

February 22, 2022

**City of Fort Pierce Planning Department**

100 N. US Highway 1  
Fort Pierce, FL 34950

**Re: PNC Bank — Pre-Application Comments for December 15, 2021, Pre-Application Meeting**

The following is a response to staff comments. Below are the comments along with our responses in bold:

**City of Fort Pierce Planning Department**

1. A Landscape Plan shall be provided at the time of Application that is signed and sealed by a Florida Registered Landscape Architect pursuant to City Code 123-37, General Landscaping requirements. The Landscape Plan shall include both interior and exterior landscaping.

**Response: Landscape Plans have been provided as part of this submission. Please refer to Landscape Sheets, L-1.0, L-1.1, L-2.0, L-2.1, and L-2.2.**

2. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

**Response: Acknowledged. Completion certification (by a landscape architect), cost estimate, and landscape bond will be provided before the Final Certificate of Occupancy is approved.**

3. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property.

**Response: Please see attached sheet C-8.0 for the Pavement Marking & Signage Plan showing placement of proposed and existing stop signs, stop bars, and directional arrow striping**

4. An intake meeting is required for all application submittals and the meeting must be scheduled at least one week in advance. To schedule the intake meeting please submit an e-mail with the application and supporting documents as a PDF attachment or a link. Send e-mail to [planning\\_dl@cityoffortpierce.com](mailto:planning_dl@cityoffortpierce.com).

At the intake meeting, it will be determined if the submitted materials meet all the requirements necessary for the department to accept. If the application is missing items, an explanation will be given regarding what is missing and how to correct it. All applications must pass sufficiency review by 5:00 PM on the last Friday of each month to advance to the next month's Technical Review Committee meeting. The deadline to submit all application fees and hard copies for the project is two business days after the sufficiency deadline. Applications cannot move forward to the Technical Review Committee until all fees are paid and hard copies are given.

Please do not prepare any checks or fees until the department has created and produced an invoice. To view fees, click on the public notice fees and fee schedule links below. All hard copies can be mailed to 100 N. US Highway 1, Ft. Pierce, FL 34950, Attention: Planning Department, or schedule an appointment with your assigned planner to drop off at City Hall. Lastly, fees can either be paid electronically or by check. If you would like to pay electronically provide the name exactly as it appears on your credit card and an email address to send the invoice link to. Checks can either be mailed or dropped off with the hard copies of the submittal.

The application submittal must include PDF documents on a CD or USB Drive.

**Response: Acknowledged. An intake meeting has been submitted digitally. Once an invoice is provided, a check will be provided along with hard copies of the submittal.**

5. Prior to submitting your applications, please schedule an in-take meeting to ensure that your application packet is complete. **During Submittal, your Pre-Application Comments must be attached with all submitted items below checked off.** We Do Not Collate Application Submittals for Applicants. Please ensure that your application packet is complete, in order, and whole when submitting. Include digital copies on a CD or Flash drive. Ensure that there are NO signature security-locked digital files. We only need 4 hard copies.

Submit the following along with your application(s) sets:

- ✓ Notarized Development Review Application (Minor Site Plan Amendment)
- ✓ St. Lucie County Property Record Card
- ✓ Warranty Deed & Legal Description
- ✓ Statement for Need: (Follow Detailed Description on Application) (in WORD format only)
- ✓ General Location Map
- ✓ Current Survey
- ✓ Landscaping Plan

**Response: Please see submitted documents and Plan Sheets for the above listed supporting documents.**

#### **Fort Pierce Engineering Department**

1. There is no objection to the addition of the five parking spaces located on the north side of the project.

**Response: Acknowledged**

2. The addition of the three parking spaces on the east side of the property would not be recommended for approval by this department based on the fact that this is a heavily traveled corridor and the addition of paved parking would reduce the landscape strip down from the required 10' to 5'.

**Response: Existing site conditions does not provide a landscape buffer along US-1. The proposed site is acceptable per discussion at the pre-application meeting Dec. 15, 2021.**

3. 26' is the minimum drive aisle width when abutting perpendicular parking. Drive aisles which do not service perpendicular parking may be 24' in width.

**Response: The proposed site is acceptable per discussion at the pre-application meeting Dec. 15, 2021.**

#### **Fort Pierce Building Department**

No Comments Received

#### **St. Lucie County Planning Department**

No Comments Received

#### **St. Lucie County PW/Engineering**

No Comments Received

**City Clerk Office**

No Comments

**Code Enforcement**

No Comments

**Fort Pierce Utilities Authority**

Electric & Gas Eng: Approved

1. Electric service – Existing and active.

Gas service is available to the site (from the west). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Ana Johnson.

**Response: Natural gas service is not requested at this time.**

**St. Lucie County Fire District**

No Comments Received (Please Contact)

**Florida Department of Transportation**

Additional comments may be forthcoming.

