



TO: Technical Review Committee
FROM: Planning Department
RE: Project: #22-04000002
MEETING DATE: April 21, 2022

Conditional Use– Surrounded by Love Eternally Preschool – 2814 S. US Highway 1, D1-D7

The applicant is proposing a Preschool with six (6) classrooms.

Please e-mail comments to planning_dl@cityoffortpierce.com prior to Tuesday, April 19, 2022.

If you have any questions, please call the Planning department at 772-467-3737.

Thank You



CONDITIONAL USE - NO NEW CONSTRUCTION

Property Information

Property address or Location

2814 SOUTH US HIGHWAY 1 D1-D7

Parcel ID #(s)

2422-314-0001-000-3

Project description

SURROUNDED BY LOVE ETERNALLY PRESCHOOL

Site Information

Building Size: 9100sqft Parking Spaces: 10

Ivest LP

Property Owner(s)

9215 SOLON RD SUITE D1

Street Address

HOUSTON TX 77064

City

State

Zip

281-955-1144

Phone Number

anapolitano@champion-management.com

Email Address

SURROUNDED BY LOVE ETERNALLY INC

Applicant/Representative, Title, Company

802 NORTH 7TH STREET

Street Address

FORT PIERCE FL 34950

City

State

Zip

772-267-6118

Phone Number

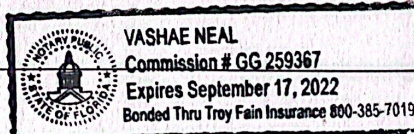
surroundedbylove1028@gmail.com

Email Address

Santana Edmond

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

A. Napolitano
Property Owner(s) Signature(s)



[Signature]
3/23/2022

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev1>



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Surrounded by Love Eternally
802 North 7th Street
Fort Pierce, FL 34950

Subject: Surrounded by Love Eternally Daycare - 2814 S. US Highway 1, Units D 1-7 -- Pre-Application Comments for March 23, 2022 Pre-Application Meeting

City of Fort Pierce Planning Department

1. Will there only be two (2) classrooms or three (3) classrooms?
2. Consider specifying how the age groups will be separated on the floor plan. This question may be asked at Planning Board or City Commission.
3. Will there be a designated Parent Pick-up and Drop-off area?
4. Will Transportation be provided to the children?
5. Will food be prepared at the facility, or will there be catering of food?
6. Provide dimensions of the Playground area.

- Standard Comments Below -

7. 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.

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.

Please contact us at 772-467-3737 or email planning_dl@cityoffortpierce.com if you have any questions or need assistance.

8. 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 Flashdrive. Ensure that there are NO signature security-locked digital files. We only need 4 hard copies (1 Original, 3 Copies).**

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

- Conditional Use Application (No New Construction)
- 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
- Survey
- Floor Plan

9. Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Department page under "Public Notice Fee".

Fort Pierce Engineering Department

Below are the engineering department's initial comments based on the submittal.

1. A review cannot be conducted at this time. It appears that the proposed location is currently an existing asphalt parking area. The submitted plan did not provide the dimensions of the fenced play area. Additionally the proposed location is in close proximity to retention/detention pond.

Fort Pierce Building Department

Comments may be forthcoming

St. Lucie County Planning Department

No Comments

St. Lucie County PW/Engineering

No Comments

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

See the Attached Documents

St. Lucie County Fire District

Comments may be forthcoming

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

Comments may be forthcoming

St. Lucie County Transit

Comments may be forthcoming

St. Lucie Transportation Planning Organization

Comments may be forthcoming



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street (PO Box 3191)
Fort Pierce, FL 34947 (34948)
772.466.1600 x3402

March 11, 2022

savrda@fpu.com

SUBJECT: TRC pre-app – Surrounded by Love Eternally Daycare- 2814 S US1

W/WW Eng: Approved

Electric & Gas Eng: Approved.

Please contact Sal Scimeca for project coordination (if needed).

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



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.

772.466.1600 * www.fpu.com



Surrounded by Love Eternally

802 North 7th Street

Fort Pierce, FL 34950

Subject: Surrounded by Love Eternally Daycare – 2814 S. US Highway 1, Units D 1-7 -- PreApplication Comments for March 23, 2022 Pre-Application Meeting

City of Fort Pierce Planning Department

1. Will there only be two (2) classrooms or three (3) classrooms?

There will be (6) classrooms

2. Consider specifying how the age groups will be separated on the floor plan. This question may be asked at Planning Board or City Commission.

I have attached a new floor plan with rooms specified

3. Will there be a designated Parent Pick-up and Drop-off area?

Yes, Pickup and drop off will take place at unit D5 There will be two designated staff to sit outside and receive the children from the parents during the drop off/pick up times. Parents will drive up stay in the car and the staff member will take child out. There will be a 3rd staff person at the door to bring child to assigned classroom.

