



February 11, 2025

Kevin Freeman – Planning Director
City of Fort Pierce Planning Department
100 North US 1, Fort Pierce, FL 34950

Re: John Carroll High School
North of Delaware Ave, West of 33rd St.
S8, T35S, R 40E
Property ID # 2408-313-0002-000-3
Application for Minor Amendment to Site Plan

Dear Mr. Freeman,

This project proposes two (2) modular classrooms to be installed in line with one existing building. The location of the proposed modular classrooms is internal of the John Carrol High School campus with minimal visibility from the street. The following items are attached in support of subject application:

1. Application for Development Review
2. Warranty Deed
3. SLC Property Card
4. General Location Map
5. Boundary & Topographical Survey with Site Plan
6. Letter of Authorization
7. Missing Application Items Statement
8. Check in the amount of \$500.00 for application fees.

Should you have any questions, please do not hesitate to contact me at 772-879-0477.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Guettler', with a horizontal line extending to the right.

Darren C. Guettler, P.E.

Attachments

cc: File 23-1002 (w/ att)

This Instrument Prepared By
and Return to:
Harold G. Melville, Esquire
MELVILLE & SOWERBY, P.A.
2490 South 25th Street
Fort Pierce, Florida 34981
Courthouse Box #63

* DOC ASSUMP: \$ 0.00
* DOC Tax : \$ 0.70
* Int Tax : \$ 0.00

PARCEL I.D. NO. 2408-324-0002-0007

[Space Above This Line For Recording Date]

SPECIAL WARRANTY DEED

This Special Warranty Deed made and executed this 23 day of May, 2000, by and between NORBERT GUETTLER and PATRICIA GUETTLER, husband and wife, (hereinafter "Grantor"), and The Most Reverend Anthony J. O'Connell, BISHOP OF DIOCESE OF PALM BEACH, his successors in office and assigns, a corporation sole, whose post office address is 9995 North Military Trail, Palm Beach Gardens, of the County of Palm Beach, State of Florida, 33410-9650 (hereinafter "Grantee").

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

The West 165 feet of the North 316 feet of the South 346 feet of the Southeast one-quarter of the Northwest one-quarter of the Southwest one-quarter of Section 8, Township 35 South, Range 40 East of the Public Records of St. Lucie County, Florida. LESS AND EXCEPT the West 30 feet thereof, as described in O.R. Book 685, Page 610, Public Records of St. Lucie County, Florida.

Subject To restrictions, reservations and easements of record, if any, which are not reimposed hereby, and real estate taxes subsequent to December 31, 1999.

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

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

AND the grantor warrants the title to said land and will defend the same against the lawful claims of all persons claiming by or through grantor.

In Witness Whereof, the Grantor has hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Rebecca Ward Rogers
Print Name: Rebecca Ward Rogers

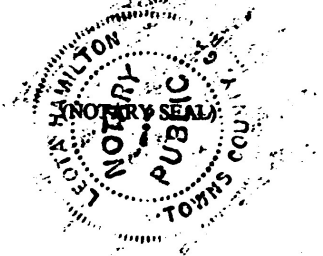
Ms. Charlotte Rocholl
Print Name: MS CHARLOTTE ROCHOLL

Norbert J. Guettler
NORBERT GUETTLER
7912 Fisher Field Road, Blairsville, GA 30512-5858

Patricia R. Guettler
PATRICIA GUETTLER
7912 Fisher Field Road, Blairsville, GA 30512-5858

STATE OF GEORGIA
COUNTY OF Town 3

The foregoing instrument was acknowledged before me, this 23 day of May, 2000, by NORBERT GUETTLER and PATRICIA GUETTLER, husband and wife, [] who are personally known to me, or [] who produced their driver's licenses as identification.



Leota Hamilton
Notary Public
Print Name: Leota Hamilton
STATE OF GEORGIA
My Commission Expires: 7-12-2001

REVISIONS:		
BY:	DATE:	COMMENT:

ST. ANASTASIA/JOHN CARROLL
FT. PIERCE, FLORIDA

CLIENT:
**DIOCESE OF
PALM BEACH**

ST. LUCIE COUNTY,
FLORIDA

**BOUNDARY
SURVEY**

PROJECT No.: 22-1034V
DRAWN BY: PCS
CHECKED BY: WEH
LAST FIELD DATE: 1/8/23
SCALE: 1"=100'

