



Subdivision

Property address or Location 2671 South Jenkins Road, Fort Pierce, Florida 34945

Parcel ID #(s) 2324-411-0000-000-3

Project description Subdivision of parcel into three parcels, with front parcel developed as car wash

Property Owner(s)

Westcity FP Shops, LLC

Street Address

9293 NW 15th Street

City State Zip
Coral Springs FL 33071-6048

Phone Number
954-439-3030

Email Address
Ken@wcpartners.com

Applicant/Representative, Title, Company

Kenneth Simigran

Street Address

9293 NW 15th Street

City State Zip
Coral Springs FL 33071-6048

Phone Number
954-439-3030

Email Address
ken@wcpartners.com

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an 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.

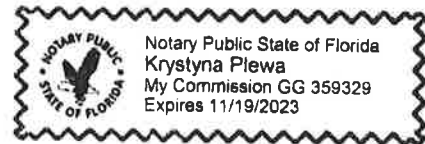
Property Owner(s) Signature(s) 

STATE OF FLORIDA COUNTY

The foregoing instrument was acknowledged before me this 1 day of May, 2023, by Kenneth Simigran who is personally known to me or has produced _____ as identification.

Signature of Notary 

(seal)



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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____

Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____



Intake Date Stamp

SUBDIVISION: PRELIMINARY PLAT

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

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

SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

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

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

SUBDIVISION: FINAL PLAT

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

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

SUBDIVISION: MINOR REPLAT

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

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

Prepared by, record and return to:
David M. Shaw, Esquire
Haile, Shaw & Pfaffenberger, P.A.
660 U.S. Highway One, Third Floor
North Palm Beach, Florida 33408

Parcel ID# 2324-411-0000-000-3

WARRANTY DEED

THIS INDENTURE made this 1st day of February, 2007, by and between BECKER HOLDING CORPORATION, a Florida corporation ("Grantor") whose mailing address is 2627 S. Jenkins Road, Ft. Pierce, Florida 34981 and WESTCITY FP SHOPS, LLC, a Florida limited liability company ("Grantee") whose mailing address is 599 NW 82nd Avenue, Plantation, Florida 33324.

WITNESSETH:

Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's assigns forever, the following described land, lying and being in the County of St. Lucie, State of Florida, to wit:

That part of the North ½ of the Northeast ¼ of the Southeast ¼ lying South of Okeechobee Road (State Road No. 70, formerly State Road No. 8), and the East 200 feet of the North 296.9 feet of the Southwest ¼ of the Northeast ¼ of the Southeast ¼, all lying in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, LESS I-95 right-of-way as set out in Official Record Book 267, at Page 1155.

TOGETHER WITH all improvements thereon and rights, benefits, easements, appurtenances and hereditaments thereto appertaining.

SUBJECT TO real property taxes for the year 2007 and subsequent years; zoning, restrictions, prohibitions, easements and other matters of record, the provisions of which are not reimposed hereby.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed these presents on this, the day and year first above written.

WITNESSES:

GRANTOR:

[Signature]
Print Name: Cecilia C. Collins

[Signature]
Print Name: Margaret J. Averill

BECKER HOLDING CORPORATION
A Florida corporation

By: [Signature]
Name: Jeffrey L. Cusson
Title: President

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 1st day of February, 2007, by JEFFREY L. CUSSON, as President of Becker Holding Corporation, a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

[Signature]
Notary Public-State of Florida

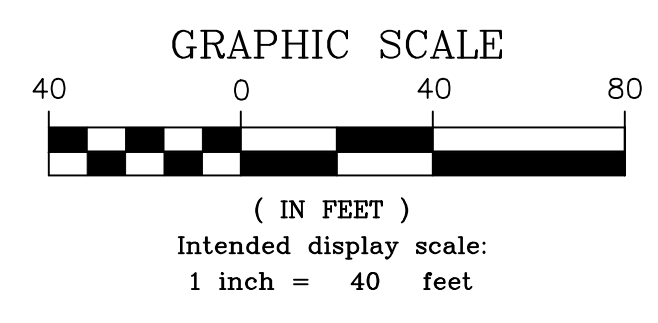
Margaret J. Averill
Printed name of notary

My Commission Expires: _____



NORTH LINE OF NORTH HALF OF NE 1/4, OF SE 1/4, SECTION 24

EAST 1/4 CORNER, SECTION 24 (CALCULATED)



PROPERTY ADDRESS 2671 SOUTH JENKINS ROAD, FORT PIERCE, FLORIDA PARCEL ID: 2324-411-0000-000-3

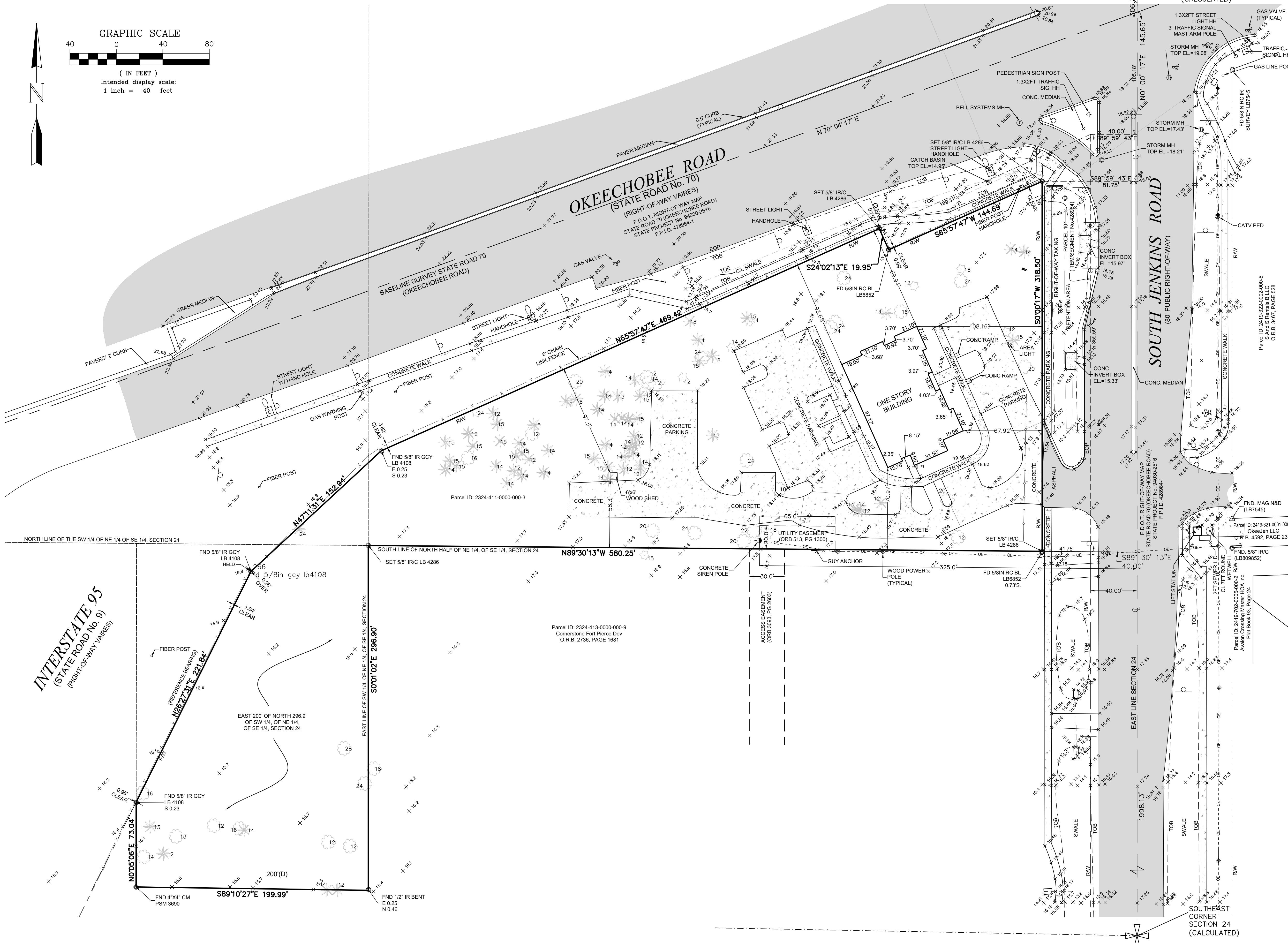
LEGAL DESCRIPTION THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTH OF OKEECHOBEE ROAD (STATE ROAD NO. 70, FORMERLY STATE ROAD NO. 8), AND THE EAST 200 FEET OF THE NORTH 296.9 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS 1.95 RIGHT-OF-WAY AS SET OUT IN OFFICIAL RECORD BOOK 267, AT PAGE 1155.

