

CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, September 9, 2024 - 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 August 12, 2024 meeting.
6. **NEW BUSINESS**
 - a. Annexation - Guillermo Annexation - Parcel IDs: 2413-501-0176-000-6 and 2413-501-0288-000-3
 - b. Final Plat - Gator Trace on The Greens - 4150 and 4200 Gator Trace Road
 - c. Zoning Text Amendment - Chapter 121 – Subdivisions - Preliminary Plat Procedures
 - d. Zoning Text Amendment - Chapter 125-314 – Architectural Design Standards

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 - 2:00 PM

5. a.

Meeting Date: 09/09/2024

Re: Planning Board Minutes 8/12/24

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Minutes from the August 12, 2024 meeting.

Attachments

Planning Board Minutes 8/12/24

Form Review

Form Started By: Alicia Rosenthal

Started On: 08/20/2024 08:50 AM

Final Approval Date: 08/20/2024

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **AUGUST 12, 2024**, 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

Present: Justine Carter; Nichelle Clemons; John Heaning; Alexander Edwards; Gloria Baxevanis; Anton Kreisl, Chairman

Absent: Uline Daniel

Staff Present: Kev Freeman, Planning Director
Vennis Gilmore, Assistant Planning Director
Kerry Driver, Planner
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

Ms. Daniel was excused.

5. APPROVAL OF MINUTES

- a. Planning Board Minutes June 10, 2024

Motion was made by John Heaning, and seconded by Nichelle Clemons to approve the minutes from the June 10, 2024 meeting.

AYE: John Heaning, Alexander Edwards, Gloria Baxevanis, Justine Carter, Nichelle Clemons, Chairman Anton Kreisl

Passed

6. NEW BUSINESS

a. **Zoning Text Amendment - Chapter 125 - Zoning, Article V - Conditional Uses, Section 125-243 - Innovative Residential Developments**

Mr. Freeman gave an overview of the application and answered questions from the Board. He explained that the Innovative Residential Developments are for small mixed use or residential lots, not needing a major planned development. Mr. Freeman said the city's Comprehensive Plan supports innovative and affordable residential and mixed-use development. He noted the city will need to develop administrative procedures that modify development requirements and streamline development approval procedures. Mr. Freeman stated the City would allow the development of accessory dwelling units in all low and medium density zoning districts. Mr. Freeman highlighted the Innovative Community Development code supports the elements of the accepted Affordable Housing Advisory Committee (AHAC) incentive strategies. Mr. Freeman provided a summary of the code amendments, and he explained the purpose of the subjective review to enhance the community.

Chairman Kreisl asked if this process would function like a Planned Development. Mr. Freeman said yes, the text amendment will give more flexibility to what can be built. He also answered questions from the Board about parking, green space and if the neighbors would be notified.

Mr. Freeman concluded by saying the applicants will need to show how they are contributing to the community. He said nothing is guaranteed and there are no entitlements. Mr. Freeman compared the innovative development to an action plan for the community.

Ms. Carter said it is nice to see the bigger picture of things and Chairman Kreisl said the text amendment is an ambitious and creative idea.

Chad Ingram, a resident, stated he supports the idea, and the Innovative Residential Development plan will have an economic impact on infill lots. He said there will be people living in various sized structures and it will allow a flow of houses along the street. He noted it is for people who are livened by the community and still want to have their own space but still be connected.

Henry Harbinson, a resident, said the idea is good for housing and developers and will blend in well with the neighborhood.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval to the City Commission for the proposed amendments.

AYE: Alexander Edwards, Gloria Baxevanis, Justine Carter, Nichelle Clemons, John Hening, Chairman Anton Kreisl

Passed

b. **Annexation - Savannah Landing Partners
2427-801-0056-000-3 and 2427-801-0053-000-2**

Ms. Driver gave an overview of the annexation and answered questions from the Board. She said the Annexation is for two (2) parcels of land at or near the intersection of S. US Highway 1 and Dickson Drive. Ms. Driver stated the subject properties have a St. Lucie County Future Land Use designation of Residential High (RH) and a St. Lucie County zoning designation of Residential Multi Family. She said the proposed City Future Land Use designation is Residential High (RH) with a zoning classification of High Density Residential (R-5). The total site area is around 7.26 acres and the current value is \$756,500.

Mr. Hening asked who owns Dickson Drive. He said the road is in need of repair. Mr. Freeman said the road will need to meet county standards and a larger conversation with the city is needed for the city to consider taking over the road.

James Hackett, applicant, stated he understands the roadway approval process with St. Lucie County and the issues will be addressed at the site plan stage. He said the overall vision is for multifamily affordable housing, and he said at this time he does not know what is going to happen at 310 Dickson Drive.

Motion was made by John Hening, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Gloria Baxevanis, Justine Carter, Nichelle Clemons, John Hening, Alexander Edwards, Chairman Anton Kreisl

Passed

c. **Annexation - 1835 and 1839 Sandridge Road**

Ms. Driver gave an overview of the application and answered questions from the Board. She stated the properties have a St. Lucie County Future Land Use designation of Commercial (COM) and a St. Lucie County zoning classification of Commercial General (CG). The proposed City Future Land Use designation is General Commercial (GC) with a zoning classification of General Commercial (C-3). The site is approximately 2.15 acres and the value of the property is \$600,000.

Jason Merritt, property owner, stated the future use of the property will be a restaurant and outdoor entertainment. He stated they are having major issues with the St. Lucie County roadway and the required setbacks shrinking the size of the property.

Jon Nolli, a business owner, said he owns the land to the south. He stated he wants to develop a creative community-oriented place for people to hang out. Mr. Nolli said the property is long and skinny and what they want to do may not work because of the setbacks and problems with the road.

Kev Freeman noted the city will not accept a county road without it being fixed. He said the setbacks can be resolved through the Planned Development process and any roadway negotiations need to be made with St. Lucie County. Mr. Freeman suggested phasing of the project and on-street parking to help with the roadway negotiations and cost.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval to the City Commission.

AYE: Justine Carter, Nichelle Clemons, John Hening, Alexander Edwards, Gloria Baxevanis, Chairman Anton Kreisl

Passed

d. **Major Amendment to Planned Development (Master Planned Development)
Sunrise Residential - 9850 Midway Road**

Mr. Gilmore gave an overview of the application and answered questions from the Board on Midway roadway improvements. He stated the request is for a Major Amendment to a Planned Development (PD) zone of two (2) parcels of land to amend the PD Zoning from Village at Midway Planned Development to Sunrise Residential Planned Development. Mr. Gilmore said the site area is approximately 516 acres and the Future Land Use is Mixed Use Development (MXD). He showed the adjoining St. Lucie County and Port St. Lucie properties zoning and Future Land Use. Mr. Gilmore provided a brief history of the parcels and compared the original Village at Midway PD plan to the proposed Master Plan Development. He stated the proposed PD plan will be built in two phases and has fewer residential units and less commercial space, which will be a reduction in traffic value. Mr. Gilmore stated the applicant still needs to work with St. Lucie County on the traffic review.

Mr. Freeman said there is significant development on Midway Road with this development and other developments in surrounding municipalities. He stated a Master PD agreement including the traffic contribution improvements is currently being reviewed and will need to be finalized before going to the City Commission. Mr. Freeman said the city has been working with Port St. Lucie, St. Lucie County, Transportation Planning Organization (TPO) and FDOT to keep them informed of the loading and improvements on Midway Road. He highlighted it is important to align with the other developments in the area.

Steve Garrett, applicant representative from Lucido and Associates, gave a presentation on the Sunrise Planned Development and said this will be the southern gateway to the City of Fort Pierce. He showed a rendering of the development plan highlighting the residential single-family and multifamily units and the environmental conservation passive recreation area. Mr. Garrett said the main entrance would be off of Midway Road, and they would be adding an arterial road and an access easement. He said they hope to expand the environmental conservation passive recreation area to the north with other agencies and have over three (3) miles of trail. Mr. Garrett answered questions from the Board on access points and connection to Port St. Lucie, green space, and single-family lot sizes.

Motion was made by John Hening, and seconded by Gloria Baxevanis to forward a recommendation of approval to the City Commission with the following condition:

1. The applicant and developer of the proposed Master Planned Development Plan shall adhere to and meet all requirements of the Planned Development and Traffic Contribution Agreement submitted with the application for Major Amendment to a Planned Development Zone.

AYE: Justine Carter, Nichelle Clemons, John Hening, Alexander Edwards, Gloria Baxevanis, Chairman Anton Kreisl

Passed

e. **Preliminary Plat - Sunrise Residential - 9850 West Midway Road**

Mr. Gilmore gave an overview of the application and answered questions from the Board. He said the applicant is proposing to subdivide approximately 516 acres into 1,590 platted lots for residential use. Mr. Gilmore stated the current zoning is Planned Development (PD) and the Future Land Use is Mixed Use (MXD). He showed the surrounding zoning and Future Land Use for the municipal boundaries of St. Lucie County and Port St. Lucie.

No one spoke for or against the Preliminary Plat.

Motion was made by Nichelle Clemons, and seconded by John Hening to forward a recommendation of approval to the City Commission with one condition:

1. Prior to the submittal of the Final Plat, the applicant shall address all the City of Fort Pierce Engineering Comments on the Plat document.

AYE: Nichelle Clemons, John Hening, Alexander Edwards, Gloria Baxevanis, Justine Carter, Chairman Anton Kreisl

Passed

f. **Conditional Use with New Construction - Rowe Duplex
1001 Tennessee Avenue**

Mr. Gilmore gave an overview of the application and answered questions from the Board. The request is to build a 2,595 square foot residential duplex with associated site improvements on one (1) parcel of land located in the (C-1), Office Commercial zone with a Future Land Use of Office Professional (OP). The site plan will include three (3) parking spaces per unit; above the minimum required parking spaces and the applicant is proposing the installation of additional landscaping.

David Rowe, owner, said he has owned the property for 60 years, and he wants to put the property to good use.

Motion was made by Nichelle Clemons, and seconded by Gloria Baxevanis to forward a recommendation of approval to the City Commission with the following four (4) conditions:

1. Prior to Certificate of Occupancy, a Landscape Maintenance Agreement is required:
The Landscape Maintenance Agreement shall note that all approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:
 - a. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.
 - b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.
 - c. Maintenance shall include the replacement of all unhealthy/dead material within 30 days after a notification of violation in conformance with the approved site plan or landscape plan. Violations of this article, or failure to maintain all required landscaping as reflected in the approved landscaping plan, shall be grounds for referral to the

- special magistrate for appropriate action.
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. The proposed sidewalk on South 10th Street and Tennessee Avenue shall be constructed per the City of Fort Pierce Details. A Right-of-Way permit application shall be required and approved by the City of Fort Pierce Engineering Department prior to sidewalk installation.
 4. Prior to Certificate of Occupancy, a sidewalk easement shall be required and filed for the portion of sidewalk on South 10th Street to Tennessee Avenue that crosses onto the property.

AYE: John Hening, Alexander Edwards, Gloria Baxevanis, Justine Carter, Nichelle Clemons, Chairman Anton Kreisl

Passed

g. Site Plan - Asphalt Plant - 4060 Selvitz Road

Ms. Driver gave an overview of the application and answered questions from the Board. She said the request is to operate and maintain a portable asphalt plant. The subject parcel has a total of 12.79 acres but only 7.48 acres will be used for the "portable" asphalt plant. While the plant is portable, in that it is capable of being taken apart, shipped and set up in another location, the portable asphalt plant will be permanent on the property. The site is surrounded by Heavy Industrial (I-3) and Planned Development (PD) zoning districts and Heavy Industrial (HI) Future Land Uses. Ms. Driver showed the route plan and noted the applicant meets the landscape requirements.

Tom DeGrace, applicant representative from Culpepper & Terpening answered questions from the Board. He stated that access to the site was from the south driveway, but St. Lucie County asked them to use the driveway to the north. The applicant modified the driveway to get access along the private driveway in place. Mr. DeGrace said the typical hours of operation are 6 AM to 6 PM, but sometimes work is done at night as FDOT and St. Lucie County prefer night work due to traffic concerns. He noted there could be 24-hour shifts. Mr. DeGrace said the proposed stormwater management plan is a discharge pond and is addressed on the site plan.

Rick Mancil, owner of property to the north, granted an access easement, which allows the applicant to use the asphalt roadway. Maintenance is included in the access agreement and shared by all parties. Mr. Mancil said he owns an asphalt plant in Palm City and has been in business for 36 years. He employs 30–40 people, including truck drivers and operators, and only 3–5 people actually work on site. He stated the operation is quiet with no emissions and a lot of the day nothing is running because they are loading out.

Motion was made by John Hening, and seconded by Alexander Edwards to forward a recommendation of approval with the following two (2) conditions:

1. Prior to issuance of the final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
 - All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.

Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

2. A painted stop bar and defined driveway/width at the property line is required to be installed prior to issuance of the final certificate of occupancy.

AYE: Justine Carter, Nichelle Clemons, John Heaning, Alexander Edwards, Gloria Baxevanis, Chairman Anton Kreisl

Passed

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. **DIRECTOR'S REPORT**

Mr. Freeman explained the city is working through the law enforcement impact fee that will be tied to the impact of development on police services. He said the final data, provided by the police department, will go to the consultant and recommendations will be presented to the City Commission.

Mr. Freeman said he will be presenting a number of ordinances that the Planning Board has seen at the August 19, 2024, City Commission meeting. He said he is hoping to bring the Port Overlay District back to the Planning Board in September.

Mr. Freeman stated he is making very good progress with code changes which are part of the city's strategic plan. He noted that he was already processing some of the code changes prior to the updated strategic plan.

Mr. Freeman said staff is spending lots of time working through the new Tyler online application submittal system.

Mr. Freeman noted the Wave Garden issued a request to move forward with a Community Development District (CDD). It will go to the City Commission once it has been reviewed by the legal department.

Mr. Freeman said the first Live Local Affordable Housing Development has been approved. Since the Live Local Act does not require any public hearings and is approved administratively like a Minor Site Plan, Mr. Freeman said he will bring an update to the Planning Board.

Chairman Kreisl asked about inter-agency roadway improvements. Mr. Freeman said this was used for the Sunrise Planned Development project. All the agencies were pulled together and reviewed the traffic analysis in parallel. In the future, the different agencies will team together to review large-scale developments and developments on the edge of the city.

9. BOARD COMMENTS

Chairman Kreisl asked if there were any updates on amending the Family Entertainment Center definition. Mr. Freeman stated the definition to amend the Family Entertainment Center use and the use table to incorporate it in certain zoning districts will go to the August 19, 2024, City Commission meeting for approval.

Mr. Edwards asked for updates on the Sandridge development. Mr. Freeman said there are no updates because of the high roadway improvement cost required by St. Lucie County.

10. ADJOURNMENT

Planning Board - 2:00 PM

6. a.

Meeting Date: 09/09/2024

Re: Annexation - Guillermo Annexation - Parcel IDs: 2413-501-0176-000-6 and 2413-501-0288-000-3

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Annexation - Guillermo Annexation - Parcel IDs: 2413-501-0176-000-6 and 2413-501-0288-000-3

SUMMARY:

Request for review a Voluntary Application for Annexation of two (2) parcels of land at or near the intersection of S. Ocean Drive and Blue Heron Blvd. The Parcel IDs are 2413-50-0176-000-6 and 2413-501-0288-000-3. The current St. Lucie County Future Land Use designation is RS, Residential Suburban 2 du/1acre and a St. Lucie County Zoning district of HIRD, Hutchinson Island Residential District. The proposed a City FLU designation of Low Density Residential (RL) 1-6.5 du/ac and City Zoning classification of Single-family Low Density Residential (R-1).

RECOMMENDATION:

Staff recommendation is for the Planning Board to move the proposed annexation application for **APPROVAL** to City Commission.

ALTERNATIVES:

1. Recommend approval with conditions
2. Recommend disapproval

RESPONSIBLE STAFF:

Kerry C. Driver - Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation

Applicant File

Staff Supporting Documents
Drafted Ordinance

Form Review

Form Started By: Kerry Driver
Final Approval Date: 08/30/2024

Started On: 08/30/2024 10:49 AM



CITY OF FORT PIERCE

PLANNING BOARD

September 9th, 2024

Guillermo C. Annexation

Parcel IDs: 2413-501-0176-000-6 and 2413-501-0288-000-3

APPLICANT

Guillermo Claire

PROPERTY OWNER(S)

Guillermo Claire

PARCEL IDs:

2413-501-0176-000-6 and 2413-501-0288-000-3

Guillermo C. ANNEXATION



SUMMARY

Request to review a Voluntary Application for Annexation for two (2) parcels of land at or near the intersection of S. Ocean Dr. and Blue Heron Blvd.

BACKGROUND

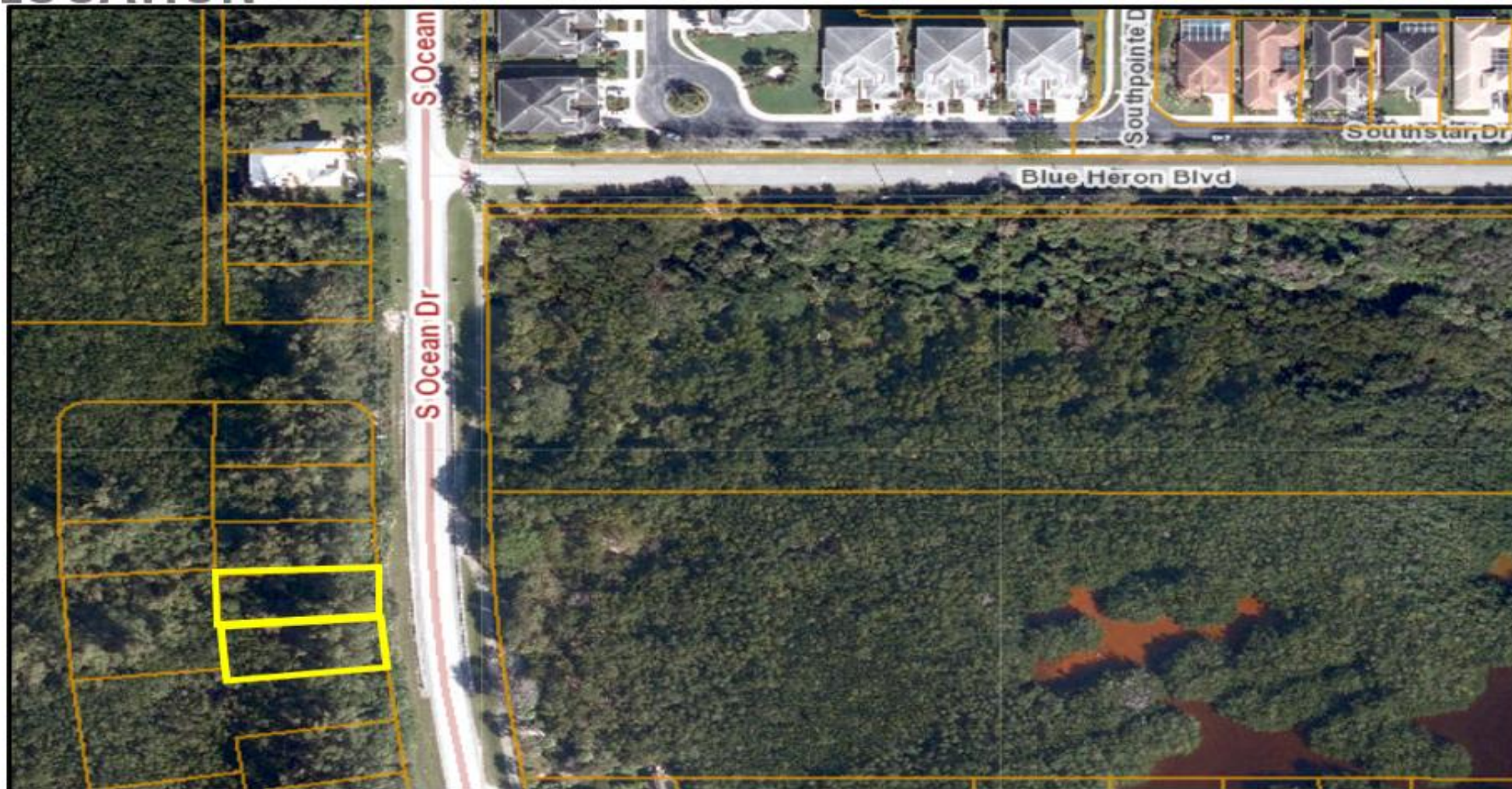
The applicant is requesting a voluntary annexation of two (2) parcels at or near S. Ocean Dr. and Blue Heron Blvd., in Fort Pierce, Florida. The parcel IDs are 2413-501-0176-000-6 and 2413-501-0288-000-3.

The subject properties has St. Lucie County Future Land Use designations of Residential Suburban (RS) and a St. Lucie County Zoning classification of Hutchinson Island Residential District (HIRD). The proposed City Future Land Use designation is Residential Low Density (RL) and Zoning classification of Single-family Low Density (R-1).

Guillermo C. ANNEXATION



SITE LOCATION



SITE AREA= 0.38 +/- Acres

Parcel 1: 0.19 acres

Parcel 2: 0.19 acres

Guillermo C. ANNEXATION



COMPREHENSIVE PLAN

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.

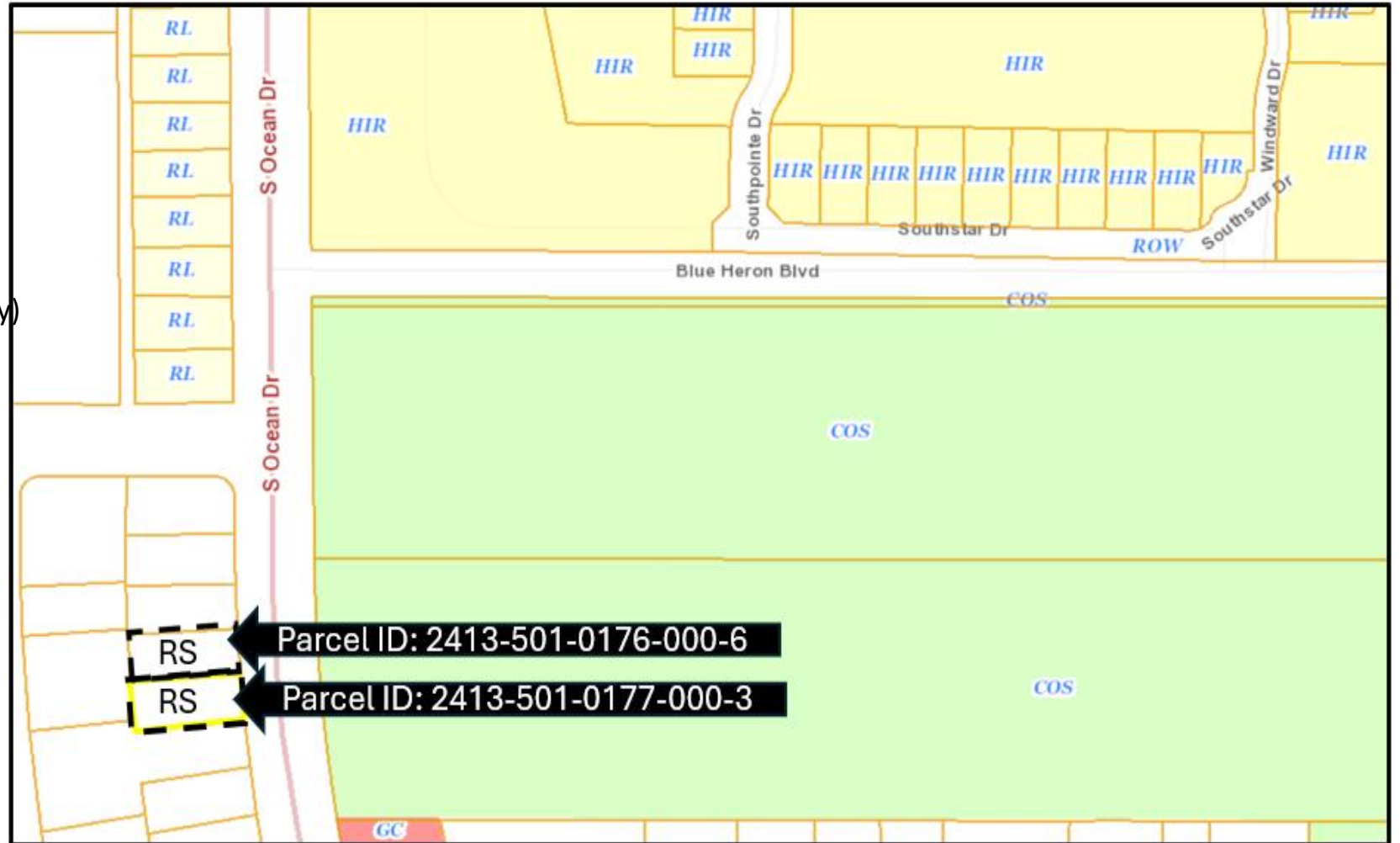
The current value of the properties is \$37,400. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000.

Guillermo C. ANNEXATION



EXISTING FUTURE LAND USE: County

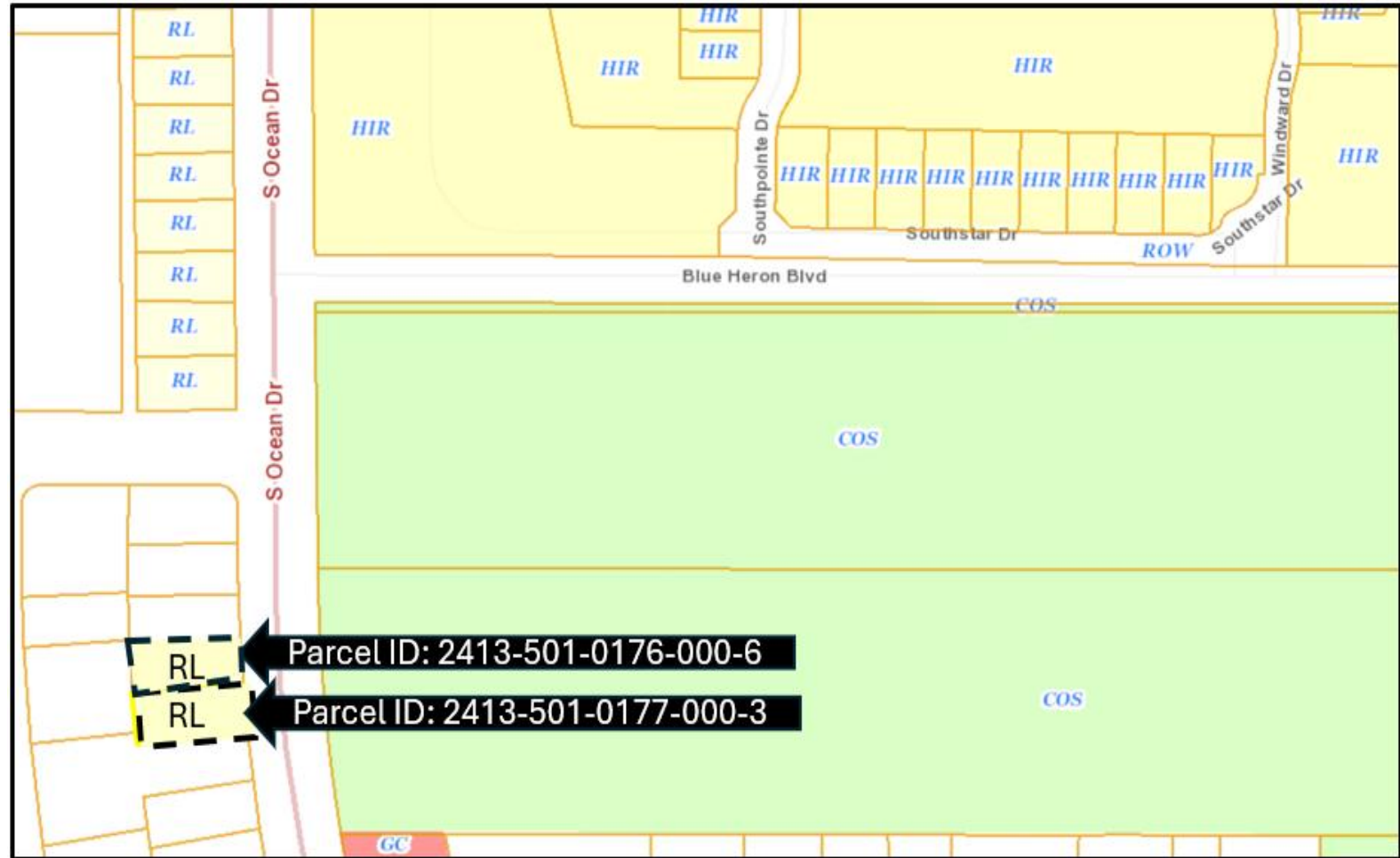
Current FLU: RS
Residential Suburban– St. Lucie County



Guillermo C. ANNEXATION

PROPOSED FUTURE LAND USE: City

Proposed FLU: RL
(Residential Low Density—City of Fort Pierce)

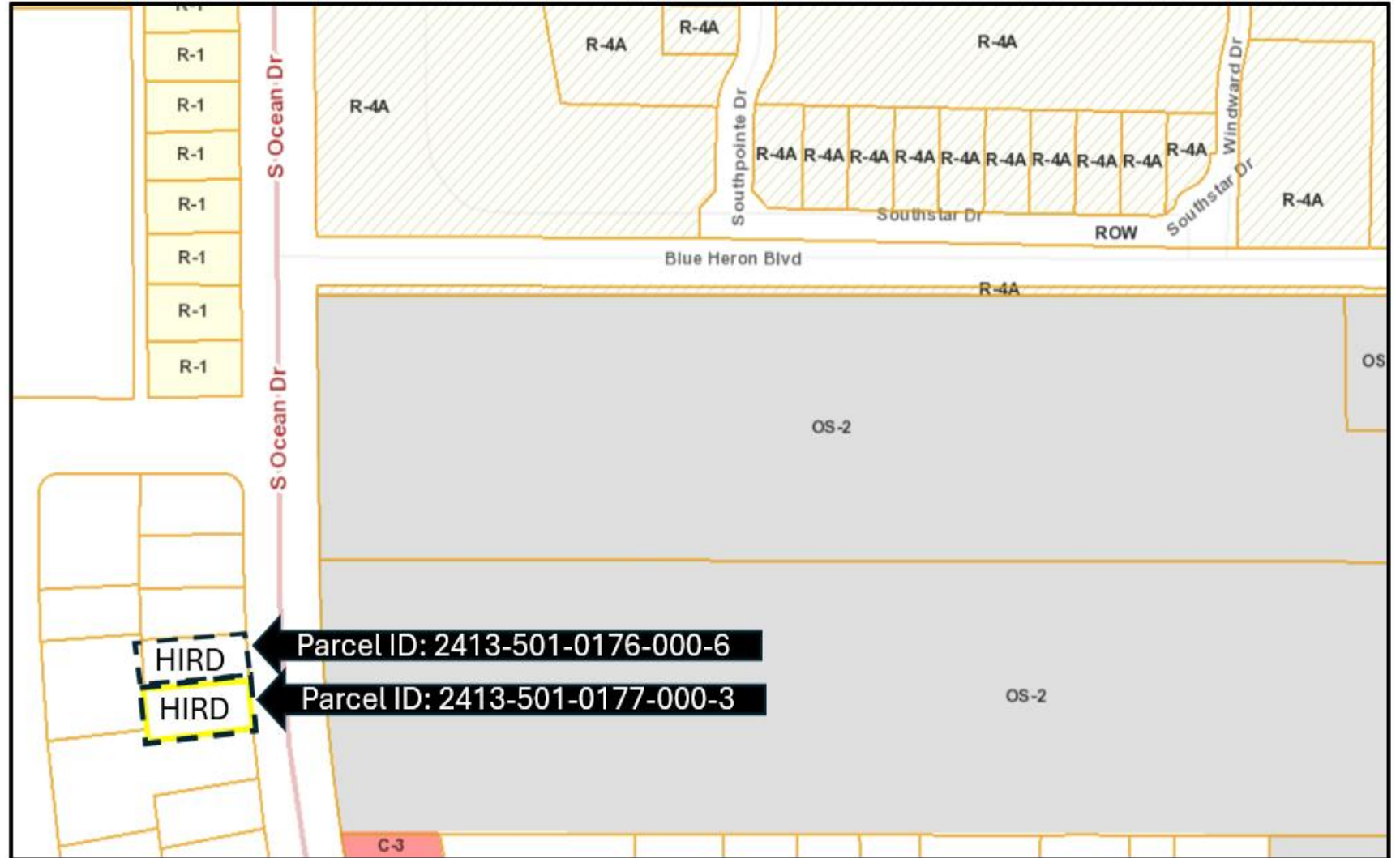


Guillermo C. ANNEXATION



EXISTING ZONING: County

Currently Zoned: HIRD
(Hutchinson Island Residential District—(St. Lucie County))

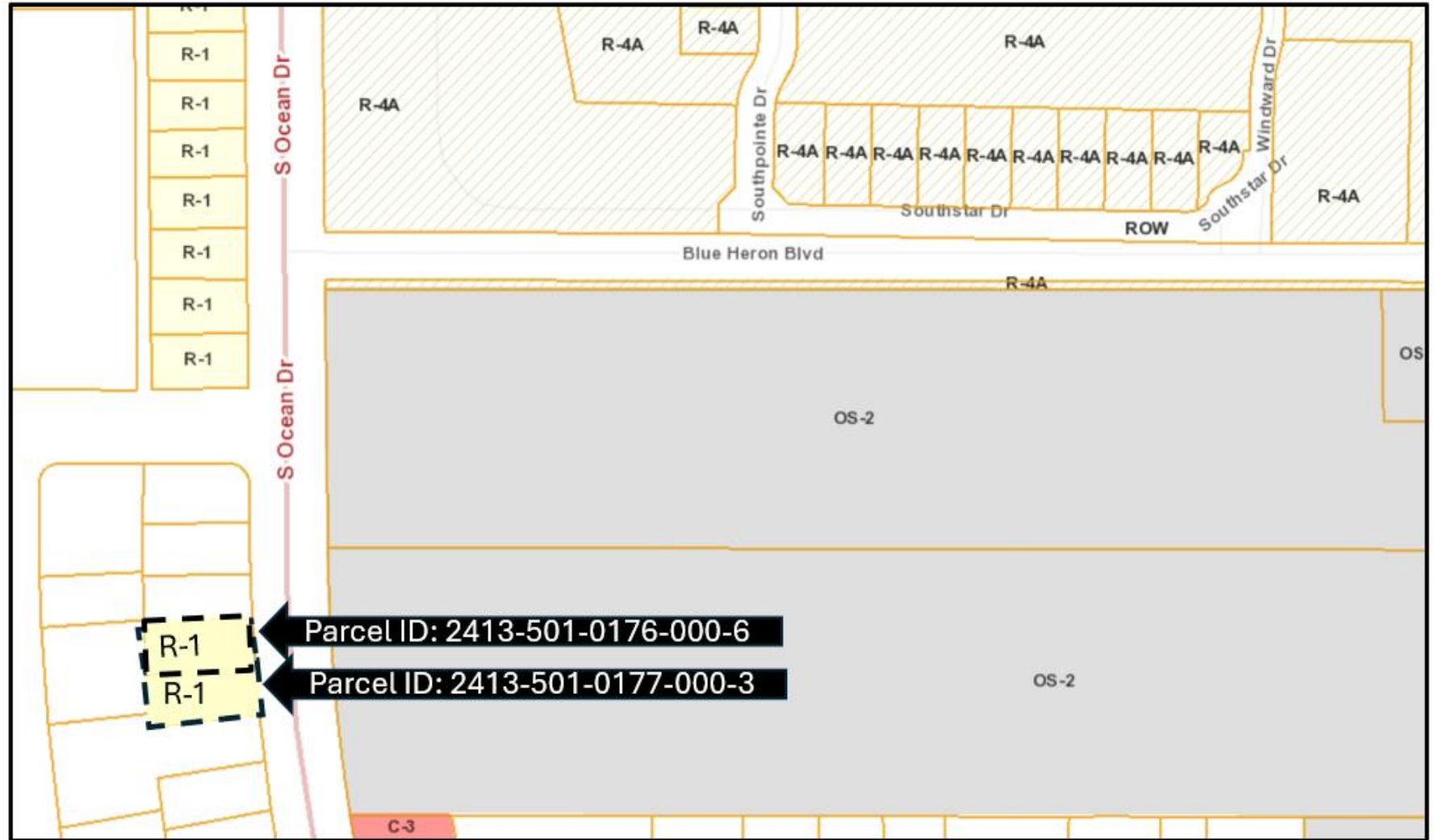


Guillermo C. ANNEXATION



PROPOSED ZONING: City

Proposed Zoning: R-1
(Single-family Low
Density—City of Fort Pierce)



Guillermo C. ANNEXATION



RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed annexation application for **Approval** to City Commission.