SHEET NUMBER:
1 OF 2

LEGEND OF ABBREVIATIONS

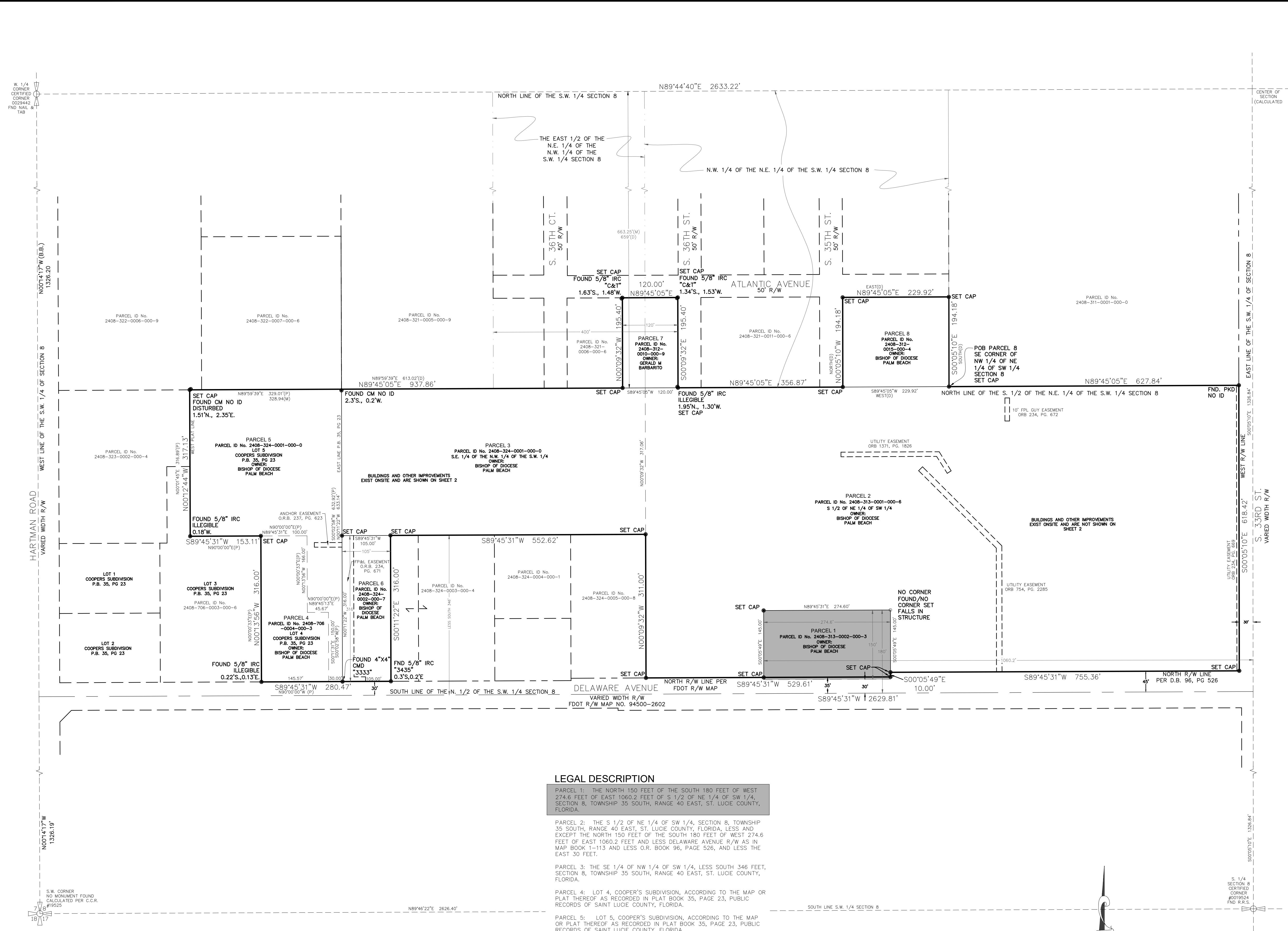
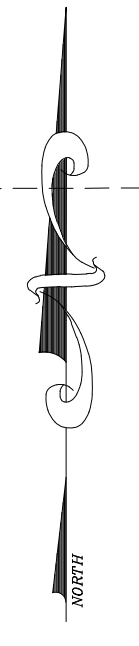
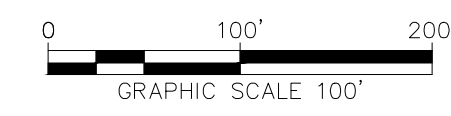
A.V.E.	AVENUE
B.S.	BEARING BASE
B.M.	BENCH MARK
CAP	5/8" IRON ROD & CAP STAMPED "KMA ENG & SURVEY LB 8351"
CMD	CONCRETE MONUMENT & DISK (AS NOTED)
CL	CENTERLINE
C.M.	CONCRETE MONUMENT
(D)	DEED
D.B.	DEED BOOK
E.	EAST
ESMT.	EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FND.	FOUND
IP	IRON PIPE
IRC	IRON ROD & CAP AS NOTED
L	LENGTH
(M)	MEASURED
MON.	MONUMENT
N&D	NAIL & DISK
N.	NORTH
No.	NUMBER
N.I.C.	NOT INCLUDED
ORB	OFFICIAL RECORDS BOOK
P.G.	PAGE
PB	PLAT BOOK
PKD	PARKER-KALON NAIL & DISK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT OF WAY
R.R.S.	RAIL ROAD SPIKE
S.	SOUTH
SQ. FT.	SQUARE FEET
ST.	STREET
SUB.	SUBDIVISION
TR.	TRACT
TWSP.	TOWNSHIP
W.	WEST
⊙	MONUMENTATION AS NOTED

SURVEY NOTES

- SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.
- A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE. THIS SURVEY WAS MADE WITH THE BENEFIT OF THE TITLE SEARCH REPORT PROVIDED BY ATTORNEYS' TITLE FUND SERVICES, FUND FILE NUMBER 13106135, DATED AUGUST 12, 2022.
- BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE S.W. 1/4 OF SECTION 8, HAVING A BEARING OF N0014177"W AND A DISTANCE OF 1326.20 FEET.
- PROPERTY LIES IN FLOOD ZONE "X", AS PER FEMA MAP NUMBER 12111C0178L, DATED 2/16/12. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.
- IN ACCORDANCE WITH CHAPTER 5J-17.051, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND/OR FEATURES MAY EXIST.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- PUBLIC WATER & SEWER AVAILABLE.
- THE EXPECTED USE OF THE SURVEY AND MAP IS RESIDENTIAL.
- ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.
- ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.
- LEGAL DESCRIPTION AS PROVIDED BY CLIENT.
- SUBJECT PARCEL(S) CONTAINS 1,269,787.5 SQUARE FEET ±.
- COORDINATES WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL VERTICAL ACCURACY IS 0.10 FOOT PLUS OR MINUS. ORIGINAL BENCHMARK USED: ST. LUCIE COUNTY BM "MOBILE", 17.51' NAVD '88.
- LAST DATE OF FIELD DATA ACQUISITION (BOUNDARY & TOPOGRAPHIC SURVEY) 1/12/23.
- ALL SET CAPS LABELED KMA LB 8351 ARE SUPPORTED WITH AN 18" LONG #5 REBAR. ALL FOUND CAPS ARE A 5/8" ROD WITH A CAP OR 4"x4" CONCRETE MONUMENT AS LABELED SURVEY.
- ALL PARCEL DIMENSIONS ARE DEED/PLAT AND MEASURED UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY & TOPOGRAPHICAL SURVEY OF THE HERON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON 1/12/23. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.022.

WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4416



LEGAL DESCRIPTION

PARCEL 1: THE NORTH 150 FEET OF THE SOUTH 180 FEET OF WEST 274.6 FEET OF EAST 1060.2 FEET OF S 1/2 OF NE 1/4 OF SW 1/4, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2: THE S 1/2 OF NE 1/4 OF SW 1/4, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 150 FEET OF THE SOUTH 180 FEET OF WEST 274.6 FEET OF EAST 1060.2 FEET AND LESS DELAWARE AVENUE R/W AS IN MAP BOOK 1-113 AND LESS O.R. BOOK 96, PAGE 526, AND LESS THE EAST 30 FEET.

