

Mingace Plat

Preliminary/Final Subdivision Plat

Project: P22-361

City Council Meeting

Francis Forman, Planner II

August 28, 2023, Meeting



PROJECT SUMMARY

- A Proposed subdivision plat that will create an outparcel tract within the Town Center Shopping Center.

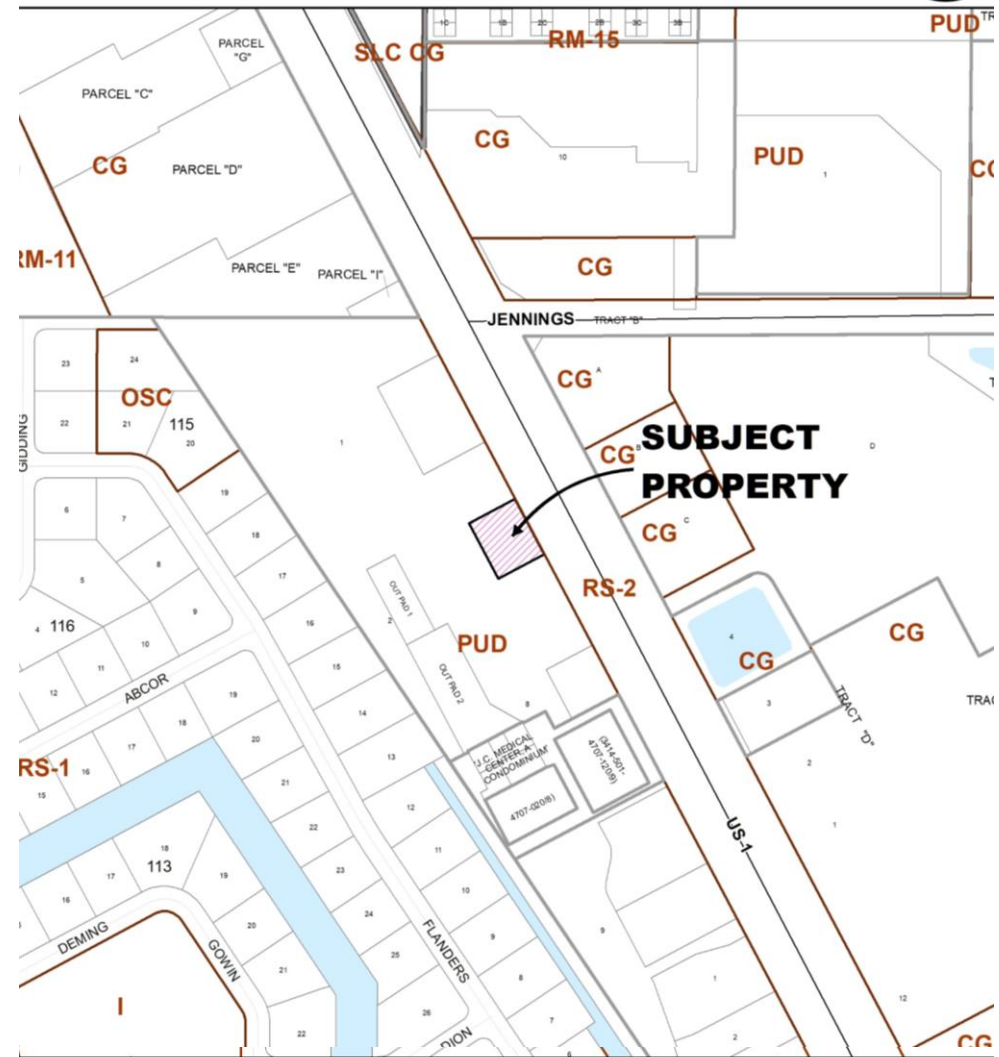


Request Summary

Applicant's Request:	Review of a subdivision plat for the creation of an outparcel within the Town Center Shopping Center.
Agent:	Dennis Murphy, Culpepper & Terpening, Inc.
Applicant /Property Owner:	Two Brothers Realty, LLC
Location:	This property is located on the east side of South US Highway 1, just of Southeast Jennings Road.

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Commercial General (CG)	Planned Unit Development (PUD)	Retail Shopping Center
South	General Commercial (CG)	Planned Unit Development (PUD)	Retail Shopping Center
East	General Commercial (CG)	General Commercial (CG)	Retail Shopping Center
West	General Commercial (CG)	Planned Unit Development (PUD)	Retail Shopping Center



MINGACE PLAT

BEING A REPLAT OF A PORTION OF LOTS 7 AND 8, BLOCK 1, SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE GARDENS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

LEGAL DESCRIPTION

THAT PART OF LOTS 7 AND 8, BLOCK 1, SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE GARDENS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST; THENCE N89°57'13"W A DISTANCE OF 6.40 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5); THENCE S27°53'31"E A DISTANCE OF 497.96 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING; THENCE CONTINUE S27°53'31"E A DISTANCE OF 151.00 FEET ALONG SAID RIGHT-OF-WAY; THENCE S62°06'25"W A DISTANCE OF 126.00 FEET; THENCE N27°53'31"W A DISTANCE OF 151.00 FEET; THENCE N62°06'25"E A DISTANCE OF 126.00 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

MINGACE BROTHERS REALTY, LLC, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS MINGACE PLAT, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1. LOT 1 IS HEREBY DEDICATED TO THE OWNER FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF 2023. SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

MINGACE BROTHERS REALTY, LLC	WITNESS:
_____	_____
SIGNATURE	SIGNATURE
PRINTED NAME	PRINTED NAME
BY: DAVID MINGACE < TITLE >	_____
_____	_____
SIGNATURE	SIGNATURE
PRINTED NAME	PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTIFICATION BY _____ OF _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF 2023.

