



CITY OF FORT PIERCE PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Application for – Change in Future Land Use RM to RH

- Zoning Atlas Map Amendment
 Future Land Use Map Amendment – Large Scale (>10 acres/> 10 du/ac)
 Future Land Use Map Amendment – Small Scale (<10 acres/< 10 du/ac)

Application Fee: _____

Rezoning- \$ 2,115 (base) plus \$40 for each acre.
 Land Use Map- \$ 3,960 (base) plus \$40 for each acre.

Application submission shall include the following:

One (1) original and 14 paper copies of the application and support documents and provide one (1) electronic copy of the application packet.

Packets shall include:

- St. Lucie County's Property Appraiser Card with full legal description;
- Aerial map with the subject property depicted;
- Traffic impact report and environmental report;
- Historical report, if applicable; and
- Conceptual development plan.

1.	Name of Owner(s)	<u>SP Pine Creek Village LP</u>			
	Signature of Owner(s)	_____			
	Mailing address: (Street)	<u>2430 Estancia Blvd., Ste 101</u>			
	City	<u>Clearwater</u>	State	<u>Florida</u>	Zip <u>33761</u>
	(Phone)	_____			
	(e-mail)	_____			
2.	Name of Applicant(s)	<u>SP Pine Creek Village LP</u>			
	Signature of Applicant(s)	_____			
	Mailing address: (Street)	<u>2430 Estancia Blvd., Ste 101</u>			
	City	<u>Clearwater</u>	State	<u>Florida</u>	Zip <u>33761</u>
	(Phone)	_____			
	(e-mail)	_____			

3. Name of Representative Culpepper & Terpening, Inc. (attn: Dennis J. Murphy)
 Signature of Representative Dennis J. Murphy
 Mailing address: (Street) 2980 South 25th Street
 City Ft. Pierce State Florida Zip 34981
 (Phone) 772-464-3537
 (e-mail) dmurphy@ct-eng.com

4. Legal Description Certain property situated in the County of St. Lucie, State of Florida, and more particularly described as follows:

From the Northwest corner of the NE 1/4 of the SE 1/4 of Section 5, Township 35 South, Range 40 East, St. Lucie County, Florida, run South 0° 27' West 329.91 Feet, thence run South 89° 20' East 25 feet to the Point of Beginning; thence continue South 89° 20' East 613.01 feet. thence run South 0° 28' West 495.10 feet, thence run N 89°19'15" West 612.86 feet, thence run N 0° 27' East 494.86 feet to the Point of Beginning.

LESS AND EXCEPT the North 25 feet thereof.

Overall parcel contains 6.614 Acres, more or less.

5. Property Tax ID Numbers: 2404-608-0120-000/9

6. Parcel Acres 6.614 (per survey) 7. Amendment Acres 6.614 (per survey)

8. Property Location/ Address SW corner of the intersection of Avenue L & North. 27th St.

9. Existing Future Land Use RM 10. Proposed Future Land Use RH

11. Existing Zoning R4 12. Proposed Zoning R5 (see RZ application)

13. Are any other applications being submitted concurrent with this application? Accompanying this application, under separate cover, is a petition for a change in zoning from the R4 (Medium Density) to the R5 (High Density) zoning district.

14. Describe the existing improvements and structures on the amendment lands

There are at present, 13 residential structures, with 108 residential units on the property. There is also an on-site recreational clubhouse for the use of the community residents.

15. Proposed Use of the amended lands:

To maintain the current residential use and site density of the existing residential community known as Pine Creek Villages.

16. The reason for making this request:

See above.

OFFICE USE:		
File Number: _____	Check No: _____	Receipt No: _____
LPA Review: _____	Transmittal to DEO: _____	Adoption: _____
Ordinance No: _____	Date Approved: _____	

Required Documentation for Future Land Use Map Amendments

On a separate sheet provide the following information. Your response should be thorough and supported by references to specific sections of the Comprehensive Plan that are applicable to the proposed Future Land Use Amendment. Please provide documentation to support your responses and complete the attached worksheets.

1. A general statement describing whether and how the proposed amendments conform to the City of Fort Pierce Comprehensive Plan.

The petitioned property is located at the SW corner of the intersection of Avenue L and North 27th Street, in the Northwest part of the City of Ft. Pierce. The petitioned property includes 108 multi-family units that were originally constructed in the 1970/71 time period. This residential community is now referred to as the Pine Creek Townhomes. At the time these units were constructed, all construction was in accord with all applicable City zoning regulations (as the city did not yet have an adopted Comprehensive Plan in effect) including site density, which at that time permitted up to 18 residential units to the acre on this site.

The petitioned property totals 6.6-acres in area, just as it did in the early-1970's. The existing number of residential units found on this site is 108. The current site density (expressed as units per acre) is 16.2 du/ac, which is 1.8 du/ac less than 'could' have been located on this property based on the site's original zoning classifications that were in effect in the early-1970's.

In 1990, the City of Ft. Pierce, and as subsequently amended through 2012, adopted a revised Local Comprehensive Plan pursuant to the requirements of Section 163.3161, et seq., Florida Statutes. That Comprehensive Plan replaced the original Comprehensive Plan for the City that was adopted in the 1980 time period. As part of the adoption of this Comprehensive Plan, the City adopted a new Future Land Map applicable to all properties inside the city limits. Through the adoption of this Future Land Use Map, (along with all subsequent amendments thereto), a Future Land Use Map designation of RM (Residential Medium) was applied to the petitioned property. The RM Future Land Use designation has a maximum unit density of 12 du/ac. If the petitioned property were vacant, and someone wanted to develop homes on it, the properties current Future Land Use designation would permit a maximum of 80 units on the property, or 28 units less than are currently found existing on the property.

Objective 1.3 of the Ft. Pierce Comprehensive Plan (current version) addresses, in general, the City's position towards "nonconforming" uses, including those uses where the number of development units exceeds the maximum land use density for the particular property in question. This City has cited as its primary objective on this issue, the elimination, or reduction of existing land uses that are seen as being inconsistent with the City's existing character and broader future land use objectives.

