



DEVELOPMENT REVIEW

Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____

Application Type

- Site Plan
 Conditional Use w/New Construction
 Conceptual Development Plan
 Minor Amendment
 Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: _____ Site Acreage: _____

Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

Property Owner(s)

Street Address _____

City _____ State _____ Zip _____

Phone Number _____

Email Address _____

Applicant/Representative, Title, Company

Street Address _____

City _____ State _____ Zip _____

Phone Number _____

Email Address _____

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

Tod Mowery

Property Owner(s) Signature(s)

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.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- Complete application
- Warranty Deed
- SLC Property Record Card
- Detailed project description
- General location map (see Section 125-313)
- Survey (see Section 125-313)
- Site Plan (see Section 125-313)
- Landscaping Plan (see Section 123-37)
- Conceptual Drainage Plan (see Section 125-313)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 125-313)
- Lighting Plan (see Section 125-313)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)



DESIGN REVIEW

Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____



Property Owner(s)

Applicant/Representative, Title, Company

 Street Address

 Street Address

 City State Zip

 City State Zip

 Phone Number

 Phone Number

 Email Address

 Email Address

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

Tod Mowery

 Property Owner(s) Signature(s)

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.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>

Design Review Application Checklist **(City Code of Ordinances 125-314)**

Submittal for Administrative Approval

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 125-313.
- c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
- d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

Start Year	AssessCode	Units	Description	Amount
2013	0054	1.02	North St. Lucie Water Management District	\$25.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office [\[2\]](#).

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$250,000	\$229,240	\$0	\$229,240
2020	\$208,400	\$208,400	\$0	\$208,400
2019	\$209,600	\$209,600	\$0	\$209,600
2018	\$260,000	\$260,000	\$0	\$260,000

Permits

Number	Issue Date	Description	Amount	Fee
F93-001048	Jul 26, 1993	Alterations/Remodeling	\$2,000	\$2,000
F01-00001376	Oct 16, 2001	Roof	\$7,550	\$201
MC2002-80	Oct 14, 2002	Air Conditioning Only	\$3,600	\$161
MC2005318	Jun 23, 2005	Air Conditioning Only	\$1,750	\$75
C06030277	Mar 8, 2006	Air Conditioning Only	\$2,475	\$0
BP13-2269	Jun 27, 2013	Plumbing	\$3,200	\$155
BP13-3200	Oct 31, 2013	Demolition	\$2,000	\$257
BP13-3606	Jan 3, 2014	Electric	\$253,000	\$2,629
BP14-0365	Feb 11, 2014	Electric	\$500	\$155
BP15-0907	Apr 24, 2015	Wood Fence	\$2,450	\$255
BP16-2616	Oct 27, 2016	Paving	\$37,800	\$0
BP17-1860	Jul 3, 2017	Air Conditioning Only	\$6,785	\$6,785

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 [\[Link\]](#)

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: 3810 OKEECHOBEE RD
 Sec/Town/Range: 17/35S/40E
 Parcel ID: 2417-332-0017-000-8
 Jurisdiction: Fort Pierce

Use Type: 1000
 Account #: 26520
 Map ID: 24/17S
 Zoning: General Co

Ownership

Danny Adkins and Assoc Inc
 3900 Okeechobee Rd
 Fort Pierce, FL 34947

Legal Description

17 35 40 BEG AT INT OF N R/W OKEECHOBEE RD AND LI DRAWN 70 FT W OF AND // TO W R/W TOTTEN RD, TH N 152.21 FT, TH E 70 FT TO W R/W TOTTEN RD, TH S ON R/W 75.32 FT TO BEG OF CURVE CONC TO NW, R 70 FT AND CA 75 DEG 24 MIN 30 SEC RUN 92.13 FT ON ARC TO END OF SD CURVE, TH S 70 DEG 20 MIN 26 SEC W 17.98 FT TO POB (AS SHOWN ON SRD MAP #9403-106) (0.18 AC) (OR 3372-408, 410: 3616-981)



Current Values

Just/Market Value: \$27,400
 Assessed Value: \$27,400
 Exemptions: \$0
 Taxable Value: \$27,400

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.18
 Land Size (SF): 7,840.8

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.

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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
Mar 24, 2014	3616 / 0981	0111	QC	Danny Adkins and Assoc Inc	\$100
Mar 19, 2012	3373 / 0408	0137	WD	Adams Robin A	\$30,000
Mar 16, 2012	3373 / 0410	0111	QC	Adams Robin A	\$100
Mar 15, 2012	3373 / 0406	0111	QC	Adams Robin A	\$0
Apr 30, 2010	3194 / 0470	0111	QC	Adams Robert	\$100
Apr 30, 2010	3192 / 0997	0111	QC	Adams Robert	\$100
Nov 15, 2009	3145 / 0564	0111	QC	Rayside Sonja	\$100
Jan 26, 2007	2771 / 1873	XX01	QC	Roberts Agnes	\$100
Nov 15, 2001	1456 / 1362	XX00	WD	Jensen Richard A	\$40,000
Dec 20, 1988	0616 / 0615	XX00	WD	C R Cambron	\$118,000
Jan 1, 1988	0573 / 1015	XX01	CV		\$100
Mar 1, 1984	0426 / 2519	XX00	CV		\$85,000
Mar 1, 1978	0283 / 1558	XX00	CV		\$30,000

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$27,400
Just/Market:	\$27,400
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$27,400
Exemption(s):	\$0
Taxable:	\$27,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	2.3	Fort Pierce Stormwater Charge	\$158.70
Start Year	AssessCode	Units	Description	Amount
2013	0054	0.18	North St. Lucie Water Management District	\$25.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office [📄](#).

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$27,400	\$27,400	\$0	\$27,400
2020	\$27,400	\$27,400	\$0	\$27,400
2019	\$27,400	\$27,400	\$0	\$27,400
2018	\$27,400	\$27,400	\$0	\$27,400

Permits

Number	Issue Date	Description	Amount	Fee
F91000998	Aug 1, 1991	Roof	\$1,200	\$1,200
F910001067	Aug 20, 1991	Roof	\$1,500	\$1,500
F01-1539	Nov 16, 2001	Demolition	\$100	\$100
F02-0996	Jun 27, 2002	Roof	\$3,100	\$156
BP14-0495	Mar 12, 2014	Demolition	\$2,380	\$525

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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Property Identification

Site Address: TOTTEN RD
 Sec/Town/Range: 17/35S/40E
 Parcel ID: 2417-332-0013-000-0
 Jurisdiction: Saint Lucie County

Use Type: 0000
 Account #: 26517
 Map ID: 24/17S
 Zoning: Comm Neigh

Ownership

Cheryl C Adkins
 9821 Orange Ave
 Fort Pierce, FL 34945

Legal Description

17 35 40 FROM NW COR OF SW 1/4 OF SW 1/4 RUN E ALG N LI OF SD SW 1/4 OF SW 1/4 634 FT, TH S WITH INT ANG OF 94 DEG 44 1/2 MIN, ALG W SIDE OF RD 420 FT TO POB, TH W // WITH N LI OF SD SW 1/4 OF SW 1/4 150 FT, TH NLY 75 FT, TH WLY 98 FT, TH SLY 150 FT, THELY 83 FT, TH NLY 50 FT, TH ELY 165 FT, TH NLY 25 FT TO POB (0.41AC) (61) (OR 3285-346)

Current Values

Just/Market Value: \$19,200
 Assessed Value: \$17,160
 Exemptions: \$0
 Taxable Value: \$17,160



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.41
 Land Size (SF): 17,859.6

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.

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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
Apr 7, 2011	3285 / 0346	0001	WD	York Tommy M	\$8,900
Apr 2, 2010	3184 / 1515	0001	WD	Cueto Sheila	\$5,100
May 18, 1999	1223 / 2091	XX01	TD	Blount Raymond L	\$2,700

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: \$19,200
 Just/Market: \$19,200
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$2,040
 Assessed: \$17,160
 Exemption(s): \$0
 Taxable: \$17,160

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.41	North St. Lucie Water Management District	\$25.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$19,200	\$17,160	\$0	\$17,160
2020	\$15,600	\$15,600	\$0	\$15,600
2019	\$15,600	\$15,600	\$0	\$15,600
2018	\$15,600	\$15,600	\$0	\$15,600

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

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

[Click the following link to check for additional permit data in Saint Lucie County](#)

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Property Identification

Site Address: 2007 TOTTEN RD
 Sec/Town/Range: 17/35S/40E
 Parcel ID: 2417-332-0014-000-7
 Jurisdiction: Saint Lucie County

Use Type: 0100
 Account #: 26518
 Map ID: 24/17S
 Zoning: Comm Neigh

Ownership

Cheryl C Adkins
 9821 Orange Ave
 Fort Pierce, FL 34945

Legal Description

17 35 40 FROM INT OF N LI OKEE RD AND W R/W TOTTEN RD RUN N 150 FT FOR POB, TH CONT N 115.4 FT, TH W 165 FT, TH S 50 FT, TH E 95 FT, TH S 65.4 FT, TH E 70 FT TO POB (70) (0.29 AC) (OR 662-134)

Current Values

Just/Market Value: \$71,400
 Assessed Value: \$66,550
 Exemptions: \$0
 Taxable Value: \$66,550



Total Areas

Finished/Under Air (SF): 1,248
 Gross Sketched Area (SF): 1,536
 Land Size (acres): 0.29
 Land Size (SF): 12,632.4

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	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 2, 1989	0662 / 0134	XX00	WD	Robert Lazar	\$38,000
Sep 11, 1989	0653 / 2274	XX01	CT		\$13,900

Building Information (1 of 1)

Finished Area: 1,248 SF

Gross Sketched Area: 1,536 SF

Exterior Data

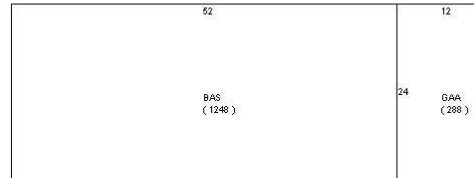
View:	Roof Cover: Metal	Roof Structure: Gable
Building Type: HD+	Year Built: 1971	Frame:
Grade: D+	Effective Year: 1977	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 1
 Full Baths: 2
 Half Baths: 0
 A/C %: 100%

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1248	1248	152
GAA	Garage Attached Average	288	0	72

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	600	1971

Current Year Values


Current Values Breakdown

Building:	\$55,400
Land:	\$16,000
Just/Market:	\$71,400
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$4,850
Assessed:	\$66,550
Exemption(s):	\$0
Taxable:	\$66,550

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
Start Year	AssessCode	Units	Description	Amount
2013	0054	0.29	North St. Lucie Water Management District	\$25.00

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Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$71,400	\$66,550	\$0	\$66,550
2020	\$60,500	\$60,500	\$0	\$60,500
2019	\$60,500	\$60,500	\$0	\$60,500
2018	\$58,900	\$56,991	\$0	\$56,991

