

This instrument prepared by
and return to:

Duane Morris LLP
30 South 17th Street
Philadelphia, PA 19103
Attn: Gregory P. Duffy, Esq.

MAIL TAX STATEMENTS TO:

SHM Harbortown, LLC
c/o Safe Harbor Marinas, LLC
950 Tower Lane, Suite 800
Foster City, CA 94404
Attn: Ryan Barnes

Tax Identification Parcel Nos.
1434-330-0004-010-1
1434-330-0004-020-4
1434-330-0004-000-8
2403-601-0002-000-2
2403-211-0000-000-1
2403-221-0000-000-2
2403-221-0002-000-6
2403-212-0001-000-1

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 29th day of September 2015, by RIVERFRONT DEVELOPMENT, LC, a Florida limited liability company, whose address is 1936 Harbortown Drive, Fort Pierce, Florida 34946 (hereinafter called the "**Grantor**"), to SHM HARBORTOWN, LLC, a Delaware limited liability company, whose address is c/o Safe Harbor Marinas, LLC, 950 Tower Land, Suite 800, Foster City, CA 94404 (hereinafter called the "**Grantee**").

WITNESSETH:

The Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, all that certain land situated in St. Lucie County, Florida (the "**Property**"), described on Exhibit "A" attached hereto and made a part hereof.

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

SUBJECT to reservations, restrictions, easements and rights of way of record, if any, provided however, this reference shall not operate to reimpose the same.

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

AND, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor; and that said land is free of all encumbrances made by Grantor, except taxes accruing subsequent to December 31, 2015.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

WITNESSES

[Signature]

Signature

Hope R. Potter

Signature

RIVERFRONT DEVELOPMENT, LC, a Florida limited liability company

By: Raincross Holdings, LLC, a Florida limited liability company, its sole Member and Manager

By: [Signature]
Name: William Cooley
Title: Manager

STATE OF Florida

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 25th day of September 2015 by William Cooley, as Manager of Raincross Holdings, LLC, in its capacity as the sole Member and Manager of Riverfront Development, LC, a Florida limited liability company. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC:



Sign Hope R. Potter
Print Hope R. Potter

My Commission Expires: _____

EXHIBIT "A"**LEGAL DESCRIPTION****PARCEL 1:**

A parcel in portions of Section 3, Township 35 South, Range 40, and Section 34, Township 34 South, Range 40 East, more particularly described as follows: Commencing at the Northwest corner of said Section 3, run South 89 degrees 37' 30" East along the Township line 628.90 feet; thence run South 20 degrees 24' East along the East right of way line of the Florida East Coast Railway 107.60 feet; thence South 89 degrees 44' East 200.00 feet to the Point of Beginning; from Point of Beginning run South 20 degrees 24' East 453.50 feet; thence North 89 degrees 44' West 200.00 feet to the aforementioned right of way; thence South 20 degrees 24' East along said right of way 48.9 feet; thence South 89 degrees 44' East 26.72 feet; thence South 20 degrees 24' East, 387.65 feet to the North right of way of F.C.O. Canal C-25 (Taylor Creek); thence North 87 degrees 56' 41" East, 137.24 feet; thence North 23 degrees 59' 10" East, 76.68 feet; thence North 61 degrees 49' 28" East, 149.09 feet; thence South 79 degrees 6' 17" East, 102.76 feet; thence North 20 degrees 24' West, 299.94 feet; thence North 89 degrees 44' West, 221.58 feet; thence North 20 degrees 24' West, 453.50 feet; thence North 89 degrees 44' 00" West, 53.43 feet to the Point of Beginning.

PARCEL 2:

Being a parcel of land lying in a portion of Section 34, Township 34 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows: Commencing at the Southwest corner of said Section 34; thence South 89 degrees 37' 30" East (for convenience the bearings shown herein are relative to an assumed meridian) along the South line of said Section 34 (Township Line), a distance of 628.90 feet to a point of intersection with the East property line of Florida East Coast Railway right of way; thence North 20 degrees 24' 00" West along said East property line, a distance of 327.40 feet to a point of intersection with the South right of way line of State Road A1A, as per Right of Way Map Section 94060-2501 State of Florida Department of Transportation; thence North 87 degrees 45' 11" East along said South right of way line, a distance of 361.59 feet; thence South 21 degrees 08' 13" East, a distance of 97.23 feet to the Point of Beginning of the description; thence South 68 degrees 51' 47" West, a distance of 20.00 feet; thence South 21 degrees 08' 13" East, a distance of 150.00 feet; thence North 68 degrees 51' 47" East, a distance of 100.00 feet; thence North 21 degrees 08' 13" West, a distance of 150.00 feet; thence South 68 degrees 51' 47" West, a distance of 80.00 feet to the Point of Beginning.

PARCEL 3:

Being a parcel of land lying in a portion of Section 34, Township 34 South, Range 40 East, and Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows: Commencing at the Northwest corner of said Section 3; thence South 89 degrees 37' 30" East (for convenience the bearings shown

herein are relative to an assumed meridian) along the North line of said Section 3, (Township line), a distance of 628.90 feet to a point of intersection with the East property line of Florida East Coast Railway right of way; thence North 20 degrees 24' 00" West along said East property line, a distance of 327.40 feet to a point of intersection with the South right of way line of State Road A1A, as per Right of Way Map Section 94060-2501 State of Florida Department of Transportation; thence North 87 degrees 45' 11" East along said South right of way line, a distance of 249.68 feet to the Point of Beginning of this description; thence continue North 87 degrees 45' 11" East along said South right-of-way line, a distance of 112.04 feet; thence South 21 degrees 08' 13" East, a distance of 97.23 feet; thence South 68 degrees 51' 47" West, a distance of 20.00 feet; thence South 21 degrees 08' 13" East, a distance of 150.0 feet; thence North 68 degrees 51' 47" East, a distance of 100.0 feet; thence North 21 degrees 08' 13" West, a distance of 150.00 feet; thence North 68 degrees 51' 47" East, a distance of 71.06 feet to a Point of Intersection with arc of a curve and the South right-of-way line of said State Road A1A (a radial bearing at said point bears North 07 degrees 21' 27" West) said curve concave to the Northwest having a radius of 1737.28 feet and a central angle of 13 degrees 46' 46"; thence Southeasterly along the arc of said curve, a distance of 417.81 feet; thence North 68 degrees 51' 47" East along the tangent of said curve, a distance of 170.86 feet; thence South 60 degrees 47' 30" East, a distance of 492.74 feet; thence South 15 degrees 47' 30" East, a distance of 974.15 feet; thence South 74 degrees 12' 30" West, a distance of 450.0 feet to a point on the South Boundary Line of the plat of Taylor Harbor Fishing Port as recorded in Plat Book 8, Page 1, Public Records of St. Lucie County, Florida; (the next two described courses being the South Boundary Line of said plat) thence North 87 degrees 55' 00" West, a distance of 312.70 feet; thence North 79 degrees 13' 00" West, a distance of 163.78 feet; thence North 20 degrees 24' 00" West, a distance of 299.94 feet; thence North 89 degrees 44' 00" West, a distance of 221.58 feet to a POINT OF INTERSECTION with a line that is 237.13 feet East of and parallel with the East Property Line of said Florida East Coast Railway Right of Way; thence North 20 degrees 24' 00" West along said parallel line, a distance of 899.85 feet to the POINT OF BEGINNING.

PARCEL 4:

Together with the Easement rights to a non-exclusive Ingress and Egress Easement as described in that certain Easement Agreement, recorded in Official Records Book 513, Page 701, Public Records of St. Lucie County, Florida.

PARCEL X:

A parcel of land lying a portion of Section 34, Township 34 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows: Commencing at the Northwest corner of Section 3, Township 35 South, Range 40 East; thence run South 89 degrees 37' 30" East along the Township line for a distance of 628.9 feet to a point which is the intersection of said Township line with the East property line of Florida East Coast Railway right-of-way; thence run Northwest along said right-of-way 327.4 feet to the South right-of-way of State Road A-1-A; thence East along said South right-of-way 361.59 feet to the Point of Beginning; thence South 21 degrees 08' 13" East 97.23 feet;

thence North 68 degrees 51' 47" East 151.06 feet to a point on a curve concave to the Northwest with a radius of 173 7.28 feet and a central angle of 13 degrees 46' 46"; thence West along the arc of said curve 78.64 feet; thence Northwesterly along State Road A-1-A right-of-way 48.32 feet; thence West along said South right-of-way 98.26 feet to the Point of Beginning.

PARCEL 5:

A parcel in portions of Section 3, Township 35 South, Range 40 East, and Section 34, Township 34 South, Range 40 East, more particularly described as follows: Commencing at the Northwest corner of said Section 3, run South 89 degrees 37'30" East along the township line 628.90 feet; thence run South 20 degrees 24' East along the East right-of way line of the Florida East Coast Railway 107.60 feet to the Point of Beginning. From the Point of Beginning run South 89 degrees 44' East 200 feet; thence South 20 degrees 24' East 453.50 feet; thence North 89 degrees 44' West 200.00 feet to the aforementioned right-of-way; thence North 20 degrees 24' West, along said right of way 453.50 feet to the Point of Beginning.

All lying and being in St. Lucie County, Florida.

Property Identification

Site Address: 1945 HARBORTOWN DR
Sec/Town/Range: 03/35S/40E
Parcel ID: 2403-212-0001-000-1
Jurisdiction: Fort Pierce
Land Use Code: 2000 - AIRPT/MARINA
Account #: 15802
Map ID: [24/03N](#)
Zoning: Marine Com



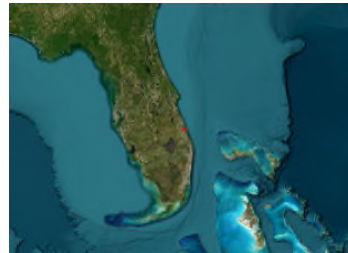
Legal Description

03 35 40 A PARCEL OF LAND LYG E OF FEC RR R/W AND N OF TAYLOR CREEK INCL ALL LOT 1 AND PART OF LOT 2 TAYLOR HARBOR FISHING PORTS/D MPDAF: FROM NW COR SEC 3, TH S89 DEG 37 MIN 30 SEC E ALG TWP LI 628.90 FT TO ELY R/W FEC RR, TH SELY ALG SD R/W 107.5 FT, TH S 89 DEG 44 MIN E 200 FT, TH S 20 DEG 24 MIN E 453.50 FT TO POB, TH N 89 DEG 44 MIN W 200 FT TO ELY R/W FEC RR, TH S 20DEG 24 MIN E 48.9 FT, TH S 89 DEG44 MIN E 26.72 FT, TH S 29 DEG 24MIN E 387.65 FT TO N R/W TAYLOR CREEK, TH N 87 DEG 56 MIN 41 SEC E AKG SD R/W 137.24 FT, TH N 23 DEG 59 MIN 10 SEC E 76.68 FT, TH N 61 DEG 49 MIN 28 SEC E 149.09 FT, TH S 79 DEG 06 MIN 17 SEC E 102.76 FT, TH N 20 DEG 24 MIN W 299.94 FT, TH N 89 DEG 44 MIN W 274.20 FT M/L TO POB (3.50 AC) (OR 3792-2820)

Total Areas

Finished/Under Air (SF): 48,244
Gross Sketched Area (SF): 51,604
Land Size (acres): 3.5
Land Size (SF): 152,460

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

Earthstar Geographics

Powered by Esri

Ownership

SHM Harbortown LLC
14785 Preston RD Ste 975
Dallas, TX 75254-6878

Current Values

Just/Market value:	\$3,793,900
Assessed value:	\$2,399,958
Exemption value:	\$0
Taxable value:	\$2,399,958

Important

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.

Links

Taxes for this parcel: [SLC Tax Collector's Office](#)
Download TRIM for this Parcel: [Download PDF](#)
[File for homestead exemptions.](#)
[View associated Tax Map.](#)
[Report Homestead Fraud on this parcel.](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 29, 2015	3792/2820	0205	SPWD	Riverfront Development LC	\$16,100,000
Feb 23, 2005	2175/1060	XX02	SPWD	Old Park Investment Inc	\$29,954,000
Sep 1, 1986	0513/0684	XX00	CV		\$0

Special Features and Yard Items

Type	Qty	Units	Year Blt
MEZZANINE	1	11144	1970
CONC DOCK	1	896	1970
SEAWALL CONC	1	350	1970
LOADING DOCK	1	11144	1970
CONCRETE LOW	1	5200	1970
ASP1 HIGH	1	3000	1970
SEAWALL CONC	1	82	2021
CHAINLINK 6'	1	890	1979
BOILER	1	368	1950

Building Information

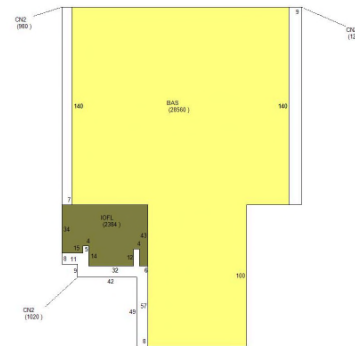
[Prev](#) (1 of 3) [Next](#)

Finished Area: 30,944 SF
 Gross Area: 34,204 SF



Exterior

Building Type:	INDW
Quality:	Y_D
Number of Units:	2
Year Built:	1947
Effective Year:	1947
Story Height:	1 Story
Roof Structure:	Monitor
Roof Cover:	Cor Asbestos
Primary Wall:	Corr Asb
Secondary Wall:	
View:	



Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	25%
Electric:	AVERAGE
Heat Type:	
Heat Fuel:	
Heated %:	0%
Primary Int Wall:	NO INT WALL
Primary Floors:	CONC GRD

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	28,560	28,560	788
CN2	CANOPY	3,260	0	880

Sub Area	Description	Area	Fin. Area	Perimeter
IOFL	INTERIOR OFFICE LOW QUALITY	2,384	2,384	242

Values Breakdown

2024 ▼

Building and SFYI	\$1,735,700
Land	\$2,058,200
Just/Market	\$3,793,900
Ag Credit	\$0
Save Our Homes or 10% Cap	\$1,393,942
Assessed	\$2,399,958
Exemptions	\$0
Taxable	\$2,399,958

Current Year Exemption Value Breakdown

Tax Year Grant Year Description Amount

Important

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Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2019	60.9	Fort Pierce Stormwater Charge	\$4,202.10

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](#)

Permits

Number	Issue Date	Description	Amount	Fees
F89000770D	Jul 1, 1989	Demolition	\$1,000	\$1,000
BP17-1058	May 18, 2017	Electric	\$40,000	\$0
BP17-1649	Jun 13, 2017	Air Conditioning Only	\$4,990	\$0
BP17-1757	Jun 21, 2017	Electric	\$1,200	\$0
BP21-4177	Aug 25, 2021		\$251,454	\$0
24-1293	Apr 23, 2024	Air Conditioning Only	\$19,873	\$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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Property Identification

Site Address: N OLD DIXIE HWY
Sec/Town/Range: 03/35S/40E
Parcel ID: **2403-221-0002-000-6**
Jurisdiction: Fort Pierce
Land Use Code: 1000 - Vac Comm
Account #: **15815**
Map ID: [24/03N](#)
Zoning: Marine Com



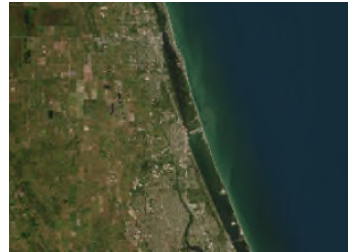
Legal Description

03 35 40 FROM NW COR RUN S 89 DEG 37 MIN 30 SEC E ALG TWP LI 628.90 FT TO E R/W FEC RR, TH S 20 DEG 24 MIN E ALG SD ELY R/W 107.6 FT, TH S 89 DEG 44 MIN E 200 FT TO POB, TH CONT S 89 DEG 44 MIN E 53.43 FT, TH S 20 DEG 24 MIN E 453.50 FT, TH N 89 DEG 44 MIN W 53.20 FT M/L, TH N 20 DEG 24 MIN W 453.50 FT TO POB (0.55 AC) (OR 3792-2820)

Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 0.55
Land Size (SF): 23,958

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

Earthstar Geographics

Powered by Esri

Ownership

SHM Harbortown LLC
14785 Preston RD Ste 975
Dallas, TX 75254-6878

Current Values

Just/Market value: \$323,400
Assessed value: \$291,095
Exemption value: **\$0**
Taxable value: \$291,095

Important

Property taxes are subject to change upon change of ownership.

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- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Links

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

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

[File for homestead exemptions.](#)

[View associated Tax Map.](#)

[Report Homestead Fraud on this parcel.](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 29, 2015	3792/2820	0205	SPWD	Riverfront Development LC	\$16,100,000
Feb 23, 2005	2175/1060	XX02	SPWD	Old Park Investment Inc	\$29,954,000
Sep 1, 1986	0513/0684	XX02	CV		\$1,800,000

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Building Information

Finished Area: 0 SF
Gross Area: 0 SF



*Image
or
Sketch
unavailable
for display*

Exterior

Interior

Building Type:
Quality:
Number of Units: 0
Year Built:
Effective Year:
Story Height:
Roof Structure:
Roof Cover:
Primary Wall:
Secondary Wall:
View:

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 0%
Electric:
Heat Type:
Heat Fuel:
Heated %: %
Primary Int Wall:
Primary Floors:

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
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Values Breakdown

2024 ▾

Building and SFYI	\$0
Land	\$323,400
Just/Market	\$323,400
Ag Credit	\$0
Save Our Homes or 10% Cap	\$32,305
Assessed	\$291,095
Exemptions	\$0
Taxable	\$291,095

Current Year Exemption Value Breakdown

Tax Year Grant Year Description Amount

Important

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- ~~The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.~~

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2019	10.4	Fort Pierce Stormwater Charge	\$717.60

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](#)

Permits

Number	Issue Date	Description	Amount	Fees
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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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Property Identification

Site Address: 2010 HARBORTOWN DR
Sec/Town/Range: 03/35S/40E
Parcel ID: 2403-601-0002-000-2
Jurisdiction: Fort Pierce
Land Use Code: 2000 - AIRPT/MARINA
Account #: 15871
Map ID: [24/03N](#)
Zoning: Marine Com



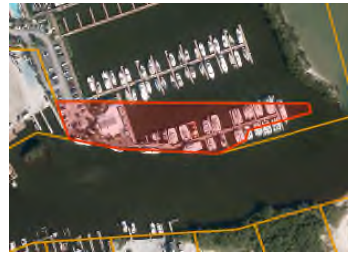
Legal Description

TAYLOR HARBOR FISHING PORT S/D LOTS 2 TO 12 INCL-LESS THAT PART OF LOT 2 AS IN OR 488-452 (2.18AC) (OR 3792-2820)

Total Areas

Finished/Under Air (SF): 1,933
Gross Sketched Area (SF): 8,385
Land Size (acres): 1.65
Land Size (SF): 71,874

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

State of Florida, Maxar

Powered by Esri

Ownership

SHM Harbortown LLC
14785 Preston RD Ste 975
Dallas, TX 75254-6878

Current Values

Just/Market value: \$1,292,500
Assessed value: \$546,197
Exemption value: \$0
Taxable value: \$546,197

Important

Property taxes are subject to change upon change of ownership.

