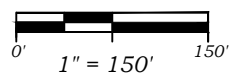


NOTES:
 ALL BEARINGS AND DISTANCES SHOWN ARE RECORD AND MEASURED, UNLESS OTHERWISE SHOWN.
 P.U.&D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
 BEARINGS ARE BASED UPON THE MEASURED BEARING FOR THE NORTHERLY RIGHT OF WAY LINE OF CORTEZ BOULEVARD.



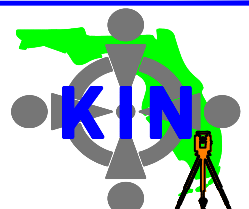
NORTH ARROW & GRAPHIC SCALE



JOB # - 2304-100	REVISION -
FIELD DATE - 05/08/2023	REVISION -
DRAWN BY - LM	REVISION -
REVISION - 6.28.23	REVISION -
REVISION - 8.16.23	REVISION -
REVISION -	REVISION -

FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER LB 8553

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 PROFESSIONAL SURVEYING AND MAPPING
 5220 US HIGHWAY 1, #104
 VERO BEACH, FL 32967
 PHONE - (888) 396-7770
 WWW.KINSURVEY.COM



LEGAL DESCRIPTION:

PARCEL 1:

COMMENCE AT THE EASTERLY CORNER OF CORTEZ BOULEVARD AND PLACID AVENUE RUN, THENCE NORTH 89°03'35" WEST, A DISTANCE OF 203.35' TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°03'35" WEST, A DISTANCE OF 222.05' TO A POINT; THENCE RUN NORTH 00°50'59" EAST, A DISTANCE OF 259.40' TO A POINT; THENCE RUN SOUTH 87°38'12"EAST, A DISTANCE OF 211.36' TO A POINT; THENCE RUN SOUTH 1°34'43" EAST, A DISTANCE OF 254.50', TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE EASTERLY CORNER OF CORTEZ BOULEVARD AND PLACID AVENUE, THENCE RUN NORTH 89°03'35" WEST, A DISTANCE OF 425.40' TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°03'35" WEST, A DISTANCE OF 38.94' TO A POINT; THENCE RUN NORTH 0°56'25" EAST, A DISTANCE OF 15.00' TO A POINT; THENCE RUN NORTH 89°03'35" WEST, A DISTANCE OF 372.74' TO A POINT; THENCE RUN NORTH 45°41'14" WEST, A DISTANCE OF 36.35' TO A POINT; THENCE RUN NORTH 02°05'34" WEST, A DISTANCE OF 593.00' TO A POINT; THENCE RUN NORTH 89°55'50" EAST, A DISTANCE OF 664.70' TO A POINT; THENCE RUN SOUTH 1°34'43" EAST, A DISTANCE OF 388.43', TO A POINT; THENCE RUN SOUTH 87°38'12"EAST, A DISTANCE OF 211.36' TO A POINT; THENCE RUN NORTH 00°50'59" EAST, A DISTANCE OF 259.40' TO THE POINT OF BEGINNING.

JOB NUMBER: 2304-100

FIELD WORK DATE: 04/25/2023

PROPERTY ADDRESS:

2400 CORTEZ BOULEVARD, FORT PIERCE, FL 34982

FLOOD INFORMATION:

PANEL NUMBER: 12111C0186J

FIRM DATE: FEBRUARY 16, 2012

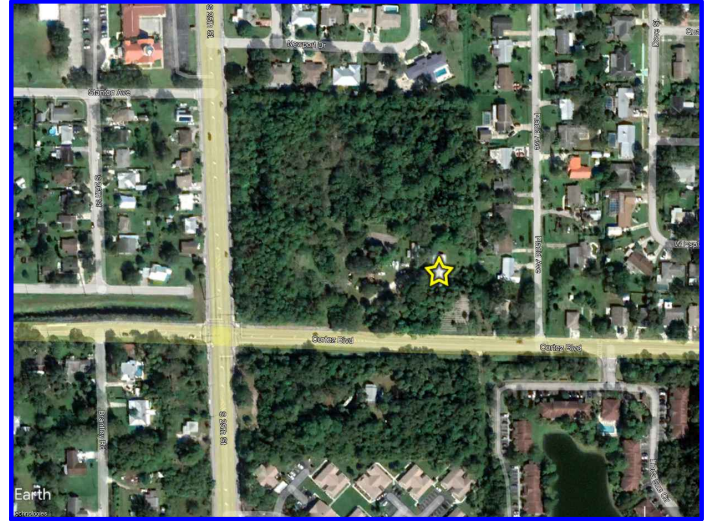
FLOOD ZONE: X

BASE FLOOD ELEVATION: NA

COMMUNITY NAME: ST. LUCIE COUNTY

COMMUNITY NUMBER: 120285

AERIAL PHOTOGRAPH



SURVEYOR'S LEGEND

A/C = AIR CONDITIONING
 BB = BEARING BASIS
 BFP = BACKFLOW PREVENTER
 BLDG = BUILDING
 BLK = BLOCK
 BM = BENCHMARK
 C = CURVE
 CATV = CABLE T.V. RISER
 CB = CATCH BASIN
 CL = CENTERLINE
 CLF = CHAIN LINK FENCE
 CLP = CONCRETE LIGHT POLE
 CONC = CONCRETE
 CP = CONTROL POINT
 CPP = CONCRETE POWER POLE
 D = DEED
 DF = DRAINFIELD
 ELEV = ELEVATION
 EM = ELECTRIC METER
 EOW = EDGE OF WATER
 EP = EDGE OF PAVEMENT
 F = FIELD
 FCM = FOUND CONCRETE MONUMENT
 FDH = FOUND DRILL HOLE

FFE = FINISHED FLOOR ELEVATION
 FIP = FOUND IRON PIPE
 FIPC = FOUND IRON PIPE AND CAP
 FIR = FOUND IRON ROD
 FIRC = FOUND IRON ROD AND CAP
 FN = FOUND NAIL
 FN&D = FOUND NAIL AND DISC
 FND = FOUND
 FPK = FOUND PK NAIL
 FPKD = FOUND PK NAIL AND DISC
 FRRSKP = FOUND RAILROAD SPIKE
 GAR = GARAGE
 HYD = FIRE HYDRANT
 ID = IDENTIFICATION
 L = LENGTH
 LB # = LICENSED BUSINESS
 LS # = LICENSED SURVEYOR
 M = MEASURED
 MB = MAP BOOK
 MES = MITERED END SECTION
 MH = MANHOLE
 MLP = METAL LIGHT POLE
 OHW = OVERHEAD WIRES
 P = PLAT
 PB = PLAT BOOK
 PC = POINT OF CURVATURE

PCC = POINT OF COMPOUND CURVATURE
 PCP = PERMANENT CONTROL POINT
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PP = POOL PUMP
 PRC = POINT OF REVERSE CURVATURE
 PRM = PERMANENT REFERENCE MONUMENT
 PT = POINT OF TANGENCY
 R = RADIUS
 RNG = RANGE
 R/W = RIGHT OF WAY
 S = SEPTIC
 SEC = SECTION
 SIR = SET IRON ROD AND CAP
 SPKD = SET PK NAIL AND DISC
 SV = SEWER VALVE
 TBM = TEMPORARY BENCHMARK
 TOB = TOP OF BANK
 TWP = TOWNSHIP
 TR = TELEPHONE RISER
 TYP = TYPICAL
 WIT = WITNESS
 WLP = WOOD LIGHT POLE
 WM = WATER METER
 WPP = WOOD POWER POLE
 WV = WATER VALVE