ALTERNATIVE RECOMMENDATIONS

1. Recommend Approval with conditions.
2. Recommend Disapproval.

Guillermo C. ANNEXATION





CITY OF FORT PIERCE

PLANNING BOARD

September 9th, 2024

Guillermo Annexation

Parcel IDs: 2413-501-0176-000-6 and 2413-501-0288-000-3

Return to:
Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

This Instrument Prepared
under the supervision of:

Karene Anderson
Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

Property Appraisers Parcel Identification (Folio) No.:
2413-501-0177-000-3 and 2413-501-0176-000-6

Our File No.: 84-23-0240

WARRANTY DEED

This Warranty Deed made this 8th day of August, 2023 by Jonathan Horner and Mary E Horner, a married couple, whose mailing address is 118 Forest Lake Way, Newport, TN 37821, hereinafter called the grantor(s), to Guillermo Claire, a married person, whose post office address is 5705 SW 56 ST, Miami, FL 33155, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in St. Lucie County, State of Florida, viz:

Lots 4 and 5, Block 11, Surfside Harbor Subdivision, according to the plat thereof, as recorded in Plat Book 10, Page 68 of the Public Records of St. Lucie County, Florida.

Neither the grantor(s) named herein, nor the spouse(s) thereof nor anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2023 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
First Witness Signature

Ionel Gutierrez
Printed Signature

Cameron Manton
Second Witness Signature

Cameron Manton
Printed Signature

State of Tennessee

County of Hamblen

[Signature]
Jonathan Horner

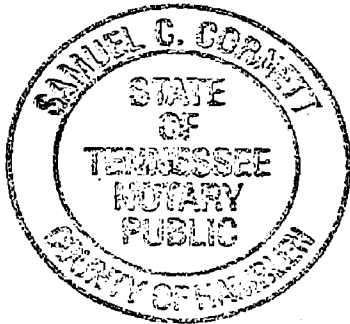
[Signature]
Mary E Horner

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of August, 2023, by Jonathan Horner and Mary E Horner, who has produced TN Driver License as identification or is personally known to me to be the persons therein.

[Signature]
Notary Public, State of Tennessee

My commission expires: 09/09/2023

Seal



XXXX SOUTH OCEAN DRIVE, FORT PIERCE, FL. 34949 BOUNDARY SURVEY

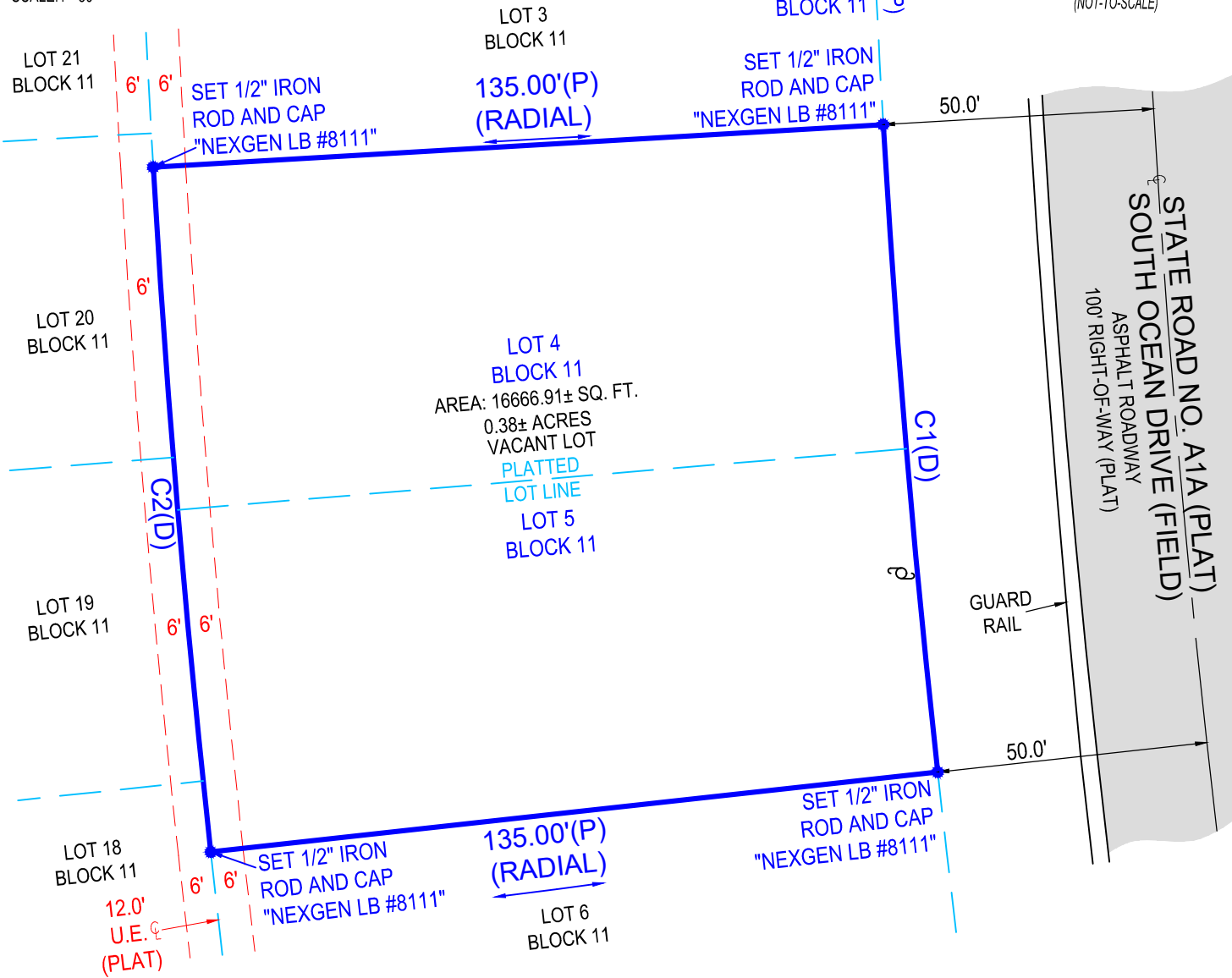


CURVE TABLE			
	LENGTH	RADIUS	DELTA
C1	120.00'	2342.01'	02°56'09"
C2	126.92'	2477.01'	02°56'09"
C3	83.31'	2342.01'	02°02'17"



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)

SCALE: 1"=30'

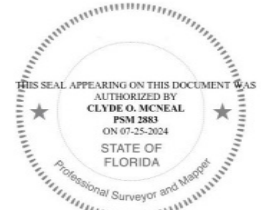


- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 07-24-2024
 Drawn By: Oleg
 Order #: 246385
 Last Revision Date: None
 Boundary Survey prepared by: LB 8111
 NexGen Surveying, LLC.
 5615086272
 1547 Prosperity Farms
 Lake Park FL, 33403



LEGAL DESCRIPTION OF: 2413-501-0176-000-6 AND 413-501-0177-000-3, FORT PIERCE, FLORIDA, 34949

LOTS 4 AND 5, BLOCK 11, SURFSIDE HARBOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 68 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFIED TO:

GUILLERMO CLAURE

FLOOD ZONE:

12111C0191K
ZONE: AE
ELEV: 04 FT
EFF: 02/19/2020

SURVEY NOTES:

- NO NOTABLE CONDITIONS FOUND.

LEGEND

- A/C -AIR CONDITIONER
- WM -WATER METER
- AL -ARC LENGTH
- (C) -CALCULATED
- (M) -MEASURED
- P.O.B. -POINT OF BEGINNING
- P.O.C. -POINT OF COMMENCEMENT
- & -AND
- P.B. -PLAT BOOK
- PG -PAGE
- U.E. -UTILITY EASEMENT
- D.E. -DRAINAGE EASEMENT
- P.U.E. -PUBLIC UTILITY EASEMENT
- L.A.E. -LIMITED ACCESS EASEMENT
- L.M.E. -LAKE MAINTENANCE EASEMENT
- O.H.E. -OVERHEAD EASEMENT
- R -RADIUS
- (R) -RECORD
- O.R.B. -OFFICIAL RECORDS BOOK
- Sq.Ft. -SQUARE FEET
- Ac. -ACRES
- DB -DEED BOOK
- (D) -DEED
- (P) -PLAT
- EOW -EDGE OF WATER
- TOB -TOP OF BANK
- OHL -OVERHEAD LINE
- C/O -CLEAN OUT
- ELEV -ELEVATION
- FF -FINISHED FLOOR
- LS -LICENSED SURVEYOR
- LB -LICENSED BUSINESS
- PSM -PROFESSIONAL SURVEYOR & MAPPER
- x - FENCE
- # -NUMBER
- ± -PLUS OR MINUS
- -ASPHALT
- -CONCRETE
- -PAVER/BRICK
- -WOOD
- ☀ -LIGHT POLE
- ⊙ -WELL
- ⊗ -WATER VALVE
- ⊕ -CENTER LINE
- -CATCH BASIN
- ⊕ -FIRE HYDRANT
- ⊕ -UTILITY POLE
- ⊕ -MANHOLE
- XXX -ELEVATION

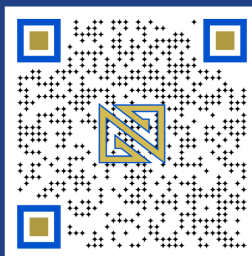
SOME ITEMS IN LEGEND MAY NOT
APPEAR ON DRAWING.

GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE. THIS SURVEY IS NOT MEANT FOR SUBMITTAL FOR PERMITTING WITHOUT THE EXPRESS CONSENT OF NEXGEN SURVEYING, LLC.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

LB 8111

info@nexgensurveying.com



5615086272

1547 Prosperity Farms
Lake Park
FL,33403



Guillermo Claure
5705 SW 56th St.
Miami, FL 33155

Project #: PZANN2024-00001: Annexation– Voluntary Application for Annexation Parcel IDs:
2413-501-0177-000-3 and 2413-501-0176-000-6– **Technical Review Committee Comments for August
15, 2024, TRC Meeting**

City of Fort Pierce Planning Department

Advisory Comments:

1. Please specify if lots will be combined or remain separate lots
2. Any future development plans for lots

Fort Pierce Engineering Department

Annexation approved.

Fort Pierce Building Department

Building Official or his representative has no comment at this time to this meeting but reserves the submission of comments upon completion of the official plan review.

Fort Pierce Police Department

No comments at this time.

St. Lucie County Planning Department

Advisory Comments:

- Wetland Delineation/Minimize Impacts, beginning with an Environmental Consultant
- FPUA Inquiry – Water/Wastewater Service potential, exploring whether the new plan has any bearing only policy limiting service availability here.
- FDOT Permitting – Their ROW (right-of-way), their process/requirements.
-



- Mosquito Control – Inquiry into their data and qualitative considerations of proximity to a known and controlled breeding ground

St. Lucie County PW/Engineering

No comments at this time.

City Clerk Office

No comments at this time.

Code Enforcement

No comments at this time.

Fort Pierce Utilities Authority

- W/WW Engineering: Water is available to serve these parcels. Sewer is not currently available at this location; will have an update on this in the next month or so
- Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved.**
- Gas: N/A
- FPUA Fiber: N/A

St. Lucie County Fire District

No comments at this time.

Florida Department of Transportation

No comments at this time.

St. Lucie County School Board

No comments at this time.

ORDINANCE NO. 24-XX

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE TWO (2) PARCELS AT OR NEAR THE INTERSECTION OF S OCEAN DRIVE AND BLUE HEORN BOULEVARD AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING ZONING DESIGNATION OF SINGLE-FAMILY LOW DENSITY RESIDENTIAL (R-1); ESTABLISHING LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL (RL); DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and

WHEREAS, in accordance with Section 171.044 of the Florida Statutes, the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

WHEREAS, the properties are contiguous to the municipality of the City of Fort Pierce; and

WHEREAS, the properties are located within an enclave and Section 171.046 of the Florida Statutes states that it is the policy of the state to eliminate enclaves; and

WHEREAS, the estimated population of the annexation is zero (0); and

WHEREAS, the owner(s) have petitioned for voluntary annexation to the municipality of the City of Fort Pierce; and

WHEREAS, the petition bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their **XXXXX**, 2024, meeting voted ___ to ___ recommend approval of the annexation; and

WHEREAS, 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 has provided notice of this annexation via certified mail to the St. Lucie County Administrator's Office on **XXXX**, 2024, no fewer than thirty (30) days prior to the first reading of this annexation Ordinance by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Section 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie County Board of County Commissioners on **XXXXXX**, 2024, no fewer than ten (10) days prior to publishing or posting the ordinance notice.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted on Exhibit "A", attached hereto, and incorporated herein; and the following properties is hereby annexed into the City:

a) PARCEL ONE:

Parcel ID: 2413-501-0177-000-3

LEGAL DESCRIPTION:

SURFSIDE HARBOR BLK 11 LOT 5

Containing 0.19 acres (more or less)

b) PARCEL TWO:

Parcel ID: 2413-501-0176-000-6

LEGAL DESCRIPTION:

SURFSIDE HARBOR BLK 11 LOT 4

Containing 0.19 acres (more or less)

Said properties containing approximately 0.38 acres and being generally located at near the intersection of S. Ocean Drive and Blue Heron Blvd., Fort Pierce, FL.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit "A" hereof as of January 1, 2025, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "A" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation of abrogation of the land's current Saint Lucie County Property Appraiser's tax classifications and exemptions.

SECTION 3. That upon this Ordinance becoming effective, the lands herein described on Exhibit "A" and annexed into the territorial limits of the City of Fort Pierce shall be zoned Single-Family Low Density Residential (R-1) and assigned a Future Land Use Designation of Low Density Residential (RL), as depicted on Exhibit "B" attached hereto and incorporated herein.

SECTION 4. That in accordance with Section 171.044(3), this ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Section 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 7. All Ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 8. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

Sara Hedges, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. **24-XXX** was duly advertised accordance with Section 171.044(2) of the Florida Statutes by display advertising St. Lucie News Tribune on Sunday, **XXXX**, 2024 and Sunday, **XXXXX**, 2024; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on **XXXX**, 2024; and was duly introduced, read by title only, and passed on second and final reading **XXXX**, 2024, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this **XX** day of ____ 2024.

Linda Hudson
Mayor Commissioner

ATTEST:

Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Territorial Limits Extension



PARCEL ONE: 2413-501-0177-000-3

SURFSIDE HARBOR BLK 11 LOT 5

PARCEL TWO: 2413-501-0176-000-6

SURFSIDE HARBOR BLK 11 LOT 4

Said properties containing 0.38 acres, more or less

EXHIBIT B
Zoning & Future Land Use Designation Assignment



ZONING DESIGNATION OF **SINGLE-FAMILY LOW DENSITY RESIDENTIAL (R-1)** AND
LAND USE DESIGNATION OF **LOW DENSITY RESIDENTIAL (RL)**

Planning Board - 2:00 PM

6. b.

Meeting Date: 09/09/2024

Re: Final Plat - Gator Trace on The Greens - 4150 and 4200 Gator Trace Road

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Final Plat - Gator Trace on The Greens - 4150 and 4200 Gator Trace Road

SUMMARY:

Request for review of an application for a Final Plat to subdivide 2 parcels into sixty-seven (67) platted residential lots, two (2) Road Tracts, two (2) Stormwater Tracts, one (1) Open Space Tract, one (1) Recreation Tract, and associated easements and buffers. The subject site is 6.94 Acres.

RECOMMENDATION:

The proposed Final Plat application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan. Therefore, Staff recommends **APPROVAL** of the requested application with the following conditions:

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.
2. Prior to final endorsement of the Plat Mylars by the City of Fort Pierce, the following original documents must be remitted to the City of Fort Pierce Engineering Department:
 - a. Bond No. 800124491 issued on May 9, 2023, in an amount of \$872,353.90.
 - b. Bond Continuation Certificate issued on August 16, 2024, which extends the expiration date of Bond No. 800124491 to May 9, 2025.
 - c. Bond Rider issued on July 11, 2024, which increases the value of Bond No. 800124491 from \$872,353.90 to \$1,202,841.20.
 - d. Bond Rider issued on August 29, 2024, which increases the value of Bond No. 800124491 from \$1,202,841.20 to \$1,213,661.01.

ALTERNATIVES:

Disapproval

RESPONSIBLE STAFF:

Vennis Gilmore, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Potential Increase in Ad-Valorem Tax Revenue

Attachments

Staff Report

Staff Report Supporting Documents

Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore

Started On: 09/04/2024 10:37 AM

Final Approval Date: 09/04/2024

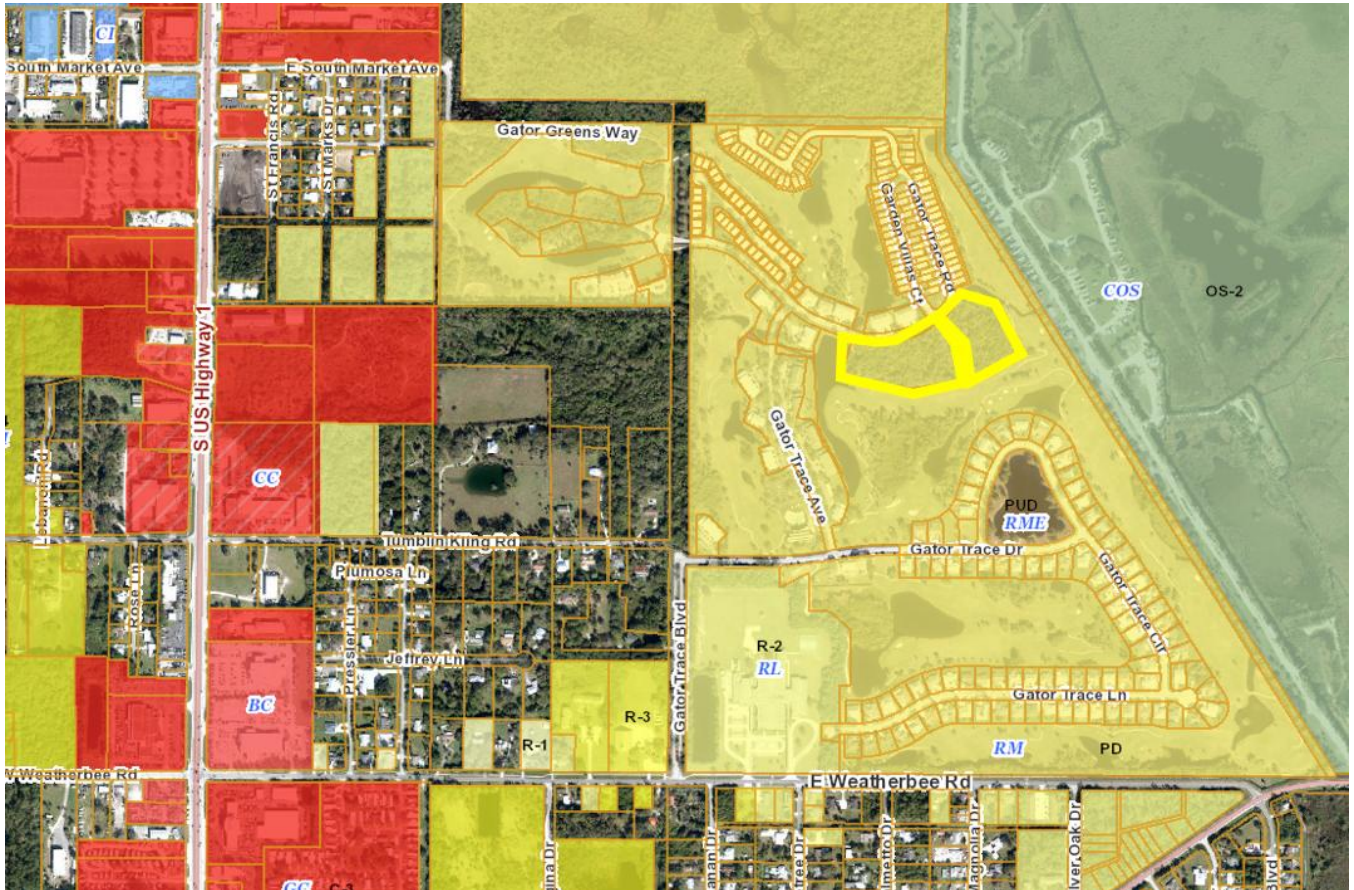
CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: GATOR TRACE ON THE GREENS – FINAL PLAT
REVIEWER: VENNIS GILMORE, ASSISTANT PLANNING DIRECTOR
DATE: SEPTEMBER 4, 2024

STAFF REPORT

Owner: Gator Trace on The Greens, LLC
Applicant/Representative: Rasim Cinar
Requested Action: Final Plat
Location: 4150 and 4200 Gator Trace Road
Parcel IDs: 2435-311-0001-000-4, 2435-243-0001-000-6
Current Zoning: PUD, Planned Unit Development Zone
Future Land Use: RM, Medium Density Residential



Surrounding Zoning:

North	East	South	West
PUD	PUD	PUD	PUD

Site Area:

+/- 6.94 Acres

Utilities:

Located within the FPUA Service Area

Staff Analysis:

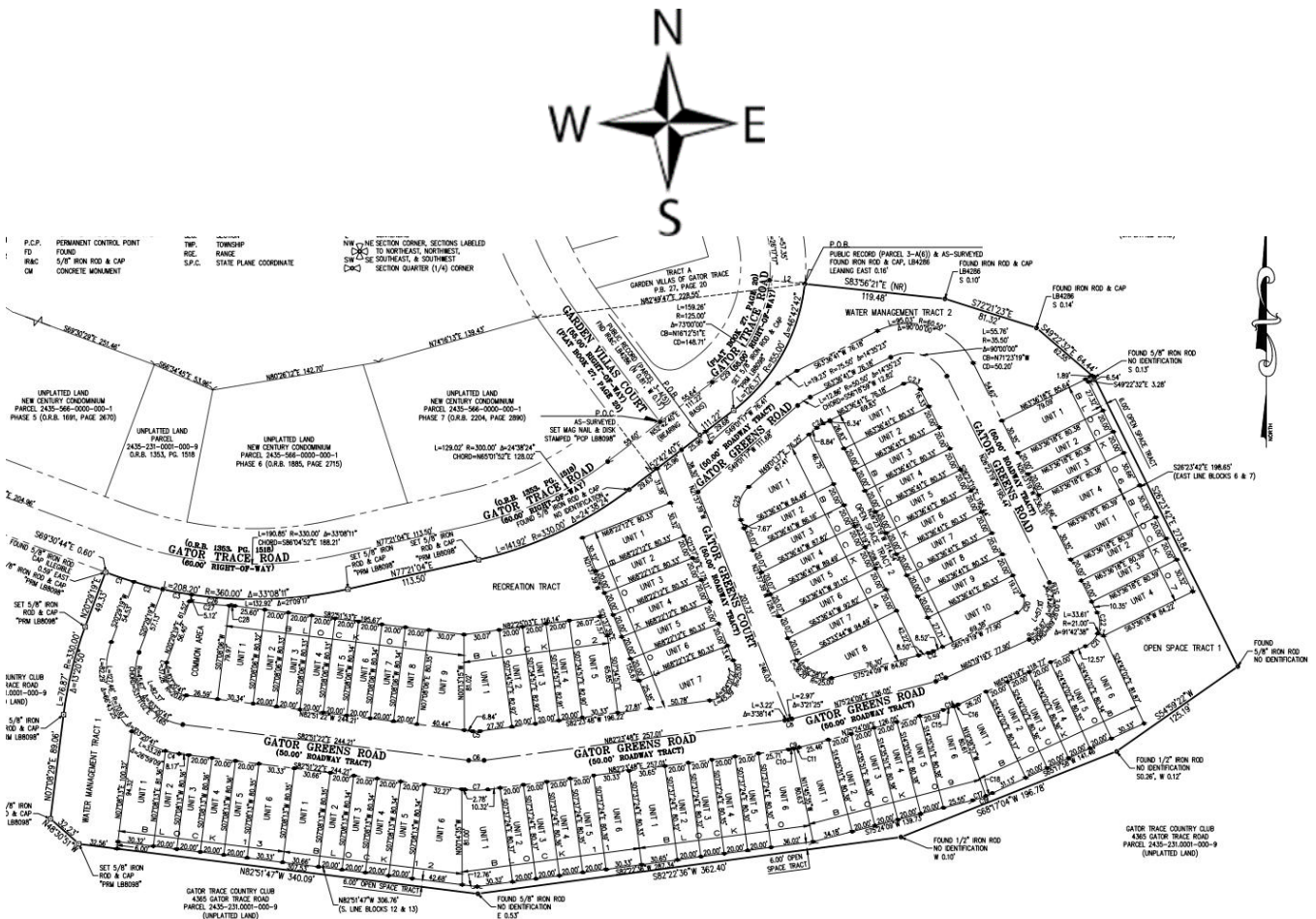
Request

Request for review of an application for a Final Plat to subdivide 2 parcels into sixty-seven (67) platted residential lots, two (2) Road Tracts, two (2) Stormwater Tracts, one (1) Open Space Tract, one (1) Recreation Tract, and associated easements and buffers. The subject site is 6.94 Acres.

Project Summary

In accordance with Chapter 121, the applicant is requesting the review and approval of a Final Plat to subdivide approximately 6.94 acres sixty-seven (67) platted lots, two (2) Road Tracts, two (2) Stormwater Tracts, one (1) Open Space Tract, one (1) Recreation Tract, and associated easements and buffers. The applicant intends to develop a residential subdivision known as The Gator Trace on The Greens Subdivision, that will consist of sixty-seven (67) townhome units. The project is considered Phase I of the Gator Trace Planned Unit Development.

Final Plat



The site is currently vacant land. The subject parcel has a total of approximately 6.94 acres. The site is surrounded by townhomes to the north, a golf course to the south and east, and a lake to the west.

Comprehensive Plan

The subject property is designated with an RM, Medium Density Residential future land use. The designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums, and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

Summary of Technical Review Committee

All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code.

Fort Pierce Engineering Department

1. Prior to final endorsement of the Plat Mylars by the City of Fort Pierce, the following original documents must be remitted to the City of Fort Pierce Engineering Department:
 - a. Bond No. 800124491 issued on May 9, 2023, in an amount of \$872,353.90.
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 - d. Bond Rider issued on August 29, 2024, which increases the value of Bond No. 800124491 from \$1,202,841.20 to \$1,213,661.01.

Fort Pierce Building Department

See supporting document

St. Lucie County Planning Department

No comments received

St. Lucie County PW/Engineering

No comments received

Fort Pierce Police Department

See supporting document

City Clerk Office

No comments received

Code Enforcement

No comments received

Fort Pierce Utilities Authority

See supporting document

St. Lucie County Fire District

No comments received

Florida Department of Transportation

No comments received

St. Lucie County School Board

No comments received

St. Lucie Transportation Planning Organization

No comments received

Full findings and comments from review by the corresponding departments, and the responses and plan amendments by the applicant are provided for consideration.

Staff Recommendation:

The proposed Final Plat application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan. Therefore, Staff recommends **APPROVAL** of the requested application with the following conditions:

2. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.
3. Prior to final endorsement of the Plat Mylars by the City of Fort Pierce, the following original documents must be remitted to the City of Fort Pierce Engineering Department:
 - e. Bond No. 800124491 issued on May 9, 2023, in an amount of \$872,353.90.
 - f. Bond Continuation Certificate issued on August 16, 2024, which extends the expiration date of Bond No. 800124491 to May 9, 2025.
 - g. Bond Rider issued on July 11, 2024, which increases the value of Bond No. 800124491 from \$872,353.90 to \$1,202,841.20.
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THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

TO : Vennis Gilmore, Assistant Planning Director

FROM : Tracy Telle, Engineering Manager *TST*

**RE : Gator Trace on the Greens – Final Plat
TRC No. 24-09000005**

DATE : September 4, 2024

This is to advise you that we have completed the review of the following documents as received by this office on September 3, 2024:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Final Plat Application | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Final Plat Approval | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering advisory comment

ENGINEERING ADVISORY COMMENT:

1. Prior to plat execution the ***original*** documents as noted below must be remitted to this office:
 - a. Bond No. 800124491 issued on May 9, 2023, in an amount of \$872,353.90.
 - b. Bond Continuation Certificate issued on August 16, 2024, which extends the expiration date of Bond No. 800124491 to May 9, 2025.
 - c. Bond Rider issued on July 11, 2024, which increases the value of Bond No. 800124491 from \$872,353.90 to \$1,202,841.20.
 - d. Bond Rider issued on August 29, 2024, which increases the value of Bond No. 800124491 from \$1,202,841.20 to \$1,213,661.01.



SUBDIVISION BOND

BOND NO.: 800124491

KNOW ALL MEN BY THESE PRESENTS,

That we, Gator Trace on the Greens, LLC as Principal, and **ATLANTIC SPECIALTY INSURANCE COMPANY**, a Corporation duly incorporated under the laws of the State of New York, as Surety, are held and firmly bound unto City of Fort Pierce, as Obligee, in the penal sum of Eight Hundred Seventy Two Thousand Three Hundred Fifty Three 90/100 Dollars (\$ 872,353.90), for the payment of which we hereby bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally by these presents.

WHEREAS, the Principal has entered into a certain written agreement with the Obligee for Gator Trace on the Greens Townhouse Development Subdivision Infrastructure and Common Improvements - Submittal No. 1 – 020223\020823

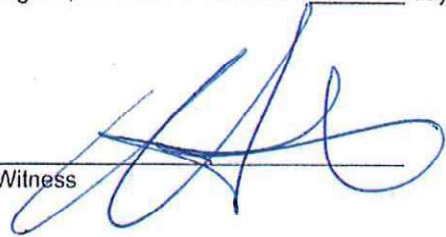
NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall indemnify the Obligee against any and all loss or damage directly arising by reason of the failure of the Principal to faithfully perform said agreement then this obligation shall be void; otherwise to remain in full force and effect.

This bond is executed and accepted upon the following express conditions precedent:

1. That the Principal shall faithfully perform all the terms and conditions of said agreement to be performed by the Principal.
2. That if the Principal shall abandon said agreement or be lawfully compelled by reason of a default to cease operations thereunder, the Surety shall have the right at its option to complete said contract or to sub-let the completion thereof.
3. That the Obligee shall notify the Surety in writing by certified mail, addressed and mailed at its Home Office at 605 Highway 169 North, Suite 800, Plymouth, Minnesota, USA 55441 of any breach of said Agreement within a reasonable time after such breach shall come to the knowledge of the Obligee.
4. The Bond amount shall be reduced automatically by the percentage of the work completed and approved by the Obligee or the Architect or the Engineer.
5. No right of action shall accrue on this bond to or for the use of any person, or corporation other than the Obligee named herein.



Signed, sealed and dated this 9th day of May, 2023

Witness 

Gator Trace on the Greens, LLC
Ekrom (2mm)

BY: 
Principal

ITS: owner

Atlantic Specialty Insurance Company

Witness 

BY: 
Attorney-In-Fact Karl Choltus





Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Allison Thornhill, Cathy Combs, Cheryl Kleiner, Elizabeth Harmon, Emily Nagel, Jaimie Kangas, Karl Choltus, Michael Mertz, Nicole Saji, Sarah Harren**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.


Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

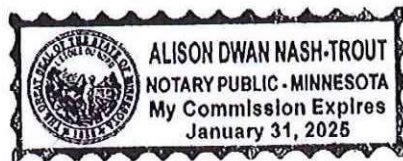
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.



By 
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.




Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 16th day of August, 2024.




Kara L.B. Barrow, Secretary

This Power of Attorney expires
January 31, 2025

Continuation Certificate

Bond Number	Bond Description	Effective Date	Expiration Date
800124491	<small>Submittal No. 1-020223/020823 Townhouse Development</small> Subdivision Infrastructure and Common Improvements	05/09/2024	05/09/2025

Principal: GATOR TRACE ON THE GREENS, LLC
4302 GATOR TRACE DR
FORT PIERCE, FL 34982-6805

Obligee: CITY OF FORT PIERCE
PO BOX 1480
FORT PIERCE, FL 34954

THIS BOND CONTINUES IN FORCE TO THE ABOVE EXPIRATION DATE CONDITIONED AND PROVIDED THAT THE LOSSES OR RECOVERIES ON IT AND ALL ENDORSEMENTS SHALL NEVER EXCEED THE PENALTY SET FORTH IN THE BOND AND WHETHER THE LOSSES OR RECOVERIES ARE WITHIN THE FIRST AND/OR SUBSEQUENT OR WITHIN ANY EXTENSION OR RENEWAL PERIOD, PRESENT, PAST OR FUTURE. ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

SIGNED AND DATED THIS 16th DAY OF August, 2024.

Atlantic Specialty Insurance Company



Nicole Saji

, Attorney-in-fact

Agent:



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Allison Thornhill, Cathy Combs, Cheryl Kleiner, Elizabeth Harmon, Emily Nagel, Jaimie Kangas, Karl Choltus, Michael Mertz, Nicole Saji, Sarah Harren**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.


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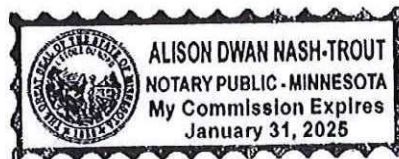
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

STATE OF MINNESOTA
HENNEPIN COUNTY



By 
Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.




Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 16th day of August, 2024




Kara L.B. Barrow, Secretary

This Power of Attorney expires
January 31, 2025



CHANGE RIDER

To be attached to and form a part of Townhouse Development Subdivision Infrastructure and Common Improvements - Submittal No. 1 - 020223\020823
Bond No. 800124491 issued by **ATLANTIC SPECIALTY INSURANCE COMPANY**, 605
Highway 169 North, Suite 800, Plymouth, Minnesota, USA 55441 as Surety on behalf of _____
Gator Trace on the Greens, LLC, as
Principal in favor of City of Fort Pierce, FL with
reference to Townhouse Development Subdivision Infrastructure and Common Improvements - Submittal No. 1 - 020223\020823 effective the
9th of May, 2023.

It is hereby understood and agreed that the following item is amended:
Change Bond Amount

From: \$872,353.90
To: \$1,202,841.20

Signed, sealed and dated this 11th day of July, 2023

Gator Trace on the Greens, LLC
Principal

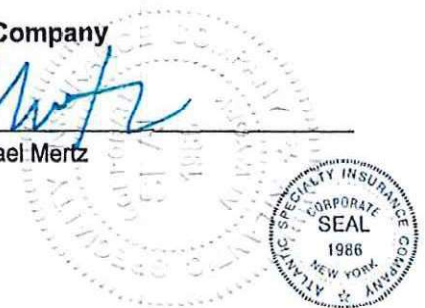
Witness

BY: _____
Name: _____ Title: _____

[Signature]

Witness

Atlantic Specialty Insurance Company
BY: [Signature]
Attorney-In-Fact, Michael Mertz



605 Highway 169 North, Suite 800
Plymouth, Minnesota, USA 55441
Web: intactspecialty.com/surety
E-mail: surety@intactinsurance.com



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: Allison Thornhill, Cathy Combs, Elizabeth Harmon, Emily Nagel, Jaimie Kangas, Karl Choltus, Kelly M. Niemela, Michael Mertz, Sarah Harren, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: unlimited and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

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Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

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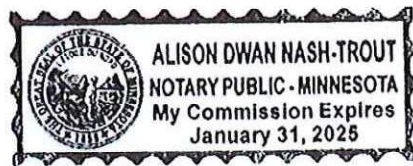
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.


STATE OF MINNESOTA
HENNEPIN COUNTY



By 
Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.





Notary Public

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Signed and sealed. Dated 11th day of July, 2023



This Power of Attorney expires
January 31, 2025


Kara L.B. Barrow, Secretary

License No. _____

RIDER

To be attached to and form part of Bond No. 800124491.

Issued on behalf of Gator Trace on the Greens, LLC 4302 Gator Trace Dr, Fort Pierce, FL 34982-6805 as Principal, and in favor of City of Fort Pierce as Obligee.

It is agreed that:

1. The Surety hereby gives its consent to change the Name:

from: _____

to: _____

2. The Surety hereby gives its consent to change the Address:

from: _____

to: _____

3. The Surety hereby gives its consent to change the bond amount _____:

from: \$1,202,841.20

to: \$1,213,661.01

4. This rider shall become effective as of 05/09/2024

PROVIDED, however, that the liability of the Surety under the attached bond as changed by this Rider shall not be cumulative.

Signed, sealed and dated August 29, 2024.



Atlantic Specialty Insurance Company

By: Nicole Saji
Nicole Saji, Attorney-in-Fact

Accepted: City of Fort Pierce
Obligee

OR Gator Trace on the Greens, LLC
Principal

By: _____

By: _____



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: Karl Choltus, Kelly M. Niemela, Sarah Harren, Michael Mertz, Emily Nagel, Allison Thornhill, Elizabeth Harmon, Jaimie Kangas, Cathy Combs, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: unlimited and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

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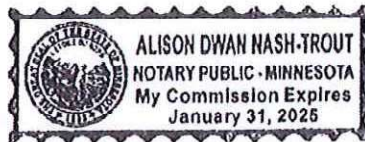
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By [Signature]
Sarah A. Kolar, General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



[Signature]
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 9th day of May, 2023



[Signature]
Kara Barrow, Secretary

This Power of Attorney expires
January 31, 2025

July 23, 2024

Ms. Tracy Telle
Assistant City Engineer
City of Fort Pierce
Via email

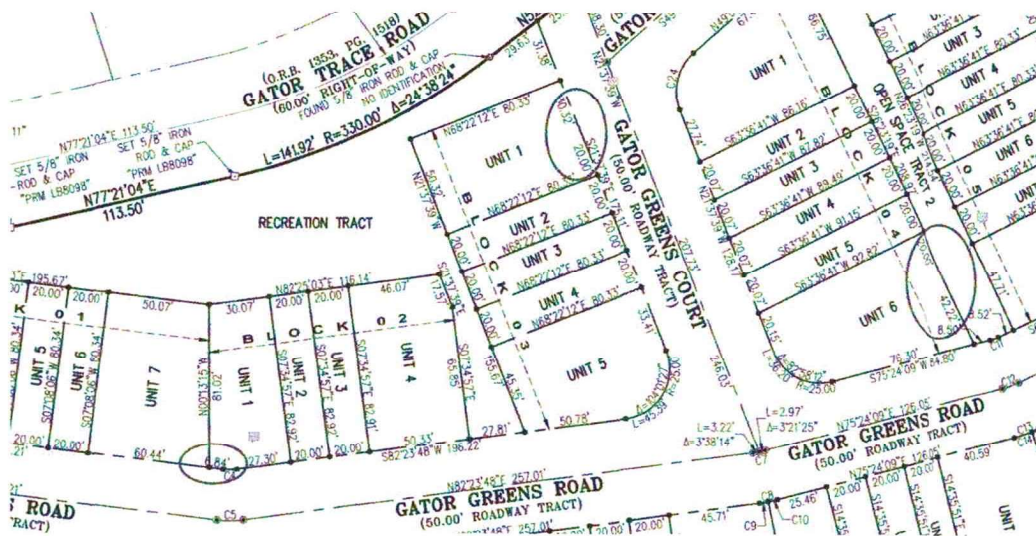
RE: Gator Trace Plat Review and PRM Inspection - Review # 3

Dear Ms. Telle:

As you requested, I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, mathematical calculations or acreages shown on this plat.

My review comments are as follows:

1. See attached screenshot. There are 2 lots with 2 dimensions and 1 line on page 2. There is text overlapping the line on page 2. Please update.



A written response to each item above is required prior to next review.

Reviewed By:



Frank Veldhuis
For NorthStar Geomatics, Inc.



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

Meeting Date: Virtual – July 2024
Property Address: Final Plat - Gator Trace on The Greens (of Gator Trace Planned Unit Development) - 4150 and 4200 Gator Trace Road

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 the submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.
- 4. Building Permit required.
- 5. Signed and sealed construction drawings required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - Shall include a signed and sealed Life Safety Plan
 - Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.
- 11. Open permits, requiring attention exist.
- 12. Shall meet the Fire Prevention Code:
 - Sprinkler system is required.
 - Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature

Date:

7/17/24



THE SUNRISE CITY

FORT PIERCE

POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

July 18, 2024

Case #: 24-09000005

Planner: City of Ft. Pierce Planning Department.

Final Plat

4150 / 4200 Gator Trace Road, Fort Pierce, FL (Gator Trace on the Greens)

Comments:

Regarding the construction of the proposed multi-family dwelling units, please keep in mind the impact it may have upon the police department with regards to calls for service. While the frequency and exact type of calls cannot be predicted at this time, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development.

Thank you for your attention and consideration.



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

Florida

Current population of Ft Pierce (2021 Census)		47927
Current total of Officers Ft Pierce PD (FY24)		141
Current rate of Officers per 1000 population		2.9
Number of proposed housing units		67
Average number of people per household	x	2.5
total proposed population increase		167.5
	/1000	0.1675
	x	2.9
Additional Officers Necessary		0.49

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: # 24- 09000005

**Final Plat - Gator Trace on The Greens (of Gator Trace Planned Unit Development) -
4150 and 4200 Gator Trace Road**

Comments

W/WW Engineering: [Approved.](#)

Electric Engineering: [FPUA Electric & Gas Engineering has reviewed the application. **Approved.**](#)

Gas: [Approved.](#)

FPUAnet Fiber: [FPUAnet **Approves.**](#)



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.





THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

Subdivision

Property address or Location 4150 & 4200 Gator Trace Rd, Ft Pierce, FL
 Parcel ID #(s) 2435-311-0001-000/4 & 2435-243-0001-000/6
 Project description NEW 67 UNITS TOWNHOUSE DEVELOPMENT

GATOR TRACE ON THE GREENS, LLC
 Property Owner(s)
17305 S DIXIE HWY
 Street Address
PALMETTO BAY, FL 33157
 City State Zip
(954) 907-2082
 Phone Number
ekrem@ou-intl.com
 Email Address

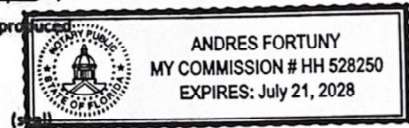
RASIM CINAR
 Applicant/Representative, Title, Company
279 LAKE MONTEREY CIRCLE
 Street Address
BOTNTON BEAH, FL 33426
 City State Zip
(561) 713-9700
 Phone Number
rasimcnr@gmail.com
 Email Address

Property Owner(s) Acknowledgments: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgment of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or its representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

[Signature]
 Property Owner(s) Signature(s)

STATE OF FLORIDA - COUNTY
 The foregoing instrument was acknowledged before me this 10 day of JUNE, 2024, by
EKREM UZMAN who is personally known to me or has produced
 _____ as identification.

[Signature]
 Signature of Notary



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

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Fees _____ Control # _____ B. Permit # _____

Intake Date Stamp _____

SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
 - A copy of the deed Signed and sealed survey
 - Concurrency application, complete
 - Complete, notarized application
-

SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- Street construction plans Electric Infrastructure plans
 - Water & Sewer system construction plans Gas Infrastructure plans
 - Stormwater Retention plans Complete, notarized application
-

SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed Signed and sealed survey
 - Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
 - Complete, notarized application
-

SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
 - proposed lots, including acreage, square footage, & dimensions.
 - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

Prepared by and return to:

Richard F. Kondla

Attorney at Law

Richard Kondla, P.A.

17071 W. Dixie Highway

North Miami Beach, FL 33160

305-760-5602

File Number: 22- Vacant Land

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13 day of October, 2022 between Gator Trace Partners IV, LLC, a Florida limited liability company whose post office address is 4521 PGA Blvd., Suite 201, Palm Beach Gardens, FL 33418, grantor, and Gator Trace On The Greens, LLC a Florida limited liability company whose post office address is 17305 S Dixie Highway, Palmetto Bay, FL 33157, 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 3-A(5))

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 00°22'08" EAST ALONG THE WEST LINE OF SAID SECTION 35 AND THE WEST LINE OF GATOR TRACE BOULEVARD, A 100.00 FOOT WIDE RIGHT-OF-WAY, A DISTANCE OF 2668.95 FEET TO A CONCRETE MONUMENT AT THE WEST ONE QUARTER OF SAID SECTION 35; THENCE NORTH 00°28'00" EAST ALONG THE WEST LINE OF SECTION 35, A DISTANCE OF 55.75 FEET TO A POINT, SAID POINT LYING 2614.63 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 35, AS MEASURED ALONG THE WEST RIGHT-OF-WAY LINE OF SECTION 35 (SAID NORTHWEST CORNER OF SECTION 35 BEING A CONCRETE MONUMENT); THENCE RUN SOUTH 89°32'00" EAST, A DISTANCE OF 700.82 FEET; THENCE NORTH 42°22'55" EAST, A DISTANCE OF 105.02 FEET; THENCE SOUTH 55°57'42" EAST, A DISTANCE OF 72.12 FEET; THENCE SOUTH 69°25'57" EAST, A DISTANCE OF 251.46 FEET; THENCE SOUTH 66°30'15" EAST, A DISTANCE OF 53.96 FEET; THENCE NORTH 80°30'44" EAST, A DISTANCE OF 142.70 FEET; THENCE NORTH 74°20'45" EAST, A DISTANCE OF 139.43 FEET; THENCE NORTH 82°54'19" EAST, A DISTANCE OF 228.55 FEET TO A POINT ON THE SOUTH LINE OF A PLAT ENTITLED GARDEN VILLAS OF GATOR TRACE UNIT I, AS RECORDED IN PLAT BOOK 27, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 46°42'43", A RADIAL TO SAID POINT BEARS SOUTH 83°55'21" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 126.37 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 52°47'22" WEST, DISTANCE OF 35.94 AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING: THENCE RUN SOUTH 37°12'38" EAST, A DISTANCE OF 78.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 18°53'07"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 56.03 FEET TO A POINT OF TANGENCY; THENCE SOUTH 18°19'31" EAST, A DISTANCE OF 125.87 FEET; THENCE SOUTH 71°40'29" WEST, A DISTANCE OF 16.90 FEET; THENCE SOUTH 07°32'48" EAST, A DISTANCE OF 112.74 FEET; THENCE SOUTH 82°27'08" WEST, A DISTANCE OF 303.52 FEET; THENCE NORTH 82°47'15" WEST, A DISTANCE OF 340.09 FEET; THENCE NORTH 48°26'19" WEST, A DISTANCE OF 32.23 FEET; THENCE NORTH 07°13'00" EAST, A DISTANCE OF 89.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 13°20'50"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 76.87 FEET TO A POINT OF TANGENCY; THENCE NORTH 28°33'50" EAST, A DISTANCE OF 49.32 FEET; THENCE SOUTH 69°26'11" EAST, A DISTANCE OF 0.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 360.00 FEET AND A CENTRAL ANGLE OF 33°08'13"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 208.21 FEET TO A POINT OF TANGENCY; THENCE NORTH 77°25'36" EAST, A DISTANCE OF 113.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 24°38'14"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 141.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 52°47'22" EAST, A DISTANCE OF 75.31 FEET, RETURNING TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(PARCEL 3-A(6))

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 00°22'08" EAST ALONG THE WEST LINE OF SAID SECTION 35 AND THE WEST LINE OF GATOR TRACE BOULEVARD, A 100.00 FOOT WIDE RIGHT-OF-WAY, A DISTANCE OF 2668.95 FEET TO A CONCRETE MONUMENT AT THE WEST ONE QUARTER OF SAID SECTION 35; THENCE NORTH 00°28'00" EAST ALONG THE WEST LINE OF SECTION 35, A DISTANCE OF 55.75 FEET TO A POINT, SAID POINT LYING 2614.63 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 35, AS MEASURED ALONG THE WEST LINE OF SECTION 35 (SAID NORTHWEST CORNER OF SECTION 35 BEING A CONCRETE MONUMENT); THENCE RUN SOUTH 89°32'00" EAST, A DISTANCE OF 700.82 FEET; THENCE NORTH 42°22'55" EAST, A DISTANCE OF 105.02 FEET; THENCE SOUTH 55°57'42" EAST, A DISTANCE OF 72.12 FEET; THENCE SOUTH 69°25'57" EAST, A DISTANCE OF 251.46 FEET; THENCE SOUTH 66°30'15" EAST, A DISTANCE OF 53.96 FEET; THENCE NORTH 80°30'44" EAST, A DISTANCE OF 142.70 FEET; THENCE NORTH 74°20'45" EAST, A DISTANCE OF 139.43 FEET; THENCE NORTH 82°54'19" EAST, A DISTANCE OF 228.55 FEET TO A POINT ON THE SOUTH LINE OF A PLAT ENTITLED GARDEN VILLAS OF GATOR TRACE UNIT I, AS RECORDED IN PLAT BOOK 27, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING A NON-RADIAL INTERSECTION WITH A CURVE AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE RUN SOUTH 83°51'49" EAST, A DISTANCE OF 119.48 FEET; THENCE SOUTH 72°16'51" EAST, A DISTANCE OF 81.32 FEET; THENCE SOUTH 49°18'00" EAST, A DISTANCE OF 64.44 FEET; THENCE SOUTH 26°19'10" EAST, A DISTANCE OF 273.83 FEET; THENCE SOUTH 55°03'54" WEST, A DISTANCE OF 125.19 FEET; THENCE SOUTH 68°21'36" WEST, A DISTANCE OF 196.78 FEET; THENCE SOUTH 82°27'08" WEST, A DISTANCE OF 58.88 FEET; THENCE NORTH 07°32'48" WEST, A DISTANCE OF 112.74 FEET; THENCE NORTH 71°40'29" EAST, A DISTANCE OF 16.90 FEET; THENCE NORTH 18°19'31"

WEST, A DISTANCE OF 125.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 18°53'07"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 56.03 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°12'38" WEST, A DISTANCE OF 78.22 FEET; THENCE NORTH 52°47'22" EAST, A DISTANCE OF 35.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 46°42'43"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 126.37 FEET, RETURNING TO THE POINT OF BEGINNING.

Parcel Identification Number:

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, 2021.

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:

Grace Trace Partners IV, LLC, a Florida limited liability company

By: [Signature]
Steven Tarr, Manager of GT Partners, LLC, the Manager of Gator Trace Partners IV, a Florida limited liability company

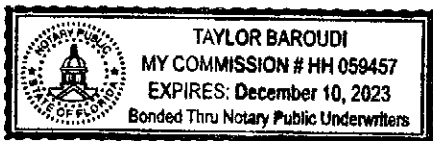
[Signature]
Witness Name: Richard B. Warren

[Signature]
Witness Name: Taylor Baroudi

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of October, 2022 by Steven Tarr Manager of GT Partners, LLC, the Manager of Gator Trace Partners IV, a Florida limited liability company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Taylor Baroudi

My Commission Expires: 12/10/2023

GATOR TRACE ON THE GREENS

BEING A PLAT OF LANDS LYING IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____

DOCKET NO. _____

LEGAL DESCRIPTION (OFFICIAL RECORDS BOOK 4903, PAGE 738)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

(PARCEL 3-A(5))

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 00°22'08" EAST ALONG THE WEST LINE OF SAID SECTION 35 AND THE WEST LINE OF GATOR TRACE BOULEVARD, A 100.00 FOOT WIDE RIGHT-OF-WAY, A DISTANCE OF 2668.95 FEET TO A CONCRETE MONUMENT AT THE WEST ONE QUARTER OF SAID SECTION 35; THENCE NORTH 00°28'00" EAST ALONG THE WEST LINE OF SECTION 35, A DISTANCE OF 55.75 FEET TO A POINT, SAID POINT LYING 2614.63 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 35, AS MEASURED ALONG THE WEST RIGHT-OF-WAY LINE OF SECTION 35 (SAID NORTHWEST CORNER OF SECTION 35 BEING A CONCRETE MONUMENT); THENCE RUN SOUTH 89°32'00" EAST, A DISTANCE OF 700.82 FEET; THENCE NORTH 42°22'55" EAST, A DISTANCE OF 105.02 FEET; THENCE SOUTH 55°57'42" EAST, A DISTANCE OF 72.12 FEET; THENCE SOUTH 69°25'57" EAST, A DISTANCE OF 251.46 FEET; THENCE SOUTH 66°30'15" EAST, A DISTANCE OF 53.96 FEET; THENCE NORTH 80°30'44" EAST, A DISTANCE OF 142.70 FEET; THENCE NORTH 74°20'45" EAST, A DISTANCE OF 139.43 FEET; THENCE NORTH 82°54'19" EAST, A DISTANCE OF 228.55 FEET TO A POINT ON THE SOUTH LINE OF A PLAT ENTITLED GARDEN VILLAS OF GATOR TRACE UNIT I, AS RECORDED IN PLAT BOOK 27, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 46°42'43". A RADIAL TO SAID POINT BEARS SOUTH 83°55'21" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 126.37 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 52°47'22" WEST, DISTANCE OF 35.94 AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE RUN SOUTH 37°12'38" EAST, A DISTANCE OF 78.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 18°53'07"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 56.03 FEET TO A POINT OF TANGENCY; THENCE SOUTH 18°19'31" EAST, A DISTANCE OF 125.87 FEET; THENCE SOUTH 71°40'29" WEST, A DISTANCE OF 16.90 FEET; THENCE SOUTH 07°32'48" EAST, A DISTANCE OF 112.74 FEET; THENCE SOUTH 82°27'08" WEST, A DISTANCE OF 303.52 FEET; THENCE NORTH 82°47'15" WEST, A DISTANCE OF 340.09 FEET; THENCE NORTH 48°26'19" WEST, A DISTANCE OF 32.23 FEET; THENCE NORTH 07°13'00" EAST, A DISTANCE OF 89.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 132°0'50"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 76.87 FEET TO A POINT OF TANGENCY; THENCE NORTH 20°33'50" EAST, A DISTANCE OF 49.32 FEET; THENCE SOUTH 69°26'11" EAST, A DISTANCE OF 0.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 360.00 FEET AND A CENTRAL ANGLE OF 33°08'13"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 208.21 FEET TO A POINT OF TANGENCY; THENCE NORTH 77°25'36" EAST, A DISTANCE OF 113.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 24°38'14"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 141.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 52°47'22" EAST, A DISTANCE OF 75.31 FEET, RETURNING TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(PARCEL 3-A(6))

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 00°22'08" EAST ALONG THE WEST LINE OF SAID SECTION 35 AND THE WEST LINE OF GATOR TRACE BOULEVARD, A 100.00 FOOT WIDE RIGHT-OF-WAY, A DISTANCE OF 2668.95 FEET TO A CONCRETE MONUMENT AT THE WEST ONE QUARTER OF SAID SECTION 35; THENCE NORTH 00°28'00" EAST ALONG THE WEST LINE OF SECTION 35, A DISTANCE OF 55.75 FEET TO A POINT, SAID POINT LYING 2614.63 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 35, AS MEASURED ALONG THE WEST LINE OF SECTION 35 (SAID NORTHWEST CORNER OF SECTION 35 BEING A CONCRETE MONUMENT); THENCE RUN SOUTH 89°32'00" EAST, A DISTANCE OF 700.82 FEET; THENCE NORTH 42°22'55" EAST, A DISTANCE OF 105.02 FEET; THENCE SOUTH 55°57'42" EAST, A DISTANCE OF 72.12 FEET; THENCE SOUTH 69°25'57" EAST, A DISTANCE OF 251.46 FEET; THENCE SOUTH 66°30'15" EAST, A DISTANCE OF 53.96 FEET; THENCE NORTH 80°30'44" EAST, A DISTANCE OF 142.70 FEET; THENCE NORTH 74°20'45" EAST, A DISTANCE OF 139.43 FEET; THENCE NORTH 82°54'19" EAST, A DISTANCE OF 228.55 FEET TO A POINT ON THE SOUTH LINE OF A PLAT ENTITLED GARDEN VILLAS OF GATOR TRACE UNIT I, AS RECORDED IN PLAT BOOK 27, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING A NON-RADIAL INTERSECTION WITH A CURVE AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE RUN SOUTH 83°51'49" EAST, A DISTANCE OF 119.48 FEET; THENCE SOUTH 72°16'51" EAST, A DISTANCE OF 81.32 FEET; THENCE SOUTH 49°18'00" EAST, A DISTANCE OF 64.44 FEET; THENCE SOUTH 26°19'10" EAST, A DISTANCE OF 273.83 FEET; THENCE SOUTH 55°03'54" WEST, A DISTANCE OF 125.19 FEET; THENCE SOUTH 68°21'36" WEST, A DISTANCE OF 196.78 FEET; THENCE SOUTH 82°27'08" WEST, A DISTANCE OF 58.89 FEET; THENCE NORTH 07°32'48" WEST, A DISTANCE OF 112.74 FEET; THENCE NORTH 71°40'29" EAST, A DISTANCE OF 16.90 FEET; THENCE NORTH 18°19'31" WEST, A DISTANCE OF 125.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 18°53'07"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 56.03 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°12'38" WEST, A DISTANCE OF 78.22 FEET; THENCE NORTH 52°47'22" EAST, A DISTANCE OF 35.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 46°42'43"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 126.37 FEET, RETURNING TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (AS SURVEYED)

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF GARDEN VILLAS COURT AND GATOR TRACE ROAD (TWO 55.00-FOOT-WIDE RIGHTS-OF-WAY RECORDED IN PLAT BOOK 27, PAGE 20, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA), THENCE NORTH 52°42'40" EAST ALONG THE CENTERLINE OF SAID GATOR TRACE ROAD, A DISTANCE OF 55.64 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°42'43", A CHORD BEARING OF NORTH 29°21'29" EAST, A CHORD DISTANCE OF 99.11 FEET, AND AN ARC DISTANCE OF 101.91 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE SOUTH 83°59'52" EAST, A DISTANCE OF 30.00 FEET TO A POINT OF RADIAL INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GATOR TRACE ROAD, SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING;

THENCE SOUTH 83°56'21" EAST, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 119.48 FEET; THENCE SOUTH 72°21'23" EAST, A DISTANCE OF 81.32 FEET; THENCE SOUTH 49°22'32" EAST, A DISTANCE OF 64.44 FEET; THENCE SOUTH 26°23'42" EAST, A DISTANCE OF 273.84 FEET; THENCE SOUTH 54°59'22" WEST, A DISTANCE OF 125.19 FEET; THENCE SOUTH 68°17'04" WEST, A DISTANCE OF 196.78 FEET; THENCE SOUTH 82°22'36" WEST, A DISTANCE OF 362.40 FEET; THENCE NORTH 82°51'47" WEST, A DISTANCE OF 340.09 FEET; THENCE NORTH 48°30'51" WEST, A DISTANCE OF 32.23 FEET; THENCE NORTH 07°08'29" EAST, A DISTANCE OF 89.06 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 132°0'50" AN ARC DISTANCE OF 76.87 FEET TO A POINT OF TANGENCY; THENCE NORTH 20°29'19" EAST, A DISTANCE OF 49.33 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GATOR TRACE ROAD (AS RECORDED IN OFFICIAL RECORDS BOOK 1353, PAGE 1518 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX COURSES AND DISTANCES: SOUTH 69°30'44" EAST, A DISTANCE OF 0.60 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 360.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°08'11" AN ARC DISTANCE OF 208.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 77°21'04" EAST, A DISTANCE OF 113.50 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°38'24" AN ARC DISTANCE OF 141.92 FEET TO A POINT OF TANGENCY; THENCE NORTH 52°42'40" EAST, A DISTANCE OF 111.22 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 155.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°42'42" AN ARC DISTANCE OF 126.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.94 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

GATOR TRACE ON THE GREENS LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY AFFIRM AS FOLLOWS:

- THE ROADWAY TRACT, SHOWN HEREON AS GATOR GREENS COURT AND GATOR GREEN ROAD IS HEREBY DEDICATED TO THE GATOR TRACE ON THE GREENS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS, EGRESS, AND UTILITY PURPOSES (INCLUDING CABLE TV), AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ENTITY, ITS SUCCESSORS AND/OR ASSIGNS.
- THE WATER MANAGEMENT TRACTS SHOWN HEREON ARE HEREBY DEDICATED TO THE GATOR TRACE ON THE GREENS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT AND MAINTENANCE PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ENTITY, ITS SUCCESSORS AND/OR ASSIGNS.
- THE OPEN SPACE TRACTS SHOWN HEREON ARE HEREBY DEDICATED TO GATOR TRACE ON THE GREENS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND LANDSCAPE PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ENTITY, ITS SUCCESSORS AND/OR ASSIGNS.
- THE RECREATION TRACT SHOWN HEREON IS HEREBY DEDICATED TO GATOR TRACE ON THE GREENS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR RECREATION PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ENTITY, ITS SUCCESSORS AND/OR ASSIGNS.
- THE COMMON AREA TRACT SHOWN HEREON IS HEREBY DEDICATED TO GATOR TRACE ON THE GREENS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR PARKING, MAIL AND OTHER PROPER COMMUNAL PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ENTITY, ITS SUCCESSORS AND/OR ASSIGNS.

IN WITNESS WHEREOF, GATOR TRACE ON THE GREENS LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____ 2024.

GATOR TRACE ON THE GREENS LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____

PRINTED NAME: _____

POSITION: _____

WITNESS WITNESS

PRINTED NAME PRINTED NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2024, BY _____ AS _____ FOR GATOR TRACE ON THE GREENS LLC.

NOTARY SIGNATURE _____

PRINT NAME: _____

NOTARY PUBLIC _____

STATE OF _____ AT LARGE _____

MY COMMISSION EXPIRES: _____

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF _____

GATOR TRACE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AS STATED AND SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2024.

BY: _____

PRINT NAME: _____

POSITION: _____

BY: _____

PRINT NAME: _____

POSITION: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2024, BY _____ AS _____ FOR GATOR TRACE MASTER PROPERTY OWNERS ASSOCIATION, INC..

NOTARY SIGNATURE _____

PRINT NAME: _____

NOTARY PUBLIC _____

STATE OF _____ AT LARGE _____

MY COMMISSION EXPIRES: _____

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, _____, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED FEBRUARY 1, 2022, AND DESIGNATED AS COMMITMENT NUMBER 1215719 (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: GATOR TRACE ON THE GREENS LLC, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THERE ARE NO ENCUMBRANCES ON THE PROPERTY THAT PREVENT IT FROM BEING PLATTED.

DATED: THE _____ DAY OF _____, 2024.

BY: _____

PRINT NAME: _____

FIRM: _____

FLORIDA BAR NUMBER: _____

SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2024.

BY: _____

FRANK VELDHUIS

PROFESSIONAL SURVEYOR & MAPPER

FLORIDA CERTIFICATE NO. 6582

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PUD, PLANNED UNIT DEVELOPMENT ZONING DISTRICT, AS SET FORTH IN SECTION 125-194 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2024.

BY: _____

PRINT NAME: _____

DIRECTOR OF PLANNING

CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2024.

BY: _____

SARA HEDGES, CITY ATTORNEY

CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

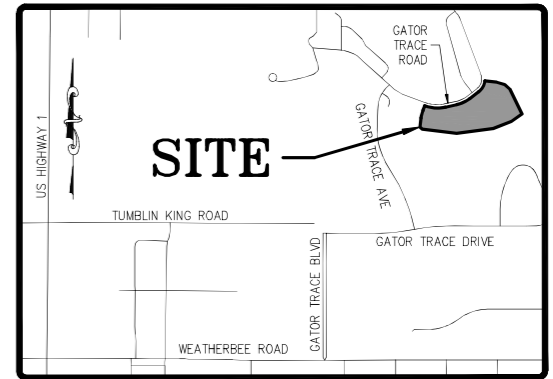
PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN

FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2024.

FORT PIERCE CITY COMMISSION

BY: _____

LINDA COX, CITY CLERK



SITE MAP

NOT TO SCALE

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK _____, PAGES _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____ 2024.

