

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

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 1/2 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
- Environmental Study
- Traffic Impact Report
- *** Capacity Analysis-Separate Form
- Drainage Analysis
- Historical Report
- 1 CD of all documents submitted in PDF
- Other _____

1. **Property Address/Location:** _____ t/b/d _____
2. **Property Tax ID(s):** _____ 2419-211-0004-000-8 _____
3. **Total Acreage:** _____ 9.16 _____
4. **Existing Future Land Use Designation:** _____ GC (General Commercial) _____
5. **Existing Zoning Classification:** _____ C-3 (General Commercial) _____

- 6. **Proposed Zoning Classification:** R-5 (Residential – Multiple Family 15 du/ac)
- 7. **Other applications being submitted concurrent with this application, if any:** Future Land Use Amendment Application To the RH (Residential High Future Land Use Category)

- 8. **Describe the existing uses, improvements and structures on the amendment lands:** Site is vacant

- 9. **Are there any identified or possible historical structures on the amendment lands?** No
- 10. **The reason for making this request:** to change the zoning on property to permit multi-family residential development.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	RM (Residential Medium)	R4 (Residential Medium Density)
South	Commercial (Wal-Mart)	GC (Commercial General)	C-3 (Commercial General)
East	Residential (Portofino Landings (East))	GC (Commercial General)	C-3 (Commercial General)
West	Education (Samuel S. Gaines Acad K-8)	P/F (Public Use)	I (Institutional)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	15 du/ac (20% max of land use)	9.1	
Proposed	RH	R-5	15	9.1	N/A

[go to next page]

II. Public Facilities Information:

A. Potable Water:

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				
Demand Analysis		Maximum					
Current Zoning	Total gallons per day	commercial	318,572	sf	39,821.50	gpd	
		residential	86	du	22,360	gpd	
Proposed Zoning	Total gallons per day	commercial	-	sf	-	gpd	
		residential	137	du	35,490	gpd	
Change in Demand		Total gallons per day		(26,691.50)		gpd	

B. Wastewater:

Average Use	Residential	100	gallons per day per person (du x 2.6 = persons x 100 gpd = demand)				
	Other	0.100	gallons per day per square foot				
Demand Analysis		Maximum					
Current Zoning	Total gallons per day	commercial	318,572	sf	31,857.20	gpd	
		residential	86	du	22,360	gpd	
Proposed Zoning	Total gallons per day	commercial	-	sf	-	gpd	
		residential	137	du	35,490	gpd	
Change in Demand		Total gallons per day		(18,727.20)		gpd	

C. Parks and Recreation (Residential Classifications Only):

(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS (per 1000)	Existing Population Park Demand		Proposed Population Park Demand		Change in Demand	
		base	existing	base	existing	persons	added acres
Regional	20	44,227	44,451	44,227	44,583	132.6	2.65 acres
Urban District	5	44,227	44,451	44,227	44,583	132.6	0.66 acres
Community	2.5	44,227	44,451	44,227	44,583	132.6	0.33 acres
Neighborhood	1.36	44,227	44,451	44,227	44,583	132.6	0.18 acres

D. Public Schools (Residential Classifications Only):

Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel S. Gaines Academy K-8	Ft. Pierce Central
City	Ft. Pierce	Ft. Pierce
Distance	< 1 mile	5 miles
Current Zoning Enrollment Demand	12	5
Proposed Zoning Enrollment Demand	24	10
Change in Demand	11	5

E. Solid Waste:

2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	11.5 yards
Proposed Zoning	21.9 yards
Change in Demand	10.4 yards

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 overall stormwater impacts may be expected to be lessened from this site as a result of its conversion from commercial to residential uses. Full stormwater impacts will be addressed with a specific development proposal.