4. Will Transportation be provided to the children?

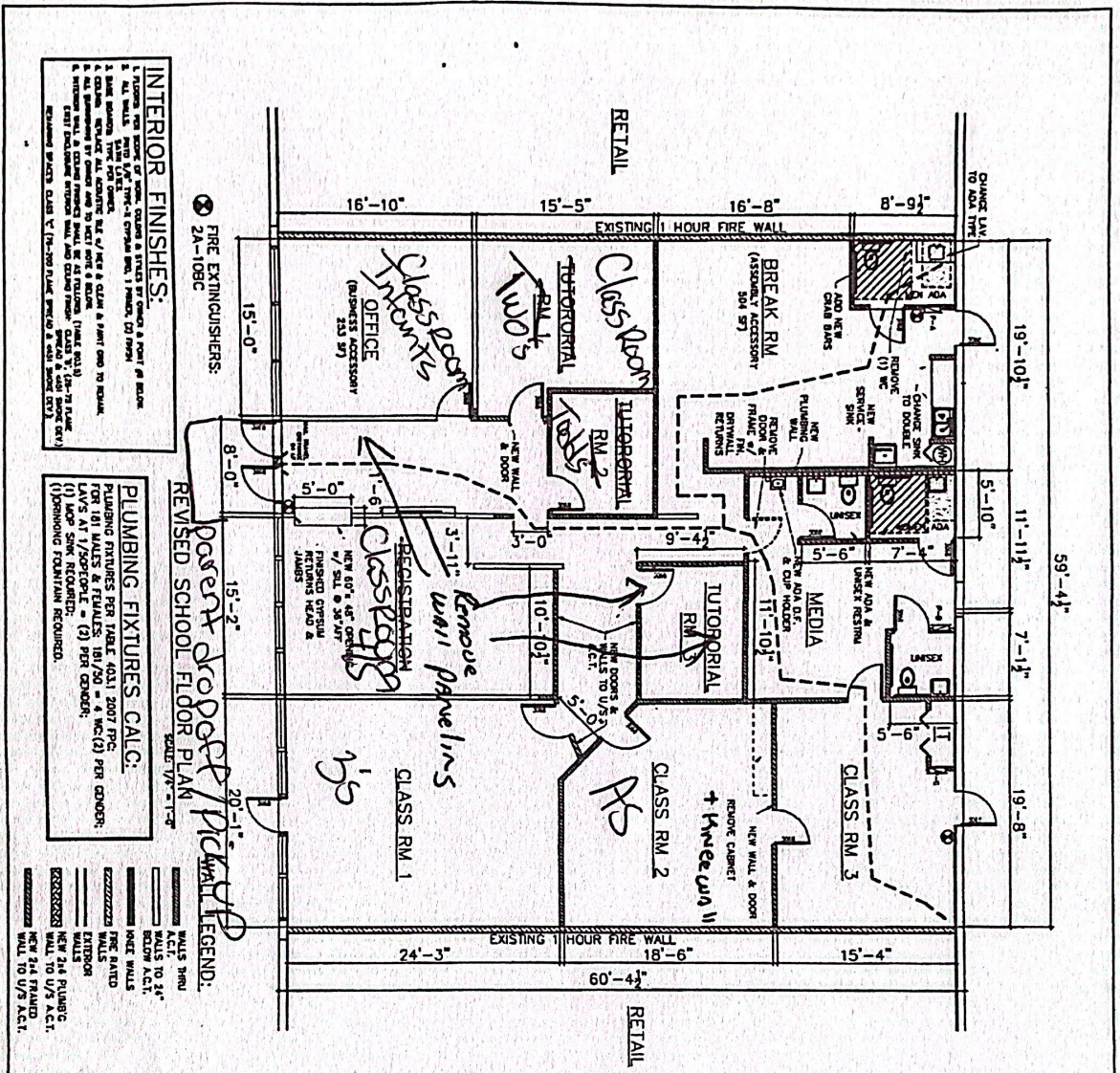
No transportation will be provided by childcare facility. Parents may use public school or private transport companies.

5. Will food be prepared at the facility, or will there be catering of food?

Food is currently catered by Synergy school of tomorrow and it will continue to be catered by them once we move close to them.

6. Provide dimensions of the Playground area.

The fence will be connected to adjacent fencing that is already on site. It will be 50ft x 73ft x 50ft. I have also included pictures of the existing fencing as well as fencing proposal. Children will be walked on to the playground by team of staff members.



INTERIOR FINISHES:

1. FINISHES FOR EXISTING PARTS OF WORK, INCLUDING A PORT OF FINISHES
2. ALL WALLS SHALL BE FINISHED WITH GYPSUM BOARD, 5/8\"/>

PLUMBING FIXTURES CALC:

PLUMBING FIXTURES FOR THIS 4011 2007 PFC:

CLASS RM 1: 100/50 = 4 WC(1) PER CODE

CLASS RM 2: 100/50 = 4 WC(1) PER CODE

CLASS RM 3: 100/50 = 4 WC(1) PER CODE

TUTORIAL RM 1: 100/50 = 4 WC(1) PER CODE

TUTORIAL RM 2: 100/50 = 4 WC(1) PER CODE

TUTORIAL RM 3: 100/50 = 4 WC(1) PER CODE

MEDIA: 100/50 = 4 WC(1) PER CODE

BREAK RM: 100/50 = 4 WC(1) PER CODE

OFFICE: 100/50 = 4 WC(1) PER CODE

RECEPTION CLASS ROOMS: 100/50 = 4 WC(1) PER CODE

LEGEND:

- WALLS THRU EXISTING WALLS
- WALLS TO 3\"/>

REVISIONS:
 1. 15'-2\"/>

SCOPE OF WORK: BACK-STAGE EXPANSION:

1. ALL WORK FOR THE 2007 AND 2009 EXPANSIONS.
2. PROVIDE ALL ACCESSORY WORK INCLUDING ALL WORK UNDER EGRESS AND FIRE ALARMS.
3. PROVIDE ALL FINISHES FOR THE 2007 AND 2009 EXPANSIONS.
4. PROVIDE ALL FINISHES FOR THE 2007 AND 2009 EXPANSIONS.
5. PROVIDE ALL FINISHES FOR THE 2007 AND 2009 EXPANSIONS.
6. PROVIDE ALL FINISHES FOR THE 2007 AND 2009 EXPANSIONS.
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14. PROVIDE ALL FINISHES FOR THE 2007 AND 2009 EXPANSIONS.
15. PROVIDE ALL FINISHES FOR THE 2007 AND 2009 EXPANSIONS.
16. PROVIDE ALL FINISHES FOR THE 2007 AND 2009 EXPANSIONS.
17. PROVIDE ALL FINISHES FOR THE 2007 AND 2009 EXPANSIONS.
18. PROVIDE ALL FINISHES FOR THE 2007 AND 2009 EXPANSIONS.

GENERAL REQUIREMENTS:

1. ALL WORK TO BE AS PER FEDERAL BUILDING CODE 2007, & 2009
2. GENERAL CONTRACTOR TO FURNISH ALL MATERIALS AND LABOR TO COMPLETE THE WORK.
3. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR ALL LOCAL, STATE, AND FEDERAL PERMITS AND LICENSING REQUIREMENTS AND TO OBTAIN ALL NECESSARY PERMITS AND LICENSING.
4. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES.
5. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING FINISHES AND MATERIALS.
6. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING EQUIPMENT AND FIXTURES.
7. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING STRUCTURES AND UTILITIES.
8. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING FINISHES AND MATERIALS.
9. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING EQUIPMENT AND FIXTURES.
10. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING STRUCTURES AND UTILITIES.