Permits

Number	Issue Date	Description	Amount	Fee
C05020581	Feb 8, 2005	Roof	\$5,000	\$0
C2007-0783	Aug 4, 2020	Electric	\$1,800	\$0
C2008-0392	Sep 14, 2020	Roof	\$5,000	\$0

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

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Property Identification

Site Address: 3900 OKEECHOBEE RD
 Sec/Town/Range: 17/35S/40E
 Parcel ID: 2417-332-0016-000-1
 Jurisdiction: Fort Pierce

Use Type: 2100
 Account #: 26519
 Map ID: 24/17S
 Zoning: General Co

Ownership

Danny Adkins and Assoc Inc
 3900 Okeechobee Rd
 Fort Pierce, FL 34947

Legal Description

17 35 40 FROM N LI OF SW 1/4 OF SW 1/4 AND W SIDE OF TOTTEN RD
 RUN S 495 FT, TH W 70 FT FOR POB, TH CONT W 178 FT, TH S 267.4 FT,
 TH ELY ALG OKEE RD 178.7 FT, TH NLY 230.1 FT TO POB-LESS RD
 R/W- (69) (1.02 AC) (OR 466-448)

Current Values

Just/Market Value: \$250,000
 Assessed Value: \$229,240
 Exemptions: \$0
 Taxable Value: \$229,240



Total Areas

Finished/Under Air (SF): 2,632
 Gross Sketched Area (SF): 3,094
 Land Size (acres): 1.02
 Land Size (SF): 44,431.2

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	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 1, 1985	0466 / 0448	XX00	CV		\$612,000
May 1, 1978	0287 / 1825	XX00	CV		\$105,000
May 1, 1973	0214 / 1851	XX00	CV		\$31,800

Building Information (1 of 1)

Finished Area: 2,632 SF

Gross Sketched Area: 3,094 SF

Exterior Data

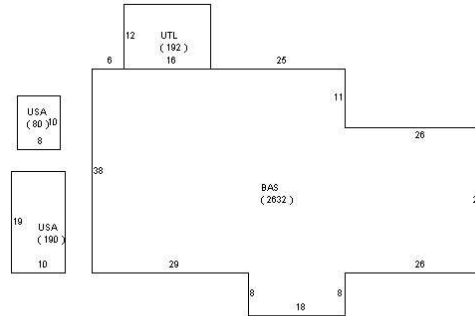
View:	Roof Cover: Metal	Roof Structure: Wood Truss
Building Type: REST	Year Built: 1979	Frame:
Grade: Y_D	Effective Year: 1979	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall: Cypress BB

Interior Data

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

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2632	2632	238
USA	Utility Shed Average	270	0	94
UTL	UTILITY ROOM	192	0	56

Special Features and Yard Items

Type	Qty	Units	Year Blt
DOUBLE LIGHT	1	1	1979
CEMENT CURB	1	228	1979
ASP2 LOW	1	10890	1979
CONCRETE LOW	1	1764	2015
Fen WoodSB 6'	1	138	2015

Current Year Values

Current Values Breakdown

Building:	\$94,500
Land:	\$155,500
Just/Market:	\$250,000
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$20,760
Assessed:	\$229,240
Exemption(s):	\$0
Taxable:	\$229,240

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2001	0041	11.9	Fort Pierce Stormwater Charge	\$821.10

Danny Adkins and Assoc Inc
3900 Okeechobee Road
Fort Pierce, FL 34947

OWNER CONSENT FORM

Project Name: Moonswiners Expansion

Parcel ID: 2417-332-0017-000-8 & 2417-332-0016-000-1

Address: 3810 & 3900 Okeechobee Road

Cheryl C. Adkins

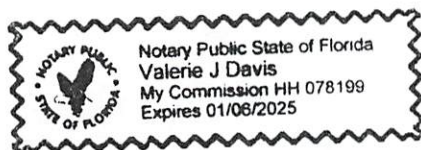
BEFORE ME THIS DAY PERSONALLY APPEARED Danny Adkins, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG, Inc. and Jacquin & Sons, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed plat, site plan, construction plans, and other related development items for this parcel.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 12 day of May, 2022, by Cheryl C. Adkins (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

<u>Valerie J Davis</u>	<u>Cheryl Adkins</u>
Notary Signature	Owner's Signature
<u>Valerie J. Davis</u>	<u>Cheryl Adkins</u>
Printed Name of Notary	Owner's Name
(Notary Seal)	
	<u>3900 Okeechobee Rd</u>
	Street Address
	<u>FT. PIERCE FL. 34947</u>
	City, State, Zip
<u>01/06/2025</u>	
My commission expires	<u>772 528-2815</u>
	Telephone / Email



Cheryl C Adkins
9821 Orange Ave
Fort Pierce, FL 34945

OWNER CONSENT FORM

Project Name: Moonswiners Expansion

Parcel ID: 2417-332-0013-000-0 & 2417-332-0014-000-7

Address: 2007 Totten Road

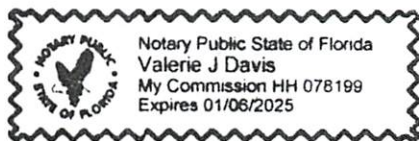
BEFORE ME THIS DAY PERSONALLY APPEARED Cheryl C Adkins, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG, Inc. and Jacquin & Sons, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed plat, site plan, construction plans, and other related development items for this parcel.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 12 day of May, 2022, by Cheryl C Adkins (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

<u>Valerie J Davis</u>	<u>Cheryl C Adkins</u>
Notary Signature	Owner's Signature
<u>Valerie J Davis</u>	<u>Cheryl C Adkins</u>
Printed Name of Notary	Owner's Name
(Notary Seal)	
	<u>9821 Orange Ave</u>
	Street Address
	<u>Fort Pierce FL 34945</u>
	City, State, Zip
<u>01/06/2025</u>	
My commission expires	<u>772 528-2815</u>
	Telephone / Email





July 1, 2022

Via Email

City of Fort Pierce Planning
100 North US Highway 1
Fort Pierce, FL 34950

RE: Minor Site Plan – Moonswiners Expansion

Dear Planning Staff,

We are pleased to present the City of Fort Pierce with a Development Review application for the minor expansion of Moonswiners. This expansion will be considered a minor site plan as the proposed building expansion is under 4,000 square feet. The building will be expanded by approximately 1,800 square feet and there will be parking and other minor site improvements.

Pursuant to City Code Section 125-313 (b) (3) the submittal requirements are to provide the application, fees, a vicinity map, a site plan, and any other items deemed necessary by staff. The city does not appear to have a set application dedicated to the minor site plan process. We will be providing the Development Review application, but since this is a minor site plan, we will not be providing most of the other items listed on the Development Review application as most of those requirements are germane to the major site plan process according to City Code Section 125-313. There also is no fee listed on the Planning Departments Fee Schedule for the minor site plan so we will not be providing a fee for the minor site plan, but will be providing the fee for Design Review. In addition to the required items for a minor site plan review we are also submitting a landscape plan, a lighting plan, and colored elevations of the building.

The design for the building expansion is the same design as the current structure and does not differ architectural from what is currently present on the site. This expansion seeks to provide more kitchen capacity for the existing business.

We would also like to note that two of the parcels associated with this site plan are in St. Lucie County jurisdiction, but the building is being expanded on one of the parcels that is within the City's jurisdiction. This site has historically functioned within both jurisdictions and the owners of the properties want to keep it that way. There are only parking lot improvements that will be conducted on the parcels within County jurisdiction.

We look forward to your assistance and response.

Sincerely,

Thank you,

Tod Mowery

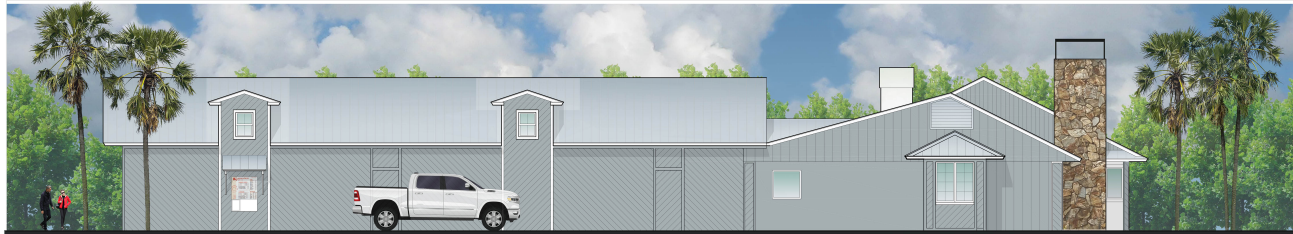
Tod Mowery, AICP
President

C: Michael Jacquin



01 ELEVATION LOOKING WEST

Scale: 3/16"=1'-0"



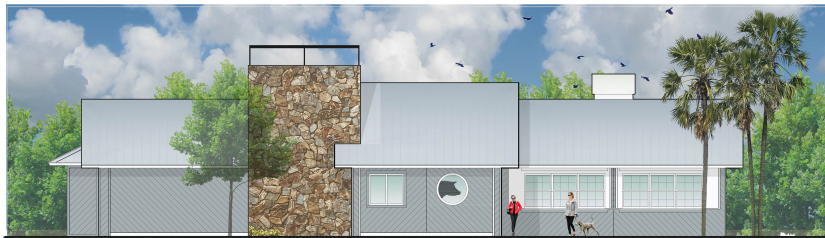
02 ELEVATION LOOKING EAST

Scale: 3/16"=1'-0"



03 ELEVATION LOOKING SOUTH

Scale: 3/16"=1'-0"



04 ELEVATION/SECTION LOOKING SOUTH

Scale: 3/16"=1'-0"

Project:
Moonswiners
Bar-B-Q

3900 Okeechobee Rd,
Fort Pierce, FL 34947

Key Plans:

Issue:	No:	Date:	Description:
A	000002		RENDERED ELEVATIONS

Architect:



Contractor:

Drawing Title:

EXTERIOR ELEVATIONS

Rev.	Drawn By:	Check By:	Scale:	Proj. No.:	Sheet No.:
01	JEM	REF			
02	JEM	REF			
03	JEM	REF			
04	JEM	REF			

Cont. No.: 12456

Date Printed:

A3.10

Moonswiners
3900 Okeechobee Road
City of Fort Pierce, Florida

City Project Number:

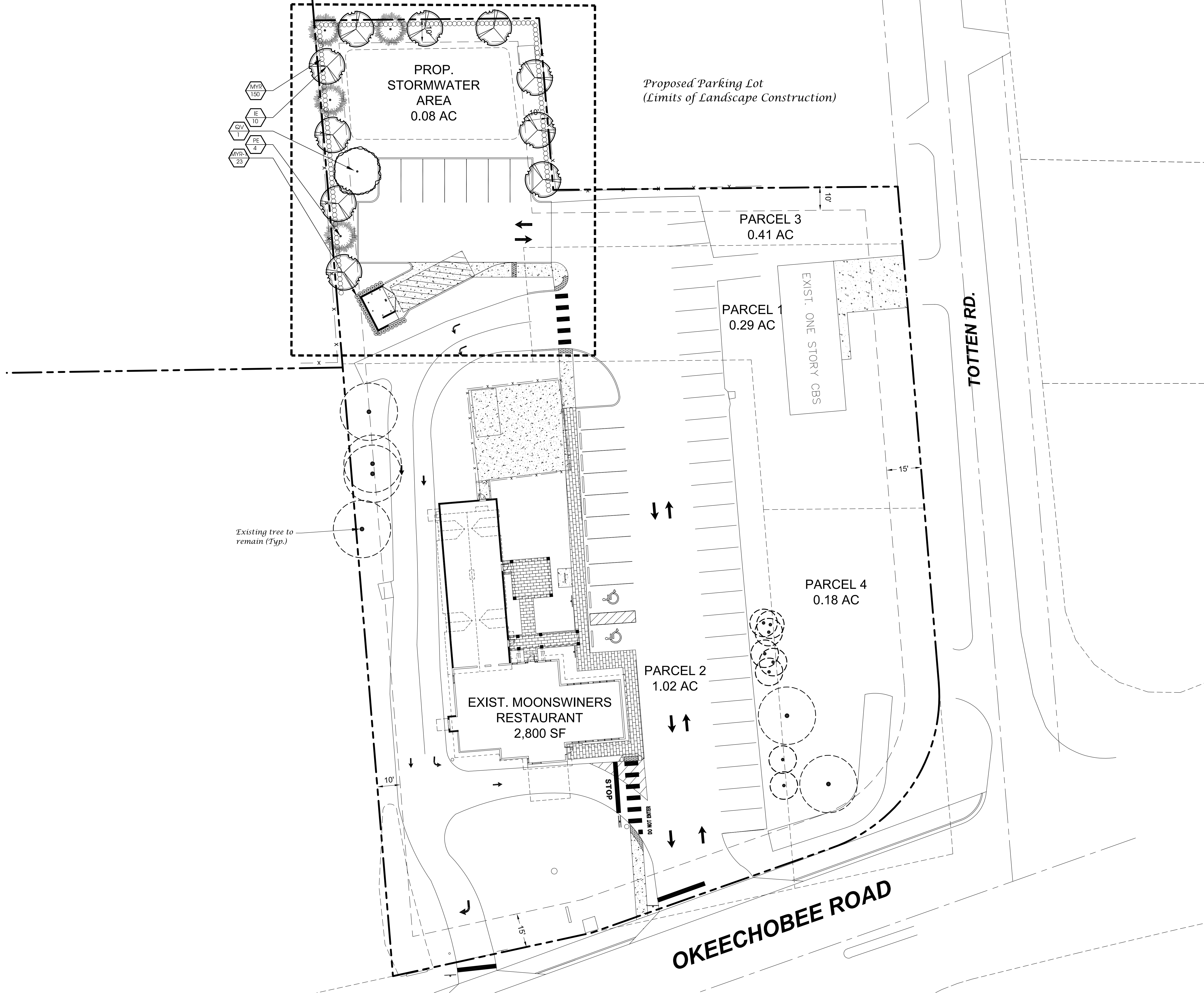
Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 22-0601
Drawn By JWS
Submittal Dates 6-20-2022

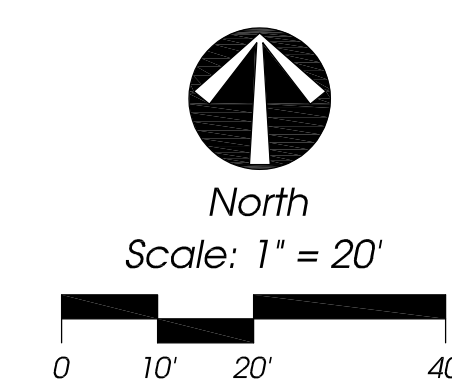
Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

L-1 2
Sheet of



Landscape Plan



Landscape Specifications

- All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
- Underplanting or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
- Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
- Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
- The contractor shall verify the location of underground utilities prior to commencing work on any project area.
- Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or EnviroMulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
- All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
- Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
- Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
- Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:5:2 or 3:3:3 (e.g. one labeled 12-0-6). Similar analysis such as 16-0-8 (4:2:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from tips. Do not place tablet(s) in bottom of hole.

- 1 Gallon 1 Tablet
- 3 Gallon 2 Tablets
- 25 Gallon & B&B Trees 2 per 1" caliper

- All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
- Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
- Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
- Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum Floritum (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
- Maintain positive drainage, no planting is to block drainage.
- Drainage Testing
 - Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
 - Dig each planting pit to the minimum specified size.
 - Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
 - When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
 - Discard all material removed from the drainage channel.
 - When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

- NOTES:
- Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in Item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
 - All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
10	IE*	ILEX x ATTENUATA	'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S. FULL CANOPY, 5' C.T. MIN.
4	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
1	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
23	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK
150	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS

* = Florida Native
NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE

Landscape Data

Vehicular Use Area Landscaping to Adjacent Property (North, South & East Buffer) 300'

Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
300 Lf. x 10' = 3,000 s.f. / 200 = 15 Trees
Provided = 15

Shrubs Required = Continuous Hedge @ 2' o.c.
300 Lf. / 2' o.c. = 150 Shrubs
Provided = 150 Shrubs

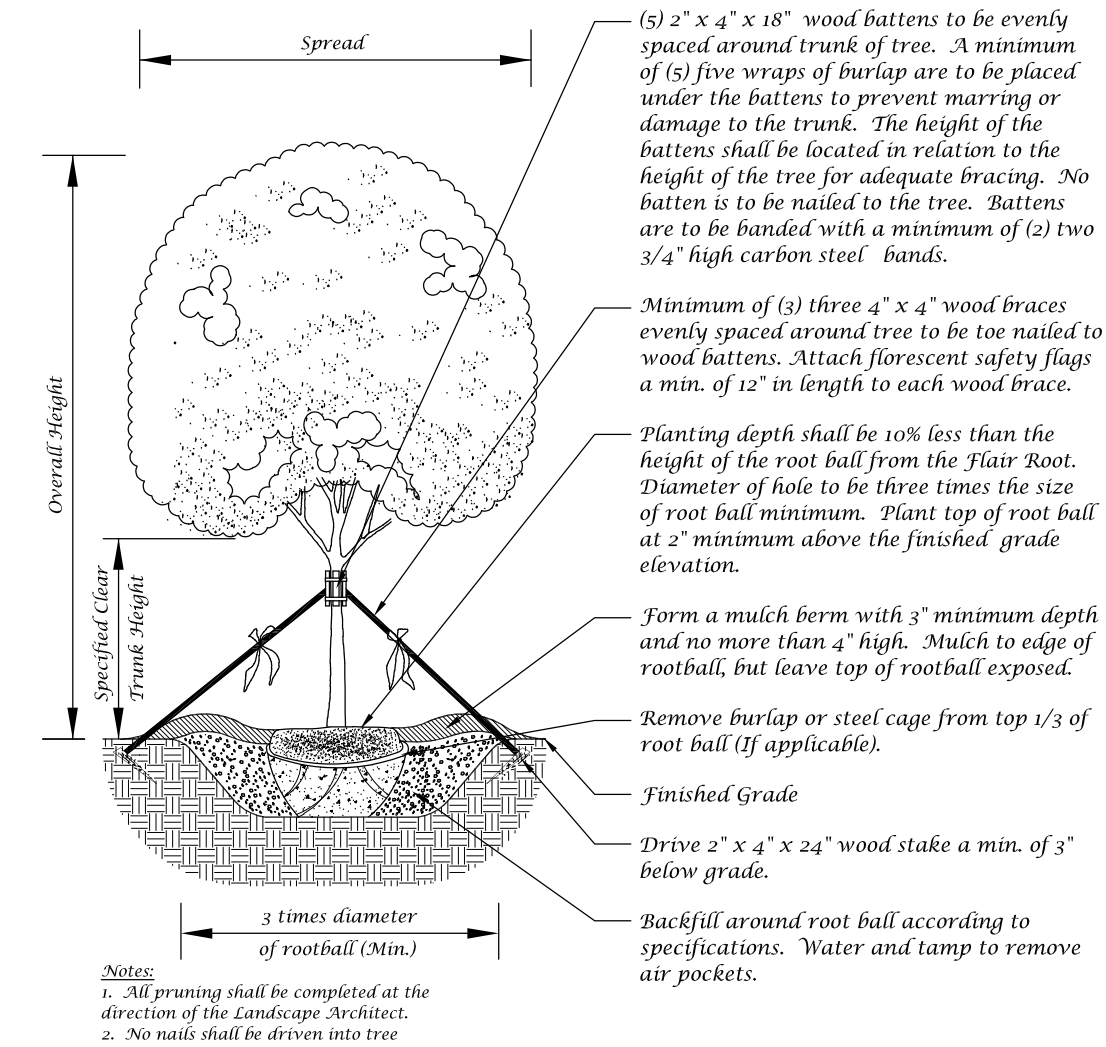
Total Trees Required = 15 Trees
Total Trees Provided = 15 Trees

Total Trees Required = 15 Trees
Total Native Trees Provided = 15 (100%)