BY: _____

MICHELLE R. MILLER

CLERK OF THE CIRCUIT COURT

ST. LUCIE COUNTY, FLORIDA

CLERK OF CIRCUIT COURT SEAL

GATOR TRACE ON THE GREENS

BEING A PLAT OF LANDS LYING IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

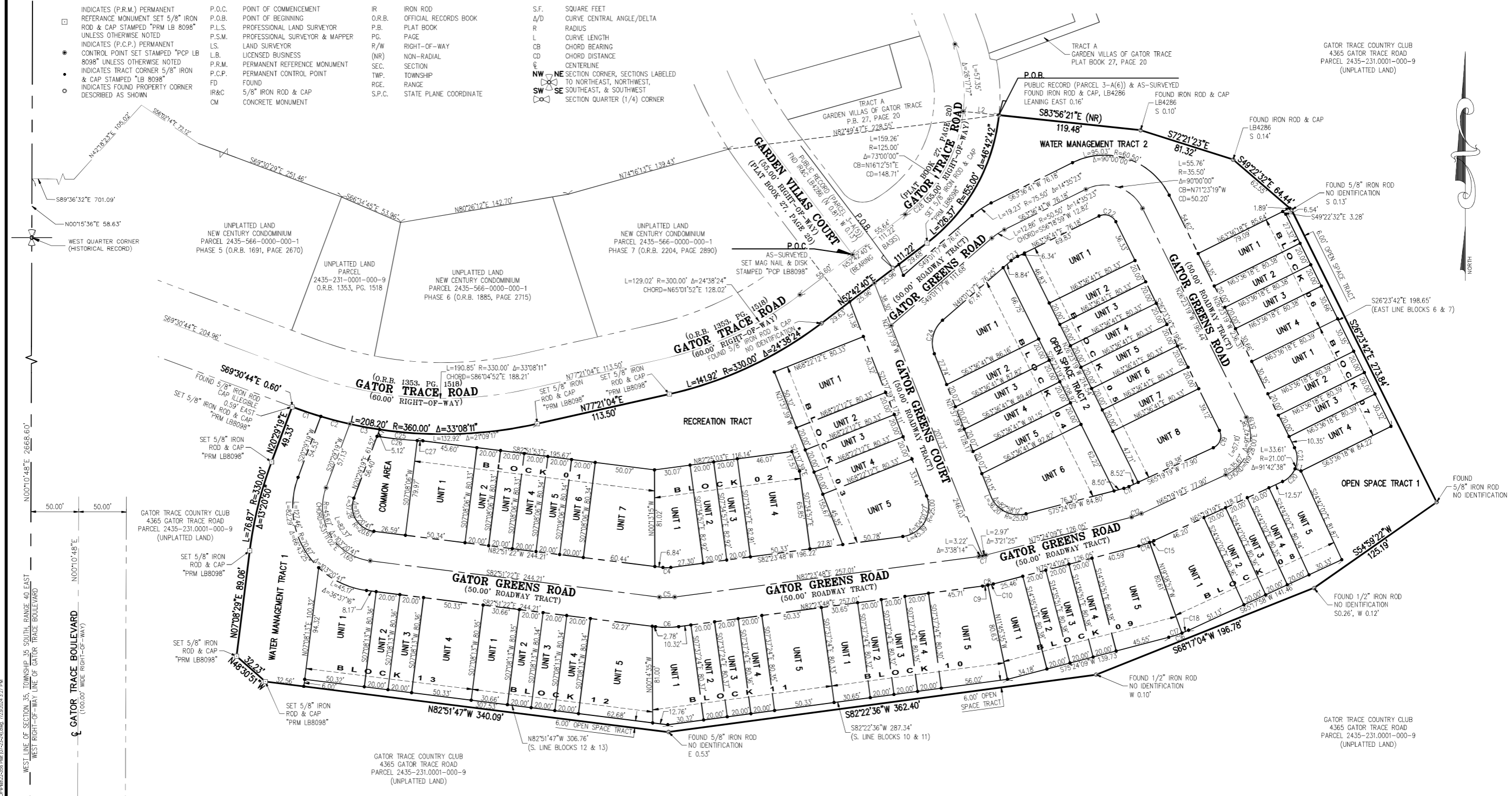
PLAT BOOK _____

PAGE _____

DOCKET NO. _____

LEGEND

- | | | | | | | | |
|---|--|--------|--------------------------------|--------|------------------------|------|------------------------------|
| □ | INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED | P.O.C. | POINT OF COMMENCEMENT | IR | IRON ROD | S.F. | SQUARE FEET |
| ● | INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED | P.O.B. | POINT OF BEGINNING | O.R.B. | OFFICIAL RECORDS BOOK | A/D | CURVE CENTRAL ANGLE/DELTA |
| ○ | INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098" | P.L.S. | PROFESSIONAL LAND SURVEYOR | P.B. | PLAT BOOK | R | RADIUS |
| ○ | INDICATES FOUND PROPERTY CORNER DESCRIBED AS SHOWN | P.S.M. | PROFESSIONAL SURVEYOR & MAPPER | P.G. | PAGE | L | CURVE LENGTH |
| | | L.S. | LAND SURVEYOR | R/W | RIGHT-OF-WAY | CB | CHORD BEARING |
| | | L.B. | LICENSED BUSINESS | (NR) | NON-RADIAL | CD | CHORD DISTANCE |
| | | P.R.M. | PERMANENT REFERENCE MONUMENT | SEC. | SECTION | CL | CENTERLINE |
| | | P.C.P. | PERMANENT CONTROL POINT | TWP. | TOWNSHIP | ☐ | SECTION QUARTER (1/4) CORNER |
| | | FD | FOUND | RGE. | RANGE | | |
| | | IR&C | 5/8" IRON ROD & CAP | S.P.C. | STATE PLANE COORDINATE | | |
| | | CM | CONCRETE MONUMENT | | | | |



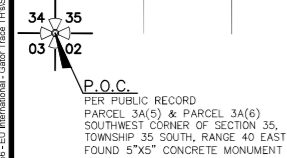
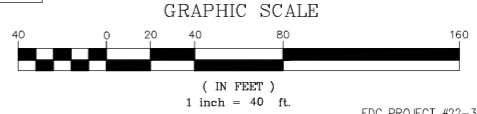
Curve #	Length	Radius	Delta (Δ)	Chord
C1	24.76'	360.00'	003°56'24"	N71°28'58"W 24.75'
C2	25.14'	360.00'	004°00'04"	N75°27'13"W 25.14'
C3	25.39'	360.00'	004°02'26"	N79°28'28"W 25.38'
C4	6.61'	25.67'	014°44'50"	S89°46'13"W 6.59'
C5	13.04'	50.67'	014°44'50"	N89°46'13"E 13.01'
C6	19.48'	75.67'	014°44'50"	N89°46'13"E 19.42'
C7	6.19'	50.67'	006°59'39"	N78°53'58"E 6.18'

Curve #	Length	Radius	Delta (Δ)	Chord
C8	9.24'	75.67'	006°59'39"	N78°53'58"E 9.23'
C9	4.50'	75.67'	003°24'36"	S80°41'30"W 4.50'
C10	4.73'	75.67'	003°35'04"	S77°11'41"W 4.73'
C11	4.52'	25.67'	010°04'50"	S70°21'44"W 4.51'
C12	8.91'	50.67'	010°04'50"	N70°21'44"E 8.90'
C13	13.31'	75.67'	010°04'50"	N70°21'44"E 13.30'
C14	9.48'	75.67'	007°10'30"	S71°48'54"W 9.47'

Curve #	Length	Radius	Delta (Δ)	Chord
C15	3.84'	75.67'	002°54'20"	S66°46'29"W 3.84'
C16	17.63'	100.00'	010°06'10"	S70°21'03"W 17.61'
C17	11.62'	100.00'	006°39'32"	N72°04'22"E 11.62'
C18	6.01'	100.00'	003°26'38"	N67°01'17"E 6.01'
C19	17.08'	10.67'	091°42'38"	S19°28'00"W 15.31'
C20	15.32'	21.00'	041°47'14"	S44°25'42"W 14.98'
C21	18.30'	21.00'	049°55'24"	S01°25'37"E 17.72'

Curve #	Length	Radius	Delta (Δ)	Chord
C22	16.49'	10.50'	090°00'00"	S71°23'19"E 14.85'
C23	6.49'	25.50'	014°35'23"	N56°18'59"E 6.48'
C24	30.83'	25.00'	070°38'57"	N13°41'49"E 28.91'
C25	36.67'	366.00'	006°03'14"	S84°19'21"E 38.65'
C26	33.92'	370.14'	005°15'04"	N63°56'16"W 33.91'
C27	4.75'	717.40'	000°22'46"	N87°04'07"W 4.75'
C28	101.91'	125.00'	046°42'43"	N29°21'29"E 99.11'

Line #	Direction	Length
L1	N69°26'16"W	5.35'
L2	S83°59'52"E	30.00'



PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



ENGINEERS SURVEYORS ENVIRONMENTAL
10250 SW VILLAGE PARKWAY, STE 201
PORT SAINT LUCIE, FL 34987
TEL: 772-340-4990
WWW.EDC-INC.COM
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

EDC PROJECT #22-356

SHEET 2 OF 2



FLORIDA DEPARTMENT OF STATE
Division of Corporations

April 5, 2023

FLORIDA FILING & SEARCH SERVICES, INC.

The Articles of Incorporation for GATOR TRACE ON THE GREENS HOMEOWNER'S ASSOCIATION, INC. were filed on April 4, 2023 and assigned document number N23000003676. Please refer to this number whenever corresponding with this office regarding the above corporation.

PLEASE NOTE: Compliance with the following procedures is essential to maintaining your corporate status. Failure to do so may result in dissolution of your corporation.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the filed date or effective date indicated above. **It is your responsibility to remember to file your annual report in a timely manner.** A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

<https://sa.www4.irs.gov/modiein/individual/index.jsp>.

Should your corporate mailing address change, you must notify this office in writing, to insure important mailings such as the annual report notices reach you.

Any charitable organization intending to solicit contributions in Florida from the public are required to register annually with the Division of Consumer Services. For more information, please go to www.freshfromflorida.com/divisions-offices/consumer-services/business-services/charitable-organizations.

Should you have any questions regarding corporations, please contact this office at (850) 245-6000.

Summer Chatham, Regulatory Specialist III
Director's Office

Letter Number: 823A00007677

Account number: FCA000000015

Amount charged: 70.00

www.sunbiz.org

Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

ARTICLES OF INCORPORATION
FOR
GATOR TRACE ON THE GREENS HOMEOWNER'S ASSOCIATION, INC.

The undersigned subscribers, desiring to form a corporation not for profit under Chapter 617, Florida Statutes, hereby adopt the following Articles of Incorporation.

**ARTICLE I
NAME AND PRINCIPAL PLACE OF BUSINESS**

The name of the corporation shall be Gator Trace on the Greens Homeowner's Association Inc. a Florida corporation Not for Profit. (The "Association"). The principal office of the Association shall initially be located at 17305 S. Dixie Highway, Palmetto Bay, Florida 33157.

**ARTICLE II
PURPOSE**

The purpose for which the Association is organized is to engage as a non-profit organization in protecting the value of the property of the Members of the Association, to exercise all the powers and privileges and to perform all of the duties and obligations of the Association as defined and set forth in the Declaration of Restrictions, Easements and Protective Covenants for Gator Trace on the Greens (the "Declaration"), recorded in the office of the Clerk of the Court in and for St. Lucie County, Florida in Official Records Book _____, Page _____ as maybe amended from time to time, including the establishment and enforcement of payment of charges and assessments contained in the Declaration, and to engage in such other lawful activities as may be to the mutual benefit of the Members and their property. All terms used in these Articles which are defined in the Declaration shall have the same meaning in these Articles as in the Declaration.

**ARTICLE III
POWERS**

The powers of the Association shall include and be governed by the following provisions:

Section I. **COMMON LAW AND STATUTORY POWERS.** The Association shall have all of the common law and statutory powers of a corporation not for profit including, but not limited to, those powers set forth and described in Chapter 617, Florida Statutes, as the same may be amended from time to time, together with, or as limited, by these Articles, and the Declaration and Bylaws of the Association, all as may be amended from time to time, together with, or as limited by, these Articles, and the Declaration and Bylaws of the Association, all as may be amended from time to time.

Section 2. **NECESSARY POWERS.** The Association shall have the powers reasonably necessary to implement its purpose, including, but not limited to, the following:

- A. To operate and manage the Common Area in accordance with the purpose and intent contained in the Declaration;
- B. To make and collect assessments against Members to defray the Common Expenses;
- C. To use the proceeds of assessments in the exercise of its powers and duties;
- D. To maintain, repair, replace and operate the Common Areas and the improvements located thereon;
- E. To reconstruct improvements upon the Common Areas after casualty;

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SECRETARY OF STATE
TALLAHASSEE FL
FILED

F. To make and amend by Bylaws for the Association and Rules and Regulations respecting the use of the Property;

G. To pay all taxes and other assessments which are liens against the Common Areas;

H. To enforce by legal means the provisions of the Declaration of, these Articles, the Bylaws and the Rules and Regulations of the Association, including without limitation, architectural and use restrictions contained in the Declaration, the Articles of Incorporation of the Association, the Bylaws of the Association, and the Rules and Regulations promulgated by the Association.

I. To provide for management and maintenance, and, in its discretion, to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as collection of assessments, preparation of records, enforcement schedules and maintenance of the Common Areas. The Association shall, however, retain at all times the powers and duties granted it by common law, Florida Statutes and local ordinances including, but not limited to, the making of assessments, the promulgation of Rules and Regulations, and the execution of contracts on behalf of the Association.

J. To possess, enjoy and exercise all powers necessary to implements, enforce, and carry into effect the powers above described, including the power to acquire, hold and convey real and personal property,

K. To do and perform all such other acts and things permitted and to exercise all powers granted to a corporation not for profit under the laws of the State of Florida as those laws not exist or as they may hereafter provide.

L. The Association shall own and maintained the Water Management Tracts as defined and set forth in the Final Plat prepared by Michael T. Owen, Florida Professional Surveyor and Mapper No. 5556, known as Gator Trace on the Greens (the "Plat"), recorded in the office of the Clerk of the Court in and for St. Lucie County, Florida in Official Records Books _____, Page _____

Section 3. **FUNDS AND TITLE TO PROPERTIES.** All funds and title to all properties acquired by the Association and the proceeds thereof shall be held only for the benefit of the Members in accordance with the provisions of the Declaration.

Section 4. **LIMITATIONS.** the powers of the Association shall be subject to and be exercised in accordance with the provisions of the Declaration.

ARTICLE IV MEMBERS AND VOTING RIGHTS

Membership and voting rights shall be as set forth in the Declaration.

ARTICLE V DURATION

The Association shall have perpetual existence.

ARTICLE VI BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors consisting of not less than three (3) nor more than seven (7) Directors. Until such time as the Developer relinquishes control of the Association, as described in the Declaration and Bylaws, the Developer shall have the right to appoint a majority of the members of the Board of Directors and to approve or disapprove the appointment of all

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TALLAHASSEE, FL
FILED

Officers of the Association. Further, although Director appointed by the Developer need not be Members, all Directors elected by Members other than the Developer must be members. The initial Board shall consist of two (2) Directors appointed by the Developer. The Developer shall be entitled at any time, and from time to time, to remove or replace any Director originally appointed by the Developer. The Developer may waive or relinquish in whole or in part any of its rights to appoint any one or more of the Directors it is entitled to appoint. The following persons shall constitute the initial Board of Directors:

Name:

Ekrem Uzman
1900 Glades Rd,
Ste. 500
Boca Raton, Florida
33157

Claude Bergeron
17305 S. Dixie Hwy.
Palmetto Bay, Florida 33157

Marc Pepin
17305 S. Dixie Hwy.
Palmetto Bay, Florida 33157

Jared Gamberg
4651 Sheridan St. Ste. 200
Hollywood, Florida 33021

Richard Kondla
3929 NE 171 Street
North Miami Beach, Florida 33160

ARTICLE VII OFFICERS

The Officers named in this Article VII shall serve until replaced by the Developer or until the first regular meeting of the Board of Directors, whichever shall occur first. Officers elected at the first meeting of the Board shall hold office until the next annual meeting of the Board of Directors, or until their successors shall have been appointed and shall qualify. So long as the Developer retains control of the Association, as defined in the Declaration, no Officer elected by the Board shall serve the Association until such time as the Developer approves the Officer. Upon the election of an Officer by the Board of Directors, whether the election occurs at the annual meeting or otherwise, the Board shall forthwith submit the name of such newly appointed Officer or Officers, as the case may be, in writing, to the Developer. The Developer shall approve or disapprove said Officer, or Officers, within twenty (20) days after receipt of said name or names. In the event the Developer fails to act within such time period, such failure shall be deemed approval by the Developer. The initial Officers shall consist of a President and Secretary. The following persons shall serve as Officers of the Association.

President: Ekrem Uzman
Secretary: Claude Bergeron
Treasurer: Marc Pepin

ARTICLE VIII BYLAWS

The Bylaws of the Association may be adopted, amended, altered, or rescinded as provided in the Bylaws; provided, however, that at no time shall the Bylaws conflict with these Articles of Incorporation or the Declaration.

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SECRETARY OF STATE
TALLAHASSEE, FL
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**ARTICLE IX
AMENDMENTS**

Amendments to these Articles of Incorporation may be proposed by (1) the affirmative vote or written consent of the Owners holding not less than sixty-six and two-thirds percent (66 2/3%) of the voting power of the Class A Members and the affirmative vote of the Class B Members (so long as the Class B Members exist), or (b) by the affirmative vote of the class B Members. These Articles may be amended at any annual meeting of the Association or at any special meeting duly called and held for such purpose on the affirmative vote of two-thirds (2/3rds) of the Class A Members present in person or by proxy at a meeting at which a quorum is present, except that the Developer shall have the right to veto any amendment while the Class B membership exists.

**ARTICLE X
DISSOLUTION**

The Association may be dissolved, consisting with applicable provisions of Florida Statutes, upon petition having the assent given in writing and signed by not less than two-third (2/3) or each class of members. Upon dissolution of the Association other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes.

**ARTICLE XII
REGISTERED AGENT AN REGISTERED OFFICE**

The address of the initial registered office and the name of the registered corporate agent at such office is as follows:

Name: Jared Gamberg, Esquire
Address: 4651 Sheridan Street, Ste. 200
Boca Raton, Florida 33021

IN WITNESSED WHEREOF, the undersigned subscriber has set his hand this 24 day of March, 2023.



Ekrem Uzman

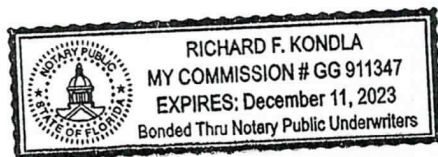
STATE OF FLORIDA

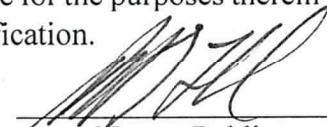
COUNTY OF PALM BEACH

The foregoing instrument was sworn to and subscribed before me by means of [] physical presence or [] online notarization this 24 day of March, 2023, by Ekrem Uzman to be known to be the subscriber to the Articles of Incorporation, and he acknowledged before me that they executed the same for the purposes therein express and who [X] is personally known or [X] has produced Driver's license as identification.

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SECRETARY OF STATE
TALLAHASSEE, FL
FILED

[Notary Seal]





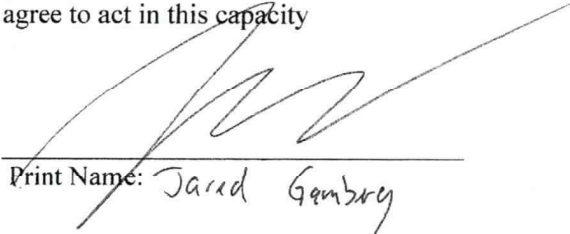
Notary Public

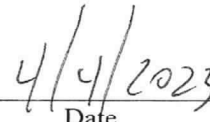
Printed Name: Richard F. Kondla

My Commission Expires: _____

GATOR TRACE ON THE GREENS HOMEOWNER'S ASSOCIATION, INC.

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity


Print Name: Jared Gembrey


Date

Parcel Map Check Report

Parcel Name: OVERALL PLAT

North: 1,110,871.55' East: 878,634.74'

Segment# 1: Line

Course: N20°29'19"E Length: 49.33'
 North: 1,110,917.76' East: 878,652.01'

Segment# 2: Line

Course: S69°30'44"E Length: 0.60'
 North: 1,110,917.55' East: 878,652.57'

Segment# 3: Curve

Length: 208.20' Radius: 360.00'
 Delta: 33°08'11" Tangent: 107.10'
 Chord: 205.32' Course: S86°04'52"E
 Course In: N20°29'14"E Out: S12°38'58"E
 RP North: 1,111,254.78' East: 878,778.57'
 End North: 1,110,903.52' East: 878,857.40'

Segment# 4: Line

Course: N77°21'04"E Length: 113.50'
 North: 1,110,928.37' East: 878,968.15'

Segment# 5: Curve

Length: 141.90' Radius: 330.01'
 Delta: 24°38'12" Tangent: 72.06'
 Chord: 140.81' Course: N65°01'58"E
 Course In: N12°38'56"W Out: S37°17'08"E
 RP North: 1,111,250.37' East: 878,895.88'
 End North: 1,110,987.81' East: 879,095.80'

Segment# 6: Line

Course: N52°42'40"E Length: 111.24'
 North: 1,111,055.20' East: 879,184.30'

Segment# 7: Curve

Length: 126.37' Radius: 155.00'
 Delta: 46°42'42" Tangent: 66.93'
 Chord: 122.90' Course: N29°21'29"E
 Course In: N37°17'10"W Out: S83°59'52"E
 RP North: 1,111,178.52' East: 879,090.40'

End North: 1,111,162.31' East: 879,244.55'

Segment# 8: Line

Course: S83°56'21"E Length: 119.48'
 North: 1,111,149.70' East: 879,363.37'

Segment# 9: Line

Course: S72°21'23"E Length: 81.32'
 North: 1,111,125.05' East: 879,440.86'

Segment# 10: Line

Course: S49°22'32"E Length: 64.44'
 North: 1,111,083.09' East: 879,489.77'

Segment# 11: Line

Course: S26°23'42"E Length: 273.84'
 North: 1,110,837.80' East: 879,611.51'

Segment# 12: Line

Course: S54°59'22"W Length: 125.19'
 North: 1,110,765.98' East: 879,508.97'

Segment# 13: Line

Course: S68°17'04"W Length: 196.78'
 North: 1,110,693.17' East: 879,326.16'

Segment# 14: Line

Course: S82°22'36"W Length: 362.40'
 North: 1,110,645.09' East: 878,966.96'

Segment# 15: Line

Course: N82°51'47"W Length: 340.09'
 North: 1,110,687.35' East: 878,629.50'

Segment# 16: Line

Course: N48°30'51"W Length: 32.23'
 North: 1,110,708.70' East: 878,605.36'

Segment# 17: Line

Course: N7°08'29"E Length: 89.06'
 North: 1,110,797.07' East: 878,616.43'

Segment# 18: Curve
 Length: 76.87' Radius: 330.00'
 Delta: 13°20'50" Tangent: 38.61'
 Chord: 76.70' Course: N13°48'54"E
 Course In: S82°51'31"E Out: N69°30'41"W
 RP North: 1,110,756.04' East: 878,943.87'
 End North: 1,110,871.55' East: 878,634.75'

Perimeter: 2,512.84' Area: 302,112.25Sq.Ft.
 Error Closure: 0.01 Course: S65°12'28"E
 Error North : -0.003 East: 0.007

Precision 1: 251,284.00

Parcel Name: BLOCK 01: LOT 1

North:1,110,883.51' East:878,806.89'

Segment# 1: Line
 Course: S7°08'06"W Length: 80.33'
 North: 1,110,803.80' East: 878,796.91'

Segment# 2: Line
 Course: N82°51'22"W Length: 50.34'
 North: 1,110,810.06' East: 878,746.96'

Segment# 3: Line
 Course: N7°08'06"E Length: 79.98'
 North: 1,110,889.42' East: 878,756.89'

Segment# 4: Curve
 Length: 4.75' Radius: 366.00'
 Delta: 0°44'37" Tangent: 2.37'
 Chord: 4.75' Course: S86°58'39"E
 Course In: N3°23'39"E Out: S2°39'02"W
 RP North: 1,111,254.78' East: 878,778.56'
 End North: 1,110,889.17' East: 878,761.64'

Segment# 5: Line
 Course: S82°51'51"E Length: 45.60'
 North: 1,110,883.51' East: 878,806.88'

Perimeter: 260.99' Area: 4,042.36Sq.Ft.
 Error Closure: 0.00 Course: S51°34'30"W

Error North : -0.002 East: -0.002

Precision 1: 261,000,000.00

Parcel Name: BLOCK 01: LOT 2

North:1,110,881.03' East:878,826.73'

Segment# 1: Line
 Course: S7°08'06"W Length: 80.33'
 North: 1,110,801.32' East: 878,816.75'

Segment# 2: Line
 Course: N82°51'22"W Length: 20.00'
 North: 1,110,803.80' East: 878,796.91'

Segment# 3: Line
 Course: N7°08'06"E Length: 80.33'
 North: 1,110,883.51' East: 878,806.89'

Segment# 4: Line
 Course: N7°08'06"E Length: 0.00'
 North: 1,110,883.51' East: 878,806.89'

Segment# 5: Line
 Course: S82°51'53"E Length: 20.00'
 North: 1,110,881.03' East: 878,826.73'

Perimeter: 200.66' Area: 1,606.59Sq.Ft.
 Error Closure: 0.00 Course: N7°08'23"E
 Error North : 0.003 East: 0.000

Precision 1: 200,660,000.00

Parcel Name: BLOCK 01: LOT 3

North:1,110,878.54' East:878,846.58'

Segment# 1: Line
 Course: S7°08'06"W Length: 80.33'
 North: 1,110,798.83' East: 878,836.60'

Segment# 2: Line
 Course: N82°51'22"W Length: 20.00'
 North: 1,110,801.32' East: 878,816.75'

Segment# 3: Line
Course: N7°08'06"E Length: 80.33'
North: 1,110,881.03' East: 878,826.73'

Segment# 4: Line
Course: S82°51'53"E Length: 20.00'
North: 1,110,878.54' East: 878,846.58'

Perimeter: 200.66' Area: 1,606.65Sq.Ft.
Error Closure: 0.00 Course: N7°08'23"E
Error North : 0.003 East: 0.000

Precision 1: 200,660,000.00

Parcel Name: BLOCK 01: LOT 4

North:1,110,796.34' East:878,856.44'

Segment# 1: Line
Course: N82°51'22"W Length: 20.00'
North: 1,110,798.83' East: 878,836.60'

Segment# 2: Line
Course: N7°08'06"E Length: 80.33'
North: 1,110,878.54' East: 878,846.58'

Segment# 3: Line
Course: S82°51'53"E Length: 20.00'
North: 1,110,876.05' East: 878,866.42'

Segment# 4: Line
Course: S7°08'06"W Length: 80.34'
North: 1,110,796.34' East: 878,856.44'

Perimeter: 200.67' Area: 1,606.71Sq.Ft.
Error Closure: 0.01 Course: S7°07'59"W
Error North : -0.007 East: -0.001

Precision 1: 20,067.00

Parcel Name: BLOCK 01: LOT 5

North:1,110,873.57' East:878,886.27'

Segment# 1: Line
Course: S7°08'06"W Length: 80.34'

North: 1,110,793.85' East: 878,876.29'

Segment# 2: Line
Course: N82°51'22"W Length: 20.00'
North: 1,110,796.34' East: 878,856.44'

Segment# 3: Line
Course: N7°08'06"E Length: 80.34'
North: 1,110,876.06' East: 878,866.42'

Segment# 4: Line
Course: S82°51'53"E Length: 20.00'
North: 1,110,873.58' East: 878,886.27'

Perimeter: 200.68' Area: 1,606.77Sq.Ft.
Error Closure: 0.00 Course: N7°08'23"E
Error North : 0.003 East: 0.000

Precision 1: 200,680,000.00

Parcel Name: BLOCK 01: LOT 6

North:1,110,871.09' East:878,906.11'

Segment# 1: Line
Course: S7°08'06"W Length: 80.34'
North: 1,110,791.37' East: 878,896.13'

Segment# 2: Line
Course: N82°51'22"W Length: 20.00'
North: 1,110,793.86' East: 878,876.29'

Segment# 3: Line
Course: N7°08'06"E Length: 80.34'
North: 1,110,873.58' East: 878,886.27'

Segment# 4: Line
Course: S82°51'53"E Length: 20.00'
North: 1,110,871.09' East: 878,906.11'

Perimeter: 200.68' Area: 1,606.83Sq.Ft.
Error Closure: 0.00 Course: N7°08'23"E
Error North : 0.003 East: 0.000

Precision 1: 200,680,000.00

Parcel Name: BLOCK 01: LOT 7

North:1,110,864.87' East:878,955.79'

Segment# 1: Line

Course: S0°13'15"E Length: 81.02'
North: 1,110,783.85' East: 878,956.10'

Segment# 2: Line

Course: N82°51'22"W Length: 60.44'
North: 1,110,791.37' East: 878,896.13'

Segment# 3: Line

Course: N7°08'06"E Length: 80.34'
North: 1,110,871.08' East: 878,906.11'

Segment# 4: Line

Course: N7°08'06"E Length: 0.00'
North: 1,110,871.08' East: 878,906.11'

Segment# 5: Line

Course: S82°51'50"E Length: 50.07'
North: 1,110,864.86' East: 878,955.79'Perimeter: 271.87' Area: 4,439.41Sq.Ft.
Error Closure: 0.01 Course: S25°30'30"E
Error North : -0.005 East: 0.002

Precision 1: 27,187.00

Parcel Name: BLOCK 02: LOT 1

North:1,110,868.84' East:878,985.60'

Segment# 1: Line

Course: S7°34'57"E Length: 82.92'
North: 1,110,786.64' East: 878,996.54'

Segment# 2: Line

Course: S82°23'48"W Length: 27.30'
North: 1,110,783.03' East: 878,969.48'

Segment# 3: Curve

Length: 6.61' Radius: 25.67'
Delta: 14°44'50" Tangent: 3.32'Chord: 6.59' Course: S89°46'13"W
Course In: N7°36'12"W Out: S7°08'38"W
RP North: 1,110,808.48' East: 878,966.09'
End North: 1,110,783.00' East: 878,962.89'

Segment# 4: Line

Course: N82°51'22"W Length: 6.84'
North: 1,110,783.86' East: 878,956.11'

Segment# 5: Line

Course: N0°13'15"W Length: 81.02'
North: 1,110,864.87' East: 878,955.80'

Segment# 6: Line

Course: N82°25'03"E Length: 30.07'
North: 1,110,868.84' East: 878,985.60'Perimeter: 234.77' Area: 2,924.81Sq.Ft.
Error Closure: 0.00 Course: N8°29'49"E
Error North : 0.004 East: 0.001

Precision 1: 234,760,000.00

Parcel Name: BLOCK 02: LOT 2

North:1,110,871.48' East:879,005.43'

Segment# 1: Line

Course: S7°34'57"E Length: 82.92'
North: 1,110,789.28' East: 879,016.37'

Segment# 2: Line

Course: S82°23'48"W Length: 20.00'
North: 1,110,786.64' East: 878,996.54'

Segment# 3: Line

Course: N7°34'57"W Length: 82.92'
North: 1,110,868.83' East: 878,985.60'

Segment# 4: Line

Course: N82°25'03"E Length: 20.00'
North: 1,110,871.47' East: 879,005.43'Perimeter: 205.84' Area: 1,658.40Sq.Ft.
Error Closure: 0.01 Course: S7°35'34"E

Error North : -0.007 East: 0.001

Precision 1: 20,584.00

Parcel Name: BLOCK 02: LOT 3

North:1,110,874.12' East:879,025.25'

Segment# 1: Line

Course: S7°34'57"E Length: 82.91'
North: 1,110,791.93' East: 879,036.19'

Segment# 2: Line

Course: S82°23'48"W Length: 20.00'
North: 1,110,789.28' East: 879,016.37'

Segment# 3: Line

Course: N7°34'57"W Length: 82.92'
North: 1,110,871.48' East: 879,005.43'

Segment# 4: Line

Course: N82°25'03"E Length: 20.00'
North: 1,110,874.12' East: 879,025.25'

Perimeter: 205.83' Area: 1,658.25Sq.Ft.
Error Closure: 0.00 Course: N7°33'17"W
Error North : 0.003 East: 0.000

Precision 1: 205,830,000.00

Parcel Name: BLOCK 02: LOT 4

North:1,110,863.86' East:879,077.39'

Segment# 1: Line

Course: S7°34'57"E Length: 65.85'
North: 1,110,798.59' East: 879,086.08'

Segment# 2: Line

Course: S82°23'48"W Length: 50.33'
North: 1,110,791.93' East: 879,036.19'

Segment# 3: Line

Course: N7°34'57"W Length: 82.91'
North: 1,110,874.12' East: 879,025.25'

Segment# 4: Line

Course: N82°25'03"E Length: 46.07'
North: 1,110,880.19' East: 879,070.92'

Segment# 5: Line

Course: S21°37'39"E Length: 17.57'
North: 1,110,863.86' East: 879,077.39'

Perimeter: 262.72' Area: 4,135.93Sq.Ft.
Error Closure: 0.00 Course: S59°56'55"E
Error North : -0.003 East: 0.004

Precision 1: 262,730,000.00

Parcel Name: BLOCK 03: LOT 1

North:1,110,929.82' East:879,149.48'

Segment# 1: Line

Course: S68°22'12"W Length: 80.33'
North: 1,110,900.21' East: 879,074.81'

Segment# 2: Line

Course: N21°37'39"W Length: 50.32'
North: 1,110,946.98' East: 879,056.26'

Segment# 3: Line

Course: N68°22'12"E Length: 80.33'
North: 1,110,976.59' East: 879,130.94'

Segment# 4: Line

Course: S21°37'39"E Length: 50.32'
North: 1,110,929.82' East: 879,149.48'

Perimeter: 261.30' Area: 4,042.29Sq.Ft.
Error Closure: 0.00 Course: N0°00'00"E
Error North : 0.000 East: 0.000

Precision 1: 261,300,000.00

Parcel Name: BLOCK 03: LOT 2

North:1,110,911.22' East:879,156.86'

Segment# 1: Line

Course: S68°22'12"W Length: 80.33'

North: 1,110,881.61' East: 879,082.18'

Segment# 2: Line
 Course: N21°37'39"W Length: 20.00'
 North: 1,110,900.21' East: 879,074.81'

Segment# 3: Line
 Course: N68°22'12"E Length: 80.33'
 North: 1,110,929.82' East: 879,149.48'

Segment# 4: Line
 Course: S21°37'39"E Length: 20.00'
 North: 1,110,911.22' East: 879,156.86'

Perimeter: 200.66' Area: 1,606.56Sq.Ft.
 Error Closure: 0.00 Course: N0°00'00"E
 Error North : 0.000 East: 0.000

Precision 1: 200,660,000.00

Parcel Name: BLOCK 03: LOT 3

North:1,110,892.63' East:879,164.23'

Segment# 1: Line
 Course: S68°22'12"W Length: 80.33'
 North: 1,110,863.02' East: 879,089.55'

Segment# 2: Line
 Course: N21°37'39"W Length: 20.00'
 North: 1,110,881.61' East: 879,082.18'

Segment# 3: Line
 Course: N68°22'12"E Length: 80.33'
 North: 1,110,911.22' East: 879,156.86'

Segment# 4: Line
 Course: S21°37'39"E Length: 20.00'
 North: 1,110,892.63' East: 879,164.23'

Perimeter: 200.66' Area: 1,606.56Sq.Ft.
 Error Closure: 0.00 Course: N0°00'00"E
 Error North : 0.000 East: 0.000

Precision 1: 200,660,000.00

Parcel Name: BLOCK 03: LOT 4

North:1,110,874.04' East:879,171.60'

Segment# 1: Line
 Course: S68°22'12"W Length: 80.33'
 North: 1,110,844.43' East: 879,096.93'

Segment# 2: Line
 Course: N21°37'39"W Length: 20.00'
 North: 1,110,863.02' East: 879,089.55'

Segment# 3: Line
 Course: N68°22'12"E Length: 80.33'
 North: 1,110,892.63' East: 879,164.23'

Segment# 4: Line
 Course: S21°37'39"E Length: 20.00'
 North: 1,110,874.04' East: 879,171.60'

Perimeter: 200.66' Area: 1,606.56Sq.Ft.
 Error Closure: 0.00 Course: N0°00'00"E
 Error North : 0.000 East: 0.000

Precision 1: 200,660,000.00

Parcel Name: BLOCK 03: LOT 5

North:1,110,842.98' East:879,183.91'

Segment# 1: Curve
 Length: 45.39' Radius: 25.00'
 Delta: 104°01'27" Tangent: 32.01'
 Chord: 39.41' Course: S30°23'04"W
 Course In: S68°22'21"W Out: S7°36'12"E
 RP North: 1,110,833.77' East: 879,160.67'
 End North: 1,110,808.99' East: 879,163.98'

Segment# 2: Line
 Course: S82°23'48"W Length: 50.78'
 North: 1,110,802.27' East: 879,113.65'

Segment# 3: Line
 Course: N21°37'39"W Length: 45.35'
 North: 1,110,844.43' East: 879,096.93'

Segment# 4: Line
 Course: N68°22'12"E Length: 80.33'
 North: 1,110,874.04' East: 879,171.61'

Segment# 5: Line
 Course: S21°37'39"E Length: 33.41'
 North: 1,110,842.98' East: 879,183.92'

Perimeter: 255.26' Area: 4,216.08Sq.Ft.
 Error Closure: 0.01 Course: S64°11'42"E
 Error North : -0.003 East: 0.007

Precision 1: 25,526.00

Parcel Name: BLOCK 04: LOT 1

North:1,110,974.66' East:879,277.85'

Segment# 1: Line
 Course: S63°36'41"W Length: 86.16'
 North: 1,110,936.37' East: 879,200.67'

Segment# 2: Line
 Course: N21°37'39"W Length: 27.74'
 North: 1,110,962.15' East: 879,190.44'

Segment# 3: Curve
 Length: 30.83' Radius: 25.00'
 Delta: 70°38'57" Tangent: 17.72'
 Chord: 28.91' Course: N13°41'49"E
 Course In: N68°22'21"E Out: N40°58'43"W
 RP North: 1,110,971.37' East: 879,213.68'
 End North: 1,110,990.24' East: 879,197.29'

Segment# 4: Line
 Course: N49°01'17"E Length: 67.41'
 North: 1,111,034.45' East: 879,248.18'

Segment# 5: Line
 Course: S26°23'17"E Length: 66.75'
 North: 1,110,974.65' East: 879,277.85'

Perimeter: 278.88' Area: 4,643.43Sq.Ft.
 Error Closure: 0.01 Course: S15°47'05"W

Error North : -0.008 East: -0.002
 Precision 1: 27,889.00

Parcel Name: BLOCK 04: LOT 2

North:1,110,956.75' East:879,286.74'

Segment# 1: Line
 Course: S63°36'41"W Length: 87.82'
 North: 1,110,917.71' East: 879,208.07'

Segment# 2: Line
 Course: N21°37'39"W Length: 20.07'
 North: 1,110,936.37' East: 879,200.67'

Segment# 3: Line
 Course: N63°36'41"E Length: 86.16'
 North: 1,110,974.67' East: 879,277.86'

Segment# 4: Line
 Course: N63°36'40"E Length: 0.00'
 North: 1,110,974.67' East: 879,277.86'

