



## APPLICATION FOR ZONING ATLAS MAP AMENDMENT

Application submission shall include the following:

- TRC (\*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- Planning Board: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- City Commission: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

**In addition to a complete application, packets shall include:**

- Warranty Deed & Legal Description
- St. Lucie County Property Record Card
- Statement of 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; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- Current Survey
- n/a Environmental Study
- n/a Traffic Impact Report
- \*\*\* Capacity Analysis-Separate Form
- n/a Drainage Analysis
- n/a Historical Report
- 1 CD of all documents submitted in PDF
- Other \_\_\_\_\_

1.	Property Address/Location:	East of Selvitz Road, south of 3798 Selvitz Road, Ft. Pierce, Florida 34981						
	Legal Description:	SEE ATTACHED						
2.	Property Tax ID(s):	<table style="margin: auto; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black; padding: 2px 10px;">2432-122-0001-000-5</td> <td style="border-bottom: 1px solid black; padding: 2px 10px;">xxxx-xxx-xxxx-xxx/x</td> <td style="border-bottom: 1px solid black; padding: 2px 10px;">xxxx-xxx-xxxx-xxx/x</td> </tr> <tr> <td style="border-bottom: 1px solid black; padding: 2px 10px;">xxxx-xxx-xxxx-xxx/x</td> <td style="border-bottom: 1px solid black; padding: 2px 10px;">xxxx-xxx-xxxx-xxx/x</td> <td style="border-bottom: 1px solid black; padding: 2px 10px;">xxxx-xxx-xxxx-xxx/x</td> </tr> </table>	2432-122-0001-000-5	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x
2432-122-0001-000-5	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x						
xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x						
3.	Total Acreage:	<table style="margin: auto; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black; padding: 2px 10px;">23.98</td> <td style="padding: 0 10px;">Acres</td> <td style="border-bottom: 1px solid black; padding: 2px 10px;">1,044,664</td> <td style="padding: 0 10px;">Sq Ft</td> </tr> </table>	23.98	Acres	1,044,664	Sq Ft		
23.98	Acres	1,044,664	Sq Ft					
4.	Existing Future Land Use Designation:	HI (Heavy Industrial)						
5.	Existing Zoning Classification:	IH (St. Lucie County Zoning Designation)						
6.	Proposed Zoning Classification:	I-3 (Heavy Industrial)						
7.	Other applications being submitted concurrent with this application, if any:	No						

8. Describe the existing uses, improvements and structures on the amendment lands:

Site is currently vacant. The subject site was formerly part of the old Cargill Industries, citrus processing/grove use.

9. Are there any identified or possible historical structures on the amendment lands? No.

10. The reason for making this request:

Purpose of the requested change in zoning is to place the described property into a conforming City of Ft. Pierce Zoning Category in order to allow for future uses consistent with City Zoning Use/Activity Classifications

11. Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Industrial	Heavy Industrial (HI)	I3 (Industrial Heavy)
South	Industrial	Heavy Industrial (HI)	I3 (Industrial Heavy)
East	Residential & Ft. Pierce Central High School	Low Density Residential (RM)	PD – Planned Development R4 - Medium Density Residential
West	Misc. Industrial Uses	Heavy Industrial (HI)	R4 - Medium Density Residential

	Future Land Use Classification	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current Current	Heavy Industrial (HI)	IH (St. Lucie County Zoning Designation)	190,000 sq ft (estimated @ 15,000 sf/acre) subject to site design & permitting	23.9 (gross) 13.0 (net)	X
Proposed	Heavy Industrial (HI)	I-3 (Heavy Industrial)	190,000 sq ft (estimated @ 15,000 sf/acre) subject to site design & permitting	23.9 (gross) 13.0 (net)	X

**II. Public Facilities Information:**

<b>A. Potable Water:</b>		
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	
<b>Demand Analysis</b>	<b>Maximum:</b>	
Current Zoning	Total gallons per day	24,375 gpd (maximum bldg. sq feet assumed at 195,000 sq ft)
Proposed Zoning	Total gallons per day	24,375 gpd (maximum bldg. sq feet assumed at 195,000 sq ft)
<b>Change in Demand</b>	<b>Total gallons per day</b>	0 gpd

<b>B. Wastewater:</b>		
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	
<b>Demand Analysis</b>	<b>Maximum</b>	
Current Zoning	Total gallons per day	19,500 gpd (maximum bldg. sq feet assumed at 19,500 sq ft)
Proposed Zoning	Total gallons per day	19,500 gpd (maximum bldg. sq feet assumed at 19,500 sq ft)
<b>Change in Demand</b>	<b>Total gallons per day</b>	0 gpd

<b>C. Parks and Recreation (Residential Classifications Only):</b> (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	0	0	0
Urban District	5 acres per 1,000 people	0	0	0
Community	2.5 acres per 1,000 people	0	0	0
Neighborhood	1.36 acres per 1,000 people	0	0	0

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

<b>E. Solid Waste:</b> 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
<b>Demand Analysis</b>	Maximum
Current Zoning	IH (St. Lucie County Zoning Designation)
Proposed Zoning	I-3 (Heavy Industrial)
Change in Demand	0

**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)

**Impact**

The proposed change in zoning will not, by itself result in any change in potential levels of impervious surfaces. Both the current County industrial and the proposed City industrial classification provide for similar lot coverage's with impervious areas.

**G. Transportation Analysis:**

Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
<b>Demand Analysis</b>	Maximum (ITE 120) (sq ft)	Maximum (ITE 120) (pm peak)
<b>Current Zoning</b>	IH (St. Lucie County Zoning Designation)	IH (St. Lucie County Zoning Designation)
<b>Proposed Zoning</b>	I-3 (Heavy Industrial)	I-3 (Heavy Industrial)
<b>Trips</b>	185 trips	84 trips
<b>Change in Demand</b>	0 Trips	0 Trips
<b>Impact to Capacity</b>	none	none

\*\*\*\*\*

12. Name of Owner(s): BHT of Florida 4008, LLC  
 Mailing Address: 5081 SW 48<sup>th</sup> Street, Ste 103  
 City: Davie  
 State: Florida Zip: 3314  
 Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

Name of Owner(s): \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

13. Name of Applicant : BHT of Florida 4008, LLC  
 Mailing Address: 5081 SW 48<sup>th</sup> Street, Ste. 103  
 City: Davie  
 State: Florida Zip: 33314  
 Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

14. Name of Representative: Patrick J. Ferland, PE  
 Mailing Address: 2980 South 25<sup>th</sup> Street  
 City: Ft. Pierce  
 State: Florida Zip: 34981  
 Phone #: 772-464-3537 E-mail: Pferland@ct-eng.com