G. Traffic

Most recent ITE Code for use; HCM Roadway Capacity

Demand Analysis	area/ units	AADT		AM Peak Hour Trips		PM Peak Hour Trips		
		rate	Maximum	rate	Maximum	rate	Maximum	
Current Zoning	commercial (820)	318,572	37.5	11946	3	956	4.21	1341
	residential (220)	86	7.32	630	0.56	0.04816	0.67	0.05762
Proposed Zoning	commercial (820)	-	37.5	0	3	0	4.21	0
	residential (220)	164	7.32	1200	0.56	0.09184	0.67	0.804
Change in Demand				-11375		-956		-1340
Impact to Capacity				none		none		none

12. **Name of Owner(s):** St. Lucie County

Mailing Address: 2300 Virginia Avenue

City Ft. Pierce **State** Fla **Zip** 34982

Phone # 772-462-1400 **Fax No.:** _____

E-mail: _____

1
Name of Applicant: (Blue Sky Communities (attn.: Shawn Wilson))

Mailing Address: 5300 W. Cypress Street, Ste 200

City Tampa **State** Fl **Zip** 33607

Phone # _____ **Fax No.:** _____

E-mail: swilson@blueskycommunities.com

14. **Name of Representative:** Culpepper & Terpening, Inc. (attn: B. Terpening)

Mailing Address: 2980 South 25th Street

City Ft. Pierce **State** Fl **Zip** 34981

Phone # 772-464-3537 **Fax No.:** 772-464-9497

E-mail: Bterpening@ct-eng.com

[go to next page]

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.

[Signature] Applicant's Signature 4/9/19. Date

5300 W. Cypress Street, Ste 200, Tampa , Florida, 33607
Address State Zip

Swilson@blueskycommunities.com
Phone Fax E-mail Address

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See attached agent authorization letter
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)

OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

Application for Future Land Use Map Amendment

Future Land Use Map Amendment – Large Scale (>10 acres)

Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 acres ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

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6. **Proposed Zoning Classification:** R-5 (Residential – Multiple Family 15 du/ac)
7. **Other applications being submitted concurrent with this application, if any:** Change in Zoning Application to the R-5 Zoning District
8. **Describe the existing uses, improvements and structures on the amendment lands:** Site is vacant
9. **Are there any identified or possible historical structures on the amendment lands?** No
10. **The reason for making this request:** to change the zoning on property to permit multi-family residential development.

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E-mail: _____

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City Tampa State Fl Zip 33607

Phone # _____ Fax No.: _____

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Phone # 772-464-3537 Fax No.: 772-464-9497

E-mail: Bterpening@ct-eng.com

[go to next page]

APPLICATION FOR ZONING ATLAS AMENDMENT

Page 5 of 5

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.

[Signature] Applicant's Signature 4/9/19. Date

5300 W. Cypress Street, Ste 200, Tampa , Florida, 33607
Address State Zip

Swilson@blueskycommunities.com
Phone Fax E-mail Address

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See attached agent authorization letter
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)

OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	



HOWARD N. TIPTON
County Administrator

ST. LUCIE COUNTY
BOARD OF COUNTY
COMMISSIONERS

LINDA BARTZ
CHAIR
DISTRICT 3

CATHY TOWNSEND
VICE-CHAIR
DISTRICT 5

CHRIS DZADOVSKY
DISTRICT 1

SEAN MITCHELL
DISTRICT 2

FRANNIE HUTCHINSON
DISTRICT 4

DAN MCINTYRE
COUNTY ATTORNEY

MAILING ADDRESS
2300 VIRGINIA AVENUE
FORT PIERCE, FL 34982

PHONE
(772) 462-1156

TDD
(772) 462-1428

FAX
(772) 462-2131

E-MAIL
PHELANK@STLUCIECO.ORG

WEBSITE
WWW.STLUCIECO.GOV

March 14, 2019

Mr. Shawn Wilson
Blue McNeil One, LLC
5300 West Cypress Street
Suite 200
Tampa, FL 33607

Dear Mr. Wilson:

Re: McNeil Road Parcel – City of Fort Pierce Rezoning Application

This letter shall serve to confirm that on February 5, 2019 the Board of County Commissioners accepted the response of Blue Sky Communities, LLC to RFQ No. 19-007 for the development of a multi-family affordable housing project on the County-owned 9.16 parcel located on McNeil Road within the City of Fort Pierce (the "Property"), and authorized staff to enter into contract negotiations with Blue Sky for the sale and development of the Property. Those contract negotiations are currently underway. In recognition of the County's desire to have the Property developed for affordable multi-family housing, the County consents to the submission of an application by Blue Sky Communities, LLC or its agent to the City of Fort Pierce to rezone the Property for multi-family residential use.