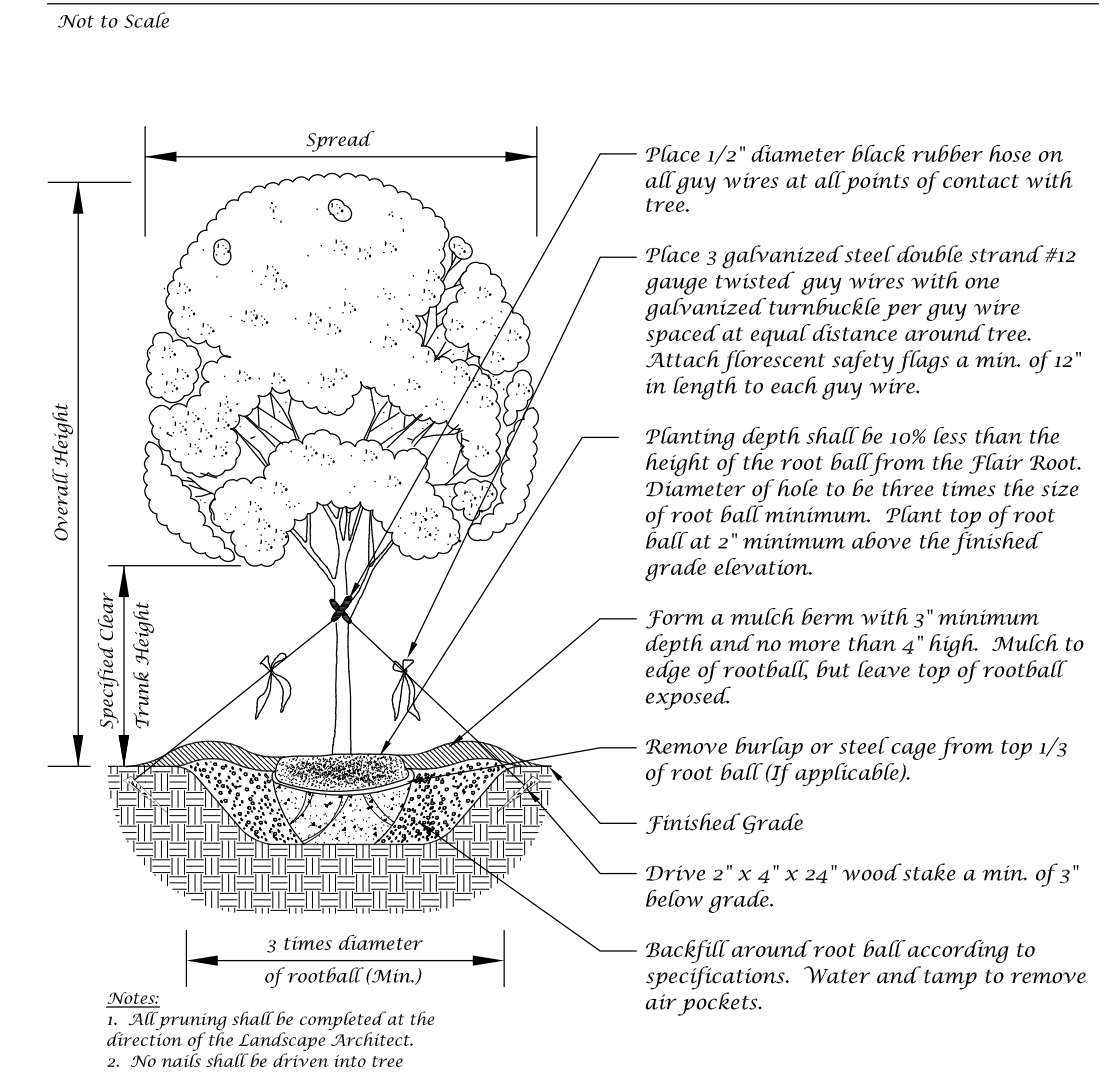
Total Palms Required = 0
Total Native Palms Provided = 0 (N/A. %)

Total Shrubs Required = 150
Total Native Shrubs Provided = 150 (100%)

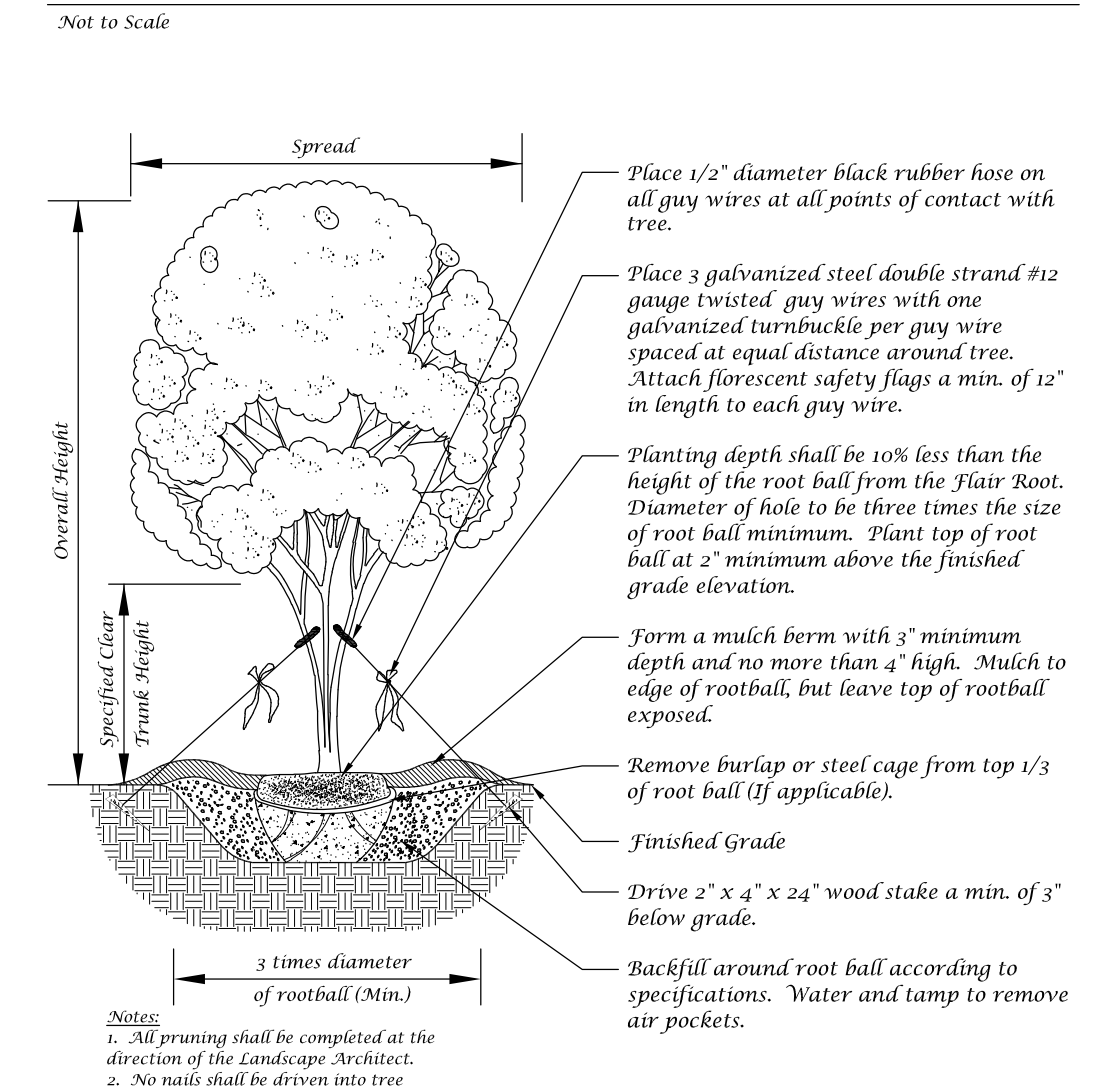
Landscape Details



Large Tree Planting Detail (5" Caliper or Greater)