COMMISSION NO. _____ NOTARY PUBLIC, STATE OF FLORIDA
EXPIRATION DATE _____

PRINT NAME: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, T. LUCAS ROSSKNECHT, ESQ., MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2023, AT _____ (L.M.)

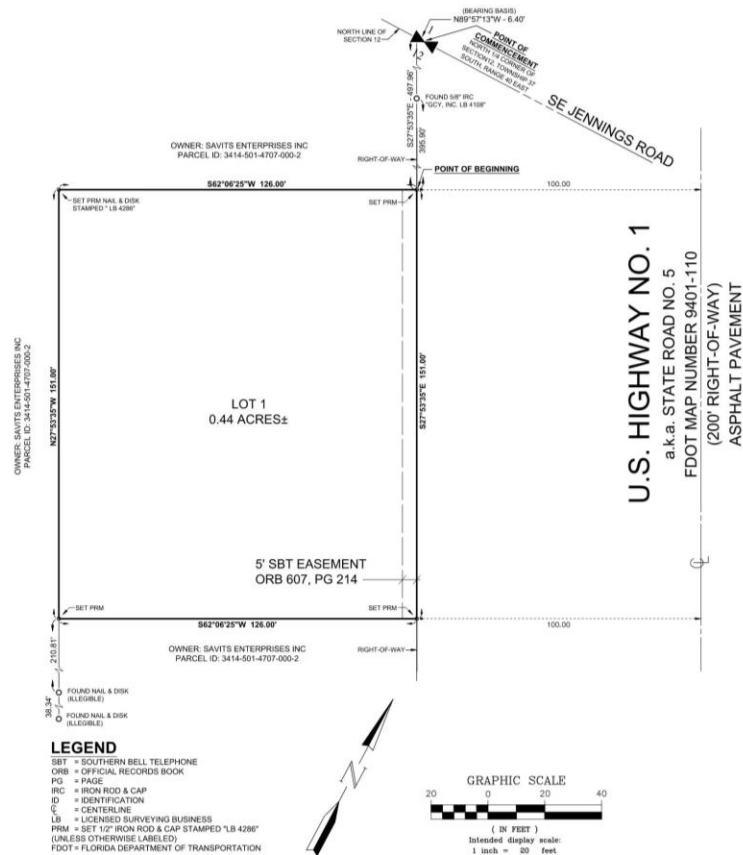
- 1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON MINGACE PLAT IS VESTED IN THE NAME OF MINGACE BROTHERS REALTY, LLC, WHO IS THE ENTRY EXECUTING THE DEDICATION HEREOF.
- 2) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: NONE.
- 3) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.
- 4) ALL ASSESSMENTS THAT HAVE COME DUE HAVE BEEN PAID.
- 5) THERE ARE NO ENCUMBRANCES THAT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS _____ DAY OF _____, 2023.

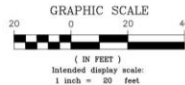
BY: T. LUCAS ROSSKNECHT, ESQ.
ROSSKNECHT LEGAL SERVICES LLC
736 S. COLORADO AVENUE
STUART, FLORIDA 34994



LOCATION MAP
(INTENDED DISPLAY SCALE: 1"=600')



LEGEND
SBT = SOUTHERN BELL TELEPHONE
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
IRC = IRON ROD & CAP
ID = IDENTIFICATION
C = CENTERLINE
LB = LICENSED SURVEYING BUSINESS
PRM = SET 1/2" IRON ROD & CAP STAMPED "LB 4286" (UNLESS OTHERWISE LABELED)
FDDT = FLORIDA DEPARTMENT OF TRANSPORTATION



CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT MINGACE PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ (PAGE) OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.

MICHELLE MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CLERK OF
THE COURT

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT MINGACE PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AND ALL DEDICATIONS TO THE CITY HEREIN ARE ACCEPTED. THIS _____ DAY OF _____, 2023.

CITY OF PORT ST. LUCIE: SHANNON M. MARTIN, MAYOR

ATTEST: SALLY WALSH, CITY CLERK

CITY OF PORT
ST. LUCIE

SURVEYOR'S NOTES

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST HAVING A BEARING OF NORTH 89°57'13" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- 5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.
- 6) EXISTING EASEMENTS SHOWN HEREON SHALL REMAIN IN FULL FORCE AND EFFECT.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT MINGACE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA THIS _____ DAY OF _____, 2023.

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 8199

SIGNATURE DATE _____

SURVEYOR

PSLUSD PROJECT NO. 11-033-0034
CITY OF PORT ST. LUCIE
PROJECT NO. P22-361

PREPARED IN THE OFFICE OF
CULPEPPER & TERPENING, INC.
2060 SOUTH 26TH STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER



CityofPSL.com

Subdivision Plat

Recommendation

The Site Plan Review Committee recommended approval of the preliminary and final plat at their February 8, 2023, meeting.

