



DEVELOPMENT REVIEW

Property Information

Property address or Location Ocean Village; 2400 South Ocean Drive, Fort Pierce
 Parcel ID #(s) 2507-343-0005-000/1; 2507-321-0001-000/5
 Project description Pool replacement

Application Type

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

Site Information

Non-Residential: Proposed Sq. Ft.: 0 Site Acreage: 2.658
Residential: Proposed Units: 0 Proposed Sq. Ft.: 0 Site Acreage: 0

Ocean Village POA

Property Owner(s)

2400 S. Ocean Drive

Street Address

Fort Pierce FL 34950

City State Zip

(772) 489-0300

Phone Number

maney.gale@frsresidential.com

Email Address

Leslie Olson, Principal, District Planning Group

Applicant/Representative, Title, Company

130 S. Indian River Drive

Street Address

Fort Pierce FL 34950

City State Zip

(772) 882-5811

Phone Number

leslie@districtplanninggroup.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. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

BT C DePaol
 Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

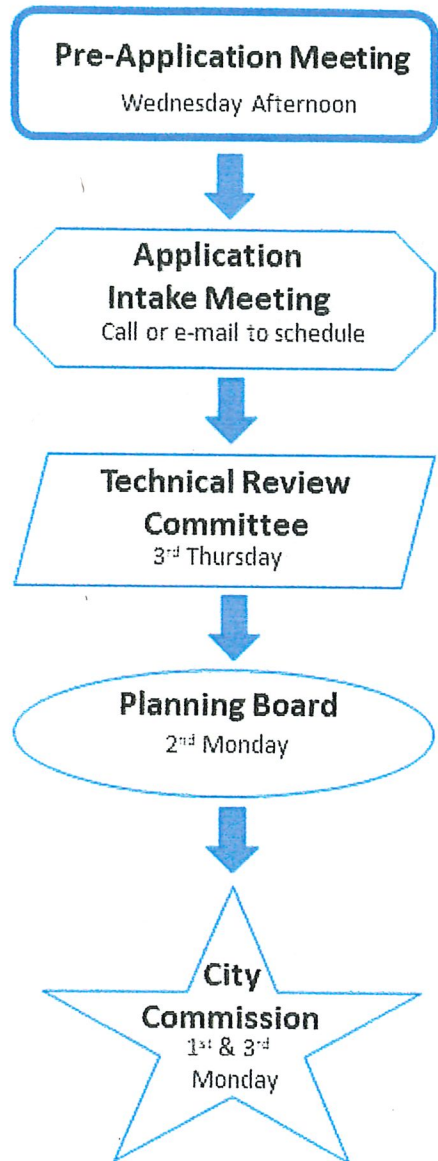
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

General Information

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



Site Plan submittal requirements:

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

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



PROJECT NARRATIVE

Ocean Village: Common Area (Pool) Improvements

2.99 acres

Summary

Ocean Village POA plans to improve an aging common area pool facility with a larger pool, reconfigure the deck to maximize usable space and improve the landscape features. Proposed construction will be taking place eastward of the Coastal Construction Control Line.

Site

	PARCEL 1 2507-343-0005-000-1	PARCEL 2 2507-321-0001-000-5
ACREAGE	2.08	.91
ADDRESS	2400 Ocean Drive	2400 Ocean Drive
JURISDICTION	City of Fort Pierce	City of Fort Pierce
ZONING	R-4A Hutchinson Island Medium Density Residential	R-4A Hutchinson Island Medium Density Residential
FUTURE LAND USE	HIR Hutchinson Island Residential	HIR Hutchinson Island Residential

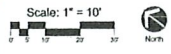


Ocean Village

Pool Area - Concept Plan B

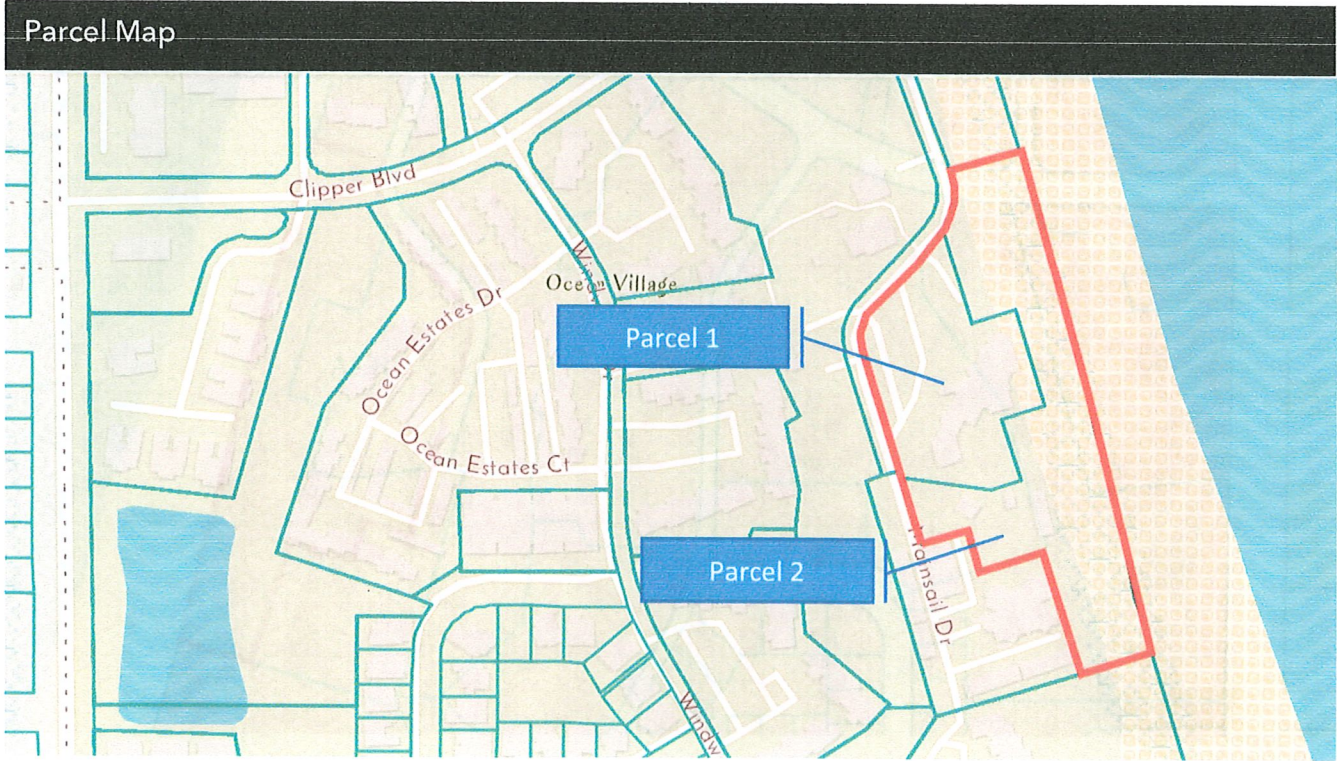
Date: 07.25.23

Pool Furniture Data	
Total Lounge Chairs	104 Chairs
Total Covered Tables	21 Tables





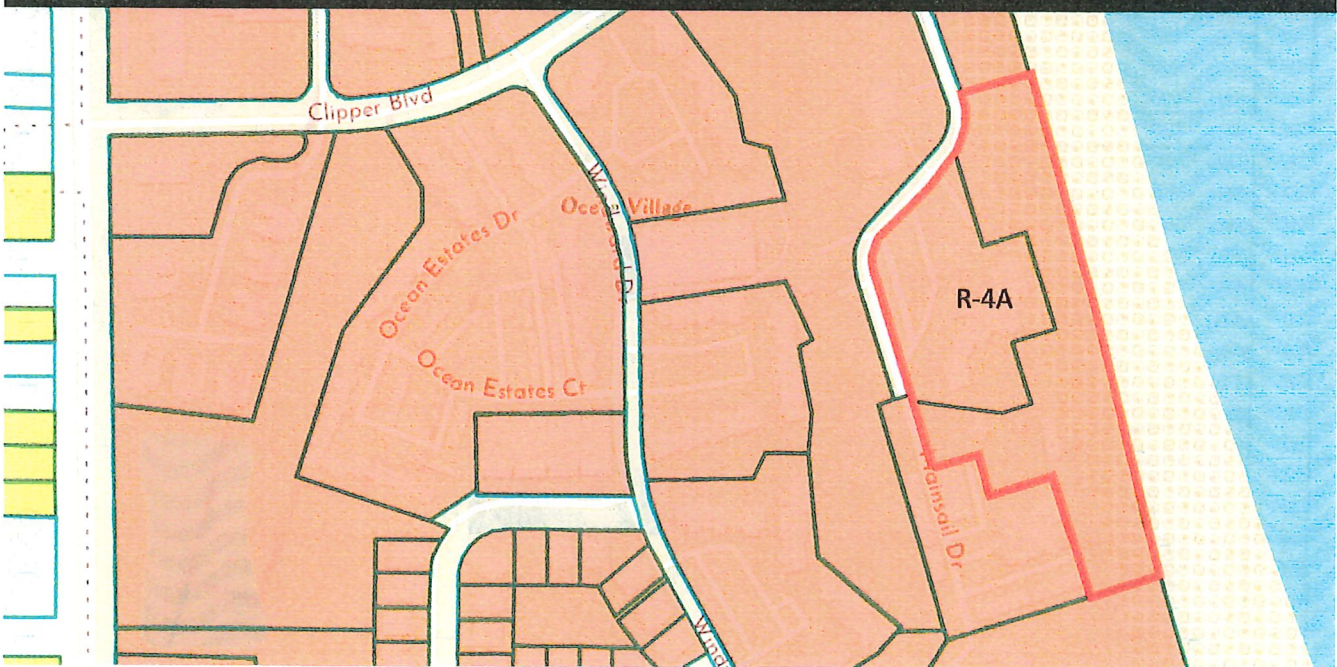
The site, outlined in red, consists of two parcels under the ownership of the Ocean Village POA, which proposes amenity improvements, and lies eastward of the CCCL.

