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TO : All the members of the Technical Review Committee

FROM : Vennis Gilmore, Planner

RE : Technical Review Project: #21-09000002 (Final Plat)

DATE : July 15th, 2021

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### **Preliminary and Final Plat – Desota Residencies**

The above – referenced preliminary and Final Plat application is being submitted for your review and comments. The project encompasses a request by the applicant, Culpepper & Terpening, Inc. to replat an existing parcel of land located at the southwest corner of Desota Street and Seaway Drive. The applicant is seeking to use the five lots for residential development. The subject site is zoned Hutchinson Island Medium Density Residential Zone (R-4A). The applicant must abide by City Code Sections 18-8 to 18-13. Sec. 18-8. - General provisions applicable to subdivision of land. Sec. 18-9. - Plat procedure; city planning board review. Sec. 18-10. - Plat specification. Sec. 18-11. - Design standards. Sec. 18-12. - Required improvements. Please provide two (2) copies of written comments regarding the above at your easiest convenience. The item will be reviewed at the July TRC Meeting.

Please provide two (2) copies of written comments regarding the above at your easiest convenience. ***This item is being reviewed administratively and we ask that you review as soon as possible.*** Please do not hesitate to contact me, should you require any additional information or clarification at 772-467-3741. Please send all TRC Comments to [vgilmore@cityoffortpierce.com](mailto:vgilmore@cityoffortpierce.com) and [arosenthal@cityoffortpierce.com](mailto:arosenthal@cityoffortpierce.com)

Thank You,

Vennis Gilmore  
Senior Planner



## Subdivision

Property address or Location Southwest Corner of the Intersection of Seaway Drive and Desota Street (Ft. Pierce Beach)

Parcel ID #(s) 2401-501-0259-000-5

Project description see attached

isle Shores Development, LLC

**Property Owner(s)**  
2250 North US 1

Street Address  
Ft. Pierce Fla 34986-8913

City State Zip

Phone Number

Email Address

Dennis Murphy, Principal Planner

**Applicant/Representative, Title, Company**  
Culpepper & Terpening, Inc.

Street Address  
2980 South 25th Street

City State Zip  
Ft. Pierce Fla. 34950

Phone Number  
772-464-3537 (o) // 772-216-5056 (c)

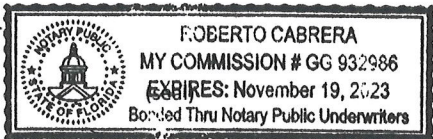
Email Address  
dmurphy@ct-eng.com

**Property Owner(s) Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgment 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 -- COUNTY St. Lucie  
The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of June, 20 21, by  
Philip J. Thompson who is personally known to me or has produced  
T512-670-62-166-0 as identification.

*[Signature]*  
Signature of Notary



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

**TO BE COMPLETED BY STAFF**

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

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved By \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Intake Date Stamp \_\_\_\_\_

**SUBDIVISION: PRELIMINARY PLAT**

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

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

**SUBDIVISION: INFRASTRUCTURE PLAN REVIEW**

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

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

**SUBDIVISION: FINAL PLAT**

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

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

**SUBDIVISION: MINOR REPLAT**

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

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



## CONCURRENCY CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
**Proposed					N/A

### II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
**Proposed Zoning/FLU	Enrollment	
**Change in Demand		

<b>E. Solid Waste: Residential</b> (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
**Proposed Zoning/FLU	
*Change in Demand	

**F. Stormwater:**  
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)



<b>NON-RESIDENTIAL DATA</b>					
<b>Type(s) specify</b>	<b>Phase</b>	<b>Square footage</b>	<b>Acres</b>	<b>Expecting beginning date</b>	<b>Expected completion date</b>

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated.  Yes  No
- B. 1. Does this application involve demolition or re-use of any structure(s)?  Yes  No  
If yes, what is the size of the structure(s) to be demolished or re-used? \_\_\_\_\_
2. What is the current use of the structure to be demolished or re-used? \_\_\_\_\_
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?  Yes  No  
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

