# CITY OF FORT PIERCE
# TECHNICAL REVIEW COMMITTEE

## AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, June 20, 2024 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

   a. Annexation - Savannah Landing Partners - 2427-801-0056-000-3 and 2427-801-0053-000-2

   b. Minor Replat - 121 N. 19th Street

   c. Minor Replat - 4701 Oleander Avenue and 4708 Elm Avenue

   d. Minor Amendment - Crossroads Parkway Industrial - 3800 Crossroads Parkway

   e. Site Plan (Development Review and Design Review) - Woodsprings Suites Hotel - 2480 S. Jenkins Road

**Technical Review Committee** **1. a.**

Meeting Date: 06/20/2024

REQUESTED ACTION

Annexation - Savannah Landing Partners - 2427-801-0056-000-3 and 2427-801-0053-000-2

SUMMARY

Project #: 24-02000004

A Voluntary Application for Annexation application is submitted by Savannah Landing Partners, LLC. The applicant is proposing to annex two (2) parcels into the City. The current County Future Land Use is RH, Residential High (15 du/a) and County designation of RM-11, Residential Medium. The Parcel IDs are: 2427-801-0056-000-3 (Dickson Driver) and 2427-801-0053-000-2 (310 Dickson Drive). The combined parcels are approximately 7.30 acres.

Please review and provide comments at least two (2) days before the scheduled meeting date. Please send all comments to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com. Please do not hesitate to contact me should you require any additional informatiton at 772-467-3739.

LOCATION

2427-801-0056-000-3 (Dickson Driver) & 2427-801-0053-000-2 (310 Dickson Drive)

RESPONSIBLE STAFF

Kerry C. Driver, Planner

RECOMMENDATION

N/A

Attachments

Applicant File

**Form Review**

Form Started By: Kerry Driver Started On: 06/04/2024 12:42 PM

Final Approval Date: 06/05/2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

# APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application packets shall include **Warranty Deed** and **Current Survey** (completed within the last 12 months)

- E-mail the complete application packet to planning@cityoffortpierce.com for sufficiency review.
- After sufficiency review one (1) original and two (2) copies of the application and support documents are needed. E-mail planning@cityoffortpierce.com or call 772-467-3737 to schedule an appointment.

**1.** Address: _____

**2.** Legal description of real property for which annexation is being requested:

_____

_____

Property Tax ID: _____

**3.** Size of described property: _____

**4.** Project description: _____

_____

**5.** Current St. Lucie County Future Land Use Designation: _____

**6.** Current St. Lucie County Zoning: _____

**7.** Is this a Historic property? _____

**8.** Appraised value: _____

**9.** Name of Owner(s): _____

Signature of Owner(s): _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone _____
E-mail: _____

**10.** Name of Representative: _____

Signature of representative: _____
Mailing Address: _____
City) _____ State _____ Zip _____
Phone _____
E-mail: _____

## Legal Description

Lots 7, 8, and 9, Block 5, DIXIELAND SUBDIVISION, an unrecorded Plat thereof recorded in Deed Book 152, Page 403, of the Public Records of St. Lucie County, Florida. Located in the Southeast 1/4 of Section 27, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND

A parcel of land lying in the Southeast Quarter of Section 27, Township 35 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

Lots 5 and 6, and the East 75 feet of Lots 3 and 4, Block 5 of DIXIELAND SUBDIVISION, according to the Plat thereof as recorded in Deed Book 152, Page 403, of the Public Records of St. Lucie County, Florida.

AND

Lots 10 and 11, Block 6, DIXIELAND SUBDIVISION, an unrecorded plat in the SE 1/4 of Section 27, Township 35 South, Range 40 East, as shown in document recorded in Official Records Book 152, page 403, Public Records of St. Lucie County, Florida.

AND

SIX PARCELS OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS (ALL REFERENCES TO LOTS AND BLOCKS ARE TO LOTS AND BLOCKS IN DIXIELAND SUBDIVISION AS PER PLAT THEREOF RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA):

PARCEL 1: LOTS 1 THROUGH 9, AND LOTS 12, 13, 16, 17 AND 18, BLOCK 6.

PARCEL 2: BEGINNING AT THE SOUTHEAST CORNER OF LOT 15, BLOCK 7, RUN SOUTH 60 FEET TO THE NORTHEAST CORNER OF LOT 10, BLOCK 6; THENCE RUN WEST TO THE NORTHWEST CORNER OF LOT 6, BLOCK 6; THENCE RUN NORTH 60 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 7; THENCE RUN EAST TO THE POINT OF BEGINNING.

PARCEL 3: BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 6, RUN WEST 60 FEET; THENCE RUN SOUTH TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 3; THENCE RUN EAST 60 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 6; THENCE RUN NORTH ALONG THE WESTERN BOUNDARIES OF LOTS 1, 2, 3, 4, 5 AND 6, OF BLOCK 6, TO THE POINT OF BEGINNING.

PARCEL 4: BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 3; THENCE RUN SOUTH TO THE SOUTHEAST CORNER OF LOT 13, BLOCK 4; THENCE RUN EAST 60 FEET ALONG THE NORTHERN RIGHT-OF-WAY LINE OF DICKSON DRIVE TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 5; THENCE RUN NORTH TO NORTHWEST CORNER OF LOT 4, BLOCK 5; THENCE RUN EAST ALONG THE NORTHERN BOUNDARY OF LOT 4, BLOCK 5, TO A POINT 75 FEET WEST OF THE NORTHWEST CORNER OF LOT 5, BLOCK 5; THENCE NORTH, IN A LINE PERPENDICULAR TO THE NORTHERN BOUNDARY OF LOT 4, BLOCK 5, TO THE SOUTHERN BOUNDARY OF LOT 1, BLOCK 6, THEN WEST TO THE POINT OF BEGINNING.

PARCEL 6: BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 5, THENCE NORTH TO THE NORTHEAST CORNER OF LOT 8, BLOCK 5; THENCE WEST TO A POINT LYING ON THE NORTHERN BOUNDARY OF LOT 4, BLOCK 5 LOCATED 75 FEET WEST OF THE NORTHWEST CORNER OF LOT 5, BLOCK 5; THENCE NORTH 60 FEET IN A LINE PERPENDICULAR TO THE NORTHERN BOUNDARY OF LOT 4, BLOCK 5 TO A POINT ON THE SOUTHERN BOUNDARY OF LOT 1, BLOCK 6; THENCE EAST ALONG THE SOUTHERN BOUNDARIES OF LOT 1, 18, 17, 16 AND 15 OF BLOCK 6 TO A POINT 50 FEET EAST OF THE SOUTHEAST BOUNDARY OF LOT 15, BLOCK 6; THENCE SOUTH TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF DICKSON DRIVE 50 FEET EAST OF THE SOUTHEAST CORNER OF LOT 11, BLOCK 5; THENCE WEST TO THE POINT OF BEGINNING.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5014745 OR BOOK 4797 PAGE 815, Recorded 03/25/2022 10:16:31 AM Doc Tax: $980.00

*This instrument prepared by and should be returned to:*

**Moises T. Grayson Esq.**
**Blaxberg, Grayson, Kukoff & Forteza, P.A.**
**25 S.E. Second Avenue, Suite 730**
**Miami, Florida 33131**

*(Reserved for Clerk of Court)*

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made and executed this 17th day of March 2022, between **Space Coast Credit Union, a State Chartered Credit Union** (the "Grantor" or "first party"), whose address is 8045 North Wickham Road, Melbourne, FL 32940 and **Savannah Landings Partners LLC, a Florida limited liability company** ("Grantee" or "second party"), whose address is 4512 N Flagler Dr 206, West Palm Beach, Florida 33407.

**WITNESSETH**:

**THAT GRANTOR**, for and in consideration of the sum of Ten and NO/100 dollars ($10.00) and other good and valuable considerations in hand paid to GRANTOR by GRANTEE, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, the real property hereinafter described, and rights and interest in said real properties located in St Lucie County, Florida, to-wit:

**SEE EXHIBIT "A"**

**with tax folio number:** All Proposed Insured Land will be under Tax Folio Number 2427-801-0056-000/3 **(the "Property")**

**This conveyance is subject to the following**:

1. Real estate taxes for the year 2022, and subsequent years.

2. Conditions, covenants, restrictions, reservations, limitations and easements of record.

3. Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority.

**AND GRANTOR** hereby covenants with GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; and that GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR, but against none other.

**IN WITNESS WHEREOF,** the GRANTOR has caused this Special Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Catherine L Wendt
Print Name: Catherine L. Wendt

Print Name: Paula DeLaRate

**GRANTOR:**
Space Coast Credit Union, a State Chartered Credit Union

By: Gary Prager
Title: SVP Lending

Corporate Resolution Authorizing Conveyance recorded in Official Records Book 9444 at Page 1061, Public Records of Brevard County, Florida.

**STATE OF FLORIDA** )
:
**COUNTY OF BREVARD** )

**I HEREBY CERTIFY** that on this 17th day of March 2022, before me, **by means of ☑ physical presence or ☐ online notarization**, personally appeared Gary Prager, as SVP of Lending for Space Coast Credit Union a State Chartered Credit Union, who (✓) is personally known to me or (__) who has produced _____ as identification, and who swore and acknowledged before me that she executed the same.

Catherine L Wendt
NOTARY PUBLIC, State of Florida
Print Name: Catherine L Wendt
My Commission Expires:

CATHERINE L WENDT
Notary Public - State of Florida
Commission # GG 267114
My Comm. Expires Oct 19, 2022
Bonded through National Notary Assn.

## Exhibit "A"

Lots 7, 8, and 9, Block 5, DIXIELAND SUBDIVISION, an unrecorded Plat thereof recorded in Deed Book 152, Page 403, of the Public Records of St. Lucie County, Florida. Located in the Southeast 1/4 of Section 27, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND

A parcel of land lying in the Southeast Quarter of Section 27, Township 35 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

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AND

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AND

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MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5035669 OR BOOK 4820 PAGE 1921, Recorded 05/06/2022 01:56:19 PM Doc Tax: $1050.00

This instrument was prepared incident to the issuance of a title insurance contract, and is to be returned to:

Kelli Ann, an employee of
Liberty Title Company of America, Inc.
1800 SE Port St. Lucie Boulevard
Port St. Lucie, Florida 34952

File Number: SL-22-0182

# General Warranty Deed

This deed made this April 29, 2022 A.D. By **Get it Done House Buyers Inc., a California corporation,** whose post office address is 8697 La Mesa Blvd., Suite C-24, La Mesa, California 91942, hereinafter called the Grantor, to **Savannah Landing Partners, LLC., a Florida limited liability company,** whose post office address is 4512 N. Flagler Drive #206, West Palm Beach, Florida 33407, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars ($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, viz:

The East Half of Lots 1 and 2, Block 5 of DIXIELAND SUBDIVISION, an unrecorded Plat as recorded in Deed Book 152, Page 403 of the Public Records of St. Lucie County, Florida.

**SUBJECT TO** covenants, restrictions, easements of record and taxes for the current year.

Parcel ID Number: **2427-801-0053-000-2**

**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,** the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Witness
Print Name M Bryan Toback

**Get it Done House Buyers Inc., a California Corporation**

**Todd Toback, Chief Executive Officer**

Witness
Print Name Crystal Brown

STATE OF California
COUNTY OF San Diego

The foregoing instrument was acknowledged before me this 28 day of April, 2022, by Todd Toback, by means of physical presence, who is/are either personally known to me or who has/have produced identification of sufficient character so as to identify said individual(s) with reasonable certainty; and who did not take an oath.

CRYSTAL BROWN
Notary Public - California
San Diego County
Commission # 2245633
My Comm. Expires Jun 10, 2022

Notary Public

My Commission Expires: June 10, 2022

# BOUNDARY SURVEY

PREPARED FOR

# CAPITAL INVESTMENTS REAL ESTATE CORP

SHOWING A PORTION OF

"AN UNRECORDED PLAT" OF DIXIELAND SUBDIVISION
DEED BOOK 152, PAGE 403

SITUATED IN

LYING IN SECTION 27
TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

## LEGAL DESCRIPTION:

Lots 7, 8, and 9, Block 5, DIXIELAND SUBDIVISION, an unrecorded Plat thereof recorded in Deed Book 152, Page 403, of the Public Records of St. Lucie County, Florida. Located in the Southeast 1/4 of Section 27, Township 35 South, Range 40 East, St. Lucie County, Florida.

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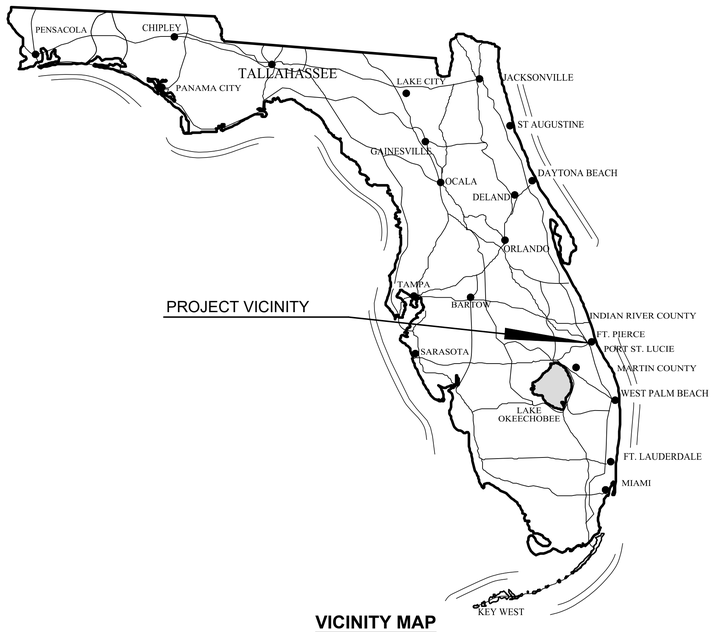
TOGETHER WITH,

THE EAST HALF OF LOTS 1 AND 2, BLOCK 5, DIXIELAND SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

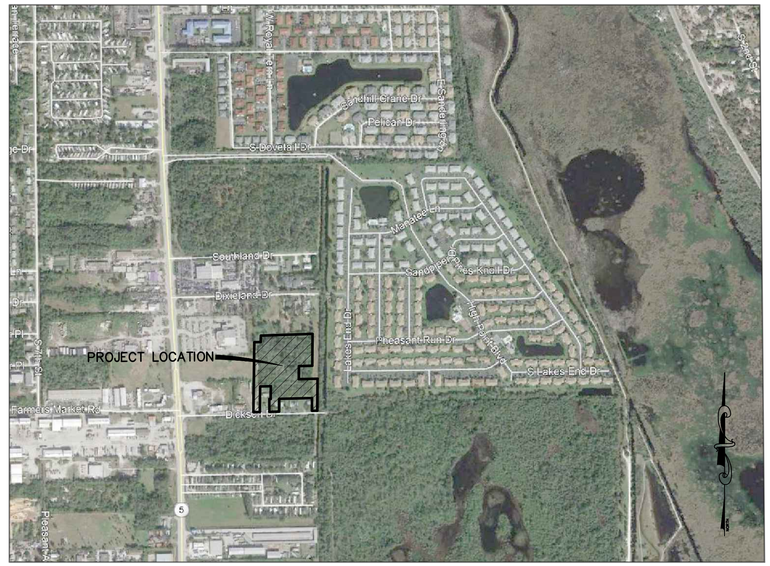
SAID LANDS CONTAINING 7.57± ACRES, MORE OR LESS

## SURVEYORS NOTES

1. THE LAST DATE OF DATA ACQUISITION WAS 4-5-24.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011). THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH RIGHT OF WAY LINE OF DICKSON DRIVE, AS SHOWN, HAVING A BEARING OF SOUTH 89°47'46" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. THE FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLAN COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011 ADJUSTMENT), AS ESTABLISHED USING FLORIDA DEPARTMENT OF TRANSPORTATION FPRN.
7. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. OVERALL PARCEL CONTAINS 7.57± ACRES, MORE OR LESS.
9. FONDATIONS AND UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
10. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
11. THIS SURVEY HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 10300404, DATED 02/15/2022 @ 11:00 PM.
12. THE DESCRIPTION OF OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS PER TITLE COMMITMENT REFERENCED ABOVE.
13. THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
14. THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR AN EXPECTED HORIZONTAL ACCURACY OF 0.10'.
15. NO JURISDICTIONAL OR WETLANDS WERE DETERMINED OR LOCATED AS PART OF THIS SURVEY.
16. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AREAS HAVING FLOOD ZONE DESIGNATIONS OF "X" AS SHOWN ON FLOOD RATE MAP NUMBER 12111C0189 K, MAP REVISED 2/19/2020, ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
17. SUBMITTAL TO A JURISDICTIONAL AGENCY MAY REQUIRE ADDITIONAL FIELD AND/OR OFFICE WORK.
18. THERE ARE NO GAPS, GORES OR HIATUSES.




**VICINITY MAP**
NOT TO SCALE




**LOCATION MAP**
(NOT TO SCALE)

## CERTIFICATION:

CERTIFIED TO:
CAPITAL INVESTMENTS REAL ESTATE CORP
CHICAGO TITLE INSURANCE COMPANY
LIBERTY TITLE COMPANY OF AMERICA, INC.
BLAXBERG, GRAYSON, KUKOFF & FORTEZA, P.A.
SAVANNA LANDINGS PARTNERS, LLC

DATE OF PLAT OR MAP: 4/25/2024

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

SIGNATURE DATE


PREPARED BY

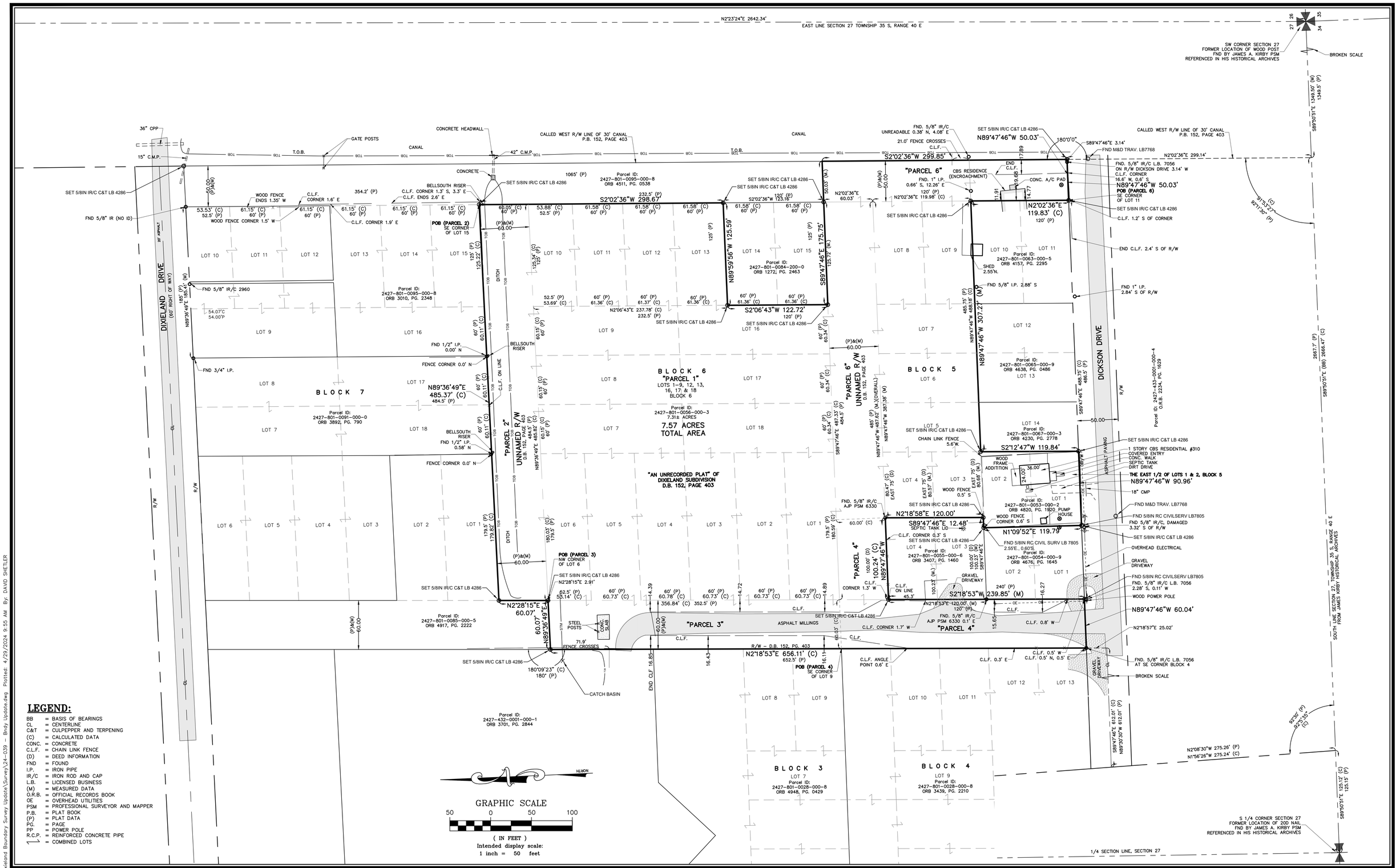
**CULPEPPER & TERPENING INC**

CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 | FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4286





P:\Proj-2023\24-039 Dixieland Boundary Survey Update\Survey\24-039 - Bndy Update.dwg, 4/29/2024 9:51:10 AM, AutoCAD PDF (General Documentation).pc3




## LEGEND:

| | |
|---|---|
| BB | = BASIS OF BEARINGS |
| CL | = CENTERLINE |
| C&T | = CULPEPPER AND TERPENING |
| (C) | = CALCULATED DATA |
| CONC. | = CONCRETE |
| C.L.F. | = CHAIN LINK FENCE |
| (D) | = DEED INFORMATION |
| FND | = FOUND |
| I.P. | = IRON PIPE |
| IR/C | = IRON ROD AND CAP |
| L.B. | = LICENSED BUSINESS |
| (M) | = MEASURED DATA |
| O.R.B. | = OFFICIAL RECORDS BOOK |
| OE | = OVERHEAD UTILITIES |
| PSM | = PROFESSIONAL SURVEYOR AND MAPPER |
| P.B. | = PLAT BOOK |
| (P) | = PLAT DATA |
| PG. | = PAGE |
| PP | = POWER POLE |
| R.C.P. | = REINFORCED CONCRETE PIPE |
| ⥂ | = COMBINED LOTS |

GRAPHIC SCALE

50 0 50 100

( IN FEET )

Intended display scale:
1 inch = 50 feet

P:\Proj-2024\24-039 Dixieland Boundary Survey Update\Survey\24-039 - Bndy Update.dwg Plotted: 4/29/2024 9:55 AM By: DAVID SHELER

P:\Proj-2024\24-039 Dixieland Boundary Survey Update\Survey\24-039 - Bndy Update.dwg, 4/29/2024 9:53:13 AM, AutoCAD PDF (General Documentation).pc3

# GRAPHICS

| COMPUTER FILE REF. | FIELD BK./PG. |
|---|---|
| 24-039 UPDATED | |
| Boundary Survey.dwg | |
| | |
| | |
| | |
| | |


CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286


| – REVISIONS – | BY | DATE |
|---|---|---|
| . | . | . |
| . | . | . |
| . | . | . |
| . | . | . |
| . | . | . |
| . | . | . |

| | BY | DATE |
|---|---|---|
| FIELD | SG | 4-5-24 |
| CALCS. | | |
| DRAWN | LEH | 4-16-24 |
| DETAILED | | |
| CHECKED | JDJ | |
| APPROVED | TPK | |

# BOUNDARY SURVEY

PREPARED FOR

CAPITAL INVESTMENTS REAL ESTATE CORP

DATE: 4-16-24
HORIZ. SCALE: 1" = 50'
VERT. SCALE: N/A
JOB No. 24-039
SHEET 2 of 2

**Technical Review Committee** **1. b.**

Meeting Date: 06/20/2024

REQUESTED ACTION

Minor Replat - 121 N. 19th Street

SUMMARY

Project #24-09000003
The applicant is proposing to subdivide a 0.45 acre residential lot to create two (2) residential lots.
Please review and provide comments at least two (2) days before the meeting date. All comments should be sent to **mlewicka@cityoffortpierce.com** and **planning@cityoffortpierce.com**

LOCATION

121 N 19th Street, Parcel ID: 2409-605-0019-000-4

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

**Form Review**

Form Started By: Maria Lewicka Started On: 06/06/2024 02:05 PM
Final Approval Date: 06/07/2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# Subdivision

Property address or Location 121 N 19th St Fort Pierce, Fl 34950
Parcel ID #(s) 2409-605-0019-0004
Project description Subdivide the 3 lots in 2 separate Parcels.

MAJC Investments & Homes LLC
**Property Owner(s)**
318 Gale Place
Street Address
West Palm Beach Fl 33409
City State Zip
561 502 5324
Phone Number
jeanw46@yahoo.com.
Email Address

**Applicant/Representative, Title, Company**
Street Address
City State Zip
Phone Number
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.*

Jean Charles Wilner
*Property Owner(s) Signature(s)*

STATE OF FLORIDA -- COUNTY Palm Beach
The foregoing instrument was acknowledged before me this 21 day of May, 2024, by Jean Charles Wilner who is personally known to me or has produced Florida Drivers License as identification.

Amanda C. Wetzel
Signature of Notary

NOTARY PUBLIC (Seal)
AMANDA C. WETZEL
Notary Public, State of Florida
Commission# HH 491270
My comm. expires Feb. 11, 2028

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

**TO BE COMPLETED BY STAFF**

| Zoning | Future Land Use | Total Acres | Historic District | Historic Designation |
|---|---|---|---|---|
| | | | | Contributing Individual<br>Non-Contributing None |

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

## ☐ SUBDIVISION: PRELIMINARY PLAT

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

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

## ☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

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

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

## ☐ SUBDIVISION: FINAL PLAT

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

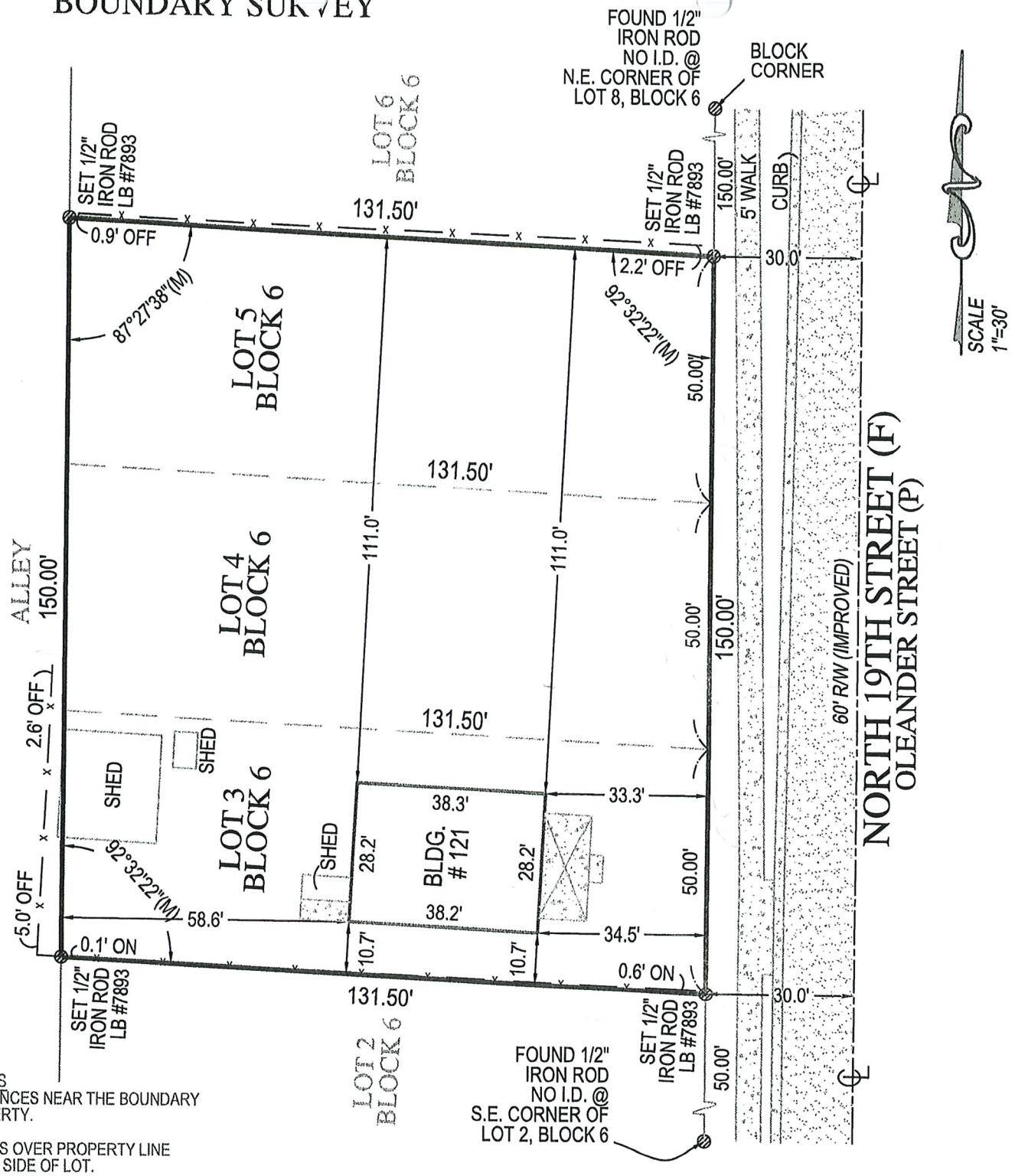
- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☐ Complete, notarized application

## ☑ SUBDIVISION: MINOR REPLAT

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

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

# BOUNDARY SURVEY




SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

SHED CROSSES OVER PROPERTY LINE ON WESTERLY SIDE OF LOT.



SURVEY NUMBER:
617527

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
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5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.A.V.D. 1988
9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
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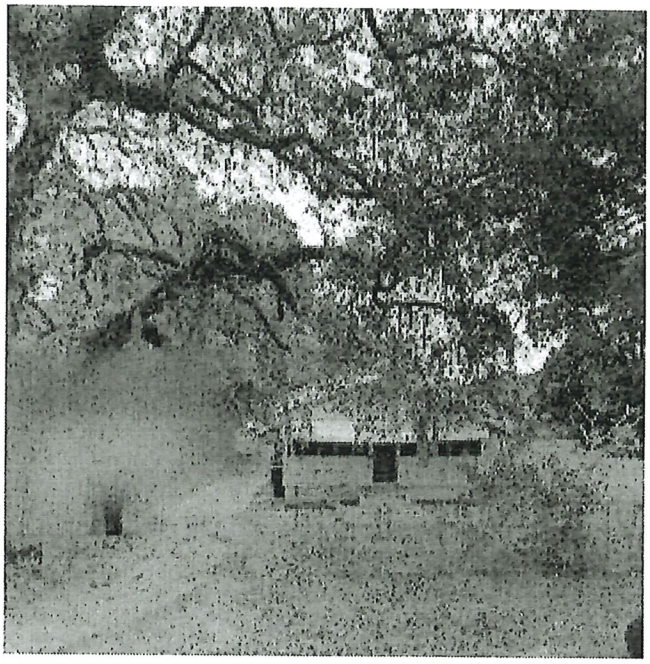
TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
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STATEWIDE PHONE (800) 226-4807
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TARGET SURVEYING, LLC

6250 NORTH MILITARY TRAIL, SUITE 102, WEST PALM BEACH, FL 33407- (800) 226-4807
WWW.TARGETSURVEYING.NET

**LAND SURVEY PREPARED FOR MAJC INVESTMENTS & HOMES LLC**
**121 NORTH 19TH STREET, FORT PIERCE, FL 34950**



REQUESTED BY:

TITLE PROS OF FLORIDA, LLC
801 NORTHPOINT PARKWAY
WEST PALM BEACH, FL 33407
PH.

# LEGAL DESCRIPTION AND CERTIFICATION

LOTS 3, 4, AND 5, BLOCK 6, FLORIANA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7C, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

*Community Number: 120286 Panel: 0178 Suffix: J F.I.R.M. Date: Flood Zone: X Field Work: 1/16/2024*

*Certified To:*
*MAJC INVESTMENTS & HOMES LLC; TITLE PROS OF FLORIDA, LLC; WFG NATIONAL TITLE INSURANCE COMPANY; LENDINGONE, LLC ISAOA/ATIMA*

*Property Address:*
*121 NORTH 19TH STREET*
*FORT PIERCE, FL 34950*

*Survey Number: 617527*

*Client File Number: 2024-768*

ABBREVIATION DESCRIPTION:

| | | | | | |
|---|---|---|---|---|---|
| A.E. | ANCHOR EASEMENT | F.F. EL. | FINISH FLOOR ELEVATION | O.R.B. | OFFICIAL RECORDS BOOK |
| A/C | AIR CONDITIONER | F.I.P. | FOUND IRON PIPE | (P) | PLAT |
| B.M. | BENCH MARK | F.I.R. | FOUND IRON ROD | P.B. | PLAT BOOK |
| B.R. | BEARING REFERENCE | F.P.K. | FOUND PARKER-KALON NAIL | P.C. | POINT OF CURVATURE |
| (C) | CALCULATED | (L) | LENGTH | P.C.C. | POINT OF COMPOUND CURVE |
| ? | CENTRAL / DELTA ANGLE | L.A.E. | LIMITED ACCESS EASEMENT | P.O.B. | POINT OF BEGINNING |
| CH | CHORD | L.M.E. | LAKE MAINTENANCE EASEMENT | P.O.C. | POINT OF COMMENCEMENT |
| (D) | DEED / DESCRIPTION | (M) | MEASURED / FIELD VERIFIED | P.R.C. | POINT OF REVERSE CURVE |
| D.E. | DRAINAGE EASEMENT | M.H. | MANHOLE | P.T. | POINT OF TANGENCY |
| D.H. | DRILL HOLE | N&D | NAIL & DISK | R/W | RIGHT-OF-WAY |
| D/W | DRIVEWAY | N.R. | NOT RADIAL | (R) | RADIAL / RADIUS |
| E.O.W. | EDGE OF WATER | N.T.S. | NOT TO SCALE | S.I.R. | SET IRON ROD |
| F.C.M. | FOUND CONCRETE MONUMENT | O.H.L. | OVERHEAD UTILITY LINES | T.O.B. | TOP OF BANK |
| | | | | U.E. | UTILITY EASEMENT |

SYMBOL DESCRIPTIONS:

= CATCH BASIN
= CENTERLINE ROAD
= COVERED AREA
+X.XX = EXISTING ELEVATION
= HYDRANT
= MANHOLE
= METAL FENCE
= MISC. FENCE
= PROPERTY CORNER
U.B. = UTILITY BOX
U.P. = UTILITY POLE
WM = WATER METER
= WELL
= WOOD FENCE

KENNETH OSBORNE CERTIFICATE NO. 6415 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

KENNETH OSBORNE
Digitally signed by KENNETH OSBORNE
Date: 2024.01.17 07:49:04 -05'00'

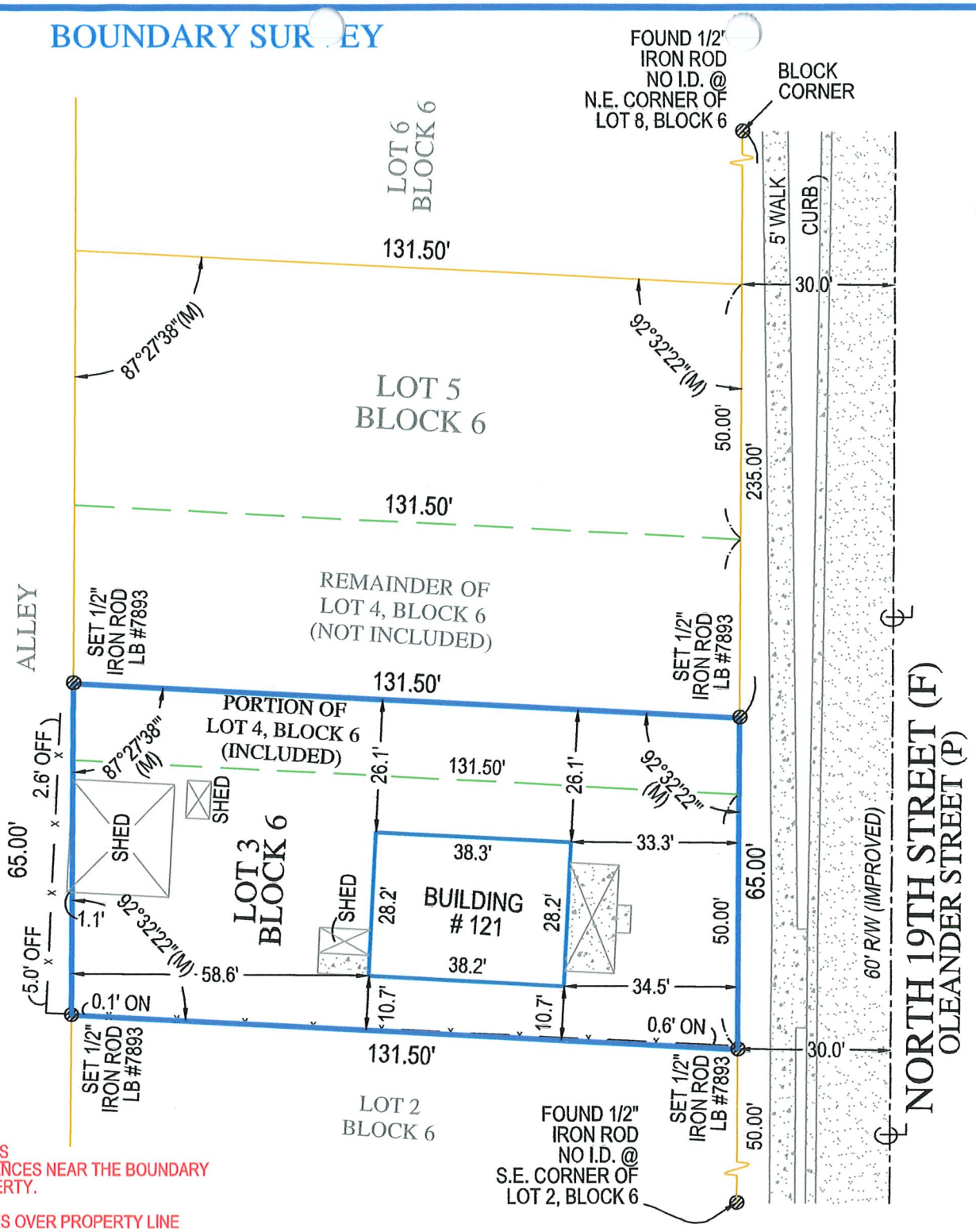
(SIGNED)
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

PRINTING INSTRUCTIONS:
WHEN PRINTING BE SURE TO SELECT "ACTUAL SIZE" TO ENSURE PROPER SCALING. DO NOT USE "FIT"



TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
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WEBSITE: www.targetsurveying.net

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THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

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STATEWIDE FACSIMILE (800) 741-0576

# LEGAL DESCRIPTION AND CERTIFICATION

LOT 3, TOGETHER WITH THE SOUTH 15.0' OF LOT 4, BLOCK 6, FLORIANA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7C, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

*Community Number: 120286 Panel: 0178 Suffix: J F.I.R.M. Date: Flood Zone: X Field Work: 1/16/2024*

*Certified To:*
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*Property Address:*
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*FORT PIERCE, FL 34950*

*Survey Number: 617527*

*Client File Number: 2024-768*

ABBREVIATION DESCRIPTION:

| | |
|---|---|
| A.E. | ANCHOR EASEMENT |
| A/C | AIR CONDITIONER |
| B.M. | BENCH MARK |
| B.R. | BEARING REFERENCE |
| (C) | CALCULATED |
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| CH | CHORD |
| (D) | DEED / DESCRIPTION |
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| (L) | LENGTH |
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| L.M.E. | LAKE MAINTENANCE EASEMENT |
| (M) | MEASURED / FIELD VERIFIED |
| M.H. | MANHOLE |
| N&D | NAIL & DISK |
| N.R. | NOT RADIAL |
| N.T.S. | NOT TO SCALE |
| O.H.L. | OVERHEAD UTILITY LINES |
| O.R.B. | OFFICIAL RECORDS BOOK |
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| P.T. | POINT OF TANGENCY |
| R/W | RIGHT-OF-WAY |
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= PROPERTY CORNER
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U.P. = UTILITY POLE
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= WELL
= WOOD FENCE

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SURVEYORS CERTIFICATE
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KENNETH J OSBORNE Digitally signed by KENNETH J OSBORNE Date: 2024.05.20 11:24:55 -04'00'

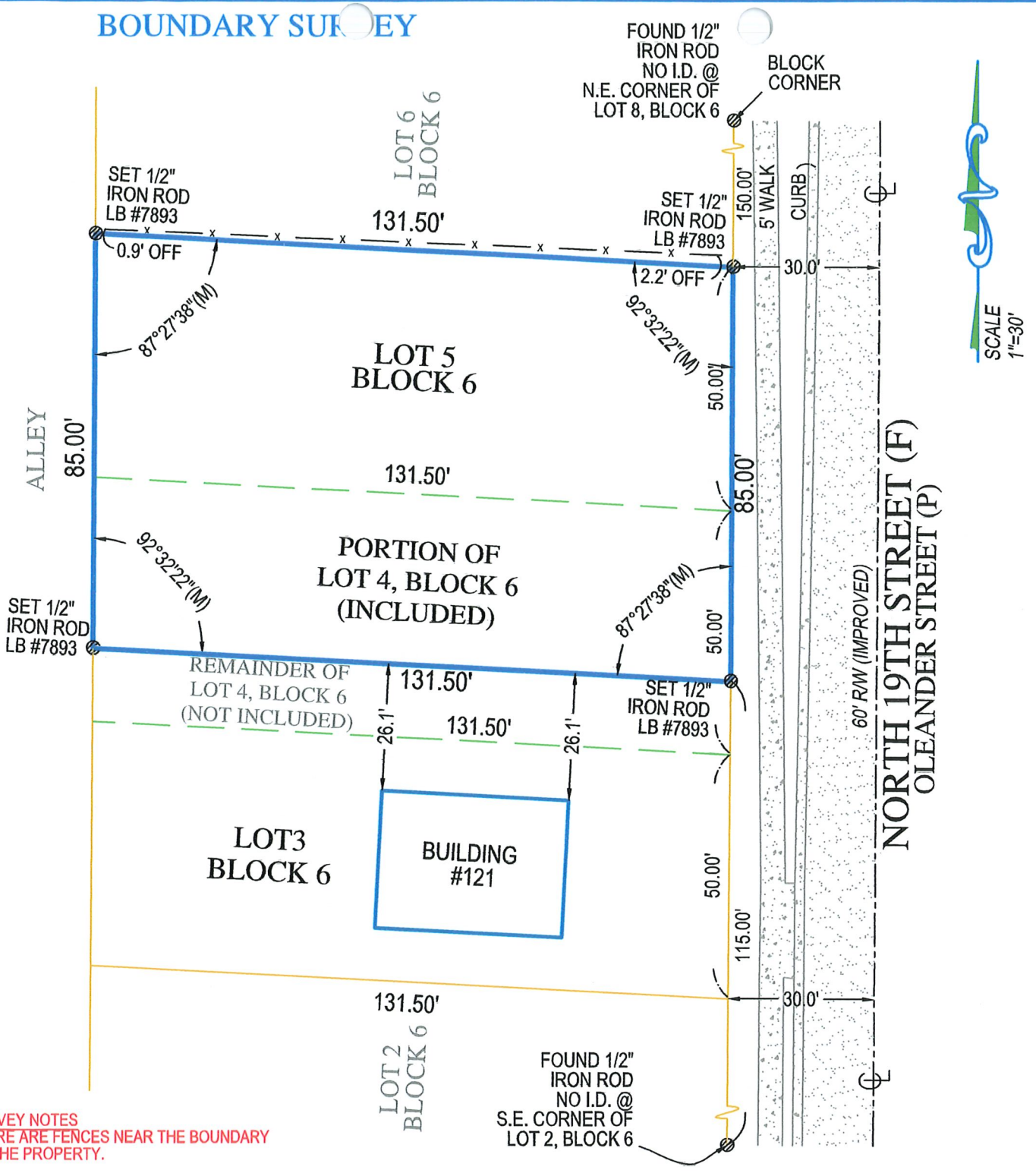
(SIGNED) _____
KENNETH J OSBORNE

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# LEGAL DESCRIPTION AND CERTIFICATION

LOT 5,TOGETHER WITH THE NORTH 35.0' OF LOT 4, BLOCK 6, FLORIANA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7C, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

*Community Number: 120286 Panel: 0178 Suffix: J F.I.R.M. Date: Flood Zone: X Field Work: 1/16/2024*

*Certified To:*
*MAJC INVESTMENTS & HOMES LLC; TITLE PROS OF FLORIDA, LLC; WFG NATIONAL TITLE INSURANCE COMPANY; LENDINGONE, LLC ISAOA/ATIMA*

*Property Address:*
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| (C) | CALCULATED | (L) | LENGTH |
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| CH | CHORD | L.M.E. | LAKE MAINTENANCE EASEMENT |
| (D) | DEED / DESCRIPTION | (M) | MEASURED / FIELD VERIFIED |
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| F.C.M. | FOUND CONCRETE MONUMENT | O.H.L. | OVERHEAD UTILITY LINES |
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| P.R.C. | POINT OF REVERSE CURVE | | |
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SURVEYORS CERTIFICATE
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KENNETH J OSBORNE
Digitally signed by KENNETH J OSBORNE
Date: 2024.05.20 11:27:12 -04'00'

(SIGNED) _____
KENNETH J OSBORNE

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WHEN PRINTING BE SURE TO SELECT "ACTUAL SIZE" TO ENSURE PROPER SCALING. DO NOT USE "FIT"



TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5299391 OR BOOK 5106 PAGE 1627, Recorded 02/12/2024 04:13:02 PM Doc Tax: $595.00

Prepared by and return to:
This instrument prepared by:
**Debbie Salemme**
**Title Pros of Florida, LLC**
**801 Northpoint Parkway**
**Suite 79-80**
**West Palm Beach, FL 33407**
**(561) 277-0145**
File No.: **2023-768**

[Space Above This Line For Recording Data]

# WARRANTY DEED

**This Warranty Deed** Made this 31 day of January, 2024 by **Helen Sarvis, Single** hereinafter called the grantor, whose post office address is: **256 Edmund Avenue, Hillcrest, NJ 07502**

to: **MAJC Investments & Homes LLC, a Florida Limited Liability Company** whose post office address is: **318 Gale Place, West Palm Beach, FL 33409** hereinafter called the grantee,

**WITNESSETH**: That said grantor, for and in consideration of the sum of $85,000.00 Dollars, 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 situated in **St. Lucie County, Florida**, viz:

**LOTS 3, 4, AND 5, BLOCK 6, FLORIANA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7C, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.**

**Parcel Identification Number: 2409-605-0019-000-4**

**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 12/31/2023, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

**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:

Witness #1 signature
Witness #1 printed name Doshana Washington
P.O. Address 256 ROSA PARKS BLVD
PATERSON NJ 07501

Helen Sarvis
Helen Sarvis

Witness #2 signature
Witness #2 printed name Shanise D. Robinson
P.O. Address 256 Rosa Parks Blvd
Paterson NJ 07501

State of NJ
County of Passaic

The foregoing instrument was acknowledged before me by means of [V] physical presence or [ ] online notarization, this 23rd day of January, 2024 by Helen Sarvis who [ ] is personally known or [V] has produced a driver's license as identification.