SURVEYORS NOTES

- 1. THE LAST DATE OF DATA ACQUISITION WAS OCTOBER 12, 2022.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011). THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 95, AS SHOWN, HAVING A BEARING OF NORTH 26°27'31" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED BY NGS BENCHMARK GCV, HAVING A PUBLISHED ELEVATION OF 16.56.
7. THE FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN VERTICAL DATUM OF 1983(2011) ADJUSTMENT, AS ESTABLISHED USING FLORIDA DEPARTMENT OF TRANSPORTATION FFRN.
8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
9. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OF OTHER TITLE PROFESSIONAL.
10. THE DESCRIPTION OF OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT OR THE CLIENTS REPRESENTATIVE.
11. THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
12. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
13. INTERIOR IMPROVEMENTS, IF ANY WERE NOT LOCATED EXCEPT AS SHOWN.
14. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
15. THE TREES SHOWN HEREON WERE NOT PREPARED WITH THE BENEFIT OF AN ARBORIST. TREE SPECIMEN NOMENCLATURE IS GENERALLY COMMON (OAK, PAL, PINE, ETC.), CONSULT WITH AN ARBORIST FOR FURTHER CLASSIFICATION.
16. THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR AN EXPECTED HORIZONTAL ACCURACY OF 0.10'.
17. NO JURISDICTIONAL OR WETLANDS WERE DETERMINED OR LOCATED AS PART OF THIS SURVEY.
18. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AREAS HAVING FLOOD ZONE DESIGNATIONS OF "X" AS SHOWN ON FLOOD RATE MAP NUMBER 12111C0167J, MAP REVISED 2/16/2012, ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
19. SUBMITTAL TO A JURISDICTIONAL AGENCY MAY REQUIRE ADDITIONAL FIELD AND/OR OFFICE WORK.
20. SUBJECT PARCEL CONTAINS 3.84 ACRES MORE OR LESS.

LEGEND

- B.B. DENOTES BEARING BASIS
(C) DENOTES CALCULATED DATA
C/L DENOTES CENTERLINE
C/M DENOTES CONCRETE MONUMENT
CONC. DENOTES CONCRETE
F.D.O.T. DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
FND. DENOTES FOUND
ID DENOTES IDENTIFICATION
IR DENOTES IRON ROD
IR & C DENOTES 5/8" IRON ROD & CAP
L.B. DENOTES LICENSED BUSINESS
N.A.V.D. DENOTES NORTH AMERICAN VERTICAL DATUM
N# DENOTES NUMBER
No ID DENOTES NO IDENTIFICATION NUMBER
NW DENOTES NORTHWEST
OE DENOTES OVERHEAD ELECTRIC
O.H.U. DENOTES OVERHEAD UTILITIES
O.R.B. DENOTES OFFICIAL RECORDS BOOK
P.G. DENOTES PAGE
PK&D DENOTES P.K. NAIL AND DISK
P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
SW DENOTES SOUTHWEST
TOB DENOTES TOP OF BANK
TYP. DENOTES TYPICAL
+ DENOTES PLUS OR MINUS
DENOTES SET 5/8" IRON ROD & CAP (LB 4286)
DENOTES SET PARKER KALON NAIL & DISK (LB 4286)
DENOTES PINE TREE AND DIAMETER AT 4 FT HIGH
DENOTES PALM TREE AND DIAMETER AT 4 FT HIGH
DENOTES OAK TREE AND DIAMETER AT 4 FT HIGH
DENOTES SIGN



INTERSTATE 95 (STATE ROAD No. 9) (RIGHT-OF-WAY VAIRES)

CERTIFICATION I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEVE THIS IS TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON SEPTEMBER 16, 2021. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Table with 2 columns: COMPUTER FILE REF. (18-033.001), FIELD BK./PG.

CULPEPPER & TERPENING, INC CONSULTING ENGINEERS | LAND SURVEYORS 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981 151 SW FLAGLER AVENUE • STUART, FLORIDA 34994 PHONE: 772-464-3537 • FAX: 772-464-9497 • www.ct-eng.com STATE OF FLORIDA CERTIFICATION No. LB 4286

Table with 3 columns: - REVISIONS - (FIELD, BY, DATE), BY, DATE

Table with 3 columns: FIELD, BY, DATE (CALCS, RJ, 10/12/22; DRAWN, TM, 10/12/22; CHECKED, JDJ, 10/14/22; APPROVED, TPK, 10/14/22)

BOUNDARY, TOPOGRAPHY & TREE LOCATION PREPARED FOR WESTCITY FP SHOPS, LLC

Table with 2 columns: DATE: 10/12/2022, SHEET 1 OF 1

WESTCITY FP SHOPS

BEING A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 35 SOUTH, RANGE 39 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
DOCKET NO. _____

LEGAL DESCRIPTION:

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTH OF OKEECHOBEE ROAD (STATE ROAD NO. 70, FORMERLY STATE ROAD NO.8), AND THE EAST 200 FEET OF THE NORTH 296.9 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS 1-95 RIGHT-OF-WAY AS SET OUT IN OFFICIAL RECORD BOOK 267, AT PAGE 1155.

CONTAINING: 3.84 ACRES ±

DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

KNOW ALL MEN BY THESE PRESENTS THAT _____, HAS CAUSED THESE LANDS SHOWN HEREON AS WESTCITY FP SHOPS, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

- 1) PARCEL 2, AS SHOWN HEREON, IS FOR FUTURE DEVELOPMENT
- 2) THE INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENT ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER PUBLIC UTILITIES.
- 3) PARCEL 3, AS SHOWN HEREON, IS DEDICATED TO THE WESTCITY FP SHOPS PROPERTY OWNERS ASSOCIATION, INC. FOR STORM WATER PURPOSES, EXCLUSIVE USE AND BENEFIT, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID PROPERTY OWNERS ASSOCIATION.

SIGNED AND SEALED THIS ___ DAY OF _____, 2023, ON BEHALF OF _____.

NAME: _____	WITNESS SIGNATURE _____	WITNESS SIGNATURE _____
TITLE: _____	PRINTED NAME _____	PRINTED NAME _____

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTIFICATION BY _____, ON BEHALF OF _____, HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS ___ DAY OF _____, 2023.

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

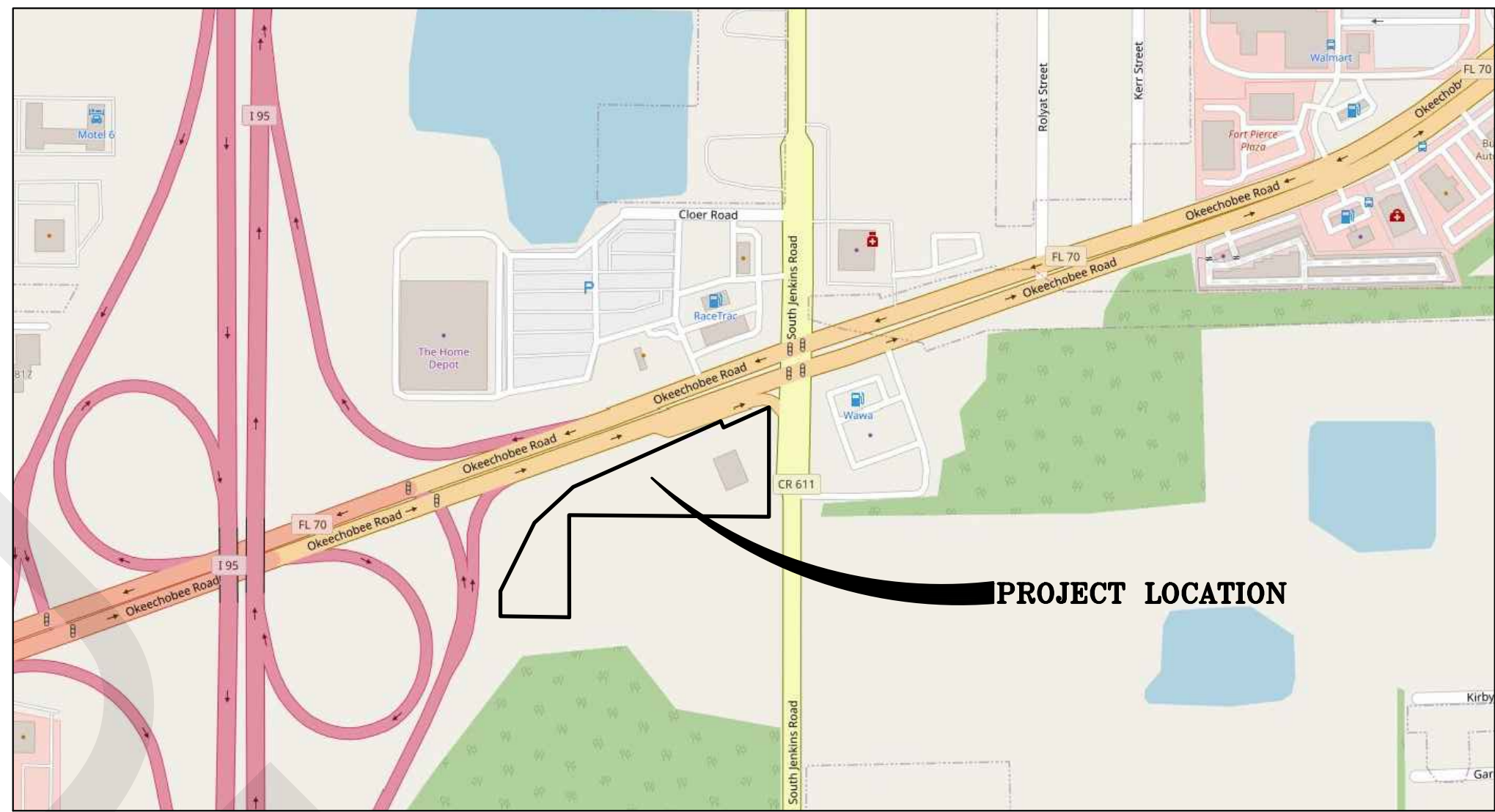
NAME: _____

MORTGAGEE CONSENT:

STATE OF _____
COUNTY OF _____

_____ DATED THE ___ DAY OF 2023 AND RECORDED THE ___ DAY OF 2023, AT OFFICIAL RECORDS, BOOK _____, PAGE _____, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

BY: _____	WITNESS SIGNATURE _____	WITNESS SIGNATURE _____
NAME: _____	PRINTED NAME _____	PRINTED NAME _____
TITLE: _____	PRINTED NAME _____	PRINTED NAME _____



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF TITLE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, _____, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY _____, DATED _____, 2023, AND DESIGNATED AS FILE NUMBER _____ (THE " PLAT SEARCH "), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: _____, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED.