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Links

Taxes for this parcel: [SLC Tax Collector's Office](#)
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[View associated Tax Map.](#)
[Report Homestead Fraud on this parcel.](#)

Sale History

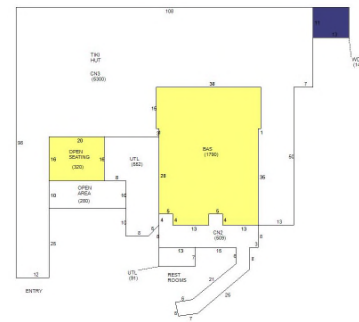
Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 29, 2015	3792/2820	0205	SPWD	Riverfront Development LC	\$16,100,000
Feb 23, 2005	2175/1060	XX02	SPWD	Old Park Investment Inc	\$29,954,000
Jan 1, 1900	/				\$0

Special Features and Yard Items

Type	Qty	Units	Year BIt
ASP2 LOW	1	8060	1988
SINGLE LIGHT	2	30	1988
CONCRETE LOW	1	6084	1988
CEMENT CURB	1	108	1988
SEAWALL CONC	1	80	2023
WOOD DOCK	1	11254	2023

Building Information

Finished Area: 1,933 SF
Gross Area: 8,385 SF



Exterior

Interior

Building Type: REST
Quality: Y_D
Number of Units: 1
Year Built: 1988
Effective Year: 1988
Story Height: 1 Story
Roof Structure: Wood Truss
Roof Cover: Metal
Primary Wall: Wood/Sheath
Secondary Wall:
View:

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%
Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: Electric
Heated %: 100%
Primary Int Wall: Drywall
Primary Floors: Terrazo

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1,790	1,790	184
CN2	CANOPY	509	0	177
CN3	CANOPY	5,300	0	516
UTL	UTILITY ROOM	643	0	150
WDK	WOOD DECK	143	143	48

Values Breakdown

2024 ▾

Building and SFYI	\$904,800
Land	\$387,700
Just/Market	\$1,292,500
Ag Credit	\$0
Save Our Homes or 10% Cap	\$746,303
Assessed	\$546,197
Exemptions	\$0
Taxable	\$546,197

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
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Important

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Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2019	7.8	Fort Pierce Stormwater Charge	\$538.20

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](#)

Permits

Number	Issue Date	Description	Amount	Fees
F89001030B	Oct 1, 1989	Commercial New Construction	\$35,796	\$35,796
F89001030M	Oct 1, 1989	Heat and Air Conditioning	\$3,000	\$3,000
F98-000058	Feb 2, 1998	Alterations/Remodeling	\$1,000	\$1,000
BP18-2011	Jun 18, 2018	Roof	\$27,331	\$0
BP19-0280	Feb 6, 2019	Demolition	\$3,200	\$0
BP19-3243	Nov 25, 2019	Roof	\$18,799	\$0
BP20-2142	Jul 15, 2020	Electric	\$7,640	\$0
BP22-0529	Feb 25, 2022	Electric	\$1,767	\$0
BP22-1140	Apr 12, 2022	Demolition	\$289,757	\$0
BP22-2968	Aug 31, 2022	Dock	\$2,932,027	\$0
BP22-03555	Oct 20, 2022	Dock	\$127,075	\$0
23-1754	Jun 2, 2023	Dock	\$0	\$0
23-4375	Nov 22, 2023	Deck	\$70,062	\$0
CBLDG-2024-00321	Dec 27, 2024	Repairs	\$15,000	\$0
CBLDG-2024-00023	Mar 27, 2025	Gazebo/Greenhouse	\$138,000	\$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](#)

Property Identification

Site Address: 1926 HARBORTOWN DR 1
Sec/Town/Range: 34/34S/40E
Parcel ID: **1434-330-0004-000-8**
Jurisdiction: Fort Pierce
Land Use Code: 2000 - AIRPT/MARINA
Account #: **12094**
Map ID: [14/34S](#)
Zoning: Marine Com

Image
or
Sketch
unavailable
for display

Legal Description

34 34 40 FROM NW COR OF SEC 3-35-40, TH S 89 DEG 37 MIN 30 SEC E ALG TWP LI 628.90 FT TO ELY R/W OF FEC RR, TH NELY ALG SD E R/W 327.40 FT TO S R/W ST RD A-1-A, TH ELY ALG SD S R/W 249.55 FT TO POB, TH CONT ALG SD S R/W 112.04 FT, TH S 21 DEG 08 MIN 13 SEC E 97.23 FT, TH S 68 DEG 51 MIN 47 SEC W 20 FT, TH S 21 DEG 08 MIN 13 SEC E 150 FT, TH N 68 DEG 51 MIN 47 SEC E 100 FT, TH N 21 DEG 08 MIN 13 SEC W 150 FT, TH N 68 DEG 51 MIN 47 SEC E 71.06 FT TO A PT ON A CURVE CONC NWLY, R 1737.28 FT, CA 13 DEG 46 MIN 46 SEC, TH ELY ALG ARC 417.81 FT, TH N 68 DEG 51 MIN 47 SEC E ALG TANG OF SD CURVE 170.86 FT, TH S 60 DEG 47 MIN 30 SEC E 492.74 FT, TH S 15 DEG 47 MIN 30 SEC E 244.15 FT M/L TO S LI SD SEC 34, TH WLY ALG SD S LI 1222 FT M/L, TH N 20 DEG 24 MIN W 340 FT M/L TO SLY R/W ST RD A1A AND POB (9.18 AC) (OR 3792-2820)

Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 8.05
Land Size (SF): 350,658

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

State of Florida, Earthstar Geographics

Powered by Esri

Ownership

SHM Harbortown LLC
14785 Preston RD Ste 975
Dallas, TX 75254-6878

Current Values

Just/Market value: \$1,796,700
Assessed value: \$1,310,236
Exemption value: \$0
Taxable value: \$1,310,236

Important

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.

Links

Taxes for this parcel: [SLC Tax Collector's Office](#)
Download TRIM for this Parcel: [Download PDF](#)
[File for homestead exemptions.](#)
[View associated Tax Map.](#)
[Report Homestead Fraud on this parcel.](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 29, 2015	3792/2820	0205	SPWD	Riverfront Development LC	\$16,100,000

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 23, 2005	2175/1060	XX02	SPWD	Old Park Investment Inc	\$29,954,000
Jan 1, 1900	/				\$0

Special Features and Yard Items			
Type	Qty	Units	Year Blt
CHAINLINK 6'	1	770	1999

no building data available

Values Breakdown	
	2024 ▾
Building and SFYI	\$6,500
Land	\$1,790,200
Just/Market	\$1,796,700
Ag Credit	\$0
Save Our Homes or 10% Cap	\$486,464
Assessed	\$1,310,236
Exemptions	\$0
Taxable	\$1,310,236

Current Year Exemption Value Breakdown			
Tax Year	Grant Year	Description	Amount
Important			
Property taxes are subject to change upon change of ownership.			
<ul style="list-style-type: none"> • 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. 			

Current Year Special Assessment Breakdown			
Start Year	Units	Description	Amount
2019	7.7	Fort Pierce Stormwater Charge	\$531.30

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](#)

Permits				
Number	Issue Date	Description	Amount	Fees
F93-001528	Dec 14, 1993	Pool	\$20,000	\$20,000
F93-01528A	Dec 22, 1993	Fence	\$500	\$500

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](#)

Property Identification

Site Address: TBD
Sec/Town/Range: 34/34S/40E
Parcel ID: **1434-330-0004-010-1**
Jurisdiction: Fort Pierce
Land Use Code: 4000 - VCNT INDUS
Account #: **12095**
Map ID: [14/34S](#)
Zoning: Marine Com



Legal Description

34 34 40 FROM NW COR OF SEC 3-35-40, TH S 89 DEG 37 MIN 30 SEC E ALG TWP LI 628.90 FT TO ELY R/W OF FEC RR, TH NELY ALG SDE R/W 327.40 FT TO S R/W ST RD A-1-A, TH ELY ALG SD S R/W 361.59 FT TO POB, TH S 21 DEG 08 MIN 13 SEC E 97.23 FT, TH N 68 DEG 51 MIN 47 SEC E 151.06 FT TO PT ON A CURVE CONC TO NWLY, R 1737.28 FT, CA 13 DEG 46 MIN 46 SEC, TH WLY ALG ARC 78.64 FT, TH NLY ALG ST RD A1A R/W 48.32 FT, TH WLY ALG SD S R/W 96.28 FT TO POB (0.20 AC) (OR 3792-2820)

Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 0.11
Land Size (SF): 4,886

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

State of Florida, Maxar, Microsoft

Powered by Esri

Ownership

SHM Harbortown LLC
14785 Preston RD Ste 975
Dallas, TX 75254-6878

Current Values

Just/Market value: \$87,900
Assessed value: \$85,742
Exemption value: **\$0**
Taxable value: \$85,742

Important

Property taxes are subject to change upon change of ownership.

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- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Links

Taxes for this parcel: [SLC Tax Collector's Office](#)
Download TRIM for this Parcel: [Download PDF](#)
[File for homestead exemptions.](#)
[View associated Tax Map.](#)
[Report Homestead Fraud on this parcel.](#)

Property Identification

Site Address: TBD
Sec/Town/Range: 34/34S/40E
Parcel ID: **1434-330-0004-020-4**
Jurisdiction: Fort Pierce
Land Use Code: 2000 - AIRPT/MARINA
Account #: **12096**
Map ID: [14/34S](#)
Zoning: Marine Com



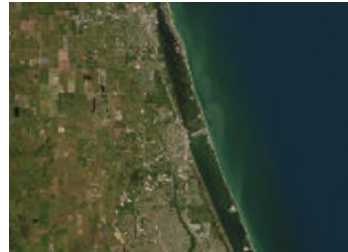
Legal Description

34 34 40 FROM NW COR OF SEC 3-35-40, TH S 89 DEG 37 MIN 30 SEC E ALG TWP LI 628.90 FT TO ELY R/W OF FEC RR, TH NELY ALG SD E R/W 327.40 FT TO S R/W ST RD A-1-A, TH ELY ALG SD S R/W 361.59 FT TO POB, TH S 21 DEG 08 MIN 13 SEC E 97.23 FT, TH S 68 DEG 51 MIN 47 SEC W 20 FT, TH S 21 DEG 08 MIN 13 SEC E 150 FT, TH N 68 DEG 51 MIN 47 SEC E 100 FT, TH N 21 DEG 08 MIN 13 SEC W 150 FT, TH S 68 DEG 51 MIN 47 SEC W 80 FT TO POB (0.34 AC) (OR 3792-2820)

Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 0.34
Land Size (SF): 15,000

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

Earthstar Geographics

Powered by Esri

Ownership

SHM Harbortown LLC
14785 Preston RD Ste 975
Dallas, TX 75254-6878

Current Values

Just/Market value: \$220,300
Assessed value: \$220,300
Exemption value: **\$0**
Taxable value: \$220,300

Important

Property taxes are subject to change upon change of ownership.

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- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Links

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

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

[File for homestead exemptions.](#)

[View associated Tax Map.](#)

[Report Homestead Fraud on this parcel.](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 29, 2015	3792/2820	0205	SPWD	Riverfront Development LC	\$16,100,000
Feb 23, 2005	2175/1060	XX02	SPWD	Old Park Investment Inc	\$29,954,000
Jan 1, 1900	/				\$0

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	12331	1985
CHAINLINK 6'	1	500	1985
CEMENT CURB	1	25	1985
SINGLE LIGHT	1	4	1985

Building Information

Finished Area: 0 SF
Gross Area: 0 SF



Exterior

Image
or
Sketch
unavailable
for display

Interior

Building Type:
Quality:
Number of Units: 0
Year Built:
Effective Year:
Story Height:
Roof Structure:
Roof Cover:
Primary Wall:
Secondary Wall:
View:

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 0%
Electric:
Heat Type:
Heat Fuel:
Heated %: %
Primary Int Wall:
Primary Floors:

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
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Values Breakdown

2024 ▾

Building and SFYI	\$17,800
Land	\$202,500
Just/Market	\$220,300
Ag Credit	\$0
Save Our Homes or 10% Cap	\$0
Assessed	\$220,300
Exemptions	\$0
Taxable	\$220,300

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
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Important

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.

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2019	0.9	Fort Pierce Stormwater Charge	\$62.10

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](#)

Permits

Number	Issue Date	Description	Amount	Fees
--------	------------	-------------	--------	------

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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DESCRIPTION

DESCRIPTION

(CONTINUED)

PARCEL 1

A parcel in portions of Section 3, Township 35 South, Range 40 East, and Section 34, Township 34 South, Range 40 East, more particularly described as follows: Commencing at the Northwest corner of said Section 3, run South 89°37'30" East along the Township line 628.90 feet; thence run South 20°24' East along the East right of way line of the Florida East Coast Railway 107.60 feet; thence South 89°44' East 200.00 feet to the Point of Beginning. From point of Beginning run South 20°24' East 453.50 feet; thence North 89°44' West 200.00 feet to the aforementioned right of way; thence South 20°24' East along said right of way 48.9 feet; thence South 89°44' East 26.72 feet; thence South 20°24' East, 387.65 feet to the North right of way of F.C.D. Canal C-25 (Taylor Creek); thence North 87°56'41" East, 137.24 feet; thence North 23°59'10" East, 76.68 feet; thence North 61°49'28" East, 149.09 feet; thence South 79°6'17" East, 102.76 feet; thence North 20°24' West, 299.94 feet; thence North 89°44' West, 221.58 feet; thence North 20°24' West, 453.50 feet; thence North 89°44'00" West, 53.43 feet to the Point of Beginning.

TOGETHER WITH

PARCEL 2

Being a parcel of land lying in a portion of Section 34, Township 34 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows: Commencing at the Southwest corner of said Section 34; thence South 89°37'30" East (for convenience the bearings shown herein are relative to an assumed meridian) along the South line of said Section 34 (Township Line), a distance of 628.90 feet to a Point of Intersection with the East property line of Florida East Coast Railway right of way; thence North 20°24'00" West along said East property line, a distance of 327.40 feet to a Point of Intersection with the South right of way line of State Road A1A, as per Right of Way map Section 94060-2501 State of Florida Department of Transportation; thence North 87°45'11" East along said south right of way line, a distance of 361.59 feet; thence South 20°24'00" East, a distance of 97.23 feet to the Point of Beginning of the description; thence South 68°51'47" West, a distance of 20.00 feet; thence South 21°08'13" East, a distance of 150.00 feet; thence North 21°08'13" West, a distance of 100.00 feet; thence North 21°08'13" West, a distance of 150.00 feet; thence South 68°51'47" West, a distance of 80.00 feet to the Point of Beginning.

TOGETHER WITH

PARCEL 3

Being a parcel of land lying in a portion of Section 34, Township 34 South, Range 40 East, and Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows: Commencing at the Northwest corner of said Section 3; thence South 89°37'30" East (for convenience the bearings shown herein are relative to an assumed meridian) along the North line of said Section 3, (Township line), a distance of 628.90 feet to a Point of Intersection with the East property line of Florida East Coast Railway right of way; thence North 20°24'00" West along said East property line, a distance of 327.40 feet to a Point of Intersection with the South right of way line of State Road A1A, as per Right of Way Map Section 94060-2501 State of Florida Department of Transportation; thence North 87°45'11" East along said South right of way line, a distance of 361.59 feet; thence South 20°24'00" East, a distance of 97.23 feet to the Point of Beginning of the description; thence South 68°51'47" West, a distance of 20.00 feet; thence South 21°08'13" East, a distance of 150.00 feet; thence North 21°08'13" West, a distance of 100.00 feet; thence North 21°08'13" West, a distance of 150.00 feet; thence South 68°51'47" West, a distance of 80.00 feet to the Point of Beginning of the description; thence continue North 87°45'11" East along said South right-of-way line, a distance of 112.04 feet; thence South 21°08'13" East, a distance of 112.04 feet; thence South 68°51'47" West, a distance of 97.23 feet; thence South 21°08'13" East, a distance of 20.00 feet; thence North 68°51'47" East, a distance of 150.00 feet; thence North 21°08'13" West, a distance of 100.00 feet; thence North 21°08'13" West, a distance of 150.00 feet; thence Point of Intersection with arc of a curve and the South right of way line of said State Road A1A (a radial bearing at said point bears North 07°21'27" West) said curve concave to the Northwest having a radius of 1737.28 feet and a central angle of 13°46'46"; thence Southeasterly along the arc of said curve, a distance of 417.81 feet; thence North 68°51'47" East, a distance of 417.81 feet; thence South 60°47'30" East, a distance of 492.74 feet; thence South 15°47'30" East, a distance of 974.15 feet; thence South 74°12'30" West, a distance of 450.00 feet to a point on the South Boundary Line of the plat of Taylor Harbor Fishing Port, as recorded in Plat Book 8, page 1 of the Public records of St. Lucie County, Florida; (the next two described courses being the South Boundary Line of said plat) thence North 87°55'00" West, a distance of 312.70 feet; thence North 79°13'00" West, a distance of 163.78 feet; thence North 20°24'00" West, a distance of 299.94 feet; thence North 89°44'00" West, a distance of 221.58 feet to a POINT OF INTERSECTION with a line that is 237.13 feet East of and parallel with the East Property Line of said Florida East Coast Railway right of way; thence North 20°24'00" West along said parallel line, a distance of 899.85 feet to the POINT OF BEGINNING.

TOGETHER WITH

PARCEL 4

Together with the Easement rights to a non-exclusive Ingress and Egress Easement as Described in that certain Easement Agreement Recorded in Official Record Book 513, page 701, of the Public Records of St. Lucie County, Florida.

TOGETHER WITH

PARCEL X

A parcel in portions of Section 34, Township 34 South, Range 40 East, and being more particularly described as follows:

Commencing at the Northwest corner of said Section 3, run South 89 degrees 37'30" East along the Township line 628.9 feet to a point which is the intersection of said Township line with the East property line of Florida East Coast Railway right-of-way; thence run Northeast along said right-of-way line 327.4 feet to the South right-of-way of State Road A-1-A; thence East along said South right-of-way 361.59 feet to the Point of Beginning; thence South 21 degrees 08'13" East 97.23 feet; thence North 68 degrees 51'47" East 151.06 feet to a point on a curve concave to the Northwest with a radius of 1737.28 feet and a central angle of 13 degrees 46'46"; thence West along the arc of said curve 78.64 feet; thence Northwesterly along State Road A-1-A right-of-way 48.32 feet; thence West along said South right-of-way 98.26 feet to the Point Of Beginning.

TOGETHER WITH

PARCEL 5

A parcel in portions of Section 3, Township 35 South, Range 40 East, and Section 34, Township 34 South, Range 40 East, more particularly described as follows: Commencing at the Northwest corner of said Section 3, run South 89°37'30" East along the Township line 628.90 feet; thence run South 20°24' East along the East right-of-way line of the Florida East Coast Railway 107.60 feet; thence East along the South line of said Section 34 (Township Line), a distance of 628.90 feet to a Point of Intersection with the East property line of Florida East Coast Railway right of way; thence North 20°24'00" West along said East property line, a distance of 327.40 feet to a Point of Intersection with the South right of way line of State Road A1A, as per Right of Way map Section 94060-2501 State of Florida Department of Transportation; thence North 87°45'11" East along said south right of way line, a distance of 361.59 feet; thence South 20°24'00" East, a distance of 97.23 feet to the Point of Beginning of the description; thence South 68°51'47" West, a distance of 20.00 feet; thence South 21°08'13" East, a distance of 150.00 feet; thence North 21°08'13" West, a distance of 100.00 feet; thence North 21°08'13" West, a distance of 150.00 feet; thence South 68°51'47" West, a distance of 80.00 feet to the Point of Beginning.

