



Application for Future Land Use Map Amendment

Large Scale (>50 acres) FL. Statute 163.3184

Small Scale (≤50 acres) FL. Statute 163.3187

You are encouraged to schedule a Planning Discussion meeting with the Planning staff.

Application submission shall include the following:

● **TRC** (*Initial Submission): One (1) original and (2) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

● **Planning Board**: One (1) original and (2) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed & Legal Description
- St. Lucie County Property Record Card
- Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- Current Survey
- Environmental Study
- Traffic Impact Report
- Capacity Analysis
- Drainage Analysis
- Historical Report
- 1 CD/Flash Drive of all documents submitted in PDF

1. Property Address/Location: 1602 S. 30th Street , Fort Pierce FL 34947

2. Property Tax ID(s): 2417-506-0033-000-9

3. Total Acreage: 0.16

4. Existing Future Land Use Designation: RL

5. Existing Zoning Classification: R-1

6. Proposed Zoning Classification: C-3

7. Other applications being submitted concurrent with this application, if any: _____
Capacity Analysis, Zoning Atlas Map Amendment

8. Describe the existing uses, improvements, and structures on the amendment lands: _____
The lot is vacant and is used for overflow parking during funeral services

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: Lots 33 & 34 as well as lot 35 under one unity of title with split zoning C-3 and R-3.
Lot 35 should be amended to have the same zoning and future land use as lots 33&34, C-3 and GC.

Name of Owner(s): Rick and Jimmie Haisley
Mailing Address: 3015 Okeechobee Rd
City Fort Pierce State FL Zip 34947
Phone # 772-461-5212
E-mail: rhaisley@haisleyfuneralhome.com

Name of Applicant: Same as owner
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____
E-mail: _____

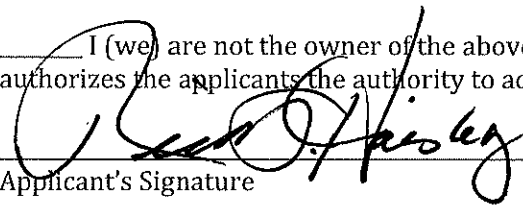
Name of Representative: Abraham Chabab
Mailing Address: 5019 NW Rugby Dr
City Port St. Lucie State FL Zip 34983
Phone # 772-475-6630
E-mail: agchabab1@msn.com

Applicant Acknowledgements

I certify that: (Check One)

I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

I (we) are not the owner of the above-described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

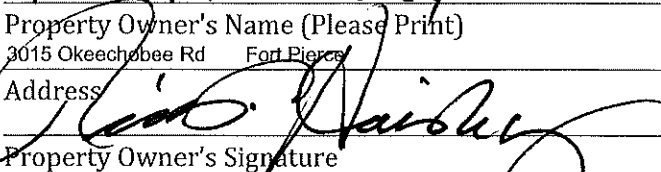

Applicant's Signature

Date _____

3015 Okeechobee Rd Fort Pierce FL 34947
Address City, State, Zip

772-461-5212 rhaisley@haisleyfuneralhome.com
Phone E-mail Address

Property Owners 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 for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Richard Haisley 772-461-5212
Property Owner's Name (Please Print) Phone
3015 Okeechobee Rd Fort Pierce FL 34947
Address State Zip

Property Owner's Signature Date

Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	C-3	GC	C-3
South	R-3	RL	R-3
East	C-3	GC	C-3
West	C-3	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	R-1	RL		0.16	
Proposed	C-3	GC		0.16	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 100
Proposed Zoning	Total gallons per day 50
Change in Demand	Total gallons per day -50

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 80
Proposed Zoning	Total gallons per day 40
Change in Demand	Total gallons per day -40

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

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand	0	0
Proposed Zoning Enrollment Demand	0	0
Change in Demand	0	0

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	1 yard
Proposed Zoning	0 yard
Change in Demand	-1 yard

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year - 1 day storm event)	
Impact	Stormwater drainage system will be designed to meet the requirements of the city of Fort Pierce Chapter 119, section 119-2. it will also be designed to comply with 25-year storm Pre vs. Post runoff. and 10-year storm event for parking areas.