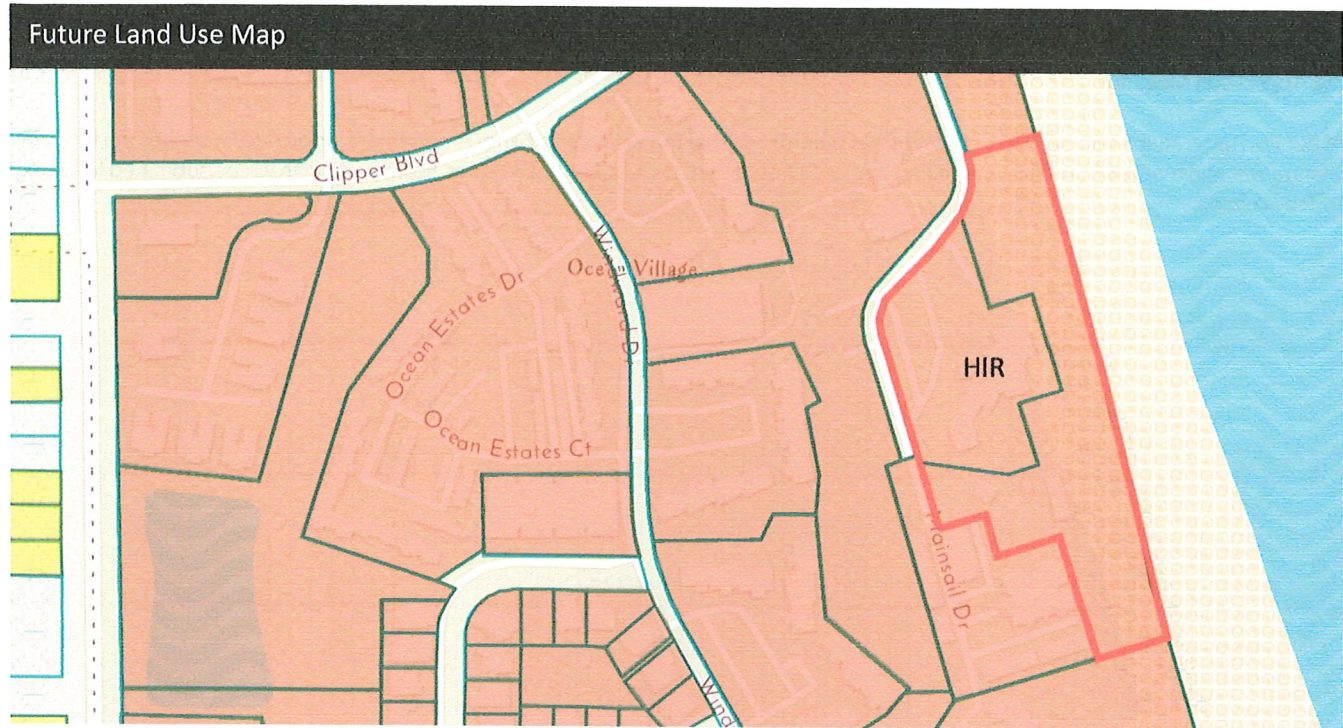


Coastal Construction Control Line Map



Zoning Map







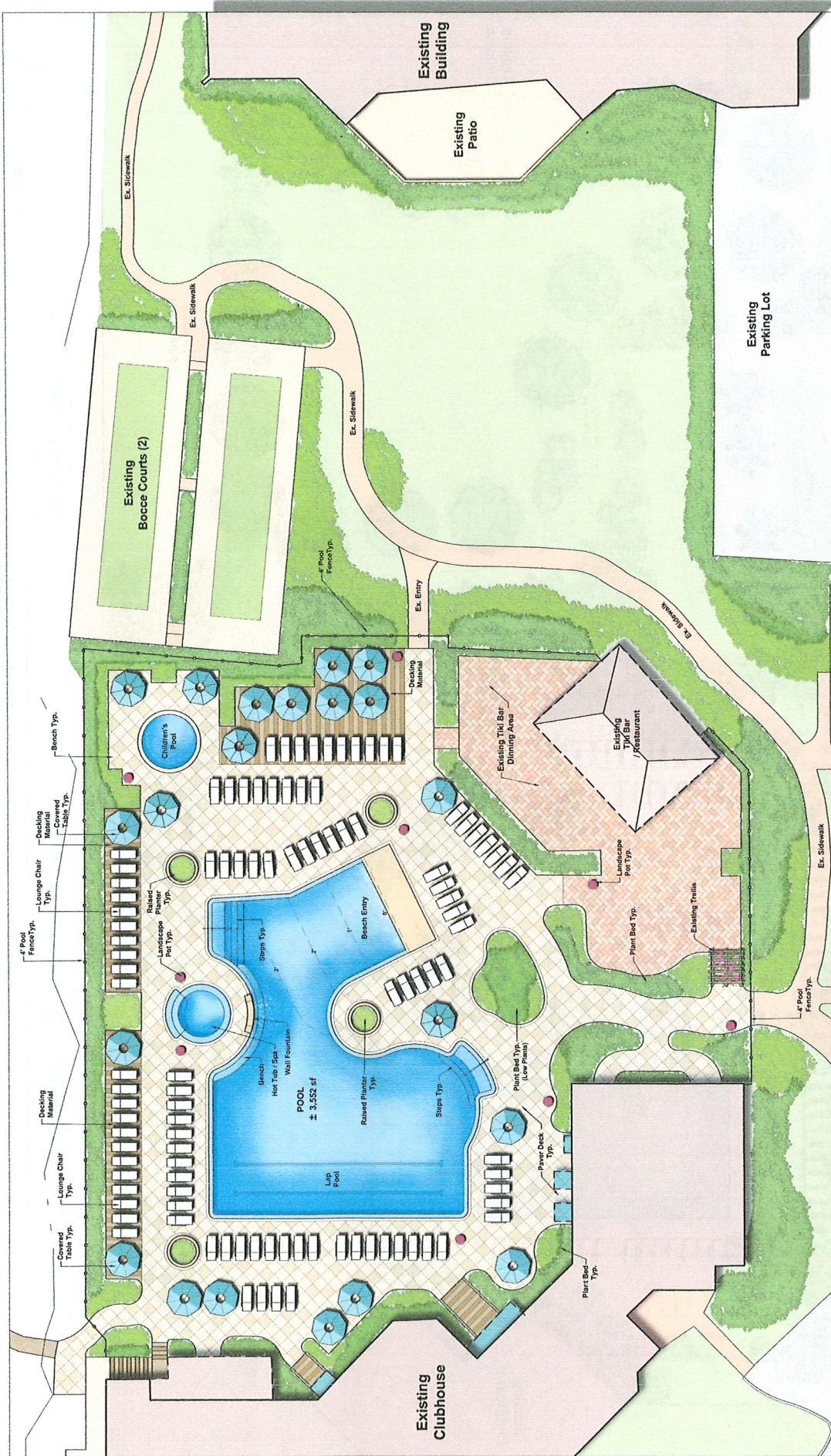
Ocean Village

Pool Area - Concept Plan B

Date: 07.25.23

Pool Furniture Data	
Total Lounge Chairs	104 Chairs
Total Covered Tables	21 Tables





Pool Furniture Data	
Total Lounge Chairs	104 Chairs
Total Covered Tables	21 Tables