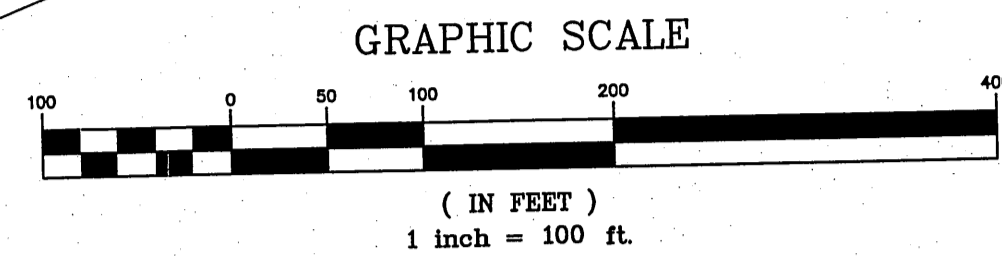
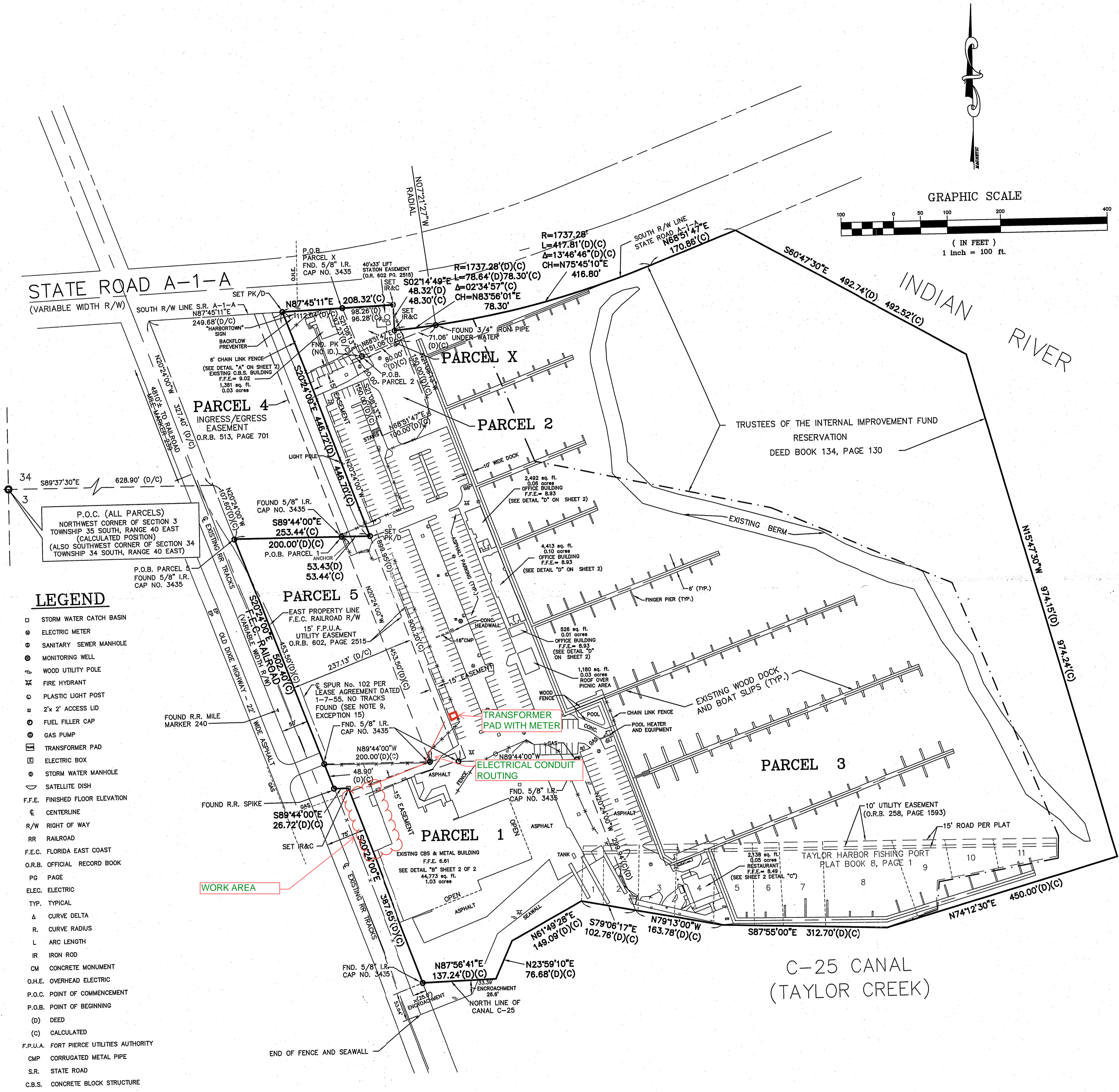
TOTAL AREA: 36.056 ACRES

SURVEY NOTES

- 1. All Boundary-related surveying, including property line resolution, easements and encroachment information, performed by James A. Fowler Land Surveying Company, under the direct supervision of James A. Fowler, Florida Professional Land Surveyor number 3435. All interior improvements, as well as their relationship to the property lines determined by James A. Fowler, were surveyed by Culpepper and Terpening, Inc.
2. The East right of way line of the Florida East Coast Railway is assumed to bear South 20°24'00" East, and all bearings shown hereon are relative thereto.
3. Finished floor elevations shown hereon are based on that United States Coastal and Geodetic Survey marker stamped "C-231", with a published elevation of 7.697', based on the National Geodetic Vertical Datum of 1929.
4. Underground Improvements and utilities not located as part of this survey.
5. Description provided by client and/or their agent.
6. Not valid unless signed, dated and embossed with seal of signing surveyors.
7. By graphic plotting only Property shown is located in Flood Zones X, AE3, AE5, and VE3 per flood zone maps number 12111C0177 G, dated 11-4-92 and 12111C0179 G, dated 11-4-92.
8. Parcel 5 was added to the survey on 5-3-99. The date of the last field work was 1-31-05.
9. This is an update of a Boundary Survey originally performed by this office on July 5, 1995 and updated on April 30, 1999. The description for Parcel 3 shown and provided to this office does not close. The calculated data shown hereon is a resolution of the overall boundary for this parcel based on a composite of Parcels 1 through 5 and existing field monumentation.
10. Said property is subject to the following matters of record, provided to the surveyor in Owner's Title insurance policy by Commonwealth Land Title Insurance Fund, Inc., Order No. 24268753CA, in schedule "B", Section 2 Exceptions, effective date 12/5/04.
Schedule "B" Exceptions:
Exception 1-2: Not a survey matter.
Exception 3: None observed.
Exception 4: Not a survey matter.
Exception 5: Not a survey matter.
Exception 6: Not a survey matter.
Exception 7: Shown on survey.
Exception 8: Shown on survey.
Exception 9: Shown on survey.
Exception 10: Shown on survey.
Exception 11: Not applicable.
Exception 12: (Intentionally deleted with Underwriter's approval.)
Exception 13: Not applicable.
Exception 14: Not a survey matter.
Exception 15: Not accurately plottable from information supplied. Client is directed to contact Florida East Coast Railroad for exact location of License agreement boundary.
Exception 16: Shown on survey.
Exception 17: Not a survey matter.
Exception 18: (Exception intentionally deleted with Underwriter's approval.)
Exception 19: Not a survey matter.

CERTIFIED TO:

RIVERFRONT DEVELOPMENT, LC
RIVERVIEW DEVELOPERS, LC
SEACOAST NATIONAL BANK
COMMONWEALTH LAND TITLE INSURANCE COMPANY
GONANO & HARRELL, ATTORNEYS AT LAW
MELVILLE, SOWERBY & McCARTY, P.L.
TICOR TITLE INSURANCE COMPANY OF FLORIDA



LEGEND

- STORM WATER CATCH BASIN
ELECTRIC METER
SANITARY SEWER MANHOLE
MONITORING WELL
WOOD UTILITY POLE
FIRE HYDRANT
PLASTIC LIGHT POST
2' x 2' ACCESS LID
FUEL FILLER CAP
GAS PUMP
TRANSFORMER PAD
ELECTRIC BOX
STORM WATER MANHOLE
SATELLITE DISH
FINISHED FLOOR ELEVATION
CENTERLINE
R/W RIGHT OF WAY
RR RAILROAD
F.E.C. FLORIDA EAST COAST
O.R.B. OFFICIAL RECORD BOOK
PG PAGE
ELEC. ELECTRIC
TYP. TYPICAL
A CURVE DELTA
R. CURVE RADIUS
L. ARC LENGTH
IR IRON ROD
CM CONCRETE MONUMENT
O.H.E. OVERHEAD ELECTRIC
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
(D) DEED
(C) CALCULATED
F.P.U.A. FORT PIERCE UTILITIES AUTHORITY
CMP CORRUGATED METAL PIPE
S.R. STATE ROAD
C.B.S. CONCRETE BLOCK STRUCTURE
X 6' CHAIN LINK FENCE
CORNER IN WATER - UNABLE TO SET

Table with 2 columns: COMPUTER FILE REF, FIELD BK./PG. Values: 04-211CALC, 0498/26

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-e.com

Table with 2 columns: REVISIONS, BY, DATE

Table with 2 columns: DESIGNED, BY, DATE, CALCS., DRAWN, MDP, 2-08-05, DETAILED, CHECKED, MTO, 2-09-05, APPROVED

BOUNDARY SURVEY
FOR
RIVERFRONT DEVELOPMENT L.C.

Table with 2 columns: DATE: 2-08-05, HORIZ. SCALE: 1"= 100', VERT. SCALE: JOB No. 04-211, SHEET 1 OF 1

DESCRIPTION

DESCRIPTION

(CONTINUED)

PARCEL 1

A parcel in portions of Section 3, Township 35 South, Range 40 East, and Section 34, Township 34 South, Range 40 East, more particularly described as follows: Commencing at the Northwest corner of said Section 3, run South 89°37'30" East along the Township line 628.90 feet; thence run South 20°24' East along the East right of way line of the Florida East Coast Railway 107.60 feet; thence South 89°44' East 200.00 feet to the Point of Beginning. From point of Beginning run South 20°24' East 453.50 feet; thence North 89°44' West 200.00 feet to the aforementioned right of way; thence South 20°24' East along said right of way 48.9 feet; thence South 89°44' East 26.72 feet; thence South 20°24' East, 387.65 feet to the North right of way of F.C.D. Canal C-25 (Taylor Creek); thence North 87°56'41" East, 137.24 feet; thence North 23°59'10" East, 76.68 feet; thence North 61°49'28" East, 149.09 feet; thence South 79°6'17" East, 102.76 feet; thence North 20°24' West, 299.94 feet; thence North 89°44' West, 221.58 feet; thence North 20°24' West, 453.50 feet; thence North 89°44'00" West, 53.43 feet to the Point of Beginning.

TOGETHER WITH

PARCEL 2

Being a parcel of land lying in a portion of Section 34, Township 34 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows: Commencing at the Southwest corner of said Section 34; thence North 89°37'30" East (for convenience the bearings shown herein are relative to an assumed meridian) along the South line of said Section 34 (Township Line), a distance of 628.90 feet to a Point of Intersection with the East property line of Florida East Coast Railway right of way; thence North 20°24'00" West, along said East property line, a distance of 327.40 feet to a Point of Intersection with the South right of way line of State Road A1A, as per Right of Way map Section 94060-2501 State of Florida Department of Transportation; thence North 87°45'11" East along said south right of way line, a distance of 361.59 feet; thence South 20°24'00" East, a distance of 97.23 feet to the Point of Beginning of the description; thence South 68°51'47" West, a distance of 20.00 feet; thence South 21°08'13" East, a distance of 150.00 feet; thence North 21°08'13" West, a distance of 100.00 feet; thence North 21°08'13" West, a distance of 150.00 feet; thence South 68°51'47" West, a distance of 80.00 feet to the Point of Beginning.

TOGETHER WITH

PARCEL 3

Being a parcel of land lying in a portion of Section 34, Township 34 South, Range 40 East, and Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows: Commencing at the Northwest corner of said Section 3; thence South 89°37'30" East (for convenience the bearings shown herein are relative to an assumed meridian) along the North line of said Section 3, (Township line), a distance of 628.90 feet to a Point of Intersection with the East property line of Florida East Coast Railway right of way; thence North 20°24'00" West along said East property line, a distance of 327.40 feet to a Point of Intersection with the South right of way line of State Road A1A, as per Right of Way Map Section 94060-2501 State of Florida Department of Transportation; thence North 87°45'11" East along said South right of way line, a distance of 361.59 feet; thence South 20°24'00" East, a distance of 97.23 feet; thence South 21°08'13" East, a distance of 112.04 feet; thence South 68°51'47" West, a distance of 20.00 feet; thence South 21°08'13" East, a distance of 150.00 feet; thence North 21°08'13" West, a distance of 100.00 feet; thence North 21°08'13" West, a distance of 150.00 feet; thence Point of Intersection with arc of a curve and the South right of way line of said State Road A1A (a radial bearing at said point bears North 07°21'27" West) said curve concave to the Northwest having a radius of 1737.28 feet and a central angle of 13°46'46"; thence Southeasterly along the arc of said curve, a distance of 417.81 feet; thence North 68°51'47" East, a distance of 417.81 feet; thence South 60°47'30" East, a distance of 492.74 feet; thence South 15°47'30" East, a distance of 974.15 feet; thence South 74°12'30" West, a distance of 450.00 feet to a point on the South Boundary Line of the plat of Taylor Harbor Fishing Port, as recorded in Plat Book 8, page 1 of the Public records of St. Lucie County, Florida; (the next two described courses being the South Boundary Line of said plat) thence North 87°55'00" West, a distance of 312.70 feet; thence North 79°13'00" West, a distance of 163.78 feet; thence North 20°24'00" West, a distance of 299.94 feet; thence North 89°44'00" West, a distance of 221.58 feet to a POINT OF INTERSECTION with a line that is 237.13 feet East of and parallel with the East Property Line of said Florida East Coast Railway right of way; thence North 20°24'00" West along said parallel line, a distance of 899.85 feet to the POINT OF BEGINNING.

TOGETHER WITH

PARCEL 4

Together with the Easement rights to a non-exclusive Ingress and Egress Easement as Described in that certain Easement Agreement recorded in Official Record Book 513, page 701, of the Public Records of St. Lucie County, Florida.

TOGETHER WITH

PARCEL X

A parcel in portions of Section 34, Township 34 South, Range 40 East, and being more particularly described as follows:

Commencing at the Northwest corner of said Section 3, run South 89 degrees 37'30" East along the Township line 628.9 feet to a point which is the intersection of said Township line with the East property line of Florida East Coast Railway right-of-way; thence run Northeast along said right-of-way line 327.4 feet to the South right-of-way of State Road A-1-A; thence East along said South right-of-way 361.59 feet to the Point of Beginning; thence South 21 degrees 08'13" East 97.23 feet; thence North 68 degrees 51'47" East 151.06 feet to a point on a curve concave to the Northwest with a radius of 1737.28 feet and a central angle of 13 degrees 46'46"; thence West along the arc of said curve 78.64 feet; thence Northwesterly along State Road A-1-A right-of-way 48.32 feet; thence West along said South right-of-way 98.26 feet to the Point Of Beginning.

TOGETHER WITH

PARCEL 5

A parcel in portions of Section 3, Township 35 South, Range 40 East, and Section 34, Township 34 South, Range 40 East, more particularly described as follows: Commencing at the Northwest corner of said Section 3, run South 89°37'30" East along the Township line 628.90 feet; thence run South 20°24' East along the East right-of-way line of the Florida East Coast Railway 107.60 feet; thence East along the South line of said Section 34 (Township Line), a distance of 628.90 feet to a Point of Intersection with the East property line of Florida East Coast Railway right of way; thence North 20°24'00" West, along said East property line, a distance of 327.40 feet to a Point of Intersection with the South right of way line of State Road A1A, as per Right of Way map Section 94060-2501 State of Florida Department of Transportation; thence North 87°45'11" East along said south right of way line, a distance of 361.59 feet; thence South 20°24'00" East, a distance of 97.23 feet to the Point of Beginning of the description; thence South 68°51'47" West, a distance of 20.00 feet; thence South 21°08'13" East, a distance of 150.00 feet; thence North 21°08'13" West, a distance of 100.00 feet; thence North 21°08'13" West, a distance of 150.00 feet; thence South 68°51'47" West, a distance of 80.00 feet to the Point of Beginning.

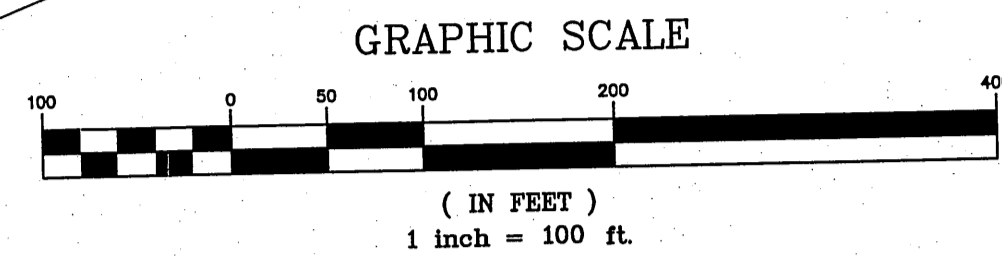
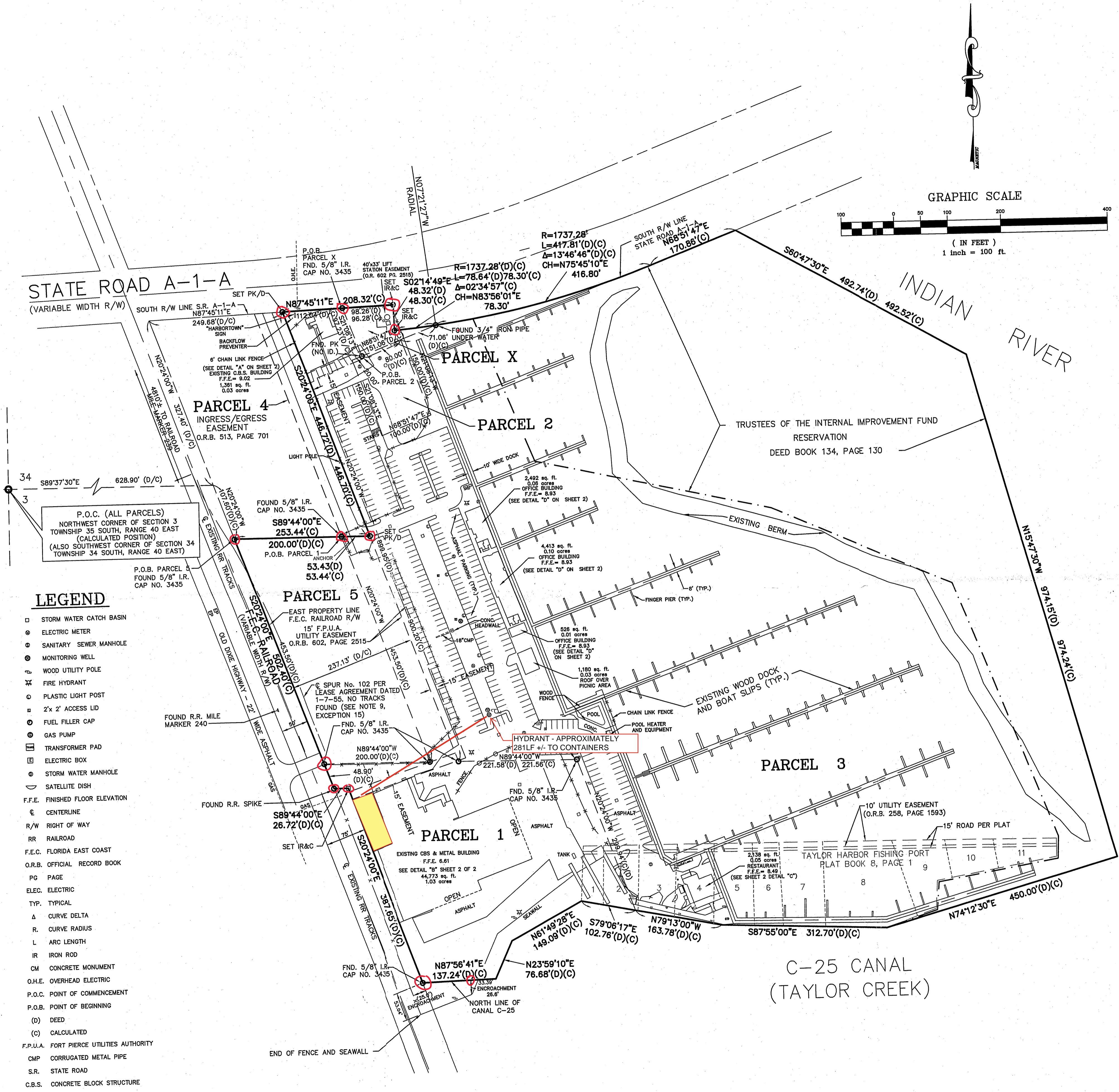
TOTAL AREA: 36.056 ACRES

SURVEY NOTES

- 1. All Boundary-related surveying, including property line resolution, easements and encroachment information, performed by James A. Fowler Land Surveying Company, under the direct supervision of James A. Fowler, Florida Professional Land Surveyor number 3435. All interior improvements, as well as their relationship to the property lines determined by James A. Fowler, were surveyed by Culpepper and Terpening, Inc.
2. The East right of way line of the Florida East Coast Railway is assumed to bear South 20°24'00" East, and all bearings shown hereon are relative thereto.
3. Finished floor elevations shown hereon are based on that United States Coastal and Geodetic Survey marker, stamped "C-231", with a published elevation of 7.697', based on the National Geodetic Vertical Datum of 1929.
4. Underground Improvements and utilities not located as part of this survey.
5. Description provided by client and/or their agent.
6. Not valid unless signed, dated and embossed with seal of signing surveyors.
7. By graphic plotting only Property shown is located in Flood Zones X, AE3, AE5, and VE3 per flood zone maps number 12111C0177 G, dated 11-4-92 and 12111C0179 G, dated 11-4-92.
8. Parcel 5 was added to the survey on 5-3-99. The date of the last field work was 1-31-05.
9. This is an update of a Boundary Survey originally performed by this office on July 5, 1995 and updated on April 30, 1999. The description for Parcel 3 shown and provided to this office does not close. The calculated data shown hereon is a resolution of the overall boundary for this parcel based on a composite of Parcels 1 through 5 and existing field monumentation.
10. Said property is subject to the following matters of record, provided to the surveyor in Owner's Title insurance policy by Commonwealth Land Title Insurance Fund, Inc., Order No. 24268753CA, in schedule "B", Section 2 Exceptions, effective date 12/5/04.
Schedule "B" Exceptions:
Exception 1-2: Not a survey matter.
Exception 3: None observed.
Exception 4: Not a survey matter.
Exception 5: Not a survey matter.
Exception 6: Not a survey matter.
Exception 7: Shown on survey.
Exception 8: Shown on survey.
Exception 9: Shown on survey.
Exception 10: Shown on survey.
Exception 11: Not applicable.
Exception 12: (Intentionally deleted with Underwriter's approval.)
Exception 13: Not applicable.
Exception 14: Not a survey matter.
Exception 15: Not accurately plottable from information supplied. Client is directed to contact Florida East Coast Railroad for exact location of License agreement boundary.
Exception 16: Shown on survey.
Exception 17: Not a survey matter.
Exception 18: (Exception intentionally deleted with Underwriter's approval.)
Exception 19: Not a survey matter.