[Seal]

DOSHANA C WASHINGTON
Notary Public, State of New Jersey
My Commission Expires Jul 9, 2028

Notary Public
Print Name: Doshana Washington
My Commission Expires: 7/9/2028

RE: 2023-768

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 03-21-2023

Employer Identification Number:
92-3039066

Form: SS-4

Number of this notice: CP 575 G

MAJC INVESTMENTS & HOMES LLC
WILNER JEAN CHARLES SOLE MBR
318 GALE PL
WEST PALM BCH, FL 33409

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

## WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 92-3039066. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

(IRS USE ONLY) 575G 03-21-2023 MAJC O 9999999999 SS-4

**IMPORTANT REMINDERS:**

* Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.

* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.

* Refer to this EIN on your tax-related correspondence and documents.

* Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is MAJC. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

Keep this part for your records. CP 575 G (Rev. 7-2007)

---

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 G

9999999999

Your Telephone Number ( ) -

Best Time to Call

DATE OF THIS NOTICE: 03-21-2023
EMPLOYER IDENTIFICATION NUMBER: 92-3039066
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

MAJC INVESTMENTS & HOMES LLC
WILNER JEAN CHARLES SOLE MBR
318 GALE PL
WEST PALM BCH, FL 33409

**Technical Review Committee** **1. c.**

Meeting Date: 06/20/2024

REQUESTED ACTION

Minor Replat - 4701 Oleander Avenue and 4708 Elm Avenue

SUMMARY

Project #24-09000004
The applicant is proposing to subdivide 2 residential lots to create 2 lots with different configurations.
Please review and provide comments at least two (2) days before the meeting date. All comments should be sent to **mlewicka@cityoffortpierce.com** and **planning@cityoffortpierce.com.**

LOCATION

4701 Oleander Avenue, Parcel ID: 2404-501-0501-000-9
4708 Elm Avenue, Parcel ID: 3404-501-0503-0003

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

**Form Review**

Form Started By: Maria Lewicka Started On: 06/06/2024 02:33 PM
Final Approval Date: 06/07/2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# Subdivision

Property address or Location 4701 Oleander Ave. Fort Pierce, FL 34982 / 4708 Elm Ave. Fort Pierce, FL 34982

Parcel ID #(s) 3404-501-0501-000-9 / 3404-501-0503-000-3

Project description Minor Replat

**Property Owner(s)**
John Jacobs

Street Address
4701 Oleander Ave.

City State Zip
Fort Pierce, FL 34982

Phone Number
772-519-0798

Email Address
jmjacobs4701@gmail.com

**Applicant/Representative, Title, Company**
John Jacobs / Owner

Street Address
4701 Oleander Ave.

City State Zip
Fort Pierce, FL 34982

Phone Number
772-519-0798

Email Address
jmjacobs4701@gmail.com

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

*Property Owner(s) Signature(s)*

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 21st day of May, 2024, by John Jacobs who is personally known to me or has produced Personally Known as identification.

Signature of Notary

Notary Public State of Florida
Brandy Guettler
My Commission HH 491320
Expires 2/11/2028

(seal)

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

**TO BE COMPLETED BY STAFF**

| Zoning | Future Land Use | Total Acres | Historic District | Historic Designation |
|---|---|---|---|---|
| | | | | Contributing Individual<br>Non-Contributing None |

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

## ☐ SUBDIVISION: PRELIMINARY PLAT

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

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

## ☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

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

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

## ☐ SUBDIVISION: FINAL PLAT

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

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

## ☑ SUBDIVISION: MINOR REPLAT

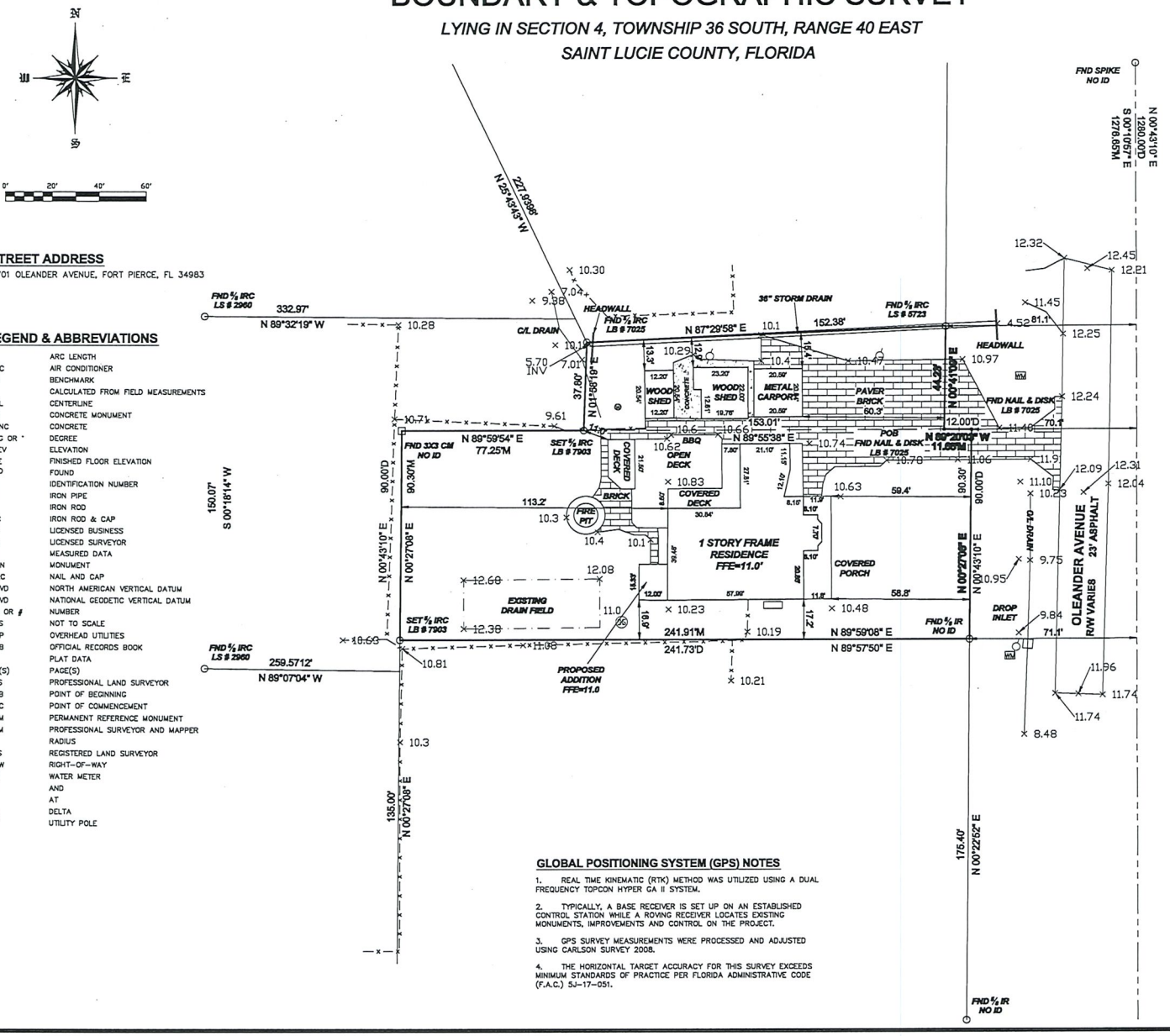
*Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:*

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

# BOUNDARY & TOPOGRAPHIC SURVEY

*LYING IN SECTION 4, TOWNSHIP 36 SOUTH, RANGE 40 EAST*

*SAINT LUCIE COUNTY, FLORIDA*




## STREET ADDRESS

4701 OLEANDER AVENUE, FORT PIERCE, FL 34983

## LEGEND & ABBREVIATIONS

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

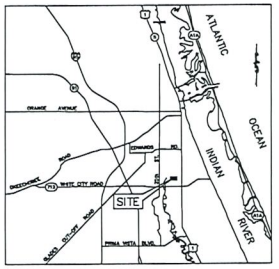
## GLOBAL POSITIONING SYSTEM (GPS) NOTES

1. REAL TIME KINEMATIC (RTK) METHOD WAS UTILIZED USING A DUAL FREQUENCY TOPCON HYPER GA II SYSTEM.

2. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND CONTROL ON THE PROJECT.

3. GPS SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2008.

4. THE HORIZONTAL TARGET ACCURACY FOR THIS SURVEY EXCEEDS MINIMUM STANDARDS OF PRACTICE PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17-051.




**LOCATION MAP**
NOT TO SCALE

## LEGAL DESCRIPTION

BEGAN AT THE SOUTHEAST CORNER OF OUTLOT 1, SECTION 4, TOWNSHIP 36 SOUTH, RANGE 40 EAST, PLAT OF WHITE CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RUN THENCE NORTH ALONG THE EAST LINE OF SAID OUTLOT 1, A DISTANCE OF 44.3 FEET; THENCE TURN AND RUN SOUTHWESTERLY ALONG AND MEANDERING THE CENTER LINE OF AN EXISTING DITCH, A DISTANCE OF 155 FEET; THENCE SOUTH 37.8 FEET; THENCE EAST ALONG THE SOUTH LINE OF SAID OUTLOT 1, A DISTANCE OF 153 FEET TO THE POINT OF BEGINNING.

ALSO, BEGINNING AT A CONCRETE MONUMENT SET AT THE NORTHEAST CORNER OF OUTLOT 2, AS SHOWN AND DESIGNATED UPON A CERTAIN MAP ENTITLED WHITE CITY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THE SAID BEGINNING CORNER BEING S88°57'50"W, 68.50 FEET AND S00°43'10"E, 1280 FEET AS MEASURED ALONG THE NORTH LINE OF SAID TOWNSHIP 36 SOUTH AND THE EAST LINE OF LOTS FRONTING UPON THE RESERVE NOW KNOWN AS OLEANDER AVENUE, FROM THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND RUNNING, THENCE (1) ALONG THE NORTH LINE OF SAID OUTLOT 2, S88°57'50"W, 230 FEET TO A CONCRETE MONUMENT SET THEREIN; THENCE (2) PASSING OVER LANDS BELONGING TO T.W. OLSON, S00°43'10"E, 90 FEET TO A CONCRETE MONUMENT; THENCE (3) CONTINUING OVER LANDS OF SAID OLSON, PARALLEL TO THE FIRST COURSE HEREIN REVERSED, N88°57'50"E, 241.73 FEET TO A CONCRETE MONUMENT SET IN THE WEST LINE OF THE PRESENT 60 FOOT RIGHT OF WAY OF OLEANDER AVENUE; THENCE (4) ALONG THE SAID WEST SIDE LINE OF OLEANDER N00°32'40"W, 90 FEET TO A CONCRETE MONUMENT SET THEREIN; THENCE (5) ALONG THE EASTERLY PROJECTION OF THE SAID NORTH LINE OF OUTLOT 2, S88°57'50"W, 12 FEET TO THE POINT OF BEGINNING.

## GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE WEST RIGHT OF WAY LINE OF OLEANDER AVENUE, AS RECORDED IN OR BOOK 1357, PAGE 2511, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA, HAVING A BEARING OF S00°32'40"E. (ASSUMED DATUM)

2. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C 0189 J, EFFECTIVE DATE FEBRUARY 16, 2012. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

3. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.

4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LANDS OF OTHERS.

5. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY, EXCEPT AS SHOWN.

6. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS OR MURPHY ACT DEEDS.

7. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

9. INFORMATION SHOWN HEREON IS BASED ON DEED AND FIELD MEASURED DATA.

10. THE LAST DATE OF FIELD WORK WAS FEBRUARY 08, 2017.

11. ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988.


**ARNOLD SURVEYING, INC.**
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #424, FORT PIERCE, FLORIDA 34951
34 VERDE VISTA, FORT PIERCE, FLORIDA 34951
OFFICE (772) 460-8211 SURVEY@ASI-SURVEY.COM


| DATE | BY | REVISIONS |
|---|---|---|
| 2/17/2017 | CA | ADDED SITE PLAN WITH FFE |

CERTIFIED TO:
JOHN JACOBS

CITY OR COUNTY FLORIDA


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ALL DRAWINGS OR ACCOUNTS AND COPIES THEREOF ARE INSTRUCTIONS OF SERVICE AND REMAIN THE PROPERTY OF ARNOLD SURVEYING, INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM ARNOLD SURVEYING, INC. © ANY PERSON OR ENTITY THAT MODIFIES OR REUSES THESE INSTRUMENTS OF SERVICE WITHOUT THE EXPRESS AND WRITTEN PERMISSION OF ARNOLD SURVEYING, INC. IS ENCOURAGED TO CONTACT ARNOLD SURVEYING, INC. TO OBTAIN SUCH PERMISSION.


DRAWN BY: CA
CHECKED BY: CD
DATE: FEBRUARY 12, 2017
HORIZONTAL SCALE: 1"=20'

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

SEAL

CHARLES ARNOLD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4971

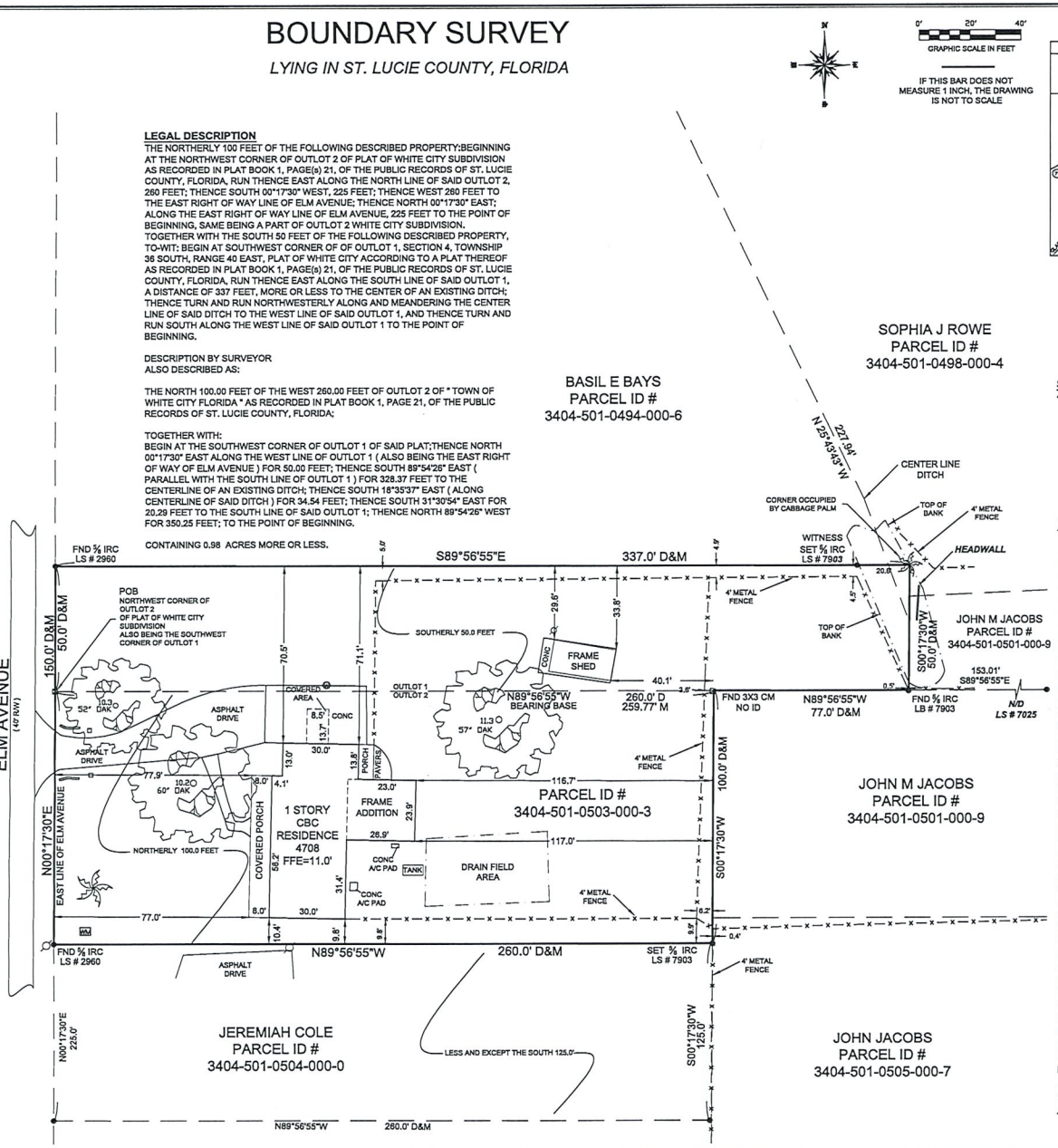
PRINTED DATE

SHEET 1 OF 1

PROJECT NO. 17-505

# BOUNDARY SURVEY

*LYING IN ST. LUCIE COUNTY, FLORIDA*







## LEGAL DESCRIPTION

THE NORTHERLY 100 FEET OF THE FOLLOWING DESCRIBED PROPERTY:BEGINNING AT THE NORTHWEST CORNER OF OUTLOT 2 OF PLAT OF WHITE CITY SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE(s) 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RUN THENCE EAST ALONG THE NORTH LINE OF SAID OUTLOT 2, 260 FEET; THENCE SOUTH 00°17'30" WEST, 225 FEET; THENCE WEST 260 FEET TO THE EAST RIGHT OF WAY LINE OF ELM AVENUE; THENCE NORTH 00°17'30" EAST; ALONG THE EAST RIGHT OF WAY LINE OF ELM AVENUE, 225 FEET TO THE POINT OF BEGINNING, SAME BEING A PART OF OUTLOT 2 WHITE CITY SUBDIVISION.
TOGETHER WITH THE SOUTH 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: BEGIN AT SOUTHWEST CORNER OF OF OUTLOT 1, SECTION 4, TOWNSHIP 36 SOUTH, RANGE 40 EAST, PLAT OF WHITE CITY ACCORDING TO A PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(s) 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RUN THENCE EAST ALONG THE SOUTH LINE OF SAID OUTLOT 1, A DISTANCE OF 337 FEET, MORE OR LESS TO THE CENTER OF AN EXISTING DITCH; THENCE TURN AND RUN NORTHWESTERLY ALONG AND MEANDERING THE CENTER LINE OF SAID DITCH TO THE WEST LINE OF SAID OUTLOT 1, AND THENCE TURN AND RUN SOUTH ALONG THE WEST LINE OF SAID OUTLOT 1 TO THE POINT OF BEGINNING.

DESCRIPTION BY SURVEYOR
ALSO DESCRIBED AS:

THE NORTH 100.00 FEET OF THE WEST 260.00 FEET OF OUTLOT 2 OF " TOWN OF WHITE CITY FLORIDA " AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

TOGETHER WITH:
BEGIN AT THE SOUTHWEST CORNER OF OUTLOT 1 OF SAID PLAT;THENCE NORTH 00°17'30" EAST ALONG THE WEST LINE OF OUTLOT 1 ( ALSO BEING THE EAST RIGHT OF WAY OF ELM AVENUE ) FOR 50.00 FEET; THENCE SOUTH 89°54'26" EAST ( PARALLEL WITH THE SOUTH LINE OF OUTLOT 1 ) FOR 328.37 FEET TO THE CENTERLINE OF AN EXISTING DITCH; THENCE SOUTH 18°35'37" EAST ( ALONG CENTERLINE OF SAID DITCH ) FOR 34.54 FEET; THENCE SOUTH 31°30'54" EAST FOR 20.29 FEET TO THE SOUTH LINE OF SAID OUTLOT 1; THENCE NORTH 89°54'26" WEST FOR 350.25 FEET; TO THE POINT OF BEGINNING.

CONTAINING 0.98 ACRES MORE OR LESS.

## STREET ADDRESS

4708 ELM STREET, FORT PIERCE, FLORIDA 34982

## LEGEND & ABBREVIATIONS

| | |
|---|---|
| A | ARC LENGTH |
| A/C | AIR CONDITIONER |
| BM OR ⊕ | BENCHMARK |
| BRG | BEARING |
| C | CALCULATED DATA |
| CBS | CONCRETE BLOCK STRUCTURE |
| C/L | CENTERLINE |
| CM | CONCRETE MONUMENT |
| CMP | CORRUGATED METAL PIPE |
| CONC | CONCRETE |
| DB | DEED BOOK |
| DBH | DIAMETER AT BREAST HEIGHT |
| DEG OR ° | DEGREE |
| ELEV | ELEVATION |
| FFE | FINISHED FLOOR ELEVATION |
| FND | FOUND |
| ID | IDENTIFICATION NUMBER |
| IP | IRON PIPE |
| IR | IRON ROD |
| IRC | IRON ROD & CAP |
| LB | LICENSED BUSINESS |
| LS | LICENSED SURVEYOR |
| M | MEASURED DATA |
| MHWL | MEAN HIGH WATER LINE |
| MON | MONUMENT |
| N&D | NAIL AND DISK |
| NAVD | NORTH AMERICAN VERTICAL DATUM |
| NGVD | NATIONAL GEODETIC VERTICAL DATUM |
| NO OR # | NUMBER |
| OHP | OVERHEAD UTILITIES |
| ORB | OFFICIAL RECORDS BOOK |
| P | PLATTED DATA |
| PB | PLAT BOOK |
| PG(S) | PAGE(S) |
| PLS | PROFESSIONAL LAND SURVEYOR |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PRM | PERMANENT REFERENCE MONUMENT |
| PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| R | RADIUS |
| RLS | REGISTERED LAND SURVEYOR |
| R/W | RIGHT-OF-WAY |
| WM | WATER METER |
| Δ | DELTA |
| S | SANITARY SEWER |
| | UTILITY POLE |

## GLOBAL POSITIONING SYSTEM (GPS) NOTES

1. REAL TIME KINEMATICS (RTK) METHOD WAS UTILIZED USING CARLSON BRX-6+, 372 CHANNEL GNSS ATHENA, WITH ATLAS L-BAND RECEIVER.

2. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND CONTROL ON THE PROJECT.

3. GPS SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2018.

4. THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS SURVEY EXCEEDS MINIMUM STANDARDS OF PRACTICE PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17.

5. THE COORDINATES SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).

## SURVEYOR'S NOTES

1. THE PURPOSE AND/OR EXPECTED USE OF THIS SURVEY AND/OR MAP IS TO VERIFY RESIDENTIAL PROPERTY CORNERS . ANY OTHER USE IS PROHIBITED BY ASI.

2. REPRODUCTIONS AND/OR PHOTO COPIES, WHETHER PARTIAL OR IN ITS ENTIRETY, AS WELL AS ANY ADDITIONS AND/OR DELETIONS TO THIS SURVEY ARE PROHIBITED BY ASI AND WILL DEEM THIS SURVEY AND/OR MAP TO BE INVALID REGARDLESS OF ANY SIGNATURE OR SEAL, WHETHER THAT SIGNATURE OR SEAL IS DIGITAL OR NOT.

3. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF OUTLOT 1, HAVING A BEARING OF N89°56'55"W, AS RECORDED IN PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA.

4. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0189 K, EFFECTIVE DATE FEBRUARY 19, 2020.

5. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND ARE REFERENCED TO ST. LUCIE COUNTY BENCHMARK "SHRINE" HAVING AN ELEVATION OF 10.14'.

6. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.

7. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.

8. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.

9. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.

10. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS, OR MURPHY ACT DEEDS.

11. THE LAST DATE OF FIELD WORK AND/OR DATA ACQUISITION WAS FEBRUARY 27, 2024. ANY CHANGES TO THE PROPERTY AFTER THAT DATE ARE NOT INCLUDED ON THIS SURVEY.

## SURVEYOR'S CERTIFICATION

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

I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS MINIMUM STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATE STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S.

CHARLES ARNOLD, PSM
FLORIDA LICENSED NO. LS 4971

DATE

*NOTE:*
*If this is an electronically signed and sealed survey and/or map, it is done so per Florida Administrative Code (F.A.C.) 5J-17. Any printed survey and/or map and copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.*


**ARNOLD SURVEYING, INC.**
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4898 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
34°55'08"N 80°14'10"W
PHONE (772) 708-1819 SURVEY@ASI-SURVEY.COM


| DATE | BY | REVISIONS |
|---|---|---|

CERTIFICATIONS:
BRENDA JACOBS
JOHN M JACOBS


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| | |
|---|---|
| DRAWN BY: | RC |
| CHECKED BY: | CA |
| DATE: | 03/03/2024 |
| HORIZONTAL SCALE | 1"=20' |
| SHEET | 1 OF 1 |
| PROJECT NO. | 24-108 |

# BOUNDARY SURVEY

*LYING IN ST. LUCIE COUNTY, FLORIDA*

## LEGAL DESCRIPTION (PARENT TRACT)

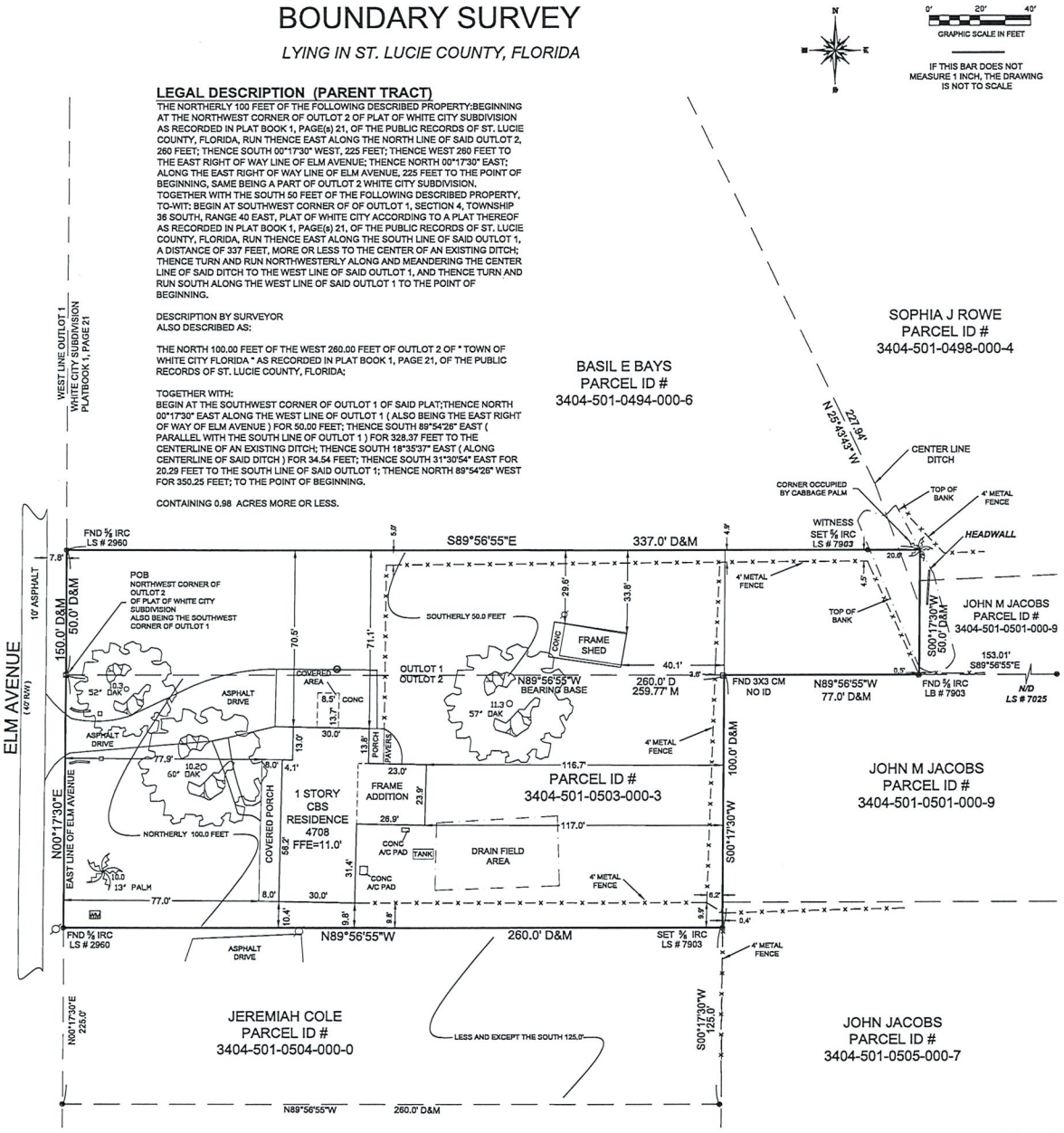
THE NORTHERLY 100 FEET OF THE FOLLOWING DESCRIBED PROPERTY:BEGINNING AT THE NORTHWEST CORNER OF OUTLOT 2 OF PLAT OF WHITE CITY SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE(s) 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RUN THENCE EAST ALONG THE NORTH LINE OF SAID OUTLOT 2, 260 FEET; THENCE SOUTH 00°17'30" WEST, 225 FEET; THENCE WEST 260 FEET TO THE EAST RIGHT OF WAY LINE OF ELM AVENUE; THENCE NORTH 00°17'30" EAST; ALONG THE EAST RIGHT OF WAY LINE OF ELM AVENUE, 225 FEET TO THE POINT OF BEGINNING, SAME BEING A PART OF OUTLOT 2 WHITE CITY SUBDIVISION.
TOGETHER WITH THE SOUTH 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: BEGIN AT SOUTHWEST CORNER OF OF OUTLOT 1, SECTION 4, TOWNSHIP 36 SOUTH, RANGE 40 EAST, PLAT OF WHITE CITY ACCORDING TO A PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(s) 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RUN THENCE EAST ALONG THE SOUTH LINE OF SAID OUTLOT 1, A DISTANCE OF 337 FEET, MORE OR LESS TO THE CENTER OF AN EXISTING DITCH; THENCE TURN AND RUN NORTHWESTERLY ALONG AND MEANDERING THE CENTER LINE OF SAID DITCH TO THE WEST LINE OF SAID OUTLOT 1, AND THENCE TURN AND RUN SOUTH ALONG THE WEST LINE OF SAID OUTLOT 1 TO THE POINT OF BEGINNING.

DESCRIPTION BY SURVEYOR
ALSO DESCRIBED AS:

THE NORTH 100.00 FEET OF THE WEST 260.00 FEET OF OUTLOT 2 OF " TOWN OF WHITE CITY FLORIDA " AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

TOGETHER WITH:
BEGIN AT THE SOUTHWEST CORNER OF OUTLOT 1 OF SAID PLAT;THENCE NORTH 00°17'30" EAST ALONG THE WEST LINE OF OUTLOT 1 ( ALSO BEING THE EAST RIGHT OF WAY OF ELM AVENUE ) FOR 50.00 FEET; THENCE SOUTH 89°54'26" EAST ( PARALLEL WITH THE SOUTH LINE OF OUTLOT 1 ) FOR 328.37 FEET TO THE CENTERLINE OF AN EXISTING DITCH; THENCE SOUTH 18°35'37" EAST ( ALONG CENTERLINE OF SAID DITCH ) FOR 34.54 FEET; THENCE SOUTH 31°30'54" EAST FOR 20.29 FEET TO THE SOUTH LINE OF SAID OUTLOT 1; THENCE NORTH 89°54'26" WEST FOR 350.25 FEET; TO THE POINT OF BEGINNING.

CONTAINING 0.98 ACRES MORE OR LESS.




## LOCATION MAP




## STREET ADDRESS

4708 ELM STREET, FORT PIERCE, FLORIDA 34982

## LEGEND & ABBREVIATIONS

| | |
|---|---|
| A | ARC LENGTH |
| A/C | AIR CONDITIONER |
| BM OR ✣ | BENCHMARK |
| BRG | BEARING |
| C | CALCULATED DATA |
| CBS | CONCRETE BLOCK STRUCTURE |
| C/L | CENTERLINE |
| CM | CONCRETE MONUMENT |
| CMP | CORRUGATED METAL PIPE |
| CONC | CONCRETE |
| DB | DEED BOOK |
| DBH | DIAMETER AT BREAST HEIGHT |
| DEG OR ° | DEGREE |
| ELEV | ELEVATION |
| FFE | FINISHED FLOOR ELEVATION |
| FND | FOUND |
| ID | IDENTIFICATION NUMBER |
| IP | IRON PIPE |
| IR | IRON ROD |
| IRC | IRON ROD & CAP |
| LB | LICENSED BUSINESS |
| LS | LICENSED SURVEYOR |
| M | MEASURED DATA |
| MHWL | MEAN HIGH WATER LINE |
| MON | MONUMENT |
| N&D | NAIL AND DISK |
| NAVD | NORTH AMERICAN VERTICAL DATUM |
| NGVD | NATIONAL GEODETIC VERTICAL DATUM |
| NO OR # | NUMBER |
| OHP | OVERHEAD UTILITIES |
| ORB | OFFICIAL RECORDS BOOK |
| P | PLATTED DATA |
| PB | PLAT BOOK |
| PG(S) | PAGE(S) |
| PLS | PROFESSIONAL LAND SURVEYOR |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PRM | PERMANENT REFERENCE MONUMENT |
| PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| R | RADIUS |
| RLS | REGISTERED LAND SURVEYOR |
| R/W | RIGHT-OF-WAY |
| WM | WATER METER |
| Δ | DELTA |
| S | SANITARY SEWER |
| | UTILITY POLE |

## GLOBAL POSITIONING SYSTEM (GPS) NOTES

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

## SURVEYOR'S NOTES

1. THE PURPOSE AND/OR EXPECTED USE OF THIS SURVEY AND/OR MAP IS TO SUBMIT TO LOCAL MUNICIPALITY FOR A LOT SPLIT APPLICATION. ANY OTHER USE IS PROHIBITED BY ASI.
2. REPRODUCTIONS AND/OR PHOTO COPIES, WHETHER PARTIAL OR IN ITS ENTIRETY, AS WELL AS ANY ADDITIONS AND/OR DELETIONS TO THIS SURVEY ARE PROHIBITED BY ASI AND WILL DEEM THIS SURVEY AND/OR MAP TO BE INVALID REGARDLESS OF ANY SIGNATURE OR SEAL, WHETHER THAT SIGNATURE OR SEAL IS DIGITAL OR NOT.
3. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF OUTLOT 1, HAVING A BEARING OF N89°56'55"W, AS RECORDED IN PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA.
4. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0189 K, EFFECTIVE DATE FEBRUARY 19, 2020.
5. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND ARE REFERENCED TO ST. LUCIE COUNTY BENCHMARK "SHRINE" HAVING AN ELEVATION OF 10.14'.
6. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.
7. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
8. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.
9. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.
10. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS, OR MURPHY ACT DEEDS.
11. THE LAST DATE OF FIELD WORK AND/OR DATA ACQUISITION WAS FEBRUARY 27, 2024. ANY CHANGES TO THE PROPERTY AFTER THAT DATE ARE NOT INCLUDED ON THIS SURVEY.

## SURVEYOR'S CERTIFICATION

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

I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS MINIMUM STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATE STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S.

CHARLES ARNOLD
License Number 4971
STATE OF FLORIDA
Professional Surveyor and Mapper

Digitally signed by CHARLES ARNOLD
Date: 2024.04.12 16:35:34 -04'00'

CHARLES ARNOLD, PSM
FLORIDA LICENSED NO. LS 4971

DATE

*NOTE:*
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**ARNOLD SURVEYING, INC.**
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4988 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
PHONE (772) 708-1819 SURVEY@ASI-SURVEY.COM


| DATE | BY | REVISIONS |
|---|---|---|

CERTIFICATIONS:
BRENDA JACOBS
JOHN M JACOBS


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| | |
|---|---|
| DRAWN BY: | RC |
| CHECKED BY: | CA |
| DATE: | 03/03/2024 |
| HORIZONTAL SCALE | 1"=20' |
| SHEET | 1 OF 3 |
| PROJECT NO. | 24-108 |

# BOUNDARY SURVEY

*LYING IN ST. LUCIE COUNTY, FLORIDA*

## LEGAL DESCRIPTION ( PARCEL ONE )

THE NORTHERLY 100 FEET OF THE FOLLOWING DESCRIBED PROPERTY:BEGINNING AT THE NORTHWEST CORNER OF OUTLOT 2 OF PLAT OF WHITE CITY SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE(s) 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RUN THENCE EAST ALONG THE NORTH LINE OF SAID OUTLOT 2, 260 FEET; THENCE SOUTH 00°17'30" WEST, 225 FEET; THENCE WEST 260 FEET TO THE EAST RIGHT OF WAY LINE OF ELM AVENUE; THENCE NORTH 00°17'30" EAST; ALONG THE EAST RIGHT OF WAY LINE OF ELM AVENUE, 225 FEET TO THE POINT OF BEGINNING, SAME BEING A PART OF OUTLOT 2 WHITE CITY SUBDIVISION.
TOGETHER WITH THE SOUTH 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: BEGIN AT SOUTHWEST CORNER OF OF OUTLOT 1, SECTION 4, TOWNSHIP 36 SOUTH, RANGE 40 EAST, PLAT OF WHITE CITY ACCORDING TO A PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(s) 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RUN THENCE EAST ALONG THE SOUTH LINE OF SAID OUTLOT 1, A DISTANCE OF 337 FEET, MORE OR LESS TO THE CENTER OF AN EXISTING DITCH; THENCE TURN AND RUN NORTHWESTERLY ALONG AND MEANDERING THE CENTER LINE OF SAID DITCH TO THE WEST LINE OF SAID OUTLOT 1, AND THENCE TURN AND RUN SOUTH ALONG THE WEST LINE OF SAID OUTLOT 1 TO THE POINT OF BEGINNING.

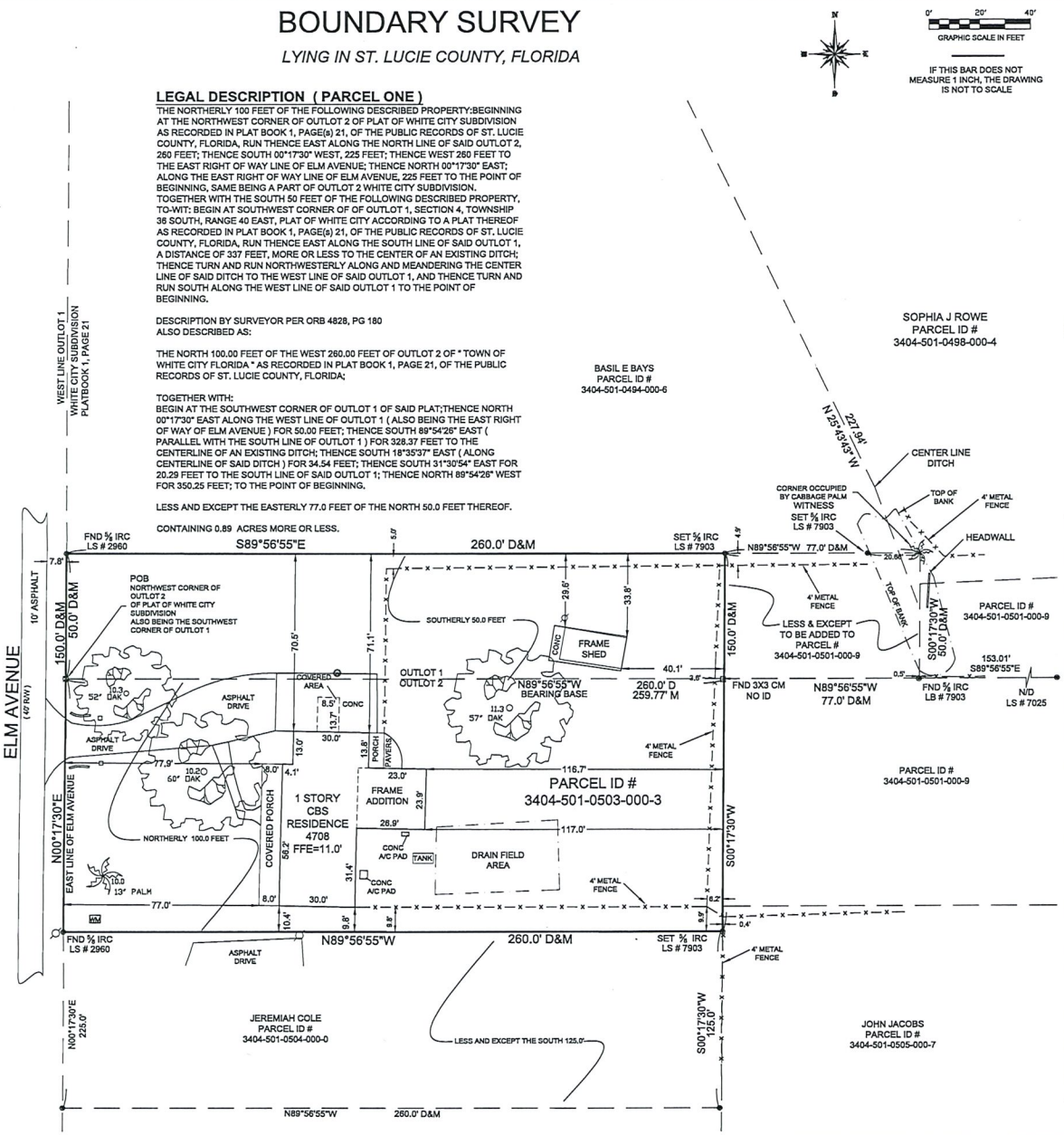
DESCRIPTION BY SURVEYOR PER ORB 4828, PG 180
ALSO DESCRIBED AS:

THE NORTH 100.00 FEET OF THE WEST 260.00 FEET OF OUTLOT 2 OF " TOWN OF WHITE CITY FLORIDA " AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

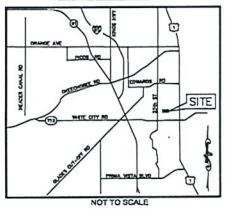
TOGETHER WITH:
BEGIN AT THE SOUTHWEST CORNER OF OUTLOT 1 OF SAID PLAT;THENCE NORTH 00°17'30" EAST ALONG THE WEST LINE OF OUTLOT 1 ( ALSO BEING THE EAST RIGHT OF WAY OF ELM AVENUE ) FOR 50.00 FEET; THENCE SOUTH 89°54'26" EAST ( PARALLEL WITH THE SOUTH LINE OF OUTLOT 1 ) FOR 328.37 FEET TO THE CENTERLINE OF AN EXISTING DITCH; THENCE SOUTH 18°35'37" EAST ( ALONG CENTERLINE OF SAID DITCH ) FOR 34.54 FEET; THENCE SOUTH 31°30'54" EAST FOR 20.29 FEET TO THE SOUTH LINE OF SAID OUTLOT 1; THENCE NORTH 89°54'26" WEST FOR 350.25 FEET; TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE EASTERLY 77.0 FEET OF THE NORTH 50.0 FEET THEREOF.

CONTAINING 0.89 ACRES MORE OR LESS.