PARCEL 3: THE SE 1/4 OF NW 1/4 OF SW 1/4, LESS SOUTH 346 FEET, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 4: LOT 4, COOPER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 23, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

PARCEL 5: LOT 5, COOPER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 23, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

PARCEL 6: WEST 105 FEET OF NORTH 316 FEET OF SOUTH 346 FEET OF SE 1/4 OF NW 1/4 OF SW 1/4, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 7: THE EAST 120.0 FEET OF WEST 400 FEET OF SOUTH 195.40 FEET OF NORTH 659 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 1/2 OF THE NE 1/4 OF NW 1/4 OF SW 1/4 AND NW 1/4 OF N 1/4 OF SW 1/4, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 8: BEGINNING AT SE CORNER OF NW 1/4 OF NE 1/4 OF SW 1/4 RUN WEST 229.92 FEET, THENCE NORTH 194.18 FEET, THENCE EAST 229.92 FEET, THENCE SOUTH 194.18 FEET TO POINT OF BEGINNING, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

REVISIONS:		
BY:	DATE:	COMMENT:
JM	09/20/24	REV. BLDG. LOCATION ADDED SIDEWALK

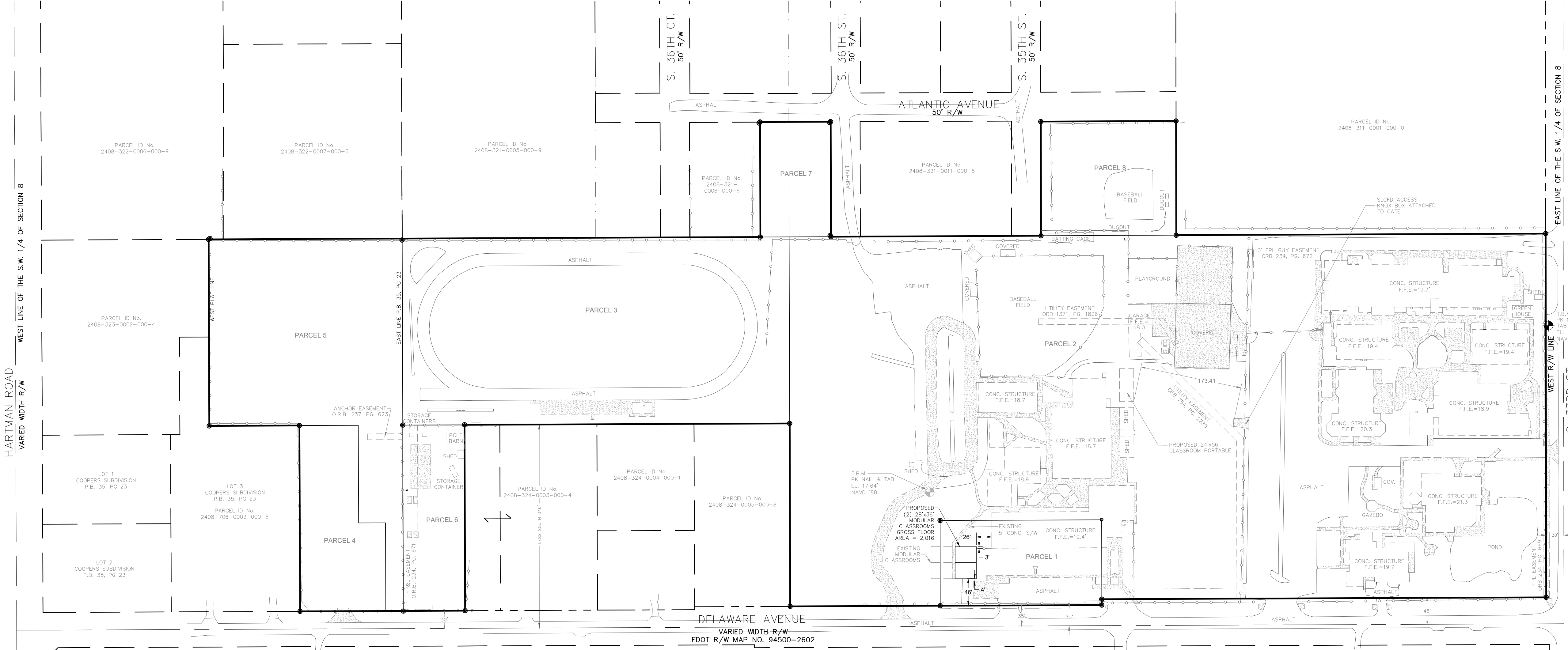
ST. ANASTASIA/JOHN CARROLL
 FT. PIERCE, FLORIDA

CLIENT:
 DIOCESE OF
 PALM BEACH

IMPROVEMENT
 LOCATIONS

PROJECT No.: 22-1034V
 DRAWN BY: PCS
 CHECKED BY: WEH
 LAST FIELD DATE: 02/11/25
 SCALE: 1"=100'

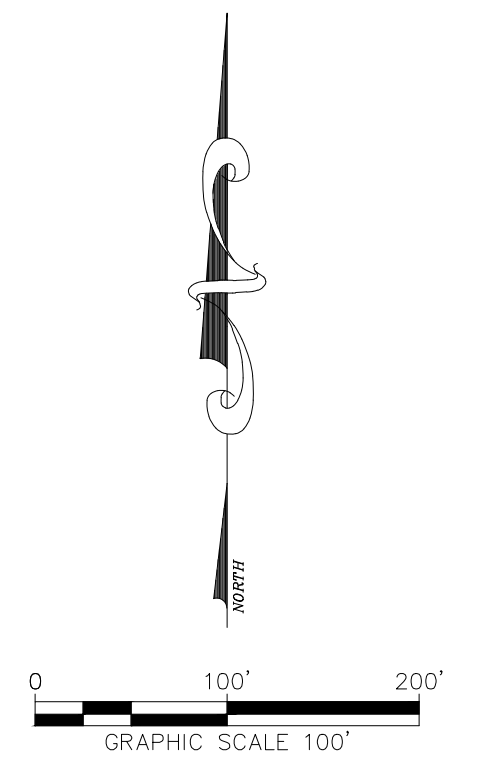
SHEET NUMBER:
2 OF 2



LEGEND OF ABBREVIATIONS

- AVE. AVENUE
- B.B. BEARING BASE
- B.M. BENCH MARK
- CAP 5/8" IRON ROD & CAP STAMPED "KMA ENG & SURVEY LB 8351"
- CMD CONCRETE MONUMENT & DISK (AS NOTED)
- COV. COVERED
- C.M. CONCRETE MONUMENT
- (D) DEED
- D.B. DEED BOOK
- E. EAST
- EL. ELEVATION
- ESMT. EASEMENT
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FND. FOUND
- IP IRON PIPE
- IRC IRON ROD & CAP AS NOTED
- L. LENGTH
- (M) MEASURED
- MON. MONUMENT
- N&D NAIL & DISK
- N. NORTH
- NAV'D '88 NORTH AMERICAN VERTICAL DATUM OF 1988
- No. NUMBER
- N.I.C. NOT INCLUDED
- ORB OFFICIAL RECORDS BOOK
- PG. PAGE
- PB PLAT BOOK
- PKD PARKER-KALON NAIL & DISK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PRM PERMANENT REFERENCE MONUMENT
- R/W RIGHT OF WAY
- R.R.S. RAIL ROAD SPIKE
- S. SOUTH
- SQ.FT. SQUARE FEET
- ST. STREET
- SUB. SUBDIVISION
- T.B.M. TEMPORARY BENCH MARK
- TR. TRACT
- TWSP. TOWNSHIP
- W. WEST
- MONUMENTATION AS NOTED
- CONCRETE
- FENCE

