

**From:** [Bridget Kean](#)  
**To:** [Jessica Heinz](#)  
**Subject:** FW: Staff Presentation Errors - CC Meeting Nov 23rd 6pm  
**Date:** Thursday, November 21, 2024 4:50:03 PM  
**Attachments:** [SURVEYOR MAP-7.pdf](#)  
[image001.png](#)

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Please add to the public record for 10.c and 10.d.



[www.CityofPSL.com](http://www.CityofPSL.com)

**Bridget Kean**

*Deputy Director*

**Planning and Zoning Department**

O. 772-873-6489      C. 772-418-3987

A. 121 SW Port St. Lucie Blvd., Port St. Lucie,  
FL 34984



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**From:** D L <lipps46@gmail.com>

**Sent:** Thursday, November 21, 2024 6:49 AM

**To:** Shannon Martin <Mayor@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; Melanie Lorenzo <MLorenzo@cityofpsl.com>; David Pickett <David.Pickett@cityofpsl.com>; Anthony Bonna <Anthony.Bonna@cityofpsl.com>; Jesus Merejo <jmerejo@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>; Bridget Kean <BKean@cityofpsl.com>

**Cc:** kellylee06@comcast.net; Nadia <nadiaj@auroracruises.com>; lisa D <lisad1255@gmail.com>; Charlie <choycedag@comcast.net>; zonepsl <zonepsl@yahoo.com>; tomkingion@gmail.com; newstips <newstips@cbs12.com>

**Subject:** Staff Presentation Errors - CC Meeting Nov 23rd 6pm

Please include the revised Wetland Survey Map in the Staff Presentation as a correction to the map that will be reviewed by the council.

The SFWMD has not yet officially accepted the new survey under seal but has received the documents and making final determinations.

The updated wetland estimate, redone by Hobe Sound at the request of SFWMD, indicates a minimum of 0.42 acres of Wetland, an increase from the previous estimate of not more than 0.29 acres.

With a 50-foot buffer zone around this area, any ingress or egress onto the property from the South Side of Max Gas along Morningside Blvd will be eliminated.

Additionally, we would like to note that the parcel identified in the PUD Survey is incorrectly labeled in proposed Ordinance 24-75 and Ordinance 24-76. Approval of this ordinance would mistakenly rezone a conservation tract.

There are numerous factual errors in the documentation for both earlier agenda items, P24-033 and P24-070 that were used to initiate the legal Ordinances 24-75 and Ordinance 24-76

We would also submit that agenda item P24-033 which was approved by the PZ board but tabled by the City Council was approved by PZ based upon incorrect data.

We will email these issues for public comments for review before the Monday City Council Meeting. November 25th at 6pm

We hope that these documents will be attached to the Meeting Agenda items

\* Under Transparency - This email has also been sent to 530 other emails recipients of the Sandpiper Bay Residents Area under BCC. They are being sent under Blank Carbon Copy to protect their email/s from potential identity theft

Thank you for your help

The Residents of Sandpiper Bay and the Surrounding communities

## LEGAL DESCRIPTION:

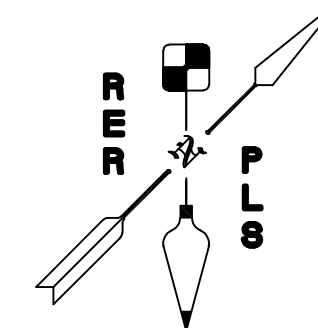
ALL OF TRACT A, TESORO PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 5 THROUGH 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

## BOUNDARY SURVEY

## WETLAND SURVEY

## ABBREVIATIONS:

A/C = AIR CONDITIONER  
(C) = CALCULATED  
(C.F.T.) = CALCULATED FROM TRAVERSE  
C = CENTERLINE  
C.B.S. = CONCRETE BLOCK STRUCTURE  
C.L.S. = CONSTRUCTION LAYOUT SURVEY  
E/P = EDGE OF PAVEMENT  
E.O.W. = EDGE OF WATER  
E.F.B. = ELECTRONIC FIELD BOOK  
EL. = ELEVATION  
FIRM = FLOOD INSURANCE RATE MAPS  
FND. = FOUND  
(L.D.) = LEGAL DESCRIPTION  
(M) = MEASURED  
N.G.V.D. OF 1929 = NATIONAL GEODETIC VERTICAL DATUM OF 1929  
N.A.V.D. OF 1988 = NORTH AMERICAN VERTICAL DATUM OF 1988  
N.T.S. = NOT TO SCALE  
O/S = OFFSET  
P.C.P. = PERMANENT CONTROL POINT  
(P) = PLAT  
P.O.B. = POINT OF BEGINNING  
P.R.M. = PERMANENT REFERENCE MONUMENT  
(R) = RECORD  
P.C. = POINT OF CURVATURE  
P.I. = POINT OF INTERSECTION  
S/W = SIDEWALK  
T.O.S. = TOE OF SLOPE  
T.O.B. = TOP OF BANK