Segment# 5: Line
 Course: S26°23'19"E Length: 20.00'
 North: 1,110,956.75' East: 879,286.75'

Perimeter: 214.05' Area: 1,739.78Sq.Ft.
 Error Closure: 0.01 Course: N56°19'19"E
 Error North : 0.003 East: 0.005

Precision 1: 21,405.00

Parcel Name: BLOCK 04: LOT 3

North:1,110,938.83' East:879,295.63'

Segment# 1: Line
 Course: S63°36'41"W Length: 89.49'
 North: 1,110,899.06' East: 879,215.46'

Segment# 2: Line
 Course: N21°37'39"W Length: 20.07'
 North: 1,110,917.71' East: 879,208.07'

Segment# 3: Line
 Course: N63°36'41"E Length: 87.82'
 North: 1,110,956.75' East: 879,286.74'

Segment# 4: Line
 Course: S26°23'19"E Length: 20.00'
 North: 1,110,938.83' East: 879,295.63'

Perimeter: 217.38' Area: 1,773.09Sq.Ft.
 Error Closure: 0.00 Course: S73°47'22"W
 Error North : -0.001 East: -0.004

Precision 1: 217,380,000.00

Parcel Name: BLOCK 04: LOT 4

North:1,110,920.91' East:879,304.52'

Segment# 1: Line
 Course: S63°36'41"W Length: 91.15'
 North: 1,110,880.40' East: 879,222.87'

Segment# 2: Line
 Course: N21°37'39"W Length: 20.07'
 North: 1,110,899.06' East: 879,215.47'

Segment# 3: Line
 Course: N63°36'41"E Length: 89.49'
 North: 1,110,938.83' East: 879,295.63'

Segment# 4: Line
 Course: S26°23'19"E Length: 20.00'
 North: 1,110,920.92' East: 879,304.52'

Perimeter: 220.71' Area: 1,806.41Sq.Ft.
 Error Closure: 0.01 Course: N56°19'19"E
 Error North : 0.003 East: 0.005

Precision 1: 22,071.00

Parcel Name: BLOCK 04: LOT 5

North:1,110,903.00' East:879,313.41'

Segment# 1: Line
 Course: S63°36'41"W Length: 0.00'

North: 1,110,903.00' East: 879,313.41'

Segment# 2: Line
 Course: S63°36'41"W Length: 92.82'
 North: 1,110,861.74' East: 879,230.26'

Segment# 3: Line
 Course: N21°37'39"W Length: 20.07'
 North: 1,110,880.40' East: 879,222.86'

Segment# 4: Line
 Course: N63°36'41"E Length: 91.15'
 North: 1,110,920.91' East: 879,304.51'

Segment# 5: Line
 Course: S26°23'19"E Length: 20.00'
 North: 1,110,903.00' East: 879,313.40'

Perimeter: 224.04' Area: 1,839.73Sq.Ft.
 Error Closure: 0.00 Course: S73°47'22"W
 Error North : -0.001 East: -0.004

Precision 1: 224,040,000.00

Parcel Name: BLOCK 04: LOT 6

North:1,110,847.26' East:879,341.06'

Segment# 1: Line
 Course: S75°24'09"W Length: 76.30'
 North: 1,110,828.03' East: 879,267.22'

Segment# 2: Curve
 Length: 36.20' Radius: 25.00'
 Delta: 82°58'12" Tangent: 22.11'
 Chord: 33.12' Course: N63°06'45"W
 Course In: N14°35'51"W Out: S68°22'21"W
 RP North: 1,110,852.23' East: 879,260.92'
 End North: 1,110,843.01' East: 879,237.68'

Segment# 3: Line
 Course: N21°37'39"W Length: 20.15'
 North: 1,110,861.74' East: 879,230.26'

Segment# 4: Line

Course: N63°36'41"E Length: 92.82'
North: 1,110,903.00' East: 879,313.41'

Segment# 5: Line
Course: S26°23'22"E Length: 62.22'
North: 1,110,847.26' East: 879,341.06'

Perimeter: 287.69' Area: 4,850.86Sq.Ft.
Error Closure: 0.00 Course: S46°02'42"W
Error North : -0.001 East: -0.001

Precision 1: 287,690,000.00

Parcel Name: BLOCK 05: LOT 1

North:1,111,040.42' East:879,358.70'

Segment# 1: Line
Course: S63°36'41"W Length: 80.33'
North: 1,111,004.71' East: 879,286.74'

Segment# 2: Line
Course: N26°23'22"W Length: 46.83'
North: 1,111,046.66' East: 879,265.93'

Segment# 3: Line
Course: N63°36'41"E Length: 69.83'
North: 1,111,077.70' East: 879,328.48'

Segment# 4: Curve
Length: 16.49' Radius: 10.50'
Delta: 90°00'00" Tangent: 10.50'
Chord: 14.85' Course: S71°23'19"E
Course In: S26°23'19"E Out: N63°36'41"E
RP North: 1,111,068.30' East: 879,333.15'
End North: 1,111,072.96' East: 879,342.55'

Segment# 5: Line
Course: S26°23'19"E Length: 36.33'
North: 1,111,040.42' East: 879,358.70'

Perimeter: 249.81' Area: 3,738.14Sq.Ft.
Error Closure: 0.00 Course: S63°36'39"W
Error North : 0.000 East: -0.001

Precision 1: 249,810,000.00

Parcel Name: BLOCK 05: LOT 2

North:1,111,022.50' East:879,367.59'

Segment# 1: Line
Course: S63°36'41"W Length: 80.33'
North: 1,110,986.80' East: 879,295.63'

Segment# 2: Line
Course: N26°23'19"W Length: 20.00'
North: 1,111,004.71' East: 879,286.74'

Segment# 3: Line
Course: N63°36'41"E Length: 0.00'
North: 1,111,004.71' East: 879,286.74'

Segment# 4: Line
Course: N63°36'41"E Length: 80.33'
North: 1,111,040.42' East: 879,358.70'

Segment# 5: Line
Course: S26°23'19"E Length: 20.00'
North: 1,111,022.50' East: 879,367.59'

Perimeter: 200.67' Area: 1,606.68Sq.Ft.
Error Closure: 0.00 Course: N0°00'00"E
Error North : 0.000 East: 0.000

Precision 1: 200,660,000.00

Parcel Name: BLOCK 05: LOT 3

North:1,111,004.59' East:879,376.48'

Segment# 1: Line
Course: S63°36'41"W Length: 80.33'
North: 1,110,968.88' East: 879,304.52'

Segment# 2: Line
Course: N26°23'19"W Length: 20.00'
North: 1,110,986.80' East: 879,295.63'

Segment# 3: Line
Course: N63°36'41"E Length: 80.33'

North: 1,111,022.50' East: 879,367.59'
Segment# 4: Line
Course: S26°23'19"E Length: 20.00'
North: 1,111,004.59' East: 879,376.48'
Perimeter: 200.67' Area: 1,606.68Sq.Ft.
Error Closure: 0.00 Course: N0°00'00"E
Error North : 0.000 East: 0.000
Precision 1: 200,660,000.00

Parcel Name: BLOCK 05: LOT 4

North:1,110,986.67' East:879,385.37'
Segment# 1: Line
Course: S63°36'41"W Length: 80.33'
North: 1,110,950.97' East: 879,313.41'
Segment# 2: Line
Course: N26°23'19"W Length: 20.00'
North: 1,110,968.88' East: 879,304.52'
Segment# 3: Line
Course: N63°36'41"E Length: 80.33'
North: 1,111,004.59' East: 879,376.48'
Segment# 4: Line
Course: S26°23'19"E Length: 20.00'
North: 1,110,986.67' East: 879,385.37'
Perimeter: 200.67' Area: 1,606.68Sq.Ft.
Error Closure: 0.00 Course: N0°00'00"E
Error North : 0.000 East: 0.000
Precision 1: 200,660,000.00

Parcel Name: BLOCK 05: LOT 5

North:1,110,968.75' East:879,394.26'
Segment# 1: Line
Course: S63°36'41"W Length: 80.33'
North: 1,110,933.05' East: 879,322.30'

Segment# 2: Line
Course: N26°23'19"W Length: 20.00'
North: 1,110,950.97' East: 879,313.41'
Segment# 3: Line
Course: N63°36'41"E Length: 80.33'
North: 1,110,986.67' East: 879,385.37'
Segment# 4: Line
Course: S26°23'19"E Length: 20.00'
North: 1,110,968.75' East: 879,394.26'

Perimeter: 200.67' Area: 1,606.68Sq.Ft.
Error Closure: 0.00 Course: N0°00'00"E
Error North : 0.000 East: 0.000
Precision 1: 200,660,000.00

Parcel Name: BLOCK 05: LOT 6

North:1,110,915.13' East:879,331.18'
Segment# 1: Line
Course: N26°23'19"W Length: 20.00'
North: 1,110,933.05' East: 879,322.30'
Segment# 2: Line
Course: N63°36'41"E Length: 80.33'
North: 1,110,968.75' East: 879,394.25'
Segment# 3: Line
Course: S26°23'19"E Length: 20.00'
North: 1,110,950.84' East: 879,403.14'
Segment# 4: Line
Course: S63°36'41"W Length: 80.33'
North: 1,110,915.13' East: 879,331.18'

Perimeter: 200.67' Area: 1,606.68Sq.Ft.
Error Closure: 0.00 Course: N0°00'00"E
Error North : 0.000 East: 0.000
Precision 1: 200,660,000.00

Parcel Name: BLOCK 05: LOT 7

North:1,110,932.92' East:879,412.04'

Segment# 1: Line
 Course: S63°36'41"W Length: 80.33'
 North: 1,110,897.22' East: 879,340.08'

Segment# 2: Line
 Course: S63°36'41"W Length: 0.00'
 North: 1,110,897.22' East: 879,340.08'

Segment# 3: Line
 Course: N26°23'19"W Length: 20.00'
 North: 1,110,915.13' East: 879,331.19'

Segment# 4: Line
 Course: N63°36'41"E Length: 80.33'
 North: 1,110,950.84' East: 879,403.15'

Segment# 5: Line
 Course: S26°23'19"E Length: 20.00'
 North: 1,110,932.92' East: 879,412.04'

Perimeter: 200.67' Area: 1,606.68Sq.Ft.
 Error Closure: 0.00 Course: N0°00'00"E
 Error North : 0.000 East: 0.000

Precision 1: 200,660,000.00

Parcel Name: BLOCK 05: LOT 8

North:1,110,883.44' East:879,424.32'

Segment# 1: Line
 Course: S65°19'19"W Length: 69.38'
 North: 1,110,854.48' East: 879,361.28'

Segment# 2: Line
 Course: N26°23'16"W Length: 47.71'
 North: 1,110,897.22' East: 879,340.07'

Segment# 3: Line
 Course: N63°36'41"E Length: 80.33'
 North: 1,110,932.92' East: 879,412.03'

Segment# 4: Line

Course: S26°23'19"E Length: 39.12'
 North: 1,110,897.88' East: 879,429.42'

Segment# 5: Curve
 Length: 17.08' Radius: 10.67'
 Delta: 91°42'38" Tangent: 10.99'
 Chord: 15.31' Course: S19°28'00"W
 Course In: S63°36'41"W Out: S24°40'41"E
 RP North: 1,110,893.13' East: 879,419.86'
 End North: 1,110,883.44' East: 879,424.31'

Perimeter: 253.61' Area: 3,902.85Sq.Ft.
 Error Closure: 0.01 Course: S32°06'12"W
 Error North : -0.007 East: -0.004

Precision 1: 25,362.00

Parcel Name: BLOCK 06: LOT 1

North:1,111,054.80' East:879,497.11'

Segment# 1: Line
 Course: S63°36'18"W Length: 80.38'
 North: 1,111,019.07' East: 879,425.11'

Segment# 2: Line
 Course: N26°23'19"W Length: 30.35'
 North: 1,111,046.26' East: 879,411.62'

Segment# 3: Line
 Course: N63°36'18"E Length: 79.09'
 North: 1,111,081.42' East: 879,482.46'

Segment# 4: Line
 Course: S49°22'32"E Length: 3.28'
 North: 1,111,079.28' East: 879,484.95'

Segment# 5: Line
 Course: S26°23'42"E Length: 27.32'
 North: 1,111,054.81' East: 879,497.10'

Perimeter: 220.43' Area: 2,437.22Sq.Ft.
 Error Closure: 0.01 Course: N56°46'13"W
 Error North : 0.007 East: -0.010

Precision 1: 22,042.00

Parcel Name: BLOCK 06: LOT 2

North: 1,111,036.89' East: 879,506.00'

Segment# 1: Line

Course: S63°36'18"W Length: 80.38'
North: 1,111,001.15' East: 879,434.00'

Segment# 2: Line

Course: N26°23'19"W Length: 20.00'
North: 1,111,019.07' East: 879,425.11'

Segment# 3: Line

Course: N63°36'18"E Length: 80.38'
North: 1,111,054.80' East: 879,497.11'

Segment# 4: Line

Course: S26°23'42"E Length: 20.00'
North: 1,111,036.89' East: 879,506.00'

Perimeter: 200.76' Area: 1,607.59Sq.Ft.
Error Closure: 0.00 Course: N63°36'29"E
Error North : 0.001 East: 0.002

Precision 1: 200,760,000.00

Parcel Name: BLOCK 06: LOT 3

North: 1,111,018.97' East: 879,514.89'

Segment# 1: Line

Course: S63°36'18"W Length: 80.38'
North: 1,110,983.24' East: 879,442.89'

Segment# 2: Line

Course: N26°23'19"W Length: 20.00'
North: 1,111,001.16' East: 879,434.00'

Segment# 3: Line

Course: N63°36'18"E Length: 80.38'
North: 1,111,036.89' East: 879,506.00'

Segment# 4: Line

Course: S26°23'42"E Length: 20.00'

North: 1,111,018.97' East: 879,514.89'

Perimeter: 200.76' Area: 1,607.63Sq.Ft.
Error Closure: 0.00 Course: N63°36'29"E
Error North : 0.001 East: 0.002

Precision 1: 200,760,000.00

Parcel Name: BLOCK 06: LOT 4

North: 1,110,991.51' East: 879,528.52'

Segment# 1: Line

Course: S63°36'18"W Length: 80.39'
North: 1,110,955.78' East: 879,456.51'

Segment# 2: Line

Course: N26°23'19"W Length: 30.66'
North: 1,110,983.24' East: 879,442.88'

Segment# 3: Line

Course: N63°36'18"E Length: 80.38'
North: 1,111,018.97' East: 879,514.88'

Segment# 4: Line

Course: S26°23'42"E Length: 30.66'
North: 1,110,991.51' East: 879,528.51'

Perimeter: 222.08' Area: 2,464.27Sq.Ft.
Error Closure: 0.01 Course: S63°36'12"W
Error North : -0.003 East: -0.006

Precision 1: 22,209.00

Parcel Name: BLOCK 07: LOT 1

North: 1,110,964.33' East: 879,542.01'

Segment# 1: Line

Course: S63°36'18"W Length: 80.39'
North: 1,110,928.59' East: 879,470.00'

Segment# 2: Line

Course: N26°23'19"W Length: 30.35'
North: 1,110,955.78' East: 879,456.51'

Segment# 3: Line
Course: N63°36'18"E Length: 80.39'
North: 1,110,991.52' East: 879,528.52'

Segment# 4: Line
Course: S26°23'42"E Length: 30.35'
North: 1,110,964.33' East: 879,542.01'

Perimeter: 221.47' Area: 2,439.48Sq.Ft.
Error Closure: 0.00 Course: N63°36'29"E
Error North : 0.002 East: 0.003

Precision 1: 221,480,000.00

Parcel Name: BLOCK 07: LOT 2

North:1,110,910.68' East:879,478.89'

Segment# 1: Line
Course: N26°23'19"W Length: 20.00'
North: 1,110,928.59' East: 879,470.00'

Segment# 2: Line
Course: N63°36'18"E Length: 80.39'
North: 1,110,964.33' East: 879,542.01'

Segment# 3: Line
Course: S26°23'42"E Length: 20.00'
North: 1,110,946.42' East: 879,550.90'

Segment# 4: Line
Course: S63°36'18"W Length: 80.39'
North: 1,110,910.68' East: 879,478.89'

Perimeter: 200.78' Area: 1,607.80Sq.Ft.
Error Closure: 0.00 Course: N63°36'29"E
Error North : 0.001 East: 0.002

Precision 1: 200,780,000.00

Parcel Name: BLOCK 07: LOT 3

North:1,110,892.76' East:879,487.78'

Segment# 1: Line
Course: N26°23'19"W Length: 20.00'

North: 1,110,910.68' East: 879,478.89'

Segment# 2: Line
Course: N63°36'18"E Length: 80.39'
North: 1,110,946.41' East: 879,550.90'

Segment# 3: Line
Course: S26°23'42"E Length: 20.00'
North: 1,110,928.50' East: 879,559.79'

Segment# 4: Line
Course: S63°36'18"W Length: 80.39'
North: 1,110,892.76' East: 879,487.78'

Perimeter: 200.78' Area: 1,607.85Sq.Ft.
Error Closure: 0.00 Course: N63°36'29"E
Error North : 0.001 East: 0.002

Precision 1: 200,780,000.00

Parcel Name: BLOCK 07: LOT 4

North:1,110,883.49' East:879,492.38'

Segment# 1: Line
Course: N26°23'19"W Length: 10.35'
North: 1,110,892.76' East: 879,487.78'

Segment# 2: Line
Course: N63°36'18"E Length: 80.39'
North: 1,110,928.50' East: 879,559.79'

Segment# 3: Line
Course: S26°23'42"E Length: 30.32'
North: 1,110,901.34' East: 879,573.27'

Segment# 4: Line
Course: S63°36'18"W Length: 84.22'
North: 1,110,863.90' East: 879,497.83'

Segment# 5: Line
Course: N69°26'16"W Length: 5.35'
North: 1,110,865.78' East: 879,492.82'

Segment# 6: Curve

Length: 18.30' Radius: 21.00'
Delta: 49°55'24" Tangent: 9.78'
Chord: 17.72' Course: N1°25'37"W
Course In: N66°27'55"W Out: N63°36'41"E
RP North: 1,110,874.17' East: 879,473.56'
End North: 1,110,883.50' East: 879,492.38'

Perimeter: 228.94' Area: 2,496.74Sq.Ft.
Error Closure: 0.01 Course: N17°20'32"W
Error North : 0.008 East: -0.002

Precision 1: 22,893.00

Parcel Name: BLOCK 08: LOT 1

North:1,110,824.78' East:879,416.39'

Segment# 1: Line
Course: S24°42'02"E Length: 80.36'
North: 1,110,751.77' East: 879,449.97'

Segment# 2: Line
Course: S65°17'58"W Length: 51.13'
North: 1,110,730.40' East: 879,403.52'

Segment# 3: Curve
Length: 6.01' Radius: 100.00'
Delta: 3°26'38" Tangent: 3.01'
Chord: 6.01' Course: S67°01'17"W
Course In: N24°42'02"W Out: S21°15'24"E
RP North: 1,110,821.25' East: 879,361.73'
End North: 1,110,728.06' East: 879,397.99'

Segment# 4: Line
Course: N19°38'57"W Length: 80.61'
North: 1,110,803.97' East: 879,370.88'

Segment# 5: Curve
Length: 3.84' Radius: 75.67'
Delta: 2°54'20" Tangent: 1.92'
Chord: 3.84' Course: N66°46'29"E
Course In: N21°46'21"W Out: S24°40'41"E
RP North: 1,110,874.24' East: 879,342.81'
End North: 1,110,805.49' East: 879,374.41'

Segment# 6: Line
Course: N65°19'19"E Length: 46.20'
North: 1,110,824.77' East: 879,416.39'

Perimeter: 268.15' Area: 4,307.50Sq.Ft.
Error Closure: 0.00 Course: S74°01'36"W
Error North : -0.001 East: -0.004

Precision 1: 268,150,000.00

Parcel Name: BLOCK 08: LOT 2

North:1,110,833.13' East:879,434.56'

Segment# 1: Line
Course: S24°42'02"E Length: 80.36'
North: 1,110,760.12' East: 879,468.14'

Segment# 2: Line
Course: S65°17'58"W Length: 20.00'
North: 1,110,751.76' East: 879,449.97'

Segment# 3: Line
Course: N24°42'02"W Length: 80.36'
North: 1,110,824.77' East: 879,416.39'

Segment# 4: Line
Course: N65°19'19"E Length: 20.00'
North: 1,110,833.12' East: 879,434.57'

Perimeter: 200.72' Area: 1,607.20Sq.Ft.
Error Closure: 0.01 Course: S24°41'22"E
Error North : -0.007 East: 0.003

Precision 1: 20,072.00

Parcel Name: BLOCK 08: LOT 3

North:1,110,841.48' East:879,452.74'

Segment# 1: Line
Course: S24°42'02"E Length: 80.35'
North: 1,110,768.48' East: 879,486.31'

Segment# 2: Line
Course: S65°17'58"W Length: 20.00'

North: 1,110,760.12' East: 879,468.14'
Segment# 3: Line
Course: N24°42'02"W Length: 80.36'
North: 1,110,833.13' East: 879,434.56'
Segment# 4: Line
Course: N65°19'19"E Length: 20.00'
North: 1,110,841.48' East: 879,452.74'
Perimeter: 200.70' Area: 1,607.05Sq.Ft.
Error Closure: 0.00 Course: N24°44'30"W
Error North : 0.002 East: -0.001
Precision 1: 200,710,000.00

Parcel Name: BLOCK 08: LOT 4

North:1,110,776.84' East:879,504.48'
Segment# 1: Line
Course: S65°17'58"W Length: 20.00'
North: 1,110,768.48' East: 879,486.31'
Segment# 2: Line
Course: N24°42'02"W Length: 80.35'
North: 1,110,841.48' East: 879,452.74'
Segment# 3: Line
Course: N65°19'19"E Length: 20.00'
North: 1,110,849.83' East: 879,470.91'
Segment# 4: Line
Course: S24°42'02"E Length: 80.34'
North: 1,110,776.84' East: 879,504.48'
Perimeter: 200.69' Area: 1,606.89Sq.Ft.
Error Closure: 0.00 Course: N24°44'30"W
Error North : 0.002 East: -0.001
Precision 1: 200,690,000.00

Parcel Name: BLOCK 08: LOT 5

North:1,110,776.84' East:879,504.48'

Segment# 1: Line
Course: N24°42'02"W Length: 80.34'
North: 1,110,849.83' East: 879,470.91'
Segment# 2: Line
Course: N65°19'19"E Length: 12.57'
North: 1,110,855.07' East: 879,482.33'
Segment# 3: Curve
Length: 15.32' Radius: 21.00'
Delta: 41°47'14" Tangent: 8.02'
Chord: 14.98' Course: N44°25'42"E
Course In: N24°40'41"W Out: S66°27'55"E
RP North: 1,110,874.16' East: 879,473.56'
End North: 1,110,865.77' East: 879,492.82'

Segment# 4: Line
Course: S69°26'16"E Length: 5.35'
North: 1,110,863.89' East: 879,497.83'

Segment# 5: Line
Course: S24°42'02"E Length: 81.87'
North: 1,110,789.51' East: 879,532.04'

Segment# 6: Line
Course: S65°17'58"W Length: 30.33'
North: 1,110,776.84' East: 879,504.48'

Perimeter: 225.78' Area: 2,473.29Sq.Ft.
Error Closure: 0.00 Course: N27°00'04"E
Error North : 0.002 East: 0.001

Precision 1: 225,780,000.00

Parcel Name: BLOCK 09: LOT 1

North:1,110,775.67' East:879,264.54'
Segment# 1: Line
Course: S14°35'51"E Length: 80.38'
North: 1,110,697.88' East: 879,284.80'
Segment# 2: Line
Course: S75°24'09"W Length: 34.18'
North: 1,110,689.27' East: 879,251.72'

Segment# 3: Line
Course: N11°45'35"W Length: 80.63'
North: 1,110,768.20' East: 879,235.29'

Segment# 4: Curve
Length: 4.73' Radius: 75.67'
Delta: 3°35'04" Tangent: 2.37'
Chord: 4.73' Course: N77°11'41"E
Course In: N11°00'47"W Out: S14°35'51"E
RP North: 1,110,842.48' East: 879,220.84'
End North: 1,110,769.25' East: 879,239.91'

Segment# 5: Line
Course: N75°24'09"E Length: 25.46'
North: 1,110,775.67' East: 879,264.54'

Perimeter: 225.39' Area: 2,587.74Sq.Ft.
Error Closure: 0.00 Course: N26°37'23"E
Error North : 0.004 East: 0.002

Precision 1: 225,380,000.00

Parcel Name: BLOCK 09: LOT 2

North:1,110,702.92' East:879,304.16'

Segment# 1: Line
Course: S75°24'09"W Length: 20.00'
North: 1,110,697.88' East: 879,284.80'

Segment# 2: Line
Course: N14°35'51"W Length: 80.38'
North: 1,110,775.66' East: 879,264.54'

Segment# 3: Line
Course: N75°24'09"E Length: 20.00'
North: 1,110,780.70' East: 879,283.90'

Segment# 4: Line
Course: S14°35'51"E Length: 80.38'
North: 1,110,702.92' East: 879,304.16'

Perimeter: 200.76' Area: 1,607.65Sq.Ft.
Error Closure: 0.00 Course: N0°00'00"E

Error North : 0.000 East: 0.000

Precision 1: 200,760,000.00

Parcel Name: BLOCK 09: LOT 3

North:1,110,785.75' East:879,303.25'

Segment# 1: Line
Course: S14°35'51"E Length: 80.38'
North: 1,110,707.96' East: 879,323.51'

Segment# 2: Line
Course: S75°24'09"W Length: 20.00'
North: 1,110,702.92' East: 879,304.16'

Segment# 3: Line
Course: N14°35'51"W Length: 80.38'
North: 1,110,780.71' East: 879,283.90'

Segment# 4: Line
Course: N75°24'09"E Length: 20.00'
North: 1,110,785.75' East: 879,303.25'

Perimeter: 200.76' Area: 1,607.65Sq.Ft.
Error Closure: 0.00 Course: N0°00'00"E
Error North : 0.000 East: 0.000

Precision 1: 200,760,000.00

Parcel Name: BLOCK 09: LOT 4

North:1,110,790.79' East:879,322.61'

Segment# 1: Line
Course: S14°35'51"E Length: 80.38'
North: 1,110,713.00' East: 879,342.86'

Segment# 2: Line
Course: S75°24'09"W Length: 20.00'
North: 1,110,707.96' East: 879,323.51'

Segment# 3: Line
Course: N14°35'51"W Length: 80.38'
North: 1,110,785.75' East: 879,303.25'

Segment# 4: Line
Course: N75°24'09"E Length: 20.00'
North: 1,110,790.79' East: 879,322.61'

Perimeter: 200.76' Area: 1,607.65Sq.Ft.
Error Closure: 0.00 Course: N0°00'00"E
Error North : 0.000 East: 0.000

Precision 1: 200,760,000.00

Parcel Name: BLOCK 09: LOT 5

North:1,110,803.97' East:879,370.88'

Segment# 1: Line
Course: S19°38'57"E Length: 80.61'
North: 1,110,728.06' East: 879,397.99'

Segment# 2: Curve
Length: 11.62' Radius: 100.00'
Delta: 6°39'32" Tangent: 5.82'
Chord: 11.62' Course: S72°04'22"W
Course In: N21°15'24"W Out: S14°35'51"E
RP North: 1,110,821.25' East: 879,361.74'
End North: 1,110,724.48' East: 879,386.94'

Segment# 3: Line
Course: S75°24'09"W Length: 45.55'
North: 1,110,713.00' East: 879,342.86'

Segment# 4: Line
Course: N14°35'51"W Length: 80.38'
North: 1,110,790.79' East: 879,322.60'

Segment# 5: Line
Course: N75°24'09"E Length: 40.59'
North: 1,110,801.02' East: 879,361.88'

Segment# 6: Curve
Length: 9.48' Radius: 75.67'
Delta: 7°10'30" Tangent: 4.74'
Chord: 9.47' Course: N71°48'54"E
Course In: N14°35'51"W Out: S21°46'21"E
RP North: 1,110,874.25' East: 879,342.81'
End North: 1,110,803.97' East: 879,370.88'

Perimeter: 268.23' Area: 4,311.64Sq.Ft.
Error Closure: 0.01 Course: S83°37'09"W
Error North : -0.001 East: -0.007

Precision 1: 26,823.00

Parcel Name: BLOCK 10: LOT 1

North:1,110,753.49' East:879,126.07'

Segment# 1: Line
Course: S7°37'24"E Length: 80.32'
North: 1,110,673.88' East: 879,136.73'

Segment# 2: Line
Course: S82°22'36"W Length: 30.65'
North: 1,110,669.81' East: 879,106.35'

Segment# 3: Line
Course: N7°37'24"W Length: 80.33'
North: 1,110,749.43' East: 879,095.69'

Segment# 4: Line
Course: N82°23'48"E Length: 30.65'
North: 1,110,753.49' East: 879,126.07'

Perimeter: 221.97' Area: 2,462.48Sq.Ft.
Error Closure: 0.00 Course: S7°28'13"E
Error North : -0.001 East: 0.000

Precision 1: 221,950,000.00

Parcel Name: BLOCK 10: LOT 2

North:1,110,756.13' East:879,145.89'

Segment# 1: Line
Course: S7°37'24"E Length: 80.32'
North: 1,110,676.52' East: 879,156.55'

Segment# 2: Line
Course: S82°22'36"W Length: 20.00'
North: 1,110,673.87' East: 879,136.73'

Segment# 3: Line

Course: N7°37'24"W Length: 80.32'
North: 1,110,753.48' East: 879,126.07'

Segment# 4: Line
Course: N82°23'48"E Length: 20.00'
North: 1,110,756.13' East: 879,145.90'

Perimeter: 200.64' Area: 1,606.40Sq.Ft.
Error Closure: 0.01 Course: S7°36'48"E
Error North : -0.007 East: 0.001

Precision 1: 20,064.00

Parcel Name: BLOCK 10: LOT 3

North:1,110,758.78' East:879,165.72'

Segment# 1: Line
Course: S7°37'24"E Length: 80.31'
North: 1,110,679.18' East: 879,176.37'

Segment# 2: Line
Course: S7°37'24"E Length: 0.04'
North: 1,110,679.14' East: 879,176.38'

Segment# 3: Line
Course: S82°30'12"W Length: 20.00'
North: 1,110,676.53' East: 879,156.55'

Segment# 4: Line
Course: N7°37'24"W Length: 80.32'
North: 1,110,756.14' East: 879,145.89'

Segment# 5: Line
Course: N82°23'48"E Length: 20.00'
North: 1,110,758.79' East: 879,165.72'

Perimeter: 200.67' Area: 1,606.71Sq.Ft.
Error Closure: 0.01 Course: N7°14'45"W
Error North : 0.007 East: -0.001

Precision 1: 20,067.00

Parcel Name: BLOCK 10: LOT 4

North:1,110,761.42' East:879,185.54'

Segment# 1: Line
Course: S7°37'24"E Length: 80.30'
North: 1,110,681.83' East: 879,196.19'

Segment# 2: Line
Course: S82°22'36"W Length: 20.00'
North: 1,110,679.18' East: 879,176.37'

Segment# 3: Line
Course: N7°37'24"W Length: 80.31'
North: 1,110,758.78' East: 879,165.72'

Segment# 4: Line
Course: N82°23'48"E Length: 20.00'
North: 1,110,761.43' East: 879,185.54'

Perimeter: 200.61' Area: 1,606.12Sq.Ft.
Error Closure: 0.00 Course: N7°38'47"W
Error North : 0.003 East: 0.000

Precision 1: 200,610,000.00

Parcel Name: BLOCK 10: LOT 5

North:1,110,768.20' East:879,235.29'

Segment# 1: Line
Course: S11°45'35"E Length: 80.63'
North: 1,110,689.26' East: 879,251.72'

Segment# 2: Line
Course: S82°22'36"W Length: 56.02'
North: 1,110,681.83' East: 879,196.20'

Segment# 3: Line
Course: N7°37'24"W Length: 80.30'
North: 1,110,761.42' East: 879,185.55'

Segment# 4: Line
Course: N82°23'48"E Length: 45.71'
North: 1,110,767.47' East: 879,230.85'

Segment# 5: Curve
Length: 4.50' Radius: 75.67'

Delta: 3°24'35" Tangent: 2.25'
Chord: 4.50' Course: N80°41'30"E
Course In: N7°36'12"W Out: S11°00'47"E
RP North: 1,110,842.47' East: 879,220.84'
End North: 1,110,768.20' East: 879,235.30'

Perimeter: 267.16' Area: 4,265.34Sq.Ft.
Error Closure: 0.01 Course: S68°58'44"E
Error North : -0.003 East: 0.007

Precision 1: 26,716.00

Parcel Name: BLOCK 11: LOT 1

North:1,110,734.83' East:878,986.32'

Segment# 1: Line

Course: S7°37'24"E Length: 80.37'
North: 1,110,655.17' East: 878,996.98'

Segment# 2: Line

Course: S82°22'36"W Length: 30.32'
North: 1,110,651.15' East: 878,966.93'

Segment# 3: Line

Course: N82°51'46"W Length: 12.76'
North: 1,110,652.73' East: 878,954.27'

Segment# 4: Line

Course: N0°14'35"W Length: 81.00'
North: 1,110,733.73' East: 878,953.93'

Segment# 5: Line

Course: S82°51'22"E Length: 2.78'
North: 1,110,733.39' East: 878,956.68'

Segment# 6: Curve

Length: 19.48' Radius: 75.67'
Delta: 14°44'50" Tangent: 9.79'
Chord: 19.42' Course: N89°46'13"E
Course In: N7°08'38"E Out: S7°36'12"E
RP North: 1,110,808.47' East: 878,966.10'
End North: 1,110,733.47' East: 878,976.11'

Segment# 7: Line

Course: N82°23'48"E Length: 10.32'
North: 1,110,734.83' East: 878,986.34'

Perimeter: 237.03' Area: 3,048.42Sq.Ft.
Error Closure: 0.02 Course: N88°37'29"E
Error North : 0.000 East: 0.015

Precision 1: 11,851.50

Parcel Name: BLOCK 11: LOT 2

North:1,110,737.48' East:879,006.15'

Segment# 1: Line

Course: S7°37'24"E Length: 80.37'
North: 1,110,657.82' East: 879,016.81'

Segment# 2: Line

Course: S82°22'36"W Length: 20.00'
North: 1,110,655.16' East: 878,996.98'

Segment# 3: Line

Course: N7°37'24"W Length: 80.37'
North: 1,110,734.82' East: 878,986.32'

Segment# 4: Line

Course: N82°23'48"E Length: 20.00'
North: 1,110,737.47' East: 879,006.15'

Perimeter: 200.74' Area: 1,607.38Sq.Ft.
Error Closure: 0.01 Course: S7°36'48"E
Error North : -0.007 East: 0.001

Precision 1: 20,074.00

Parcel Name: BLOCK 11: LOT 3

North:1,110,740.12' East:879,025.97'

