

LEGAL DESCRIPTION

The Southwest Quarter of the Southwest Quarter of Section 33, Township 35 South, Range 40 East, St. Lucie County, Florida, less therefrom the North 800 feet and the West 40 feet and the South 78 feet, and also less therefrom that certain parcel of land conveyed to St. Lucie County by and described in Deed recorded in Official Records Book 1866, Page 2109 and Official Records Book 1912, Page 2106, Public Records of St. Lucie County, Florida.

Property Identification

Site Address: 4560 S 25TH ST
 Map ID: [24/33S](#)

Parcel ID: 2433-333-0001-000-6
 Zoning: AR-1 Count

Account #: 131870
 Land Use Code: 0100

Sec/Town/Range: 33/35S/40E
 Jurisdiction: Fort Pierce

Ownership

ITALIAN CASTLE OF THE TREASURE COAST LLC
 3389 Sheridan ST # 471
 Hollywood, FL 33021-3606

Legal Description

33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT, TH N 00 14 50 W 0.03 FT, TH N 00 02 57 E 77.97 FRT TO POB, TH CONT N 00 02 57 W 442.78 FT, TH N 89 42 06 EF 30.33 FT, TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102, TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)

Current Values

Just/Market: \$2,246,200
 Exemptions: \$0

Assessed: \$2,246,200
 Taxable: \$2,246,200

Year: 2024
 2023
 2022

Historical Values 3-year

Just/Market	Assessed	Exemptions	Taxable
\$2,268,000	\$2,077,158	\$0	\$2,077,158
\$2,331,000	\$1,888,326	\$0	\$1,888,326
\$2,031,800	\$1,716,660	\$0	\$1,716,660

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-20-2020	4400/1083	0003	WD	First Baptist Church of Fort Pierce Inc	\$175,000
04-19-2018	4123/1821	0001	WD	Owens John	\$1,420,000
07-12-2002	1554/1736	XX04	WD	Hargrave Maxine R	\$27,000

Primary Building Information

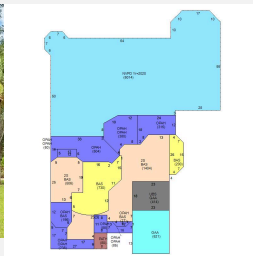
Finished Area of this building: 5,387 SF
 Gross Sketched Area: 15,172 SF

Exterior Data

View:	Roof Cover: Metal	Roof Structure: Hip	Building Type: SFE
Year Built: 2007	Quality: SFE-Avg	Effective Year: 2007	Primary Wall: Field Stone
Story Height: 2 Story	Number of Units: 1	Secondary Wall:	

Interior Data

Bedrooms: 5	A/C %: 100	Electric: AVERAGE	Primary Int Wall: Drywall
Full Baths: 3	Heated %: 100	Heat Type: FrcdHotAir	Half Baths: 1
Heat Fuel: Electric	Primary Floors: Tile-Ceramic		