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	4	1
Proposed Zoning	6	2
Change in Demand	Trips 2	Trips 1
Impact to Capacity	Less than 1% De Minimus Impact	



Application for Zoning Atlas Map Amendment

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed & Legal Description
- St. Lucie County Property Record Card
- Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- Current Survey
- Environmental Study
- Traffic Impact Report
- *** Capacity Analysis-Separate Form
- Drainage Analysis
- Historical Report
- 1 CD of all documents submitted in PDF
- Other _____

1. Property Address/Location: 1602 S. 30th Street , Fort Pierce FL 34947
2. Property Tax ID(s): 2417-506-0033-000-9
3. Total Acreage: 0.16
4. Existing Future Land Use Designation: RL
5. Existing Zoning Classification: C-1
6. Proposed Zoning Classification: C-3
7. Other applications being submitted concurrent with this application, if any: _____

- 8. Describe the existing uses, improvements and structures on the amendment lands: _____
The lot is vacant and is used for overflow parking during funeral services _____
- 9. Are there any identified or possible historical structures on the amendment lands? No
- 10. The reason for making this request: Lots 33 & 34 as well as lot 35 under one unity of title with split zoning C-3 and R-1.
Lot 35 should be amended to have the same zoning and future land use as lots 33&34, C-3 and GC.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	C-3	CG	C-3
South	R-3	RL	R-3
East	C-3	CG	C-3
West	C-3	CG	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	R-1	RL		0.16	
Proposed	C-3	CG		0.16	N/A

II. Public Facilities Information:

A. Potable Water:		
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning	Total gallons per day	100 gpd
Proposed Zoning	Total gallons per day	-50 gpd
Change in Demand	Total gallons per day	-50 gpd

B. Wastewater:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning	Total gallons per day	80 gpd
Proposed Zoning	Total gallons per day	40 gpd
Change in Demand	Total gallons per day	-40 gpd

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

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand	0	0
Proposed Zoning Enrollment Demand	0	0
Change in Demand	0	0

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	1 yard
Proposed Zoning	0 yard
Change in Demand	- 1 yard

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

Impact	Stormwater drainage system will be designed to meet the requirements of the city of Fort Pierce Chapter 119, section 119-2. it will also be designed to comply with 25-year storm Pre vs. Post runoff. and 10-year storm event for parking areas.
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III. Transportation Analysis

G. Traffic			
Most recent ITE Code for use; HCM Roadway Capacity			
	AADT	AM/PM Peak Hour Trips	
Demand Analysis	Maximum	Maximum	
Current Zoning	9.43	.75/.99	
Proposed Zoning	43*	5/6	
Change in Demand	Trips33	Trips	4/5
Impact to Capacity	Less than 1% De Minimus Impact		

12. Name of Owner(s): Rick and Jimmie Haisley
 Mailing Address: 3015 Okeechobee Rd
 City Fort Pierce State FL Zip 34947
 Phone # 772-461-5212
 E-mail: rhaisley@haisleyfuneralhome.com

13. Name of Applicant: Same as owner
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

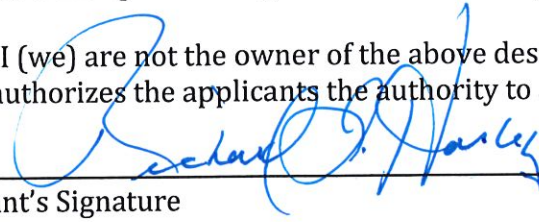
14. Name of Representative: Abraham Chabab
 Mailing Address: 5019 NW Rugby Dr
 City Port St. Lucie State FL Zip 34983
 Phone # 772-475-6630 Fax # _____
 E-mail: agchabab1@msn.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.