Date: 07.25.23

Ocean Village

Pool Area - Concept Plan B



DESIGN STUDIO

LANDSCAPE ARCHITECTURE

Ocean Village

Pool Area - Concept Plan B

Date: 07.25.23



DESIGN STUDIO LANDSCAPE ARCHITECTURE

Ocean Village

Pool Area - Concept Plan B

Date: 07.25.23

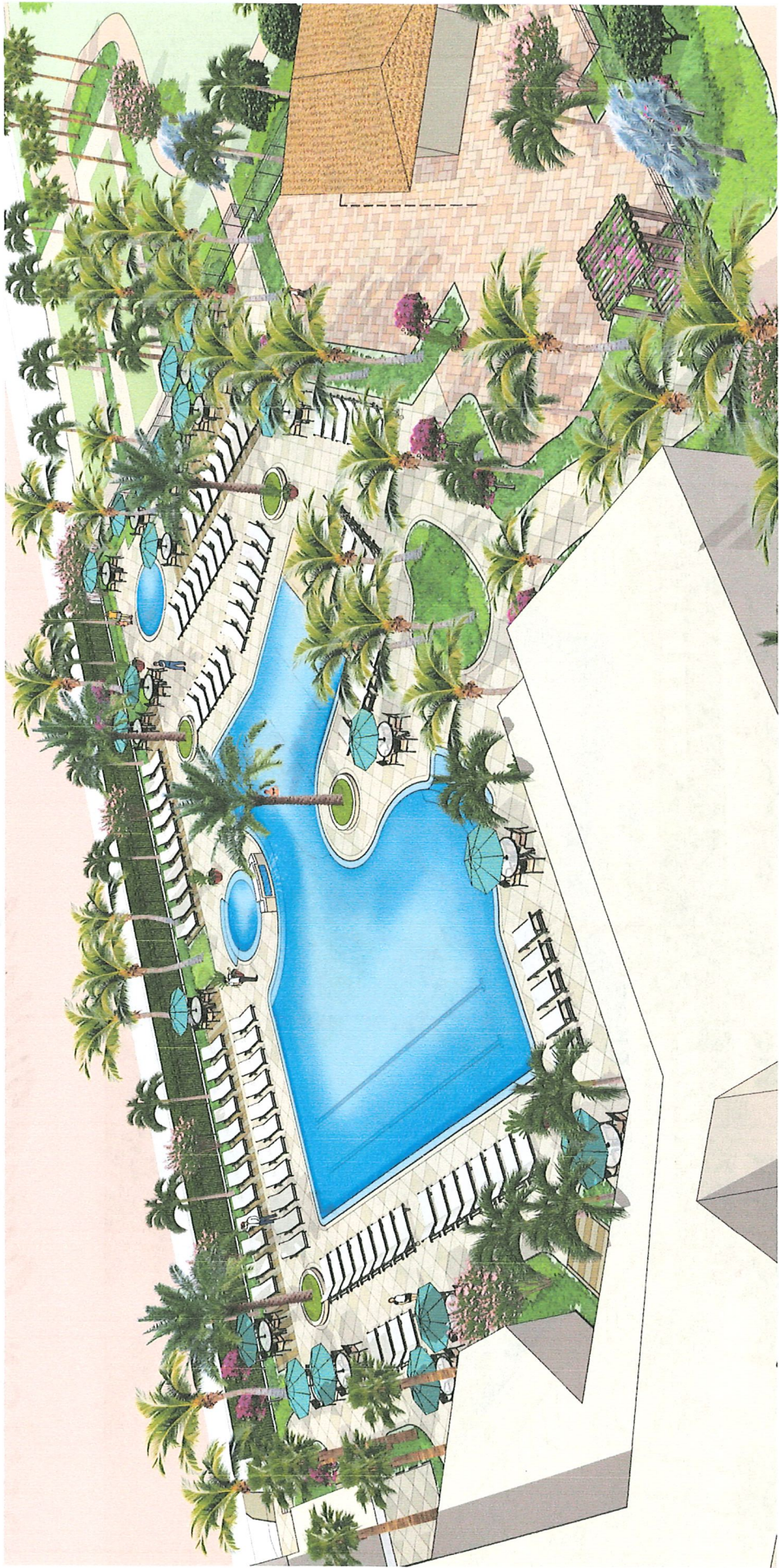


DESIGN *Ocean Village*

Pool Area - Concept Plan B

Date: 07.25.23

DESIGN
STUDIO
LANDSCAPE ARCHITECTURE



DESIGN STUDIO LANDSCAPE ARCHITECTURE

Ocean Village

Pool Area - Concept Plan B

Date: 07.25.23



Ocean Village

Pool Area - Concept Plan B

Date: 07.25.23



DESIGN STUDIO LANDSCAPE ARCHITECTURE

Ocean Village

Pool Area - Concept Plan B

Date: 07.25.23



DESIGN STUDIO LANDSCAPE ARCHITECTURE

Ocean Village

Pool Area - Concept Plan B

Date: 07.25.23



DESIGN STUDIO LANDSCAPE ARCHITECTURE

Ocean Village

Pool Area - Concept Plan B

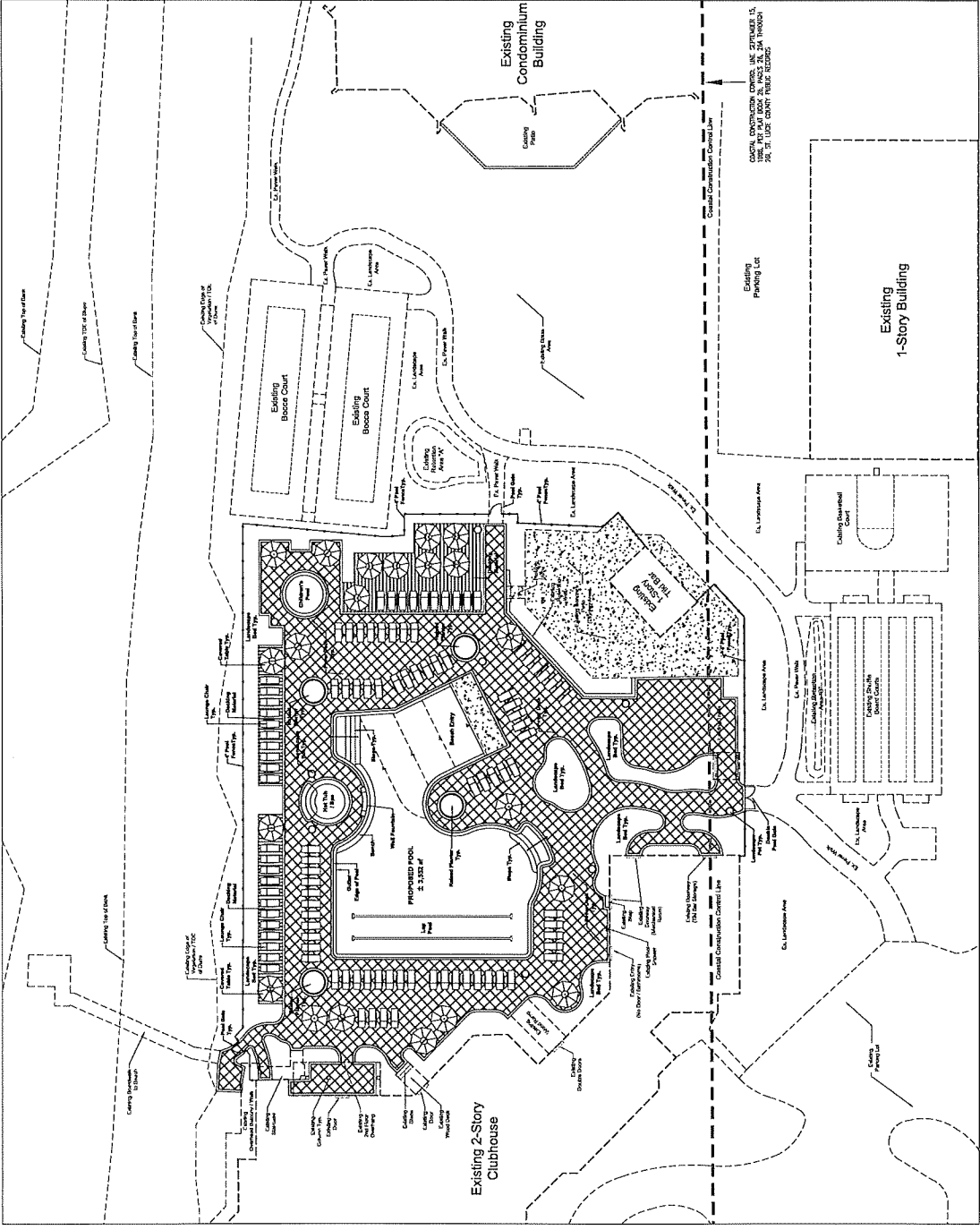
Date: 07.25.23

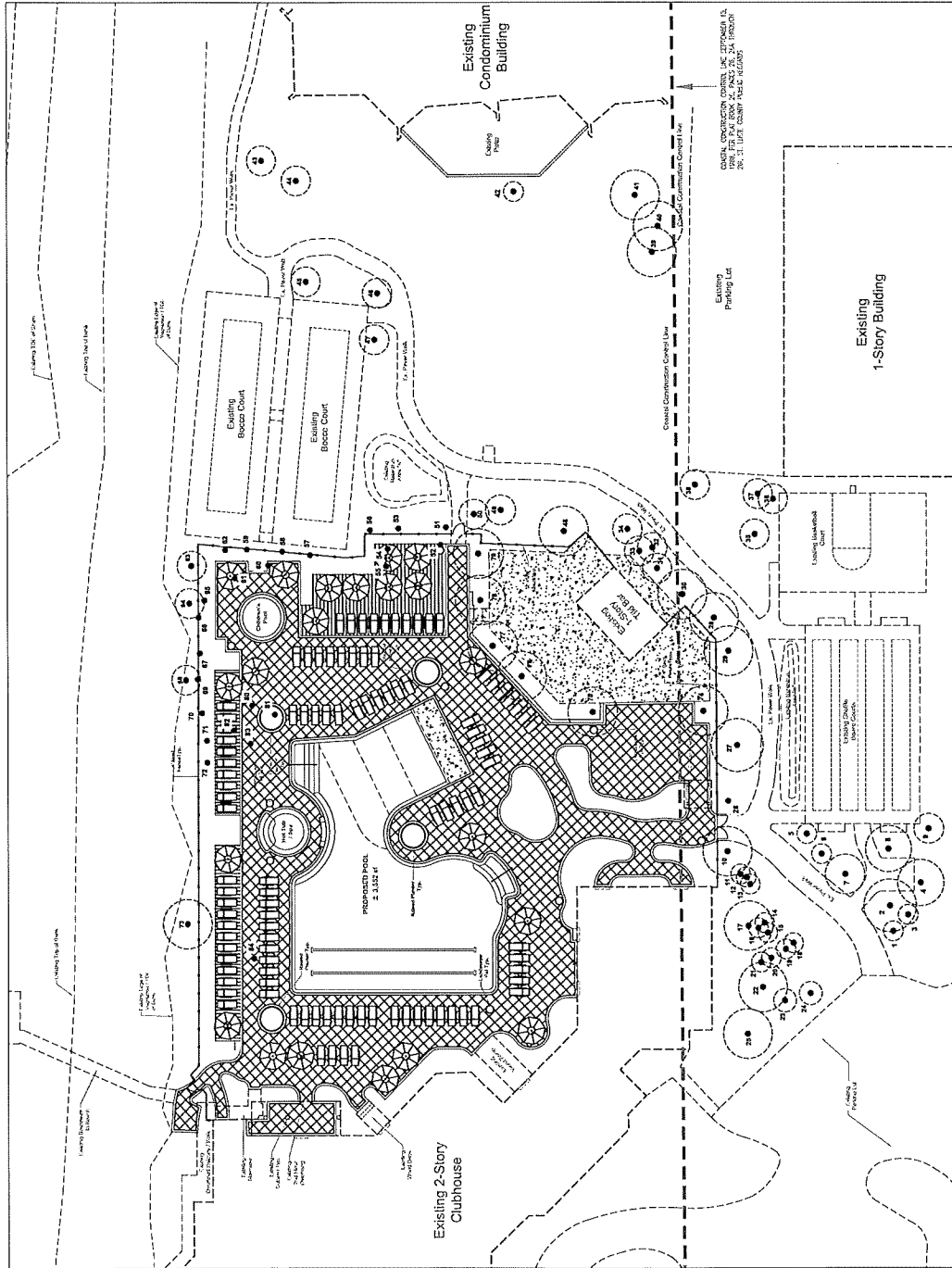
Ocean Village - Pool Area Improvements
 City of Fort Pierce
 Site Plan
 Florida

Copyright © 2022 by Design Studio, Inc. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Design Studio, Inc.

Job No.	2022-15
Drawn By	TT
Checked By	TT
Approved By	MH
Submittal Date	6-24-22
Revision Dates	202206

SP-1





Notes

- See Tree Mitigation data on Sheet LP-2 for proposed replacement.
- See Sheet LP-4 for applicable details and notes related to Tree Protection Barricades.

Legend

- # Existing Tree to be Removed
- # Existing Tree to be Preserved

Existing Tree Survey Chart Summary

Total Protected Native Palm Trees: (Any native palm tree with a minimum clear trunk of 10 ft.)

- 19 Cabbage Palms
- 18 Cabbage Palms

Total Protected Palms to be Preserved

Protected palm trees which are preserved through on-site preservation or relocation will count towards the mitigation requirement at a rate of one palm tree preserved/relocated equal to one palm tree removed.

Palm Mitigation Required

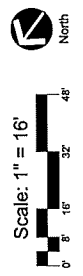
- 1 Cabbage Palm Credit

Required Replacement Palms to be planted on-site 2 Cabbage Palms

Palm trees planted on-site shall count as half credit towards the mitigation requirement.