\*\* Complete section if requesting a change in zoning, future land use, or expanding

### Property Identification

Site Address: 1403 DESOTA      Parcel ID: 2401-501-0259-      Account #: 14803      Sec/Town/Range:  
 ST      000-5           01/35S/40E  
 Map ID: 24/01N      Zoning: HI Medium      Use Type: 0000      Jurisdiction: Fort Pierce

### Ownership

ISLE SHORES DEVELOPMENT LLC  
 2250 N US Highway 1  
 Fort Pierce, FL 34946

### Legal Description

FT PIERCE BEACH S/D BLK 15 N 7 FT OF LOT 2 AND ALL  
 LOTS 3, 4, 5 AND 6

### Current Values

Just/Market: \$147,900      Assessed: \$147,900  
 Exemptions: \$0      Taxable: \$147,900

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$147,900	\$147,900	\$0	\$147,900
2019	\$147,900	\$147,900	\$0	\$147,900
2018	\$190,100	\$182,930	\$0	\$182,930

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-08-2020	4522 / 2862	0001	WD	Regoli Gloria	\$330,000
09-01-1977	0275 / 2408	XX00	CV		\$50,000
06-01-1974	0229 / 1511	XX00	CV		\$57,900

### Primary Building Information

Finished Area of this building: 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	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



*Image  
or  
Sketch  
unavailable  
for display*

### Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.68
Land Size (SF):	29,727
Total Building Count:	1

### Special Features and Yard Items

Type	Qty	Units	Year Blt
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**LEGAL DESCRIPTION**

**1403 DESOTA STREET – FT. PIERCE**

**PARCEL ID:** 2401-501-0259-000-5

**LEGAL DESCRIPTION:**

The North 7 feet of Lot 2, and all of Lots 3, 4, 5, and 6, of Block 15, revised Map of Ft. Pierce Beach Subdivision, a subdivision, as per the Plat thereof recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.

This Instrument Prepared By:  
DENNIS G. CORRICK, ESQ.  
Dean, Mead, Minton & Zwemer  
1903 South 25th Street, Suite 200  
Fort Pierce, Florida 34947  
(772) 464-7700

For Official Use Only  
Tax Parcel Identification No. 2401-501-0259-000-5

**GENERAL WARRANTY DEED**

THIS GENERAL WARRANTY DEED is made effective as of the 11 day of December, 2020, by GLORIA REGOLI, an unmarried widow, whose address is 5800 Riviera Drive, Coral Gables, Florida 33146 (“**Grantor**”), to ISLE SHORES DEVELOPMENT, LLC, a Florida limited liability company, Document Number L20000266079, whose address is 2250 N. US Highway 1, Fort Pierce, Florida 34946-8913 (“**Grantee**”).

(Whenever used herein, the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, personal representatives and assigns of individuals, and the successors and assigns of trustees, corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

**WITNESSETH:**

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the “**Land**”) situate in St. Lucie County County, Florida, and more particularly described as follows:

**The North 7 feet of Lot 2, and all of Lots 3, 4, 5 and 6, of Block 15, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION, a subdivision, as per the plat thereof recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.**

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey the Land and hereby fully warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2019, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

Grantor certifies that on the date of execution, delivery and recordation of this instrument, neither Grantor nor any member of the family of Grantor resided upon any portion of the Land, or any property contiguous thereto. The Land is not the constitutional homestead of Grantor.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Handwritten Signature]*

Print Name: Elizabeth Del Rio-Henrich

*[Handwritten Signature]*  
GLORIA REGOLI

*[Handwritten Signature]*

Print Name: Cecilia del Rio

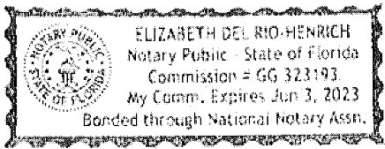
STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 8 day of December, 2020, by means of  physical presence or  online notarization, by GLORIA REGOLI. Said person (check one)  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: Driver License FLTD