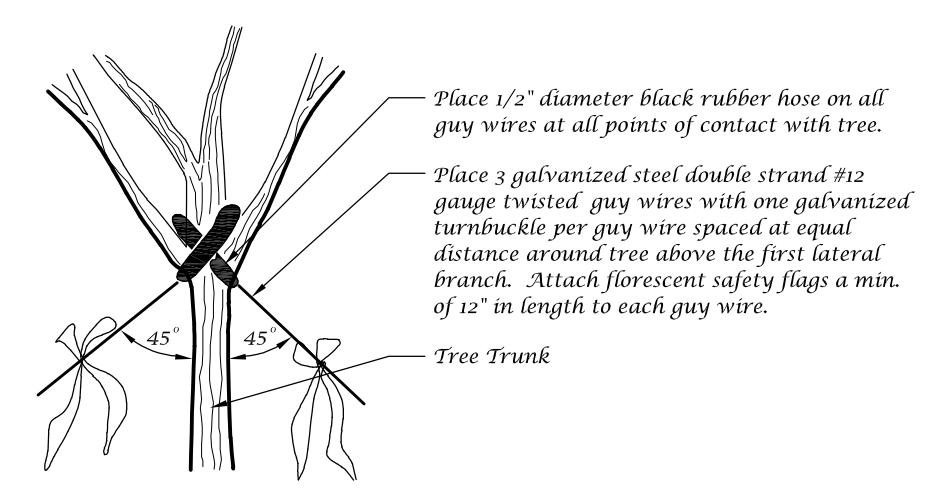


Tree Planting Detail



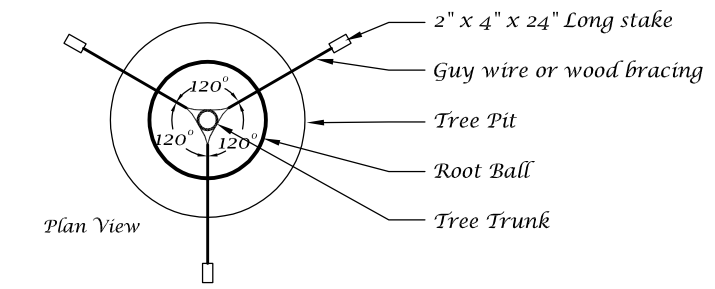
Multi-Trunk Tree Planting Detail

Not to Scale



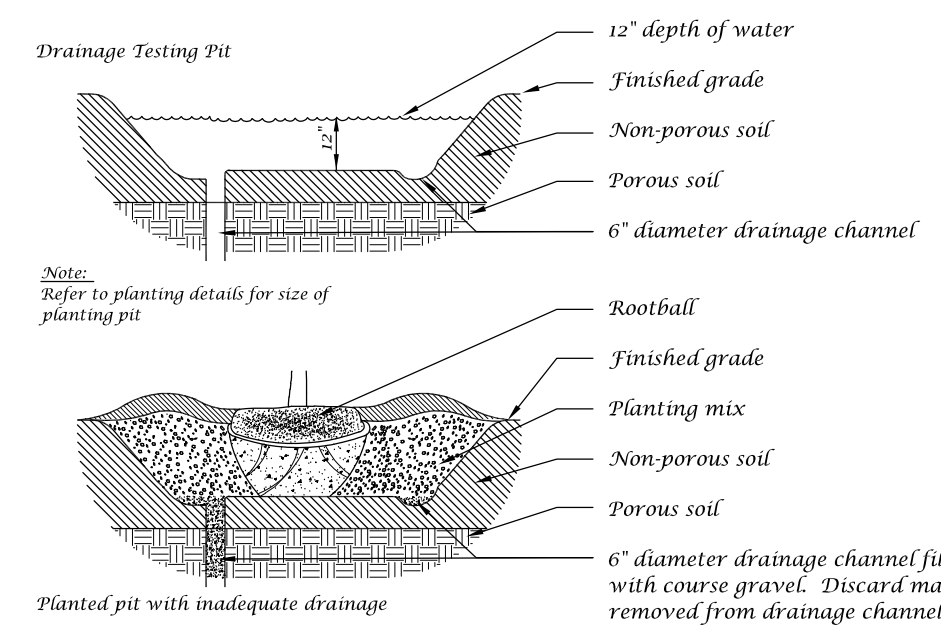
Guy Wire Attachment Detail

Not to Scale



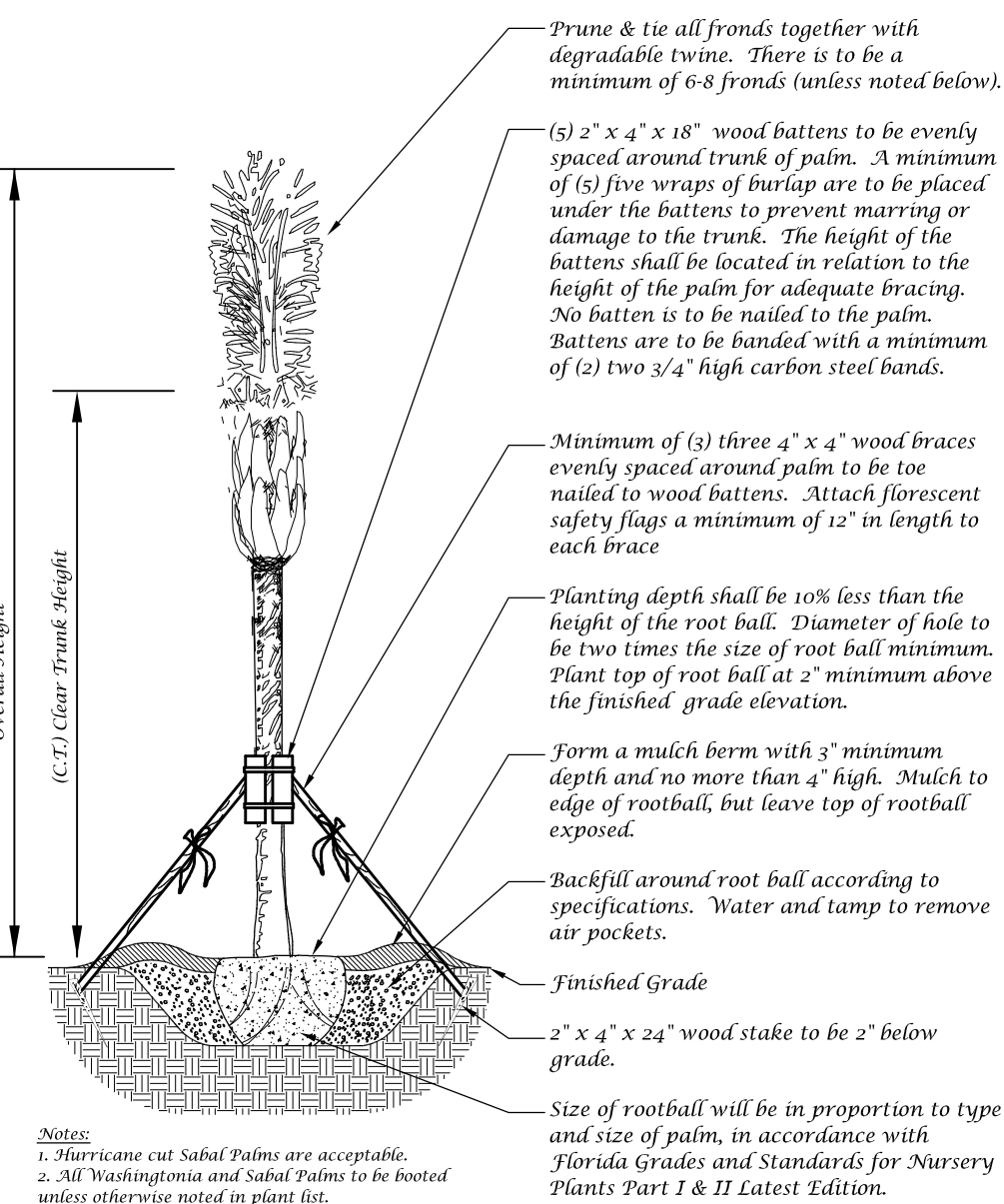
Staking Detail

Not to Scale



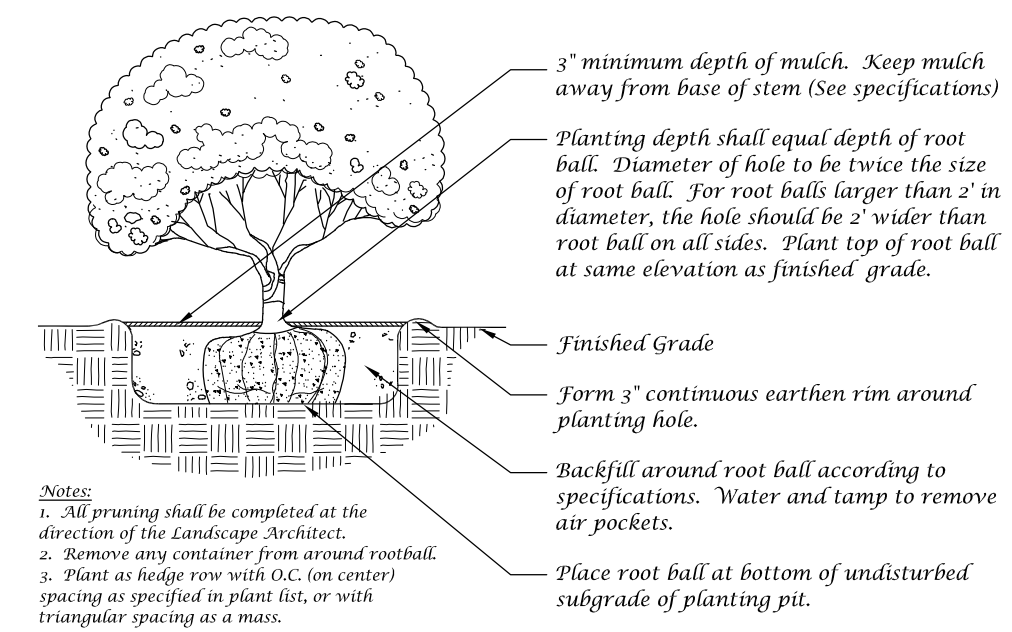
Drainage Testing Detail

Not to Scale



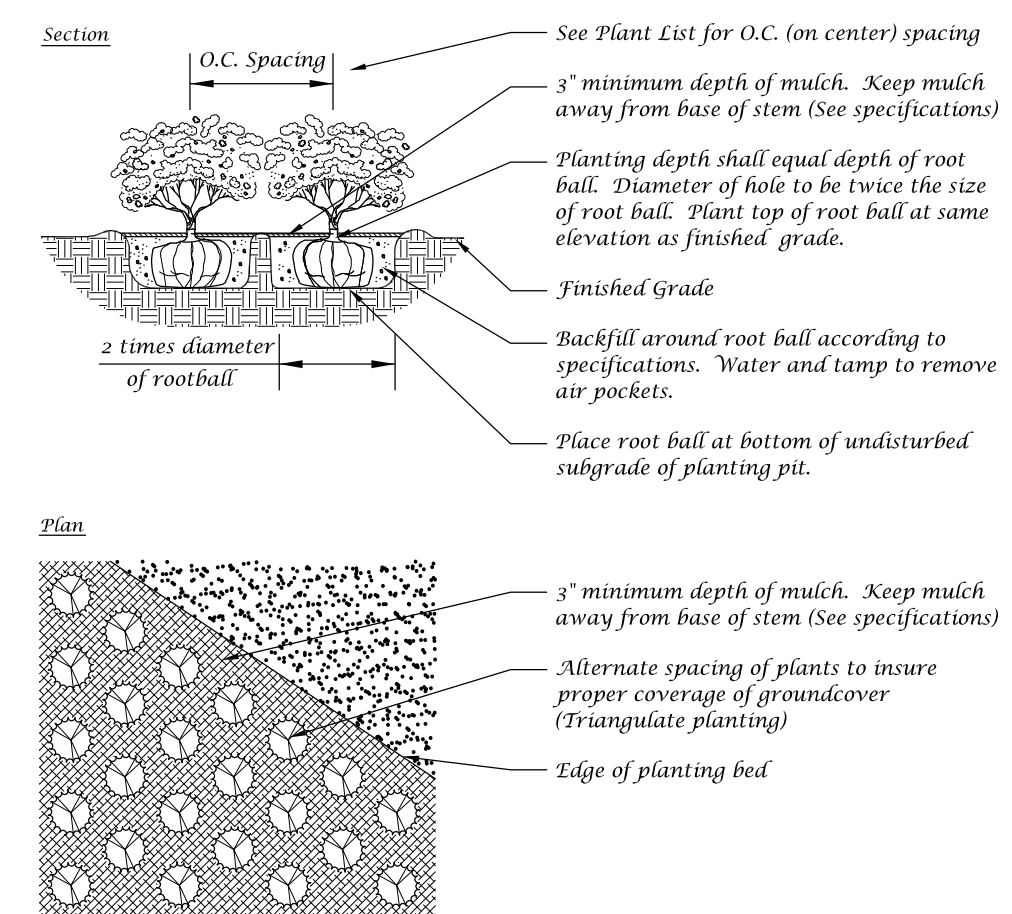
Palm Planting Detail

Not to Scale



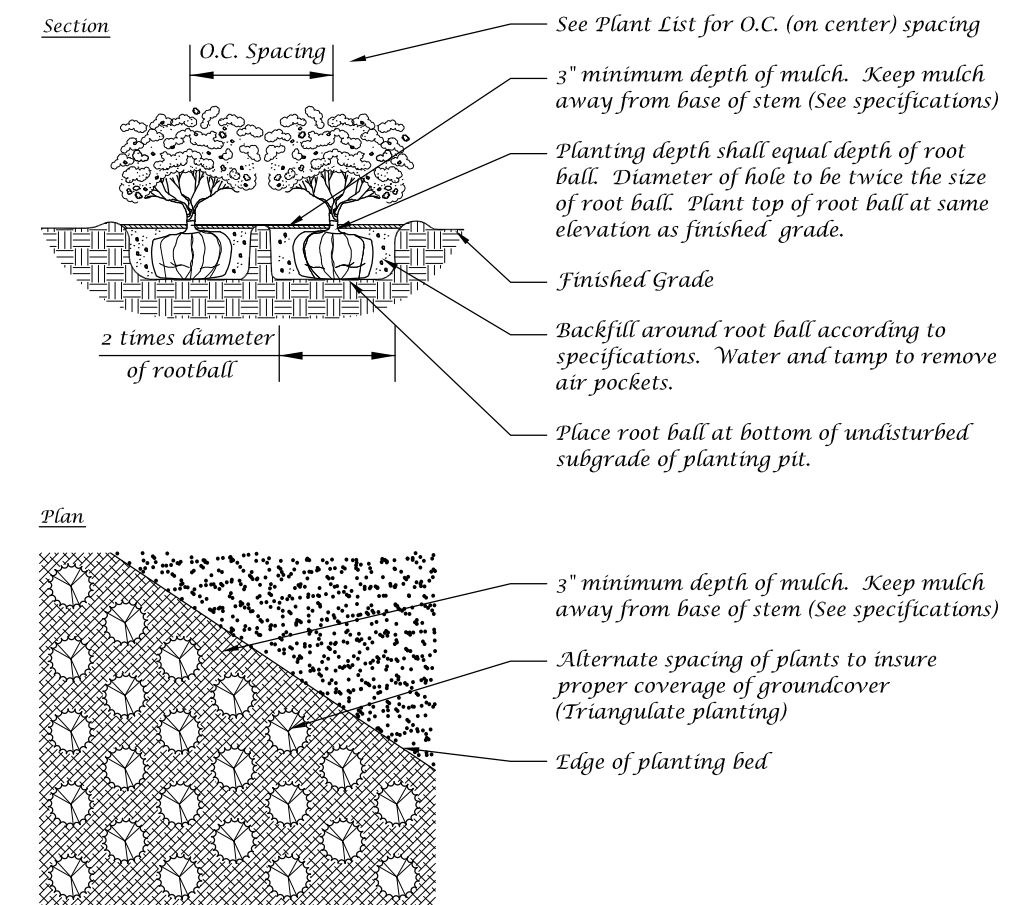
Shrub Detail

Not to Scale



Ground Cover Detail

Not to Scale



Ground Cover Detail

Not to Scale

Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 1300
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Moonswiners