1. A Pre-Application meeting with FDOT is necessary to review the proposed site plans, to establish the general location and design of connection(s) to the State Highway System, and to determine traffic study requirements. The applicants should contact FDOT to request access Pre-Application meetings. See link below to the Access Pre-application Meeting request form.

**Response: FDOT Pre-Application meeting is actively being coordinated and scheduled for Feb 24.**

Should you have any questions, please do not hesitate to contact me at 954-202-7000. Thank you for your time and kind consideration with regards to this matter.

Sincerely,

Ryan Thomas, PE  
Thomas Engineering Group

February 22, 2022

City of Fort Pierce  
Planning Department  
100 N. U.S. Highway 1  
Fort Pierce, FL 34950

**RE: PNC Bank – 500 Virginia Avenue, Fort Pierce  
Statement for Need  
Folio #'s: 2415-343-0001-000-1 & 2415-344-0005-000-2**

To whom it may concern,

We are requesting a Development Review for a Minor Site Plan Amendment for the existing site located at 500 Virginia Avenue in the City of Fort Pierce. The site is currently occupied by a two-story 11,909 square-foot gross-floor area building comprising of a PNC Bank, with five (5) drive-thru lanes, and a tax service company.

After FDOT acquisition of 2,414 SF of land along US-1, to widen U.S. 1 for a right turn lane, the site has been negatively impacted through the loss of eight of the thirty-nine total existing parking spaces. As such, only thirty-one spaces will be provided for the existing building. Using the required parking ratios for finance establishments, per Section 125-315.(d).(2).e of Fort Pierce Code of Ordinances, the required parking is forty spaces, well below the thirty-one spaces that will be provided.

The proposed project will modify sections of the existing vehicular pavement areas to regain these eight lost spaces. The proposed site modifications will include the implementation of three (3) and five (5) parallel parking spaces along the east and north side of the property, respectfully. To implement three parallel spaces along the east, approximately 109 linear feet of new type 'D' curbing and 623 SF of asphalt pavement will be constructed. Additionally, these modifications will provide a five-foot-wide landscape buffer along US-1. The five parallel spaces along the north portion of the property will be implemented through the restriping of the existing drive aisle.

Should you have any questions or require any additional information, please do not hesitate to contact me at (954) 202-7000.

Sincerely,

Ryan O. Thomas P.E.  
Project Manager



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

**DEVELOPMENT REVIEW**

**Property Information**

Property address or Location 500 Virginia Ave, Fort Pierce, FL 34982

Parcel ID #(s) 2415-343-0001-000-1 & 2415-344-0005-000-2

Project description Redevelopment of existing parking lot to regain lost parking spaces due to loss of land from FDOT RW expansion.

**Application Type**

Site Plan  Conditional Use w/New Construction  Conceptual Development Plan

Minor Amendment  Major Amendment

**Site Information**

Non-Residential: Proposed Sq. Ft.: 11,909 Site Acreage: 1.39

Residential: Proposed Units: \_\_\_\_\_ Proposed Sq. Ft.: \_\_\_\_\_ Site Acreage: \_\_\_\_\_

Harbor Federal Savings Bank %National Tax Search LLC

Property Owner(s)

130 S Jefferson St Ste 300

Street Address

Chicago IL 60661

City State Zip

(772) 293-6174

Phone Number

jimmie.mcourter@pnc.com

Email Address

Thomas Engineering Group, LLC

Applicant/Representative, Title, Company

6300 NW 31st Avenue

Street Address

Fort Lauderdale FL 33309

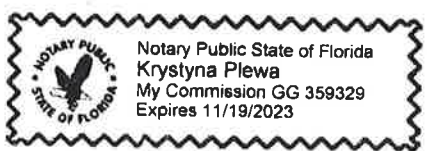
City State Zip

(954) 202-7000

Phone Number

rthomas@thomaseg.com

Email Address



*Krystyna Plewa* 2/23/22

*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. 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)

**APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS**

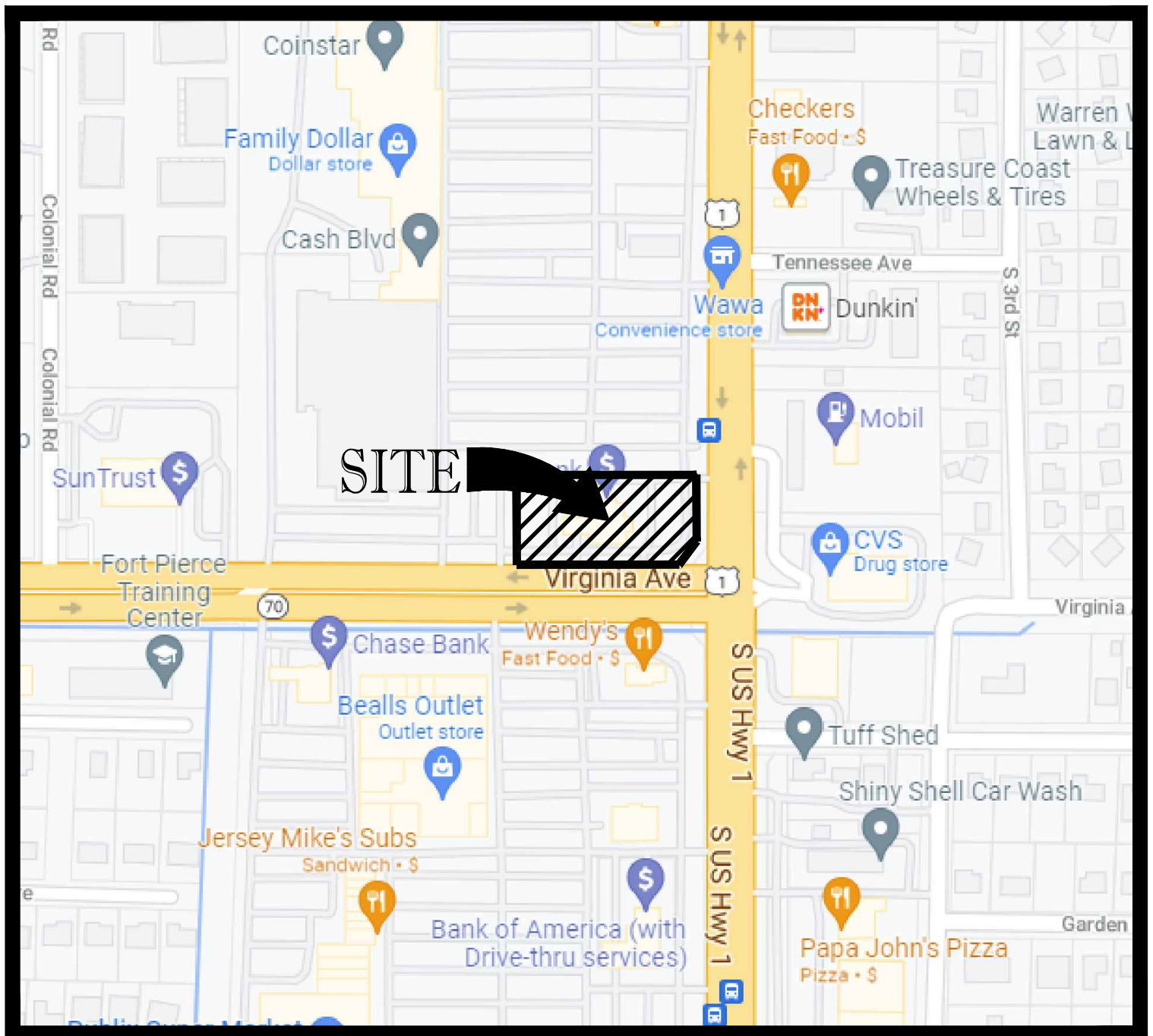
CALL 772.467.3737 OR E-MAIL [PLANNING\\_DL@CITYOFFORTPIERCE.COM](mailto:PLANNING_DL@CITYOFFORTPIERCE.COM)

For more information, please refer to the website:

<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Review>

# LOCATION MAP

1"=500'



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PNC BANK  
500 VIRGINIA AVE. FORT PIERCE, FL

## LEGAL DESCRIPTION

THE WEST 150 FEET OF THE EAST 365 FEET OF THE NORTH 175 FEET OF THE SOUTH 305 FEET TOGETHER WITH THE EAST 215 FEET OF THE NORTH 175 FEET OF THE SOUTH 305 FEET OF THAT PART OF THE SE 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING WEST OF THE RIGHT-OF-WAY LINE OF SOUTH FOURTH STREET (U.S. HIGHWAY NO.1) IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

AS RECORDED IN OFFICIAL RECORD BOOK 179, PAGE 104, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPTING THE FOLLOWING:

THAT PART OF THE EAST 215 FEET OF THE NORTH 175 FEET OF THE SOUTH 305 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST (LYING WEST OF THE WEST RIGHT OF WAY LINE OF SOUTH FOURTH STREET U.S. HIGHWAY NO.1), SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SET BOAT SPIKE WHICH IS LOCATED AT THE INTERSECTION OF BASELINE OF SURVEY FOR STATE ROAD 70 (VIRGINIA AVENUE) WITH THE BASELINE OF SURVEY FOR STATE ROAD 5 (U.S.1)(SOUTH FOURTH STREET); THENCE SOUTH 89°58'32" WEST ALONG SAID BASELINE IN STATE ROAD 70 A DISTANCE OF 75.10 FEET; THENCE NORTH 00°01'28" WEST A DISTANCE OF 50 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 70 (VIRGINIA AVENUE) AND THE POINT OF BEGINNING; THENCE NORTH 36°55'36" EAST A DISTANCE OF 50.52 FEET; THENCE NORTH 89°44'44" EAST A DISTANCE OF 4.37 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 5; THENCE SOUTH 00°15'46" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE A DISTANCE OF 40.39 FEET TO THE SAID NORTHERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 70; THENCE SOUTH 89°58'32" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 34.90 FEET TO THE POINT OF BEGINNING. AS RECORDED IN OFFICIAL RECORDS BOOK 684, PAGE 1334, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