## LOCATION MAP




## STREET ADDRESS

4708 ELM STREET, FORT PIERCE, FLORIDA 34982

## LEGEND & ABBREVIATIONS

| | |
|---|---|
| A | ARC LENGTH |
| A/C | AIR CONDITIONER |
| BM OR ⊕ | BENCHMARK |
| BRG | BEARING |
| C | CALCULATED DATA |
| CBS | CONCRETE BLOCK STRUCTURE |
| C/L | CENTERLINE |
| CM | CONCRETE MONUMENT |
| CMP | CORRUGATED METAL PIPE |
| CONC | CONCRETE |
| DB | DEED BOOK |
| DBH | DIAMETER AT BREAST HEIGHT |
| DEG OR ° | DEGREE |
| ELEV | ELEVATION |
| FFE | FINISHED FLOOR ELEVATION |
| FND | FOUND |
| ID | IDENTIFICATION NUMBER |
| IP | IRON PIPE |
| IR | IRON ROD |
| IRC | IRON ROD & CAP |
| LB | LICENSED BUSINESS |
| LS | LICENSED SURVEYOR |
| M | MEASURED DATA |
| MHWL | MEAN HIGH WATER LINE |
| MON | MONUMENT |
| N&D | NAIL AND DISK |
| NAVD | NORTH AMERICAN VERTICAL DATUM |
| NGVD | NATIONAL GEODETIC VERTICAL DATUM |
| NO OR # | NUMBER |
| OHP | OVERHEAD UTILITIES |
| ORB | OFFICIAL RECORDS BOOK |
| P | PLATTED DATA |
| PB | PLAT BOOK |
| PG(S) | PAGE(S) |
| PLS | PROFESSIONAL LAND SURVEYOR |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PRM | PERMANENT REFERENCE MONUMENT |
| PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| R | RADIUS |
| RLS | REGISTERED LAND SURVEYOR |
| R/W | RIGHT-OF-WAY |
| WM | WATER METER |
| Δ | DELTA |
| S | SANITARY SEWER |
| | UTILITY POLE |

## GLOBAL POSITIONING SYSTEM (GPS) NOTES

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

## SURVEYOR'S NOTES

1. THE PURPOSE AND/OR EXPECTED USE OF THIS SURVEY AND/OR MAP IS TO SUBMIT TO LOCAL MUNICIPALITY FOR A LOT SPLIT APPLICATION. ANY OTHER USE IS PROHIBITED BY ASI.
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3. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF OUTLOT 1, HAVING A BEARING OF N89°56'55"W, AS RECORDED IN PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA.
4. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0189 K, EFFECTIVE DATE FEBRUARY 19, 2020.
5. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND ARE REFERENCED TO ST. LUCIE COUNTY BENCHMARK "SHRINE" HAVING AN ELEVATION OF 10.14'.
6. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.
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8. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.
9. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.
10. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS, OR MURPHY ACT DEEDS.
11. THE LAST DATE OF FIELD WORK AND/OR DATA ACQUISITION WAS FEBRUARY 27, 2024. ANY CHANGES TO THE PROPERTY AFTER THAT DATE ARE NOT INCLUDED ON THIS SURVEY.

## SURVEYOR'S CERTIFICATION

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

I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS MINIMUM STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATE STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S.

CHARLES ARNOLD
LICENSED SURVEYOR AND MAPPER
4971
STATE OF FLORIDA

Digitally signed by CHARLES ARNOLD
Date: 2024.04.12 16:37:33 -04'00'

CHARLES ARNOLD, PSM
FLORIDA LICENSED NO. LS 4971

DATE

*NOTE:*
*If this is an electronically signed and sealed survey and/or map, it is done so per Florida Administrative Code (F.A.C.) 5J-17. Any printed survey and/or map and copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.*


**ARNOLD SURVEYING, INC.**
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4688 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
PHONE (772) 708-1819 SURVEY@ASI-SURVEY.COM


| DATE | BY | REVISIONS |
|---|---|---|
| | | |

CERTIFICATIONS:
BRENDA JACOBS
JOHN M JACOBS


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| | |
|---|---|
| DRAWN BY: | RC |
| CHECKED BY: | CA |
| DATE: | 03/03/2024 |
| HORIZONTAL SCALE | 1"=20' |
| SHEET | 2 OF 3 |
| PROJECT NO. | 24-701 |

# BOUNDARY SURVEY

*LYING IN ST. LUCIE COUNTY, FLORIDA*

## LEGAL DESCRIPTION ( PARCEL TWO )

THE EASTERLY 77.0 FEET OF THE NORTH 50.0 FEET OF THE FOLLOWING DESCRIPTION:

THE NORTHERLY 100 FEET OF THE FOLLOWING DESCRIBED PROPERTY:BEGINNING AT THE NORTHWEST CORNER OF OUTLOT 2 OF PLAT OF WHITE CITY SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE(s) 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RUN THENCE EAST ALONG THE NORTH LINE OF SAID OUTLOT 2, 260 FEET; THENCE SOUTH 00°17'30" WEST, 225 FEET; THENCE WEST 260 FEET TO THE EAST RIGHT OF WAY LINE OF ELM AVENUE; THENCE NORTH 00°17'30" EAST; ALONG THE EAST RIGHT OF WAY LINE OF ELM AVENUE, 225 FEET TO THE POINT OF BEGINNING, SAME BEING A PART OF OUTLOT 2 WHITE CITY SUBDIVISION.
TOGETHER WITH THE SOUTH 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: BEGIN AT SOUTHWEST CORNER OF OF OUTLOT 1, SECTION 4, TOWNSHIP 36 SOUTH, RANGE 40 EAST, PLAT OF WHITE CITY ACCORDING TO A PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(s) 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RUN THENCE EAST ALONG THE SOUTH LINE OF SAID OUTLOT 1, A DISTANCE OF 337 FEET, MORE OR LESS TO THE CENTER OF AN EXISTING DITCH; THENCE TURN AND RUN NORTHWESTERLY ALONG AND MEANDERING THE CENTER LINE OF SAID DITCH TO THE WEST LINE OF SAID OUTLOT 1, AND THENCE TURN AND RUN SOUTH ALONG THE WEST LINE OF SAID OUTLOT 1 TO THE POINT OF BEGINNING.

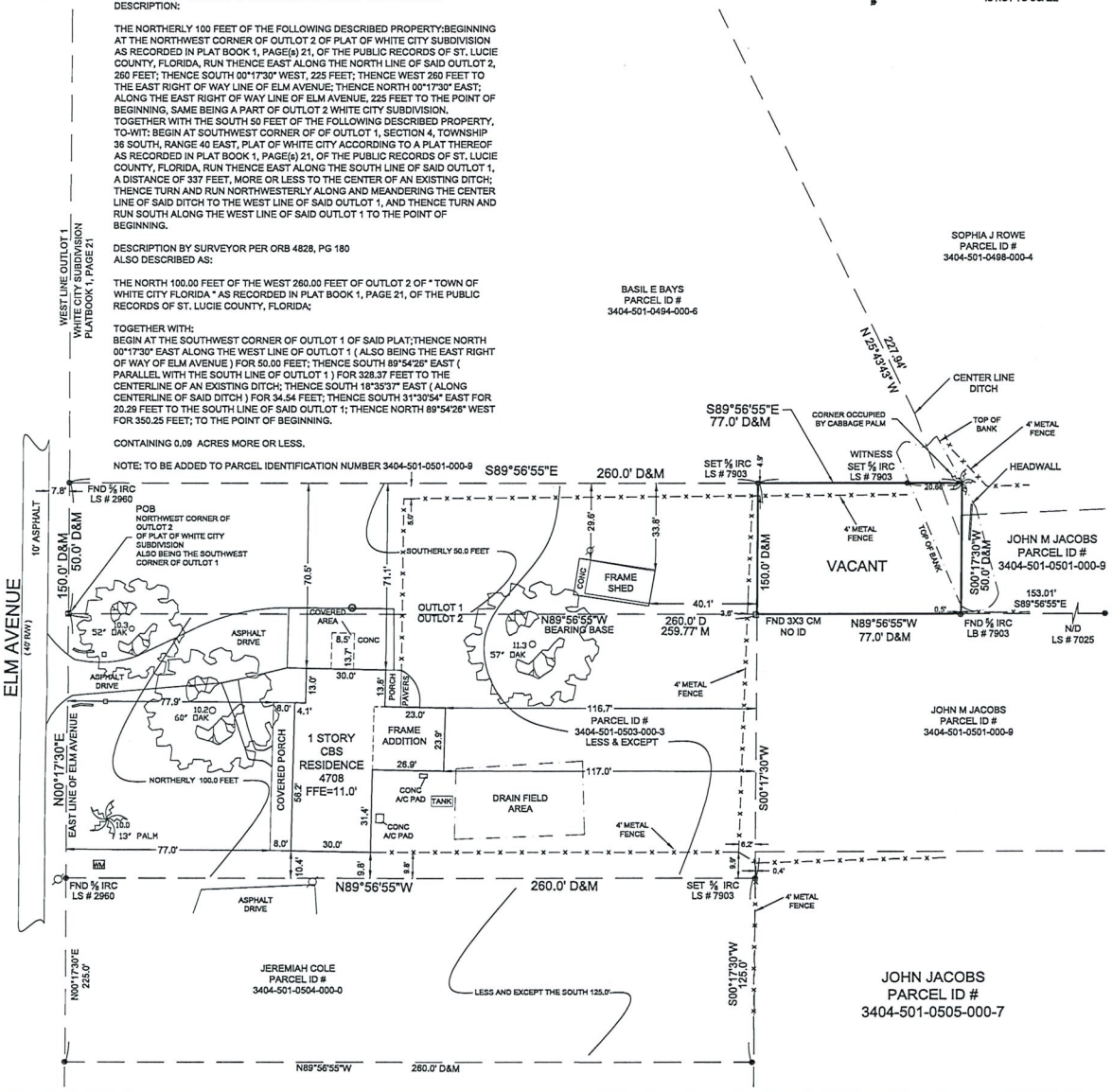
DESCRIPTION BY SURVEYOR PER ORB 4828, PG 180
ALSO DESCRIBED AS:

THE NORTH 100.00 FEET OF THE WEST 260.00 FEET OF OUTLOT 2 OF " TOWN OF WHITE CITY FLORIDA " AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

TOGETHER WITH:
BEGIN AT THE SOUTHWEST CORNER OF OUTLOT 1 OF SAID PLAT;THENCE NORTH 00°17'30" EAST ALONG THE WEST LINE OF OUTLOT 1 ( ALSO BEING THE EAST RIGHT OF WAY OF ELM AVENUE ) FOR 50.00 FEET; THENCE SOUTH 89°54'26" EAST ( PARALLEL WITH THE SOUTH LINE OF OUTLOT 1 ) FOR 328.37 FEET TO THE CENTERLINE OF AN EXISTING DITCH; THENCE SOUTH 18°35'37" EAST ( ALONG CENTERLINE OF SAID DITCH ) FOR 34.54 FEET; THENCE SOUTH 31°30'54" EAST FOR 20.29 FEET TO THE SOUTH LINE OF SAID OUTLOT 1; THENCE NORTH 89°54'26" WEST FOR 350.25 FEET; TO THE POINT OF BEGINNING.

CONTAINING 0.09 ACRES MORE OR LESS.

NOTE: TO BE ADDED TO PARCEL IDENTIFICATION NUMBER 3404-501-0501-000-9







0' 20' 40'
GRAPHIC SCALE IN FEET

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

### LOCATION MAP




NOT TO SCALE

### STREET ADDRESS

4708 ELM STREET, FORT PIERCE, FLORIDA 34982

### LEGEND & ABBREVIATIONS

| | |
|---|---|
| A | ARC LENGTH |
| A/C | AIR CONDITIONER |
| BM OR ⊕ | BENCHMARK |
| BRG | BEARING |
| C | CALCULATED DATA |
| CBS | CONCRETE BLOCK STRUCTURE |
| C/L | CENTERLINE |
| CM | CONCRETE MONUMENT |
| CMP | CORRUGATED METAL PIPE |
| CONC | CONCRETE |
| DB | DEED BOOK |
| DBH | DIAMETER AT BREAST HEIGHT |
| DEG OR ° | DEGREE |
| ELEV | ELEVATION |
| FFE | FINISHED FLOOR ELEVATION |
| FND | FOUND |
| ID | IDENTIFICATION NUMBER |
| IP | IRON PIPE |
| IR | IRON ROD |
| IRC | IRON ROD & CAP |
| LB | LICENSED BUSINESS |
| LS | LICENSED SURVEYOR |
| M | MEASURED DATA |
| MHWL | MEAN HIGH WATER LINE |
| MON | MONUMENT |
| N&D | NAIL AND DISK |
| NAVD | NORTH AMERICAN VERTICAL DATUM |
| NGVD | NATIONAL GEODETIC VERTICAL DATUM |
| NO OR # | NUMBER |
| OHP | OVERHEAD UTILITIES |
| ORB | OFFICIAL RECORDS BOOK |
| P | PLATTED DATA |
| PB | PLAT BOOK |
| PG(S) | PAGE(S) |
| PLS | PROFESSIONAL LAND SURVEYOR |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PRM | PERMANENT REFERENCE MONUMENT |
| PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| R | RADIUS |
| RLS | REGISTERED LAND SURVEYOR |
| R/W | RIGHT-OF-WAY |
| WM | WATER METER |
| Δ | DELTA |
| S | SANITARY SEWER |
| | UTILITY POLE |

### GLOBAL POSITIONING SYSTEM (GPS) NOTES

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

### SURVEYOR'S NOTES

1. THE PURPOSE AND/OR EXPECTED USE OF THIS SURVEY AND/OR MAP IS TO SUBMIT TO LOCAL MUNICIPALITY FOR A LOT SPLIT APPLICATION. ANY OTHER USE IS PROHIBITED BY ASI.
2. REPRODUCTIONS AND/OR PHOTO COPIES, WHETHER PARTIAL OR IN ITS ENTIRETY, AS WELL AS ANY ADDITIONS AND/OR DELETIONS TO THIS SURVEY ARE PROHIBITED BY ASI AND WILL DEEM THIS SURVEY AND/OR MAP TO BE INVALID REGARDLESS OF ANY SIGNATURE OR SEAL, WHETHER THAT SIGNATURE OR SEAL IS DIGITAL OR NOT.
3. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF OUTLOT 1, HAVING A BEARING OF N89°56'55"W, AS RECORDED IN PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA.
4. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0189 K, EFFECTIVE DATE FEBRUARY 19, 2020.
5. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND ARE REFERENCED TO ST. LUCIE COUNTY BENCHMARK "SHRINE" HAVING AN ELEVATION OF 10.14'.
6. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.
7. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
8. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.
9. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.
10. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS, OR MURPHY ACT DEEDS.
11. THE LAST DATE OF FIELD WORK AND/OR DATA ACQUISITION WAS FEBRUARY 27, 2024. ANY CHANGES TO THE PROPERTY AFTER THAT DATE ARE NOT INCLUDED ON THIS SURVEY.

### SURVEYOR'S CERTIFICATION

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

I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS MINIMUM STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATE STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S.

CHARLES ARNOLD
LICENSED NUMBER
4971
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by CHARLES ARNOLD
Date: 2024.04.12 16:40:03 -04'00'

CHARLES ARNOLD, PSM
FLORIDA LICENSED NO. LS 4971

DATE

*NOTE:*
*If this is an electronically signed and sealed survey and/or map, it is done so per Florida Administrative Code (F.A.C.) 5J-17. Any printed survey and/or map and copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.*


**ARNOLD SURVEYING, INC.**
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4088 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
PHONE (772) 708-1819 SURVEY@ASI-SURVEY.COM


| DATE | BY | REVISIONS |
|---|---|---|
| 04/01/2024 | RC | REVISED LEGAL DESCRIPTION FOR LOT SPLIT, PARCEL TWO |
| 04/01/2024 | RC | REVISED LEGAL DESCRIPTION FOR LOT SPLIT, PARCEL ONE |

CERTIFICATIONS:
BRENDA JACOBS
JOHN M JACOBS


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ALL DRAWINGS OR DOCUMENTS AND COPIES THEREOF ARE INSTRUMENTS OF SERVICE BY AND REMAIN THE PROPERTY OF ARNOLD SURVEYING, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OTHER THAN THE ONE FOR WHICH THEY WERE PREPARED FROM, WITHOUT THE PRIOR WRITTEN PERMISSION FROM ARNOLD SURVEYING, INC. ©


| | |
|---|---|
| DRAWN BY: | RC |
| CHECKED BY: | CA |
| DATE: | 03/03/2024 |
| HORIZONTAL SCALE | 1"=20' |
| SHEET | 3 OF 3 |
| PROJECT NO. | 24-701 |

This Instrument Prepared by and Return to:
Lawana M. Brown
Community Land Title Corporation
2400 S.E. Midport Road, Suite 214
Port St. Lucie, FL 34952
00-02046
Property Appraisers Parcel Identification (Folio) Numbers:
3404-501-0501-000/9

OR BOOK 1357 PAGE 2511

# Exhibit "A"

**Begin at the Southeast corner of Outlot 1, Section 4, Township 36 South, Range 40 East, PLAT OF WHITE CITY , according to the Plat thereof, as recorded in Plat Book 1, at Page 21, of the Public Records of St. Lucie County, Florida, run thence North along the East line of said Outlot 1, a distance of 44.3 feet; thence turn and run Southwesterly along and meandering the center line of an existing ditch, a distance of 155 feet; thence South 37.8 feet; thence East along the South line fo said Outlot 1, a distance of 153 feet ot the Point of Beginning.**

**ALSO, beginning at a concrete monument set at the Northeast corner of Outlot 2, as shown and designated upon a certain map entitled WHITE CITY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, at Page 23, of the Public Records of St. Lucie County, Florida, the said beginning corner being South 88° 57' 50" West, 68.50 feet and South 0° 43' 10" East, 1,280 feet as measured along the North line of said Township 36 South and the East line of Lots fronting upon the reserve now known as Oleander Avenue, from the Northeast corner of Section 4, Township 36 South, Range 40 East, St. Lucie County, Florida and running, thence(1) along the North line of said Outlot 2, South 88° 57' 50 West, 230 feet to a concrete monument set therein; thence (2) passing over lands belonging to T.W. Olson, South 0° 43' 10" East, 90 feet to a concrete monument; thence (3) continuing over lands of said Olson, parallel to the first course herein reversed, North 88° 57' 50" East, 241.73 feet to a concrete monument set in the West line of the present 60 foot right-of-way of Oleander Avenue; thence (4) along the said West side line of Oleander Avenue North 0° 32' 40" West, 90 feet to a concrete monument set therein; thence (5) along the Easterly projection of the said North line of Outlot 2, South 88° 57' 50" West, 12 feet to the Point of Beginning.**

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1876194 OR BOOK 1357 PAGE 2510
Recorded:01/23/01 14:12

This Instrument Prepared by and Return to:
Lawana M. Brown
Community Land Title Corporation
2400 S.E. Midport Road, Suite 214
Port St. Lucie, FL 34952
00-02046
Property Appraisers Parcel Identification (Folio) Numbers:
3484-501-0501-000/9

SLW
Return to Courthouse Box # 15
Community Land Title Corporation

# Warranty Deed

$11.20

*SPACE ABOVE THIS LINE FOR RECORDING DATA*

0.00
0.70
0.00

* Doc Assump: $
* Doc Tax : $
* Int Tax : $

**THIS WARRANTY DEED**, made and executed the 12th day of January, 2001 by, **John Jacobs and Brenda L. Jacobs f/k/a Brenda L. Berry, as Joint Tenants with Full Rights of Survivorship** whose post office address is: **4701 Oleander Avenue, Fort Pierce, FL 34982**, herein called the grantor, to **John M. Jacobs and Brenda L. Jacobs, husband and wife**, whose post office address is: **4701 Oleander Avenue, Fort Pierce, FL 34982**, hereinafter called the Grantees:
*(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 TEN AND 00/100'S ($10.00) Dollars 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, State of Florida, viz:

## SEE ATTACHED EXHIBIT "A"

**Subject to easement, restrictions, and reservations of record and to taxes for the year 2000 and thereafter.**

**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 grantors are lawfully seized of said land in fee simple; that the grantors have good and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all parties whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Edward A. June Sr
Witness #1 Signature

Edward A. June, Sr.
Printed Witness #1 Signature

By: John Jacobs

Lawana M. Brown
Witness #2 Signature

Lawana M. Brown
Printed Witness #2 Signature

By: Brenda L Jacobs

**STATE OF FLORIDA**

**COUNTY OF ST. LUCIE**

The foregoing instrument was acknowledged before me this 12th day of January, 2001, by **John Jacobs and Brenda L. Jacobs**, who is personally known to me or who has produced Drivers License as identification and who did not take an oath.

SEAL

Lawana M Brown
My Commission CC838884
Expires April 08 2001

Lawana M. Brown
Notary Signature

Lawana M. Brown
Printed Notary Name

April 8, 2001
My Commission Expires:

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

## Property Identification

Site Address: 4701 OLEANDER AVE
Sec/Town/Range: 04/36S/40E
Parcel ID: 3404-501-0501-000-9
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 39779
Map ID: 34/04N
Zoning: Res Sing F

## Ownership

John M Jacobs
Brenda L Jacobs
4701 Oleander Ave
Fort Pierce, FL 34982

## Legal Description

WHITE CITY BEG AT SE COR OF OUTLOT 1 RUN N ALG E LI OF OUTLOT 1 44.37 FT, TH SWLY MEANDERING C/L OF EXISTING DITCH153.16 FT, TH S 37.80 FT, TH W 77 FT, TH S 90 FT, TH E 241.73 FT TO W R/W LI OF OLEANDER AV, TH N 90 FT, TH W 12 FT TO POB (0.64 AC) (OR 295-2172: 1024-1536: 1109-327: 1112-2136: 1357-2505, 2510)



## Current Values

| | |
|---|---|
| Just/Market Value: | $367,900 |
| Assessed Value: | $192,630 |
| Exemptions: | $50,000 |
| Taxable Value: | $142,630 |

**Property taxes are subject to change upon change of ownership.**

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 3,117 |
| Gross Sketched Area (SF): | 6,622 |
| Land Size (acres): | 0.64 |
| Land Size (SF): | 27,878.4 |

## Building Design Wind Speed

| Occupancy Category | I | II | III |
|---|---|---|---|
| Speed | 140 | 160 | 160 |

Sources/links:

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| Jan 12, 2001 | 1357 / 2510 | XX01 | WD | Jacobs John | $100 |
| Nov 7, 1997 | 1112 / 2136 | XX00 | WD | Jacobs John | $40,000 |
| Nov 4, 1997 | 1109 / 0327 | XX01 | PRDEED | Joseph P Jacobs | $100 |
| Sep 1, 1978 | 0295 / 2172 | XX02 | CV | | $35,000 |

## Building Information (1 of 2)

Finished Area: 3,117 SF

Gross Sketched Area: 5,762 SF

Exterior Data

View:
Building Type: SFG
Grade: SFG-Fair

Roof Cover: Metal
Year Built: 1954
Effective Year: 1980

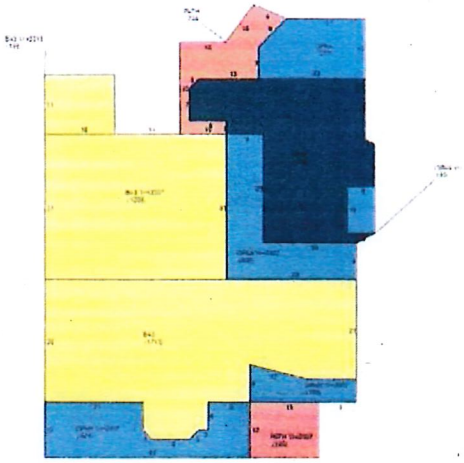
Roof Structure: Gable
Frame:
Primary Wall: Hardi Plank

Story Height: 1 Story | No. Units: 1 | Secondary Wall:

Interior Data

Bedrooms: 3 | Electric: AVERAGE | Primary Int Wall:
Full Baths: 3 | Heat Type: FrcdHotAir | Avg Hgt/Floor: 0
Half Baths: 1 | Heat Fuel: ELEC | Primary Floors: Tile-Ceramic
A/C %: 100% | Heated %: 100% | Sprinkled %: N/A%





## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|
| BAS | BASE AREA | 3117 | 3117 | 399 |
| OPAA | Open Porch Attached Average | 749 | 0 | 219 |
| OPAH | Open Porch Attached High | 557 | 0 | 185 |
| PATH | Patio High (Flooring over Slab-Tile,Pavers,etc) | 424 | 0 | 162 |
| WDK | WOOD DECK | 915 | 0 | 158 |

## Building Information (2 of 2)

Finished Area: 0 SF

Gross Sketched Area: 860 SF

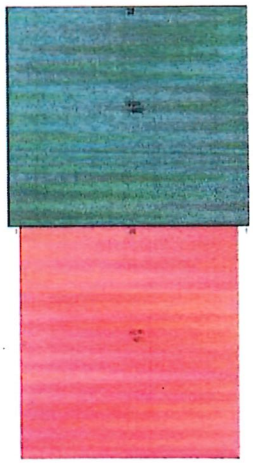
Exterior Data

View: | Roof Cover: Metal | Roof Structure: Gable
Building Type: DGAR | Year Built: 1954 | Frame:
Grade: DG | Effective Year: 1980 | Primary Wall: Hardi Plank
Story Height: 1 Story | No. Units: 0 | Secondary Wall:

Interior Data

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



## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|
| ACPA | Aluminium Carport Average | 420 | 0 | 82 |
| GDA | Garage Detached Average | 440 | 0 | 84 |

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|
| UTILITY GOOD | 1 | 240 | 1999 |

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $293,900 |
| Land: | $74,000 |
| Just/Market: | $367,900 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $175,270 |
| Assessed: | $192,630 |
| Exemption(s): | $50,000 |
| Taxable: | $142,630 |

Current Year Exemption Value Breakdown

| Tax Year | Grant Year | Code | Description | Amount |
|---|---|---|---|---|
| 2023 | 2002 | 0500 | Homestead Exemption | $25,000 |
| 2023 | 2008 | 0550 | Homestead Exemption over $ 50,000 | $25,000 |

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2009 | 0041 | 1 | Fort Pierce Stormwater Charge | $69.00 |
| 2013 | 0054 | 0.64 | North St. Lucie Water Management District | $25.00 |

This does not necessarily represent the total Special Assessements 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 | $367,900 | $192,630 | $50,000 | $142,630 |
| 2022 | $293,100 | $187,020 | $50,000 | $137,020 |
| 2021 | $215,200 | $180,408 | $50,000 | $130,408 |
| 2020 | $203,600 | $177,918 | $50,000 | $127,918 |

## Permits

| Number | Issue Date | Description | Amount | Fee |
|---|---|---|---|---|
| C22-090165 | Oct 18, 2002 | Alterations/Remodeling | $53,388 | $776 |
| C24011276 | Feb 23, 2004 | Alterations/Remodeling | $53,388 | $52 |
| C06120279 | Jan 5, 2007 | Alterations/Remodeling | $43,839 | $0 |
| C07110323 | Nov 28, 2007 | Roof | $2,849 | $0 |
| C07110324 | Nov 28, 2007 | Roof | $1,221 | $0 |
| BP16-1733 | Jun 21, 2016 | Air Conditioning Only | $5,990 | $0 |
| BP17-0878 | Oct 18, 2019 | Additions to existing construction | $10,000 | $0 |

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Prepared by:
Melissa Harnage
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 21595

THIS IS A TRUE AND CERTIFIED COPY OF THE ORIGINAL INSTRUMENT WHICH HAS BEEN EXECUTED AS INDICATED
ST. LUCIE TITLE SERVICES, INC
BY:

# General Warranty Deed

Made this May 18th, 2022 A.D. By

**Mirta Milian Gall, a single woman, Individually & as Trustee of The Mirta Milian Gall Revocable Trust dated June 17, 2010,** hereinafter called the grantor,

to **Brenda Jacobs and John Jacobs, wife and husband,** whose post office address is: 4701 Oleander Ave, Fort Pierce, FL 34982, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, ($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, viz:

The Northerly 100 feet of the following described property: Beginning at the NW corner of Outlot 2 of Plat of White City Subdivision as recorded in Plat Book 1, Page(s) 21, Public Records of St. Lucie County, Florida, run thence East along the North line of said Outlot 2, 260 feet; thence South 0°17 1/2' West, 225 feet; thence West 260 feet to the East right of way line of Elm Avenue; thence North 0°17 1/2' East, along the East right of way line of Elm Avenue, 225 feet to the Point of Beginning, same being a part of Outlot 2 White City Subdivision. Together with the South 50 feet of the following described property, to-wit: Begin at SW corner of Outlot 1, Section 4, Township 36 South, Range 40 East, plat of White City according to a plat thereof as recorded in Plat Book 1, Page(s) 21, of the Public Records of St. Lucie County, Florida, run thence East along the South line of said Outlot 1, a distance of 337 feet, more or less to the center of an existing ditch; thence turn and run Northwesterly along and meandering the center line of said ditch to the West line of said Outlot 1, and thence turn and run South along the West line of said Outlot 1 to the Point of Beginning.

Description by Surveyor
Also Described As:

The North 100.00 feet of the West 260.00 feet of Outlot 2 of "Town of White City Florida" as recorded in Plat Book 1, Page 21, of the Public Records of St. Lucie County, Florida;
Together with:
Begin at the Southwest corner of Outlot 1 of said Plat; thence North 00°17'30" East along the West line of Outlot 1 (Also being the East right-of-way of Elm Avenue) for 50.00 feet; thence South 89°54'26" East (Parallel with the South line of Outlot 1) for 328.37 feet to the centerline of an existing ditch; thence South 18°35'37" East (along centerline of said ditch) for 34.54 feet; thence South 31°30'54" East for 20.29 feet to the South line of said Outlot 1; thence North 89°54'26" West for 350.25 feet to the Point of Beginning.

Parcel ID Number: 3404-501-0503-000/3

**Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon..**

**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.

Prepared by:
Melissa Harnage
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 21595

**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

**The Mirta Milian Gall Revocable Trust dated June 17, 2010**

Witness #1 Printed Name Melissa Harnage

Witness #2 Printed Name Kaitlin Hall

Mirta Milian Gall (Seal)
**Mirta Milian Gall, Individually & as Trustee**
Address: 528 W. Minnesota Ave, Deland, Florida 32720

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [X ] physical presence or [ ] online notarization, this 18 day of May, 2022, by Mirta Milian Gall, Individually & as Trustee of The Mirta Milian Gall Revocable Trust dated June 17, 2010, who is/are personally known to me or who has produced Drivers License as identification.

MELISSA HARNAGE
Commission # GG 927430
Expires December 2, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

(Seal)

**Notary Public**
**Print Name:**

**My Commission Expires:**

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

## Property Identification

Site Address: 4708 ELM AVE
Sec/Town/Range: 04/36S/40E
Parcel ID: 3404-501-0503-000-3
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 39780
Map ID: 34/04N
Zoning: Res Sing F

## Ownership

Brenda Jacobs
John Jacobs
4701 Oleander AVE
Fort Pierce, FL 34982



## Legal Description

WHITE CITY BEG AT NW COR OF OUTLOT 2, BEING ALSO SW COR OUTLOT 1, TH RUN N 50 FT, TH E TO PT IN CENTER OF DITCH WHICH IS 50 FT DUE N OF S LI OF OUTLOT 1, TH MEANDER DITCH TO SD S LI, TH W TO PT THAT IS 260 FT E OF NW COR OUTLOT 2, TH S 100 FT, TH W 260 FT, TH N 100 FT TO POB (0.98 AC)

## Current Values

| | |
|---|---|
| Just/Market Value: | $288,600 |
| Assessed Value: | $288,600 |
| Exemptions: | $0 |
| Taxable Value: | $288,600 |

**Property taxes are subject to change upon change of ownership.**

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 2,202 |
| Gross Sketched Area (SF): | 3,356 |
| Land Size (acres): | 0.98 |
| Land Size (SF): | 42,688.8 |

## Building Design Wind Speed

| Occupancy Category | I | II | III |
|---|---|---|---|
| Speed | 140 | 160 | 160 |

Sources/links:

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| May 18, 2022 | 4828 / 0180 | 0001 | WD | Gall (TR) Mirta M | $350,000 |
| Apr 19, 2018 | 4136 / 1286 | 0111 | QC | Gall Mirta M | $100 |
| Jun 13, 2001 | 1403 / 2170 | XX01 | PRDEED | Strader (Est) Keith E | $66,500 |
| Jun 13, 2001 | 1403 / 2166 | XX01 | QC | Gall,Mirta M | $100 |
| Jun 1, 1986 | 0506 / 1006 | XX01 | CV | | $0 |
| Jul 1, 1976 | 0278 / 0999 | XX01 | CV | | $0 |

## Building Information (1 of 1)

Finished Area: 2,202 SF

Gross Sketched Area: 3,356 SF

Exterior Data

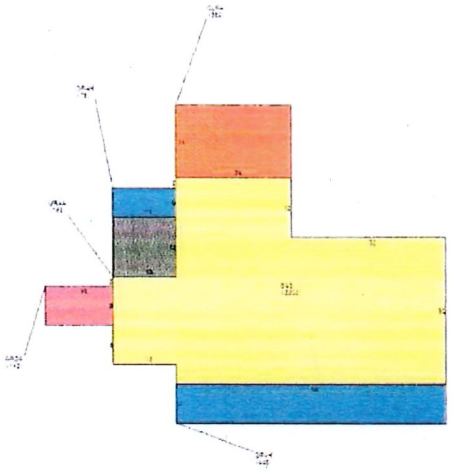
View: Roof Cover: Dim Shingle Roof Structure: Gable

| | | |
|---|---|---|
| Building Type: SFAV | Year Built: 1958 | Frame: |
| Grade: SFAV-Avg | Effective Year: 1965 | Primary Wall: Conc Block |
| Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

| | | |
|---|---|---|
| Bedrooms: 4 | Electric: AVERAGE | Primary Int Wall: |
| Full Baths: 2 | Heat Type: FrcdHotAir | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Heat Fuel: ELEC | Primary Floors: Carpet |
| A/C %: 100% | Heated %: 100% | Sprinkled %: 0% |





## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|
| APOA | Aluminium Porch (Open) Average | 112 | 0 | 44 |
| BAS | BASE AREA | 2202 | 2202 | 222 |
| CLPA | Closed Porch Average | 360 | 0 | 78 |
| OPAH | Open Porch Attached High | 526 | 0 | 166 |
| URAA | Utility Room Attached Average | 156 | 0 | 50 |

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|
| Driv-Concret | 1 | 500 | 1958 |
| CHAINLINK 4' | 1 | 464 | 1999 |
| UTILITY GOOD | 1 | 288 | 2000 |

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $167,200 |
| Land: | $121,400 |
| Just/Market: | $288,600 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $0 |
| Assessed: | $288,600 |
| Exemption(s): | $0 |
| Taxable: | $288,600 |

Current Year Exemption Value Breakdown

| Tax Year | Grant Year | Code | Description | Amount |
|---|---|---|---|---|

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 0.98 | North St. Lucie Water Management District | $25.00 |
| 2014 | 0041 | 1 | Fort Pierce Stormwater Charge | $69.00 |

This does not necessarily represent the total Special Assessements 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 | $288,600 | $288,600 | $0 | $288,600 |
| 2022 | $241,200 | $164,923 | $0 | $164,923 |
| 2021 | $163,300 | $149,930 | $0 | $149,930 |
| 2020 | $136,300 | $136,300 | $0 | $136,300 |

## Permits

| Number | Issue Date | Description | Amount | Fee |
|---|---|---|---|---|
| C23081244 | Dec 3, 2003 | Patio | $12,960 | $360 |
| BP15-2920 | Oct 21, 2015 | Air Conditioning Only | $4,300 | $155 |
| BP15-2958 | Oct 26, 2015 | Electric | $800 | $104 |
| BP23-2199 | Jun 5, 2023 | Roof | $24,250 | $0 |

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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**Technical Review Committee** **1. d.**

Meeting Date: 06/20/2024

REQUESTED ACTION

Minor Amendment - Crossroads Parkway Industrial - 3800 Crossroads Parkway

SUMMARY

Project #: 24-07000005

The subject parcel has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of Commercial Parkway Zone (CP-1). The petitioner is proposing to add an additional ramp at one of the bay doors on the west side of the existing 207,458-sf industrial building.
Since the original site plan and construction plans have been reviewed and approved, the client has made a minor revision to the approved site. The revision includes adding a single ramp on the west side of the building that will eliminate one (1) truck parking space. The site does have sufficient parking, therefore, losing a parking space for a ramp will keep the site plan in compliance with the parking regulations.

LOCATION

3800 Crossroads Pkwy

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

**Form Review**

Form Started By: Vennis Gilmore Started On: 06/05/2024 05:56 PM

Final Approval Date: 06/07/2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

# DEVELOPMENT REVIEW

**Property Information**

Property address or Location 3800 Crossroads Parkway

Parcel ID #(s) 2324-710-0018-000-0

Project description Existing Site, adding one additional ramp to bay door on north side of building

**Application Type**

☐ Site Plan ☐ Minor Site Plan ☐ Innovative Residential Development

☒ Minor Amendment ☐ Major Amendment ☐ Conditional Use w/New Construction

**Site Information**

*Non-Residential:* Proposed Sq. Ft.: _____ Site Acreage: _____

*Residential:* Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: 12.71

| | |
|---|---|
| JGBL Fort Pierce Industrial LLC | Mark Landsman, P.E. - EDC |
| **Property Owner(s)** | **Applicant/Representative, Title, Company** |
| 2028 Harrison St Suite 202 | 10250 SW Village Parkway Suite 201 |
| Street Address | Street Address |
| Hollywood FL 33020 | Port St Lucie FL 34987 |
| City State Zip | City State Zip |
| 954-346-9494 | 772-462-2455 |
| Phone Number | Phone Number |
| michael@jbldvlp.com | marklandsman@edc-inc.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.*

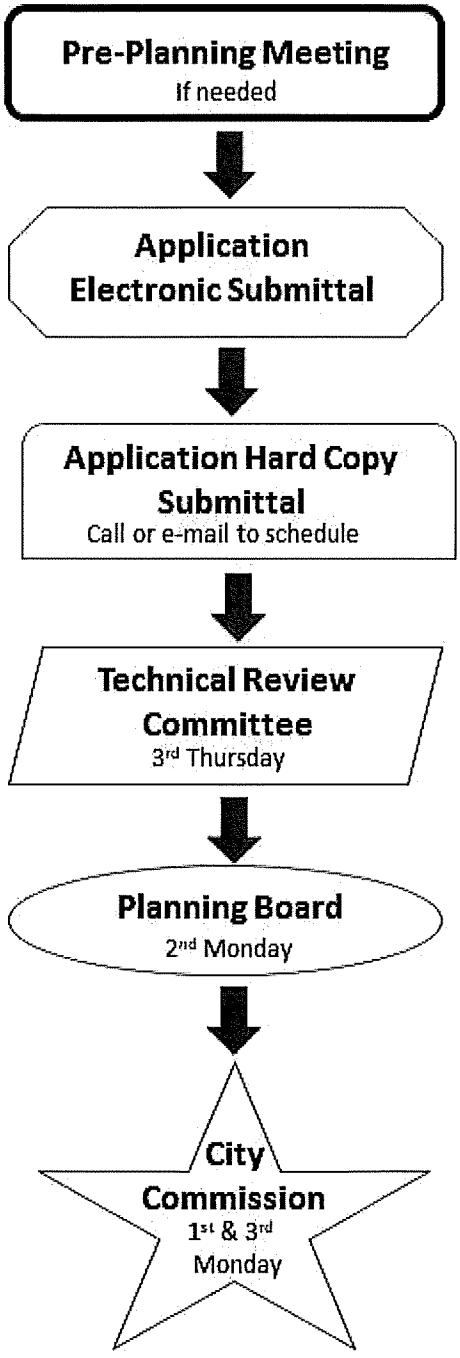
_____ 13 May 2024

*Property Owner(s) Signature(s)* *Date*

**APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS**
**CALL 772.467.3737 OR E-MAIL PLANNING@CITYOFFORTPIERCE.COM**
**For more information, please refer to the website:**
**https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi**

*General Information*

- **Incomplete application packets will not be accepted.**
- Appointments are required for application hard copy 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, one (1) hard copy and one (1) 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)

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4864419 OR BOOK 4611 PAGE 1803, Recorded 05/17/2021 10:55:53 AM Doc
Tax: $3395.00

Prepared by and return to:
**Alan E. Krinzman**
**Assouline & Berlowe, P.A.**
**Miami Tower 100 S.E. 2nd Street, Suite 3105**
**Miami, FL 33131**
**305-567-5576**
File Number: **00030.0032**

Parcel Identification No. **2324-710-0018-000-0**

[Space Above This Line For Recording Data]

# Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 29 day of **April, 2021** between **John E. Burns IV aka John Edmund Burns IV, Individually,** whose post office address is **238 Lanternback Island Drive, Satellite Beach, FL 32937 and Meredith P. Burns aka Meredith Price Burns, Individually,** whose post office address is **5641 NE Handcock Street, Portland, OR 97213; and John E. Burns IV aka John Edmund Burns IV; Meredith P. Burns aka Meredith Price Burns and TCA TrustCorp America, Inc., a Washington, D.C. corporation, as Trustees of the John E. Burns III Revocable Trust dated May 8, 2003 (as revised September 24, 2010),** whose post office address is **5301 Wisconsin Avenue, NW #450, Washington, DC 20015,** grantor*, and **JBL Fort Pierce Industrial, LLC, a Florida limited liability company** whose post office address is **2028 Harrison Street, Suite 202, Hollywood, FL 33020**, grantee*,

**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 12, CROSSROADS PARK OF COMMERCE PHASE 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11, of the Public Records of St. Lucie County, Florida.**

**Subject to restrictions, reservations and limitation of record, if any (without reimposing same), and taxes for the year 2021, which are not yet due and payable.**

**The above described property is not now nor ever has been the homestead property of grantor, nor is said property adjacent to the homestead property of grantor.**

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**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:

Witness Name: JOANNE O'MALLEY

Witness Name: M. ROBINETTE

John E. Burns, IV, individually and as Trustee

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 29 day of April, 2021 by John E. Burns IV aka John Edmund Burns IV, Individually and as Trustee of the John E. Burns III Revocable Trust dated May 8, 2003 (as revised September 24, 2010). He [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public State of Florida
Kimberly G Wolfe
My Commission GG 251446
Expires 08/22/2022

Notary Public

Printed Name: Kimberly G. Wolfe

My Commission Expires: 08.22.2022

**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:

Witness Name: Patricia L Adamski

Witness Name: Zach Beach

Meredith P. **Burns**, individually and as Trustee

State of Oregon
County of Multnomah

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 29th day of April, 2021 by Meredith P. Burns aka Meredith Price Burns, Individually and as Trustee of the John E. Burns III Revocable Trust dated May 8, 2003 (as revised September 24, 2010). She [_] is personally known or [X] has produced a ~~driver's license~~ US Passport as identification.

[Notary Seal]

OFFICIAL STAMP
MICHELE D DOLAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 968440
MY COMMISSION EXPIRES NOVEMBER 13, 2021

Notary Public

Printed Name: Michele D. Dolan

My Commission Expires: 11/13/2021



DoubleTime®

**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:

Witness Name: Christopher Pyer

Witness Name: James W. Koch

TCA TrustCorp America, Inc.,
a Washington D.C. corporation as Trustee

William T. Russell, President

District of Columbia

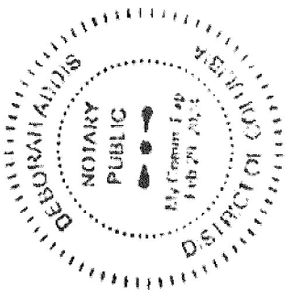
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 29 day of April, 2021 by William T. Russell as President of TCA TrustCorp America, Inc. a Washington, D.C. corporation, on behalf of the corporation, as Trustee of the John E. Burns III Revocable Trust dated May 8, 2003 (as revised September 24, 2010). He [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: DEBORAH ADDIS

My Commission Expires: 02/29/2024



MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4864421 OR BOOK 4611 PAGE 1864, Recorded 05/17/2021 10:56:38 AM Doc
Tax: $14495.60

Prepared by:
Joseph P. Mullen, Esquire
Mullen & Bizzarro, P.A.
2929 East Commercial Boulevard, PH-C
Fort Lauderdale, Florida 33308
Telephone (954) 772-9100
File No.: 4038.1

Return To:
Assouline & Berlowe , P.A.
100 SE 2ns Street, Suite 3105
Miami, Florida 33131
Telephone (305) 567-5576

Tax Folio No.: 2324-710-0019-000-7

# WARRANTY DEED

**THIS INDENTURE** made this 4th day of May, 2021, between Richard E. Bonvie and Patricia A. Bonvie, husband and wife, whose post office address is 4567 W. Tradewinds Avenue, Lauderdale-By-The-Sea, Florida 33308, Grantors, and JBL Fort Pierce Industrial, LLC, a Florida limited liability company, whose post office address is 2028 Harrison Street, Suite #202, Hollywood, Florida 33020, Grantee.

**WITNESSETH:** That said Grantors, for and in consideration of the sum of Two Million Seventy Thousand Eight Hundred and 00/100 ($2,070,800.00) Dollars, and other good and valuable consideration to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said Grantee, and Grantee's successors and assigns, the following described land situate, lying and being in St. Lucie County, Florida, to-wit:

Lot 13, Crossroads Park of Commerce Phase 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11, of the Public Records of St. Lucie County, Florida.

**SUBJECT TO:** (1) taxes for the year 2021 and thereafter; (2) zoning, restrictions, prohibitions and other requirements imposed by governmental authority; (3) and the Plat recorded in Plat Book 30, Page 11 of the Public Records of St. Lucie County, Florida.

Grantors, Richard E. Bonvie and Patricia A. Bonvie, certify that the described property is not, now, nor has it ever been, their homestead. Their homestead address is 4567 W. Tradewinds Avenue, Lauderdale-By- The-Sea, Florida 33308.

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

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

**WITNESS WHEREOF**, Grantors have hereunto set Grantors' hand and seal the day and year first-above written.

Signed, sealed, and delivered in our presence:

Witnesses:

First witness

Print Name

Second witness

Print name

Grantors:

Richard E. Bonvie

Patricia A. Bonvie

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization, this 4th day of May, 2021 by Richard E. Bonvie and Patricia A. Bonvie who are personally known to me or who have produced a Florida driver licenses as identification.