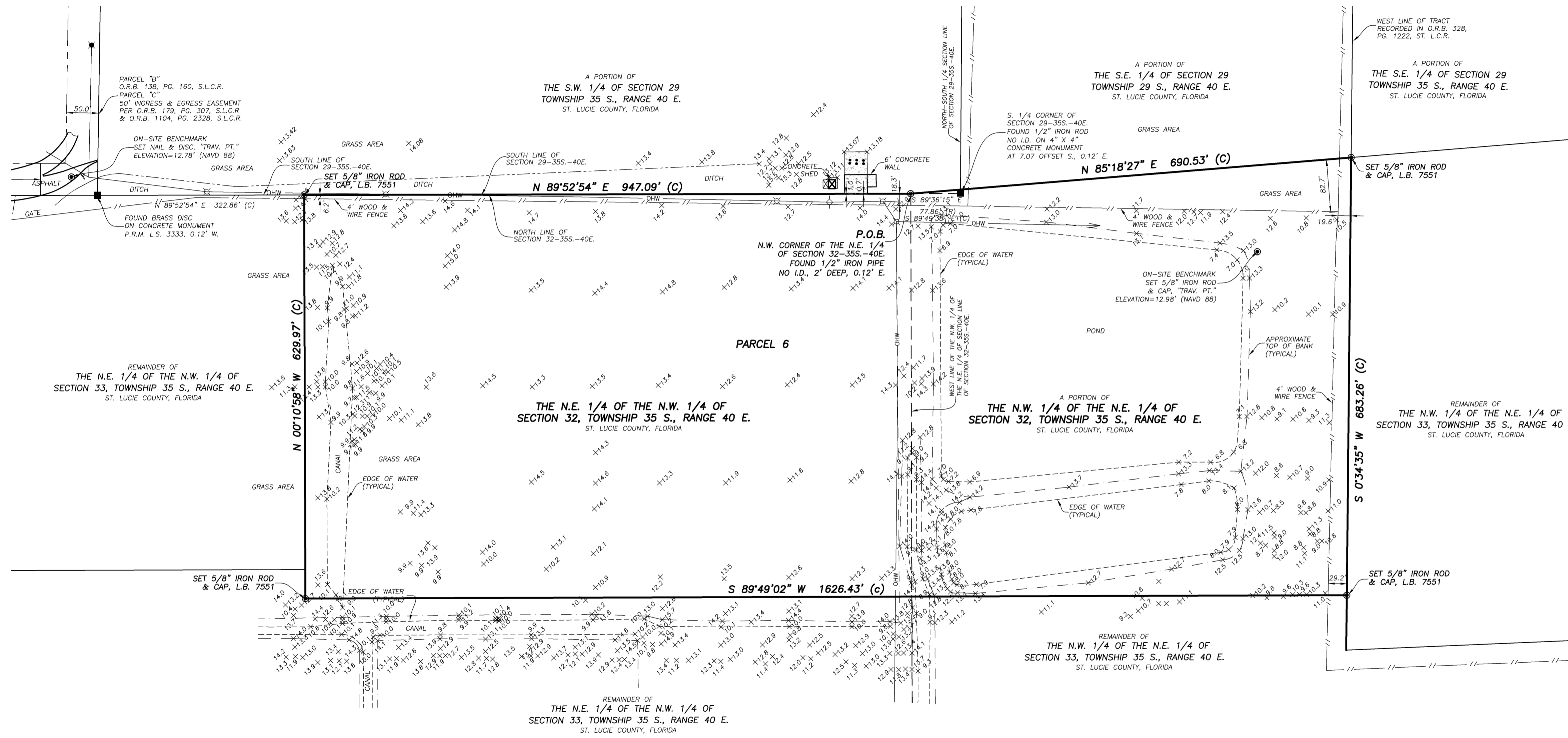
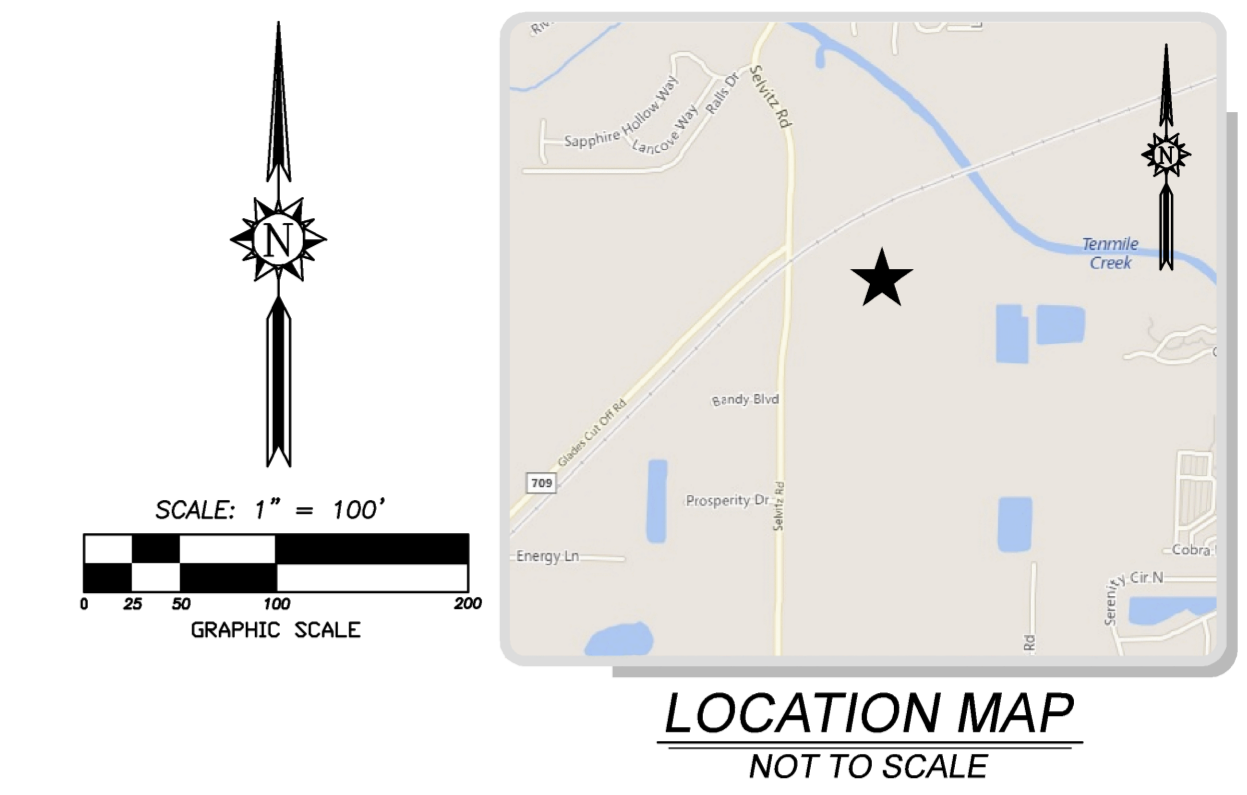
# SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: 3798 SELVITZ ROAD, FORT PIERCE, FL.

**LEGEND:**

S.L.C.R. . . . . ST. LUCIE COUNTY RECORDS  
 L.B. . . . . LICENSED BUSINESS  
 (C) . . . . . CALCULATED  
 O.R.B. . . . . OFFICIAL RECORDS BOOK  
 PG. . . . . PAGE  
 ID. . . . . IDENTIFICATION  
 P.O.B. . . . . POINT OF BEGINNING  
 P.R.M. . . . . PERMANENT REFERENCE MONUMENT  
 C.M.P. . . . . CORRUGATED METAL PIPE  
 -OHW- . . . . OVERHEAD WIRES  
 L.S. . . . . LICENSED SURVEYOR  
 x.13.97' . . . . SURFACE ELEVATION

**LEGEND:**

N.S.L.R.W.C.D. . . . . NORTH ST. LUCIE RIVER  
 WATER CONTROL DISTRICT  
 NAVD 88 . . . . . NORTH AMERICAN VERTICAL  
 DATUM OF 1988  
 TRAV. PT. . . . . TRAVERSE POINT  
 WOOD LIGHT POLE  
 GUY ANCHOR  
 WIRE PULL BOX  
 CONCRETE POWER POLE  
 WOOD POWER POLE



**LEGAL DESCRIPTION: (PARCEL 6)**

A PARCEL OF LAND BEING A PORTION OF THE NE 1/4 OF THE NW 1/4 AND A PORTION OF THE NW 1/4 OF THE NE 1/4 BOTH IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF THE NE 1/4 OF SAID SECTION 32;

THENCE NORTH 85°18'27" EAST, ALONG THE NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 32, A DISTANCE OF 690.53 FEET;

THENCE SOUTH 00°34'35" WEST, A DISTANCE OF 683.26 FEET;

THENCE SOUTH 89°49'02" WEST, A DISTANCE OF 1,626.43 FEET;

THENCE NORTH 00°10'58" WEST, A DISTANCE OF 629.97 FEET TO THE NORTH LINE OF SAID SECTION 32;

THENCE NORTH 89°52'54" EAST, ALONG SAID NORTH LINE OF SECTION 32, A DISTANCE OF 947.09 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY AND CONTAINING 23.98 ACRES (1,044,664 SQUARE FEET), MORE OR LESS.