Segment# 1: Line

Course: S7°37'24"E Length: 80.36'
North: 1,110,660.47' East: 879,036.63'

Segment# 2: Line

Course: S82°22'36"W Length: 20.00'
North: 1,110,657.82' East: 879,016.81'

Segment# 3: Line
Course: N7°37'24"W Length: 80.37'
North: 1,110,737.48' East: 879,006.15'

Segment# 4: Line
Course: N82°23'48"E Length: 20.00'
North: 1,110,740.13' East: 879,025.97'

Perimeter: 200.72' Area: 1,607.25Sq.Ft.
Error Closure: 0.00 Course: N7°38'47"W
Error North : 0.003 East: 0.000

Precision 1: 200,730,000.00

Parcel Name: BLOCK 11: LOT 4

North:1,110,742.77' East:879,045.79'

Segment# 1: Line
Course: S7°37'24"E Length: 80.35'
North: 1,110,663.13' East: 879,056.45'

Segment# 2: Line
Course: S82°22'36"W Length: 20.00'
North: 1,110,660.48' East: 879,036.63'

Segment# 3: Line
Course: N7°37'24"W Length: 80.36'
North: 1,110,740.13' East: 879,025.97'

Segment# 4: Line
Course: N82°23'48"E Length: 20.00'
North: 1,110,742.77' East: 879,045.79'

Perimeter: 200.71' Area: 1,607.11Sq.Ft.
Error Closure: 0.00 Course: N7°38'47"W
Error North : 0.003 East: 0.000

Precision 1: 200,710,000.00

Parcel Name: BLOCK 11: LOT 5

North:1,110,749.43' East:879,095.68'

Segment# 1: Line

Course: S7°37'24"E Length: 80.33'
North: 1,110,669.81' East: 879,106.34'

Segment# 2: Line
Course: S82°22'36"W Length: 50.33'
North: 1,110,663.13' East: 879,056.46'

Segment# 3: Line
Course: N7°37'24"W Length: 80.35'
North: 1,110,742.77' East: 879,045.80'

Segment# 4: Line
Course: N82°23'48"E Length: 50.33'
North: 1,110,749.43' East: 879,095.68'

Perimeter: 261.35' Area: 4,043.93Sq.Ft.
Error Closure: 0.00 Course: N7°41'44"W
Error North : 0.002 East: 0.000

Precision 1: 261,340,000.00

Parcel Name: BLOCK 12: LOT 1

North:1,110,747.70' East:878,842.52'

Segment# 1: Line
Course: S7°08'13"W Length: 80.35'
North: 1,110,667.97' East: 878,832.54'

Segment# 2: Line
Course: N82°51'47"W Length: 30.66'
North: 1,110,671.78' East: 878,802.11'

Segment# 3: Line
Course: N7°08'13"E Length: 80.35'
North: 1,110,751.51' East: 878,812.10'

Segment# 4: Line
Course: S82°51'22"E Length: 30.66'
North: 1,110,747.69' East: 878,842.52'

Perimeter: 222.01' Area: 2,463.25Sq.Ft.
Error Closure: 0.00 Course: S7°08'26"W
Error North : -0.004 East: 0.000

Precision 1: 222,020,000.00

Parcel Name: BLOCK 12: LOT 2

North: 1,110,745.21' East: 878,862.36'

Segment# 1: Line

Course: S7°08'13"W Length: 80.34'
North: 1,110,665.49' East: 878,852.38'

Segment# 2: Line

Course: N82°51'47"W Length: 20.00'
North: 1,110,667.98' East: 878,832.54'

Segment# 3: Line

Course: N7°08'13"E Length: 80.35'
North: 1,110,747.70' East: 878,842.52'

Segment# 4: Line

Course: S82°51'22"E Length: 20.00'
North: 1,110,745.22' East: 878,862.36'

Perimeter: 200.69' Area: 1,606.88Sq.Ft.
Error Closure: 0.01 Course: N7°08'09"E
Error North : 0.008 East: 0.001

Precision 1: 20,069.00

Parcel Name: BLOCK 12: LOT 3

North: 1,110,742.72' East: 878,882.21'

Segment# 1: Line

Course: S7°08'13"W Length: 80.34'
North: 1,110,663.00' East: 878,872.23'

Segment# 2: Line

Course: N82°51'47"W Length: 20.00'
North: 1,110,665.49' East: 878,852.38'

Segment# 3: Line

Course: N7°08'13"E Length: 80.34'
North: 1,110,745.21' East: 878,862.36'

Segment# 4: Line

Course: S82°51'22"E Length: 20.00'

North: 1,110,742.72' East: 878,882.21'

Perimeter: 200.68' Area: 1,606.83Sq.Ft.
Error Closure: 0.00 Course: S7°08'26"W
Error North : -0.002 East: 0.000

Precision 1: 200,680,000.00

Parcel Name: BLOCK 12: LOT 4

North: 1,110,740.23' East: 878,902.05'

Segment# 1: Line

Course: S7°08'13"W Length: 80.34'
North: 1,110,660.52' East: 878,892.07'

Segment# 2: Line

Course: N82°51'47"W Length: 20.00'
North: 1,110,663.00' East: 878,872.23'

Segment# 3: Line

Course: N7°08'13"E Length: 80.34'
North: 1,110,742.72' East: 878,882.21'

Segment# 4: Line

Course: S82°51'22"E Length: 20.00'
North: 1,110,740.23' East: 878,902.05'

Perimeter: 200.68' Area: 1,606.79Sq.Ft.
Error Closure: 0.00 Course: S7°08'26"W
Error North : -0.002 East: 0.000

Precision 1: 200,680,000.00

Parcel Name: BLOCK 12: LOT 5

North: 1,110,733.73' East: 878,953.92'

Segment# 1: Line

Course: S0°14'35"E Length: 81.00'
North: 1,110,652.73' East: 878,954.26'

Segment# 2: Line

Course: N82°51'47"W Length: 62.68'
North: 1,110,660.52' East: 878,892.07'

Segment# 3: Line
 Course: N7°08'13"E Length: 80.34'
 North: 1,110,740.24' East: 878,902.05'

Segment# 4: Line
 Course: S82°51'22"E Length: 52.27'
 North: 1,110,733.74' East: 878,953.91'

Perimeter: 276.29' Area: 4,617.12Sq.Ft.
 Error Closure: 0.01 Course: N43°03'26"W
 Error North : 0.005 East: -0.005

Precision 1: 27,629.00

Parcel Name: BLOCK 13: LOT 1

North:1,110,762.74' East:878,722.47'

Segment# 1: Line
 Course: S7°08'13"W Length: 80.36'
 North: 1,110,683.01' East: 878,712.48'

Segment# 2: Line
 Course: N82°51'47"W Length: 50.32'
 North: 1,110,689.26' East: 878,662.55'

Segment# 3: Line
 Course: N7°08'13"E Length: 94.32'
 North: 1,110,782.85' East: 878,674.27'

Segment# 4: Curve
 Length: 45.17' Radius: 70.67'
 Delta: 36°37'09" Tangent: 23.39'
 Chord: 44.40' Course: S64°32'44"E
 Course In: N43°45'51"E Out: S7°08'41"W
 RP North: 1,110,833.88' East: 878,723.15'
 End North: 1,110,763.76' East: 878,714.36'

Segment# 5: Line
 Course: S82°51'22"E Length: 8.17'
 North: 1,110,762.75' East: 878,722.47'

Perimeter: 278.34' Area: 4,231.79Sq.Ft.
 Error Closure: 0.00 Course: N39°14'25"E
 Error North : 0.004 East: 0.003

Precision 1: 278,340,000.00

Parcel Name: BLOCK 13: LOT 2

North:1,110,760.26' East:878,742.31'

Segment# 1: Line
 Course: S7°08'13"W Length: 80.36'
 North: 1,110,680.52' East: 878,732.33'

Segment# 2: Line
 Course: N82°51'47"W Length: 20.00'
 North: 1,110,683.00' East: 878,712.48'

Segment# 3: Line
 Course: N7°08'13"E Length: 80.36'
 North: 1,110,762.74' East: 878,722.47'

Segment# 4: Line
 Course: S82°51'22"E Length: 20.00'
 North: 1,110,760.25' East: 878,742.31'

Perimeter: 200.72' Area: 1,607.18Sq.Ft.
 Error Closure: 0.00 Course: S7°08'26"W
 Error North : -0.002 East: 0.000

Precision 1: 200,720,000.00

Parcel Name: BLOCK 13: LOT 3

North:1,110,757.77' East:878,762.16'

Segment# 1: Line
 Course: S7°08'13"W Length: 80.36'
 North: 1,110,678.03' East: 878,752.17'

Segment# 2: Line
 Course: N82°51'47"W Length: 20.00'
 North: 1,110,680.52' East: 878,732.33'

Segment# 3: Line
 Course: N7°08'13"E Length: 80.36'
 North: 1,110,760.25' East: 878,742.31'

Segment# 4: Line

Course: S82°51'22"E Length: 20.00'
North: 1,110,757.77' East: 878,762.16'

Perimeter: 200.71' Area: 1,607.13Sq.Ft.
Error Closure: 0.00 Course: S7°08'26"W
Error North : -0.002 East: 0.000

Precision 1: 200,720,000.00

Parcel Name: BLOCK 13: LOT 4

North:1,110,751.51' East:878,812.10'

Segment# 1: Line

Course: S7°08'13"W Length: 80.35'
North: 1,110,671.78' East: 878,802.12'

Segment# 2: Line

Course: N82°51'47"W Length: 50.33'
North: 1,110,678.03' East: 878,752.18'

Segment# 3: Line

Course: N7°08'13"E Length: 80.36'
North: 1,110,757.77' East: 878,762.16'

Segment# 4: Line

Course: S82°51'22"E Length: 50.33'
North: 1,110,751.51' East: 878,812.10'

Perimeter: 261.37' Area: 4,044.39Sq.Ft.
Error Closure: 0.00 Course: N7°07'53"E
Error North : 0.004 East: 0.000

Precision 1: 261,370,000.00

Parcel Name: COMMON AREA

North:1,110,889.42' East:878,756.90'

Segment# 1: Line

Course: S7°08'06"W Length: 79.98'
North: 1,110,810.06' East: 878,746.96'

Segment# 2: Line

Course: N82°51'22"W Length: 26.59'
North: 1,110,813.37' East: 878,720.58'

Segment# 3: Curve

Length: 37.28' Radius: 20.67'
Delta: 103°20'41" Tangent: 26.14'
Chord: 32.43' Course: N31°11'02"W
Course In: N7°08'38"E Out: N69°30'41"W
RP North: 1,110,833.88' East: 878,723.15'
End North: 1,110,841.11' East: 878,703.79'

Segment# 4: Line

Course: N20°29'19"E Length: 55.39'
North: 1,110,893.00' East: 878,723.18'

Segment# 5: Curve

Length: 33.92' Radius: 366.00'
Delta: 5°18'37" Tangent: 16.97'
Chord: 33.91' Course: S83°57'02"E
Course In: N8°42'17"E Out: S3°23'39"W
RP North: 1,111,254.79' East: 878,778.57'
End North: 1,110,889.43' East: 878,756.90'

Perimeter: 233.16' Area: 3,283.67Sq.Ft.
Error Closure: 0.00 Course: N7°56'36"E
Error North : 0.003 East: 0.000

Precision 1: 233,160,000.00

Parcel Name: OPEN SPACE TRACT 1

North:1,111,083.10' East:879,489.77'

Segment# 1: Line

Course: S26°23'42"E Length: 273.84'
North: 1,110,837.80' East: 879,611.50'

Segment# 2: Line

Course: S54°59'22"W Length: 125.19'
North: 1,110,765.98' East: 879,508.97'

Segment# 3: Line

Course: S68°17'04"W Length: 196.78'
North: 1,110,693.17' East: 879,326.15'

Segment# 4: Line

Course: S82°22'36"W Length: 362.40'

North: 1,110,645.09' East: 878,966.95'

Segment# 5: Line

Course: N82°51'47"W Length: 307.53'
North: 1,110,683.30' East: 878,661.81'

Segment# 6: Line

Course: N7°08'13"E Length: 6.00'
North: 1,110,689.26' East: 878,662.55'

Segment# 7: Line

Course: S82°51'47"E Length: 306.76'
North: 1,110,651.14' East: 878,966.94'

Segment# 8: Line

Course: N82°22'36"E Length: 287.34'
North: 1,110,689.26' East: 879,251.74'

Segment# 9: Line

Course: N75°24'09"E Length: 139.73'
North: 1,110,724.48' East: 879,386.96'

Segment# 10: Curve

Length: 17.63' Radius: 100.00'
Delta: 10°06'10" Tangent: 8.84'
Chord: 17.61' Course: N70°21'03"E
Course In: N14°35'51"W Out: S24°42'02"E
RP North: 1,110,821.25' East: 879,361.75'
End North: 1,110,730.40' East: 879,403.54'

Segment# 11: Line

Course: N65°17'58"E Length: 141.46'
North: 1,110,789.51' East: 879,532.06'

Segment# 12: Line

Course: N24°42'02"W Length: 81.87'
North: 1,110,863.89' East: 879,497.85'

Segment# 13: Line

Course: N63°36'18"E Length: 84.22'
North: 1,110,901.33' East: 879,573.29'

Segment# 14: Line

Course: N26°23'42"W Length: 198.65'

North: 1,111,079.27' East: 879,484.98'

Segment# 15: Line

Course: N49°22'32"W Length: 3.28'
North: 1,111,081.41' East: 879,482.49'

Segment# 16: Line

Course: N63°36'18"E Length: 6.54'
North: 1,111,084.32' East: 879,488.34'

Segment# 17: Line

Course: S49°22'32"E Length: 1.89'
North: 1,111,083.08' East: 879,489.78'

Perimeter: 2,541.12' Area: 15,034.14Sq.Ft.

Error Closure: 0.02 Course: S50°13'30"E
Error North : -0.011 East: 0.013

Precision 1: 127,055.50

Parcel Name: OPEN SPACE TRACT 2

North: 1,111,046.66' East: 879,265.93'

Segment# 1: Line

Course: S26°23'19"E Length: 214.54'
North: 1,110,854.48' East: 879,361.28'

Segment# 2: Line

Course: S65°19'19"W Length: 8.52'
North: 1,110,850.92' East: 879,353.54'

Segment# 3: Curve

Length: 4.52' Radius: 25.67'
Delta: 10°04'50" Tangent: 2.26'
Chord: 4.51' Course: S70°21'44"W
Course In: N24°40'41"W Out: S14°35'51"E
RP North: 1,110,874.24' East: 879,342.82'
End North: 1,110,849.40' East: 879,349.29'

Segment# 4: Line

Course: S75°24'09"W Length: 8.50'
North: 1,110,847.26' East: 879,341.06'

Segment# 5: Line

Course: N26°23'19"W Length: 208.97'
 North: 1,111,034.46' East: 879,248.19'

Segment# 6: Line
 Course: N49°01'17"E Length: 8.84'
 North: 1,111,040.25' East: 879,254.86'

Segment# 7: Curve
 Length: 6.49' Radius: 25.50'
 Delta: 14°35'23" Tangent: 3.26'
 Chord: 6.48' Course: N56°18'59"E
 Course In: S40°58'43"E Out: N26°23'19"W
 RP North: 1,111,021.00' East: 879,271.58'
 End North: 1,111,043.84' East: 879,260.25'

Segment# 8: Line
 Course: N63°36'41"E Length: 6.34'
 North: 1,111,046.66' East: 879,265.93'

Perimeter: 466.71' Area: 4,538.16Sq.Ft.
 Error Closure: 0.00 Course: N49°45'44"E
 Error North : 0.002 East: 0.002

Precision 1: 466,720,000.00

Parcel Name: RECREATION TRACT
 North:1,110,946.99' East:879,056.27'

Segment# 1: Line
 Course: S21°37'39"E Length: 155.67'
 North: 1,110,802.27' East: 879,113.64'

Segment# 2: Line
 Course: S82°23'48"W Length: 27.81'
 North: 1,110,798.60' East: 879,086.08'

Segment# 3: Line
 Course: N7°34'57"W Length: 65.85'
 North: 1,110,863.87' East: 879,077.39'

Segment# 4: Line
 Course: N21°37'39"W Length: 17.57'
 North: 1,110,880.20' East: 879,070.91'

Segment# 5: Line
 Course: S82°25'03"W Length: 116.14'
 North: 1,110,864.88' East: 878,955.79'

Segment# 6: Line
 Course: N82°51'53"W Length: 195.67'
 North: 1,110,889.18' East: 878,761.63'

Segment# 7: Curve
 Length: 38.67' Radius: 366.00'
 Delta: 6°03'14" Tangent: 19.35'
 Chord: 38.65' Course: N84°19'21"W
 Course In: N2°39'02"E Out: S8°42'17"W
 RP North: 1,111,254.79' East: 878,778.56'
 End North: 1,110,893.01' East: 878,723.17'

Segment# 8: Line
 Course: N20°29'19"E Length: 6.13'
 North: 1,110,898.75' East: 878,725.31'

Segment# 9: Curve
 Length: 132.92' Radius: 360.00'
 Delta: 21°09'15" Tangent: 67.22'
 Chord: 132.16' Course: N87°55'42"E
 Course In: N8°30'19"E Out: S12°38'56"E
 RP North: 1,111,254.79' East: 878,778.56'
 End North: 1,110,903.53' East: 878,857.39'

Segment# 10: Line
 Course: N77°21'04"E Length: 113.50'
 North: 1,110,928.38' East: 878,968.13'

Segment# 11: Curve
 Length: 141.92' Radius: 330.00'
 Delta: 24°38'24" Tangent: 72.07'
 Chord: 140.83' Course: N65°01'52"E
 Course In: N12°38'56"W Out: S37°17'20"E
 RP North: 1,111,250.37' East: 878,895.87'
 End North: 1,110,987.83' East: 879,095.80'

Segment# 12: Line
 Course: N52°42'40"E Length: 29.62'
 North: 1,111,005.77' East: 879,119.36'

Segment# 13: Line
 Course: S21°37'39"E Length: 31.38'
 North: 1,110,976.60' East: 879,130.93'

Segment# 14: Line
 Course: S68°22'12"W Length: 80.33'
 North: 1,110,946.99' East: 879,056.25'

Perimeter: 1,153.17' Area: 16,836.46Sq.Ft.
 Error Closure: 0.01 Course: N72°39'32"W
 Error North : 0.004 East: -0.013

Precision 1: 115,318.00

Parcel Name: WATER MANAGEMENT TRACT 1

North:1,110,687.35' East:878,629.50'

Segment# 1: Line
 Course: N48°30'51"W Length: 32.23'
 North: 1,110,708.70' East: 878,605.35'

Segment# 2: Line
 Course: N7°08'29"E Length: 89.06'
 North: 1,110,797.07' East: 878,616.43'

Segment# 3: Curve
 Length: 76.87' Radius: 330.00'
 Delta: 13°20'50" Tangent: 38.61'
 Chord: 76.70' Course: N13°48'54"E
 Course In: S82°51'31"E Out: N69°30'41"W
 RP North: 1,110,756.04' East: 878,943.87'
 End North: 1,110,871.55' East: 878,634.74'

Segment# 4: Line
 Course: N20°29'19"E Length: 49.33'
 North: 1,110,917.76' East: 878,652.01'

Segment# 5: Curve
 Length: 25.35' Radius: 360.40'
 Delta: 4°01'50" Tangent: 12.68'
 Chord: 25.35' Course: S71°26'12"E
 Course In: N20°34'44"E Out: S16°32'53"W
 RP North: 1,111,255.16' East: 878,778.69'
 End North: 1,110,909.69' East: 878,676.04'

Segment# 6: Line
 Course: S20°29'19"W Length: 54.53'
 North: 1,110,858.61' East: 878,656.95'

Segment# 7: Curve
 Length: 82.30' Radius: 70.67'
 Delta: 66°43'25" Tangent: 46.53'
 Chord: 77.72' Course: S12°52'24"E
 Course In: S69°30'41"E Out: S43°45'54"W
 RP North: 1,110,833.87' East: 878,723.15'
 End North: 1,110,782.84' East: 878,674.27'

Segment# 8: Line
 Course: S7°08'13"W Length: 100.32'
 North: 1,110,683.29' East: 878,661.80'

Segment# 9: Line
 Course: N82°51'47"W Length: 32.56'
 North: 1,110,687.34' East: 878,629.50'

Perimeter: 542.55' Area: 9,723.98Sq.Ft.
 Error Closure: 0.01 Course: S8°06'55"W
 Error North : -0.010 East: -0.001

Precision 1: 54,255.00

Parcel Name: WATER MANAGEMENT TRACT 2

North:1,111,125.05' East:879,440.86'

Segment# 1: Line
 Course: S49°22'32"E Length: 62.55'
 North: 1,111,084.33' East: 879,488.33'

Segment# 2: Line
 Course: S63°36'18"W Length: 85.64'
 North: 1,111,046.25' East: 879,411.62'

Segment# 3: Line
 Course: N26°23'19"W Length: 54.62'
 North: 1,111,095.18' East: 879,387.34'

Segment# 4: Curve
 Length: 95.03' Radius: 60.50'

Delta: 90°00'00" Tangent: 60.50'
Chord: 85.56' Course: N71°23'19"W
Course In: S63°36'41"W Out: N26°23'19"W
RP North: 1,111,068.29' East: 879,333.15'
End North: 1,111,122.49' East: 879,306.26'

North: 1,111,125.05' East: 879,440.84'
Perimeter: 836.53' Area: 12,436.60Sq.Ft.
Error Closure: 0.01 Course: S81°32'21"W
Error North : -0.002 East: -0.014

Segment# 5: Line
Course: S63°36'41"W Length: 76.18'
North: 1,111,088.63' East: 879,238.02'

Precision 1: 83,654.00

Segment# 6: Curve
Length: 19.23' Radius: 75.50'
Delta: 14°35'23" Tangent: 9.66'
Chord: 19.17' Course: S56°18'59"W
Course In: S26°23'19"E Out: N40°58'43"W
RP North: 1,111,021.00' East: 879,271.57'
End North: 1,111,078.00' East: 879,222.06'

Segment# 7: Line
Course: S49°01'17"W Length: 76.41'
North: 1,111,027.89' East: 879,164.37'

Segment# 8: Line
Course: N21°37'39"W Length: 10.04'
North: 1,111,037.22' East: 879,160.67'

Segment# 9: Line
Course: N52°42'40"E Length: 29.69'
North: 1,111,055.21' East: 879,184.30'

Segment# 10: Curve
Length: 126.35' Radius: 155.00'
Delta: 46°42'23" Tangent: 66.92'
Chord: 122.88' Course: N29°21'19"E
Course In: N37°17'30"W Out: S83°59'52"E
RP North: 1,111,178.52' East: 879,090.38'
End North: 1,111,162.31' East: 879,244.54'

Segment# 11: Line
Course: S83°56'21"E Length: 119.48'
North: 1,111,149.70' East: 879,363.35'

Segment# 12: Line
Course: S72°21'23"E Length: 81.32'

State of Florida

Department of State

I certify from the records of this office that GATOR TRACE ON THE GREENS HOMEOWNER'S ASSOCIATION, INC. is a corporation organized under the laws of the State of Florida, filed on April 4, 2023.


The document number of this corporation is N23000003676.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on May 1, 2024, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the First day of August, 2024*




Secretary of State

Tracking Number: 9108062884CU

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

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

Continuation Certificate

Bond Number	Bond Description	Effective Date	Expiration Date
800124491	<small>Submittal No. 1-020223/020825 Townhouse Development</small> Subdivision Infrastructure and Common Improvements	05/09/2024	05/09/2025

Principal: GATOR TRACE ON THE GREENS, LLC
4302 GATOR TRACE DR
FORT PIERCE, FL 34982-6805

Obligee: CITY OF FORT PIERCE
PO BOX 1480
FORT PIERCE, FL 34954

THIS BOND CONTINUES IN FORCE TO THE ABOVE EXPIRATION DATE CONDITIONED AND PROVIDED THAT THE LOSSES OR RECOVERIES ON IT AND ALL ENDORSEMENTS SHALL NEVER EXCEED THE PENALTY SET FORTH IN THE BOND AND WHETHER THE LOSSES OR RECOVERIES ARE WITHIN THE FIRST AND/OR SUBSEQUENT OR WITHIN ANY EXTENSION OR RENEWAL PERIOD, PRESENT, PAST OR FUTURE. ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

SIGNED AND DATED THIS 16th DAY OF August, 2024.

Atlantic Specialty Insurance Company



Nicole Saji

, Attorney-in-fact

Agent:



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Allison Thornhill, Cathy Combs, Cheryl Kleiner, Elizabeth Harmon, Emily Nagel, Jaimie Kangas, Karl Choltus, Michael Mertz, Nicole Saji, Sarah Harren**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

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Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

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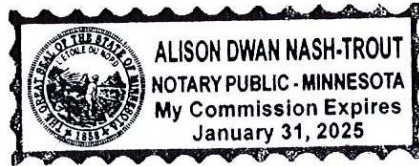
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.



By 
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.




Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 16th day of August, 2024




Kara L.B. Barrow, Secretary

This Power of Attorney expires
January 31, 2025



SUBDIVISION BOND

BOND NO.: 800124491

KNOW ALL MEN BY THESE PRESENTS,

That we, Gator Trace on the Greens, LLC as Principal, and **ATLANTIC SPECIALTY INSURANCE COMPANY**, a Corporation duly incorporated under the laws of the State of New York, as Surety, are held and firmly bound unto City of Fort Pierce, as Obligee, in the penal sum of Eight Hundred Seventy Two Thousand Three Hundred Fifty Three 90/100 Dollars (\$ 872,353.90), for the payment of which we hereby bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally by these presents.

WHEREAS, the Principal has entered into a certain written agreement with the Obligee for Gator Trace on the Greens Townhouse Development Subdivision Infrastructure and Common Improvements - Submittal No. 1 – 020223\020823

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall indemnify the Obligee against any and all loss or damage directly arising by reason of the failure of the Principal to faithfully perform said agreement then this obligation shall be void; otherwise to remain in full force and effect.

This bond is executed and accepted upon the following express conditions precedent:

1. That the Principal shall faithfully perform all the terms and conditions of said agreement to be performed by the Principal.
2. That if the Principal shall abandon said agreement or be lawfully compelled by reason of a default to cease operations thereunder, the Surety shall have the right at its option to complete said contract or to sub-let the completion thereof.
3. That the Obligee shall notify the Surety in writing by certified mail, addressed and mailed at its Home Office at 605 Highway 169 North, Suite 800, Plymouth, Minnesota, USA 55441 of any breach of said Agreement within a reasonable time after such breach shall come to the knowledge of the Obligee.
4. The Bond amount shall be reduced automatically by the percentage of the work completed and approved by the Obligee or the Architect or the Engineer.
5. No right of action shall accrue on this bond to or for the use of any person, or corporation other than the Obligee named herein.

605 Highway 169 North, Suite 800
Plymouth, Minnesota, USA 55441
Web: intactspecialty.com/surety
E-mail: surety@intactinsurance.com



Signed, sealed and dated this 9th day of May, 2023.

Gator Trace on the Greens, LLC

Witness

BY: _____
Principal

ITS: _____

Atlantic Specialty Insurance Company

[Signature]
Witness

BY: *[Signature]*
Attorney-In-Fact Karl Choltus



605 Highway 169 North, Suite 800
Plymouth, Minnesota, USA 55441
Web: intactspecialty.com/surety
E-mail: surety@intactinsurance.com



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Karl Choltus, Kelly M. Niemela, Sarah Harren, Michael Mertz, Emily Nagel, Allison Thornhill, Elizabeth Harmon, Jaimie Kangas, Cathy Combs**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

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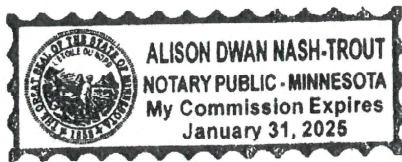
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

STATE OF MINNESOTA
HENNEPIN COUNTY



By 
Sarah A. Kolar, General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.





Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 9th day of May, 2023.

This Power of Attorney expires
January 31, 2025




Kara Barrow, Secretary

License No. _____

RIDER

To be attached to and form part of Bond No. 800124491.

Issued on behalf of Gator Trace on the Greens, LLC 4302 Gator Trace Dr, Fort Pierce, FL 34982-6805 as Principal, and in favor of City of Fort Pierce as Obligee.

It is agreed that:

- 1. The Surety hereby gives its consent to change the Name:
from: _____
to: _____
- 2. The Surety hereby gives its consent to change the Address:
from: _____
to: _____
- 3. The Surety hereby gives its consent to change the **bond amount** :
from: \$1,202,841.20
to: \$1,213,661.01
- 4. This rider shall become effective as of 05/09/2024

PROVIDED, however, that the liability of the Surety under the attached bond as changed by this Rider shall not be cumulative.

Signed, sealed and dated August 29, 2024.



Atlantic Specialty Insurance Company

By: *Nicole Saji*
Nicole Saji, Attorney-in-Fact

Accepted: City of Fort Pierce
Obligee

or Gator Trace on the Greens, LLC
Principal

By: _____

By: _____



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Allison Thornhill, Cathy Combs, Cheryl Kleiner, Elizabeth Harmon, Emily Nagel, Jaimie Kangas, Karl Choltus, Michael Mertz, Nicole Saji, Sarah Harren**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

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IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

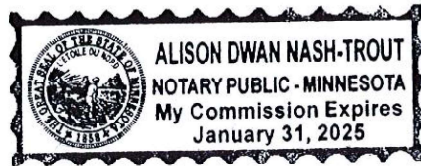


By

Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 29th day of August, 2024.



Kara L.B. Barrow, Secretary

This Power of Attorney expires
January 31, 2025



CHANGE RIDER

To be attached to and form a part of Townhouse Development Subdivision Infrastructure and Common Improvements - Submittal No. 1 - 020223\020823
Bond No. 800124491 issued by **ATLANTIC SPECIALTY INSURANCE COMPANY**, 605
Highway 169 North, Suite 800, Plymouth, Minnesota, USA 55441 as Surety on behalf of _____
Gator Trace on the Greens, LLC, as
Principal in favor of City of Fort Pierce, FL with
reference to Townhouse Development Subdivision Infrastructure and Common Improvements - Submittal No. 1 - 020223\020823 effective the
9th of May, 2023.

It is hereby understood and agreed that the following item is amended:
Change Bond Amount

From: \$872,353.90
To: \$1,202,841.20

Signed, sealed and dated this 11th day of July, 2023

Gator Trace on the Greens, LLC
Principal

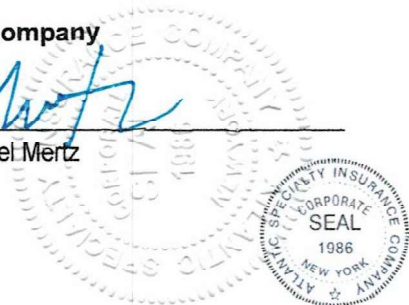
BY: _____
Name: _____ Title: _____

Witness

[Handwritten Signature]

Witness

Atlantic Specialty Insurance Company
BY: [Handwritten Signature]
Attorney-In-Fact, Michael Mertz





Power of Attorney

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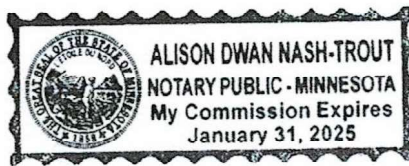


By

Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

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Notary Public

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Signed and sealed. Dated 11th day of July, 2023



Kara L.B. Barrow, Secretary

This Power of Attorney expires
January 31, 2025

Planning Board - 2:00 PM

6. c.

Meeting Date: 09/09/2024

Re: Text Amendment to the Code of Ordinances - Plat Process

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Zoning Text Amendment - Chapter 121 – Subdivisions - Preliminary Plat Procedures

SUMMARY:

The existing process of preliminary plat review requires amendment to allow the designation of parcel identification numbers by the St. Lucie County Property Appraiser.

RECOMMENDATION:

Staff recommendation is for the Planning Board to recommend the proposed amendment to the plat process for APPROVAL to City Commission.

ALTERNATIVES:

1. Recommend Modified Approval.

or

2. Recommend Disapproval.

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

Technical Review Committee.

Fiscal Impact

Budgeted Y/N: N

Amount: 0

OTHER INFORMATION:

None

Attachments

Staff Presentation

Draft Ordinance

Form Review

Form Started By: Kev Freeman
Final Approval Date: 09/03/2024

Started On: 08/30/2024 12:55 PM



CITY OF FORT PIERCE PLANNING BOARD

September 9th, 2024

TEXT AMENDMENT: PLAT PROCESS

SUMMARY

Approval of text amendments to City Code Chapter 121 - Plat Process

BACKGROUND

The existing process of preliminary plat review requires amendment to allow the designation of parcel identification numbers by the St. Lucie County Property Appraiser.

TEXT AMENDMENT – PLAT PROCESS



RECOMMENDATION

Staff recommendation is for the Planning Board to recommend the proposed amendment to the plat process for APPROVAL to City Commission.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.

or

2. Recommend Disapproval.



ORDINANCE NO. 24-NNN

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, CHAPTER 121 – SUBDIVISIONS TO AMEND THE PRELIMINARY PLAT PROCEDURES; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce, though the plat process regulates the subdivision of land within the city into lots which are proposed for development or sale; and

WHEREAS, the existing process of preliminary plat review requires amendment to allow the designation of parcel identification numbers by the St. Lucie County Property Appraiser; and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their _____, 2024, meeting, voted _____ to recommend _____ of the request.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Chapter 121 – Subdivisions of the City of Fort Pierce Code of Ordinances is hereby amended so the same shall read as follows:

Sec. 121-1. Purposes of subdivision regulations.

The public health, safety, morale, and general welfare of the city require the harmonious, orderly, and progressive development of land. ~~thereof~~these

These regulations are adopted for the following purposes ~~;~~ and not limited to ensure:

- (1) ~~To encourage economically~~ Economically sound and stable development of the city;
- (2) ~~To ensure the~~ The provision of required streets, utilities, and other facilities and services to new land developments;
- (3) ~~To ensure the~~ The adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, to new developments;
- (4) ~~To ensure the~~ The provision of needed public open space and building sites in new land developments through the dedication or reservation of land for recreational, educational, and other public purposes; and
- (5) ~~To ensure, in~~ In general, the wise development of new areas, in harmony with the adopted comprehensive plan of the city.

Sec. 121-2. Chapter administration.

This chapter shall be administered by the city manager or his designee.

Sec. 121-3. Penalty for violation of chapter.

Any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished as prescribed by section 1-7.

Sec. 121-4. Definitions.

Except as defined herein, all words used in this chapter have their customary dictionary definition. Words in the present tense include the future. Words in the singular

include the plural, and words in the plural include the singular. The term "building" includes the term "structure." The term "shall" is mandatory; the term "may" is permissive. The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Block means a group of contiguous lots within a subdivision.

Building setback line means a line across a lot establishing the minimum distance to be provided between the building and the property line.

Easement means a grant by the property owner of a strip or parcel of land for specified purposes.