DATED: THIS ___ DAY OF _____, 2023

NAME TITLE _____
ADDRESS _____
FLORIDA BAR NO. _____

CITY ATTORNEY:

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

DATED: THIS ___ DAY OF _____, 2023

BY: _____
TANYA EARLEY - CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

PLANNING AND DEVELOPMENT SERVICES APPROVAL:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE GENERAL COMMERCIAL ZONING DISTRICT, AS SET FORTH IN CHAPTER 125 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS, AS AMENDED BY THE CITY OF FORT PIERCE BOARD OF ZONING APPEALS ON JUNE _____, 2023.

DATED: THIS ___ DAY OF _____, 2023

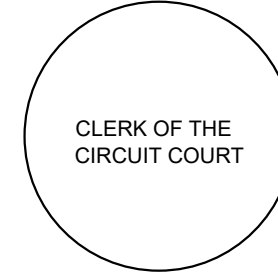
BY: _____
KEVIN FREEMAN - PLANNING DIRECTOR
CITY OF FORT PIERCE, FLORIDA

CLERK OF CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

I, MICHELLE MILLER, CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES, IN FORM, WITH ALL THE REQUIREMENTS OF THE LAWS PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS FILED FOR RECORD IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ___ DAY OF _____, 2023.

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



OWNER:

WestCity FP Shops LLC
9293 NW 15th ST
Coral Springs, FL 33071

SUBDIVIDER:

WestCity FP Shops LLC
9293 NW 15th ST
Coral Springs, FL 33071

CITY COMMISSION CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 2023.

LINDA COX, CITY CLERK
CITY OF FORT PIERCE, FLORIDA

SURVEYOR'S REVIEW CERTIFICATE:

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

BY: _____ DATE _____
FRANK VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582
PLAT REVIEWER FOR THE CITY OF FORT PIERCE

SURVEYOR'S NOTES:

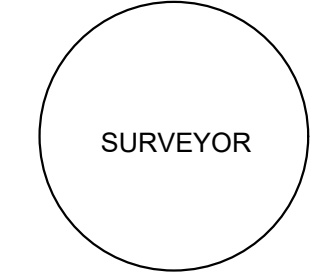
- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD, HAVING A BEARING OF SOUTH 00°00'17" WEST.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- 5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF THIS PART AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, THIS ___ DAY OF _____, 2023.

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



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

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



April 18, 2023

Westcity FP Shops, LLC
steve@wcpartners.com
Ken@wcpartners.com

Brandon Ulmer, P.E.
bulmer@thomaseg.com

Dear Applicant and Owner:

On Monday, April 17, 2023 the City Commission approved an application for a Preliminary Plat Review submitted by applicant Peter Sweeney with Block & Scarpa, to subdivide 1 parcel into 3 platted lots at 2671 S Jenkins Road, more specifically located at Parcel Control Number: 2324-411-0000-000-3.

If you have any questions, please contact the Planning Department.

Very truly yours,

Linda W. Cox
City Clerk

cc: Kev Freeman, Planning Director



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
January 12, 2023

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – January 12, 2024
THIS LETTER IS NOT A PERMIT APPROVAL

Ryan Thomas
Thomas Engineering Group, LLC
6300 NW 31st Avenue
Fort Lauderdale, FL 33309

Dear Ryan Thomas:

RE: Pre-application Review for **Category D Driveway**, Pre-application Meeting Date: **January 12, 2023**
St. Lucie County - Fort Pierce; SR 70; Sec. # 94030000; MP: 21.5; Access Class - 5;
Posted Speed - 45; SIS - SIS SG Connector; FDOT Ref. Project:

Request: Maintain existing access along S Jenkins Road. No proposed direct access on SR 70.

SITE SPECIFIC INFORMATION
Project Name & Address: **Car Wash MRE – 2671 S Jenkins Road, Fort Pierce, FL**
Property Owner: **WestCity FP Shops LLC**; Parcel Size: **3.84 Acres** Development Size: **One Tunnel Car Wash**

REQUEST APPROVED

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- **Any driveway on S Jenkins Road shall be located at least 250 feet south of the SR 70 edge of pavement.**

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Dalila Fernandez, P.E.
District Access Management Manager

cc: Nesa Y. Harden

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2023-01-12\1. 94030000 MP 21.5 SR 70_Car Wash MRE\94030 MP 21.5 SR 70_Car Wash MRE.docx

PROPERTY ADDRESS
 2871 SOUTH JENKINS ROAD, FORT PIERCE, FLORIDA
 PARCEL ID: 2324-411-0000-000-3

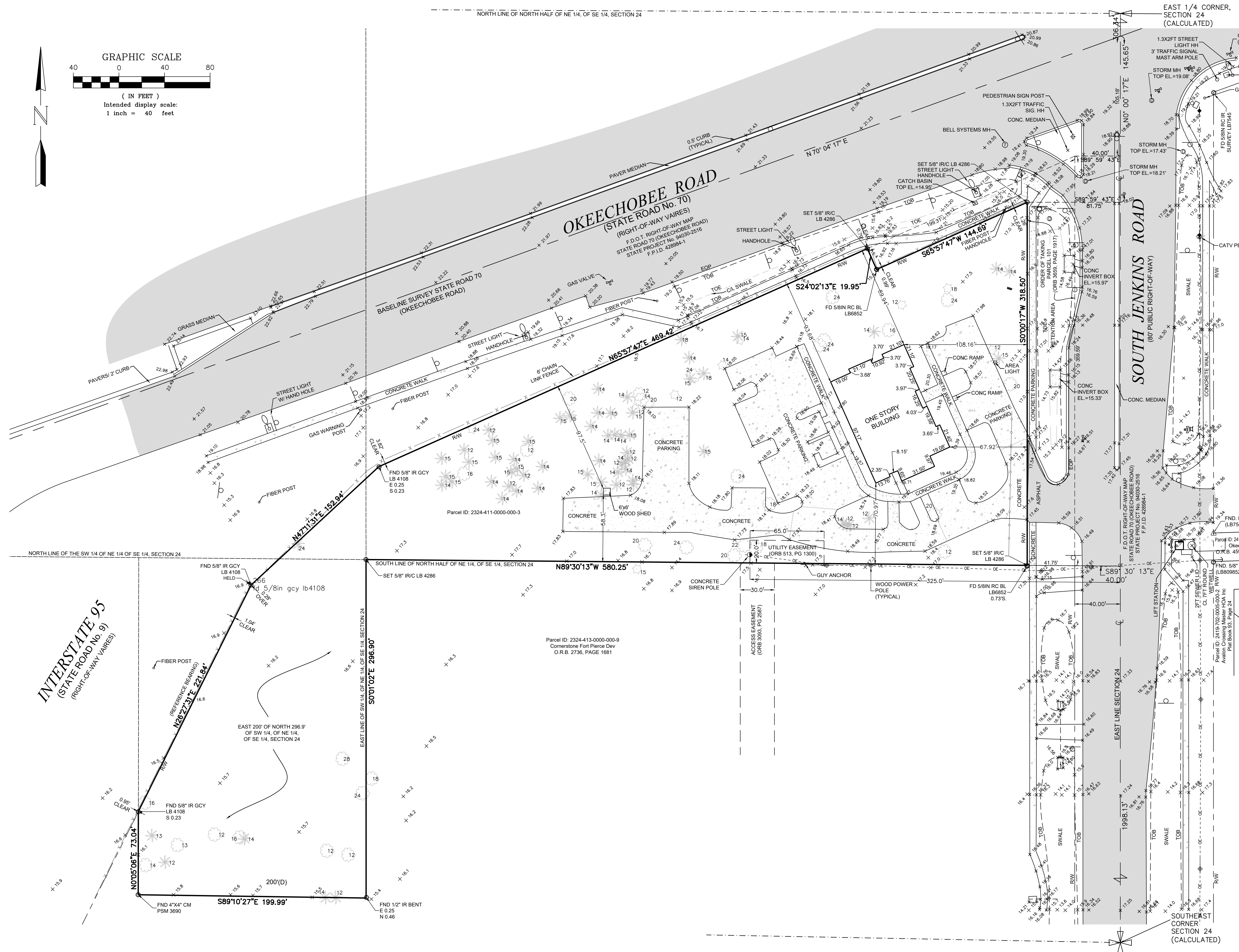
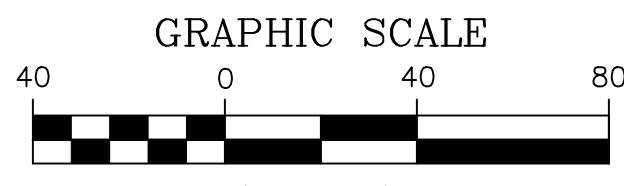
LEGAL DESCRIPTION
 THAT PART OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTH OF OKEECHOBEE ROAD (STATE ROAD NO. 70, FORMERLY STATE ROAD NO. 8), AND THE EAST 200 FEET OF THE NORTH 296.9 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS 1.95 RIGHT-OF-WAY AS SET OUT IN OFFICIAL RECORD BOOK 267, PAGE 1155.
 LESS AND EXCEPT THAT PART OF THE ABOVE DESCRIBED PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN ORDER OF TAKING IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 3659, PAGE 1917.