- SURVEY NOTES:**
- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL, RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.89°52'54"E, ALONG THE NORTH LINE OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE 1983 (1990) ADJUSTMENT.
  - THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12111C 0188 J, COMMUNITY NUMBER 120286, CITY OF FORT PIERCE, ST. LUCIE COUNTY. MAP REVISED DATE: FEBRUARY 16, 2012.
  - THE PROPERTY SHOWN HEREON CONTAINS AN AREA OF 23.98 ACRES (1,044,664 SQUARE FEET), MORE OR LESS.
  - THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
  - THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
  - THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
  - TREES, ORNAMENT PLANTS, LANDSCAPING, IRRIGATION EQUIPMENT AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
  - THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.
  - BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
  - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - EXACTA COMMERCIAL SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
  - THE ELEVATIONS SHOWN HEREON ARE BASED ON A ST. LUCIE COUNTY BENCHMARK "ROGER" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A CONTROL DISK SET IN CONCRETE, 42 FEET PLUS OR MINUS EAST OF THE EAST EDGE OF PAVEMENT OF SELVITZ ROAD AND 10 FEET PLUS OR MINUS NORTHEAST OF A WOOD UTILITY POLE, 3 FEET PLUS OR MINUS WEST OF THE CORNER POST OF A 6 FOOT CHAIN-LINKED FENCE, MARK IS LOCATED AT THE INTERSECTION OF GLADES CUTOFF AND SELVITZ ROADS. ELEVATION=13.68'.

**CERTIFIED TO:**

GEORGE L. SOUTHWORTH, AS TRUSTEE OF THE GEORGE L. SOUTHWORTH REVOCABLE TRUST DATED FEBRUARY 17, 2006, AS AMENDED; OLD PALM TITLE, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY.

**CERTIFICATE:**

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA  
 PROFESSIONAL SURVEYOR AND MAPPER NO. 6080  
 STATE OF FLORIDA

EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551  
 email:javier@exactcomm.com

TEL. NO: 861-314-0769 FAX NO: 861-314-0770

**EXACTA COMMERCIAL SURVEYORS, INC.**  
 3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SEAL NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF A PORTION OF THE NE 1/4 OF THE NW 1/4 & A PORTION OF THE NW 1/4 OF THE NE 1/4 SECTION 32, TOWNSHIP 35 S., RANGE 40 E. ST. LUCIE COUNTY, FLORIDA

3798 SELVITZ ROAD, FORT PIERCE, FL. 34981

CLIENT: BUT PROPERTIES GROUP  
 DATE: 03/08/18

DRAWN BY: JDLR  
 CHECKED BY: J.E.C.  
 LAST FIELD DATE: 01/22/18

REVISIONS:

JOB NO.:  
**ECS1206**  
**TASK 6**

SHEET NO.:  
 01 OF 01



16. 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 zoning classification. 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' Land Development Regulations for the property described herein.

BHT Of Florida 4008 LLC
Property Owners Name (Please Print)

[Handwritten Signature]
Property Owners Signature

5/29/2018
Date

5081 SW 48TH St suite 103, Davie
Address

FL
State

33314
Zip

305-934-1472
Phone

Fax

Yanivc@bhtpropertiesgroup.com
E-mail Address

\*\*\*\*\*

STATE Florida
COUNTY Broward

The foregoing instrument was acknowledged before me this 29 day of May

2018 by Ariel Eddy who is personally known to me or who has produced as identification.

[Handwritten Signature]
Signature of Notary

Yaniv Cohen
Type or Print Name of Notary



Commission Number (Seal)

OFFICE USE:
Date Received: \_\_\_\_\_ Signed: \_\_\_\_\_
File Number: \_\_\_\_\_ Check No: \_\_\_\_\_ Receipt No: \_\_\_\_\_
TRC Review: \_\_\_\_\_ Planning Board Review: \_\_\_\_\_ City Commission: \_\_\_\_\_
Ordinance No: \_\_\_\_\_ Date Approved: \_\_\_\_\_

## LEGAL DESCRIPTION

### **LEGAL DESCRIPTION: (PARCEL 6)**

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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

**Property Identification**

Site Address: SELVITZ RD Parcel ID: 2432-122-0001- Account #: 32986 Sec/Town/Range:  
 000-5 32/35S/40E  
 Map ID: 24/32N Zoning: I3-Heavy I Use Type: 6000 Jurisdiction: Fort Pierce

**Ownership**

BHT of Florida 4008 LLC  
 5081 SW 48th ST Ste 103  
 Davie, FL 33314

**Legal Description**

32 35 40 THAT PART OF SEC MPDAF: BEG NW COR OF NE 1/4 OF SEC, TH N 85 18 27 E ALG N LI OF SEC 690.53 FT, TH S 00 34 35 W 683.26 FT, TH S 89 49 02 W 1626.43 FT, TH N 00 10 58 W 629.97 FT TO N LI OF SEC, TH NELY ALG N LI TO POB (24.127 AC- 1,050,972 SF) (OR 4104-373: 4131-1087)

**Current Values**

Just/Market: \$2,351,740 Assessed: \$57,437  
 Exemptions: \$0 Taxable: \$57,437

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$2,351,740	\$57,437	\$0	\$57,437
2016	\$4,452,240	\$95,519	\$0	\$95,519
2015	\$4,452,340	\$90,764	\$0	\$90,764

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-26-2018	4131 / 1087	0311	SP	BHT of Florida 4008 LLC	\$0
02-26-2018	4104 / 0369	0205	SP	Cargill Juice N America Inc	\$1,950,000
09-30-2003	1814 / 1541	XX01	WD	Sunpure LTD,	\$2,932,900



**Total Areas**

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	24.13
Land Size (SF):	1,050,972
Total Building Count:	

**Special Features and Yard Items**

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.  
 © Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
 FILE # 4434691 OR BOOK 4131 PAGE 1087, Recorded 05/11/2018 11:52:02 AM

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
 FILE # 4407925 OR BOOK 4104 PAGE 369, Recorded 03/05/2018 10:59:42 AM Doc Tax:  
 \$13650.00

This Deed is being re-recorded to correct legal  
 description recorded with File# 4407925 in Official  
 Records Book 4104 Page 369, Public Records of  
 St. Lucie County, Florida

When Recorded, Return To:  
 BHT of Florida 4008 LLC  
 5081 SW 48<sup>th</sup> Street, Suite 103  
 Davie, Florida 33314

Escrow No. : 5011612-1062-3890150

Prepared by:  
 Cargill Juice North America, Inc.  
 15407 McGinty Rd W  
 Wayzata, MN 55391

#### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on March 21, 2018, by **CARGILL JUICE NORTH AMERICA, INC.**, a Delaware corporation, hereinafter called the Grantor whose address is 15407 McGinty Road West, Wayzata, MN 55391, and **BHT OF FLORIDA 4008 LLC**, a Florida limited liability company, hereinafter called the Grantee, whose address is 5081 SW 48<sup>th</sup> Street, Suite 103, Davie, Florida 33314 (Whenever used herein, the terms "Grantor" and "Grantee" include the parties to this instrument, and their successors and assigns).