LINETYPES

— = BOUNDARY LINE
 — = STRUCTURE LINE
 - - - - - = CENTERLINE
 - - - - - = EASEMENT LINE
 - - - - - = FENCE LINE
 - - - - - = OLD LOT LINE

SYMBOLS

⊙ = FIRE HYDRANT
 ⊗ = WATER METER
 ⊗ = POWER POLE
 ⊗ = GAS SERVICE
 ⊙ = LIGHT POLE
 ⊗ = WELL
 ⊕ = BENCHMARK
 ▣ = CATCH BASIN
 ⊗ = SANITARY MANHOLE
 ⊗ = CABLE T.V. SERVICE
 ⊗ = ELECTRIC SERVICE
 ⊗ = TELEPHONE SERVICE
 ⊗ = DRAINAGE MANHOLE
 ⊗ = SANITARY SERVICE

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ELECTRONIC OR ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. FENCES SHOWN ON SURVEY ARE FOR ILLUSTRATIVE PURPOSES ONLY. FENCE TIES SHOWN ARE RELATIVE TO THE CENTER OF SAID FENCE. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
8. PROPERTY LINES AND OR IMPROVEMENTS SHOWN WERE PHYSICALLY LOCATED BY FIELD SURVEY.
9. MONUMENTS FOUND OR SET ARE SHOWN, CALCULATED LINES AND INFORMATION IS NOTED BY (C).
10. COMPUTATIONS OF LINES AND OR DATA NOT FOUND ARE SHOWN AS (C).
11. THIS SURVEY MEETS AND/OR EXCEEDS THE ACCURACY REQUIREMENTS PER FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.
12. PRIOR TO SURVEY INFORMATION OBTAINED WAS LEGAL DESCRIPTION FROM CLIENT OR FROM PUBLICLY PUBLISHED COUNTY TAX COLLECTOR SITE, RECORDED PLATS AND OR SECTION CORNER RECORDS IF APPLICABLE.
13. IF ONLY A DIGITAL SURVEY COPY IS REQUIRED A SURVEY REPORT WILL BE PLACED IN FILE. THE DIGITAL SURVEY IS NOT FULL AND COMPLETE WITHOUT THE SURVEY REPORT FILE.

SURVEYOR'S SIGNATURE

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR BELOW. THE SURVEYOR HEREBY CERTIFIES THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES SET FORTH IN CHAPTER 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.025, FLORIDA STATUTES. THE SURVEYOR HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

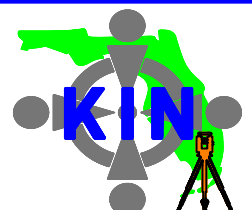
CERTIFIED TO:

KENNETH M. GIBBONS
 ROBERT A. GIBBONS
 DAVID ALAN GIBBONS

 BILL HYATT
 SURVEYOR AND MAPPER # 4636
 STATE OF FLORIDA

 DATE

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 VERO BEACH, FL 32967
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Planning and Development
Services Department
Planning Division

MEMORANDUM

TO: Benjamin Balcer, AICP, Planning & Development Services Director

FROM: Kori Benton, AICP, Planning Manager

DATE: March 5, 2025

SUBJECT: Gibbons Lot Split – LS-2210-000013
PDS Order 2025-029

On October 18, 2022, Pamela Williams of the Fairwater Title Company, on behalf of the property owner, submitted a lot split application for a parcel located at 2400 Cortez Blvd. in Fort Pierce (Parcel ID# 2421-233-0001-000-2). The proposal would divide a +/-9.52-acre parcel into a +/- 8.246-acre Parcel “A” and a +/-1.276-acre Parcel “B”.