 Applicant's Signature

3/2-23

Date

3015 Okeechobee Rd Fort Pierce

FL

34947

Address

State

Zip

772-461-5212

rhaisley@haisleyfuneralhome.com

Phone

Fax

E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Richard F. & Jimmie Anne Haisley 772 461-5211

Property Owner's Name (Please Print)

Phone

3015 Okeechobee Road, Ft. Pierce FL

34947

Address

State

Zip

Jimmie Haisley

3/2-23

Property Owner's Signature

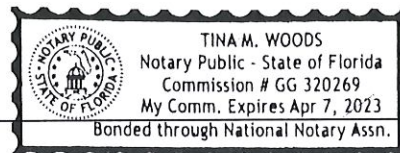
Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 2nd day of March, 2023, by Richard F. Haisley who is personally known to me or has produced as ident

Jina M. Woods
Signature of Notary

(seal)



OFFICE USE:
DATE RECEIVED:
File Number:
TRC Review:
Ordinance No:
Signed:
Check No:
Planning Board Review:
Date Approved:
Receipt No:
City Commission:



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Pet Loss Cntr/Com.Parking	GC	C-3
South	Single-family Residence	RL	R-3
East	Undeveloped	GC	C-3
West	Funeral Home	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	R-3	RL	6.5 du/ac	0.16	X
**Proposed	C-3	GC	0 units / 50% Cov = ~3,000 sq. ft.	0.16	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 100 gpd
**Proposed Zoning/FLU	Total gallons per day 375 gpd potential*
**Change in Demand	Total gallons per day +275 gpd* potential however the owner is not proposing development of this lot at this time.

B. Wastewater:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning/FLU	Total gallons per day	80 gpd
**Proposed Zoning/FLU	Total gallons per day	300 gpd
**Change in Demand	Total gallons per day	+220 gpd * potential however the owner is not proposing development of this lot at this time.

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	.000052 acres	0	Net decrease
Urban District	5 acres per 1,000 people	.000013 acres	0	Net decrease
Community	2.5 acres per 1,000 people	.000006525 acres	0	Net decrease
Neighborhood	1.36 acres per 1,000 people	.000003536 acres	0	Net decrease

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand	.2835 student	.1215 student
**Proposed Zoning/FLU Enrollment Demand	0	0
**Change in Demand	-.2835 student	-.1215 student

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	.133 yard
**Proposed Zoning/FLU	0 yard
*Change in Demand	-.133 yard

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

Impact	Stormwater drainage system will be designed to meet the requirements of the city of Fort Pierce Chapter 119, section 119-2. it will also be designed to comply with 25-year storm Pre vs. Post runoff. and 10-year storm event for parking areas.
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III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)

G. Transportation Analysis: Complete ITE Trip Generation Data Form		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	9.43	.75 / .99
**Proposed Zoning/FLU	43*	5/6*
*Change in Demand	Trips 33	Trips 4/5
Impact to Capacity	Less than 1% De Minimus Impact	

**Assumes full build-out as a small office. Please note, the owner is not proposing to develop the subject site at this time. The lot has access to the regional transportation network.*

IV. Project Description

PHASING	
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.	
Total Project: Residential Units: 0	Single Family: Multifamily:
Non-residential (square footage): 0 planned at this time.	
Mixed-use (describe use):	
(If this is a single phase project, name it Phase I – Total)	

RESIDENTIAL DATA					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached	n/a				
Single-family, attached	n/a				
Multi-family	n/a				
Other (specify)	n/a				

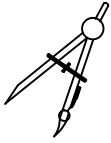
NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No

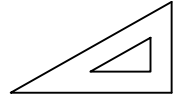
- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
 If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
 If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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



Abraham Chabab, Inc.
5019 NW Rugby Drive
Port St. Lucie, FL 34983



Jan. 15, 2023

Kevin Freeman, Planning Director
100 N. U.S. Highway 1
Fort Pierce, FL 34950

RE : Request for Future Land and Zoning Amendment for Lot 35.
Location: 1602 S. 30th Street, Fort Pierce FL 34947

Dear Mr. Freeman:

The owners and applicants, Richard & Jimmie Anne Haisley, are filing concurrent requests to amend the City of Fort Pierce Comprehensive Plan Future Land Use Map and Official Zoning Atlas (Rezoning) to change the designations for Lot 35 of Block 1 within the Fairlawn Subdivision to be consistent with Lots 33 and 34 which are held together within Parcel 2417-506-0033-000-9, located at 1602 S 30th Street and collectively consisting of +/- 0.48 acres.