Recently, the City has authorized the renovation of all 108 units on this site. At a cost of approximately 2.5-million dollars, the current property owners have provided extensive rehabilitation to each of the dwelling units in this community, along with making changes and improvements to the sites recreation amenities and overall site landscaping. However, in permitting the renovations to all of the existing dwelling units on this site, the City has not addressed how the nonconforming aspect of this property is to be addressed, since it is neither the intention, nor the objective, of the property owners to remove 28 units from this site.

Because the sites existing development condition exceeds the maximum Future Land Use density permitted under the

City's Future Land Use Maps, this site, and the units included on it are considered to "nonconforming uses" and are subject to the provisions of Section 22-99 of the Ft. Pierce Code of Ordinances. The problem that the current property owners face with this type of designation is that if as many as 28 units (25% of the total number of units on the site) were deemed to be destroyed or otherwise vacated for a period in excess of twelve (12) months, those units, under a strict interpretation of the existing City Code, code not be repaired, replaced or reoccupied.

After considerable discussion with City staff on this particular issue, it has been concluded by the applicant that the only way in which we may seek to preserve and maintain the integrity of the Pine Creek Village property is to request that the Future Land Use classification on the site be amended from its current RM (Residential Medium) Future Land Use classification to a RH (Residential High) Future Land Use classification. This reclassification would change the unit per acre density from 12 to 18, and would, from a gross residential density perspective, permit a maximum of 120 units on the site, subject to meeting all other applicable City design codes and regulations. Noting that under this scenario the gross unit density would exceed the site density that the property owner presently enjoys, the property owners are prepared to enter into a specific, and separate, Development Agreement with the City, limiting the maximum development density on this site to 108 units, which is nothing more than is what presently exists on the site. This development agreement, which would be entered into consistent with the provisions of Section 163.3220 - .3243, Florida Statutes.

2. A statement describing how the proposed future land use designation is compatible with the future land use designations and existing land uses surrounding the amended lands.

Amending the Future Land Use classification on the petitioned property from RM to RH would not result in any significant change to the existing neighborhood. The areas current Future Land Use classification permits both single and multi-family housing product options. If approved, the proposed Future Land Use classification permits both single and multi-family housing product options.

The only "potential" difference between the two land use classifications is the "potential" number of units that could be located on the property. In the case of the current RM classification, the maximum density permitted is 12 du/ac, with a potential for density bonuses that could take this up an additional 5 units to the acre. If approved, the RH future land use classification would permit a maximum of 18 units to the acre, again with the potential for density bonuses that could take this up an additional 5 units to the acre. However, assuming that the associated Development Agreement, as discussed in paragraph 1 above, is approved, this Agreement would limit the site density on this property to the existing total of 108 units, and that any future redevelopment of the property could not exceed that development intensity unless specifically authorized by the City of Ft. Pierce, through the prescribed amendment process for these Agreements. These Agreements run with the land and will be recorded in the land records of the County.

3. Identify future land use designations and existing land uses within a half mile of the subject property that have the same or greater type of proposed future land use designation.

Refer to attached Land Use and Zoning exhibits.

4. Provide a statement describing any conditions affecting the area of the amendment lands that

have changed since the most recent adoption of the Comprehensive Plan. Describe any changes in development patterns, utility availability, and public service capacity. Provide the data and analysis supporting your conclusions.

The Pine Creek Townhomes property has recently undergone a 2.5-million dollar renovation that has brought all of the existing units in this community up to current building standards. In addition, there have been site access and landscaping adjustments to the property that have resulted in a general aesthetic community/neighborhood improvement.

Other lands within the immediate area are all developed residentially, much of which is in attached housing format. There are some areas of commercial development opportunity to the east of the petitioned site along North 25th Street. There are some areas of detached, single family homes to the south and east of the petitioned site. In general; the area is seen as stable. There is no significant, observable, degradation-taking place in this area.

Existing utilities in this area are not proposed for alteration as result of this Future Land Use Map Amendment. Without taking into consideration the proposed Development Agreement, limiting development opportunity in this area to only what is presently found of the petitioned site, the addition of 12 theoretic units (land use map differential) will have no measurable effect on the local infrastructure network.

5. Provide a statement describing why there is a need for the proposed Future Land Use Map Amendment and how the amendment will result in an orderly and logical development pattern.

Pine Creek Village property (the petitioned property) includes an existing 108 unit, multi-family, residential development located on a 6.6-acre parcel. The homes on this site were originally constructed in the 1970/71 time period and have just recently undergone a 2.5-million dollar renovation, bringing these units all up to current building codes and standards. In addition to these residential building upgrades, the site grounds and community recreation facilities were all upgraded and improved.

The properties Current Future Land Use classification is RM (residential Medium). The properties Current Zoning Classification is R4 (Medium density residential). Under the properties current Future Land Use and Zoning designation, the maximum number of permitted units on this site would be 80. Since the homes on this site were all constructed over 40 years ago, and were at that time conforming to all City Zoning standards (density/ lot coverage and setbacks) this property is pursuant to Article VII, Sections 22-99 thru 22-105.10, of the Ft. Pierce Code of Ordinances considered to be an existing, lawful, nonconforming use, because the site's gross number of units on this site exceeds that which would otherwise be permitted if the site were to be developed today, from a vacant land perspective.

Section 22-99 of the Ft. Pierce Code of Ordinances addresses the basics of the City's Non-Conforming Use regulations. This section reads as follows:

Within the zoning districts established by this chapter or amendments that may be adopted later, there exist lots, structures, uses of land or structures, and characteristics of uses which were lawful before this chapter was passed or amended, but which violate provisions of this chapter or future amendments. It is the intent of this chapter to permit these nonconformities to continue until they are removed, but not to allow their expansion or replacement.

Accepting for the purpose of discussion that the petitioned property is under the current City Codes, considered to be a nonconforming use, the problem that the current property owners face here is if as many as 28 units (25% of the total number of units) were deemed to be destroyed or otherwise vacated for a period in excess of twelve (12) months, those units, under a strict interpretation of the existing City Code, code not be repaired, replaced or reoccupied. Therefore, the immediate need in this petition for Future Land Use change is to maintain the structure of the existing neighborhood. If it is the City's Objective is indeed to push for a lower physical development intensity in this area, then the City should articulate further how this is to be achieved without the unreasonable taking of existing property values and without creating unnecessary strain or loss of value to the surrounding neighborhood.

