

CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, October 10, 2022 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

- a. Minutes from the September 12, 2022 meeting

6. **NEW BUSINESS**

- a. Annexations - Woods Family Annexations - 8 Parcels (3403-312-0000-000-4, 3403-312-0001-010-4, 3403-311-0005-010-9, 3403-311-0005-050-1, 3403-502-0075-000-3, 3403-804-0043-000-7, 3403-502-0070-000-8, 3403-502-0069-000-8)

7. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

8. **DIRECTOR'S REPORT**

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board

5. a.

Meeting Date: 10/10/2022

Re: Minutes from the September 12, 2022 Meeting

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

Minutes from the September 12, 2022 meeting

SUMMARY:

Approve Planning Board minutes from the September 12, 2022 meeting

RECOMMENDATION:

Approve

ALTERNATIVES:

Approve with changes

RESPONSIBLE STAFF:

Planning Staff

COORDINATED WITH:

Planning Staff

Fiscal Impact

Budgeted Y/N: N/A

Fiscal Year: N/A

Account: N/A

Amount: N/A

OTHER INFORMATION:

N/A

Attachments

Planning Board Minutes 9/12/22

Form Review

Form Started By: Alicia Rosenthal
Final Approval Date: 09/14/2022

Started On: 09/13/2022 04:07 PM

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **SEPTEMBER 12, 2022**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Prior to roll call, Chairman Burdge introduced the new Planning Board member, Anthony Kreisl and Mr. Kreisl told the Board a little about himself.

Present: Alexander Edwards; Michael Broderick; Nichelle Clemons; Bob Burdge; Harold Albury; Anton Kreisl; Frank Creyaufmiller, Chairman

Staff Present: Kev Freeman, Planning Director
Vennis Gilmore, Planner
Alicia Rosenthal, Planning & Development Organizer

4. **CONSIDERATION OF ABSENCES**

All Planning Board members were in attendance.

5. **APPROVAL OF MINUTES**

a. Minutes from the August 8, 2022 meeting

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the minutes from the August 8, 2022 meeting.

AYE: Nichelle Clemons, Bob Burdge, Harold Albury, Anton Kreisl, Alexander Edwards, Michael Broderick, Chairman Frank Creyaufmiller

Passed

6. **HEARING OF THE LOCAL PLANNING AGENCY**

a. **Future Land Use Map Amendment - Allegra at Fort Pierce - Parcel ID: 2419-113-0001-000-6**

Mr. Freeman stated the applicant requested the application be held until the annexation is approved by City Commission.

7. **NEW BUSINESS**

a. **Zoning Atlas Map Amendment - Allegra at Fort Pierce - Parcel ID: 2419-113-0001-000-6**

Mr. Freeman stated the applicant requested the application be held until the annexation is approved by City Commission.

b. **Conditional Use and Site Plan - Fort Pierce Utilities Authority Water Reclamation Facility - 4515 Energy Lane**

Mr. Gilmore gave an overview of the application. The applicant is requesting the review and approval for a Site Plan to construct an approximately 78,408 square foot closed-roof Water Reclamation Facility development with one (1) administration and maintenance building, open-roof processing, pump stations, aqua basins, storage tanks and ponds, chlorine tanks and basins, and associated site improvements. Mr. Gilmore stated Fort Pierce Utilities Authority (FPUA) will decommission the Hutchinson Island Water Reclamation facility and build a new Water Reclamation facility on the mainland adjacent to the Treasure Coast Energy Center. Mr. Gilmore answered questions from the Board on landscape buffering and adjacent property owners. Mr. Freeman said he had discussions with the neighboring business park about the odor and noxious activity concerns and the landscape buffer did not come into conversation. Mr. Freeman said the applicant has requested to go with the minimum landscaping. Mr. Freeman stated he prefers a landscape buffer around the entire development.

Mr. Broderick stated he would like to see the landscape buffer and the applicant needs to meet the landscape code. Mr. Broderick also expressed safety concerns with no perimeter enclosure.

Joe Franko, Applicant Representative and Project Manager from Hazen and Sawyer, stated there will be a perimeter security fence with a two to three foot berm, that is required for the Environmental Resource Permit. Mr. Franko said there will be no landscaping around the perimeter fence due to maintenance. He said landscape is difficult with the berm and the security fence will be similar to the fence around the island facility. Mr. Franko noted the administration building, located on the east side of the property, has plenty of landscaping.

Board discussion ensued on the applicant meeting the landscape code and fulfilling all the requirements.

Motion was made by Michael Broderick, and seconded by Bob Burdge to forward a recommendation of approval with the following conditions:

1. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
3. Install a green vinyl coated chain link fence around the perimeter with no slats.
4. The landscaping throughout the site needs to meet the landscape code.

AYE: Anton Kreisler, Alexander Edwards, Michael Broderick, Nichelle Clemons, Bob Burdge, Harold Albury, Chairman Frank Creyaufmiller

Passed

c. Site Plan - Bev Smith North - 3300 and 3330 S. US Highway 1

Mr. Gilmore gave an overview of the application. The applicant is requesting the review and approval for a Site Plan to construct a 7,329 square foot Vehicle Reconditioning Facility with associated site improvements. The applicant intends to subdivide the property and create two (2) new commercial out parcels with a possible new access tract between the newly created parcels.

Chairman Creyaufmiller noted that the property holds water, and he is not sure if it is classified as wetlands. He stated he did not see a specific stormwater report from the city's Engineering department, and he has concerns of where the water goes as it moves south.

Bill Pittsley, Applicant Representative from MBV Engineering, stated they have to work with several agencies on stormwater approvals. He said the stormwater will discharge to a ditch offsite and there are no wetlands on the site but there will be a dry retention pond on site. Mr. Pittsley added that crosswalks are in the design for access to the Bev Smith parcel to the south.

Mr. Burdge asked if the East Palatka Holly tree variety being used is susceptible to disease.

Mr. Freeman asked the applicant if the current conditions on the site contain no water control structures or management on site and if there are no restrictions on the topography of the site of where the water can flow to. He also asked the applicant if the design is putting in control measures which are not existing at the moment and if those control measures will meet or exceed the design requirements.

Mr. Pittsley answered yes to Mr. Freeman's question, and he added the ponds are oversized for additional development in the future for the out parcels up front.

Motion was made by Bob Burdge, and seconded by Harold Albury to forward a recommendation of approval to the City Commission with the following conditions:

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required

mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

3. Prior to the issuance of Building Permit approval, provide colored elevations to demonstrate that the proposed building conforms to the specifications of City Code 125- 314, Design Review. Confirm that the architecture and color scheme of the new structure will match that of the existing structure.
4. Per City Code Chapter 121 Subdivisions, a Preliminary and Final Plat are required.
5. Provide sidewalks and sidewalk connections along abutting ROW(s) per City Code Section 125-317 (b).
6. A crosswalk from Bev Smith Toyota's south parcel to the proposed employee parking to the north shall be provided when the site plan for the north parcel is submitted.
7. Provide a Covenant in Lieu of Unity of Title or Shared Parking Agreement between Bev Smith Toyota north (Parcel ID: 2427-421-0002-000-4) and south (Parcel ID: 2427-801-0001- 000-3) parcels.
8. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.

AYE: Alexander Edwards, Michael Broderick, Nichelle Clemons, Bob Burdge, Harold Albury, Anton Kreisl, Chairman Frank Creyaufmiller

Passed

8. **ELECTION OF CHAIR AND VICE CHAIR**

Mr. Broderick nominated Frank Creyaufmiller as Chair. Mr. Burdge closed the nominations.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to elect Frank Creyaufmiller as Chair.

AYE: Michael Broderick, Nichelle Clemons, Bob Burdge, Harold Albury, Anton Kreisl, Alexander Edwards, Chairman Frank Creyaufmiller

Passed

Motion was made by Bob Burdge, and seconded by Alexander Edwards to elect Nichelle Clemons as Vice-Chair.

AYE: Nichelle Clemons, Bob Burdge, Harold Albury, Anton Kreisl, Alexander Edwards, Michael Broderick, Chairman Frank Creyaufmiller

Passed

9. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

10. **DIRECTOR'S REPORT**

Mr. Freeman gave an overview of the Impact Fee Moratorium that was presented at the Conference Agenda Meeting on Monday morning, September 12, 2022. He stated that the data from year to year was similar and there were no pros or cons for the Fort Pierce Redevelopment Agency. He said the moratorium will continue with the challenge to city staff to move the redevelopment of attainable housing into the Central Business District

(CBD) downtown. He noted that only 4% of the overall development was in the Community Redevelopment Area (CRA). Mr. Freeman said he is focusing on developing workforce housing, code amendments with incentives for the CBD, expansion of the CBD, engagement in the Peacock Arts District, helping existing citizens in the area to see improvement, maintain local involvement in the communities and consolidate redevelopment in the redevelopment area. He highlighted that the City Commission is looking to get better quality and a wider spectrum of housing.

11. BOARD COMMENTS

Chairman Creyaufmiller thanked the Planning Board members for the continued endorsement each year. Chairman Creyaufmiller stated he participated in a panel with other Planning Board agencies and the other agencies have problems with a lack participation and not able to have a quorum. He stated that the City of Fort Pierce Planning Board does not have any of those issues, and it says a lot about the dedication of the Board members.

Mr. Freeman stated he heard feed back regarding the conference Chairman Creyaufmiller attended from staff he had worked with in the past. They noted how impressed they were with the City of Fort Pierce Planning Board, and they asked why can't we have a Planning Board like the City of Fort Pierce.

Mr. Broderick asked about the status of the Savannah Preserve project. Mr. Broderick mentioned keeping the 10,000-foot view of the Jenkins Road, Kings Highway interchange in the forefront of everyone's mind.

Mr. Burdge asked if the Planning Department knew anything about the realignment on Peterson Road.

Chairman Creyaufmiller asked if there had been any discussion with the city attorney's office regarding a workshop on the Sunshine Law and recusal process.

12. ADJOURNMENT

Meeting Date: 10/10/2022

Re: Annexations - Woods Family Annexations - 8 Parcels

Information

SUBJECT:

Annexations - Woods Family Annexations - 8 Parcels (3403-312-0000-000-4, 3403-312-0001-010-4, 3403-311-0005-010-9, 3403-311-0005-050-1, 3403-502-0075-000-3, 3403-804-0043-000-7, 3403-502-0070-000-8, 3403-502-0069-000-8)

SUMMARY:

- The applicant is requesting a voluntary annexation of eight (8) parcels at or near the southeast and southwest corners of S US Highway 1 and Midway Road in Fort Pierce, Florida. The parcel ID(s) are 3403-312-0000-000-4, 3403-312-0001-010-4, 3403-311-0005-010-9, 3403-311-0005-050-1, 3403-502-0075-000-3, 3403-804-0043-000-7, 3403-502-0070-000-8, 3403-502-0069-000-8.
- Six (6) of the subject properties have the following St. Lucie County Future Land Use and Zoning designations:

3403-312-0000-000-4: COM, Commercial; CN, Commercial Neighborhood Zone

3403-311-0005-010-9: COM, Commercial; CN, Commercial Neighborhood Zone

3403-311-0005-050-1: COM, Commercial; CN, Commercial Neighborhood Zone

3403-312-0001-010-4: RU, Residential Urban; RS-3, Single-Family, 3 du/ac Zone

3403-502-0075-000-3: P/F, Public Facilities; I, Institutional Zone

3403-502-0070-000-8: RM, Residential Medium, 9 du/ac; RS-4, Single-Family, 4 du/ac Zone

3403-804-0043-000-7: COM, Commercial; CO, Commercial Office Zone

The applicant is requesting Future Land Use designations of High-Density Residential (RH) with a Zoning designation of High-Density Residential Zone (R-5) for the six (6) parcels.

Two (2) of the subject properties have the following St. Lucie County Future Land Use and Zoning designations:

3403-804-0041-000-3: COM, Commercial; CG, Commercial General Zone

3403-502-0069-000-8: COM, Commercial; CG, Commercial General Zone

The applicant is requesting Future Land Use designations of General Commercial (GC) with a Zoning designation of General Commercial Zone (C-3) for the two (2) parcels.

RECOMMENDATION:

Staff Recommendation (6 Parcels)

As proposed, the annexation meets the standards of the City’s Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends approval of the proposed annexation along with the Future Land Use designations of RH, High-Density Residential and the Zoning designation of R-5, High-Density Residential Zone.

Staff Recommendation (2 Parcels)

As proposed, the annexation meets the standards of the City’s Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends approval of the proposed annexation along with the Future Land Use designations of GC, General Commercial and the Zoning designation of C-3, General Commercial Zone.

ALTERNATIVES:

- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report and Supporting Documents

Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore
Final Approval Date: 10/04/2022

Started On: 10/04/2022 02:01 PM



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Kevin Freeman, Planning Director

FROM: Vennis Gilmore, Assistant Planning Director

RE: **Application for Annexations
Woods Family Annexations (8 Parcels)**

BOARD DATE: October 10, 2022

STAFF REPORT

Property Owner: Woods Family Limited Partnership II
5121 S US Highway 1
Fort Pierce, FL 34982

Representative: Donald Cuozzo, Cuozzo Design Group, Inc.
P.O. Box 1939
Stuart, FL 34995

Requested Action: Approval of a Voluntary Application for Annexation of eight (8) parcels of land

Site Location: At or near approximately the southeast and southwest corner of S US Highway 1 and Midway Road in Fort Pierce, Florida

Parcel IDs: 3403-312-0000-000-4, 3403-312-0001-010-4, 3403-311-0005-010-9, 3403-311-0005-050-1, 3403-502-0075-000-3, 3403-804-0043-000-7, 3403-502-0070-000-8, 3403-502-0069-000-8

Parcel Size: 35.79 Acres +/-

Current Future Land Use: Commercial (COM), Residential Urban (RU), Public Facilities (P/F), Residential Medium, 9 du/ac (RM) – SLC

Current Zoning: Commercial Neighborhood (CN), Single Family, 3 du/ac (RS-3), Institutional (I), Commercial Office (CO), Single Family, 4 du/ac (RS-4), Commercial General (CG) – SLC

Requested Future Land Use

(6 Parcels): High Density Residential (RH) – COFP (3403-312-0000-000-4, 3403-312-0001-010-4, 3403-311-0005-010-9, 3403-311-0005-050-1, 3403-502-0075-000-3, 3403-502-0070-000-8)

Requested Future Land Use

(2 Parcels): General Commercial (GC) – COFP (3403-502-0069-000-8, 3403-804-0043-000-7)

Requested Zoning

(6 Parcels): High Density Residential Zone (R-5) – COFP (3403-312-0000-000-4, 3403-312-0001-010-4, 3403-311-0005-010-9, 3403-311-0005-050-1, 3403-502-0075-000-3, 3403-502-0070-000-8)

Requested Zoning

(2 Parcels): General Commercial Zone (C-3) – COFP (3403-502-0069-000-8, 3403-804-0043-000-7)

Utilities:

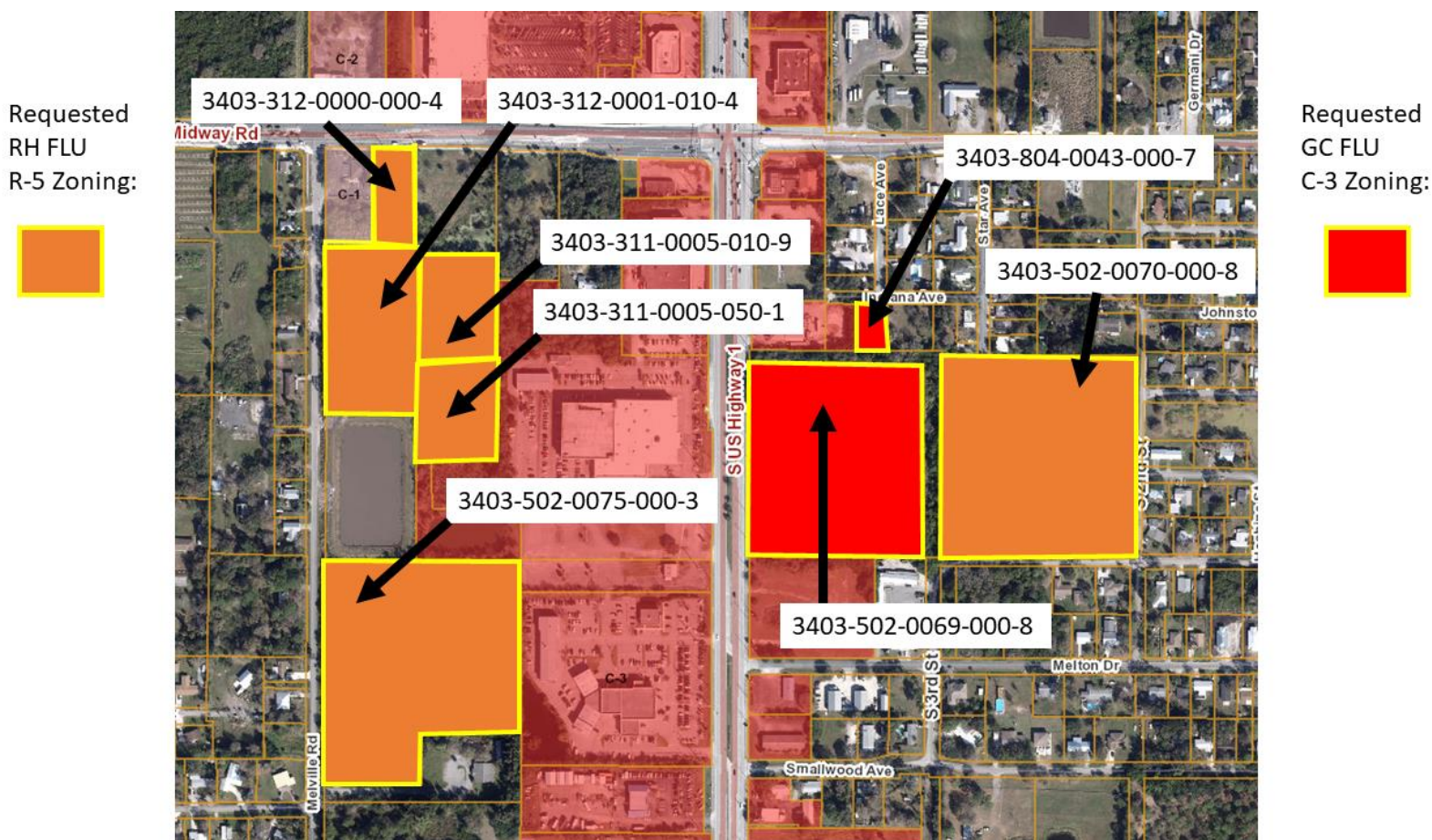
FPUA

| | North | East | South | West |
|----------------------------|---|---|---|--|
| Surrounding FLU: | RH (FP)/GC (FP)/COM (SLC) | GC (FP)/COM (SLC)/RM (SLC) | GC (FP)/ COM (SLC)/RU (SLC)/RM (SLC) | GC (FP)/RU (SLC)/ COM (SLC)/ CC (SLC) |
| Surrounding Zoning: | R-5 (FP)/C-2 (FP)/ C-3 (FP)/GC (SLC)/CO (SLC)/RS-3 (SLC) | C-3 (FP)/RS-4 (SLC)/CO (SLC)/GC (SLC)/CN (SLC) | C-3 (FP)/CG (SLC)/RS-3 (SLC)/RS-4 (SLC) | C-3 (FP)/C-1 (FP)/CG (SLC)/RS-3 (SLC) |

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of eight (8) parcels at or near the southeast and southwest corners of S US Highway 1 and Midway Road in Fort Pierce, Florida. The parcel ID(s) are 3403-312-0000-000-4, 3403-312-0001-010-4, 3403-311-0005-010-9, 3403-311-0005-050-1, 3403-502-0075-000-3, 3403-804-0043-000-7, 3403-502-0070-000-8, 3403-502-0069-000-8.



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3403-312-0001-010-4: RU, Residential Urban; RS-3, Single-Family, 3 du/ac Zone

3403-502-0075-000-3: P/F, Public Facilities; I, Institutional Zone

3403-502-0070-000-8: RM, Residential Medium, 9 du/ac; RS-4, Single-Family, 4 du/ac Zone

3403-804-0043-000-7: COM, Commercial; CO, Commercial Office Zone

The applicant is requesting Future Land Use designations of High-Density Residential (RH) with a Zoning designation of High-Density Residential Zone (R-5) for the six (6) parcels.

Two (2) of the subject properties have the following St. Lucie County Future Land Use and Zoning designations:

3403-804-0041-000-3: COM, Commercial; CG, Commercial General Zone

3403-502-0069-000-8: COM, Commercial; CG, Commercial General Zone

The applicant is requesting Future Land Use designations of General Commercial (GC) with a Zoning designation of General Commercial Zone (C-3) for the two (2) parcels.

Pursuant to Comprehensive Plan policy 1.11.5 “properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.” Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current value of the properties is \$2,076,917. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000. Currently the property is vacant.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: “Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.”

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: “The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City’s adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City’s boundaries, thereby improving service delivery.

The subject property is located within an area that lies within both St. Lucie County as well as the City of Fort Pierce jurisdictions. However, the subject parcels abut properties that are currently within the city limits of the City of Fort Pierce. The annexation of this property would assist in the City’s effort to eliminate jurisdictional irregularities along the City’s boundary and provide more efficient public services.

Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Comparison of FLU impact

| FUTURE LAND USE COMPARISON | | | | | |
|----------------------------|-------------------------------|-------------|-----------|-------------------|-----------------|
| | ACRES | SQ.FT | | | |
| SITE AREA | 4.98 | 216,928.8 | | | |
| | | RESIDENTIAL | | COMMERCIAL | |
| FLU | | MAX DENSITY | MAX UNITS | FAR | MAX FLOORSPACE |
| EXISTING | SLC - COMMERCIAL (COM) | 0 | 0 | 2.5 | 542,322.0 SQ.FT |
| PROPOSED | HIGH DENSITY RESIDENTIAL (RH) | 18 | 89 | 0.0 | 0.0 SQ.FT |
| INCREASE / (DECREASE) | | | 89 | (542,322.0) SQ.FT | |

Note: SLC FAR Estimated based on lot coverage and building height restrictions

| FUTURE LAND USE COMPARISON | | | | | |
|----------------------------|-------------------------------|-------------|-----------|---------------------|-------------------|
| | ACRES | SQ.FT | | | |
| SITE AREA | 8.96 | 390,297.6 | | | |
| | | RESIDENTIAL | | COMMERCIAL | |
| FLU | | MAX DENSITY | MAX UNITS | FAR | MAX FLOORSPACE |
| EXISTING | SLC - PUBLIC FACILITIES (P/F) | #N/A | #N/A | 3 | 1,170,892.8 SQ.FT |
| PROPOSED | HIGH DENSITY RESIDENTIAL (RH) | 18 | 161 | 0.0 | 0.0 SQ.FT |
| INCREASE / (DECREASE) | | | 161 | (1,170,892.8) SQ.FT | |

Note: SLC FAR Estimated based on lot coverage and building height restrictions

| FUTURE LAND USE COMPARISON | | | | | |
|----------------------------|-------------------------------|-------------|-----------|------------|----------------|
| | ACRES | SQ.FT | | | |
| SITE AREA | 3.48 | 151,588.8 | | | |
| | | RESIDENTIAL | | COMMERCIAL | |
| FLU | | MAX DENSITY | MAX UNITS | FAR | MAX FLOORSPACE |
| EXISTING | SLC - RESIDENTIAL URBAN (RU) | 5 | 17 | 0 | 0.0 SQ.FT |
| PROPOSED | HIGH DENSITY RESIDENTIAL (RH) | 18 | 62 | 0.0 | 0.0 SQ.FT |
| INCREASE / (DECREASE) | | | 45 | 0.0 SQ.FT | |

Note: SLC FAR Estimated based on lot coverage and building height restrictions

| FUTURE LAND USE COMPARISON | | | | | |
|----------------------------|-------------------------|-------------|-----------|-------------------|-------------------|
| | ACRES | SQ.FT | | | |
| SITE AREA | 10.08 | 439,084.8 | | | |
| FLU | | RESIDENTIAL | | COMMERCIAL | |
| | | MAX DENSITY | MAX UNITS | FAR | MAX FLOORSPACE |
| EXISTING | SLC - COMMERCIAL (COM) | 0 | 0 | 2.5 | 1,097,712.0 SQ.FT |
| PROPOSED | GENERAL COMMERCIAL (GC) | 15 | 151 | 1.0 | 439,084.8 SQ.FT |
| INCREASE / (DECREASE) | | | 151 | (658,627.2) SQ.FT | |

Note: SLC FAR Estimated based on lot coverage and building height restrictions

| FUTURE LAND USE COMPARISON | | | | | |
|----------------------------|-------------------------------|-------------|-----------|------------|----------------|
| | ACRES | SQ.FT | | | |
| SITE AREA | 8.28 | 360,676.8 | | | |
| FLU | | RESIDENTIAL | | COMMERCIAL | |
| | | MAX DENSITY | MAX UNITS | FAR | MAX FLOORSPACE |
| EXISTING | SLC - RESIDENTIAL MEDIUM (RM) | 9 | 74 | 0 | 0.0 SQ.FT |
| PROPOSED | HIGH DENSITY RESIDENTIAL (RH) | 18 | 149 | 0.0 | 0.0 SQ.FT |
| INCREASE / (DECREASE) | | | 75 | 0.0 SQ.FT | |

Note: SLC FAR Estimated based on lot coverage and building height restrictions

Total Impact of FLU re-Designation:

Commercial: Maximum reduction of 2,371,842 sq. ft.

Residential: Maximum increase of 521 dwelling units.

Public Notification

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of this annexations by mail to the St. Lucie County Administrator’s Office no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections. The comments generated from the technical review and any responses by the applicant have been provided.

Staff Recommendation (6 Parcels)

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends approval of the proposed annexation along with the Future Land Use designations of RH, High-Density Residential and the Zoning designation of R-5, High-Density Residential Zone.

Staff Recommendation (2 Parcels)

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends approval of the proposed annexation along with the Future Land Use designations of GC, General Commercial and the Zoning designation of C-3, General Commercial Zone.



**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: 9.15.22
Property Address: (7) Annexations – Woods Family Annexations - 3403-312-0000-000-4, 3403-312-0001-010-4, 3403-311-0005-050-1, 3403-502-0075-000-3, 3403-502-0069-000-8, 3403-502-0070-000-8, 3403-804-0043-000-7

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

| |
|--|
| |
| |

Building Official's or Representative's Signature _____ Date: 9/12/22



THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

September 15, 2022

Case # 22-02000005

Planner: City of Ft. Pierce Planning Department

Annexations, (7)

Woods Family Annexations, City of Fort Pierce, FL

Comments:

No comments at this time

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT # 22-02000005

Annexations – Woods Family Annexations

Parcel ID(s): 3403-312-0000-000-4, 3403-312-0001-010-4, 3403-311-0005-050-1,
3403-502-0075-000-3, 3403-502-0069-000-8, 3403-502-0070-000-8, 3403-804-0043-000-7

Comments

FPUA W/WW Engineering: **Approved.**

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application. No comment.



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com



From: AElizondo@slcfd.org
To: [Planning Department](#)
Subject: Woods Family Annexations
Date: Tuesday, September 13, 2022 9:17:31 AM

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

The Fire District has no comments for the Woods Family Annexations.

Respectfully,

Lieutenant Andres Elizondo #826
Inspector/Investigator
Community Risk Reduction
St. Lucie County Fire District
(772) 621-3379 (Office)
(772) 579-0368 (Cell)

From: [SANDERS, MARVIN E.](#)
To: [Vennis Gilmore](#); [Planning Department](#)
Subject: 22-02000005 Woods Family Annexation
Date: Tuesday, September 13, 2022 2:24:52 PM
Attachments: [Outlook-liewsg2i.png](#)

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

The St. Lucie County School District has reviewed the above reference project and we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986



office 772.429.7547
cell 772.216.5755

September 15, 2022

PROJECT: Woods Family Annexations
REF: TRC App. #22-02000005
TO: Vennis Gilmore
FROM: David Hays

The following comments are offered by SLC PW – Engineering for the September 15 TRC meeting. In general, the County Engineering Division has no objections to the annexations with the following advisory comments based on anticipated use:

1. The properties anticipated to rezone to RH are considerably higher density than the surrounding residential properties, are considerably higher density than currently zoned and the property east of US-1 is fronted by existing unimproved roads with less than minimum right-of-way widths.
2. A future rezone application should include a TIA for understanding of area roadway impacts. The County Engineering Division may not support some of the rezone or proposed site plans utilizing the potential.
3. The provided surveys, include the statement for ROW widths as 'variable'. This is an unacceptable statement and does not meet standards outlined in state statutes. Please provide the width of all right-of-ways and if dimensions vary across the property, provide the width from the property line at the property boundaries and any specific change location.
4. The survey includes property not identified for annexation. Please verify.
5. Land locked parcels should be unified. Accesses from County roads will be based on access management standards and LD codes.
6. The following County records indicate as County maintained. All, with the exception of Midway will require improvements with site plan/development approval:
 - A. Improved roadways:
 1. Melville Road: 60'-65' ROW, paved road from Midway to Brack Road: may require dedication in the future.
 2. Midway Road: fully developed.
 - B. Unimproved roadways: (may require future paving to city standards)
 1. Lace Ave.: 40' ROW, chip sealed
 2. Indiana Ave Lace to Star: 40' ROW, chip sealed
 3. Star Ave: 40' ROW, chip sealed
 4. Melton Dr: 50' ROW, chip sealed
 5. Notlem Dr: 25' ROW, millings road

Minimum roadway standards will be to City standards if remaining as County roads.

7. For discussion regarding these comments and response, please contact me at 772-462-1491, haysd@stlucieco.org.



Donald J. Cuzzo Inc.