### Property Identification

Site Address: 500 VIRGINIA AVE  
 Sec/Town/Range: 15/35S/40E  
 Parcel ID: 2415-343-0001-000-1  
 Jurisdiction: Fort Pierce

Use Type: 1000  
 Account #: 24496  
 Map ID: 24/15S  
 Zoning: General Co

### Ownership

Harbor Federal Savings + Loan  
 %National Tax Search LLC  
 130 S Jefferson St Ste 300  
 Chicago, IL 60661

### Legal Description

15 35 40 W 150 FT OF E 365 FT OFS 305 FT LYG W OF US 1-LESS SLY  
 130 FT FOR RD AND CANAL- (40B)

### Current Values

Just/Market Value: \$118,100  
 Assessed Value: \$118,100  
 Exemptions: \$0  
 Taxable Value: \$118,100



### Total Areas

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 0.6  
 Land Size (SF): 26,250

**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](#)

## Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 1, 1900					\$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  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: 0%

Electric:  
 Heat Type:  
 Heat Fuel:  
 Heated %: N/A%

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



*Image  
 or  
 Sketch  
 unavailable  
 for display*

### Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

### Special Features and Yard Items

Type Qty Units Year Blt

### Current Year Values


#### Current Values Breakdown

Building: \$0  
 Land: \$118,100  
 Just/Market: \$118,100  
 Ag Credit: \$0  
 Save Our Homes or 10% Cap: \$0  
 Assessed: \$118,100  
 Exemption(s): \$0  
 Taxable: \$118,100

#### Current Year Exemption Value Breakdown

#### Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2006	0041	11.8	Fort Pierce Stormwater Charge	\$814.20

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

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$118,100	\$118,100	\$0	\$118,100
2020	\$118,100	\$118,100	\$0	\$118,100
2019	\$118,100	\$118,100	\$0	\$118,100
2018	\$118,100	\$118,100	\$0	\$118,100

## Permits

Number	Issue Date	Description	Amount	Fee
9900001111	Oct 11, 1999	Unknown	\$3,500	\$0
F89000580S	Jun 1, 1989	Unknown	\$100	\$100
F910001225	Sep 18, 1991	Unknown	\$16,000	\$16,000
F97-00231A	Mar 20, 1997	Unknown	\$20,000	\$20,000
F97-000231	Mar 21, 1997	Unknown	\$15,000	\$15,000
F99-000797	Jul 1, 1999	Unknown	\$56,000	\$56,000
F0200001068	Jul 17, 2002	Unknown	\$10,000	\$225
SW20058	May 2, 2005	Unknown	\$0	\$150
IRR200519	Jan 10, 2006	Unknown	\$9,600	\$171
CM20052	Jan 1, 2006	Unknown	\$0	\$0
TENT20063	Feb 17, 2006	Unknown	\$0	\$0
TENT200612	Apr 18, 2006	Unknown	\$0	\$75
IC20063	May 11, 2006	Unknown	\$75,260	\$969
BP09-1123	Sep 11, 2009	Alterations/Remodeling	\$1,500	\$35
BP09-1457	Sep 14, 2009	Alterations/Remodeling	\$400	\$50
BP09-1122	Jul 21, 2009	Alterations/Remodeling	\$7,600	\$135
BP09-1134	Jul 21, 2009	Alterations/Remodeling	\$1,500	\$100
BP11-2958	Dec 19, 2011	Electric	\$108,000	\$1,446
BP11-3031	Feb 1, 2012	Concrete	\$1,000	\$164
BP11-2958	Nov 22, 2013	Electric	\$108,000	\$1,279
BP14-0855	Apr 25, 2014	Electric	\$13,000	\$136
BP17-0296	Jan 27, 2017	Air Conditioning Only	\$51,372	\$0
BP17-0494	Feb 21, 2017	Electric	\$800	\$0
BP20-0611	Sep 16, 2020		\$225,000	\$0
BP20-3592	Oct 27, 2020	Air Conditioning Only	\$5,365	\$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

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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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### Property Identification

Site Address: 2225 S US HIGHWAY 1  
 Sec/Town/Range: 15/35S/40E  
 Parcel ID: 2415-344-0005-000-2  
 Jurisdiction: Fort Pierce