NOTE:
 1. THE PURPOSE OF THIS SHEET IS TO SHOW SUBSTANTIAL ABOVE GROUND IMPROVEMENTS ONLY. SEE SHEET 1 FOR BOUNDARY INFORMATION.
 2. ORIGINAL BENCHMARK USED FOR ONSITE ELEVATIONS: ST. LUCIE COUNTY BM "MOBILE", 17.51' NAVD '88. ONSITE TEMPORARY BENCHMARKS HAVE BEEN DERIVED THEREFROM.
 3. THE PROPOSED CONCRETE SIDEWALK SHALL NOT HAVE A LONGITUDINAL SLOPE EXCEEDING 1:20 OR 5%.
 4. THE PROPOSED CONCRETE SIDEWALK SHALL NOT HAVE A CROSS SLOPE EXCEEDING 1:50 OR 2%.
 5. ADJACENT TO THE PROPOSED CONCRETE SIDEWALK THERE SHALL NOT BE A DROP OFF OF MORE THAN 6" TO ANY SURROUNDING GRADE. HANDRAILS SHOULD NOT BE REQUIRED.



J:\2023\23-1002 JOHN CARROLL FIELD HOUSE ENGINEERING\DOCUMENTS\NAMES SITE PLAN OVERALL BIDDING\ADDITION OF 2 MODULAR BUILDINGS\23-1034V SHEET 2-----24A1001- SHEET 2 10P0

Property Identification

Site Address: 3402 DELAWARE AVE
 Sec/Town/Range: 08/35S/40E
 Parcel ID: 2408-313-0002-000-3
 Jurisdiction: Fort Pierce

Use Type: 7200
 Account #: 20080
 Map ID: 24/08S
 Zoning: Medium Den

Ownership

Bishop Of Diocese Palm Beach
 PO Box 109650
 Palm Beach Gardens, FL 33410

Legal Description

8 35 40 N 150 FT OF S 180 FT OF W 274.6 FT OF E 1060.2 FT OF S 1/2 OF NE 1/4 OF SW 1/4 (74) (0.95 AC) (OR 460-2625: 703-2220)

Current Values

Just/Market Value: \$2,324,600
 Assessed Value: \$1,859,407
 Exemptions: \$1,859,407
 Taxable Value: \$0



Total Areas

Finished/Under Air (SF): 53,859
 Gross Sketched Area (SF): 59,056
 Land Size (acres): 0.95
 Land Size (SF): 41,382

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.

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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

Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 1, 1984	0460 / 2625	XX01	CV		\$0

Building Information (1 of 2)

Finished Area: 48,656 SF

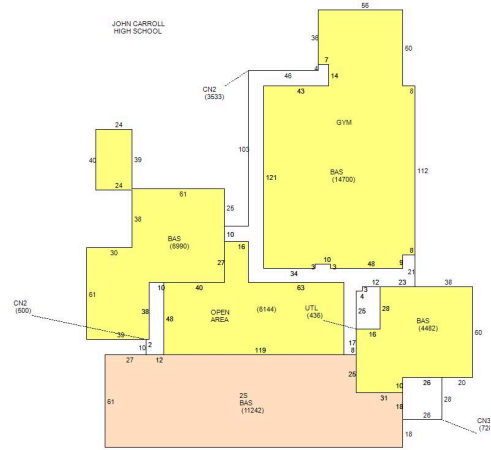
Gross Sketched Area: 53,853 SF

Exterior Data

View:	Roof Cover: Mod Bitumun	Roof Structure: BarJst/Rigid
Building Type: SCHL	Year Built: 1966	Frame:
Grade: Y_D	Effective Year: 1979	Primary Wall: Brk/Masonry
Story Height: 2 Story	No. Units: N/A1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Vinyl Tiles
A/C %: 100%	Heated %: 100%	Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	11242	11242	516
BAS	BASE AREA	37414	37414	1880
CN2	CANOPY	4033	0	866
CN3	CANOPY	728	0	108
UTL	UTILITY ROOM	436	0	88

Building Information (2 of 2)

Finished Area: 5,203 SF

Gross Sketched Area: 5,203 SF

Exterior Data

View:
 Building Type: UT4
 Grade: Y_D
 Story Height: 1 Story

Roof Cover: Roll Comp
 Year Built: 1979
 Effective Year: 1979
 No. Units: 0

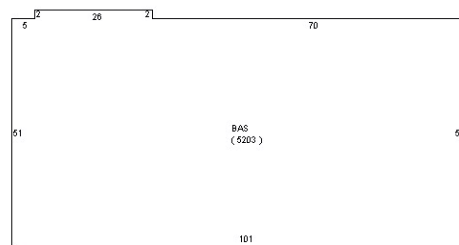
Roof Structure: BarJst/Rigid
 Frame:
 Primary Wall: Conc Block
 Secondary Wall:

Interior Data

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

Electric: AVERAGE
 Heat Type:
 Heat Fuel:
 Heated %: 0%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: CONC GRD
 Sprinkled %: 100%



Sketch Area Legend

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

Special Features and Yard Items


Type	Qty	Units	Year Blt
ASP2 LOW	1	9200	1979

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$2,275,900					
Land:	\$48,700	2023		3600	Church	\$1,859,407
Just/Market:	\$2,324,600					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$465,193					
Assessed:	\$1,859,407					
Exemption(s):	\$1,859,407					
Taxable:	\$0					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.95	North St. Lucie Water Management District	\$25.00

