

## **BOARD OF ADJUSTMENT AGENDA**

Board of Adjustment Regular Meeting - Thursday, January 25, 2024 - 2:00 p.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **APPROVAL OF MINUTES**
  - a. Minutes from July 27, 2023 meeting
6. **PUBLIC HEARINGS**
  - a. Variances to Landscape Buffer - Fort Pierce Utilities Authority (FPUA) Parking Lot 2410-701-0072-010-5 and 2410-701-0075-000-3
7. **DISCUSSION / OTHER BUSINESS**
8. **COMMENTS FROM THE PUBLIC**
9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Board of Adjustment with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Planning Department at (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

**Planning Board of Adjustment**

Meeting Date: 01/25/2024

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Information

REQUESTED ACTION

Minutes from July 27, 2023 meeting

SUMMARY

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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Attachments

Board of Adjustment Minutes 7/27/23

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**Form Review**

Form Started By: Alicia Rosenthal  
Final Approval Date: 01/19/2024

Started On: 01/18/2024 09:30 AM

# DRAFT



CITY OF FORT PIERCE  
**BOARD OF ADJUSTMENT**

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**Board of Adjustment Minutes**

**OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, **JULY 27, 2023**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: James Crist; KeAndrea Davis; Darrell Drummond; Jaimebeth Galinis, Chair

Absent: Charles Hayek

Staff Present: Sara Hedges, Interim City Attorney  
Vennis Gilmore, Assistant Planning Director  
Ryan Altizer, Senior Planner  
Alicia Rosenthal, Planning and Development Organizer

**4. CONSIDERATION OF ABSENCES**

Motion was made by Darrell Drummond, and seconded by KeAndrea Davis to approve the absence of Mr. Hayek.

AYE: KeAndrea Davis, Darrell Drummond, James Crist, Chair Jaimebeth Galinis  
Passed

**5. APPROVAL OF MINUTES**

- a. Minutes from the March 23-2023, meeting

Motion was made by Darrell Drummond, and seconded by KeAndrea Davis to approve the minutes from the March 23, 2023 meeting.

AYE: KeAndrea Davis, Darrell Drummond, James Crist, Chair Jaimebeth Galinis  
Passed

## 6. PUBLIC HEARINGS

### a. Variance - 7-Brew Drive-Thru - 2610 Rolyat Street

The clerk introduced the Variance for 7-Brew Drive Thru located at 2610 Rolyat Street.

The chair asked the Board attorney to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, the Interim City Attorney, explained to the Board of Adjustment that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the Board engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the Board applies those laws and policies and is held to stricter procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal Board meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and, decisions must be made based on competent substantial evidence. Therefore, Board members have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the Commission has established the uniform procedures for quasi-judicial hearings that will be followed today.

The Chair called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

The Chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Drummond - no

Mr. Crist - no

Ms. Davis- no

Madam Chair Galinis - yes

The Chair opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

#### Staff Presentation:

Vennis Gilmore, Assistant Planning Director, gave an overview of the application. The applicant is seeking to reduce the requirement of a 10-foot landscape strip/buffer to 0-feet along the Kerr Street property line. The need for a variance is the result of the St. Lucie County (SLC) staff comment issued during the Right-Of-Way (ROW) permit package review. Due to the ROW dedication requested along Kerr St, the project is unable to comply with the required 10-ft landscape buffer along the Kerr Street ROW. Mr. Gilmore highlighted the applicant intends to have larger landscape buffers along the other property borders, and they intend to install street trees and shrubs to add to the beautification of the existing streetscape of Kerr Street. It is the recommendation of staff to grant approval of the requested

variance based upon the justification presented by the applicant with respect to the criteria for granting a Variance.

Board questions for Staff: Mr. Drummond asked what is going to happen along Kerr Street and who will maintain the street trees. Mr. Crist asked the definition of street trees.

Applicant questions for Staff: None

Applicant presentation: Zach Middlebrook, Applicant Representative from MetroGroup Development, sworn, explained the process 7-Brew has gone through to get to this point. He stated the property was annexed into the city and both streets the property is on are owned by St. Lucie County. He noted the donated right-of-way (ROW) dedication was recently approved by St. Lucie County. Mr. Middlebrook said if St. Lucie County does not approve the trees in the ROW, the six trees will be planted somewhere on the site. Mr. Middlebrook said Chris Ossa, Civil Engineer from Kimley-Horn and Associates, is available for any engineering questions.

Board questions for Applicant: Ms. Davis asked if 7-Brew will be maintaining the street trees. Mr. Crist asked if the site is irrigated and the type of grass being used. Mr. Middlebrook stated 7-Brew will maintain the ROW if it looks unsightly. He said they are maximizing the residential landscape buffer along the homes in the back on Okeechobee Road.

Public comment: None

Board comment: Mr. Crist said the applicant will most likely have to maintain the street trees. He also said he wants the site to look presentable. Mr. Drummond said he would love to see something to beautify Kerr Street and a commitment from the owner to maintain the street trees.

Applicant final comment: None

The Chair, seeing no one else, closed the public hearing.

Motion was made by KeAndrea Davis to approve the Variance as is. Motion failed.

Motion was made by KeAndrea Davis and seconded by Jim Crist to approve the proposed Variance with the condition that the applicant will install street trees and shrubs to add to the beautification of the existing streetscape along Kerr Street.

AYE: Darrell Drummond, James Crist, KeAndrea Davis, Madam Chair Jamiebeth Galinas

Mr. Middlebrooks said if the county does not approve the street trees in the ROW the Variance will need to be refiled in 30 days.

Ms. Hedges said the motion states that the trees are to be planted along Kerr Street and there are no exceptions to that. If the county denies the request, the applicant would have to come back to the Board to address.