Lot means a portion or parcel of land separated from other portions or parcels by description as on a subdivision plat, or record of survey map, or as otherwise described, and intended for transfer of ownership or for building development. For purposes of this chapter, the term "lot" does not include any portion of a dedicated street right-of-way.

Lot, corner, means a lot abutting upon two or more streets at their intersection.

Lot, double frontage, means a lot other than a corner lot, abutting two streets.

Lot, interior, means a lot other than a corner or double frontage lot.

Minor replat means any division or redivision of a parcel of land into two separate lots or parcels which conform to the requirements of this chapter and all other applicable city codes.

Plat, final, means a drawing of a subdivision showing completely and accurately all legal and engineering information and certification necessary for recording.

Plat, preliminary, means a drawing which shows the proposed layout of a subdivision in sufficient detail to indicate its workability in accordance with sections 121-9 and 121-10, but is not in final form for recording and the details are not completely computed.

Street means a dedicated and accepted right-of-way for vehicular traffic, whether designated as a highway thoroughfare, expressway, avenue, boulevard, road, lane or other. ~~Following~~ The following are definitions intended to distinguish between categories of streets as used in this chapter.

Collector streets means those which are intended to carry traffic from minor streets to and from the major streets and expressways, and usually include the principal entrance and circulation streets within a subdivision.

Cul-de-sac means a street having one end open to traffic, the other end being terminated by a vehicular turnaround.

Expressways means high-capacity streets from which access to abutting property is prohibited, and which are intersected at specified locations by major and collector streets.

Major streets means those which are designed or designated by an official public agency as streets being capable of carrying large volumes of fast moving traffic.

Marginal access streets means minor streets parallel to and adjacent to major streets or expressways, providing access to abutting properties and protection from through traffic.

Minor streets means those which are used primarily for access to abutting properties, and usually radiate from collector streets.

Subdivider means any person, individual, firm, partnership, association, corporation, estate, trust, or any other group or combination acting as a unit, dividing, or proposing to divide land so as to constitute a subdivision as herein defined, including any agent of the subdivider.

Subdivision means any division or redivision of a parcel of land into three or more parcels and intended for future or immediate sale, legacy, or building development. However, the following are not defined as subdivisions for the purpose of this chapter. The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots adhere to the standards of the city.

Sec. 121-5. Compliance with chapter and certain specified statutes, etc.

It shall be unlawful for any person, being the owner, agent or person having control of any land within the city, to subdivide and plat such lands into lots, except by a plat in accordance with the regulations contained herein, and in accordance with the following:

- (1) F.S. ch.177.
- (2) Regulations of St. Lucie County concerning recording plats.
- (3) Regulations of the clerk of the circuit court of the county regarding the recording of plats.
- (4) Regulations of all federal, state and local authorities having statutory jurisdiction.
- (5) Standards for minimum lot width, depth, and size, including standards in section 121-11(g).
- (6) All subdivision proposals shall include base flood elevation data.

Whenever the provision of the ordinance or statute of any governmental authority having jurisdiction applicable to the same subject matter, that requiring the highest or ~~more strict~~stricter standard shall govern.

Sec. 121-6. Authority of planning director.

- (a) The planning director may approve a minor replat if the resulting lots or parcels conform to the requirements of chapter 125, and any other applicable city regulations. The planning director shall consult with all affected departments or agencies, including, but not limited to, the engineering department, public works department and the city utility authority.
- (b) An applicant requesting a minor replat shall submit the following materials together with the appropriate application fee as described herein:
 - (1) A statement indicating whether water and/or sanitary sewer service is available to the property;
 - (2) Land descriptions and acreage or square footage of the original and proposed lots and a scaled drawing showing the intended division. All such drawings

shall be prepared by a professional land surveyor registered in the state. In the event that the property contains any structures, a survey showing the structures on the property shall accompany the application; and

- (3) An identification of any and all easements, rights-of-way, or similar instruments that may be found on or adjacent to the property which is subject to the minor replat.

All such minor replats shall not become effective until a completed application form and filing fee have been received by the planning director and the director shall have advised the city commission of his administrative approval at the earliest practical opportunity. A certified copy of the recorded replat shall also be filed with the planning department.

Sec. 121-7. Flood hazards.

- (a) All subdivision proposals shall be consistent with the need to minimize flood damage.
 - (b) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
 - (c) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.
 - (d) Base flood elevation data shall be provided for all subdivision proposals.
- (Code 1983, § 18-7; Ord. No. J-04, § 1, 2-18-1992)

Sec. 121-8. General provisions applicable to subdivision of land.

It is the intent in the application of this chapter that the following shall apply to:

- (1) Any person proposing to subdivide land within the city into lots proposed for development or sale shall submit to the planning director a plat or plats of the proposed subdivision which shall conform to all requirements set forth in this chapter.

- (2) Any construction work undertaken on the proposed subdivision site prior to the receipt of final plat approval from the city commission shall be at the sole risk of the developer.
- (3) No plats or plat of a proposed subdivision shall be recorded in the office of the clerk of the circuit court of the county until such plat or plats shall have received final approval, as certified herein, from the city commission.
- (4) No land dedicated as a public street shall be accepted, opened, or improved nor shall any utilities or other facilities be installed therein, unless such streets shall have been accepted or opened as, or otherwise shall have received the legal status of, a public street prior to the adoption of this chapter, or unless such street corresponds in its location and lines with a street shown on a plan approved by the city commission or on a plan made and adopted by said commission; provided, however, that the city commission may locate or construct or may accept for construction any other streets.
- (5) No building permit shall be issued for, and no building or other structure shall be erected on, any lot unless such lot has legal description and access to a street which shall have been accepted or opened as or shall have otherwise received the legal status of a public street.

Sec. 121-9. Preliminary Plat procedure.

- (a) *Preliminary plat approval.* A preliminary plat is not mandatory. The subdivider may choose to proceed to final plat review .
 - (1) The subdivider shall submit five the required copies of the preliminary plat together with the appropriate application fee to the planning director.
 - (2) Upon a decision that the submittal complies with the specifications for preliminary plat, the ~~The~~ planning director will distribute the preliminary plat to all affected departments or agencies, including, but not limited to, the engineering department, public works department and utilities director. After review by the planning director and other affected departments and agencies

through the Technical Review Committee, and when the preliminary plat is found to be in compliance with city rules and regulations governing same, the following process shall be undertaken:

- ~~(3)~~a. The preliminary plat will be forwarded to the city planning board for review. The planning board shall review the proposed plat and make a determination of approval or denial. If the board recommends disapproval~~denial~~, the reason for such shall be stated. The determination shall be forwarded to the city commission.
- ~~(4)~~b. The city commission shall hold a public hearing and approve, approve with conditions, or disapprove the preliminary plat.
- c. Upon approval the preliminary plat shall be forwarded to the St. Lucie County Property Appraiser for allocation of parcel identification numbers.

~~(4)~~(3) Prior to submittal of the final plat, minor revisions to the preliminary plat may be approved by the planning director provided that such amendments do not involve an increase in the land area to be subdivided or an increase in the total number of lots to be created.

~~(b)~~

~~(1)~~

~~(2) The planning director will distribute the final plat to affected departments and agencies, including, but not limited to, the engineering department, public works department and utilities director prior to forwarding the final plat to the city commission. After review by the planning director and other affected departments and agencies, and when in compliance with city rules and~~

~~(c)~~

~~(1)~~

~~(2)~~

~~(3)~~

~~(d)~~

Sec. 121-10. Preliminary Plat specification.

- (a) Preliminary plat specifications.
 - (1) The preliminary plat shall represent the entire area which the subdivider contemplates developing, including possible unit divisions not scheduled for immediate development.
 - (2) Five copies of the preliminary plat shall be submitted along with the application for preliminary plat approval to the planning director.
 - (3) The preliminary plat shall be prepared by a land surveyor registered in the state and shall contain the following information:
 - a. Proposed name of the subdivision.
 - b. Name and address of owner of record.
 - c. Name and address of subdivider.
 - d. Scale, north arrow, and the date plat was drawn.
 - e. Boundary lines of the tract indicated by a heavy line giving approximate dimensions.
 - f. Boundary lines of lots, the approximate number of lots, and typical lot sizes.
 - g. Names of adjacent platted subdivisions.

Sec. 121-11. Preliminary Plat certificates.

- (a) The following certificates are required for a preliminary plat:
 - (1). Appropriate space shall be provided on the preliminary plat for the following certificate:

SURVEYORS CERTIFICATE:

"I hereby certify that this preliminary plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material adhere to the requirements of Chapter 177 Florida Statutes. _____, 20____.

Registered Land Surveyor"

CITY COMMISSION CERTIFICATE:

"Pursuant to the provisions of the Fort Pierce City Commission this plat was given Preliminary Approval by the City Commission at a meeting held on _____, 20____.

City Clerk"

Sec. 121-12. Final Plat procedure.

- (a) *final plat procedure.* If a preliminary plat has been approved, then the final plat shall substantially conform to the preliminary plat; it may, however, represent only that portion of the approved preliminary plat which the subdivider proposes to develop and record at any one time, provided that such portion conforms to the requirements of this chapter.
- (1) The subdivider shall submit the required number of copies of the final plat together with the appropriate application fee to the planning director for approval of compliance with subdivision regulations.
 - (2) Upon a decision that the submittal complies with the specifications for final plat, the planning director will distribute the final plat to all affected departments or agencies, including, but not limited to, the engineering department, public works department and utilities director. After review by the planning director and other affected departments and agencies through the Technical Review Committee, and when the preliminary plat is found to be in compliance with city rules and regulations governing same, the following process shall be undertaken:
 - (3) The city planning board shall consider whether the following standards have been met in its review of the application:
 - a. Adequate vehicular access and traffic circulation to each lot in the proposed subdivision.

- b. That adopted levels of service (LOS) standards in the comprehensive plan are not adversely impacted by the proposed plat. If such standards are negatively affected that appropriate mitigation plans as described in this chapter are also included in the proposed plat.
 - c. That other applicable comprehensive plan policies are addressed by the proposed plat.
- (4) The city commission shall hold a public hearing and approve, approve with conditions, or disapprove the final plat.

Sec. 121-13. Final Plat Specifications

- (a) Final plat specifications.
- (1) The final plat shall be prepared by a land surveyor registered in the state and shall contain the following information:
 - a. Proposed name of the subdivision.
 - b. Name and address of owner of record.
 - c. Name and address of subdivider.
 - d. Scale, north arrow, and the date plat was drawn.
 - e. Boundary lines of the tract indicated by a heavy line giving approximate dimensions.
 - f. Boundary lines of lots, the approximate number of lots, and typical lot sizes.
 - g. Names of adjacent platted subdivisions.
 - (2) The following detailed plans prepared by an engineer registered in the state, shall be submitted to the planning director for review and distribution to affected departments and/or agencies:
 - a. Two sets of construction plans of the proposed streets, including storm sewer and sanitary sewer and will show the following:
 - 1. All lateral widths.
 - 2. Centerline profile grade relative to elevations of adjacent properties at the right-of-way line.

3. Elevations at points of grade (tangent).
 4. Curve data for horizontal and vertical curves.
 5. Pipe size, grade and location of manholes, and inlets.
 6. Stationing at intervals of 100 feet, minimum, and all of new construction.
- b. Two sets of construction plans for the proposed water system that will serve the subdivision showing the size and location of mains and services.
 - c. Construction plans be drawn on profile paper having sheet size of 24 inches by 36 inches. Also, that plans be drawn at as large a scale as practicable.
 - d. Two sets of drainage plans, which may be part of the construction plans, and which shall conform to drainage requirements found in the South Florida Water Management District Permit Information Manual, Volume IV.
 - e. Five copies of the final plat shall be submitted for final plat approval to the planning director.
- (3) Approval of the plans specified in subsection 2.a of this section must be received before construction commences.
 - (4) Whenever city utility authority electrical energy is proposed to be used, the subdivider shall consult with the utilities authority. The utilities authority shall arrange for the furnishing of electrical energy in accordance with the regulations of the city utility authority.
 - (5) Whenever city utility authority gas energy is proposed to be used, the subdivider shall consult with the utilities authority. The authority shall arrange for the furnishing of gas energy in accordance with the regulations of the city utility authority.
 - (8) The submittal of the final plat shall consist of the original drawing, and two Mylar reproducible prints thereof. The submission shall be to the planning director.
 - (9) The final plat shall be clearly and legibly drawn at a scale no less than one-inch equals 50 feet and shall be on sheets no smaller than 24 inches by 36 inches.

(10) In all other respects the final plat shall conform to the requirements of F.S. ch.177—Plats made for recording, and include the certificate, as specified in this section.

Sec. 121-14. Final Plat certificates.

(a) The following certificates are required for a final plat:

(1). Before a final plat is submitted the subdivider shall have stamped or printed thereon, and signed, substantially as follows:

SURVEYORS CERTIFICATE:

"I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material adhere to the requirements of Chapter 177 Florida Statutes. _____, 20____.

Registered Land Surveyor"

CERTIFICATE OF FINAL APPROVAL BY THE CITY COMMISSION:

"Pursuant to the provisions of the Fort Pierce City Commission this plat was given Final Approval by the City Commission at a meeting held on _____, 20____.

City Clerk"

OWNER'S ACKNOWLEDGMENT:

- (i) Must follow F.S. § 177.081.
- (ii) Dedication. In connection with the description there shall be a dedication of the plat by the owners, whose signatures must be witnessed, and their executions of the dedication

must be acknowledged in the same manner as deeds conveying lands are required to be witnessed and acknowledged; and in all cases the title, caption and dedication must agree. In case the dedication is to be made by a corporation then it shall be signed by the president or a vice-president, and by the secretary or an assistant secretary, respectively, of the corporation, by and with the authority of its board of directors.

Sec. 121-15. Design standards.

- (a) *Land suitability.* Land that is subject to flooding, periodic inundation, erosion, or otherwise deemed by the city commission to be topographically unsuitable for residential use shall not be developed for such use unless the necessary steps are taken to eliminate such conditions.
- (b) *Street access.*
 - (1) All subdivisions shall have access to publicly dedicated and accepted streets.
 - (2) Every lot within a platted subdivision shall have access to a publicly dedicated and accepted street.
 - (3) No subdivision shall be designed so as to completely eliminate street access to adjoining parcels of land.
- (c) *Conformity to the comprehensive plan.*
 - (1) All proposed subdivisions shall conform to the adopted comprehensive plan at the time of plat submission.
 - (2) When approval of the proposed subdivision will reduce levels of service (LOS) below standards adopted in the comprehensive plan, the subdivider shall mitigate such LOS reductions through reserving and dedicating the necessary additional facilities. Dedications may include school sites, parks, streets, open space, and any other affected facilities. The city commission shall disapprove

any plat where such planned features, as specified by the adopted comprehensive plan, are not incorporated in the subdivision plat.

- (d) *Zoning and other regulations.* Whenever there is a discrepancy between the minimum standards noted in these regulations and those contained in the zoning ordinance, or other city ordinances, the most restrictive shall apply.
- (e) *Street design.*
- (1) The arrangement, character, extent, width, grade, and location of all streets shall conform to the major thoroughfare plan and shall be considered in their relation to existing and planned streets, to topographic conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.
 - (2) The arrangement of streets within the subdivision, where not shown on the major thoroughfare plan, shall either:
 - a. Provide for the continuation or appropriate projection of existing streets in the surrounding area at the same or greater width, but in no case less than the required minimum width; or
 - b. Conform to a plan approved or adopted by the city commission to meet a particular situation where existing conditions make continuance of existing streets impractical.
 - (3) Minor streets shall be so laid out that their use by through traffic will be discouraged.
 - (4) Where a subdivision abuts or contains an existing or proposed major street, the planning board may require marginal access streets to provide for adequate protection of residential properties and to afford separation of through and local traffic.
 - (5) Right-of-way width. Street right-of-way width shall be as follows:
 - a. Major street: 100 feet.
 - b. Collector street: 70 feet.
 - c. Minor street: 60 feet.
 - d. Marginal access street: 60 feet.

- e. Cul-de-sac:
 - 1. Turnaround radius: 50 feet.
 - 2. Other than turnaround: 50 feet.
- (6) Right-of-way exception. Right-of-way requirements in excess of 60 feet shall be reserved for acquisition by the appropriate public body.
- (7) Street classifications. All streets shall be classified by the city commission.
- (8) Half streets. Half streets or half right-of-way easements for street locations shall not be permitted.
- (9) Horizontal curves. Horizontal curves shall be measured at the centerline and have a minimum radius as follows:
 - a. Major street: As specified in the state department of transportation specifications.
 - b. Collector street: 300 feet.
 - c. Minor street: 100 feet.
 - d. Marginal access street: 100 feet.
- (10) Reverse curves. The tangent between reverse curves shall be not less than the following:
 - a. Major street: as specified in the state department of transportation specifications.
 - b. Collector street: 100 feet.
 - c. Minor street: 50 feet.
 - d. Marginal access street: 50 feet.
- (11) Visibility. The minimum visibility, measured between two points in the centerline and above the pavement level shall be:
 - a. Major street, as specified in the state department of transportation specifications.
 - b. Collector street: 300 feet.
 - c. Minor street: 200 feet.
 - d. Marginal access street: 200 feet.
- (12) Street intersections.

- a. Street intersections shall be as nearly at right angles as possible, and no intersection shall be at any angle less than 60 degrees.
- b. Right-of-way lines at street intersections shall be rounded with a radius of not less than 25 feet.
- c. Intersections with centerline offsets of less than 125 feet are prohibited.

(13) Cul-de-sac. The length of a cul-de-sac shall not exceed 700 feet.

(14) Reserve strips. Reserve strips controlling access to streets, or public grounds shall not be permitted unless their control is placed with the city.

(f) *Blocks.*

(1) The length, width, and shapes of blocks shall be determined with due regard to:

- a. Provision of adequate building sites suitable to the needs of the type of use contemplated;
- b. Zoning requirements as to lot sizes, building sizes and area requirements;
- c. Needs for convenient access, circulation, control and safety of street traffic; and
- d. Limitations and opportunities of topography.

(2) In general, the length of blocks shall not be greater than 1,000 feet. This requirement may be waived in the case of peculiarly shaped tracts of land.

(3) Blocks shall be wide enough to provide two tiers of lots, except where fronting on major streets or topographic conditions or size of property does not make this requirement practical.

(g) *Lots.*

(1) Insofar as practical, side lot lines shall be perpendicular to street lines. Each lot shall have access to a publicly dedicated street.

(2) Double frontage lots shall be avoided; where used, a planting reservation at least ten feet in width shall be provided along the rear property line. Access through such planting shall be prohibited.

(3) All corner lots shall have a minimum width of 75 feet.

- (4) Notwithstanding the provisions of this chapter, all lot dimensions shall conform with the standards contained in the zoning ordinance. In all cases, the most restrictive regulations regarding lot dimensions shall apply.

Sec. 121-16. Required improvements.

(a) *In general.*

- (1) Every subdivider at his own expense shall be required to install or have installed the physical improvements specified in this section.
- (2) Perimeter street improvements.
 - a. The city commission shall not waive the provision or installation of street paving but may waive the provision or installation of such portions of these improvements as sidewalks, curbs and gutters by the subdivider on or in streets on the exterior boundary or perimeter of the subdivision.
 - b. The subdivider may request the city to construct the improvements required and if the city commission agrees, the subdivider shall deposit with the city, cash, a letter of credit, and/or a surety bond for the estimated cost of the improvements as determined by the city engineer which will pay 110 percent of the total cost of the improvements requested on a fully dedicated street. The letter of credit, and/or surety bond shall be allowed for a maximum of two years from the date the subdivision plat was approved by the city commission, and the surety bond is to be secured from a bonding company licensed by the State of Florida, with a Best's financial rating of AAAA or better and a Best's general policy holder's rating of A+.
 - c. At the time of such deposit, the city commission in consideration thereof, shall officially agree to begin construction of the improvements agreed upon within two years without further cost to the subdivider or future owners of affected property, as to those specific improvements, and the city commission shall specify the approximate dates that such work shall

commence and be completed, and the city shall be thereby officially bound to so perform.

(b) *Street grading.*

- (1) All street rights-of-way shall be cleared and graded in accordance with the city standards and specifications.
- (2) Finished grades shall be at levels approved by the director of public works.

(c) *Street paving.*

- (1) Street pavements shall be installed in accordance to the city standards and specifications.
- (2) Paving widths. Street paving widths shall be measured from face of curb to face of curb, and contain the following minimum dimensions:
 - a. Major street: as specified in official public plans.
 - b. Collector street: 35 feet.
 - c. Minor street: 23 feet.
 - d. Marginal access street: 23 feet.
 - e. Cul-de-sac (street): 23 feet.
 - f. Cul-de-sac (radius): 25 feet.
 - g. Any street divided by a median strip shall have a minimum paving width of 16 feet on each side of the median strip.

(d) *Curbs and gutters.*

- (1) Standard curbs and gutters shall be installed on all streets, and to conform to the city standards and specifications.
- (2) In the case of streets having median strips, standard curbs and gutters shall be required on the side of the street adjacent to the median strip as well as to the outside of the street.

(e) *Sidewalks.*

- (1) Sidewalks shall be installed on both sides of all streets in the subdivision.
- (2) The installation of required sidewalks shall be in accordance to the city standards and specifications.

(f) *Water supply.*

- (1) A water distribution system shall be installed in accordance to the city utility authority standards and specifications.
- (2) All underground main lines and lateral lines to the meter shall be installed prior to the paving of the street.
- (3) Private water systems or individual wells are not permitted for domestic use.
- (4) When, in the written opinion of the city utility authority, a water supply line is not accessible, an alternate method of supplying water may be provided when in compliance to the state or county health department regulations.

(g) *Sanitary sewage disposal.*

- (1) All subdivisions shall be served by sanitary sewers and shall be installed in accordance to the city utility authority standards and specifications.
- (2) Whenever a sanitary sewer is required to be installed within the right-of-way of a street, the street shall not be paved without such sewer first being installed and accepted by the city utility authority.
- (3) When in the written opinion of the director of city utility authority a public sanitary sewer is not accessible, an alternate method of sewage disposal may be provided when in compliance to the state or county health department regulations.

(h) *Storm drainage.*

- (1) Every subdivision shall be served by an appropriate storm drainage control system. All drainage facilities shall conform to the South Florida Water Management District Permit Information Manual, volume IV.
- (2) All storm drainage facilities shall be designed to serve the entire drainage area in which these facilities are located.
- (3) Storm drainage facilities shall include gutters, ditches, catch basins, culverts, drainage lines and other necessary facilities to assist in the control of storm drainage water.

(i) *Monuments.* All monuments shall conform to standards found in F.S. ch. 177.

(j) *Utilities.*

- (1) Utilities shall be installed and maintained only in accordance with the adopted rules and procedures of the city utility authority.
- (2) Fire hydrants, when required, shall be installed at the expense of the developer.

Sec. 121-17. Subdivider's bond, etc., to secure construction of improvements; certificate of completion, maintenance of improvements; assumption of maintenance by city.

- (a) The subdivider shall file with the finance director a surety bond, letter of credit, cashier's check, or a certified check upon a solvent local bank conditioned to secure the construction of the improvements listed in this chapter in a satisfactory manner in accordance with the plans as approved by the city engineer, and within a period specified by the city commission, such a period not to exceed two years. No such bond, letter of credit, or check shall be accepted unless it be enforceable by or payable to the city in a sum at least equal to the cost of constructing the improvements as estimated by the city engineer and in form with surety and conditions approved by the city attorney. The subdivider shall have the election of providing an escrow account acceptable to the city attorney of an amount to be determined by the city engineer and such conditions for disbursement based upon completion of improvements, if required under the escrow agreement, with all costs of the escrow to be borne by the subdivider. The escrow account shall be with a local bank institution.
- (b) Upon completion of all work, the developer's engineer shall submit to the city engineer a certificate of completion stating that all work has been completed in its entirety, that it was constructed under his supervision and that it conforms to the development plan and these regulations. All releases from affected regulatory agencies shall also be submitted. The written certificate of completion shall be expressed in the following form:

CERTIFICATION

I hereby certify that all of the project improvements required by the City Commission and in accordance with the provisions of Chapter 18, Fort Pierce Code of Ordinances, have been completed on (Project Name) and that I have inspected the construction incrementally in accordance with the requirements of the City of Fort Pierce for public works construction. These improvements conform to the development plans with the following deviations (if any): These deviations will not result in functional or structural problems, other than routine maintenance based on my evaluation and professional opinion.

Certified by: _____

Florida Professional Engineer No. _____

- (c) Upon conformation from the city engineer that all improvements are acceptably completed the city commission shall act on conditionally accepting the findings of completion. Acceptance of the improvements shall be conditioned on a one-year and 30-day period, during which time the developer shall maintain all improvements and correct all deficiencies that occur. If the city commission conditionally accepts the improvements, the developer shall provide security in the amount of 15 percent of the cost of the improvements. At the end of the one-year and 30-day period, the city engineer shall report to the city commission on the status of the improvements. If the improvements are satisfactory, the city commission will accept the maintenance of the facilities and the developer will be entitled to the remaining balance of the security amount, if any.

Sec. 121-18. Filing fees.

A fee schedule established by the city commission by resolution shall be paid to the city upon filing of an application.

Sec. 121-19. Chapter amendments—Authorized.

This chapter may be amended from time to time by the city commission; provided, however, that all suggested amendments shall be reviewed by the city planning board and the city commission, and a public hearing shall be held prior to the adoption of any amendment.

Sec. 121-20. Chapter amendments—Public hearing; application fee; procedure.

Whenever a change in this chapter becomes necessary a public hearing shall be required before such change may become lawful. The application fee for a requested change shall be as established by resolution and paid to the city by the applicant. However, if a change in this chapter is initiated by the city commission, the application fee shall be waived. The procedure is as follows:

- (1) The department of development shall accept the application for the requested change.
- (2) The completed application shall be forwarded to the city planning board and to the city commission by the planning department.
- (3) No change to this chapter shall become effective except by ordinance approved by the city commission. Such ordinance shall be adopted at a public hearing after being duly advertised as required by state statutes.

CERTIFICATE OF FINAL APPROVAL BY THE CITY COMMISSION:

"Pursuant to the provisions of the Fort Pierce City Commission this plat was given Final Approval by the City Commission at a meeting held on _____, 20____.

City Clerk"

OWNER'S ACKNOWLEDGMENT:

- (i) Must follow F.S. § 177.081.
- (ii) Dedication. In connection with the description there shall be a dedication of the plat by the owners, whose signatures must be witnessed, and their executions of the dedication must be acknowledged in the same manner as deeds conveying lands are required to be witnessed and acknowledged; and in all cases the title, caption and dedication must agree. In case the dedication is to be made by a corporation then it shall be signed by the president or a vice-president, and by the secretary or an assistant secretary, respectively, of the corporation, by and with the authority of its board of directors.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM AND
CORRECTNESS:

Sara Hedges, Esq.
CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. **24-NNN** was duly advertised in accordance with Section 171.044(2) of the Florida Statutes

in the St. Lucie News Tribune on Sunday, _____, 2024 and Sunday, _____, 2024; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2024; and was duly introduced, read by title only, and passed on second and final reading _____, 2024, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ of _____, 2024.

Linda Hudson
MAYOR COMMISSIONER

ATTEST

Linda W. Cox
CITY CLERK

(CITY SEAL)

Planning Board - 2:00 PM

6. d.

Meeting Date: 09/09/2024

Re: Text Amendment to the Code of Ordinances - Design Standards

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Zoning Text Amendment - Chapter 125-314 – Architectural Design Standards

SUMMARY:

The quality and compatibility of proposed development in the city is of critical public concern for all building and/or site improvements. The proposed amendment to replace the design guidelines with Architectural Standards is intended to provide a basic template for building design and siting within the City of Fort Pierce,

The desired architectural styles are purposefully broad in their categorizations in order to provide a wide range of detailing options and flexibility. It should be noted that the styles will have stricter application within the City's Central Business District, Fort Pierce Redevelopment Area, the City's Historical Districts, for innovative community development, and for conditional uses.

The standards will facilitate consistency within the review process by denoting clear architectural expectations for both the reviewer and designer.

RECOMMENDATION:

Staff recommends APPROVAL of the proposed Zoning Text Amendment to Sec. 125-314 – Design Review.

ALTERNATIVES:

1. Recommend Modified Approval.

or

2. Recommend Disapproval.

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

Technical Review Committee.

Fiscal Impact

Budgeted Y/N: N

Amount: 0

OTHER INFORMATION:

None

Attachments

Staff Presentation

Draft Architectural Standards

Draft Ordinance

Form Review

Form Started By: Kev Freeman

Started On: 08/30/2024 01:38 PM

Final Approval Date: 09/03/2024



CITY OF FORT PIERCE

Planning Board

September 9th, 2024

TEXT AMENDMENT ARCHITECTURAL DESIGN STANDARDS

1

SUMMARY

Approval of text amendments to City Code Sec. 125-314 .

PROPOSED AMENDMENT

The quality and compatibility of proposed development in the city is of critical public concern for all building and/or site improvements.

The proposed amendment to replace the design guidelines with Architectural Standards is intended to provide a basic template for building design and siting within the City of Fort Pierce.

The standards will facilitate consistency within the review process by denoting clear architectural expectations for both the reviewer and designer.

INNOVATIVE COMMUNITY DEVELOPMENT



2

SUMMARY

Approval of text amendments to City Code Sec. 125-314 .

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The standards will facilitate consistency within the review process by denoting clear architectural expectations for both the reviewer and designer.

INNOVATIVE COMMUNITY DEVELOPMENT



3

RECOMMENDATION

Staff recommends APPROVAL of the proposed Zoning Text Amendment to Sec. 125-314 – Design Review.

ALTERNATIVE RECOMMENDATION

- 1. Recommend Modified Approval.
- or
- 2. Recommend Disapproval.

INNOVATIVE COMMUNITY DEVELOPMENT



4

CITY OF
FORT PIERCE
ARCHITECTURAL DESIGN STANDARDS



Draft 2024

Architectural Design Standards

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INTRODUCTION

These architectural standards and design styles are intended to provide a basic template for building design and siting within the City of Fort Pierce.

The standards will facilitate consistency within the review process by denoting clear architectural expectations for both the reviewer and designer.

The following architectural styles are identified as appropriate for the city based on historical precedent and building scale:

South Florida Style
Anglo-Caribbean Style
Mediterranean Style
Classical Style
Art Deco Style
Masonry Modern Style

These styles are purposefully broad in their categorizations in order to provide a wide range of detailing options and flexibility. It should be noted that the styles outlined above will have stricter application within the City's Central Business District, Fort Pierce Redevelopment Area, the City's Historical Districts, and for conditional uses.

Single family and duplex residential buildings outside of the boundary of the Fort Pierce Redevelopment Agency (FPRA) are encouraged to take account of these architectural design standards but are not regulated by them.

Alternative styles to those indicated within these regulations are allowed. However, if a different style is proposed, applicants should provide the following documentation to City Staff and approving bodies:

- A description of the proposed design concept and components, including images.
- A justification and reasoning of the appropriateness of the style for Fort Pierce.

BUILDING COMPOSITION

Facades shall be designed to reduce the mass or scale and uniform monolithic appearance of large plain walls. Visual interest shall be consistent with the community's identity and character through the use of detail and scale.

The building's mass shall be broken out by the use of varied height and width. This may be achieved through building articulation so the architecture appears to be divided into distinct massing elements and details which can be perceived at the scale of the pedestrian.

Building articulations should occur both in elevation (building height) and in plan (building placement).

Proposed tower elements should respond to corner conditions, public open spaces, the visual axis of a street, and or main building entries.

Building façades should be composed so that proportions generally do not exceed height to width ratios of 3:1 or 1:3. The façade composition should be reinforced by fenestration patterns and architectural elements.

DESIGN REVIEW STANDARDS

1. FAÇADES.

- a. Building designs shall reflect traditional proportions and architectural vocabularies demonstrated in local precedents or regional building types and styles. Wood vernacular styles include Cracker, Classical Revival and Victorian. Masonry vernacular buildings demonstrate details of Mediterranean styles including Mission and Spanish Eclectic. Streamlined Art Deco and Mid-Century Modern buildings in masonry systems are also imbedded in local and regional vernacular. Elements borrowed and interpreted from Colonial, Prairie and Craftsman styles can be found in wood and masonry systems, or a combination of the two.
- b. The ground floor shall have features along a minimum of 50 percent of their horizontal length. Blank wall areas shall not exceed ten feet in vertical direction and 15 feet in horizontal direction of any facade. These features include, but are not limited to, arcades, display windows, entry areas and other such design elements.
- c. Recessing and projecting elements in the façade shall be used to provide visual relief and be of sufficient depth to provide shade and shadow on

adjacent building surfaces. Colors of wall surfaces shall be chosen to complement facade articulation and colors shall be in keeping with the chosen architectural style and character.

- d. Materials for facades shall be of stucco, wood clapboard, wood shingles, wood siding, cement siding in clapboard style boards, brick, coral or keystone, textured concrete masonry units. Brick coursework should use traditional methods that enhance elevations and frame fenestration and door openings. Two-dimensional stucco details that mimic three-dimensional articulation or structure shall not be permitted.
- e. The proportion and composition of fenestration on new construction shall be compatible with architectural style. Vertical proportions are generally encouraged in all wall openings, especially for traditional architectural vocabulary. Stylistically modern buildings may utilize horizontally proportioned openings where appropriate.
- f. Proposed tower elements should respond to corner conditions, public open spaces, the visual axis of a street, and or main building entries.
- g. Infill storefront design shall be compatible with the existing architecture of the building and block. Details and architectural features should relate to the entire building and block.
- h. Roll-down gates, security shutters and bars that are visible from any public right-of-way shall be avoided.

2. ROOFS.

- a. Principal pitched roofs of wood vernacular styles shall be a symmetrical hip with a slope of 6:12 to 10:12. Pitched roofs of designs reflecting Mediterranean, Mission, Spanish Eclectic, Craftsman and Prairie styles may have slopes of 3:12 to 6:12. A broken pitch roof (a roof which becomes shallower in slope at one-third of the distance from the eave to the peak) is encouraged. Also allowed are gabled hips, flared hips and, where appropriate to mark an architectural feature or civic gesture, gable ends.
- b. At a minimum of two locations, the roof edge or parapet shall have a vertical change from the dominant roof design. At least one such change shall be located on a primary façade.
- c. Dormers shall have shed roofs with a minimum slope of 3:12 or pitched roofs with a slope to match the principal structure.
- d. The 32 inches to 40 inches deep overhangs shall be used where appropriate. It shall be variation in roof heights or articulation of a flat roof overhang along the facade to add visual interest to a streetscape and delineation of activity within a structure.
- e. Roofs on towers shall be flat or have a slope which matches the primary structure.
- f. The finished roofing material for visible pitched roofs shall be one of the following:
 1. Cedar shingles with factory treated class B finish;
 2. Steel, copper, or factory painted aluminum standing seam, batten seam, or Bermuda roofing;
 3. Galvanized steel 5-V crimp roofing panels or pre-

- finished steel;
 - 4. Galvanized metal or copper shingles of Victorian or diamond shape or pattern;
 - 5. Asphalt dimensional shingles for residential buildings only;
 - 6. Built-up or membrane roof behind parapets;
 - 7. Flat concrete tile;
 - 8. Clay or cement barrel, s-shaped or mission tiles.
- g. The fascia around the eaves shall have limited simple detail that complements the fenestration, porch overhangs or entrances.
- h. Exposed rafters with simple detailed ends may be substituted for fascia type arrangements.