Lot 35, which is approximately 0.16 acres, is undeveloped and within the R-3, Residential Single-family Moderate Density Zoning District and RL, Residential Low Future Land Use Category, while Lots 33 and 34 are within the C-3, General Commercial Zoning District and GC, General Commercial Future Land Use Category. The parcel was acquired by the applicants in 2003 and became home to the Haisley Pet Loss Center in 2012 after coordination and permitting with the City. Modest improvements have been permitted and completed over the last decade. The Pet Loss Center serves the St. Lucie County Community, including the City of Fort Pierce Animal Control team.

The applicants secured Technical Review Committee (TRC) certification for a minor site plan to complete site improvements on Lots 33 and 34 to support the Pet Loss Center. Although no development is proposed on Lot 35, during review by the TRC, it was noted that the parcel holds split designations. After discussions with City Planning Staff, it was recommended that the owners proceed with amendment petitions to provide for uniform Zoning and Future Land Use designations. . It is noted that the applicants' minor site plan includes a proposed landscape buffer on Lot 35, consisting of native trees and shrubs consistent with the City's landscape requirements, intended to form an opaque buffer from an adjacent residence to the south. The new plantings will supplement, where possible, an existing opaque buffer formed by bamboo that currently exists.

The applicants respectfully request support in the staff's recommended amendments to avoid future conflicts or discrepancies. Should you have any questions or require any additional information, please contact us at your convenience.

Sincerely

Abraham Chabab

Abraham Chabab, P.E.

cc: Rick Haisley, Haisley Funeral Home

Mike Menard, Architectonic Inc.

Ph:772-475-6630

Email: agchabab1@msn.com

PREPARED BY AND RETURN TO:
Renée Marquis-Abrams, Esquire
NEILL GRIFFIN MARQUIS, PLLC
311 South 2nd Street
Ft. Pierce, Florida 34950
Parcel ID #: 2417-506-0033-000-9

[Space above this line for recording]

WARRANTY DEED

THIS WARRANTY DEED, made this 13th day of December, 2021, by Richard F. Haisley and Jimmie Anne Haisley, husband and wife, hereinafter called the Grantors, to **Richard F. Haisley, as Trustee of the Richard F. Haisley Revocable Living Trust dated December 13, 2021, as to an undivided one-half (½) interest, and Jimmie Anne Haisley, as Trustee of the Jimmie Anne Haisley Revocable Living Trust dated December 13, 2021, as to an undivided one-half (½) interest**, hereinafter called the Grantees, whose post office address is 3015 Okeechobee Road, Fort Pierce, Florida 34947. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, that the Grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, all that certain land situate in St. Lucie County, Florida, viz:

LOTS 33, 34 AND 35, BLOCK 1, FAIRLAWN SUBDIVISION, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Subject to restrictions, easements and encumbrances of record provided this recitation shall not act to reimpose the same.

Richard F. Haisley and Jimmie Anne Haisley, as Trustees, shall have the power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed. All Successor Trustees are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

This deed was prepared based upon information provided by the parties hereto and without the benefit of title examination. By the delivery (by Grantors) and acceptance (by Grantees) of this deed, the Grantors and Grantees agree to indemnify and hold harmless the preparer of this deed from any and all liability arising by reason of matters which would have been revealed by a search of the public records.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Printed Name of Witness: Renée Marquis-Abrams

[Signature]
Printed Name of Witness: Diana Marotta

[Signature]
Printed Name of Witness: Renée Marquis-Abrams

[Signature]
Printed Name of Witness: Diana Marotta

[Signature]
Richard F. Haisley
3015 Okeechobee Road
Fort Pierce, Florida 34947

[Signature]
Jimmie Anne Haisley
3015 Okeechobee Road
Fort Pierce, Florida 34947

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing was acknowledged before me by means of physical presence or online notarization on this 13 day of DEC, 2021, by Richard F. Haisley and Jimmie Anne Haisley, husband and wife, who are personally known to me or who produced Fla DRIVER Licence as identification.