[Notary Seal]

*[Handwritten Signature]*

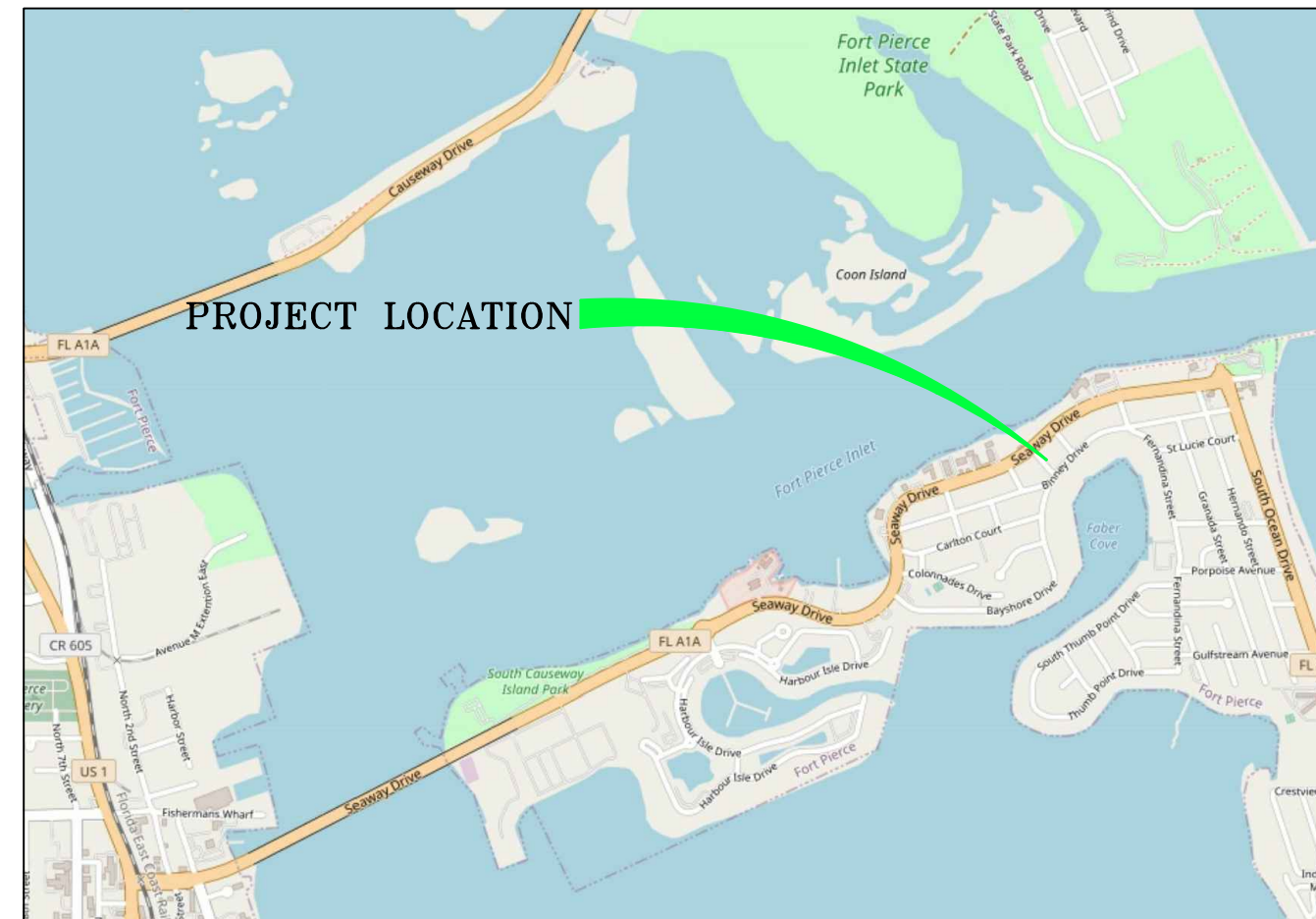
Print Name: Elizabeth Del Rio-Henrich  
Notary Public, State of Florida  
Commission No.: 66323193  
My Commission Expires: 6/3/2023