SURVEYORS NOTES

1. THE LAST DATE OF DATA ACQUISITION WAS OCTOBER 12, 2022.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE SJ-17-050 THROUGH SJ-17-053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011), THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 95, AS SHOWN, HAVING A BEARING OF NORTH 26°27'31" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED BY NGS BENCHMARK GCY, HAVING A PUBLISHED ELEVATION OF 16.56
7. THE FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN VERTICAL DATUM OF 1983(2011) ADJUSTMENT, AS ESTABLISHED USING FLORIDA DEPARTMENT OF TRANSPORTATION FFRN.
8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
9. THIS SURVEY HAS THE BENEFIT OF A TITLE SEARCH REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 14, 2023 AT 8:00AM. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SECTION 3 OF THE TITLE SEARCH REPORT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS SURVEY ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY SURVEY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.
10. THE DESCRIPTION OF OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT OR THE CLIENTS REPRESENTATIVE.
11. THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
12. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
13. INTERIOR IMPROVEMENTS, IF ANY WERE NOT LOCATED EXCEPT AS SHOWN.
14. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
15. THE TREES SHOWN HEREON WERE NOT PREPARED WITH THE BENEFIT OF AN ARBORIST. TREE SPECIMEN NOMENCLATURE IS GENERALLY COMMON (OAK, PAL, PINE, ETC.). CONSULT WITH AN ARBORIST FOR FURTHER CLASSIFICATION.
16. THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR AN EXPECTED HORIZONTAL ACCURACY OF 0.10'.
17. NO JURISDICTIONAL OR WETLANDS WERE DETERMINED OR LOCATED AS PART OF THIS SURVEY.
18. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AREAS HAVING FLOOD ZONE DESIGNATIONS OF "X" AS SHOWN ON FLOOD RATE MAP NUMBER 12111C0167J, MAP REVISED 2/16/2012, ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
19. SUBMITTAL TO A JURISDICTIONAL AGENCY MAY REQUIRE ADDITIONAL FIELD AND/OR OFFICE WORK.
20. SUBJECT PARCEL CONTAINS 3.84 ACRES MORE OR LESS.

LEGEND

- B.B. DENOTES BEARING BASIS
- (C) DENOTES CALCULATED DATA
- CL DENOTES CENTERLINE
- C.M. DENOTES CONCRETE MONUMENT
- CONC. DENOTES CONCRETE
- F.D.O.T. DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
- FND. DENOTES FOUND
- ID DENOTES IDENTIFICATION
- IR DENOTES IRON ROD
- IR & C DENOTES 5/8" IRON ROD & CAP
- LB DENOTES LICENSED BUSINESS
- N.A.V.D. DENOTES NORTH AMERICAN VERTICAL DATUM
- No. DENOTES NUMBER
- NO ID DENOTES NO IDENTIFICATION NUMBER
- NW DENOTES NORTHWEST
- OE DENOTES OVERHEAD ELECTRIC
- O.H.U. DENOTES OVERHEAD UTILITIES
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- PAGE DENOTES PAGE
- PK&D DENOTES P.K. NAIL AND DISK
- P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
- SW DENOTES SOUTHWEST
- TOB DENOTES TOP OF BANK
- TYP. DENOTES TYPICAL
- + DENOTES PLUS OR MINUS
- IR DENOTES SET 5/8" IRON ROD & CAP (LB 4286)
- LB DENOTES SET PARKER KALON NAIL & DISK (LB 4286)
- DENOTES PINE TREE AND DIAMETER AT 4 FT HIGH
- DENOTES PALM TREE AND DIAMETER AT 4 FT HIGH
- DENOTES OAK TREE AND DIAMETER AT 4 FT HIGH
- DENOTES SIGN



CERTIFICATION
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEVE THIS IS TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON SEPTEMBER 16, 2021. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER, IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

COMPUTER FILE REF.	FIELD BK./PG.
18-033.001	

CULPEPPER & TERPENING, INC.
 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
 PHONE: 772-464-3537 • FAX: 772-464-5997 • www.ct-eng.com
 STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -		BY	DATE
REVISE DRAWING PER LETTER DATED 8/12/23		JDJ	6/28/23

FIELD	BY	DATE
CALCS.	SJ	10/12/22
DRAWN	TM	10/12/22
CHECKED	JDJ	10/14/22
APPROVED	TKP	10/14/22

BOUNDARY, TOPOGRAPHY & TREE LOCATION
 PREPARED FOR
WESTCITY FP SHOPS, LLC

DATE: 10/12/2022
 HORIZ. SCALE: 1"=40'
 VERT. SCALE: N/A
 JOB No. 18-033.001
 SHEET 1 OF 1

THOMAS P. KIERNAN, P.S.M. FLORIDA CERTIFICATE NO. 6199

WESTCITY FP SHOPS

BEING A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 35 SOUTH, RANGE 39 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
DOCKET NO. _____

LEGAL DESCRIPTION:

THAT PART OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTH OF OKEECHOBEE ROAD (STATE ROAD NO. 70, FORMERLY STATE ROAD NO. 8), AND THE EAST 200 FEET OF THE NORTH 296.9 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS I-95 RIGHT-OF-WAY AS SET OUT IN OFFICIAL RECORD BOOK 267, PAGE 1155.
LESS AND EXCEPT THAT PART OF THE ABOVE DESCRIBED PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN ORDER OF TAKING IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 3659, PAGE 1917.

CONTAINING: 3.84 ACRES ±

DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

KNOW ALL MEN BY THESE PRESENTS THAT WESTCITY FP SHOPS LLC, HAS CAUSED THESE LANDS SHOWN HEREON AS WESTCITY FP SHOPS, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

- 1) PARCEL 2, AS SHOWN HEREON, IS FOR FUTURE DEVELOPMENT
- 2) THE INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENT ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER PUBLIC UTILITIES.
- 3) PARCEL 3, AS SHOWN HEREON, IS DEDICATED TO THE WESTCITY FP SHOPS PROPERTY OWNERS ASSOCIATION, INC. FOR STORM WATER PURPOSES, EXCLUSIVE USE AND BENEFIT, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID PROPERTY OWNERS ASSOCIATION.

SIGNED AND SEALED THIS ___ DAY OF _____, 2023, ON BEHALF OF WESTCITY FP SHOPS LLC.

NAME: _____	WITNESS SIGNATURE _____	WITNESS SIGNATURE _____
TITLE: _____	PRINTED NAME _____	PRINTED NAME _____

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTIFICATION BY _____ ON BEHALF OF _____, HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS ___ DAY OF _____, 2023.

