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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida



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.

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 (13) 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
- 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):** see below _____

2418-333-0001-000-9		2418-333-0002-000-6
2418-333-0003-000-3		2418-333-0004-000-0
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		XXXX-XXX-XXXX-XXX-X

3. **Total Acreage:** _____ 17-81 acres (more or less) _____

4. **Existing Future Land Use Designation:** RM (Residential Medium) _____

5. **Existing Zoning Classification:** R-4 (Residential Medium Density 10 du/ac) _____

6. **Proposed FLU Classification:** RH (Residential High) _____

7. **Other applications being submitted concurrent with this application, if any:** Change in Zoning Application to the R-5 Zoning District has been filed concurrent with this application.. _____

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 Future Land Use classification to permit the maximum possible 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	Education (Samuel S. Gaines Acad K-8)	P/F (Public Use)	I (Institutional)
East	Vacant	RM (Residential Medium)	R4 (Residential Medium Density)
West	Vacant	GC (General Commercial)	C-3 (General Commercial)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	10 du/ac	17.81	X
Proposed	RH	R-5	15 du/ac	17.81	X

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	residential	178	du	46,280	gpd				
Proposed Zoning	Total gallons per day	residential	267	du	69,460	gpd				
Change in Demand		Total gallons per day				+23,140	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	residential	178	du	46,280	gpd				
Proposed Zoning	Total gallons per day	residential	267	du	69,460	gpd				
Change in Demand		Total gallons per day				+23,140	gpd			
C. Parks and Recreation (Residential Classifications Only):										
(Du x 2.6 = persons + 44,227 = population /LOS)										
Park Type	LOS Ac. (per 1000)	Existing Population Park Demand		Proposed Population Park Demand		Change in Demand				
		Population	LOS AC. Req'd.	Population	LOS AC. Req'd.	persons	added acres			
Regional	20	44,690	893.80	44,922	898.43	231.53	+4.63	Acres		
Urban District	5	44,690	223.45	44,922	224.61	231.53	+1.16	Acres		
Community	2.5	44,690	111.72	44,922	112.30	231.53	+0.58	Acres		
Neighborhood	1.36	44,690	60.78	44,922	61.09	231.53	+0.31	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	26	11
Proposed Zoning Enrollment Demand	39	17
Change in Demand	+13	+6

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	23.7	yards
Proposed Zoning	35.6	yards
Change in Demand	+11.9	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 project site is presently zoned for multi-family development uses with a maximum site coverage by building of up to 50% of the (MF use). If land use amendment/ rezoning to the R-5 zoning designation is approved, the maximum coverage by buildings will be no more than 45% of the project site. It may therefore be inferred that overall stormwater will be no greater in the 'after' condition than in the 'before' condition. As part of the site development review process, complete stormwater analysis will be provided based on the specific plan of development.

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	residential (220)	178	7.32	1304	0.56	100	0.67	119
Proposed Zoning	residential (220)267	267	7.32	1956	0.56	150	0.67	179
Change in Demand				+652		+50		+60

Impact to Capacity

South Jenkins Road, the property street frontage, is current shown to be operating at LOS C in the immediate area (SLC TPO Traffic Reports/ Fall 2018). As part of final site plan submissions for this site a complete traffic assessment will be provided identifying conditions as they exist at that time and if any improvement/ expansion obligations are required. The subject site is subject to both City and County Transportation Impact Fees.

12. Name of Owner(s): BGDN, LLC (attn.: Murray Puderbeutel)
 Mailing Address: 1820 Avenue K
 City Brooklyn State NY Zip 11230
 Phone # 718-871-3400 Fax No.: 718-871-6035
 E-mail: murray@parkstoneproperties.com

13. Name of Applicant: BGDN, LLC (attn.: Murray Puderbeutel)
 Mailing Address: 1820 Avenue K
 City Brooklyn State NY Zip 11230
 Phone # 718-871-3400 Fax No.: 718-871-6035
 E-mail: murray@parkstoneproperties.com

14. Name of Representative: Culpepper & Terpening, Inc. (attn: D. Murphy)
 Mailing Address: 2980 South 25th Street
 City Ft. Pierce State Fl Zip 34981
 Phone # 772-464-3537 Fax No.: 772-464-9497
 E-mail: dmurphy@ct-eng.com

15. **Applicant Acknowledgements** (Owner's signature must be notarized)

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 Zoning Classification is requested.