**ROLAND E. ROLLINS**  
**PROFESSIONAL LAND SURVEYOR**  
3221 SW CRUMPACKER STREET  
PORT ST. LUCIE, FLORIDA 34953  
772-873-4700

## BENCHMARK REFERENCE:

FOUND 2" ALUMINUM DISK IN CURB INLET. LOCATED 29 FEET SOUTH OF THE NORTH EDGE OF PAVEMENT OF THE EASTBOUND SIDE OF MORNINGSIDE BOULEVARD AND 29 FEET EAST OF POCATELLO ROAD. CITY OF PORT ST. LUCIE BENCHMARK 1052. ELEVATION = 8.714 N.A.V.D. OF 1988.

ELEVATIONS BASED ON N.A.V.D. OF 1988 AND SHOWN THUS 1.0

## FLOOD ELEVATION INFORMATION

MAP NUMBER 12111C0293K DATE OF FIRM FEBRUARY 19, 2020  
COMMUNITY NUMBER 120287 PANEL 0293  
FIRM ZONE X SUFFIX K

ADDENDUM	FIELD BOOK	PAGE	DATE	BY	CHECKED
BOUNDARY SURVEY	E.F.B.		02/18/2022	R.E.R.	R.E.R.
TOPOGRAPHIC SURVEY	E.F.B.		02/18/2022	R.E.R.	R.E.R.
ALTA SURVEY	E.F.B.		04/19/2024	R.E.R.	R.E.R.
WETLAND SURVEY	E.F.B.		10/31/2024	R.E.R.	R.E.R.

## LEGEND:

- ⊙ = SET 5/8" IRON REBAR WITH CAP P.L.S. NUMBER 4945
- = SET NAIL IN DISK P.L.S. NUMBER 4945 UNLESS OTHERWISE NOTED.
- ⊙ = MANHOLE (M.H.)
- ⊕ = CATCH BASIN (C.B.)
- ⊕ = FIRE HYDRANT (F.H.)
- ⊕ = WATER METER (W.M.)
- ⊕ = WOOD POWER POLE (WD. P.P.)
- ⊕ = CONCRETE POWER POLE (CONC. P.P.)
- ⊕ = ANCHOR AND GUY WIRE
- ⊕ = OVERHEAD WIRES
- ⊕ = NOT TO SCALE
- ⊕ = FENCELINE

## NOTES:

- NO UNDERGROUND OR INTERIOR IMPROVEMENTS WERE LOCATED EXCEPT AS NOTED.
- LEGAL DESCRIPTION AS SUPPLIED BY CLIENT.
- BUILDING TIES ARE 90° OR RADIAL TO THE PROPERTY LINE.
- ALL EASEMENTS SHOWN ARE PER RECORD PLAT UNLESS OTHERWISE NOTED.

PLOT DATE AND TIME: 11/06/2024 9:00 AM EST

LOT SQUARE FOOTAGE: 7,101± ACRES

SCALE: 1" = 40'

DATE OF LAST FIELD WORK: 10/31/2024

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROLAND E. ROLLINS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA  
11/06/2024

Digitally signed by Roland E Rollins  
DN: cn=Roland E Rollins,  
o=Qualifier-A014100000018E520D5350000E4B0,  
ou=Unaffiliated, c=US  
Location: 3221 SW Crumpacker Street, Port St.  
Lucie, Florida 34953  
Reason: I am the author of this document  
Contact Info: Roland E. Rollins, PLS Registration  
Number 4945  
Date: 2024.11.06 08:07:46-05'00'

THIS SURVEY WAS ELECTRONICALLY CERTIFIED BY ROLAND E. ROLLINS, PROFESSIONAL LAND SURVEYOR NUMBER 4945 AS TIME STAMPED AND DIGITALLY SIGNED ABOVE. IF THIS SURVEY IS PRINTED IN PAPER FORM THEN IT BECOMES INVALID WITHOUT THE SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER: RR220104WL

NOTE: THE BEARINGS ARE BASED ON THE NORTHEAST LINE OF TRACT A AND THE SOUTHWEST RIGHT-OF-WAY LINE OF WESTMORELAND BOULEVARD (SEE LEGAL DESCRIPTION) WHICH BEARS SOUTH 29°55'26" EAST.