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

NAME: _____

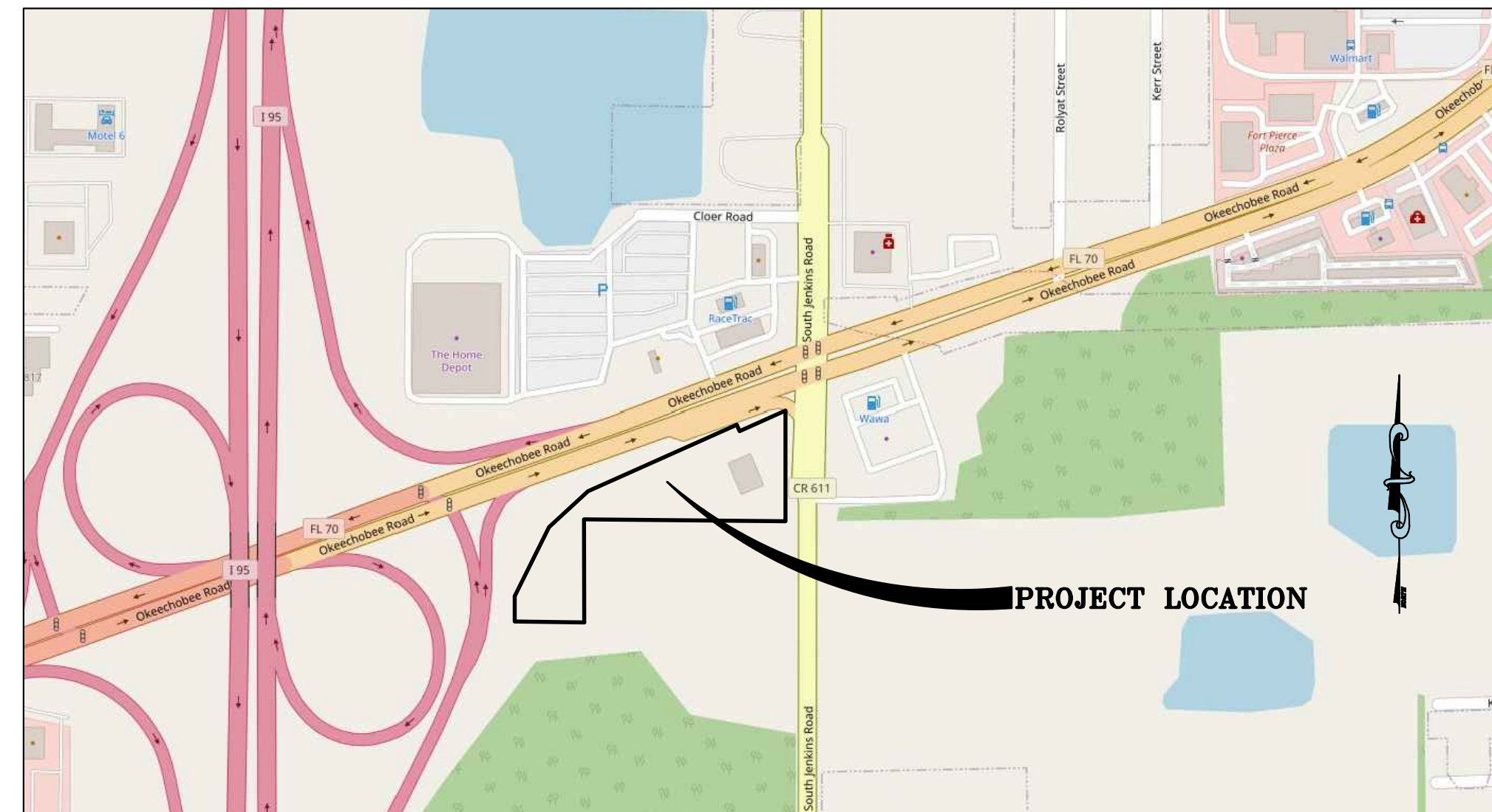
CERTIFICATE OF TITLE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, _____, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY _____, DATED _____, 2023, AND DESIGNATED AS FILE NUMBER _____ (THE " PLAT SEARCH "), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: _____, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED.

DATED: THIS ___ DAY OF _____, 2023

NAME TITLE
ADDRESS
FLORIDA BAR NO. _____



LOCATION MAP
NOT TO SCALE

OWNER:

WestCity FP Shops LLC
9293 NW 15th ST
Coral Springs, FL 33071

SUBDIVIDER:

WestCity FP Shops LLC
9293 NW 15th ST
Coral Springs, FL 33071

CITY ATTORNEY:

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

DATED: THIS ___ DAY OF _____, 2023

BY: _____
TANYA EARLEY - CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

PLANNING AND DEVELOPMENT SERVICES APPROVAL:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE GENERAL COMMERCIAL ZONING DISTRICT, AS SET FORTH IN CHAPTER 125 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS, AS AMENDED BY THE CITY OF FORT PIERCE BOARD OF ZONING APPEALS ON JUNE _____, 2023.

DATED: THIS ___ DAY OF _____, 2023

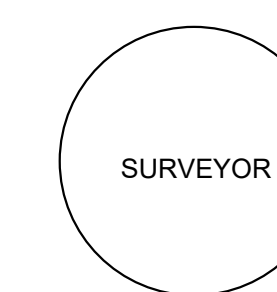
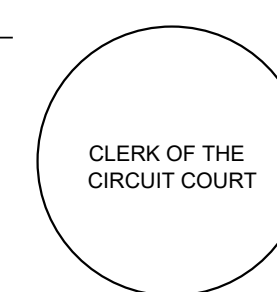
BY: _____
KEVIN FREEMAN - PLANNING DIRECTOR
CITY OF FORT PIERCE, FLORIDA

CLERK OF CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

I, MICHELLE MILLER, CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES, IN FORM, WITH ALL THE REQUIREMENTS OF THE LAWS PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS FILED FOR RECORD IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ___ DAY OF _____, 2023.

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



CITY COMMISSION CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 2023.

LINDA COX, CITY CLERK
CITY OF FORT PIERCE, FLORIDA

SURVEYOR'S REVIEW CERTIFICATE:

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

BY: _____ DATE _____
FRANK VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582
PLAT REVIEWER FOR THE CITY OF FORT PIERCE

SURVEYOR'S NOTES:

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 95, AS SHOWN, HAVING A BEARING OF NORTH 26°27'31" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO
- 2) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF THIS PART AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, THIS ___ DAY OF _____, 2023.

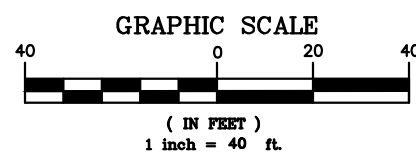
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

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

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

LEGEND

- D. DENOTES DEED
- FDOT DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
- IR&C DENOTES 5/8" IRON ROD & CAP
- LB DENOTES LICENSED BUSINESS
- M. DENOTES MEASURED
- POB DENOTES POINT OF BEGINNING
- POC DENOTES POINT OF COMMENCEMENT
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- R/W DENOTES RIGHT OF WAY
- S.R. DENOTES STATE ROAD
- ⊙ DENOTES SET 5/8" IR&C PRM LB 4286



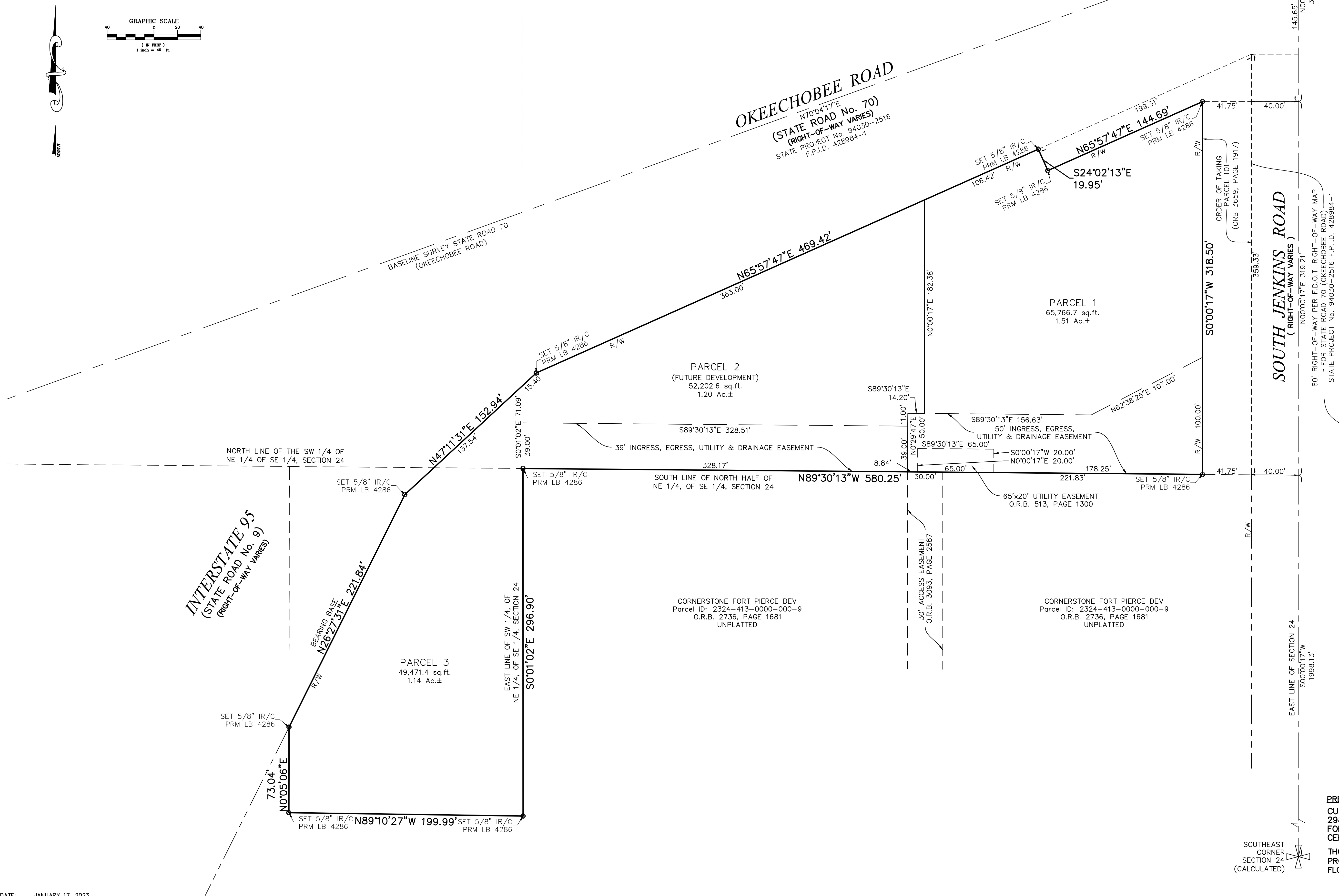
WESTCITY FP SHOPS

BEING A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 35 SOUTH, RANGE 39 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

NORTH LINE OF NORTH HALF
OF NE 1/4, OF SE 1/4, SECTION 24

EAST 1/4 CORNER,
SECTION 24
(CALCULATED)

PLAT BOOK _____
PAGE _____
DOCKET NO. _____





TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Ryan Altizer, Planner

RE: **Westcity FP Shops- Final Plat - 23-09000010**
2671 S Jenkins Rd

BOARD DATE: Expedited

Resubmitted Final Plat at 2671 S Jenkins Rd

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Final Plat for 2671 S Jenkins Rd. Due to this project being caught between the old and new processes for Plat submissions, the Planning Department is expediting this review.