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.

D. Murphy

Applicants Signature

11/01/19

Date

2980 South 25th Street, Ft. Pierce

Address

Fla

State

34981

Zip

772-464-3537

Phone

772-464-9497

Fax

dmurphy@ct-eng.com

E-mail

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(s) 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.

MURRAY PUDERBENTEL 917-208-8343

Property Owner's Name (Please Print)

Phone

1820 AVE K, BROOKLYN, NY 11230

Address

State

Zip

[Signature]

11/5/2019

Property Owner's Signature

Date

New York
STATE OF FLORIDA)
~~ST LUCIE COUNTY)~~
Kings

The foregoing instrument was acknowledged before me this 5th day of NOVEMBER, 20 19, by Murray Puderbentel who is personally known to me or has produced NYS DR. L.I.C. as identification.

[Signature]

Signature of Notary

SVETLANA ROTH
Notary Public, State of New York
No. 01RO6222656
Qualified in Kings County
Commission Expires 5/24/2022
(seal)

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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3593866 OR BOOK 3295 PAGE 459, Recorded 05/19/2011 at 11:50 AM
Doc Tax: \$700.00

IN THE CIRCUIT COURT, 19th JUDICIAL
CIRCUIT, IN AND FOR ST. LUCIE,
COUNTY, FLORIDA

CASE NO.: 07-CA-002997
DIVISION: Bryan

BDGN, LLC,
a New York limited liability company,

Plaintiff,

vs.

GROUP THREE DEVELOPMENT, LLC,
a Florida limited liability company;
KEVIN McCOY, an individual;
LISA McCOY, an individual;
KEITH McCOY, an individual;
CARLA McCOY, an individual; and
JOHN S. McCOY, an individual;

Defendants.

2011 MAY 16 PM 4:12
CLERK OF CIRCUIT COURT

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on May 3, 2011 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following parcels in St. Lucie County, Florida:

I. The North ½ of the North ½ of the South ½ of the Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, less the West 40 feet for road right of way purposes, all lying in St. Lucie County, Florida.

**(Folio #2418-333-0001-000/9)
a/k/a 2144 South Jenkins Road, Ft. Pierce, Florida**

II. The South ½ of the North ½ of the Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida. Less the West 40 feet thereof.

(Folio #2418-333-0002-000/6)
a/k/a 2152 South Jenkins Road, Ft. Pierce, Florida

III. Parcel 1:

From the Southwest corner of Section 18, Township 35 South, Range 40 East, run Northerly along the West line of said Section 104.83 feet to a point of beginning; from said point of beginning continue Northerly along said section line a distance of 132 feet to a point; thence with an angle of 90° run East 25 feet to a pipe; thence continue East 100 feet to a pipe; thence at 90° run South 132 feet to a pipe; thence at 90° run Westerly 100 feet to a stove bolt in Drive; thence continue Westerly 25 feet to a point of beginning; excepting therefrom all rights of way for public roads. Said land lying in and being a part of St. Lucie County, Florida.

(Folio #2418-333-0003-000/3)

Parcel 2:

All of the South ½ of the South ½ of Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, excepting therefrom all rights of way for public roads and drainage canals, and also, less and excepting that part thereof particularly described as follows: From the Southwest corner of said section, township and range run Northerly along the West line of said Section 104.83 feet to a point of beginning; from said point of beginning continue Northerly along said section line a distance of 132 feet to a point; thence with an angle of 90° run East 25 feet to a pipe; thence continue East 100 feet to a pipe; thence at 90° run South 132 feet to a pipe; thence at 90° run Westerly 100 feet to a stove bolt in Drive; thence continue Westerly 25 feet to a point of beginning.

(Folio #2418-333-0004-000/0)

were sold to the Plaintiff, BDGN, LLC, whose address is c/o Jonathan S. Feldman, Esq., 200 South Biscayne Boulevard, Suite 3000, Miami, Florida 33131.