#### WITNESSETH:

THAT the Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land located in St. Lucie County, Fort Pierce, Florida, described on the attached Exhibit A hereto (the "Premises");

SUBJECT TO all taxes, assessments, liens, easements, encumbrances and restrictions of record and all matters that an accurate inspection or survey of the Premises would disclose;

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD, the same in fee simple forever;

OR BOOK 4131 PAGE 1088

OR BOOK 4104 PAGE 370

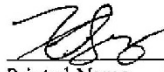
AND the Grantor hereby binds itself to warrant and defend title to the Premises as against all acts of the Grantor herein and none other, subject to the matters set forth above.

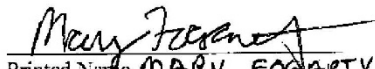
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

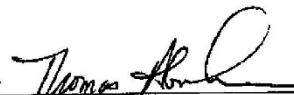
Signed and delivered in our presence:

WITNESSES;

CARGILL JUICE NORTH AMERICA, INC.,  
a Delaware corporation

  
Printed Name Xander Schmidt

  
Printed Name MARY FOGARTY

By   
Printed Name: Thomas Abrahamson  
Title Vice President

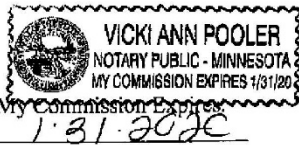
OR BOOK 4131 PAGE 1089

OR BOOK 4104 PAGE 371

STATE OF MINNEOTA )  
 ) SS.  
COUNTY OF HENNEPIN )

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, personally appeared Thomas Abrahamson, Vice President of CARGILL JUICE NORTH AMERICA, INC., a Delaware corporation, on behalf of the corporation, to me known to be the person described in and who executed the foregoing instrument and that he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid on February 26, 2018.



Vicki Ann Pooler  
Printed Name: Vicki Pooler  
Notary Public, Hennepin County, MN

OR BOOK 4131 PAGE 1090

## LEGAL DESCRIPTION (OVERALL PARCEL)

A PARCEL OF LAND BEING A PORTION OF THE N.E. 1/4 AND THE N.W. 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32;

THENCE NORTH 89°52'54" EAST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 343.65 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°52'54" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2,273.65 FEET;

THENCE NORTH 85°18'27" EAST, A DISTANCE OF 690.53 FEET;

THENCE SOUTH 00°34'35" WEST, A DISTANCE OF 769.02 FEET;

THENCE NORTH 87°33'45" EAST, A DISTANCE OF 685.15 FEET TO A POINT ON THE EAST LINE OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 32;

THENCE SOUTH 01°13'27" WEST, ALONG SAID EAST LINE AND ITS SOUTHERLY PROJECTION, A DISTANCE OF 745.23 FEET;

THENCE NORTH 89°54'55" WEST, A DISTANCE OF 2,868.64 FEET;

THENCE NORTH 00°49'02" EAST, A DISTANCE OF 726.31 FEET;

THENCE SOUTH 89°52'06" WEST, A DISTANCE OF 1,045.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SELVITZ ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, THE CHORD OF WHICH BEARS NORTH 07°18'48" EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 1,859.86 FEET, A CENTRAL ANGLE OF 00°35'09", FOR AN ARC DISTANCE OF 19.02 FEET;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 07°37'55" EAST, A DISTANCE OF 41.51 FEET;

THENCE NORTH 89°52'06" EAST, A DISTANCE OF 576.52 FEET;

THENCE NORTH 00°05'20" EAST, A DISTANCE OF 235.93 FEET;

THENCE SOUTH 89°52'06" WEST, A DISTANCE OF 304.33 FEET;

THENCE NORTH 00°05'40" EAST, A DISTANCE OF 398.93 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
FILE # 4407925 OR BOOK 4104 PAGE 369, Recorded 03/05/2018 10:59:42 AM Doc Tax:  
\$13650.00

When Recorded, Return To:  
BHT of Florida 4008 LLC  
5081 SW 48<sup>th</sup> Street, Suite 103  
Davie, Florida 33314

Escrow No. : 5011612-1062-3890150

Prepared by:  
Cargill Juice North America, Inc.  
15407 McGinty Rd W  
Wayzata, MN 55391

#### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on March 2, 2018, by **CARGILL JUICE NORTH AMERICA, INC.**, a Delaware corporation, hereinafter called the Grantor whose address is 15407 McGinty Road West, Wayzata, MN 55391, and **BHT OF FLORIDA 4008 LLC**, a Florida limited liability company, hereinafter called the Grantee, whose address is 5081 SW 48<sup>th</sup> Street, Suite 103, Davie, Florida 33314 (Whenever used herein, the terms "Grantor" and "Grantee" include the parties to this instrument, and their successors and assigns).

#### WITNESSETH:

THAT the Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land located in St. Lucie County, Fort Pierce, Florida, described on the attached Exhibit A hereto (the "Premises");

SUBJECT TO all taxes, assessments, liens, easements, encumbrances and restrictions of record and all matters that an accurate inspection or survey of the Premises would disclose;

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD, the same in fee simple forever;

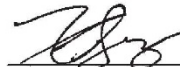
AND the Grantor hereby binds itself to warrant and defend title to the Premises as against all acts of the Grantor herein and none other, subject to the matters set forth above.

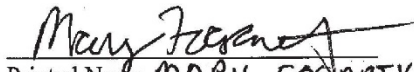
**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand and seal the day and year first above written.

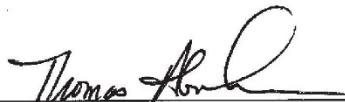
Signed and delivered in our presence:

WITNESSES;

CARGILL JUICE NORTH AMERICA, INC.,  
a Delaware corporation

  
Printed Name Xander Schmidt

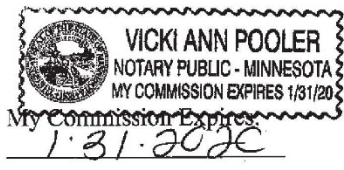
  
Printed Name MARY FOGARTY

By   
Printed Name: Thomas Abrahamson  
Title Vice President

STATE OF MINNEOTA )  
 ) SS.  
COUNTY OF HENNEPIN )

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, personally appeared Thomas Abrahamson, Vice President of CARGILL JUICE NORTH AMERICA, INC., a Delaware corporation, on behalf of the corporation, to me known to be the person described in and who executed the foregoing instrument and that he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid on February 26, 2018.



Vicki Ann Pooler  
Printed Name: Vicki Pooler  
Notary Public, Hennepin County, MN

OR BOOK 4104 PAGE 372

**EXHIBIT A**  
**Legal Description**

The land referred to herein below is situated in the County of St. Lucie, State of Florida, and is described as follows:

Being a parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of said Section 32; thence North 89 degrees 50'34" East along the North line of said Section 32, a distance of 343.65 feet to the Point of Beginning; thence continue North 89 degrees 50'34" East along said North line, a distance of 604.07 feet; thence South 00 degrees 47'49" West, a distance of 460.07 feet; thence North 89 degrees 52'58" East, a distance of 170.02 feet; thence South 00 degrees 47'37" West, a distance of 234.76 feet; thence South 89 degrees 50'34" West, parallel with, as measured at right angles to the North line of said Section 32, a distance of 1045.29 feet to the Easterly right-of-way line of Selvitz Road, said point being the beginning of a non-tangent curve, concave to the East having a radius of 1859.86 feet, the chord of which bears North 07 degrees 18'48" East; thence Northerly along the arc of said curve through a central angle of 00 degrees 35' 09", a distance of 19.02 feet; thence North 07 degrees 36'23" East, a distance of 41.51 feet; thence departing said Easterly right-of-way line North 89 degrees 50'34" East, parallel with, as measured at right angles to the North line of said Section 32, a distance of 576.52 feet; thence North 00 degrees 03'48" East, a distance of 235.93 feet; thence South 89 degrees 50'34" West, parallel with, as measured at right angles to the North line of said Section 32, a distance of 304.33 feet; thence North 00 degrees 04'06" East, a distance of 398.93 feet to the Point of Beginning.