# DESOTA RESIDENCES

BEING A REPLAT OF THE NORTH 7 FEET OF LOT 2, AND ALL OF LOTS 3, 4, 5 AND 6, BLOCK 15, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 29, LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
DOCKET NO. \_\_\_\_\_



LOCATION MAP  
NOT TO SCALE

## LEGAL DESCRIPTION

THE NORTH 7 FEET OF LOT 2, AND ALL OF LOTS 3, 4, 5 AND 6, OF BLOCK 15, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION, A SUBDIVISION, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 0.661 ACRES, MORE OR LESS.

## DEDICATION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE SS

KNOW ALL MEN BY THESE PRESENTS THAT ISLE SHORES DEVELOPMENT LLC, HAS CAUSED THESE LANDS SHOWN HEREON AS DESOTA RESIDENCES, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

- 1) THE DRAINAGE EASEMENT (DE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS.
- 2) TRACT-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF FORT PIERCE, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR RIGHT-OF-WAY PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID CITY OF FORT PIERCE, FLORIDA.
- 3) THE UTILITY EASEMENTS (UE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING WATER, SEWER AND CABLE TV.

SIGNED AND SEALED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, ON BEHALF OF ISLE SHORES DEVELOPMENT LLC.

BY: \_\_\_\_\_  
NAME  
AUTHORIZED MEMBER

WITNESS SIGNATURE

WITNESS SIGNATURE

PRINTED NAME

PRINTED NAME

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTIFICATION BY \_\_\_\_\_, AS AUTHORIZED MEMBER, ON BEHALF OF ISLE SHORES DEVELOPMENT LLC. HE IS ( ) PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

COMMISSION NO. & EXPIRATION DATE \_\_\_\_\_ NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: \_\_\_\_\_

## CERTIFICATE OF TITLE

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, A MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT PREPARED BY \_\_\_\_\_ IDENTIFIED AS \_\_\_\_\_ HEREBY CERTIFY THAT AS OF \_\_\_\_\_ 2021, AT \_\_\_\_\_ PM:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF DESOTA RESIDENCES IS IN THE NAME OF THE PERSON, CORPORATION AND/OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

ALL MORTGAGES HAVE BEEN SATISFIED.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTE, HAVE BEEN PAID.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NAME  
TITLE  
ADDRESS

## CITY ATTORNEY

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
CITY ATTORNEY  
CITY OF FORT PIERCE, FLORIDA

## PLANNING AND DEVELOPMENT SERVICES APPROVAL

STATE OF FLORIDA  
COUNTY OF ST. LUCIE SS

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE R-4A ZONING DISTRICT, AS SET FORTH IN CHAPTER 22 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS, AS AMMENDED BY THE CITY OF FORT PIERCE BOARD OF ZONING APPEALS ON JUNE \_\_\_\_\_, 2021. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
JENNIFER HOFMEISTER  
PLANNING DIRECTOR  
CITY OF FORT PIERCE, FLORIDA

## CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE SS

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

FORT PIERCE CITY COMMISSION

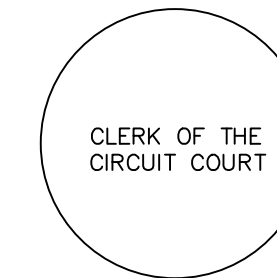
BY: \_\_\_\_\_  
LINDA COX, CITY CLERK

## CLERK OF CIRCUIT COURT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE SS

I, MICHELLE MILLER, CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES, IN FORM, WITH ALL THE REQUIREMENTS OF THE LAWS PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