Mr. Gilmore stated that per city code, the applicant has to place a certain number of trees along the property line.

Motion was made by KeAndrea Davis and seconded by Jim Crist to withdraw the approved motion.

AYE: James Crist, KeAndrea Davis, Darrell Drummond, Madam Chair Jamiebeth Galinas

Ms. Hedges asked the Board if the intent is to have the trees planted along Kerr Street if permitted by the county, and if not the trees will be planted elsewhere.

Motion was made by KeAndrea Davis, and seconded by James Crist to approve the Variance to reduce the requirement of a 10-foot landscape strip/buffer to 0-feet along the Kerr Street property line with the condition the proposed trees, at least six of them, be planted along Kerr Street as long as approved by St. Lucie County and if not approved by St. Lucie County the six trees are to be planted elsewhere on the property.

AYE: KeAndrea Davis, Darrell Drummond, James Crist, Chair Jaimebeth Galinis  
Passed

**b. Variance - R and B Dixie Properties - 2135 Old Dixie Highway**

Mr. Crist recused himself per 286.012 of the Florida State Statute.

The clerk introduced the Variance for R and B Properties located at 2135 Old Dixie Highway.

The Chair called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

The Chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Davis- no  
Mr. Drummond - no  
Madam Chair Galinis - no

The Chair opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

**Staff Presentation:**

Ryan Altizer, Senior Planner, gave an overview of the application. The applicant is requesting a Variance to allow for a reduction to the setback requirement to 8.3 feet along the front property line and a Variance, to allow for a reduction to 8.3 feet for the landscaping buffer requirement due to a taking by FDOT. Florida Department of Transportation took a part of the property in fee simple, through eminent domain, as a part of a bridge construction project. Prior to this taking, the property met the front set back requirement with a setback of 43.1 feet. However, this taking resulted in a reduction of the front set back by 31 feet at the south property line and 38 feet at the north property line. This reduction left the setback currently at 8.4 feet and reduce the landscape buffer from 16 feet to 8.4 feet.

Board questions for Staff: Chair Galinas asked what the catalyst was for the application and if the city approached the property owner requesting the Variance. Mr. Drummond also asked what triggered the application.

Applicant questions for Staff: None

Applicant presentation: Douglas Vitunac, Attorney and Applicant Representative, sworn, stated the applicant is being proactive to make sure the property has no problems going forward. He noted the applicant's eminent domain attorney recommended the Variance to solve problems before they happen.

Board questions for Applicant: None

Public comment: None

Board comment: Mr. Drummond asked if the approval is granted, will any Variances be needed on the property for future applications. Mr. Altizer stated no Variances will be needed regarding the front setback and landscape buffer.

Applicant final comment: None

The Chair, seeing no one else, closed the public hearing.

Motion was made by Darrell Drummond, and seconded by KeAndrea Davis to approve two Variances to allow for a reduction to the setback requirement to 8.3 feet along the front property line and to allow for a reduction to 8.3 feet for the landscape buffer requirement.

AYE: KeAndrea Davis, Darrell Drummond, Chair Jaimebeth Galinis

Other: James Crist (ABSTAIN)

Passed

**7. DISCUSSION / OTHER BUSINESS**

**8. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**9. ADJOURNMENT**

# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>CRIST, JAMES ANTHONY</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>BD. OF ADJUSTMENTS &amp; APPEALS</i>
MAILING ADDRESS <i>4365 Gator Trace Ln,</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
CITY COUNTY <i>FT. Pierce ST. Lucie</i>	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED <i>7/27/23</i>	NAME OF POLITICAL SUBDIVISION:
	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

\* \* \* \* \*

### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

\* \* \* \* \*

### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

**IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:**

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, JAMES CRIST, hereby disclose that on July 27, 20 23 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_ ;
- inured to the special gain or loss of my relative, \_\_\_\_\_ ;
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

*previous business dealings in construction*

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

7/27/23  
Date Filed

*James A. Crist*  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

## Planning Board of Adjustment

Meeting Date: 01/25/2024

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### Information

#### REQUESTED ACTION

Variances to Landscape Buffer - Fort Pierce Utilities Authority (FPUA) Parking Lot  
2410-701-0072-010-5 and 2410-701-0075-000-3

#### SUMMARY

- In accordance with Article II of Section 125 of the City Code, the applicant is requesting to deviate from City Code 123-37(4)(a) to reduce the requirement of a 10-foot landscape strip/buffer to 6 feet along the northern property line, 4.8 feet along the southern property line, and 6 feet along the eastern property line in the C-3, General Commercial Zone.
- Specifically, the applicant is seeking to construct a new employee parking lot on two (2) parcels of land located along the east side of South 5<sup>th</sup> Street, immediately south of the Alto Adams US Federal Courthouse. The new 21-space parking lot will serve to replace an existing parking lot area, located at the intersection of Boston and South 5<sup>th</sup> Street, that Fort Pierce Utilities Authority has been using as an employee parking lot for the existing Fort Pierce Utilities Authority Service Center at 206 Boston Avenue. The existing parking lot is privately owned and leased by the City of Fort Pierce and Fort Pierce Utilities Authority. A small northern portion of the existing leased parking lot was exchanged through a land swap to the City and FPUA to accommodate the proposed parking lot.

#### LOCATION

Northeast intersection of South 5<sup>th</sup> Street and Boston Avenue (2410-701-0072-010-5, 2410-701-0075-000-3)

#### RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

#### RECOMMENDATION

The recommendation of Staff is to grant approval of the requested three (3) landscape buffer variances to deviate from City Code 123-37(4)(a) to reduce the requirement of a 10-foot landscape strip/buffer to 6 feet along the northern property line, 4.8 feet along the southern property line, and 6 feet along the eastern property line in the C-3, General Commercial Zone with two (2) conditions; based upon the justification presented by the applicant with respect to the criteria for granting a Variance specified in Section 125-100.