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

Historical Values

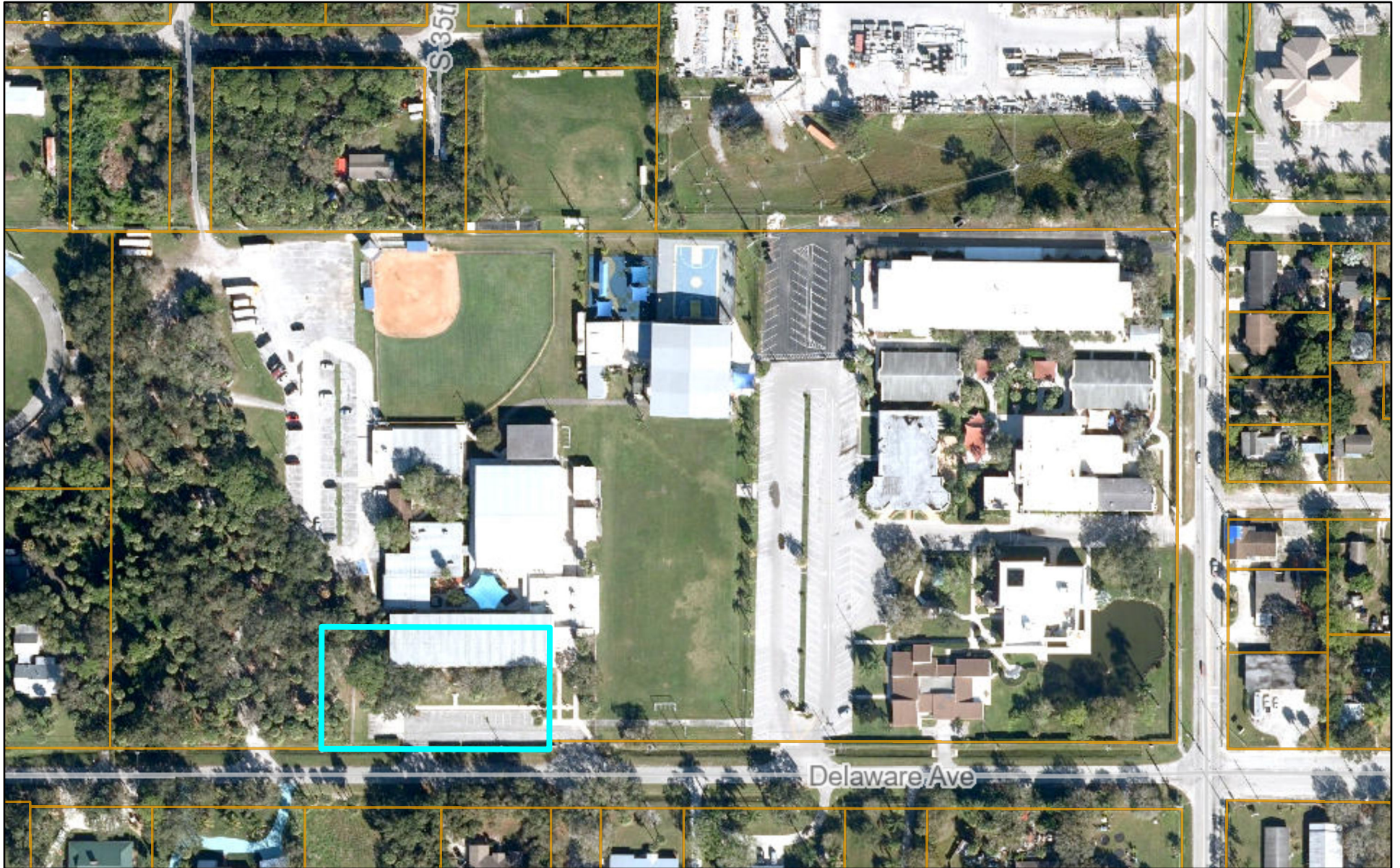
Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$2,324,600	\$1,859,407	\$1,859,407	\$0
2022	\$2,524,100	\$1,690,370	\$1,690,370	\$0
2021	\$2,413,500	\$1,536,700	\$1,536,700	\$0
2020	\$2,489,800	\$1,397,000	\$1,397,000	\$0

Permits

Number	Issue Date	Description	Amount	Fee
BP2006-497	Jul 13, 2006	Roof	\$76,900	\$769
F92-000900	Aug 11, 1992	Alterations/Remodeling	\$32,000	\$32,000
CA20067	Jul 13, 2006	Additions to existing construction	\$3,000	\$100
CR200690	Jul 11, 2006	Alterations/Remodeling	\$2,100	\$100
BP09-1234	Jul 27, 2009	Alterations/Remodeling	\$400	\$50
BP14-2969	Dec 22, 2014	Wall	\$4,000	\$80
BP16-2617	Sep 28, 2016	Electric	\$500	\$0
BP22-2657	Aug 25, 2022	Repairs	\$588,600	\$0

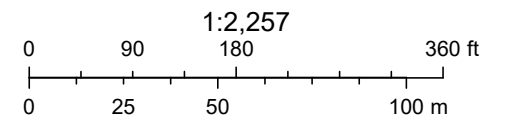
Notice: This does not necessarily represent all the permits for this property. Click the following link to check for additional permit data in Fort Pierce

John Carroll



6/3/2024

Comparable Search





DEVELOPMENT REVIEW

Property Information

Property address or Location Delaware Avenue
 Parcel ID #(s) 2408-313-0002-000-3
 Project description Proposed two (2) 1,008 SF School portables

Application Type

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

Site Information

Non-Residential: Proposed Sq. Ft.: 2,016 Site Acreage: 0.95 AC
Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

Bishop of Diocese of PB

Property Owner(s)

9995 N Military Trail

Street Address

Palm Beach Gardens FL 33410

City State Zip

(561)775-9514

Phone Number

dgibbons@diocesepb.org

Email Address

Darren C. Guettler, P.E

Applicant/Representative, Title, Company

1449 NW Commerce Centre Dr.

Street Address

Port St. Lucie FL 34986

City State Zip

(772)879-0477

Phone Number

darreng@velconfl.com

Email Address

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

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.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>



DIOCESE OF PALM BEACH

9995 North Military Trail • P.O. Box 109650
Palm Beach Gardens, Florida 33410-9650

(561) 775-9595 Fax (561) 775-7035

Office of
THE BISHOP

January 2, 2023

To Whom It May Concern:

This is to certify that effective January 1, 2023; I authorize Michael Lockwood, Director of Building & Construction of the Diocese of Palm Beach, to act as my agent in signing applications for building permits, notices of commencement and utility applications.

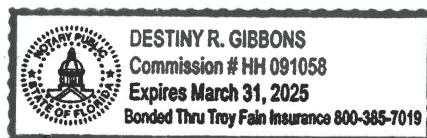
And so that it may be of record, I sign this document in Palm Beach, on this the Second day of January of the year of Our Lord 2023.

Most Reverend Gerald M. Barbarito, D.D., J.C.L.
Bishop of Palm Beach

STATE OF FLORIDA
PALM BEACH COUNTY

Sworn to and subscribed before me by The Most Reverend Gerald M. Barbarito, D.D., J.C.L. Bishop of Palm Beach, who is personally known to me on the 2nd day of January 2023.