MICHELLE MILLER  
CLERK OF CIRCUIT COURT  
ST. LUCIE COUNTY, FLORIDA



## SURVEYOR'S REVIEW CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
GREGORY S. FLEMING  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 4350  
PLAT REVIEWER FOR THE CITY OF FORT PIERCE

## SURVEYOR'S NOTES

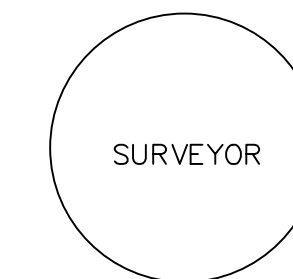
- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF DESOTA STREET HAVING A BEARING OF N 39°51'44" W.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- 5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA.
- 6) BY GRAPHIC PLOTTING ONLY, SAID DESCRIBED PROPERTY APPEARS TO BE LOCATED WITHIN AN AREA HAVING FLOOD ZONE DESIGNATIONS AE (EL 5) ON FLOOD RATE MAP NO:1211100183 K WITH AN EFFECTIVE DATE OF FEBRUARY 19, 2020, IN ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

## SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

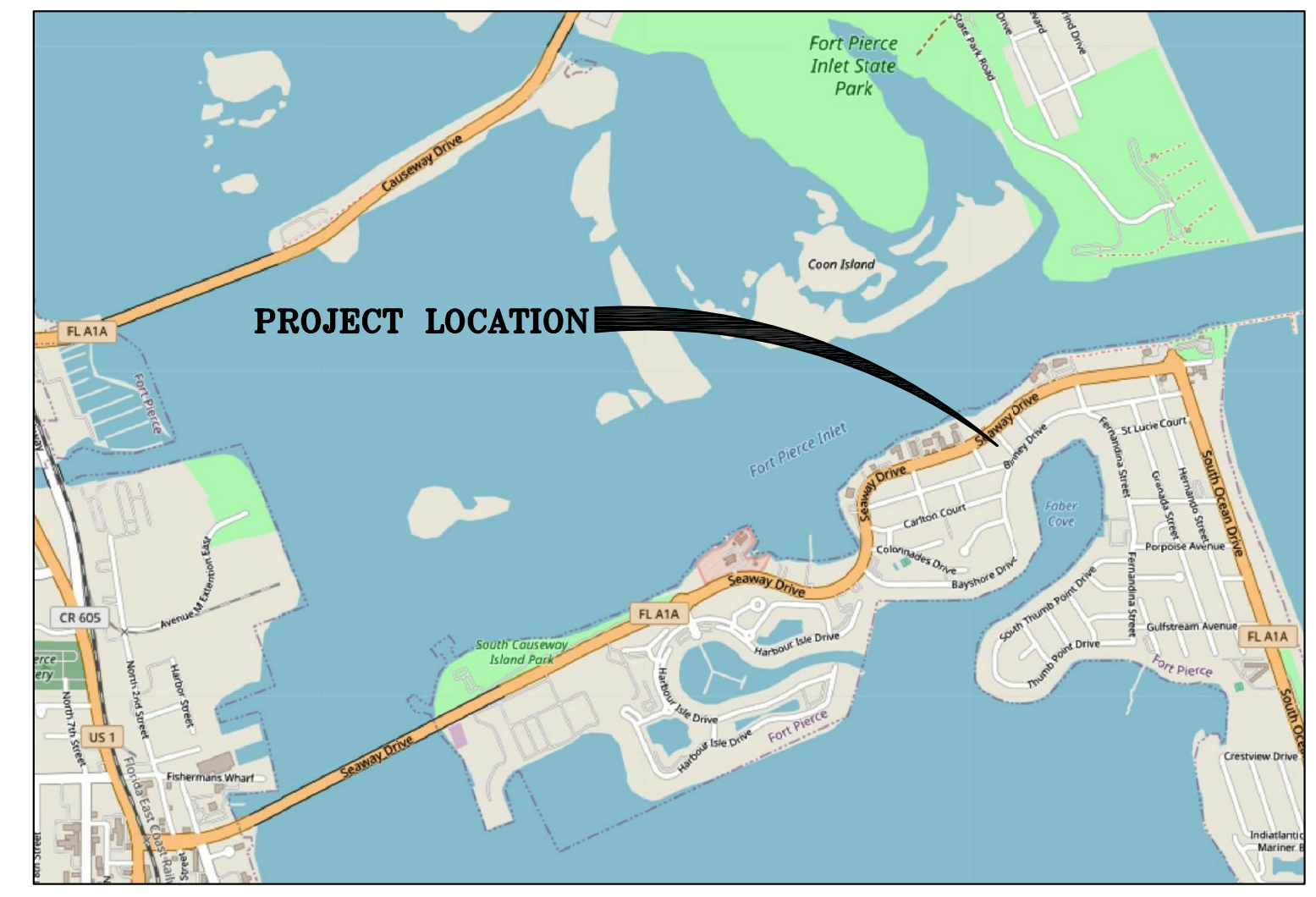
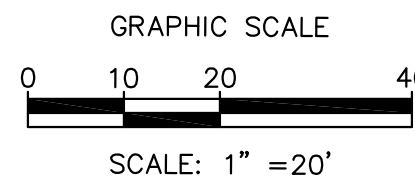
THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