#### **Conditions**

- 1. A Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.**
- 2. After completion of the Parcel Combination, a General Address Request Form for the newly created Parcel ID shall be submitted to the Planning Department.**

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#### Attachments

Staff Report  
TRC Comments  
Application and Supporting Documents

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#### Form Review

Form Started By: Vennis Gilmore  
Final Approval Date: 01/19/2024

Started On: 01/18/2024 12:39 PM

# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

**PROJECT:** FPUA PARKING LOT - (3) LANDSCAPE BUFFER VARIANCES

**REVIEWER:** VENNIS GILMORE, ASSISTANT PLANNING DIRECTOR

**DATE:** JANUARY 25, 2024

### STAFF REPORT

**Owner:** City of Fort Pierce/Fort Pierce Utilities Authority

**Applicant/Representative:** Tom Degrace, PE - Culpepper & Terpening, Inc.

**Requested Action:** Three (3) Landscape Buffer Variances

**Location:** Northeast intersection of South 5<sup>th</sup> Street and Boston Avenue

**Parcel IDs:** 2410-701-0072-010-5, 2410-701-0075-000-3

**Current Zoning:** C-3, General Commercial Zone

**Future Land Use:** GC, General Commercial





**Surrounding Zoning:**

North	East	South	West
C-3	C-3	C-3	C-3

**Site Area:**

+/- 0.24 Acres

**Utilities:**

Located within the FPUA Service Area

**Staff Analysis:**

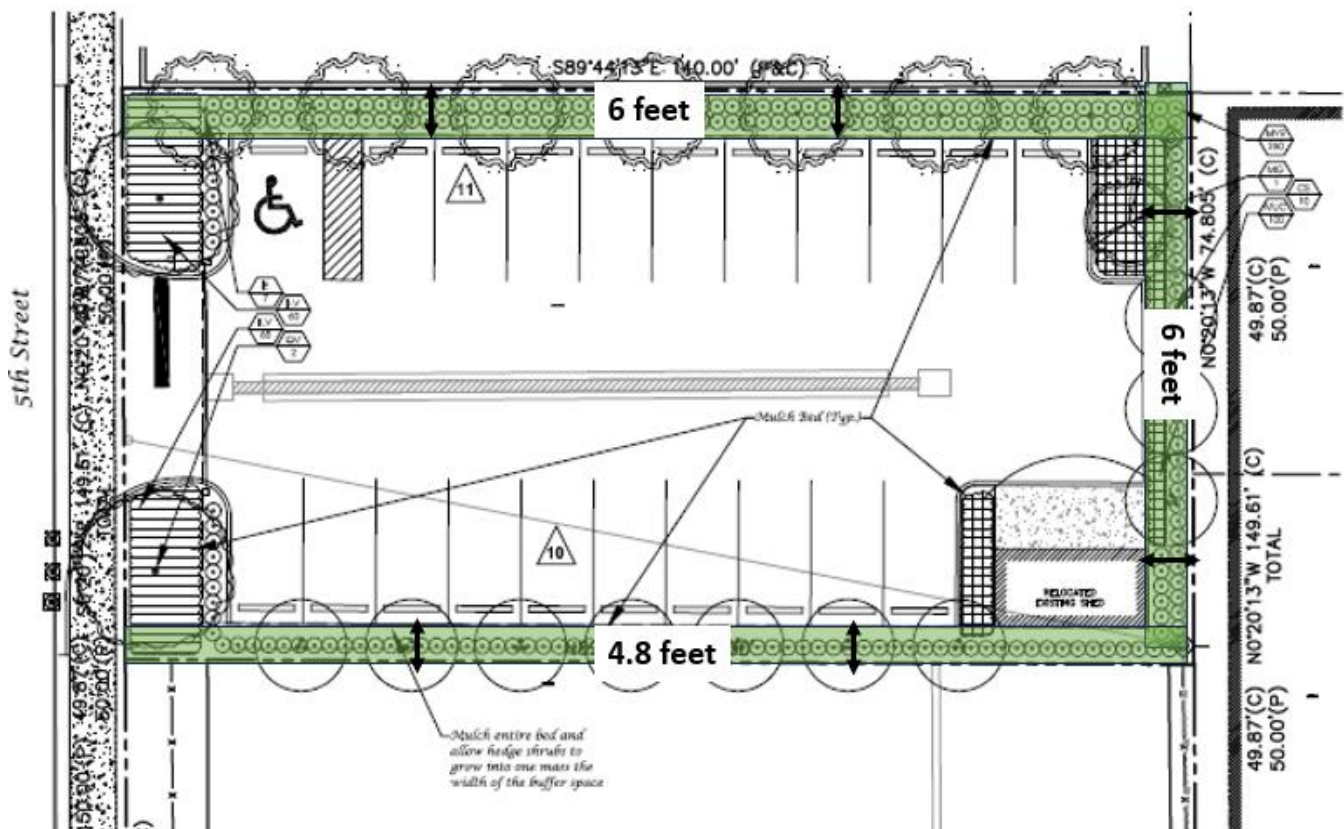
**Variance Request**

In accordance with Article II of Section 125 of the City Code, the applicant is requesting to deviate from City Code 123-37(4)(a) to reduce the requirement of a 10-foot landscape strip/buffer to 6 feet along the northern property line, 4.8 feet along the southern property line, and 6 feet along the eastern property line in the C-3, General Commercial Zone.

**Project Summary**

The applicant is requesting the Board of Adjustment approve three (3) landscape buffer variances to deviate from City Code 123-37(4)(a).