It is the hope of the property owners of the petition property that the current nonconforming status of this site (from a gross unit density perspective only) not be seen, or used, as an impediment towards any future replacement of these recently remodeled, but not expanded, homes on this site. The Pine Creek Village Community provides an affordable and functional living environment for 108 families and has done so, since the early 1970's. As noted, the current property owners have expended in excess of 2.5-million-dollars in improving the homes on this site.

6. What are the potential environmental impacts of the requested amendment? Provide an analysis of soils, topography, vegetation, and natural resources (wetlands, native habitats...etc) on the site.

None. The petitioned properties are presently fully developed for urban use, so there are no potential impacts. It should also be noted that there are no unique soils, topography, vegetation, or natural resources (wetlands, native habitats...etc) on this site.

7. Provide the flood zone classification.

The petitioned property is located in Flood Zone X (refer to FEMA Map 12111C0178J; February 2012)

8. Provide an analysis of the drainage effects the proposed land use amendment would have on the volume and quality of storm water runoff.

The petitioned property is presently in use as a developed residential site. The current site drainage system collects all stormwaters and discharges those waters into the City's drainage system along North 27th Street. Minor upgrades to this system were made as part of the recent on-site renovations to the property. The requested change in Future Land Use will have no impact in the current volume and quality of storm water runoff.

9. Provide a traffic report of the potential impacts to the City's transportation system brought about by the proposed land use. The report must include existing, background, committed trips, and projected traffic volumes and the level of service for all affected roadways. Projected traffic volumes must be based on the highest density allowed under the proposed future land use designation.

A traffic report for this proposed Small Area Land Use Amendment has not been made. The requested change in Future Land Use designation from RM to RH is to provide for recognition of the existing uses on this site. The current developed density on this site is 108 units. The maximum permitted development density under the RH future and use category is 12 units. The addition of 12 units into the existing local area traffic network will have no measurable impact on any of the local area roadways.

Current levels of service along North 25th Street in the project area are LOS C.

10. Provide a capacity analysis and documentation that demonstrate adequate water capacity and supply facilities will be available.

The site is presently served with Ft. Pierce Utility Authority (FPUA) water and wastewater services. The requested change in future Land Use designation from RM to RH will have no measurable impact on service demands upon the existing FPUA service system.

11. Provide projections on average daily volumes of solid waste that would be generated by the change in the land use.

The site is presently served by the City of Ft Pierce Solid Waste Department. The requested change in future Land Use designation from RM to RH will have no measurable impact on solid waste service demands.

12. What demands for recreational facilities will be created by the development as a result of the land use change? Identify recreational facilities and open spaces that are in the surrounding vicinity.

There are no expected impacts on the local park system as a result of this proposed change in land use. As part of the recent renovations to this property, new on-site recreation facilities have been added to the property thus reducing the impacts to neighboring City facilities.

13. Indicate the location of historical and/or archaeological landmarks on the property and provide an assessment if applicable.

There are no historical and/or archaeological landmarks on the property.

I certify that: (Check One)

_____ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Future Land Use is requested.

xxx I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Dennis J. Murphy _____ 08/09/13
Applicant's Signature Date

2980 South 25th Street Ft. Pierce, Florida 34981
Address State Zip

(772) 464-3537 dmurphy@ct-eng.com
Phone Fax E-mail Address

Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in future land use. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City's Comprehensive Plan for the property described herein.