THOMAS P. KIERNAN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 6199



PREPARED IN THE OFFICE OF:  
CULPEPPER & TERPENING, INC.  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 6199



**LOCATION MAP**  
NOT TO SCALE

**LEGAL DESCRIPTION**

The North 7 feet of Lot 2, and all of Lots 3, 4, 5 and 6, of Block 15, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION, a subdivision, as per the plat thereof recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.

**SITE ADDRESS**

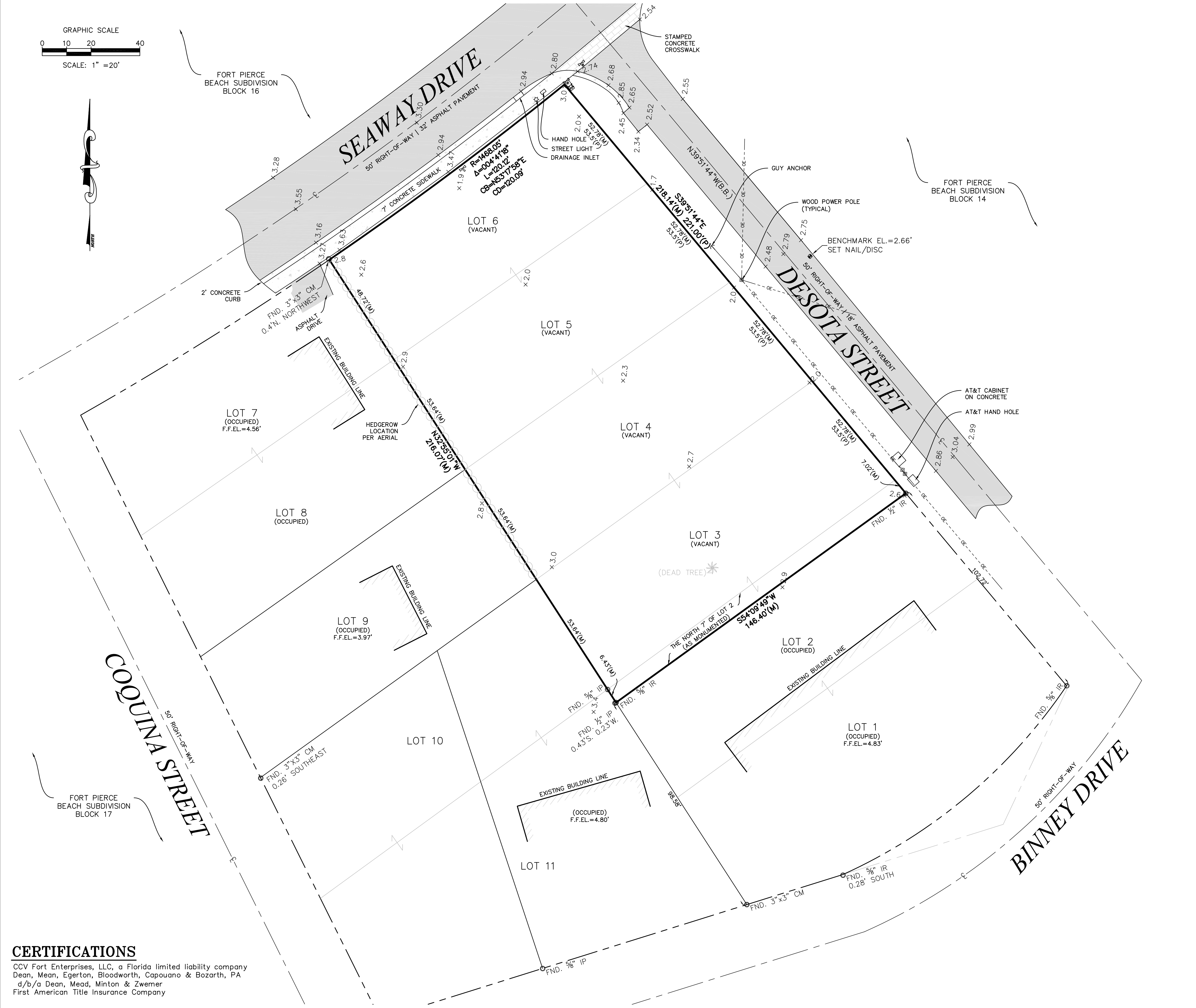
1403 Desoto Street, Fort Pierce, FL 34949  
ST. LUCIE COUNTY, FLORIDA