Cuzzo Planning Solutions

p.o. box 1939 - stuart, fl 34995
cell: 772.485.1600 - office: 772.221.2128

8-15-2022
Hand Delivery

Key Freeman
Planning Director
Planning Department
City of Fort Pierce
100 North US 1
Fort Pierce,
Florida 34950

Re: Annexation of Woods Family Limited Partnership II Properties into City of Fort Pierce

Dear Mr. Freeman,

On behalf of our client, the Woods Family Limited Partnership II, please find attached the application as one original set and two copies, requesting annexation of eight parcels into the City of Fort Pierce jurisdiction. The property is currently within the jurisdiction of St. Lucie County. The following table depicts parcel control numbers, acreage, land use, zoning and property valuations extracted from the Property Appraiser information data.

| PCN | Acreage | Property FLU | Property Zoning | Property Value |
|---------------------|------------|-------------------|-----------------|----------------|
| 3403-312-0000-000-4 | 0.98 acres | Commercial | CN | \$287,500.00 |
| 3403-312-0001-010-4 | 3.48 acres | Residential Urban | RS-3 | \$287,500.00 |
| 3403-311-0005-050-1 | 2.0 acres | Commercial | CN | \$287,500.00 |
| 3403-502-0075-000-3 | 8.96 acres | Commercial | CN | \$612,500.00 |
| 3403-502-0069-000-8 | 8.29 acres | Commercial | CG | \$370,000.00 |
| 3403-502-0070-000-8 | 9.73 acres | Residential Urban | R-S4 | \$370,000.00 |
| 3403-804-0043-000-7 | 0.35 acres | Commercial | CG | \$15,200.00 |
| 3403-311-0005-010-9 | 2.0 acres | Commercial | CN | \$40,000 |

In support of the request to annex the eight parcels into the City of Fort Pierce please find attached the following:

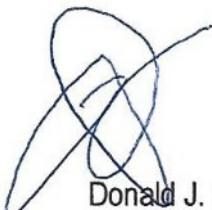
1. Cover letter
2. \$1,000.000 application fee has been held by staff to be credited towards the \$1890.00 advertising fee. The \$890.00 outstanding advertising fee amount has been paid online.

3. Application form
4. Property Maps & Information
5. Warranty Deeds
6. Surveys

The properties are all currently vacant and within St. Lucie County jurisdiction. The request to annex the properties into the City of Fort Pierce would address what may be considered an existing enclave. Existing properties adjacent to the subject of this request are already within Fort Pierce jurisdiction. The property owner requests the properties be annexed with a view to assigning a High Density (RH) designation to the properties (including 3403-311-0005-010-9), with the exception of the PCN: 3403-502-0069-000-8 and PCN: 3403-804-0043-000-7, whereby a General Commercial land use and zoning designation is requested. Such requests are considered consistent with the existing development patterns and address the existing enclave issues.

Thank you in advance for reviewing the project. The necessary number of copies will be provided ahead of the TRC, Planning Board, and City Commission meeting once staff has completed the initial review of the annexation application request. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



Donald J. Cuzzo



APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

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
- Current Survey (completed within the last 12 months)

1. Address: W Midway Rd, Melville Rd, 5150 S US Highway 1 & Vacant Unaddressed, Fort Pierce, Florida

2. Legal description of real property for which annexation is being requested:
See attached

Property Tax ID: See attached

3. Size of described property: 33.44 acres total

4. Project description: Vacant multiple properties located within St. Lucie County

5. Current St. Lucie County Future Land Use Designation: Residential Urban (RU) Commercial (COM)

6. Current St. Lucie County Zoning: R-5, High Density Residential & C-3

7. Is this a Historic property? No

8. Appraised value: Multiple values - see attached property appraiser information sheets

9. Name of Owner(s): Woods Family Limited Partnership II

Signature of Owner(s): *Seyid L. Woods*

Mailing Address: 5121 SS US Highway 1

City Fort Pierce State FL Zip 34982

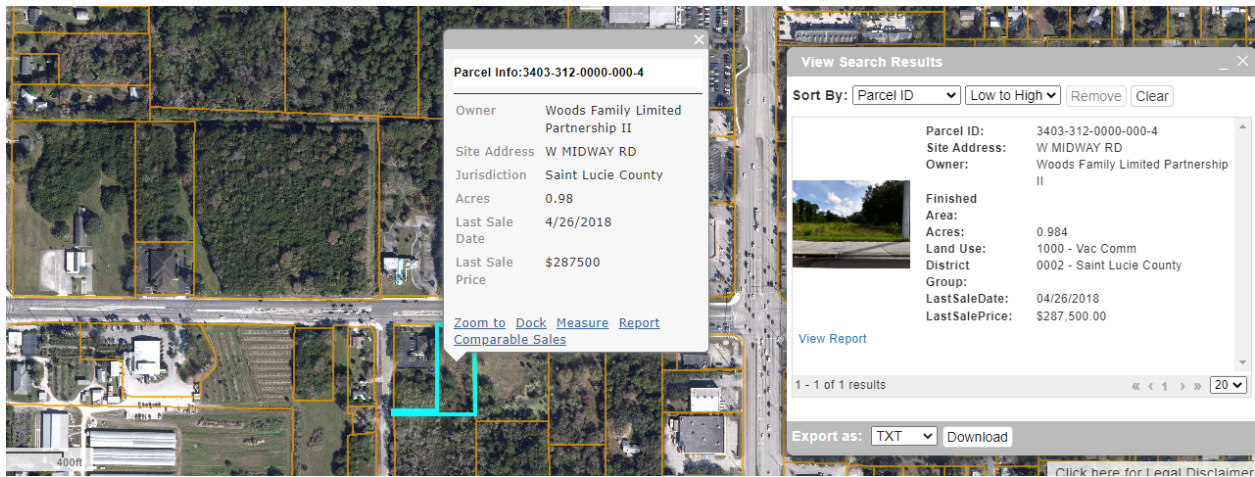
Phone _____ Fax _____

10. Name of Representative: _____
Signature of representative: _____
Mailing Address: _____
City) _____ State _____ Zip _____
Phone _____ Fax _____
E-mail: _____

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

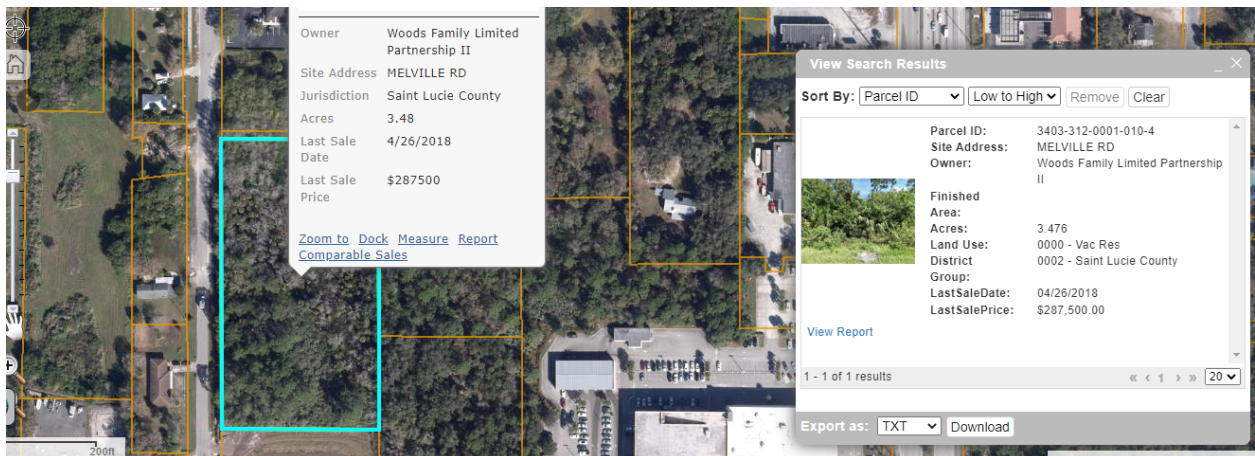
| | | |
|----------------------|------------------------------|------------------------|
| OFFICE USE: | | |
| DATE RECEIVED: _____ | Signed: _____ | |
| File Number: _____ | Check No: _____ | Receipt No: _____ |
| TRC Review: _____ | Planning Board Review: _____ | City Commission: _____ |
| Ordinance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

Parcel 1: 3403-312-0000-000-4 0.98-acres
COMM FLU & CN ZONING



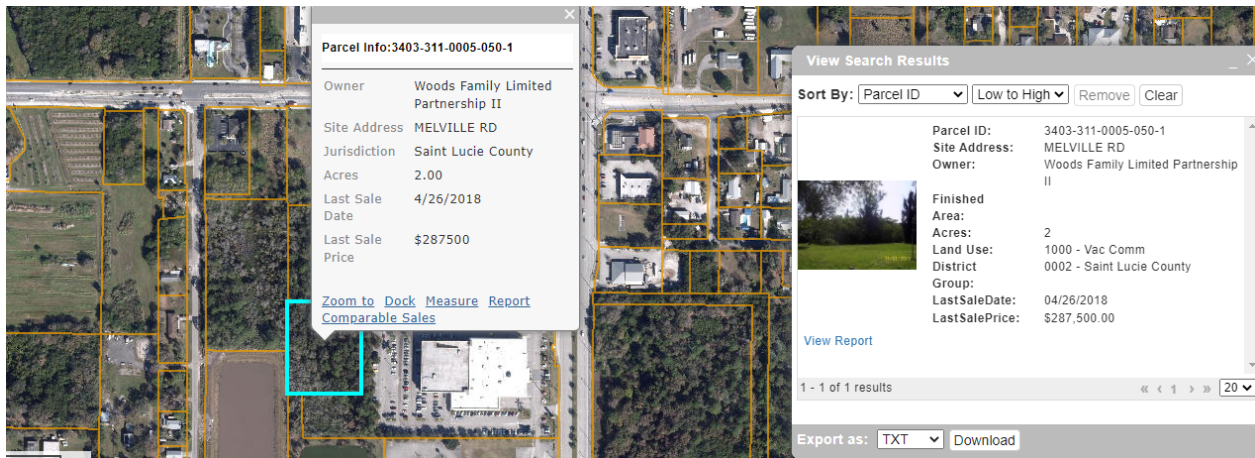
Legal Description: 3 36 40 E 134 FT OF N 316 FT AND S 16 FT OF N E 316 FT OF W 1/2 OF W1/2 OF NE 1/4 OF SW 1/4-LESS W 45 FT AND LESS THAT PORTION FORMIDWAY RD- AND LESS THAT PORTION AS IN OR 3608-2308 FOR RDR/W (0.99 AC-42,859 SF) (MAP 34/03S)

Parcel 2: 3403-312-0001-010-4 3.48-acres
RU FLU & RS-3 ZONING



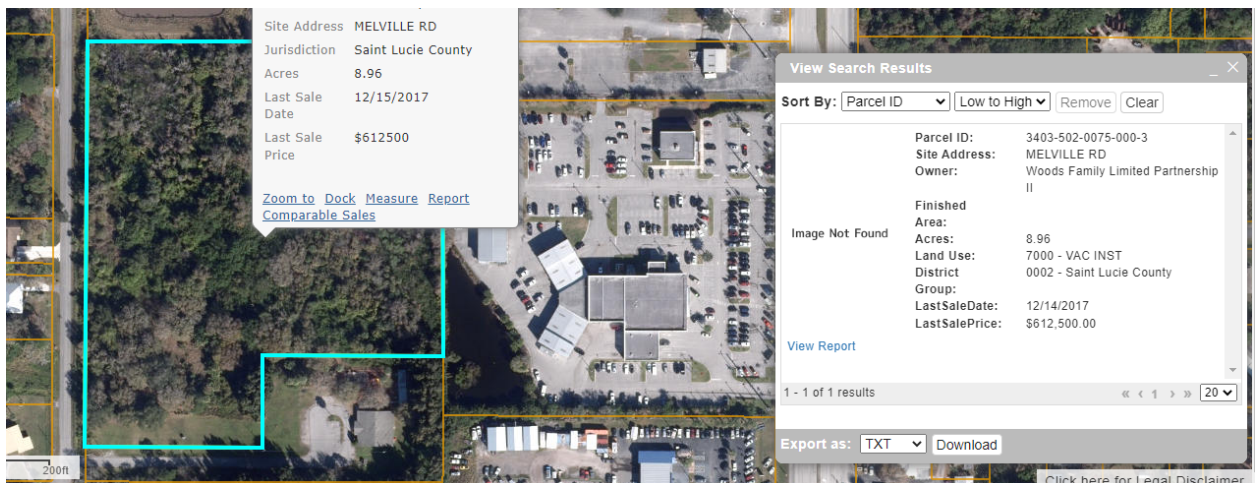
Legal Description: 3 36 40 W 1/2 OF W 1/2 OF NE 1/4 OF SW 1/4-LESS W 45 FT AND LESS S407 FT AND LESS N 356 FT-(3.48 AC-151,414.56SF)

Parcel 3: 3403-311-0005-050-1 2-acres
COMM FLU & CN ZONING



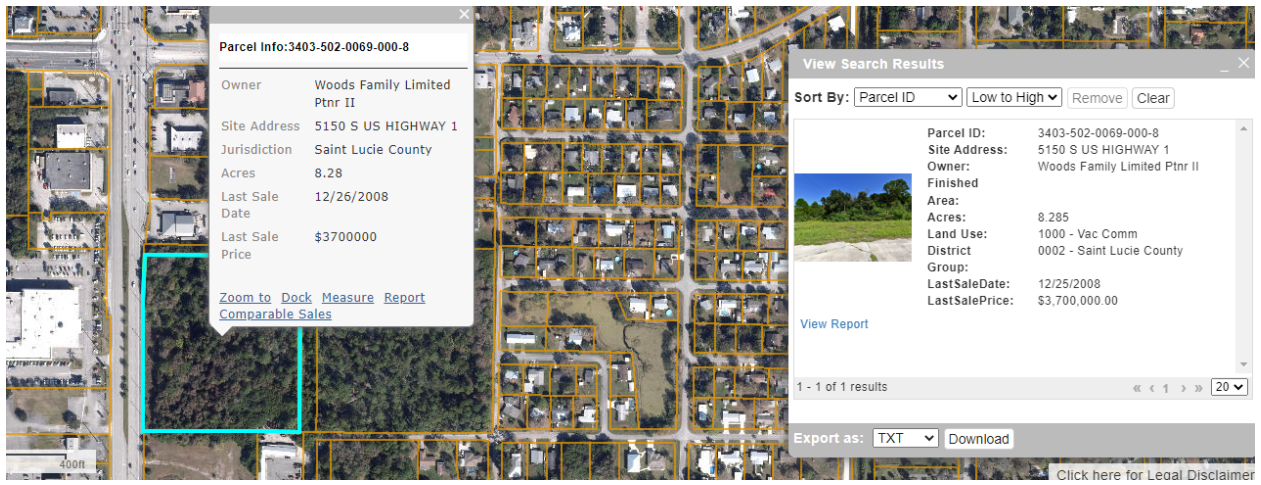
Legal Description: 3 36 40 FROM INT 1/4 COR RUN WLY ALG E-W 1/4 SEC LI 993 FT, TH S672.48 FT TO POB, TH CONT S 332.52 FT, TH E 262 FT, TH N 332.52 FT, TH W 262 FT TO POB (2.00 AC)

Parcel 4: 3403-502-0075-000-3 8.96-acres
RU FLU & RS-3 ZONING
COMM FLU & CN ZONING