Please send all comments to raltizer@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments or questions, please contact the Planning Department at 772-467-3737 or Ryan Altizer at 772-467-3742.

Thank you

**RE: Project Number: 18-033.001
Project Name: WestCity FP Shops**

Please see the below responses to comments provided to this firm in a letter date June 12, 2023:

WestCity FP Shops Plat Review and PRM Inspection – Review #1

1. Add North arrow to Location Map. 177.091 (6)
North arrow added.
2. Bearing reference to a well established and monumented line. 177.091 (6). Bearing reference is shown on survey but not shown on plat.
Bearing Base moved from west R/W line of Jenkins to South line of I95 to match Boundary Survey.
3. Show section corner and ¼ corner with bearings and distances. 177.091 (14)
Sections corners added.
4. Show ties to Jenkins Road and Okeechobee Road. Jenkins Road shows 80' width but dimensions show 81.75', please clarify. 177.091(15)
Additional linework, ties and information shown for right-of-ways.
5. Location and width of all proposed and existing easements identified in Title Opinion. 177.091 (16)
All easements indicated on Title Search Report are shown and labeled.
6. Title Opinion not provided, please provide in next submittal. Update survey based on Title Opinion. Please provide updated survey. 177.041 (2)
Title Search Report included with this transmittal.
7. Identify contiguous properties if un-platted, so state. 177.091(17)
Labeled parcels ad unplatted.
8. Bearings and distances on all roads. 177.091 (19) & 177.091 (22)
Bearings added to all roads.

9. Bearings on all lines, not shown on utility easement and Lot 1 and 2. 177.091 (21)
Show distances on easements on locations below.

Additional dimensioning added to easements of record.

10. Update survey note #3, see exact text that needs to be shown in 177.091(27)
Survey notes 3 & 4 have been combined as one and removed reference to St. Lucie County.

11. Under "Surveyor's Notes" on Page 1, missing #2. Please re-number.
Renumbered Survey Notes.

12. Page 2, correct spelling of "VARIES". Misspelled on 1-95 and Okeechobee Road.
Spelling corrected.

13. Schedule PRM inspection directly with Northstar Geomatics, Inc. Please provide 5 business days in advance with at least 3 different times available to meet at project site. ***Acknowledged.***

14. A written response to each item above is required prior to next review.

Should you have any questions or require any additional information, please feel free to contact me directly at (772) 464-3537.

PROPERTY ADDRESS
 2871 SOUTH JENKINS ROAD, FORT PIERCE, FLORIDA
 PARCEL ID: 2324-411-0000-000-3

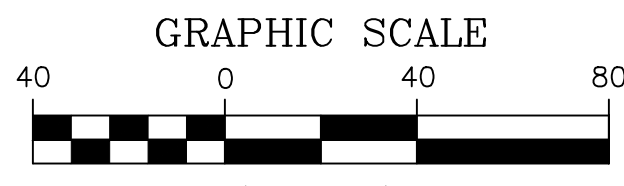
LEGAL DESCRIPTION
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 SOUTHEAST 1/4 LYING SOUTH OF OKEECHOBEE ROAD (STATE ROAD
 NO. 70, FORMERLY STATE ROAD NO. 8), AND THE EAST 200 FEET OF
 THE NORTH 296.9 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST
 1/4 OF THE SOUTHEAST 1/4, ALL LYING IN SECTION 24, TOWNSHIP 35
 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS 1.95
 RIGHT-OF-WAY AS SET OUT IN OFFICIAL RECORD BOOK 267, PAGE
 1155.
 LESS AND EXCEPT THAT PART OF THE ABOVE DESCRIBED
 PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THAT
 CERTAIN ORDER OF TAKING IN FAVOR OF THE STATE OF FLORIDA
 DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 3659,
 PAGE 1917.

SURVEYORS NOTES

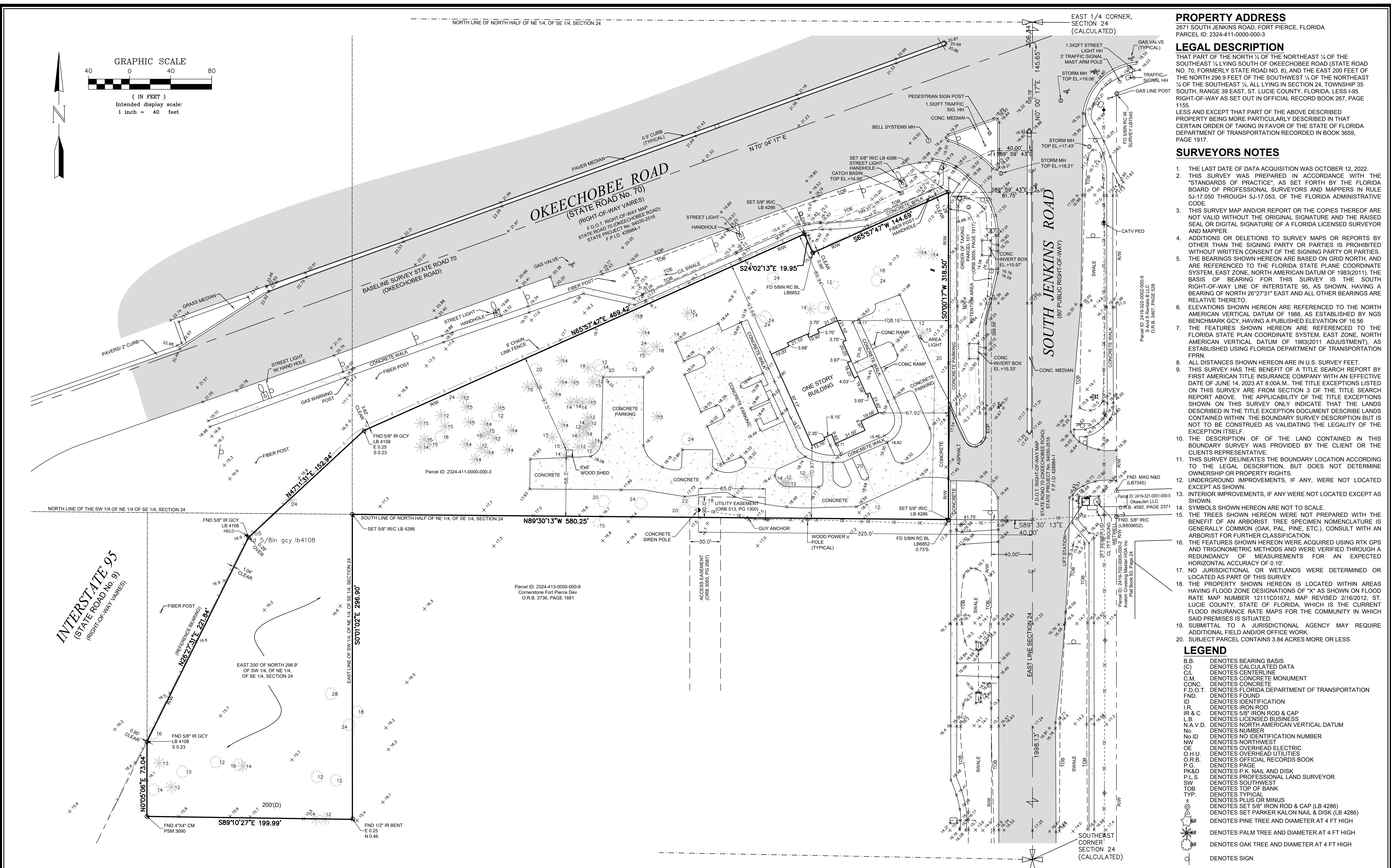
1. THE LAST DATE OF DATA ACQUISITION WAS OCTOBER 12, 2022.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE SJ-17-050 THROUGH SJ-17-053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011), THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 95, AS SHOWN, HAVING A BEARING OF NORTH 26°27'31" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED BY NGS BENCHMARK GCY, HAVING A PUBLISHED ELEVATION OF 16.56
7. THE FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN VERTICAL DATUM OF 1983(2011) ADJUSTMENT, AS ESTABLISHED USING FLORIDA DEPARTMENT OF TRANSPORTATION FFRN.
8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
9. THIS SURVEY HAS THE BENEFIT OF A TITLE SEARCH REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 14, 2023 AT 8:00AM. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SECTION 3 OF THE TITLE SEARCH REPORT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS SURVEY ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY SURVEY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.
10. THE DESCRIPTION OF OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT OR THE CLIENTS REPRESENTATIVE.
11. THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
12. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
13. INTERIOR IMPROVEMENTS, IF ANY WERE NOT LOCATED EXCEPT AS SHOWN.
14. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
15. THE TREES SHOWN HEREON WERE NOT PREPARED WITH THE BENEFIT OF AN ARBORIST. TREE SPECIMEN NOMENCLATURE IS GENERALLY COMMON (OAK, PAL, PINE, ETC.). CONSULT WITH AN ARBORIST FOR FURTHER CLASSIFICATION.
16. THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR AN EXPECTED HORIZONTAL ACCURACY OF 0.10'.
17. NO JURISDICTIONAL OR WETLANDS WERE DETERMINED OR LOCATED AS PART OF THIS SURVEY.
18. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AREAS HAVING FLOOD ZONE DESIGNATIONS OF "X" AS SHOWN ON FLOOD RATE MAP NUMBER 12111C0167J, MAP REVISED 2/16/2012, ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
19. SUBMITTAL TO A JURISDICTIONAL AGENCY MAY REQUIRE ADDITIONAL FIELD AND/OR OFFICE WORK.
20. SUBJECT PARCEL CONTAINS 3.84 ACRES MORE OR LESS.