BACKGROUND:

Applicant/Property Owner: Kenneth, Robert & David Gibbons
2400 Cortez Blvd.
Fort Pierce, FL 34982-5608

Agent: Pamela Williams - Fairwater Title Company
466 SW Port St. Lucie Blvd, Ste 108
Port Saint Lucie, FL 34953

Parcel ID Number: 2421-233-0001-000-2

Parcel Size: 9.52-acres

Site Address: 2400 Cortez Blvd., Fort Pierce, FL 34982

Existing Use: Single-Family Residence

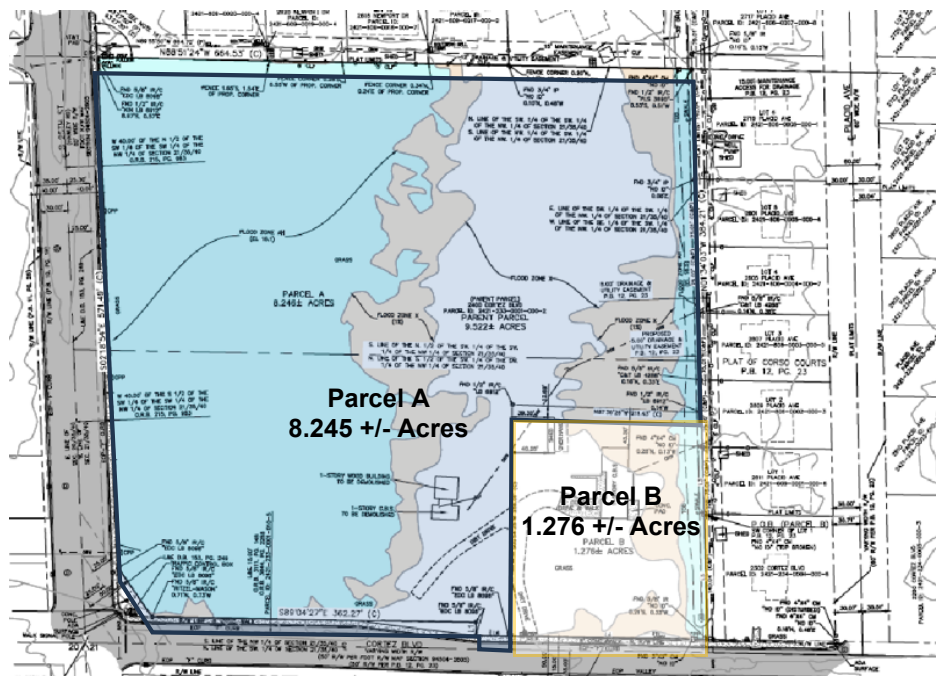
Zoning District: RS-4 (Single-family, Residential-4)

Future Land Use: RU (Residential Urban)

Existing Right-of-Way: Cortez Blvd. is an existing 50 to 65 ft. Right-of-way, north of a 57ft. NSLRWCD Right-of-way. No request for Right-of-Way dedication at this time.

Utilities Services: Existing Well & Septic, FPUA Water & Wastewater Available (to South)

Proposed Lot Split



ANALYSIS:

Pursuant to the St. Lucie County Land Development Code (LDC) adopted on January 1, 1990, a property owner of a meets and bounds tract of land may apply for a one-time lot split, free from any previous division of land. Following staff's review of the deeds for the subject property and adjacent properties, it has been determined, there has not been a previous lot split, lot line adjustment or minor replat since the adoption of the 1990 LDC.

The subject property is within the RS-4 (Single-family, Residential-4) Zoning District, with a Future Land Use designation of RU (Residential Urban). The site is located within the Urban Service Boundary (USB), however existing legacy services are via well and septic. The Fort Pierce Utilities Authority (FPUA) has central water and wastewater lines to the south which would be accessible to future development.