[Signature]
Printed Name of Notary: Susan G. Spee
Notary Public - State of Florida
My Commission Expires:



Property Identification

Site Address: 1602 S 30th ST
 Sec/Town/Range: 17/35S/40E
 Parcel ID: 2417-506-0033-000-9
 Jurisdiction: Fort Pierce

Use Type: 2500
 Account #: 26693
 Map ID: 24/17S
 Zoning: General Co

Ownership

Richard F Haisley (TR)
 Jimmie Anne Haisley (TR)
 3015 Okeechobee RD
 Fort Pierce, FL 34947



Legal Description

FAIRLAWN S/D BLK 1 LOT 33, 34 AND 35 (0.48 AC - 20,925 SF)

Current Values

Just/Market Value: \$83,600
 Assessed Value: \$83,600
 Exemptions: \$0
 Taxable Value: \$83,600

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](#) [📄](#)

Total Areas

Finished/Under Air (SF): 960
 Gross Sketched Area (SF): 960
 Land Size (acres): 0.48
 Land Size (SF): 20,925

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 13, 2021	4739 / 0898	0111	WD	Haisley Richard F	\$100
Apr 10, 2003	1691 / 1215	XX02	WD	Snyder Alma M	\$55,000
Jan 1, 1900					\$0

Building Information (1 of 1)

Finished Area: 960 SF

Gross Sketched Area: 960 SF

Exterior Data

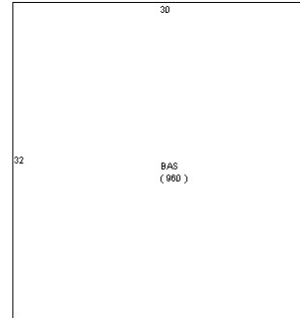
View:	Roof Cover: Roll Comp	Roof Structure: BarJst/WdDk
Building Type: DGAR	Year Built: 1964	Frame:
Grade: Y_B+	Effective Year: 1964	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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

Electric: AVERAGE
 Heat Type:
 Heat Fuel:
 Heated %: 0%

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	960	960	124

Special Features and Yard Items

Type	Qty	Units	Year Blt
Fen WoodSB 6'	1	114	2008
UTILITY AVG	1	96	2018
UTILITY AVG	1	288	2018
UTILITY GOOD	1	288	2020
CANOPY1	1	240	2020

Current Year Values

Current Values Breakdown

Building:	\$13,600
Land:	\$70,000
Just/Market:	\$83,600
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$83,600
Exemption(s):	\$0
Taxable:	\$83,600

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2018	0041	1.1	Fort Pierce Stormwater Charge	\$75.90

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
2022	\$83,600	\$83,600	\$0	\$83,600
2021	\$84,300	\$84,300	\$0	\$84,300
2020	\$77,200	\$77,200	\$0	\$77,200
2019	\$77,400	\$77,400	\$0	\$77,400

Permits

Number	Issue Date	Description	Amount	Fee
DV200354	Oct 6, 2003	Driveway	\$3,000	\$155
0700001196	Aug 27, 2007	Roof	\$2,489	\$50
0800000696	May 7, 2008	Fence	\$200	\$50
BP12-0488	Apr 12, 2012	Awning/Shutters	\$926	\$79
BP11-2851	Jan 6, 2012	Alterations/Remodeling	\$15,000	\$157
BP15-2533	Oct 26, 2015	Alterations/Remodeling	\$70,000	\$757
BP16-2159	Sep 1, 2016	Plumbing	\$18,000	\$0
BP17-1696	Jun 15, 2017	Fence	\$1,600	\$0
BP20-3166	Oct 14, 2020	Shed	\$6,000	\$0

