advise you that we have completed the review of the following documents as received by this office on May 14, 2021:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Development Plan & Plat Submittal | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- Recommend Do Not Recommend

- Approval of Development BP Approval C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

ENGINEERING COMMENTS:

1. The current zoning of the parcel of land is R-4A requires the following minimum/maximum lot dimensions/area as per the City of Fort Pierce Code of Ordinances Section 125-195:
 - a. **Townhome Development:**
 - i. Minimum developed lot area of 1,500 SF – developed lot areas will have a minimum lot area of 1,568 SF so this criterion is met.
 - ii. Minimum overall lot width for development of 200' – actual lot width of tract is 100', criteria not met.
 - iii. Individual townhome lots shall have a minimum lot width of 16' and a maximum lot width of 24' – two of the four lots will exceed the 24' maximum lot width as they measure 26.1' in width, criteria not met.
 - iv. Minimum depth of the side yard for outermost lots shall be 10' – the northern lot only proposes a setback of 6', criteria not met.
 - b. **Quadrplex Development:**
 - i. Minimum developed lot area of 5,000 SF per unit – developed lot areas will have a maximum lot area of 1,971 SF, criteria not met.
 - ii. Minimum lot width of 75' – actual lot width of tract is 100', criteria is met.
 - iii. Minimum depth of the side yard for outermost lots shall be 10' – the northern lot only proposes a setback of 6', criteria not met.
2. The plans shall provide the required 10' landscape buffer between the vehicular use area and the side property lines in accordance with the City of Fort Pierce Code of Ordinances Section 123-37(6)(a).
3. Provide the required 10' landscape buffer strip between the vehicular use area and the Surfside R/W in accordance with Section 123-37(4)(a).
4. Driveway construction shall comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail and be comprised of concrete brick pavers or concrete per Section 32-9(b).
5. Revise the eastern lot dimension width on the survey as the width is incorrectly identified as 79.80'.
6. There are concerns that vehicular access issues may occur should the interior units have visitors to the property and park in front of the units; how will this issue be addressed?
7. Provide an updated landscape plan reflecting the revised access driveway.
8. **Preliminary Plat Comments:**
 - a. The dedication/signature page was missing. Please provide this information in accordance with the City of Fort Pierce Code of Ordinances Section 121-10.
 - b. The preliminary plat shall include the overall tract boundary information, legal description, name and address of the owner, contour lines, easement dedication information, tract dedication information, vicinity sketch, etc. The applicant shall refer to the City of Fort Pierce Code of Ordinances Section 121-10 for specific requirements.

JRA/TST/tst





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

Meeting Date: 5.20.21
Property Address: Site Plan, Preliminary Plat and Variance - Surfside Quadruplex - Parcel ID: 2412-501-0132-000-3

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

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

Additional Comments/Requirements:

*Construction seaward of the C.G.C. shall comply with D.E.P. requirements.
All lighting shall comply with the C.F.P. Turtle Ordinance.*

Building Official's or Representative's Signature _____ Date: 5/14/21



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

Florida

Technical Review Committee meeting

May 20, 2021

Case # 21-07000007

Planner: Brandon Creagan

Development Review

Surfside Quadraplex, Surfside Dr., Ft. Pierce.

Comments:

No comments at this time

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



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

Technical Review Committee Meeting

May 20, 2021

TECHNICAL REVIEW PROJECT # 21-07000007

Surfside Quadraplex

Comments

FPUA W/WW Engineering: Concept approved. Final approval will be based on a full plan submittal to FPUA for comments. Please submit 3 complete sets of Utility construction plans along with a completed plan review application to the Water and Wastewater Engineering Department located at 1701 S 37th Street Fort Pierce, Florida 34947.

FPUA Electric & Gas Engineering: Approved. Below are comments in reference to FPUA electric service availability and requirements: Electric service is available from the SW corner (FPI 10771) of the parcel. Please provide electric load information for the new services. Customer will be responsible for all conduits and secondary conductors (if there is two or more propose services, customer to provide and install the service wire). For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca

Engineering Technician II

Electric and Gas Engineering

1701 S. 37th Street, Fort Pierce, FL 34947

sscimeca@fpu.com

Office: (772)466-1600 Ext. 6957 Please find attached a copy of the FPUA GIS map (Electric).

If the owner/representatives should have any questions, please have them contact me or the individual listed above.