Total Areas

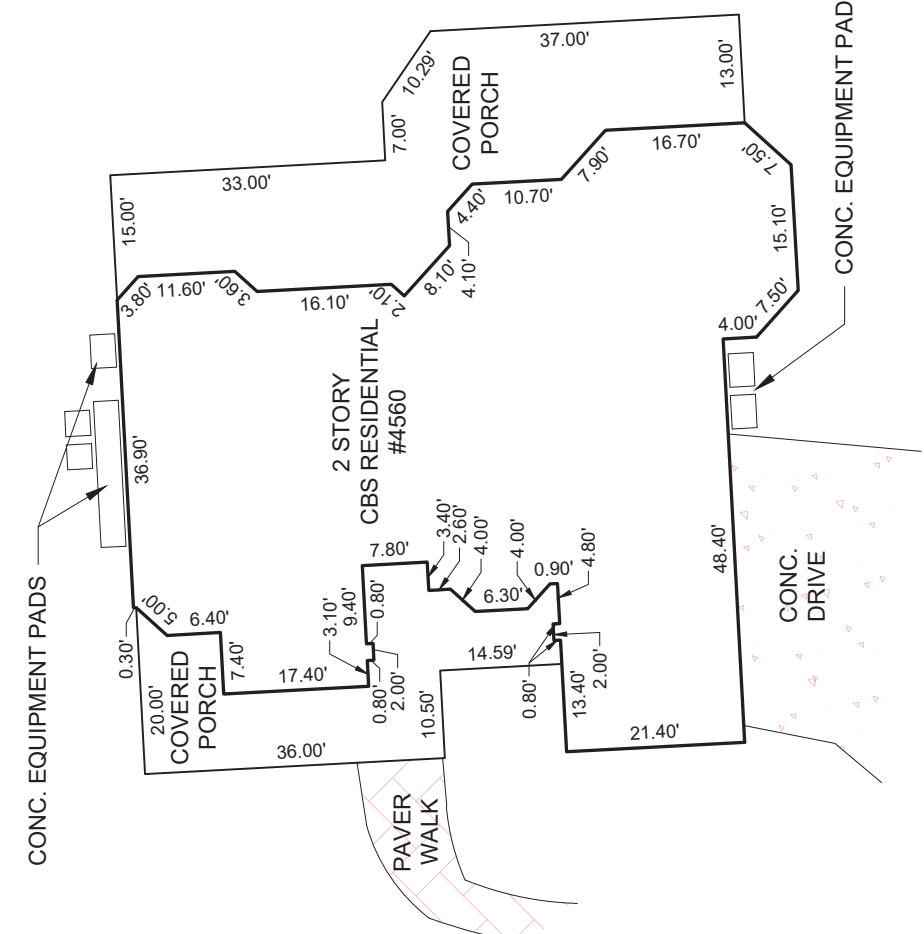
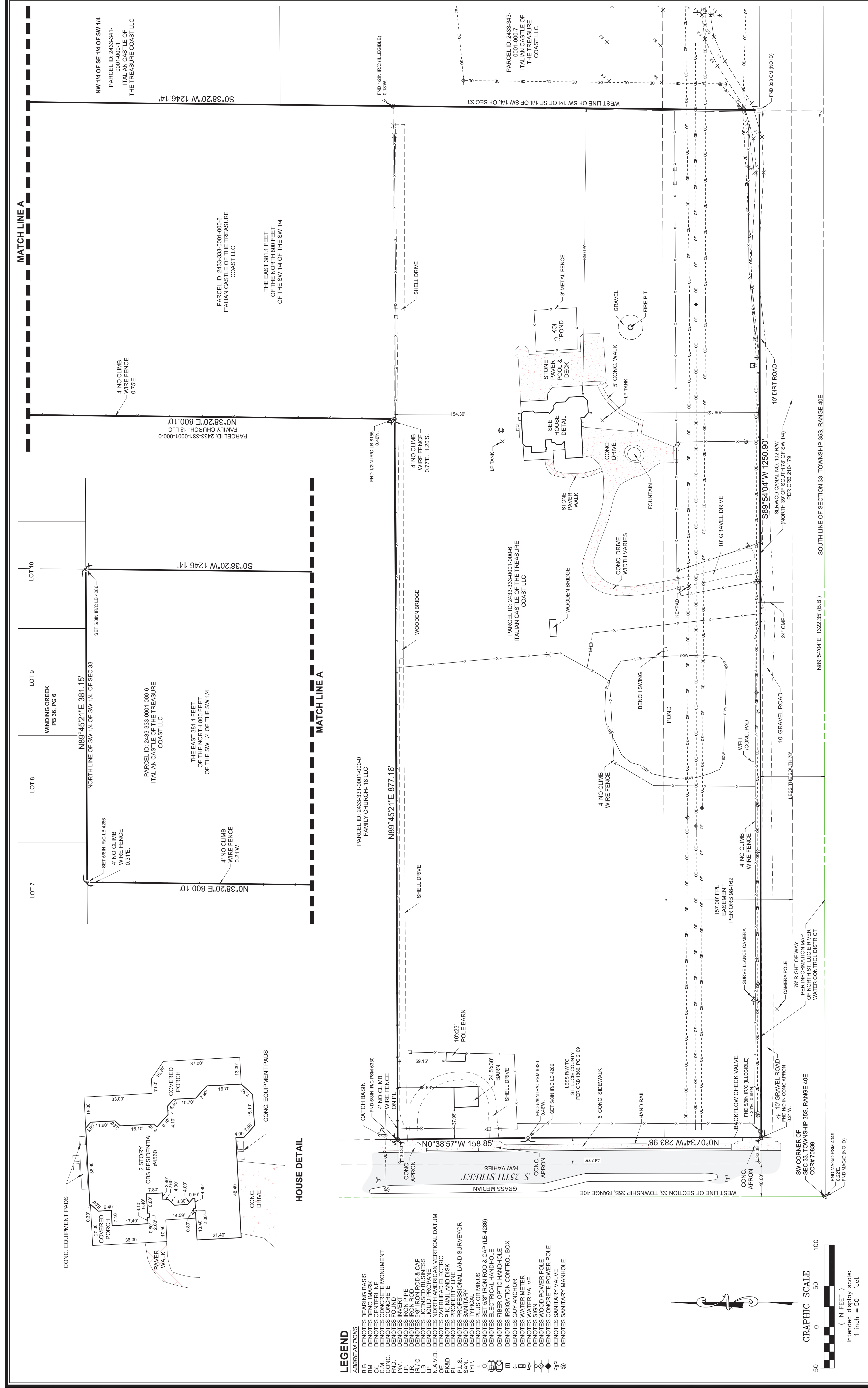
Finished/Under Air (SF):	5,387
Gross Sketched Area (SF):	16,162
Land Size (acres):	20.06
Land Size (SF):	873,814
Total Building Count:	2