ECKERD SCHOOL RENO
DAY CARE TO SCHOOL CONVERSION

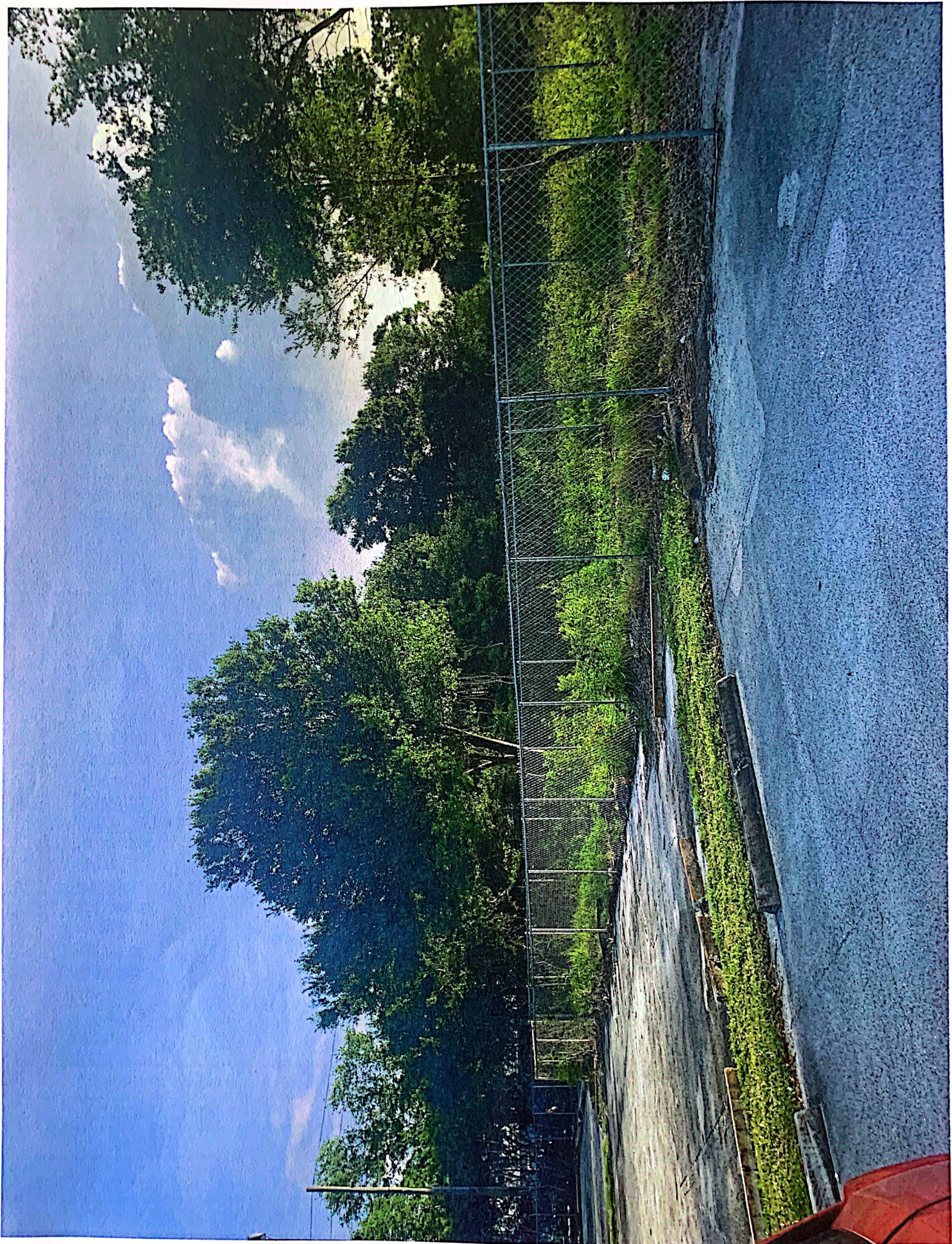
Eckerd
 Building Innovations Inc
 10000 N. 17th Street, Suite 200
 Arlington, VA 22201-3000
 Architecture & Planning

MEANS OF EGRESS:

1. EXISTING 1 HOUR FIRE RATED WALLS TO REMAIN AND TO BE REFINISHED WITH GYPSUM BOARD, 5/8\"/>

A1





0112



DJP Fence Contracting Services, LLC

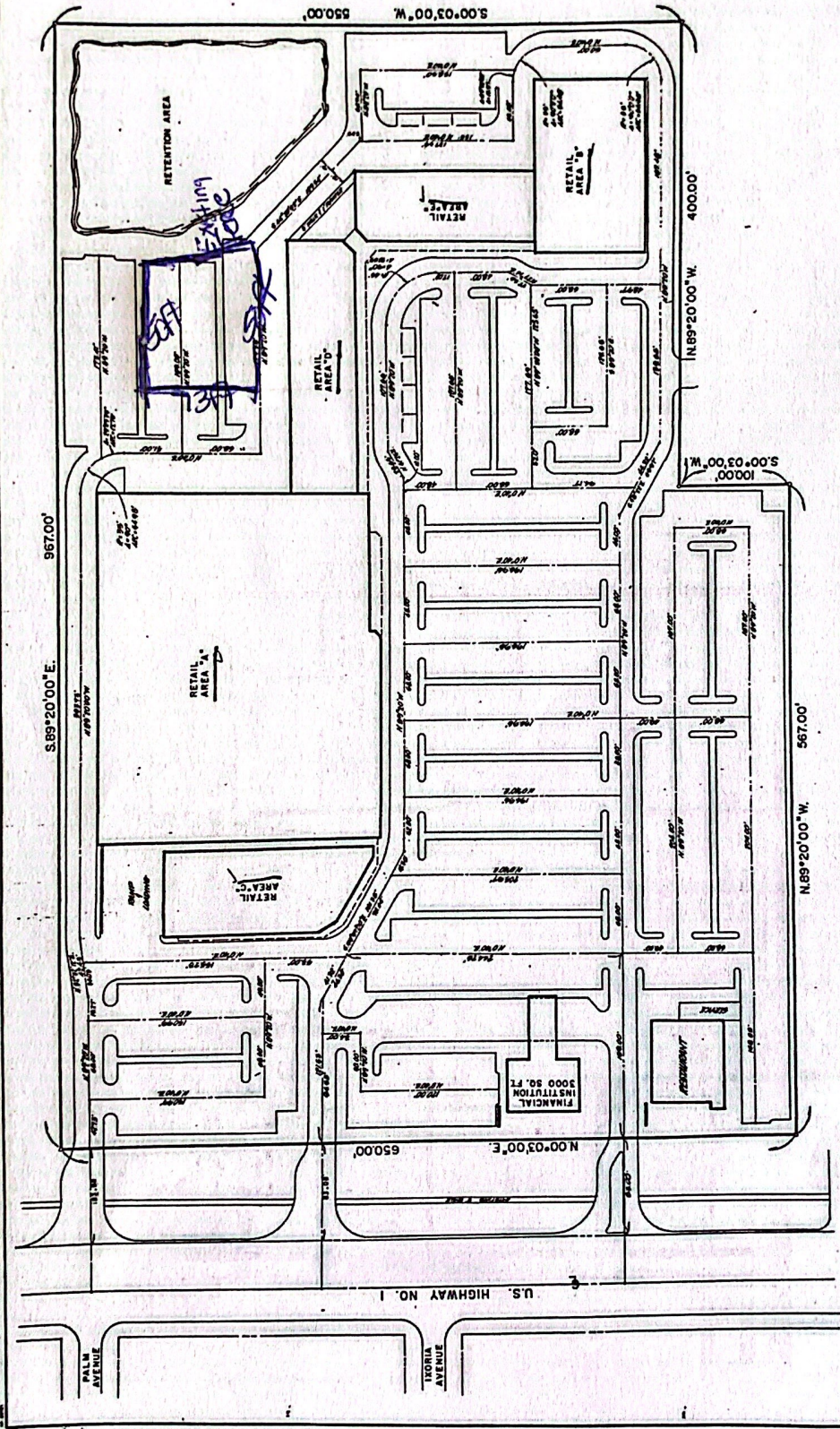
Jonathan Jenkins
Fence Manager

(772) 267-8274

Jennifer Smith, Owner
Licensed & Insured
City of Port St. Lucie #17644
Indian River County #25871
City of Sebastian #3307
Town of Indian River Shores #3095