3. ENTRANCES.

- a. Buildings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.
- b. Doors shall have details appropriate to the architectural character of the proposed building.
- c. Porches shall have a minimum depth of six feet and may encroach up to six feet into the front yard (setback), or into a side yard that abuts a public right-of-way or public space.

4. WINDOWS.

- a. Windows shall have well-defined frames, transoms, or sills, and shall be accentuated with shutters or Bahamas awnings where appropriate. Material of

frames, shutters and awnings shall be painted or stained wood, aluminum or vinyl-clad wood, steel, or aluminum.

- b. Reflective or mirrored glass is not permitted, however on side and rear elevations, translucent glass may be used. Minimal tinting to meet energy code requirements may be permitted. Glass blocks may be used where appropriate to the architectural style.
- c. Windows shall be in scale and compatible with the architectural style of the building. The bottom of the window (knee wall) shall not be lower than 24 inches in residential or office buildings, or higher than 48 inches from grade or sidewalk in retail buildings.
- d. Large expanses of wall without windows or detail that face the public right-of-way are prohibited. Retail buildings shall have fenestration that reveals interior activity and encourages interest in the products or services provided.

5. STREETSCAPE IMPROVEMENT.

- a. Streetscape improvements designed to be consistent with the building shall include those architectural or functional facilities or structures which occur on site but are not part of the building and which contribute to the overall appearance of the development and encourage and facilitate human interaction with the environment. Examples include, but are not limited to;
 - (1) decorative light fixtures,
 - (2) fountains,
 - (3) sculpture and other civic art,

- (4) benches and tables,
- (5) planters,
- (6) pedestrian and bicycle paths,
- (7) bicycle parking structures,
- (8) trash receptacles and enclosures,
- (9) vendor areas, bollards, and fences.

6. LIGHTING.

- a. Exterior lighting shall be designed to coordinate with the building and landscape architecture, building-mounted fixtures shall be compatible with building façade.
- b. Exterior architectural, display and decorative lighting visible from all public rights-of-way shall be generated from concealed light source, low-level light fixtures. Color lamps shall not be used.
- c. The type and design theme of the light source shall be consistent throughout a project.

7. LANDSCAPING.

- a. Landscaping for the proposed development shall provide visually harmonious and compatible settings for structures on the same lot as well as adjoining or nearby lots and shall blend with the surrounding landscape. The scale of the proposed landscaping shall be in proportion to the building and to the human scale of the streetscape.
- b. Any screening shall be provided by appropriately designed walls, decorative fencing, and mature plant materials rather than the construction of berms.

8. WALLS AND FENCES.

- a. Walls and fences shall be considered as an integral part of the design proposal.
- b. Concrete walls shall be faced with stucco or stone. Fences shall be wood, an appropriate composition of iron, metal or aluminum, or masonry piers with wood pickets.

9. SIGNS.

- a. Signage shall be considered as an external architectural feature consistent with and in proportion to the overall design scheme for new construction and renovation.
- b. Developments shall provide a unified sign plan to ensure consistency with the architectural intent of the building.

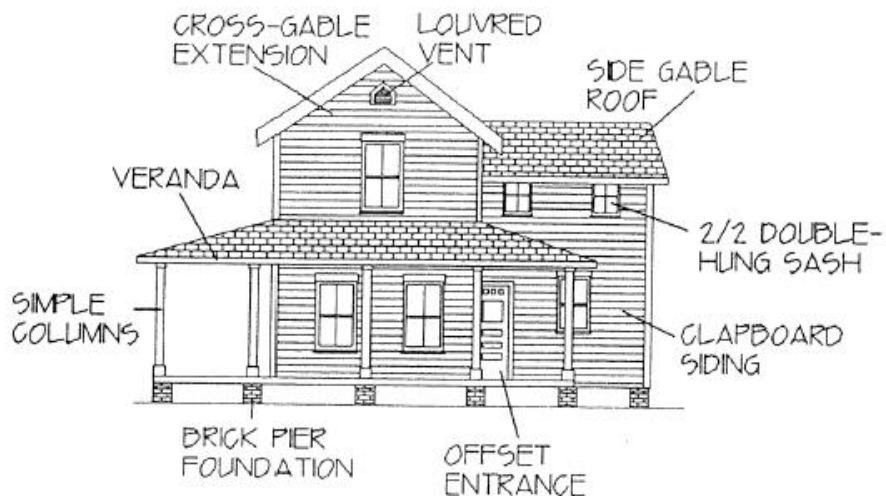
10. AWNINGS.

- a. Awnings shall only be used where architecturally compatible with the building. The shape of the awning and related hardware should be consistent with the architecture of the building as well as proportionate with the scale of the facade and its surroundings regarding design, color, scale, and fabric.
- b. Awning fabric shall be made of non-glossy material, such as treated cotton for durability, and ribbing (seams) should run vertically.
- c. Awnings should not be backlit; simple down-lighting to illuminate the window, door or sidewalk should be used.

SOUTH FLORIDA STYLE

The origins of the South Florida style are a combination of multiple sources including the Florida Cracker, and Florida Craftsman styles.

The main building facade has a regular rhythmic pattern set by the intercolumniation of the porch and continued by the vertically proportioned windows and doors. The facade is composed of repetitive bays. Elements such as feature windows, viewing terraces, articulated chimney caps, attic vents, and dormers generally populate the tops of buildings.



Porches extend along a large percentage of the ground floor elevations, often wrapping the corners to continue at some length alongside facades. Porch roofs are supported by posts positioned to create vertical or square openings between them. Porches are typically quite deep (at least 8 feet),

creating outdoor rooms.

The South Florida style building may have a raised, continuous base. Historically, the raised base protected the building from potential flooding, provided a measure of privacy for residences, and concealed a crawl space that allowed for ventilation.

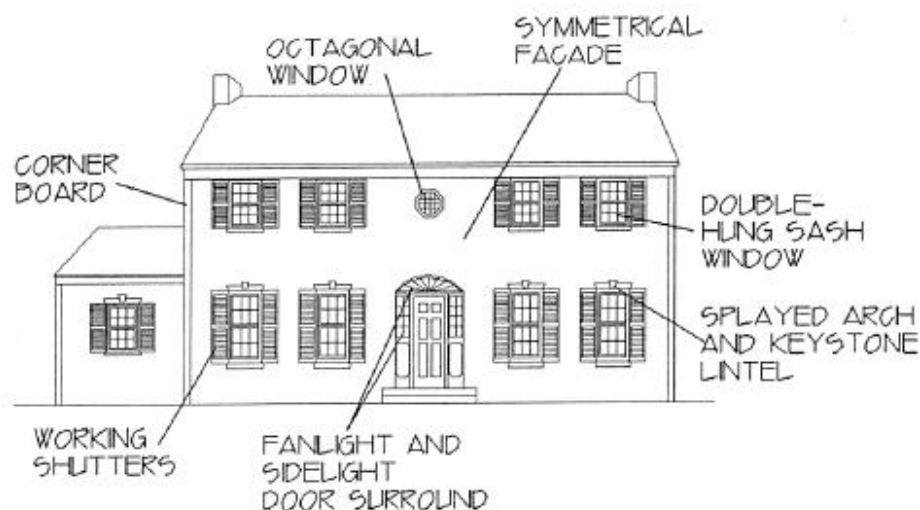
Defining Characteristics: South Florida

ROOF STYLE	GABLED, OVERHANG WITH EXPOSED RAFTER TAILS
ROOF SLOPE	BETWEEN 6:12 and 12:12
ROOF MATERIAL	STANDING SEAM or 'V' CRIMP METAL or ASPHALT SHINGLES or WOODEN SHAKES
PARAPETS	NO
FACADE	HORIZONTAL WOOD LAP SIDING (4" to 6") or STUCCO or FIBER CEMENT SIDING or VERTICAL BOARD AND BATTEN.
OPENINGS	VERTICALLY PROPORTIONED WITH WOODEN SURROUNDS, SHUTTERS
FINISHES	DEEP ROOF OVERHANGS
PORCHES	REQUIRED – SINGLE OR FULL HEIGHT with DECORATIVE RAILING
BALCONIES	SEE PORCHES

ANGLO-CARIBBEAN STYLE

Anglo-Caribbean architecture is often considered an eclectic style, common to the British-settled isles of the Caribbean and influenced by Portuguese, Dutch, French, and Spanish colonization's.

The purposeful arrangement of multiple architectural forms creates small courtyards and passageways within the mass of the building that allow access to additional units or amenities beyond the primary elevation. Volumetric setbacks and intentional misalignment between building masses often result in opportunities for balconies, porches, and terraces. These elements help define the style and create an interesting, memorable composition.



The walls of the buildings are generally stuccoed masonry, though the upper floors may be finished in wood. The wall openings are relatively small compared to the expanse of the

building's facade. Elements such as exterior stairs, chimneys, stoops, and benches are sculptural in nature and help provide visual interest to the otherwise straightforward, sober forms of the building.

Details such as terrace roofs, railings, and balconies are commonly finished in wood, however, metal railings are also common, with more decorative designs found on buildings with French influences.

Defining Characteristics: Anglo-Caribbean

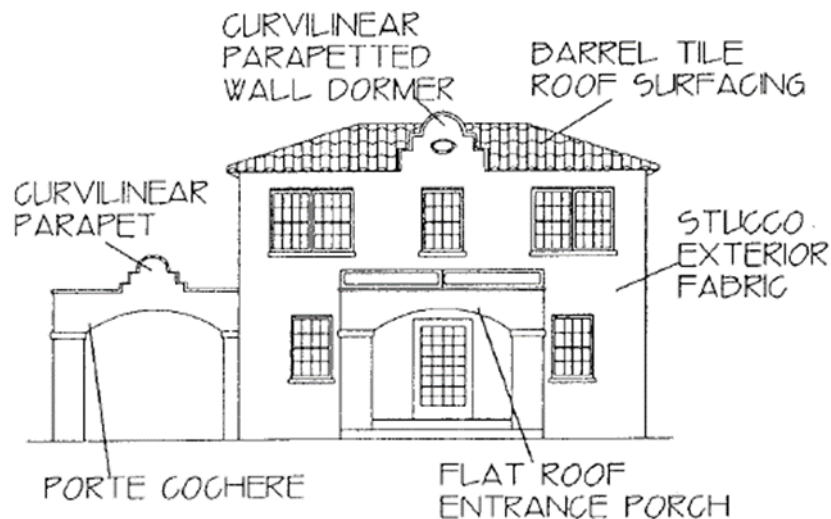
ROOF STYLE	HIPPED with PARAPET
ROOF SLOPE	BETWEEN 4:12 and 8:12,
ROOF MATERIAL	STANDING SEAM or 'V' CRIMP METAL or ASPHALT SHINGLES or SLATE
PARAPETS	PARAPET WALLS USED TO CONTAIN ROOF ENDS ARE COMMON ON FRONT FACADES
FACADE	HORIZONTAL WOOD LAP SIDING (4" to 6") or STUCCO or FIBER CEMENT SIDING or VERTICAL BOARD AND BATTEN
OPENINGS	VERTICALLY PROPORTIONED, DOORS RECESSED WITH PRONOUNCED SURROUNDS, MINIMAL STONE, or STUCCO WINDOW SURROUNDS
FINISHES	DEEP ROOF OVERHANGS WITH EXPOSED RAFTER TAILS,

	BRACKETS OFTEN USED, SMOOTH STUCCO, EARTH TONE COLORS, SHUTTERS
PORCHES	REQUIRED – SINGLE OR FULL HEIGHT with DECORATIVE RAILING
BALCONIES	SUPPORTED BY BRACKETS

MEDITERRANEAN STYLE

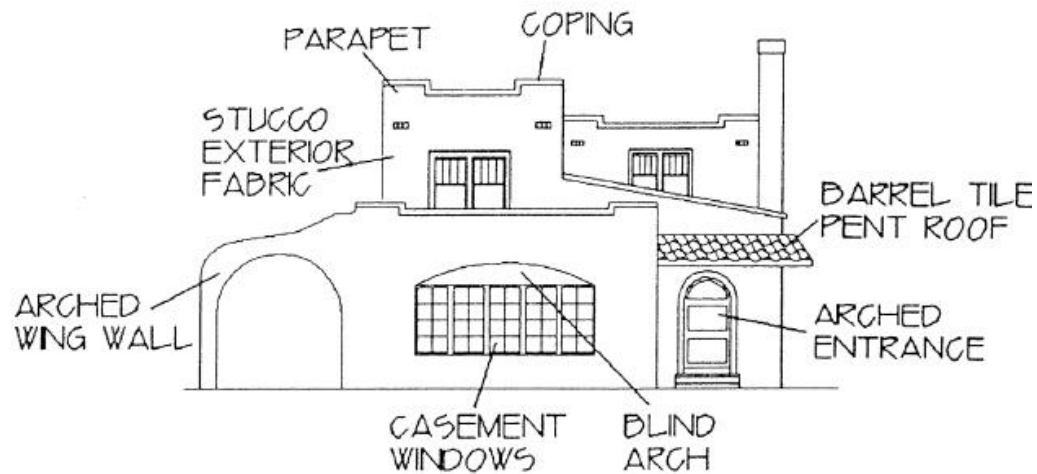
The style references the architecture of the Mediterranean, especially that of the Beaux-Arts, the Venetian Gothic, and the Spanish and Italian Renaissance. In Florida, Spanish Colonial and Mission architecture also emerged, largely used for hotels and civic buildings.

The principal mass of a Mediterranean style building is typically rectangular in plan, with elements such as towers, loggias, porches, balconies, chimneys, and garden walls added for compositional effect.



The style of the building is typified as ornate, asymmetrical, and eclectic. Columns, posts, wooden and masonry balustrades, and brackets are contributing elements of the style. It is common to have multiple building volumes and varied interior and exterior spaces. Building massing is commonly irregular, with a variety of shapes and heights.

Exterior finishes are almost exclusively stucco. Buildings are colored with soft earth tones and contrasting colors frequently highlight recessed areas such as loggias and porches.



Spanish Mission uses similar elements and composition but is less ornate with fewer facade openings.

Defining Characteristics: Mediterranean

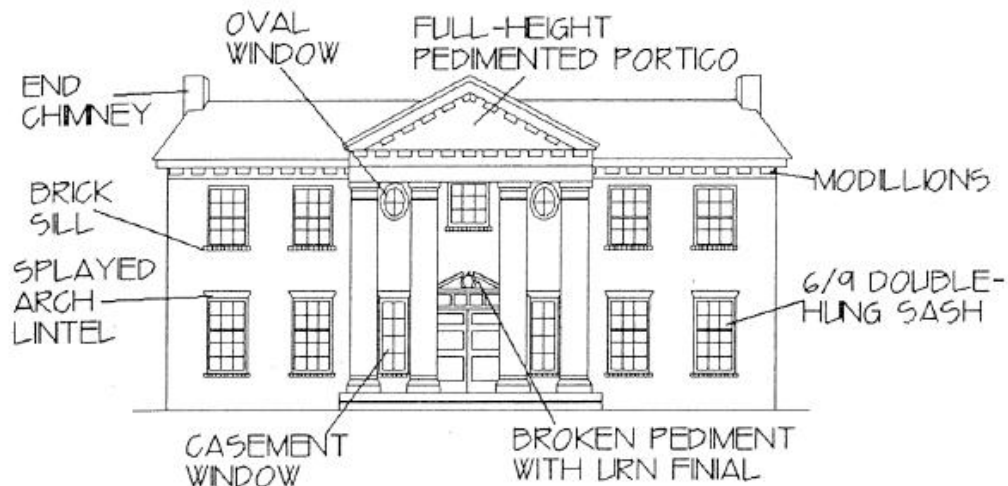
ROOF STYLE	FLAT WITH PARAPET, or HIPPED, or GABLED, or COMBINATION
ROOF SLOPE	BETWEEN 3:15 and 6:12, or FLAT with PARAPET
ROOF MATERIAL	BARREL TILE, or SPANISH 'S' TILE, or FLAT
PARAPETS	CURVING or BELL-SHAPED, REPEATED ON DORMERS OR PORCHES
FACADE	STUCCO, ASYMMETRICAL

	DESIGN
OPENINGS	MAY BE ARCHED
FINISHES	MINIMAL ORNAMENTATION, ROOF DRAINS MAY PIERCE THE PARAPET IN DECORATIVE PATTERNS, MOLDED CORNICE, BRACKETS SUPPORT DEEP ROOF OVERHANGS IF PRESENT, SHUTTERS
PORCHES	OPEN DESIGN, PIERS SUPPORT THE ROOF, MAY EXTEND BEYOND THE FACADE
BALCONIES	ALLOWED, SUPPORTED BY BRACKETS

CLASSICAL STYLE

“Classical” Architecture can be defined as the architecture of ancient Greece and Rome. Classicism uses a specific vocabulary, “the orders,” which provides a specific and detailed design framework.

Fundamental to the style is a three-part ordering system that expresses a base, middle and top to every building. The origin of this system is based on the five “orders” of classical architecture. They are the Tuscan, Doric, Ionic, Corinthian, and Composite. Each order has different relative proportions based on column diameter.



Bay spacing is vertically proportioned and can continue uninterrupted on buildings of great length. Corners are visually strengthened. The facades are symmetrical, rational, and rhythmic.

Windows and doors are of vertical and/or square proportions

with the occasional round, oval, or ornamental window. Openings for doors and windows are deep, cast shadows, and give the impression of thickness and solidity. Windows should be double-hung, single- hung, or casement. Window and door architraves, when they exist, are made of wood or stone.

Defining Characteristics: Classical

ROOF STYLE	HIPPED, GABLED, or COMBINATION
ROOF SLOPE	SHALLOW, BETWEEN 3:12 and 6:12
ROOF MATERIAL	SHINGLE, BARREL TILE, SPANISH 'S' or FLAT CONCRETE
PARAPETS	NO
FACADE	BASE, MIDDLE, TOP (CLASSICAL ELEMENTS)
OPENINGS	VERTICALLY PROPORTIONED WITHIN BAY SPACING
FINISHES	COLUMNS WOOD or MASONRY (1:7 to 1:10)
PORCHES	REQUIRED
BALCONIES	REQUIRED

ART DECO STYLE

Art Deco is an architectural style with both traditional and modern influences. The strong horizontal lines of an Art Deco building in Florida are typically juxtaposed to vertical features such as towers and marquees that mark the building entrances.

Elements include clearly marked entrances, shaded storefronts, cantilevered eyebrows for protection from sun and rain. The components that make up an Art Deco building are influenced by modern architecture. Roof top terraces, ribbon windows that often turn buildings' corners, and streamlined horizontal details all embody a more modern aesthetic and express advances in building tectonic.

Unlike its European and northern American predecessors, examples of Art Deco buildings in South Florida are typically finished with painted stucco instead of stone. Details abstractly depicting the local flora and fauna are incorporated into the stucco and are often painted with contrasting colors.

Defining Characteristics: Art Deco

ROOF STYLE	FLAT, CONCEALED BY PARAPET
ROOF SLOPE	FLAT
ROOF MATERIAL	N/A
PARAPETS	EMBELISHED, ORNAMENTAL MASONRY
FACADE	ROUNDED CORNERS, STREAMLINED DESIGN, HORIZONTAL LINES, ABSTRACT GEOMETRIES, TOWERS AND SIGNAGE VERTICALLY ORIENTED
OPENINGS	NOT ARCHED, PROTECTED BY CATELEVERED EYBROW, WINDOWS POTENTALLY LOCATED AT CORNERS
FINISHES	STUCCO – COLORED WITH LIGHT, NUETRAL or PASTEL
PORCHES	MASONRY STOOP
BALCONIES	REQUIRED

MASONRY MODERN STYLE

The Masonry Modern style of architecture is defined by its rational composed style of architecture. The structural system of the building is clearly expressed in the building's exterior.

Masonry Modern architecture emphasizes the solidity of the mass. The geometry of the building appears to be carved from a solid volume. The composition of the building reflects solidity of structural system, uses simple geometries, and includes spaces carved from the mass to create entries or terraces.

Exterior spaces are frequently incorporated into the facade, creating articulations in the volume and composition of the building. Walls are often extended as columns or railings, though simple metal pipe railings are also common.

Shading devices including louvers, cantilevered eyebrows, and vertical sunshades are elements of the architecture.

The public nature of the ground floor of a commercial building is emphasized with more glass, middle portions of the building are more solid, and the top often incorporates usable exterior spaces including loggias and terraces.

Defining Characteristics: Masonry Modern

ROOF STYLE	FLAT
ROOF SLOPE	FLAT (MAY BE USED AS TERRACE)
ROOF MATERIAL	N/A
PARAPETS	USED TO ENCLOSE TERRACE
FACADE	DEEP ROOF OVERHANG, EYEBROWS FOR SHADING, ARCADES
OPENINGS	WINDOWS, VERTICALLY ORIENTED AND RECESSED BACK FROM THE FAÇADE,
FINISHES	STUCCO, STONE, PRECAST, PRIMARY COLOR WHITE or CREAM, OTHER COLORS USED AS HIGHLIGHTS
PORCHES	NOT REQUIRED, ENTRANCE CLEARLY DEFINED
BALCONIES	ALLOWED

DEFINITIONS

Words and terms not defined within this document shall be interpreted in accordance with their normal dictionary meaning and customary usage. The following words, terms, and phrases, when used in respect of these Architectural Design Standards shall have the meanings ascribed to them herein, except where the context clearly indicates a different meaning:

Appearance means the outward aspect of a building visible to the public.

Appurtenance means the functional objects accessory to and part of buildings.

Arcade means a series of arches supported on piers or columns. Also, an arched, roofed gallery or passageway with shops on one or both sides.

Architectural drawing means A line drawing showing plan and/or elevation views of the proposed building for the purpose of showing the overall appearance of the building.

Architectural character means the composite or aggregate of the characteristics, inferences or implications of structure, form, materials and function of a building, group of buildings, or other architectural composition.

Architectural feature means a prominent or significant part or element of a building, structure, or site.

Architectural style means the characteristic form and detail of buildings of a particular historic period.

Articulation means fragmentation of the facades, form, massing, and surface of a building in order to break large uninteresting or oppressive mass into more human size components.

Balcony means an elevated platform projecting from the wall of a building and enclosed by a railing or parapet.

Berm means a raised form of earth to provide screening or to improve aesthetic

character.

Bracket means a weight-bearing member made of wood, stone, or metal that overhangs a wall.

City means the City of Fort Pierce, or the area within the Urban Services Boundary of St. Lucie County.

Civic means of or relating to a citizen, a city, a citizenship, or civil affairs.

Cohesiveness means unity of composition and style between design elements of a building or group of buildings and their appurtenances, including site arrangement, landscape, signage, and graphics.

Cornice means the projecting moldings that form the top band of an entablature or wall.

Development means any building activity requiring planning permission or a building permit from the City of Fort Pierce.

Dormer means a small structure that projects from a sloping roof, with a window in the facade face.

Eaves means the projecting overhang at the lower edge of a roof.

Encroachment means the building of a structure within the yard area of the parcel or parcels on which an application for development is applied.

Exterior building component means an essential and visible part of the exterior of a building.

External architectural feature means the architectural style and general arrangements of such portion of a building or structure as is designated to be open to view from a public street, place, or waterway, including the kind, color, and texture of the building material of such portion and the type of window, doors, lights, attached or ground signs, and other fixtures appurtenant to such portion.

Façade means any front or side elevation of a building facing a public way or space.

Fort Pierce Redevelopment Area means all property contained within the defined boundary of the Fort Pierce Redevelopment Area.

Frontage line means the line upon which the front wall of a building sits and is

synonymous with its front yard line (setback). Frontage lines also exist for side walls facing a public right-of-way. Porches, stoops, balconies, and bay windows may protrude beyond the frontage line as specified in this section.

Gable means the wall that encloses the end of a gable roof; triangular gable end below a roof overhang.

Historic District means all properties within the boundary of an adopted historic district located within the City of Fort Pierce.

Landscaping means all forms of planting and vegetation, ground forms, rock groupings, water patterns, walls, fences, driveways and pools and all other visible construction except buildings and utilitarian structures.

Logic of design means accepted principles and criteria of validity in the solution of the problem of design.

Louver means a window blind or shutter with horizontal slats angled to let in light and air, but keep out the rain, direct sunshine, and noise.

Mass, Massing means the physical volume or bulk of a building or series of connected buildings.

Mechanical equipment means equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning and similar purposes.

Miscellaneous structures mean structures, other than buildings, visible from public ways. Examples are Memorials, stagings, antennas, water tanks and towers, sheds, shelters, fences and walls, kennels, transformers, or drive-up facilities.

Open space means a spatially defined public area bound by streets, structure, or landscape so as to be differentiated from private outdoor areas in use and design. These areas shall follow logic of design within the site plan and generally be regular in shape.

Plant materials means trees, shrubs, vines, ground covers, grass perennials, annuals, and bulbs.

Parapet means a low, protective wall at the edge of a terrace, balcony, or roof, esp. that part of a wall that rises above the roof.

Porch means an exterior appendage to a building, forming a covered approach or vestibule to a doorway.

Preservation means the protection and care which prevents destruction or deterioration of significant structures, buildings, or natural resources.

Proportion means the relationship of parts of a building, landscape, structures, or buildings to each other and to the whole; balance.

Roof means the external upper covering of a building.

Roof, Gable means a roof with two slopes – front and rear– joining at a single ridge line.

Roof, Hip means a roof that slopes inward from all four exterior walls.

Roof, Mansard means a two-pitched roof with a steep lower slope that typically rises to a more gently sloped upper portion. The space formed by the mansard roof allows for additional living space.

Roof Slope means the angle generated from the ridge of a roof to its eaves.

Roofline means the part of a building that rises above the building's eaves. Rooflines can be highly decorative, with balustrades, pediments, statuary, dormer windows, cross gables, etc.

Rhythm means the repeated use of similar elements to create a visual pattern. This can be done through the use of repetition, contrast, or both.

Parapet means the portion of wall that projects above the adjacent roof.

Pediment means the triangular gable end of a classical building, or the same form used elsewhere in the building.

Pier means the square or rectangular masonry or wood pier that supports a building and carries the weight of it down to the ground.

Scale means harmonious relationships of the size of parts to one another and to the human figure.

Screening means a structure or planting which conceals from view from public ways the areas behind such structure or planting.

Shingles means small, rectangular-shaped slats of wood that are nailed to an exterior

surface, overlapping with one another from top to bottom.

Site break means a structural or landscape device to interrupt long vistas and create visual interest in a site development.

Street hardware means objects other than buildings, structures and plantings located in streets and public ways and outside of buildings. Examples are lamp posts, utility poles, traffic lights, traffic signs, benches, litter containers, planting containers, letter boxes and fire hydrants.

Streetscape means the scene as may be observed along streets composed of natural and manmade components including buildings, paving, planting, street hardware and miscellaneous structures.

Unified Sign Plan means a unified design which defines common sign standards, sizes, and design for multi-tenant projects.

Utilitarian structure means a structure or enclosure relating to mechanical or electrical services to a building or development.

Utility hardware means devices such as poles, crossarms, transformers and vaults, gas pressure regulating assemblies, hydrants and buffalo boxes that are used for water, gas, oil, sewer and electrical services to a building or a project.

Utility service means any device, including wire, pipe, and conduit, which carries gas, water, electricity, oil and communications into a building or development.

Vista means an unobstructed view seen from a particular location.

Vernacular means a type of local or regional construction, using traditional materials and resources distinctive of the south Florida area.

Window, Attic means a window lighting an attic story, and often located in a cornice. Attic windows are common to ancient Greek and Greek Revival architecture.

Window, Bay means A projecting bay that is lit on all of its projecting sides by glazing.

Window, Casement means a window hung vertically, hinged on one side, so that it swings inward or outward.

Window, Ribbon means band of windows (placed side by side) and separated only by

either a simple frame, mullion, or a narrow strip.

Window, Sash means the movable frames in a window in which windowpanes are set.

ORDINANCE NO. 24-~~nnn~~

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 125 – ZONING, ARTICLE VII - SUPPLEMENTARY REGULATIONS, DIVISION 1 – GENERALLY, SECTION 125-314 – DESIGN REVIEW TO SET OUT ARCHITECTURAL DESIGN STANDARDS AND TO ADOPT THE CITY OF FORT PIERCE ARCHITECTURAL DESIGN STANDARDS BY REFERENCE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the quality and compatibility of proposed development in the city is of critical public concern for all building and/or site improvements; and

WHEREAS, Architectural design standards are required to encourage quality site and architectural design and construction compatible with the scale and character of the city's mix of existing buildings and land uses; and

WHEREAS, Section 125-314 is amended to remove the design guidelines and to adopt the City of Fort Pierce Architectural Design Standards by reference, and

WHEREAS, the City of Fort Pierce Architectural Design Standards set out various design standards, which are not limited to the following, to regulate the character, style, massing, rhythm, form, and articulation of buildings and property, and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their _____, 2024, meeting, voted ___ to ___ to recommend approval of the request.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Chapter 125 – Zoning, Article VII – Supplementary Regulations, Division 1 – Generally, Section 125-314 – Design Review, is hereby amended, so the same shall read as follows:

Sec. 125-314. Design review.

- (a) *Applicability.* All development requiring site plan approval which submits application for development subsequent to the enactment of the ordinance from which this section is derived, shall be subject to the city's design review process. In addition, all city-sponsored development projects not subject to site plan review shall require administrative review and approval according to the Architectural Design Standards, as adopted. . The city's planning board shall function as the design

review board and shall be responsible for such design review, which shall be completed as part of the development review process. Applications for design review approval must satisfy the application submission requirements and shall be submitted to the planning department. Design review related to any changes to historic structures, or any new construction on an historic site or in an historic district shall be reviewed by the historic preservation board in lieu of the design review board in accordance with chapter 111. Use of obligatory verbs in this section such as "shall" and "must" are imperatives applicable as binding directives of the ordinance. Discretionary language such as "should," "may," "might," and "is encouraged" are applicable as general guidance for design choices. Design choices based on discretionary language will be subject to the assessment and recommendation of the planning director and the design review board.

- (b) *Purpose.* The quality and compatibility of all proposed development in the city is of critical public concern for all building and/or site improvements. The city's Architectural Design Standards require buildings to contribute to the existing and developing character of the city. The intent of the city's design review process is not to stifle innovative architecture but rather to ensure respect for and reduce incompatible and adverse impacts on the visual experience throughout the city. This shall be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs shall take cues from traditional proportioning systems and be synonymous with a chosen style. The Architectural Design Standards serve to encourage quality site and architectural design and construction compatible with the scale and character of the city's mix of existing buildings and land uses. Consideration of quality and compatibility shall be based on the massing, form and articulation of building walls, and order, rhythm and proportion of doors and windows rather than gratuitous decoration and ornamentation.
- (c) *Submission requirements.* Applications for design review approval shall be submitted on a supplemental application form as published by the planning department along with the appropriate fee as required by section 125-36. All presentation materials shall include a graphic scale and may include scale figures of pedestrians, vehicles and other common elements found in the public environment. The following materials must be submitted with an application, unless waived by city administrative staff as not necessary, before an application shall be considered complete and accepted for review:
- (1) *Required Application Documents.*

- a. A survey (one-inch equals 30 feet minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
- c. A written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than 50 years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs, and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrate cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.

- k. A color board (11 inch by 17 inch maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- (d) *Procedure for approval.* When site plan approval is required pursuant to section 125-313, the following procedure relating to design review shall take place concurrently:
 - (1) The application for design review approval shall be submitted to the planning department when the application for site plan approval is made. The department shall review the application for sufficiency to ensure that it conforms with the submittal requirements of this section. If additional information is required, then the applicant shall be advised and provided with a timeline to make the application whole. If the application remains incomplete, then the submittal shall be deemed withdrawn, and the applicant advised of such.
- (e) Major Site Plan: The design review shall be considered by the design review board concurrently with the major site plan review. The department shall forward the design review application to the design review board with a written report of the application's conformity with the City of Fort Pierce Architectural Design Standards, as adopted..
 - (1) The design review board shall review the application and make a recommendation to the commission for approval or disapproval. If the board recommends disapproval, the reasons shall be stated. The board shall consider the following standards:
 - a. The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color;
 - b. If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district;

- c. The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty;
- d. The design avoids undue monotony in structural design features.

The board may condition recommendation for approval upon an applicant obtaining of a suitable variance pursuant to division 3 of article II of this chapter.

- (2) The city commission shall hold a hearing on the application for design review approval at the same time it conducts a hearing on the major site plan. It shall not approve the application for design review approval if:
 - a. The application does not meet all applicable provisions of this Code;
 - b. The health, safety, and general welfare of the public are not properly provided for.
- (f) Minor Site Plan: The design review shall be considered administratively by the planning department. The department shall approve such minor application for design review approval if it meets the requirements of the City of Fort Pierce Architectural Design Standards, as adopted.
- (g) Amendment, Change or Modification of an approved design: Any change or modification in an approved application for design review shall be approved in the same manner as required for original approval except that the department may itself authorize a change or modification if such change or modification is minor and does not substantially alter the design characteristics or features previously approved. A proposed change or modification shall not be considered until a completed application form and filing fee are received by the department. If design review approval was originally part of a major site plan approval, and the department determines that a proposed change or modification is minor, the department shall advise the city commission of its intent to approve a minor change or modification and the change or modification shall then become effective unless the city commission finds that the proposed change or modification is substantial, not minor, whereupon the request for change or modification shall be reviewed by the same procedure required for original approval.
- (h) *Expiration of approval.*
 - (1) Expiration of approval shall coincide with expiration of the associated site plan.
 - (2) Where site plan approval is not required, the applicant shall have one year to complete the approved activity.

(11) *Renovations, alterations and/or additions.*

- a. Renovations, alterations and/or additions to existing structures shall be reviewed as minor applications.
- b. Such alterations shall be compatible with the city's existing and developing character regarding scale, massing, materials, and architectural design referenced in the above sections. Primary elevations of the facade shall be reconstructed, as appropriate, according to the design review guidelines for new development.
- c. Renovation projects shall encompass, where appropriate, the entire site.

SECTION 2. The City of Fort Pierce Architectural Design Standards (**Exhibit A**) are hereby adopted by reference.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 5. This Ordinance shall be and become effective immediately upon final passage.

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-nnn was duly advertised in the St. Lucie News Tribune on Sunday, , and Sunday,; copy of said Ordinance was made available at the office of the City Clerk to the public upon request;

said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2024; and was duly introduced, read by title only, and passed on second and final reading _____, 2024, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this ____ of _____, 2024.

Linda Hudson
MAYOR COMMISSIONER

ATTEST

Linda W. Cox
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM AND
CORRECTNESS:

Sara Hedges, Esq.
CITY ATTORNEY

EXHIBIT A

CITY OF FORT PIERCE ARCHITECTURAL DESIGN STANDARDS