



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

### DEVELOPMENT REVIEW

Property address or Location South 23rd Street; Nebraska Avenue

Parcel ID #(s) 2416-504-0199-050-6; 2416-504-0199-000-1; 2416-504-0199-200-3

Project description Proposed Apartment Project

Mayfair at Lawnwood Reph, LLC

**Property Owner(s)**  
780 N.W. 42nd Street, #400

**Street Address**  
Miami, Florida 33126

**City State Zip**  
305-569-5146

**Phone Number**  
emchugh@oceanbank.com

**Email Address**

Richard C. Wohlfarth, P.E. IBI Group (Florida) Inc.

**Applicant/Representative, Title, Company**  
2300 Maitland Center Parkway Suite 101

**Street Address**  
Maitland, Florida 32751

**City State Zip**  
407-660-2120

**Phone Number**  
Rwohlfarth@ibigroup.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 acknowledgment 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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 28 day of Sept, 2015, by Carlos Scardino, VP REPT mgmt. who is personally known to me or has produced

ELSA MARIA CHOMAT  
Signature of Notary

as identification.



**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3720**

#### 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

# DEVELOPMENT REVIEW

## General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type			
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

## Site Information:

Non-Residential: Proposed Sq. Ft.: \_\_\_\_\_ Residential: Proposed Units: \_\_\_\_\_

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
VACANT	Sports Complex	Single Family (Duplex & 4-plex)	Lawnwood Regional Hospital

## Application Outlook



## Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

NO NO

MAYFAIR AT LAWNWOOD REPH, LLC

780 NW 42<sup>ND</sup> AVENUE

MIAMI, FLORIDA 33126

TO: City of Fort Pierce  
St. Lucie County Fire District  
South Florida Water Management District  
St. Lucie County Health Department

RE: Mayfair at Lawnwood

On behalf of Mayfair at Lawnwood REPH, LLC, we hereby authorize IBI Group (Florida) Inc. to act as our agent relative to agency approvals and permits for the above referenced property and project.

Mayfair at Lawnwood REPH, LLC

By: [Signature] Carlos Sandino, VP 9/28/15  
Signature Print Name Title Date

STATE OF FLORIDA  
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 28 day of Sept., 2015 by Carlos Sandino, managing member of Mayfair a Lawnwood REPH, LLC, who is personally known/provided identification to me on behalf of Mayfair at Lawnwood REPH, LLC.

(Notary Seal or Stamp)

[Signature]  
Notary Public-State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



Site Address: NEBRASKA AVE  
Map ID: 24/16N

Parcel ID: 2416-504-0199-000-1  
Zoning: PUD

Account #: 25681  
Use Type: 0300

Sec/Town/Range: 16/35S/40E  
Jurisdiction: Fort Pierce

**Ownership**

Mayfair At Lawnwood Reph LLC  
780 NW 42nd AVE Ste 400  
Miami, FL 33126

**Legal Description**

LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: BEG AT INT NLI NEBRASKA AV AND E LI S 19 ST (CANAL), TH N 1 25 E ALG E LI OF SD S 19 ST 582.85 TO S R/W LI OF N LAWNWOOD CIR, TH ELY ALG SD S R/W ON A CURVE CONCAVE SLY, DELTA 20 21 26, R OF 1189.24, ARC DIST 422.54, TH S 01 25 01 W 375.70 FT, TH S 30 59 45 W 183.44 FT TO N R/W LI NEBRASKA AV, TH N 89 28 42 W 327.66 FT TO POB INCL VAC STS AND ALLEYS AS IN OR 265-675 (5.43 AC) (OR 3116-1904)

**Current Values**

Just/Market: \$892,000 Assessed: \$892,000  
Exemptions: \$0 Taxable: \$892,000

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$892,000	\$892,000	\$0	\$892,000
2014	\$818,400	\$818,400	\$0	\$818,400
2013	\$832,700	\$832,700	\$0	\$832,700

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-08-2009	3116 / 1904	0312	CT	Mayfair At Lawnwood LLLP,	\$100
04-25-2005	2226 / 0001	02	WD	Max Ambach and Sons and Co,	\$4,000,000
02-10-1994	0889 / 0927	01	QC	HCA REALTY INC	\$100

**Primary Building Information**

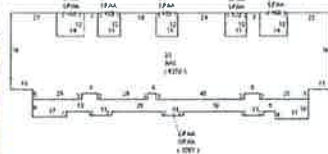
Finished Area of this building: 12,540 SF  
Gross Area of this building: 16,186 SF

**Exterior Data**

View: Roof Cover: Dim Shingle Roof Structure: Hip Building Type: APT  
Year Built: 2008 Frame: Grade: Y\_C+ Effective Year: 2008  
Primary Wall: CB Stucco Story Height: 2 Story No. Units: 10 Secondary Wall:

**Interior Data**

Bedrooms: 0 A/C %: 100% Electric: MAXIMUM Primary Int Wall:  
Full Baths: 0 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0  
Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: Carpet



**Total Areas**

Finished/Under Air (SF):	12,540
Gross Area (SF):	16,186
Land Size (acres):	5.35
Land Size (SF):	233,046
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CBSWall6"Blk	1	37	2007
ASP2 LOW	1	33403	2007
CEMENT CURB	1	940	2007
DOUBLE LIGHT	1	2	2008

This information is believed to be correct at this time but it is subject to change and is not warranted.  
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Site Address: S 23rd ST Parcel ID: 2416-504-0199- Account #: 25685 Sec/Town/Range:  
 Map ID: 24/16N 050-6 Zoning: PUD Use Type: 1000 16/35S/40E  
 Jurisdiction: Fort Pierce

**Ownership**

Mayfair At Lawnwood Reph LLC  
 780 NW 42nd Ave Ste 300  
 Miami, FL 33126

**Legal Description**

LAWNWOOD ADDN THAT PART OF LAWNWOOD  
 ADDN MPDAF: BEG INT S R/W NEBRASKA AV AND E  
 R/W S 19 ST (CANAL), TH RUN S 01 25 00 W ALG SD E  
 R/W 837.73 FT TO N R/W OF S LAWNWOOD CIR, TH ELY  
 ALG SD N R/W ON A CURVE CONC NLY DELTA 19 25 59,  
 R OF 95 FT, ARC DIST 32.22 FT, TH S 89 28 42 E 385.02  
 FT, TH N 01 25 00 E 180 FT, TH N 89 28 42 W 20.04 FT, TH N  
 01 25 00 E 663.12 FT TO S R/W NEBRASKA AV, TH N 89 28  
 42 W ALG SD S R/W 395.42 FT TO POB INCL VAC STS  
 AND ALLEYS AS IN OR 265-675 (7.75 AC) (OR 3116-1904)

**Current Values**

Just/Market: \$295,400 Assessed: \$181,170  
 Exemptions: \$0 Taxable: \$181,170

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$295,400	\$181,170	\$0	\$181,170
2014	\$164,700	\$164,700	\$0	\$164,700
2013	\$164,700	\$164,700	\$0	\$164,700

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-08-2009	3116 / 1904	0312	CT	Mayfair At Lawnwood LLLP,	\$100
04-25-2005	2226 / 0001	02	WD	Max Ambach and Sons and Co,	\$4,000,000
01-01-1987	0534 / 1575	02	CV		\$625,500

**Total Areas**

Land Size (acres): 7.75  
 Land Size (SF): 337,590  
 Total Building Count: 1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
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Site Address: S 23rd ST Parcel ID: 2416-504-0199- Account #: 25688 Sec/Town/Range:  
 Map ID: 24/16S 200-3 Zoning: PUD Use Type: 1000 16/35S/40E  
 Jurisdiction: Fort Pierce

**Ownership**

Mayfair At Lawnwood Reph LLC  
 780 NW 42nd Ave Ste 300  
 Miami, FL 33126

**Legal Description**

LAWNWOOD ADDN THAT PART OF LAWNWOOD  
 ADDN MPDAF: BEG AT PT OF INT OF E LI OF S 19 ST  
 CANAL AND LI DESC IN OR 83-343, TH CONT ELY ALG  
 SD LI DESC IN OR 83-343 350 FT, TH N 01 25 E 330.54 FT  
 TO S LI S LAWNWOOD CIR, TH WLY ON S R/W 350.17  
 FT, TH SLY 334 FT TO POB (2.69 AC) (OR 3116-1904)

**Current Values**

Just/Market: \$102,400 Assessed: \$74,030  
 Exemptions: \$0 Taxable: \$74,030

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$102,400	\$74,030	\$0	\$74,030
2014	\$67,300	\$67,300	\$0	\$67,300
2013	\$67,300	\$67,300	\$0	\$67,300

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-08-2009	3116 / 1904	0312	CT	Mayfair At Lawnwood LLLP,	\$100
04-25-2005	2226 / 0001	02	WD	Max Ambach and Sons and Co,	\$4,000,000
07-01-1983	0407 / 0023	02	CV		\$684,400

**Total Areas**

Land Size (acres): 2.69  
 Land Size (SF): 117,016  
 Total Building Count: 1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.  
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IN THE CIRCUIT COURT OF THE 19<sup>th</sup>  
JUDICIAL CIRCUIT IN AND FOR  
ST. LUCIE COUNTY, FLORIDA

OCEAN BANK, a Florida banking  
corporation,

CASE NO. : 08-001821-CA

Plaintiff,

v.