PROPOSAL / CONTRACT

CUSTOMER'S NAME <i>Surrounded By Love (Macy)</i>		DATE <i>3-22-22</i>	
BILLING ADDRESS <i>2814 US Hwy 1</i>		CITY <i>Ft. Pierce</i>	ST <i>FL</i>
HOME PH		CELL PH <i>(772) 267-6118</i>	EMAIL <i>surroundedbylove@gmail.com</i>
RESIDENTIAL / <u>COMMERCIAL</u>		JOBSITE ADDRESS <i>Same</i>	
WE WILL COMPETE WITH ANY WRITTEN ESTIMATE!			
Total Footage <i>153'</i>	Height <i>6'</i>		
Pool Barrier Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Removal By Cust <input type="checkbox"/> DJP <input type="checkbox"/>		
# of Walk Gates <i>2</i>	# of Drive Gates <i>N/A</i>		
WG Size(s) <i>5'</i>	DG Size(s) <i>N/A</i>		
WOOD			
FENCE STYLE			
GOOD SIDE	In <input type="checkbox"/> Out <input type="checkbox"/>		
GATE FRAME	Wood <input type="checkbox"/> Metal <input type="checkbox"/>		
LINE POSTS	<i>4 x 4</i>		
GATE POSTS	<i>6 x 6</i>		
CHAINLINK			
FENCE TYPE	<u>Galvanized</u> <input type="checkbox"/> Vinyl <input type="checkbox"/>		
COLOR			
TOP RAIL	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
BOTTOM RAIL	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
TENSION WIRE	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
LINE POSTS	<i>Zinch</i>		
CORNER POSTS	<i>2 3/8</i>		
GATE POSTS	<i>2 3/8</i>		
ALUMINUM/PVC			
FENCE STYLE	<i>N/A</i>		
COLOR			
SPECIAL INSTRUCTIONS			
CONTRACT PRICE	\$	ACCEPTANCE OF PROPOSAL/CONTRACT: The project price, specifications and Terms/Conditions on reverse side are accepted. DJP Fence Contracting Services, LLC is authorized to do the work specified. Upon signing by Purchaser this becomes a binding	
DEPOSIT	\$		



S. 89° 20' 00\"/>

967.00'

S. 89° 20' 00\"/>

967.00'

S. 00° 03' 00\"/>

550.00'

N. 89° 20' 00\"/>

400.00'

S. 00° 03' 00\"/>

1000.00'

N. 89° 20' 00\"/>

567.00'

N. 00° 03' 00\"/>

650.00'

PREPARED BY: "BENCH MARK"
 LAND SURVEYING AND MAPPING, INC.
 NOTE: CLIENT DECLAINS ALL RESPONSIBILITY FOR THE
 DESIGN & ACCURACY OF THIS HORIZONTAL CONTROL SHEET

SHOPPES OF FT. PIERCE

HORIZONTAL CONTROL

DATE	NOV 11 1981
BY	W. B. BERRY, LICENSED SURVEYOR
FOR	W. B. BERRY, LICENSED SURVEYOR
SCALE	AS SHOWN



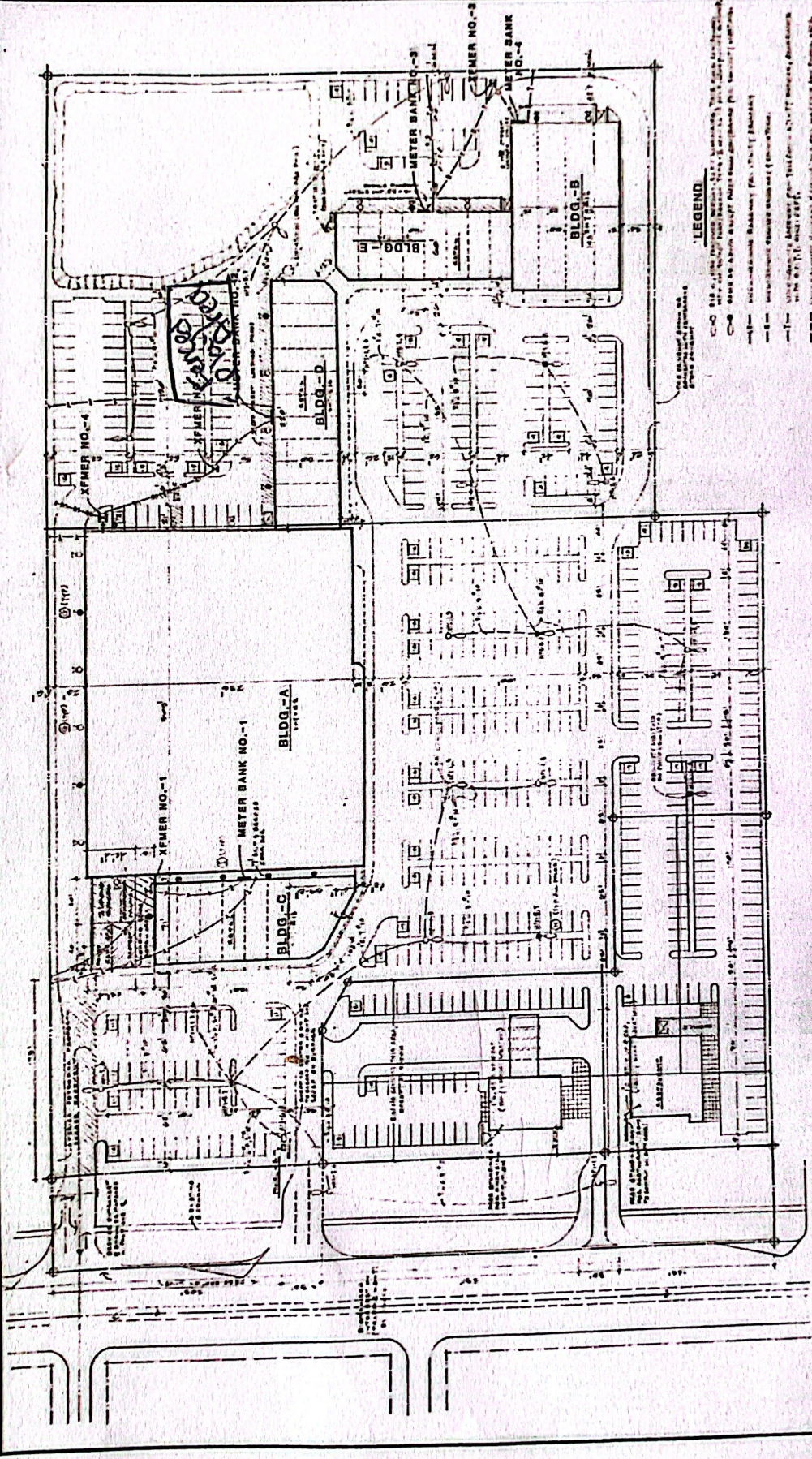
PERMITS
 Electrical, Mechanical, Plumbing, Fire, etc.
 See local authorities for requirements.