WITNESS MY HAND AND THE SEAL OF THIS COURT on May 16, 2011.

Joseph E. Smith
Clerk of the Circuit Court

By: [Signature]
As Deputy Clerk



JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3624394 OR BOOK 3320 PAGE 2396, Recorded 08/31/2011 at 03:27 PM

IN THE CIRCUIT COURT, 19th JUDICIAL
CIRCUIT, IN AND FOR ST. LUCIE,
COUNTY, FLORIDA

CASE NO.: 07-CA-002997
DIVISION: Bryan

BDGN, LLC,
a New York limited liability company,

Plaintiff,

vs.

GROUP THREE DEVELOPMENT, LLC,
a Florida limited liability company;
KEVIN McCOY, an individual;
LISA McCOY, an individual;
KEITH McCOY, an individual;
CARLA McCOY, an individual; and
JOHN S. McCOY, an individual;

Defendants.

2011 AUG 19 PM 12:48
St. Lucie County
CLERK OF CIRCUIT COURT

This Amended Certificate of Title is being filed to correct scrivener's error in Legal Description and Plaintiff's name which was incorrectly referenced in that certain Certificate of Title filed on May 19, 2011 in OR Book 3295, page 459 in the Public Records of St. Lucie County, Florida.

AMENDED CERTIFICATE OF TITLE

Original recorded in OR Book 3295 PG 459

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on May 10, 2011 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following parcels in St. Lucie County, Florida:

- I. **The North ½ of the North ½ of the South ½ of the Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, less the West 60 feet for road right of way purposes, all lying in St. Lucie County, Florida.**

**(Folio #2418-333-0001-000/9)
a/k/a 2144 South Jenkins Road, Ft. Pierce, Florida**

II. The South 1/2 of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida. Less the West 60 feet thereof.

(Folio #2418-333-0002-000/6)
a/k/a 2152 South Jenkins Road, Ft. Pierce, Florida

III. Parcel 1:
From the Southwest corner of Section 18, Township 35 South, Range 40 East, run Northerly along the West line of said Section 104.83 feet to a point of beginning; from said point of beginning continue Northerly along said section line a distance of 132 feet to a point; thence with an angle of 90° run East 25 feet to a pipe; thence continue East 100 feet to a pipe; thence at 90° run South 132 feet to a pipe; thence at 90° run Westerly 100 feet to a stove bolt in Drive; thence continue Westerly 25 feet to a point of beginning; excepting therefrom all rights of way for public roads. Said land lying in and being a part of St. Lucie County, Florida.

(Folio #2418-333-0003-000/3)

Parcel 2:
All of the South 1/2 of the South 1/2 of Southwest 1/4 of the Southwest 1/4 of Section 18, Township 35 South, Range 40 East, excepting therefrom all rights of way for public roads and drainage canals, and also, less and excepting that part thereof particularly described as follows: From the Southwest corner of said section, township and range run Northerly along the West line of said Section 104.83 feet to a point of beginning; from said point of beginning continue Northerly along said section line a distance of 132 feet to a point; thence with an angle of 90° run East 25 feet to a pipe; thence continue East 100 feet to a pipe; thence at 90° run South 132 feet to a pipe; thence at 90° run Westerly 100 feet to a stove bolt in Drive; thence continue Westerly 25 feet to a point of beginning.

(Folio #2418-333-0004-000/0)

were sold to the Plaintiff, BGDN, LLC, whose address is c/o Jonathan S. Feldman, Esq., 200 South Biscayne Boulevard, Suite 3000, Miami, Florida 33131.

WITNESS MY HAND AND THE SEAL OF THIS COURT on August 19, 2011.