CERTIFIED TO:

RIVERFRONT DEVELOPMENT, LC
RIVERVIEW DEVELOPERS, LC
SEACOAST NATIONAL BANK
COMMONWEALTH LAND TITLE INSURANCE COMPANY
GONANO & HARRELL, ATTORNEYS AT LAW
MELVILLE, SOWERBY & McCARTY, P.L.
TICOR TITLE INSURANCE COMPANY OF FLORIDA



LEGEND

- Storm water catch basin
Electric meter
Sanitary sewer manhole
Monitoring well
Wood utility pole
Fire hydrant
Plastic light post
2' x 2' access lid
Fuel filler cap
Gas pump
Transformer pad
Electric box
Storm water manhole
Satellite dish
F.F.E. FINISHED FLOOR ELEVATION
CENTERLINE
R/W RIGHT OF WAY
RR RAILROAD
F.E.C. FLORIDA EAST COAST
O.R.B. OFFICIAL RECORD BOOK
PG PAGE
ELEC. ELECTRIC
TYP. TYPICAL
A CURVE DELTA
R. CURVE RADIUS
L. ARC LENGTH
IR IRON ROD
CM CONCRETE MONUMENT
O.H.E. OVERHEAD ELECTRIC
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
(D) DEED
(C) CALCULATED
F.P.U.A. FORT PIERCE UTILITIES AUTHORITY
CMP CORRUGATED METAL PIPE
S.R. STATE ROAD
C.B.S. CONCRETE BLOCK STRUCTURE
X 6' CHAIN LINK FENCE
CORNER IN WATER - UNABLE TO SET

Table with 2 columns: COMPUTER FILE REF. (04-211CALC), FIELD BK./PG. (0498/26)

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 CERTIFICATION No. LB 4286

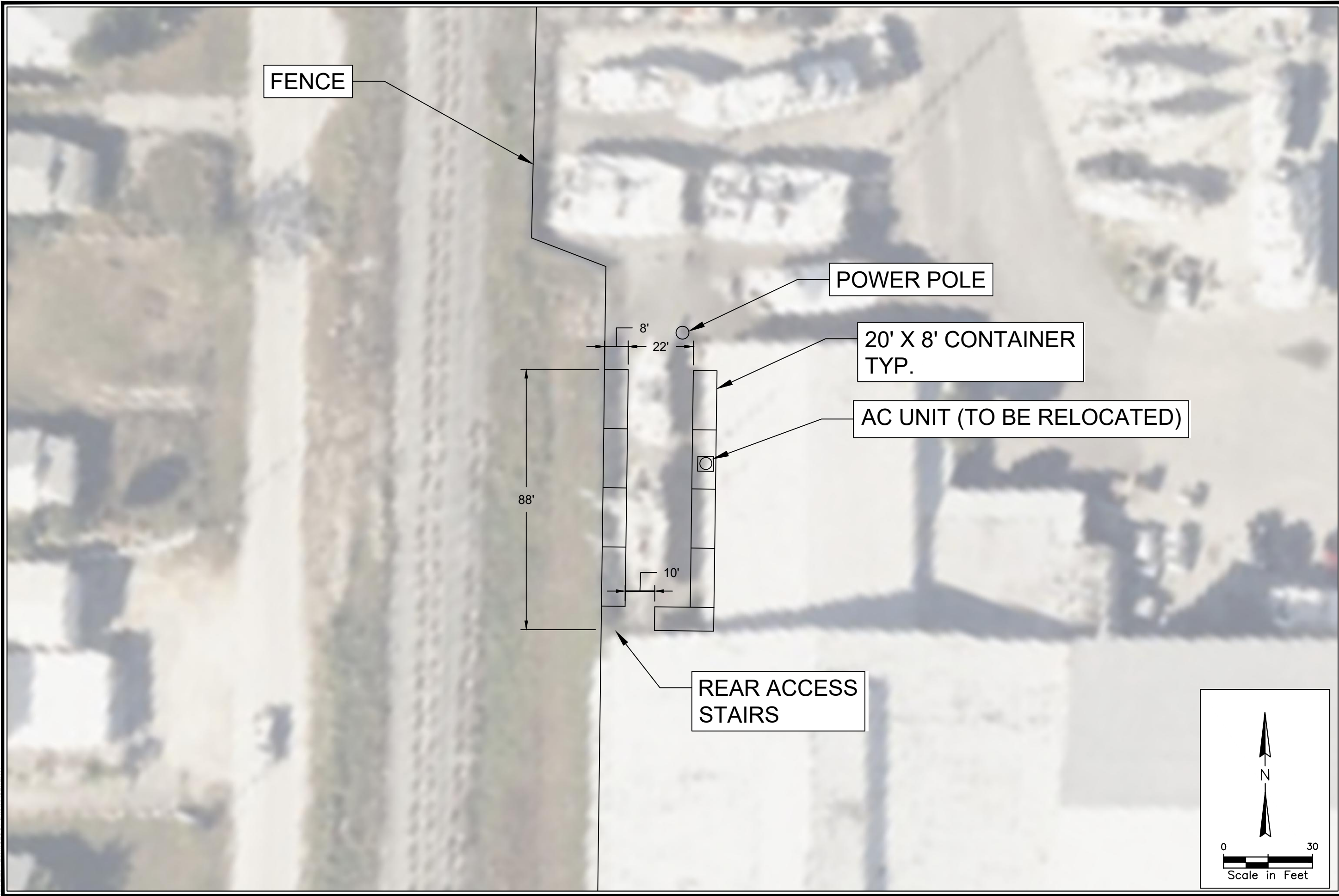
Table with 2 columns: REVISIONS, BY, DATE

Table with 2 columns: DESIGNED, CALCS., DRAWN, DETAILED, CHECKED, APPROVED, BY, DATE

BOUNDARY SURVEY
FOR
RIVERFRONT DEVELOPMENT L.C.

Table with 2 columns: DATE: 2-08-05, HORIZ. SCALE: 1"= 100', VERT. SCALE: JOB No. 04-211, SHEET 1 OF 1

C:\Users\lshah\OneDrive - Geosyntec\Desktop\Harcourt\Harcourt - Pierrel\Shearwater Expansion.dwg Layout 1 6/2/23
NOTE: THESE DRAWINGS AND DESIGNS ARE STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST NOT BE DISCLOSED, REPRODUCED OR COMMUNICATED TO A 3rd PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF APPLIED TECHNOLOGY & MANAGEMENT.



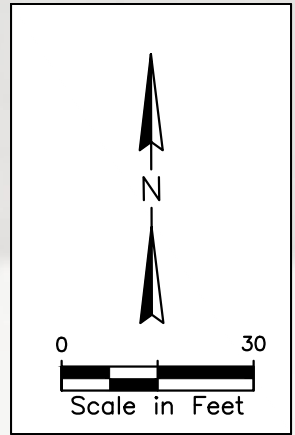
FENCE

POWER POLE

20' X 8' CONTAINER
TYP.

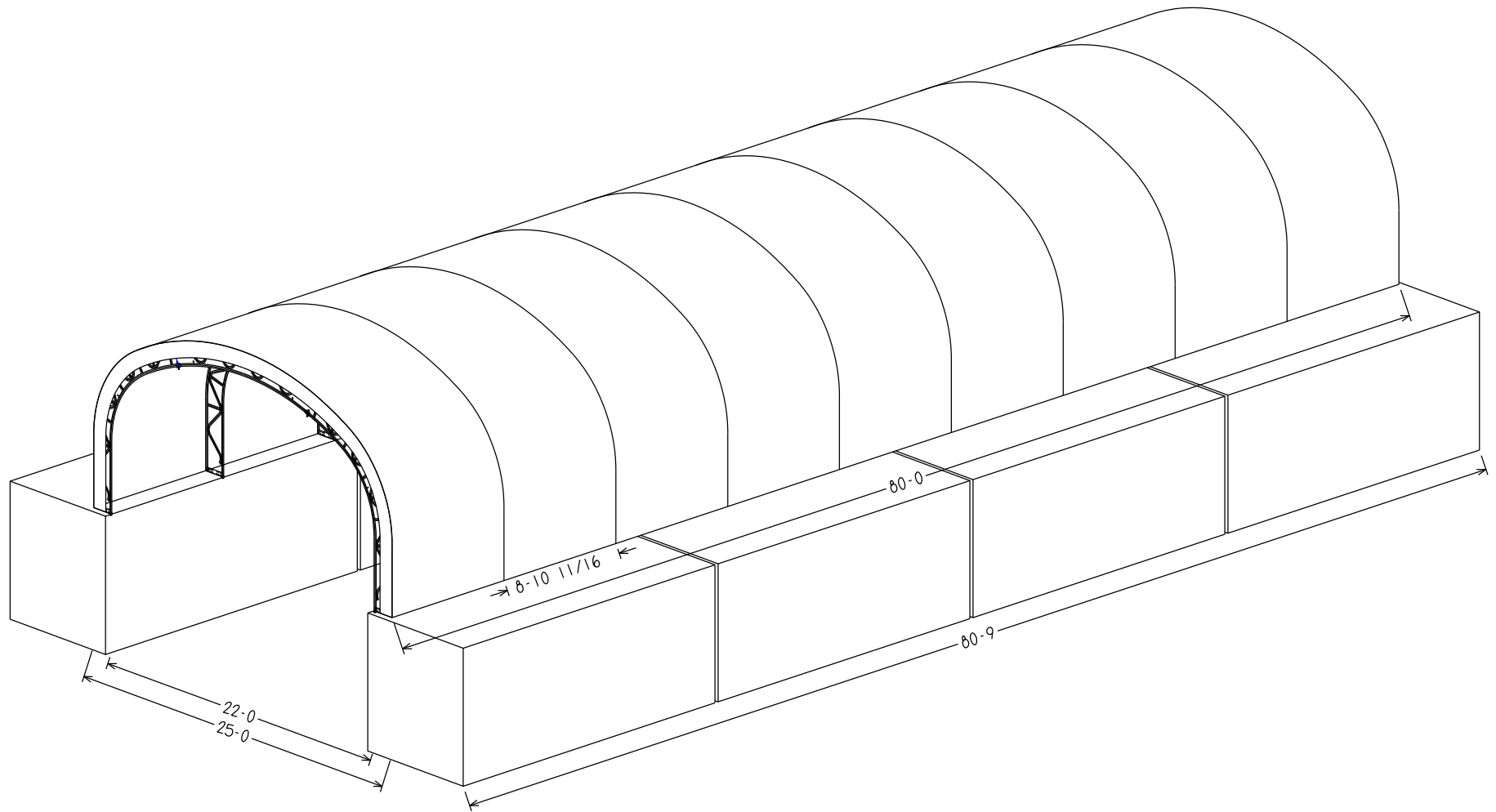
AC UNIT (TO BE RELOCATED)

REAR ACCESS
STAIRS



SHM HTM Shearwater Expansion
Expansion Layout
June 2, 2023

SHELTER ISOMETRIC VIEW



X

PLEASE SIGN ABOVE

DRAWN BY:	SEBASTIAN H.
DATE:	3/22/24
VIEW:	
REQUESTED BY:	DUSTIN M.
ENGINEER:	

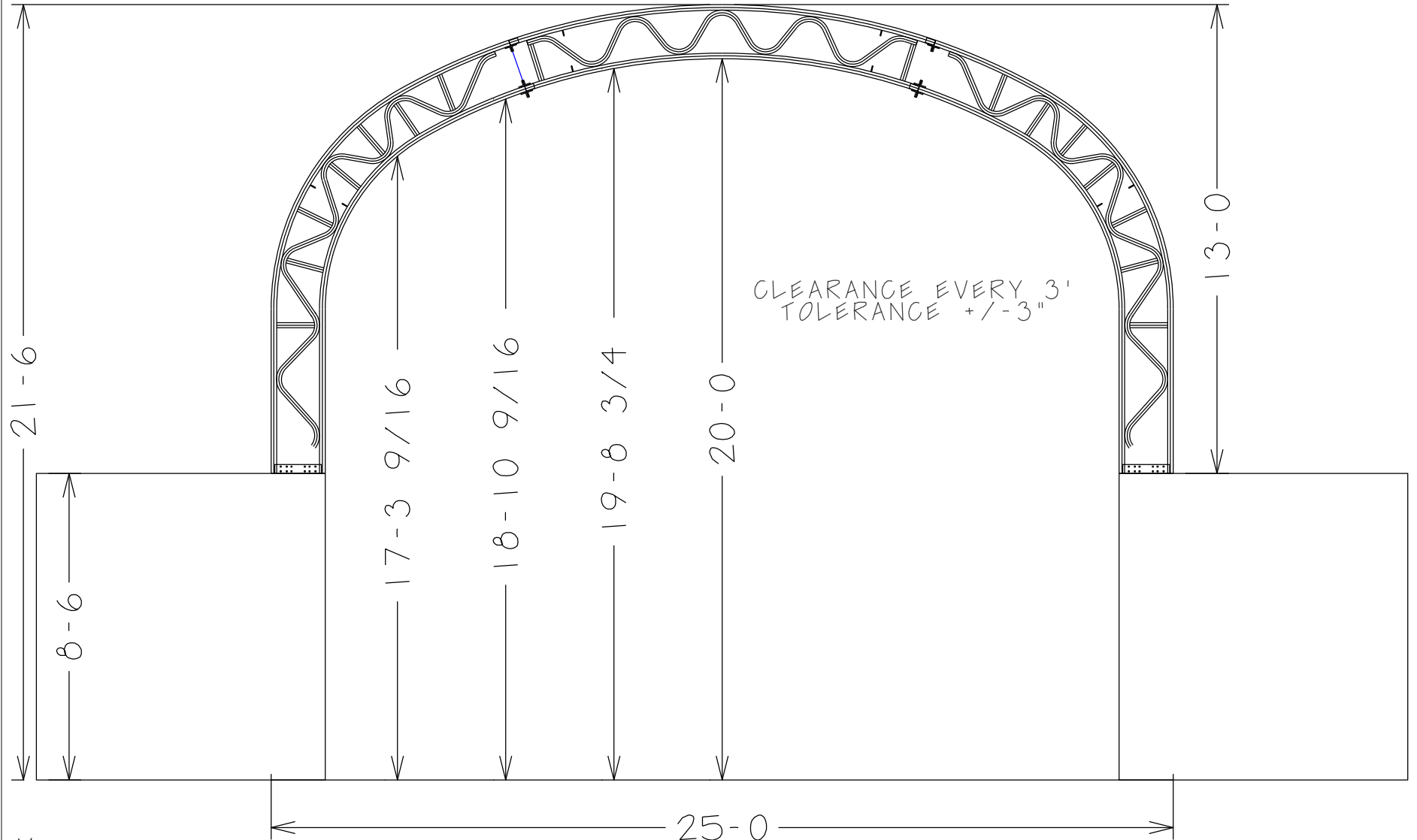
SAFE HARBOR
HARBORTOWN
25X80X13

*ALL INFORMATION IS PROPERTY OF BIG TOP MANUFACTURING



3255 N. US 19
PERRY, FLORIDA 32347
PHONE 1-800-277-8677
FAX (850)584-7713
E-MAIL:
sales@bigtopshelters.com

SHELTER CLEARANCE



CLEARANCE EVERY 3'
TOLERANCE +/- 3"

X
PLEASE SIGN ABOVE
ALL END AND SIDE CONTAINERS NEED TO BE LEVEL AND AT SAME HEIGHT!

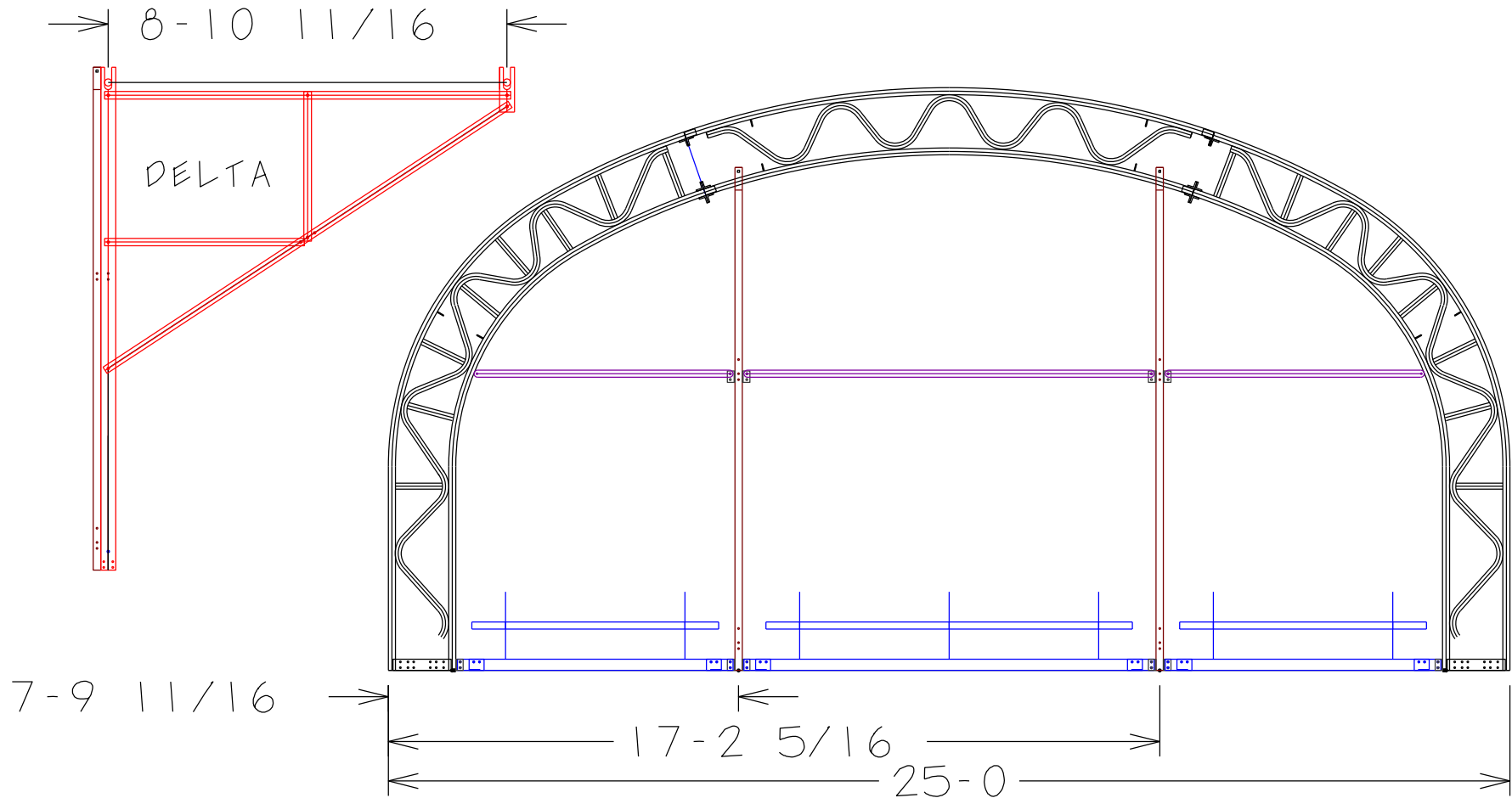
DRAWN BY:	SEBASTIAN H.
DATE:	3/22/24
VIEW:	
REQUESTED BY:	DUSTIN M.
ENGINEER:	

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SHELTER ENDPANEL



ALL END AND SIDE CONTAINERS NEED TO BE LEVEL AND AT SAME HEIGHT!