LEGEND

- B.B. DENOTES BEARING BASIS
- (C) DENOTES CALCULATED DATA
- CL DENOTES CENTERLINE
- C.M. DENOTES CONCRETE MONUMENT
- CONC. DENOTES CONCRETE
- F.D.O.T. DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
- FND. DENOTES FOUND
- ID DENOTES IDENTIFICATION
- IR DENOTES IRON ROD
- IR & C DENOTES 5/8" IRON ROD & CAP
- LB DENOTES LICENSED BUSINESS
- N.A.V.D. DENOTES NORTH AMERICAN VERTICAL DATUM
- No. DENOTES NUMBER
- NO ID DENOTES NO IDENTIFICATION NUMBER
- NW DENOTES NORTHWEST
- OE DENOTES OVERHEAD ELECTRIC
- O.H.U. DENOTES OVERHEAD UTILITIES
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- PAGE DENOTES PAGE
- PK&D DENOTES P.K. NAIL AND DISK
- P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
- SW DENOTES SOUTHWEST
- TOB DENOTES TOP OF BANK
- TYP. DENOTES TYPICAL
- + DENOTES PLUS OR MINUS
- IR DENOTES SET 5/8" IRON ROD & CAP (LB 4286)
- LB DENOTES SET PARKER KALON NAIL & DISK (LB 4286)
- DENOTES PINE TREE AND DIAMETER AT 4 FT HIGH
- DENOTES PALM TREE AND DIAMETER AT 4 FT HIGH
- DENOTES OAK TREE AND DIAMETER AT 4 FT HIGH
- DENOTES SIGN



(IN FEET)
 Intended display scale:
 1 inch = 40 feet



CERTIFICATION
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEVE THIS IS TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON SEPTEMBER 16, 2021. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER, IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

COMPUTER FILE REF.	FIELD BK./PG.
18-033.001	

CULPEPPER & TERPENING, INC.
 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
 PHONE: 772-464-3537 • FAX: 772-464-5997 • www.ct-eng.com
 STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -		BY	DATE
REVISE DRAWING PER LETTER DATED 8/12/23		JDJ	6/28/23

FIELD	BY	DATE
CALCS.	SJ	10/12/22
DRAWN	TM	10/12/22
CHECKED	JDJ	10/14/22
APPROVED	TKP	10/14/22

BOUNDARY, TOPOGRAPHY & TREE LOCATION
 PREPARED FOR
WESTCITY FP SHOPS, LLC

DATE: 10/12/2022
 HORIZ. SCALE: 1"=40'
 VERT. SCALE: N/A
 JOB No. 18-033.001
 SHEET 1 OF 1

WESTCITY FP SHOPS

BEING A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 35 SOUTH, RANGE 39 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
DOCKET NO. _____

LEGAL DESCRIPTION:

THAT PART OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTH OF OKEECHOBEE ROAD (STATE ROAD NO. 70, FORMERLY STATE ROAD NO. 8), AND THE EAST 200 FEET OF THE NORTH 296.9 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS I-95 RIGHT-OF-WAY AS SET OUT IN OFFICIAL RECORD BOOK 267, PAGE 1155.
LESS AND EXCEPT THAT PART OF THE ABOVE DESCRIBED PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN ORDER OF TAKING IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 3659, PAGE 1917.

CONTAINING: 3.84 ACRES ±

DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

KNOW ALL MEN BY THESE PRESENTS THAT WESTCITY FP SHOPS LLC, HAS CAUSED THESE LANDS SHOWN HEREON AS WESTCITY FP SHOPS, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

- 1) PARCEL 2, AS SHOWN HEREON, IS FOR FUTURE DEVELOPMENT
- 2) THE INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENT ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER PUBLIC UTILITIES.
- 3) PARCEL 3, AS SHOWN HEREON, IS DEDICATED TO THE WESTCITY FP SHOPS PROPERTY OWNERS ASSOCIATION, INC. FOR STORM WATER PURPOSES, EXCLUSIVE USE AND BENEFIT, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID PROPERTY OWNERS ASSOCIATION.

SIGNED AND SEALED THIS ___ DAY OF _____, 2023, ON BEHALF OF WESTCITY FP SHOPS LLC.

NAME: _____ WITNESS SIGNATURE _____ WITNESS SIGNATURE _____
TITLE: _____ PRINTED NAME _____ PRINTED NAME _____

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTIFICATION BY _____ ON BEHALF OF _____, HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS ___ DAY OF _____, 2023.

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

NAME: _____

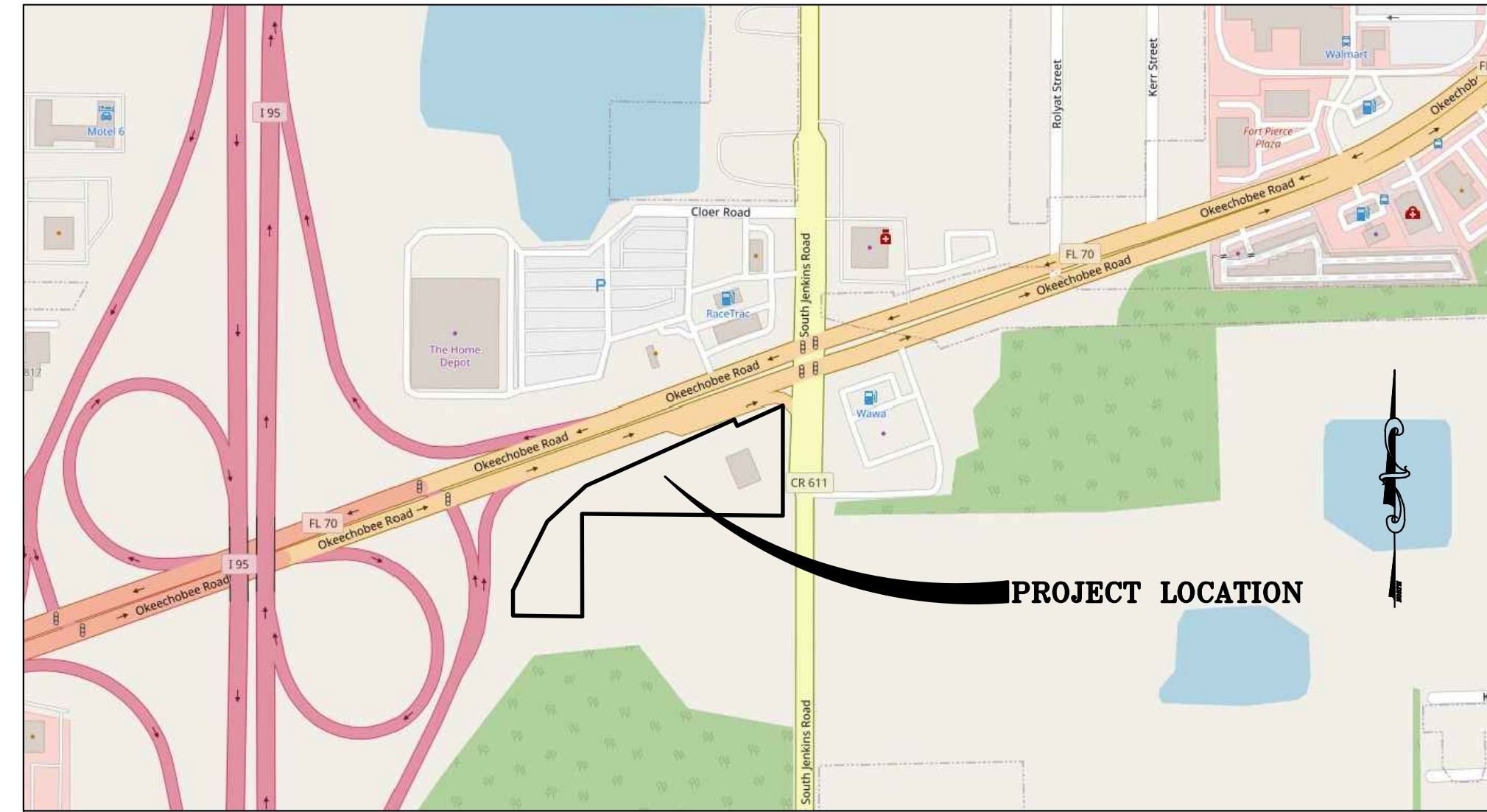
CERTIFICATE OF TITLE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, _____, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY _____, DATED _____, 2023, AND DESIGNATED AS FILE NUMBER _____ (THE " PLAT SEARCH "), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: _____, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED.