Existing Tree Survey Chart

Code	Common Name	Size	Native	Preserved Status
1	Bottle palm	10' ct.	No	Preserve
2	Bottle palm	10' ct.	No	Preserve
3	Bottle palm	10' ct.	No	Preserve
4	Bottle palm	10' ct.	No	Preserve
5	Bottle palm	10' ct.	No	Preserve
6	Bottle palm	10' ct.	No	Preserve
7	Bottle palm	10' ct.	No	Preserve
8	Bottle palm	10' ct.	No	Preserve
9	Bottle palm	10' ct.	No	Preserve
10	Bottle palm	10' ct.	No	Preserve
11	Bottle palm	10' ct.	No	Preserve
12	Bottle palm	10' ct.	No	Preserve
13	Bottle palm	10' ct.	No	Preserve
14	Bottle palm	10' ct.	No	Preserve
15	Bottle palm	10' ct.	No	Preserve
16	Bottle palm	10' ct.	No	Preserve
17	Bottle palm	10' ct.	No	Preserve
18	Bottle palm	10' ct.	No	Preserve
19	Bottle palm	10' ct.	No	Preserve
20	Bottle palm	10' ct.	No	Preserve
21	Bottle palm	10' ct.	No	Preserve
22	Bottle palm	10' ct.	No	Preserve
23	Bottle palm	10' ct.	No	Preserve
24	Bottle palm	10' ct.	No	Preserve
25	Bottle palm	10' ct.	No	Preserve
26	Bottle palm	10' ct.	No	Preserve
27	Bottle palm	10' ct.	No	Preserve
28	Bottle palm	10' ct.	No	Preserve
29	Bottle palm	10' ct.	No	Preserve
30	Bottle palm	10' ct.	No	Preserve
31	Bottle palm	10' ct.	No	Preserve
32	Bottle palm	10' ct.	No	Preserve
33	Bottle palm	10' ct.	No	Preserve
34	Bottle palm	10' ct.	No	Preserve
35	Bottle palm	10' ct.	No	Preserve
36	Bottle palm	10' ct.	No	Preserve
37	Bottle palm	10' ct.	No	Preserve
38	Bottle palm	10' ct.	No	Preserve
39	Bottle palm	10' ct.	No	Preserve
40	Bottle palm	10' ct.	No	Preserve
41	Bottle palm	10' ct.	No	Preserve
42	Bottle palm	10' ct.	No	Preserve
43	Bottle palm	10' ct.	No	Preserve
44	Bottle palm	10' ct.	No	Preserve
45	Bottle palm	10' ct.	No	Preserve
46	Bottle palm	10' ct.	No	Preserve
47	Bottle palm	10' ct.	No	Preserve
48	Bottle palm	10' ct.	No	Preserve
49	Bottle palm	10' ct.	No	Preserve
50	Bottle palm	10' ct.	No	Preserve
51	Bottle palm	10' ct.	No	Preserve
52	Bottle palm	10' ct.	No	Preserve
53	Bottle palm	10' ct.	No	Preserve
54	Bottle palm	10' ct.	No	Preserve
55	Bottle palm	10' ct.	No	Preserve
56	Bottle palm	10' ct.	No	Preserve
57	Bottle palm	10' ct.	No	Preserve
58	Bottle palm	10' ct.	No	Preserve
59	Bottle palm	10' ct.	No	Preserve
60	Bottle palm	10' ct.	No	Preserve
61	Bottle palm	10' ct.	No	Preserve
62	Bottle palm	10' ct.	No	Preserve
63	Bottle palm	10' ct.	No	Preserve
64	Bottle palm	10' ct.	No	Preserve
65	Bottle palm	10' ct.	No	Preserve
66	Bottle palm	10' ct.	No	Preserve
67	Bottle palm	10' ct.	No	Preserve
68	Bottle palm	10' ct.	No	Preserve
69	Bottle palm	10' ct.	No	Preserve
70	Bottle palm	10' ct.	No	Preserve
71	Bottle palm	10' ct.	No	Preserve
72	Bottle palm	10' ct.	No	Preserve
73	Bottle palm	10' ct.	No	Preserve
74	Bottle palm	10' ct.	No	Preserve
75	Bottle palm	10' ct.	No	Preserve
76	Bottle palm	10' ct.	No	Preserve
77	Bottle palm	10' ct.	No	Preserve
78	Bottle palm	10' ct.	No	Preserve
79	Bottle palm	10' ct.	No	Preserve
80	Bottle palm	10' ct.	No	Preserve
81	Bottle palm	10' ct.	No	Preserve
82	Bottle palm	10' ct.	No	Preserve
83	Bottle palm	10' ct.	No	Preserve
84	Bottle palm	10' ct.	No	Preserve



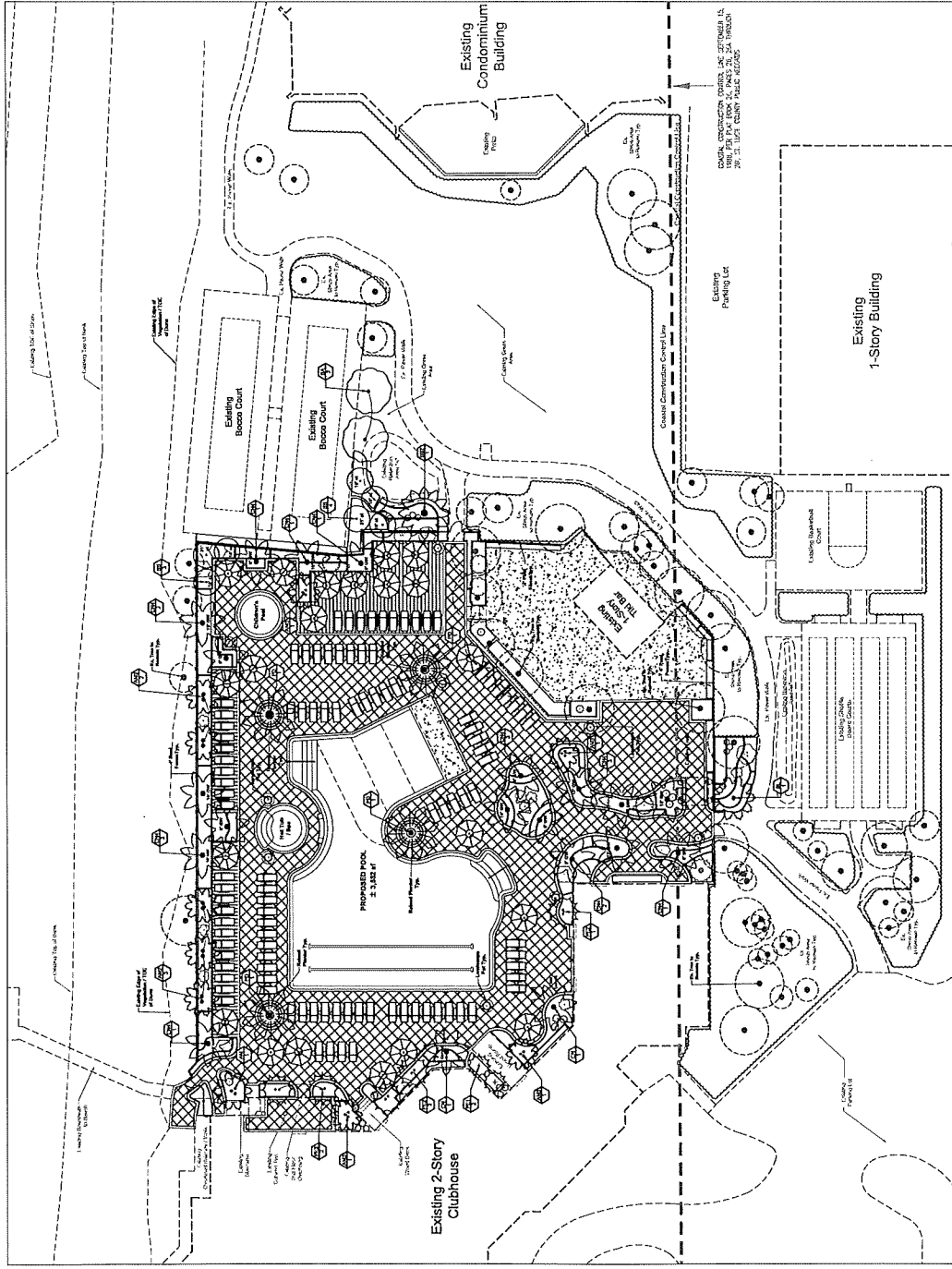
Legend

- Ex. Trees to be Removed
- Ex. Trees to be Preserved

Copyright © 2023 by Design Studio Architects, Inc. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Design Studio Architects, Inc.

Job No.	2023-15
Drawn By	TT
Checked By	TT
Approved By	MH
Submittal Date	09-14-23
Revision Date	202309

LP-2



Tree Mitigation Data

Protected Native Palm Trees: (Any native palm tree with a minimum clear base of 10 ft.)

Total Protected Palms to be Removed	19 Cabbage Palms
Total Protected Palms to be Preserved	18 Cabbage Palms

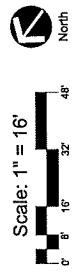
Preserved palm trees which are preserved through on-site production or relocation will count towards any required palm tree mitigation requirement at a rate of one palm tree preserved/ relocated equal to one palm tree removed.

Palm Mitigation Required

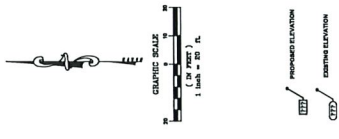
Required Replacement Palms to be planted on-site	2 Cabbage Palms
Required Replacement Palms to be planted on-site and count as half credit towards the mitigation requirements.	1 Cabbage Palm Credit

Provided Replacement Palms to be planted on-site 7 Cabbage Palms

Legend



Note: See Sheet LP-1 for existing tree sheet and summary.



- NOTE:**
1. THE EXISTING AND PROPOSED GRADES AND ELEVATIONS ARE SHOWN BY THE DASHED AND SOLID LINES, RESPECTIVELY. THE PROPOSED GRADES AND ELEVATIONS ARE AT FINISHED GRADE.
 2. THE EXISTING AND PROPOSED GRADES AND ELEVATIONS ARE SHOWN BY THE DASHED AND SOLID LINES, RESPECTIVELY. THE PROPOSED GRADES AND ELEVATIONS ARE AT FINISHED GRADE.
 3. THE EXISTING AND PROPOSED GRADES AND ELEVATIONS ARE SHOWN BY THE DASHED AND SOLID LINES, RESPECTIVELY. THE PROPOSED GRADES AND ELEVATIONS ARE AT FINISHED GRADE.
 4. THE EXISTING AND PROPOSED GRADES AND ELEVATIONS ARE SHOWN BY THE DASHED AND SOLID LINES, RESPECTIVELY. THE PROPOSED GRADES AND ELEVATIONS ARE AT FINISHED GRADE.