Sincerely,

Howard N. Tipton

HNT/kp

C: County Attorney
Community Services Director
Property Acquisitions Manager
Dennis Murphy

ST. LUCIE WORKS

Property Card

Page 1 of 2

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

Property Identification

Site Address: OKEECHOBEE RD Map ID: 24/19N Parcel ID: 2419-211-0004-000-8 Zoning: C3 Account #: 174088 Use Type: 1000 Sec/Town/Range: 19/35S/40E Jurisdiction: Fort Pierce

Ownership

St Lucie County
2300 Virginia AVE
Fort Pierce, FL 34982-5632

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD, TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT, TH S 55 45 47 W 210.34 FT, TH S 52 29 33 W 71.28 FT, TH S 52 29 55 W 230.26 FT, TH S 29 51 40 W 31.18 FT, TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION, TH N 37 30 05 W 350 FT, TH S 52 29 55 W 10 FT, TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT, TH NLY ALG ARC 441.86 FT, TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT, TH SLY ALG ARC 135.10 FT, TH S 89 21 58 W 391.21 FT, TH N 82 29 17 W 53.44 FT, TH N 05 25 09 E 509.05 FT, TH S 89 01 36 W 313.99 FT, TH N 45 38 03 W 28.13 FT, TH N 00 38 03 W 202.81 FT, TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT, TH SELY ALG ARC 129.58 FT, TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT, TH SLY ALG ARC 521.35 FT TO POB (9.16 AC)

Current Values

Just/Market: \$698,300 Assessed: \$698,300
Exemptions: \$698,300 Taxable: \$0

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$698,300	\$698,300	\$698,300	\$0
2017	\$698,300	\$698,300	\$0	\$698,300
2016	\$698,300	\$698,300	\$0	\$698,300

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-27-2017	4217 / 2629	0111	TD	Board of County Commissioners of St Lucie Cty	\$0
07-28-2017	4058 / 1727	0111	TD	Prime Homes At Portofino Landings Ltd	\$0
01-30-2006	3254 / 1039	XX03	SP	Portofino Landings CDD	\$0

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View: Year Built: N/A Primary Wall: Roof Cover: Frame: Story Height: Roof Structure: Grade: No. Units: 0 Building Type: Effective Year: 2014 Secondary Wall:

Interior Data

Bedrooms: 0 Full Baths: 0 Half Baths: 0 A/C %: 0% Heated %: N/A% Sprinkled %: 0% Electric: Heat Type: Heat Fuel: Primary Int Wall: Avg Hgt/Floor: 0 Primary Floors:

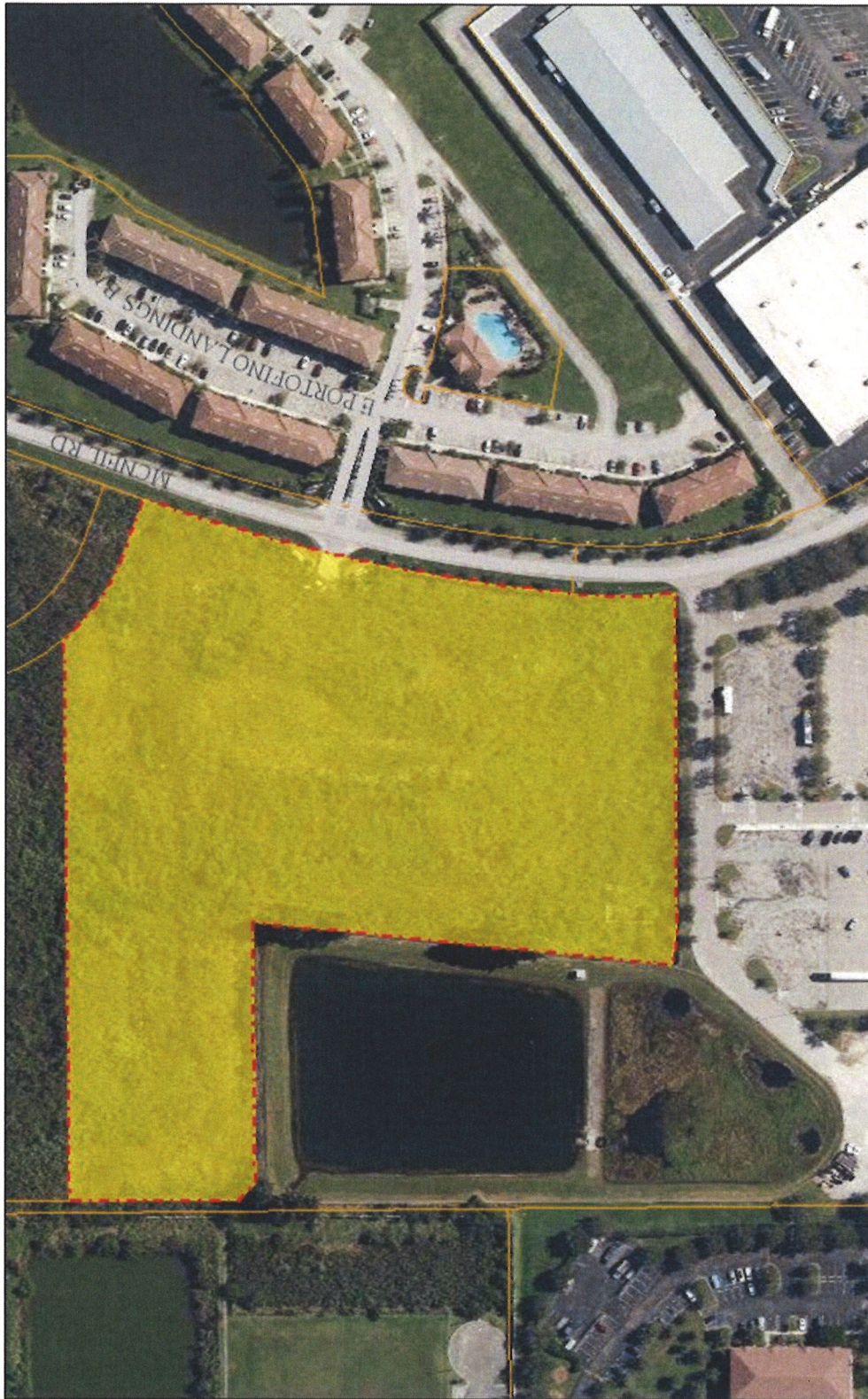


Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	9.16
Land Size (SF):	399,010
Total Building Count:	1

Michelle Franklin, CFA - Saint Lucie County Property Appraiser



March 6, 2019

This information is deemed to be correct at the time this title is filed to change and is not warranted.
© Copyright 12/2019 Saint Lucie County Property Appraiser. All rights reserved.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4365236 OR BOOK 4058 PAGE 1727, Recorded 10/30/2017 11:31:13 AM

Tax Deed File No. 13-648

Property
Identification No. 2419-211-0004-000/8

ESCHEATMENT TAX DEED

State of Florida

ST. LUCIE COUNTY

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statutes, wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property has escheated to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which liens are deemed canceled pursuant to said statutes.

Now, on this 27TH DAY OF OCTOBER, 2017, the undersigned clerk conveys to SAINT LUCIE County through its Board of County Commissioners, whose address is 2300 VIRGINIA AVE, FORT PIERCE, FL 34982 together with all hereditaments, buildings, fixtures and improvements of any kind and description, the following legally described land situation in SAINT LUCIE County, Florida.

PLEASE SEE ATTACHED FOR LEGAL DESCRIPTION.