Use Type: 2300  
 Account #: 24500  
 Map ID: 24/15S  
 Zoning: General Co

### Ownership

Harbor Federal Savings Bank  
 %National Tax Search LLC  
 130 S Jefferson St Ste 300  
 Chicago, IL 60661

### Legal Description

15 35 40 E 215 FT OF N 175 FT OFS 305 FT OF THAT PART OF SE 1/4 OF SW 1/4 LYG W OF US 1-LESS ADDN RD R/W AS IN OR 684-1334- (OR 2125-1177)

### Current Values

Just/Market Value: \$2,351,700  
 Assessed Value: \$2,351,700  
 Exemptions: \$0  
 Taxable Value: \$2,351,700



### Total Areas

Finished/Under Air (SF): 11,818  
 Gross Sketched Area (SF): 13,635  
 Land Size (acres): 0.79  
 Land Size (SF): 34,418

**Property taxes are subject to change upon change of ownership.**

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- 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](#)

## Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 20, 2004	2125 / 1177	XX01	WD	National Oil And Gas Distbr In	\$1,000,000
Apr 14, 2004	1948 / 2860	XX00	SP	Amresco Independence Funding	\$640,000
May 20, 2003	1717 / 0202	XX01	CT	VGM Enterprises Inc	\$410,000
Jul 12, 2000	1313 / 2256	XX01	WD	Reppa Richard E	\$800,000
Jan 5, 1999	1196 / 0144	XX01	WD	Chevron Usa Inc	\$641,000

### Building Information (1 of 1)

Finished Area: 11,818 SF

Gross Sketched Area: 13,635 SF

#### Exterior Data

View: Roof Cover: Roll Comp Roof Structure: BarJst/Rigid  
 Building Type: BANK Year Built: 2006 Frame:  
 Grade: Y\_C Effective Year: 2006 Primary Wall: CB Stucco

Story Height: 2 Story

No. Units: 2

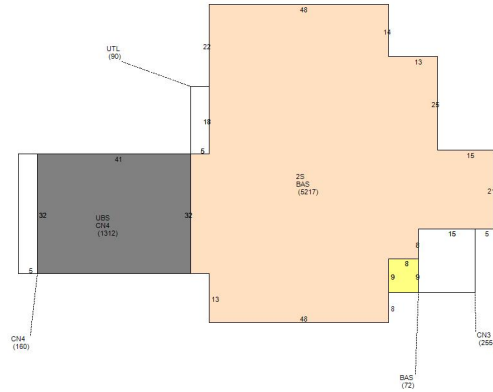
Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 0  
 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 %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	5217	5217	332
BAS	BASE AREA	5289	5289	366
CN3	CANOPY	255	0	64
CN4	CANOPY	1472	0	220
UBS	UPPER BASE AREA/+1	1312	1312	146
UTL	UTILITY ROOM	90	0	46

Special Features and Yard Items

Type	Qty	Units	Year Blt
ELEVATOR	1	3500	2006
CONCRETE LOW	1	850	2006
6FT CB Wall	1	39	2006
CEMENT CURB	1	1070	2006
SINGLE LIGHT	1	5	2006
DOUBLE LIGHT	1	3	2006
ASP2 LOW	1	39095	2006

Current Year Values

Current Values Breakdown


Building:	\$2,119,400
Land:	\$232,300
Just/Market:	\$2,351,700
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$2,351,700
Exemption(s):	\$0

Current Year Exemption Value Breakdown

Taxable: \$2,351,700

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	14.6	Fort Pierce Stormwater Charge	\$1,007.40

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

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$2,351,700	\$2,351,700	\$0	\$2,351,700
2020	\$2,332,300	\$2,174,394	\$0	\$2,174,394
2019	\$2,334,400	\$1,976,722	\$0	\$1,976,722
2018	\$2,416,100	\$1,809,568	\$0	\$1,809,568