MAYFAIR AT LAWNWOOD, LLLP, a  
Florida limited liability limited partnership,  
ORIOLE HOMES CORP., a Florida  
corporation, EMERALD WESTERN  
DEVELOPMENT, LLC, a Florida limited  
liability company, DEJOHN LAWNWOOD,  
LLC., a Florida limited liability company,  
and BOYLE ENGINEERING CORPORATION,  
a California corporation,

Defendants.

**AMENDED CERTIFICATE OF SALE**

The undersigned Clerk of the Court certifies that Notice of Public Sale of the property described in the Summary Final Judgment of Foreclosure was published in the St. Lucie News Tribune, a newspaper circulated in St. Lucie Florida, in the manner shown by the Proof of Publication filed herein, and on June 8, 2009, the property was offered for public sale to the highest and best bidder for cash. The highest and best bid received for the property was submitted by Mayfair at Lawnwood Reph, LLC to whom the property was sold. The proceeds of the sale are retained for distribution in accordance with the Uniform Final Judgment of Mortgage Foreclosure.

WITNESS my hand and the seal of this Court on August 10

2009.

**JOSEPH E. SMITH**

**As Clerk, Circuit Court,  
St. Lucie County, Florida**

**Patricia McPherson**  
As Deputy Clerk

cc: Niall T. McLachlan, Esq.  
Frank P. Terzo, Esq.  
David L. Rosendorf, Esq.

IN THE CIRCUIT COURT OF THE 19<sup>TH</sup>  
JUDICIAL CIRCUIT IN AND FOR  
ST. LUCIE COUNTY, FLORIDA

OCEAN BANK, a Florida banking  
corporation,

CASE NO. : 08-001821-CA

Plaintiff,

v.

**MAYFAIR AT LAWNWOOD, LLLP**, a  
Florida limited liability limited partnership,  
ORIOLE HOMES CORP., a Florida  
corporation, EMERALD WESTERN  
DEVELOPMENT, LLC, a Florida limited  
liability company, DEJOHN LAWNWOOD,  
LLC., a Florida limited liability company,  
and BOYLE ENGINEERING CORPORATION,  
a California corporation,

Defendants.

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**CERTIFICATE OF TITLE**

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on **June 8, 2009**, ~~2009~~, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in St. Lucie County, Florida:

PARCEL 1:

A PART OF LAWNWOOD ADDITION SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING GEOMETRICALLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C) AT THE SOUTHWEST CORNER OF A 16 FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31 OF SAID LAWNWOOD ADDITION SUBDIVISION; THENCE RUN SOUTH 01°25' WEST ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL RIGHT-OF-WAY, 839.34 FEET TO THE POINT OF BEGINNING (P.O.B.);

THENCE RUN NORTH 01°25' EAST ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL RIGHT-OF-WAY, 582.38 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE NORTH; THENCE RUN SOUTHEASTERLY ALONG A CURVE

CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1189.24 FEET, AN ARC DISTANCE OF 414.43 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 82°58'44" EAST, AND A CHORD DISTANCE OF 412.34 FEET, THE LAST DESCRIBED COURSE BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE NORTH; THENCE RUN SOUTH 01°25' WEST PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF THE SOUTH 19TH STREET CANAL, 535.88 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NEBRASKA AVENUE; THENCE RUN WESTERLY ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 635 FEET, AN ARC DISTANCE OF 15.00 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A CHORD BEARING OF NORTH 88°48'06" WEST AND A CHORD DISTANCE OF 15.00 FEET; THENCE RUN NORTH 89°28'42" WEST, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 395.42 FEET TO THE POINT OF BEGINNING, THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NEBRASKA AVENUE.

LESS THE FOLLOWING DESCRIBED PARCEL:

A PART OF LAWNWOOD ADDITION'S SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, AND A PART OF LONGWOOD VILLAGE PHASE 3-A, AS RECORDED IN OFFICIAL RECORDS BOOK 586, PAGE 321, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF NEBRASKA AVENUE AND THE WEST LINE OF SOUTH 13TH STREET, SAID POINT BEING LOCATED 600 FEET NORTH OF THE INTERSECTION OF THE NORTH LINE OF QUINCY AVENUE AND THE SAID WEST LINE OF SOUTH 13TH STREET AS MEASURED ALONG SOUTH 13TH STREET; RUN THENCE NORTH 89°28'42" WEST, ALONG THE SOUTH LINE OF NEBRASKA AVENUE, 401.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 805.94 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'40", AN ARC DISTANCE OF 327.90 FEET TO A POINT, SAID POINT BEING A POINT OF REVERSE CURVATURE OF THE ABOVE-MENTIONED CURVE AND A CURVE CONNECTING THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA AVENUE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE CONTINUE WESTERLY AND NORTHWESTERLY FROM SAID POINT OF REVERSE CURVATURE ALONG SAID CURVE HAVING A RADIUS OF 805.94 FEET; THROUGH A CENTRAL ANGLE OF 26°51'20", AN ARC DISTANCE OF 377.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE LEAVING THE SOUTH RIGHT-OF-WAY OF NEBRASKA AVENUE ALONG A LINE WHICH IS RADIAL TO SAID CURVE, ON A BEARING OF NORTH 50°41'19" EAST, A DISTANCE OF 80.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID NEBRASKA AVENUE, THENCE RUN NORTH