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

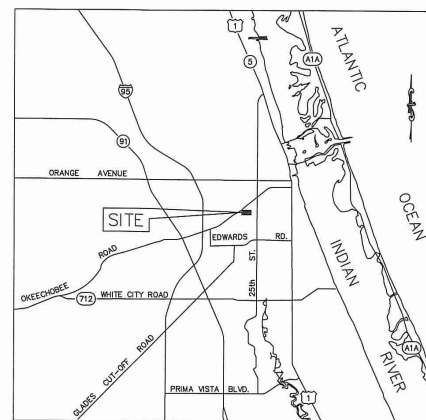
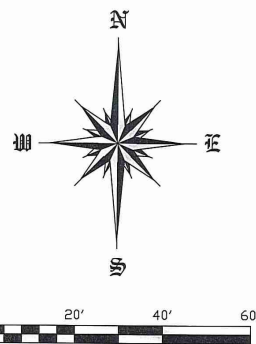
Click the following link to check for additional permit data in Fort Pierce

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

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BOUNDARY & TOPOGRAPHIC SURVEY

CITY OF FORT PIERCE, FLORIDA



LOCATION MAP
NOT TO SCALE

STREET ADDRESS
1602 S 30TH STREET, FT PIERCE, FL 34947

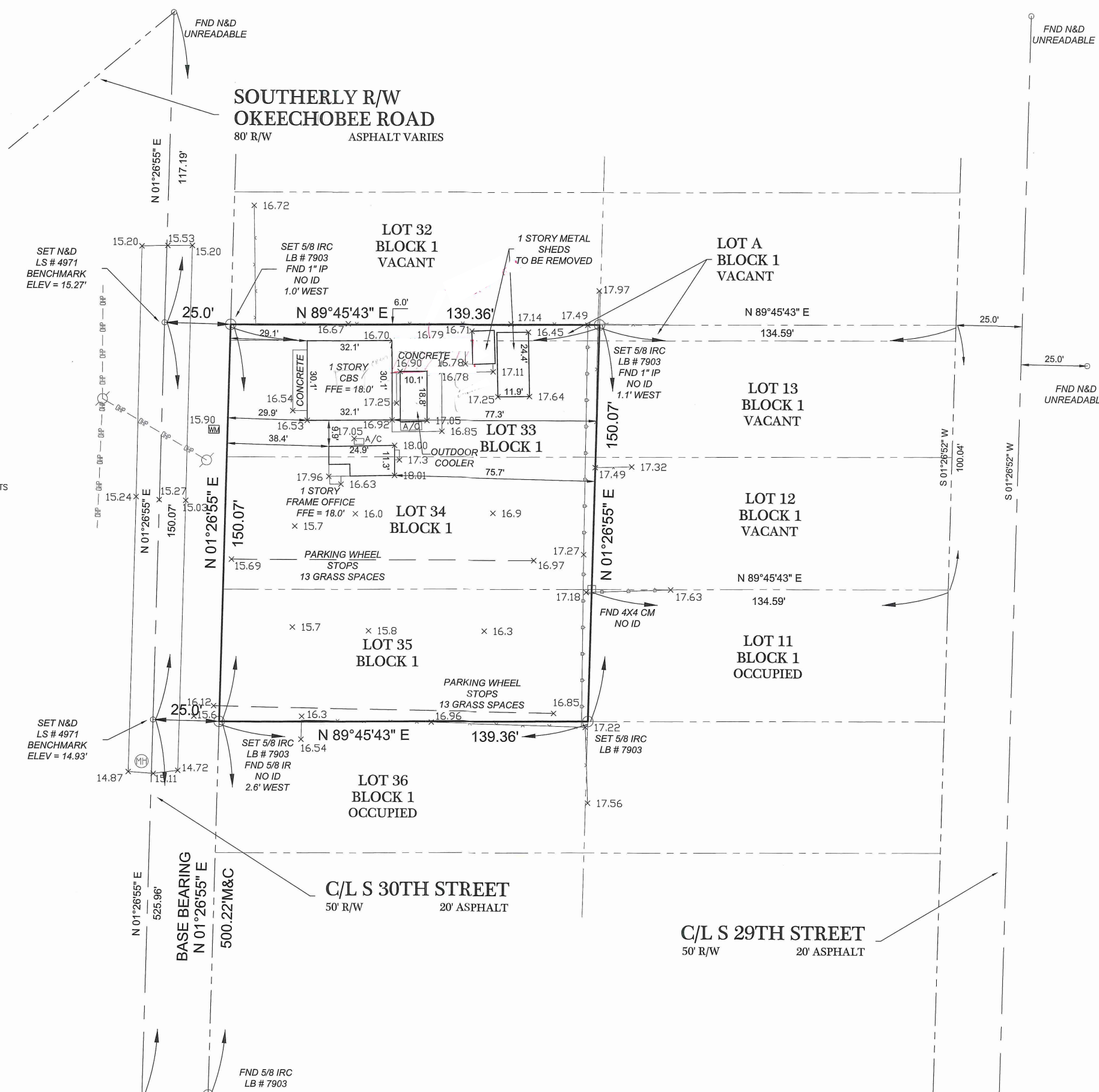
PROPERTY DESCRIPTION
LOTS 33, 34 AND 35, BLOCK 1, TOGETHER WITH THAT PORTION OF LOT A LYING BETWEEN LOTS 32 AND 33 OF SAID BLOCK 1, FAIRLAWN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