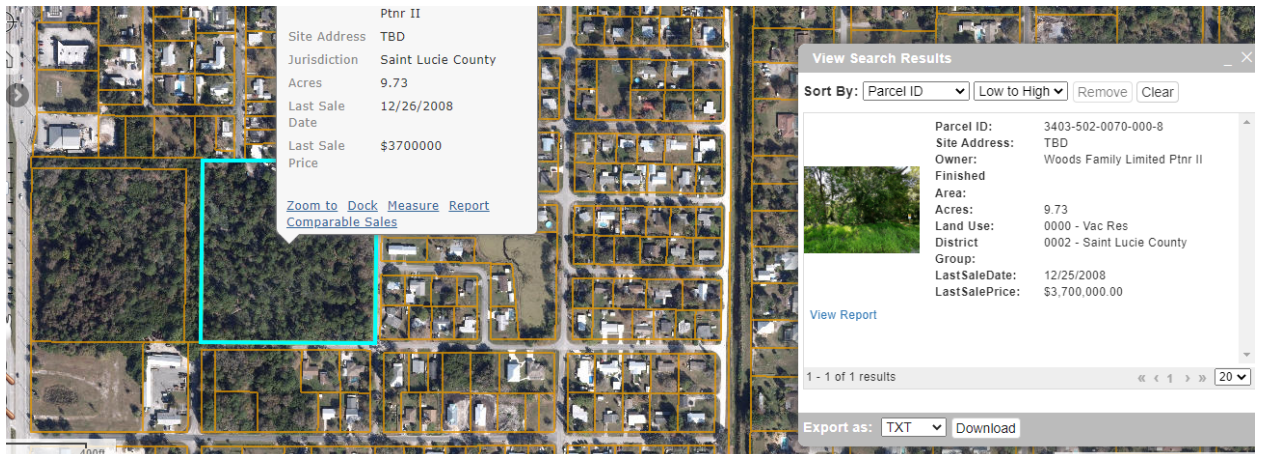
Legal Description: WHITE CITY S/D 03 36 40 PART OF LOTS 48 AND 50 MPDAF: N 713.81FT OF W 1/2 OF SE 1/4 OF SW 1/4-LESS W 45 FT AND LESS S 163 FT OFE 308 FT- (8.96 AC) (OR 4079-2282)

Parcel 5: 3403-502-0069-000-8 8.29-acres
COMM FLU & CG ZONING



Legal Description: WHITE CITY S/D 03 36 40 LOT 40-LESS N 20 FT AND LESS E 30 FT ANDLESS RD R/W- (MAP 34/03S) (8.29 AC) (OR 3049-1422)

Parcel 6: 3403-502-0070-000-8 9.73-ACRES
RU FLU & R-S4 ZONING



Legal Description: WHITE CITY S/D 03 36 40 LOT 41-LESS W 30 FT CANAL R/W- (9.73AC)(MAP 34/03S) (OR 3049-1422)

Parcel 7: 3403-804-0043-000-7 0.35-acres
COMMERCIAL FLU & CG ZONING



Michelle Franklin

Certified Florida Appraiser

✖ Close Property Card

Basic Info
Buildings
Features/Yard Items
Values
Sales
Permits
Tax Estimate/Tools
Property Card

Property Identification

Site Address: INDIANA AVE
 Sec/Town/Range: 03/36S/40E
 Parcel ID: 3403-804-0043-000-7
 Jurisdiction: Saint Lucie County

Ownership

Woods Family Limited Ptnr II
 PO Box 15340
 Fort Pierce, FL 34979

Legal Description

CENTRAL WHITE CITY S/D BLK 4 LOTS 3 AND 4-LESS S 20 FT FOR CANAL R/W- (0.35 AC) (OR 3049-1422)

Current Values

| | |
|--------------------|----------|
| Just/Market Value: | \$15,200 |
| Assessed Value: | \$15,200 |
| Exemptions: | \$0 |
| Taxable Value: | \$15,200 |

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)

Download TRIM for this parcel: [Download PDF](#)

Use Type: 1000
 Account #: 39524
 Map ID: 34/03S
 Zoning: Comm Offic



Total Areas

| | |
|---------------------------|--------|
| Finished/Under Air (SF): | 0 |
| Gross Sketched Area (SF): | 0 |
| Land Size (acres): | 0.35 |
| Land Size (SF): | 15,246 |

Building Design Wind Speed

| Occupancy Category | I | II | III |
|--------------------|-----|-----|-----|
| Speed | 140 | 160 | 170 |

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
 © Copyright 2022 Saint Lucie County Property Appraiser. All rights reserved.

Legal Description: CENTRAL WHITE CITY S/D BLK 4 LOTS 3 AND 4-LESS S 20 FT FOR CANAL R/W- (0.35 AC) (OR 3049-1422)

Parcel 8: 3403-311-0005-010-9

Property Identification

Site Address: MELVILLE RD
Sec/Town/Range: 03/36S/40E
Parcel ID: 3403-311-0005-010-9
Jurisdiction: Saint Lucie County

Use Type: 1000
Account #: 38759
Map ID: 34/03S
Zoning: Comm Neigh

Ownership

Woods Family Limited Partnership II
5121 S US Highway 1
Fort Pierce, FL 34982

Legal Description

3 36 40 FROM INT 1/4 COR RUN W ALG E-W 1/4 SEC LI 993 FT, TH S 339.96 FT TO POB, TH CONT S 332.52 FT, TH E 262 FT, TH N 332.52 FT, TH W 262 FT TO POB (2.00 AC)

Current Values

| | |
|--------------------|----------|
| Just/Market Value: | \$40,000 |
| Assessed Value: | \$40,000 |
| Exemptions: | \$0 |
| Taxable Value: | \$40,000 |

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.



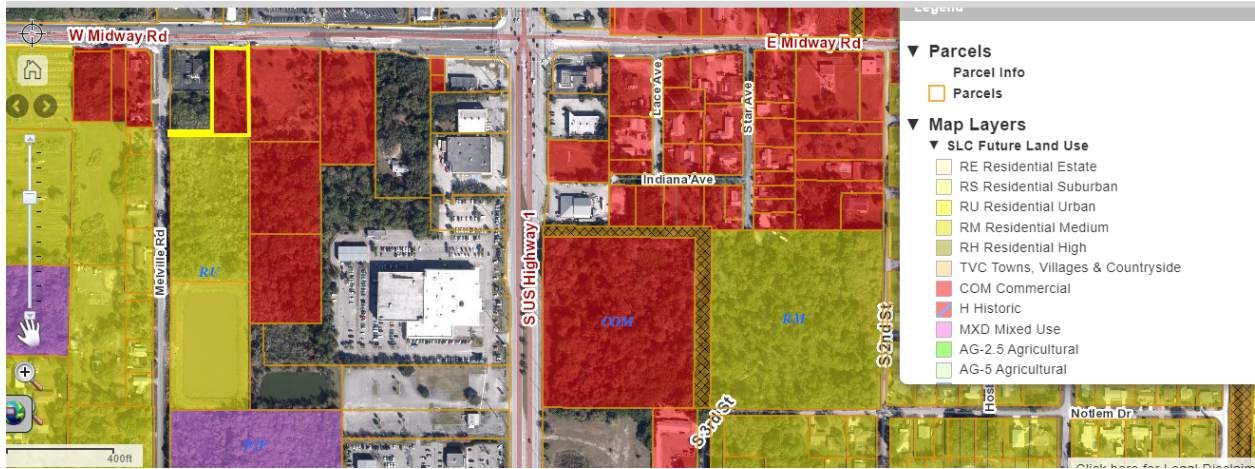
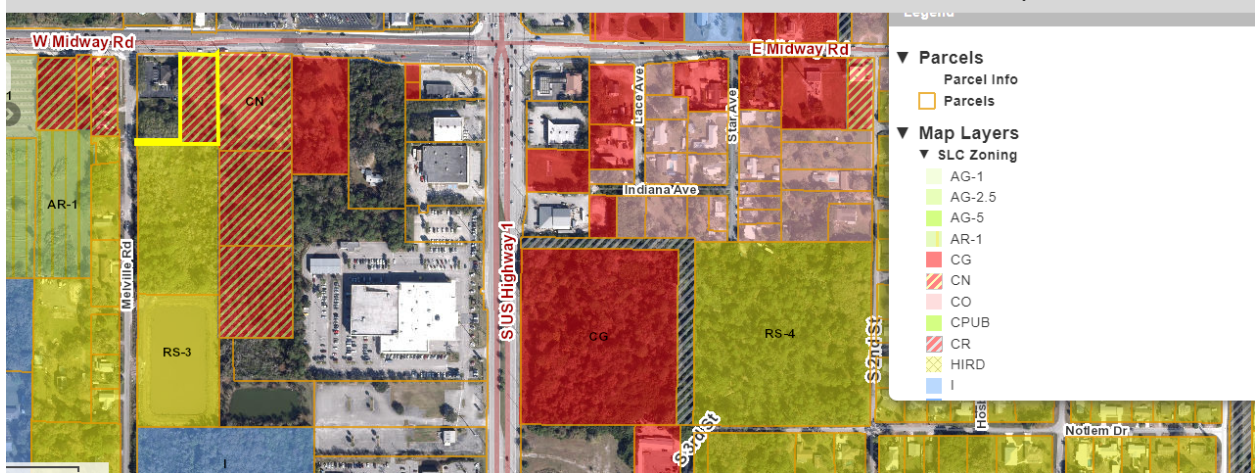
Total Areas

| | |
|---------------------------|--------|
| Finished/Under Air (SF): | 0 |
| Gross Sketched Area (SF): | 0 |
| Land Size (acres): | 2 |
| Land Size (SF): | 87,120 |

Building Design Wind Speed

Commercial FLU & Commercial Neighborhood CN Zoning.

Legal Description: 3 36 40 FROM INT 1/4 COR RUN W ALG E-W 1/4 SEC LI 993 FT, TH S 339.96 FT TO POB, TH CONT S 332.52 FT, TH E 262 FT, TH N 332.52 FT, TH W 262 FT TO POB (2.00 AC)



Prepared by and record & return to:
Sarah S. Vogel
International Land & Title Corporation
2385 NW Executive Center Drive, Suite 100
Boca Raton, FL 33431

Parcel ID Number:

Warranty Deed

This Indenture, Made this 26 day of December, 2008 A.D., **Between**
Fordham Holdings, LLC, a Florida limited liability company,

of the County of **Palm Beach**, State of **Florida**, **grantor,** and
Woods Family Limited Partnership II, a Florida limited partnership,

whose address is: **15303 Burlsey Court, Tampa, FL 33647**

of the County of **Hillsborough**, State of **Florida**, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of **St. Lucie** State of **Florida** to wit:

Parcel One:

Lots 40 and 41, Sheen's Map of WHITE CITY, according to the plat thereof as recorded in Plat Book 1, Page 23, of the Public Records of St. Lucie County, Florida, and being in Section 3, Township 36 South, Range 40 East, Excepting therefrom rights-of-way for drainage canals and public road and Less and Excepting those lands described in Amended Final Judgment recorded in O.R. Book 1919, Page 2621, Public Records of St. Lucie County, Florida; and

Parcel Two:

Lots 3 and 4, Block 4, LESS the South 20 Feet thereof, CENTRAL WHITE CITY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 5, Page 63, of the Public Records of St. Lucie County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2008.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Fordham Holdings, LLC, a Florida limited liability company

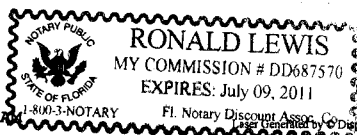
[Signature]
Printed Name: Donald J. Thomas
Witness

By: *[Signature]* (Seal)
Donald J. Thomas, Manager
P.O. Address: 445 E. Palmetto Park Road, Boca Raton, FL 33432

Printed Name: Ronald Lewis
Witness

STATE OF **Florida**
COUNTY OF **Palm Beach**

The foregoing instrument was acknowledged before me this 26 day of **December**, 2008 by
Donald J. Thomas, as Manager of Fordham Holdings, LLC, a Florida limited liability company, on behalf of the company,
he is personally known to me or he has produced his **Florida driver's license** as identification.



Printed Name: _____
Notary Public
My Commission Expires: _____

State of Florida

Department of State

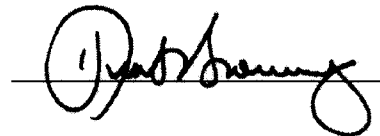
I certify from the records of this office that FORDHAM HOLDINGS, LLC is a limited liability company organized under the laws of the State of Florida, filed on May 4, 2004.

The document number of this limited liability company is L04000033928.

I further certify that said limited liability company has paid all fees due this office through December 31, 2008, that its most recent annual report was filed on November 19, 2008, and its status is active.

I further certify that said limited liability company has not filed Articles of Dissolution.

Given under my hand and the Great Seal of Florida, at Tallahassee, the Capital, this the Sixth day of January, 2009



Secretary of State



Authentication ID: 200139690412-010609-L04000033928

To authenticate this certificate, visit the following site, enter this ID, and then follow the instructions displayed.

<https://efile.sunbiz.org/certauthver.html>

LIMITED LIABILITY COMPANY CERTIFICATE
FORDHAM HOLDINGS, LLC

In connection with the sale by FORDHAM HOLDINGS, LLC, a Florida limited liability company ("Company" or "Seller"), to WOODS FAMILY LIMITED PARTNERSHIP II, a Florida limited partnership ("Partnership or Buyer") of the property described as: Legal description attached ("Property"), the undersigned hereby certifies as follows:

1. The Company is a Florida limited liability company consisting of the following Manager and no others: DONALD J. THOMAS ("Manager").

2. The Company is existing and in good standing under the laws of the State of Florida under that certain Operating Agreement of Fordham Holdings, LLC ("Agreement"), and the Agreement is in full force and effect and has not been modified, amended or revoked, and the Company has not been dissolved.

3. The Company is the owner of the Property and DONALD J. THOMAS, as the sole Manager of the Company, has the full power and authority on behalf of the Company to consummate the sale of the Property to the Buyer in accordance with the Agreement for Purchase and Sale between Seller and Buyer dated November 17, 2008, and on behalf of Seller to execute any and all documents deemed necessary in connection with said sale.

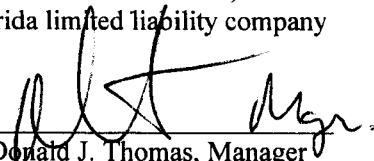
4. There are no bankruptcy or insolvency proceedings, voluntary or involuntary, threatened or pending against the Company or the Manager in any court, and that, to the best of the undersigned's knowledge, there are no grounds upon which any such proceeding could be filed against the Company or the Manager.

5. The signature below by which this Certificate is executed is the authorized signature of DONALD J. THOMAS, as such signature will appear on instruments executed by DONALD J. THOMAS as Manager of the Company.

Executed as of the 26 day of December, 2008, by the undersigned.

FORDHAM HOLDINGS, LLC
a Florida limited liability company

By:


Donald J. Thomas, Manager

Parcel One:

Lots 40 and 41, Sheen's Map of WHITE CITY, according to the plat thereof as recorded in Plat Book 1, Page 23, of the Public Records of St. Lucie County, Florida, and being in Section 3, Township 36 South, Range 40 East, Excepting therefrom rights-of-way for drainage canals and public road and Less and Excepting those lands described in Amended Final Judgment recorded in O.R. Book 1919, Page 2621, Public Records of St. Lucie County, Florida; and

Parcel Two:

Lots 3 and 4, Block 4, LESS the South 20 Feet thereof, CENTRAL WHITE CITY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 5, Page 63, of the Public Records of St. Lucie County, Florida.