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

www.fpu.com





Thank you,
Paul Laguerre
Utility Designer
Fort Pierce Utilities Authority
1701 S. 37th Street
Fort Pierce, Florida 34947
Phone (772)466-1600 Ext. 6757
Fax (772)461-1938
Plaguerre@fpu.com



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





Legend

Electric Primary Wire	Pole	Valves
Transmission Wire	Fuse	Gas
Gas Main	Water	Fire Hydrant
Fiber Optic Cable	Raw Water	Well
Potable Water Main	Waste Water	Lift Station
Raw Water Main	Pad Mount	
Wastewater Force Main		
WW Gravity Main		
Transformers	Overhead	

Disclaimer:
The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811
 Know what's below.
 Call before you dig.

Date: 2/22/2021



FPUA Web Map

N
 1 inch = 83 feet

Create d By:
 FPUA

(772) 466-1600
 FAX (772) 461-1938



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Surfside Quadruplex

REVIEW DATE: 5/11/2021

PLANNER: CREAGON

REVIEWED BY: Captain Wayne Boyer

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please send the Fire District electronic plans for the site and buildings.**
- 4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
- 5. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or**

"Our Family Serving Yours"

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfcd.com



portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See “Needed NFPA Fire Flow Calculator Spreadsheet”.

6. Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.
7. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.
8. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.
9. The Fire District reserves the right for future comments at the site plan & building construction phase.
10. FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150’ from FD access roads as measured by an approved route around the exterior of the building or facility. (450’ for NFPA 13, 13D, 12R sprinklered protected buildings).
11. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).

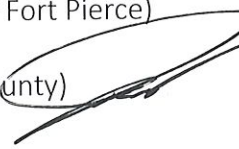
“Our Family Serving Yours”

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfd.com

TO: Brandon Creagan, LEED Green Associate, Planner (City of Fort Pierce)

FROM: Joshua Revord, P.E., Senior Coastal Engineer (St. Lucie County) 

DATE: August 13, 2020

SUBJECT: Pre-Application Comments – Surfside Drive (Parcel ID 2412-501-0132-000-3)

St. Lucie County's Erosion District has reviewed the proposed plans for the subject property and offers the following pre-application comments:

- 1) The subject property includes a previously recorded perpetual easement associated with the Fort Pierce Shore Protection Project, a federally authorized beach project. This project includes periodic beach nourishment adjacent to the subject property. In some instances, construction is required landward of the Erosion Control Line (ECL). As this property is positioned at the southernmost terminus of the federal beach project, beach fill placement will be limited to project end tapers; where fill placement transitions into the existing dune. Please be advised that structures seaward of the elevation 9.0' contour (NAD 27) are generally discouraged because of potential impact with future beach construction.

If in the event structures are proposed within the area describer above (at a later date), the applicant should contact Joshua Revord, St. Lucie County's Sr. Coastal Engineer (772-462-1269) to discuss preliminary plans prior to design and/or permitting efforts.

- 2) The subject project is seaward of the Coastal Construction Control Line (CCCL) and requires a CCCL permit from the Florida Department of Environmental Protection. Please be advised that projects seaward of the CCCL require no net loss of sand within the proposed parcel, to preserve beach dune integrity.

jr
encls: (Perpetual Easement)

cc: Glenn Henderson, St. Lucie County Mosquito Control Director (via email)
Kori Benton, St. Lucie County Assistant Planning Manager (via email)

File.
PAM
CO. Eng.
PWO

Sent
1-15-98
SW

RECEIVED
JAN 15 1998

RESOLUTION NO. 97-024

**A RESOLUTION ACCEPTING A
PERPETUAL EASEMENT
ON BEHALF OF ST. LUCIE COUNTY EROSION DISTRICT**

BE IT RESOLVED by the St. Lucie County Erosion District, a Special Taxing District of the State of Florida, that:

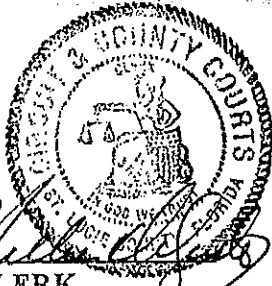
The foregoing Perpetual Easement is duly accepted on behalf of St. Lucie County Erosion District this 23rd day of December, 1997.

**ST. LUCIE COUNTY EROSION DISTRICT
a Special Taxing District**

Return original to: CO. ATTY.