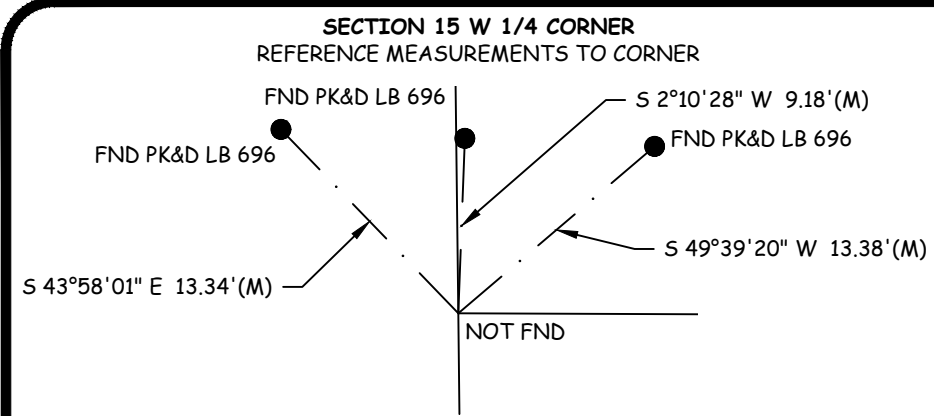
Permits

Number	Issue Date	Description	Amount	Fee
F92-001421	Dec 14, 1992	Additions to existing construction	\$50,000	\$50,000
F92-01421A	Dec 14, 1992	Demolition	\$2,000	\$2,000
F94-1133	Sep 26, 1994	Alterations/Remodeling	\$5,000	\$5,000
F95-000740	Jul 12, 1995	Demolition	\$100	\$100
DM200516	Jan 28, 2005	Demolition	\$44,000	\$100
FD20059	May 2, 2005	Foundation	\$200,000	\$150
CM20052	Jun 14, 2005	Commercial New Construction	\$1,100,000	\$17,975
BP20-0611	Mar 25, 2020	Electric	\$225,000	\$0

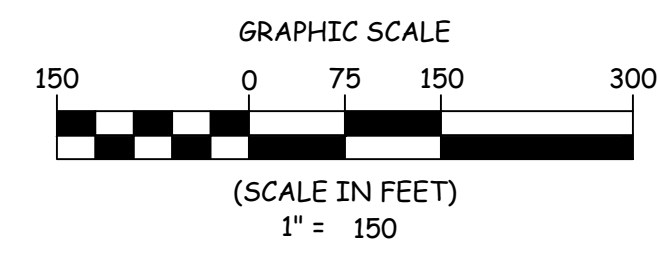
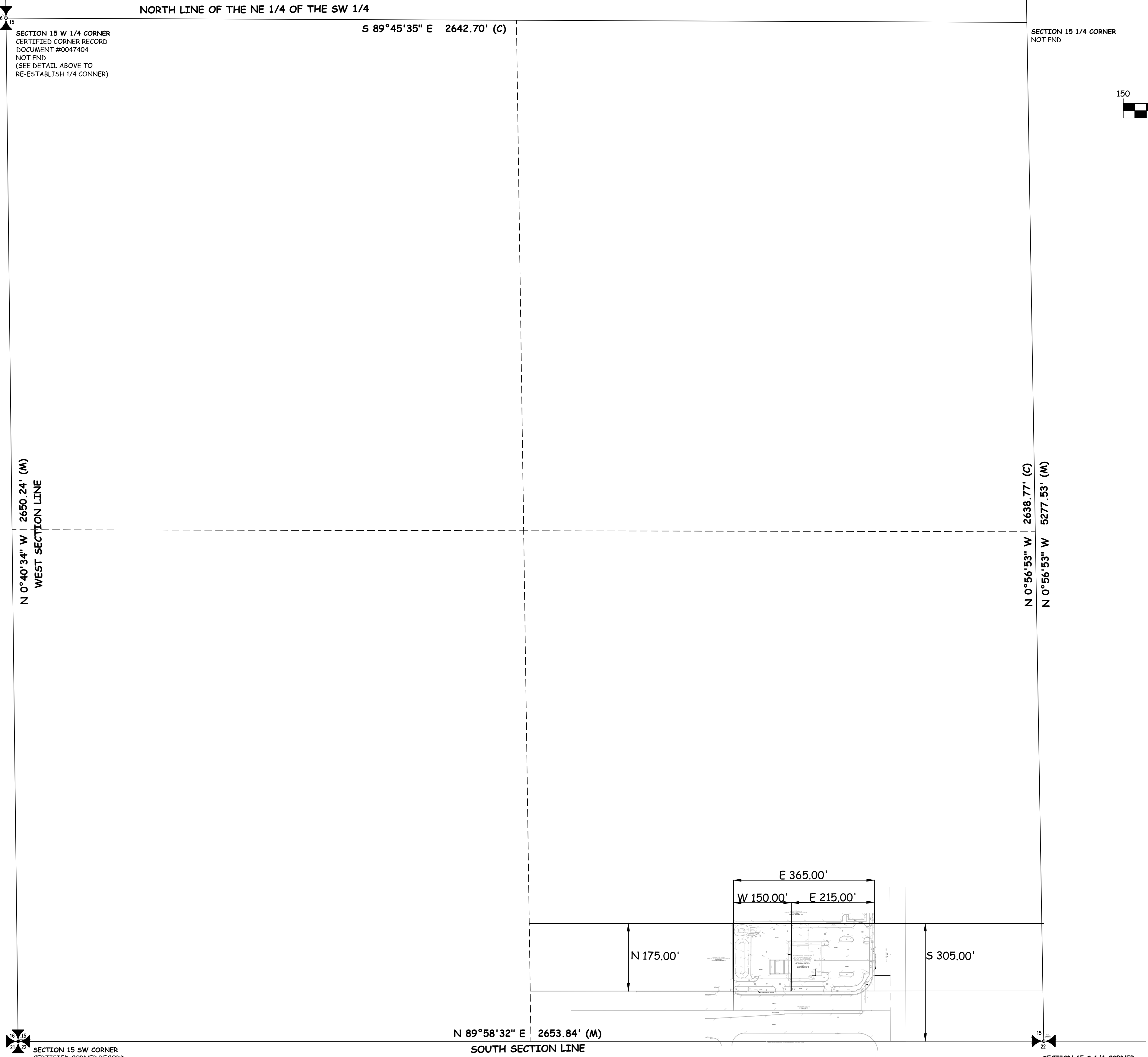
Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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**SECTION DETAIL**