Prepared by:
Ryan Grazi, Esq.
Grazi & Gianino, LLP,
217 E. Ocean Blvd.
Stuart, Florida 34994

File Number: GG-70-17

Corporate Warranty Deed

This Indenture, made, December 15, 2017 A.D. **Between Covenant Tabernacle World Outreach Center, Incorporated** whose post office address is: 7186 S. Federal Highway, Port Saint Lucie, Florida 34952 a corporation existing under the laws of the State of Florida, Grantor and **Woods Family Limited Partnership II** whose post office address is: 15303 Burlsey Court, Tampa, Florida 33647, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Saint Lucie, State of Florida, to wit:

The North 773.81 feet of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 36 South, Range 40 East, less the West 45 feet thereof, St. Lucie County, Florida. The above being a portion of Lots 48 and 50, Sheens Plat of White City recorded in Plat Book 1, Page 23, of the Public Records of St. Lucie County, Florida.

Less and except the following: Commencing at the Northwest corner of the Southeast quarter of the Southwest quarter of Section 3, Township 36 South, Range 40 East, St. Lucie County, Florida and running thence South 00°12'56" East for 773.81 feet; thence North 89°59'15" East, for 45.00 feet to the Point of Beginning; thence from the Point of Beginning North 00°12'56" West, for 60.00 feet; thence North 89°59'15" East for 309.38 feet; thence North 00°16'15" West, for 163.00 feet; thence North 89°51'15" East, for 308.00 feet; thence South 00°16'15" East, for 223.00 feet; thence South 89°59'15" West for 617.44 feet to the Place and Point of Beginning.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 3403-502-0075-000/3

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Covenant Tabernacle World Outreach Center, Incorporated

By: [Signature]
Bryan H. Longworth
Its: Vice President

Signed and Sealed in Our Presence:

[Signature]
Witness Print Name: Ryan Grazi

[Signature]
Witness Print Name: Kelly A. Demaria

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 15th day of December, 2017, by Bryan H. Longworth, as the Vice President of Covenant Tabernacle World Outreach Center, Incorporated A corporation existing under the laws of the State of Florida, on behalf of the corporation. He is personally known to me or has produced PL D/L as identification.



[Signature] (Seal)
Notary Public
Notary Printed Name: Kelly A. Demaria
My Commission Expires:

Prepared by and return to:
Michael J McDermott
McDermott & Thacker, P.A.
791 West Lumsden Road
Brandon, FL 33511
813-684-3131
File Number: 18-0016 Woods

[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed made this 26 day of April, 2018 between KEYS FAMILY, LLC, a Florida Limited Liability Company, as to Parcel 1; NEAL S. KEYS, as to Parcel 2 and Parcel 3; NEAL S. KEYS, Individually and as Trustee, as to Parcel 4 whose post office address is 1911 NE 172 Street, North Miami Beach, FL 33162, grantor, and WOODS FAMILY LIMITED PARTNERSHIP II, a Florida limited partnership whose post office address is 34 East High Point Rd., Stuart, FL 34996, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

PARCEL 1: (PARCEL ID 3403-311-0005-050-1)

THE SOUTH 332.52 FEET OF THE WEST 262 FEET AND THE SOUTH 3 FEET OF THE NORTH 335.52 FEET OF THE SOUTH 665.04 FEET OF THE WEST 262.0 FEET OF THE FOLLOWING DESCRIBED PROPERTY, WHICH THE FOLLOWING DESCRIBED PROPERTY IS HEREAFTER REFERRED TO AS THE "ANDREW CHRISTIANSEN TRACT", TO WIT:

THE WEST 262.0 FEET OF A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RECORDED AS THE "ANDREW CHRISTIANSEN TRACT" AS SHOWN ON THE PLAT OF WHITE CITY, AS RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE CENTER OF THE AFORESAID SECTION 3 LYING ON THE CENTER LINE OF THE SOUTHBOUND LANE OF U.S. HIGHWAY #1 AS NOW IN USE, RUN WEST ALONG THE QUARTER SECTION LINE (ASSUMED BEARING WEST) A DISTANCE OF 993.0 FEET TO AN EXISTING 1 1/2" IRON PIPE; SAID POINT IS THE NORTHWEST CORNER OF THE AFOREMENTIONED "ANDREW CHRISTIANSEN TRACT" AND LIES 35.5 FEET SOUTH OF THE CENTERLINE OF PAVEMENT OF MIDWAY ROAD AND IS THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING, RUN SOUTH 0°11' EAST, A DISTANCE OF 1005 FEET TO AN EXISTING IRON PIPE; THENCE RUN EAST A DISTANCE OF 262.0 FEET TO A 3/4" IRON PIPE; THENCE RUN NORTH 0°11' WEST, A DISTANCE OF 1005.0 FEET TO AN EXISTING CONCRETE MONUMENT ON SAID QUARTER SECTION LINE; THENCE RUN WEST, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 262.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CONTAINED IN GRANT OF EASEMENT AS CONTAINED IN TERMINATION OF EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 817, PAGE 2843.

TOGETHER WITH:

PARCEL 2: (PARCEL ID 3403-311-0005-010-9)

THE NORTH 332.52 FEET OF THE SOUTH 665.04 FEET OF THE WEST 262 FEET OF THE FOLLOWING DESCRIBED PROPERTY, WHICH THE FOLLOWING DESCRIBED PROPERTY IS HEREAFTER REFERRED TO AS THE "ANDREW CHRISTIANSEN TRACT", TO WIT: THE WEST 262.0 FEET OF A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RECORDED AS THE "ANDREW CHRISTIANSEN TRACT" AS SHOWN ON THE PLAT OF WHITE CITY, AS RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE CENTER OF THE AFORESAID SECTION 3 LYING ON THE CENTER LINE OF THE SOUTHBOUND LANE OF U.S. HIGHWAY #1 AS NOW IN USE, RUN WEST ALONG THE QUARTER SECTION LINE (ASSUMED BEARING WEST) A DISTANCE OF 993.0 FEET TO AN EXISTING 1 1/2" IRON PIPE; SAID POINT IS THE NORTHWEST CORNER OF THE AFOREMENTIONED "ANDREW CHRISTIANSEN TRACT" AND LIES 35.5 FEET SOUTH OF THE CENTERLINE OF PAVEMENT OF MIDWAY ROAD AND IS THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING, RUN SOUTH 0°11' EAST, A DISTANCE OF 1005 FEET TO AN EXISTING IRON PIPE; THENCE RUN EAST A DISTANCE OF 262.0 FEET TO A 3/4" IRON PIPE; THENCE RUN NORTH 0°11' WEST, A DISTANCE OF 1005.0 FEET TO AN EXISTING CONCRETE MONUMENT ON SAID QUARTER SECTION LINE; THENCE RUN WEST, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 262.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CONTAINED IN GRANT OF EASEMENT AS CONTAINED IN TERMINATION OF EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 817, PAGE 2843.

TOGETHER WITH:

PARCEL 3: (PARCEL ID 3403-312-0001-010-4)

THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE WEST 45 FEET, LESS THE SOUTH 470 FEET AND LESS THE NORTH 316 FEET THEREOF IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 4: (PARCEL ID 3403-312-0000-000-4)

THE NORTH 316 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE NORTH 300 FEET OF THE WEST 151.54 FEET THEREOF AND LESS THAT PORTION IN MIDWAY ROAD RIGHT OF WAY IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING IN ALL 370,012 SQUARE FEET OR 8.494 ACRES, MORE OR LESS.

SUBJECT TO:

- (1) Easement as set forth in instrument recorded in recorded in O.R. Book 817, Page 2843, as affected by subordination recorded in O. R. Book 3831, Page 2773, and O. R. Book 3831, Page 2769, Public Records of Saint Lucie County, Florida.
- (2) Unity of Title recorded in O.R. Book 1285, Page 660, Public Records of Saint Lucie County, Florida

Together with all the 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 covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

KEYS FAMILY, LLC,
a Florida limited liability company

Glenda Peters
Witness Name: GLEND A PETERS

By: Neal S. Keys
NEAL S KEYS, Manager

Donald Dorf
Witness Name: Donald Dorf

Glenda Peters
Witness Name: GLEND A PETERS

Neal S. Keys (Seal)
NEAL S KEYS, individually

Donald Dorf
Witness Name: Donald Dorf

Glenda Peters
Witness Name: GLEND A PETERS

Neal S. Keys
NEAL S KEYS, individually and as Trustee

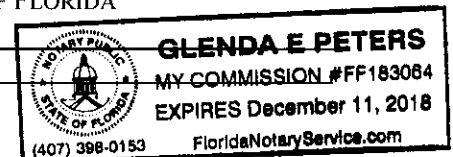
Donald Dorf
Witness Name: Donald Dorf

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 26th day of APRIL, 2018 by NEAL S KEYS, Manager of KEYS FAMILY LLC, a Florida limited liability company, on behalf of the limited liability company. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

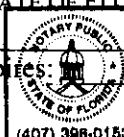
Glenda E Peters
NOTARY PUBLIC, STATE OF FLORIDA
Printed Name: _____
My Commission Expires: _____



State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 26th day of APRIL, 2018 by NEAL S KEYS, Individually, who is personally known or has produced a driver's license as identification.


[Notary Seal]

Glenda E Peters
NOTARY PUBLIC, STATE OF FLORIDA
Printed Name: **GLEND A E PETERS**
My Commission Expires: **MY COMMISSION #FF183064**
EXPIRES December 11, 2018
 (407) 398-0183 FloridaNotaryService.com

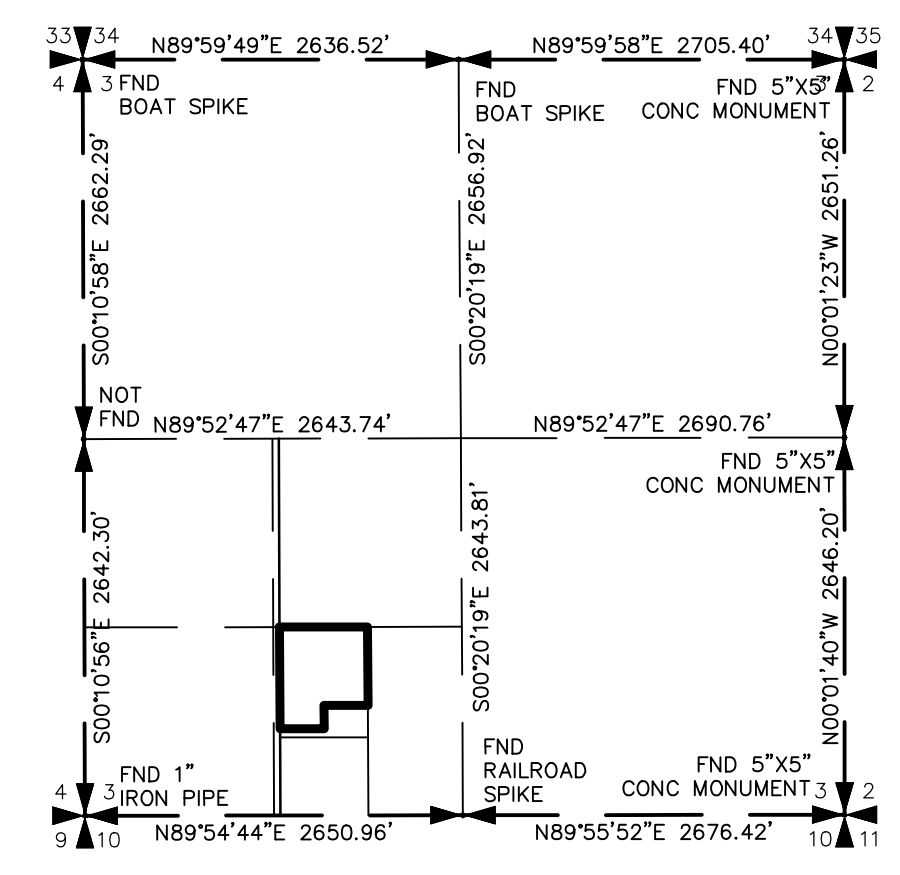
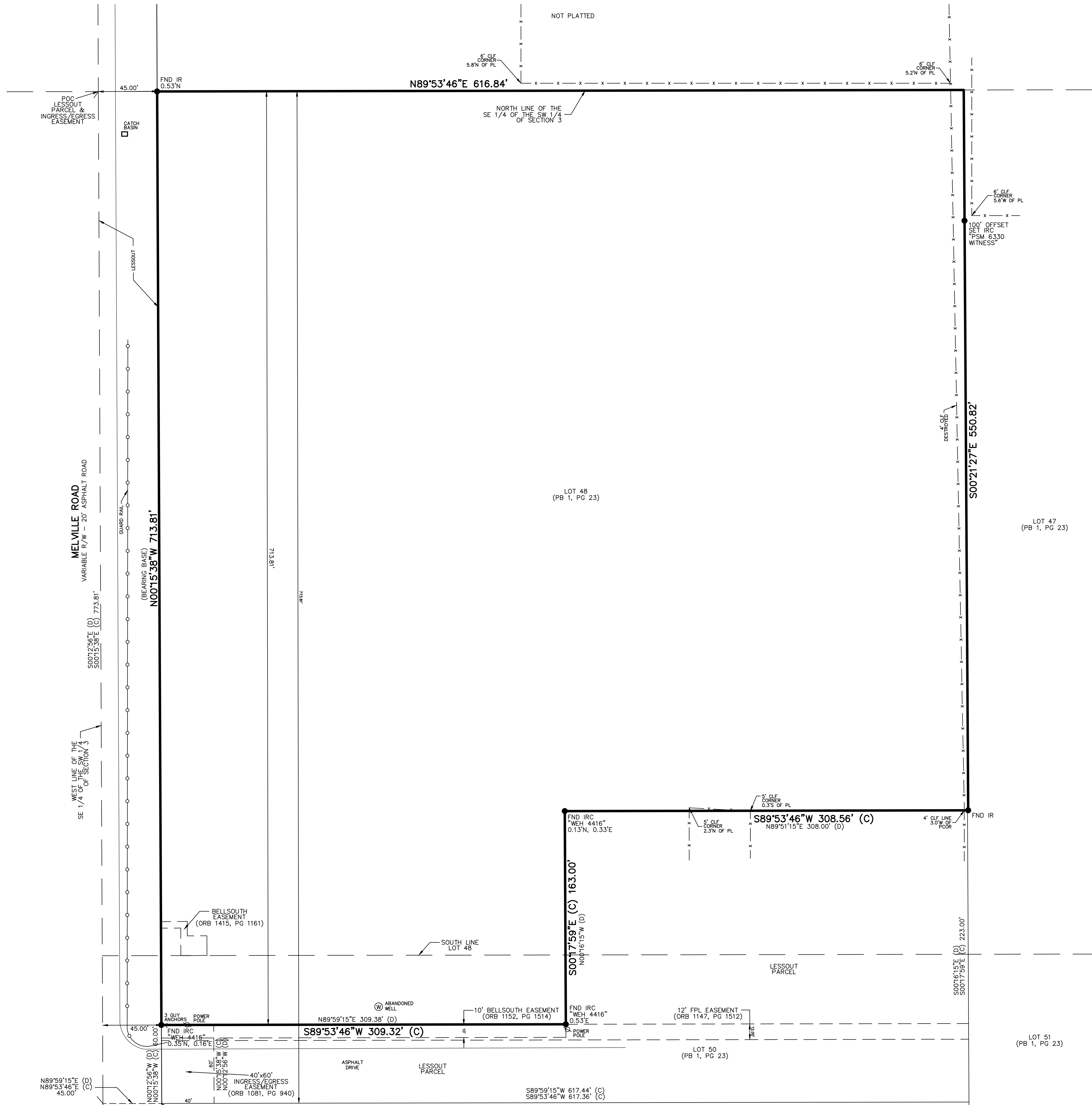
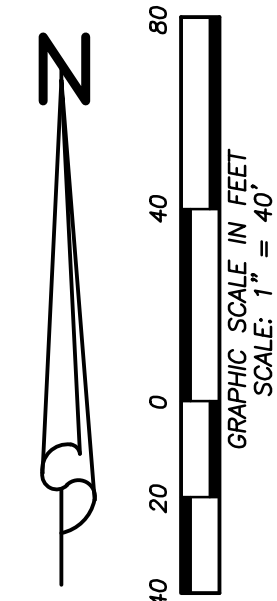
State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 26th day of APRIL, 2018 by NEAL S KEYS, Individually and as Trustee. He is personally known or has produced a driver's license as identification.