STANDARDS FOR LOT SPLIT REVIEW AS SET FORTH IN THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE SECTION 11.03.04

St. Lucie County Land Development Code (LDC) [Section 11.03.04](#) establishes the Standards of Review for Lot Splits. The proposed lot split shall be granted only if the applicant complies with the following:

1. Each lot conforms to the requirements of this Code.

Pursuant to LDC [Section 7.04.01](#), the proposed lot line adjustment will result in both parcels complying with the lot size and dimensional requirements for the RS-4 (Residential, Single-family-

4) Zoning District, as outlined in the following table:

Zoning District	Min Lot Size	Min Lot Width	Min Road Frontage
RS-4 (Residential, Single-family-4)	10,000 ft ² *8,000 ft ²	75 feet	60 feet

Parcel A

The newly proposed Parcel “A” parcel is slated to contain +/-8.245 acres, exceeding the lot width, area and frontage requirements. Accessory structures on this land are proposed for removal.

Parcel B

The existing single-family residence will remain on proposed Parcel “B” +/-1.276 acres, including maintenance of some accessory structures or features. Parcel “B” will comply with the lot width, area and frontage requirements.

2. Each lot shall abut a public or private street (except as hereinafter provided) for the required minimum road frontage for the Zoning District where the lots are located.

Following the division, the parcels will each feature over 60ft. of frontage along Cortez Blvd., with Parcel “A” holding frontage on 25th Street.

3. If any lot abuts, a street right-of-way that does not conform to the design specifications provided in this Code, the owner shall be required to dedicate one-half the right-of-way width necessary to meet the minimum design requirements.

Cortez Blvd. is an existing 50 to 65 ft. right-of-way, north of a 57ft. NSLRWCD Right-of-way. 25th Street is an 80ft. right-of-way in this area. There is no request for a right-of-way dedication by the Public Works Department.

RECOMMENDATION:

Approval of PDS Order No. 2025-029 (with conditions)

Staff coordinated with the Development Review Committee (DRC) and determined the subject parcel may be divided as shown on the Survey Sketch prepared by Michael Owen of EDC Inc. (Haley Ward) dated December 18, 2024 and submitted to the Planning & Development Services Department on January 29, 2025 and meets all applicable provisions of the Land Development Code subject to the following conditions:

1. Within 90 days of Lot Split approval, the applicant and/or property owners shall record warranty deeds reflecting the approved land division.
2. No further division of the property is permitted unless a final record plat is submitted in accordance with Section 11.03.04 of the Land Development Code.
3. No further division of the property is permitted unless a final record plat is submitted in accordance with Section 11.03.04 of the Land Development Code.

Attachment: Boundary Survey and Lot Split Sketches created by EDC Inc.

PDS ORDER 2025-029

File No.: LS-2210-000013

AN ORDER APPROVING A LOT SPLIT FOR THE PROPERTY CONSISTING OF 9.52 ACRES LOCATED AT 2400 CORTEZ BOULEVARD, KNOWN AS THE GIBBONS LOT SPLIT

WHEREAS, the St. Lucie County Planning and Development Services Director has reviewed the application for a Lot Split submitted by Pamela Williams - Fairwater Title Company on behalf of the Property Owners, evaluated the comments and certification of the Development Review Committee, and made the following determinations:

1. The Lot Split application has been approved for the property consisting of 9.52 acres, which holds a zoning designation of RS-4 (Single-family, Residential-4), located on the north side of Cortez Blvd., east of 25th Street, and legally described as follows:

LEGAL DESCRIPTION (SUBJECT PROPERTY)

THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4 OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA,

LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (PARCEL ID# 2421-233-0001-000-2)

CONTAINING 9.522 ACRES, MORE OR LESS.

DIVIDED AS FOLLOWS:

LEGAL DESCRIPTION PARCEL "A"

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (PARCEL ID# 2421-233-0001-000-2) LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°34'03" WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°36'26" WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°54'25" WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°04'27" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°34'03" WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING. CONTAINING 8.246 ACRES, MORE OR LESS. 8.246 ACRES, MORE OR LESS. THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST.