**LEGAL DESCRIPTION:**  
 THE WEST 150 FEET OF THE EAST 365 FEET OF THE NORTH 175 FEET OF THE SOUTH 305 FEET TOGETHER WITH THE EAST 215 FEET OF THE NORTH 175 FEET OF THE SOUTH 305 FEET OF THAT PART OF THE SE 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING WEST OF THE RIGHT-OF-WAY LINE OF SOUTH FOURTH STREET (U.S. HIGHWAY NO.1) IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

AS RECORDED IN OFFICIAL RECORD BOOK 179, PAGE 104, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPTING THE FOLLOWING:  
 THAT PART OF THE EAST 215 FEET OF THE NORTH 175 FEET OF THE SOUTH 305 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST (LYING WEST OF THE WEST RIGHT OF WAY LINE OF SOUTH FOURTH STREET U.S. HIGHWAY NO. 1), SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SET BOAT SPIKE WHICH IS LOCATED AT THE INTERSECTION OF BASELINE OF SURVEY FOR STATE ROAD 70 (VIRGINIA AVENUE) WITH THE BASELINE OF SURVEY FOR STET ROAD 5 (U.S.1)(SOUTH FOURTH STREET); THENCE SOUTH 89°58'32" WEST ALONG SAID BASELINE IN STATE ROAD 70 A DISTANCE OF 75.10 FEET; THENCE NORTH 00°01'28" WEST A DISTANCE OF 50 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 70 (VIRGINIA AVENUE) AND THE POINT OF BEGINNING; THENCE NORTH 36°55'36" EAST A DISTANCE OF 50.52 FEET; THENCE NORTH 89°44'44" EAST A DISTANCE OF 4.37 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 5; THENCE SOUTH 00°15'46" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE A DISTANCE OF 40.39 FEET TO THE SAID NORTHERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 70; THENCE SOUTH 89°58'32" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 34.90 FEET TO THE POINT OF BEGINNING. AS RECORDED IN OFFICIAL RECORDS BOOK 684, PAGE 1334, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**ADDRESS:** 500 VIRGINIA AVENUE  
 FORT PIERCE, FLORIDA 34982

**NOTES:**  
 SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERLY RIGHT OF WAY LINE OF VIRGINIA AVENUE AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 94010-2501, SHEET 2 OF 4, DATED 10-08-93. ALL OTHER BEARINGS ARE RELATIVE THERETO.

ELEVATIONS ARE IN FEET AND RELATED TO THE ST. LUCIE COUNTY BENCHMARK NUMBER "D401", HAVING A PUBLISHED ELEVATION OF 23.51 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88). ALL OTHER ELEVATIONS ARE RELATIVE THERETO.

PROPERTY LIES IN A NON-PRINTED PANEL F.I.R.M. ZONE "X", AS SHOWN ON MAP NUMBER 1211100187K, DATED 02/19/20. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

IN ACCORDANCE WITH CHAPTER 5J-17.051, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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

THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.

LEGAL DESCRIPTION FROM WARRANTY DEED, AS RECORDED IN OFFICIAL RECORD BOOK 2125, PAGE 1177, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, AND BY SURVEYOR.

REFERENCE SURVEY BY BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC. DATED 11-20-98, JOB NO. 2539

COORDINATES WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL HORIZONTAL ACCURACY IS 0.05 FOOT PLUS OR MINUS.

ELEVATIONS WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL VERTICAL ACCURACY IS 0.10 FOOT PLUS OR MINUS.

LOT CONTAINS 63,081 SQUARE FEET.

LAST DATE OF DATA ACQUISITION: 01-18-22.