Joseph E. Smith
Clerk of the Circuit Court

By: 
As Deputy Clerk

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

Property Identification

Site Address: 2144 S Parcel ID: 2418-333-0001- Account #: 27286 Sec/Town/Range:
 JENKINS RD 000-9 18/35S/40E
 Map ID: 24/18S Zoning: Medium Den Use Type: 0000 Jurisdiction: Fort Pierce

Ownership

BGDN LLC
 1820 Avenue K
 Brooklyn, NY 11230

Legal Description

18 35 40 N 1/2 OF N 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4-
 LESS W 60 FT FOR RD R/W- (4.73 AC) (OR 3295-459: 3320-
 2396)

Current Values

Just/Market: \$147,600 Assessed: \$88,112
 Exemptions: \$0 Taxable: \$88,112

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	\$147,600	\$88,112	\$0	\$88,112
2018	\$147,600	\$80,102	\$0	\$80,102
2017	\$104,500	\$72,820	\$0	\$72,820

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-19-2011	3320 / 2396 3320 / 2396	0311	CT	BDGN LLC	\$0
05-16-2011	3295 / 0459 3295 / 0459	0311	CT	Group Three Development LLC	\$100,000
09-05-2006	2678 / 1940 2678 / 1940	XX02	WD	Holtkamp Rose M	\$850,000

Primary Building Information

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

Exterior Data	
View:	Roof Cover:
Year Built: N/A	Roof Structure:
Primary Wall:	Frame:
	Grade:
	Story Height:
	No. Units: 0
	Building Type:
	Effective Year: N/A
	Secondary Wall:
Interior Data	
Bedrooms: 0	A/C %: 0%
Full Baths: 0	Electric:
Half Baths: 0	Heated %: N/A%
	Heat Type:
	Sprinkled %: 0%
	Heat Fuel:
	Primary Int Wall:
	Avg Hgt/Floor: 0
	Primary Floors:

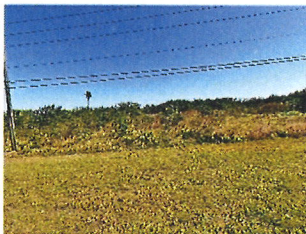


Image
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 for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	4.73
Land Size (SF):	206,039
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2152 S JENKINS RD Map ID: 24/18S Parcel ID: 2418-333-0002-000-6 Zoning: Medium Den Account #: 27287 Use Type: 0000 Sec/Town/Range: 18/35S/40E Jurisdiction: Fort Pierce

Ownership

BGDN LLC
1820 Avenue K
Brooklyn, NY 11230

Legal Description

18 35 40 S 1/2 OF N 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4-LESS W 60 FT FOR RD R/W- (4.73 AC)(OR 3295-459: 3320-2396)

Current Values

Just/Market: \$147,600 Assessed: \$88,112
Exemptions: \$0 Taxable: \$88,112

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	\$147,600	\$88,112	\$0	\$88,112
2018	\$147,600	\$80,102	\$0	\$80,102
2017	\$104,500	\$72,820	\$0	\$72,820

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-19-2011	3320 / 2396	0311	CT	BDGN LLC	\$0
05-16-2011	3295 / 0459	0311	CT	Group Three Development LLC	\$100,000
08-22-2006	2645 / 1725	XX00	WD	Marcelin Claudine	\$825,000

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: N/A 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:



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Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	4.73
Land Size (SF):	206,039
Total Building Count:	1

Special Features and Yard Items

Type Qty Units Year Blt

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

Property Identification

Site Address: S JENKINS RD Map ID: 24/18S Parcel ID: 2418-333-0003-000-3 Zoning: Medium Den Account #: 27288 Use Type: 0000 Sec/Town/Range: 18/35S/40E Jurisdiction: Fort Pierce

Ownership

BGDN LLC
1820 Avenue K
Brooklyn, NY 11230

Legal Description

18 35 40 S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4-LESS W 60 FT FOR RD R/W AND LESS N 132 FT OF S 194.33 FT OF W 85 FT- (8.15 AC)(OR 3295-459: 3320-2396)

Current Values

Just/Market: \$206,100 Assessed: \$151,867
Exemptions: \$0 Taxable: \$151,867

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	\$206,100	\$151,867	\$0	\$151,867
2018	\$206,100	\$138,061	\$0	\$138,061
2017	\$146,000	\$125,510	\$0	\$125,510

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-19-2011	3320 / 2396	0311	CT	BGDN LLC	\$0
05-16-2011	3295 / 0457	0311	CT	Group Three Development LLC	\$100,000
08-01-2006	2678 / 1763	XX02	WD	Nelson-York Patsy	\$863,000