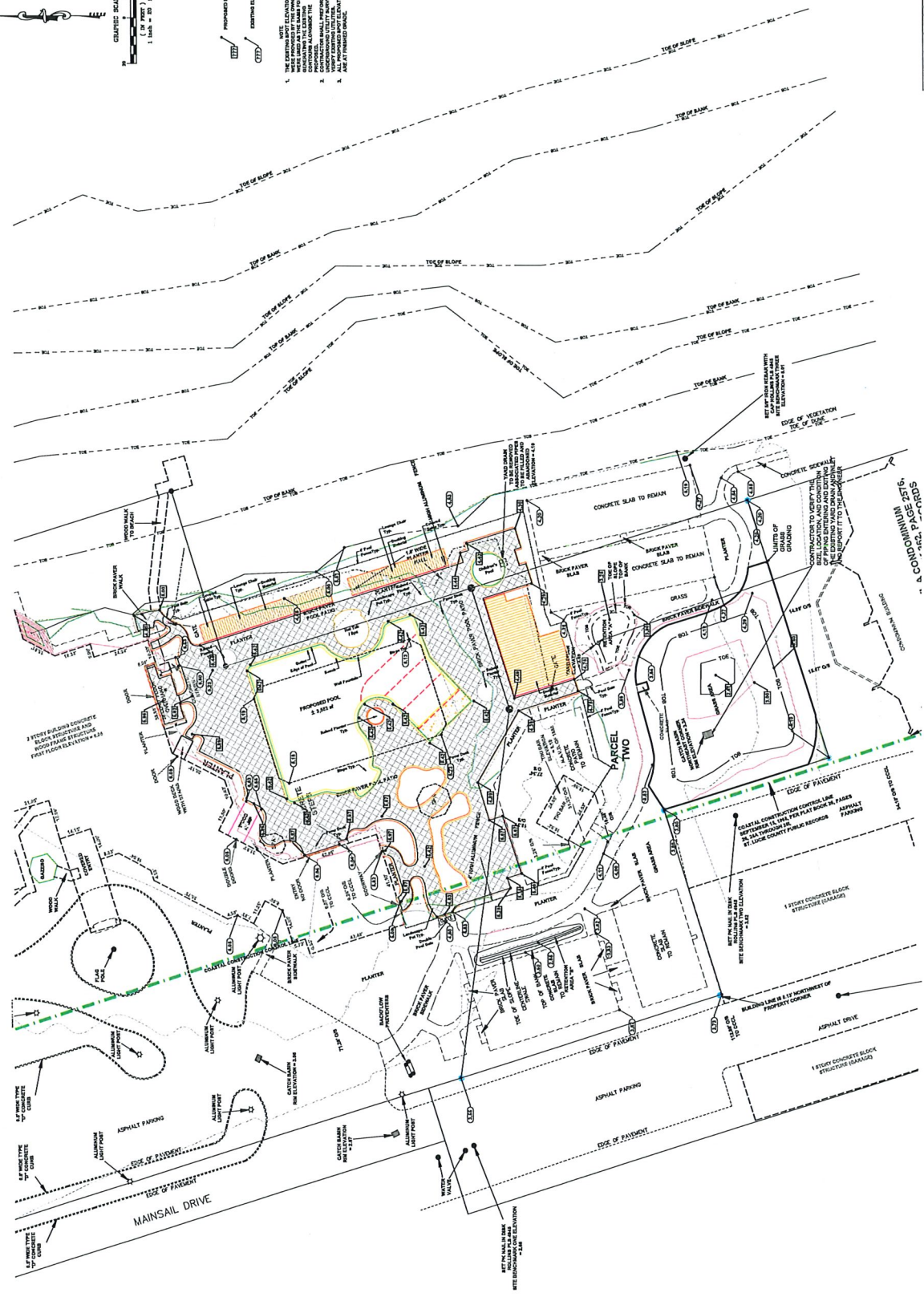


FIGURE 1. DRAINAGE PLAN, PAGES 1 & 2

DATE: 09/17/23
 HORIZ. SCALE: AS SHOWN
 VERT. SCALE: AS SHOWN
 JOB NO.: 23-090
 SHEET: 1 OF 2

OCEAN VILLAGE
 GRADING DRAINAGE PLAN

BY	DATE
DESIGNED	09-26-23
CHECKED	09-26-23
DRAWN	09-26-23
APPROVED	09-26-23

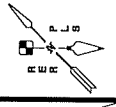
NO.	DATE	DESCRIPTION
1	09-26-23	ISSUED FOR PERMITS
2	09-26-23	ISSUED FOR PERMITS
3	09-26-23	ISSUED FOR PERMITS
4	09-26-23	ISSUED FOR PERMITS

CULPPER & TERPENING INC.
 2800 SOUTH 28th STREET • FORT PIERCE, FLORIDA 34947
 PHONE: 888-288-8888
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 6286

NO.	DATE	DESCRIPTION

ALL ELEVATIONS AND BENCHMARKS SHOWN ARE RELATIVE TO THE NORTH DATUM (N.A.S.D. OF 1985).

ROLAND E. ROLLINS
PROFESSIONAL LAND SURVEYOR
 3221 SW CRUMPACKER STREET
 PORT ST. LUCIE, FLORIDA 34953
 772-873-4700



NOTE: THE BENCHMARKS ARE BASED ON THE EAST-NORTH-SOUTH-WAY LINE OF STATE ROAD A-1-A, GRID NORTH FLORIDA EAST MADS3 NORTH 00294327 METERS.

NOTE: THE COORDINATES BEGIN LETTERS ARE BASED ON FLORIDA EAST ZONE HAD AS USING FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE STATION "STEW".

GRAPHIC SCALE
 1" = 20' ±

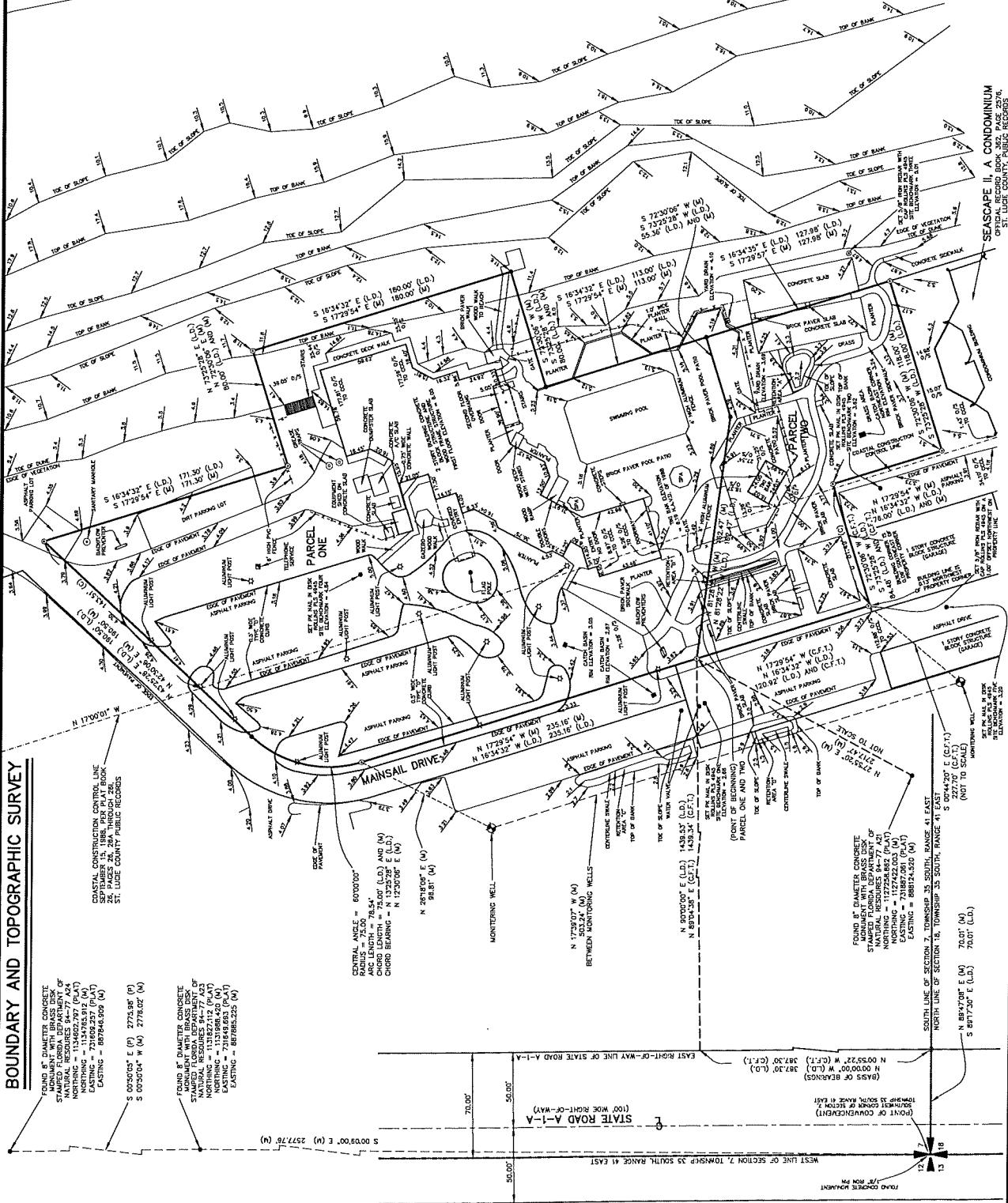
ATLANTIC OCEAN

MEAN HIGH WATER LINE AT ELEVATION 0.53 N.A.D. OF 1988 PER DEPARTMENT OF ENVIRONMENTAL PROTECTION AS LOCATED MAY 30TH, 2022.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND CONTAINED IN CHAPTER 34-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROLAND E. ROLLINS PROFESSIONAL LAND SURVEYOR NUMBER 4840 THIS SURVEY IS PRINTED IN PAPER FORM THEN IT BECOMES A PUBLIC RECORD UNDER THE PROVISIONS OF A FLORIDA LICENSED SURVEYOR AND LAND SURVEYOR.

JOB NUMBER: R71104UD PAGE TWO OF THREE



BOUNDARY AND TOPOGRAPHIC SURVEY

FOUND 8" DIAMETER CONCRETE MONUMENT WITH BRASS DISK STAMPED FLORIDA DEPARTMENT OF NATURAL RESOURCES 84-77 A24 WITH THE FOLLOWING BEARING AND DISTANCE NORTHING = 1154763.912 (M) EASTING = 731909.257 (PLAT) EASTING = 807846.009 (M)

0 095003' E (P) 2775.88' (P) S 095004' W (M) 2778.02' (M)

FOUND 8" DIAMETER CONCRETE STAMPED FLORIDA DEPARTMENT OF NATURAL RESOURCES 84-77 A24 WITH THE FOLLOWING BEARING AND DISTANCE NORTHING = 1133968.420 (M) EASTING = 731909.257 (PLAT) EASTING = 807846.009 (M)

CENTRAL ANGLE = 60°00'00"
 RADIALS = 75.5'
 ARC LENGTH = 78.54'
 CHORD BEARING = N 123°00'00" E (M)
 CHORD DISTANCE = N 123°00'00" E (M)

N 261°00'00" E (M) 98.81' (M)

N 172°00'00" W (M) 143.81' (L.S.)
 N 80°00'00" E (C.F.T.) 143.81' (L.S.)