Specifically, the applicant is seeking to construct a new employee parking lot on two (2) parcels of land located along the east side of South 5<sup>th</sup> Street, immediately south of the Alto Adams US Federal Courthouse. The new 21-space parking lot will serve to replace an existing parking lot area, located at the intersection of Boston and South 5<sup>th</sup> Street, that Fort Pierce Utilities Authority has been using as an employee parking lot for the existing Fort Pierce Utilities Authority Service Center at 206 Boston Avenue. The existing parking lot is privately owned and leased by the City of Fort Pierce and Fort Pierce Utilities Authority. A small northern portion of the existing leased parking lot was exchanged through a land swap to the City and FPUA to accommodate the proposed parking lot.





***Existing Conditions***

The northern parcel of the site is currently vacant land, and the southern parcel consists of a small portion of the existing parking lot. The subject parcels have a total of approximately 0.24 acres. The site is surrounded by commercial uses to the north, south, east, and west.

***Variance Criteria***

The following criteria are specified in Section 125-100 of the City Code, which must be satisfied in order for a variance to be granted:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;

**Applicant Response:**

***The requested variance is to seek relief from the provision of Section 123.37(4) of the City's Land Development (Zoning) Code.***

***Specifically, the petitioner, the City of Ft. Pierce, through the Ft. Pierce Utility Authority (FPUA) and their authorized agent Culpepper & Terpening, Inc., is seeking to construct a new employee parking lot on two (2) parcels of land located along the east side of South 5<sup>th</sup> Street, immediately south of the Alto Adams US Federal Courthouses, parking and mechanical support area. The first parcel under this application is 50\*140 and***

*the second is 25\*140. Together, these tracts equal a gross width of 75 feet. The combined parcel area of the properties is 10,500 sq feet.*

*This new parking lot will serve to replace an existing parking area, located at the intersection of Boston and South 5<sup>th</sup>, that the FPUA has been using as employee parking for the existing FPUA Service Center at 206 Boston Avenue.*

*In developing this new parking lot, the FPUA is required to comply with minimum City Codes and Design Standards. As applied to the proposed project site, and since the subject site is in excess of 10,000 sq feet, the standard City design criteria results in the following minimum required width dimensions:*

- *South Landscape Buffer: 10 Feet*
- *South Parking Stall 19 Feet*
- *Travel Aisle: 26 Feet*
- *North Parking Stall 19 Feet*
- *North Landscape Buffer 10 feet*

*Together, these equal a 'required' width of 84 feet for the project site, or nine (9) feet more than the existing width of the subject property.*

*Since acquisition of additional lands to both the north and south side of the project site is not an option due to existing development conditions, the 'peculiarity' of this site is that there is no-where to go to widen the property to meet these minimum typical standards. Therefore, in order to construct the necessary parking that will support the existing FPUA Service Office, we must seek relief from a portion of the requirements stipulated in Section 123.37(4) of the City Code.*

*The requested relief being sought through this Variance request is for 9.2-feet of the overall 20-foot required landscape buffer (proposed 6' north landscape buffer in lieu of 10', and proposed 4.8' south landscape buffer in lieu of 10') . If granted, the relief would permit the development of double loaded row of parking, as opposed to a single loaded parking area.*

2. The special conditions and circumstances do not result from the actions of the applicant;

**Applicant Response:**

*Acquisition of additional lands to both the north and south side of the project site are not an option due to existing development conditions. There is no-where to go to widen the property to meet these minimum typical standards.*

*Granting the requested variance will afford the petitioner the opportunity to provide for a double loaded parking area, as opposed to a single loaded parking area, with at least a partial landscape strip on both sides of the site, as opposed to 50% reduction in the potential use of the parking lot site.*

3. The literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;

**Applicant Response:**

*The proposed development of this site as an employee parking lot is intended to address the specific existing parking needs of the FPUA Service Offices on Boston Avenue. If the requested variance were not granted, the applicant, FPUA, would be deprived of rights commonly enjoyed by other properties in the City where off-street parking facilities are sought and provided. By limiting parking to a single load design option (that is parking on one side of the access aisle only) the applicant loses 50% of the parking potential on this site. Such*

*an action will force FPUA employees to make use of the limited on-street parking opportunities in the area, creating the raised potential risk to these employees seeking to park along the area streets.*

4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

**Applicant Response:**

*The variance requested, 9.2 feet of the required 20 foot wide landscape area (combined), is the minimum that allows for the use of this property as a double loaded parking lot.*

5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

**Applicant Response:**

*The granting of the requested variance will permit the development of an off-street parking lot for the use of the Ft. Pierce Utility Authority staff assigned to 206 South Boston Avenue.*

*Granting the requested variance will afford the petitioner the opportunity to provide for a double loaded parking area, as opposed to a single loaded parking area, with at least a partial code required landscape strip on both sides of the site. As part of the landscape plantings in these areas, it is the intention of the petitioner to make use of enhanced plantings to achieve as great of plant and tree as horticulturally appropriate.*

*The use of this property as a parking lot is consistent with other uses in the area, and will not be detrimental to the public welfare.*

The applicant; in the attached application and supporting documents has provided a copy of their response to the criteria.

The applicant maintains that the requested variances are not detrimental to the surrounding neighbors and compliments the neighborhood.

**Summary of Technical Review Committee**

All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code.

**Fort Pierce Engineering Department**

No Comments Received

**Fort Pierce Building Department**

No Comments Received

**St. Lucie County Planning Department**

No Comments Received

**St. Lucie County PW/Engineering**

No Comments

**Fort Pierce Police Department**

No Comments

**City Clerk Office**

No Comments Received

**Code Enforcement**

No Comments Received

**Fort Pierce Utilities Authority**

No Comments Received

**St. Lucie County Fire District**

No Comments

**Florida Department of Transportation**

No Comments Received

**St. Lucie County School Board**

No Comments Received

**St. Lucie Transit**

No Comments Received

***Property Owner Response***

A total of four (4) notifications were mailed to abutting property owners. As of the preparation of this memorandum, no responses have been received. An updated recording of responses will be provided to the Board at the hearing.