[Notary Seal]

MARIA E. CASTRO
MY COMMISSION # GG 918506
EXPIRES: January 31, 2024
Bonded Thru Notary Public Underwriters

Notary Public

My Commission Expires:

Printed Notary Name

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4862543 OR BOOK 4609 PAGE 893, Recorded 05/12/2021 03:57:36 PM Doc Tax: $6440.00

Prepared by and return to:
**Michael B. Manes, Esq.**
**Michael B. Manes, P.A.**
**950 S Pine Island Road, A-150**
**Plantation, FL 33324**
**954-523-1844**

**Return to:**

**Alan E. Krinzman, Esq.**
**Assouline & Berlowe, P.A.**
**100 SE 2nd Street, Suite 3105,**
**Miami, FL 33131**

[Space Above This Line For Recording Data]

# Warranty Deed

**This Warranty Deed** made this 26th day of **April 2021** between **Zabik Investments, LLC, a Florida limited liability company,** whose post office address is **13224 Marcella Blvd, Loxahatchee, Florida 33470,** ("Grantor"), and **JBL Fort Pierce Industrial, LLC, a Florida limited liability company,** whose post office address is **2028 Harrison Street, Suite 202, Hollywood, Florida 33020,** ("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 **St. Lucie County, Florida** to-wit:

**Lots 14 and 15, CROSSROADS PARK OF COMMERCE PHASE 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11 of the Public Records of St. Lucie County, Florida.**

**Parcel Identification Numbers: Lot 14: 2324-710-0020-000-7; Lot 15: 2324-710-0021-000-4**

**This conveyance is subject to the following:**

1. **Taxes for the year 2021 and subsequent years, which are not yet due and payable;**
2. **Covenants, conditions, restrictions, easements, reservations and limitations of record, if any without reimposing same.**

**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, 2020.

**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:

Witness Name: RACHEL NORTON

Teresa Zabik, Manager of Zabik Investments, LLC

Witness Name: TANYA BOREIANO

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 21st day of April 2021 by Teresa Zabik, Manager of Zabik Investments, LLC., Grantor. She [ ] is personally known to me or [✓] has produced FLDL as identification.

[Notary Seal]

SHARON VALDERRAMA
MY COMMISSION # HH 103982
EXPIRES: March 14, 2025
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Sharon Valderrama

My Commission Expires: March 14, 2025

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4862527 OR BOOK 4609 PAGE 833, Recorded 05/12/2021 03:48:40 PM Doc Tax: $3220.00

Prepared by and return to:
**Michael B. Manes, Esq.**
**Michael B. Manes, P.A.**
**950 S Pine Island Road, A-150**
**Plantation, FL 33324**
**954-523-1844**

**Return to:**

**Alan E. Krinzman, Esq.**
**Assouline & Berlowe, P.A.**
**100 SE 2nd Street, Suite 3105,**
**Miami, FL 33131**

[Space Above This Line For Recording Data]

# Warranty Deed

**This Warranty Deed** made this 26th day of **April 2021** between **Jeffrey Lefkovits, a married man,** whose post office address is 7 Highview Drive, Livingston NJ 07039, ("Grantor"), and **JBL Fort Pierce Industrial, LLC, a Florida limited liability company,** whose post office address is **2028 Harrison Street, Suite 202, Hollywood, Florida 33020**, ("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 **St. Lucie County, Florida** to-wit:

**Lot 16, CROSSROADS PARK OF COMMERCE PHASE 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11 of the Public Records of St. Lucie County, Florida.**

**Parcel Identification Number: 2324-710-0022-000-1**

**This conveyance is subject to the following:**

1. **Taxes for the year 2021 and subsequent years, which are not yet due and payable;**
2. **Covenants, conditions, restrictions, easements, reservations and limitations of record, if any without reimposing same.**

**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, 2020.

This property is not now and has never been the homestead of the Grantor.

**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:

Witness Name: Diana Tsiac

Jeffrey Lefkovits, Grantor

Witness Name: J. Steven Spector

State of New York
County of Nassau

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 27th day of April 2021 by Jeffrey Lefkovits., Grantor. He [✓] is personally known to me or [ ] has produced _____ as identification.

[Notary Seal]

Notary Public

Printed Name: J. Steven Spector

My Commission Expires: _____

J. STEVEN SPECTOR
Notary Public, State of New York
Reg. No. 02SP6063729
Qualified in Nassau County
Commission Expires Sept. 10, 2021

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4979650 OR BOOK 4756 PAGE 91, Recorded 01/13/2022 09:50:46 AM

This instrument was prepared by
and should be returned to:
Jason Feder, Esq.
JBL Asset Management, LLC
2028 Harrison Street, #202
Hollywood, Florida 33020

# DECLARATION OF UNITY OF TITLE

In consideration of the issuance of a Permit to JBL FORT PIERCE INDUSTRIAL, LLC, a Florida limited liability company ("Owner"), and for other good and valuable considerations, the Owner agrees to restrict the use of land owned by Owner and described in Exhibit A (the "Property"), attached hereto in the following manner:

1. That said Property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.

2. This condition, restriction and limitation is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the Property described above and shall be deemed to covenant running with land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs, successors and assigns until such time as the same may be released in writing by the City of Port St. Lucie, or its successor, in accordance with the applicable rules, codes or ordinances of said City then in effect.

3. This instrument shall be recorded in the Public Records of St. Lucie County, Florida.

[signatures on following page]

Signed, sealed, executed and acknowledged on the 6 day of January __, 2022.

| WITNESSES: | JBL FORT PIERCE INDUSTRIAL, LLC, a Florida limited liability company |
|---|---|
| Print Name: Michael Rum | By: _____ |
| Print Name: Jason Feder | Jacob Khotoveli, Manager |

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by ☒ physical presence or ☐ online notarization on this 6 day of January, 2022, by Jacob Khotoveli, the Manager of JBL FORT PIERCE INDUSTRIAL, LLC, a Florida limited liability company, on behalf of the company. Such person ☒ is personally known to me or ☐ has produced N/A as identification.

Notary Public

Jill Hofstetter
(Print, Type or Stamp Name)

JILL HOFSTETTER
Notary Public-State of Florida
Commission # GG 925369
My Commission Expires
October 23, 2023

JILL HOFSTETTER
Notary Public-State of Florida
Commission # GG 925369
My Commission Expires
October 23, 2023

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

**Lot 12, CROSSROADS PARK OF COMMERCE PHASE 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11, of the Public Records of St. Lucie County, Florida.**

Lot 13, Crossroads Park of Commerce Phase 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11, of the Public Records of St. Lucie County, Florida.

**Lots 14 and 15, CROSSROADS PARK OF COMMERCE PHASE 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11 of the Public Records of St. Lucie County, Florida.**

**Lot 16, CROSSROADS PARK OF COMMERCE PHASE 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11 of the Public Records of St. Lucie County, Florida.**

**JBL Fort Pierce Industrial, LLC**
2028 Harrison Street # 202
Hollywood, FL 33020

## AGENT CONSENT FORM

---

Project Name: 3800 Crossroads Parkway

Parcel ID: 2324-710-0018-000-0, 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4 and 2324-710-0022-000-1

BEFORE ME THIS DAY PERSONALLY APPEARED Jacob Khotoveli, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 7th day of July, 2021, by Jacob Khotoveli (Name of Person Acknowledging) who is personally known to me or who has produced N/A (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Jill Hofstetter
Printed Name of Notary

JILL HOFSTETTER
Notary Public - State of Florida
Commission # GG 925369
My Commission Expires
October 23, 2023

10-23-2023
My commission expires

Owner's Signature

JBL Fort Pierce Industrial LLC, Jacob Khotoveli
Owner's Name

2028 Harrison Street, Suite 202
Street Address

Hollywood, FL, 33020
City, State, Zip

917.225.1694 / michael@jbldvlp.com
Telephone / Email

**Justification Statement**
**3800 Crossroads Parkway**
**Minor Site Plan Amendment**
May 13, 2024

***REQUEST***

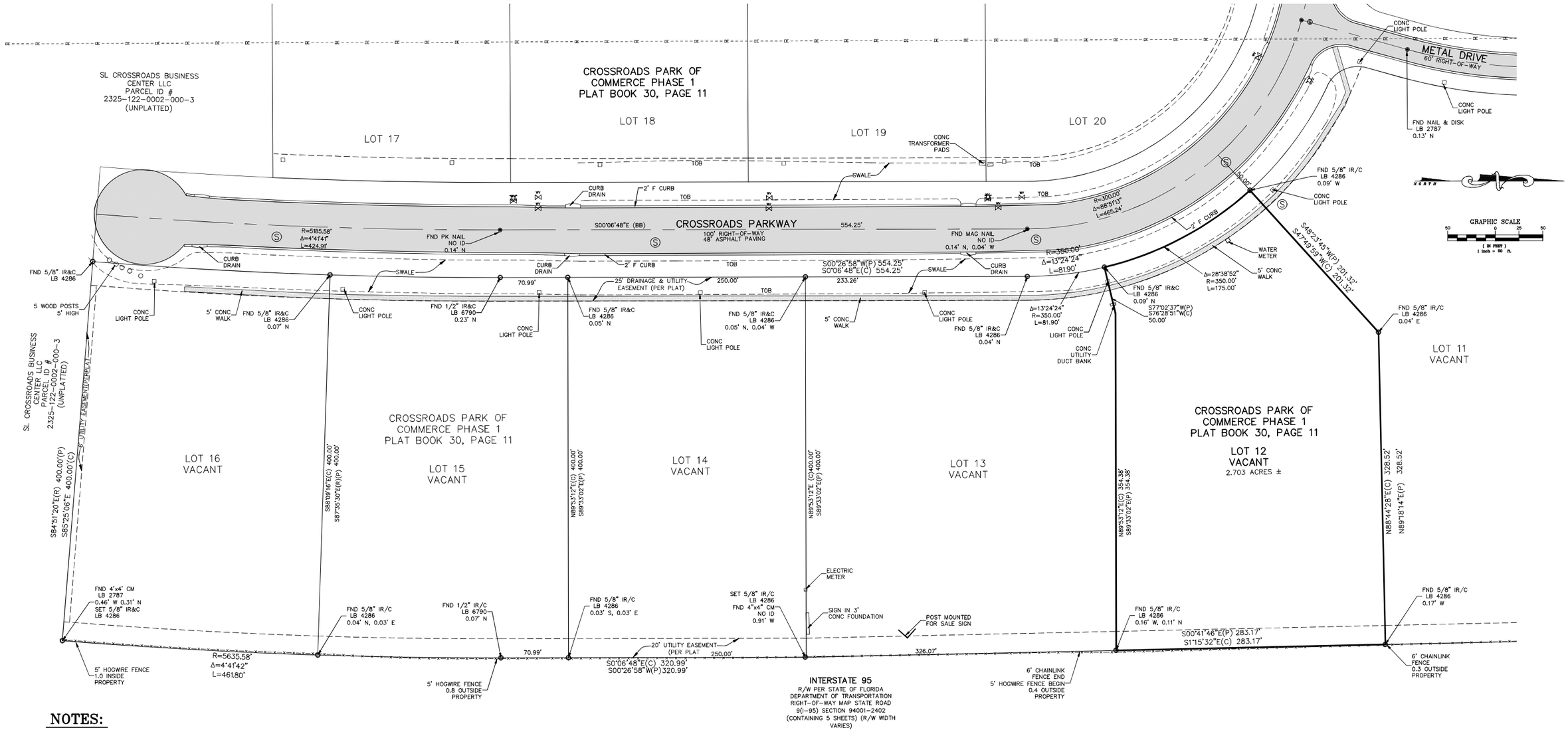
***On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request a review and approval for a minor site plan amendment for the 3800 Crossroads Parkway project. The subject parcel noted below is located on the east side of Crossroads Parkway and west of I-95 in the City of Fort Pierce, Florida***

The subject parcel can be identified in the below table:

| Parcel ID: | Address: | Acreage: | FLU: | Zoning: |
|---|---|---|---|---|
| 2324-710-0018-000-0 | 3800 Crossroads Pkwy | 12.71 | GC | CP-1 |

The subject parcel has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of Commercial Parkway Zone (CP-1). The petitioner is proposing to add an additional ramp at one of the bay doors on the west side of the existing 207,458-sf industrial building.

Since the original site plan and construction plans have been reviewed and approved, the client has made a minor revision to the approved site. The revision includes adding a single ramp on the west side of the building that will eliminate one (1) truck parking space. The site does have sufficient parking, therefore, losing a parking space for a ramp will keep the site plan in compliance with the parking regulations.




## NOTES:

1) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
2) Description shown hereon provided by the client and/or their agent.
3) The last date of field work was April 01, 2021.
4) Overall parcel contains 2.703 Acres, more or less.
5) Fidelity National Title Insurance Company, Commitment Order No: 9343364, with a Commitment Date of 03/04/2021 @ 11:00 pm, was incorporated into this survey and all public right-of-way, easements and matters included in the Title Commitment abutting and or across subject parcel are shown hereon.
6) Bearings shown hereon are relative to the Florida State Plane East (Zone 901) and are further referenced to the center line of Crossroads Parkway having a bearing of S00°06'48"E.
7) Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
8) Said described property appears to be located within an area having a Flood Zone Designation "X", on Flood Rate Map No.12111C0167 J with a date of identification of February 16, 2012, in St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated. No additional search of the public records has been performed. There may be additional map amendments affecting this property.
9) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
10) The feature shown hereon were aquired using RTK GPS and Trigonometric methods and were verified through a redundancy of measurements for accuracy.

## LEGAL DESCRIPTION

Being all of Lot 12, according to the plat of CRROSSROADS PARK OF COMMERCE PHASE 1, as recorded in Plat Book 30, Page 11, Public Records of St. Lucie County, Florida.

Containing 2.703 acres, more of less.

## CERTIFICATION

JBL FORT PIERCE INDUSTRIAL, LLC

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE RECOGNIZED BY FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, AS SET FORTH IN CHAPTER [DOACS 5J-17.052] AND ESTABLISHED PURSUANT TO CH 472, F.S., AS AMENDED.

## LEGEND

| | |
|---|---|
| ℄ | DENOTES CENTERLINE |
| (P) | DENOTES PLAT DATA |
| (C) | DENOTES CALCULATED FROM FIELD MEASUREMENTS |
| (D) | DENOTES DEED DATA |
| TOB | DENOTES TOP OF BANK |
| TYP | DENOTES TYPICAL |
| FND | DENOTES FOUND |
| LB | DENOTES LICENSED BUSINESS |
| OHU | DENOTES OVERHEAD UTILITIES |
| PB | DENOTES PLAT BOOK |
| PG | DENOTES PAGE |
| N & TT | DENOTES NAIL AND TIN TAB |
| UE | DENOTES UTILITY EASEMENT |
| PLS | DENOTES PROFESSIONAL LAND SURVEYOR |
| IP | DENOTES IRON PIPE |
| IR | DENOTES IRON ROD |
| CM | DENOTES CONCRETE MONUMENT |
| CONC | DENOTES CONCRETE |

| | |
|---|---|
| IR & C | DENOTES 5/8" IRON ROD & CAP |
| Δ | DENOTES CENTRAL ANGLE |
| R | DENOTES RADIUS |
| L | DENOTES ARC LENGTH |
| ORB | DENOTES OFFICIAL RECORDS BOOK |
| ± | DENOTES PLUS OR MINUS |
| No. | DENOTES NUMBER |
| DB | DENOTES DEED BOOK |
| PK & D | DENOTES P.K. NAIL AND DISK |
| CMP | DENOTES CORRUGATED METAL PIPE |
| RCP | DENOTES REINFORCED CONCRETE PIPE |
| No ID | DENOTES NO IDENTIFICATION NUMBER |
| PRM | DENOTES PERMANENT REFERENCE MONUMENT |
| | DENOTES SEWER VALVE |
| | DENOTES WATER VALVE |
| | DENOTES ELEVATION (TYPICAL) |
| WM | DENOTES WATER METER |
| Ⓢ | DENOTES SANITARY MANHOLE |

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

| COMPUTER FILE REF. | FIELD BK./PG. |
|---|---|
| 21-052.100 bndy | 21-03/10 |

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

| – REVISIONS – | BY | DATE |
|---|---|---|
| REVISED CERTIFICATION | GLM | 4-26-21 |

| | BY | DATE |
|---|---|---|
| FIELD | SG | 4-1-21 |
| CALCS. | | |
| DRAWN | GLM | 4-6-21 |
| DETAILED | | |
| CHECKED | | |
| APPROVED | | |

# BOUNDARY SURVEY OF LOT 12

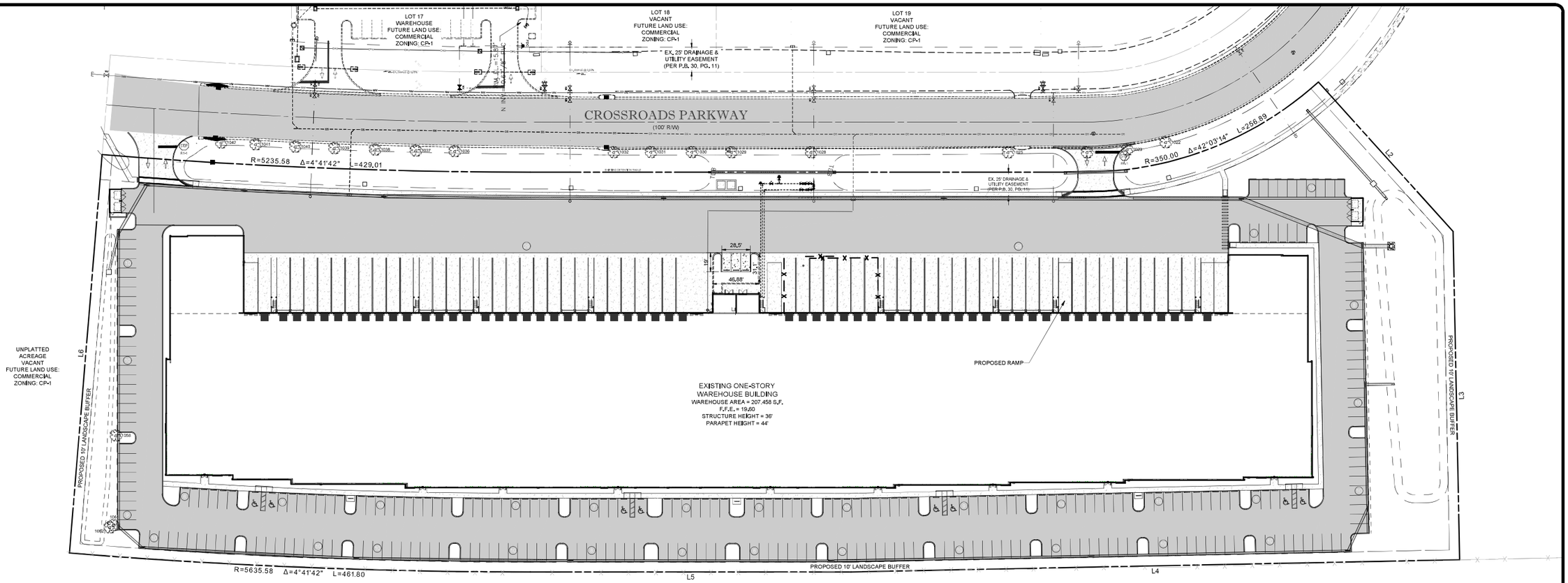
PREPARED FOR

ASSOULINE & BERLOWE, P.A.

DATE: 4-06-2021
HORIZ. SCALE 1"=50'
VERT. SCALE: N\A
JOB No. 21-052.100
SHEET 1 OF 1

P:\Proj-2021\21-052.100 Lots 12-16 Crossroads park\Survey\21-052.100 bndy Lot 12.dwg

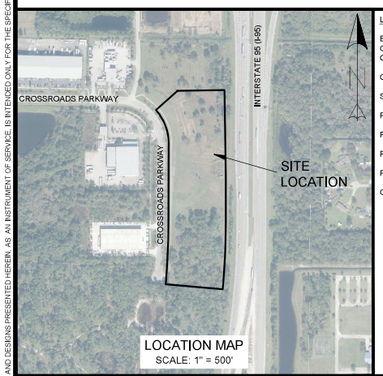
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.




| ZONING CODE FOR: COMMERCIAL PARKWAY ZONE (CP-1) | | | | | | | |
|---|---|---|---|---|---|---|---|
| | YARD SETBACKS | | | | BUILDING COVERAGE | BUILDING HEIGHT | OPEN SPACE (LANDSCAPING) |
| | FRONT | REAR | SIDE | CORNER | | | |
| PER CODE | 25' | 20' | 10' | 20' | 60% MAX. | 65' MAX. | 20% MIN. |
| PROPOSED | 76' MIN. | 85' MIN. | 89' MIN. | ---- | 40.55% | 36' - 44' | 20.05% |

TRUE NORTH

( IN FEET )
1 inch = 50 ft.




LEGAL DESCRIPTION

BEING ALL OF LOTS 12 THROUGH 16, ACCORDING TO THE PLAT OF CROSSROADS PARK OF COMMERCE PHASE 1, AS RECORDED IN PLAT BOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 553,733 SQUARE FEET OR 12,712 ACRES, MORE OR LESS.

SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST

| | |
|---|---|
| PARCEL ID#: | 2324-710-0018-000-0 |
| PROJECT NAME: | 3800 CROSSROADS PARKWAY |
| PROJECT ADDRESS: | 3800 CROSSROADS PARKWAY |
| PROPOSED USE: | WAREHOUSE |
| OWNER: | JBL FORT PIERCE INDUSTRIAL LLC<br>2028 HARRISON ST STE 202<br>HOLLYWOOD, FL 33020 |

| | |
|---|---|
| ENGINEERING: | ENGINEERING DESIGN & CONSTRUCTION INC.<br>CONTACT: DAVID C. BAGGETT, P.E.<br>10250 SW VILLAGE PARKWAY, SUITE 201<br>PORT ST. LUCIE, FL 34987<br>(772) 462-2455 |
| PLANNING: | ENGINEERING DESIGN & CONSTRUCTION INC.<br>CONTACT: BRADLEY J. CURRIE, AICP<br>10250 SW VILLAGE PARKWAY, SUITE 201<br>PORT ST. LUCIE, FL 34987<br>(772) 462-2455 |

SITE DATA

| | | |
|---|---|---|
| FUTURE LAND USE: | GC | |
| ZONING: | CP-1 | |
| GROSS SITE AREA | 553,733 S.F. (12.712 AC) | = 100.00% |
| IMPERVIOUS AREA | 442,705 S.F. (10.163 AC) | = 79.95% |
| EXISTING BUILDING | 207,458 S.F. (4.763 AC) | = 37.47% |
| EXISTING PAVEMENT | 155,975 S.F. (3.580 AC) | = 28.17% |
| EXISTING CONCRETE | 79,272 S.F. (1.820 AC) | = 14.31% |
| PERVIOUS AREA: | 111,028 S.F. ( 2.549 AC) | = 20.05% |
| OPEN SPACE AREA | 87,772 S.F. (2.025 AC) | = 15.85% |
| DRY DETENTION AREA | 22,715 S.F. (0.522 AC) | = 4.10% |
| PERVIOUS PARKING | 541 S.F. (0.012 AC) | = 0.094% |
| UPLAND PRESERVE | 0 S.F. (0.000 AC) | = 0.00% |
| WETLANDS | 0 S.F. (0.000 AC) | = 0.00% |
| WETLAND BUFFERS | 0 S.F. (0.000 AC) | = 0.00% |

PROVIDER OF UTILITIES:

| | |
|---|---|
| WATER: | FPUA |
| WASTEWATER: | FPUA |
| IRRIGATION: | PRIVATE WELL |

BUILDING INFO:

BUILDING SETBACKS:
CP-1 (COMMERCIAL PARKWAY)

| | |
|---|---|
| FRONT BUILDING SETBACK | (25') |
| SIDE BUILDING SETBACK | (10') |
| SIDE CORNER BUILDING SETBACK | (20') |
| REAR BUILDING SETBACK | (20') |

BUILDING DATA:

GROSS FLOOR AREA = 207,458 S.F.

BUILDING HEIGHT:
PROPOSED BUILDING HEIGHT = 36' (65' MAX.)
PARAPET HEIGHT = 44'

PARKING CALCULATIONS:

PARKING REQUIRED:

207,458 S.F. WAREHOUSE AREA
1 SPACE / 600 S.F. WAREHOUSE AREA
207,458 / 600 = 346 SPACES (8 HC)

PARKING REQUIRED = 346 SPACES (8 HC)
PARKING PROVIDED = 347 SPACES (8 HC)
CAR PARKING = 290 SPACES
TRUCK PARKING = 57 SPACES

DRAINAGE SYSTEM:

THE STORMWATER MANAGEMENT SYSTEM FOR THE SITE WILL CONSIST OF A SERIES OF INLETS CONNECTED VIA UNDERGROUND PIPES WHICH CONVEY STORMWATER TO AN ONSITE DRY DETENTION AREA. ONE HALF-INCH OF DRY PRETREATMENT WILL BE PROVIDED IN THE DRY DETENTION AREA PRIOR TO DISCHARGING OFFSITE TO THE WEST INTO THE EXISTING MASTER STORMWATER MANAGEMENT SYSTEM. THE EXISTING MASTER STORMWATER MANAGEMENT SYSTEM WILL PROVIDE WATER QUALITY TREATMENT AND ATTENUATION FOR THE PROPOSED PROJECT. CONCEPTUAL ERP# 56-01012-S

HAZARDOUS WASTE:

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

LEGEND

| | | | | | |
|---|---|---|---|---|---|
| M E | EXISTING METER | #* | EX. OAK TREE TO REMAIN # - TREE TAG | | EXISTING CONCRETE |
| M E | PROPOSED METER | #* | EX. PALM TREE TO REMAIN # - TREE TAG | | EXISTING PAVEMENT |
| ○ | PROPOSED SIGN | #* | EX. PINE TREE # - TREE TAG | | PROPOSED HEAVY DUTY ASPHALT |
| 7 | BLOCK NUMBER | #* | EX. OAK TREE TO BE REMOVED. # TREE TAG. | | PROPOSED STANDARD ASPHALT |
| | MITERED END SECTION | #* | EX. PALM TREE TO BE REMOVED. # - TREE TAG. | | PROPOSED CONCRETE |
| | HANDICAP STALL | #* | EX. PINE TREE TO BE REMOVED. # - TREE TAG. | | |
| S1<br>MH: 17' | LIGHT FIXTURE TAG.<br>HEIGHT OF FIXTURE. | | | | |
| # | PARKING STALL TAG<br># OF STALLS | | | | |

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ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

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

| DATE | REVISION COMMENTS |
|---|---|
| 05-13-2024 | ADDED ADDITIONAL RAMP. |
| 08-16-2023 | ADDED PERVIOUS PARKING, ADDED OUTDOOR FENCING, ADDED ADDITIONAL RAMP, REVISED EXISTING RAMP. |
| 11-17-2021 | REVISED BUILDING & INCREASED OPEN SPACE. |

RWF
DESIGNED BY
RWF
DRAWN BY
21-352 sp (5-13-2024).dwg
FILENAME
SITE PLAN
LAYOUT
1" = 50'
SCALE
13 MAY 2024
DATE

# 3800 CROSSROADS PARKWAY

## SITE PLAN AMENDMENT

FT. PIERCE FLORIDA

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-352

1 OF 1

**Technical Review Committee** **1. e.**

Meeting Date: 06/20/2024

REQUESTED ACTION

Site Plan (Development Review and Design Review) - Woodsprings Suites Hotel - 2480 S. Jenkins Road

SUMMARY

Project #: 24-07000006

The WoodSpring Suites development consists of one four-story (122 room) 12,025 SF hotel building with associated parking and other infrastructure improvements. The total site area is 4.735 acres of which 1.34 acres located in the southwest corner will be lot split for a future use.

The property is zoned C-3 which has a hotel as an allowed use.

Access to the site will be facilitated off South Jenkins Road. Pavement marking improvements will be required to provide a left turn lane into the property for the southbound traffic.

LOCATION

2480 S. Jenkins Rd

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

**Form Review**

Form Started By: Vennis Gilmore Started On: 06/05/2024 05:32 PM

Final Approval Date: 06/07/2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# DEVELOPMENT REVIEW

## Property Information

Property address or Location: 2480 South Jenkins Road, Fort Pierce, FL 34947

Parcel ID #(s): 2419-232-0003-000-6

Project description: New Development- Hotel

## Application Type

☒ Site Plan ☐ Conditional Use w/New Construction ☐ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

## Site Information

*Non-Residential:* Proposed Sq. Ft.: 48,100 Site Acreage: 4.735

*Residential:* Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

| | |
|---|---|
| Mehul Patel | PHMI WS FORT PIERCE LLC |
| **Property Owner(s)** | **Applicant/Representative, Title, Company** |
| 60 Service Lane | 60 Service Lane |
| Street Address | Street Address |
| Ringgold GA 30736 | Ringgold GA 30736 |
| City State Zip | City State Zip |
| 423.313.1477 | 423.313.1477 |
| Phone Number | Phone Number |
| mehul@phmigroup.com | mehul@phmigroup.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.*

_____

*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-Revi**

*General Information*

- **Incomplete application packets will not be accepted.**
- Appointments are required for application hard copy 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, one (1) hard copy and one (1) 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)~~

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# DESIGN REVIEW

## Property Information

Property address or Location 2480 South Jenkins Rd, Fort p;ierce, FL 34947

Parcel ID #(s) 2419-232-0003-000-6

Project description New Development Hotel

| | |
|---|---|
| PHMI WS FORT PIERCE LLC | Mehul Patel, Managing Partner, PHMI WS Fort Pierce LLC |
| **Property Owner(s)** | **Applicant/Representative, Title, Company** |
| 60 Service Lane | 60 Service Lane |
| Street Address | Street Address |
| Ringgold GA 30736 | Ringgold GA 30736 |
| City State Zip | City State Zip |
| 423.313.1477 | 423.313.1477 |
| Phone Number | Phone Number |
| mehul@phmigroup.com | mehul@phmigroup.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.*

*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-Revi**

# Design Review Application Checklist
## (City Code of Ordinances 125-314)

**Submittal for Administrative Approval**

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. ~~Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.~~
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

**Submittal for Board Approval**

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 125-313.
c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
# CAPACITY ANALYSIS

## I. Site Data:

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | Single Family Home | Offices-Profesional and Business Services (OP) | Office Commercial (C-3) |
| **South** | Self-Storage Facility | General Commercial (GC) | General Commercial (C-3) |
| **East** | Single Family Homes (St. Lucie County Jurisdiction) | Commercial (COM) | Commercial, Office (CO) |
| **West** | S. Jenkins Rd. ROW then, Single Family Homes (St. Lucie County Jurisdiction) | Mixed Use (MXD) | Residential, Single-Family - 2 |

| | Future Land Use | Zoning Classification | Maximum Intensity<br>Residential: Dwelling Units per Acre<br>Other: Square Footage | Total Acreage | Flood Zone |
|---|---|---|---|---|---|
| **Current** | General Commercial (GC) | General Commercial (C-3) | Vacant Lot | 4.735 | Zone X |
| ****Proposed** | General Commercial (GC) | General Commercial (C-3) | 12,025 SF Hotel | 4.735 | N/A |

## II. Public Facilities Information:

| **A. Potable Water:** | |
|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)<br>Other: 0.125 gallons per day per square foot 74 x 100 = 7,400 |
| Demand Analysis | Maximum |
| Current Zoning/FLU | Total gallons per day |
| **Proposed Zoning/FLU | Total gallons per day |
| **Change in Demand | Total gallons per day |

| **B. Wastewater:** | |
|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)<br>Other: 0.1 gallons per day per square foot 74 x 100 = 7,400 |
| Demand Analysis | Maximum 7,400 |
| Current Zoning/FLU | Total gallons per day |
| **Proposed Zoning/FLU | Total gallons per day |
| **Change in Demand | Total gallons per day |

**C. Parks and Recreation (Residential Classifications Only):** NA
(Du x 2.6 = persons + 44,227 = population /LOS)

| Park Type | LOS | Existing Population Park Demand | Proposed Population Park Demand | Change in Demand |
|---|---|---|---|---|
| **Regional** | 20 acres per 1,000 people | | | |
| **Urban District** | 5 acres per 1,000 people | | | |
| **Community** | 2.5 acres per 1,000 people | | | |
| **Neighborhood** | 1.36 acres per 1,000 people | | | |

**D. Public Schools (Residential Classifications Only):** NA
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

| | K-8 | High |
|---|---|---|
| **School Name** | | |
| **City** | | |
| **Distance** | | |
| **Current Zoning/FLU Enrollment Demand** | | |
| ****Proposed Zoning/FLU Enrollment Demand** | | |
| ****Change in Demand** | | |

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

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

| | |
|---|---|
| **Impact** | Stormwater maintenance has been designed per the City of Fort Pierce Stormwater Ordinances and the North St. Lucie River Water Control District requirements.<br>Refer to attached Stormwater Report included in submittal folder. |

## III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

| **G. Transportation Analysis: Complete ITE Trip Generation Data Form**<br>Most recent ITE Code for use; HCM Roadway Capacity | | |
|---|---|---|
| | **AADT** | **AM/PM Peak Hour Trips** |
| **Demand Analysis** | Maximum | Maximum |
| **Current Zoning/FLU** | Vacant - 0 | Vacant - 0 |
| ****Proposed Zoning/FLU** | Hotel LUC 310 - 899 Trips | Hotel LUC 310 - 54/62 Trips |
| ***Change in Demand** | Trips 899 | Trips 54/62 |
| **Impact to Capacity** | Level of Service is maintained on the surrounding roadway network. See Traffic Study dated 8/18/2023. | |

## IV. Project Description

| **PHASING** |
|---|
| Is this project (phase) part of a larger project? ☐ Yes ☑ No |
| |
| If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date. |
| Total Project: Residential Units: Single Family: Multifamily: |
| Non-residential (square footage): |
| Mixed-use (describe use): |
| (If this is a single phase project, name it Phase I – Total) |

**RESIDENTIAL DATA** NOT APPLICABLE

| **Type** | **Phase** | **Number of Units** | **Acres** | **Expected beginning date** | **Expected completion date** |
|---|---|---|---|---|---|
| Single-family, detached | | | | | |
| Single-family, attached | | | | | |
| Multi-family | | | | | |
| Other (specify) | | | | | |

WOOLPERT

WOODSPRING SUITES℠

AN EXTENDED STAY HOTEL

# WoodSpring Suites

## Fort Pierce, FL

Narrative / Site Analysis

`May 2024

# Existing Conditions

The development is located at 2480 South Jenkins Road. The site currently consists of undeveloped wooded land. The site is bordered to the North and East by residential properties. The site is bordered to the South by Extra Space Storage (commercial) and to the West by South Jenkins Road.

The existing undeveloped site is very flat and generally drains from North to South to an existing wetland located on the Southeast corner of the site. Immediately South of the existing wetland is an existing dry detention basin serving the properties South of the proposed development. A small portion of the site drains to an existing ditch located adjacent to South Jenkins Road. The watershed for this development is tributary to Canal 38 which is South of the proposed development located South of Okeechobee Road.

There is a total of seventy-four native trees on the property most of which are planned to be removed and mitigated. The existing trees that were identified on the property consist of Cabbage Palms, Laurel Oaks, and Slash Pines. Understory vegetation is to be cleared to develop the property.

Per FEMA map number 12111C0167J the site is in two separate flood classification areas. The first and majority of the site (approximately 60%) is located in the “Other Flood Areas” region, Zone X, which are areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depth of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. The remainder of the site (approximately 40%) is located in the “Other Areas” region, Zone X, which are areas determined to be outside of the 0.2% annual chance floodplain.

The National Wetland Inventory (NWI) shows the site does not have a wetland on site. However, a Formal Wetland Determination was completed on May 12, 2023 which determined that one wetland was present in the Southeast corner of the property. The existing Wetland will be mitigated as part of this development.

# Proposed Conditions

The WoodSpring Suites development consists of one four-story 12,025 SF hotel building with associated parking and other infrastructure improvements. The total site area is 4.735 acres of which 1.34 acres located in the southwest corner will be lot split for a future use.

The property is zoned C-3 which has a hotel as an allowed use.

Access to the site will be facilitated off South Jenkins Road. Pavement marking improvements will be required to provide a left turn lane into the property for the southbound traffic.

Buffers and setbacks are to comply with the City of Fort Pierce requirements.

Stormwater Detention is being provided in a wet detention pond located at the north side of the property. An outlet control structure will attenuate the stormwater per the City of Fort Pierce stormwater ordinance.

The proposed building runs east and west with the front of the building facing south.

Landscaping and lighting will be provided to comply with the City of Fort Pierce requirements.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5199485 OR BOOK 4997 PAGE 2817, Recorded 06/01/2023 08:59:53 AM Doc Tax: $8400.00

*This instrument prepared by*
*and when recorded return to:*

PAXIN CLOSING AND ESCROW, LLC
OLDE MILTON COMMONS
3540 OLD MILTON PARKWAY
ALPHARETTA, GEORGIA 30005
770-416-1952 2-111150

# SPECIAL WARRANTY DEED

THIS INDENTURE is made effective as of the 31st day of May, 2023, by **PEGGY SANCHEZ**, individually, **SANDRA JOY DANIELL**, individually and as Trustee of the Peggy Diane Sanchez Revocable Trust, **AMIR KHOSHBIN**, individually, and **TYL, INC.**, a Florida corporation (collectively, the "Grantor"), and is delivered to **PHMI WS FORT PIERCE LLC**, a Delaware limited liability company ("Grantee"), whose address is 60 Service Lane, Ringgold, Georgia 30736.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular tenements, hereditaments and appurtenances of Grantor thereto belonging or in anywise appertaining, the rights, members and appurtenances thereof that Grantor may have, subject to the Permitted Exceptions (as hereinafter defined), forever, IN FEE SIMPLE.

This Deed and the warranty of title contained herein are made expressly subject to the items set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions") but this reference shall not reimpose same.

Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

Grantor hereby represents and warrants to Grantee that the Property is not the homestead of Grantor or any other person.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

[SIGNATURE PAGE FOLLOWS]

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

Signed, sealed, and delivered
in the presence of:

Harley Jean Scott
Signature of Witness 1

Harley-Jean Scott.
Print Name of Witness 1

Signature of Witness 2

Jasmin Garcia.
Print Name of Witness 2

**GRANTOR:** Peggy Sanchez By
Sandra Joy Daniell (SEAL)
**Peggy Sanchez**, by Sandra Joy Daniell, as
Attorney-in-Fact

STATE OF Florida )
COUNTY OF Hillsborough )

THE FOREGOING INSTRUMENT was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 24th day of May, 2023, by Sandra Joy Daniell, as Attorney-in-Fact for Peggy Sanchez, on behalf of thereof, who is personally known to me or has produced FL DL as identification.

Emily Faudoa
Print name: Emily Faudoa
Notary Public, State of Florida at Large
My Commission expires: Jun 30, 2026

[AFFIX NOTARY SEAL]

EMILY FAUDOA
Notary Public - State of Florida
Commission # HH 283135
My Comm. Expires Jun 30, 2026
Bonded through National Notary Assn.

Signed, sealed, and delivered
in the presence of:

Harley Jean Scott
Signature of Witness 1

Harley Jean Scott
Print Name of Witness 1

Stephanie Figueroa
Signature of Witness 2

Jasmin Garcia
Print Name of Witness 2

**GRANTOR:**

Sandra Joy Daniell (SEAL)
**Sandra Joy Daniell**, individually and as Trustee
of the Peggy Diane Sanchez Revocable Trust

STATE OF Florida )
COUNTY OF Hillsborough )

THE FOREGOING INSTRUMENT was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 24th day of May, 2023, by Sandra Joy Daniell, individually and as Trustee of the Peggy Diane Sanchez Revocable Trust, on behalf of thereof, who are personally known to me or have produced FLDL as identification.

Emily Faudoa
Print Name: Emily Faudoa
Notary Public, State of Florida at Large
My Commission expires: Jun 30, 2026

[AFFIX NOTARY SEAL]

EMILY FAUDOA
Notary Public - State of Florida
Commission # HH 283135
My Comm. Expires Jun 30, 2026
Bonded through National Notary Assn.

Signed, sealed, and delivered
in the presence of:

Signature of Witness 1

Jovenio Samson

Print Name of Witness 1

Signature of Witness 2

Emmanuel Auguste

Print Name of Witness 2

**GRANTOR:**

(SEAL)

**Amir Khoshbin**

STATE OF Florida )
COUNTY OF Palm Beach )

THE FOREGOING INSTRUMENT was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 24 day of May, 2023, by Amir Khoshbin on behalf of thereof, who are personally known to me or have produced Drivers License as identification.

[AFFIX NOTARY SEAL]

Print name: Charles Stewart
Notary Public, State of FL at Large
My Commission expires: 04/18/2025

CHARLES STEWART
Notary Public - State of Florida
Commission # HH 118280
My Comm. Expires Apr 18, 2025
Bonded through National Notary Assn.

Signed, sealed, and delivered
in the presence of:

Signature of Witness 1

Thomas Caughman
Print Name of Witness 1

Signature of Witness 2

Luke Woolridge
Print Name of Witness 2

**GRANTOR:**

**TYL, Inc.,**
a Florida corporation

By:
Name: Adrian Fairclough
Title: President

STATE OE Florida )
COUNTY OF Palm Beach )

THE FOREGOING INSTRUMENT was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 24th day of May, 2023, by Adrian Fairclough, as President of TYL, Inc., a Florida corporation, on behalf of thereof, who are personally known to me or have produced FLDL as identification.

[AFFIX NOTARY SEAL]

Print name: S Almeida
Notary Public, State of Florida at Large
My Commission expires: Nov. 13, 2026

Notary Public State of Florida
Starr Marie Almeida
My Commission HH 317061
Expires 11/13/2026

# EXHIBIT A

## LEGAL DESCRIPTION

The South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East, lying and being in St. Lucie County, Florida, less the West 40 feet thereof for Jenkins Road right-of-way.

## EXHIBIT B

## PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.

2. Resolution No. 99-99 of the Board of County Commissioners of St. Lucie County, Florida, including terms and conditions thereof, as recorded in Official Records Book 1230, Page 742, and re-recorded in Official Records Book 1238, Page 2067, of the Public Records of St. Lucie County, Florida.

3. Ordinance No. K-351 of the City of Fort Pierce, Florida, including terms and conditions thereof, as recorded in Official Records Book 2297, Page 2161, of the Public Records of St. Lucie County, Florida.

4. Easement granted to City of Fort Pierce and Fort Pierce Utilities Authority, as more fully set forth in the document recorded in Official Records Book 2853, Page 2427, of the Public Records of St. Lucie County, Florida.

5. Perpetual Easement to State of Florida Department of Transportation, as more fully set forth in the document recorded in Official Records Book 3643, Page 1178, of the Public Records of St. Lucie County, Florida.