Primary Building Information

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

Exterior Data	
View:	Roof Cover:
Year Built: N/A	Roof Structure:
Primary Wall:	Frame:
	Grade:
	Story Height:
	No. Units: 0
	Building Type:
	Effective Year: N/A
	Secondary Wall:
Interior Data	
Bedrooms: 0	A/C %: 0%
Full Baths: 0	Electric:
Half Baths: 0	Heated %: N/A%
	Heat Type:
	Sprinkled %: 0%
	Heat Fuel:
	Primary Int Wall:
	Avg Hgt/Floor: 0
	Primary Floors:



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Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	8.15
Land Size (SF):	355,014
Total Building Count:	1

Special Features and Yard Items

Type Qty Units Year Blt

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

Property Identification

Site Address: 2190 S Jenkins Parcel ID: 2418-333-0004- Account #: 135903 Sec/Town/Range:
 RD 000-0 18/35S/40E
 Map ID: 24/18S Zoning: Medium Den Use Type: 0000 Jurisdiction: Fort Pierce

Ownership

BGDN LLC
 1820 Avenue K
 Brooklyn, NY 11230

Legal Description

18 35 40 FROM SW COR OF SD SEC RUN NLY ALG W LI OF SD SEC 104.68 FT TO POB,TH CONT NLY ALGSD W LI 132 FT,TH E 125 FT,TH S 132 FT,TH WLY 125 FT-LESS 60 FT FOR RD R/W- (0.20 AC)(OR 3295-459: 3320-2396)

Current Values

Just/Market: \$10,500 Assessed: \$5,324
 Exemptions: \$0 Taxable: \$5,324

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	\$10,500	\$5,324	\$0	\$5,324
2018	\$10,500	\$4,840	\$0	\$4,840
2017	\$4,400	\$4,400	\$0	\$4,400

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-19-2011	3320 / 2396	0311	CT	BDGN LLC	\$0
05-16-2011	3295 / 0459	0311	CT	Group Three Development LLC	\$100,000
08-01-2006	2678 / 1763	XX02	WD	Nelson-York Patsy	\$863,000