**Staff Recommendation:**

The recommendation of Staff is to grant approval of the requested three (3) landscape buffer variances to deviate from City Code 123-37(4)(a) to reduce the requirement of a 10-foot landscape strip/buffer to 6 feet along the northern property line, 4.8 feet along the southern property line, and 6 feet along the eastern property line in the C-3, General Commercial Zone with two (2) conditions; based upon the justification presented by the applicant with respect to the criteria for granting a Variance specified in Section 125-100.

**Conditions**

1. **A Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.**
2. **After completion of the Parcel Combination, a General Address Request Form for the newly created Parcel ID shall be submitted to the Planning Department.**

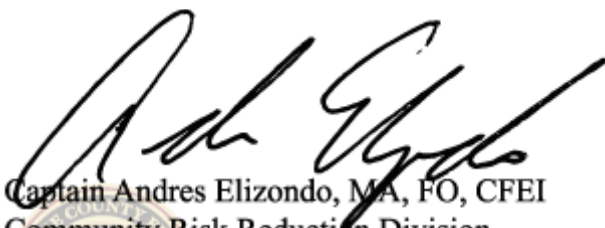
**From:** [AElizondo@slcfd.org](mailto:AElizondo@slcfd.org)  
**To:** [Vennis Gilmore](#)  
**Subject:** Re: (Electronic Review Only - No TRC Meeting) Landscape Buffer Variances - FPUA Parking Lot- NE intersection of S 5th St and Boston Ave  
**Date:** Friday, January 5, 2024 10:21:01 AM

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SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Good morning,

The Fire District has no additional comments for this project.



Captain Andres Elizondo, MA, FO, CFEI  
Community Risk Reduction Division  
St. Lucie County Fire District  
Office: 772-621-3379|Mobile: 772-579-0368  
5160 NW Milner Drive  
Port St. Lucie, FL 34983

From: "Vennis Gilmore" <[vgilmore@cityoffortpierce.com](mailto:vgilmore@cityoffortpierce.com)>  
To:  
Date: 01/04/2024 06:02 PM  
Subject: (Electronic Review Only - No TRC Meeting) Landscape Buffer Variances - FPUA Parking Lot- NE intersection of S 5th St and Boston Ave

---

**(Electronic Review Only – No “In-Person” TRC Meeting)**

To Whom It May Concern,

Technical Review Project: # 23-12000004 (3 Variances)

Three (3) Variance requests submitted by the applicant, Tom Degrace, P.E. of Culpepper & Terpening, Inc. for approval of the following:

(1) The applicant is seeking to reduce the requirement of a 10-foot landscape strip/buffer to 6 feet along the northern property line, 4.8 feet along the southern property line, and 6 feet along the eastern property line. The requested Variances are a deviation from City Code Section: 123-37(4)(a).

The property is located at the northeast intersection of South 5th Street and Boston Avenue, and is zoned C-3, General Commercial Zone. The Parcel ID(s) of the site is 2410-701-0072-010-5 and 2410-701-0075-000-3, and legal descriptions of the property is: CARLTON'S ADDN BLK 7 LOT 7 AS SHOWN ON RR R/W MAP (MAP 24/10E) & CARLTON'S ADDN BLK 7 N 1/2 OF LOT 10 (0.08 AC - 3,500 SF) (MAP 24/10E)

**Send all comments and approval letters by January 16th, 2024 (Tuesday) to [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com) and [vgilmore@cityoffortpierce.com](mailto:vgilmore@cityoffortpierce.com)** . Let me know if you have any questions or concerns. Thank you.

Best Regards,

**Vennis Gilmore | Assistant Planning Director | City of Fort Pierce**

Planning Department  
Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)

[attachment "\_05\_Property Card 2410-701-0072-010-5.pdf" deleted by Andres Elizondo/slcf] [attachment "\_05\_Property Card 2410-701-0075-000-3.pdf" deleted by Andres Elizondo/slcf] [attachment "FP ENG TRC Comments - 120123.pdf" deleted by Andres Elizondo/slcf] [attachment "Signed \_00\_Application - Variance-REVISED-41422.pdf" deleted by Andres Elizondo/slcf] [attachment "\_01\_variance standards of review.pdf" deleted by Andres Elizondo/slcf] [attachment "\_02\_plan - C&T FPUA Parking Lot LP 8-22-2023 sheet L-1 of 1 - ESS.pdf" deleted by Andres Elizondo/slcf] [attachment "\_03\_LEGAL DESCRIPTION.pdf" deleted by Andres Elizondo/slcf] [attachment "\_04\_or book 0754 page 1451.pdf" deleted by Andres Elizondo/slcf] [attachment "\_04\_or book 4863 page 1690.pdf" deleted by Andres Elizondo/slcf]

**From:** [Grant M. Chambers](#)  
**To:** [Vennis Gilmore](#)  
**Subject:** RE: (Electronic Review Only - No TRC Meeting) Landscape Buffer Variances - FPUA Parking Lot- NE intersection of S 5th St and Boston Ave  
**Date:** Monday, January 8, 2024 3:16:37 PM  
**Attachments:** [image001.png](#)

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**SECURITY WARNING:** This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Thank you, Vennis. The County Engineering Department does not have any comments.