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

## Property Identification

Site Address: 2480 S JENKINS RD
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-232-0003-000-6
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 27338
Map ID: 24/19N
Zoning: General Co

## Ownership

PHMI WS FORT PIERCE LLC

60 Service LN
Ringgold, GA 30736

## Legal Description

19 35 40 S 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4-LESS W 40 FT FOR RD-(4.75 AC)




## Current Values

| | |
|---|---|
| Just/Market Value: | $1,086,300 |
| Assessed Value: | $801,141 |
| Exemptions: | $0 |
| Taxable Value: | $801,141 |

**Property taxes are subject to change upon change of ownership.**

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 0 |
| Gross Sketched Area (SF): | 0 |
| Land Size (acres): | 4.75 |
| Land Size (SF): | 206,910 |

## Building Design Wind Speed

| Occupancy Category | I | II | III |
|---|---|---|---|
| Speed | 140 | 150 | 160 |

Sources/links:

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| May 24, 2023 | 4997 / 2817 | 0001 | SPWD | Daniell (TR) Sandra Joy | $1,200,000 |
| Jun 24, 2020 | 4438 / 2815 | 0111 | QC | Sanchez Peggy | $100 |
| Aug 9, 2019 | 4424 / 2368 | 0111 | QC | Sanchez Peggy | $100 |
| Jan 18, 2008 | 2931 / 0380 | XX00 | WD | Veerapen Jerome A | $1,200,000 |
| Mar 27, 2006 | 2523 / 0125 | XX00 | WD | Langel Patrick J | $1,300,000 |
| Aug 18, 2005 | 2342 / 0126 | XX01 | WD | Langel Patrick J | $100 |
| May 1, 1978 | 0286 / 0831 | XX01 | CV | | $0 |
| May 1, 1975 | 0239 / 1586 | XX01 | CV | | $0 |

## Building Information (1 of 1)

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




Image or Sketch unavailable for display

## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|

## Special Features and Yard Items

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

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $0 |
| Land: | $1,086,300 |
| Just/Market: | $1,086,300 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $285,159 |
| Assessed: | $801,141 |
| Exemption(s): | $0 |
| Taxable: | $801,141 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2010 | 0041 | 13 | Fort Pierce Stormwater Charge | $897.00 |
| Start Year | AssessCode | Units | Description | Amount |
| 2013 | 0054 | 4.75 | North St. Lucie Water Management District | $109.25 |

This does not necessarily represent the total Special Assessements 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 | $1,086,300 | $801,141 | $0 | $801,141 |
| 2022 | $1,086,300 | $728,310 | $0 | $728,310 |
| 2021 | $662,100 | $662,100 | $0 | $662,100 |
| 2020 | $662,100 | $662,100 | $0 | $662,100 |

## Permits

| Number | Issue Date | Description | Amount | Fee |
|---|---|---|---|---|

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

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

## WOODSPRING SUITES - FT. PIERCE

### 2480 S. JENKINS RD., FT. PIERCE, FL, 34947

## PROJECT TEAM


WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL

3333 Warrenville Road
Suite 200
Lisle, IL 60532
800.414.1045

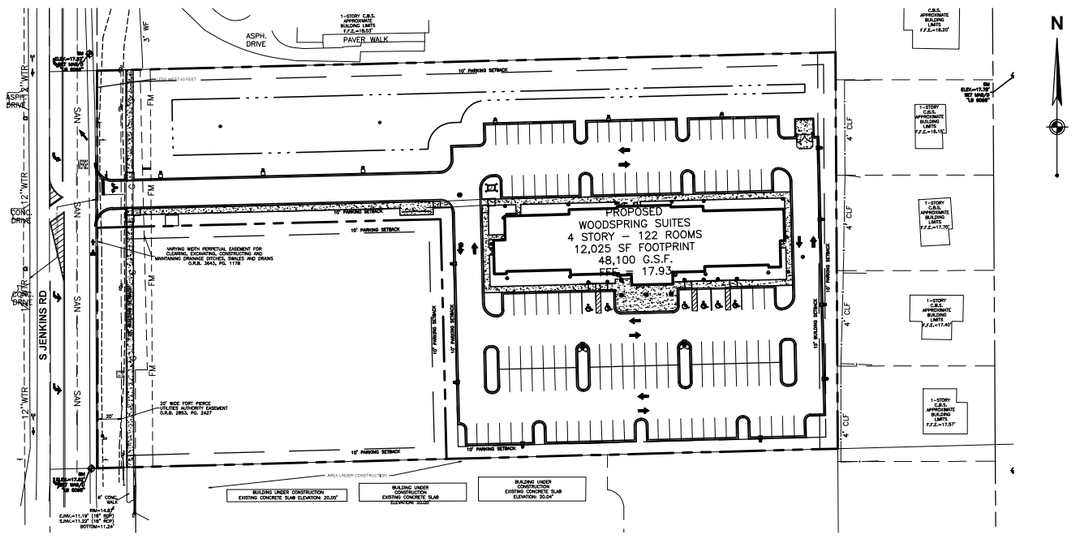

## VICINITY MAP

NOT TO SCALE




## SITE PLAN

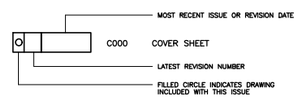
NOT TO SCALE




## SHEET INDEX

| | | | | |
|---|---|---|---|---|
| ● | – | 11/17/23 | C001 | COVER |
| ● | – | 11/17/23 | C002 | GENERAL NOTES |
| ● | – | 11/17/23 | C101 | EXISTING CONDITIONS PLAN |
| ● | – | 11/17/23 | C102 | DEMOLITION PLAN |
| ● | – | 11/17/23 | C201 | SITE PLAN |
| ● | – | 11/17/23 | C301 | GRADING PLAN |
| ● | – | 11/17/23 | C310 | EROSION CONTROL PLAN |
| ● | – | 11/17/23 | C311 | EROSION CONTROL DETAILS |
| ● | – | 11/17/23 | C401 | UTILITY PLAN |
| ● | – | 11/17/23 | C402 | STRUCTURE TABLES |
| ● | – | 11/17/23 | C501 | STORM PROFILES |
| ● | – | 11/17/23 | C502 | SANITARY PROFILES |
| ● | – | 11/17/23 | C601 | LANDSCAPE PLAN |
| ● | – | 11/17/23 | C602 | CITY LANDSCAPE NOTES |
| ● | – | 11/17/23 | C701 | PHOTOMETRIC PLAN |
| ● | – | 11/17/23 | C702 | PHOTOMETRIC DETAILS |
| ● | – | 11/17/23 | C801 | DETAILS |
| ● | – | 11/17/23 | C802 | DETAILS |
| ● | – | 11/17/23 | C803 | DETAILS |
| ● | – | 11/17/23 | C804 | DETAILS |
| ● | – | 11/17/23 | C805 | DETAILS |
| ● | – | 11/17/23 | C806 | DETAILS |
| ● | – | 11/17/23 | C807 | DETAILS |
| ● | – | 11/17/23 | C808 | DETAILS |
| ● | – | 11/17/23 | C809 | DETAILS |
| ● | – | 11/17/23 | C810 | DETAILS |
| ● | – | 11/17/23 | EXH-1 | TRIBUTARY EXHIBIT |

DRAWING INDEX LEGEND




Sunshine811


WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL

3333 Warrenville Road, Suite 200
Lisle, IL 60532
800.414.1045


ISSUANCE SCHEDULE

| NUMBER | DATE | DESCRIPTION |
|---|---|---|

PHMI GROUP
**WOODSPRING SUITES - FT. PIERCE**
2480 S. JENKINS RD.
FT. PIERCE, FL 34947

PROJECT NO: 10016919
DATE ISSUED: 11/17/2023

**ISSUED FOR PERMITS**

SHEET NAME:
COVER SHEET

SHEET NO:
**C-001**


Layout Tab Name: Layout1
Last Saved By: pitzen 5/8/2024 12:12:33 PM
W:\Woolpert\ms.local\al_Shares\Shared\BLI\Dayton\10016919.00_WSS PHMI Group\10016919.048.06_Ft Pierce. FLM.0 Design Disciplines\4.03 CIVIL\Cadd\Cad\10016919-C001-COV.dwg Plotted By: Pitzen, Nick Plotted: May 8, 2024, 11:38:44 PM

## Table 1 - Trip Generation

**Table 1a: Daily**

| Land Use | ITE Code | Intensity | Units | Trip Generation Rate | Directional Split | | Gross Trips | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total |
| Hotel | 310 | 122 | Rooms | T = 10.84(X) - 423.51 | 50% | 50% | 450 | 449 | 899 |
| **TOTALS** | | | | | | | **450** | **449** | **899** |

**Source: ITE 11th Edition Trip Generation Rates**

**Table 1b: AM Peak Hour**

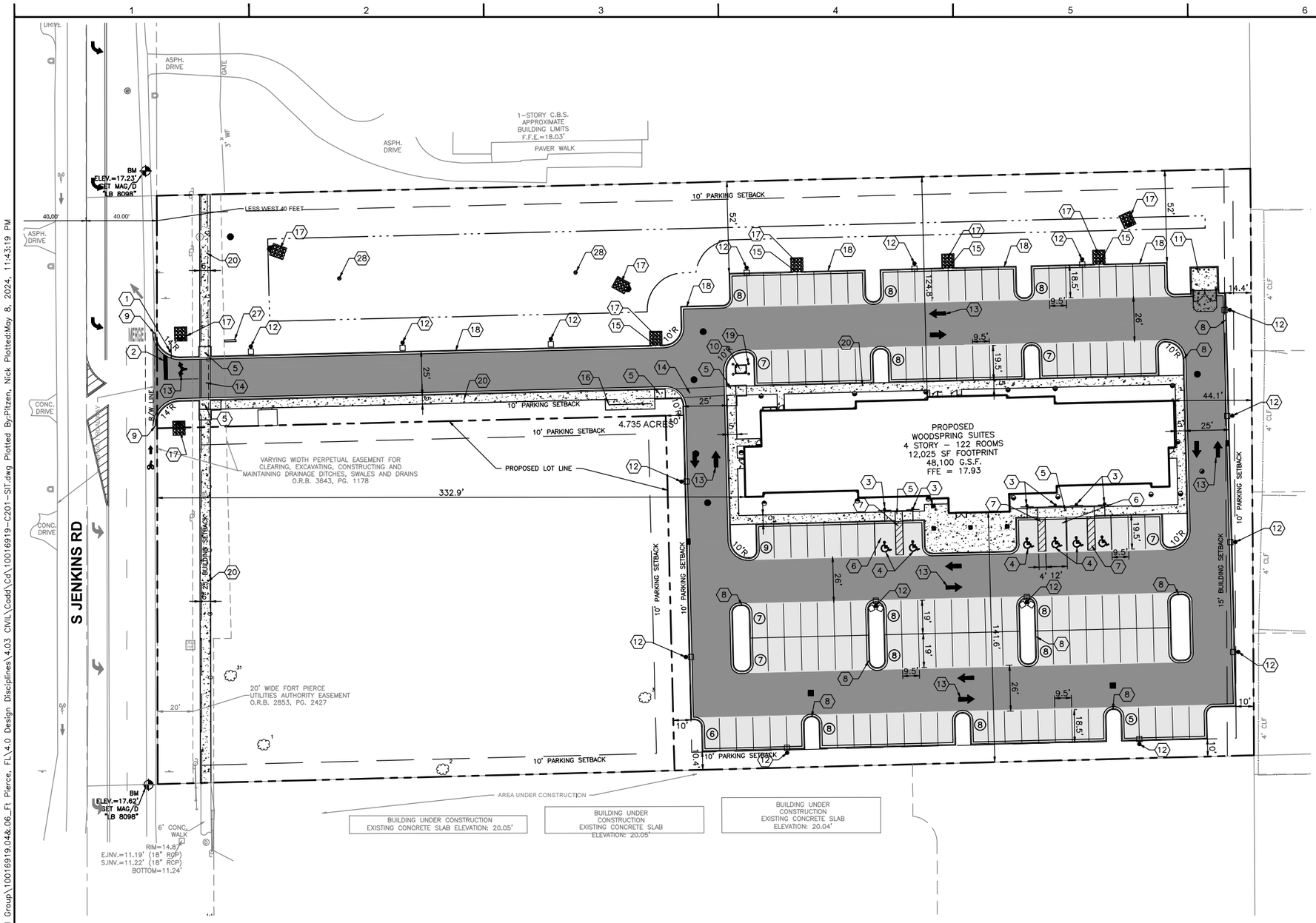
| Land Use | ITE Code | Intensity | Units | Trip Generation Rate | Directional Split | | Gross Trips | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total |
| Hotel | 310 | 122 | Rooms | T = 0.50(X) - 7.45 | 56% | 44% | 30 | 24 | 54 |
| **TOTALS** | | | | | | | **30** | **24** | **54** |

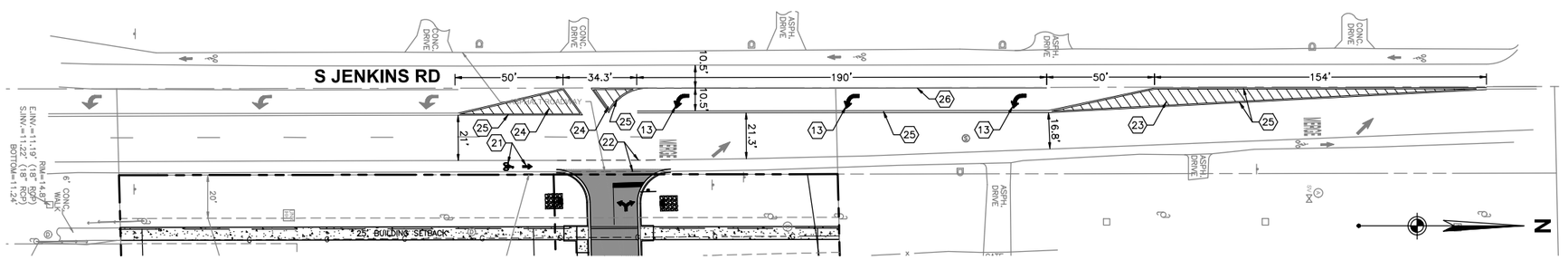
**Source: ITE 11th Edition Trip Generation Rates**

**Table 1c: PM Peak Hour**

| Land Use | ITE Code | Intensity | Units | Trip Generation Rate | Directional Split | | Gross Trips | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total |
| Hotel | 310 | 122 | Rooms | T = 0.74(X) - 27.89 | 51% | 49% | 32 | 30 | 62 |
| **TOTALS** | | | | | | | **32** | **30** | **62** |

**Source: ITE 11th Edition Trip Generation Rates**




## ROADWAY STRIPING IMPROVEMENTS

## LEGEND

- SIGN
- PARKING SPACE COUNT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- LIGHTPOLES
- PROPERTY BOUNDARY

N

## SITE DATA

| | | |
|---|---|---|
| ZONE | C-3 | |
| TOTAL SITE AREA | 4.735 ACRES | |
| PROPOSED USE | HOTEL | |
| PARKING SPACE SIZE REQUIRED | | 9.5' X 19' |
| 1' OVERHANG ALLOWED | | 9.5' X 18' |
| PARKING SPACE SIZE PROVIDED | | 9.5' X 19' |
| WITH OVERHANG | | 9.5' X 18' |
| TYPICAL PARKING AISLE (TWO WAY) | | 26' WIDE (F/F) |
| TYPICAL ACCESS AISLE (TWO WAY) | | 24' WIDE (F/F) |
| PARKING SPACES REQUIRED | | |
| 1.1 SPACES PER UNIT <500 S.F. | | |
| 1.6 SPACES PER UNIT >500 S.F. | | |
| 122 ROOMS X 1.1 = 134.2 SPACES | | |
| TOTAL SPACES REQUIRED = | | 135 SPACES |
| PARKING SPACES PROVIDED | | 135 SPACES |
| ADA SPACES PROVIDED | | |
| STANDARD ADA SPACES | | 6 SPACES |
| VAN ADA SPACES | | 6 SPACES |

## NOTES

1. SEE SHEET C-002 FOR GENERAL NOTES.
2. EXISTING SITE INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY ENGINEERING DESIGN & CONSTRUCTION, INC., DATED OCTOBER 19, 2023.
3. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
4. TRANSITION PROPOSED BARRIER CURB OR CONCRETE CURB AND GUTTER TO EXISTING CURB AND GUTTER IN 2'.
5. ALL CURB RADII SHALL BE 4' UNLESS NOTED OTHERWISE.
6. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
7. ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
8. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
9. REMOVE ALL EXISTING ROADWAY MARKINGS WITHIN LIMITS OF ROADWAY MARKING IMPROVEMENTS.

## KEYNOTES (X)

1. "STOP" SIGN, R1-1
2. 24" WIDE STOP BAR, TRAFFIC WHITE PAINT
3. ACCESSIBLE SIGNAGE, SEE DETAIL SHEETS.
4. ACCESSIBLE PARKING SYMBOL
5. ACCESSIBLE RAMP WITH DETECTABLE WARNING
6. ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
7. PAINT 4" WIDE STRIPES @ 2'-0" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
8. CURB AND GUTTER
9. BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
10. CONCRETE TRANSFORMER PAD
11. DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
12. LIGHT POLE LOCATION
13. DIRECTIONAL ARROW, TRAFFIC WHITE PAINT
14. CROSSWALK, PAINT 4" WIDE STRIPES EITHER SIDE OF CROSSING, 5' O.C. ALONG CROSSING.
15. CURB CUT
16. BIKE RACK
17. RIP RAP
18. 6" CURB AND GUTTER WITH 6" OF CURB REVEALED AT BACK OF CURB. SEE GRADING PLAN.
19. CONCRETE BOLLARDS
20. CONCRETE WALK
21. BIKE LANE SYMBOL, TRAFFIC YELLOW PAINT
22. SKIP-DASH 2' LINE WITH 6' SPACE, TRAFFIC WHITE PAINT
23. PAINT 11" WIDE STRIPES @ 30' O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
24. PAINT 11" WIDE STRIPES @ 6' O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
25. 2X 4" WIDE CENTERLINE @ 11" O.C., TRAFFIC YELLOW PAINT
26. 4" WIDE STRIPE, TRAFFIC WHITE PAINT
27. MONUMENT SIGN
28. 8' HT GEYSER JET FOUNTAIN

Sunshine811

0 30 60 90
GRAPHIC SCALE IN FEET

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800.414.1045

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| NUMBER | DATE | ISSUANCE SCHEDULE DESCRIPTION |
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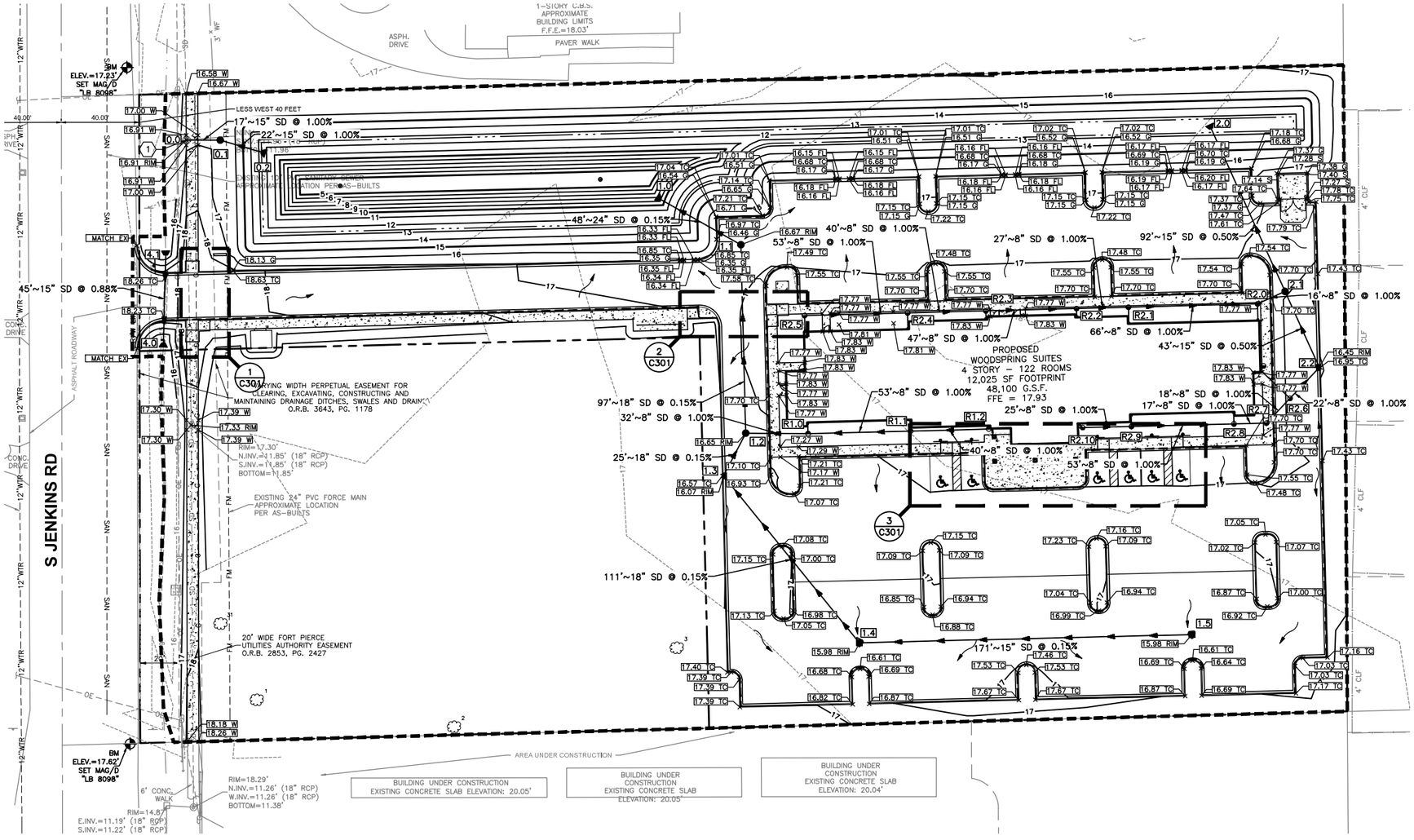
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# WOODSPRING SUITES - FT. PIERCE
2480 S. JENKINS RD.
FT. PIERCE, FL 34947

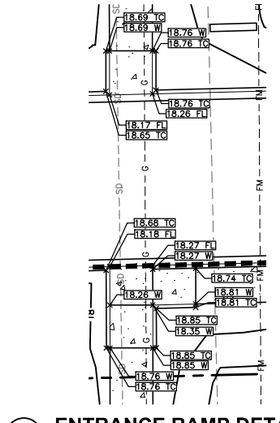
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| DATE ISSUED: | 11/17/2023 |
| DESIGNED BY: | NP |
| DRAWN BY: | NP |
| CHECKED BY: | GM |

SHEET NAME:
SITE PLAN

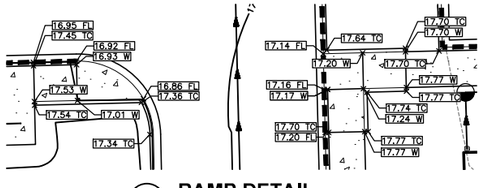
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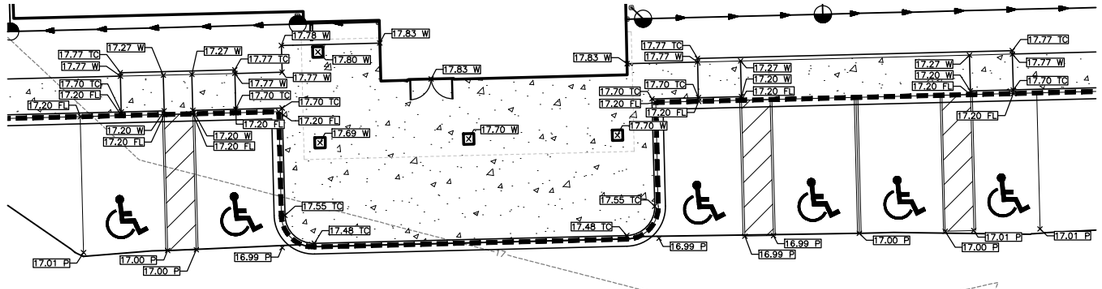


1 C301 **ENTRANCE RAMP DETAIL**
1"=10'



2 C301 **RAMP DETAIL**
1"=10'



3 C301 **ADA DETAIL**
1"=10'

## LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- 1' CONTOUR
- 5' CONTOUR
- STORM SEWER
- EXISTING STORM SEWER
- CENTERLINE DRAINAGE SWALE
- PROPOSED BOUNDARY
- POSITIVE SLOPED CURB
- NEGATIVE SLOPED CURB
- CURB INLET
- STORM MANHOLE
- STORM CLEANOUT
- STORM STRUCTURE ID
- PROPOSED FLARED END SECTION
- PROPOSED CLEANOUT
- BENCHMARK
- DIRECTION OF FLOW
- OVERLAND FLOW ROUTE
- EXISTING DRAINAGE STRUCTURE
- ELEVATION AT TOP OF CURB
- ELEVATION AT FLOW LINE
- ELEVATION AT TOP OF PAVEMENT
- ELEVATION AT GRADE
- ELEVATION AT TOP OF SLAB
- ELEVATION AT TOP OF WALK
- TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- ELEVATION TO MATCH EXISTING GRADE
- INDICATES DETAIL LOCATION (DETAIL NUMBER/DETAIL SHEET)

## NOTES

1. SEE SHEET C-002 FOR GENERAL NOTES.
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
3. PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD OR GREEN AREAS.
4. ALL FLOW LINE ELEVATIONS ARE 0.5' LOWER THAN TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
5. ALL STORM SEWER SHALL BE POLYETHYLENE PIPE CLASS II (HDPE-II SMOOTH WALLED INTERIOR) OR APPROVED ALTERNATE CONFORMING THE THE CITY OF FORT PIERCE REQUIREMENTS.
6. ROOF DRAIN LATERALS TO BE 6" HDPE-II SMOOTH WALLED INTERIOR PIPE. CONNECT TO 8" STORM LINE WITH WYE AND CLEANOUT, LENGTHS VARY.

## KEYNOTES (X)

1. CONNECT PROPOSED STORM SEWER TO EXISTING STORM SEWER SYSTEM PER AGENCY REQUIREMENTS. CONTRACTOR TO VERIFY EXISTING STORM LOCATION AND INVERT.

N

0 30 60 90
GRAPHIC SCALE IN FEET

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Lisle, IL 60532
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ISSUED FOR PERMITS

ISSUANCE SCHEDULE

| NUMBER | DATE | DESCRIPTION |
|---|---|---|

PHMI GROUP
# WOODSPRING SUITES - FT. PIERCE
2480 S. JENKINS RD.
FT. PIERCE, FL 34947

| | |
|---|---|
| PROJECT NO: | 10016919 |
| DATE ISSUED: | 11/17/2023 |
| DESIGNED BY: | NP |
| DRAWN BY: | NP |
| CHECKED BY: | GM |

SHEET NAME:
GRADING PLAN

SHEET NO:
**C-301**

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## STORM STRUCTURE TABLE

| STRUCTURE ID | DESCRIPTION | RIM/GRATE | INVERT |
|---|---|---|---|
| 0.0 | ECCENTRIC STORM MH 48" DIA | 16.91 | 15" = 12.26 (E)<br>12" = 11.96 (NW)<br>12" = 11.96 (SW) |
| 0.1 | OUTLET CONTROL STRUCTURE | 16.82 | 15" = 12.43 (E)<br>15" = 12.43 (W) |
| 0.2 | 15" FLARED END SECTION | | 15" = 12.65 (W) |
| 1.0 | 24" FLARED END SECTION | | 24" = 10.05 (SE) |
| 1.1 | STORM MH 48" DIA | 16.67 | 18" = 10.62 (S)<br>24" = 10.12 (NW) |
| 1.2 | STORM MH 48" DIA | 16.65 | 18" = 10.77 (SW)<br>18" = 10.77 (N)<br>8" = 13.32 (E) |
| 1.3 | CURB INLET 48" DIA | 16.07 | 18" = 10.81 (SE)<br>18" = 10.81 (NE) |
| 1.4 | CATCH BASIN 48" DIA | 15.98 | 15" = 11.22 (E)<br>18" = 10.97 (NW) |
| 1.5 | CATCH BASIN 48" DIA | 15.98 | 15" = 11.48 (W) |
| 2.0 | 15" FLARED END SECTION | | 15" = 12.65 (SE) |
| 2.1 | STORM MH 48" DIA | 17.03 | 15" = 13.11 (SE)<br>15" = 13.11 (NW)<br>8" = 13.25 (SW) |
| 2.2 | CURB INLET 48" DIA | 16.45 | 8" = 13.32 (SW)<br>15" = 13.32 (NW) |
| 4.0 | 15" FLARED END SECTION | | 15" = 14.85 (N) |
| 4.1 | 15" FLARED END SECTION | | 15" = 15.25 (S) |
| R1.0 | CLEAN OUT | 17.63 | 8" = 13.64 (E)<br>8" = 13.64 (W) |
| R1.1 | CLEAN OUT | 17.80 | 8" = 14.17 (E)<br>8" = 14.17 (W) |
| R1.2 | CLEAN OUT | 17.82 | 8" = 14.57 (W) |
| R2.0 | CLEAN OUT | 17.77 | 8" = 13.41 (W)<br>8" = 13.41 (NE) |
| R2.1 | CLEAN OUT | 17.78 | 8" = 14.07 (W)<br>8" = 14.07 (E) |
| R2.2 | CLEAN OUT | 17.78 | 8" = 14.34 (W)<br>8" = 14.34 (E) |

## STORM STRUCTURE TABLE

| STRUCTURE ID | DESCRIPTION | RIM/GRATE | INVERT |
|---|---|---|---|
| R2.3 | CLEAN OUT | 17.78 | 8" = 14.80 (W)<br>8" = 14.80 (E) |
| R2.4 | CLEAN OUT | 17.78 | 8" = 15.20 (W)<br>8" = 15.20 (E) |
| R2.5 | CLEAN OUT | 17.78 | 8" = 15.73 (E) |
| R2.6 | CLEAN OUT | 16.93 | 8" = 13.54 (SW)<br>8" = 13.54 (NE) |
| R2.7 | CLEAN OUT | 17.75 | 8" = 13.71 (W)<br>8" = 13.71 (NE) |
| R2.8 | CLEAN OUT | 17.80 | 8" = 13.88 (W)<br>8" = 13.88 (E) |
| R2.9 | CLEAN OUT | 17.81 | 8" = 14.41 (W)<br>8" = 14.41 (E) |
| R2.10 | CLEAN OUT | 17.81 | 8" = 14.66 (E) |

## SANITARY STRUCTURE TABLE

| STRUCTURE ID | DESCRIPTION | RIM | INVERT |
|---|---|---|---|
| A1.0 | SANITARY MH 48" DIA | 16.93 | 6" = 12.29 (S)<br>6" = 12.04 (W) |
| A1.1 | SANITARY MH 48" DIA | 16.75 | 6" = 13.38 (E)<br>6" = 13.13 (N) |
| A1.2 | CLEAN OUT | 17.80 | 4" = 13.90 (E)<br>6" = 13.90 (W) |
| A1.3 | CLEAN OUT | 17.76 | 4" = 16.39 (W) |

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0 30 60 90
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| NUMBER | DATE | DESCRIPTION |
|---|---|---|

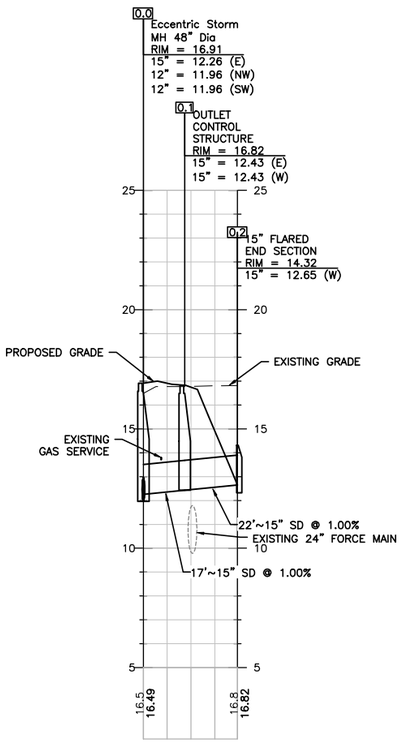
PHMI GROUP
# WOODSPRING SUITES - FT. PIERCE
2480 S. JENKINS RD.
FT. PIERCE, FL 34947

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|---|---|
| PROJECT NO: | 10016919 |
| DATE ISSUED: | 11/17/2023 |
| DESIGNED BY: | XXX |
| DRAWN BY: | XXX |
| CHECKED BY: | XXX |

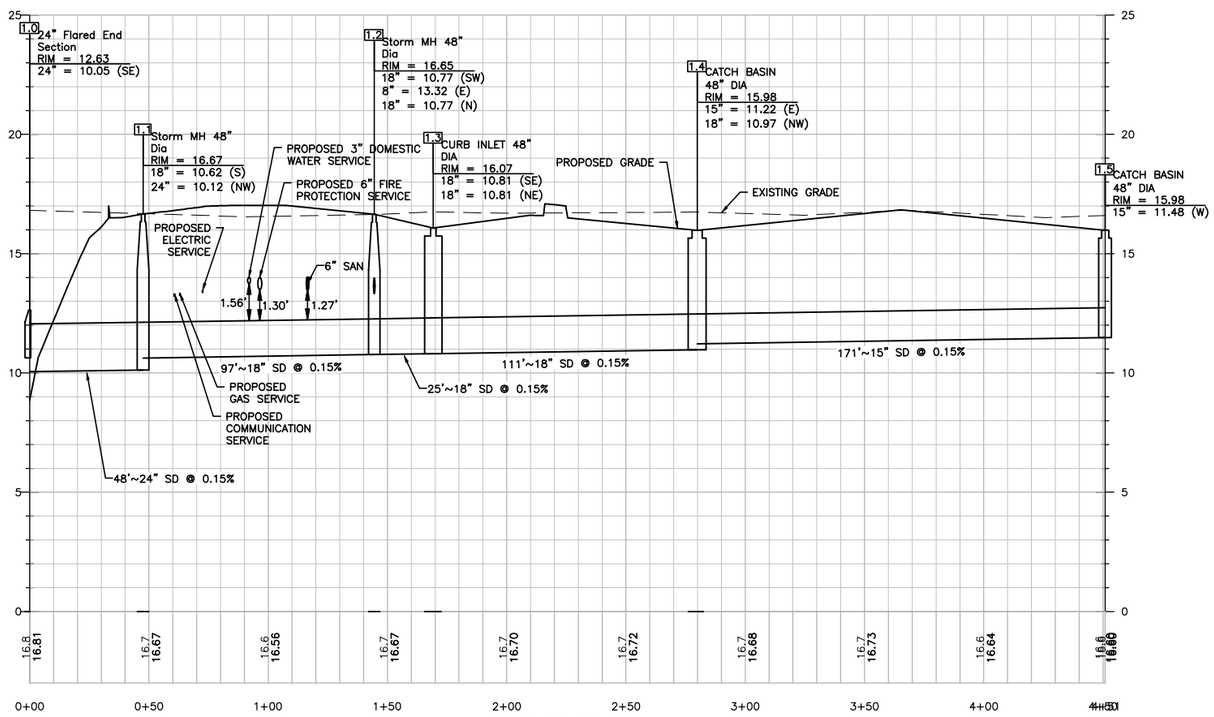
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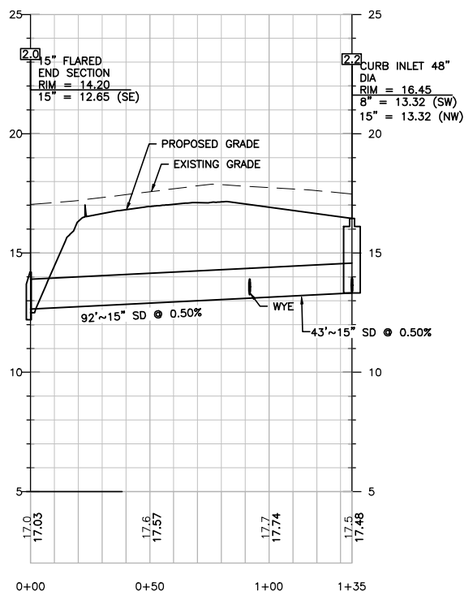

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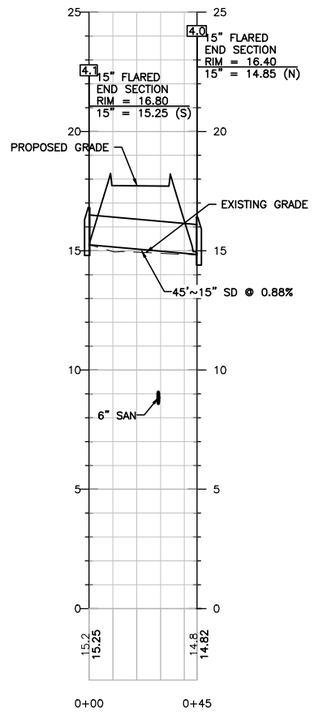

P-STM-0.0-0.2




P-STM-1.0-1.4




P-STM-2.0-2.1




P-STM 4.1-4.0

GRAPHIC SCALES IN FEET
0 30 60 90
3 6 9

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Lisle, IL 60532
800.414.1045

ISSUED FOR PERMITS

ISSUANCE SCHEDULE

| NUMBER | DATE | DESCRIPTION |
|---|---|---|

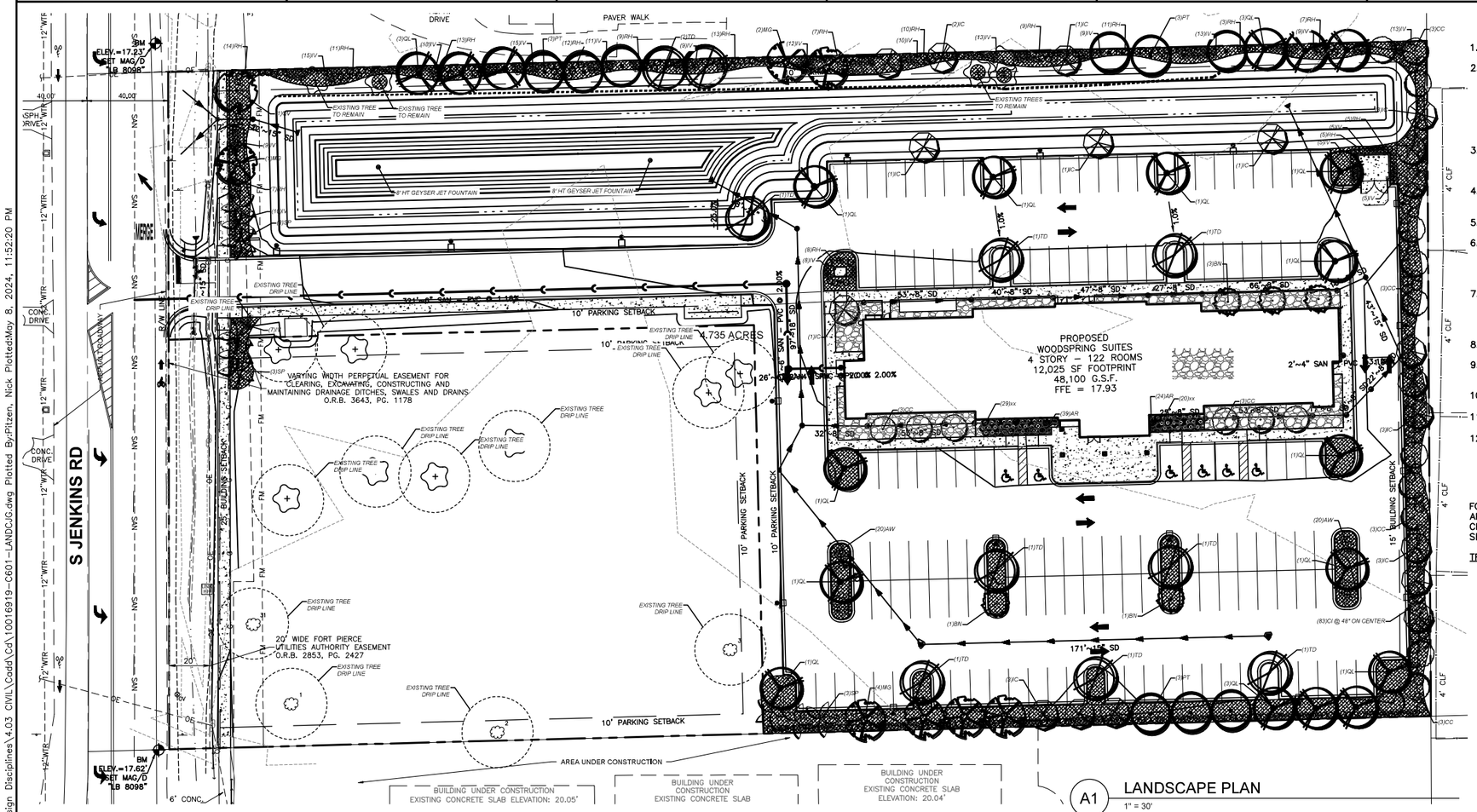
PHMI GROUP
# WOODSPRING SUITES - FT. PIERCE
2480 S. JENKINS RD.
FT. PIERCE, FL 34947

| | |
|---|---|
| PROJECT NO: | 10016919 |
| DATE ISSUED: | 11/17/2023 |
| DESIGNED BY: | NP |
| DRAWN BY: | NP |
| CHECKED BY: | GM |

SHEET NAME:
STORM PROFILES

SHEET NO:
**C-501**

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A1 LANDSCAPE PLAN
1" = 30'

## GENERAL LANDSCAPE NOTES

1. LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
2. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
3. GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
4. EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
5. ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
6. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
7. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION OR LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON–VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
8. WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.
9. SITE TO BE 100% IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION DESIGN TO BE DESIGN–BUILD AND PROVIDED BY CONTRACTOR.
10. REFER TO SHEET C–602 FOR CITY LANDSCAPE NOTES AND TREE MITIGATION NOTES.
11. HEDGES TO HAVE MINIMUM 4' WIDE HARDWOOD MULCH STRIP ALONG CENTER OF HEDGEROW NO LESS THAN 3" THICK.
12. ALL DISTURBED AREAS NOT INDICATED TO BE MULCHED ARE TO BE SODDED PER CITY REQUIREMENTS.

## LANDSCAPE CODE SUMMARY

FORT PIERCE, FLORIDA – CODE OF ORDINANCES
ARTICLE II – LANDSCAPING
CHAPTER 123 – VEGETATION
SECTION 123–37 – GENERAL LANDSCAPING REQUIREMENTS

TREES

FRONTAGE SHALL HAVE A 10' WIDE PLANTING STRIP CONTAINING ONE TREE PER 300 SQUARE FEET OF REQUIRED PLANTING AREA.

PLANTING STRIP AREA = 3,023 SF
REQUIRED TREES = 10 TREES
PROVIDED TREES – 10 TREES

PROPERTY LINES SHALL HAVE A 10' WIDE PLANTING STRIP CONTAINING ONE TREE PER 200 SQUARE FEET OF REQUIRED PLANTING AREA.

PLANTING STRIP AREA = 12,196 SF
REQUIRED TREES = 61 TREES
PROVIDED TREES = 61 TREES

1 SQUARE FOOT OF LANDSCAPE INTERIOR IS REQUIRED FOR EVERY 15 SQUARE FEET OF INTERIOR VEHICLE USAGE AREA.

INTERIOR VEHICLE USAGE AREA = 56,067 SF
REQUIRED INTERIOR LANDSCAPE AREA = 3,738 SF
PROVIDED INTERIOR LANDSCAPE AREA = 8,604 SF

ONE TREE IS REQUIRED FOR EACH 100 SQUARE FEET OF REQUIRED INTERIOR LANDSCAPE AREA.

REQUIRED INTERIOR TREES = 38 TREES
PROVIDED INTERIOR TREES = 38 TREES

TOTAL REQUIRED TREES = 109 TREES
TOTAL PROVIDED TREES = 117 TREES (INCLUDING PALMS)
(3X PALMS ARE EQUIVALENT TO 1 TREE PER CODE)
ADJUSTED TOTAL PROVIDED TREES = 109 TREES (ACCOUNTING FOR PALM GROUPINGS)

HEDGES

DUMPSTER ENCLOSURE IS TO BE SCREENED WITH SHRUBS PLACED AT 2' ON CENTER SURROUNDING THE PERIMETER OF THE ENCLOSURE.

DETENTION AND PARKING AREAS FRONTING THE RIGHT OF WAY ARE TO HAVE A SOLID CONTINUOUS HEDGE OF AT LEAST 36" IN HEIGHT.

RESIDENTIAL PROPERTIES ADJACENT TO THE C–3 ZONING ARE TO BE SCREENED WITH A SOLID CONTINUOUS HEDGEROW NO LESS THAN 3' IN HEIGHT AFTER ONE YEAR AND MAINTAINED AT 6' IN HEIGHT AT MATURITY.

THE EAST PROPERTY LINE PROVIDES THIS REQUIREMENT.

PROPERTIES ADJACENT TO PARKING OR DETENTION FACILITIES ARE TO BE SCREENED WITH A SOLID CONTINUOUS HEDGE OF AT LEAST 36" IN HEIGHT.

GRASS

ALL GRASSED AREAS ARE TO BE SODDED PER CODE INCLUDING THE DETENTION BASIN.

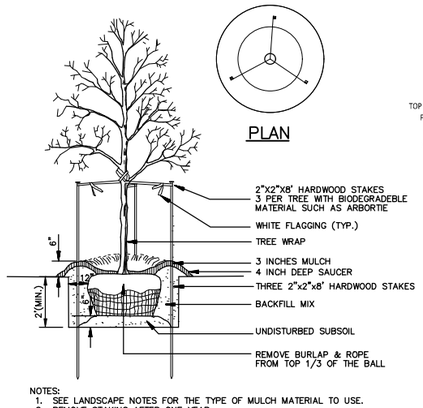
MULCH

ALL MULCH IS TO BE HARDWOOD NO LESS THAN 3" THICK.

| TAG | QTY | SCIENTIFIC NAME | COMMON NAME | COND. | SIZE | REMARKS |
|---|---|---|---|---|---|---|
| SHADE TREES | | | | | | |
| MG | 8 | Magnolia grandiflora 'Bracken Brown Beauty' | Southern Magnolia | B&B | 2.5" DBH, 12'ht, 5'wd. | Full, well shaped |
| PT | 10 | Pinus taeda | Loblolly Pine | B&B | 6-8' Ht. | Full, well shaped |
| QL | 20 | Quercus laurifolia | Laurel Oak | B&B | 2.5" DBH, 12'ht, 5'wd. | Full, well shaped |
| QV | 1 | Quercus virginiana | Live Oak | B&B | 2.5" DBH, 12'ht, 5'wd. | Full, well shaped |
| TD | 10 | Taxodium distichum | Bald Cypress | B&B | 2.5" DBH, 12'ht, 5'wd. | Full, well shaped |
| ORNAMENTAL / PALM TREES | | | | | | |
| CC | 18 | Cercis canadensis | Eastern Redbud | B&B | 2" DBH, 8'ht, 4'wd. | Full, well shaped, single-stem |
| BN | 5 | Betula nigra | River Birch | B&B | 2" DBH, 8'ht, 4'wd. | Full, well shaped, single-stem |
| IC | 19 | Ilex cassine | Dahoon Holly | #30 gal. | 2" DBH, 8'ht, 4'wd. | Full, well shaped, single-stem |
| SP | 9 | Sabal Palmetto | Cabbage Palm | #30 gal. | 10' clear trunk ht, 4'wd. | Full, well shaped, single-stem |
| SHRUBS | | | | | | |
| CI | 79 | Chrysobalanus Icaco 'Red Tip' | Cocoplum | #15 gal. | 3'ht, x 24"wd. | Full, vigorous, 6' ht, minimum at maturity to screen residential |
| AW | 40 | Acalypha wilkesiana | Copperleaf | #15 gal. | 3-4'ht. x 36"wd. | Full, vigorous, 3-4' ht. |
| IV | 260 | Ilex vomitoria 'Nana' | Dwarf Yaupon Holly | #5 cont. | 24"ht. x 24"wd. | Full, vigorous |
| RH | 190 | Rhaphiolepis indica | Indian Hawthorn | #5 cont. | 24"ht. x 24"wd. | Full, vigorous |
| GROUNDCOVERS | | | | | | |
| AR | 63 | Ajuga reptans | Carpet bugleweed | pints | 6"ht. x 12"wd. | Plant spacings for full coverage within 3 months |
| MC | 49 | Muhlenbergia capillaris | Gulf Muhly | 1 gal. | 24"ht x 24"wd. | Plant spacings for full coverage within 3 months |
| SOD | | | | | | |
| | 37,000 SF | Zoysia | Zoysia | | | |
| EXISTING TREES TO REMAIN | | | | | | |
| # | Cal. in inches | | | | | |
| 1 | 23 | Quercus laurifolia | Laurel Oak | | | |
| 2 | 17 | Quercus laurifolia | Laurel Oak | | | |
| 31 | 20 | Quercus laurifolia | Laurel Oak | | | |
| 3 | N/A | Palmetto | Palm | | | |
| 77 | 17.6 | Quercus laurifolia | Laurel Oak | | | |
| 75 | 18.3 | Pine (not specific as per arborist survey) | | | | |
| 42 | 21.5 | Quercus laurifolia | Laurel Oak | | | |

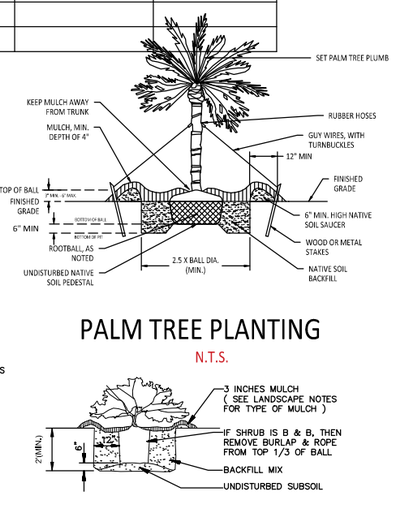
* QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. SYMBOLS ON PLANS ARE TO BE INDIVIDUALLY COUNTED.