LUCIE COUNTY, FLORIDA. (PARCEL ID# 2421-233-0001-000-2) LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°34'03" WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°36'26" WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°54'25" WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°04'27" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°34'03" WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING. CONTAINING 8.246 ACRES, MORE OR LESS. 8.246 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL "B"

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°34'03" WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°36'26" WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°54'25" WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°04'27" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°34'03" WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING. CONTAINING 1.276 ACRES, MORE OR LESS. 1.276 ACRES, MORE OR LESS.

2. The Development Review Committee has reviewed the lot split application for the subject property and found it to meet the technical requirements of the St. Lucie County Land Development Code and has satisfied the standards of review set forth in Section 11.03.04(D) of the St. Lucie County Land Development Code.
3. Planning staff has provided an analysis of the parcel's eligibility for a one-time lot split pursuant to Section 11.03.04 of the St. Lucie County Land Development Code. That analysis can be found in the memorandum dated March 5, 2025, entitled *Gibbons Lot Split – LS-2210-000013*.

NOW, THEREFORE, BE IT ORDERED by the Planning and Development Services Director of St. Lucie County, Florida:

- A. Pursuant to Section 11.03.04 of the St. Lucie County Land Development Code, the Lot Split is hereby approved by the Planning and Development Services Director as shown on the survey sketch (Exhibit A) prepared Michael Owen of EDC Inc. (Haley Ward) dated December 18, 2024 and submitted to the Planning & Development Services Department on January 29, 2025 subject to the following conditions:
 1. Prior to recording warranty deeds to achieve the approved Lot Split, the rear accessory structure (shed) shall be permitted for relocation to comply with setbacks, removed, or an administrative variance achieved.
 2. Within 90 days of Lot Split approval, the applicant and/or property owners shall record warranty deeds reflecting the approved land division.
 3. No further division of the property is permitted unless a final record plat is submitted in accordance with Section 11.03.04 of the Land Development Code.

B. St. Lucie County is not responsible for the maintenance, up-keep, or improvement of any private drives, roads, streets, easements, or rights-of-way providing ingress and egress or drainage service to the subject property.

C. A copy of this Order shall be attached to the boundary survey described in Part A and shall be placed on file in the Planning and Development Services Department.

D. This Order shall be recorded in the Public Records of St. Lucie County.

ORDER effective the _____ day of _____, 2025.

PLANNING AND DEVELOPMENT SERVICES
ST. LUCIE COUNTY, FLORIDA

BY _____

Benjamin Balcer, AICP, Director

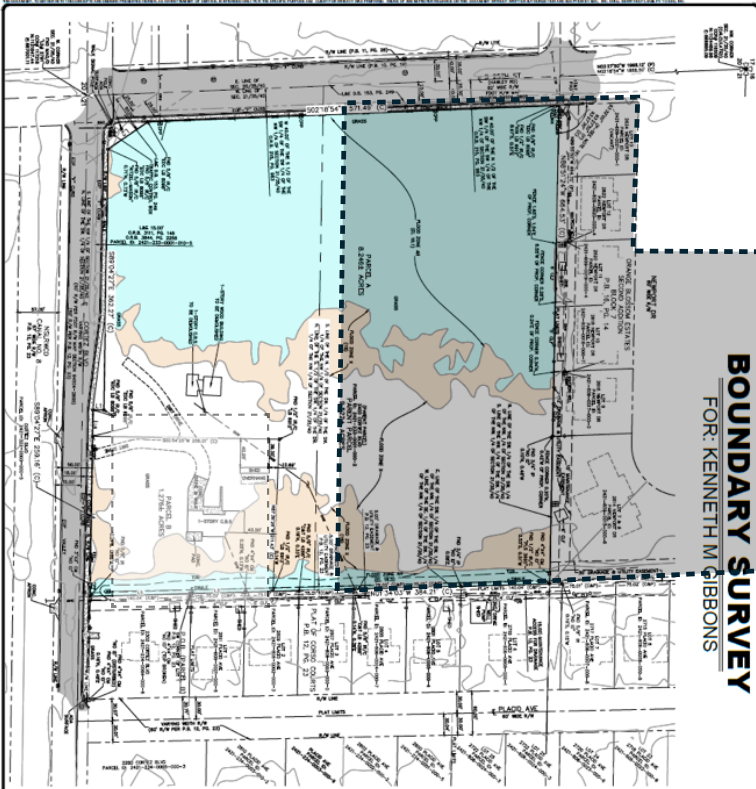
APPROVED AS TO FORM
AND CORRECTNESS

County Attorney

EXHIBIT A
(Boundary Sketch of Division)