Special Features and Yard Items

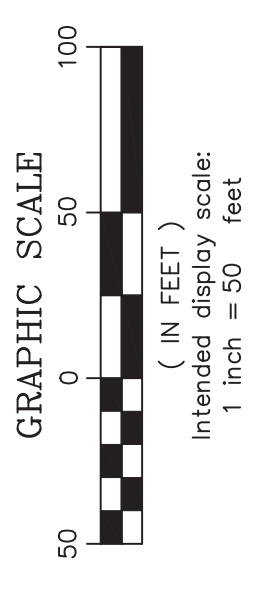
Type	Qty	Units	Year Blt
POOL DK-GOOD	1	5126	800
Driv-Concret	1	2000	2007
POOL HEATER	1	1	2020
RES POOL AVG	1	800	2020
4FT CB Wall	1	240	2020
SPA-HOT TUB	1	88	2020

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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- LEGEND**
- ABBREVIATIONS**
- B.B. DENOTES BEARING BASIS
 - BM DENOTES BENCHMARK
 - C.M. DENOTES CONCRETE MONUMENT
 - CONC. DENOTES CONCRETE
 - INV. DENOTES INVERT
 - I.P. DENOTES IRON PIPE
 - IR/I.C. DENOTES IRON ROD & CAP
 - IR/I.B. DENOTES IRON ROD & BUSH
 - LB. DENOTES LICENSED BUSINESS
 - N.A./D. DENOTES NORTH AMERICAN VERTICAL DATUM
 - OE DENOTES OVERHEAD ELECTRIC
 - PL/D DENOTES PROPERTY LINE
 - P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
 - TYP. DENOTES TYPICAL
 - 4 DENOTES PLUS OR MINUS
 - 4" DENOTES 4" IRON ROD & CAP (LB 4286)
 - 4" DENOTES 4" IRON PIPE
 - 4" DENOTES 4" FIBER OPTIC HANDHOLE
 - 4" DENOTES 4" FIBER OPTIC CONTROL BOX
 - 4" DENOTES 4" WATER METER
 - 4" DENOTES 4" WATER VALVE
 - 4" DENOTES 4" WOOD POWER POLE
 - 4" DENOTES 4" CONCRETE POWER POLE
 - 4" DENOTES 4" SANITARY VALVE
 - 4" DENOTES 4" SANITARY MANHOLE



DATE: 4-30-25
 HORIZ. SCALE: 1" = 50'
 VERT. SCALE:
 JOB No. 25-067
 SHEET 2 of 2

BOUNDARY & TOPOGRAPHIC SURVEY
 PREPARED FOR
ITALIAN CASTLE OF THE TREASURE COAST, LLC

DATE	BY
4-21-25	PK
4-30-25	LEH

- REVISIONS -

DATE	BY	REVISION
5-27-25	LEH	ADDED POND AND ADDITIONAL TOPO

CULPEPPER & TERPENING INC
 2880 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 PHONE: 888-251-1111 • FAX: 888-251-1111
 www.culpepper-terpening.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