A2 PLANTING SCHEDULE
NTS




NOTES:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2. REMOVE STAKING AFTER ONE YEAR.
3. HARDWOOD STAKES SHALL BE DRIVEN A MIN. OF 30" INTO THE GROUND.

**TREE PLANTING**
N.T.S.




**PALM TREE PLANTING**
N.T.S.




**SHRUB PLANTING**
N.T.S.

A3 PLANTING DETAILS
NTS

SOD

SHREDDED HARDWOOD MULCH TO 3" DEPTH.

RIVER ROCK MULCH, MINIMUM SIZE 1" DIAMETER.

A4 LANDSCAPING LEGEND
NTS

0 30 60 90
GRAPHIC SCALE IN FEET

Sunshine811

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
3333 Warrenville Road, Suite 200
Lisle, IL 60532
800.414.1045

ISSUED FOR PERMITS

ISSUANCE SCHEDULE
NUMBER | DATE | DESCRIPTION

PHMI GROUP
**WOODSPRING SUITES - FT. PIERCE**
2480 S. JENKINS RD.
FT. PIERCE, FL 34947

PROJECT NO: 10016919
DATE ISSUED: 11/17/2023
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

SHEET NAME:
LANDSCAPE PLAN

SHEET NO:
**C-601**

Layout Tab Name: C-601 LANDSCAPE PLAN
Last Saved By:pitzen, 1/5/2024 2:39:39 PM
\\Woolpertinc.local\Al_Shares\Srvin\BL\Doyton\10016919.00_WSS PHMI Group\10016919.04&.06_Ft Pierce, FL\4.0 Design Disciplines\4.03 CIVIL\Cadd\Cd\10016919-C601-LANDCAG.dwg Plotted By:Pitzen, Nick Plotted:May 8, 2024, 11:52:20 PM

# CITY LANDSCAPE NOTES

ALL LANDSCAPE PLANS SHALL MEET OR EXCEED THE FOLLOWING GENERAL LANDSCAPING REQUIREMENTS WHICH SHALL BE CONSIDERED COMPLIMENTARY TO THE LANDSCAPING PROVISIONS OF ANY OTHER CITY ORDINANCE. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED ON ANY PERMIT FOR THE USE, CONSTRUCTION, REPAIR OR RENOVATION OF ANY STRUCTURE WITHIN THE CITY, WHETHER RESIDENTIAL, COMMERCIAL, INDUSTRIAL OR ACCESSORY, UNLESS APPLICATION FOR ANY SUCH PERMIT IS IS NOT AUTHORIZED TO EXEMPT THE PERMIT APPLICATION FROM ANY REQUIREMENT EXCEPT AS EXPRESSLY PROVIDED FOR IN THIS ACCOMPANIED BY A DETAILED LANDSCAPE PLAN MEETING ALL REQUIREMENTS OF THIS ARTICLE. THE DEPARTMENT ARTICLE.

(1) REQUIREMENTS FOR PLANT MATERIALS. PLANT MATERIALS USED FOR CONFORMANCE WITH THIS ARTICLE SHALL MEET OR EXCEED THE STANDARDS FOR FLORIDA NO. 1 AS SET OUT IN THE MOST CURRENT EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS PART 1 AND PART 2, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE. THE CLERK'S OFFICE SHALL MAINTAIN A STOCK OF THESE MANUALS TO BE GIVEN TO PERMIT APPLICANTS, PARTICULARLY THOUGH NOT EXCLUSIVELY TO HOMEOWNERS, FOR THE APPLICANT'S USE IN SUBMITTING THE REQUIRED LANDSCAPE PLAN. ALL TREES REQUIRED BY THIS ARTICLE (EXCLUDING PALMS THAT ARE EXEMPT FROM THE GRADES AND STANDARDS) SHALL HAVE A FLORIDA NO. 1 OR BETTER GRADES AND STANDARDS CERTIFICATION TAG ATTACHED AT TIME OF DELIVERY THROUGH FINAL INSPECTION. GRASS SOD SHALL BE CLEAN AND FREE OF WEEDS, PESTS AND DISEASES.

a. TREES.

1. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE SPECIES WHICH WHEN PLANTED HAVE A HEIGHT OF AT LEAST 12 FEET AND HAVE TRUNKS WHICH CAN BE MAINTAINED IN A CLEAN CONDITION FOR OVER FIVE FEET OF CLEAR WOOD. AT PLANTING, THE TREES SHALL HAVE A DIAMETER OF AT LEAST 2½ INCHES AT A POINT 4½ FEET ABOVE GROUND LEVEL AND A SPREAD OF AT LEAST FIVE FEET (EXCEPT FOR PALMS WHICH SHALL HAVE A MINIMUM CLEAR TRUNK OF TEN FEET).
2. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL ALSO BE SPECIES WHICH IN THE COUNTY NORMALLY GROW IN A MANNER SUCH THAT AT MATURITY THEY WILL HAVE A MINIMUM CROWN SPREAD OF 15 FEET AND A MINIMUM HEIGHT OF 15 FEET. TREES WHICH CAN MEET THE HEIGHT REQUIREMENT AT MATURITY BUT NOT THE CROWN REQUIREMENTS MAY BE GROUPED TO FORM A WIDER CROWN, BUT WILL BE COUNTED AS ONE TREE. THREE PALMS MAY BE SUBSTITUTED FOR ONE TREE PROVIDED THAT 50 PERCENT OF REQUIREMENT SHALL BE TREES.
3. FIFTY PERCENT OF THE REQUIRED TREES SHALL BE SPECIES OTHER THAN PALM TREES (PALMACEAE FAMILY) EXCEPT WHEN PLANTED IN ACCORDANCE WITH AN APPROVED PLAN PREPARED BY A STATE-REGISTERED LANDSCAPE ARCHITECT.
4. TREES OF SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN 12 FEET TO SUCH PUBLIC WORKS, UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM INTERIOR CONTAINING DIMENSIONS SHALL BE THREE FEET TIMES FIVE FEET AND FIVE FEET DEEP, AND FOR WHICH THE CONSTRUCTION REQUIREMENTS SHALL BE SIX-INCH THICK CONCRETE WITH FIBER MESH AND NO WIRE MESH OR BY A ROOT BARRIER PRODUCT APPROVED BY THE CITY ENGINEER.
5. NONE OF THE FOLLOWING TREES SHALL BE PLANTED IN THE CITY AND WHERE THEY PRESENTLY EXIST WHEN PERMIT APPLICATION IS MADE, THEIR REMOVAL SHALL BE A CONDITION OF ANY FINAL DEVELOPMENT ORDER: MELALEUCA, LEUCADENDRON (PUNK TREE), SCHINUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER) AND CASUARINA SBP. (AUSTRALIAN PINE). NOR MAY ANY OF THE FOLLOWING TREES BE PLANTED FOR PURPOSES OF COMPLYING WITH REQUIREMENTS OF THIS ARTICLE: ANY SPECIES DESIGNATED AS CATEGORY I ON THE EXOTIC PLANT PEST COUNCIL'S CURRENT LIST OF FLORIDA'S MOST INVASIVE SPECIES, CUPANIOPSIS ANACARDIOIDES (CARROTWOOD), DALBERGIA SISSOO (ROSEWOOD), ALBIZZIA LEBBECK (WOMAN'S TONGUE), ARAUCARIA HETEROPHYLIA (NORFOLK ISLAND PINE), GREVILLEA ROBUSTA (SILK OAK), MELIA AZADARACHA (CHINABERRY), FICUS SPP. (NON-NATIVE FICUS), EUCALYPTUS SPP. (EUCALYPTUS).

b. SHRUBS AND HEDGES. SHRUBS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT WHEN PLANTED. HEDGES, WHERE REQUIRED, SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A 36-INCH OR HIGHER CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN.

c. GROUND COVERS. GROUND COVERS USED IN LIEU OF GRASS, OR IN PART, TO MEET THE REQUIREMENTS OF THIS SECTION, SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN THREE MONTHS AFTER PLANTING.

d. GRASS. GRASS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE PLANTED WITH SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE COUNTY. GRASS AREAS WILL BE SODDED, EXCEPT THAT PLUGGING, SPRIGGING OR SEEDING OF GRASSY AREAS IS PERMISSIBLE WITH RESPECT TO SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL LOTS. AS TO ALL LOTS, SOLID SOD SHALL BE USED IN SWALES, DETENTION OR RETENTION AREAS AND OTHER AREAS SUBJECT TO EROSION.

e. EXISTING PLANT MATERIAL. WHEN PLANT MATERIAL EXISTS ON A SITE PRIOR TO THE DATE APPLICATION FOR A PERMIT IS MADE, CREDIT MAY BE ALLOWED FOR SUCH PLANT MATERIAL PROVIDED THAT IT IS PROTECTED DURING CONSTRUCTION AND INCORPORATED INTO THE REQUIRED LANDSCAPING IN A MANNER WHICH SATISFIES THE REQUIREMENTS OF THIS ARTICLE.

(1) LANDSCAPED AREAS. EACH SEPARATE LANDSCAPED AREA SHALL HAVE AT LEAST ONE TREE, ONE OR MORE SHRUBS AS APPROVED BY THE DEPARTMENT, OR ONE OR MORE HEDGES, AND GROUND COVER. SO AS TO SUPPORT LONG-TERM PLANT HEALTH, PLANTING SOIL FOR ALL LANDSCAPED AREAS SHALL CONSIST OF EXISTING SOIL MIXED WITH 50 PERCENT RECYCLED TOP SOIL. SUCH PLANTING SOIL SHALL BE FREE OF DEBRIS, ROOTS, CLAY, STONES, PLANTS OR OTHER FOREIGN MATERIALS. THE PLANTING SOIL MEETING REQUIREMENTS OF THIS SUBSECTION SHALL EXTEND TO AN APPROPRIATE DEPTH SO AS TO ELIMINATE ANY HINDRANCE TO PLANTING OPERATIONS OR DETRIMENT TO GOOD PLANT GROWTH. COMPLIANCE WITH THESE SOIL REQUIREMENTS SHALL BE VERIFIED AS PART OF THE FINAL INSPECTION.

(2) LANDSCAPING DESIGN STANDARDS. FOR COMMERCIAL, PROFESSIONAL, MULTIFAMILY, INDUSTRIAL AND INSTITUTIONAL STRUCTURES, THESE DESIGN STANDARDS ARE IN ADDITION TO, AND NOT IN PLACE OF, OTHER REQUIREMENTS IMPOSED BY THIS ARTICLE.

(3) LANDSCAPE STRIPS. BETWEEN STREET RIGHTS-OF-WAY AND VEHICULAR USE, BUILDING AND RETENTION/DETENTION AREAS, THERE SHALL BE A LANDSCAPED STRIP OF LAND, EXCEPT WHERE DRIVEWAYS ARE LOCATED, MEETING THESE REQUIREMENTS:

a. THE STRIP SHALL BE AT LEAST SIX FEET WIDE FOR LOTS UNDER 10,000 SQUARE FEET IN SIZE AND AT LEAST TEN FEET WIDE FOR LOTS 10,000 SQUARE FEET OR LARGER;

b. THE LANDSCAPE STRIP SHALL INCLUDE AN AVERAGE OF AT LEAST ONE TREE FOR EACH 300 SQUARE FEET OF REQUIRED LANDSCAPED AREA. THE REMAINDER OF THE REQUIRED LANDSCAPED AREA SHALL BE COMPLETELY COVERED WITH GRASS, GROUND COVER OR OTHER LANDSCAPED TREATMENT AND SHALL ADDITIONALLY CONTAIN A SCREEN OF LANDSCAPING WHICH SHALL BE INSTALLED AND MAINTAINED SO AS TO FORM A 36-INCH OR HIGHER CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WITHIN A MAXIMUM OF ONE YEAR AFTER THE LANDSCAPING TAKES PLACE, EXCEPT IN CLEAR VISION AREAS REQUIRED IN SECTION 125-308.

# CITY LANDSCAPE NOTES

(1) OTHER PROPERTY. ALL PROPERTY, OTHER THAN THE REQUIRED LANDSCAPE STRIP, LOCATED BETWEEN STREET RIGHT-OF-WAY AND BUILDINGS, SHALL BE COMPLETELY COVERED WITH GRASS OR OTHER GROUND COVER EXCEPT TO THE EXTENT THERE ARE PERMITTED, IMPERVIOUS SURFACE STRUCTURE SUCH AS SIDEWALKS, PLAZAS AND DRIVEWAYS.

(2) VEHICULAR USE, BUILDING, RETENTION/DETENTION AREAS ADJACENT TO OTHER PROPERTY. LANDSCAPE STANDARDS FOR THESE AREAS ARE AS FOLLOWS:

a. WHERE A VEHICULAR USE AREA DOES NOT ABUT A STREET RIGHT-OF-WAY BUT ABUTS OTHER PROPERTY, THERE WILL BE A LANDSCAPED STRIP OF LAND WHICH IS AT LEAST TEN FEET WIDE. WHEN A PROPERTY LINE ABUTS A BUILDING, ANOTHER STRUCTURE, A JOINT DRIVEWAY OR JOINT PARKING AREA, SUCH LANDSCAPED STRIP SHALL NOT BE REQUIRED.

b. THE LANDSCAPING STRIP REQUIRED BY THE IMMEDIATELY FOREGOING SUBSECTION SHALL INCLUDE AN AVERAGE OF AT LEAST ONE TREE FOR EACH 200 SQUARE FEET OF THE REQUIRED LANDSCAPE AREA. THE REMAINDER OF THE REQUIRED LANDSCAPE AREA SHALL BE LANDSCAPED WITH GRASS, GROUND COVER OR OTHER LANDSCAPE TREATMENT. WHEN THE AREA TO BE SCREENED ABUTS RESIDENTIALLY ZONED PROPERTY, A SITE-OBSCURING FENCE OR PLANTED MATERIAL WHICH IS NOT LESS THAN SIX FEET IN HEIGHT SHALL BE INCLUDED. IF PLANTED MATERIAL IS USED, IT SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A THREE-FOOT OR HIGHER CONTINUOUS, UNBROKEN, SOLID VISUAL SCREEN WITHIN A MAXIMUM OF ONE YEAR AFTER PLANTING. THE PLANTED MATERIAL SHALL BE A SPECIES WHICH IN THE COUNTY NORMALLY GROWS TO A HEIGHT OF SIX FEET OR MORE.

(1) INTERIOR VEHICULAR USE AREAS. THE FOLLOWING ARE STANDARDS RELATING TO LANDSCAPING OF INTERIOR VEHICULAR USE AREAS:

a. LOTS WITH VEHICULAR USE AREAS THAT ARE 4,000 OR MORE SQUARE FEET IN SIZE SHALL HAVE AT LEAST ONE SQUARE FOOT OF INTERIOR LANDSCAPING FOR EACH 15 SQUARE FEET OF VEHICULAR USE AREA, EXCEPT THAT AREAS IN AN I-1 OR I-2 ZONE SHALL ONLY BE REQUIRED TO HAVE AT LEAST ONE SQUARE FOOT OF INTERIOR LANDSCAPING FOR EACH 30 SQUARE FEET OF VEHICULAR USE AREA. EACH SEPARATE LANDSCAPED AREA SHALL BE CURBED AND CONTAIN A MINIMUM OF 100 SQUARE FEET OF AREA AND SHALL BE AT LEAST TEN FEET WIDE AND TEN FEET DEEP EXCLUSIVE OF CURBING IN ALL LOCATIONS. PROGRESSIVE URBAN PARKING AREA DESIGNS MAY BE USED TO PROVIDE ADEQUATE SPACE FOR MULTIPLE TREE PLANTINGS AND ALLOW FOR PROPER TREE ROOT DEVELOPMENT SO SHADE TREES CAN GROW AND DEVELOP LARGE CANOPIES TO REDUCE PARKING LOT HEAT ISLANDS.

b. INTERIOR LANDSCAPING SHALL INCLUDE AN AVERAGE OF AT LEAST ONE TREE FOR EACH 100 SQUARE FEET OF REQUIRED LANDSCAPED AREA. THE REMAINDER OF THE REQUIRED LANDSCAPED AREA SHALL BE LANDSCAPED WITH GRASS, GROUND COVER OR OTHER LANDSCAPED TREATMENT. SUCH LANDSCAPED AREAS SHALL BE LOCATED IN SUCH A MANNER AS TO DIVIDE AND BREAK UP THE EXPANSE OF PAVING AND AT STRATEGIC POINTS TO GUIDE TRAFFIC FLOW AND DIRECTION.

c. WHEN TREES EXIST ON A SITE PRIOR TO SITE DEVELOPMENT, THE AMOUNT OF THE REQUIRED INTERIOR LANDSCAPED AREA MAY BE REDUCED BY THE FOLLOWING AMOUNT FOR PRESERVING EXISTING TREES, PROVIDED THAT THE TOTAL AMOUNT OF THE INTERIOR LANDSCAPED AREA IS NOT REDUCED BY MORE THAN 50 PERCENT.

| DIAMETER OF TREE | REDUCTION IN INTERIOR |
|---|---|
| 4.5 FEET ABOVE GROUND LEVEL | LANDSCAPED AREAS |
| OVER 12 INCHES | 500 SQUARE FEET |
| 6 INCHES TO 12 INCHES | 400 SQUARE FEET |
| UNDER 6 INCHES BUT OVER 3 INCHES | 100 SQUARE FEET |

THESE REDUCTIONS IN THE INTERIOR LANDSCAPED AREAS SHALL ONLY APPLY WHERE THE PRESERVED TREE IS IN A PLANTING AREA WHICH HAS DIMENSIONS NOT LESS THAN THE RADIUS OF THE CROWN SPREAD MEASURED FROM THE TRUNK CENTER AND WHERE NO GRADE CHANGES WITHIN THE LANDSCAPED AREA MAY BE ANTICIPATED.

(1) LANDS ADJACENT TO STREET RIGHT-OF-WAY. LANDS IMMEDIATELY ADJACENT TO STREET RIGHT-OF-WAY SHALL MEET THE FOLLOWING REQUIREMENTS:

a. TREES WILL BE PLANTED ALONG THE PUBLIC RIGHT-OF-WAY IN A MANNER DIRECTED BY THE DEPARTMENT SO AS TO ENSURE SHADING FOR SIDEWALKS AND TO CONTRIBUTE TO THE STREETSCAPE DESIGN OF THE ROADWAY;

b. PALMS, TREES AND SHRUBS MAY BE REQUIRED FOR DRIVEWAY ENTRANCES OR OTHER KEY POINTS OF INTEREST AS DETERMINED BY THE DEPARTMENT TO THE EXTENT THAT SUCH PLANTINGS DO NOT EXCEED REQUIREMENTS SET FOR CLEAR VISION AREAS AS SPECIFIED BY SECTION 125-308.

(1) OTHER AREAS. WHEN AN AREA OTHER THAN A VEHICULAR USE AND RETENTION/DETENTION AREA OF A DEVELOPED LOT IN A C-1, C-2, C-3, C-4, C-5, I-1, OR I-2 ZONE ABUTS A LOT IN AN E-1, R-1, R-2, R-3, R-4, R-5, OS-1, OR OS-2, SUCH AREA IN A COMMERCIAL OR INDUSTRIAL ZONE SHALL HAVE A SITE OBSCURING FENCE OR PLANTED MATERIAL SO AS TO PROVIDE A VISUAL AND NOISE BUFFER BETWEEN SUCH AREAS AND THE LOT IN THE RESIDENTIAL OR OPEN SPACE ZONE. SUCH FENCE WILL BE CONSTRUCTED FROM WOOD, STONE, BRICK OR OTHER SUITABLE MATERIAL AND BE A MINIMUM OF SIX FEET HIGH. IF PLANTED MATERIAL IS USED, IT SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A 36-INCH OR HIGHER CONTINUOUS, UNBROKEN SOLID SCREEN. THERE SHALL BE AT LEAST ONE SHRUB, BUSH OR VINE PLANTED ALONG THE FENCE FOR EACH TEN FEET OF FENCE FOR THE PURPOSE OF BEAUTIFYING THE FENCE. SLATS SHALL NOT BE PUT INTO CHAIN-LINK FENCE TO OBSCURE THE VIEW. THE PLANTED MATERIAL SHALL BE A SPECIES WHICH IN THE COUNTY NORMALLY GROWS TO A HEIGHT OF SIX FEET OR MORE.

(2) SCREENING OF REFUSE COLLECTION AREAS. REFUSE AND RECYCLING DUMPSTERS UTILIZED BY MULTIFAMILY RESIDENTIAL COMPLEXES, IN COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL FACILITIES SHALL BE SCREENED FROM VIEW ON ALL SIDES AND SHALL BE GATED. GATES MAY BE LEFT OPEN ONLY ON SCHEDULED PICK UP DAYS AND MUST BE CLOSED FOLLOWING PICK UP. SUCH SCREENING SHALL CONSIST OF A SIX-FOOT-HIGH MASONRY WALL OR WOODEN FENCE. IN ADDITION, WHEN FEASIBLE, ONE SHRUB OR HEDGE SHALL BE PLANTED AT TWO-FOOT CENTERS ALONG THE OUTSIDE PERIMETER OF THE SCREEN. DUMPSTERS SHALL BE LOCATED IN AN AREA THAT MINIMIZES PUBLIC VIEW. THIS SUBSECTION SHALL APPLY TO DUMPSTERS SERVICING STRUCTURES BUILT ON OR AFTER JUNE 1, 1996.

(3) INSTALLATION OF LANDSCAPING. ALL LANDSCAPING REQUIRED BY THIS ARTICLE SHALL BE INSTALLED IN COMPLIANCE WITH THESE REQUIREMENTS:

a. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, INCLUDING ALL SPECIFIED CONDITIONS TO A PARTICULAR LANDSCAPE APPROVAL, AND INSPECTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SUCH INSPECTION SHALL INCLUDE VERIFICATION THAT PLANTING SOIL MEETS SPECIFIED COMPOSITION AND DEPTH REQUIREMENTS. IN THE EVENT THERE ARE ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, SUCH CHANGES MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT AND NOTED ON THE PLAN PRIOR TO NOTIFICATION FOR THE FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY.

b. LANDSCAPED AREAS SHALL BE COVERED IN THEIR ENTIRETY WITH SHRUBS,

# CITY LANDSCAPE NOTES

GROUND COVER, TURF, OR THREE INCHES OF BULK ORGANIC MULCH OR OTHER SUITABLE MATERIAL WHICH PERMITS PERCOLATION AND IS APPROVED BY THE DEPARTMENT. WHERE MULCH IS USED, IT MUST BE PROTECTED FROM WASHING OUT OF THE PLANTING BED. INORGANIC MULCH, SUCH AS GRAVEL OR ROCK, SHOULD ONLY BE USED WHERE WASHOUTS OCCUR. THE FINAL INSPECTION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, SHALL INCLUDE VERIFICATION THAT ANY MULCH IS INSTALLED AT THE REQUISITE DEPTH.

c. TREES WHICH ARE BALLED AND BURLAPED MUST HAVE THE BURLAP REMOVED OR FOLDED DOWN AT THE TIME OF THE PLANTING. ALL TWINE OR ROPE MUST BE REMOVED. IF WIRE BASKETS ARE USED, THE UPPER ROWS MUST BE CUT BEFORE PLANTING. REMOVE ALL SOIL FROM ABOVE THE ROOT FLARE AND PLANT THE TREE SO THE TOP OF THE ROOT BALL IS TEN PERCENT ABOVE THE LANDSCAPE SOIL. DO NOT PLACE ANY SOIL OR MULCH OVER THE ROOT BALL. IF STAKES OR GUIDE WIRES ARE USED TO SUPPORT A TREE, THE WIRE MUST BE COVERED WITH PROTECTIVE MATERIAL WHERE IT IS IN CONTACT WITH THE TREE AND THE STAKES OR GUIDE WIRES MUST BE REMOVED AFTER ONE YEAR.

d. ALL LANDSCAPING REQUIRED BY THE CITY MUST BE PROTECTED FROM VEHICULAR AND PEDESTRIAN TRAFFIC BY THE INSTALLATION OF CURBING, WHEEL STOPS OR OTHER PROTECTIVE DEVICES ALONG THE PERIMETER OF ANY LANDSCAPING WHICH ADJOINS VEHICULAR USE AREAS OR SIDEWALKS. THESE PROTECTED DEVICES SHALL HAVE A MINIMUM HEIGHT OF SIX INCHES ABOVE GRADE.

e. NO PARKING, DISPLAY OF VEHICLES OR OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE IS PERMITTED IN OR OVER ANY REQUIRED LANDSCAPE AREA, NOR ARE VEHICLES PERMITTED TO OVERHANG ANY REQUIRED LANDSCAPED AREA.

f. SOIL, EXCEPT FOR PLANTING SOIL, IN WHICH REQUIRED LANDSCAPE IS TO BE INSTALLED MUST BE GENERALLY INDIGENOUS TO THE LOCALE. SOIL MUST BE LOOSE, FRIABLE, AND FREE OF LIMESTONE AND OTHER CONSTRUCTION MATERIALS, ROAD BASE MATERIAL, ROCKS, WEEDS, GRASSES, HARD PAN, CLAY OR OTHER DEBRIS. PH SHALL BE ADJUSTED WHERE NECESSARY TO BE COMPATIBLE WITH THE PLANT SPECIES BEING INSTALLED. SOIL SHALL BE SLIGHTLY SWALED TO RETAIN SURFACE STORMWATER. BACKFILL SOIL MATERIAL SHALL BE THOROUGHLY WATERED IN AND AROUND PLANT ROOT BALLS TO PREVENT ANY AIR POCKETS. THE USE OF AMENDED AND ENRICHED SOILS MAY BE REQUIRED BY THE DEPARTMENT WHERE NECESSARY TO INCREASE THE WATER RETENTION CAPABILITIES OF SOIL IN ORDER TO REDUCE THE AMOUNT OF WATERING NEEDED TO MEET THE LANDSCAPING WATER REQUIREMENT. FINAL INSPECTION OF REQUIRED LANDSCAPE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY SHALL INCLUDE PH TESTING TO VERIFY COMPATIBILITY WITH PERMITTED PLANTINGS.

g. TO MINIMIZE TRAFFIC HAZARDS AT STREET OR DRIVEWAY INTERSECTIONS, ALL LANDSCAPING INSTALLATIONS MUST PROVIDE UNOBSTRUCTED VIEWS AS REQUIRED IN SECTION 125-308.

h. ANY IRRIGATION SYSTEM PLACED ON CITY RIGHT-OF-WAY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER WHO SHALL RELOCATE, REPLACE OR REPAIR THE SYSTEM AS APPROPRIATE IN THE EVENT IT IS DAMAGED DUE TO PERMITTED CONSTRUCTION IN THE RIGHT-OF-WAY.

i. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, FINAL LANDSCAPE INSTALLATION SHALL BE CERTIFIED AS COMPLETE AND IN CONFORMANCE TO THE APPROVED LANDSCAPE PLAN BY SUBMISSION OF A CERTIFICATION LETTER BY A LANDSCAPE ARCHITECT.

(1) MAINTENANCE OF LANDSCAPING. PROPERTY OWNERS SHALL MAINTAIN ALL REQUIRED LANDSCAPING SO THAT IT CONTINUES TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE FREE OF REFUSE AND DEBRIS, IN CONFORMITY WITH THE FOLLOWING REQUIREMENTS:

a. VEGETATION REQUIRED BY THIS ARTICLE SHALL BE REPLACED WITH EQUIVALENT VEGETATION IF IT IS NOT LIVING. ALL TREES FOR WHICH CREDIT IS AWARDED AND WHICH SUBSEQUENTLY DIE SHALL BE REPLACED BY THE SAME NUMBER OF LIVING TREES ACCORDING TO THE STANDARDS ESTABLISHED IN THIS ARTICLE.

b. MAINTENANCE SHALL INCLUDE SUFFICIENT WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING AND OTHER HORTICULTURAL PRACTICES SO AS TO ENSURE THAT THE LANDSCAPING CONTINUES TO MAINTAIN A HEALTHY, NEAT AND ORDERLY APPEARANCE.

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Lisle, IL 60532
800.414.1045

ISSUED FOR PERMITS

ISSUANCE SCHEDULE

| NUMBER | DATE | DESCRIPTION |
|---|---|---|

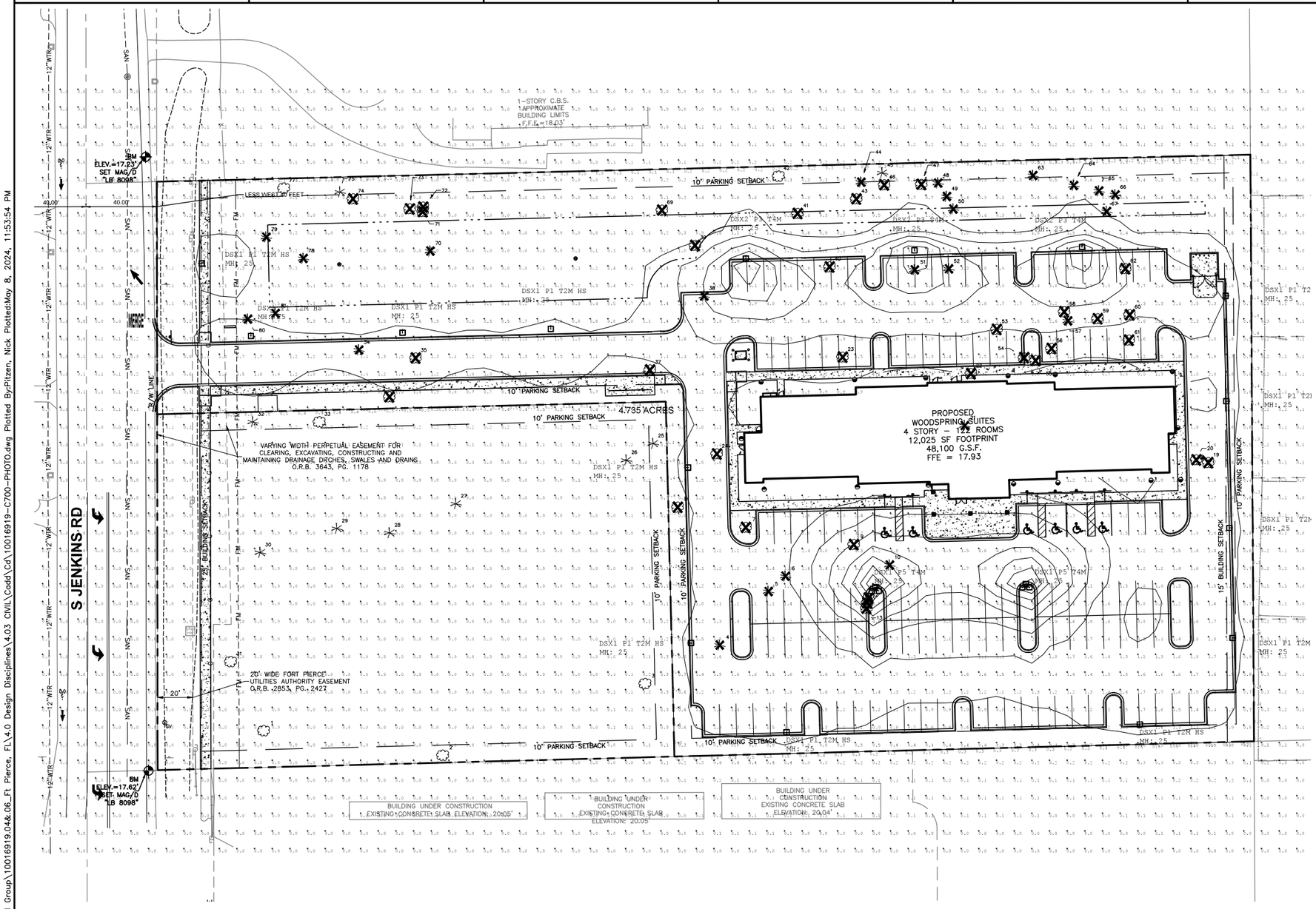
PHMI GROUP
**WOODSPRING SUITES - FT. PIERCE**
2480 S. JENKINS RD.
FT. PIERCE, FL 34947

| | |
|---|---|
| PROJECT NO: | 10016919 |
| DATE ISSUED: | 11/17/2023 |
| DESIGNED BY: | XXX |
| DRAWN BY: | XXX |
| CHECKED BY: | XXX |

SHEET NAME:
CITY LANDSCAPE NOTES

SHEET NO:
**C-602**

Layout Tab Name: C-602 CITY LANDSCAPE NOTES
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| CALCULATION SUMMARY | | | | | |
|---|---|---|---|---|---|
| LABEL | AVG | MAX | MIN | AVG/MIN | MAX/MIN |
| OVERALL SITE | 0.58 | 9.0 | 0.0 | N.A. | N.A. |
| PROPERTY LINE | 0.29 | 0.5 | 0.0 | N.A. | N.A. |
| PARKING LOT | 2.28 | 9.0 | 0.6 | 3.80 | 15.00 |

| Luminaire Schedule | | | | | |
|---|---|---|---|---|---|
| SYMBOL | QTY | ARRANGEMENT | LLF | CATALOG NUMBER | LUM. WATTS |
| | 12 | Single | 0.900 | DSX1 LED P1 40K T2M MVOLT HS | 54 |
| | 3 | SINGLE | 0.900 | DSX2 LED P3 40K T4M MVOLT | 217 |
| | 2 | 3 @ 90 Degrees | 0.900 | DSX1 LED P5 40K T4M MVOLT | 138 |

MOUNTING HEIGHT (MH) VARIES. SEE FIXTURE LABEL ON PLAN.

HORIZONTAL MEASUREMENTS TAKEN ALONG A HORIZONTAL PLANE AT GRADE.

Sunshine811

0 30 60 90
GRAPHIC SCALE IN FEET

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ISSUED FOR PERMITS

ISSUANCE SCHEDULE

| NUMBER | DATE | DESCRIPTION |
|---|---|---|

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| | |
|---|---|
| PROJECT NO: | 10016919 |
| DATE ISSUED: | 11/17/2023 |
| DESIGNED BY: | NP |
| DRAWN BY: | NP |
| CHECKED BY: | GM |

SHEET NAME:
asd

SHEET NO:
C-701

Layout Tab Name: C-701 PHOTOMETRIC PLAN
Last Saved By:Pitzen, Nick Plotted:May 8, 2024, 11:53:54 AM
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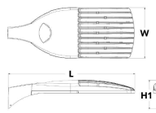
# D-Series Size 1
## LED Area Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements

### Specifications

**EPA:** 1.01 ft² (0.09 m²)
**Length:** 33" (83.8 cm)
**Width:** 13" (33.0 cm)
**Height H1:** 7-1/2" (19.0 cm)
**Height H2:** 3-1/2"
**Weight (max):** 27 lbs (12.2 kg)




### Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

## Ordering Information

**EXAMPLE:** DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

**DSX1 LED**

| Series | LEDs | Color temperature | Distribution | Voltage | Mounting |
|---|---|---|---|---|---|
| DSX1 LED | **Forward optics**<br>P1 P4[1] P7[1]<br>P2 P5[1] P8<br>P3 P6[1] P9[1]<br>**Rotated optics**<br>P10[1] P12[1]<br>P11[1] P13[1,2] | 30K 3000 K<br>40K 4000 K<br>50K 5000 K | T1S Type I short (Automotive)<br>T2S Type II short<br>T2M Type II medium<br>T3S Type III short<br>T3M Type III medium<br>T4M Type IV medium<br>TFTM Forward throw medium<br>TSVS Type V very short[3]<br>TSS Type V short[3]<br>TSM Type V medium[3]<br>TSW Type V wide[3]<br>BLC Backlight control[4]<br>LCCO Left corner cutoff[4]<br>RCCO Right corner cutoff[4] | MVOLT[1]<br>120[5]<br>208[5]<br>240[5]<br>277[5]<br>347[5]<br>480[5] | **Shipped included**<br>SPA Square pole mounting<br>RPA Round pole mounting[6]<br>WBA Wall bracket[7]<br>SPUMBA Square pole universal mounting adaptor[8]<br>RPUMBA Round pole universal mounting adaptor[8]<br>**Shipped separately**<br>KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[9] |

| Control options | | Other options | | Finish (required) | |
|---|---|---|---|---|---|
| **Shipped installed** | | **Shipped installed** | | DDBXD | Dark bronze |
| NLTAIR2 nLight AIR generation 2 enabled[10] | PIR High/low, motion/ambient sensor, 8-15 mounting height, ambient sensor enabled at 5fc[11,12] | HS House-side shield[20] | | DBLXD | Black |
| PIRHN Network, high/low motion/ambient sensor[11] | PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[11,12] | SF Single fuse (120, 277, 347V)[5] | | DNAXD | Natural aluminum |
| PER NEMA twist-lock receptacle only (controls ordered separately)[12] | PIR1FC3V High/low, motion/ambient sensor, 8-15 mounting height, ambient sensor enabled at 1fc[11,12] | DF Double fuse (208, 240, 480V)[5] | | DWHXD | White |
| PERS Five-pin receptacle only (controls ordered separately)[12,13] | PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12] | L90 Left rotated optics[2] | | DDBTXD | Textured dark bronze |
| PER7 Seven-pin receptacle only (controls ordered separately)[12,13] | FAO Field adjustable output[11,14] | R90 Right rotated optics[2] | | DBLBXD | Textured black |
| DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[14] | | HA 50°C ambient operations[5] | | DNATXD | Textured natural aluminum |
| DS Dual switching[10,15,17] | | **Shipped separately** | | DWHGXD | Textured white |
| | | BS Bird spikes[21] | | | |
| | | EGS External glare shield | | | |


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# D-Series Size 2
## LED Area Luminaire

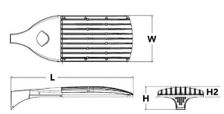
Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements

Buy American

### Specifications

**EPA:** 1.1 ft² (0.10 m²)
**Length:** 40" (101.6 cm)
**Width:** 15" (38.1 cm)
**Height 1:** 7-1/4" (18.4 cm)
**Height 2:** 3.5"
**(max):**
**Weight:** 36lbs




### Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

## Ordering Information

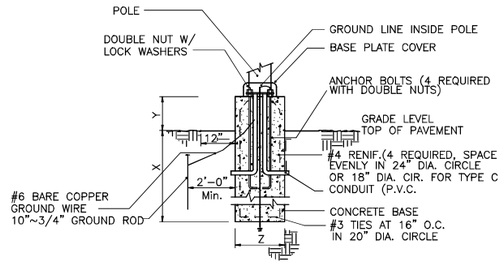
**EXAMPLE:** DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

**DSX2 LED**

| Series | LEDs | Color temperature | Distribution | Voltage | Mounting |
|---|---|---|---|---|---|
| DSX2 LED | **Forward optics**<br>P1 P5[1]<br>P2 P6<br>P3 P7[1]<br>P4 P8[1]<br>**Rotated optics**<br>P10[1] P13[1,2]<br>P11[1] P14[1,2]<br>P12[1] | 30K 3000 K<br>40K 4000 K<br>50K 5000 K | T1S Type I short (Automotive)<br>T2S Type II Short<br>T2M Type II Medium<br>T3S Type III Short<br>T3M Type III Medium<br>T4M Type IV Medium<br>TFTM Forward Throw Medium<br>TSVS Type V very short[3]<br>TSS Type V Short[3]<br>TSM Type V Medium[3]<br>TSW Type V Wide[3]<br>BLC Backlight control[4]<br>LCCO Left corner cutoff[4]<br>RCCO Right corner cutoff[4] | MVOLT[1]<br>(VOLT (277V-480V)[5,16]<br>120[5]<br>208[5]<br>240[5]<br>277[5]<br>347[5]<br>480[5] | **Shipped included**<br>SPA Square pole mounting<br>RPA Round pole mounting[6]<br>WBA Wall bracket[7]<br>SPUMBA Square pole universal mounting adaptor[8]<br>RPUMBA Round pole universal mounting adaptor[8]<br>**Shipped separately**<br>KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[9] |

| Control options | | Other options | | Finish (required) | |
|---|---|---|---|---|---|
| **Shipped installed** | | **Shipped installed** | | DDBXD | Dark bronze |
| NLTAIR2 nLight AIR generation 2 enabled[10] | PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc[11] | HS House-side shield[20] | | DBLXD | Black |
| PIRHN Network, Bi-Level motion/ambient sensor[10] | PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[10] | SF Single fuse (120, 277, 347V)[5] | | DNAXD | Natural aluminum |
| PER NEMA twist-lock receptacle only (no controls)[11] | FAO Field Adjustable Output[20] | DF Double fuse (208, 240, 480V)[5] | | DWHXD | White |
| PERS Five-wire receptacle only (no controls)[11,13] | | L90 Left rotated optics[2] | | DDBTXD | Textured dark bronze |
| PER7 Seven-wire receptacle only (no controls)[11,16] | | R90 Right rotated optics[2] | | DBLBXD | Textured black |
| DMG 0-10V dimming extend out back of housing for external control (no controls)[14] | | HA 50°C ambient operations[5] | | DNATXD | Textured natural aluminum |
| DS Dual switching[10,18] | | BAA Buy America(n) Act Compliant | | DWHGXD | Textured white |
| | | **Shipped separately** | | | |
| | | BS Bird spikes[21] | | | |
| | | EGS External glare shield | | | |


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### DIMENSION SCHEDULE

| IF LIGHT POLE IS ADJACENT TO VEHICLE PARKING | IF LIGHT POLE IS WITHIN LANDSCAPING (NOT ADJACENT TO VEHICLE PARKING) |
|---|---|
| X 8'-0" | X 8'-0" |
| Y 2'-6" | Y 0'-6" |
| Z 2'-0" | Z 2'-0" |

CONTRACTOR TO CONFIRM WITH MANUFACTURER THAT THE POLE AND BASE MEET WIND LOADING REQUIREMENTS FOR HURRICANES.