[Notary Seal]

Glenda E Peters
NOTARY PUBLIC, STATE OF FLORIDA
Printed Name: **GLEND A E PETERS**
My Commission Expires: **MY COMMISSION #FF183064**
EXPIRES December 11, 2018
 (407) 398-0183 FloridaNotaryService.com

18-0016



LEGAL DESCRIPTION:

THE NORTH 773.81 FEET OF THE WEST 1/2 OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, LESS THE WEST 45 FEET THEREOF, ST. LUCIE COUNTY FLORIDA. THE ABOVE BEING A PORTION OF LOTS 48 AND 50, SHEENS PLAT OF WHITE CITY RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND RUNNING THENCE SOUTH 00°12'56" EAST FOR 773.81 FEET; THENCE NORTH 89°59'15" EAST, FOR 45.00 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING NORTH 00°12'56" WEST, FOR 60.00 FEET; THENCE NORTH 89°59'15" EAST FOR 309.38 FEET; THENCE NORTH 00°16'15" WEST, FOR 163.00 FEET; THENCE NORTH 89°51'15" EAST, FOR 308.00 FEET; THENCE SOUTH 00°16'15" EAST, FOR 223.00 FEET; THENCE SOUTH 89°59'15" WEST FOR 617.44 FEET TO THE PLACE AND POINT OF BEGINNING.

AND

EASEMENT PARCEL:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RUN THENCE SOUTH 00°12'56" EAST FOR 773.81 FEET; THENCE NORTH 89°59'15" EAST, FOR 45.00 FEET TO THE POINT OF BEGINNING OF AN EASEMENT FOR INGRESS AND EGRESS; THENCE FROM THE POINT OF BEGINNING NORTH 00°12'56" WEST, FOR 60.00 FEET; THENCE NORTH 89°59'15" EAST FOR 40.00 FEET; THENCE SOUTH 00°12'56" EAST, FOR 60.00 FEET; THENCE SOUTH 89°59'15" WEST FOR 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 390,427 SQUARE FEET OR 8.963 ACRES, MORE OR LESS.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(a-k), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON ST. LUCIE COUNTY SECTIONAL DATA AND SHEENS PLAT OF WHITE CITY RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. ALL MATTERS IDENTIFIED ON SAID PLAT ARE SHOWN ON THE SURVEY.
3. LEGAL DESCRIPTION WAS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 503005 A1, COMMITMENT DATE: NOVEMBER 6, 2017 AT 11:00 PM.
4. BEARING BASIS: N00°15'38"W ALONG THE WEST PROPERTY LINE.
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0277 J, EFFECTIVE DATE 2-16-12.
7. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
8. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR THE PURCHASE OF PROPERTY AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(15)(b)(ii), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN FEET.
10. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
11. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
12. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
14. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. CERTIFIED TO: WOODS FAMILY LIMITED PARTNERSHIP II
GRAZI & GIANINO, LLP
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
15. © COPYRIGHT 2017 BY ALEXANDER J. PIAZZA PSM, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 10-13-17
DATE OF SURVEY: 10-16-17

Alexander J. Piazza
ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6330

- SYMBOLS:**
- ☉ = GUY WIRE ANCHOR
 - ☎ = CABLE TELEVISION BOX
 - ☐ = CATCH BASIN
 - ☐ = CATCH BASIN INLET
 - ☐ = CLEANOUT
 - ☐ = ELECTRIC BOX
 - ☐ = TELEPHONE BOX
 - ☐ = SION
 - ☐ = SANITARY MANHOLE
 - ☐ = STORM MANHOLE
 - ☐ = NUMBER OF PARKING SPACES
 - ☐ = FIRE HYDRANT
 - ☐ = LIGHT POLE
 - ☐ = CONCRETE POWER POLE
 - ☐ = BACKFLOW PREVENTOR
 - ☐ = MAIL BOX
 - ☐ = IRRIGATION VALVE
 - ☐ = GAS VALVE
 - ☐ = SEWER VALVE
 - ☐ = WATER VALVE
 - ☐ = WELL
 - ☐ = WATER METER
 - ☐ = WOOD POWER POLE
 - ☐ = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

- ABBREVIATIONS:**
- CONC = CONCRETE
 - CLF = CHAIN LINK FENCE
 - FND = FOUND
 - INV = INVERT
 - IR = IRON ROD
 - IRC = IRON ROD WITH PLASTIC CAP
 - LB = LICENSE BUSINESS
 - LS = LICENSE SURVEY
 - PL = PROPERTY LINE
 - R/W = RIGHT-OF-WAY
 - RCP = REINFORCED CONCRETE PIPE
 - RGE = RANGE
 - SEC = SECTION
 - TWP = TOWNSHIP
 - UE = UTILITY EASEMENT

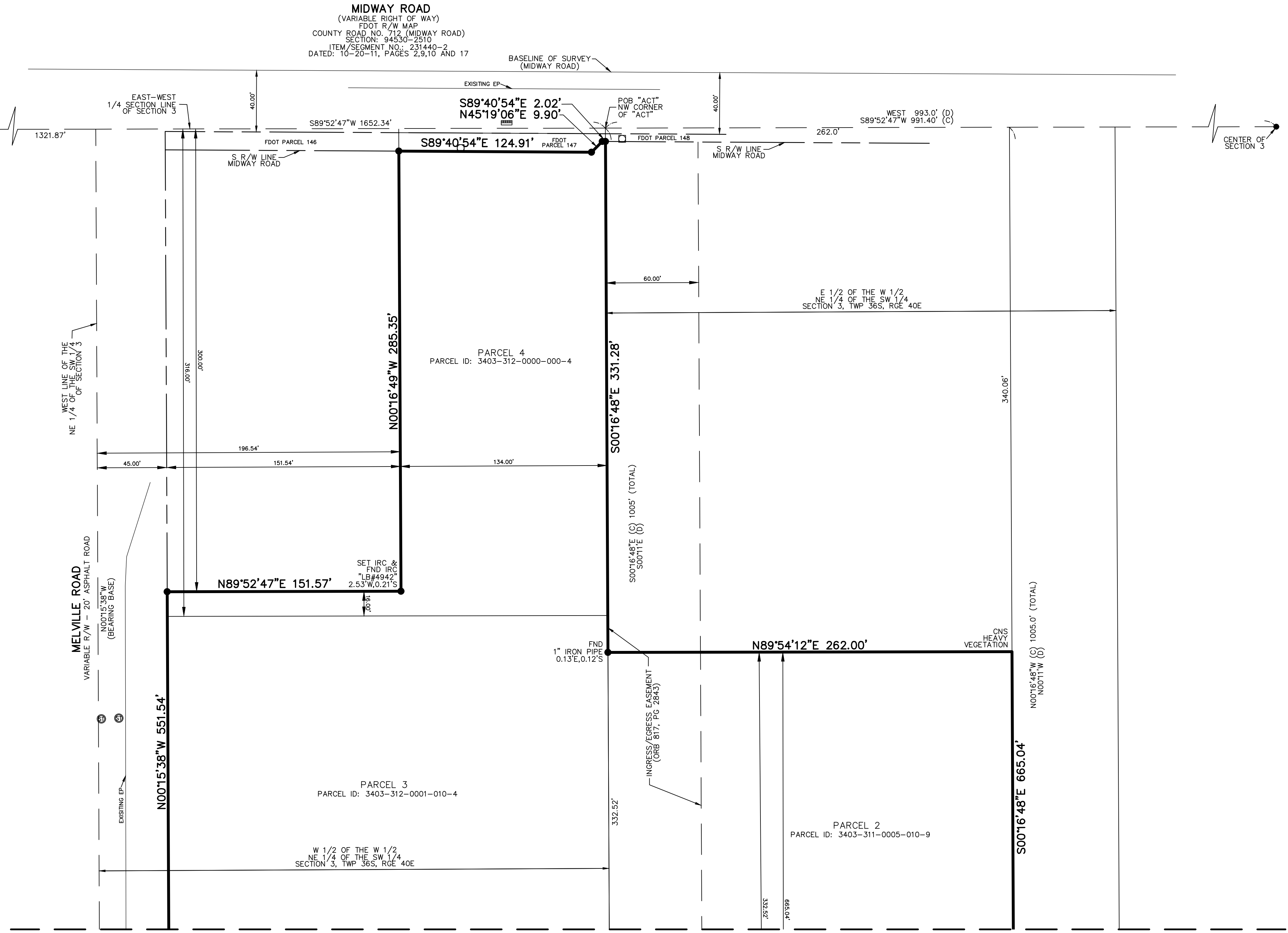
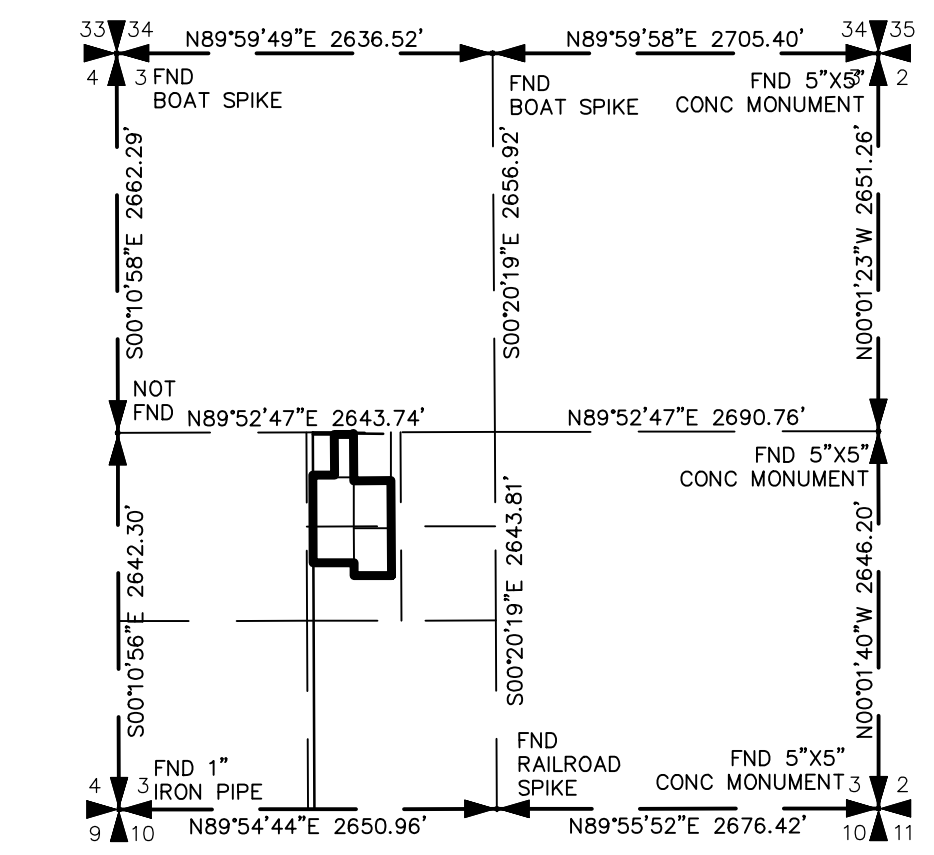
ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250

DATE: _____ REVISIONS: _____ BY: _____

LB#7280

**BOUNDARY SURVEY
MELVILLE ROAD**
SEC 3, TWP 36S, RGE 40E
AS PREPARED FOR
WOODS FAMILY LIMITED PARTNERSHIP II

| | | | | | |
|-------------------------------------|---------|--------------|-----------|---------------|-------------|
| CAD K:\BUILDERS\DWG2017\17-3407.DWG | REF K:\ | FLD CJM / RP | FB. | PG. | JOB 17-3407 |
| OFF CJM | CKD AJP | SHEET 1 OF 1 | DWG D-784 | DATE 10-16-17 | |

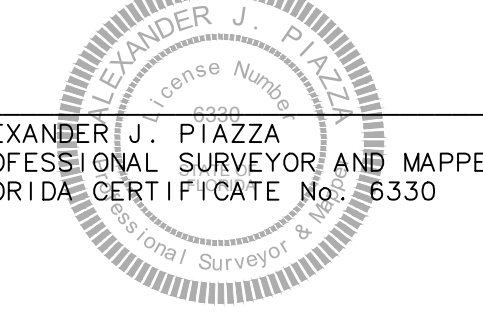


SURVEY REPORT:

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- SURVEY BASED ON ST. LUCIE COUNTY SECTIONAL DATA AND SHEENS PLAT OF WHITE CITY RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. ALL MATTERS IDENTIFIED ON SAID PLAT ARE SHOWN ON THE SURVEY.
- LEGAL DESCRIPTION WAS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 554100 A1, COMMITMENT DATE: MARCH 28, 2018 AT 11:00 PM.
- BEARING BASIS: N00°15'38"W ALONG THE WEST LINE OF THE NE 1/4 OF THE SW 1/4 OF SECTION 3.
- NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
- THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0277 J, EFFECTIVE DATE 2-16-12.
- FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
- THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR THE PURCHASE OF PROPERTY AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(15)(b)(ii), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN FEET.
- ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
- THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. CERTIFIED TO: WOODS FAMILY LIMITED PARTNERSHIP II
McDERMOTT & THACKER, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- © COPYRIGHT 2018 BY ALEXANDER J. PIAZZA PSM, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 4-18-18
DATE OF SURVEY: 4-19-18



- SYMBOLS:**
- GUY WIRE ANCHOR
 - CABLE TELEVISION BOX
 - CATCH BASIN
 - CATCH BASIN INLET
 - CLEANOUT
 - ELECTRIC BOX
 - TELEPHONE BOX
 - SIGN
 - SANITARY MANHOLE
 - STORM MANHOLE
 - NUMBER OF PARKING SPACES
 - FIRE HYDRANT
 - LIGHT POLE
 - CONCRETE POWER POLE
 - BACKFLOW PREVENTOR
 - MAIL BOX
 - IRRIGATION VALVE
 - GAS VALVE
 - SEWER VALVE
 - WATER VALVE
 - WELL
 - WATER METER
 - WOOD POWER POLE
 - SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