SHOPPES OF FT. PIERCE
FT. PIERCE, FLORIDA.
 PREPARED FOR SHOPPES OF FT. PIERCE LTD. PARTNERSHIP

82303

DATE	11/15/50
SCALE	1" = 10'

E 1 OF



LEGEND

- 1-10 Electrical symbols as shown on this plan.
- 1-11 See notes for explanation of symbols.
- 1-12 See notes for explanation of symbols.
- 1-13 See notes for explanation of symbols.
- 1-14 See notes for explanation of symbols.
- 1-15 See notes for explanation of symbols.
- 1-16 See notes for explanation of symbols.
- 1-17 See notes for explanation of symbols.
- 1-18 See notes for explanation of symbols.
- 1-19 See notes for explanation of symbols.
- 1-20 See notes for explanation of symbols.

ELECTRICAL SITE PLAN (Cont'd)

ELECTRICAL, MECHANICAL AND PLUMBING ENGINEERS OF FLORIDA
 No. 12345
 1111 N. W. 1st St., Ft. Pierce, Florida



Project Narrative
Surrounded By Love Eternally INC
By Santanecia Edmond
2814 South US Highway 1
Fort Pierce, FL 34982

Director: Santanecia Edmond

Project: Site Design review with families will arrive and depart from 2814 D6.
There are currently no construction projects except the installation of the outside playground.

Development: Surrounded By Love Eternally INC (74 child capacity)

(Existing Building of church) (Full day childcare center for working families in our community)

Legal Business structure: Non-Profit

Applicants Attending Meeting: Santanecia Edmond (Applicant)

Address of Development: 2814 South US Highway 1

Fort Pierce FL 34982

Hours of Service: 6:30 a.m. to 7:00 p.m.

Tentative Staff Members: Approximately 10-12 with capacity increase

Tentative Capacity: 5 infants, 10 Toddlers (two classrooms of 5 and 6), 16 3 yr. old, 10 4-5 yr. old

Requirements needed: Approval with zoning as we are adding fenced outside play area

Project Narrative

By Santanecia Edmond

According to the Early Learning Coalition of St. Lucie County we are living in a childcare desert. There is currently a lack of infant/toddler care and preschool care in our community. Our community is in high need of childcare for working families. My current childcare exists as a small childcare center. After numerous phone calls and a long waiting list of children, I will be partnering with local businesses to serve as a childcare center in the existing building on 2814 South US Highway 1 Fort Pierce FL 34982.

The children and families that I will be serving include private pay families and ELC School Readiness childcare assistance recipients. The tentative capacity of this childcare center will not be able to exceed 74 children based on the 35 square foot per child and usage area inside, and 75 square foot per child and usage area outside. We will include a natural playground to support our learning environment. The facility will be licensed by Florida Department of Children and Families.

Once the zoning is approved, I can move forward to continue the licensing process with the State of Florida and work with ELC in maintaining our mission to serve families and children in the community. Please consider my request to house

serve families and children in the community. Please consider my request to house my childcare center in this building for this opportunity and I am thankful to continue to outreach the families in the city of Fort Pierce and surrounding Saint Lucie County.

I am attaching a tentative timeline for possible approval, licensing, and actual opening day of program

April 18th- 22nd approval from Zoning from Fort Pierce FL

May 16th -20th walkthrough and approval from licensing and training.

May 30th Possible Opening Day/Grand Opening

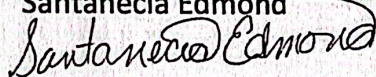
My Bio

I was born and raised in Saint Lucie County. I have four children. I have a passion for children, and I chose to pursue childcare since high school. We offer opportunities to build businesses practices, support at risk children, and families in need. I have maintained contracting with Early Learning Coalition and will continue to partner with this non-profit organization in maintaining the best quality standards and practices for better outcomes for children. I continue to

strategic plan in attaining a center that can support working families in our community at every socio-economic level. I would like to provide optimal preschool education for children up to 12 years of age.

Sincerely,

Santanecia Edmond

A handwritten signature in black ink that reads "Santanecia Edmond". The signature is written in a cursive style and is positioned below the printed name. A long, thin horizontal line is drawn above the signature, extending from the left side of the signature towards the right.

24/23N

24/23S

24/26N

24/22N

24/21N

24/21N

24/21S

24/21S



Map Last Updated: 3/20/2022

PREPARED FOR
Michelle Franklin, CFA
 SAINT LUCIE COUNTY PROPERTY APPRAISER



ASSESSMENT MAP
 THIS MAP HAS BEEN PREPARED BY THE COUNTY PROPERTY APPRAISER FOR GENERAL INFORMATION AND DOES NOT NECESSARILY REFLECT AN ACTUAL SURVEY. THE SAINT LUCIE COUNTY PROPERTY APPRAISER DOES NOT ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED HEREON.

SAINT LUCIE COUNTY, FLORIDA

SHEET NUMBER	22
SECTION	35
TOWNSHIP	40
RANGE	40

24/22S

Property Identification

Site Address: 2806 S US HIGHWAY 1
 Sec/Town/Range: 22/35S/40E
 Parcel ID: 2422-314-0001-000-3
 Jurisdiction: Fort Pierce