DATED: THIS ___ DAY OF _____, 2023

NAME TITLE
ADDRESS
FLORIDA BAR NO. _____



LOCATION MAP
NOT TO SCALE

OWNER:

WestCity FP Shops LLC
9293 NW 15th ST
Coral Springs, FL 33071

SUBDIVIDER:

WestCity FP Shops LLC
9293 NW 15th ST
Coral Springs, FL 33071

CITY ATTORNEY:

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

DATED: THIS ___ DAY OF _____, 2023

BY: _____
TANYA EARLEY - CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

PLANNING AND DEVELOPMENT SERVICES APPROVAL:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE GENERAL COMMERCIAL ZONING DISTRICT, AS SET FORTH IN CHAPTER 125 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS, AS AMENDED BY THE CITY OF FORT PIERCE BOARD OF ZONING APPEALS ON JUNE _____, 2023.

DATED: THIS ___ DAY OF _____, 2023

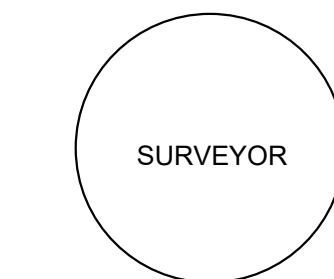
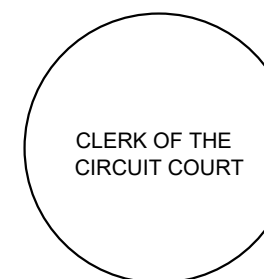
BY: _____
KEVIN FREEMAN - PLANNING DIRECTOR
CITY OF FORT PIERCE, FLORIDA

CLERK OF CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

I, MICHELLE MILLER, CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES, IN FORM, WITH ALL THE REQUIREMENTS OF THE LAWS PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS FILED FOR RECORD IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ___ DAY OF _____, 2023.

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



CITY COMMISSION CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 2023.

LINDA COX, CITY CLERK
CITY OF FORT PIERCE, FLORIDA

SURVEYOR'S REVIEW CERTIFICATE:

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

BY: _____ DATE _____
FRANK VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582
PLAT REVIEWER FOR THE CITY OF FORT PIERCE

SURVEYOR'S NOTES:

1) THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 95, AS SHOWN, HAVING A BEARING OF NORTH 26°27'31" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO

2) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF THIS PART AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, THIS ___ DAY OF _____, 2023.

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

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

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



ARCH INSURANCE COMPANY

FIRST TERM PREMIUM FULLY EARNED

Bond Number : SU _____

Premium (Two Years) : _____

SUBDIVISION BOND FAITHFUL PERFORMANCE

KNOW ALL MEN BY THESE PRESENTS: That, _____, as Principal, and the **ARCH INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of MISSOURI and authorized to transact surety business in the State of _____ as Surety, are held and firmly bound unto _____, as Obligee, in the sum of _____ DOLLARS (_____), for which the payment whereof, well and truly to be made, said Principal and Surety bind themselves, their heirs, administrators, successors, and assigns, jointly and severally, firmly by these presents.

THE Condition of the foregoing obligation is such that, whereas the above bounden Principal has entered into a contract/agreement, dated _____, with the Obligee to do and perform the following work; to wit:

NOW, THEREFORE, if the above bounden Principal shall well and truly perform the work contracted to be performed under said contract, then this obligation shall be void; otherwise to remain in full force and effect.

SIGNED, SEALED, DATED: _____

(Principal)

Arch Insurance Company
(Surety)

By: _____

By: _____
, Attorney-in-fact

DIRECT CORRESPONDENCE TO:

ARCH INSURANCE COMPANY, 3 Parkway, Suite 1500, Philadelphia, PA 19102
PHONE (215) 606-1600 • FAX (866) 637-5861

First American Title Insurance Company

PO Box 776123

Chicago, Illinois 60677-6124

Phone: (727)549-3200 FAX: (866)265-4386

TITLE SEARCH REPORT

Prepared for: Concorde Land Title Services, Inc.
134 South Dixie Highway, Suite 106
Hallandale Beach, FL 33009

Customer File Number: C231568

FATIC File Number: 7222-6382794

Searched from: December 26, 1984

Through: June 14, 2023 at 8:00 a.m.

Last Grantee of Record for Period Searched:

WestCity FP Shops, LLC, a Florida limited liability company

Legal Description:

THAT PART OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ LYING SOUTH OF OKEECHOBEE ROAD (STATE ROAD NO. 70, FORMERLY STATE ROAD NO. 8), AND THE EAST 200 FEET OF THE NORTH 296.9 FEET OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼, ALL LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS I-95 RIGHT-OF-WAY AS SET OUT IN OFFICIAL RECORD BOOK 267, PAGE 1155.

LESS AND EXCEPT THAT PART OF THE ABOVE DESCRIBED PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN ORDER OF TAKING IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 3659, PAGE 1917.

1. Chain of Title and/or Conveyances:

<u>Type of Instrument:</u>	<u>O.R. Book</u>	<u>Page:</u>
Warranty Deed	2757	2222
Warranty Deed	451	1863

2. Unsatisfied Encumbrances:

<u>Type of Instrument:</u>	<u>O.R. Book:</u>	<u>Page:</u>
----------------------------	-------------------	--------------

Customer File Number: C231568
FATIC File Number: 7222-6382794

Certificate

"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from **December 26, 1984** to **June 14, 2023** at 8:00 a.m.. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of ST. LUCIE County, Florida, affecting title to the property described therein. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.



First American Title Insurance Company



as Vice President

Dated: June 26, 2023

RE: Project Number: 18-033.001
Project Name: WestCity FP Shops

Please see the below responses to comments provided to this firm in a letter date June 12, 2023:

WestCity FP Shops Plat Review and PRM Inspection – Review #1

1. Add North arrow to Location Map. 177.091 (6)
North arrow added.
2. Bearing reference to a well established and monumented line. 177.091 (6). Bearing reference is shown on survey but not shown on plat.
Bearing Base moved from west R/W line of Jenkins to South line of I95 to match Boundary Survey.
3. Show section corner and ¼ corner with bearings and distances. 177.091 (14)
Sections corners added.
4. Show ties to Jenkins Road and Okeechobee Road. Jenkins Road shows 80' width but dimensions show 81.75', please clarify. 177.091(15)
Additional linework, ties and information shown for right-of-ways.
5. Location and width of all proposed and existing easements identified in Title Opinion. 177.091 (16)
All easements indicated on Title Search Report are shown and labeled.
6. Title Opinion not provided, please provide in next submittal. Update survey based on Title Opinion. Please provide updated survey. 177.041 (2)
Title Search Report included with this transmittal.
7. Identify contiguous properties if un-platted, so state. 177.091(17)
Labeled parcels ad unplatted.
8. Bearings and distances on all roads. 177.091 (19) & 177.091 (22)
Bearings added to all roads.

9. Bearings on all lines, not shown on utility easement and Lot 1 and 2. 177.091 (21)
Show distances on easements on locations below.

Additional dimensioning added to easements of record.

10. Update survey note #3, see exact text that needs to be shown in 177.091(27)
Survey notes 3 & 4 have been combined as one and removed reference to St. Lucie County.

11. Under "Surveyor's Notes" on Page 1, missing #2. Please re-number.
Renumbered Survey Notes.

12. Page 2, correct spelling of "VARIES". Misspelled on 1-95 and Okeechobee Road.
Spelling corrected.

13. Schedule PRM inspection directly with Northstar Geomatics, Inc. Please provide 5 business days in advance with at least 3 different times available to meet at project site. ***Acknowledged.***

14. A written response to each item above is required prior to next review.

Should you have any questions or require any additional information, please feel free to contact me directly at (772) 464-3537.



ARCH INSURANCE COMPANY

FIRST TERM PREMIUM FULLY EARNED

Bond Number : SU _____

Premium (Two Years) : _____

SUBDIVISION BOND FAITHFUL PERFORMANCE

KNOW ALL MEN BY THESE PRESENTS: That, _____, as Principal, and the **ARCH INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of MISSOURI and authorized to transact surety business in the State of _____ as Surety, are held and firmly bound unto _____, as Obligee, in the sum of _____ DOLLARS (_____), for which the payment whereof, well and truly to be made, said Principal and Surety bind themselves, their heirs, administrators, successors, and assigns, jointly and severally, firmly by these presents.

THE Condition of the foregoing obligation is such that, whereas the above bounden Principal has entered into a contract/agreement, dated _____, with the Obligee to do and perform the following work; to wit:

NOW, THEREFORE, if the above bounden Principal shall well and truly perform the work contracted to be performed under said contract, then this obligation shall be void; otherwise to remain in full force and effect.

SIGNED, SEALED, DATED: _____

(Principal)

Arch Insurance Company
(Surety)

By: _____

By: _____
, Attorney-in-fact

DIRECT CORRESPONDENCE TO:

ARCH INSURANCE COMPANY, 3 Parkway, Suite 1500, Philadelphia, PA 19102
PHONE (215) 606-1600 • FAX (866) 637-5861