NOTARY PUBLIC – STATE OF FLORIDA
Destiny R. Gibbons



Concurrency Review

**NOT
APPLICABLE**

REVISIONS:		
BY:	DATE:	COMMENT:

ST. ANASTASIA/JOHN CARROLL
FT. PIERCE, FLORIDA

CLIENT:
**DIOCESE OF
PALM BEACH**

ST. LUCIE COUNTY,
FLORIDA

**BOUNDARY
SURVEY**

PROJECT No.: 22-1034V
DRAWN BY: PCS
CHECKED BY: WEH
LAST FIELD DATE: 1/8/23
SCALE: 1"=100'

SHEET NUMBER:
1 OF 2

LEGEND OF ABBREVIATIONS

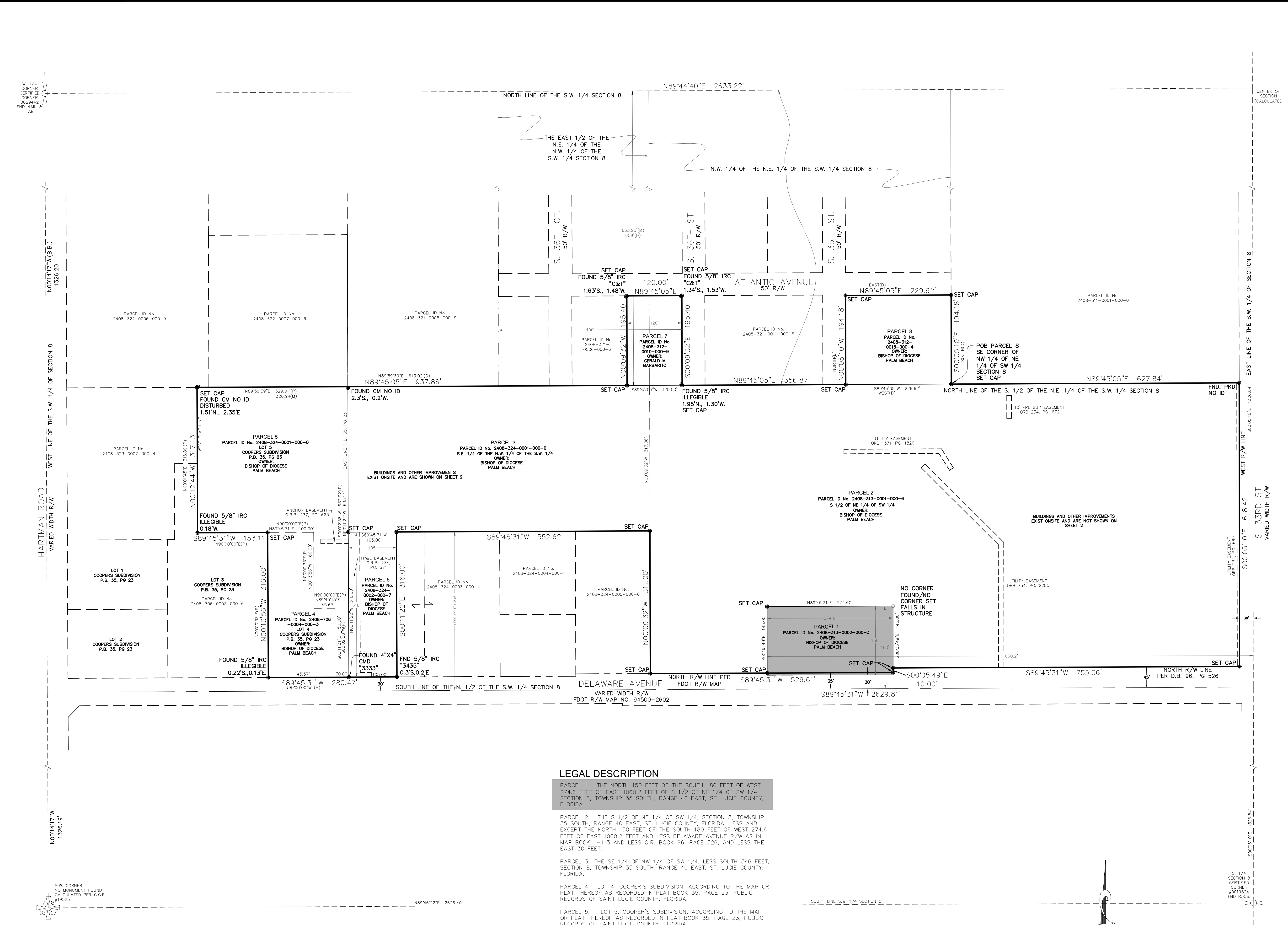
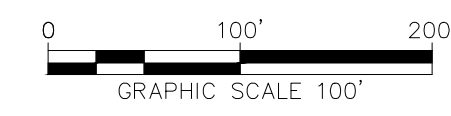
A.V.E.	AVENUE
B.S.	BEARING BASE
B.M.	BENCH MARK
CAP	5/8" IRON ROD & CAP STAMPED "KMA ENG & SURVEY LB 8351"
CMD	CONCRETE MONUMENT & DISK (AS NOTED)
CL	CENTERLINE
C.M.	CONCRETE MONUMENT
(D)	DEED
D.B.	DEED BOOK
E.	EAST
ESMT.	EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FND.	FOUND
IP	IRON PIPE
IRC	IRON ROD & CAP AS NOTED
L	LENGTH
(M)	MEASURED
MON.	MONUMENT
N&D	NAIL & DISK
N.	NORTH
No.	NUMBER
N.I.C.	NOT INCLUDED
ORB	OFFICIAL RECORDS BOOK
P.G.	PAGE
PB	PLAT BOOK
PKD	PARKER-KALON NAIL & DISK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT OF WAY
R.R.S.	RAIL ROAD SPIKE
S.	SOUTH
SQ. FT.	SQUARE FEET
ST.	STREET
SUB.	SUBDIVISION
TR.	TRACT
TWSP.	TOWNSHIP
W.	WEST
⊙	MONUMENTATION AS NOTED

SURVEY NOTES

- SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.
- A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE. THIS SURVEY WAS MADE WITH THE BENEFIT OF THE TITLE SEARCH REPORT PROVIDED BY ATTORNEYS' TITLE FUND SERVICES, FUND FILE NUMBER 13106135, DATED AUGUST 12, 2022.
- BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE S.W. 1/4 OF SECTION 8, HAVING A BEARING OF N001417'W AND A DISTANCE OF 1326.19'. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- PROPERTY LIES IN FLOOD ZONE "X", AS PER FEMA MAP NUMBER 12111C0178L, DATED 2/16/12. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.
- IN ACCORDANCE WITH CHAPTER 5J-17.051, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND/OR FEATURES MAY EXIST.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN IN THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- PUBLIC WATER & SEWER AVAILABLE.
- THE EXPECTED USE OF THE SURVEY AND MAP IS RESIDENTIAL.
- ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.
- ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.
- LEGAL DESCRIPTION AS PROVIDED BY CLIENT.
- SUBJECT PARCEL(S) CONTAINS 1,269,787.5 SQUARE FEET ±.
- COORDINATES WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL VERTICAL ACCURACY IS 0.10 FOOT PLUS OR MINUS. ORIGINAL BENCHMARK USED: ST. LUCIE COUNTY BM "MOBILE", 17.51' NAVD '88.
- LAST DATE OF FIELD DATA ACQUISITION (BOUNDARY & TOPOGRAPHIC SURVEY) 1/12/23.
- ALL SET CAPS LABELED KMA LB 8351 ARE SUPPORTED WITH AN 18" LONG #5 REBAR. ALL FOUND CAPS ARE A 5/8" ROD WITH A CAP OR 4"x4" CONCRETE MONUMENT AS LABELED SURVEY.
- ALL PARCEL DIMENSIONS ARE DEED/PLAT AND MEASURED UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY & TOPOGRAPHICAL SURVEY OF THE HERON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON 1/12/23. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.022.