**LEGEND**

- (BB) = BASIS OF BEARINGS
- C/O = CLEAN OUT
- CL = CENTERLINE
- (C) = CALCULATED DATA
- CATV = CABLE TELEVISION
- CCCL = COASTAL CONSTRUCTION CONTROL LINE
- CM = CONCRETE MONUMENT
- (D) = DEED INFORMATION
- FND. = FOUND
- IR/C = IRON ROD AND CAP
- IP = IRON PIPE
- IR = IRON ROD
- L.B. = LICENSED BUSINESS
- (M) = MEASURED DATA
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- O.R.B. = OFFICIAL RECORDS BOOK
- OE = OVERHEAD ELECTRIC
- (P) = PLAT DATA
- PP = POWER POLE
- P.B. = PLAT BOOK
- PG. = PAGE
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PLS = PROFESSIONAL LAND SURVEYOR
- R/W = RIGHT-OF-WAY
- \* = PALM TREE
- ⊕ = SANITARY VALVE
- ⊕ = WATER VALVE
- ⊕ = FIRE HYDRANT
- 8.50 = EXISTING ELEVATION

**NOTES:**

- 1) The last date of field survey was 9/3/2020.
- 2) This survey map and/or report or the copies thereof are not valid without the original signature and raised seal or digital signature of a Florida licensed surveyor and mapper.
- 3) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 4) The bearings shown hereon are based on grid north, and are referenced to the Florida state plane coordinate system, east zone, North American Datum of 1983(2011 adjustment). The basis of bearing for this survey is the centerline of Desoto Avenue having a bearing of N39°51'44"W.
- 5) Elevations shown hereon are referenced to the North American Vertical Datum of 1988, as established by SLC benchmark "Tide", having a published elevation of 3.91'.
- 6) This survey has the benefit of a Commitment by First American Title Insurance Company with an effective date of August 31, 2020 at 8:00 AM. The title exceptions listed on this survey are from Schedule B - Section 2 of the Title Commitment above. The applicability of the title exceptions shown on the survey only indicate that the lands described in the title exception document describe lands contained within the boundary survey description but is not to be construed as validating the legality of the exception itself.
- 7) The description of the land contained in the boundary survey is per title commitment referenced above.
- 8) Underground improvements, if any, were not located except as shown.
- 9) The trees shown hereon were not prepared with the benefit of an arborist. Tree specimen nomenclature is generally common. Consult with arborist for further classification.
- 10) The features shown hereon were acquired using RTK GPS and trigonometric methods and were verified through a redundancy of measurements for accuracy.
- 11) Overall parcel contains 0.66 Acres, more or less.
- 12) By graphic plotting only, said described property appears to be located within an area having Flood Zone Designations AE (EL 5) on Flood Rate Map No.12111C0183 K with an effective date of February 19, 2020, in St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated. The exact designation can only be determined by an elevation certificate.



