



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Ryan Altizer, Senior Planner

RE: **Minor Replat – 23-09000006**
719 Georgia Avenue

BOARD DATE: April 20, 2023

Minor Replat

The above referenced project is being submitted for your review and comments. The applicant is requesting a Minor Replat for 719 Georgia Avenue.

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

If you have comments, please respond prior to Tuesday, April 18, 2023. If you have any questions, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3742.

Thank you.



Subdivision

Property address or Location 719 Georgia Avenue

Parcel ID #(s) 2415-601-0011-000-5

Project description The applicant seeks to do a Minor Replat to divide the subject lot into two lots. One 0.409 acres in size and another 0.378 acres in size. Newly created lots will meet the minimum lot size requirements under section 125-191 of the City of Fort Pierce Code of Ordinances for the Single Family Low Density Zoning District

719 GEORGIA AVE LLC
 Property Owner(s)
8014 FLAGLER COURT
 Street Address
WEST PALM BEACH, FL 33405
 City State Zip
(561) 686-7171
 Phone Number
tim@bugs.com
 Email Address

Alejandro Toro (Auth.Agent)
 Applicant/Representative, Title, Company
10250 SW Village Parkway
 Street Address
Port St. Lucie, FL 34987
 City State Zip
772-462-2455
 Phone Number
alejandrotoro@edc-inc.com
 Email Address

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

[Signature of Timothy Hulett]

Property Owner(s) Signature(s)

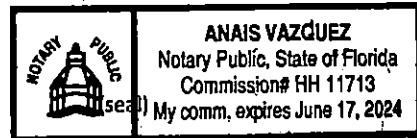
STATE OF FLORIDA - Balm Beach COUNTY

The foregoing instrument was acknowledged before me this 17th day of March, 2023, by

Timothy Hulett who is personally known to me or has produced

Florida Drivers License as identification.

[Signature of Anais Vazquez]
 Signature of Notary



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
 - proposed lots, including acreage, square footage, & dimensions.
 - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

Prepared by and return to:

Robert P. Ross
Attorney at Law
Hurd, Horvath & Ross, P.A.
8295 N. Military Trail Suite A
Palm Beach Gardens, FL 33410
561-627-1534
File Number: Hulet041
Will Call No.:

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed made this 20 day of May, 2022 between E. Clayton Yates, a single man, whose post office address is 426 Avenue A, Fort Pierce, FL 34950, grantor, and 719 Georgia Ave LLC, a Florida limited liability company, whose post office address is 8014 Flagler Court, West Palm Beach, FL 33405, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida to-wit:

West 67 1/2 feet of North 14 feet of Lot 4; West 67 1/2 feet of Lots 5 and 6; West 67 1/2 feet of South 36 feet of Lot 7; West 67 1/2 feet of South 34 feet of Lot 8; West 67 1/2 feet of Lots 9 and 10; West 67 1/2 feet of the North 14 feet of Lot 11; South 40 feet of Lot 11; North 20 feet of Lot 12, all in BLOCK 3, PINEWOOD SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 5, Page 24, Public Records of St. Lucie County, Florida.

TOGETHER WITH East 67 1/2 feet of the South 36 feet of Lot 8; the East 67 1/2 feet of Lots 9 and 10; and the East 67 1/2 feet of the North 14 feet of Lot 11, all in BLOCK 3, PINEWOOD SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 5, Page 24, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2415-601-0011-000/5 and Parcel Identification Number: 2415-601-0011-010/8

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Karen Carter
Witness Name: Karen Carter

Stacy E. Consalvo
Witness Name: Stacy E. Consalvo

E. Clayton Yates (Seal)

State of Florida

County of SAINT LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of May, 2022 by E. Clayton Yates, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Christine Clifford
Notary Public

Printed Name: Christine Clifford

My Commission Expires: March 16, 2026

NOTE:

DESCRIPTION NOT
VALID WITHOUT
SKETCH.

THIS IS NOT A SURVEY

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF BLOCK 3, LOTS 8 THROUGH 11, INCLUSIVE, AS SHOWN ON THE PLAT OF PINWOOD SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 8, SAID POINT BEING THE POINT OF INTERSECTION OF THE NORTH LINE OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND THE EAST RIGHT-OF-WAY LINE OF SOUTH 8TH STREET (60' WIDE PUBLIC RIGHT-OF-WAY) AS SHOWN ON SAID PLAT OF PINWOOD SUBDIVISION; THENCE SOUTH 00°54'04" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 26.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GEORGIA AVENUE (VARYING WIDTH PUBLIC RIGHT-OF-WAY), SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00°54'04" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 168.03 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 14.00 FEET OF SAID LOT 11; THENCE SOUTH 89°46'11" EAST, LEAVING SAID RIGHT-OF-WAY LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 105.68 FEET; THENCE NORTH 00°54'04" WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 170.03 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF GEORGIA AVENUE (VARYING WIDTH PUBLIC RIGHT-OF-WAY); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) CALLS; THENCE NORTH 89°46'11" WEST, A DISTANCE OF 38.17 FEET; THENCE SOUTH 00°54'04" EAST, A DISTANCE OF 2.00 FEET; THENCE NORTH 89°46'11" WEST, A DISTANCE OF 67.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 17831.17 SQUARE FEET (0.409 ACRES), MORE OR LESS.