WILLIAM E. HAYHURST DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4416



LEGAL DESCRIPTION

- PARCEL 1: THE NORTH 150 FEET OF THE SOUTH 180 FEET OF WEST 274.6 FEET OF EAST 1060.2 FEET OF S 1/2 OF NE 1/4 OF SW 1/4, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
- PARCEL 2: THE S 1/2 OF NE 1/4 OF SW 1/4, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 150 FEET OF THE SOUTH 180 FEET OF WEST 274.6 FEET OF EAST 1060.2 FEET AND LESS DELAWARE AVENUE R/W AS IN MAP BOOK 1-113 AND LESS D.R. BOOK 96, PAGE 526, AND LESS THE EAST 30 FEET.
- PARCEL 3: THE SE 1/4 OF NW 1/4 OF SW 1/4, LESS SOUTH 346 FEET, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
- PARCEL 4: LOT 4, COOPER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 23, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
- PARCEL 5: LOT 5, COOPER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 23, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
- PARCEL 6: WEST 105 FEET OF NORTH 316 FEET OF SOUTH 346 FEET OF SE 1/4 OF NW 1/4 OF SW 1/4, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
- PARCEL 7: THE EAST 120.0 FEET OF WEST 400 FEET OF SOUTH 195.40 FEET OF NORTH 659 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 1/2 OF THE NE 1/4 OF NW 1/4 OF SW 1/4 AND NW 1/4 OF N 1/4 OF SW 1/4, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
- PARCEL 8: BEGINNING AT SE CORNER OF NW 1/4 OF NE 1/4 OF SW 1/4 RUN WEST 229.92 FEET, THENCE NORTH 194.18 FEET, THENCE EAST 229.92 FEET, THENCE SOUTH 194.18 FEET TO POINT OF BEGINNING, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

REVISIONS:		
BY:	DATE:	COMMENT:
JM	09/20/24	REV. BLDG. LOCATION ADDED SIDEWALK

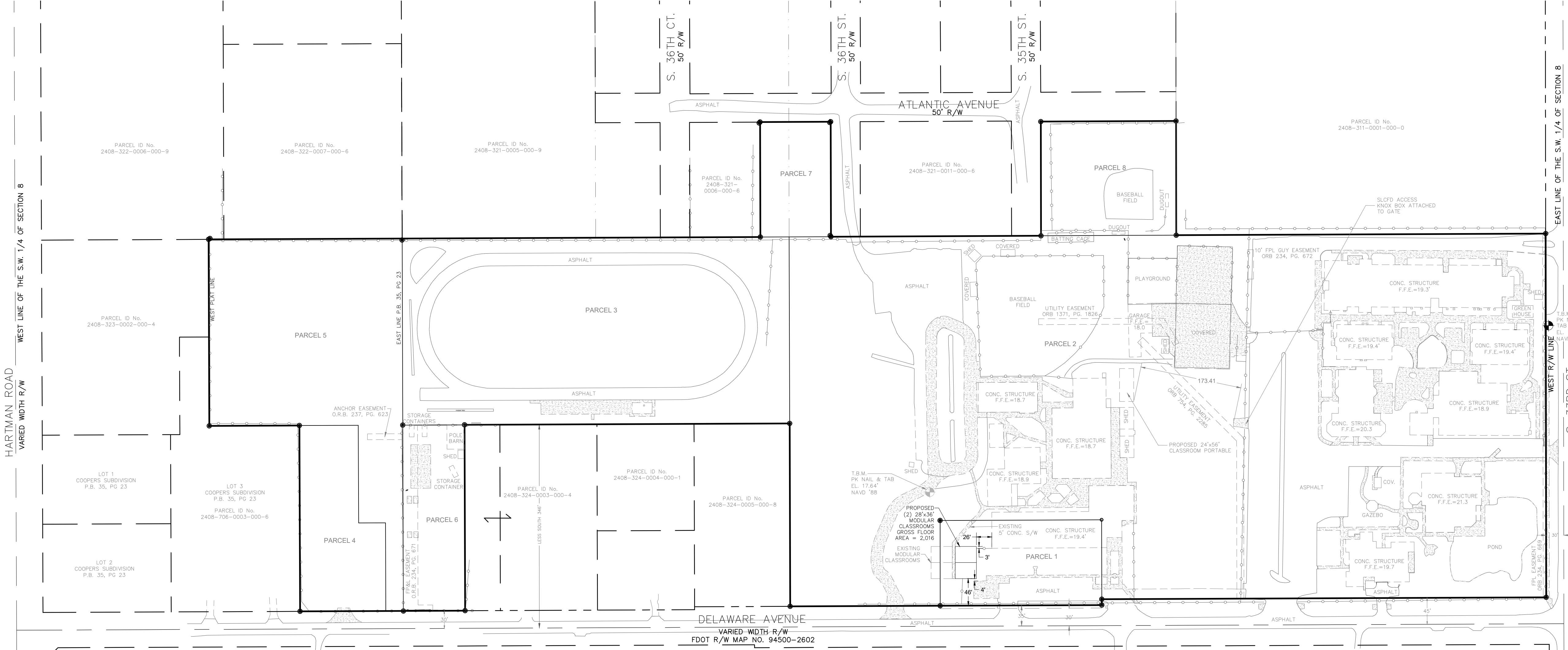
ST. ANASTASIA/JOHN CARROLL
 FT. PIERCE, FLORIDA

CLIENT:
 DIOCESE OF
 PALM BEACH

ST. LUCIE COUNTY,
 FLORIDA

PROJECT No.: 22-1034V
 DRAWN BY: PCS
 CHECKED BY: WEH
 LAST FIELD DATE: 02/11/25
 SCALE: 1"=100'