**Grant Chambers, P.E. | Senior Project Engineer | Engineering Division - PW**

Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982

[facebook.com/stluciegov](https://facebook.com/stluciegov) | [twitter.com/stluciegov](https://twitter.com/stluciegov) | [instagram.com/stluciegov](https://instagram.com/stluciegov) | [youtube.com/stluciegov](https://youtube.com/stluciegov)



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**From:** Vennis Gilmore <[vgilmore@cityoffortpierce.com](mailto:vgilmore@cityoffortpierce.com)>

**Sent:** Thursday, January 4, 2024 5:56 PM

**Subject:** (Electronic Review Only - No TRC Meeting) Landscape Buffer Variances - FPUA Parking Lot- NE intersection of S 5th St and Boston Ave

**Importance:** High

**SECURITY WARNING:** This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

**(Electronic Review Only – No “In-Person” TRC Meeting)**

To Whom It May Concern,

Technical Review Project: # 23-12000004 (3 Variances)

Three (3) Variance requests submitted by the applicant, Tom Degrace, P.E. of Culpepper & Terpening, Inc. for approval of the following:

(1) The applicant is seeking to reduce the requirement of a 10-foot landscape strip/buffer to 6 feet along the northern property line, 4.8 feet along the southern property line, and 6 feet along the eastern property line. The requested Variances are a deviation from City Code Section: 123-37(4)(a).

The property is located at the northeast intersection of South 5th Street and Boston Avenue, and is zoned C-3, General Commercial Zone. The Parcel ID(s) of the site is 2410-701-0072-010-5 and 2410-701-0075-000-3, and legal descriptions of the property is: CARLTON`S ADDN BLK 7 LOT 7 AS SHOWN ON RR R/W MAP (MAP 24/10E) & CARLTON`S ADDN BLK 7 N 1/2 OF LOT 10 (0.08 AC - 3,500 SF) (MAP 24/10E)

**Send all comments and approval letters by January 16th, 2024 (Tuesday) to**

**[planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com) and [vgilmore@cityoffortpierce.com](mailto:vgilmore@cityoffortpierce.com)** . Let me know if you have any questions or concerns. Thank you.

Best Regards,

**Vennis Gilmore | Assistant Planning Director | City of Fort Pierce**

Planning Department

Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)



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Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

**From:** [Damian Spotts](#)  
**To:** [Vennis Gilmore](#)  
**Subject:** RE: (Electronic Review Only - No TRC Meeting) Landscape Buffer Variances - FPUA Parking Lot- NE intersection of S 5th St and Boston Ave  
**Date:** Tuesday, January 16, 2024 1:34:13 PM

---

Vennis,

No additional comments at this time.

Thank you

---

**From:** Vennis Gilmore <[vgilmore@cityoffortpierce.com](mailto:vgilmore@cityoffortpierce.com)>  
**Sent:** Thursday, January 4, 2024 5:56 PM  
**Subject:** (Electronic Review Only - No TRC Meeting) Landscape Buffer Variances - FPUA Parking Lot- NE intersection of S 5th St and Boston Ave

**SECURITY CAUTION** - this message is from outside FPPD. Please do not open links or attachments you are not expecting.

**(Electronic Review Only – No “In-Person” TRC Meeting)**

To Whom It May Concern,

Technical Review Project: # 23-12000004 (3 Variances)

Three (3) Variance requests submitted by the applicant, Tom Degrace, P.E. of Culpepper & Terpening, Inc. for approval of the following:

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**Send all comments and approval letters by January 16th, 2024 (Tuesday) to [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com) and [vgilmore@cityoffortpierce.com](mailto:vgilmore@cityoffortpierce.com)** . Let me know if you have any questions or concerns. Thank you.

Best Regards,

**Vennis Gilmore** | Assistant Planning Director | City of Fort Pierce

Planning Department

Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)



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## VARIANCE

### Property Information

Property address or Location

east side of South 5th street, adjacent to US Federal Courthouse

Parcel ID #(s)

2410-701-0072-010-5 and 2410-701-0075-000-3

Project description

seeking relief from perimeter landscape width requirements.

Reason for request

seeking to develop an employee parking lot to serve the Ft. Pierce Utility Authority office across the street.

Existing Use: vacant (north 2/3) existing parking (south 1/3) Date Property was Purchased: N (2022) S (1991)

Alterations made to the site since purchase: N (none) S (parking area paved)

Has a request for this variance been denied in the past?  Yes  No

If yes, what changed since the denial? \_\_\_\_\_

City of Ft. Pierce/ Ft. Pierce Utility Authority

Tom Degrace, PE; Culpepper & Terpening, Inc.

**Property Owner(s)**

**Applicant/Representative, Title, Company**

100 North US #1

2980 South 25th Street

Street Address

Street Address

Ft. Pierce                      FI                      34950

Ft. Pierce                      FI                      34981

City                                      State                      Zip

City                                      State                      Zip

772-464-3537

Phone Number

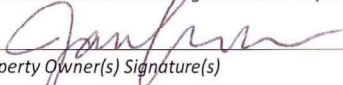
Phone Number

tdegrace@ct-eng.com

Email Address

Email Address

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



10/19/23

Property Owner(s) Signature(s)

**APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS**

CALL 772.467.3737 OR E-MAIL [PLANNING\\_DL@CITYOFFORTPIERCE.COM](mailto:PLANNING_DL@CITYOFFORTPIERCE.COM)

For more information, please refer to the website:

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

**CITY OF FT. PIERCE./FT. PIERCE UTILITY AUTHORITY**  
**SOUTH 5<sup>TH</sup> STREET LANDSCAPE VARIANCE**

October 2023

Sec. 125-100. Criteria for granting variances.

- (1) [What] Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;**

The requested variance is to seek relief from the provision of Section 123.37(4) of the City's Land Development (Zoning) Code.