N 172°00'00" W (C.F.T.) 235.10' (M)
 N 16°54'32" W (L.D.) 235.10' (L.D.)

N 172°00'00" W (C.F.T.) 235.10' (M)
 N 16°54'32" W (L.D.) 235.10' (L.D.)

N 172°00'00" W (C.F.T.) 235.10' (M)
 N 16°54'32" W (L.D.) 235.10' (L.D.)

N 172°00'00" W (C.F.T.) 235.10' (M)
 N 16°54'32" W (L.D.) 235.10' (L.D.)

N 172°00'00" W (C.F.T.) 235.10' (M)
 N 16°54'32" W (L.D.) 235.10' (L.D.)

N 172°00'00" W (C.F.T.) 235.10' (M)
 N 16°54'32" W (L.D.) 235.10' (L.D.)

N 172°00'00" W (C.F.T.) 235.10' (M)
 N 16°54'32" W (L.D.) 235.10' (L.D.)

N 172°00'00" W (C.F.T.) 235.10' (M)
 N 16°54'32" W (L.D.) 235.10' (L.D.)

N 172°00'00" W (C.F.T.) 235.10' (M)
 N 16°54'32" W (L.D.) 235.10' (L.D.)

N 172°00'00" W (C.F.T.) 235.10' (M)
 N 16°54'32" W (L.D.) 235.10' (L.D.)

N 172°00'00" W (C.F.T.) 235.10' (M)
 N 16°54'32" W (L.D.) 235.10' (L.D.)

N 172°00'00" W (C.F.T.) 235.10' (M)
 N 16°54'32" W (L.D.) 235.10' (L.D.)

N 172°00'00" W (C.F.T.) 235.10' (M)
 N 16°54'32" W (L.D.) 235.10' (L.D.)

N 172°00'00" W (C.F.T.) 235.10' (M)
 N 16°54'32" W (L.D.) 235.10' (L.D.)

S 00°00'00" E (M) 2577.76' (M)

70.00'

50.00'

50.00'

70.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

WEST LINE OF SECTION 7, TOWNSHIP 23 SOUTH, RANGE 41 EAST

STATE ROAD A-1-A (100' WIDE RIGHT-OF-WAY)

EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A

PARCEL ONE

PARCEL TWO

SEASCAPE II: A CONDOMINIUM

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

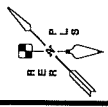
ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

ST. LUCIE COUNTY PUBLIC RECORD

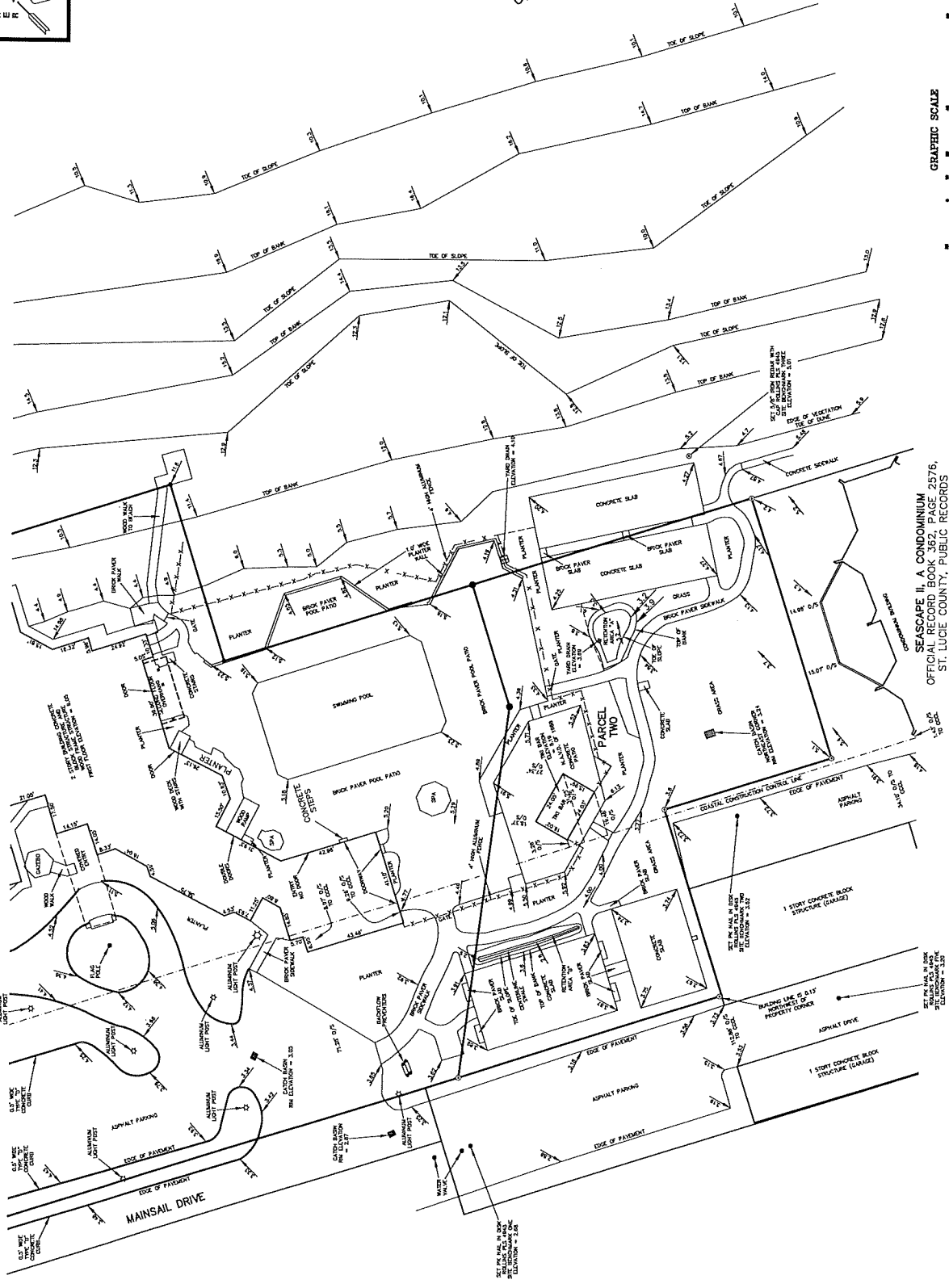
BOUNDARY AND TOPOGRAPHIC SURVEY

ROLAND E. ROLLINS
 PROFESSIONAL LAND SURVEYOR
 3221 SW CRUMPACKER STREET
 PORT ST. LUCIE, FLORIDA 34953
 772-873-4700



ATLANTIC OCEAN

MEAN HIGH WATER LINE AT ELEVATION 0.53
 N.A.S.D. OF 1988 PER DEPARTMENT OF
 ENVIRONMENTAL PROTECTION AS LOCATED
 MAY 30TH, 2023.



SEACAPE II, A CONDOMINIUM
 OFFICIAL RECORD BOOK 362, PAGE 257/6,
 ST. LUCIE COUNTY, PUBLIC RECORDS

NOTE: THE SURVEY IS BASED ON THE EAST SIDE OF THE
 LINE OF STATE ROAD 4-1-2 ROAD NORTH FLORIDA EAST MANGROVES
 NORTH 0532 22' WEST.

NOTE: THE CONTOURS SHOWN HEREON ARE BASED ON
 DATA OBTAINED FROM THE DEPARTMENT OF
 TRANSPORTATION REFERENCE STATION "STEV".

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON
 WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION
 AND THAT I AM A LICENSED SURVEYOR AS AUTHORIZED BY THE
 FLORIDA STATUTES, CHAPTER 472, SECTION 472.027, FLORIDA STATUTES.

ROLAND E. ROLLINS
 PROFESSIONAL LAND SURVEYOR
 No. 12345
 State of Florida
 Commission Expires 12/31/2024

THIS SURVEY WAS ELECTRONICALLY CERTIFIED BY
 ROLAND E. ROLLINS PROFESSIONAL LAND SURVEYOR NUMBER
 12345. THIS SURVEY IS PRINTED IN PAPER FORM. IF
 IT BECOMES NECESSARY TO REPRODUCE THIS SURVEY IN A
 FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER: R7110410 PAGE THREE OF THREE

PREPARED BY:
David N. Sowerby, Esquire
MELVILLE & SOWERBY, P.L.
2490 South 25th Street
Fort Pierce, Florida 34981

RETURN TO:
Carol Capri Kalliche, Esquire
BECKER & POLAKOFF, P.A.
3111 Stirling Road
Fort Lauderdale, FL 33312-6525

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2393882 OR BOOK 1955 PAGE 815
Recorded:04/30/04 12:08

* Doc Assump: \$ 0.00
* Doc Tax : \$ 21,700.00
* Int Tax : \$ 0.00

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed this 23 day of April, 2004, by and between **RCR DEVELOPMENT COMPANY, INC., a Florida corporation**, (hereinafter "Grantor"), and, **OCEAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation**, whose post office address is 2400 South Ocean Drive, Fort Pierce, FL 34949 (hereinafter "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantor in hand paid by 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 the County of St. Lucie, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

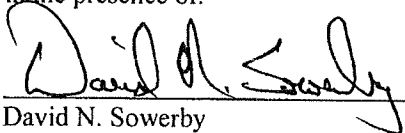
SUBJECT TO restrictions, reservations and easements of record, if any, which are not reimposed hereby, and real estate taxes subsequent to December 31, 2003;

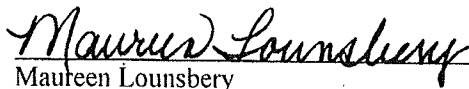
TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND the Grantor warrants, at the time of the delivery of the Deed, the premises were free from all encumbrances made by Grantor, and that Grantor will defend against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

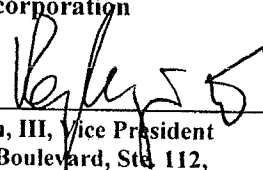
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:


David N. Sowerby


Maureen Lounsbery

RCR DEVELOPMENT COMPANY, INC.
a Florida corporation

By: 
Roy Chapin, III, Vice President
2560 RCA Boulevard, Ste 112,
Palm Beach Gardens, FL 33410

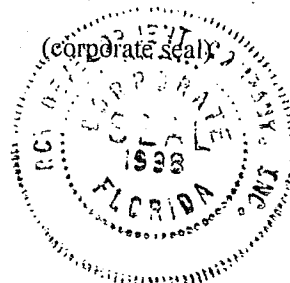


EXHIBIT "A" - Page 1

Commencing at the Southwest corner of Section 7, Township 35 South, Range 41 East, St. Lucie County, Florida, run South 89°17'30" East along the South line of said Section 7 a distance of 70.0 feet to a point on the easterly right-of-way line of State Road A-1-A, said point being the Point of Beginning.