LIGHT POLE BASE DETAIL
NTS

4 C-702

# SSS Square Straight Steel Poles

**ORDERING INFORMATION** Lead times will vary depending on options selected. Consult with your sales representative. **Example:** SSS 20 5C DM19 DDB

| SSS | | | | | | |
|---|---|---|---|---|---|---|
| **Series** | **Nominal fixture mounting height** | **Nominal shaft base size/wall thickness[1]** | **Mounting[2]** | | **Options** | **Finish[10]** |
| SSS | 10'-39' (for 1/2 ft. increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.)<br><br>See technical information table for complete ordering information.) | 4C 4" 11g (.1196")<br>4G 4" 7g (.1793")<br>5C 5" 11g (.1196")<br>5G 5" 7g (.1793")<br>6G 6" 7g (.1793")<br><br>See technical information table for complete ordering information.) | Tenon mounting<br>PT Open top (includes top cap)<br>T20 2-3/8" O.D. (2" NPS)<br>T25 2-7/8" O.D. (2-1/2" NPS)<br>T30 3-1/2" O.D. (3" NPS)<br>T35 4" O.D. (3-1/2" NPS)<br>RAK/RXH/RSK/RSF/RVB/RVF Drill mounting[3]<br>DM19 1 at 90°<br>DM28 2 at 180°<br>DM28JR 2 at 180° with one side plugged<br>DM29 2 at 90°<br>DM39 3 at 90°<br>DM49 4 at 90°<br>CSX/DSX/RSX/AERIS™/OMERO™/ HLA/KYF Drill mounting[3]<br>DM19AS 1 at 90°<br>DM28AS 2 at 180°<br>DM29AS 2 at 90°<br>DM39AS 3 at 90°<br>DM49AS 4 at 90°<br>RAD drill mounting[3]<br>DM19RAD 1 at 90°<br>DM28RAD 2 at 180°<br>DM29RAD 2 at 90°<br>DM32RAD 3 at 120°<br>DM39RAD 3 at 90°<br>DM49RAD 4 at 90°<br>ESX Drill mounting[3]<br>DM19ESX 1 at 90°<br>DM28ESX 2 at 180°<br>DM29ESX 2 at 90°<br>DM39ESX 3 at 90°<br>DM49ESX 4 at 90° | AERIS™ Suspend drill mounting[3,5]<br>DM19AST 1 at 90°<br>DM28AST_ 2 at 180°<br>DM29AST_ 2 at 90°<br>DM39AST_ 3 at 90°<br>DM49AST_ 4 at 90°<br>OMERO™ Suspend drill mounting[3,5]<br>DM19ARRT_ 1 at 90°<br>DM28ARRT_ 2 at 180°<br>DM29ARRT_ 2 at 90°<br>DM39ARRT_ 3 at 90°<br>DM49ARRT_ 4 at 90° | Shipped installed<br>L/AB Less anchor bolts (Include when anchor bolts are not needed)<br>VD Vibration damper<br>TP Tamper resistant handhole cover fasteners<br>HAxy Horizontal arm bracket (1 fixture)[6,7]<br>FOLxy Festoon outlet less electrical[8]<br>CPL12/xy 1/2" coupling[9]<br>CPL34/xy 3/4" coupling[9]<br>CPL1/xy 1" coupling[9]<br>NPL12/xy 1/2" threaded nipple[9]<br>NPL34/xy 3/4" threaded nipple[9]<br>NPL1/xy 1" threaded nipple[9]<br>EHHxy Extra handhole[6,7]<br>MAEX Match existing[8]<br>USPOM United States point of manufacture[8]<br>IC Interior coating[8]<br>UL UL listed with label (Includes NEC compliant :over)<br>NEC NEC 410.30,compliant gasketed handhole (Not UL Labeled)<br>Shipped separately (replacement kit available)<br>(blank) FBC Full base cover (plastic)<br>(blank) TC Top cap<br>(blank) HHC Handhole cover | Standard colors<br>DDBXD Dark bronze<br>DWHXD White<br>DBLXD Black<br>DMBXD Medium bronze<br>DNAXD Natural aluminum<br>Classic colors<br>DSS Sandstone<br>DGC Charcoal gray<br>DTG Tennis green<br>DBR Bright red<br>DSB Steel blue<br>Architectural Colors and Special Finishes[11]<br>Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available. |

**NOTES:**
1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.1196" | "G" - 0.1793".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20.
   The combination includes a required extra handhole.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   *Example: 5ft = 5 and 20ft 3in = 20-3*
   For "y": Specify orientation from handhole (A,B,C,D)
   *Refer to the Handhole Orientation diagram below.*
   *Example: 1/2" coupling at 5'-8", orientation C = CPL12/5-8C*
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12"- rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxy. Example: HA20B0.
7. Combination of tenon-top and drill mount inclusive extra handhole.
8. Must add original order number of existing pole(s).
9. Use when mill certifications are required.
10. Provides enhanced corrosion resistance.
11. Additional colors available; see www.lithonia.com/architectural Architectural Colors brochure (Form No. 794.3). Available by formal quote only, consult factory for details.

LITHONIA LIGHTING®
POLE-SSS


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| NUMBER | DATE | DESCRIPTION |
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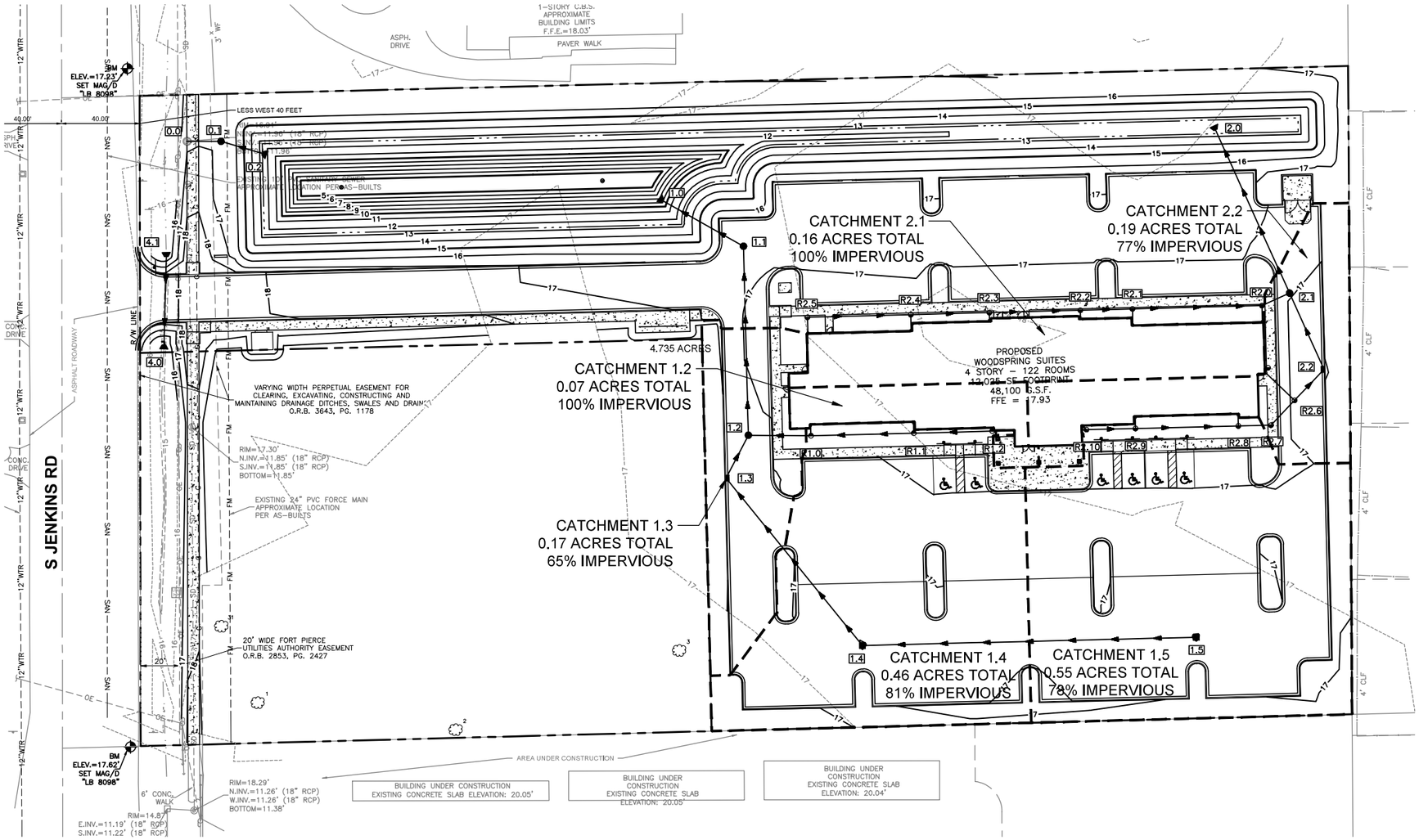
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2480 S. JENKINS RD.
FT. PIERCE, FL 34947

PROJECT NO: 10016919
DATE ISSUED: 11/17/2023
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DRAWN BY: XXX
CHECKED BY: XXX

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C-702

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## LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- 1' CONTOUR
- 5' CONTOUR
- STORM SEWER
- EXISTING STORM SEWER
- PROPOSED BOUNDARY
- CURB INLET
- STORM MANHOLE
- STORM CLEANOUT
- STORM STRUCTURE ID
- PROPOSED FLARED END SECTION
- PROPOSED CLEANOUT
- BENCHMARK
- EXISTING DRAINAGE STRUCTURE
- STORM STRUCTURE TRIBUTARY LIMITS

N

## NOTES

1. SEE SHEET C-002 FOR GENERAL NOTES.
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

Sunshine811

0 30 60 90
GRAPHIC SCALE IN FEET

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Lisle, IL 60532
800.414.1045

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|---|---|---|

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FT. PIERCE, FL 34947

| | |
|---|---|
| PROJECT NO: | 10016919 |
| DATE ISSUED: | 11/17/2023 |
| DESIGNED BY: | NP |
| DRAWN BY: | NP |
| CHECKED BY: | GM |

SHEET NAME:
TRIBUTARY EXHIBIT

SHEET NO:
**EXH-1**

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PROPERTY TO NORTH OF SITE



PROPERTY TO SOUTH OF SITE

# FORT PIERCE, FL

## WOODSPRING SUITES

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MAY 2024



PRECEDENT PHOTOS - HAMPTON INN& SUITES



DAYS INN & SUITES




COMFORT SUITES




AERIAL VIEW OF SITE

# FORT PIERCE, FL

## WOODSPRING SUITES

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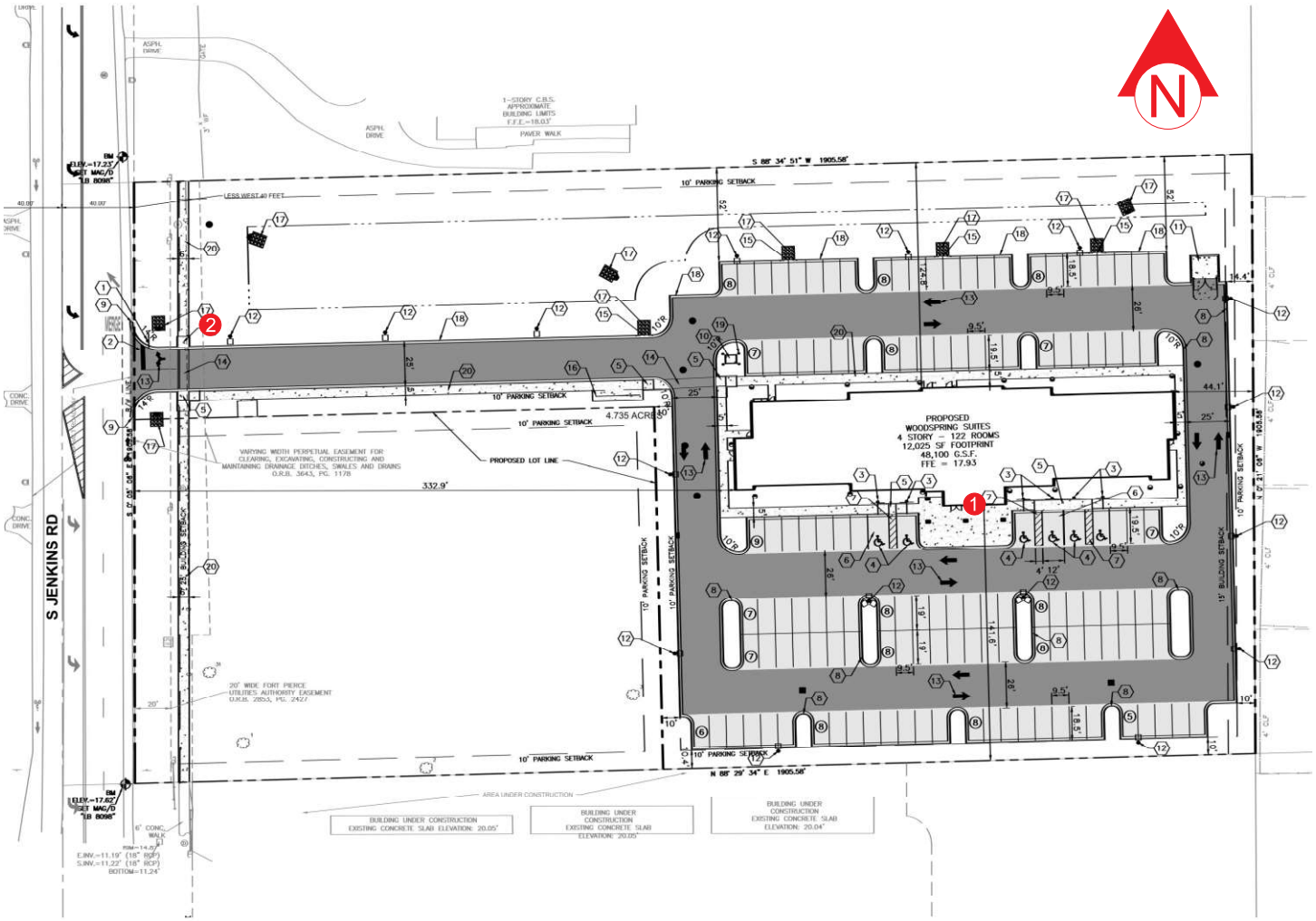
MAY 2024

TABLE D-2d
TRIP GENERATION SUMMARY—DAILY COMMERCIAL VEHICLE TRIPS PER 1,000 SQUARE FEET (TSF) OF BUILDING SPACE FOR OFFICE AND SERVICES (SIC 60–88)

| Location/ (Population) | Land Use Type (SIC) | 4-Tire Commercial Vehicles | Single Unit | Combination Unit | All 6+ Tire Commercial Vehicles | All Commercial Vehicles | Date | Notes/Comments |
|---|---|---|---|---|---|---|---|---|
| Baltimore, Maryland—Suburban Area | Office Buildings (60–67) | — | — | — | — | 0.200 | 1987 | See note 5. |
| Boston, Massachusetts (4.6 million) | Office (60–67) | 0.022 | — | — | 0.037 | 0.059 | 1992 | Summed various trucks to get total truck trips/TSF. See note 7. |
| Boston, Massachusetts (4.6 million) | Office (60–67) | — | — | — | 0.110 | — | 1992 | Summed various trucks to get total truck trips/TSF. Converted from one way (arrivals) to two way (total trips). |
| Boston, Massachusetts (4.6 million) | Hotel (70) | 0.012 | — | — | 0.022 | 0.034 | 1992 | Summed various trucks to get total truck trips/TSF. See note 7. |
| Boston, Massachusetts (4.6 million) | Hotel (70) | — | — | — | 0.040 | — | 1992 | Summed various trucks to get total truck trips/TSF. |
| Baltimore, Maryland—Suburban Area | Personal Services (72) | — | — | — | — | 2.300 | 1987 | See note 5. |
| Boston, Massachusetts (4.6 million) | Theater (78) | — | — | — | 0.006 | — | 1992 | Summed various trucks to get total truck trips/TSF. |
| Boston, Massachusetts (4.6 million) | Recreation—Outdoor (79) | — | — | — | 0.006 | — | 1992 | Summed various trucks to get total truck trips/TSF. |
| Boston, Massachusetts (4.6 million) | Office—Medical (80) | — | — | — | 0.110 | — | 1992 | Summed various trucks to get total truck trips/TSF. |
| Boston, Massachusetts (4.6 million) | Hospital (80) | 0.005 | — | — | 0.004 | 0.009 | 1992 | Summed various trucks to get total truck trips/TSF. See note 7. |
| Boston, Massachusetts (4.6 million) | Hospital (80) | — | — | — | 0.014 | — | 1992 | Summed various trucks to get total truck trips/TSF. |
| Boston, Massachusetts (4.6 million) | Laboratory (80) | — | — | — | 0.110 | — | 1992 | Summed various trucks to get total truck trips/TSF. |
| Boston, Massachusetts (4.6 million) | School (82) | — | — | — | 0.018 | 0.018 | 1992 | Summed various trucks to get total truck trips/TSF. See note 7. |
| Boston, Massachusetts (4.6 million) | School—Public (82) | — | — | — | 0.010 | — | 1992 | Summed various trucks to get total truck trips/TSF. |
| Boston, Massachusetts (4.6 million) | School—College (82) | — | — | — | 0.015 | — | 1992 | Summed various trucks to get total truck trips/TSF. |
| Boston, Massachusetts (4.6 million) | Library (82) | — | — | — | 0.050 | — | 1992 | Summed various trucks to get total truck trips/TSF. |
| Median | SIC (60–88) | | 0.012 | | 0.020 | 0.046 | — | Truck Trips |
| Average | SIC (60–88) | | 0.013 | | 0.039 | 0.437 | — | Truck Trips |
| Minimum | SIC (60–88) | | 0.005 | | 0.004 | 0.009 | — | Truck Trips |
| Maximum | SIC (60–88) | | 0.022 | | 0.110 | 2.300 | — | Truck Trips |

Note: SIC = Standard Industrial Classification.

# WOODSPRING SUITES
# 2480 S JENKINS RD
# FT. PIERCE, FL




## PROPOSED SIGNS:

1. 16” CHANNEL LETTERS
2. 5’-5 7/16” X 6’-6 1/4” MONUMENT @ 10’ OAH

FRANCHISEE IS RESPONSIBLE FOR REVIEWING READABILITY AND VISIBILITY FROM LOCAL ROAD WAYS


persona
SIGNS | LIGHTING | IMAGE

Persona Signs, LLC
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 · www.personasigns.com


| | | | |
|---|---|---|---|
| Customer: WOODSPRING SUITES | | Project No.: 451340 | Request No.: 52280 |
| Location: FT. PIERCE, FL | | Prepared By: PG | |
| File Name: 451340 - FT. PIERCE, FL | | Date: 12/21/23 | Revision: 0 |

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.


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Customer Approval (Please Initial):

Approval Date:

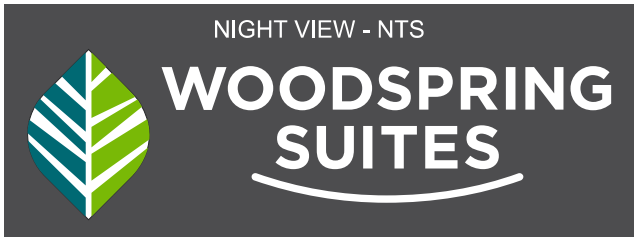
1

## FRONT ELEVATION
SCALE: 1/32 = 1'-0"










PROPOSED:
16" CHANNEL LETTERS
BOXED AREA: 94.94 SQ FT
ACTUAL AREA: 27.92 SQ FT

## GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

persona
SIGNS | LIGHTING | IMAGE
Persona Signs, LLC
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 · www.personasigns.com

| | | | |
|---|---|---|---|
| Customer: WOODSPRING SUITES | | Project No.: 451340 | Request No.: 52280 |
| Location: FT. PIERCE, FL | | Prepared By: PG | |
| File Name: 451340 - FT. PIERCE, FL | | Date: 12/21/23 | Revision: 0 |

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Customer Approval (Please Initial):

Approval Date:

2









DOUBLE SIDED

GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

PROPOSED:
5'-4 7/16" X 6'-6 1/4" AT 10' OAH
BOXED AREA: 35.02 SQ FT
ACTUAL AREA: 34.07 SQ FT

2'-4" X 6'-4" EMC
BOXED/ACTUAL AREA: 14.78 SQ FT

persona
SIGNS | LIGHTING | IMAGE

Persona Signs, LLC
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 · www.personasigns.com

| | | | |
|---|---|---|---|
| Customer: WOODSPRING SUITES | | Project No.: 451340 | Request No.: 52280 |
| Location: FT. PIERCE, FL | | Prepared By: PG | |
| File Name: 451340 - FT. PIERCE, FL | | Date: 12/21/23 | Revision: 0 |

UL This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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Customer Approval (Please Initial):

Approval Date:

FRANCHISEE IS RESPONSIBLE FOR REVIEWING READABILITY AND VISIBILITY FROM LOCAL ROAD WAYS

| SIGN VISIBILITY CHART | | | | | | |
|---|---|---|---|---|---|---|
| Character Height in Inches | Reading Distance in Feet | Viewing Distance in Seconds According to Speed | | | | |
| | | 20 MPH | 30 MPH | 40 MPH | 50 MPH | 60 MPH |
| 18 | 900 | 30.7 | 20.5 | 15.3 | 12.3 | 10.2 |
| 24 | 1200 | 41.0 | 27.3 | 20.4 | 16.4 | 13.6 |
| 30 | 1500 | 51.2 | 34.1 | 25.6 | 20.5 | 17.0 |
| 36 | 1800 | 61.4 | 40.9 | 30.7 | 24.6 | 20.5 |
| 42 | 2100 | 71.7 | 47.7 | 35.8 | 28.6 | 23.9 |
| 48 | 2400 | 81.9 | 54.5 | 40.9 | 32.7 | 27.3 |
| 60 | 3000 | 102.4 | 68.2 | 51.1 | 40.9 | 34.1 |
| 72 | 3600 | 122.9 | 81.8 | 61.3 | 49.1 | 40.9 |
| 84 | 4200 | 143.3 | 95.5 | 71.6 | 57.3 | 47.7 |
| 96 | 4800 | 163.8 | 109.1 | 81.8 | 65.5 | 54.5 |
| 120 | 6000 | 204.8 | 136.4 | 102.2 | 81.9 | 68.2 |
| 144 | 7200 | 245.7 | 163.6 | 122.7 | 98.2 | 81.8 |

persōna
SIGNS | LIGHTING | IMAGE
Persona Signs, LLC
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 · www.personasigns.com

Customer: WOODSPRING SUITES
Location: FT. PIERCE, FL
File Name: 451340 - FT. PIERCE, FL
Project No.: 451340
Request No.: 52280
Prepared By: INIT.
Date: 00/00/00
Revision: 0

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, reproduced, disclosed or otherwise used without written permission from Persona Signs, LLC.

Customer Approval (Please Initial):

Approval Date:

December 2, 2022

Lawrence M. Bielski
Prime Hospitality Management, LLC
60 Service Lane
Ringgold, GA 30736

**VIA Email:** larry@phmigroup.com

Reference: **Environmental Assessment**
S Jenkins Road
Fort Pierce, St. Lucie County, FL
Parcel ID # 2419-232-0003-000-6

Dear Mr. Bielski,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced properties. The purpose of this evaluation was to conduct a review of the above listed parcel by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulation pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to City of Fort Pierce regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
**EDC, Inc.**



Anthony A. Adams, BS
Sr. Biologist | Certified Arborist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

# ENVIRONMENTAL ASSESSMENT

Parcel ID: 2419-232-0003-000-6
S Jenkins Road
Fort Pierce, St. Lucie County, FL

Date: December 2, 2022
Project # 22-378

**Prepared For:**
Prime Hospitality Management, LLC
Attn: Lawrence M. Bielski
60 Service Lane
Ringgold, GA 30736
larry@phmigroup.com

**Prepared By:**
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of one (1) parcel, approximately 4.75-acres in size, (Parcel ID #2419-232-0003-000-6) located east of S Jenkins Road and north of Okeechobee Boulevard in Fort Pierce, St. Lucie County, Florida. According to the St Lucie County Property Appraiser, the subject property has a land use code of 1000 – General Commercial.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on December 1, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

**VEGETATION:**

It is the opinion of EDC that there is no native upland habitat located on site. The only vegetation observed were grasses and palms.

The following native vegetation was found on site:

| Common Name | Species Name |
|---|---|
| **Cabbage Palm** | *Sabal Palmetto* |
| **Slash Pine** | *Pinus densus.* |
| **Saw Palmetto** | *Serenoa repens* |
| **Laurel Oak** | *Quercus imbricaria* |

The following invasive vegetation was found on site:

| Common Name | Species Name |
|---|---|
| **Melaleuca** | *Melaleuca quinquinervia* |
| **Guava** | *Psidium guajava* |
| **Brazilian Pepper** | *Schinus terebinthifolia* |
| **Earleaf Acacia** | *Acacia auriculiformis* |
| **Sword Fern** | *Polystichum munitum* |
| **Rosary Pea** | *Abrus precatorius* |

**WETLAND DELINEATION:**

According to aerial photographs and site visit, it appears that there are wetlands on site. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. All three of these components were found during the field reconnaissance on the property. An estimate of wetland areas on the subject property is provided in the Florida Land Use Cover and Classification System (FLUCCS) Map, attached.

A wetland delineation will be required.

**WILDLIFE EVALUATION:**

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises or any other state or federally listed plant/animal species were found on site.

**SOIL COMPOSITION:**

Based on a review of the USDA Web Soil the site is composed of:

**Nettles sand-** is a poorly drained, nearly level soil found in areas of broad flatwoods. Typically the surface layer is 11 inches thick. Black sand comprises the upper 5 inches, very dark gray sand in the next three inches and dark gray sand in the lower 3 inches. Subsurface layer is light gray sand 22 inches thick. The water table is typically at a depth of 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months of longer in most years. Natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

**Oldsmar fine sand-** This poorly drained soil is found typically in broad areas in the flatwoods. Typically, the surface layer is black fine sand about 5 inches thick. The water table is at a depth of less than 10 inches for 2 to 4 months during the wet season and within a depth of 40 inches for more than 6 months. Natural vegetation consists of slash pine, saw palmetto, inkberry, rusty lyonia, black root, penny royal, pineland threeawn, chalky bluestem, panicum and various grasses. The soil is well suited for pasture and hay crops.

## SITE HISTORY:

According the St. Lucie County Property Appraiser, the most recent sale was on 06/24/2020. The earliest historical aerials available on Google Earth show that the site has remained undeveloped since 1995.

## CITY OF FORT PIERCE REGULATIONS:

**Sec. 123-64. - Permit required.**
(a) *Tree removal permit.* No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit.

This site will require a tree mitigation plan for impacts proposed to native trees with a Diameter Breast Height (DBH) measurement of 14” or greater. A Tree Report has been completed and has been submitted under separate cover.

4.8 *Objective:*
Wetlands *and natural functions of* wetlands *shall be preserved and protected pursuant to FDEP. Uses shall be directed away from* wetlands *and development shall be designed to preserve and protect* wetlands *and the natural functions of* wetlands*. Mitigation may be considered as one means to compensate for loss of* wetland *functions.*

The City of Fort Pierce follows all applicable State of FL rules and regulations regarding wetlands. A wetland delineation will be required for the wetland observed on site. Permitting will go through the South Florida Water Management District (SFWMD) due to the commercial nature of this project. A formal determination would be recommended at this time, so as to start a regulatory timeclock to receive an approved determination. This wetland is currently estimated to be smaller that 0.5-acres, which - according to the State Environmental Resource Handbook, Chapter 10.2.2.1 would not require mitigation if the current delineation estimate is accepted by the State.

If the wetland on the subject parcel is determined to be larger than 0.5 acres, a mitigation plan must be established using the Universal Mitigation Assessment Method (UMAM) process required by SFWMD.

**SUMMARY:**

It is the professional opinion of EDC that there is no native upland habitat on site, due to the heavy presence of exotic and invasive plant species. In addition, wetlands were found on site, and a jurisdictional determination by SFWMD will be necessary. A Tree Report has been contracted and completed, submitted under separate cover. Furthermore, no gopher tortoises or any other state or federally listed plant/animal species were observed at the time of the site visit.

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

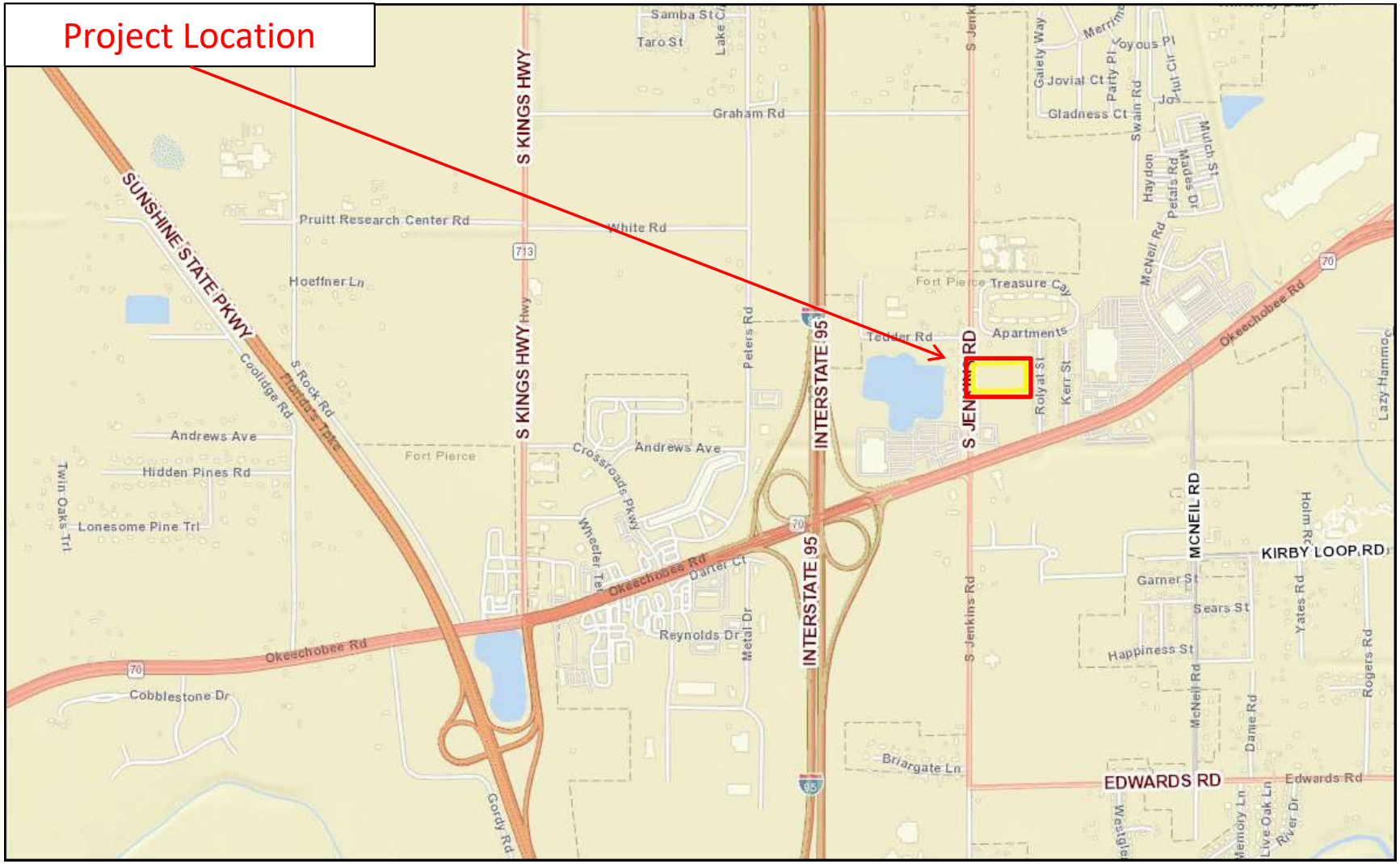
# Environmental Site Assessment

Jenkins Road

Fort Pierce, St. Lucie County, FL

## Location Map

| Project: 22-378 | PHMI, LLC | 12/02/2022 |
|---|---|---|



ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

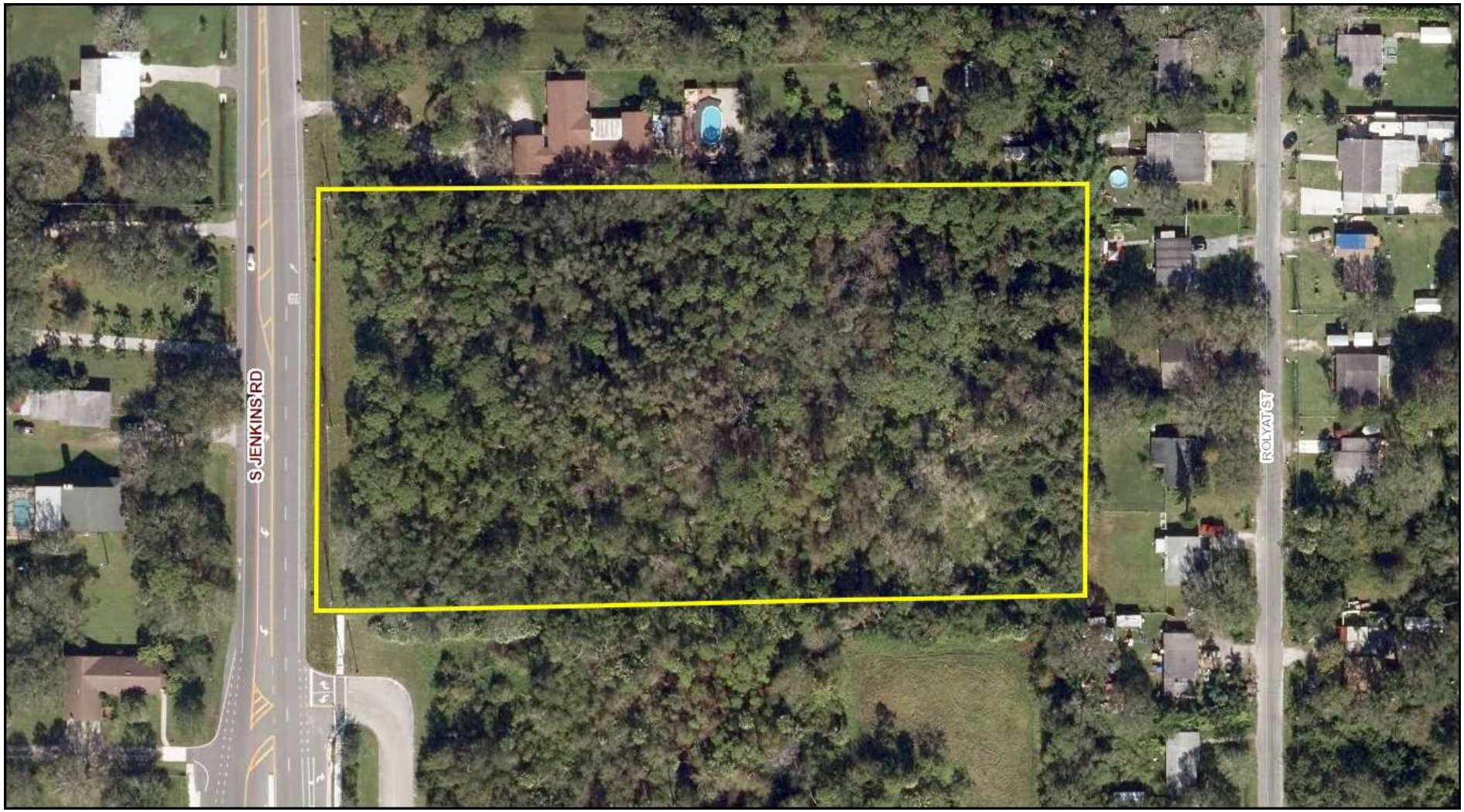
# Environmental Site Assessment

Jenkins Road

Fort Pierce, St. Lucie County, FL

## Property Appraiser Map

| Project: 22-378 | PHMI, LLC | 12/02/2022 |
|---|---|---|



ENGINEERS SURVEYORS ENVIRONMENTAL

# Environmental Site Assessment

Jenkins Road

Fort Pierce, St. Lucie County, FL

## Soil Map

| Project: 22-378 | PHMI, LLC | 12/02/2022 |
|---|---|---|

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| 25 | Nettles and Oldsmar sands | 4.8 | 100.0% |
| **Totals for Area of Interest** | | **4.8** | **100.0%** |



ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

# Environmental Site Assessment

Jenkins Road

Fort Pierce, St. Lucie County, FL

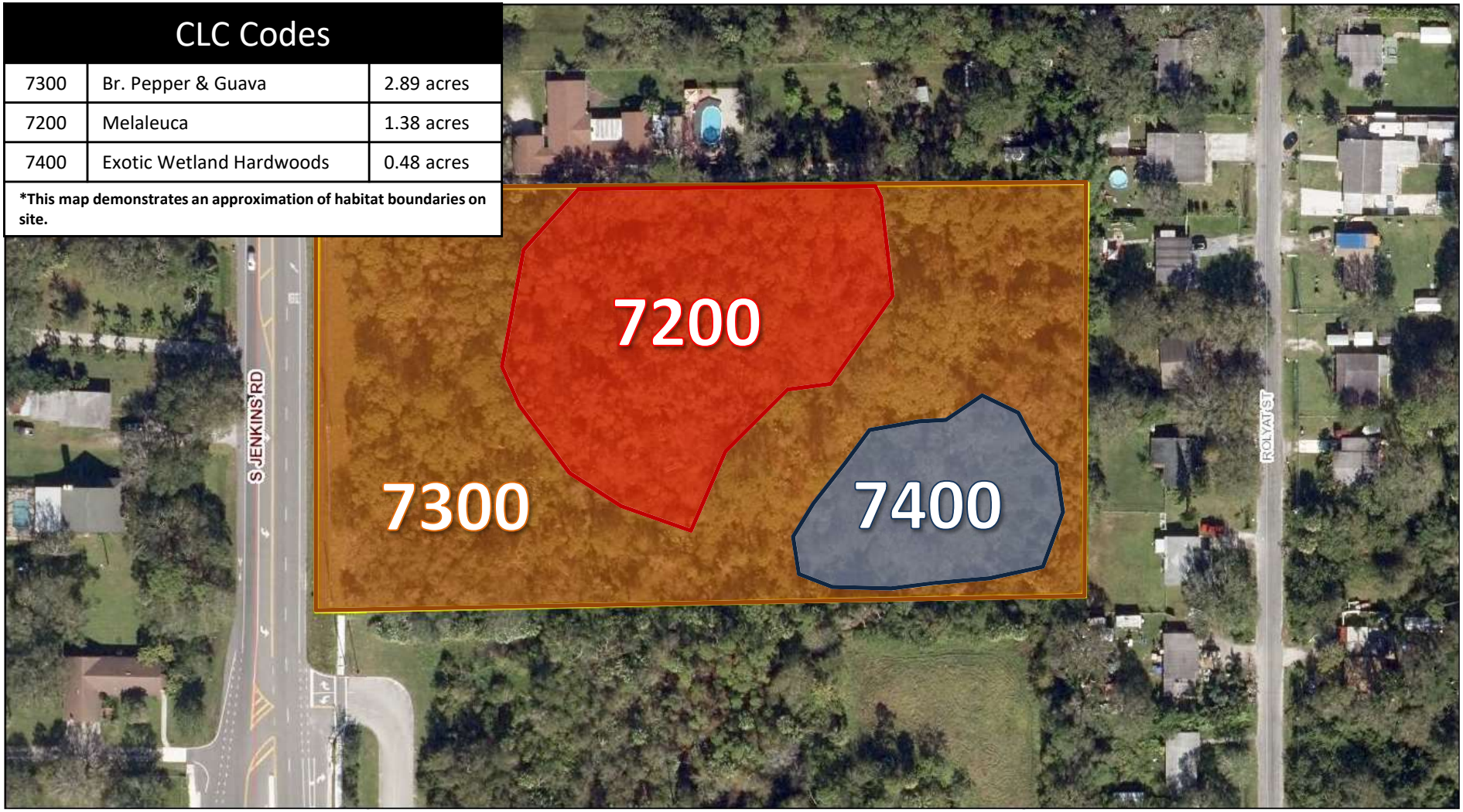
## Florida Land Cover Classification System

| Project: 22-378 | PHMI, LLC | 12/02/2022 |
|---|---|---|

N

| CLC Codes | | |
|---|---|---|
| 7300 | Br. Pepper & Guava | 2.89 acres |
| 7200 | Melaleuca | 1.38 acres |
| 7400 | Exotic Wetland Hardwoods | 0.48 acres |

***This map demonstrates an approximation of habitat boundaries on site.**



December 2, 2022

Lawrence M. Bielski
Prime Hospitality Management, LLC
60 Service Lane
Ringgold, GA 30736

**VIA Email:** larry@phmigroup.com

Reference: **Tree Report**
S Jenkins Road – 4.75 acres
Parcel ID # 2419-232-0003-000-6
Fort Pierce, Florida

**Prepared by:** Anthony A. Adams
International Society of Arboriculture Certified Arborist FL-9472A

## Certification of Performance

I, Anthony A. Adams, certify to the best of my knowledge, and abilities:

That I have personally inspected the tree(s) and or the property referred to in this report.

That it is my professional opinion, that the following report is true, and the conclusions and results stated are correct based on the information received about the property evaluated and the evaluation methods followed.

That the reported analyses, opinions, and conclusions are only limited by the reported assumptions, methods and limiting conditions and my personal, unbiased professional analyses, opinions and conclusions.

That EDC, Inc. acts as an independent tree, and environmental consultant.

That this Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by EDC, Inc. It is for use by the client named only.

Signature:_____ Date: 12/02/2022

## REPORT

### I. Introduction

This Report is written for Larry Bielski of Prime Hospitality Management, LLC. It is based on information obtained from the site visit(s), to provide and assign values to the trees located on the subject property. This subject property is currently vacant. Site visits to review the trees were performed on December 1st, 2022.

### II. Property Involved

The subject property evaluated as part of this Environmental Assessment consists of one (1) parcel, approximately 4.75-acres in size, (Parcel ID #2419-232-0003-000-6) located east of S Jenkins Road and north of Okeechobee Boulevard in Fort Pierce, St. Lucie County, Florida. According to the St Lucie County Property Appraiser, the subject property has a land use code of 1000 – General Commercial.

### III. Data Collection

The property/trees were evaluated by site visit to determine environmental conditions. This appraisal is based on value of subject as per ISA “Rule 14-40.030, Florida Administrative Code”. See Appendix A for full tree data.

### IV. Limiting Conditions

This “Arboriculture Report” includes only the listed trees, landscape conditions in the immediate area where the tree is located, and conditions caused by or attributable to the trees on this property.

Limits of the Assignment

1. This report is not intended as and does not represent legal advice and should not be relied upon to take the place of such advice.

2. This report is limited to documenting the condition of the tree on the dates given. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

3. Loss or alteration of any part of this report invalidates the entire report.

4. Sketches and photographs used in this report are intended as visual aids only and are not necessarily to scale.

## V. Discussion

There is a total of seventy-four (74) native trees on the subject parcel that meet City of Fort Pierce requirements for mitigation. The break-down by species is as follows:
Laurel Oak (Quercus Laurifilia) | Cabbage Palm (Sabal Palmetto) | Slash Pine (Pinus Elliottii)

Cabbage Palms: 38 Slash Pine: 33
Laurel Oak: 13

## VI. Conclusions and Recommendations

Values are calculated for trees 14" D.B.H and greater as per City of Fort Pierce code.

Formula(s) used:

**Trees**
(Total D.B.H. Inches) x ($250) = Mitigation Costs - Tree Removal

**Palms**
(Total # of Palms) x ($250) = Mitigation Costs - Palms

| | | | | |
|---|---|---|---|---|
| **Trees** = | (806.8in.) | x $250 | = | $201,700.00 |
| **Palms** = | (28) | x $250 | = | $7,000.00 |
| | | **Max. Mitigation Cost** | **=** | **$208,700.00 fee** |

The calculated fee of $208,700.00 is the **maximum** amount of tree mitigation fee that is possible – if every tree on the subject parcel was to be cleared.

However, a Planner or Landscape Architect can use the information in this report to avoid impacts to high-value trees, preserve trees, or create a replanting plan in order to reduce mitigation costs to zero.

For reference, a 15" tree costs $3,750 to mitigate if fully removed.

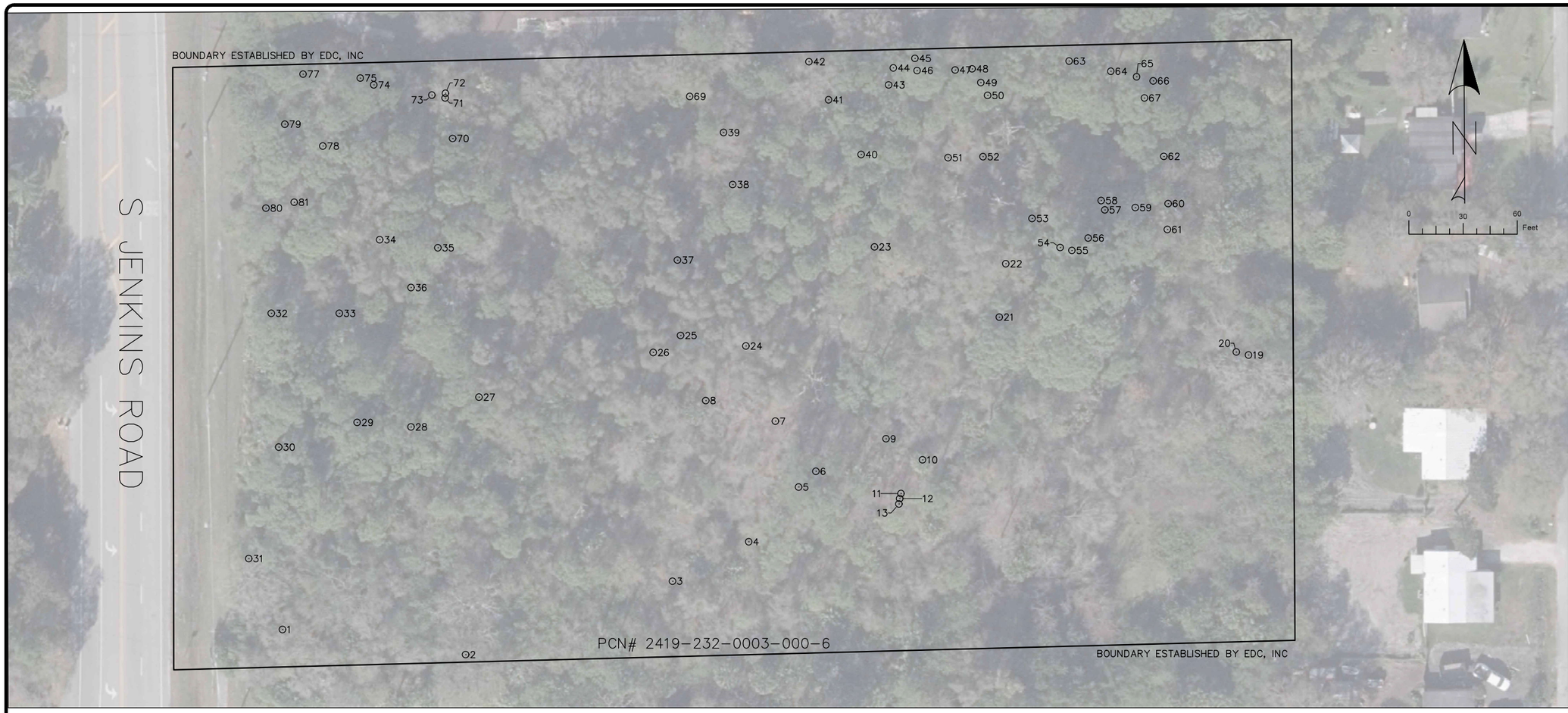
Please see attached Tree Location Map and Table, in **Appendix A**.

This Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by EDC, Inc. It is for use by the client named only.

# Appendix A

Tree Location Map & Tree Table




| # | TYPE | DBH |
|---|---|---|
| 1 | LA OAK | 22.5 |
| 2 | LA OAK | 16.9 |
| 3 | PALM | |
| 4 | PINE | 14 |
| 5 | PINE | 14.5 |
| 6 | PINE | 15.2 |
| 7 | LA OAK | 20.8 |
| 8 | PALM | |
| 9 | PALM | |
| 10 | PINE | 15.7 |
| 11 | PALM | |
| 12 | PALM | |
| 13 | PALM | |
| 19 | LA OAK | 29.5 |
| 20 | PALM | |
| 21 | PINE | 20.6 |
| 22 | LA OAK | 14.4 |
| 23 | PALM | |

| 24 | PALM | |
|---|---|---|
| 25 | PINE | 17 |
| 26 | PINE | 14.2 |
| 27 | PINE | 14.2 |
| 28 | PINE | 18.3 |
| 29 | PINE | 14.9 |
| 30 | PINE | 15.2 |
| 31 | LA OAK | 20.3 |
| 32 | PINE | 15.5 |
| 33 | PALM | |
| 34 | PINE | 15.4 |
| 35 | PALM | |
| 36 | PALM | |
| 37 | LA OAK | 15.8 |
| 38 | PINE | 14 |
| 39 | LA OAK | 16.6 |
| 40 | PALM | |
| 41 | PALM | |
| 42 | LA OAK | 21.5 |

| 43 | PALM | |
|---|---|---|
| 44 | PINE | 21.5 |
| 45 | PINE | 17.8 |
| 46 | PALM | |
| 47 | PALM | |
| 48 | PINE | 18.4 |
| 49 | PINE | 15 |
| 50 | PINE | 18.2 |
| 51 | PINE | 18.2 |
| 52 | PINE | 18.5 |
| 53 | PALM | |
| 54 | PALM | |
| 55 | PALM | |
| 56 | PALM | |
| 57 | PINE | 22 |
| 58 | PALM | |
| 59 | PALM | |
| 60 | PALM | |
| 61 | PALM | |

| 62 | PALM | |
|---|---|---|
| 63 | PINE | 21.7 |
| 64 | PINE | 15.8 |
| 65 | PINE | 15.6 |
| 66 | PINE | 17.3 |
| 67 | PINE | 15 |
| 69 | LA OAK | 14.1 |
| 70 | PINE | 16.5 |
| 71 | PALM | |
| 72 | LA OAK | 21 |
| 73 | PALM | |
| 74 | LA OAK | 21.4 |
| 75 | PINE | 18.3 |
| 77 | LA OAK | 17.6 |
| 78 | PINE | 19.5 |
| 79 | PINE | 15 |
| 80 | PINE | 14.4 |
| 81 | PINE | 17 |

ENGINEERS ◕ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 5635
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: AAA
DRAWN BY: 22-378 TREES.dwg
FILENAME:
RH 24/36
LAYOUT:
AS SHOWN
SCALE:
12/01/2022
DATE:

REVISION COMMENTS
DATE
#

22-378 PMHI GROUP

TREE LOCATION MAP

FLORIDA

SAINT LUCIE COUNTY

DEC-2022

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455

22-378

1 OF 1

# ALTA/NSPS LAND TITLE BOUNDARY & TOPOGRAPHIC SURVEY

## FOR: PHMI GROUP

## INDEX OF SHEETS


1) COVER
2) ALTA/NSPS LAND TITLE BOUNDARY & TOPOGRAPHIC SURVEY
3) ROUTE TOPOGRAPHIC SURVEY

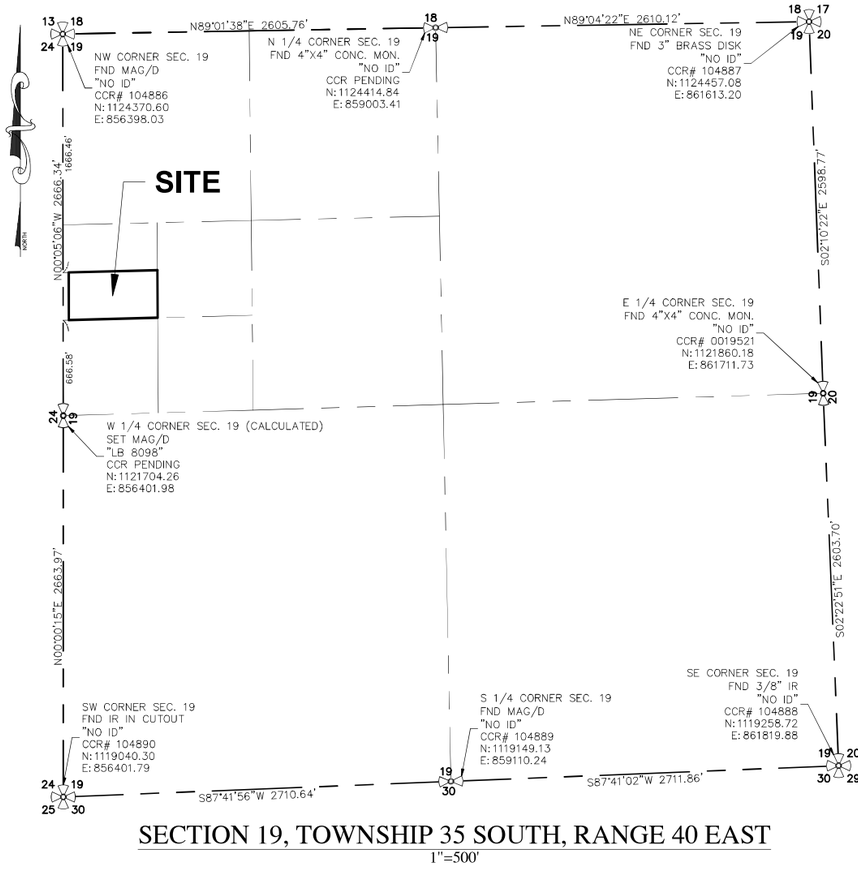

### *SCHEDULE B-II ITEMS*

***TITLE COMMITMENT PREPARED BY***
***STEWART TITLE GUARANTEE COMPANY***
***COMMITMENT # 2-11150(R2)***
***COMMITMENT DATE: MAY 24, 2023, AT 8:00 AM***

1. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE PAYABLE.
   **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
2. ANY LIEN ARISING UNDER CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE, OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER SYSTEM, SEWER SYSTEM, OR GAS SYSTEM SERVICING THE LANDS DESCRIBED HEREIN.
   **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
3. RESOLUTION NO. 99-99 OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, INCLUDING TERMS AND CONDITIONS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1230, PAGE 742, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 1238, PAGE 2067, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
   **DOES NOT AFFECT SUBJECT PROPERTY; NOT SHOWN HEREON.**
4. ORDINANCE NO. K-351 OF THE CITY OF FORT PIERCE, FLORIDA, INCLUDING TERMS AND CONDITIONS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2297, PAGE 2161, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
   **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
5. EASEMENT GRANTED TO CITY OF FORT PIERCE AND FORT PIERCE UTILITIES AUTHORITY, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 2853, PAGE 2427, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
   **AFFECTS SUBJECT PROPERTY; SHOWN HEREON.**
6. PERPETUAL EASEMENT TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 3643, PAGE 1178, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
   **AFFECTS SUBJECT PROPERTY; SHOWN HEREON.**
7. PENDING SUCH TIME AS THE IMPROVEMENTS UNDER CONSTRUCTION ON INSURED PREMISES SHALL BE COMPLETED, LIABILITY UNDER THIS POLICY IS LIMITED TO THE PURCHASE PRICE PAID FOR THE LAND PLUS THE COST OF EXISTING IMPROVEMENTS, LIABILITY HEREUNDER INCREASING AS THE IMPROVEMENTS PROGRESS, IN THE AMOUNT OF THE COST THEREOF, UP TO THE FACE AMOUNT OF THIS POLICY. THE EFFECTIVE DATE OF THIS POLICY WILL NOT CHANCE AND WILL BE STATED ON SCHEDULE "A" HEREOF.
   **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
8. RIGHTS OF TENANTS UNDER ANY UNRECORDED LEASES.
   **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
9. THOSE MATTERS AS SHOWN ON THAT CERTAIN PRELIMINARY ALTA/NSPS LAND TITLE SURVEY, PREPARED FOR PHMI GROUP, PREPARED BY EDC ENGINEERS & SURVEYORS, DATED OCTOBER 6, 2022, LAST REVISED JUNE 2, 2023, AS FOLLOWS:
   A. GAS VALVE AND GAS LINE LOCATED IN WEST PORTION OF SUBJECT PROPERTY.
      **AFFECTS SUBJECT PROPERTY; GAS VALVE SHOWN HEREON; UNDERGROUND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY.**
   B. SWALE, WITH TOP OF BANK OR BERM LOCATED IN WEST PORTION OF SUBJECT PROPERTY.
      **AFFECTS SUBJECT PROPERTY; SHOWN HEREON.**
   C. DRAINAGE MANIFOLD LOCATED IN WEST PORTION OF SUBJECT PROPERTY.
      **AFFECTS SUBJECT PROPERTY; SHOWN HEREON.**

### *PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:*

1. THIS SITE WAS FLOWN ON SEPTEMBER 19, 2022 UTILIZING A DJI MATRICE 300 UAV.
2. DATA POST PROCESSING WAS PERFORMED UTILIZING DRONE DEPLOY ENTERPRISE, VERSION 2180.0, ON SEPTEMBER 20, 2022.
3. SENSOR(S) USED: ZENMUSE P1 45MP
4. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NUMBER 4481104
5. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83-EF UTILIZING EUROPEAN PETROLEUM SURVEY GROUP (EPSG) CODE 2236. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NATIONAL GEODETIC SURVEY (NGS) MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
8. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.33 IN/PIXEL
   - TOTAL ROOT MEAN SQUARE DEVIATION (RMSE): X:0.756 IN – Y:0.960 IN – Z:0.699 IN
   - TOTAL GROUND CONTROL POINTS (GCP) UTILIZED: 4 WITH A MEAN ROOT MEAN SQUARE ERROR: 0.81 IN
   - CAMERA CALIBRATION/OPTIMIZATION: 0.03% VARIATION FROM REFERENCE DATA.
9. DENSIFICATION:
   - TOTAL POINTS COLLECTED: 19.6 MILLION
   - EXTRACTED TOPOGRAPHY SHOWN BASED ON A POINT CLOUD DENSITY OF: 43.40 POINTS/FT²
10. THIS MAP MEETS OR EXCEEDS THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.




## SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST

1"=500'

### *LIDAR FLIGHT NOTES & ACCURACY REPORT:*

1. THIS SITE WAS FLOWN DURING SEPTEMBER 19, 2022 UTILIZING A DJI MATRICE 300 UAV.
2. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST-PROCESSED USING TRIMBLE BUSINESS CENTER AND/OR PIX4D SURVEY.
3. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NUMBER 4481104.
4. GROUND ELEVATIONS WERE SPOT CHECKED WITH GLOBAL POSITIONING SYSTEM (GPS) REAL TIME KINEMATIC (RTK) OBSERVATION.
5. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
6. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLIGHT AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
7. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

### *CERTIFIED TO:*

1. PHMI GROUP
2. TEXAS INVESTORS TITLE
3. PAXIN CLOSING AND ESCROW, LLC
4. STEWART TITLE GUARANTEE COMPANY

### *ALTA CERTIFICATION:*

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 8, 13, 16, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 5, 2023.




ST. LUCIE COUNTY, FLORIDA

## VICINITY MAP

NO SCALE

### *SYMBOL & ABBREVIATION LEGEND:*

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| (A) | AIR RELEASE VALVE | (D) | DRAINAGE MANHOLE | HWF | HOG WIRE FENCE | PK/D | PARKER-KALON NAIL & DISK |
| AL | ARC LENGTH | DIP | DUCTILE IRON PIPE | | HYDRANT | PCP | PERMANENT CONTROL POINT |
| ASPH | ASPHALT | E | EAST/EASTING | IN | INCH | PRM | PERMANENT REFERENCE MONUMENT |
| BFP | BACK FLOW PREVENTER | EOW | EDGE OF WATER | INV | INVERT | P.B. | PLAT BOOK |
| | BENCHMARK (BM) OR GROUND CONTROL POINT (GCP) | EB | ELECTRIC BOX | IP | IRON PIPE | (P) | PLAT DATA |
| | BIKE RACK | EHH | ELECTRIC HAND HOLE (EHH) | IR | IRON ROD | | STREET SIGN |
| CATV □ | CABLE RISER | EM | ELECTRIC METER | IR/C | IRON ROD AND CAP | P.O.B. | POINT OF BEGINNING |
| (C) | CALCULATED | ELEC PANEL | ELECTRICAL PANEL | | IRRIGATION CONTROL VALVE | P.O.C. | POINT OF COMMENCEMENT |
| | CATCH BASIN | EL./ELEV. | ELEVATION | L | LENGTH | P.C.C. | POINT OF COMPOUND CURVE |
| ℄ | CENTERLINE | FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY | | LIGHT POST | P.C. | POINT OF CURVATURE |
| CCR | CERTIFIED CORNER RECORD | F.O. | FIBER OPTIC | MAG/D | MAG NAIL MAG BRAND NAIL | P.T. | POINT OF TANGENCY |
| CLF | CHAIN LINK FENCE | FOHH | FIBER OPTIC HAND HOLE | M | MAILBOX | P.O.T. | POINT OF TERMINUS |
| CHD. | CHORD | FOM | FIBER OPTIC MARKER | M.C. | MARTIN COUNTY | PVC | POLYVINYL CHLORIDE |
| CO O | CLEAN OUT | FIBER RISER | FIBER OPTIC RISER | MHWL | MEAN HIGH WATER LINE | PSL | POINT SAINT LUCIE, FLORIDA |
| COMM RISER | COMMUNICATION RISER | (M) | FIELD MEASURED | MLWL | MEAN LOWER WATER LINE | PLS | PROFESSIONAL LAND SURVEYOR |
| CONC | CONCRETE | F.F.E. | FINISHED FLOOR ELEVATION | | METAL LIGHT POST | R | RADIUS |
| | CONCRETE LIGHT POST | FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION | | METAL POWER POLE | RGE | RANGE |
| CM | CONCRETE MONUMENT | FPL | FLORIDA POWER AND LIGHT | MP | METAL PIPE | RTK | REAL TIME KINEMATIC |
| CPP | CONCRETE POWER POLE (CPP) | FT | FOOT | MON | MONUMENT | RWV | RECLAIMED WATER VALVE |
| | CONCRETE POWER POLE W/STREET LIGHT | FM | FORCE MAIN | NGVD29 | NATIONAL GEODETIC VERTICAL DATUM OF 1929 | RLS | REGISTERED LAND SURVEYOR |
| | CONCRETE SIGNAL LIGHT POLE | FND | FOUND | N/D | NON DESCRIPT NAIL AND DISK | RCP | REINFORCED CONCRETE PIPE |
| CMP | CORRUGATED METAL PIPE | (F) | FPL MANHOLE | N.R. | NON RADIAL | R/W | RIGHT-OF-WAY |
| | CURB INLET | SQ. FT. | SQUARE FEET | NAVD88 | NORTH AMERICAN VERTICAL DATUM OF 1988 | R/C | ROD AND CAP |
| | DECORATIVE LIGHT POST | GAS | GAS VALVE | N | NORTH OR NORTHING | (S) | SANITARY MANHOLE |
| (D) | DEED | GIS | GEOGRAPHIC INFORMATION SYSTEMS | No. | NUMBER | SV | SANITARY VALVE |
| D.B. | DEED BOOK | GND | GROUND | O.R.B. | OFFICIAL RECORDS BOOK | SEC | SECTION |
| Δ | DELTA/CENTRAL ANGLE | | GROUND LIGHT | OHW | OVER HEAD WIRES | | PROPERTY CORNER |
| ø | DIAMETER (DIA.) | | GUY WIRE ANCHOR | PG | PAGE | | RIGHT-OF-WAY CONTROL |
| | | | HANDICAP | PCN | PARCEL CONTROL NUMBER | | SIGN |
| | | HDPE | HIGH DENSITY POLYETHYLENE PIPE | PK NAIL | PARKER-KALON NAIL | S | SOUTH |
| | | | | | | | SPIGOT |
| | | | | | | | SPRINKLER VALVE |
| | | | | | | S.L.C. | ST. LUCIE COUNTY |
| | | | | | | STA | STATION |
| | | | | | | (D) | STORMWATER DRAINAGE MANHOLE |
| | | | | | | TELE RISER | TELEPHONE RISER BOX |
| | | | | | | TOE | TOE OF SLOPE |
| | | | | | | TOB | TOP OF BANK/BERM |
| | | | | | | T.O.N. | TOP OF NUT |
| | | | | | | X 0.0 | TOPOGRAPHIC DATA (SOFT SURFACE) |
| | | | | | | X 0.00 | TOPOGRAPHIC DATA (HARD SURFACE) |
| | | | | | | TWNSHP | TOWNSHIP |
| | | | | | | (T) | TRAFFIC HANDHOLD |
| | | | | | | TSCB | TRAFFIC SIGNAL CONTROL BOX |
| | | | | | | TYP | TYPICAL |
| | | | | | | U.E. | UTILITY EASEMENT |
| | | | | | | UNK | UNKNOWN |
| | | | | | | UHH | UNKNOWN HANDHOLD |
| | | | | | | RISER BOX | UNKNOWN RISER BOX |
| | | | | | | (U) | UNKNOWN TYPE MANHOLE |
| | | | | | | VCP | VITRIFIED CLAY PIPE |
| | | | | | | WM | WATER METER |
| | | | | | | W | WATER SERVICE METER (WM) |
| | | | | | | WV | WATER VALVE (WV) |
| | | | | | | | WELL |
| | | | | | | W | WEST |
| | | | | | | WF | WOOD FENCE |
| | | | | | | | WOOD POLE STREET LIGHT |
| | | | | | | | WOOD POWER POLE |

### *LEGAL DESCRIPTION:*

THE SOUTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS THE WEST 40 FEET THEREOF FOR JENKINS ROAD RIGHT-OF-WAY.

CONTAINING 4.735 ACRES, MORE OR LESS.

### *SURVEYORS NOTES AND REPORT:*

1. THIS ALTA/NSPS LAND TITLE BOUNDARY & TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON OCTOBER 31, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS OCTOBER 19, 2023.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. PARCELS CONTAIN A TOTAL OF 4.735 ACRES, MORE OR LESS.
6. THIS ALTA/NSPS LAND TITLE BOUNDARY & TOPOGRAPHIC SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AND ACCURACY OF ±0.06'-0.10'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN BOTH AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AND AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
16. WETLAND DATA SHOWN HEREON WAS PROVIDED BY THE ENVIRONMENTAL DIVISION OF ENGINEERING DESIGN & CONSTRUCTION. THE BOUNDARY OF SAID WETLAND WAS DELINEATED BY THE ENVIRONMENTAL DIVISION ON MARCH 22, 2023.
17. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER — SIGNATURE DATE:
FLORIDA REGISTRATION #5556


EDC
ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 5635
L.B. CERTIFICATE OF AUTHORIZATION 8098


| | |
|---|---|
| DRAWN BY | R.B |
| CHECKED BY | M.T.O |
| FIELD CREW | J.P. |
| FILENAME | 22-378 ALTA-NSPS ADD ROUTE.dwg |
| SCALE | AS SHOWN |
| DATE | JUNE 5, 2023 |

| DATE | DESCRIPTION |
|---|---|
| 10/19/23 | ADDED STORM DATA & B |
| 07/18/23 | ADDED TOPOGRAPHIC SURVEY (WITH ROAD MARKINGS) & B |
| 06/06/23 | UPDATED WITH ALTA STANDARDS & B |
| 05/26/23 | ADDED WETLAND DATA - SPT |
| 1/05/22 | ADDRESS COMMENTS & B |
| | REVISION COMMENTS |

ALTA/NSPS LAND TITLE BOUNDARY & TOPOGRAPHIC SURVEY
FOR: PHMI GROUP
LAND LYING IN
SEC. 19, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA


EDC
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

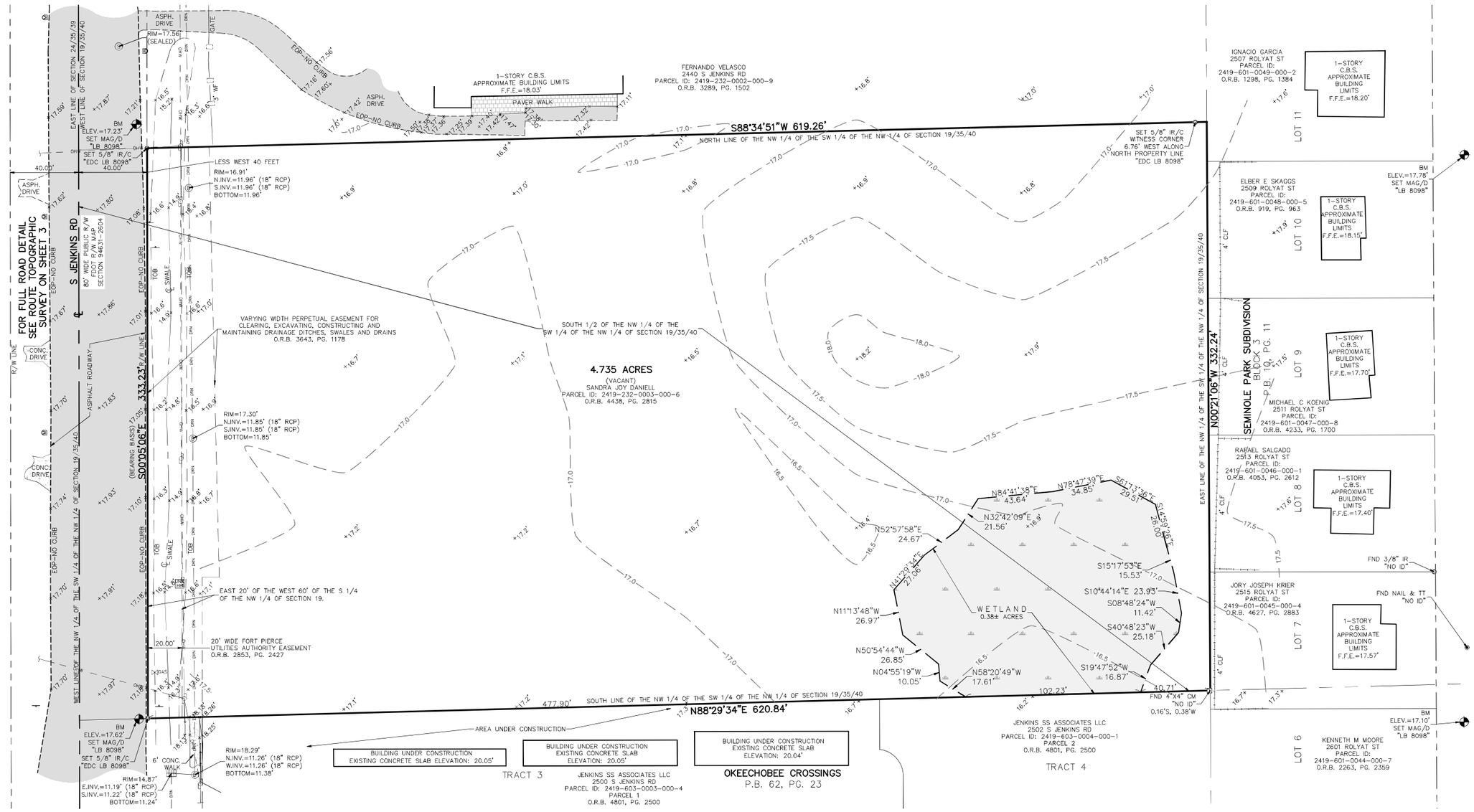

22-378




Z:\EDC-2022\22-378 - PHMI - S. Jenkins Road Hotel\SURVEY\Dwg - PDP\Survey\22-378 ALTA-NSPS ADD ROUTE.dwg 10/19/2023 4:06 PM
CAUTION! THESE PLANS ARE COPYRIGHTED BY EDC-INC. AND IT IS ILLEGAL FOR ANYONE TO USE THEM WITHOUT WRITTEN AUTHORIZATION AND ADJUSTMENT BY EDC-INC. THESE PLANS ARE PREPARED, REVISED OR AMENDED IN THE EXCLUSIVE CONTEXT OF THE CONTRACT WITH EDC-INC. AND ANY USE OF THESE PLANS IN ANY OTHER CONTEXT IS EXPRESSLY PROHIBITED. THE SALE, REUSE, COPYING, REVISION OR AMENDMENT OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF EDC-INC. IS STRICTLY PROHIBITED AND ANY UNAUTHORIZED REUSE OF THESE PLANS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO EDC-INC. AND THE USER SHALL INDEMNIFY AND HOLD HARMLESS EDC-INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM. ANY AUTHORIZED REUSE OF THESE PLANS SHALL BE WITHOUT LIABILITY TO EDC-INC.

# ALTA/NSPS LAND TITLE
# BOUNDARY & TOPOGRAPHIC SURVEY

## FOR: PHMI GROUP





ENGINEERS ◆ SURVEYORS
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| | |
|---|---|
| DRAWN BY | R.B. |
| CHECKED BY | MTO |
| FIELD BOOK | JP |
| FILENAME | 22-378 ALTA\ALTA WITH ADD ROUTE.dwg |
| SCALE | AS SHOWN |
| DATE | JUNE 6, 2023 |

| DATE | REVISION COMMENTS |
|---|---|
| 10/19/23 | ADDED STORM DATA\R-B |
| 08/30/23 | ADDED TOPOGRAPHIC SURVEY WITH ROAD MARKINGS\R-B |
| 06/06/23 | UPDATED WITH ALTA STANDARDS\R-B |
| 05/26/23 | ADDED WETLAND DATA - SPT |
| 1/05/22 | ADDRESS COMMENTS\R-B |

ALTA/NSPS LAND TITLE
BOUNDARY & TOPOGRAPHIC
SURVEY
FOR: PHMI GROUP

LAND LYING IN
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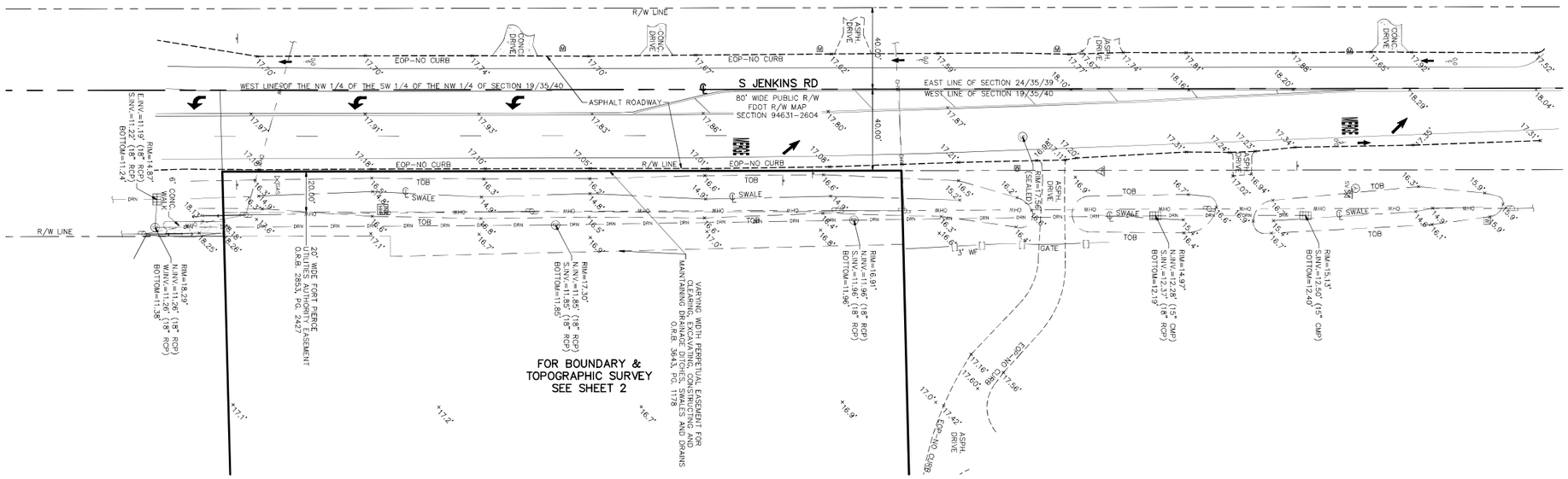

22-378




Z:\EDC\2022\22-378 - PHMI - S. Jenkins Road Hwy\MAPS\SURVEY\Dwg - PDF\Survey\22-378 ALTA+MTH ADD ROUTE.dwg, 10/19/2023 4:06 PM
CONTRACT BETWEEN EDC INC. THE PHMI EXPRESSLY RESERVES THEIR EXCLUSIVE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THE FIRM.
THESE DRAWINGS ARE NOT TO BE USED FOR ANY WORK OTHER THAN THAT SPECIFICALLY INTENDED BY THE ARCHITECT AND ACCEPTED BY EDC INC. ANY REUSE WITHOUT WRITTEN AUTHORIZATION BY EDC INC. SHALL BE WITHOUT LIABILITY TO EDC INC.

# ROUTE TOPOGRAPHIC SURVEY

## FOR: PHMI GROUP




NORTH

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.


ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098


| | |
|---|---|
| R.B. | DRAWN BY |
| MTO | CHECKED BY |
| JP | FIELD CREW |
| 22-378 ALTA-MTH ADD ROUTE.dwg | FILENAME |
| AS SHOWN | SCALE |
| JUNE 6, 2023 | DATE |

| DATE | REVISION COMMENTS |
|---|---|
| 10/19/23 | ADDED STORM DATA#3-8 |
| 10/13/23 | ADDED TOPO SURVEY MTH ROAD MARKINGS#3-8 |
| 09/05/23 | UPDATED WITH ALTA STANDARDS#3-8 |
| 05/26/23 | ADDED WETLAND DATA - SET |
| 1/05/22 | ADDRESS COMMENTS#3-8 |

ROUTE TOPOGRAPHIC SURVEY

FOR: PHMI GROUP

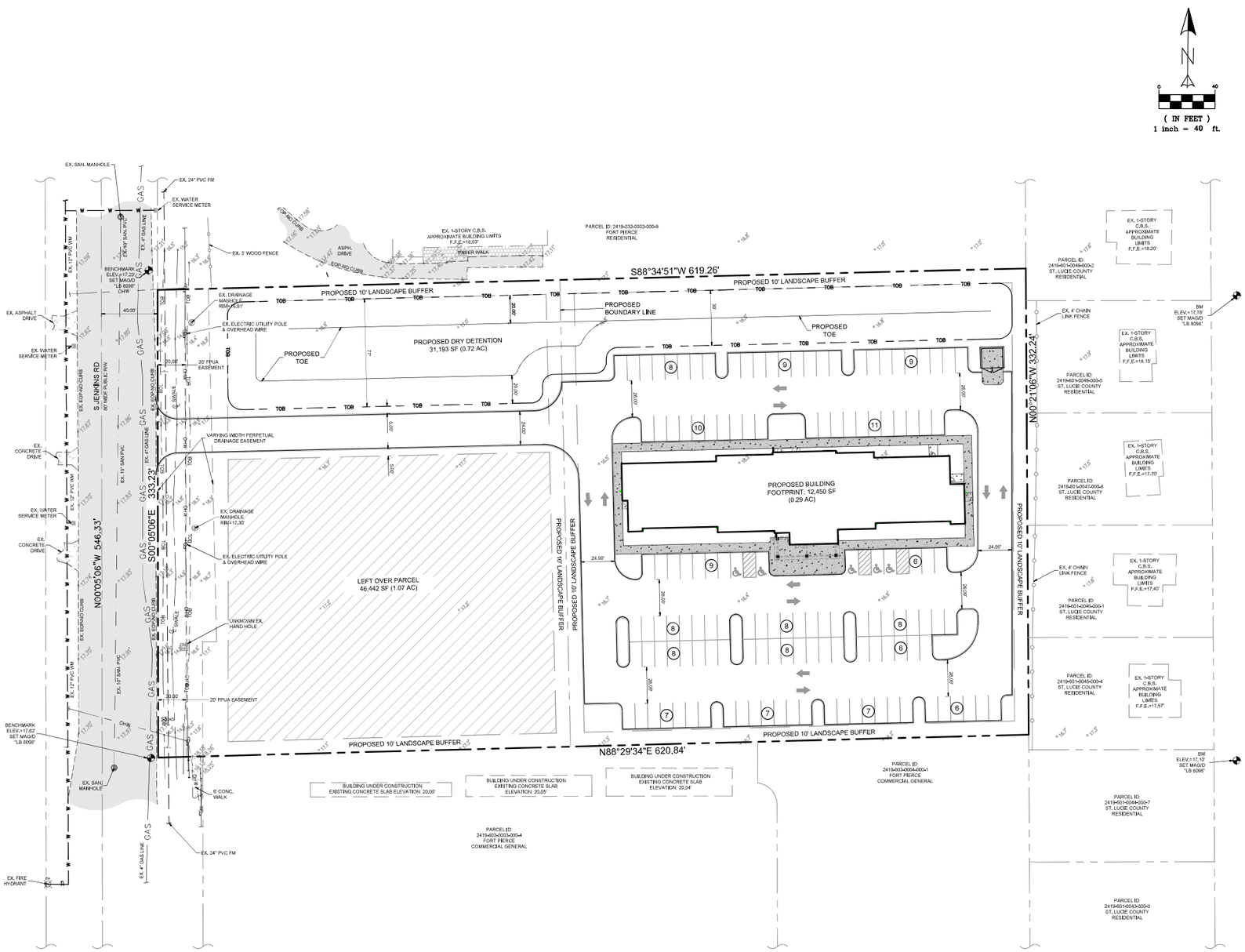
LAND LYING IN
SEC. 19, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

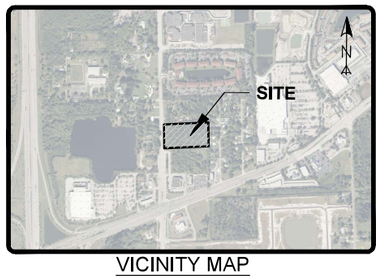

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455


22-378

3 OF 3


Z:\EDC-2022\22-378 - PHMI - S. Jenkins Road Hwy\SURVEY\Dwg - PDF\Survey\22-378 ALTA+MTH ADD ROUTE.dwg, 10/19/2023 4:06 PM
COPYRIGHT 2020 BY EDC, INC. THIS ITEM EXPRESSES A RESERVED RIGHT UNDER FEDERAL LAW (TITLE 17, U.S. CODE) AND IS PROPERTY (WHETHER TO THOSE DRAWINGS MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, HOW ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THE FIRM.
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## VICINITY MAP

SCALE: 1:1,000

## SITE DATA

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 40 FEET THEREOF FOR JENKINS ROAD RIGHT-OF-WAY.

PARCEL ID #: 2419-232-0003-000-6

PROJECT NAME: WOODSPRING SUITES HOTEL

OWNERS: SANDRA JOY DANIELL
AMIR KHOSHBIN
TYL, INC.,
845 SYMPHONY ISLES BLVD
APOLLO BEACH, FL 33572

| | |
|---|---|
| FUTURE LAND USE: | COMMERCIAL GENERAL |
| ZONING: | COMMERCIAL GENERAL |
| LAND SIZE: | 206,910 S.F. (4.75 AC) |

BUILDING DATA

| GROSS SQUARE FOOTAGE | 206,910 S.F. | (4.75 AC) | 100 % |
|---|---|---|---|
| IMPERVIOUS | X S.F. | (X AC) | X % |
| PROPOSED BUILDING | 12,450 S.F. | (0.29 AC) | 6 % |
| PROPOSED PAVEMENT | X S.F. | (X AC) | X% |
| PROPOSED CONCRETE | X S.F. | (X AC) | X% |
| PERVIOUS | X S.F. | (X AC) | X % |
| PROPOSED DRY DETENTION | 31,193 S.F. | (0.72 AC) | 15% |
| OPEN SPACE | X S.F. | (X AC) | X% |

| ZONING CODE FOR: X (XX) | | | | | | | |
|---|---|---|---|---|---|---|---|
| | YARD SETBACKS FRONT | REAR | SIDE | CORNER | BUILDING COVERAGE | BUILDING HEIGHT | OPEN SPACE (LANDSCAPING) |
| PER CODE | 25 | 15 | 15 | X | X% MAX. | 65' MAX. | X% MIN. |
| PROPOSED | X | X | X | X | X% | X' | X% |

USEABLE OPEN SPACE AREA:
REQUIRED = 206,910 S.F. @ 0.5% = 1,035 S.F.
PROPOSED = X S.F.

PROVIDER OF UTILITIES:
OWNERS: FPUA
WASTEWATER: FPUA
IRRIGATION: X
SOLID WASTE: X

F.I.R.M. PANEL:
12111C0167J
CITY OF FORT PIERCE
120286
ZONE X

PARKING DATA
PARKING REQUIRED
TOTAL REQUIRED PARKING SPACES 135 SPACES (5 HC)

STANDARD PARKING PROVIDED 135 SPACES (5 HC)

STORMWATER DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO OFFSITE DRAINAGE AREA

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

LANDSCAPE:
REFER TO LANDSCAPE PLAN BY OTHERS. (NO PLANS AVAILABLE)

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY.

## LEGEND

| | | | |
|---|---|---|---|
| M E | EXISTING METER | | EXISTING UTILITY POLE |
| | EXISTING SIGN | | PROPOSED DRAINAGE INLET |
| | PROPOSED MITERED END SECTION | | EXIST. DRAINAGE INLET |
| | HANDICAP PARKING SYMBOL | | EXISTING STREET LIGHT |
| | | | PROPOSED LIGHT POLE (SINGLE) |
| | EXISTING PAVEMENT | | DRAINAGE FLOW ARROW |
| | PROPOSED CONCRETE | | PROPOSED LIGHT POLE (DOUBLE) |
| | PROPOSED PAVEMENT | # | PARKING STALL COUNT |
| | | | EXISTING DRAINAGE |
| | | | PROPOSED DRAINAGE PIPE |

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L.B. CERTIFICATE OF AUTHORIZATION 8098


| DESIGNED BY | DRAWN BY | FILENAME | LAYOUT | SCALE | DATE |
|---|---|---|---|---|---|
| RJK | KNC | 22-378.dwg - C2.0 | CSP | AS SHOWN | 05/03/2022 |

REVISION COMMENTS

| NO. | DATE |
|---|---|
| X | XX-XX-XXXX |

# WOODSPRING SUITES

## CONCEPTUAL SITE PLAN

FORT PIERCE FLORIDA


ENGINEERS ● SURVEYORS
ENVIRONMENTAL ● LAND PLANNERS
INTERIOR DESIGNERS

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

22-378

1 OF 1


THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

# SOUTH FLORIDA WATER MANAGEMENT DISTRICT

May 12, 2023

** Delivered via email*

Larry Bielski *
Prime Hospitality Management, LLC
60 Service Lane
Ringgold, GA 30736

**Subject: 22-378 - PMHI Hotels**
**Petition for Formal Determination of Wetlands and Surface Waters**
**Permit No. 56-108626-P**
**Application No. 230116-37200**
**St Lucie County**

Your petition for a formal determination of wetlands and other surface waters is approved. This action is taken based on Chapter 373, Part IV of Florida Statutes (F.S.) and the rules in Chapters 62-330 and 62-340, Florida Administrative Code (F.A.C.). Please read this entire agency action thoroughly and understand its contents.

This action is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- All referenced Exhibits.

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance to the "Notice of Rights", we will assume that you concur with the District's action.

**CERTIFICATE OF SERVICE**

I hereby certify that this Formal Wetland Determination and Notice of Rights have been mailed or electronically submitted to the addressee (and the persons listed on the attached distribution list) on May 12, 2023 in accordance with Section 120.60(3), F.S. Notice was also electronically posted on this date through a link on the home page of the District's website (www.sfwmd.gov/ePermitting).

Sincerely,

Gary R. Priest, P.E.
Engineering Section Administrator, Environmental Resource Bureau

**South Florida Water Management District**
**Formal Wetland Determination Permit No. 56-108626-P**
**Date Issued: May 12, 2023**

| | |
|---|---|
| **Project Name:** | 22-378 - PMHI Hotels |
| **Petitioner:** | Larry Bielski<br>Prime Hospitality Management, LLC<br>60 Service Lane<br>Ringgold, GA 30736 |
| **Application No**. | 230116-37200 |
| **Location:** | St Lucie County, See Exhibit 1 |
| **Acres:** | 4.75 |
| **Expiration Date:** | May 12, 2028 |
| **Type:** | Certified Survey |

**Summary**
On October 21, 2022, the District received a request for a formal determination of the boundary of wetlands and other surface waters (OSWs) on a 4.75-acre property known as 22-378 - PMHI Hotels. The landward extent of wetlands and other surface waters was established by the petitioner and revised and verified by District staff on February 2, 2023 pursuant to Rule 62-330.201 F.A.C. The methodology used for the determination is consistent with Chapter 62-340, F.A.C.

**Site Description**
The 4.75-acre property is located in Section 19, Township 35 South, Range 340 East, St. Lucie County. More specifically, the property is located on the eastern side of South Jenkins Road, just north of Okeechobee Road, St. Lucie County, Florida. Refer to Exhibit No. 1.0 for a location map. Land use consists of undeveloped land. Vegetative communities on the property are upland pine flatwoods and herbaceous wetland.

**Wetland Delineation Procedure**
One wetland, as defined by Subsection 373.019(27), F.S. and Chapter 62-340, F.A.C., was identified on the property. The wetland was delineated using the methods established in Chapter 62-340, F.A.C.; more specifically, using the Wetland Definition, B and D Tests. The wetland delineated on the property totaled 0.38 acres. A certified survey of the onsite wetland, dated March 29, 2023, is depicted as Exhibit No. 2.0. Wetland delineation information, including delineation data forms and representative photographs of the wetland and upland areas, can be found in the permit file, on the District's epermitting site. The wetland delineation data forms were filled out by District staff during the February 2, 2023 field inspection.

**Wetland and Upland Description**
The site contains one 0.38-acre herbaceous wetland located on the southeastern portion of the property. This wetland contains native canopy and groundcover species (*Acer rubrum, Sabel palmetto, Quercus laurifolia, Polygonum spp., Commelina spp., Ludwigia repens, Eleocharis spp.*), as well as exotics such as *Schinus terebinthifolia* and *Urena lobata*. The wetland soils contain muck at the surface and meet the Muck Presence (A8) and stripped matrix (S6) soil field indicators. Hydrologic indicators, such as standing water, elevated lichen lines, algal matting, and adventitious rooting was observed in the deepest portions of the wetland. Based on a map

produced using National Resource Conservation Service (NRCS) soil data, the soils supporting the wetland are mapped as Nettles and Oldsmar Fine Sands (non hydric). Soil pits from the wetland and upland near the boundary were dug and the profiles examined by staff; the soil pit data are included in the data forms.

**Formal Determination of Wetlands and OSWs**
This Formal Determination of Wetlands and OSWs is the District's determination of the landward extent (boundaries) of wetlands and OSWs within the property based on the documentation submitted by the petitioner and field application of Chapter 62-340, F.A.C.

This action does not authorize any construction activities or constitute conceptual approval of any anticipated projects or activities in wetlands or OSWs. It does not in any way establish boundaries of sovereign submerged lands, high water elevations or other elevations/ boundaries.

Pursuant to Subsection 373.421 (4), F.S., the Governing Board may revoke the Formal Wetland Determination (FWD) upon a finding that the petitioner has submitted inaccurate information to the District.

The FWD shall be binding for the stated duration provided physical conditions on the property do not change so as to alter the boundaries of wetlands and OSWs during that period.

**Distribution List**

Drew Liddick, EDC, Inc *

Anthony Adams, EDC, Inc *

Florida Department of Environmental Protection SLERC *

St. Lucie County Planning and Development Services *

FDEP, Port St. Lucie Branch Office *

Florida Department of Environmental Protection - Environmental Administrator *

## Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website ( http://my.sfwmd.gov/ePermitting) and searching under this application number 230116-37200.

Exhibit No. 1.0 Location Map

Exhibit No. 2.0 Wetland Map

## NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

### RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

### FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

**INITIATION OF ADMINISTRATIVE HEARING**

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

**MEDIATION**

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401–.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

**RIGHT TO SEEK JUDICIAL REVIEW**

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.