X

PLEASE SIGN ABOVE

DRAWN BY:	SEBASTIAN H.
DATE:	3/22/24
VIEW:	
REQUESTED BY:	DUSTIN M.
ENGINEER:	

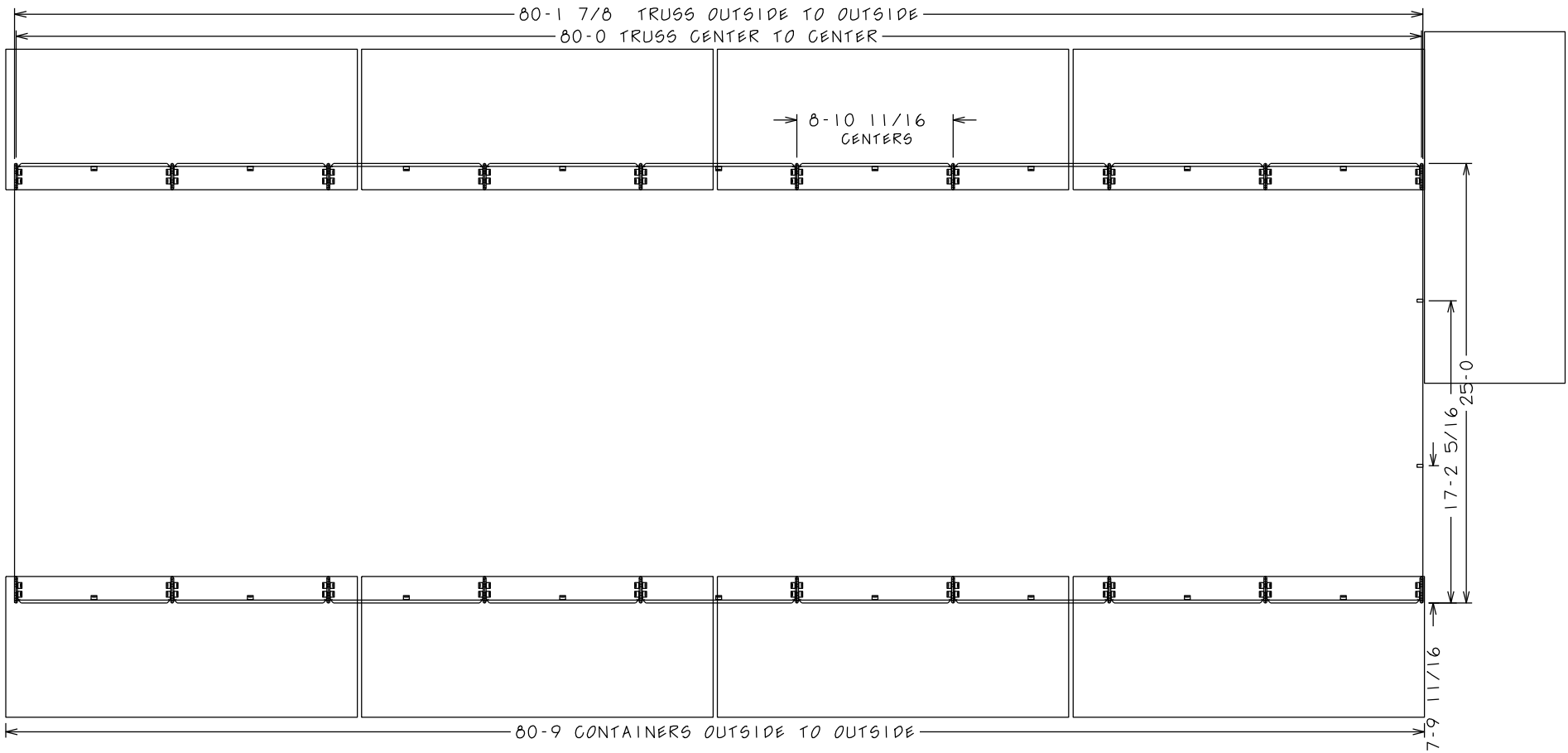
SAFE HARBOR
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SHELTER FOOTPRINT



ALL END AND SIDE CONTAINERS NEED TO BE LEVEL AND AT SAME HEIGHT!

X

PLEASE SIGN ABOVE

DRAWN BY: SEBASTIAN H.

DATE: 3/22/24

VIEW:

REQUESTED BY: DUSTIN M.

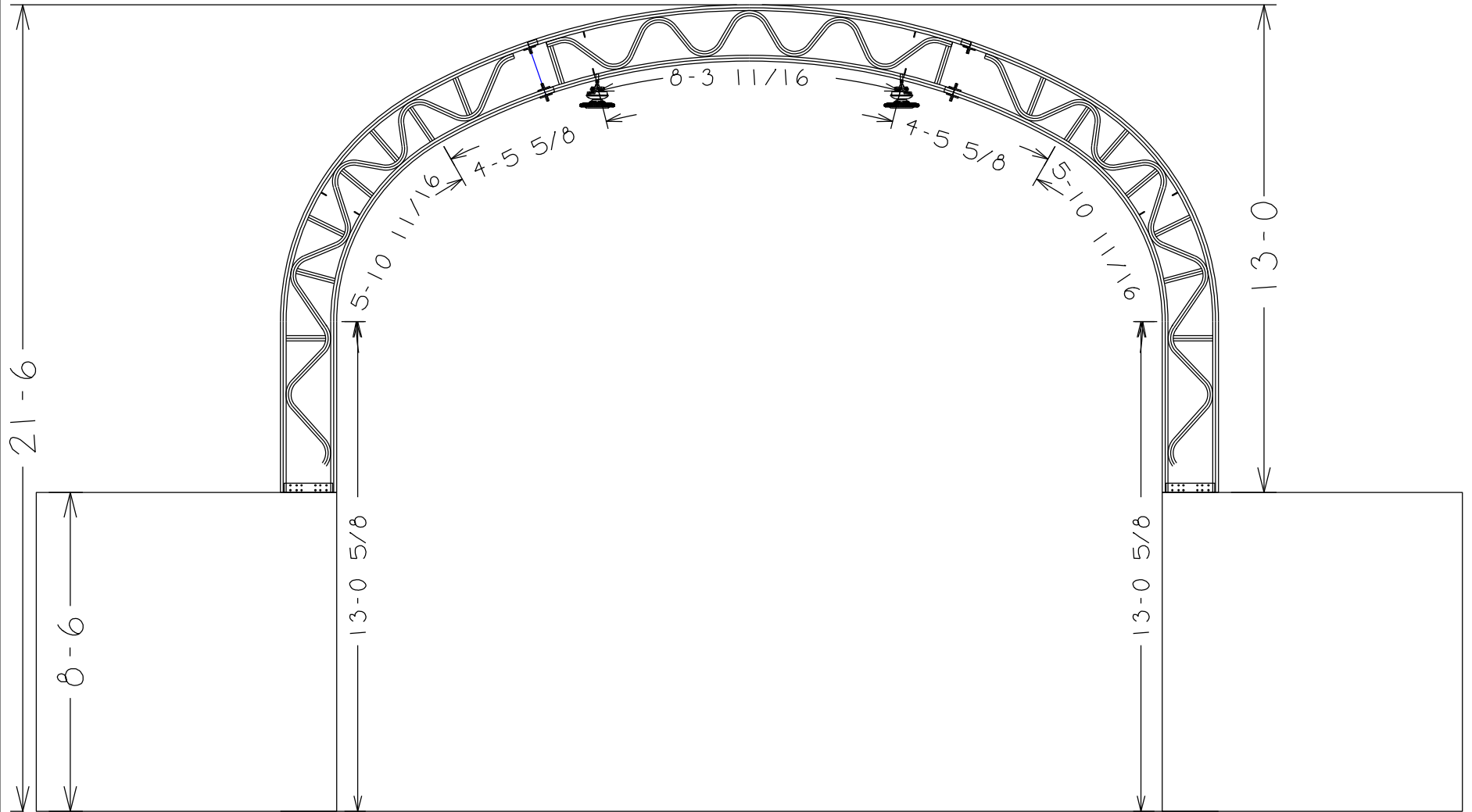
ENGINEER:

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X

PLEASE SIGN ABOVE

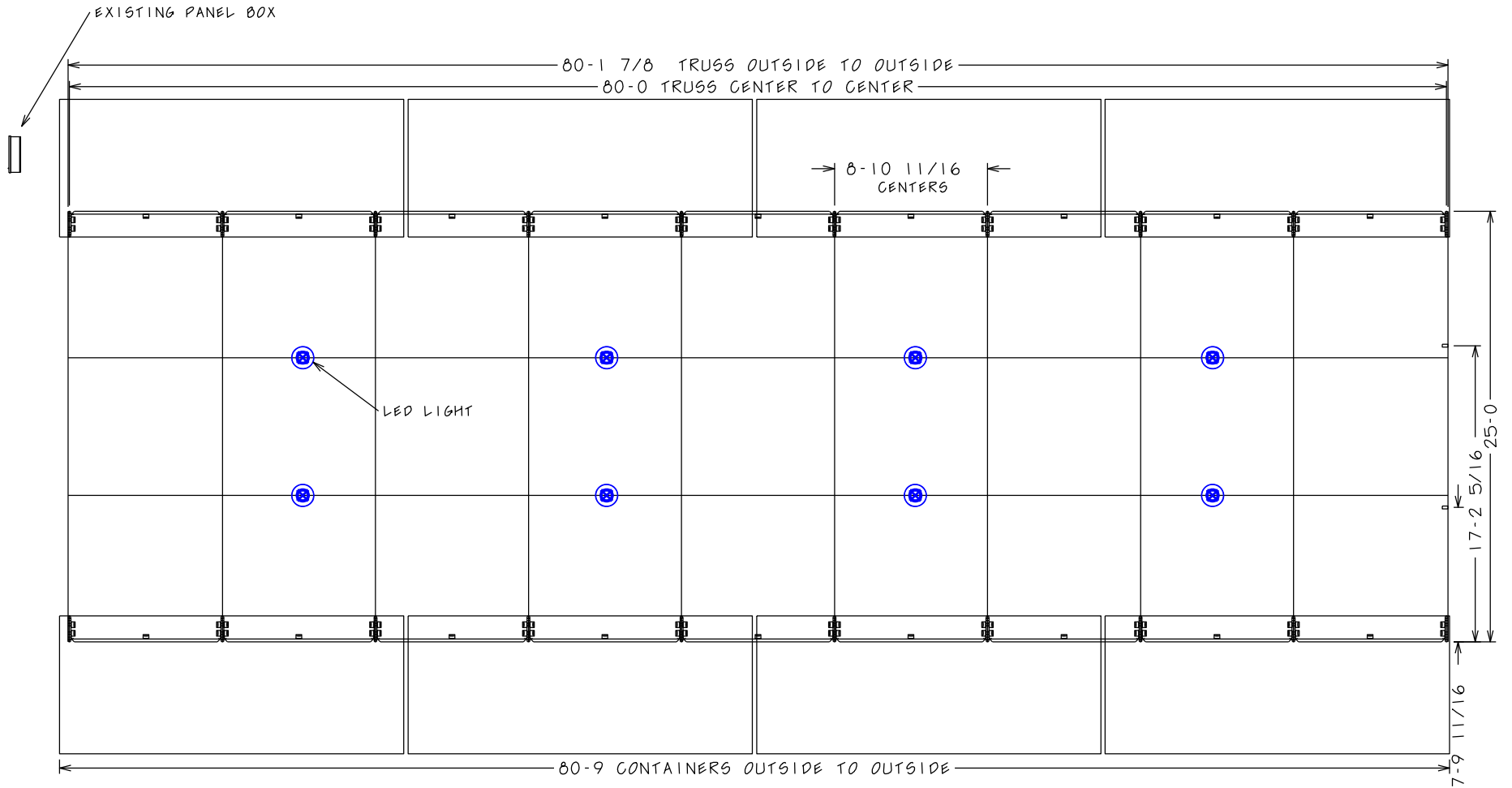
DRAWN BY:	SEBASTIAN H.
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VIEW:	
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ENGINEER:	

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X
PLEASE SIGN ABOVE

ALL END AND SIDE CONTAINERS NEED TO BE LEVEL
AND AT SAME HEIGHT!

DRAWN BY:	SEBASTIAN H.
DATE:	3/22/24
VIEW:	
REQUESTED BY:	DUSTIN M.
ENGINEER:	

SAFE HARBOR
HARBORTOWN
25X80X13

*ALL INFORMATION IS PROPERTY OF BIG TOP MANUFACTURING



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FAX (850)584-7713
E-MAIL:
sales@bigtopshelters.com

Inspection Status Detail

Use Back button to select another inspection or select Options Menu to choose another building permits option.

Parcel ID:

2403-212-0001-000/1

Address:

1945 HARBORTOWN DR

Application Date:

08/24/23

Owner:

SHM HARBORTOWN LLC

Application Number:

23 - 3428

Application Type:

ELECTRIC MISCELLANEOUS

Inspections for Permit Number: 000 000 ELC 00 - ELECTRICAL - COMMERCIAL

Inspection Type/Sequence:

ELEC, FINAL/0004

Inspector Assigned:

MILES KELLER

Schedule Date:

06/06/24

Results Date:

06/06/24

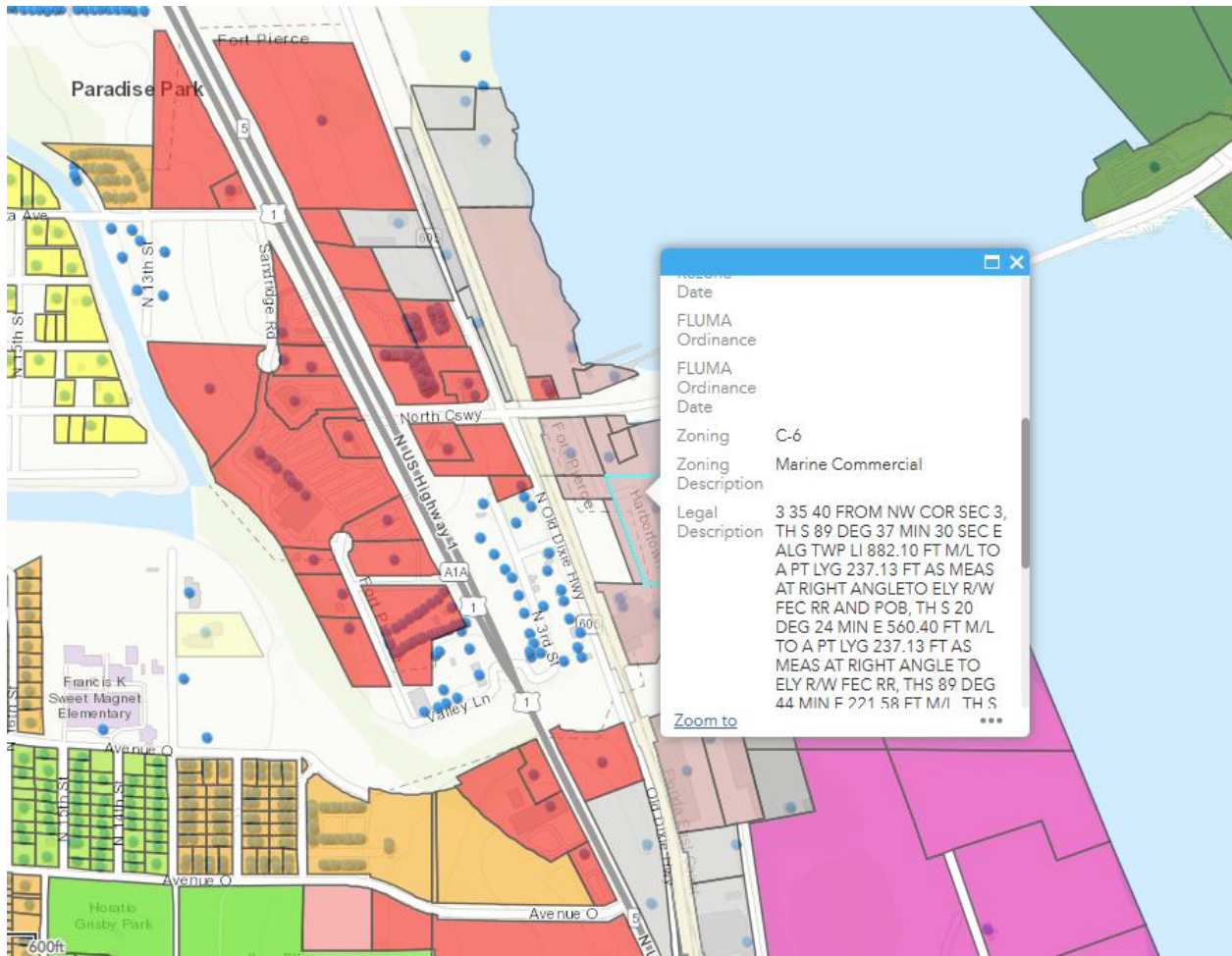
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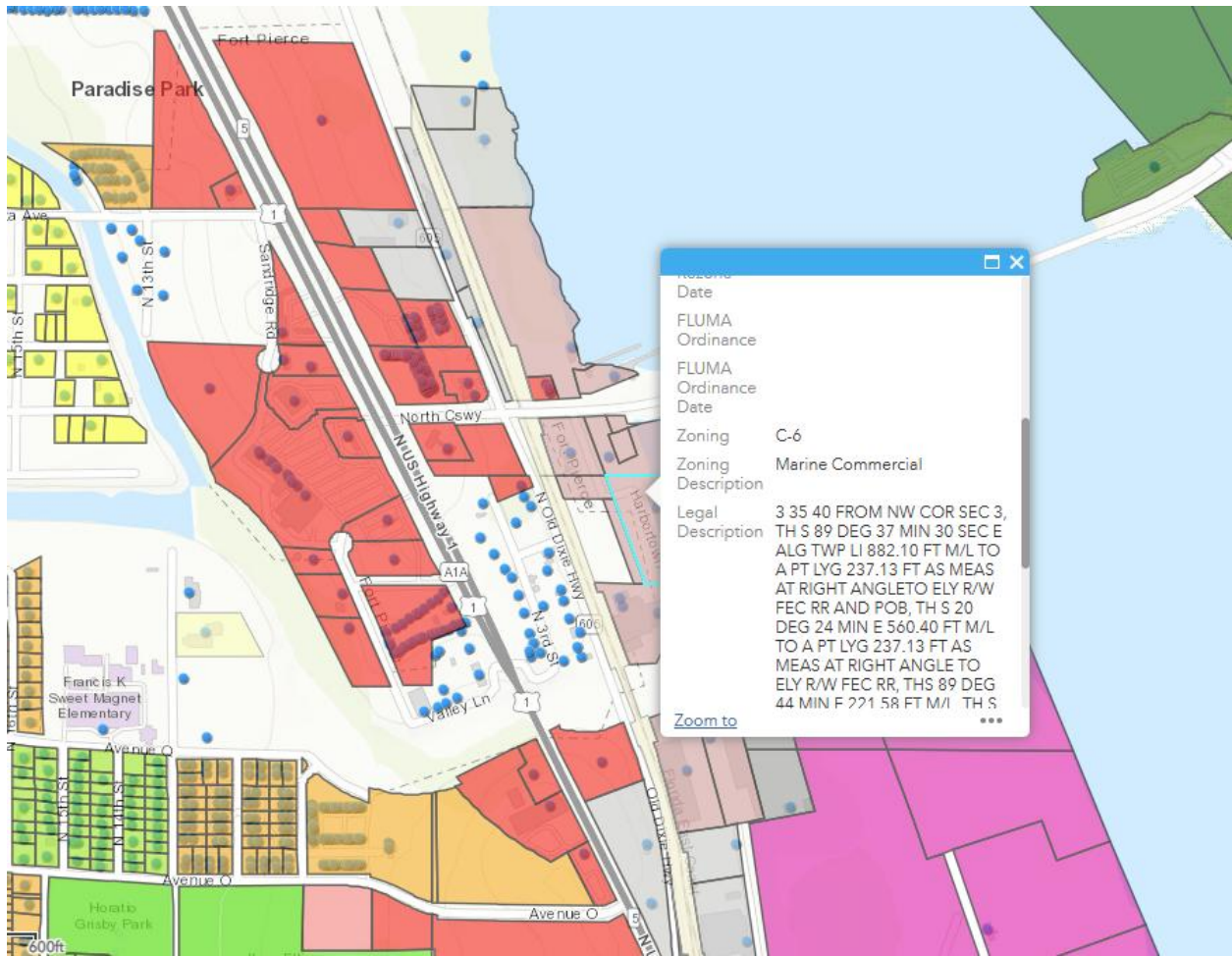
APPROVED

Request Comments:

Contact is Ron Foertmeyer 561-512-0210
The revised plans are on the panel cover by the Conex.







Josh Powers

General Manager
Safe Harbor Marinas
1945 Harbortown Drive
Fort Pierce, FL 34946
(561) 617-3524
JPowers@shmarinas.com

Date: July 22, 2025

City of Fort Pierce

Planning Department
100 N U.S. Highway 1
Fort Pierce, FL 34950

**RE: Request for Minor Site Plan Amendment for Use of (9ea – 20’) Conex Containers –
Renovation Support at Harbortown Marina**

To Whom It May Concern,

We respectfully submit this request to the City of Fort Pierce for approval of an amendment to the current site plan to permit the use of twenty (9 individual 20’) temporary conex containers on our property located at 1945 Harbortown Drive for the purposes of **secure material storage** and **temporary office/workspace accommodations** during ongoing renovations. We are in the process of applying for and securing a Building Permit for the project.

The following **timeline** outlines the expected duration and usage:

Project Timeline and Use of Conex Units

- **June 2024 – Initial Setup**
 - Delivery and staged placement for (9) conex containers in designated non-public access areas.
 - Containers to be clearly marked and secured, complying with local safety and aesthetic standards.
 - Electrical permit issued and final inspection completed.
- **August 2025 to March 2030 – Active Construction Phase**
 - Conex containers to be actively used for:
 - Temporary office space for tenants, subcontractors, and consultants.
 - Secure storage of tools, materials, and equipment essential to daily operations while renovations occur within their current facilities.
 - Placement designed to avoid interference with pedestrian or vehicular traffic.
 - Routine inspections, if desired, to ensure continued compliance with safety and site regulations.