COMPUTER FILE REF.	FIELD BK./PG.
2506	
Boundary Survey Map	

GRAPHICS

Prepared by:
Ryan Grazi, Esq.
Grazi & Gianino, LLP,
217 E. Ocean Blvd.
Stuart, Florida 34994

File Number: GG-16-20

Corporate Warranty Deed

This Indenture, made March 20, 2020 A.D. **Between**
First Baptist Church of Fort Pierce, Inc. whose post office address is: 4500 S.
25th Street, Fort Pierce, Florida 34981 a corporation existing under the laws of the
State of Florida, Grantor and **Italian Castle of the Treasure Coast, LLC** whose
post office address is: 4560 S. 25th Street, Fort Pierce, Florida 34981, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Saint Lucie, State of Florida, to wit:

THE EAST 381.1 FEET OF THE NORTH 800 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LOCATED IN SECTION 33 TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

A copy of the corporate Resolution is attached as Exhibit A.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 2433-331-0001-000/0

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

First Baptist Church of Fort Pierce, Inc.

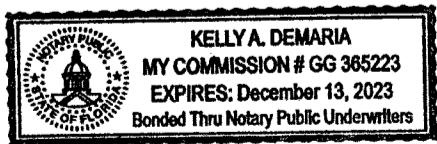
By: David Morse
David Morse
Its: President

Signed and Sealed in Our Presence:

John W. Crawford
Witness Print Name: John W. Crawford
Kelly A. DeMaria
Witness Print Name: Kelly A. DeMaria

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of March, 2020, by David Morse, the President of First Baptist Church of Fort Pierce, Inc. A corporation existing under the laws of the State of Florida, on behalf of the corporation. ____ He is personally known to me or has produced _____ as identification.



Kelly A. DeMaria (Seal)
Notary Public
Notary Printed Name: Kelly A. DeMaria
My Commission Expires::

Prepared By & Return To:
Ryan Grazi, Esq.
Grazi & Gianino, LLP
217 E. Ocean Boulevard
Stuart, FL 34994

CORPORATE RESOLUTION
of
FIRST BAPTIST CHURCH OF FORT PIERCE, INC.

Sale of Property: 4500 S. 25th Street, Fort Pierce, FL 34981

WHEREAS First Baptist Church of Fort Pierce, Inc. (the "Transferor") is currently the registered and beneficial owner of the property described as follows:

THE EAST 381.1 FEET OF THE NORTH 800 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LOCATED IN SECTION 33 TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

NOW THEREFORE BE IT RESOLVED THAT the officers of the corporation having complied with all corporate formalities or having waived them accordingly, all hereby approve and consent to the transfer by the Transferor of the property located at 4500 S. 25th Street, Fort Pierce, Florida 34981 to Italian Castle of the Treasure Coast, LLC, of the full and complete corporate interest in the Property.

NOW THEREFORE BE IT FURTHER RESOLVED THAT said sale does not constitute all of the assets of the company and is being made to further the company's corporate interests.

NOW THEREFORE BE IT FURTHER RESOLVED THAT this transfer was approved by all the members of the company, and David Morse as President is appointed as the signatory for this transaction.

Dated this 15 day of March, 2020.

FIRST BAPTIST CHURCH OF FORT PIERCE, INC.

By Charlotte W. DeVane
Charlotte DeVane
Secretary

By David Morse
David Morse
President

By Richard A. Ferry
Richard A. Ferry
Vice President/Treasurer



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
**Proposed					N/A

II. Public Facilities Information:

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

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

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
**Proposed Zoning/FLU	Enrollment	
**Change in Demand		

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

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

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No
- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

Historic statement

Not required – no historic structures or features

Why is there a need for this change in zoning:-

This change in zoning is for the purpose of placing the annexed property into a conforming city zoning classification.

Traffic statement

Not required – no changes are proposed to property

Drainage statement

Not required – no changes are proposed to property

Environmental statement

Not required – no changes are proposed to property