AND

Being a parcel of land lying in Sections 29 and 32, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

Beginning at the Northwest corner of the Northeast 1/4 of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, recorded in Chancery No. 680-E, dated April 25, 1938; thence run South 89°36'15" East (assumed datum), a distance of 77.86 feet to the South 1/4 corner of Section 29, Township 35 South, Range 40 East, St. Lucie County, Florida; thence run North 00°54'36" East, along the North-South 1/4 Section line, a distance of 527.49 feet, more or less, to the South shore of Ten Mile Creek; thence run Southeasterly, meandering the said South shore, to a point on the West line of a tract to Adams Ranch, Inc., as in Official Records Book 328, at Page 1222, of the public records of St. Lucie County, Florida; thence run South 01°09'02" West, a distance of 1185.88 feet, more or less, to a concrete monument; thence run North 88°07'52" East, a distance of 682.40 feet, to the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 32, by said Chancery No. 680-E; thence run South 01°49'35" West, a distance of 594.97 feet, to an iron pipe in concrete at the Southeast corner of the said Northwest 1/4 of the Northeast 1/4 by said Chancery No. 680-E; thence run South 88°03'45" West, along the South line of said Northwest 1/4 of the Northeast 1/4 by said Chancery No. 680-E, a distance of 1350.98 feet, to the Southwest corner of the said Northwest 1/4 of the Northeast 1/4, by said Chancery 680-E; thence run North 00°25'20" East, along the West line of said Northwest 1/4 of the Northeast 1/4, by said Chancery No. 680-E, a distance of 1332.57 feet, to the POINT OF BEGINNING; all lying and being in Sections 29 and 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND

The Northeast 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, lying and being in St. Lucie County, Florida.

AND

The East 230.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, and the West 170.00 feet of the East 400.00 feet of the North 460.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

Detail by Entity Name

FLORIDA DEPARTMENT OF STATE

DIVISION OF CORPORATIONS



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

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**No Events**   **No Name History**

## Detail by Entity Name

Florida Limited Liability Company  
BHT OF FLORIDA 4008 LLC

### Filing Information

<b>Document Number</b>	L17000217196
<b>FEI/EIN Number</b>	N/A
<b>Date Filed</b>	10/19/2017
<b>Effective Date</b>	10/16/2017
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

5081 SW 48TH ST  
STE 103  
DAVIE, FL 33314

Changed: 04/23/2018

### Mailing Address

5081 SW 48TH ST  
STE 103  
DAVIE, FL 33314

Changed: 04/23/2018

### Registered Agent Name & Address

BHT MANAGER LLC  
5081 SW 48TH ST  
STE 103  
DAVIE, FL 33314

Detail by Entity Name

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

BHT MANAGER LLC  
5081 SW 48TH ST SUITE 103  
DAVIE, FL 33314

**Annual Reports**

Report Year	Filed Date
2018	04/23/2018

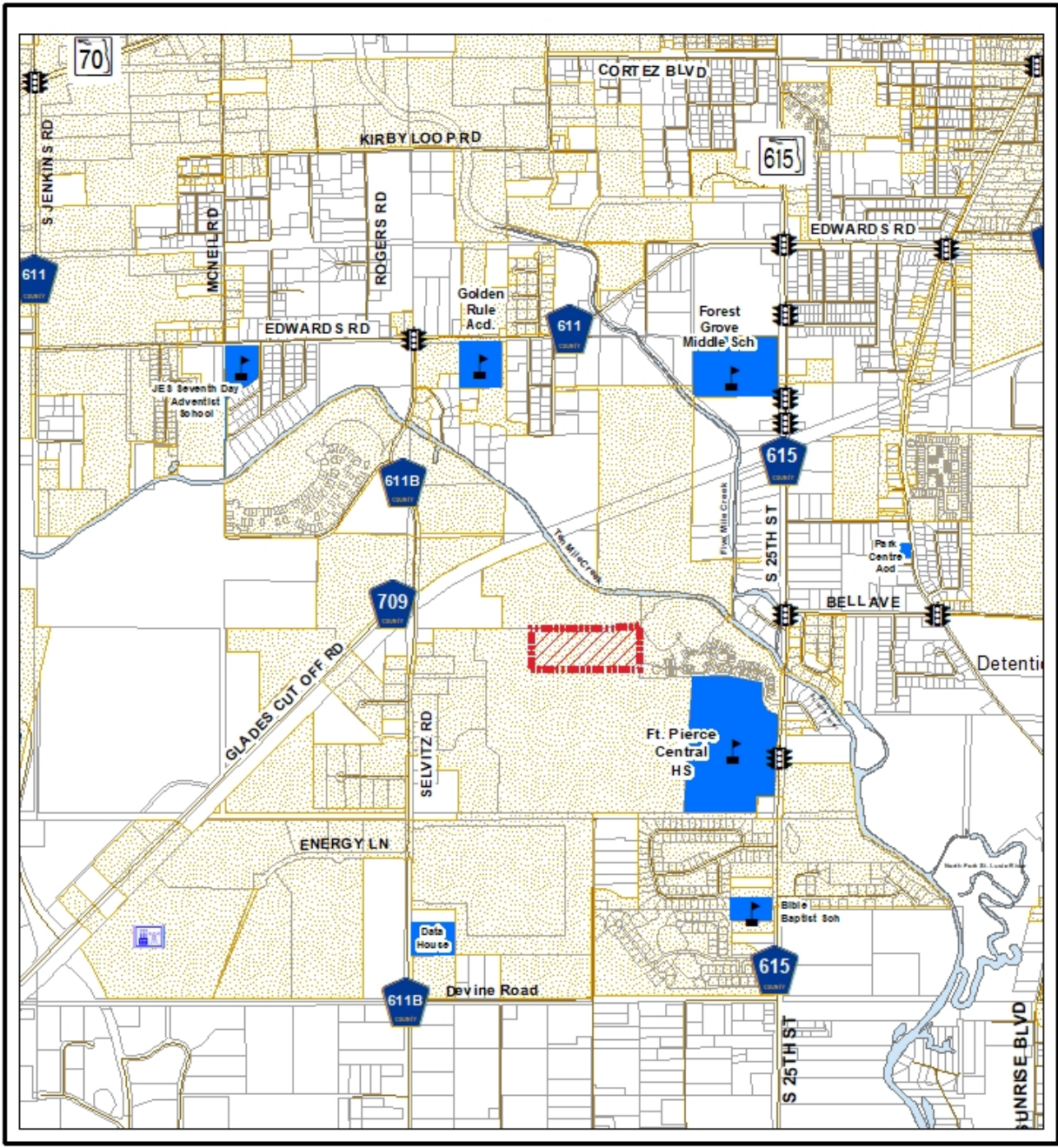
**Document Images**

<a href="#">04/23/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/19/2017 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

[Previous On List](#)   [Next On List](#)   [Return to List](#)  