Specifically, the petitioner, the City of Ft. Pierce, through the Ft. Pierce Utility Authority (FPUA) and their authorized agent Culpepper & Terpening, Inc., is seeking to construct a new employee parking lot on two (2) parcels of land located along the east side of South 5<sup>th</sup> Street, immediately south of the Alto Adams US Federal Courthouses, parking and mechanical support area. The first parcel under this application is 50\*140 and the second is 25\*140. Together, these tracts equal a gross width of 75 feet. The combined parcel area of the properties is 10,500 sq feet.

This new parking lot will serve to replace an existing parking area, located at the intersection of Boston and South 5<sup>th</sup>, that the FPUA has been using as employee parking for the existing FPUA Service Center at 206 Boston Avenue.

In developing this new parking lot, the FPUA is required to comply with minimum City Codes and Design Standards. As applied to the proposed project site, and since the subject site is in excess of 10,000 sq feet, the standard City design criteria results in the following minimum required width dimensions:

- South Landscape Buffer: 10 Feet
- South Parking Stall 19 Feet
- Travel Aisle: 26 Feet
- North Parking Stall 19 Feet
- North Landscape Buffer 10 feet

Together, these equal a 'required' width of 84 feet for the project site, or nine (9) feet more than the existing width of the subject property.

Since acquisition of additional lands to both the north and south side of the project site is not an option due to existing development conditions, the 'peculiarity' of this site is that there is no-where to go to widen the property to meet these minimum typical standards. Therefore, in order to construct the necessary parking that will support the existing FPUA Service Office, we must seek relief from a portion of the requirements stipulated in Section 123.37(4) of the City Code.

The requested relief being sought through this Variance request is for 9.2-feet of the overall 20-foot required landscape buffer (proposed 6' north landscape buffer in lieu of 10', and proposed 4.8' south landscape buffer in lieu of 10'). If granted, the relief would permit the development of double loaded row of parking, as opposed to a single loaded parking area.

- (2) The special conditions and circumstances do not result from the actions of the applicant; The conditions/circumstances that the FPUA faces here are not a result of any direction action caused by the FPUA. The conditions/circumstances that the FPUA faces in this instance are the result of application of existing City regulations to the project site.**

Acquisition of additional lands to both the north and south side of the project site are not an option due to existing development conditions. There is no-where to go to widen the property to meet these minimum typical standards.

Granting the requested variance will afford the petitioner the opportunity to provide for a double loaded parking area, as opposed to a single loaded parking area, with at least a partial landscape strip on both sides of the site, as opposed to 50% reduction in the potential use of the parking lot site.

- (3) The literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;**

The proposed development of this site as an employee parking lot is intended to address the specific existing parking needs of the FPUA Service Offices on Boston Avenue. If the requested variance were not granted, the applicant, FPUA, would be deprived of rights commonly enjoyed by other properties in the City where off-street parking facilities are sought and provided. By limiting parking to a single load design option (that is parking on one side of the access aisle only) the applicant loses 50% of the parking potential on this site. Such an action will force FPUA employees to make use of the limited on-street parking opportunities in the area, creating the raised potential risk to these employees seeking to park along the area streets.

- (4) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and**

The variance requested, 9.2 feet of the required 20 foot wide landscape area (combined), is the minimum that allows for the use of this property as a double loaded parking lot.

- (5) The granting of the variance will be in harmony with the general intent and purpose of the ordinance codified in this section and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. +**

The granting of the requested variance will permit the development of an off-street parking lot for the use of the Ft. Pierce Utility Authority staff assigned to 206 South Boston Avenue.

Granting the requested variance will afford the petitioner the opportunity to provide for a double loaded parking area, as opposed to a single loaded parking area, with at least a partial code required landscape strip on both sides of the site. As part of the landscape plantings in these areas, it is the intention of the petitioner to make use of enhanced plantings to achieve as great of plant and tree as horticulturally appropriate.

The use of this property as a parking lot is consistent with other uses in the area, and will not be detrimental to the public welfare.

**LEGAL DESCRIPTION  
OF PETITION PARCEL**

BEING ALL OF LOT 7, BLOCK 7, TOGETHER WITH THE NORTH 1/2 OF LOT 10, BLOCK 7, ALL ACCORDING TO THE PLAT OF CARLTON'S ADDITION TO FORT PIERCE, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1 AT PAGE 167 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 0.240 ACRE OF LAND, MORE OR LESS.



1133108

This Instrument Prepared By  
and Return To:  
Frank H. Fee, III, Esquire  
FEE, BRYAN & KOBLEGARD, P.A.  
Post Office Box 1000  
Fort Pierce, Florida 34954

CMCA

Rec Fee \$ 10.50 DOUGLAS DIXON  
Doc Assump \$ \_\_\_\_\_ St. Lucie County  
Doc Tax \$ 378.00 Clerk Circuit Court  
Int Tax \$ \_\_\_\_\_ By:      
Total \$ 388.50 Deputy Clerk

WARRANTY DEED

THIS WARRANTY DEED made the 9<sup>th</sup> day of September, 1991, by

CHARLES W. CROOKS, also known as C. W. CROOKS,  
a married adult, (SS#           ) whose post-  
office address is 3100 Old Edwards Road, Fort  
Pierce, Florida 34950,

hereinafter called the Grantor, to

The City of Fort Pierce, Florida, for the use and  
benefit of the FORT PIERCE UTILITIES AUTHORITY,  
whose postoffice address is Post Office Box 3191,  
Fort Pierce, Florida 34948,

hereinafter call the Grantee:

(Wherever used herein, the terms "grantor" and "grantee"  
include all the parties to this instrument and the  
heirs, legal representatives and assigns of individuals,  
and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of  
\$10.00 and other valuable considerations, receipt whereof is hereby  
acknowledged, hereby grants, bargains, sells, aliens, remises, releases,  
conveys and confirms unto the Grantee, all that certain land situate in St.  
Lucie County, Florida, described as follows, to-wit:

Lots 10 and 11, Block 7, CARLTON'S ADDITION, according  
to the Plat thereof recorded in Plat Book 1, Page 168  
of the public records of St. Lucie County, Florida.