Property Owner's Name (Please Print) Phone

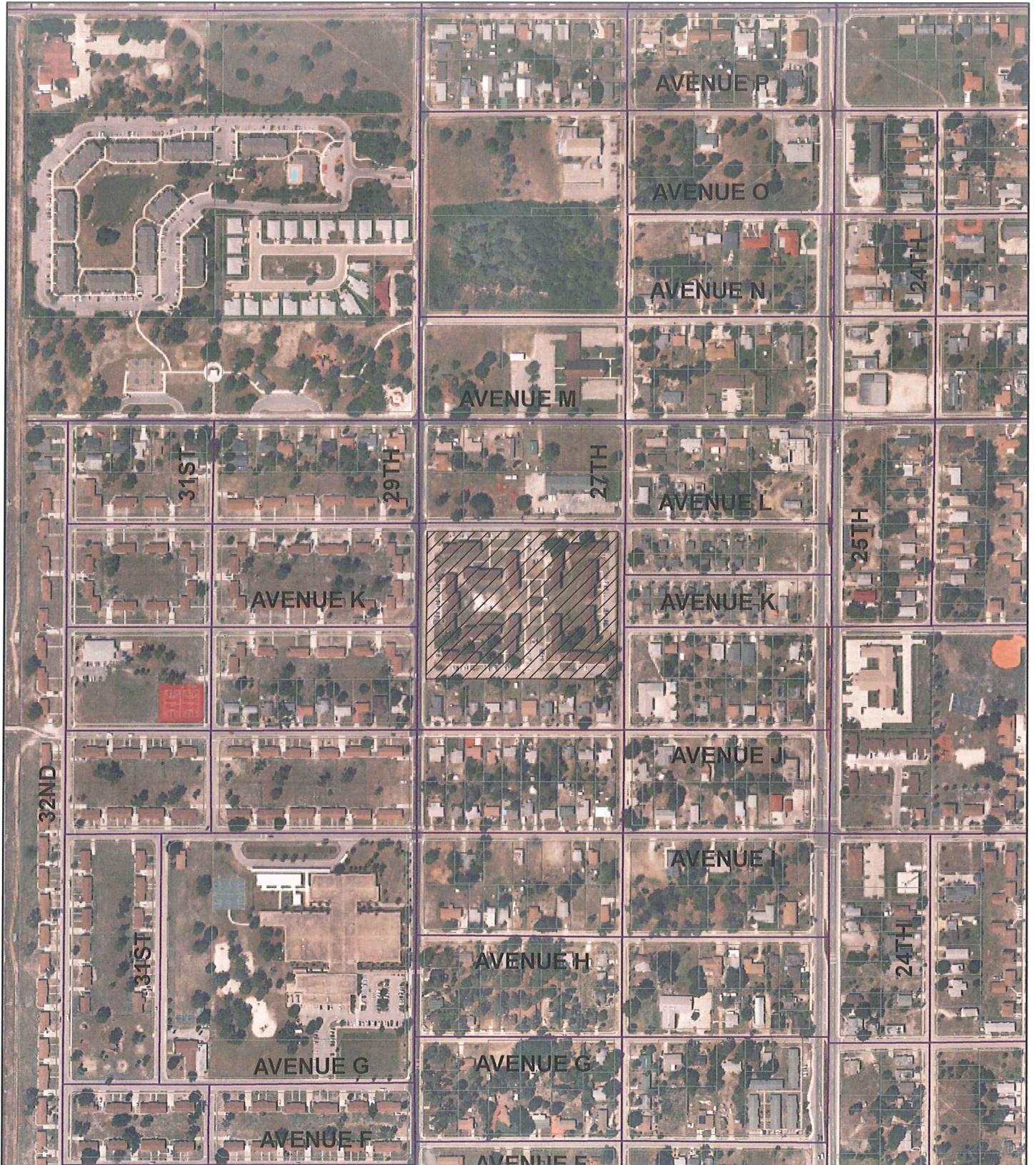
Address State Zip

Property Owner's Signature Date

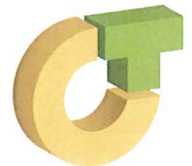
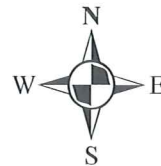
STATE OF FLORIDA)
ST LUCIE COUNTY)

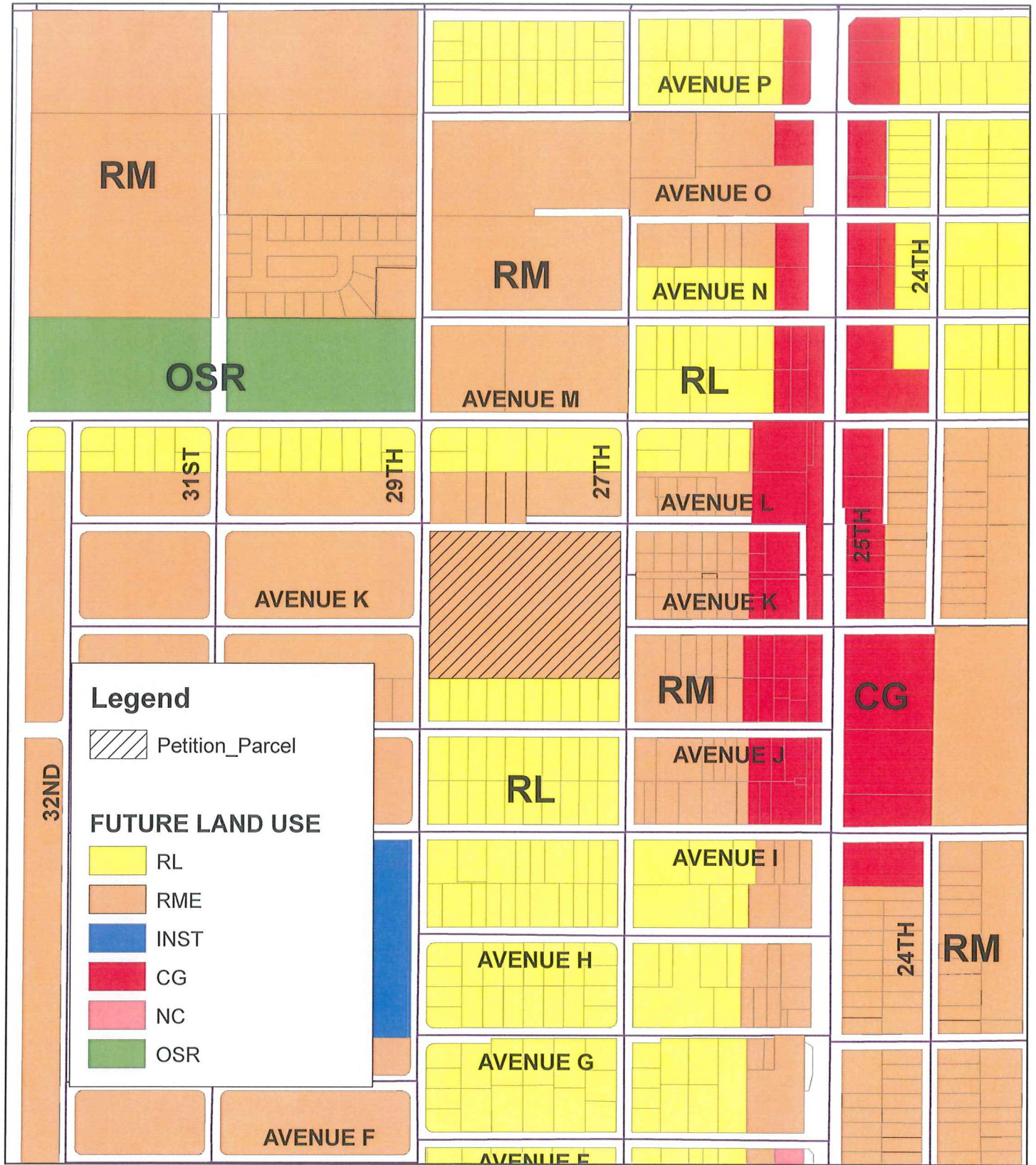
The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