Use Type: 1600
 Account #: 29789
 Map ID: 24/22S
 Zoning: General Co

Ownership

Invest LP
 9215 Solon Rd Ste D-1
 Houston, TX 77064

Legal Description

22 35 40 FROM INT OF C/L US 1 AND E-W 1/4 SEC LI RUN S 89 DEG 20 SEC E ALG SD 1/4 SEC LI 123 FT TO E LI CO R/W, TH S 0 DEG 03 SEC W ALG SD E LI 753.20 FT FOR POB, TH S 89 DEG 20 SEC E 967 FT, TH S 0 DEG 03 MIN W 550 FT, TH N 89 DEG 20 SEC W 400 FT, TH N 00 DEG 03 MIN E 42 FT, TH N 89 DEG 20 MIN W 7.39 FT, TH N 00 DEG 40 MIN 36 SEC W 309.81 FT, TH S 89 DEG 19 MIN 41 SEC E 21.50 FT, TH N 00 DEG 40 MIN 36 SEC W 166.17 FT, TH N 89 DEG 19 MIN 41 SEC W 326.62 FT, TH S 00 DEG 41 MIN 10 SEC W 4.86 FT, TH N 89 DEG 28 MIN 10 SEC W 80 FT, TH S 00 DEG 41 MIN 10 SEC W 38.3 FT, TH S 89 DEG 28 MIN 10 SEC E 80 FT, TH S 00 DEG 41 MIN 10 SEC W 432.86 FT, TH N 89 DEG 20 MIN W 307.52 FT TO SD E LI CO R/W, TH N 00 DEG 03 MIN E ALG SD E LI 24 FT, TH S 89 DEG 20 MIN E 166.69 FT, TH N 00 DEG 40 MIN 00 SEC E 216.49 FT, TH N 62 DEG 46 MIN 06 SEC W 56.99 FT, TH N 89 DEG 20 MIN 00 SEC W 118.32 FT TO E LI CO R/W, TH N 00 DEG 03 MIN E ALG SD E LI 242 FT TO POB (7.26 AC)



Total Areas

Finished/Under Air (SF):	50,698
Gross Sketched Area (SF):	55,814
Land Size (acres):	7.26
Land Size (SF):	316,245

Current Values

Just/Market Value:	\$2,679,800
Assessed Value:	\$2,679,800
Exemptions:	\$0
Taxable Value:	\$2,679,800

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Property taxes are subject to change upon change of ownership.

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

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 26, 2019	4366 / 2780	0111	WD	Invest LP	\$100
May 21, 2019	4274 / 2339	0205	WD	Wellspring Properties L C	\$2,700,000
Jun 27, 1995	0963 / 0431	XX01	WD	DISTRITANK INC	\$366,100
Jun 29, 1992	0797 / 2157	XX01	WD	SHOPPES OF FT PIERCE LTD	\$1,113,000
Jan 1, 1983	0392 / 0681	XX01	CV		\$0
Jul 1, 1982	0380 / 2358	XX02	CV		\$1,000,000

Building Information (1 of 2)

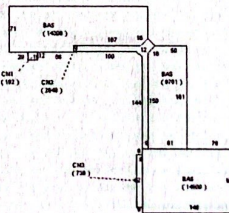
Finished Area: 38,870 SF
 Gross Sketched Area: 42,448 SF

Exterior Data

View:	Roof Cover: Mod Bitumin	Roof Structure: BarJst/Rigid
Building Type: NSCT	Year Built: 1983	Frame: Masonry
Grade: Y_C	Effective Year: 1983	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 16	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	38870	38870	1508

CN1	CANOPY	192	0	56
CN3	CANOPY	3386	0	760

Building Information (2 of 2)

Finished Area: 11,828 SF

Gross Sketched Area: 13,366 SF

Exterior Data

View:
Building Type: NSCT
Grade: Y_C
Story Height: 1 Story

Roof Cover: Tar & Gravel
Year Built: 1983
Effective Year: 1983
No. Units: 1

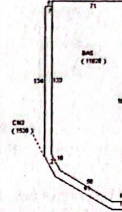
Roof Structure: Flat/Shed
Frame: Masonry
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

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

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

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	11828	11828	476
CN3	CANOPY	1538	0	465

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	247000	1970
SINGLE LIGHT	1	5	1970
DOUBLE LIGHT	1	11	1983
CEMENT CURB	1	6220	1983
CONCRETE LOW	1	10284	1983

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$1,683,600					
Land:	\$996,200					
Just/Market:	\$2,679,800					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$2,679,800					
Exemption(s):	\$0					
Taxable:	\$2,679,800					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	110.2	Fort Pierce Stormwater Charge	\$7,603.80

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	\$2,679,800	\$2,679,800	\$0	\$2,679,800
2020	\$2,565,400	\$2,565,400	\$0	\$2,565,400
2019	\$2,580,100	\$2,580,100	\$0	\$2,580,100
2018	\$2,575,600	\$2,575,600	\$0	\$2,575,600

Permits

Number	Issue Date	Description	Amount	Fee
F89000738S	Aug 1, 1989	Additions to existing construction	\$1,000	\$1,000
F900000471	Jan 1, 1990	Alterations/Remodeling	\$5,000	\$5,000
F900000481	Jan 1, 1990	Alterations/Remodeling	\$5,000	\$5,000
F90000048S	Feb 1, 1990	Sprinkler System	\$5,000	\$5,000
F91000467	Apr 17, 1991	Alterations/Remodeling	\$1,000	\$1,000
F91000467A	Apr 17, 1991	Alterations/Remodeling	\$14,500	\$14,500
F91-001385	Oct 29, 1991	Alterations/Remodeling	\$20,000	\$20,000
F91-01385A	Nov 25, 1991	Heat and Air Conditioning	\$750	\$750
F92-001268	Oct 27, 1992	Alterations/Remodeling	\$3,500	\$3,500
F93-000315	Mar 19, 1993	Alterations/Remodeling	\$5,000	\$5,000
F93-001405	Oct 27, 1993	Alterations/Remodeling	\$20,000	\$20,000

F93-01405A	Nov 22, 1993	Alterations/Remodeling	\$20,000	\$20,000
F94-001021	Aug 25, 1994	Alterations/Remodeling	\$25,000	\$25,000
F99-000768	Jun 9, 1999	Demolition	\$14,750	\$14,750
F99-000771	Jun 18, 1999	Alterations/Remodeling	\$155,000	\$155,000
CR2003-17	Apr 29, 2003	Alterations/Remodeling	\$8,000	\$311
CR2004-1	Apr 8, 2004	Alterations/Remodeling	\$5,000	\$403
CR2004-483	Oct 25, 2004	Alterations/Remodeling	\$86,400	\$1,169
BP-091341	Aug 27, 2009	Fence	\$2,400	\$100
BP09-1482	Sep 15, 2009	Alterations/Remodeling	\$0	\$100
BP09-1255	Aug 28, 2009	Alterations/Remodeling	\$2,000	\$250
BP09-1538	Oct 15, 2009	Alterations/Remodeling	\$300	\$50
BP10-1732	Jul 27, 2010	Alterations/Remodeling	\$0	\$75
BP10-1733	Jul 27, 2010	Alterations/Remodeling	\$0	\$75
BP10-1792	Aug 23, 2010	Alterations/Remodeling	\$53,000	\$1,160
BP10-1956	Aug 23, 2010	Alterations/Remodeling	\$555	\$150
BP10-1366	Jun 21, 2010	Air Conditioning Only	\$1,500	\$225
BP10-1367	Jun 28, 2010	Demolition	\$0	\$575
BP10-2037	Sep 20, 2010	Alterations/Remodeling	\$3,675	\$75
BP10-2476	Nov 15, 2010	Alterations/Remodeling	\$900	\$80
BP10-2622	Nov 24, 2010	Alterations/Remodeling	\$2,300	\$155
BP10-2496	Nov 3, 2010	Electric	\$1,000	\$80
BP10-2620	Nov 23, 2010	Air Conditioning Only	\$1,300	\$155
bp09-1255	Aug 28, 2009	Alterations/Remodeling	\$2,000	\$250
BP11-0857	May 12, 2011	Air Conditioning Only	\$4,400	\$155
BP10-1956	Dec 30, 2011	Electric	\$555	\$129
BP11-3003	Mar 2, 2012	Alterations/Remodeling	\$95,000	\$987
BP12-0080	Jan 30, 2012	Demolition	\$1,800	\$515
BP20-3280	Oct 27, 2020	Roof	\$500,000	\$0
BP21-1327	Mar 9, 2021	Air Conditioning Only	\$77,320	\$0
BP21-1332	Mar 9, 2021	Air Conditioning Only	\$38,660	\$0
BP21-1333	Mar 9, 2021	Air Conditioning Only	\$86,985	\$0
BP21-0611	Feb 24, 2021	Air Conditioning Only	\$39,527	\$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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Prepared by
Tammy Shrum, an employee of
First American Title Insurance Company
2001 9th Avenue, Suite 108
Vero Beach, Florida 32960
(877)753-0344