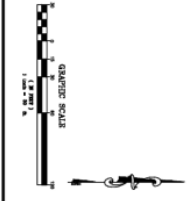
BOUNDARY SURVEY



FOR: KENNETH M GIBBONS

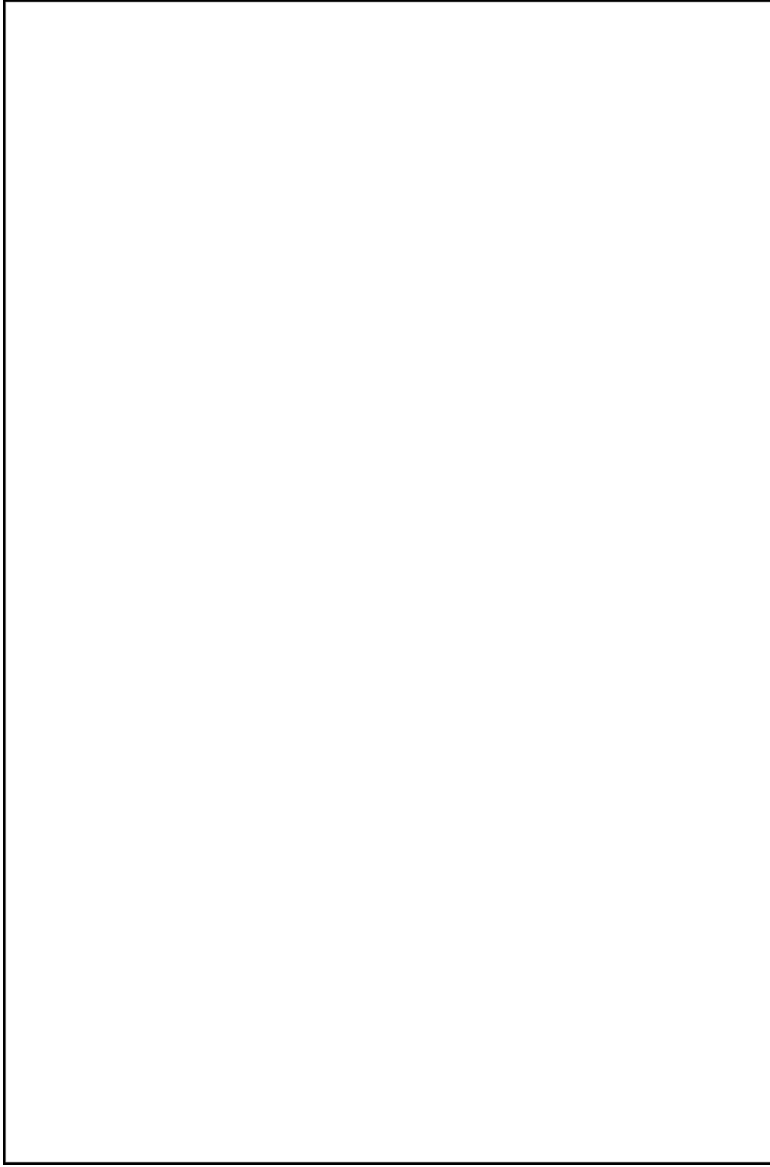


LAND TABLE

NO.	DESCRIPTION	ACRES
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 23-187 2 OF 2	BOUNDARY SURVEY FOR: KENNETH M GIBBONS LAND LYING IN SEC. 21, TOWNSHIP 36 SOUTH, RANGE 40 EAST OF LOGS COUNTY, MINNESOTA		 JOHN T. GIBBONS SURVEYOR 1000 1ST AVENUE, S.W. MINNEAPOLIS, MN 55415 PHONE: 612-338-1111 FAX: 612-338-1112 WWW: JTGIBBONS.COM
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Prepared by and return to:
Guillermo M. Mancebo, Esq.
Mancebo Law, P.A.
250 Catalonia Avenue, Suite 302
Coral Gables, FL 33134
(305) 704-8694
File Number: 24-132-MORLEY

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Warranty Deed

This Warranty Deed made this 23rd day of May, 2025 between Kenneth M. Gibbons, a single man, whose post office address is 2400 Cortez Blvd, Fort Pierce, FL 34982, Nancy Leah Gibbons, a single woman, whose post office address is 4155 Wildridge Drive, Duluth, GA 30096, John Ammons, a single man, whose post office address is 36294 Crestway Avenue, Pralrieville, LA 70769, Sherry Brown, a single woman, as Personal Representative of the Estate of Robert A. Gibbons, whose post office address is 3 Harbour Isle Drive East, Unit 106, Fort Pierce, FL 34949, Joseph C. Gibbons, a single man, whose post office address is 2400 Cortez Blvd, Fort Pierce, FL 34982, Cynthia Bencaz, a married woman, whose post office address is 10801 Lindsay Lane, Denham Springs, LA 70726, David Alan Gibbons, a single man, whose post office address is 6103 Birch Drive, Fort Pierce, FL 34982 and Dianne Quebedeaux, a married woman, whose post office address is 1715 McQuid Drive, Baton Rouge, LA 70810, grantor, and MRM Ventures II, LLC, a Florida Limited Liability Company whose post office address is 18501 Pines Boulevard, Unit 107, Pembroke Pines, FL 33029, 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, situated, lying and being in St. Lucie County, Florida to-wit:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (PARCEL ID# 