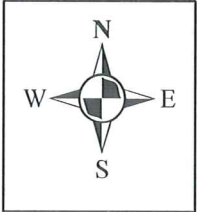


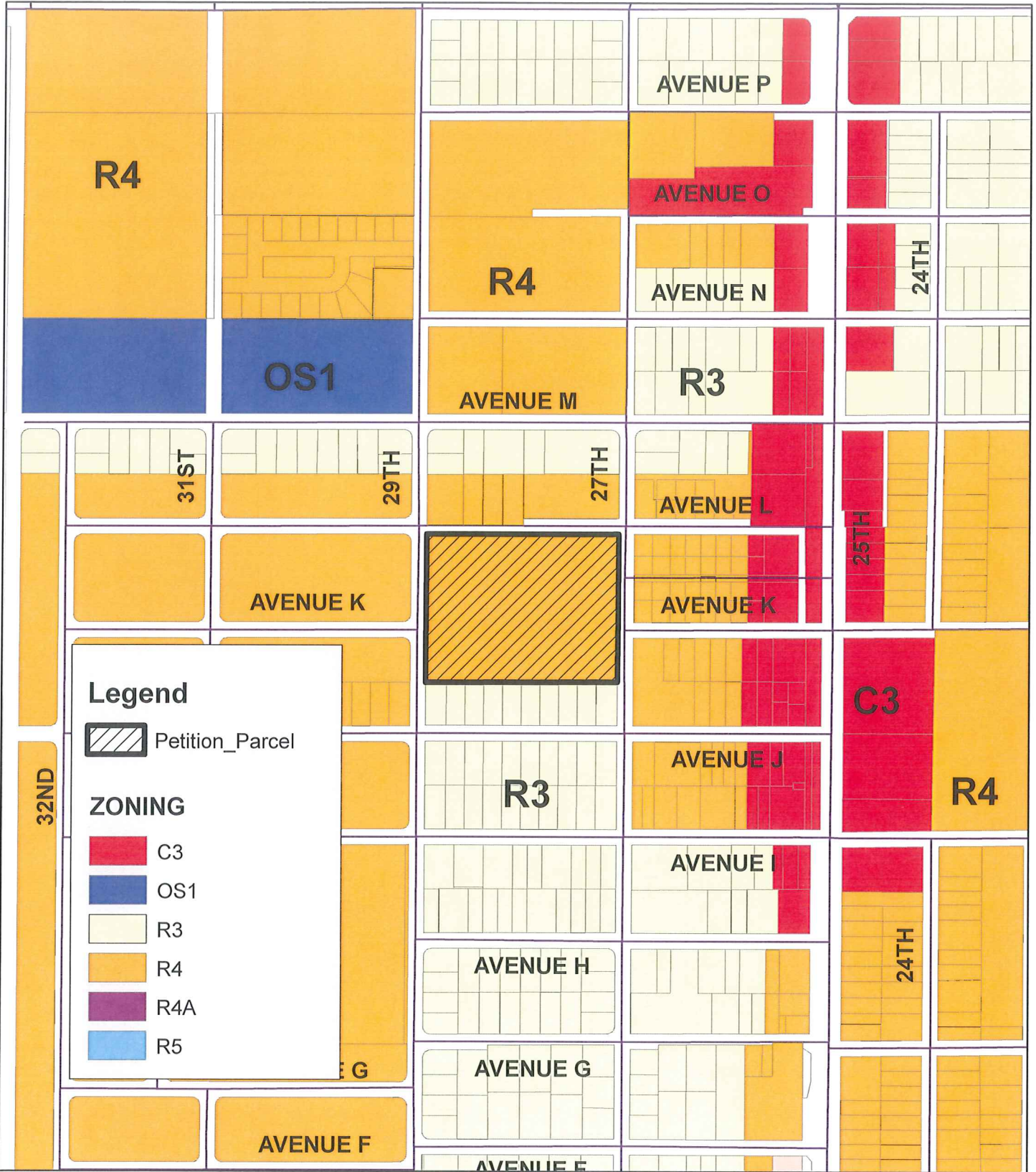
**SP PINE CREEK VILLAGE LP
SITE AERIAL**





**SP PINE CREEK VILLAGE LP
FUTURE LAND USE MAP**





SP PINE CREEK VILLAGE LP AREA ZONING MAP





CITY OF FORT PIERCE

PLANNING DEPARTMENT

MATTHEW G. MARGOTTA, AICP, DIRECTOR
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Map Amendment

Property address or Location 1110 North 29th St.

Parcel ID #(s) 2404-608-0120-000-9

Project description Pine Creek Village Apartments

SP Pine Creek Village LP
Property Owner(s)
2430 Estancia Blvd., Ste 101
Street Address
Clearwater FL 33761
City State Zip
727-669-3660
Phone Number
sseckinger@sphome.com
Email Address

Patrick J. Ferland, PE, Culpepper & Terpening, Inc.
Applicant/Representative, Title, Company
2980 South 25th St.
Street Address
Fort Pierce FL 34981
City State Zip
772-464-3537
Phone Number
pferland@ct-eng.com
Email Address

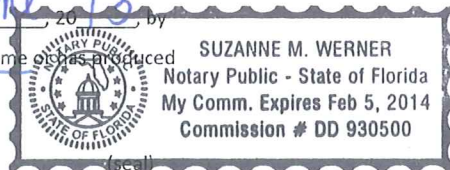
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other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

Scott Seckinger, VP
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY 28th day of June, 2013, by

Scott C. Seckinger who is personally known to me or has produced

Suzanne M. Werner
Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 460-2200 x247

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp

MAP AMENDMENT

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application.
- As-built Survey
- Warranty deed
- Agent letter
- Concurrency submittals
- SLC Property Record Card
- Project Narrative
- Environmental Survey
- C D
- Traffic Impact Report
- Fee
- Support Documentation

Application Type:

- Amending the Zoning Atlas Map
- Amending the Future Land Use Map

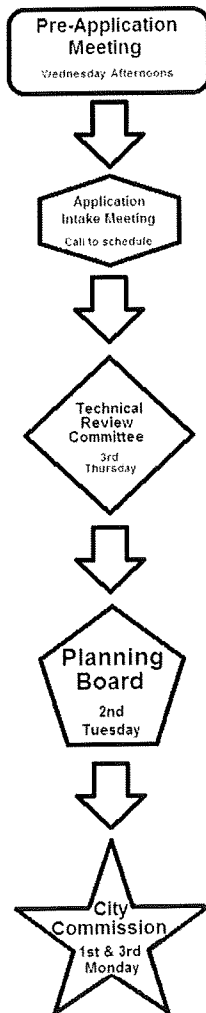
Site Information:

	Zoning / FLU	Structure	Size (sq. ft.)	Height	Use	Residential Units
Existing	R4/RM	no change	no change	no change	Res	107
Proposed	R5/RH	no change	no change	no change	Res	107

Surrounding Zoning & Future Land Uses:

North		South		East		West	
R4	RM	R3	RL	R4	RM	R4	RM

Application Outlook



June 6, 2013

City of Fort Pierce

**RE: Pine Creek Village
Future Land Use Map Amendment & Zoning Map**

Please be advised that **SP Pine Creek Village LP** hereby authorizes **Culpepper & Terpening, Inc.** to act as its agents relative to the above referenced property and project.