Witness:

Alice Sennott
ALICE SENNOTT
Sandra Coleman
SANDRA COLEMAN

Margaret Rahal
CLERK OF COURT OR COUNTY COMPTROLLER

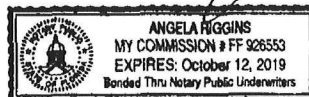

State of Florida

County of ST. LUCIE

On the 28th day of JULY, 2017, before ANGELA RIGGINS personally me personally appeared MARGARET RAHAL, Clerk of the Circuit Court or County Comptroller in and for the State and this County, who is known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

Angela Riggins
ANGELA RIGGINS, Notary Public



OR BOOK 4058 PAGE 1728

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD, TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT, TH S 55 45 47 W 210.34 FT, TH S 52 29 33 W 71.28 FT, TH S 52 29 55 W 230.26 FT, TH S 29 51 40 W 31.18 FT, TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION, TH N 37 30 05 W 350 FT, TH S 52 29 55 W 10 FT, TH N 37 30 05 W 230 FT TO CURVE CONC E, R OF 595 FT, TH NLY ALG ARC 441.86 FT, TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E, R OF 655 FT, TH SLY ALG ARC 135.10 FT, TH S 89 21 58 W 391.21 FT, TH N 82 29 17 W 53.44 FT, TH N 05 25 09 E 509.05 FT, TH S 89 01 36 W 313.99 FT, TH N 45 38 03 W 28.13 FT, TH N 00 38 03 W 202.81 FT, TH N 89 01 38 E 671.63 FT TO CURVE CONC NE, R OF 250 FT, TH SELY ALG ARC 129.58 FT, TH S 70 24 24 E 66.44 FT TO CURVE CONC E, R OF 2,103.43 FT, TH SLY ALG ARC 521.35 FT TO POB (9.16 AC) (OR 2483-1661; 3254-1039)

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4515406 OR BOOK 4217 PAGE 2629, Recorded 12/28/2018 02:52:38 PM

Tax Deed File No. 13-648

Property Identification No. 2419-211-0004-000/8

CORRECTIVE ESCHEATMENT TAX DEED

State of Florida

ST. LUCIE COUNTY

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statutes, wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property has escheated to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which liens are deemed canceled pursuant to said statutes.

Now, on this 27TH DAY OF OCTOBER, 2017, the undersigned clerk conveys to SAINT LUCIE County through its Board of County Commissioners, whose address is 2300 VIRGINIA AVE, FORT PIERCE, FL 34982 together with all hereditaments, buildings, fixtures and improvements of any kind and description, the following legally described land situation in SAINT LUCIE County, Florida.

PLEASE SEE ATTACHED FOR LEGAL DESCRIPTION

The Tax Deed recorded in OR BK 4058, Page 1727-1728
File #4365236 is hereby corrected and reinstated via this
Tax Deed.

Witness:

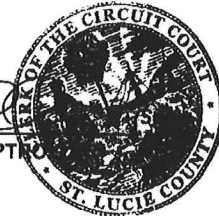
Ana Portilla

ANA PORTILLA
Brittany Jones

BRITTANY JONES

Margaret Rahal

CLERK OF COURT OR COUNTY COMPTROLLER



State of Florida

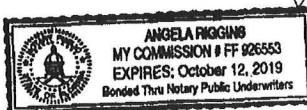
County of ST. LUCIE

On the 27TH DAY OF OCTOBER, 2017, before me personally appeared MARGARET RAHAL, Clerk of the Circuit Court or County Comptroller in and for the State and this County, who is known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