Primary Building Information

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

Exterior Data

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

Interior Data

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



Image or sketch unavailable for display

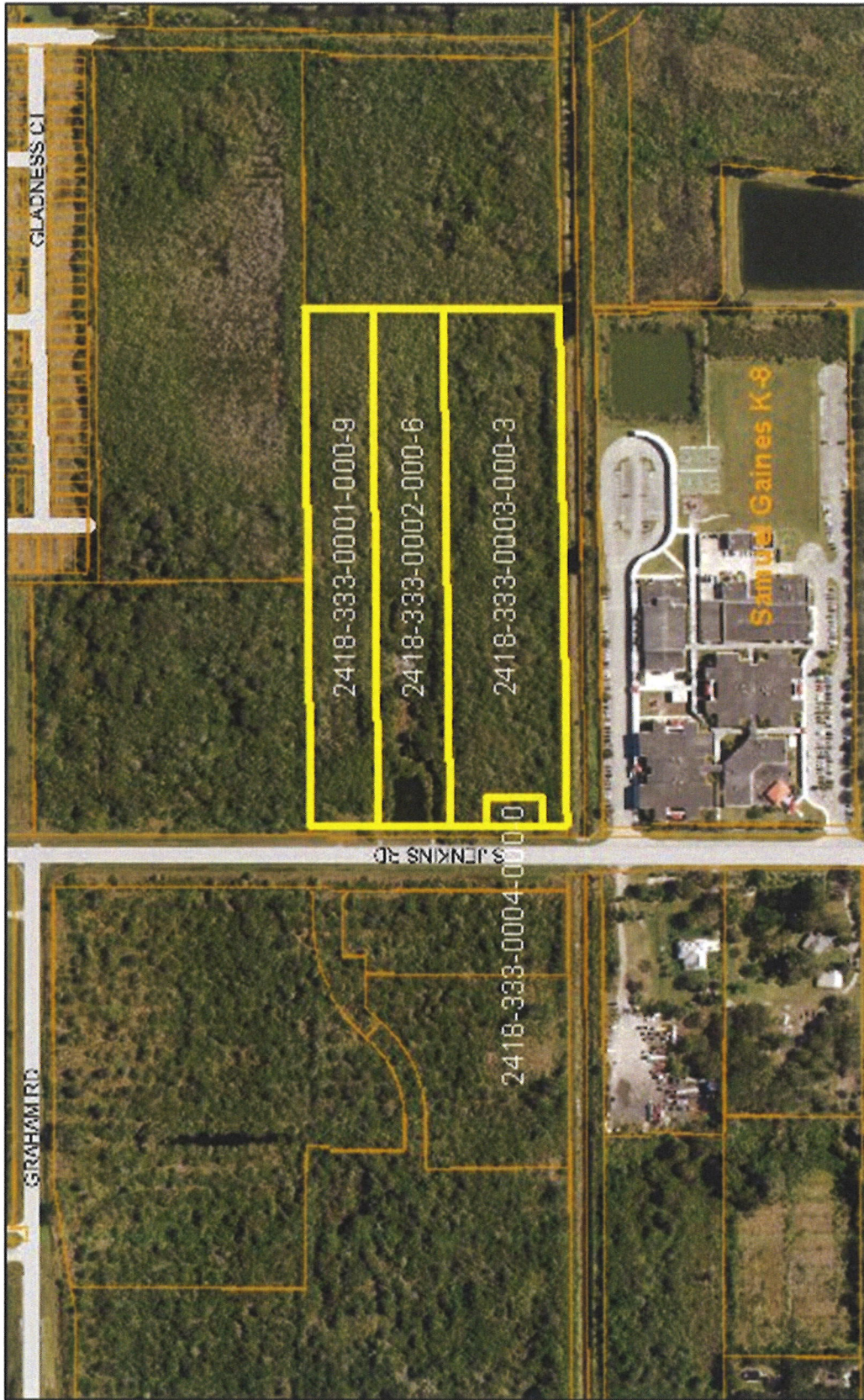
Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.2
Land Size (SF):	8,580
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Saint Lucie County Property Appraiser