Sincerely,

SP Pine Creek Village LP

By: SP Pine Creek Village GP Inc; its General Partner

By: *ACI* *Scott Seckinger* *Vice President* *6/28/13*
Signature Print name Title Date

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this *28th* day of *June*, 2013 by *Scott Seckinger*, as *V.P. SP Pine Creek Village GP Inc*, who is personally known to me on behalf of *it's General Partner* a Florida _____.

[Notary Seal or Stamp]



Suzanne M. Werner
Notary Public - State of Florida

Print Name: *Suzanne M. Werner*
My Commission Expires: *Feb 5th 2014*

2013 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P11000102054

Entity Name: SP PINE CREEK VILLAGE GP, INC.

Current Principal Place of Business:

2430 ESTANCIA BOULEVARD
SUITE 101
CLEARWATER, FL 33761

Current Mailing Address:

2430 ESTANCIA BOULEVARD
SUITE 114
CLEARWATER, FL 33761 US

FEI Number: 45-3949856

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

TRUSTEE AND CORPORATE SERVICES INC.
2430 ESTANCIA BOULEVARD
SUITE 114
CLEARWATER, FL 33761 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: JEFFREY C. STEINERT

03/25/2013

Electronic Signature of Registered Agent

Date

Officer/Director Detail Detail :

Title PSTD
Name PAGE, J. DAVID
Address 2430 ESTANCIA BOULEVARD, SUITE 101
City-State-Zip: CLEARWATER FL 33761

Title VP
Name MOLINARI, MICHAEL
Address 2430 ESTANCIA BOULEVARD, SUITE 101
City-State-Zip: CLEARWATER FL 33761

Title VP
Name SECKINGER, SCOTT
Address 2430 ESTANCIA BOULEVARD, SUITE 101
City-State-Zip: CLEARWATER FL 33761

Title VP
Name LEACH, PETER H
Address 2430 ESTANCIA BOULEVARD, SUITE 101
City-State-Zip: CLEARWATER FL 33761

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: J. DAVID PAGE

PRESIDENT

03/25/2013

Electronic Signature of Signing Officer/Director Detail

Date

2013 FLORIDA LIMITED PARTNERSHIP ANNUAL REPORT

**FILED
Mar 25, 2013
Secretary of State**

DOCUMENT# A11000000897

Entity Name: SP PINE CREEK VILLAGE LP

Current Principal Place of Business:

2430 ESTANCIA BOULEVARD
SUITE 101
CLEARWATER, FL 33761

Current Mailing Address:

2430 ESTANCIA BOULEVARD
SUITE 114
CLEARWATER, FL 33761 US

FEI Number: 37-1655498

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

TRUSTEE AND CORPORATE SERVICES INC.
2430 ESTANCIA BOULEVARD
SUITE 114
CLEARWATER, FL 33761 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: JEFFREY C. STEINERT

03/25/2013

Electronic Signature of Registered Agent

Date

General Partner Detail Detail :

Document # P11000102054
Name SP PINE CREEK VILLAGE GP, INC.
Address 2430 ESTANCIA BOULEVARD, SUITE
101
City-State-Zip: CLEARWATER FL 33761

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a general partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: J. DAVID PAGE

PRESIDENT

03/25/2013

Electronic Signature of Signing General Partner Detail

Date

DS: \$35,000.00
Pcc 135.00
\$35,035.50

Prepared by and return to:
Amber F. Williams
Pepple Cantu Schmidt PLLC
2430 Estancia Blvd., Suite 114
Clearwater, FL 33761

COPY
SPECIAL WARRANTY DEED

THIS INDENTURE is made effective on October 16, 2012, by My Fort Pierce, L.L.C., a Florida limited liability company, formerly known as Fort Pierce, L.L.C., a Florida limited liability company ("**Grantor**"), whose mailing address is 49 Wall Street, Worcester, MA 01604, and SP Pine Creek Village LP, a Florida limited partnership ("**Grantee**"), whose mailing address is 2430 Estancia Boulevard, Suite 101, Clearwater, FL 33761.

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto Grantee and its successors and assigns forever, that certain real property together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest, estate, reversion, remainder and easement thereto belonging or in anywise appertaining (the "**Property**") in St. Lucie County, Florida, as more particularly described in **Exhibit A** attached hereto and made a part hereof.

Tax Parcel ID No. 2404-608-0120-000-9.

The tax identification number for the Grantee is _____.

TO HAVE AND TO HOLD the Property in fee simple forever.

Grantor covenants with Grantee that at the time of delivery of this deed with respect to the Property, Grantor's interest is free from all liens and encumbrances except for the matters shown in **Exhibit B** attached hereto and made a part hereof, none of which shall be reimposed hereby, and that Grantor will warrant the title to the Property and will defend the same, against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[Signatures on following page]

Deed Pine Creek Final.doc Page 1 of 4
COPY

IN WITNESS WHEREOF, Grantor has executed this deed the day and year above written.

Signed in the presence of:

GRANTOR:

Monna Collins
Signature

Monna Collins
Printed Name

[Signature]
Signature

DAVID E. NELSON
Printed Name

My Fort Pierce, L.L.C.

By: [Signature]
Stephen H. Schneider, Managing Member

STATE OF FLORIDA)

COUNTY OF DUVAL)

This foregoing instrument was acknowledged before me this 11th day of October, 2012 by Stephen H. Schneider, as Managing Member for My Fort Pierce, L.L.C., a Florida limited liability company, on behalf of the company. He [is personally known to me] [has produced New Hampshire driver license as identification].

[Signature]
Notary Public:
Printed Name: DANIEL TAN
My Commission Expires: _____
[NOTARY SEAL]

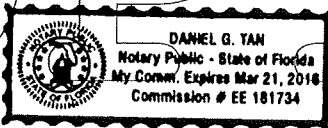


EXHIBIT A
to
SPECIAL WARRANTY DEED

Legal Description

Certain property situated in the County of St. Lucie, State of Florida, and more particularly described as follows:

From the Northwest corner of the NE ¼ of the SE ¼ of Section 5, Township 35 South, Range 40 East, St. Lucie County, Florida, run South 0° 27' West 329.91 feet, thence run South 89° 20' East 25 feet to the Point of Beginning; thence continue South 89° 20' East 613.01 feet, thence run South 0° 28' West 495.10 feet, thence run North 89° 19' 15" West 612.86 feet, thence run North 0° 27' East 494.86 feet to the Point of Beginning.