BOUNDARY AND TOPOGRAPHIC SURVEY FIELD DATE: 01-18-22

**CERTIFIED TO:** THOMAS ENGINEERING GROUP, LLC

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JANUARY 18, 2022. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

ROBERT F. KEMERSON  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LICENSE NO. 6285

**VELCON ENGINEERING & SURVEYING, LLC**  
 CERTIFICATE OF AUTHORIZATION NO. LB 8206  
 1449 NW COMMERCE CENTRE DRIVE  
 FORT ST. LUCIE, FLORIDA 34953  
 PHONE (772) 879-0477  
 Web Site: www.velcongroup.com

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
 PREPARED FOR THOMAS ENGINEERING GROUP, LLC  
 LYING IN SECTION 15, TOWNSHIP 35S, RANGE 40E  
 ST. LUCIE COUNTY, FLORIDA

NO.	DATE	REVISIONS

DRAWN BY:  
 HN  
 APPROVED BY:  
 R. KEMERSON  
 SCALE:  
 1" = 150'  
 DATE:  
 01/27/22  
 FIELD BOOK/PAGES  
 PLANS

JOB NUMBER:  
**21-2354**

SHEET:  
**1 OF 2**



PLEASE RETURN TO CH BOX: 76  
TREASURE COAST ABSTRACT/FILE NO: 04-1294

This Instrument Prepared by:  
Frank H. Fee, III, Esquire  
Fee, Koblegard & DeRoss  
401 South Indian River Drive  
Fort Pierce, Florida 34950

Return to:

### WARRANTY DEED

THIS WARRANTY DEED, made this 20<sup>th</sup> day of December, 2004, by

**NATIONAL OIL AND GAS DISTRIBUTORS, INC., a Florida corporation**

hereinafter called the Grantor,  
whose address is:

1976 82<sup>nd</sup> Avenue  
Vero Beach, FL 32966

to

**HARBOR FEDERAL SAVINGS BANK, a United States corporation**

hereinafter called the Grantee:  
whose address is:

Post Office Box 249  
Fort Pierce, FL 34954

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the contest so admits or requires.)

**WITNESSETH**, That the Grantor, for and in consideration of the sum of \$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:

**See Exhibit "A" attached hereto and made a part hereof.**

**SUBJECT TO** reservations, restrictions and rights-of-way of Public Record.

**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 the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

NATIONAL OIL AND GAS DISTRIBUTORS, INC.,  
a Florida corporation

Jacquelyn Brewer  
Witness Signature  
JACQUELYN BREWER  
Printed Name

By: Patrick Copeland PRESIDENT  
Patrick Copeland, President

Amanda Stopkowitz  
Witness Signature  
AMANDA STOPKOWITZ  
Printed Name

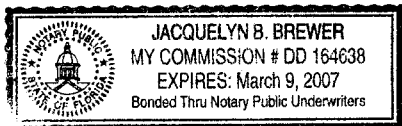
(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Patrick Copeland, known to me to be the President of NATIONAL OIL AND GAS DISTRIBUTORS, INC., the corporation in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, and an oath was not taken. (Check one:)  Said persons is personally known to me.  Said person provided the following type of identification: FLORIDA DRIVER'S LICENSE

Witness my hand and official seal in the County and State last aforesaid this 20<sup>th</sup> day of DECEMBER, 2004.

NOTARY RUBBER STAMP SEAL



Jacquelyn Brewer  
Notary Signature  
JACQUELYN BREWER  
(Print, Type or Stamp Name of Notary, Commission Number and Commission Expiration Date)

**EXHIBIT "A"****LEGAL DESCRIPTION**

The East 215 feet of the North 175 feet of the South 305 feet of that part of the SE 1/4 of the SW 1/4 of Section 15, Township 35 South, Range 40 East, lying West of the West right-of-way line of South Fourth Street (U.S. Highway No. 1) in the City of Fort Pierce, St. Lucie County, Florida.

As recorded in Official Record Book 179, page 104, of the Public Records of St. Lucie County, Florida.

**LESS AND EXCEPTING THE FOLLOWING:**

That part of the East 215 feet of the North 175 feet of the South 305 feet of that part of the Southeast Quarter of the Southwest Quarter of Section 15, Township 35 South, Range 40 East (lying West of the West right of way line of South Fourth Street U.S. Highway No. 1), said part being more particularly described as follows:

Commence at the Set Boat Spike which is located at the intersection of Baseline of Survey for State Road 70 (Virginia Avenue) with the baseline of Survey for State Road 5 (U.S.1) (South Fourth Street); thence South 89°58'32" West along said baseline in State Road 70 a distance of 75.10 feet; thence North 00°01'28" West a distance of 50.00 feet to the Northerly existing right of way line for State Road 70 (Virginia Avenue) and the Point of Beginning; thence North 36°55'36" East a distance of 50.52 feet; thence North 89°44'44" East a distance of 4.37 feet to the Westerly existing right of way line for State Road 5; thence South 00°15'46" East along said Westerly existing right of way line a distance of 40.39 feet to the said Northerly existing right of Way line for State Road 70; thence South 89°58'32" West along said Northerly Right of Way line a distance of 34.90 feet to the point of beginning. As recorded in Official Records Book 684, page 1334, of the Public Records of St. Lucie County, Florida.