Return to: Grantee

File No.: 2118-2592433
Consideration: \$10.00

CORRECTIVE WARRANTY DEED

This document is being recorded to correct the Grantees name
All fees and taxes were paid on the previous recording in O.R. Book 4274 Page 2339

This indenture made on **December 26th 2019 A.D.**, by

Wellspring Properties, L.C., a Florida limited liability company, (as to Parcels 1, 2, 3, 4, 5, 6, 7 and 8) and Commercial Rentals Inc., a Nevada corporation, (as to Parcels 9 and 10)

whose address is: **2001 9th Ave #106 Vero Beach, FL 32960**
hereinafter called the "grantor", to

Ivest, L.P., a Texas limited partnership

whose address is: **9215 Solon Rd, #D1 Houston, TX 77064**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie County, Florida**, to-wit:

Parcel 1:

Commencing at the intersection of the North line of the Southwest Quarter of Section 22, Township 35 South, Range 40 East, St. Lucie County, Florida and the centerline of U.S. Highway No. 1; thence run East along said quarter section line, 40 feet to a point on the East right of way line of U.S. Highway No. 1; thence run South along said East right of way line 753.2 feet to the Point of Beginning; thence continue South along said right of way line, 650 feet to a point; thence run East parallel to the aforesaid quarter section line, 650 feet to a point; thence run North parallel with the East right of way line of U.S. Highway No. 1, 650 feet to a point; thence run West 650 feet to the Point of Beginning., less and excepting the West 83 feet thereof.

Less and excepting from Parcel One, the Restaurant Parcel (A) and the Savings and Loan Parcel (B), described as follows:

(A) Restaurant Parcel:

A parcel of land lying in Section 22, Township 35 South, Range 40 East, St. Lucie County, Florida; said parcel of land being more particularly described as follows:

Commencing at the intersection of the North line of the Southwest Quarter of said Section 22 and the centerline of U.S. Highway No. 1; thence South 89°20'00" East, along said quarter section line, a distance of 40.00 feet to a point on the Easterly right of way line of U.S. Highway No. 1; thence South 00° 03' 00" West, along said right of way line, a distance of 1261.19 feet; thence South 89° 20' 00" East, parallel with said quarter section line, a distance of 83.00 feet for a Point Of Beginning; thence continue South 89° 20' 00" East, a distance of 307.52 feet; thence South 00° 40' 00" West, a distance of 142.00 feet; thence North 89° 20' 00" West, parallel with said quarter section line, a distance of 306.00 feet; thence North 00° 03' 00" East, along a line 83.00 feet Easterly of and parallel with the Easterly right of way line of U.S. Highway No. 1, a distance of 142.01 feet to the Point Of Beginning.

And less

(B) Savings And Loan Parcel:

A parcel of land lying in Section 22, Township 35 South, Range 40 East, St. Lucie County, Florida, said parcel of land being more particularly described as follows:

Commencing at the intersection of the North line of the Southwest Quarter said Section 22 and the centerline of U.S. Highway No. 1; thence South 89°20'00" East, along said quarter section line, a distance of 40.00 feet to a point on the Easterly right of way of U.S. Highway No. 1; thence South 00° 03' 00" West, along said right of way line, a distance of 995.20 feet; thence South 89° 20' 00" East, parallel with said quarter section line, a distance of 83.00 feet for a Point Of Beginning; thence continue South 89° 20' 00" East, a distance of 118.32 feet; thence South 62°46'06" East, a distance of 56.99 feet; thence South 00° 40' 00" West, a distance of 216.49 feet; thence North 89° 20' 00" West, parallel with said quarter section line, a distance of 166.69 feet; thence North 00° 03' 00" East, along a line 83.00 feet Easterly of and parallel with the Easterly right of way line of U.S. Highway No. 1, a distance of 241.99 feet to the Point Of Beginning.

Parcel 2:

Commencing at the intersection of the North line of the Southwest Quarter of Section 22, Township 35 South, Range 40 East, St. Lucie County, Florida and the centerline of U.S. Highway No. 1; thence run East along said quarter section line, 40 feet to a point on the East right of way line of U.S. Highway No. 1; thence run South 00°03' West along said East right of way line 753.2 feet; thence run South 89°20' East parallel with the quarter section line, 650 feet to the Point of Beginning; thence continue South 89°20' East 400 feet; thence run South 00°03' West 550 feet; thence run North 89°20' West 400 feet; thence run North 00°03' East 550 feet to the Point of Beginning.