- **April 2030 – Demobilization Phase**
 - Gradual removal of conex containers as interior spaces become operable and permanent facilities are restored.
 - Full removal of all temporary units expected no later than **April 30, 2030**.
-

All containers will remain **temporary**, movable, and comply with any guidelines or conditions set forth by the City. We are committed to maintaining the appearance, safety, and accessibility of the property throughout this process.

We sincerely appreciate your consideration and are happy to provide additional site plans, container layout diagrams, or answer any questions your department may have. Thank you for your ongoing support of our efforts to improve and invest in our property and the Fort Pierce community.

Sincerely,
Josh Powers
Safe Harbor Marinas

DESCRIPTION

DESCRIPTION

(CONTINUED)

PARCEL 1

A parcel in portions of Section 3, Township 35 South, Range 40 East, and Section 34, Township 34 South, Range 40 East, more particularly described as follows: Commencing at the Northwest corner of said Section 3, run South 89°37'30" East along the Township line 628.90 feet; thence run South 20°24' East along the East right of way line of the Florida East Coast Railway 107.60 feet; thence South 89°44' East 200.00 feet to the Point of Beginning. From point of Beginning run South 20°24' East 453.50 feet; thence North 89°44' West 200.00 feet to the aforementioned right of way; thence South 20°24' East along said right of way 48.9 feet; thence South 89°44' East 26.72 feet; thence South 20°24' East, 387.65 feet to the North right of way of F.C.D. Canal C-25 (Taylor Creek); thence North 87°56'41" East, 137.24 feet; thence North 23°59'10" East, 76.68 feet; thence North 61°49'28" East, 149.09 feet; thence South 79°6'17" East, 102.76 feet; thence North 20°24' West, 299.94 feet; thence North 89°44' West, 221.58 feet; thence North 20°24' West, 453.50 feet; thence North 89°44'00" West, 53.43 feet to the Point of Beginning.

TOGETHER WITH

PARCEL 2

Being a parcel of land lying in a portion of Section 34, Township 34 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows: Commencing at the Southwest corner of said Section 34; thence South 89°37'30" East (for convenience the bearings shown herein are relative to an assumed meridian) along the South line of said Section 34 (Township Line), a distance of 628.90 feet to a Point of Intersection with the East property line of Florida East Coast Railway right of way; thence North 20°24'00" West along said East property line, a distance of 327.40 feet to a Point of Intersection with the South right of way line of State Road A1A, as per Right of Way map Section 94060-2501 State of Florida Department of Transportation; thence North 87°45'11" East along said south right of way line, a distance of 361.59 feet; thence South 20°24'00" East, a distance of 97.23 feet to the Point of Beginning of the description; thence South 68°51'47" West, a distance of 20.00 feet; thence South 21°08'13" East, a distance of 150.00 feet; thence North 21°08'13" West, a distance of 100.00 feet; thence North 21°08'13" West, a distance of 150.00 feet; thence South 68°51'47" West, a distance of 80.00 feet to the Point of Beginning.

TOGETHER WITH

PARCEL 3

Being a parcel of land lying in a portion of Section 34, Township 34 South, Range 40 East, and Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows: Commencing at the Northwest corner of said Section 3; thence South 89°37'30" East (for convenience the bearings shown herein are relative to an assumed meridian) along the North line of said Section 3, (Township line), a distance of 628.90 feet to a Point of Intersection with the East property line of Florida East Coast Railway right of way; thence North 20°24'00" West along said East property line, a distance of 327.40 feet to a Point of Intersection with the South right of way line of State Road A1A, as per Right of Way Map Section 94060-2501 State of Florida Department of Transportation; thence North 87°45'11" East along said South right of way line, a distance of 361.59 feet; thence South 20°24'00" East, a distance of 97.23 feet to the Point of Beginning of the description; thence South 68°51'47" West, a distance of 20.00 feet; thence South 21°08'13" East, a distance of 150.00 feet; thence North 21°08'13" West, a distance of 100.00 feet; thence North 21°08'13" West, a distance of 150.00 feet; thence South 68°51'47" West, a distance of 80.00 feet to the Point of Beginning of the description; thence continue North 87°45'11" East along said South right-of-way line, a distance of 112.04 feet; thence South 21°08'13" East, a distance of 112.04 feet; thence South 68°51'47" West, a distance of 97.23 feet; thence South 21°08'13" East, a distance of 20.00 feet; thence North 68°51'47" East, a distance of 150.00 feet; thence North 21°08'13" West, a distance of 100.00 feet; thence North 21°08'13" West, a distance of 150.00 feet; thence Point of Intersection with arc of a curve and the South right of way line of said State Road A1A (a radial bearing at said point bears North 07°21'27" West) said curve concave to the Northwest having a radius of 1737.28 feet and a central angle of 13°46'46"; thence Southeasterly along the arc of said curve, a distance of 417.81 feet; thence North 68°51'47" East, a distance of 417.81 feet; thence South 60°47'30" East, a distance of 492.74 feet; thence South 15°47'30" East, a distance of 974.15 feet; thence South 74°12'30" West, a distance of 450.00 feet to a point on the South Boundary Line of the plat of Taylor Harbor Fishing Port, as recorded in Plat Book 8, page 1 of the Public records of St. Lucie County, Florida; (the next two described courses being the South Boundary Line of said plat) thence North 87°55'00" West, a distance of 312.70 feet; thence North 79°13'00" West, a distance of 163.78 feet; thence North 20°24'00" West, a distance of 299.94 feet; thence North 89°44'00" West, a distance of 221.58 feet to a POINT OF INTERSECTION with a line that is 237.13 feet East of and parallel with the East Property Line of said Florida East Coast Railway right of way; thence North 20°24'00" West along said parallel line, a distance of 899.85 feet to the POINT OF BEGINNING.

TOGETHER WITH

PARCEL 4

Together with the Easement rights to a non-exclusive Ingress and Egress Easement as Described in that certain Easement Agreement recorded in Official Record Book 513, page 701, of the Public Records of St. Lucie County, Florida.

TOGETHER WITH

PARCEL X

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Commencing at the Northwest corner of said Section 3, run South 89 degrees 37'30" East along the Township line 628.9 feet to a point which is the intersection of said Township line with the East property line of Florida East Coast Railway right-of-way; thence run Northeast along said right-of-way line 327.4 feet to the South right-of-way of State Road A-1-A; thence East along said South right-of-way 361.59 feet to the Point of Beginning; thence South 21 degrees 08'13" East 97.23 feet; thence North 68 degrees 51'47" East 151.06 feet to a point on a curve concave to the Northwest with a radius of 1737.28 feet and a central angle of 13 degrees 46'46"; thence West along the arc of said curve 78.64 feet; thence Northwesterly along State Road A-1-A right-of-way 48.32 feet; thence West along said South right-of-way 98.26 feet to the Point Of Beginning.

TOGETHER WITH

PARCEL 5

A parcel in portions of Section 3, Township 35 South, Range 40 East, and Section 34, Township 34 South, Range 40 East, more particularly described as follows: Commencing at the Northwest corner of said Section 3, run South 89°37'30" East along the Township line 628.90 feet; thence run South 20°24' East along the East right-of-way line of the Florida East Coast Railway 107.60 feet; thence East along the South line of said Section 34 (Township Line), a distance of 628.90 feet to a Point of Intersection with the East property line of Florida East Coast Railway right of way; thence North 20°24'00" West along said East property line, a distance of 327.40 feet to a Point of Intersection with the South right of way line of State Road A1A, as per Right of Way map Section 94060-2501 State of Florida Department of Transportation; thence North 87°45'11" East along said south right of way line, a distance of 361.59 feet; thence South 20°24'00" East, a distance of 97.23 feet to the Point of Beginning of the description; thence South 68°51'47" West, a distance of 20.00 feet; thence South 21°08'13" East, a distance of 150.00 feet; thence North 21°08'13" West, a distance of 100.00 feet; thence North 21°08'13" West, a distance of 150.00 feet; thence South 68°51'47" West, a distance of 80.00 feet to the Point of Beginning.

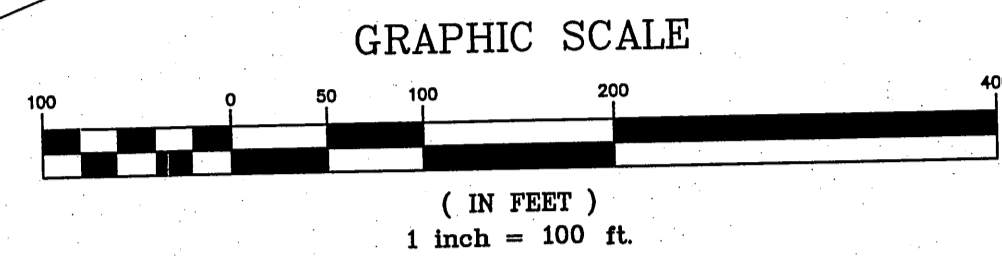
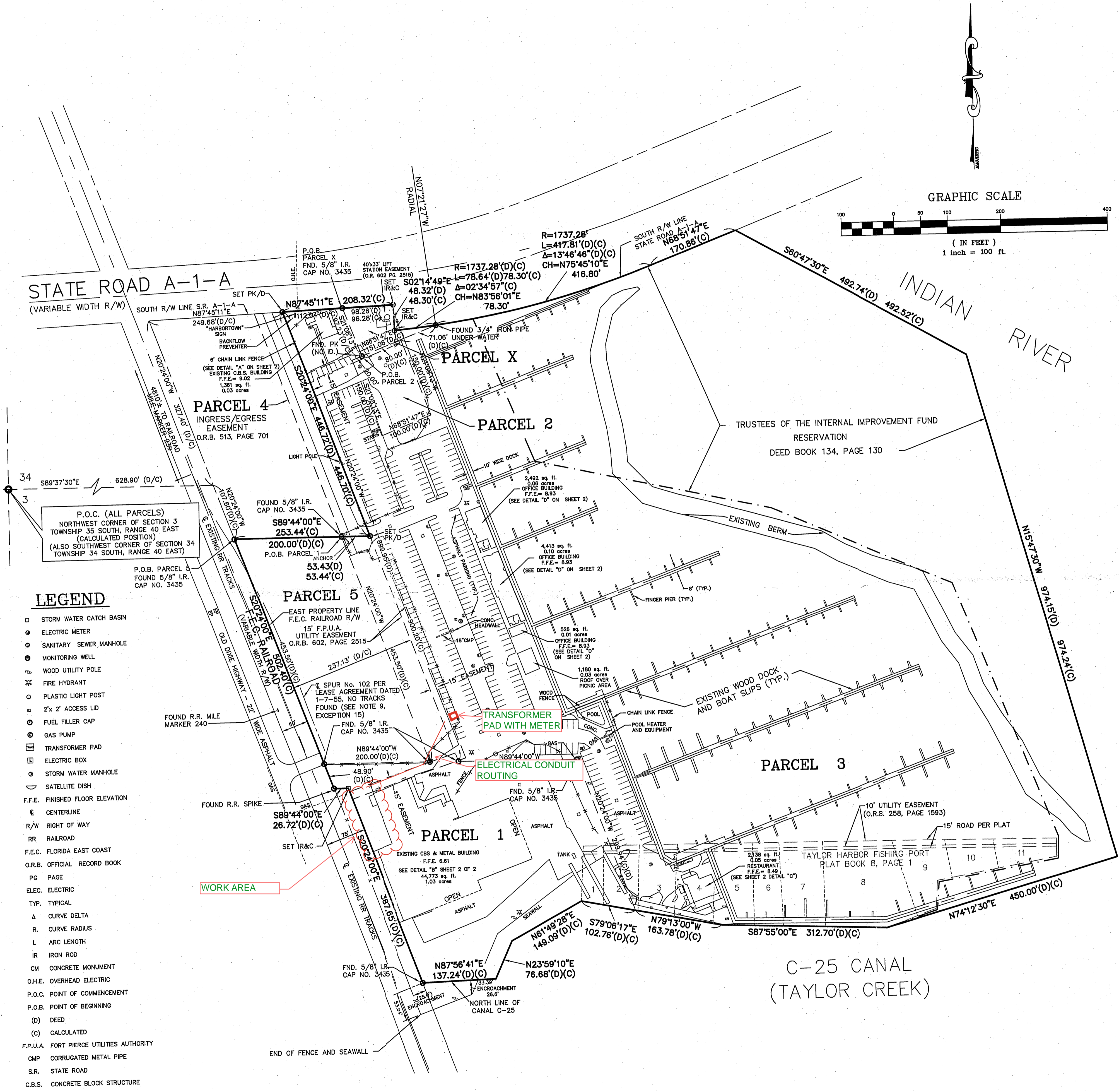
TOTAL AREA: 36.056 ACRES

SURVEY NOTES

- 1. All Boundary-related surveying, including property line resolution, easements and encroachment information, performed by James A. Fowler Land Surveying Company, under the direct supervision of James A. Fowler, Florida Professional Land Surveyor number 3435. All interior improvements, as well as their relationship to the property lines determined by James A. Fowler, were surveyed by Culpepper and Terpening, Inc.
2. The East right of way line of the Florida East Coast Railway is assumed to bear South 20°24'00" East, and all bearings shown hereon are relative thereto.
3. Finished floor elevations shown hereon are based on that United States Coastal and Geodetic Survey marker stamped "C-231", with a published elevation of 7.697', based on the National Geodetic Vertical Datum of 1929.
4. Underground Improvements and utilities not located as part of this survey.
5. Description provided by client and/or their agent.
6. Not valid unless signed, dated and embossed with seal of signing surveyors.
7. By graphic plotting only Property shown is located in Flood Zones X, AE3, AE5, and VE3 per flood zone maps number 12111C0177 G, dated 11-4-92 and 12111C0179 G, dated 11-4-92.
8. Parcel 5 was added to the survey on 5-3-99. The date of the last field work was 1-31-05.
9. This is an update of a Boundary Survey originally performed by this office on July 5, 1995 and updated on April 30, 1999. The description for Parcel 3 shown and provided to this office does not close. The calculated data shown hereon is a resolution of the overall boundary for this parcel based on a composite of Parcels 1 through 5 and existing field monumentation.
10. Said property is subject to the following matters of record, provided to the surveyor in Owner's Title insurance policy by Commonwealth Land Title Insurance Fund, Inc., Order No. 24268753CA, in schedule "B", Section 2 Exceptions, effective date 12/5/04.
Schedule "B" Exceptions:
Exception 1-2: Not a survey matter.
Exception 3: None observed.
Exception 4: Not a survey matter.
Exception 5: Not a survey matter.
Exception 6: Not a survey matter.
Exception 7: Shown on survey.
Exception 8: Shown on survey.
Exception 9: Shown on survey.
Exception 10: Shown on survey.
Exception 11: Not applicable.
Exception 12: (Intentionally deleted with Underwriter's approval.)
Exception 13: Not applicable.
Exception 14: Not a survey matter.
Exception 15: Not accurately plottable from information supplied. Client is directed to contact Florida East Coast Railroad for exact location of License agreement boundary.
Exception 16: Shown on survey.
Exception 17: Not a survey matter.
Exception 18: (Exception intentionally deleted with Underwriter's approval.)
Exception 19: Not a survey matter.

CERTIFIED TO:

RIVERFRONT DEVELOPMENT, LC
RIVERVIEW DEVELOPERS, LC
SEACOAST NATIONAL BANK
COMMONWEALTH LAND TITLE INSURANCE COMPANY
GONANO & HARRELL, ATTORNEYS AT LAW
MELVILLE, SOWERBY & McCARTY, P.L.
TICOR TITLE INSURANCE COMPANY OF FLORIDA



LEGEND

- STORM WATER CATCH BASIN
ELECTRIC METER
SANITARY SEWER MANHOLE
MONITORING WELL
WOOD UTILITY POLE
FIRE HYDRANT
PLASTIC LIGHT POST
2' x 2' ACCESS LID
FUEL FILLER CAP
GAS PUMP
TRANSFORMER PAD
ELECTRIC BOX
STORM WATER MANHOLE
SATELLITE DISH
FINISHED FLOOR ELEVATION
CENTERLINE
R/W RIGHT OF WAY
RR RAILROAD
F.E.C. FLORIDA EAST COAST
O.R.B. OFFICIAL RECORD BOOK
PG PAGE
ELEC. ELECTRIC
TYP. TYPICAL
A CURVE DELTA
R. CURVE RADIUS
L. ARC LENGTH
IR IRON ROD
CM CONCRETE MONUMENT
O.H.E. OVERHEAD ELECTRIC
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
(D) DEED
(C) CALCULATED
F.P.U.A. FORT PIERCE UTILITIES AUTHORITY
CMP CORRUGATED METAL PIPE
S.R. STATE ROAD
C.B.S. CONCRETE BLOCK STRUCTURE
X 6' CHAIN LINK FENCE
CORNER IN WATER - UNABLE TO SET

Table with 2 columns: COMPUTER FILE REF, FIELD BK./PG. Values: 04-211CALC, 0498/26

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 CERTIFICATION No. LB 4286

Table with 2 columns: REVISIONS, BY, DATE

Table with 2 columns: DESIGNED, BY, DATE, CALCS., DRAWN, MDP, 2-08-05, DETAILED, CHECKED, MTO, 2-09-05, APPROVED

BOUNDARY SURVEY
FOR
RIVERFRONT DEVELOPMENT L.C.

Table with 2 columns: DATE: 2-08-05, HORIZ. SCALE: 1"= 100', VERT. SCALE: JOB No. 04-211, SHEET 1 OF 1

DESCRIPTION

DESCRIPTION

(CONTINUED)

PARCEL 1

A parcel in portions of Section 3, Township 35 South, Range 40 East, and Section 34, Township 34 South, Range 40 East, more particularly described as follows: Commencing at the Northwest corner of said Section 3, run South 89°37'30" East along the Township line 628.90 feet; thence run South 20°24' East along the East right of way line of the Florida East Coast Railway 107.60 feet; thence South 89°44' East 200.00 feet to the Point of Beginning. From point of Beginning run South 20°24' East 453.50 feet; thence North 89°44' West 200.00 feet to the aforementioned right of way; thence South 20°24' East along said right of way 48.9 feet; thence South 89°44' East 26.72 feet; thence South 20°24' East, 387.65 feet to the North right of way of F.C.D. Canal C-25 (Taylor Creek); thence North 87°56'41" East, 137.24 feet; thence North 23°59'10" East, 76.68 feet; thence North 61°49'28" East, 149.09 feet; thence South 79°6'17" East, 102.76 feet; thence North 20°24' West, 299.94 feet; thence North 89°44' West, 221.58 feet; thence North 20°24' West, 453.50 feet; thence North 89°44'00" West, 53.43 feet to the Point of Beginning.

TOGETHER WITH

PARCEL 2

Being a parcel of land lying in a portion of Section 34, Township 34 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows: Commencing at the Southwest corner of said Section 34; thence North 89°37'30" East (for convenience the bearings shown herein are relative to an assumed meridian) along the South line of said Section 34 (Township Line), a distance of 628.90 feet to a Point of Intersection with the East property line of Florida East Coast Railway right of way; thence North 20°24'00" West, along said East property line, a distance of 327.40 feet to a Point of Intersection with the South right of way line of State Road A1A, as per Right of Way map Section 94060-2501 State of Florida Department of Transportation; thence North 87°45'11" East along said south right of way line, a distance of 361.59 feet; thence South 20°24'00" East, a distance of 97.23 feet to the Point of Beginning of the description; thence South 68°51'47" West, a distance of 20.00 feet; thence South 21°08'13" East, a distance of 150.00 feet; thence North 21°08'13" West, a distance of 100.00 feet; thence North 21°08'13" West, a distance of 150.00 feet; thence South 68°51'47" West, a distance of 80.00 feet to the Point of Beginning.