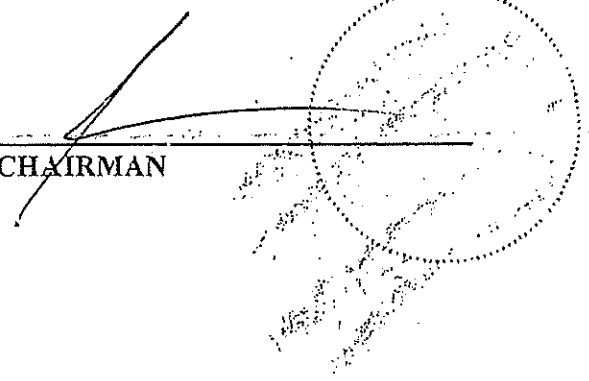
ATTEST:


CLERK

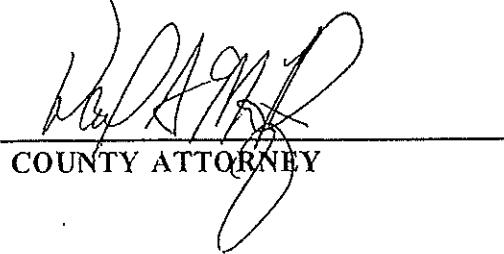


BY:

CHAIRMAN



**APPROVED AS TO FORM AND
CORRECTNESS:**


COUNTY ATTORNEY

This Document Prepared By
Belinda H. Vose
under the Direction of
Daniel S. McIntyre, St. Lucie County Attorney
St. Lucie County
2300 Virginia Avenue
Ft. Pierce, FL 34982
Project Name: Fort Pierce, Florida, Shore Protection Project
Parcel No.: 54/Consalo
Part of Tax ID# 2412-501-0132-000/3

PERPETUAL EASEMENT

THIS EASEMENT is made this 9 day of December
1997, by and between AUGUSTUS CONSALO, whose mailing address is
3791 ITALIA AVENUE, VINELAND, NJ 08360 hereinafter "GRANTOR",
and ST. LUCIE COUNTY EROSION DISTRICT, a Special Taxing District
of the State of Florida, whose address is 2300 Virginia Avenue,
Ft. Pierce, FL 34982 hereinafter "GRANTEE".

R E C I T A L S:

WHEREAS, GRANTOR owns beach front property in Ft. Pierce,
St. Lucie County, Florida; and

WHEREAS, the property described in Exhibit "A" is not the
homestead of the GRANTOR; and

WHEREAS, the property line for GRANTOR'S property extends
seaward to either the Erosion Control Line ("ECL") or the Mean
High Water Line ("MHWL"); and

WHEREAS, the GRANTEE desires to assist in the implementation
of a beach renourishment project landward of the ECL or MHWL onto
a portion of the GRANTOR'S property as more particularly
described on Schedule "A", said project more particularly
described hereafter as the Fort Pierce, Florida, Shore Protection
Project (hereinafter referred to as the "Project"), and other
beach and shorelines renourishment maintenance and management

projects which may be undertaken in the future by other local, state and federal agencies and GRANTOR will benefit directly therefrom; and

WHEREAS, some of the sand so deposited may be at points landward of both the ECL and MHWL and thus on the GRANTOR'S lands; and

WHEREAS, said Project may involve persons and equipment crossing over (landward of) the MHWL and ECL and on the GRANTOR'S property in order to place the sand according to the Project plans; and

WHEREAS, the GRANTOR acknowledges and agrees that the GRANTEE may grant and convey any and all rights vested in the GRANTEE hereunder to such other entities as it deems necessary in order to fully carry out the intent of the Project; and

WHEREAS, GRANTOR recognizes that its remaining land shall benefit from this Beach Renourishment Project; and

WHEREAS, GRANTOR hereby waives any and all rights to compensation which may be due GRANTOR by reason of the transactions contemplated herein in consideration of the benefits to be derived from the Project.

NOW THEREFORE, in consideration of the mutual benefits, covenants and conditions contained herein:

1. The parties acknowledge that the above recitals are true and correct and hereby incorporate same as part of this Agreement.
2. GRANTOR does hereby grant, establish and convey unto the GRANTEE, its agents, successors and assigns, an irrevocable perpetual and assignable easement and right-of-way in, on, over and across the land described in Schedule "A" for use by the GRANTEE, its representatives, agents, contractors, and assigns, to construct, preserve, patrol, repair, nourish, rehabilitate, replace, operate, and maintain a public beach, a dune system and other erosion control and storm damage reduction measures together with appurtenances thereto, including the right to deposit sand; to accomplish any alterations of contours on said land; to construct berms and dunes to nourish and restore periodically; to move, store and remove equipment and supplies; to erect and remove temporary structures, and to perform any other work necessary and incident to the construction, periodic renourishment and maintenance of the Fort Pierce, Florida, Shore Protection Project and other beach and shorelines renourishment, maintenance and management projects which may be undertaken in the future by other local, state and federal agencies and the Grantee, together with the right of public use and access; to plant vegetation on said dunes and berms; to erect, maintain and remove silt screens and snow fences; to facilitate preservations of dunes and vegetation through the limitation of access to dune