- ABBREVIATIONS:**
- ACT = ANDREW CHRISTIANSEN TRACT
 - CONC = CONCRETE
 - CLF = CHAIN LINK FENCE
 - EP = EDGE OF PAVEMENT
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FND = FOUND
 - INV = INVERT
 - IR = IRON ROD
 - IRC = IRON ROD WITH PLASTIC CAP
 - LB = LICENSE BUSINESS
 - LS = LICENSE SURVEY
 - PL = PROPERTY LINE
 - R/W = RIGHT-OF-WAY
 - RCP = REINFORCED CONCRETE PIPE
 - RGE = RANGE
 - SEC = SECTION
 - TWP = TOWNSHIP
 - UE = UTILITY EASEMENT

LEGAL DESCRIPTION:

PARCEL 1: PARCEL ID 3403-311-0005-050-1
THE SOUTH 332.52 FEET OF THE WEST 262 FEET AND THE SOUTH 3 FEET OF THE NORTH 335.52 FEET OF THE SOUTH 665.04 FEET OF THE WEST 262.0 FEET OF THE FOLLOWING DESCRIBED PROPERTY, WHICH THE FOLLOWING DESCRIBED PROPERTY IS HEREAFTER REFERRED TO AS "THE ANDREW CHRISTIANSEN TRACT", TO WIT:
THE WEST 262.0 FEET OF A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RECORDED AS THE "ANDREW CHRISTIANSEN TRACT" AS SHOWN ON THE PLAT OF WHITE CITY, AS RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE CENTER OF THE AFORESAID SECTION 3 LYING ON THE CENTER LINE OF THE SOUTHBOUND LANE OF U.S. HIGHWAY #1 AS NOW IN USE, RUN WEST ALONG THE QUARTER SECTION LINE (ASSUMED BEARING WEST) A DISTANCE OF 993.0 FEET TO AN EXISTING 1 1/2" IRON PIPE; SAID POINT IS THE NORTHWEST CORNER OF THE AFORESAID "ANDREW CHRISTIANSEN TRACT" AND LIES 35.5 FEET SOUTH OF THE CENTERLINE OF PAVEMENT OF MIDWAY ROAD AND IS THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING, RUN SOUTH 0°11' EAST, A DISTANCE OF 1005 FEET TO AN EXISTING IRON PIPE; THENCE RUN EAST A DISTANCE OF 262.0 FEET TO A 3/4" IRON PIPE; THENCE RUN NORTH 0°11' WEST, A DISTANCE OF 1005.0 FEET TO AN EXISTING CONCRETE MONUMENT ON SAID QUARTER SECTION LINE; THENCE RUN WEST, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 262.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CONTAINED IN GRANT OF EASEMENT AS CONTAINED IN TERMINATION OF EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 817, PAGE 2843.

TOGETHER WITH:

PARCEL 2: PARCEL ID 3403-311-0005-010-9

THE NORTH 332.52 FEET OF THE SOUTH 665.04 FEET OF THE WEST 262 FEET OF THE FOLLOWING DESCRIBED PROPERTY, WHICH THE FOLLOWING DESCRIBED PROPERTY IS HEREAFTER REFERRED TO AS "THE ANDREW CHRISTIANSEN TRACT", TO WIT:

THE WEST 262.0 FEET OF A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RECORDED AS THE "ANDREW CHRISTIANSEN TRACT" AS SHOWN ON THE PLAT OF WHITE CITY, AS RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE CENTER OF THE AFORESAID SECTION 3 LYING ON THE CENTER LINE OF THE SOUTHBOUND LANE OF U.S. HIGHWAY #1 AS NOW IN USE, RUN WEST ALONG THE QUARTER SECTION LINE (ASSUMED BEARING WEST) A DISTANCE OF 993.0 FEET TO AN EXISTING 1 1/2" IRON PIPE; SAID POINT IS THE NORTHWEST CORNER OF THE AFORESAID "ANDREW CHRISTIANSEN TRACT" AND LIES 35.5 FEET SOUTH OF THE CENTERLINE OF PAVEMENT OF MIDWAY ROAD AND IS THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING, RUN SOUTH 0°11' EAST, A DISTANCE OF 1005 FEET TO AN EXISTING IRON PIPE; THENCE RUN EAST A DISTANCE OF 262.0 FEET TO A 3/4" IRON PIPE; THENCE RUN NORTH 0°11' WEST, A DISTANCE OF 1005.0 FEET TO AN EXISTING CONCRETE MONUMENT ON SAID QUARTER SECTION LINE; THENCE RUN WEST, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 262.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CONTAINED IN GRANT OF EASEMENT AS CONTAINED IN TERMINATION OF EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 817, PAGE 2843.

TOGETHER WITH:

PARCEL 3: PARCEL ID 3403-312-0001-010-4

THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE WEST 45 FEET, LESS THE SOUTH 470 FEET AND LESS THE NORTH 316 FEET THEREOF IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 4: PARCEL ID 3403-312-0000-000-4

THE NORTH 316 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE NORTH 300 FEET OF THE WEST 151.54 FEET THEREOF AND LESS THAT PORTION IN MIDWAY ROAD RIGHT OF WAY IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING IN ALL 370,012 SQUARE FEET OR 8.494 ACRES, MORE OR LESS.

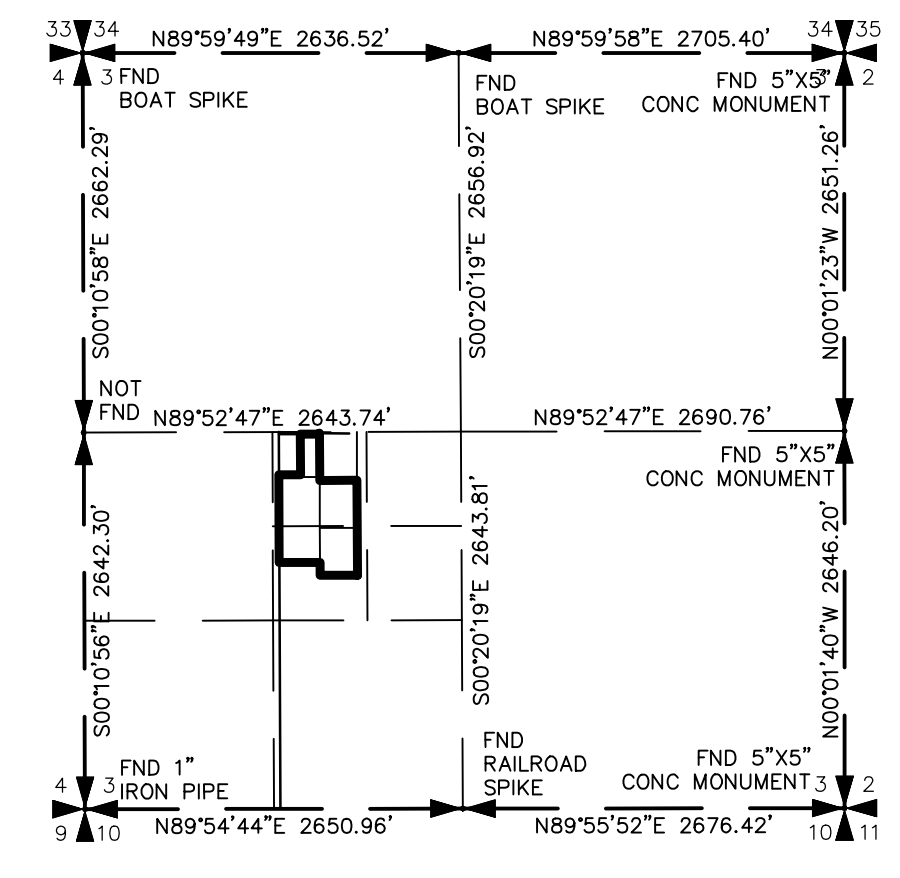
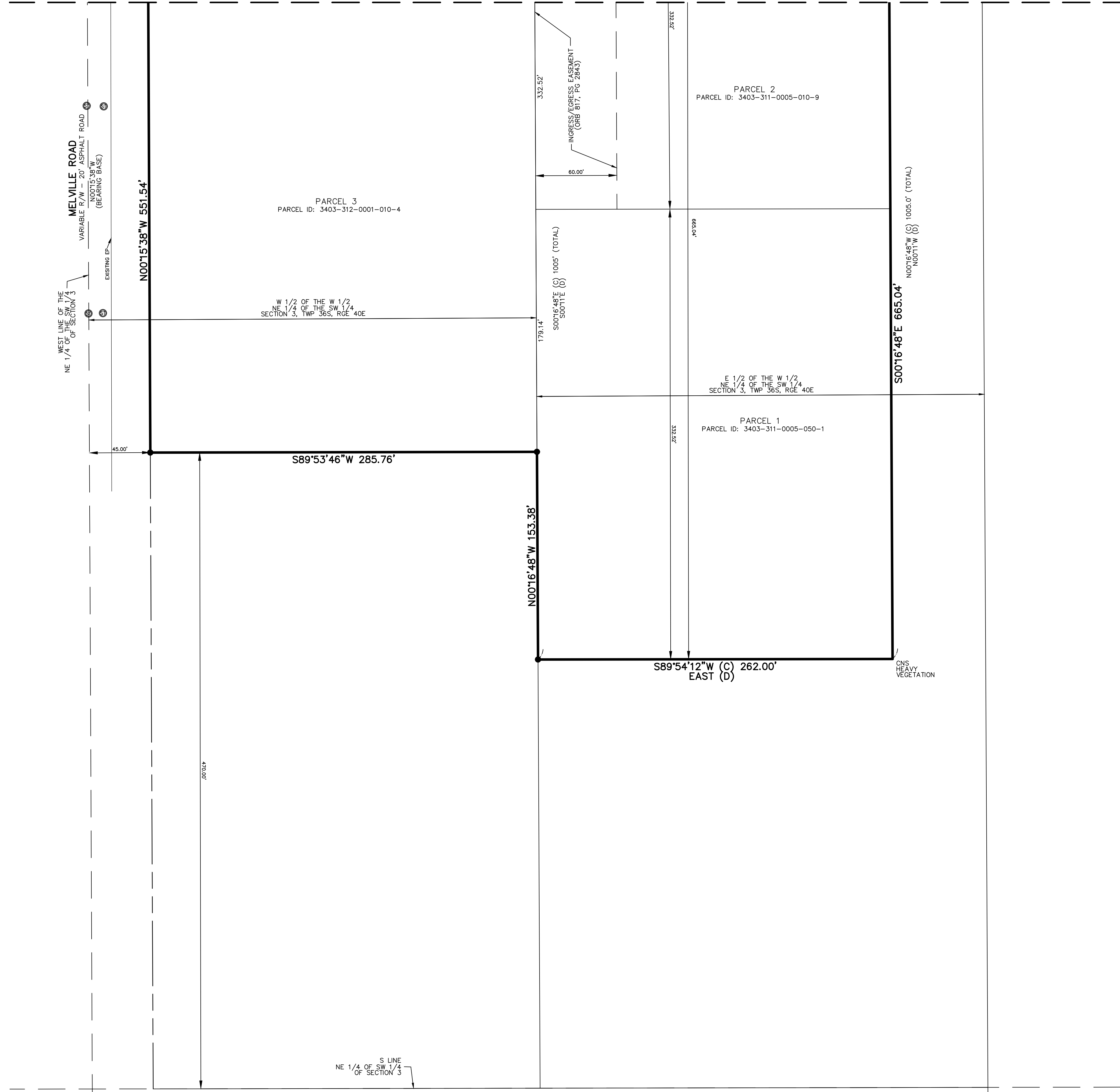
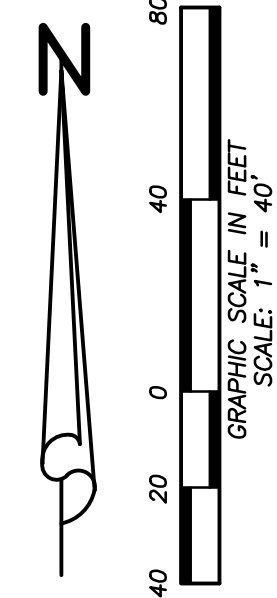
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| DATE: | REVISIONS: | BY: |
| | | |

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY
MELVILLE ROAD
SEC 3, TWP 36S, RGE 40E
AS PREPARED FOR
WOODS FAMILY LIMITED PARTNERSHIP II

| | | | |
|-----|---------------------------------|--------------|--------------|
| CAD | K:\BUILDERS\DWG2017\18-3822.DWG | | |
| REF | K:\ | | |
| FLD | CJM / RP | FB. | PG. |
| OFF | CJM | | JOB 18-3822 |
| CKD | AJP | SHEET 1 OF 2 | DATE 4-18-18 |
| | | | DWG D-809 |

MATCHLINE SEE SHEET 1 OF 2



- SYMBOLS:**
- = GUY WIRE ANCHOR
 - = CABLE TELEVISION BOX
 - = CATCH BASIN
 - = CATCH BASIN INLET
 - = CLEANOUT
 - = ELECTRIC BOX
 - = TELEPHONE BOX
 - = SIGN
 - = SANITARY MANHOLE
 - = STORM MANHOLE
 - = NUMBER OF PARKING SPACES
 - = FIRE HYDRANT
 - = LIGHT POLE
 - = CONCRETE POWER POLE
 - = BACKFLOW PREVENTOR
 - = MAIL BOX
 - = IRRIGATION VALVE
 - = GAS VALVE
 - = SEWER VALVE
 - = WATER VALVE
 - = WELL
 - = WATER METER
 - = WOOD POWER POLE
 - = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

- ABBREVIATIONS:**
- ACT = ANDREW CHRISTIANSEN TRACT
 - CONC = CONCRETE
 - CLF = CHAIN LINK FENCE
 - EP = EDGE OF PAVEMENT
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FND = FOUND
 - INV = INVERT
 - IR = IRON ROD
 - IRC = IRON ROD WITH PLASTIC CAP
 - LB = LICENSE BUSINESS
 - LS = LICENSE SURVEY
 - PL = PROPERTY LINE
 - R/W = RIGHT-OF-WAY
 - RCP = REINFORCED CONCRETE PIPE
 - RNG = RANGE
 - SEC = SECTION
 - TWP = TOWNSHIP
 - UE = UTILITY EASEMENT