TOGETHER WITH

PARCEL 3

Being a parcel of land lying in a portion of Section 34, Township 34 South, Range 40 East, and Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows: Commencing at the Northwest corner of said Section 3; thence South 89°37'30" East (for convenience the bearings shown herein are relative to an assumed meridian) along the North line of said Section 3, (Township line), a distance of 628.90 feet to a Point of Intersection with the East property line of Florida East Coast Railway right of way; thence North 20°24'00" West along said East property line, a distance of 327.40 feet to a Point of Intersection with the South right of way line of State Road A1A, as per Right of Way Map Section 94060-2501 State of Florida Department of Transportation; thence North 87°45'11" East along said South right of way line, a distance of 361.59 feet; thence South 20°24'00" East, a distance of 97.23 feet; thence South 21°08'13" East, a distance of 112.04 feet; thence South 68°51'47" West, a distance of 20.00 feet; thence South 21°08'13" East, a distance of 150.00 feet; thence North 21°08'13" West, a distance of 100.00 feet; thence North 21°08'13" West, a distance of 150.00 feet; thence Point of Intersection with arc of a curve and the South right of way line of said State Road A1A (a radial bearing at said point bears North 07°21'27" West) said curve concave to the Northwest having a radius of 1737.28 feet and a central angle of 13°46'46"; thence Southeasterly along the arc of said curve, a distance of 417.81 feet; thence North 68°51'47" East, a distance of 417.81 feet; thence South 60°47'30" East, a distance of 492.74 feet; thence South 15°47'30" East, a distance of 974.15 feet; thence South 74°12'30" West, a distance of 450.00 feet to a point on the South Boundary Line of the plat of Taylor Harbor Fishing Port, as recorded in Plat Book 8, page 1 of the Public records of St. Lucie County, Florida; (the next two described courses being the South Boundary Line of said plat) thence North 87°55'00" West, a distance of 312.70 feet; thence North 79°13'00" West, a distance of 163.78 feet; thence North 20°24'00" West, a distance of 299.94 feet; thence North 89°44'00" West, a distance of 221.58 feet to a POINT OF INTERSECTION with a line that is 237.13 feet East of and parallel with the East Property Line of said Florida East Coast Railway right of way; thence North 20°24'00" West along said parallel line, a distance of 899.85 feet to the POINT OF BEGINNING.

TOGETHER WITH

PARCEL 4

Together with the Easement rights to a non-exclusive Ingress and Egress Easement as Described in that certain Easement Agreement recorded in Official Record Book 513, page 701, of the Public Records of St. Lucie County, Florida.

TOGETHER WITH

PARCEL X

A parcel in portions of Section 34, Township 34 South, Range 40 East, and being more particularly described as follows:

Commencing at the Northwest corner of said Section 3, run South 89 degrees 37'30" East along the Township line 628.9 feet to a point which is the intersection of said Township line with the East property line of Florida East Coast Railway right-of-way; thence run Northeast along said right-of-way line 327.4 feet to the South right-of-way of State Road A-1-A; thence East along said South right-of-way 361.59 feet to the Point of Beginning; thence South 21 degrees 08'13" East 97.23 feet; thence North 68 degrees 51'47" East 151.06 feet to a point on a curve concave to the Northwest with a radius of 1737.28 feet and a central angle of 13 degrees 46'46"; thence West along the arc of said curve 78.64 feet; thence Northwesterly along State Road A-1-A right-of-way 48.32 feet; thence West along said South right-of-way 98.26 feet to the Point Of Beginning.

TOGETHER WITH

PARCEL 5

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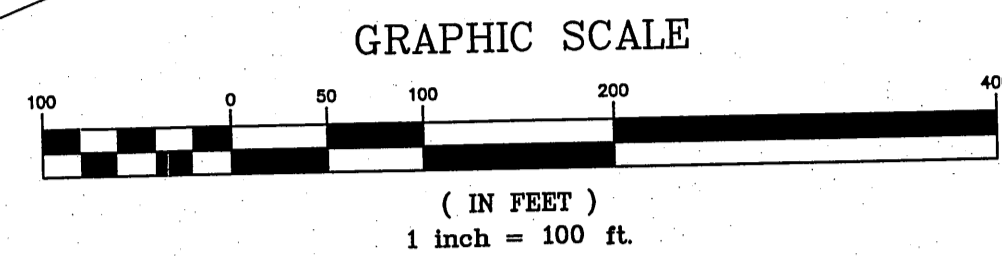
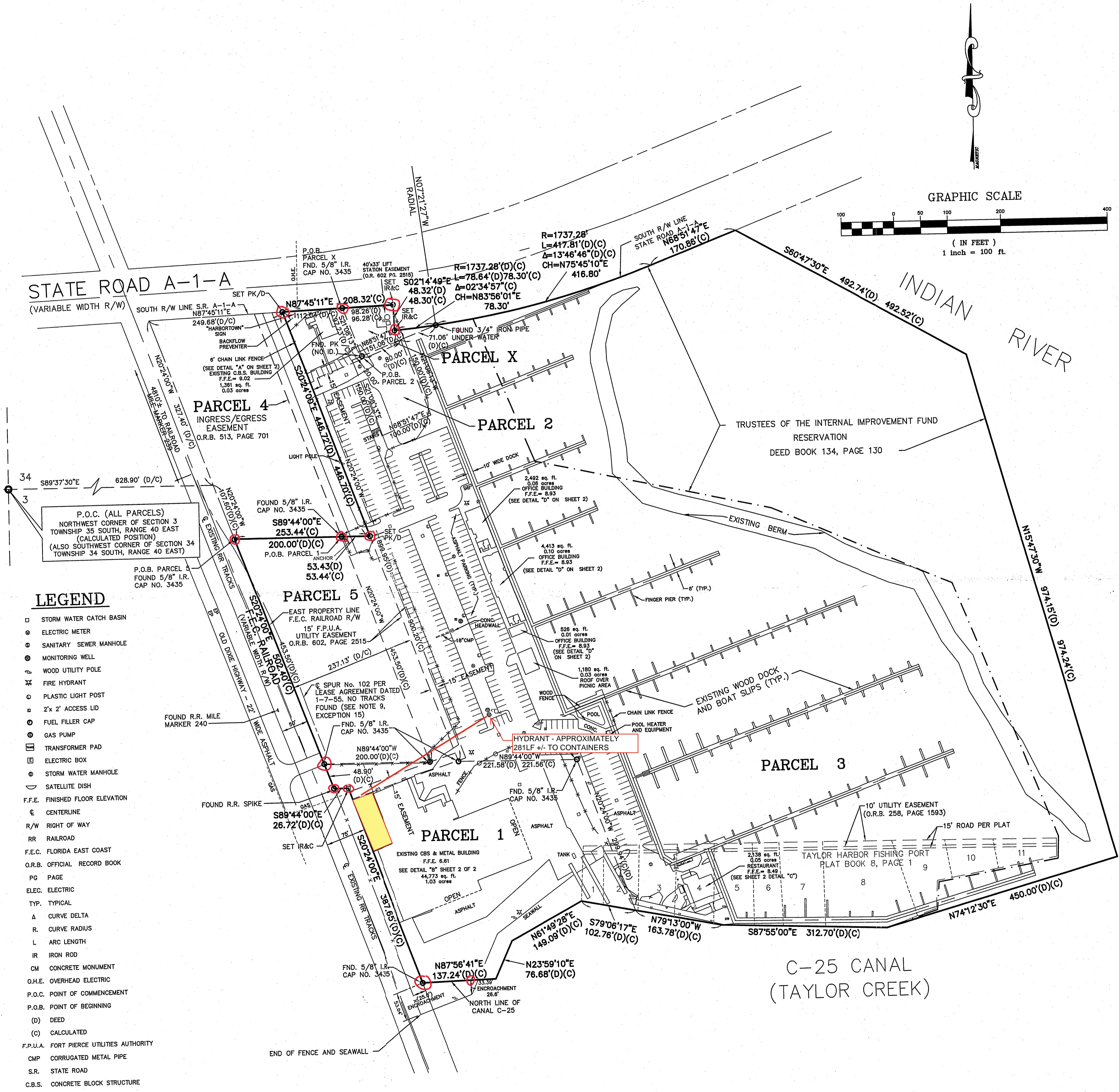
TOTAL AREA: 36.056 ACRES

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Exception 19: Not a survey matter.

CERTIFIED TO:

RIVERFRONT DEVELOPMENT, LC
RIVERVIEW DEVELOPERS, LC
SEACOAST NATIONAL BANK
COMMONWEALTH LAND TITLE INSURANCE COMPANY
GONANO & HARRELL, ATTORNEYS AT LAW
MELVILLE, SOWERBY & McCARTY, P.L.
TICOR TITLE INSURANCE COMPANY OF FLORIDA



LEGEND

- Storm water catch basin
Electric meter
Sanitary sewer manhole
Monitoring well
Wood utility pole
Fire hydrant
Plastic light post
2' x 2' access lid
Fuel filler cap
Gas pump
Transformer pad
Electric box
Storm water manhole
Satellite dish
F.F.E. FINISHED FLOOR ELEVATION
CENTERLINE
R/W RIGHT OF WAY
RR RAILROAD
F.E.C. FLORIDA EAST COAST
O.R.B. OFFICIAL RECORD BOOK
PG PAGE
ELEC. ELECTRIC
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A CURVE DELTA
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L. ARC LENGTH
IR IRON ROD
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O.H.E. OVERHEAD ELECTRIC
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CMP CORRUGATED METAL PIPE
S.R. STATE ROAD
C.B.S. CONCRETE BLOCK STRUCTURE
X 6' CHAIN LINK FENCE
CORNER IN WATER - UNABLE TO SET

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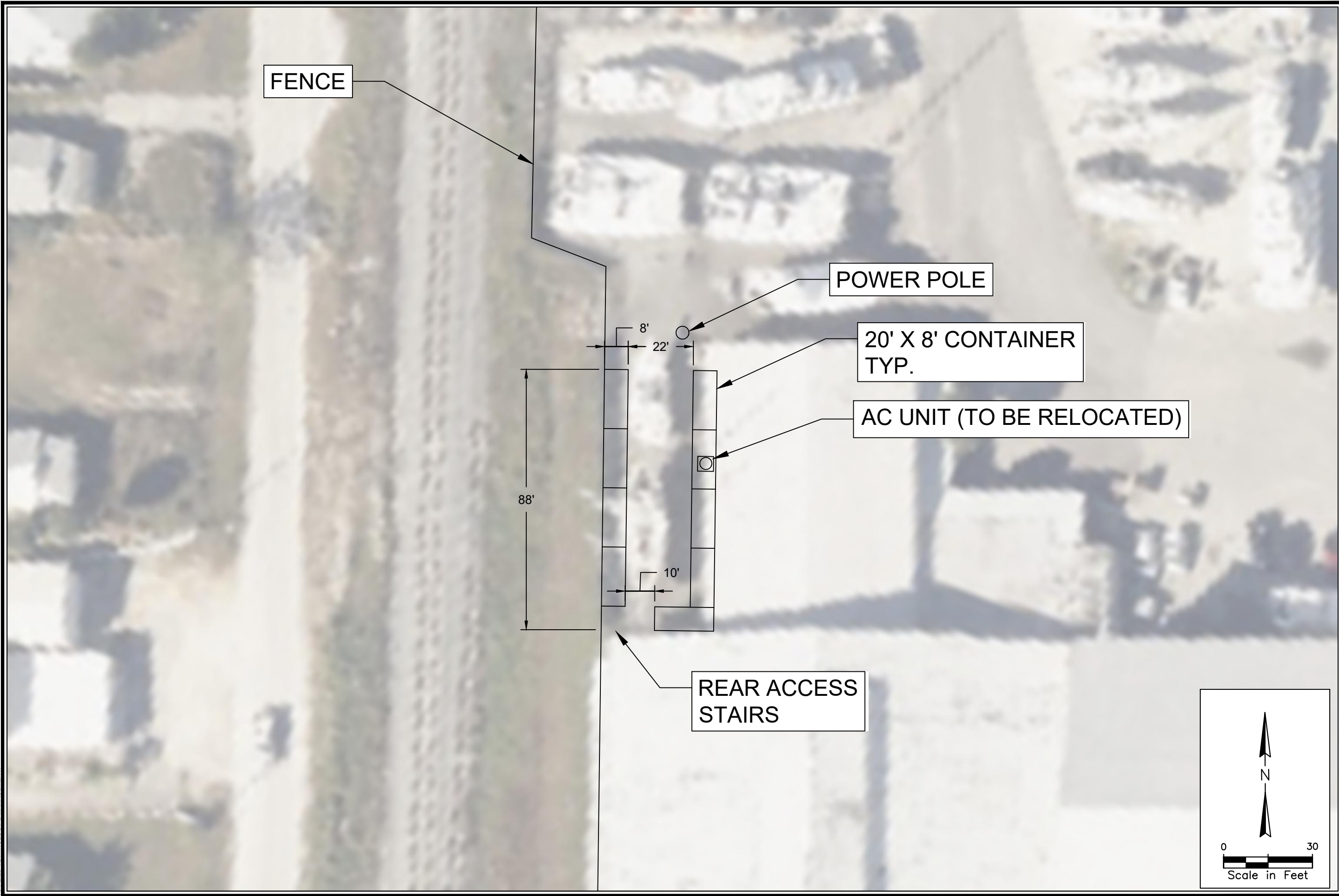
Table with 2 columns: REVISIONS, BY, DATE. Includes rows for DESIGNED, CALCS., DRAWN, DETAILED, CHECKED, APPROVED.

Table with 2 columns: BY, DATE. Includes rows for DESIGNED, CALCS., DRAWN, DETAILED, CHECKED, APPROVED.

BOUNDARY SURVEY
FOR
RIVERFRONT DEVELOPMENT L.C.

Table with 2 columns: DATE, HORIZ. SCALE, VERT. SCALE, JOB No., SHEET. Values: 2-08-05, 1"=100', 1/4"=10', 04-211, 1 OF 1

C:\Users\elshar... OneDrive - Geosyntec\Desktop\Harbortown Fl Pierrel\Shearwater Expansion.dwg Layout 1 6/2/23
NOTE: THESE DRAWINGS AND DESIGNS ARE STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST NOT BE DISCLOSED, REPRODUCED OR COMMUNICATED TO A 3rd PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF APPLIED TECHNOLOGY & MANAGEMENT.



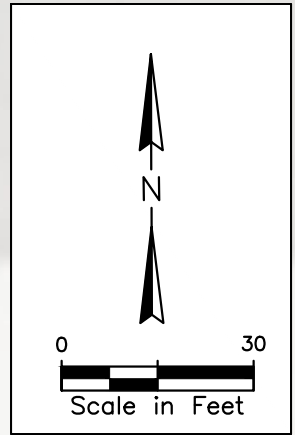
FENCE

POWER POLE

20' X 8' CONTAINER
TYP.

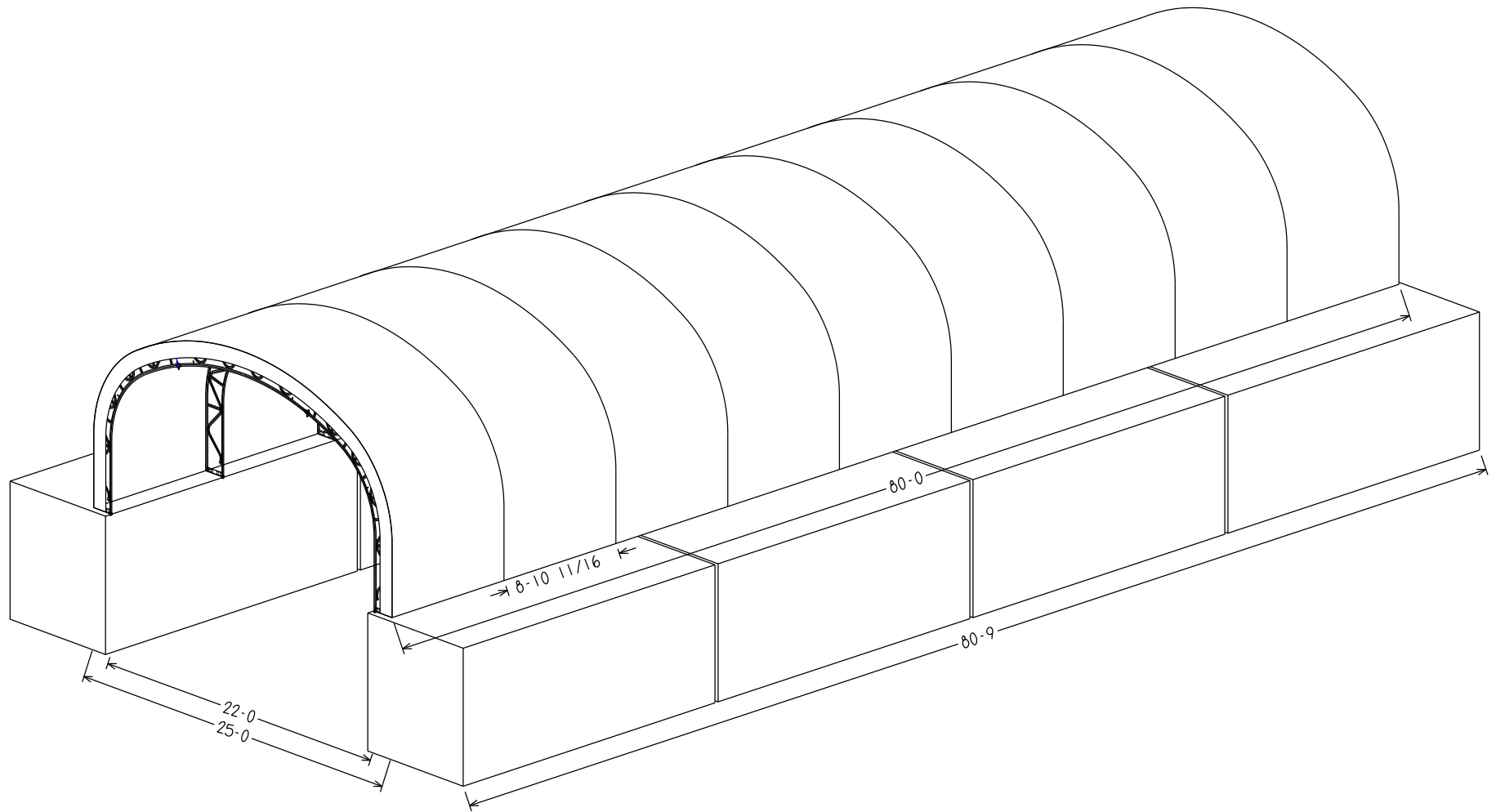
AC UNIT (TO BE RELOCATED)

REAR ACCESS
STAIRS



SHM HTM Shearwater Expansion
Expansion Layout
June 2, 2023

SHELTER ISOMETRIC VIEW



X

PLEASE SIGN ABOVE

DRAWN BY: **SEBASTIAN H.**
 DATE: **3/22/24**
 VIEW:
 REQUESTED BY: **DUSTIN M.**
 ENGINEER:

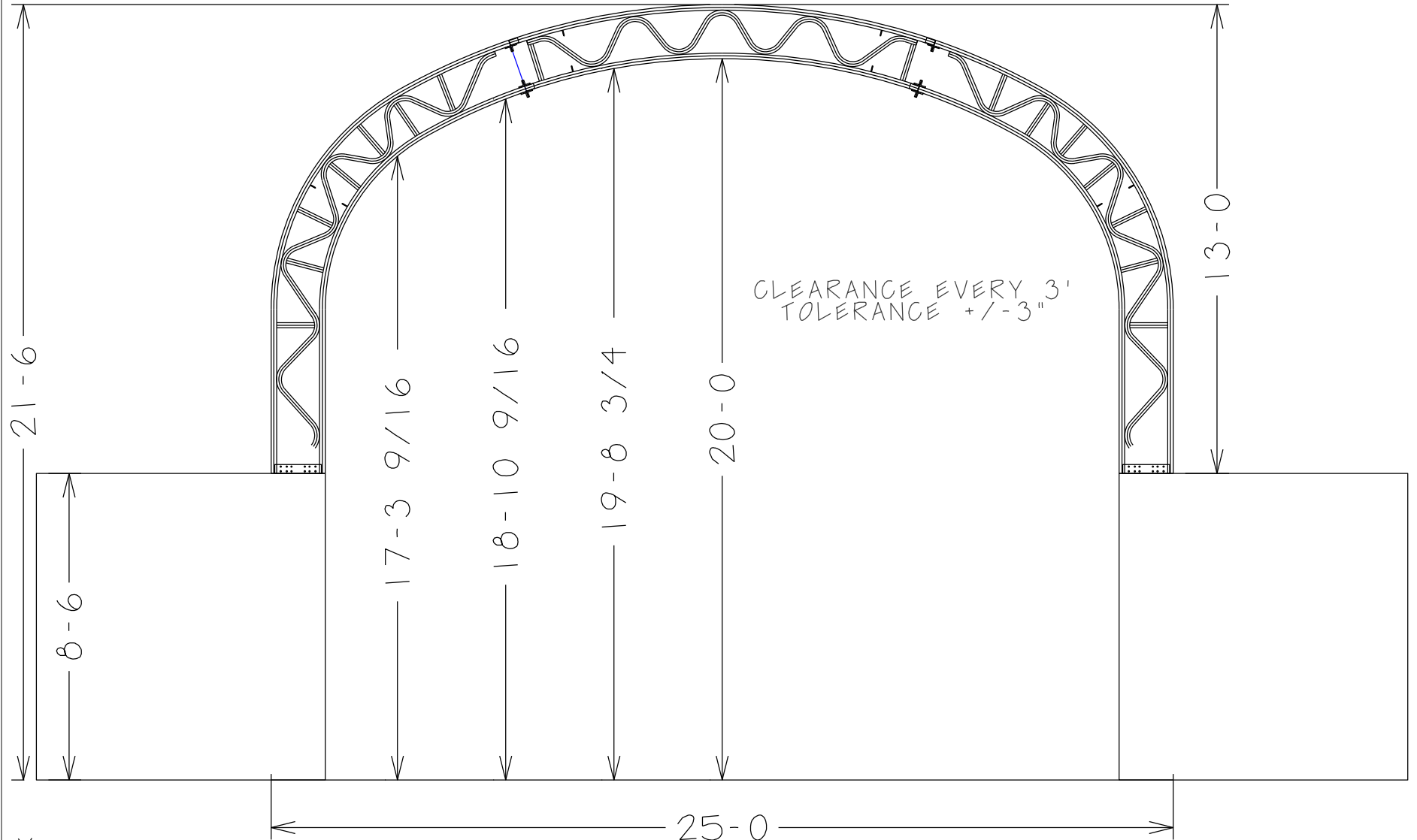
**SAFE HARBOR
 HARBORTOWN
 25X80X13**



3255 N. US 19
 PERRY, FLORIDA 32347
 PHONE 1-800-277-8677
 FAX (850)584-7713
 E-MAIL:
 sales@bigtopshelters.com

*ALL INFORMATION IS PROPERTY OF BIG TOP MANUFACTURING

SHELTER CLEARANCE



CLEARANCE EVERY 3'
TOLERANCE +/- 3"

X
PLEASE SIGN ABOVE
ALL END AND SIDE CONTAINERS NEED TO BE LEVEL AND AT SAME HEIGHT!