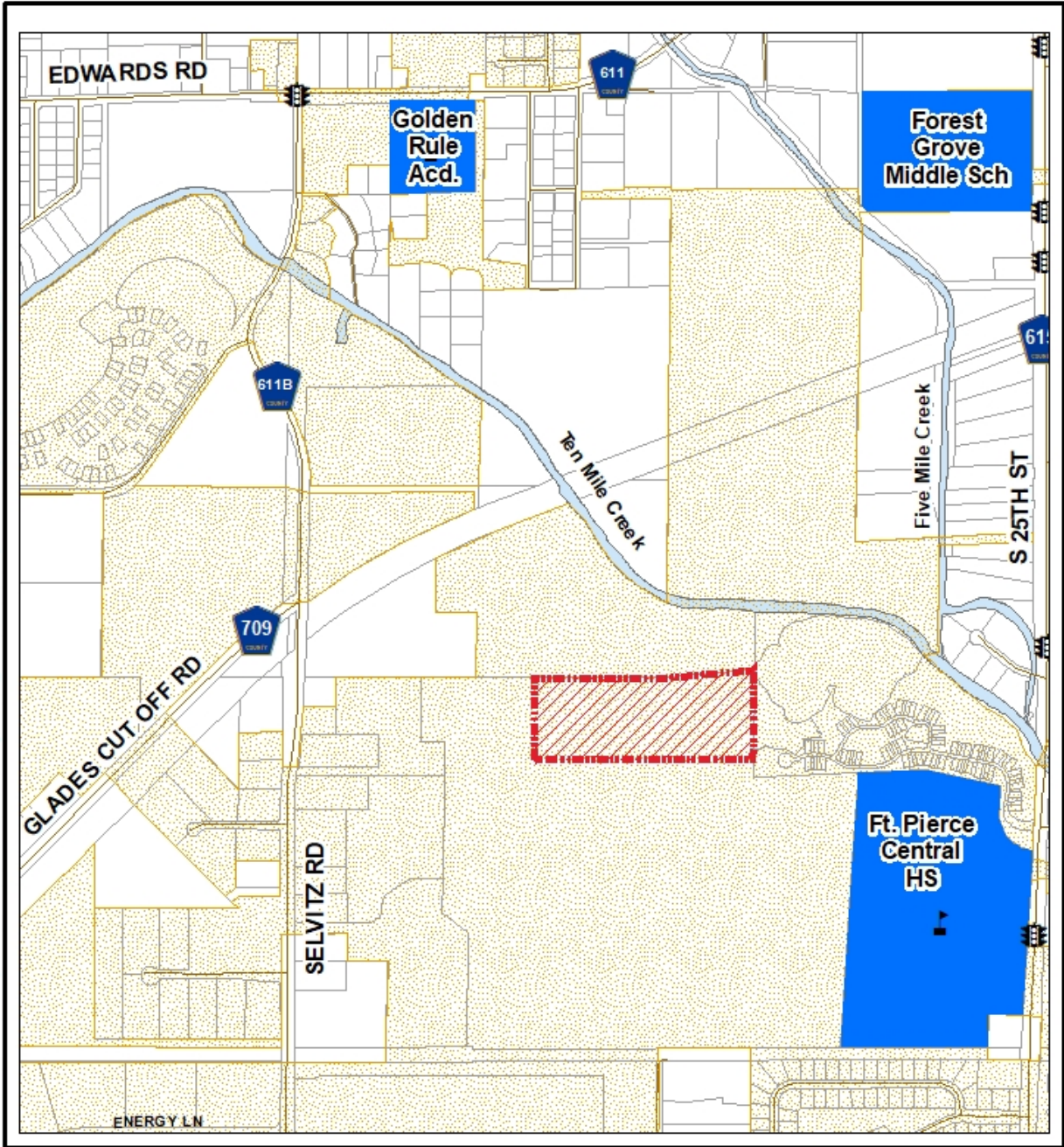
**No Events   No Name History**







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<h2><b><u>BHT of Florida 4008 LLC</u></b></h2>			<h3>MAP A Location Map (wide view)</h3>
<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Petition Parcel</li> <li> City Limits - Ft. Pierce</li> <li> Fort Pierce</li> </ul>			<p><b>Facility Type</b></p> <ul style="list-style-type: none"> <li> School</li> <li> Government</li> <li> Power Facility</li> </ul>







Document Path: E:\\_DUMV\jm - misc files\recovered data\2017\17-155.pvt - BHT De v Site - Selvitz Auto Storage\17-155\_CIS Folder\23 acre parcel\23 acre petition parcel\17-155\_001\_map b - location - 1000.mxd



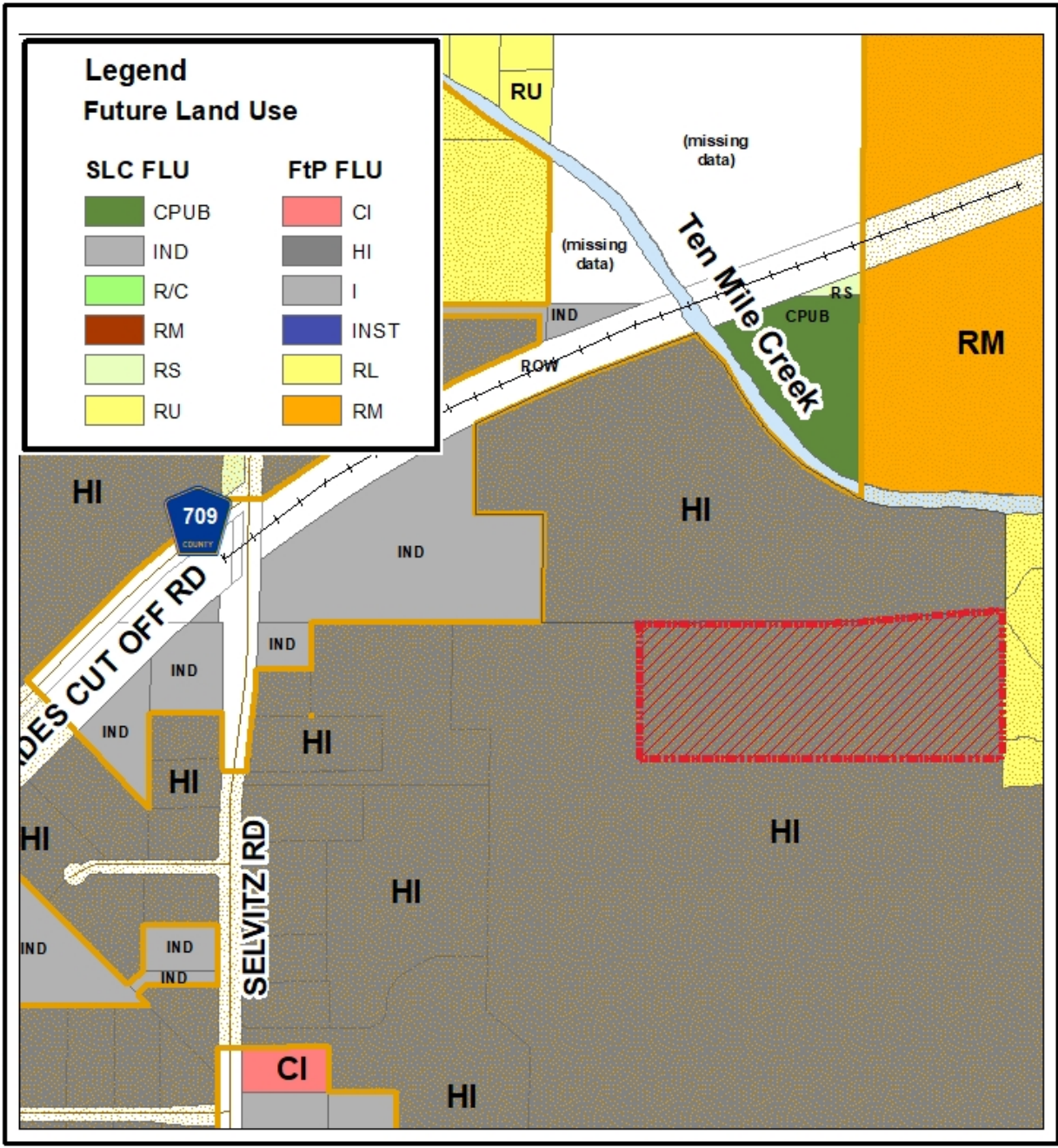
<h2>BHT of Florida 4008 LLC</h2>		 W N E S	<b>MAP B</b> Location Map (close view)
<b>Legend</b>  Petition Parcel <b>City Limits - Ft. Pierce</b>  Fort Pierce			
<b>Facility Type</b>  School  Government  Power Facility			