Angela Riggins

ANGELA RIGGINS, Notary Public



OR BOOK 4217 PAGE 2630

OR BOOK 4058 PAGE 1728

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF DKEE RD, TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT, TH S 55 45 47 W 210.34 FT, TH S 52 29 33 W 71.28 FT, TH S 52 29 55 W 230.26 FT, TH S 29 51 40 W 31.18 FT, TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION, TH N 37 30 05 W 350 FT, TH S 52 29 55 W 10 FT, TH N 37 30 05 W 230 FT TO CURVE CONC E, R OF 595 FT, TH NLY ALG ARC 441.86 FT, TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E, R OF 655 FT, TH SLY ALG ARC 135.10 FT, TH S 89 21 58 W 391.21 FT, TH N 82 29 17 W 53.44 FT, TH N 05 25 09 E 509.05 FT, TH S 89 01 36 W 313.99 FT, TH N 45 38 03 W 28.13 FT, TH N 00 38 03 W 202.81 FT, TH N 89 01 38 E 671.63 FT TO CURVE CONC NE, R OF 250 FT, TH SELY ALG ARC 129.58 FT, TH S 70 24 24 E 66.44 FT TO CURVE CONC E, R OF 2,103.43 FT, TH SLY ALG ARC 521.35 FT TO POB (9.16 AC) (OR 2483-1661; 3254-1039)

LEGAL DESCRIPTION

A parcel of land lying in Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

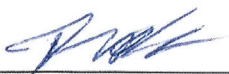
Commence at the Northeast corner of said Section 19, thence N01°20'45"E along the East line of Section 18, Township 35 South Range 40 East, a distance of 357.81 feet to the point of intersection with the Northerly right-of-way line of Okeechobee Road (AKA S.R. 70); thence S52°29'55"W along said northerly right-of-way line a distance of 2102.04 feet; thence S55°45'47"W a distance of 210.34 feet; thence S52°29'33"W a distance of 71.28 feet; thence South 52°29'55" West, a distance of 230.26 feet; thence South 29°51'40" West, a distance of 31.18 feet; thence South 52°29'55" West, a distance of 675.96 feet to the Easterly right-of-way line of McNeil Road Extension; thence along the Easterly right-of-way of McNeil Road Extension the following 4 courses and distances; thence North 37°30'05" West, a distance of 350.00 feet; thence South 52°29'55" West, a distance of 10.00 feet; thence North 37°30'05" West, a distance of 230.00 feet to a point of curve to the right having a radius of 595.00 feet and a central angle of 42°32'58"; thence Northwesterly along the arc a distance of 441.86 feet; thence North 84°57'07" West, a distance of 60.00 feet to the POINT OF BEGINNING of the following described parcel;

To an intersection with a non tangent curve concave to the East, having a radius of 655.00 feet, the chord of which bears South 00°51'40" East, 134.86 feet; thence Southerly along the arc of said curve, a distance of 135.10 feet through a central angle of 11°49'05"; thence South 89°21'58" West, a distance of 391.21 feet; thence North 82°29'17" West, a distance of 53.44 feet; thence North 05°25'09" East, a distance of 509.05 feet; thence South 89°01'36" West, a distance of 313.99 feet; thence North 45°38'03" West, a distance of 28.13 feet; thence North 00°38'03" West, a distance of 202.81 feet; thence North 89°01'38" East, a distance of 671.63 feet to the intersection with a non tangent curve concave to the Northeast, having a radius of 250.00 feet, the chord of which bears South 55°33'29" East, 128.13 feet; thence Easterly along the arc of said curve, a distance of 129.58 feet through a central angle of 29°41'49"; thence South 70°24'24" East, a distance of 66.44 feet to the intersection with a non tangent curve concave to the East, having a radius of 2,103.43 feet, the chord of which bears South 12°08'55" West, 520.01 feet; thence Southerly along the arc of said curve, a distance of 521.35 feet through a central angle of 14°12'04" to the POINT OF BEGINNING.

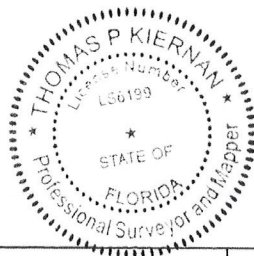

Containing 9.186 acres, more or less.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.


THOMAS P. KIERNAN
Professional Surveyor & Mapper
Florida Certificate No. 6199

4/26/19
DATE

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. JB 4286

LEGAL DESCRIPTION	
JOB NO: 19-052	SCALE: N/A
DRAWN BY: GLM	DATE: 04-25-2019