Less and excepting from Parcels 1 and 2:

A parcel of land lying in Section 22, Township 35 South, Range 40 East, St. Lucie County, Florida, said parcel of land being more particularly described as follows:

Commencing at the intersection of the North line of the Southwest Quarter of said Section 22 and the centerline of U.S. Highway No. 1; thence South 89°20'00" East along said quarter section line, a distance of 40 feet to a point on the Easterly right of way line of U.S. Highway No. 1; thence South 00°03'00" West along said right of way line a distance of 753.20 feet to the Northwest corner of Parcel One as described herein; thence South 89°20'00" East along the North line of said Parcel One, a distance of 343.04 feet; thence South 00°40'00" West, departing the North line of said Parcel One, a distance of 31.96 feet to the Northwest corner of an existing Two-Story Building and the Point of Beginning; thence

South 89°19'41" East, along the North face of said Two-Story Building and its Easterly prolongation, a distance of 326.62 feet; thence South 00°40'36" West, along a line parallel with and 21.50 feet Easterly of, as measured at right angles to, the East face of said Two-Story Building, a distance of 166.17 feet, more or less to the Northerly face of an existing One-Story Building; thence North 89°19'41" West, along the North face of said One-Story Building, a distance of 21.50 feet, more or less, to the Easterly face of the aforesaid Two-Story Building; thence South 00°40'36" West, along the Easterly face of said Two-Story Building and its Southerly prolongation, a distance of 309.81 feet; thence South 89°20'00" East, a distance of 7.39 feet to a point on the East line of aforesaid Parcel One; thence South 00°03'00" West, along the East line of said Parcel One a distance of 142.00 feet to the Southeast corner of said Parcel One; thence North 89°20'00" West, along the South line of said Parcel One a distance of 261.00 feet to the Southeast corner of Parcel A as described herein; thence North 00°40'00" East, along the East line of said Parcel A a distance of 142.00 feet to the Northeast corner of said Parcel A; thence North 89°20'00" West, along the North line of said Parcel A, a distance of 53.11 feet to the intersection thereof with the Southerly prolongation of the Westerly face of the aforesaid Two-Story Building; thence North 00°41'10" East, along said Southerly prolongation and along the Westerly face of said Two-Story Building a distance of 432.86 feet, more or less, to Southeast corner of an existing 0.7 foot wide concrete block wall along the Southerly side of an existing concrete loading dock; thence North 89°28'10" West, along the Southerly face of said concrete block wall a distance of 80.0 feet; thence North 00°41'10" East a distance of 38.3 feet, more or less, to the Northwest corner of an existing 0.7 foot wide concrete block wall along the North side of said concrete loading dock; thence South 89°28'10" East, along the North face of said concrete block wall a distance of 80.0 feet, more or less, to the Westerly face of the aforesaid Two-Story Building; thence North 00°41'10" East, along the Westerly face of said Two-Story Building a distance of 4.86 feet to the Northwest corner of said Two-Story Building and the Point of Beginning.

Together with the following Easement Parcels:

Parcel 3 (Easement Parcel):

An easement for ingress and egress and rights for parking on, over and across the South 650 feet of the North 1403.2 feet of the West 83 feet of that part of the South Half of Section 22, Township 35 South, Range 40 East, lying East of U.S. Highway No. 1, pursuant to that certain instrument recorded in Official Record Book 85, Page 576, of the Public Records of St. Lucie County, Florida.

Parcel 4 (Easement Parcel):

Drainage and Utility easement rights as set forth in that certain Easement Agreement recorded in Official Record Book 423, Page 379, of the Public Records of St. Lucie County, Florida.

Parcel 5 (Easement Parcel):

Drainage easement rights as set forth in that certain Drainage Easement recorded in Official Record Book 388, Page 1393, of the Public Records of St. Lucie County, Florida.

Parcel 6 (Easement Parcel):

Easement rights for ingress and egress and rights for parking as set forth in that certain Easement Agreement recorded in Official Record Book 839, Page 984, of the Public Records of St. Lucie County, Florida.

Parcel 7 (Easement Parcel):

Easement rights for ingress and egress as set forth in that certain Declaration Of Ingress And Egress Agreement recorded in Official Record Book 380, Page 2398.

Parcel 8 (Easement Parcel):

Easement rights for ingress and egress as set forth in that certain Declaration Of Ingress And Egress Agreement recorded in Official Record Book 423, Page 372.

Parcel 9:

Savings And Loan Parcel:

A parcel of land lying in Section 22, Township 35 South, Range 40 East, St. Lucie County, Florida, said parcel of land being more particularly described as follows:

Commencing at the intersection of the North line of the Southwest Quarter said Section 22 and the centerline of U.S. Highway No. 1; thence South 89°20'00" East, along said quarter section line, a distance of 40.00 feet to a point on the Easterly right of way of U.S. Highway No. 1; thence South 00° 03' 00" West, along said right of way line, a distance of 995.20 feet; thence South 89° 20' 00" East, parallel with said quarter section line, a distance of 83.00 feet for a Point Of Beginning; thence continue South 89° 20' 00" East, a distance of 118.32 feet; thence South 62°46'06" East, a distance of 56.99 feet; thence South 00° 40' 00" West, a distance of 216.49 feet; thence North 89° 20' 00" West, parallel with said quarter section line, a distance of 166.69 feet; thence North 00° 03' 00" East, along a line 83.00 feet Easterly of and parallel with the Easterly right of way line of U.S. Highway No. 1, a distance of 241.99 feet to the Point Of Beginning.

Parcel 10:

Easement for the benefit of Parcel 1 as created by Easement given by City of Fort Pierce, a municipal corporation of the State of Florida to Central Bank and Trust Company of Miami, Florida, as Trustee under Land Trust 57-147 land recorded April 10, 1964 in Official Records Book 85, Page 576, St. Lucie County, Florida public records, for the purposes described in said easement over, under and across the land described as follows:

That portion of the following 83 foot strip of land lying Easterly of the right-of-way for U.S. Highway No. 1 and Westerly and contiguous to Parcel 1:

A strip of land 83 feet wide, lying immediately East of the existing 80 foot right-of-way of State Road No. 5, also known as U.S. Highway #1, and extending South from a point 200 feet South of the South right-of-way line of Savannah Road to the South property line of the grantee's property, excepting therefrom a certain 300 foot strip of said land not held by the grantor, all of which runs through Section 22, Township 35 South, Range 40 East, in the city of Fort Pierce, County of St. Lucie, State of Florida.

Parcel Identification Number: **2422-314-0001-000/3 and 2422-314-0002-000-0**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2018.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Wellspring Properties, L.C., a Florida limited liability company

Commercial Rentals Inc., a Nevada corporation

By: B.P. Willis
Name: B.P. Willis
Title: Manager

By: B.P. Willis
Name: Bill P. Willis
Title: President

Signed, sealed and delivered in our presence:

Michelle Timble
Witness Signature

Print Name: MICHELLE TIMBLE

Melinda Colvin
Witness Signature

Print Name: Melinda Colvin

State of **Florida**
County of **Indian River**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **December 26, 2019**, by **B.P. Willis**, as **Manager**, on behalf of **Wellspring Properties, L.C.**, a **Florida limited liability company**, (as to **Parcels 1, 2, 3, 4, 5, 6, 7 and 8**) and **Commercial Rentals Inc.**, a **Nevada corporation**, (as to **Parcels 9 and 10**), existing under the laws of the State of **Florida**, who is/are personally known to me or who has/have produced a valid driver's license as identification.

[Signature]
Notary Public

Tammy L Shrum
(Printed Name)

My Commission expires: 7/30/2022