Document Path: E:\\_DUMV\jm - misc files\recovered data\2017\17-155.pvt - BHT De v Site - Selvitz Auto Storage\17-155\_CIS\_Folder\23 acre parcel\23 acre petition parcel\17-155\_001\_map c - aerial - 600.mxd



<h2 style="text-align: center;">BHT of Florida 4008 LLC</h2>			<p><b>MAP C</b> Aerial map (close view)</p>
<p><b>Legend</b></p> <p> Petition Parcel</p> <p><b>City Limits - Ft. Pierce</b></p> <p> Fort Pierce</p>	<p><b>Facility Type</b></p> <p> School</p> <p> Government</p> <p> Power Facility</p>		

Document Path: E:\\_DUMV\jm - misc files\+recovered data\+2017\17-155.pvt - BHT De v Site - Selvitz Auto Storage\17-155\_CIS\_Folder\23 acre parcel\23 acre petition parcel\17-155\_001\_map c - fu - 600.mxd



**Legend**  
**Future Land Use**

SLC FLU	FtP FLU
CPUB	CI
IND	HI
R/C	I
RM	INST
RS	RL
RU	RM

**BHT of Florida 4008 LLC**

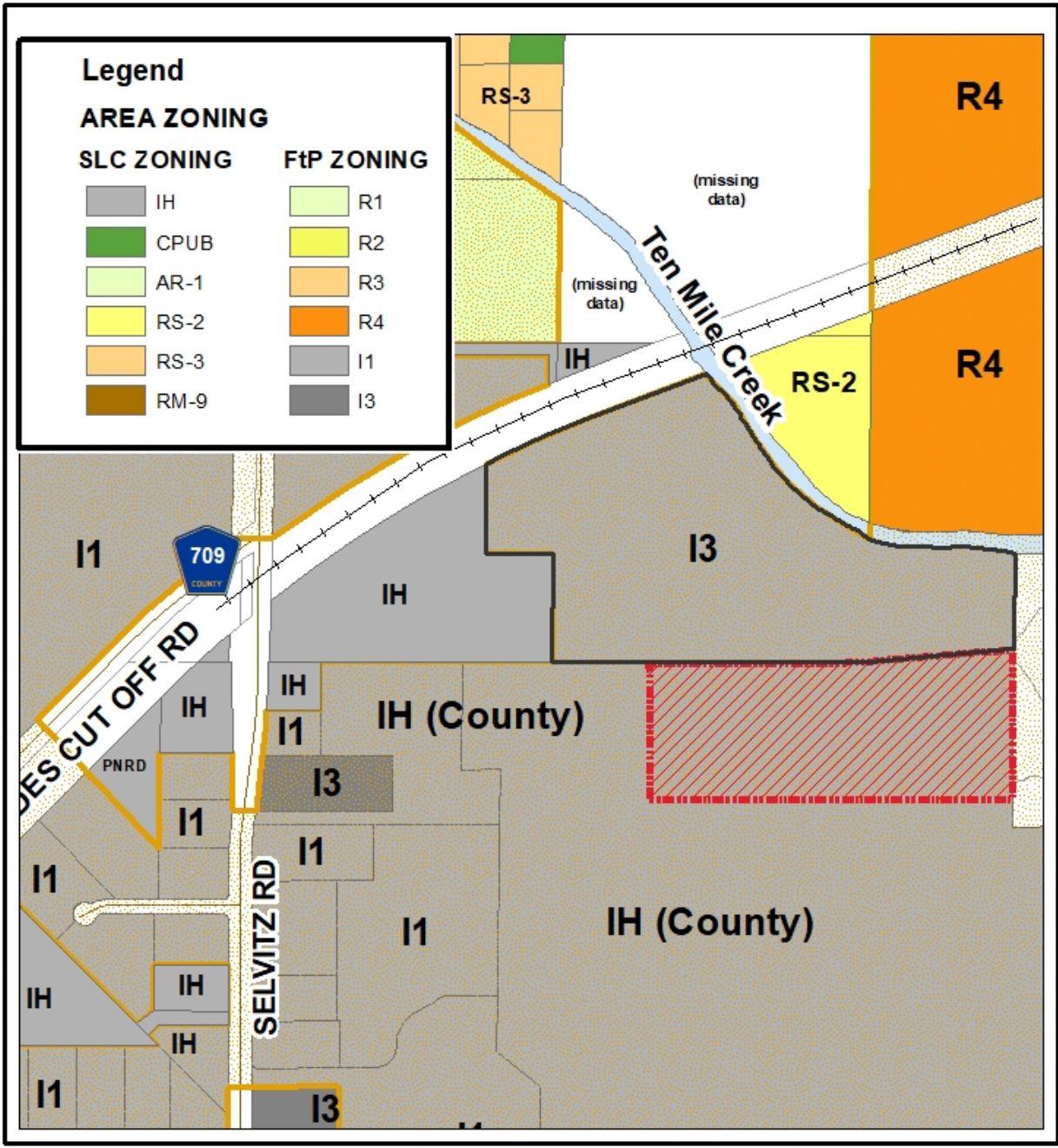
**Legend**

Petition Parcel	FacilityType School
City Limits - Ft. Pierce	FacilityType Government
Fort Pierce	FacilityType Power Facility

1 in = 600 ft

**MAP D**  
**Future Land Use**  
**(close view)**

Document Path: E:\\_DUMV\jm - misc files\+recovered data\+2017\17-155.pvt - BHT De v Site - Selvitz Auto Storage\17-155\_CIS Folder\23 acre parcel\23 acre petition parcel\17-155\_001\_map e - rez - 600.mxd