GENERAL NOTES

1. THE EXPECTED USE OF THIS SURVEY AND/OR MAP IS COMMERCIAL.
2. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR MAP IS NOT CERTIFIED BY THE SIGNING FLORIDA LICENSED SURVEYOR & MAPPER.
3. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
4. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST LINE OF S 30TH STREET HAVING A BEARING OF S01°26'55"W, ACCORDING TO THE PLAT OF FAIRLAWN SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 5, PUBLIC RECORDS, SAINT LUCIE COUNTY, FLORIDA. (ASSUMED DATUM)
5. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0186 J, EFFECTIVE DATE FEBRUARY 16, 2012.
6. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
7. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.
8. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
9. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.
10. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.
11. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS, OR MURPHY ACT DEEDS.
12. THE LAST DATE OF FIELD WORK WAS JUNE 09, 2022.

GLOBAL POSITIONING SYSTEM (GPS) NOTES

1. REAL TIME KINEMATICS (RTK) METHOD WAS UTILIZED USING CARLSON BRX-6+, 372 CHANNEL GNSS ATHENA, WITH ATLAS L-BAND RECEIVER.
2. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND CONTROL ON THE PROJECT.
3. GPS SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2018.
4. THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS SURVEY EXCEEDS MINIMUM STANDARDS OF PRACTICE PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17-051.
5. THE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).



LEGEND & ABBREVIATIONS

A	ARC LENGTH
A/C	AIR CONDITIONER
BM	BENCHMARK
C	CALCULATED FROM FIELD MEASUREMENTS
C/L	CENTERLINE
CM	CONCRETE MONUMENT
CONC	CONCRETE
DEG OR °	DEGREE
ELEV	ELEVATION
FFE	FINISHED FLOOR ELEVATION
FND	FOUND
ID	IDENTIFICATION NUMBER
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
M	MEASURED DATA
MON	MONUMENT
N&D	NAIL AND DISK
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO OR #	NUMBER
NTS	NOT TO SCALE
OHP	OVERHEAD UTILITIES
ORB	OFFICIAL RECORDS BOOK
P	PLAT DATA
PG(S)	PAGE(S)
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
WM	WATER METER
&	AND
@	AT
△	DELTA
○	UTILITY POLE

IF THIS BAR DOES NOT MEASURE 1 INCH, THE DRAWING IS NOT TO SCALE

SET N&D
LS # 4971
BENCHMARK
ELEV = 15.27'

SET N&D
LS # 4971
BENCHMARK
ELEV = 14.93'

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
PHONE (772) 708-1819 SURVEY@ASI-SURVEY.COM

NO.	DATE	BY	REVISIONS

CERTIFICATIONS
RICHARD F. & JAMMIE ANNE HAISLEY
FLORIDA
CITY OR COUNTY

DRAWN BY: CA
CHECKED BY: CA
DATE: JUNE 06, 2022
HORIZONTAL SCALE:
1"=20'

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

CHARLES ARNOLD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4971

PRINTED DATE
SHEET 1 OF 1
PROJECT NO. 22-802