November 4, 2019

1:4,514
37 S

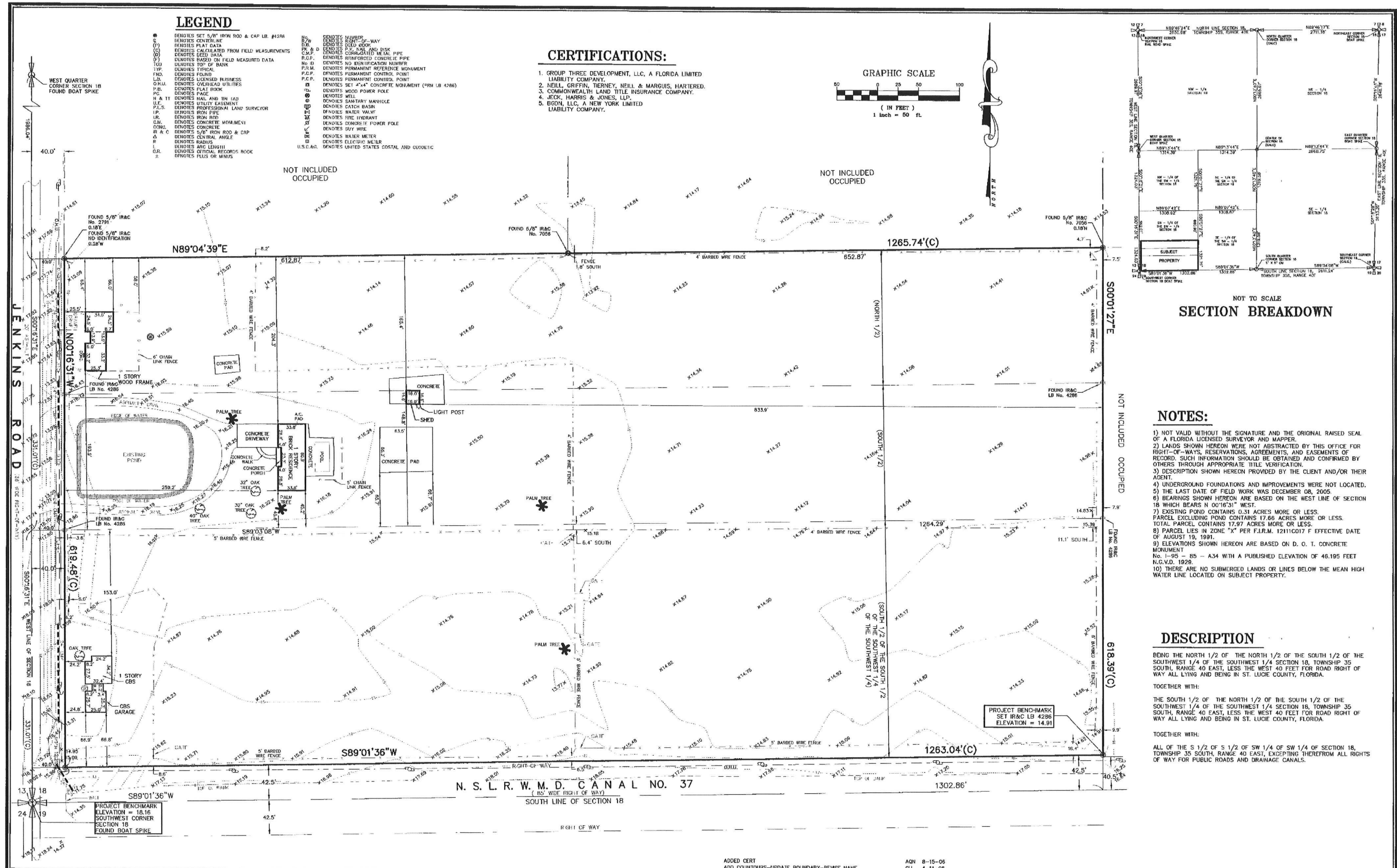
0 187.5 55 110 220 m

750 ft

Source: Cai, HERS, Gamin, USGS, Hanning, FORSMAN P, NRCAN,
Cai Jagan, MCFL, Cai Chen (Hong Kong), Cai Nana, Cai (Holland),

SITE SURVEY

SEE ATTACHED



Michael T. Owen
 MICHAEL T. OWEN, P.S.M. FLORIDA CERTIFICATE NO. 5556

B-152006
 SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
05-121.MAP2	



CONSULTING ENGINEERS & LAND SURVEYORS
 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 (772)-464-3537

ADDED CERT
 ADD COUNTOURS-UPDATE BOUNDARY-REVISE NAME

AGN 8-15-06
 GLL 4-11-06

- REVISIONS -

NO.	DESCRIPTION	BY	DATE
1	UPDATED NOTES AND RESCALE SURVEY	R.D.	3-27-06
2	UPDATED ACREAGE AND ADD CERTIFICATIONS	R.D.	3-13-06
3	UPDATED BOUNDARY SURVEY	R.D.	1-11-06
4	UPDATED TREE SURVEY	R.D.	1-10-06
5	ADD TOPOGRAPHIC SURVEY AND TREES	R.D.	12-9-05
6	UPDATED BOUNDARY SURVEY	R.D.	12-8-05

FIELD	BY	DATE
CALCS.	P.K.	7-15-05
DRAWN	R.D.	8-4-05
DETAILED		
CHECKED		
APPROVED		

BOUNDARY & TOPOGRAPHIC SURVEY
 PREPARED FOR:
SUMMERWIND TOWNHOMES AT FORT PIERCE

DATE: 08-04-2005
 HORIZ. SCALE: 1" = 50'
 VERT. SCALE: N/A
 JOB No. 05-121
 SHEET 1 of 1

END OF DOCUMENT

**LEGAL DESCRIPTION
DGDN , LLC PROPERTY**

Parcel ID Numbers:

2418-333-0001-000-9

2418-333-0002-000-6

2418-333-0003-000-3

2418-333-0004-000-0

Acres:

17.81 (more or less)

Description:

BEING THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 60 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 60 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF THE S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.