LESS AND EXCEPT the North 25 feet thereof.

COPY

COPY

**EXHIBIT B
to
SPECIAL WARRANTY DEED**

Permitted Exceptions

1. Terms, conditions and restrictions set forth in that certain Foreclosure Sale Use Agreement recorded in the Office of the Clerk of the Circuit Court in and for St. Lucie County in Book 808, Page 2013, of the Public Records of St. Lucie County, Florida.
2. Rights of tenants in possession, as tenants only, under prior unrecorded residential leases.

COPY

COPY

Deed Pine Creek Final.doc Page 4 of 4
COPY

PROPERTY RECORD CARD

SP Pine Creek Village LP Record: 1 of 14
Property Identification

<<Prev Next >> Spec.Asamnt Taxes Exemptions Permits Home Print

Site Address: 1110 N 29th St
Sec/Town/Range: 05:35S :40E
Map ID: 24/05S
Zoning: R4

ParcelID: 2404-608-0120-000-9
Account #: 16788
Use Type: M-F >= 10U
City/Cnty: Fort Pierce



Ownership and Mailing

Owner: SP Pine Creek Village LP
Address: 2430 Estancia Blvd Ste 101
Clearwater FL 33761

Legal Description

GARDEN CITY FARMS 05 35 40 TRACT79-LESS N 25 FT- AND N 1/2 OF TRACT 82-LESS RD RW- (OR 3443-2263)

Sales Information

Date	Price	Code	Deed
10/11/2012	5000000	0001	SP
9/18/2000	3100000	01	WD
9/14/2000	3100000	00	WD
9/24/1992	605000	00	DE

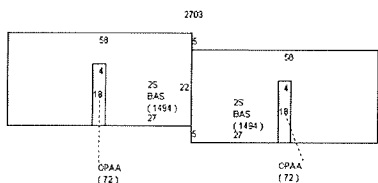
Assessment 2012

2012 Final:	2608800
Assessed:	2608800
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	64297.54

Total Land and Building

Land Value:	810000	Acres: 6.66
Building Value:	1798800	
Finished Area:	81452	SqFt

BUILDING INFORMATION



Exterior Features

View:	-	RoofCover:	FS - Fibrglss Shg	RoofStruct:	GA - Gable
ExtType:	LITC - Lithc Apart	YearBlt:	1971	Frame:	-
Grade:	C - C	EffYrBlt:	1971	PrimeWall:	BP - Conc Block
StoryHght:	0020 - 2 Story	No.Units:	107	SecWall:	-

Interior Features

BedRooms:	214	Electric:	MX - MAXIMUM	PmIntWall:	DW - Drywall
FullBath:	0	HeatType:	FHA - FrcdHotAir	AvgHt/Ft:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Pm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
ASP2 - ASP2 LOW	Y	1	67000	AV	AV	1971
CNC2 - CONCRETE LOW	Y	1	10500	AV	AV	1971
FEN6 - CHAINLINK 6'	Y	1	1600	AV	AV	1971

Land Information

No.	Use Type	Type	Measure	Depth
1	0300-M-F >= 10U	107 -Unit	108	

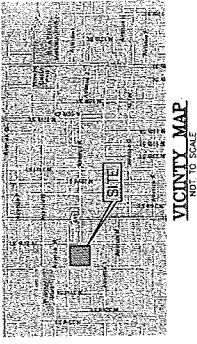
THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

LIVE

Street. The Guaranty Company File Number 2010462 effective date December 12, 2011 @ 8:00 AM was incorporated into this survey.
 Exceptions:
 1) Not a survey meter.
 2) Not a survey meter.
 4) Affects subject property. Official Records Book 82B, Page 2013.
 5) All recording information contained herein refers to the Public Records of St. Luke County, Florida, unless otherwise indicated.

NOTE: Property has access to North 29th Street, Avenue L and North 27th Street, all public rights-of-way.

30 GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.

**VICINITY MAP**

NOT TO SCALE

LEGAL DESCRIPTION

Centered in the County of St. Luke, State of Florida, and more particularly described as follows:
 From the Northwest corner of the NE $\frac{1}{4}$ of Section 5, Township 35 South, Range 40 East, St. Luke County, Florida, to the South 7.27 feet to the corner of Lot 25, North 29th Street, St. Luke County, Florida, then South 61.12 feet to the corner of Block 1, Lot 10, North 29th Street, then North 19.61 feet, then East 196.10 feet, then North 87.19 feet, then East 61.86 feet, then North 19.61 feet to the Point of Beginning.
 LESS AND EXCEPT the North 25 feet thereof.