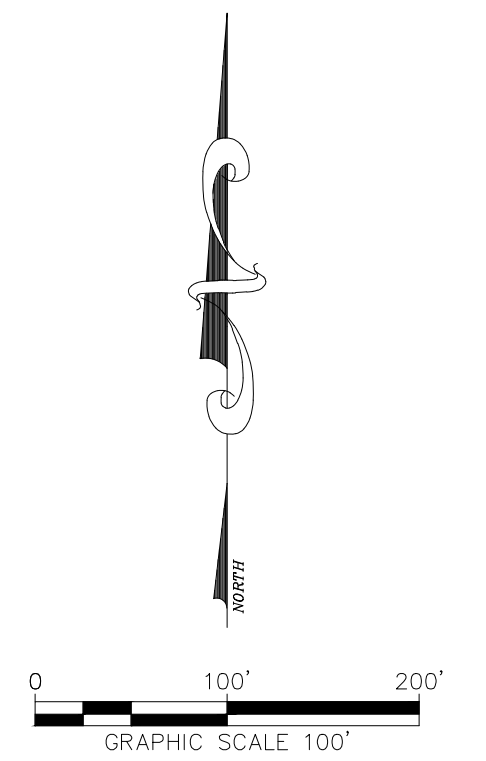
SHEET NUMBER:
2 OF 2



LEGEND OF ABBREVIATIONS

- AVE. AVENUE
 - B.B. BEARING BASE
 - B.M. BENCH MARK
 - CAP 5/8" IRON ROD & CAP STAMPED "KMA ENG & SURVEY LB 8351"
 - CMD CONCRETE MONUMENT & DISK (AS NOTED)
 - COV. COVERED
 - C.M. CONCRETE MONUMENT
 - (D) DEED
 - D.B. DEED BOOK
 - E. EAST
 - E.L. ELEVATION
 - ESMT. EASEMENT
 - FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
 - FND. FOUND
 - IP IRON PIPE
 - IRC IRON ROD & CAP AS NOTED
 - L. LENGTH
 - (M) MEASURED
 - MON. MONUMENT
 - N&D NAIL & DISK
 - N. NORTH
 - NAV'D '88 NORTH AMERICAN VERTICAL DATUM OF 1988
 - No. NUMBER
 - N.I.C. NOT INCLUDED
 - ORB OFFICIAL RECORDS BOOK
 - PG. PAGE
 - PB PLAT BOOK
 - PKD PARKER-KALON NAIL & DISK
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - PRM PERMANENT REFERENCE MONUMENT
 - R/W RIGHT OF WAY
 - R.R.S. RAIL ROAD SPIKE
 - S. SOUTH
 - SQ.FT. SQUARE FEET
 - ST. STREET
 - SUB. SUBDIVISION
 - T.B.M. TEMPORARY BENCH MARK
 - TR. TRACT
 - TWSP. TOWNSHIP
 - W. WEST
 - MONUMENTATION AS NOTED
- CONCRETE
 FENCE

- NOTE:**
1. THE PURPOSE OF THIS SHEET IS TO SHOW SUBSTANTIAL ABOVE GROUND IMPROVEMENTS ONLY. SEE SHEET 1 FOR BOUNDARY INFORMATION.
 2. ORIGINAL BENCHMARK USED FOR ONSITE ELEVATIONS: ST. LUCIE COUNTY BM "MOBILE", 17.51' NAVD '88. ONSITE TEMPORARY BENCHMARKS HAVE BEEN DERIVED THEREFROM.
 3. THE PROPOSED CONCRETE SIDEWALK SHALL NOT HAVE A LONGITUDINAL SLOPE EXCEEDING 1:20 OR 5%.
 4. THE PROPOSED CONCRETE SIDEWALK SHALL NOT HAVE A CROSS SLOPE EXCEEDING 1:50 OR 2%.
 5. ADJACENT TO THE PROPOSED CONCRETE SIDEWALK THERE SHALL NOT BE A DROP OFF OF MORE THAN 6" TO ANY SURROUNDING GRADE. HANDRAILS SHOULD NOT BE REQUIRED.



J:\2023\23-1002 JOHN CARROLL FIELD HOUSE\ENGINEERING\DOCUMENTS\MAJOR SITE PLAN\OVERALL BIDDING\ADDITION OF 2 MODULAR BUILDINGS\23-1034V SHEET 2-----24\10/01/2024 SHEET 2 10P00

Color Rendering
Elevation

**NOT
APPLICABLE**

Sealed Floorplan

**NOT
APPLICABLE**

Justification Statement

**NOT
APPLICABLE**

Landscape Plans

**NOT
APPLICABLE**

Lighting Plans

**NOT
APPLICABLE**

Rendering of Signs In Color

**NOT
APPLICABLE**

**NOT
APPLICABLE**

Environmental Impact Report

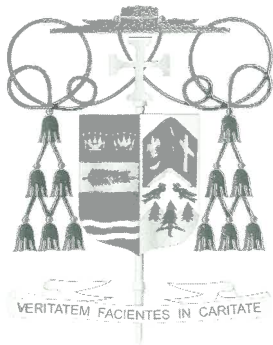
**NOT
APPLICABLE**

Contextual Photos

**NOT
APPLICABLE**

Conceptual Drainage Plan

**NOT
APPLICABLE**



DIOCESE OF PALM BEACH

9995 North Military Trail • P.O. Box 109650
Palm Beach Gardens, Florida 33410-9650

(561) 775-9595 Fax (561) 775-7035

Office of
THE BISHOP

January 2, 2023

To Whom It May Concern:

This is to certify that effective January 1, 2023; I authorize Michael Lockwood, Director of Building & Construction of the Diocese of Palm Beach, to act as my agent in signing applications for building permits, notices of commencement and utility applications.

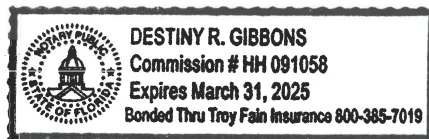
And so that it may be of record, I sign this document in Palm Beach, on this the Second day of January of the year of Our Lord 2023.

Most Reverend Gerald M. Barbarito, D.D., J.C.L.
Bishop of Palm Beach

STATE OF FLORIDA
PALM BEACH COUNTY

Sworn to and subscribed before me by The Most Reverend Gerald M. Barbarito, D.D., J.C.L. Bishop of Palm Beach, who is personally known to me on the 2nd day of January 2023.

NOTARY PUBLIC – STATE OF FLORIDA
Destiny R. Gibbons



Color Board

**NOT
APPLICABLE**



February 11, 2025

Kevin Freeman – Planning Director
City of Fort Pierce Planning Department
100 North US 1, Fort Pierce, FL 34950

Re: John Carroll High School
North of Delaware Ave, West of 33rd St.
S8, T35S, R 40E
Property ID # 2408-313-0002-000-3
Missing Application Items Statement

Dear Mr. Freeman,

I have reviewed the items on the second page of the application and selected those relevant to this minor amendment submission. The unchecked items were omitted because no additional students are being added, and the proposed additions are so minor that they have no significant impact on the existing landscaping, drainage, environmental impact report, lighting, design, or traffic impact report.

I've attached a revised application in accordance with this statement.

Should you have any questions, please do not hesitate to contact me at 772-879-0477.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Guettler', with a horizontal line extending to the right.

Darren C. Guettler, P.E.

Attachments

cc: File 23-1002 (w/ att)