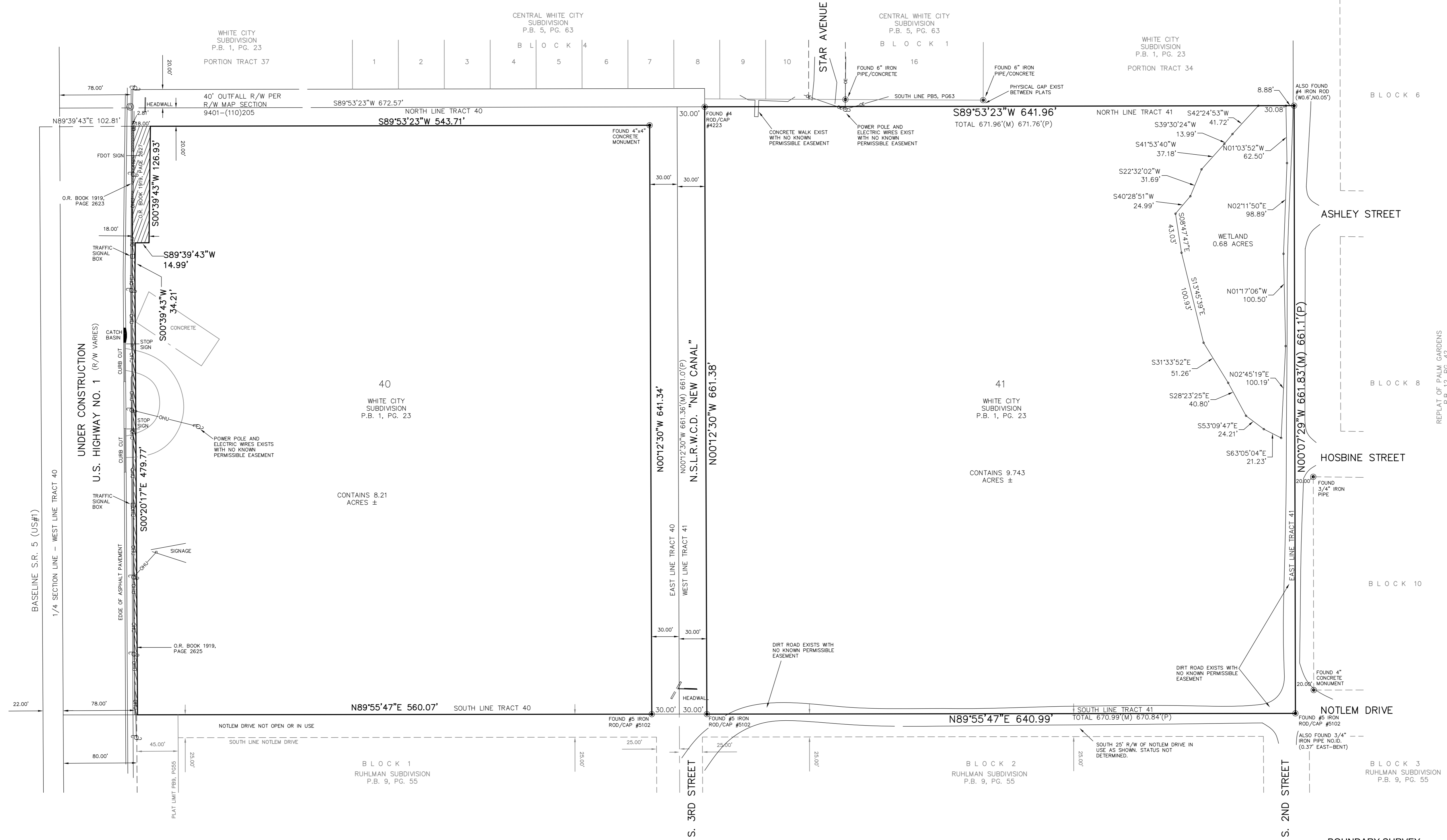
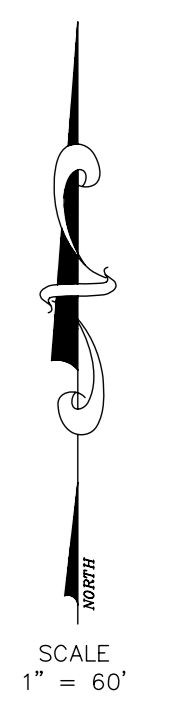
S LINE
NE 1/4 OF SW 1/4
OF SECTION 3

| DATE: | REVISIONS: | BY: |
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| | | |

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**BOUNDARY SURVEY
 MELVILLE ROAD
 SEC 3, TWP 36S, RGE 40E
 AS PREPARED FOR
 WOODS FAMILY LIMITED PARTNERSHIP II**

| | | | |
|-------------------------------------|----------|--------------|-----------|
| CAD K:\BUILDERS\DWG2017\18-3822.DWG | | | |
| REF K:\ | | | |
| FLD | CJM / RP | FB. | PG. |
| OFF | CJM | | |
| CKD | AJP | SHEET 2 OF 2 | DWG D-809 |
| JOB | 18-3822 | DATE | 4-18-18 |



SURVEYOR'S NOTES:

1. BEARINGS REFER TO STATE PLANE NORTH AMERICAN DATUM 1983, FLORIDA EAST ZONE. BEARING BASE CAN BE DETERMINED ALONG THE SOUTH LINE OF SUBJECT PARCEL. CONTROL MONUMENTS USED ARE SAV2, Y4403, STL4, SAV1.
2. (P)=PLAT MEASUREMENT; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
3. PROPERTY LIES IN FLOOD ZONE "X", FEMA MAP #12111C0280F, 8-19-91.
4. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OR OTHER ENCUMBRANCES BY THIS FIRM.
5. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.
6. P.C.P. = PERMANENT CONTROL POINT; P.R.M. = PERMANENT REFERENCE MONUMENT.
7. FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION.
8. EL = ELEVATION; MIN. = MINIMUM; PB = PLAT BOOK; PG = PAGE
9. COVD = COVERED; TYP. = TYPICAL; CONC. = CONCRETE
10. Ⓞ = CENTERLINE OF ROAD; R/W = RIGHT-OF-WAY.
11. ☉ = STORM WATER CATCH BASIN; Ⓜ = STORM MANHOLE
12. ⚡ = POWER POLE; ⚙ = GUY WIRE; → = SIGN; OHU = OVERHEAD UTILITIES.

RIGHT OF WAY NOTES:

1. RIGHT OF WAY FOR US#1 DETERMINED BY REFERENCE TO RIGHT OF WAY MAP SECTION #94010-2500 SHEET 15 OF 31.
2. NOTLEM DRIVE SOUTH OF TRACT 40 IS NOT OPEN OR IN USE.
3. NOTLEM DRIVE SOUTH OF TRACT 41 IS A DIRT ROAD AND EXIST ONTO SUBJECT PROPERTY AS SHOWN WITH NO KNOWN R/W.
4. WEST OF TRACT 41 EXIST A 20' R/W KNOWN AS S. 2ND ST. A DIRT ROAD EXIST ON SUBJECT PROPERTY AS SHOWN WITH NO KNOWN R/W.
5. US#1 IS CURRENTLY UNDER CONSTRUCTION AT TIME OF THIS SURVEY.

AREA NOTES:

TRACT 40: 357419.89 SQ.FT. (8.205 ACRES)
 TRACT 41: 424405.57 SQ.FT. (9.743 ACRES)
 TOTAL AREA: 781825.46 SQ.FT. (17.948 ACRES)

WETLAND NOTES:

- 1.) WETLANDS WERE FLAGGED BY LINDA PETZ ENVIRONMENTAL AND FIELD LOCATED BY THIS OFFICE JANUARY 2007.
- 2.) WETLANDS ARE SUBJECT TO GOVERNMENTAL JURISDICTION.

LEGAL DESCRIPTION:

LOTS 40 AND 41 OF SHEEN'S MAP OF WHITE CITY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM RIGHTS-OF-WAY FOR DRAINAGE CANALS AND PUBLIC ROAD AND LESS AND EXCEPTING THOSE LANDS DESCRIBED IN AMENDED FINAL JUDGMENT RECORDED IN O.R. BOOK 1919, PAGE 2621, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFICATIONS VALID TO:

1. WOODS FT. PIERCE PROPERTY, LLC
2. MCDERMOTT & THACKER, P.A.
3. INTERNATIONAL LAND & TITLE CORPORATION
4. OLD REPUBLIC NATIONAL TITLE INS. CO.
5. WOODS FAMILY LIMITED PARTNERSHIP II, A FLORIDA LIMITED PARTNERSHIP

CERTIFICATION:

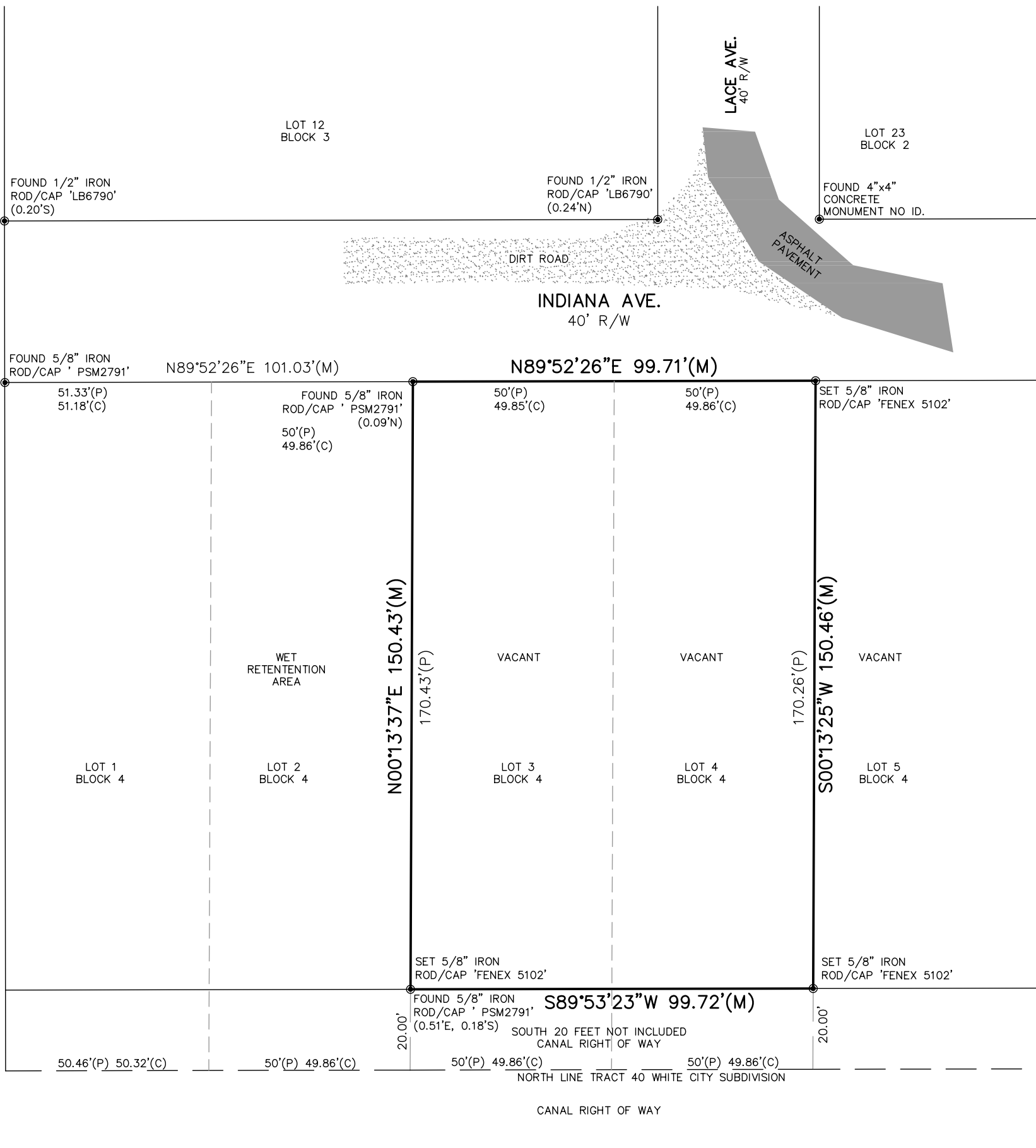
I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY DONE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO SEARCH OF THE PUBLIC RECORDS MADE FOR ERRORS OR OMISSIONS OF SAID DESCRIPTION, EASEMENTS OF RECORD NOT SHOWN UNLESS FURNISHED. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH UNDER RULE 61G17-6 F.A.C. BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.

CHRISTIAN FENEX AND ASSOCIATES, LLC
 PROFESSIONAL SURVEYING AND MAPPING
 ENVIRONMENTAL CONSULTING
 1657 S. DIXIE HIGHWAY, STUART, FLORIDA
 P.O. BOX 2833, PALM CITY, FL 34991
 PH.(772)283-2977 FAX.(772)283-2979
 LICENSED BUSINESS # 6858

FLORIDA REGISTRATION #5102
 CHRISTIAN FENEX

DRAWING DATE: 12/08/2008
 FIELD DATE: 12/5/2008
 F.B. FOLDER
 SKETCH NO. 204036_18AC_12-2008.dwg

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



BOUNDARY SURVEY

LEGAL DESCRIPTION: (PER ORB/PG 3031/2379 & 3031/2381) LOT 3 AND LOT 4, BLOCK 4, LESS THE SOUTH 20 FEET THEREOF, CENTRAL WHITE CITY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 63, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFICATION VALID TO:

1. WOODS FT. PIERCE PROPERTY, LLC
2. MCDERMOTT & THACKER, P.A.
3. INTERNATIONAL LAND & TITLE CORPORATION
4. OLD REPUBLIC NATIONAL TITLE INS. CO.
5. WOODS FAMILY LIMITED PARTNERSHIP II, A FLORIDA LIMITED PARTNERSHIP

SURVEYOR'S NOTES:

1. BEARINGS REFER TO STATE PLANE NORTH AMERICAN DATUM 1983, FLORIDA EAST ZONE. BEARING BASE CAN BE DETERMINED ALONG THE NORTH LINE OF SUBJECT PARCEL. CONTROL MONUMENTS USED ARE SAV2, Y403, STL4, SAV1.
2. (P)=PLAT MEASUREMENT; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
3. PROPERTY LIES IN FLOOD ZONE "X", FEMA MAP #12111C0280F, 8-19-91.
4. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OR OTHER ENCUMBRANCES BY THIS FIRM.
5. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.
6. PB = PLAT BOOK; PG = PAGE; R/W = RIGHT-OF-WAY.
7. THIS SURVEY PREPARED WITHOUT BENEFIT OF TITLE. EASEMENTS OR OTHER INSTRUMENTS OF RECORD MAY EXIST OTHER THAN SHOWN HEREON.
8. PORTION OF LOT IS LOW AND CLIENT IS ADVISED TO SEEK ENVIRONMENTAL CONSULTANT FOR SITE EVALUATION.
9. ORB/PG = OFFICIAL RECORDS BOOK AND PAGE (ST. LUCIE COUNTY PUBLIC RECORDS)

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY DONE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO SEARCH OF THE PUBLIC RECORDS MADE FOR ERRORS OR OMISSIONS OF SAID DESCRIPTION. EASEMENTS OF RECORD NOT SHOWN UNLESS FURNISHED. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH UNDER RULE 61G17-6 F.A.C. BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.

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 PH.(772)283-2977 FAX.(772)283-2979
 LICENSED BUSINESS # 6858


 FLORIDA REGISTRATION #5102
 CHRISTIAN FENEX

| PLAT BOOK | PAGE | DATE OF SKETCH | FIELD SURVEY DATE | F.B. | PG. | SCALE | W.O.# |
|-----------|------|----------------|-------------------|------|-----|----------|--------|
| 5 | 63 | 12/11/08 | 12/10/08 | P3 | 36 | 1" = 30' | 208051 |

SKETCH NO. 208051_KUNE_LOTS3-4.DWG