The Grantor covenants and affirms unto the Grantee that  
the above described real property is not now, nor has  
it ever been, his homestead and that he presently  
resides at 3100 Old Edwards Road, Fort Pierce, Florida.

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 the 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, 1990.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Warranty Deed the day and year first above written.

Signed, Sealed and Delivered  
in the Presence of:

*Frank R. Fife*  
FRANK R. FIFE, Witness  
(Print Name)


*Kathryn E. Baird*  
Kathryn E. Baird, Witness  
(Print Name)

*Charles W. Crooks* (SEAL)  
CHARLES W. CROOKS a/k/a C. W.  
CROOKS

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 9th day of September, 1991, by CHARLES W. CROOKS a/k/a C. W. CROOKS.

*Kathryn E. Baird*  
Kathryn E. Baird, Notary Public  
State of Florida at Large  
My Commission Expires: 9/2/92



1133108  
'91 SEP -9 P3:16

FILED AND RECORDED  
DOUGLAS DIXON CLERK  
ST. LUCIE COUNTY, FL

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
FILE # 5074592 OR BOOK 4863 PAGE 1690, Recorded 07/25/2022 03:04:20 PM Doc  
Tax: \$110.60

Prepared by and return to:

Frank H Fee, III  
Attorney at Law  
Fee & Fee, PLLC  
426 Avenue A  
Fort Pierce, FL 34950  
772-461-5020  
File Number: HEMMINGWAY FPUA  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 22<sup>nd</sup> day of July, 2022 between Paul H. Hemingway and Laurel Mae Hemingway, husband and wife whose post office address is 225 South US Highway 1, Fort Pierce, FL 34950, grantor, and City of Fort Pierce fbo Fort Pierce Utilities Authority whose post office address is P. O. Box 3191, Fort Pierce, FL 34948, 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:

Lot 7, Block 7, CARLTON'S ADDITION TO FORT PIERCE, according to the plat thereof as recorded in Plat Book 1, Pages 167 and 168, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2410-701-0072-010/5

**SUBJECT TO** restrictions, reservations, limitations, and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the current and subsequent years.

**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:

[Signature]  
Witness Name: Lisa L. Bolton

[Signature]  
Witness Name: Hope R. Potter

[Signature]  
Witness Name: Lisa L. Bolton

[Signature]  
Witness Name: Hope R. Potter

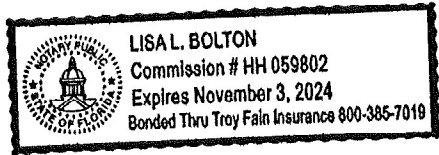
[Signature] (Seal)  
Paul H. Hemingway

[Signature] (Seal)  
Laurel Mae Hemingway

State of Florida  
County of Saint Lucie

The foregoing instrument was Acknowledged before me by means of  physical presence or  online notarization, this 22 day of July, 2022 by Paul H. Hemingway and Laurel Mae Hemingway, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

### Property Identification

Site Address: S 5th ST	Parcel ID: 2410-701-0072-010-5	Account #: 154530	Sec/Town/Range: 10/35S/40E
Map ID: 24/10S	Zoning: General Co	Use Type: 1000	Jurisdiction: Fort Pierce

### Ownership

City of Fort Pierce  
100 N US Highway 1  
Fort Pierce, FL 34950

### Legal Description

CARLTON'S ADDN BLK 7 LOT 7 AS SHOWN ON RR R/W  
MAP (MAP 24/10E)

### Current Values

Just/Market: \$33,800    Assessed: \$33,800  
Exemptions: \$33,800    Taxable: \$0

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$33,800	\$33,800	\$33,800	\$0
2022	\$33,800	\$17,380	\$0	\$17,380
2021	\$15,800	\$15,800	\$0	\$15,800

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-22-2022	4863 / 1690	0118	WD	Hemingway Paul H	\$15,800
09-23-2003	1808 / 2829	XX01	WD	Ft Pierce City Of	\$88,000
09-17-2003	1808 / 2847	XX01	QC	United States Of America,	\$100

### Primary Building Information

Finished Area of this building: 0 SF  
Gross Sketched Area: 0 SF

#### Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

#### Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



*Image  
or  
Sketch  
unavailable  
for display*

### Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.16
Land Size (SF):	7,000
Total Building Count:	1

### Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

### Property Identification

Site Address: BOSTON AVE	Parcel ID: 2410-701-0075-000-3	Account #: 23495	Sec/Town/Range: 10/35S/40E
Map ID: 24/10S	Zoning: General Co	Use Type: 8900	Jurisdiction: Fort Pierce

### Ownership

City of Fort Pierce  
 Ft Pierce Utilities Authority  
 100 N US Highway 1  
 Fort Pierce, FL 34950

### Legal Description

CARLTON'S ADDN BLK 7 N 1/2 OF LOT 10 (0.08 AC - 3,500 SF) (MAP 24/10E)

### Current Values

Just/Market:	\$12,100	Assessed:	\$7,529
Exemptions:	\$7,529	Taxable:	\$0

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$12,100	\$7,529	\$7,529	\$0
2022	\$12,100	\$6,845	\$6,845	\$0
2021	\$75,500	\$75,500	\$75,500	\$0

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-09-1991	0754 / 1451	XX00	WD	Crooks Charles W	\$63,000

### Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.08
Land Size (SF):	3,500
Total Building Count:	

### Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------