3900 Okeechobee Road
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

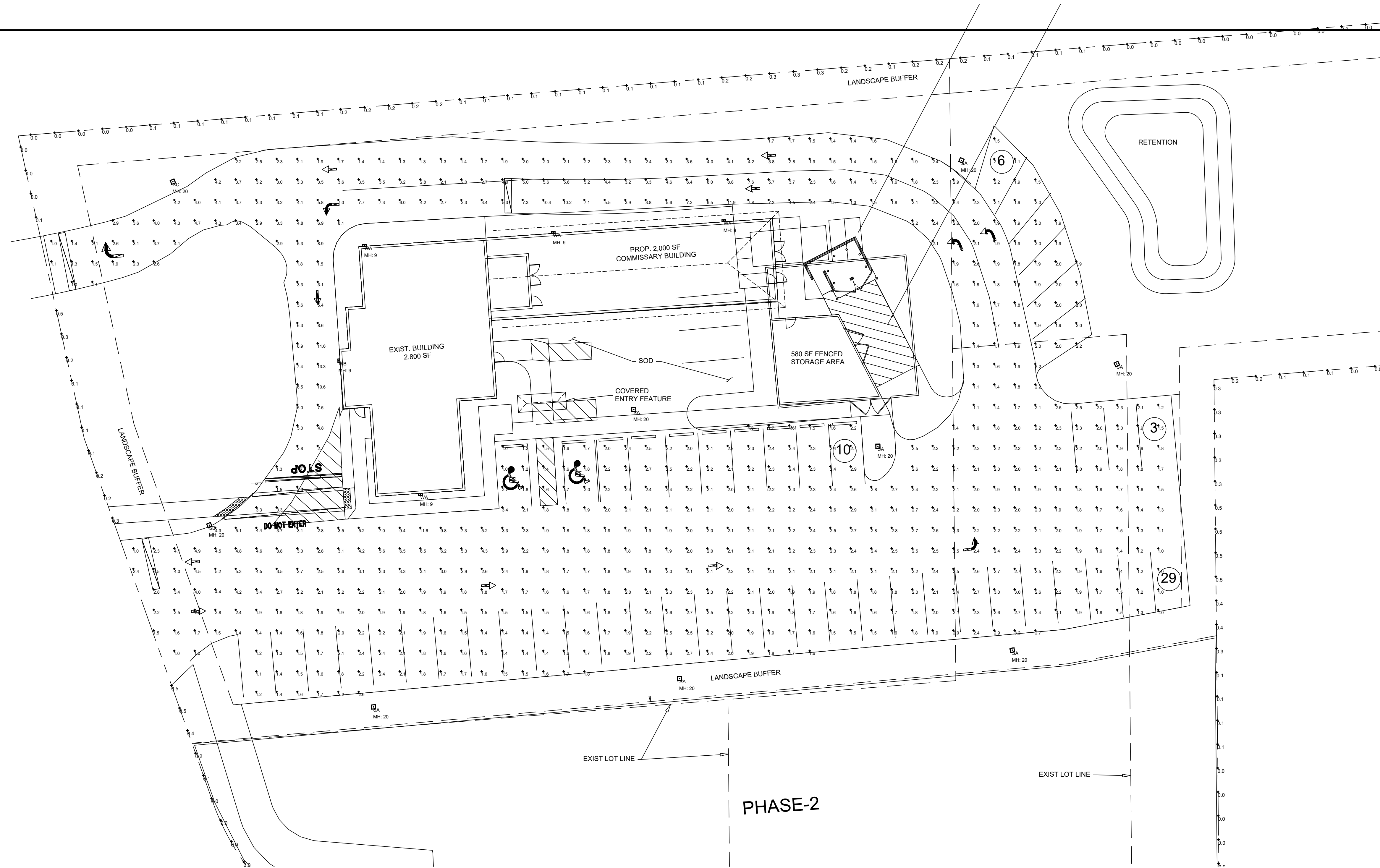
Job No. 22-0601
Drawn By JWS
Submittal Dates 6-20-2022

Revision Dates

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L-2 2
Sheet of

Landscape Plan



MOONSWINERS											
LIGHTING FIXTURE SCHEDULE											
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
SA	LED SITE LUMINAIRE	LUMARK	PRV-PA1B-740-U-T4W-FINISH/MA1017-XX	UNV	4000K	9738	LED	0-10V	74W	20' POLE	NOTE 1, 2
SB	LED SITE LUMINAIRE	LUMARK	PRV-PA1B-740-U-T2R-FINISH/MA1017-XX	UNV	4000K	9896	LED	0-10V	74W	20' POLE	NOTE 1, 2
SC	LED SITE LUMINAIRE	LUMARK	PRV-PA1B-740-U-T2R-FINISH-HSS/MA1017-XX	UNV	4000K	7815	LED	0-10V	74W	20' POLE	NOTE 1, 2
WA	WALLPACK	MCGRRAW-EDISON	GWC-SA2A-740-U-T4W-FINISH	UNV	4000K	9658	LED	0-10V	66W	WALL	NOTE 1
WB	WALLPACK	MCGRRAW-EDISON	GWC-SA2A-740-U-SL3-FINISH	UNV	4000K	9727	LED	0-10V	66W	WALL	NOTE 1

FIXTURE SCHEDULE NOTES
NOTE 1: ADVISE FINISH
NOTE 2: FIXTURES MOUNTED ON A VALMONT 20" DIRECT BURIAL POLE #1908-30504TE-P2-COOPER FINISH
 FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT RYAN HUFF AT LIGHTING DYNAMICS: #772-285-7169; RHUFF@LIGHTINGDYNAMICS.COM

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
SA	7	SA	Single	9738	9738	0.900	74	74
SB	1	SB	Single	9896	9896	0.900	74	74
SC	1	SC	Single	7815	7815	0.900	74	74
WA	4	WA	Single	9658	9658	0.900	66	66
WB	1	WB	Single	9727	9727	0.900	66	66

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	2.59	13.3	1.0	2.59	13.30
PROPERTY LINE	Illuminance	Fc	0.09	0.5	0.0	N.A.	N.A.

PERMIT ISSUED
 CONSTRUCTION ISSUED

revision	date

1406 Orange Avenue, #4950
 Ft. Pierce, FL 34945
 Phone: 772-295-1744 Fax: 772-295-1745
 Email: info@kammconsulting.com
 Certification of Authorization #8189

KAMM Consulting
 Florida License #58227
 BRUCE L. BROWN
 Principal

date: _____
 signed: _____

project title: Moonswiners
 Ft. Pierce, FL

sheet title: Site Photometric

proj. no.: -
 project manager: DM
 checked by: BB
 scale: AS NOTED
 date: 06-30-2022

sheet
E1.1
 project

AKK CITY OF FORT PIERCE
*** CUSTOMER RECEIPT ***

Batch ID: DANA 7/11/22 01 Receipt no: 2224553

Year	Number	Type	SvcCd	Description	Amount
2022	7000011	PL		PLANNING DEPARTMENT	\$515.00

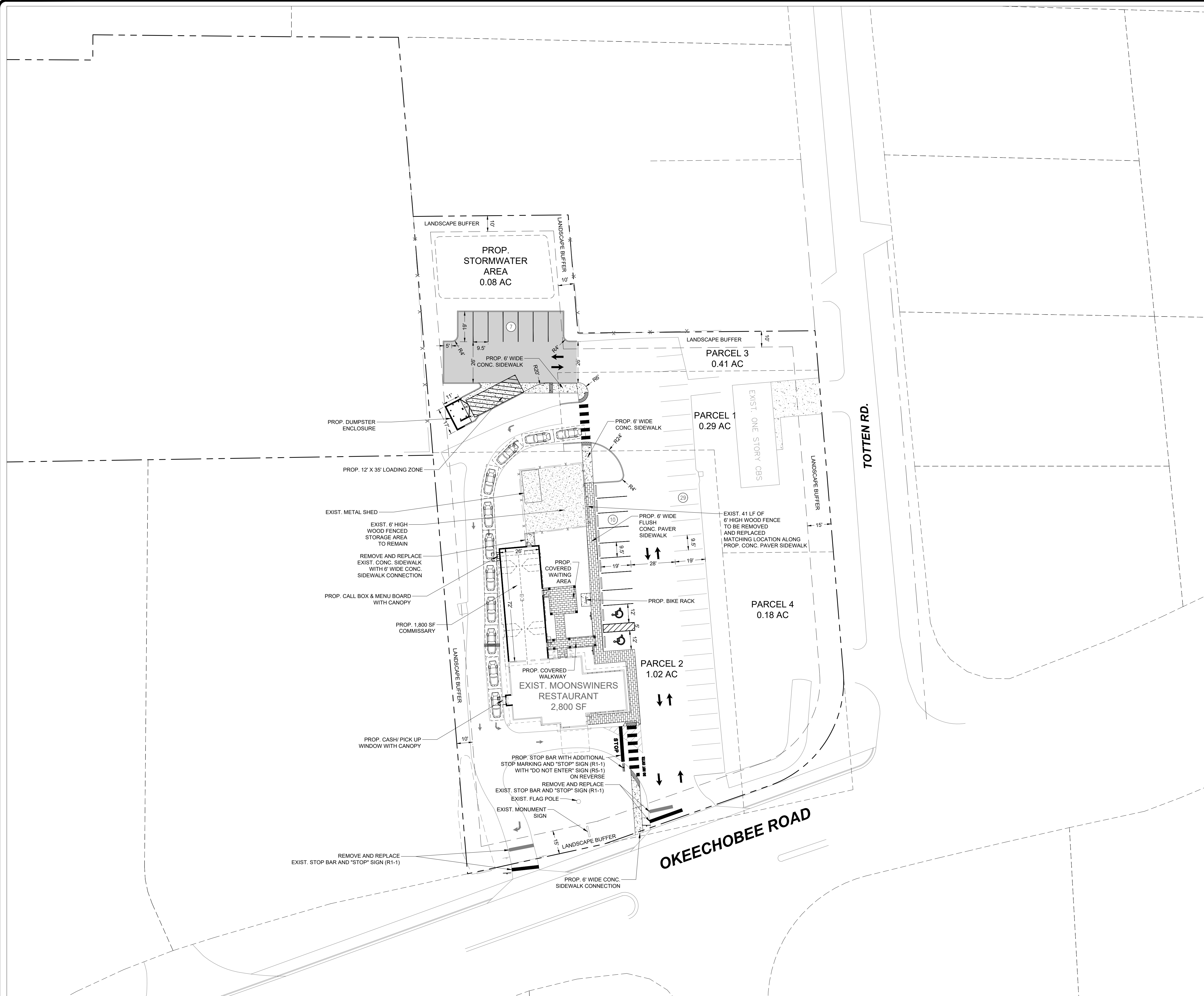
MOONSWINERS
OK FR/PAUL JACQUIN AND SONS
DESIGN REVIEW FEE SITE PLAN

Tender detail
CH Ref#: 150937 \$515.00
Total tendered: \$515.00
Total payments: \$515.00

Trans date: 7/11/22 Time: 16:45:00

THANK YOU!