From the Point of Beginning, run North along the easterly right-of-way line of State Road A-1-A a distance of 872.30 feet; thence run East a distance of 386.47 feet to a point of curvature; thence run along the arc of a curve concave to the North having a radius of 724.04 feet and a central angle 8°30'52" a distance of 107.60 feet to a point at the northwesterly corner of Catamaran, II, A Condominium as recorded in Office Record Book 334, Page 2451 of the Public Records of St. Lucie County, Florida; thence run along the boundary of Catamaran II as follows: run South 32°30'00" East a distance of 119.73 feet thence run South a distance of 59.0 feet; thence run South 38°00'00" West a distance of 239.70 feet; thence run South 19°07'00" West a distance of 270.0 feet; thence run South 70°53'00" East a distance of 255.07 feet; thence North 55°45'07" East a distance of 102.22 feet; thence departing from the boundary of Catamaran II run South a distance of 10.00 feet; thence run East a distance of 283.18 feet to a point on a curve on the westerly right-of-way line of Windward Drive, a 30 foot wide private right-of-way; thence with a radial bearing North 76°20'35" East run southerly along the arc of a curve having a radius of 465.00 feet and a central angle 16°20'35" a distance of 132.64 feet to a point of tangency; thence run South 30°00'00" East along said right-of-way a distance of 342.01 feet; thence run North 60°00'00" East a distance of 30.00 feet to a point on the easterly right-of-way line of Windward Drive and the Southwesterly corner of Ocean Villas III, A Condominium, as recorded in Official Record Book 277, Page 2686, of the Public Records of St. Lucie County, Florida; thence run along the boundary of Ocean Villas III as follows: run North 60°00'00" East a distance of 222.10 feet; thence run North 41°01'14" East a distance of 62.22 feet; thence departing from the boundary of Ocean Villas III, run South 85°35'08" East a distance of 88.57 feet to the Southwesterly corner of Seascape II, A Condominium, as recorded in Official Record Book 362, Page 2576, of the Public Records of St. Lucie County, Florida; thence run North 73°25'28" East along the south line of Seascape II a distance of 141.22 feet to a point on the coastal construction setback line; as recorded on September 15, 1988 in Plat Book 26, Pages 26, and 26A-26I of the Public Records of St. Lucie County, Florida; thence South 16°57'20" East along said coastal construction setback line a distance of 108.35 feet; thence continue along said coastal construction setback line South 17°00'01" East a distance of 546.04 feet to a point on the northerly right-of-way line of Blue Heron Boulevard, a county road; thence run along the northerly right-of-way line of said Blue Heron Boulevard as follows: thence run North 89°17'30" West a distance of 366.26 feet; thence run South 00°42'30" West a distance of 20.00 feet; thence run North 89°17'30" West a distance of 1458.50 feet to a point of intersection with the easterly right-of-way line of State Road A-1-A; thence run North along said easterly right-of-way line of State Road A-1-A a distance of 595.40 feet to the Point of Beginning.

EXHIBIT "A" - Page 3

FURTHER LESS AND EXCEPT (GOLF LODGES - PHASE I):

A PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 58.45 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST, A DISTANCE OF 255.09 FEET TO A POINT; THENCE SOUTH 11°26'30" EAST, A DISTANCE OF 383.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 89°17'30" EAST, A DISTANCE OF 206.24 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTHPOINTE DRIVE ACCORDING TO THE PLAT OF SOUTHPOINTE AS RECORDED IN PLAT BOOK 39, PAGES 7 AND 7A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHPOINTE DRIVE, THROUGH A CENTRAL ANGLE OF 07°13'02", HAVING A CHORD BEARING OF SOUTH 04°19'01" WEST AND A CHORD LENGTH OF 12.59 FEET; A DISTANCE OF 12.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°42'30" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHPOINTE DRIVE, A DISTANCE OF 92.44 FEET TO A POINT; THENCE SOUTH 45°39'48" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHPOINTE DRIVE, A DISTANCE OF 28.26 FEET TO A POINT; THENCE SOUTH 00°42'30" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHPOINTE DRIVE, A DISTANCE OF 37.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 233.25 FEET TO A POINT; THENCE NORTH 00°44'44" EAST, A DISTANCE OF 139.01 FEET TO A POINT; THENCE NORTH 64°56'27" EAST, A DISTANCE OF 52.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.908 ACRE OF LAND MORE OR LESS.

FURTHER LESS AND EXCEPT (GOLF LODGES - PHASE II)

A PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 58.45 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST, A DISTANCE OF 255.09 FEET TO A POINT; THENCE SOUTH 11°26'30" EAST, A DISTANCE OF 140.76 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 11°26'30" EAST, A DISTANCE OF 242.74 FEET TO A POINT; THENCE SOUTH 64°56'27" WEST, A DISTANCE OF 52.94 FEET TO A POINT; THENCE SOUTH 00°44'44" WEST, A DISTANCE OF 139.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 131.99 FEET TO A POINT; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 399.35 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST, A DISTANCE OF 133.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.367 ACRES OF LAND MORE OR LESS.

EXHIBIT "A" - Page 5

FURTHER LESS AND EXCEPT (GOLF LODGES - PHASE V):

A PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 410.73 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 89°53'23" EAST, A DISTANCE OF 149.40 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 186.83 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 149.41 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD AND THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A; THENCE NORTH 00°00'00" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 184.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.637 ACRE OF LAND MORE OR LESS.

FURTHER LESS AND EXCEPT (TRACT F):

A PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 595.43 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD, A DISTANCE OF 1294.80 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 00°41'47" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF WINDWARD DRIVE, A DISTANCE OF 191.04 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 135.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE EAST RIGHT-OF-WAY LINE OF SAID WINDWARD DRIVE THROUGH A CENTRAL ANGLE OF 17°04'55", HAVING A CHORD BEARING OF NORTH 09°14'58" EAST AND CHORD LENGTH OF 40.10 FEET, A DISTANCE OF 40.25 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 165.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE EAST RIGHT-OF-WAY LINE OF SAID WINDWARD DRIVE THROUGH A CENTRAL ANGLE OF 06°01'38", HAVING A CHORD BEARING OF NORTH 14°46'36" EAST AND A CHORD LENGTH OF 17.35 FEET, A DISTANCE OF 17.36 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST A DISTANCE OF 163.79 FEET TO A POINT; THENCE SOUTH 00°42'30" WEST A DISTANCE OF 247.53 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 173.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.983 ACRE OF LAND MORE OR LESS.



Advanced Restoration Ecology

MEMORANDUM

TO: District Planning Group

FROM: Drew Gatewood

CC: File

DATE: 8/22/2023

RE: Ocean Village Pool Amenity Improvements

Due to the complexity of this project and the project's location we feel it more practical to submit the Dune Restoration Plan after having some initial site plan review with the FDEP CCCL staff. This way we can incorporate their requests into the plan to then be reviewed by County personnel. This should help streamline any potential back and forth between the agencies and our team to make a final plan.

Drew Gatewood, MS, PWS, CWB, WEDG, ISA Certified Arborist

A handwritten signature in black ink, appearing to read 'Drew Gatewood', written in a cursive style.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2400 OCEAN DR
 Sec/Town/Range: 07/35S/41E
 Parcel ID: 2507-343-0005-000-1
 Jurisdiction: Fort Pierce

Use Type: 2100
 Account #: 33904
 Map ID: 25/07S
 Zoning: HI Medium

Ownership

Ocean Village POA Inc
 2400 S Ocean Dr
 Fort Pierce, FL 34949

Legal Description

7 35 41 THAT PART GOVT LOT 5 MPDAF: FROM SW COR OF SEC RUN S 89 DEG 17 MIN 30 SEC E ALG S LI OF SEC 70 FT TO ELY R/W A1A, TH N ALG SD R/W 387.3 FT, TH E 1439.53FT FOR POB, TH N 16 DEG 34 MIN 32 SEC W 235.16 FT TO PC OF CURVE CONC TO SE WITH RAD OF 75 FT AND CA OF 60 DEG, TH RUN NE ON CURVE 78.54 FT, TH N 43 DEG 25 MIN 28 SEC E 190.50 FT TO PT ON COASTAL CONSTR SETBACK LI, TH S 16 DEG 34MIN 32 SEC E ON SD LI 171.30 FT, TH N 73 DEG 25 MIN 28 SEC E 80 FT, TH S 16 DEG 34 MIN 32 SEC E 180 FT, TH S 73 DEG 25 MIN 28 SEC W 80 FT TO PT ON COASTAL CONSTR SETBACK LI, TH S 16 DEG 34MIN 32 SEC E ALG SD LI 113 FT, TH S 73 DEG 25 MIN 28 SEC W 55.36 FT, TH N 81 DEG 28 MIN 22 SEC W 162.47 FT TO POB (BEACH CLUBHOUSE SITE) (2.09 AC) (OR 1144-499)



Total Areas

Finished/Under Air (SF):
 Gross Sketched Area (SF):
 Land Size (acres):
 Land Size (SF):

Current Values

Just/Market Value: \$4,559,900
 Assessed Value: \$1,916,472
 Exemptions: \$1,916,472
 Taxable Value: \$0

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	170

Sources/links:

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 23, 2004	1955 / 0808	XX03	QC	R C R Development Co Inc,	\$100
May 6, 1998	1144 / 0499	XX01	QC	OCEAN ESTATES INC	\$100
Feb 6, 1995	0940 / 1266	XX02	WD	FEDERAL DEPOSIT INSURANCE CORP	\$840,800
May 7, 1991	0692 / 2009	XX01	WD		\$6,500,000

Building Information (1 of 2)

Finished Area: 14,425 SF
 Gross Sketched Area: 16,808 SF

Building Information (2 of 2)