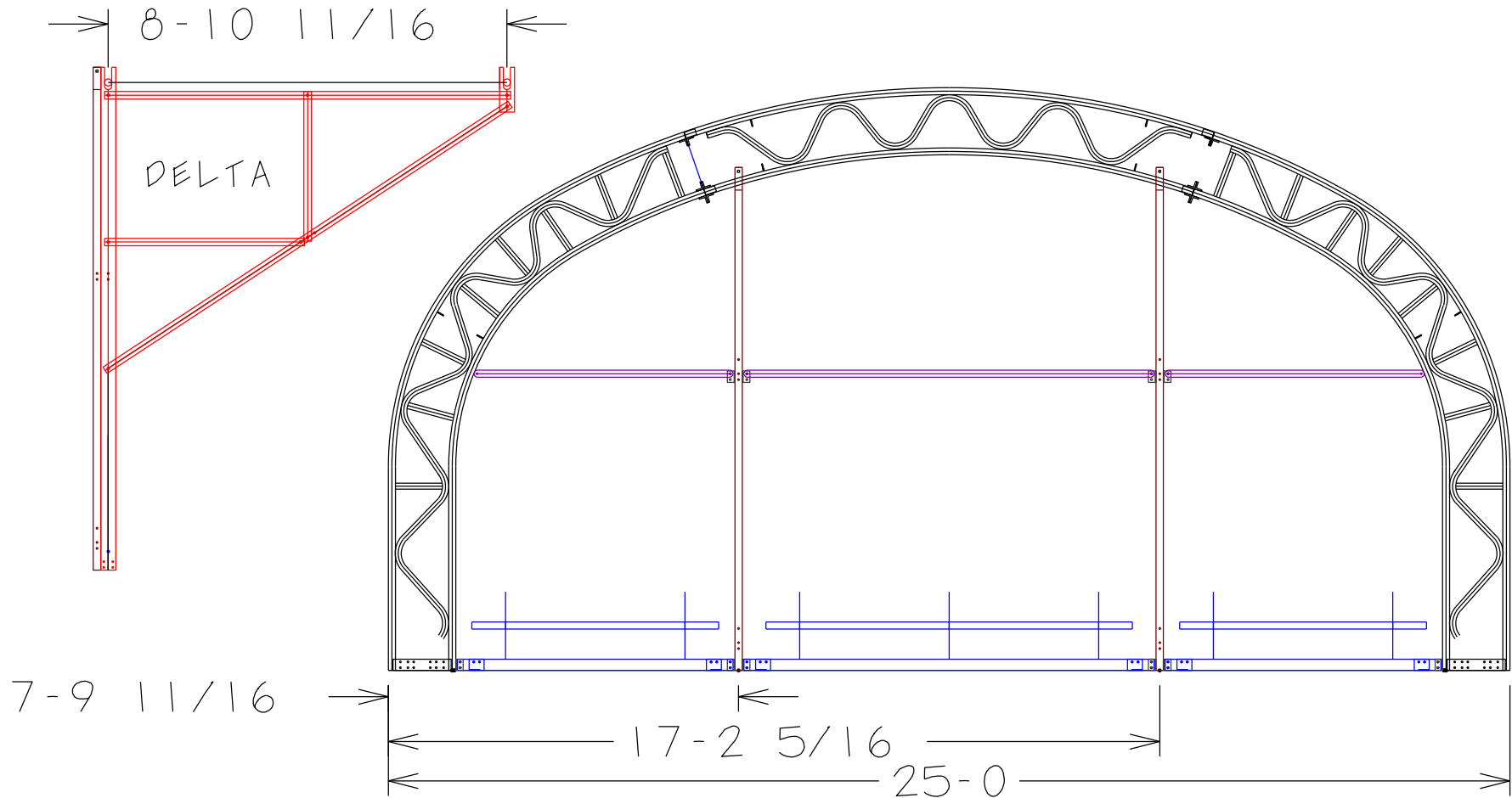
DRAWN BY:	SEBASTIAN H.
DATE:	3/22/24
VIEW:	
REQUESTED BY:	DUSTIN M.
ENGINEER:	

SAFE HARBOR
HARBORTOWN
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PERRY, FLORIDA 32347
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E-MAIL:
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SHELTER ENDPANEL



ALL END AND SIDE CONTAINERS NEED TO BE LEVEL AND AT SAME HEIGHT!

X

PLEASE SIGN ABOVE

DRAWN BY:	SEBASTIAN H.
DATE:	3/22/24
VIEW:	
REQUESTED BY:	DUSTIN M.
ENGINEER:	

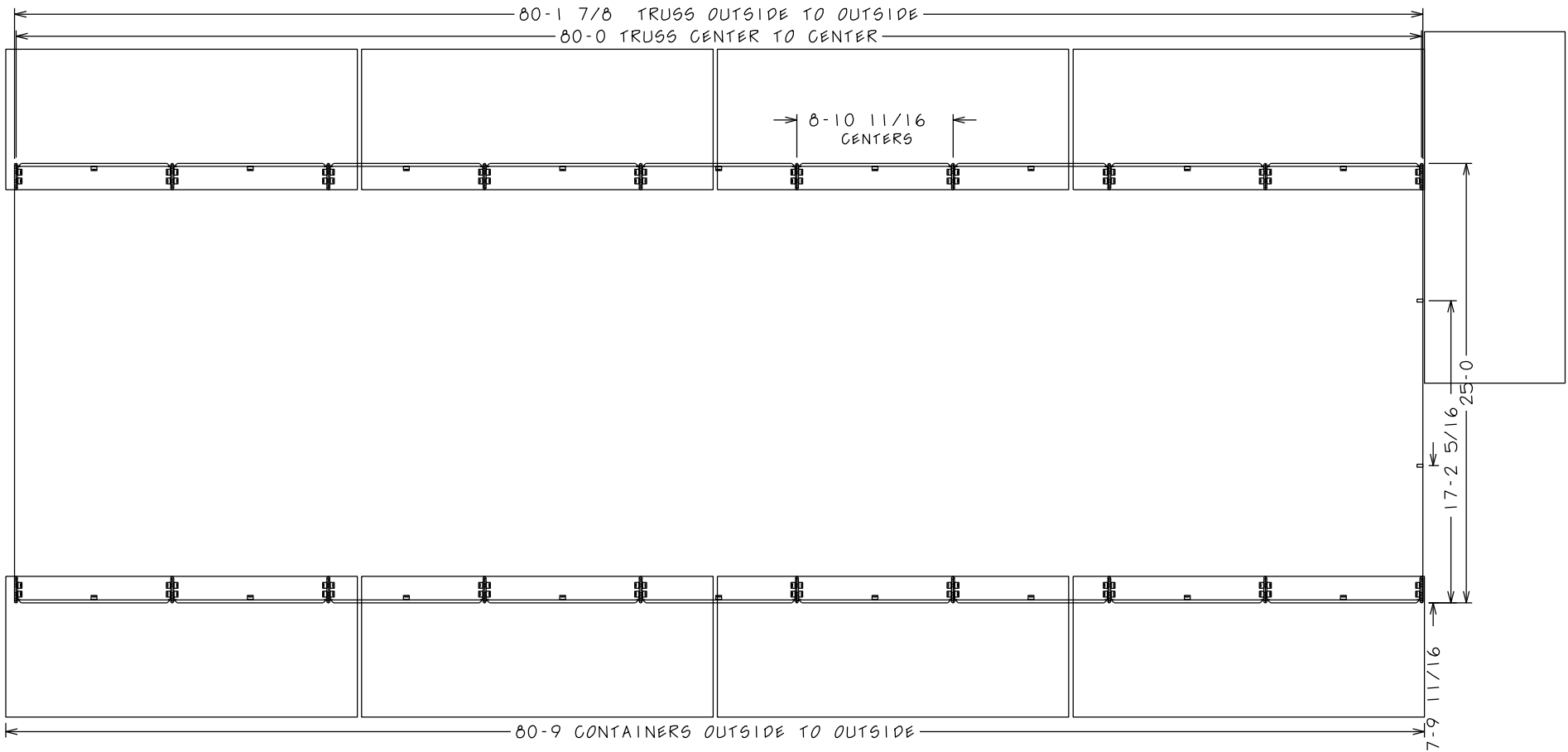
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SHELTER FOOTPRINT



ALL END AND SIDE CONTAINERS NEED TO BE LEVEL AND AT SAME HEIGHT!

X _____
PLEASE SIGN ABOVE

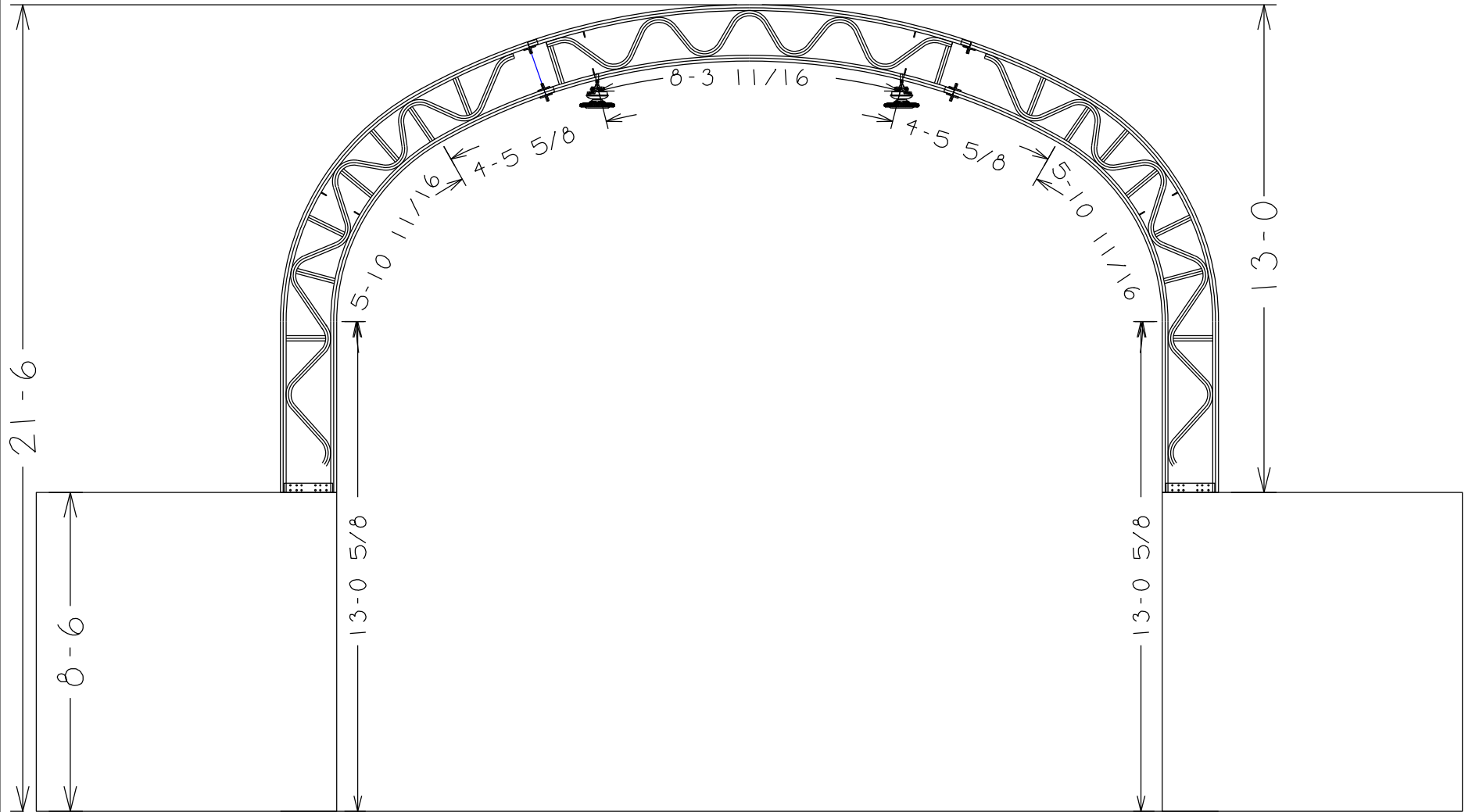
DRAWN BY:	SEBASTIAN H.
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ENGINEER:	

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X

PLEASE SIGN ABOVE

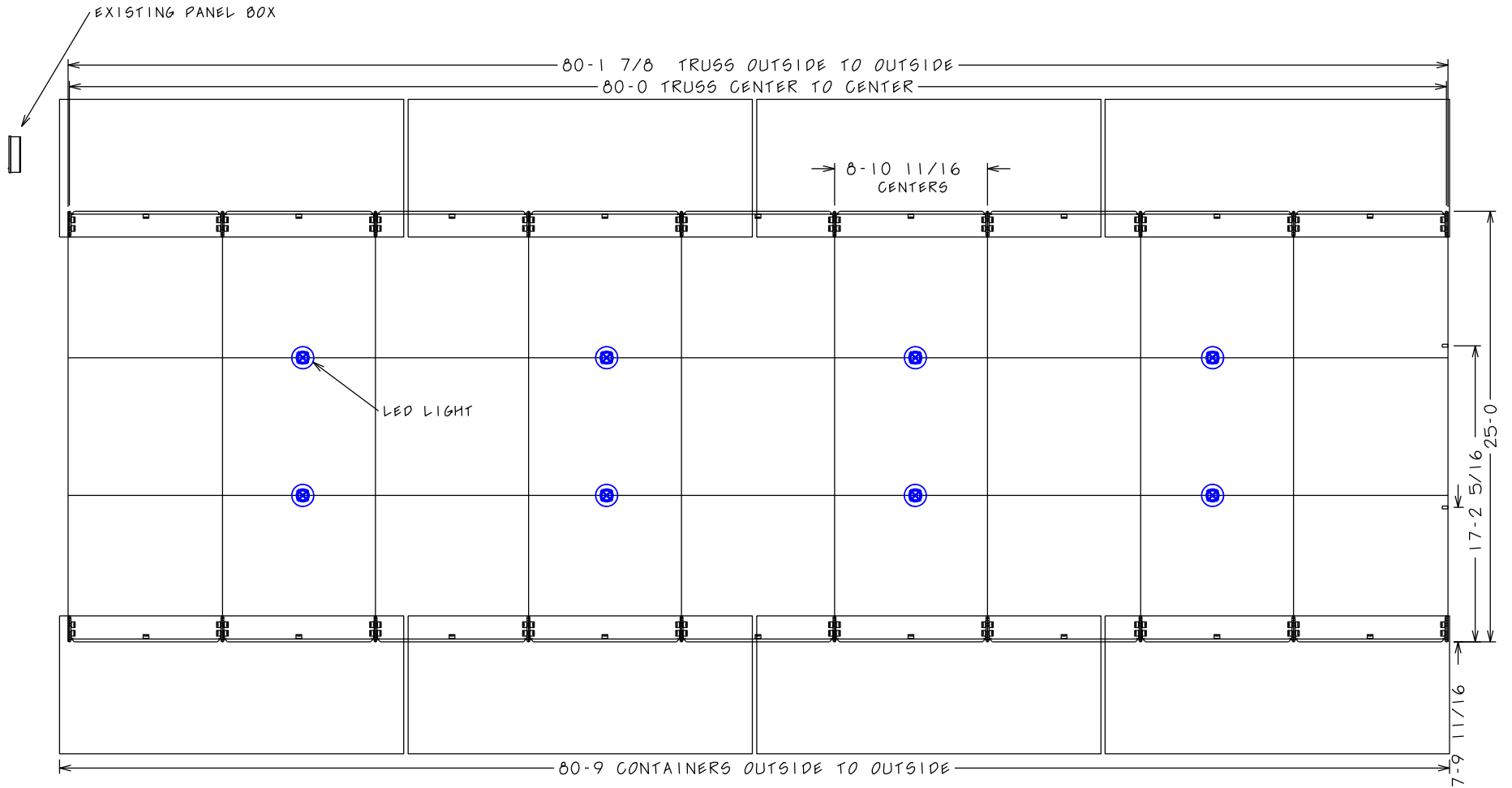
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ALL END AND SIDE CONTAINERS NEED TO BE LEVEL AND AT SAME HEIGHT!

X
PLEASE SIGN ABOVE

DRAWN BY:	SEBASTIAN H.
DATE:	3/22/24
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REQUESTED BY:	DUSTIN M.
ENGINEER:	

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Inspection Status Detail

Use Back button to select another inspection or select Options Menu to choose another building permits option.

Parcel ID:

2403-212-0001-000/1

Address:

1945 HARBORTOWN DR

Application Date:

08/24/23

Owner:

SHM HARBORTOWN LLC

Application Number:

23 - 3428

Application Type:

ELECTRIC MISCELLANEOUS

Inspections for Permit Number: 000 000 ELC 00 - ELECTRICAL - COMMERCIAL

Inspection Type/Sequence:

ELEC, FINAL/0004

Inspector Assigned:

MILES KELLER

Schedule Date:

06/06/24

Results Date:

06/06/24

Results Status:

APPROVED

Request Comments:

Contact is Ron Foertmeyer 561-512-0210
The revised plans are on the panel cover by the Conex.

Please see survey/site plan attachment for design of temporary structures.

It is our understanding that because this change involves temporary structures with no actual change to any hardscapes, there isn't a need for color rendering elevation and materials.

If this is incorrect, please let us know what documentation is needed and we will generate same for submission.

It is our understanding that because this change involves temporary structures, there isn't a need for a color board.

If this is incorrect, please let us know and we will generate one for submission.

Please see survey/site plan attachment.

It is our understanding that a rendering of signs in color is not necessary, as the requested amendment to the existing site plan will not include any signage.

It is our understanding that a landscape plan is not necessary, as the requested amendment to the existing site plan will not have a landscaping component.

It is our understanding that lighting plans are not necessary, as the requested amendment to the existing site plan will not include permanent lighting (structures are temporary in nature).

A conceptual drainage plan is not necessary, as the requested amendment will not modify the drainage for the existing site plan.

It is our understanding that concurrency review submittals are not necessary, as the requested amendment will not modify the concurrency for the existing site plan.

It is our understanding that a traffic impact report is not necessary, as the requested amendment to the existing site plan will not have an impact on the traffic generated at the site.

We respectfully submit this request to the City of Fort Pierce for approval of an amendment to the current site plan to permit the use of twenty (9 individual 20') temporary conex containers on our property located at 1945 Harbortown Drive for the purposes of **secure material storage** and **temporary office/workspace accommodations** during ongoing renovations. We are in the process of applying for and securing a Building Permit for the project.

All containers will remain **temporary**, movable, and comply with any guidelines or conditions set forth by the City. We are committed to maintaining the appearance, safety, and accessibility of the property throughout this process.

We sincerely appreciate your consideration and are happy to provide additional site plans, container layout diagrams, or answer any questions your department may have. Thank you for your ongoing support of our efforts to improve and invest in our property and the Fort Pierce community.

It is our understanding that an environmental impact report is not necessary, as the requested amendment to the existing site plan will not impact the environment.