714145



LEGEND

- OVERALL PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED PARKING SPACES
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STANDARD DUTY ASPHALT

SITE DATA

ZONING	CN, COMMERCIAL NEIGHBORHOOD
FUTURE LAND USE	C3, GENERAL COMMERCIAL
PCN	COM, COMMERCIAL GC, GENERAL COMMERCIAL
EXISTING USE	COMMERCIAL
PROPOSED USE	COMMERCIAL

SITE AREAS

TOTAL SITE	82,764.0 SF	1.90 AC	100.00%
PARCEL 1	12,632.4 SF	0.29 AC	15.26%
PARCEL 2	44,431.2 SF	1.02 AC	53.69%
PARCEL 3	17,859.6 SF	0.41 AC	21.58%
PARCEL 4	7,840.8 SF	0.18 AC	9.48%

BUILDING & PARKING DATA

MOONSWINERS RESTAURANT	EXIST.: 2,800 SF
PROPOSED:	1,800 SF
TOTAL:	4,600 SF
TOTAL PARKING REQUIRED:	46 SPACES
PROVIDED:	1 SPACE PER 100 SQ FT
TOTAL PARKING PROVIDED:	46
	(INCLUDES 2 ACCESSIBLE SPACES)



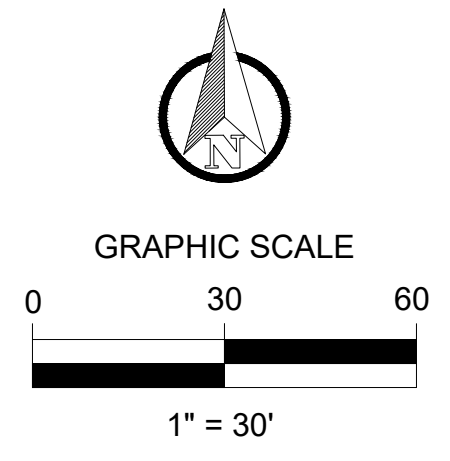
DESIGNED BY: TM
 DRAWN BY: AH
 RD/L-SITE/DWG: FILENAME
 BIT: LAYOUT
 SCALE: 1" = 30'
 DATE: 6/27/2022

REVISION COMMENTS

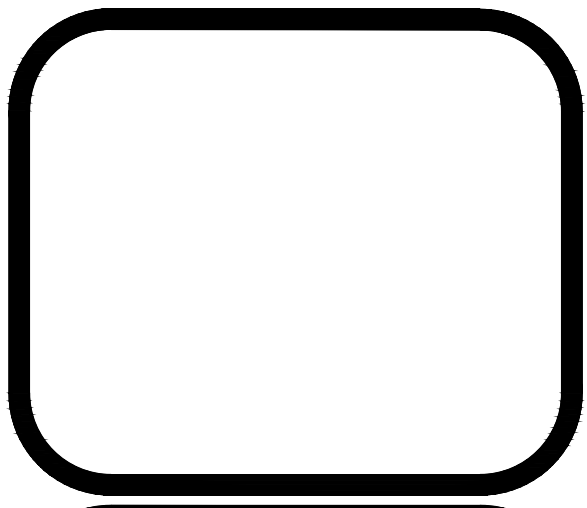
NO.	DATE	DESCRIPTION

3900 OKEECHOBEE RD
MOONSWINERS BAR-B-Q EXPANSION
 CONCEPTUAL SITE PLAN

FLORIDA
 FT. PIERCE

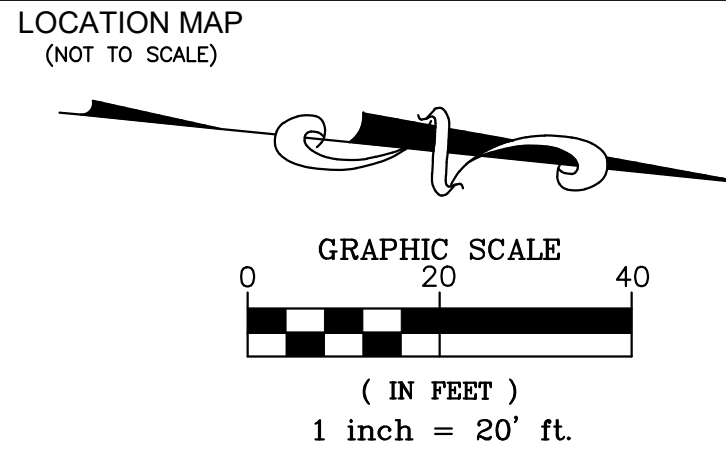
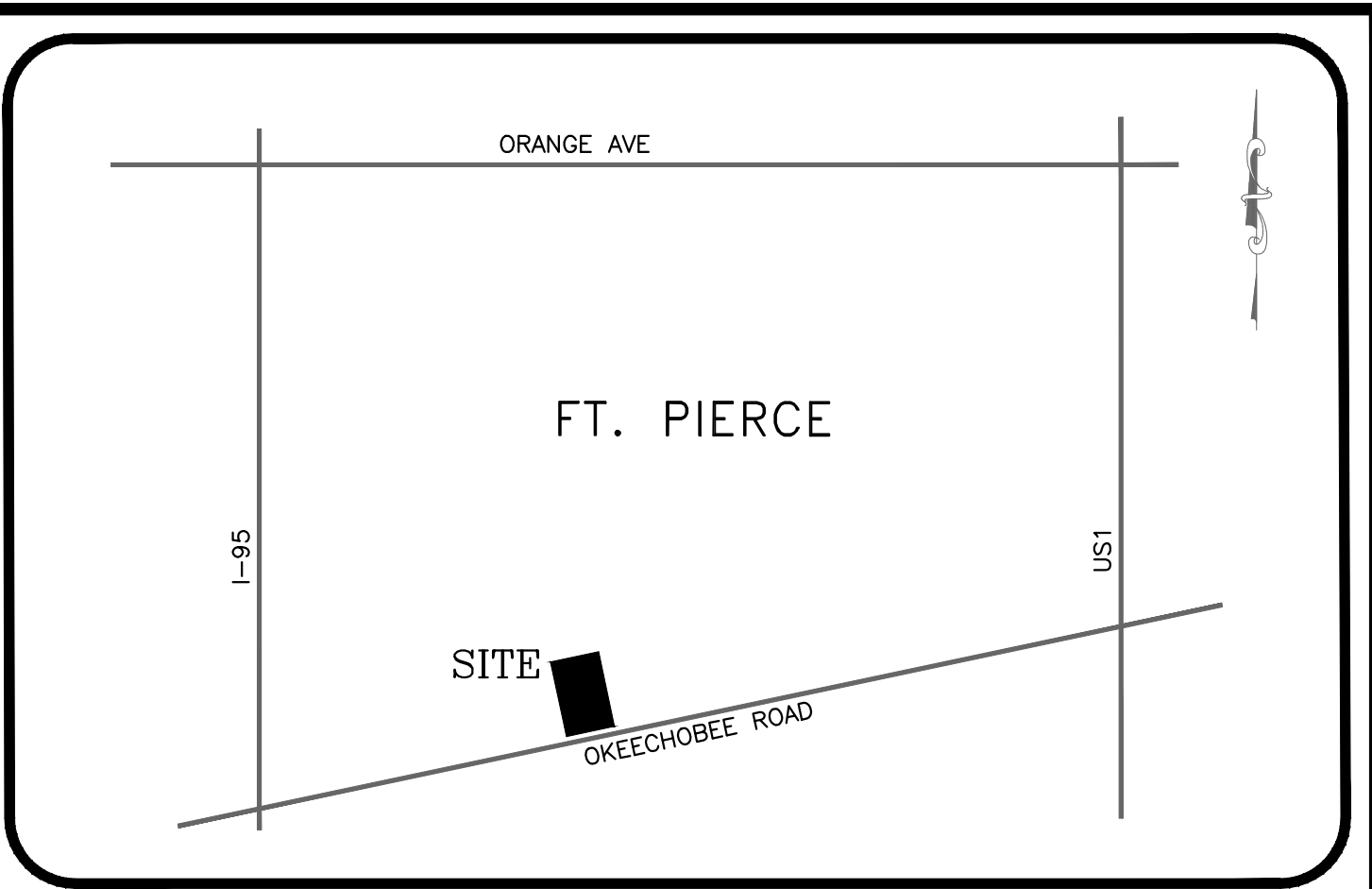
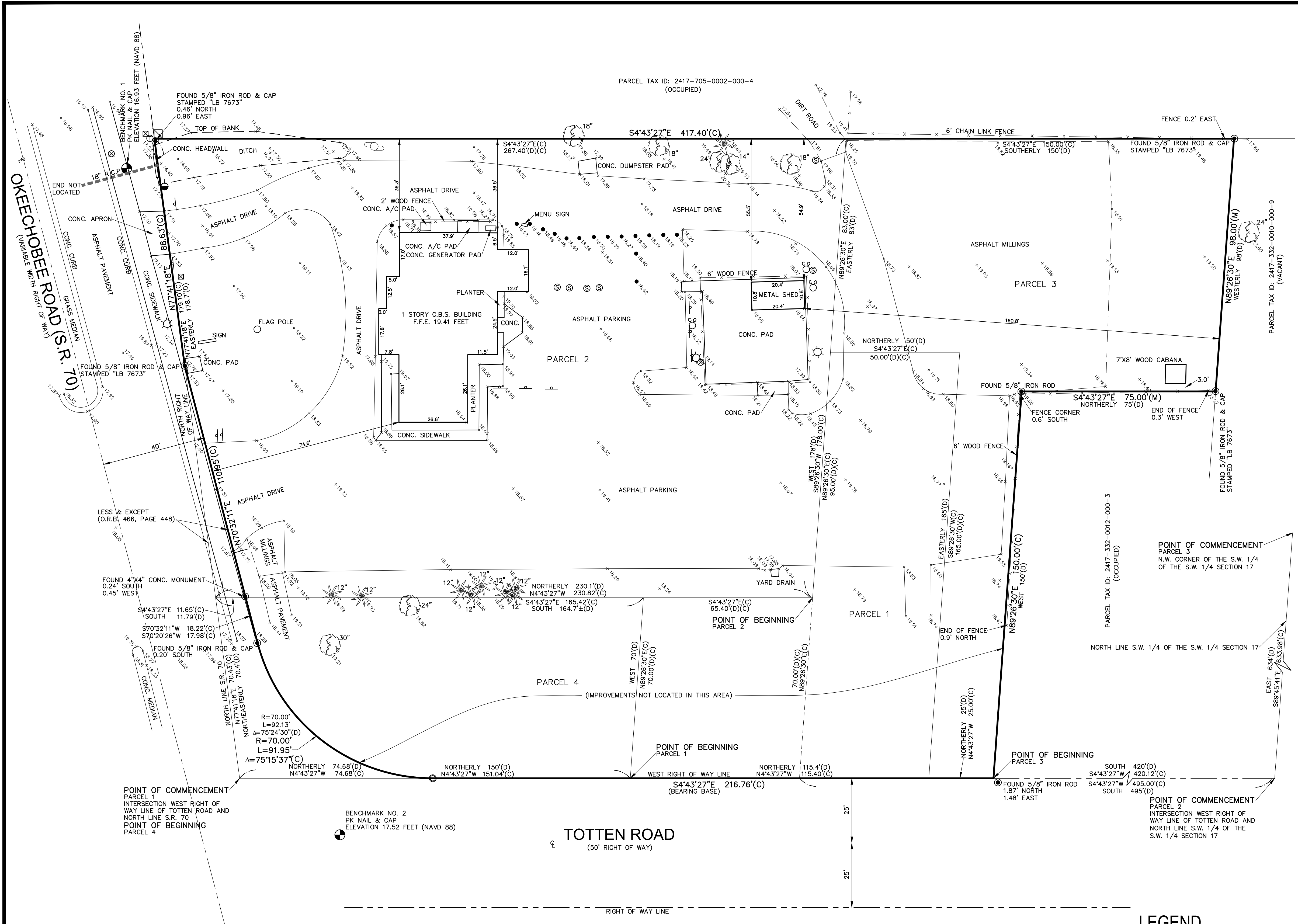