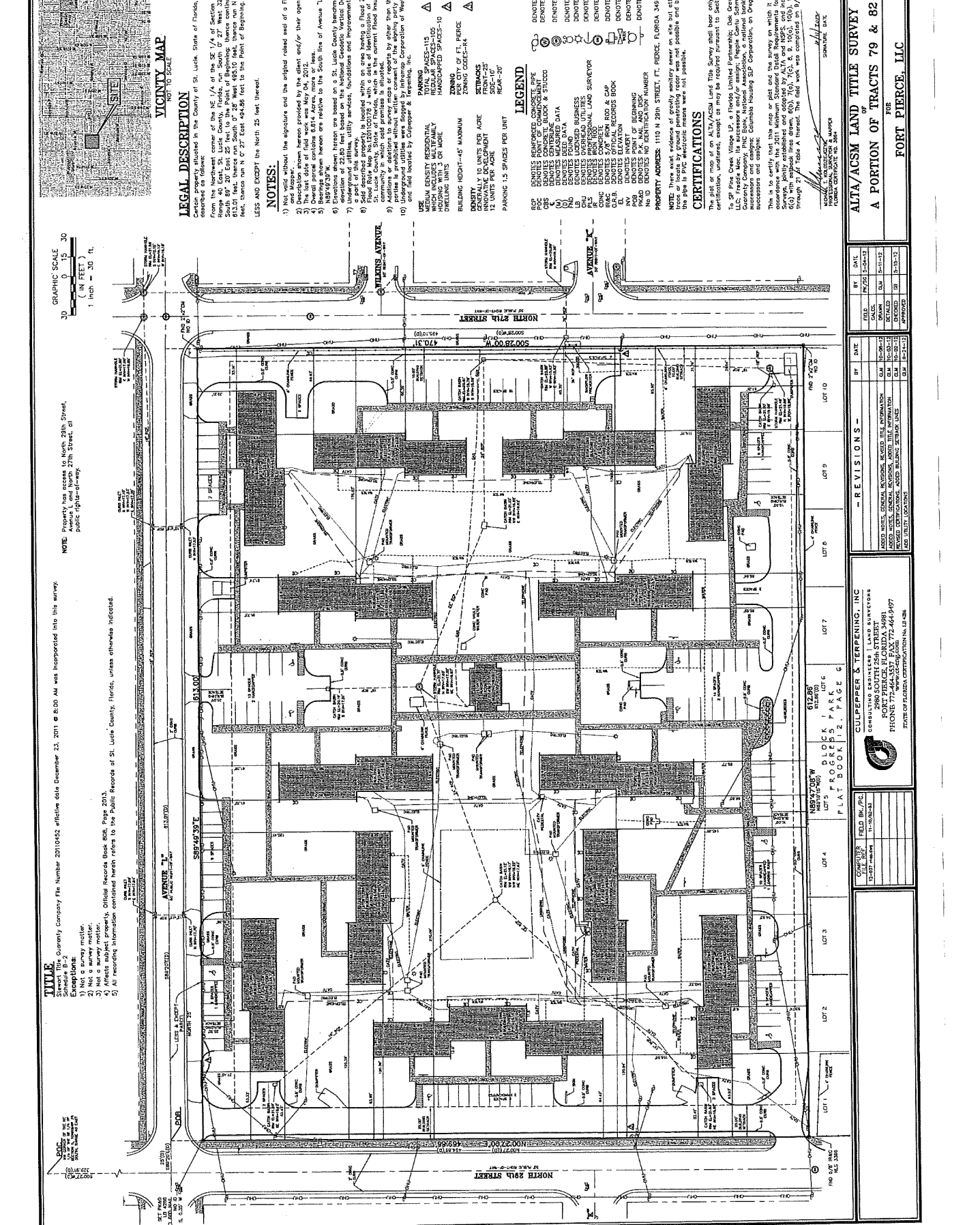
NOTES:

- 1) Not to scale without the signature and the original raised seal of a Florida Licensed Surveyor.
- 2) Description shown herein provided by the client and/or their agent.
- 3) Bearings shown herein are relative to the South line of Avenue L, more or less.
- 4) Overall parcel contains 6.614 Acres, more or less.
- 5) Bearings shown herein are based on a St. Luke County benchmark having a published elevation of 22.82 feet based on the National Geodetic Vertical Datum (N.G.V.D.) of 1929.
- 6) Erections shown herein are based on a St. Luke County benchmark having a published elevation of 22.82 feet based on the National Geodetic Vertical Datum (N.G.V.D.) of 1929.
- 7) All distances are as shown on the original field notes and surveys on which this plat is based.
- 8) Said described property is located within an area having a Flood Zone Designation of "A" on the Flood Insurance Rate Map for St. Luke County, Florida, which is the current Flood Insurance Rate Map for the County of St. Luke, Florida, and is subject to special flood hazard insurance.
- 9) Addition or alterations to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 10) Any field located by Culpeper & Terpeping, Inc.

- USE**
- \square UNIMPROVED CONCRETE PAVEMENT
 - \square UNIMPROVED ASPHALT PAVEMENT
 - \square UNIMPROVED GRASS
 - \square UNIMPROVED SOIL
 - \square UNIMPROVED SAND
 - \square UNIMPROVED GRAVEL
 - \square UNIMPROVED ROCK
 - \square UNIMPROVED CEMENT CONCRETE
 - \square UNIMPROVED BRICK
 - \square UNIMPROVED CLAY TILE
 - \square UNIMPROVED GLASS BLOCK
 - \square UNIMPROVED CERAMIC TILE
 - \square UNIMPROVED STONE
 - \square UNIMPROVED MARBLE
 - \square UNIMPROVED GRANITE
 - \square UNIMPROVED SLATE
 - \square UNIMPROVED SCHEMATIC
 - \square UNIMPROVED METAL
 - \square UNIMPROVED WOOD
 - \square UNIMPROVED BRICK
 - \square UNIMPROVED CONCRETE
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 - \square UNIMPROVED SLATE
 - \square UNIMPROVED SCHEMATIC
 - \square UNIMPROVED METAL
 - \square UNIMPROVED WOOD

- LEGEND**
- REPT DENOTES REINFORCED CONCRETE
 - CC DENOTES CURVED CENTERLINE
 - STRUC DENOTES STRUCTURE
 - (O) DENOTES OPEN
 - (X) DENOTES CLOSED
 - SHAD DENOTES SHADING
 - DA DENOTES DATA
 - FL DENOTES FOUND
 - LS DENOTES LOSS
 - LN DENOTES LINE
 - HT DENOTES HEIGHT
 - RM DENOTES ROAD
 - RD DENOTES ROAD
 - CA DENOTES CANAL
 - WV DENOTES WATER VALVE
 - WT DENOTES WATER TOWER
 - EV DENOTES ELEVATION
 - NO DENOTES NO IDENTIFICATION NUMBER

- CERTIFICATIONS**
- The plat or map of an A/C/S/M land title survey may be recorded pursuant to Section 38.06, above.
 I, the undersigned, being duly qualified and sworn to as a Florida Licensed Professional Engineer, Civil Engineering, State of Florida, License No. 15400, hereby certify that I have prepared this plat or map in accordance with the provisions of Chapter 125, Florida Statutes, and that I am a duly Licensed Professional Engineer, Civil Engineering, State of Florida, License No. 15400.
 I, the undersigned, being duly qualified and sworn to as a Florida Licensed Professional Surveyor, License No. 15400, hereby certify that I have prepared this plat or map in accordance with the provisions of Chapter 125, Florida Statutes, and that I am a duly Licensed Professional Surveyor, License No. 15400.



- REVISIONS -	
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