**CERTIFICATIONS**

CCV Fort Enterprises, LLC, a Florida limited liability company  
Dean, Meon, Egerton, Bloodworth, Capuano & Bozarth, PA  
d/b/a Dean, Mead, Minton & Zwemer  
First American Title Insurance Company

P:\Proj-2019\19-176 Desoto Street Multi-Family\19-176 Desoto Street Multi-Family.dwg Plotted: 9/25/2020 12:50 PM By: JONATHAN JONES

THOMAS P. KIERNAN PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 6199	SIGNATURE DATE
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COMPUTER FILE REF. 19-176 Boudary	FIELD BK./PG. 20-03/67
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**CULPEPPER & TERPENING INC**  
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		BY	DATE

FIELD	BY	DATE

**Boundary, Topographic & Tree Survey**  
- PREPARED FOR -  
**CCV Fort Enterprises, LLC**

DATE: 9/28/20
HORIZ. SCALE: 1"=20'
VERT. SCALE: n/a
JOB No. 19-176
SHEET 1 of 1

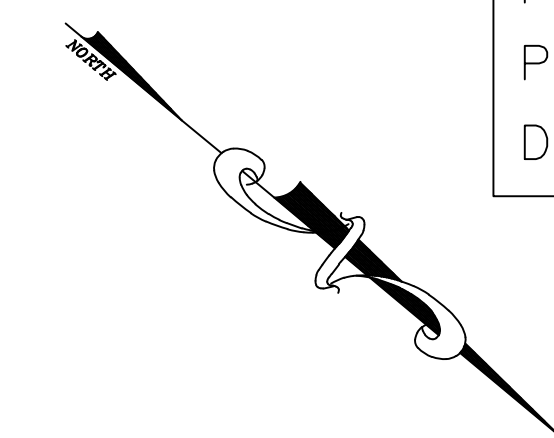
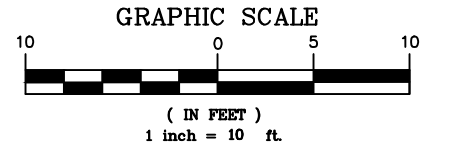
**LEGEND**

C DENOTES CENTERLINE  
 IR&C DENOTES 5/8" IRON ROD & CAP  
 PRM DENOTES PERMANENT REFERENCE MONUMENT  
 LB DENOTES LICENSED BUSINESS  
 BB DENOTES BEARING BASIS  
 R/W DENOTES RIGHT-OF-WAY  
 DE DENOTES DRAINAGE EASEMENT  
 UE DENOTES UTILITY EASEMENT  
 SQ. FT. DENOTES SQUARE FEET

# DESOTA RESIDENCES

BEING A REPLAT OF THE NORTH 7 FEET OF LOT 2, AND ALL OF LOTS 3, 4, 5 AND 6,  
 REVISED MAP OF FORT PIERCE BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 8,  
 PAGE 29, LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST,  
 CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_  
 DOCKET NO. \_\_\_\_\_



PREPARED IN THE OFFICE OF:  
 CULPEPPER & TERPENING, INC.  
 2980 SOUTH 25th STREET  
 FORT PIERCE, FLORIDA 34981  
 CERTIFICATION NO. LB 4286  
 THOMAS P. KIERNAN  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE No. 6199