Finished Area: 384 SF
 Gross Sketched Area: 714 SF

Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRET HIGH	1	7544	1975
COM POOL AVG	1	3588	1975
SPA-HOT TUB	1	53	1975
ASP1 HIGH	1	21310	1975
COM POOL AVG	1	164	1975
CEMENT CURB	1	725	1975
SINGLE LIGHT	3	10	1975
UTILITY AVG	1	150	1999
VINYLFENCE6'	1	90	2005

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$7,900	2023	2005	2905	HOA/POA No Card	\$1,916,472
Land:	\$4,552,000					
Just/Market:	\$4,559,900					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$2,643,428					
Assessed:	\$1,916,472					
Exemption(s):	\$1,916,472					
Taxable:	\$0					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	0	Fort Pierce Stormwater Charge	\$0.00

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$4,559,900	\$1,916,472	\$1,916,472	\$0
2022	\$3,229,100	\$1,742,248	\$1,742,248	\$0
2021	\$1,972,800	\$1,583,862	\$1,583,862	\$0
2020	\$2,112,900	\$1,439,875	\$1,439,875	\$0

Permits

Number	Issue Date	Description	Amount	Fee
F00-000400	Apr 26, 2000	Demolition	\$0	\$0
F00-000400	May 31, 2000	Alterations/Remodeling	\$1,250	\$0
F00-000400A	May 31, 2000	Roof	\$12,500	\$0
F00-000834	Jul 17, 2000	Fence	\$5,890	\$0
F00-000835	Jul 17, 2000	Fence	\$4,467	\$0
F91000555	Apr 26, 1991	Roof	\$50,000	\$50,000
F91-001430	Nov 4, 1991	Roof	\$6,000	\$6,000
F96-000943	Aug 1, 1996	Roof	\$55,630	\$55,630
F96-001068	Sep 3, 1996	Roof	\$10,750	\$10,750
F02-333	Mar 11, 2002	Roof	\$1,935	\$75
F01-1538	Nov 15, 2001	Alterations/Remodeling	\$1,454	\$75
CR2002-4	Jul 30, 2002	Alterations/Remodeling	\$26,233	\$387
RF2003265	Jul 1, 2003	Roof	\$17,050	\$296

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: Southpointe DR
 Sec/Town/Range: 07/35S/41E
 Parcel ID: 2507-321-0001-000-5
 Jurisdiction: Fort Pierce

Use Type: 7700
 Account #: 33901
 Map ID: 25/07S
 Zoning: HI Medium

Ownership

Ocean Village POA Inc
 2400 S Ocean Dr
 Fort Pierce, FL 34949

Legal Description

7 35 41 GOVT LOT 3-LESS THAT PART ASSD IN SURFSIDE-UNIT 2 AND LESS A1A R/W AND LESS TO CITY OF FP AS IN OR 237-127 AND LESS THAT PART ASSD IN CATAMARAN I- AND GOVT LOT 4- LESS A1A R/W- AND GOVT LOT 5 - LESS THAT PART GOVT LOTS 3, 4 AND 5 ASSD IN CAPSTAN I AND LESS THAT PART GOVT LOTS 3 AND 4 ASSD IN CORAL I AND LESS THAT PART GOVT LOT 5 ASSD AS BEACH CLUBHOUSE SITE AND LESS THAT PART GOVT LOT 4 ASSD IN OCEAN VILLAS I AND LESS THAT PART GOVT LOTS 4 AND 5 ASSD IN OCEAN VILLAS II AND LESS THAT PART GOVT LOTS 4 AND 5 ASSD IN OCEAN VILLAS III AND LESS THAT PART GOVT LOT 3 ASSD IN BEACHTREE I CLUSTER AND LESS THAT PART GOVT LOTS 3 AND 4 ASSD IN GOLF VILLAS AND ASSD IN BEACHTREE II AND LESS THAT PART GOVT LOT 3 ASSD IN SEASCAPE I AND LESS THAT PART GOVT LOT 4 ASSD IN CATAMARAN II AND LESS THAT PART OF GOVT LOT 5 ASSD IN SEASCAPE II AND LESS OCEAN HOUSE AS IN OR 692-2012 AND LESS AS IN OR 692-2011 AND LESS THAT PART OF GOVT LOT 1 ASSD IN OCEANHOUSES AT SOUTHPOINTE AS IN OR 1668-205 AND LESS THAT PART GOVT LOT 4 MPDAF:FROM SW COR OF SEC RUN S 89 17 30 E ALG S LI OF SEC 70.01 FT TO E R/W LI OF A1A,TH N 00 00 00 W ALG E R/W LI 390.08 FT TO POB,TH N 00 00 00 W ALG E R/W LI 294.65 FT,TH N 89 47 03 E 175.03 FT,TH N 15 51 52 E 89.55 FT TO CURVE CONC SE,R OF 73 FT,TH NELY ALG ARC 100.79 FT TO CURVE CONC NW,R OF 51 FT,TH NELY ALG ARC 61.39 FT TO CURVE CONC W,R OF 22 FT,TH NWLY ALG ARC 31.50 FT TO S R/W LI OF CLIPPER BLVD,TH N 90 00 00 E ALG S R/W LI 49.71 FT TO CURVE CONC N,R OF 724.04 FT,TH ELY ALG ARC AND S R/W LI 10.42 FT,TH S 15 52 03 W 529.09 FT,TH N 83 58 20 W 253.63 FT TO POB (40.02 AC) (OR 1955-808, 815)



Total Areas

Finished/Under Air (SF):	6,062
Gross Sketched Area (SF):	6,842
Land Size (acres):	40.02
Land Size (SF):	1,743,271

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	170

Sources/links:

Current Values

Just/Market Value:	\$597,400
Assessed Value:	\$563,963
Exemptions:	\$563,963
Taxable Value:	\$0

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 23, 2004	1955 / 0815	XX02	SPWD	R C R Development Co Inc,	\$3,100,000
May 6, 1998	1144 / 0493	XX01	WD	OCEAN ESTATES INC	\$2,100,000
Feb 6, 1995	0940 / 1266	XX02	WD	FEDERAL DEPOSIT	\$840,800

INSURANCE CORP
May 7, 1990

0692 / 2009

XX01 WD

\$6,500,000

Building Information (1 of 3)

Finished Area: 2,447 SF

Gross Sketched Area: 2,827 SF

Exterior Data

View:
Building Type: LROF
Grade: Y_D
Story Height: 1 Story

Roof Cover: Dim Shingle
Year Built: 1973
Effective Year: 1976
No. Units: 1

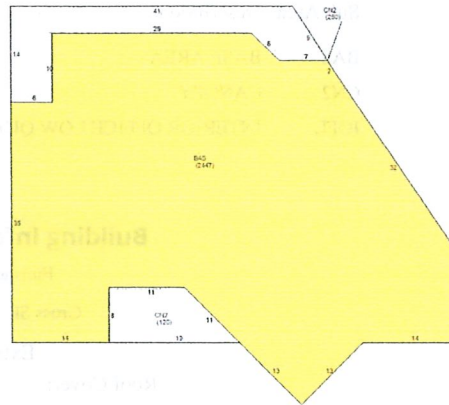
Roof Structure: Hip
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

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

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

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2447	2447	224
CN2	CANOPY	380	0	171

Building Information (2 of 3)

Finished Area: 3,615 SF

Gross Sketched Area: 4,015 SF

Exterior Data

View:
Building Type: INDW
Grade: Y_D
Story Height: 1 Story

Roof Cover: Enam Metal
Year Built: 2001
Effective Year: 2001
No. Units: 1

Roof Structure: Steel Truss
Frame:
Primary Wall: Corr Metal
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 24%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 24%

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

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	450	1973
ASP1 HIGH	1	158400	1973
BOARDWALK	1	360	1973
ASP1 HIGH	1	16400	1973
CB/8'	1	600	1974
CHAINLINK 10	1	480	1974
CLAY TEN CRT	1	13200	1974
OHD AVG	1	282	2001
CHAINLINK 6'	1	417	2001
CONCRETE LOW	1	10612	2001

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$411,500	2023	2004	2905	HOA/POA No Card	\$563,963
Land:	\$185,900					
Just/Market:	\$597,400					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$33,437					
Assessed:	\$563,963					
Exemption(s):	\$563,963					
Taxable:	\$0					

Current Year Special Assessment Breakdown

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
2023	\$597,400	\$563,963	\$563,963	\$0
2022	\$891,900	\$512,694	\$512,694	\$0
2021	\$643,600	\$466,086	\$466,086	\$0
2020	\$637,400	\$423,715	\$423,715	\$0

Permits

Number	Issue Date	Description	Amount	Fee
F01-0001017	Jul 24, 2001	Unknown	\$3,000	\$0
F88000143B	Mar 1, 1988	Unknown	\$10,000	\$10,000
F88000143P	Mar 1, 1988	Unknown	\$100	\$100
F88000143S	Mar 1, 1988	Unknown	\$100	\$100
F000-000934	Sep 15, 2000	Unknown	\$70,000	\$0
CR2002-23	Sep 27, 2002	Unknown	\$0	\$250
CR2002-24	Oct 31, 2002	Unknown	\$7,500	\$250
CR2002-35	Oct 30, 2002	Unknown	\$50,000	\$675
SIDE2002-5	Oct 10, 2002	Unknown	\$2,000	\$75
SIDE20025	Jul 20, 2004	Unknown	\$2,000	\$150
TT20052	Mar 4, 2005	Unknown	\$1,500	\$150
IRR200518	Jan 11, 2006	Unknown	\$12,000	\$195
QUAD200411	Jan 1, 2004	Unknown	\$0	\$0
BP09-0468	Apr 10, 2009	Concrete	\$2,490	\$100
BP10-1923	Aug 19, 2010	Alterations/Remodeling	\$800	\$150
BP12-2147	Dec 5, 2012	Alterations/Remodeling	\$100,000	\$1,039
BP14-0453	Feb 24, 2014	Electric	\$985	\$155
BP14-1936	Jul 28, 2014	Electric	\$15,000	\$157
BP14-2171	Aug 19, 2014	Electric	\$1,000	\$155
BP15-1279	May 22, 2015	Electric	\$7,000	\$155
BP15-2677	Oct 6, 2015	Electric	\$8,520	\$166
BP16-2964	Nov 17, 2016	Re Roof Permit	\$10,635	\$0
BP16-3268	Dec 13, 2016	Electric	\$1,750	\$0
BP17-0387	Feb 10, 2017	Electric	\$1,750	\$0
BP16-1501	Oct 5, 2017	Additions to existing construction	\$25,086	\$0
BP19-2985	Sep 19, 2019	Fence	\$180,000	\$0
BP20-3415	Oct 19, 2020	Electric	\$1,750	\$0
BP22-0136	Jan 14, 2022	Fence	\$10,000	\$0