39°18'41" WEST, 188.33 FEET TO A POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 635.00 FEET; THENCE RUN NORTHWESTERLY AND WESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 48°48'48", HAVING AN ARC LENGTH OF 540.99 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUING ALONG SAID CURVE AND THE NORTH LINE OF NEBRASKA AVENUE, THROUGH A CENTRAL ANGLE OF 1°21'12", AN ARC DISTANCE OF 15.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°28'41" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY OF NEBRASKA AVENUE, A DISTANCE OF 67.76 FEET; THENCE NORTH 30°59'45" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 167.64 FEET; THENCE SOUTH 01°25'00" WEST A DISTANCE OF 144.69 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID NEBRASKA AVENUE AND THE POINT OF BEGINNING.

PARCEL 2:

A PART OF LAWNWOOD ADDITION SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING GEOMETRICALLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C) AT THE SOUTHWEST CORNER OF A 16 FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31 OF SAID LAWNWOOD ADDITION SUBDIVISION; THENCE RUN SOUTH 01°25' WEST ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL RIGHT-OF-WAY, 919.35 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE RUN SOUTH 89°28'42" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NEBRASKA AVENUE, SAID LINE BEING PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, A DISTANCE OF 396.67 FEET; THENCE RUN SOUTH 01°25' WEST PARALLEL WITH THE EAST LINE OF THE SOUTH 19TH STREET CANAL, 663.12 FEET; THENCE RUN SOUTH 89°28'42" EAST PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 20.05 FEET; THENCE RUN SOUTH 01°25' WEST PARALLEL WITH THE EAST LINE OF THE SOUTH 19TH STREET CANAL, 180.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE RUN NORTH 89°28'42" WEST PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 385.02 FEET TO A POINT OF CURVATURE OF A CURVE TO THE NORTHEAST HAVING A RADIUS OF 95 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°25'59", AN ARC DISTANCE OF 32.22 FEET TO THE EAST LINE OF THE SOUTH 19TH STREET CANAL, THE LAST (2) DESCRIBED COURSES BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE RUN NORTH 01°25' EAST ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL, 837.71 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PART OF LAWNWOOD ADDITION SUBDIVISION, AS RECORDED IN PLAT BOOK 2,  
PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING GEOMETRICALLY  
DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C) AT THE SOUTHWEST CORNER OF A 16  
FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31  
OF SAID LAWNWOOD ADDITION SUBDIVISION; THENCE RUN  
SOUTH 01°25' WEST ALONG THE EAST LINE OF THE SOUTH  
19TH STREET CANAL RIGHT-OF-WAY, 2153.02 FEET TO THE  
POINT OF BEGINNING (P.O.B.); THENCE RUN NORTH 01°25'  
EAST ALONG THE EAST LINE OF THE SOUTH 19TH STREET  
CANAL, 334.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF  
LAWNWOOD CIRCLE SOUTH; THENCE RUN SOUTHEASTERLY  
ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A  
RADIUS OF 155 FEET, THROUGH A CENTRAL ANGLE OF  
12°07'54", AN ARC DISTANCE OF 32.82 FEET TO A POINT OF  
TANGENCY, SAID CURVE HAVING A CHORD BEARING OF  
SOUTH 83°24'45" EAST AND A CHORD DISTANCE OF 32.76  
FEET; THENCE RUN SOUTH 89°28'42" EAST PARALLEL WITH THE  
NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 317.37  
FEET, THE LAST TWO (2) DESCRIBED COURSES BEING ALONG  
THE SOUTHERLY RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE  
SOUTH; THENCE RUN SOUTH 01°25' WEST PARALLEL WITH THE  
EAST LINE OF THE SOUTH 19TH STREET CANAL, 330.54 FEET  
TO THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE;  
THENCE RUN NORTH 89°28'42" WEST ALONG THE NORTH  
RIGHT-OF-WAY LINE OF QUINCY AVENUE, 350 FEET TO THE  
POINT OF BEGINNING.

was sold to: **MAYFAIR AT LAWNWOOD REPH, LLC**, 780 NW 42nd Ave., Ste. 300, Miami, FL  
33126

Witness my hand and seal of the Court this 10th day of August, 2009.

**JOSEPH E. SMITH**  
As Clerk, Circuit Court,  
St. Lucie County, Florida

*Patricia McPherson*  
Deputy Clerk

cc: Niall T. McLachlan, Esq.  
Frank P. Terzo, Esq.  
David L. Rosendorf, Esq.