**BHT of Florida 4008 LLC**

**Legend**

- Petition Parcel
- City Limits - Ft. Pierce
- Fort Pierce

**FacilityType**

- School
- Government
- Power Facility

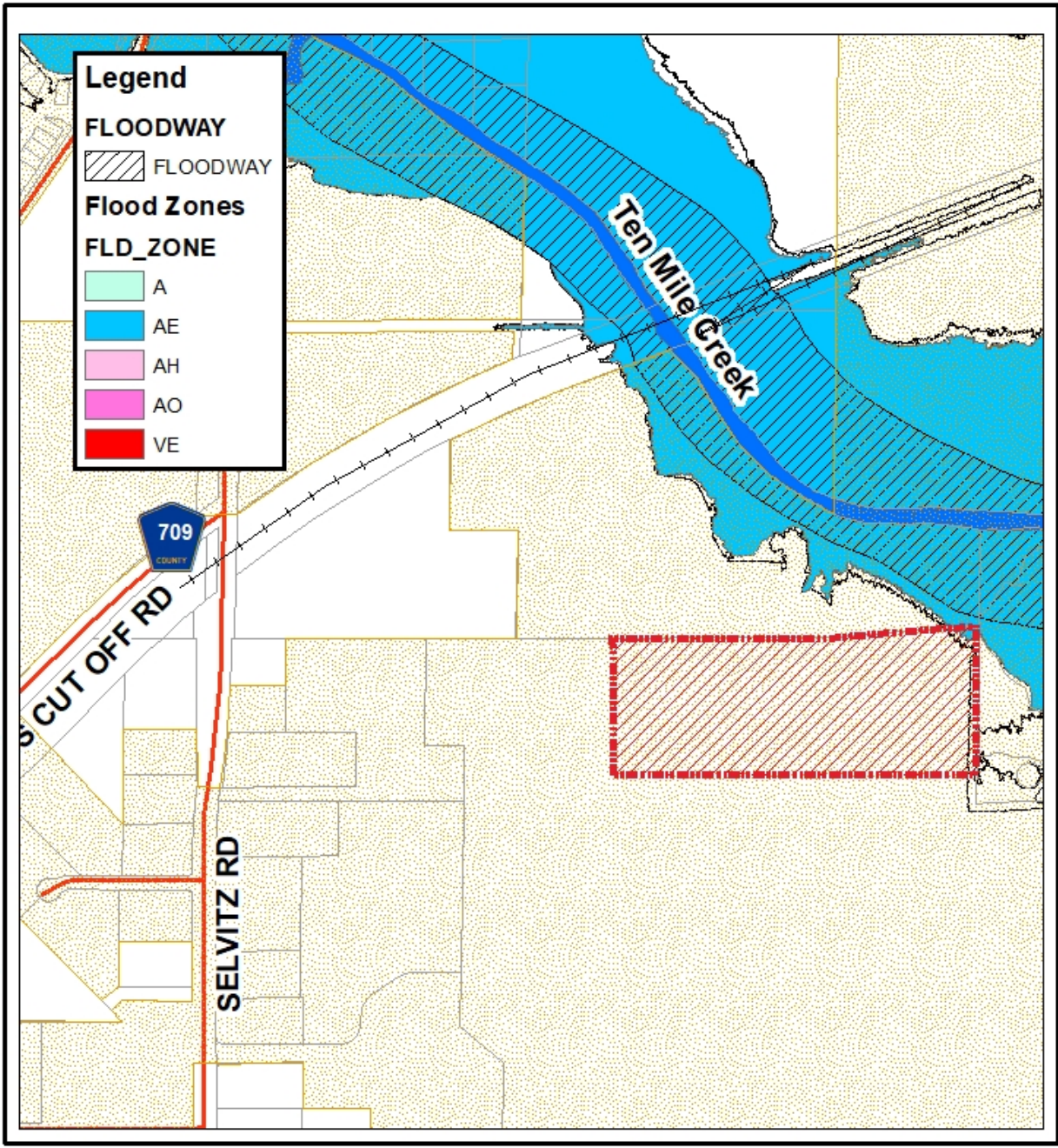
1 in = 600 ft







**MAP E**

**Area Zoning (existing)**

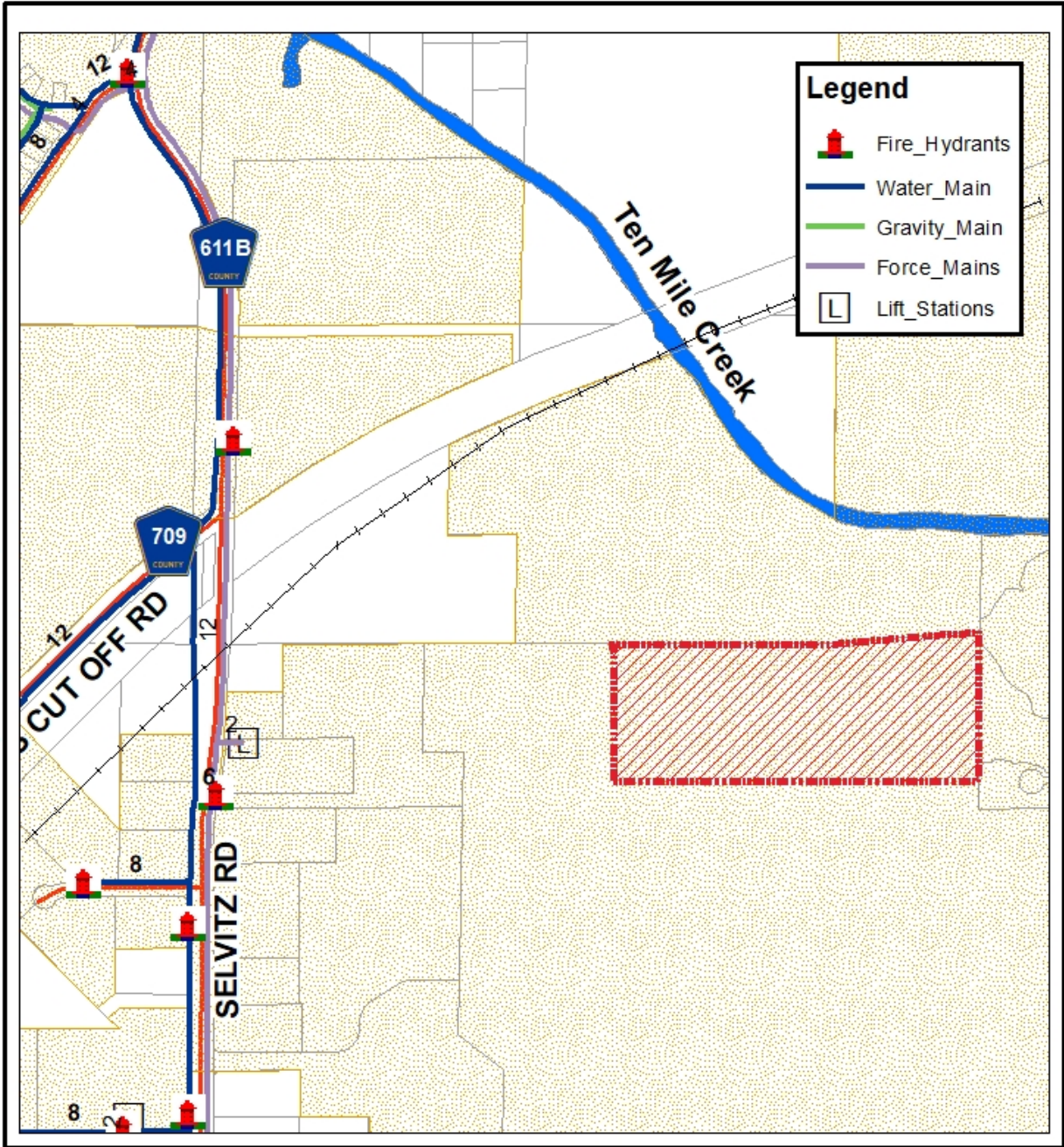
J. L. PEPPERS & PENNING, INC.  
CONSULTING ENGINEERS | LAND SURVEYORS







Document Path: E:\\_DUMV\jm - misc files\recovered data\2017\17-155.pvt - BHT De v Site - Selvitz Auto Storage\17-155\_CIS Folder\23 acre parcel\23 acre petition parcel\17-155\_001\_map f - fd zone - 600.mxd



<h2 style="text-align: center;">BHT of Florida 4008 LLC</h2>			<p><b>MAP F</b> Flood Zones</p>
<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Petition Parcel</li> <li> Fort Pierce</li> </ul> <p><b>City Limits - Ft. Pierce</b></p>	<p><b>FacilityType</b></p> <ul style="list-style-type: none"> <li> School</li> <li> Government</li> <li> Power Facility</li> </ul>		

Document Path: E:\\_DUMV\jm - misc files\+recovered data\2017\17-155.pvt - BHT De v Site - Selvitz Auto Storage\17-155\_CIS\_Folder\23 acre parcel\23 acre petition parcel\17-155\_001\_map g - utility - 600.mxd



<h2 style="text-align: center;">BHT of Florida 4008 LLC</h2>			<h3>MAP G</h3> <h4>Utility Services</h4>
<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Petition Parcel</li> <li><b>City Limits - Ft. Pierce</b></li> <li> Fort Pierce</li> </ul>	<p><b>FacilityType</b></p> <ul style="list-style-type: none"> <li> School</li> <li> Government</li> <li> Power Facility</li> </ul>		

**END OF DOCUMENT**