areas; to trim, cut, fell, and remove from said land all trees, underbrush, debris, obstructions, and any other vegetation, structures and obstacles within the limits of the easement; reserving, however, to the GRANTOR(s), (his) (her) (its) (their) (heirs), successors and assigns, the right to construct dune overwalk structures in accordance with any applicable Federal, State or Local laws or regulations provided that such structures shall not violate the integrity of the dune in shape, dimension or function, and that prior approval of the plans and specifications for such structures shall have been obtained from the GRANTEE; and provided further that such structures are subordinate to the construction, operations, maintenance, repair, rehabilitation and replacement of the project; and further reserving to the GRANTOR(s), (his) (her) (its) (their) (hers), successors and assigns all such rights and privileges as may be used and enjoyed without interfering with or abridging the rights and easements hereby acquired, subject however to existing easements for public roads and highways, public utilities, railroads and pipelines.

3. This easement shall run with the land and shall be binding upon the GRANTOR and (his) (her) (its) (their) (heirs), successors and/or assigns.

IN WITNESS WHEREOF, this instrument is executed this 9th
day of December, 1997.

TWO SEPARATE WITNESSES:

Dorothy Consalo
1st Witness Signature

Augustus Consalo
AUGUSTUS CONSALO, GRANTOR

Dorothy Consalo
Printed Name of 1st Witness

Dorothy A. Kargman
2nd Witness Signature

Dorothy A. Kargman
Printed Name of 2nd Witness

1st Witness Signature

_____, GRANTOR

Printed Name of 1st Witness

2nd Witness Signature

Printed Name of 2nd Witness

STATE OF New Jersey
COUNTY OF Gloucester

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared _____ to me known to be the person(s) described in and who executed the foregoing instrument (described type and date of attached instrument) that _____ acknowledged before me that _____ executed the same. I relied upon the following form(s) of identification of the above named person(s) _____ an oath (was / was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of December, 1997.

(SEAL)

Dorothy A. Kargman
Notary Public

Dorothy A. Kargman
Printed Name of Notary Public
My Commission Expires: 8/28/02



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ATLANTIC OCEAN

MEAN HIGH WATER LINE AS LOCATED ON 6/8/97

POINT OF TERMINATION

BEACH VILLAS ON HUTCHINSON ISLAND

53 BEACH VILLAS ON HUTCHINSON ISLAND UNIT D

54 CONSALO, AUGUSTUS 3781 ITALIA AVENUE VINELAND, NJ 08360

LOT 13, BLOCK 11 SUFRSIDE UNIT ONE

LOT 12, BLOCK 11 SUFRSIDE UNIT ONE

SURFSIDE LANE

NOTES:
 THIS IS NOT A SURVEY.
 DISTANCES ARE APPROXIMATE.
 FOR INFORMATIONAL DEPICTION ONLY.
 9' CONTOUR LINE AS SHOWN IS BASED ON CONSTRUCTION PLANS AS PROVIDED BY TAYLOR ENGINEERING, INC.
 BEARINGS REFER TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD '27.

ST. LUCIE COUNTY
 BEACH NOURISHMENT PROJECT

 <p>MORGAN & EKLUND, INC. PROFESSIONAL SURVEY CONSULTANTS</p> <p>8745 US HIGHWAY #1 WABASSO, FL 32970 PHONE: (407) 388-5344 FAX: (407) 388-3185</p> <p>1500 S.E. 3RD COURT SUITE 203 DEERFIELD BEACH, FL 33444 PHONE: (305) 421-6882 FAX: (305) 421-0451</p>	<p>CONTRACT NO. 5236.01</p> <p>SCALE 1"=60'</p> <p>DATE 10/8/97</p>			
	<p>SKETCH OF PROPOSED CONSTRUCTION EASEMENT</p>			
<p>DESIGNED BY JRH</p>	<p>FIELD BOOK NA</p>	<p>DATE OF SURVEY NA</p>	<p>SHEET 1 OF 2</p>	

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DESCRIPTION OF EASEMENT
PARCEL 54

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

LOT 13, BLOCK 11, SURFSIDE UNIT ONE, AS RECORDED IN PLAT BOOK 10,
PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.