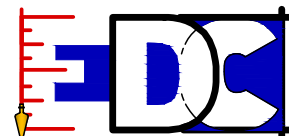
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE

*SKETCH & DESCRIPTION OF:
LOT SPLIT PARCEL*

PREPARED FOR:
HULETT

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
🌐 www.edc-inc.com



**ENGINEERS & SURVEYORS
ENVIRONMENTAL**
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

THIS IS NOT A SURVEY

N. LINE OF SEC. 15/35/40

GEORGIA AVE

INTENDED DISPLAY SCALE

VARYING WIDTH PUBLIC R/W 0 40

Scale in feet
1 Inch = 40 Feet

P.O.C.

NW CORNER
LOT 8
P.B. 5, PG. 25

P.O.B.

LOT 8

S. R/W LINE

(BEARING BASIS)
S00°54'04"E 168.03'

0.409 ACRES

N00°54'04"W 170.03'

LOT 10 PARENT PARCEL
719 GEORGIA AVE
O.R.B. 4819, PG. 2468
PARCEL ID:
2415-601-0011-000-5

PINEWOOD SUBDIVISION
BLOCK 3
P.B. 5, PG. 24
LOT 5
LOT 4

715 GEORGIA AVE
O.R.B. 4649, PG. 1442
PARCEL ID: 2415-601-0010-000-8

W. R/W LINE
S 8TH ST
60' WIDE PUBLIC R/W
P.B. 5, PG. 25

S. LINE OF THE
N. 14' OF LOT 11

E. R/W LINE

PARCEL ID: 2415-601-0009-010-1

LOT 11
S 8TH ST
O.R.B. 4819, PG. 2468
PARCEL ID: 2415-601-0011-010-8

811 BEACH CT
O.R.B. 2697, PG. 799
PARCEL ID:
2415-601-0009-000-8

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S00°54'04"E	26.01'
L2	S89°46'11"E	105.68'
L3	N89°46'11"W	38.17'
L4	S00°54'04"E	2.00'
L5	N89°46'11"W	67.51'

ABBREVIATION LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT OF WAY

NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST R/W LINE OF S. 8TH ST AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.
- THIS SKETCH AND DESCRIPTION IS BASED ON A BOUNDARY SURVEY PREPARED BY EDC INC. UNDER JOB NUMBER 23-103, DATED FEB. 10, 2023.

**SKETCH & DESCRIPTION OF:
LOT SPLIT PARCEL**

PREPARED FOR:

HULETT

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com



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THENCE CONTINUE SOUTH 00°54'04" EAST, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 170.03 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 14.00 FEET OF SAID LOT 11; THENCE SOUTH 89°46'11" EAST, ALONG THE SOUTH LINE OF THE NORTH 14.00 FEET OF SAID LOTS 11 AND 4, A DISTANCE OF 96.86 FEET TO A POINT ON THE EAST LINE OF THE WEST 67.50 FEET OF SAID LOT 4; THENCE NORTH 00°54'04" WEST, ALONG THE EAST LINE OF THE WEST 67.50 FEET OF SAID LOTS 4 THROUGH 7 INCLUSIVE, A DISTANCE OF 170.03 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF GEORGIA AVENUE (VARYING WIDTH PUBLIC RIGHT-OF-WAY); THENCE NORTH 89°46'11" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 96.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 16465.52 SQUARE FEET (0.378 ACRES), MORE OR LESS.

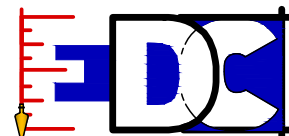
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE

*SKETCH & DESCRIPTION OF:
LOT SPLIT PARCEL*

PREPARED FOR:
HULETT

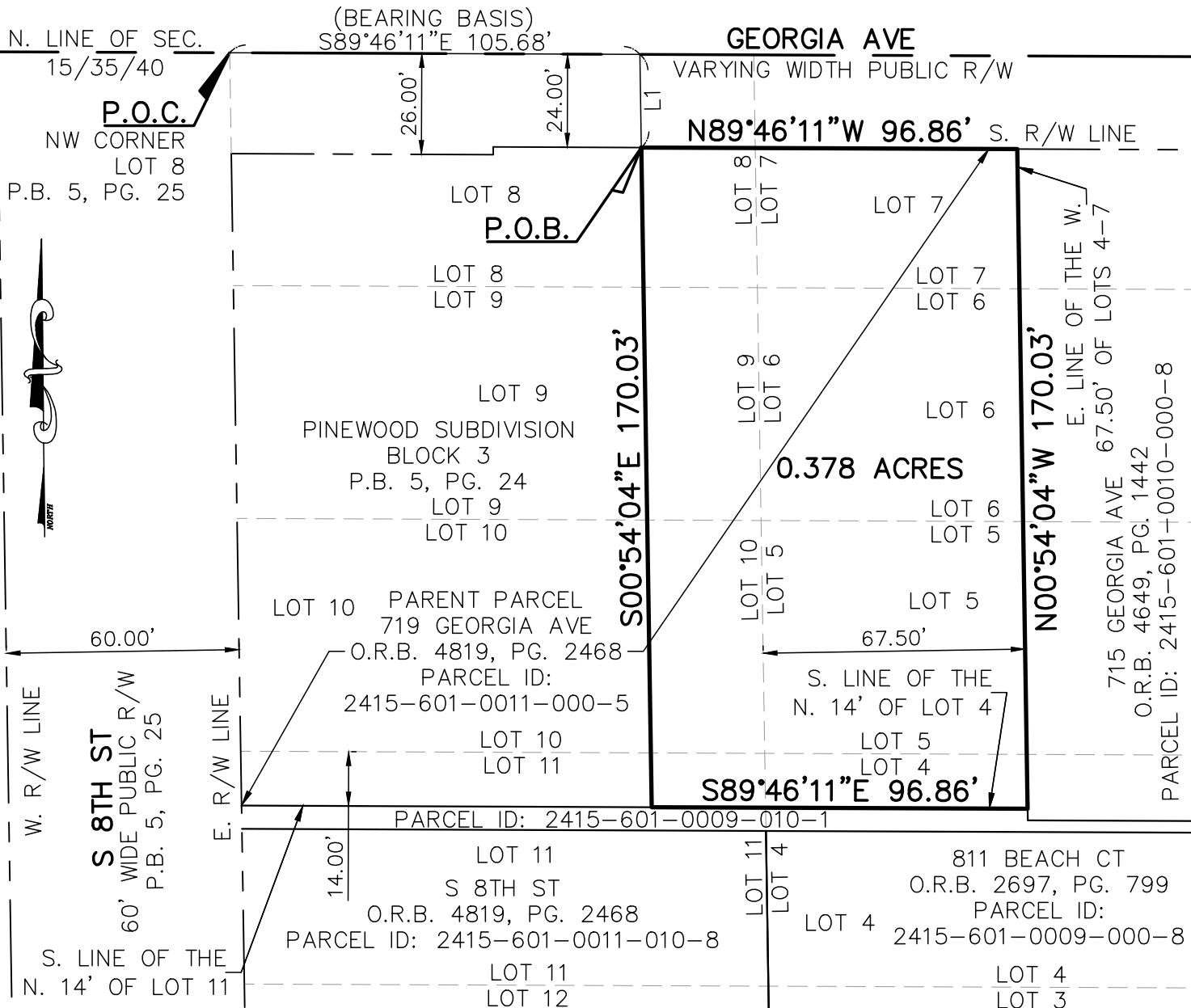
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REVISIONS

THIS IS NOT A SURVEY



LINE TABLE:

LINE	BEARING	DISTANCE
L1	S00°54'04"E	24.00'

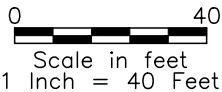
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INTENDED DISPLAY SCALE



**SKETCH & DESCRIPTION OF:
 LOT SPLIT PARCEL**

PREPARED FOR:

HULETT

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REVISIONS

PROJECT NARRATIVE
719 Georgia Avenue Minor Replat Application
 March 27, 2023

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. requests review and approval of a Minor Replat application for a 0.787-acre parcel located on the south side of Georgia Avenue approximately 1,500 feet West of US Highway-1. The subject parcel is identified below.

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2415-601-0011-000-5	719 Georgia Avenue	0.787	RL	R-1

The subject site has a Future Land Use designation of Low Density Residential (RL) and lies in the Single-Family Low Density (R-1) Zoning District.

The applicant seeks to do a Minor Replat to divide the subject site into two (2) lots. One 0.409 Acres in size and another 0.378 acres in size. The proposed newly created lots will meet the minimum lot size requirements under section 125-101 of the City of Fort Pierce Code of Ordinances for the Single-Family Low Density Zoning District.

Note

The boundary survey provided with this application includes an 0.186-acre lot. Please note this smaller lot is NOT part of the replat. It is only present as it is mentioned in the property deed.

We respectfully request review and approval of the Minor Replat Application. If you have any question regarding this application, the attached documents, or the project, please contact our office.

Respectfully,
ENGINEERING DESIGN & CONSTRUCTION, INC.



Alejandro Toro
 Planner