THIS CONCEPTUAL PLAN IS INTENDED FOR DESIGN PURPOSES ONLY AND MAY OR MAY NOT COMPLY WITH ALL COUNTY LAND DEVELOPMENT REGULATIONS. THIS INSTRUMENT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE OR BY OTHERS THAN INTENDED WITHOUT EXPRESS WRITTEN CONSENT FROM REDTAIL DG.



XX-XXX

1 OF 1



DESCRIPTION

PARCEL 1
 FROM THE INTERSECTION OF THE WEST LINE OF TOTTEN ROAD AND THE NORTH LINE OF STATE ROAD 70 (OKEECHOBEE ROAD) IN THE SW 1/4, OF THE SW 1/4, OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN NORTHERLY ALONG SAID WEST LINE OF TOTTEN ROAD A DISTANCE OF 150 FEET FOR POINT OF BEGINNING; THENCE CONTINUE NORTHERLY 115.4 FEET; THENCE TO THE LEFT WITH AN INTERIOR ANGLE OF 94°44' 1/2", A DISTANCE OF 165 FEET; THENCE SOUTHERLY PARALLEL WITH TOTTEN ROAD 50 FEET; THENCE EASTERLY PARALLEL TO ABOVE NORTH LINE A DISTANCE OF 95 FEET; THENCE SOUTHERLY PARALLEL WITH TOTTEN ROAD A DISTANCE OF 65.4 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING. (O.R.B. 662, PG. 134)

TOGETHER WITH:
PARCEL 2
 FROM THE INTERSECTION OF THE WEST SIDE OF TOTTEN ROAD AS NOW LAID OUT NORTH OF STATE ROAD #8 (NOW STATE ROAD 70) AND THE NORTH LINE OF THE SW 1/4, OF THE SW 1/4, OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN SOUTH ALONG SAID WEST LINE A DISTANCE OF 495 FEET, TO A STAKE; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SW 1/4, OF SW 1/4, A DISTANCE OF 70 FEET, TO POINT OF BEGINNING; THENCE CONTINUE WEST 178 FEET TO A STAKE; THENCE RUN SOUTH PARALLEL WITH SAID TOTTEN ROAD A DISTANCE OF 267.4 FEET TO THE NORTH SIDE OF STATE ROAD #8 (NOW STATE ROAD 70); THENCE RUN EASTERLY ALONG SAID NORTH LINE 178.7 FEET TO A STAKE; THENCE RUN NORTHERLY 230.1 FEET TO POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN DEED BOOK 240, PAGE 519, OF THE PUBLIC RECORDS, OF ST. LUCIE COUNTY, FLORIDA. (O.R.B. 466, PG. 44B)

TOGETHER WITH:
PARCEL 3
 FROM THE NORTHWEST CORNER OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST RUN EAST ALONG NORTH LINE OF SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER, 634 FEET; THENCE SOUTH WITH INTERIOR ANGLE OF 94°44' 1/2" MINUTES ALONG WEST SIDE OF RD. 420 FEET TO POINT OF BEGINNING; THENCE WEST PARALLEL WITH NORTH LINE OF SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER 150 FEET; THENCE NORTHERLY 75 FEET; THENCE WESTERLY 98 FEET; THENCE SOUTHERLY 150 FEET; THENCE EASTERLY 83 FEET; THENCE NORTHERLY 50 FEET; THENCE EASTERLY 165 FEET; THENCE NORTHERLY 25 FEET TO POINT OF BEGINNING. (O.R.B. 32B5, PG. 346)

TOGETHER WITH:
PARCEL 4
 BEGINNING AT THE NW CORNER OF INTERSECTION OF OKEECHOBEE ROAD AND TOTTEN ROAD; THENCE RUN NORTH ALONG THE WEST RIGHT OF WAY LINE OF TOTTEN ROAD 150 FEET; THENCE WEST 70 FEET; THENCE SOUTH 164.7 FEET, MORE OR LESS TO THE NORTH RIGHT OR WAY LINE OF OKEECHOBEE ROAD; THENCE NORTHEASTERLY ALONG THE NORTH RIGHT OR WAY LINE OF OKEECHOBEE ROAD 70.4 FEET MORE OR LESS TO THE POINT OF BEGINNING, LESS A PORTION THEREOF DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OR WAY LINE OF OKEECHOBEE ROAD AND THE WEST RIGHT OF WAY LINE OF TOTTEN ROAD AND RUN NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 74.68 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 70 FEET; THENCE RUN SOUTHWESTERLY 92.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75 DEGREES 24'30" TO THE END OF SAID CURVE; THENCE SOUTH 70 DEGREES 20'26" WEST 17.98 FEET; THENCE RUN SOUTH 11.79 FEET TO THE NORTH RIGHT OR WAY LINE OF OKEECHOBEE ROAD; THENCE RUN NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 70.4 FEET TO THE POINT OF BEGINNING.

THE ABOVE LAND LYING AND BEING IN THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA (O.R.B. 3373, PG. 408)

CERTIFIED TO
 JACQUIN & SONS, INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY, AS SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE AND SAID SURVEY IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT SAID SURVEY COMPLIES WITH THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CIVILSURV DESIGN GROUP, INC.
 BY: BRIAN C. KIERNAN
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 6101
 DATE OF SIGNATURE

SURVEYOR'S NOTES

1. THIS SURVEY MAP OR THE COPIES THEREOF, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. HORIZONTAL RELATIONSHIPS, AS SHOWN HEREON, ARE BASED ON THE FLORIDA STATE PLANE COORDINATE GRID, EAST ZONE, USING THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NSRS 2011).
3. THE WEST RIGHT OF WAY LINE OF TOTTEN ROAD IS ASSUMED TO BEAR SOUTH 04°43'27" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
4. THE HORIZONTAL LOCATION OF NON-DIMENSIONED FEATURES ARE PLOTTED TO SCALE, UNLESS NOTED OTHERWISE.
5. SYMBOLS SHOWN WITHIN THIS DRAWING ARE NOT SCALE DEPENDENT.
6. DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT.
7. FIELD SURVEY LAST CONDUCTED ON MARCH 10, 2022.
8. OVERALL PARCEL CONTAINS 1.92 ACRES, MORE OR LESS.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
11. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.
12. LIMITS OF WETLANDS, IF ANY, UNDER GOVERNMENT JURISDICTION, WERE NOT DETERMINED AS PART OF THIS SURVEY.
13. BY GRAPHIC PLOTTING ONLY, SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 12111C0186J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. THIS INFORMATION SHOULD BE CONFIRMED WITH THE APPROPRIATE COUNTY PRIOR TO CONSTRUCTION.
14. TREE SIZES SHOWN NEXT TO TREE SYMBOLS WERE TAKEN AT BREST HEIGHT AND ARE IN INCHES OF A FOOT.
15. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

LEGEND

- O.R.B. - OFFICIAL RECORDS BOOK
- C - CENTERLINE
- (P) - PLAT
- (M) - MEASURED
- (D) - DEED
- (C) - CALCULATED
- L.B. - LICENSED BUSINESS
- CONC. - CONCRETE
- C.M.P. - CORRUGATED METAL PIPE
- INV - INVERT
- EL - ELEVATION
- F.F.E. - FINISH FLOOR ELEVATION
- P.U.E. - PUBLIC UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- OHU - OVERHEAD UTILITY LINE
- W.P. - WOOD POWER POLE
- GA - GUY ANCHOR
- C.C.R. - CERTIFIED CORNER RECORD
- W - WATER METER
- I.D. - IDENTIFICATION
- TE - TELEPHONE RISER
- M.E.S. - MITERED END SECTION
- CP - CONCRETE POWER POLE
- HDPE - HIGH DENSITY POLY ETHYLENE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- SC - SANITARY CLEAN-OUT
- B - 4" BOLLARD
- OT - OAK TREE
- PT - PALM TREE

CIVILSURV
 CIVILSURV DESIGN GROUP, INC.
 444 4TH LANE S.W., VERO BEACH, FL 32962 TEL: 772-323-2244

REVISIONS
DATE: 03/10/22
SCALE: 1"=20'
PROJECT NO: MOONSWINERS BOUNDARY TOPO
FIELD BOOK(S): 861
DRAWN BY: BK
CHECKED BY: SW
LB NUMBER: 7805

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
MOONSWINERS - 3900 OKEECHOBEE ROAD
FT. PIERCE, FLORIDA

SHEET NO.	1
OF	1