2421-233-0001-000-2) LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°34'03" WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°36'26" WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°54'25" WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°04'27" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°34'03" WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING CONTAINING APPROXIMATELY 8.246 ACRES.

Subject to taxes for 2025 and subsequent years; conditions, covenants, easements, limitations, reservations and restrictions of record, if any. This instrument shall not serve to reimpose same.

Grantors Cynthia Bencaz and Dianne Quebedeaux warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantors' residence and homestead address is: 10801 Lindsay Lane, Denham Springs, LA 70726 and 1715 McQuid Drive, Baton Rouge, LA 70810, respectively.

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 12/31/2024.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK – INDIVIDUAL SIGNATURE PAGES TO FOLLOW

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:

Natalie M. Ochee
Witness
Printed Name: Natalie M. Ochee
P.O. Address: 5705 Briargate Lane
FL Pierce FL 34981

Kenneth M. Gibbons
Kenneth M. Gibbons

Reeshema Jeanbaptiste
Witness
Printed Name: Reeshema Jeanbaptiste
P.O. Address: 375 SW Arimundo Ter
Fort St. Lucie, FL 34984

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of May, 2025 by Kenneth M. Gibbons who is personally known or has produced a driver's license as identification.

[Seal]



REESHEMA JEANBAPTISTE
Notary Public - State of Florida
Commission: HH 388796
Expires: 04/19/2027

Reeshema Jeanbaptiste
Notary Public
Print Name: Reeshema Jeanbaptiste
My Commission Expires: 4/19/2027

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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:

Christina Carroll

Witness

Printed Name: Christina Carroll
P.O. Address: 4155 Wildridge Dr
Duluth GA 30096

[Signature]

Witness

Printed Name: Don Funches-Wells
P.O. Address: 1700 Northside Drive
AT 5346, Atlanta GA, 30358

Nancy Leah Gibbons
Nancy Leah Gibbons

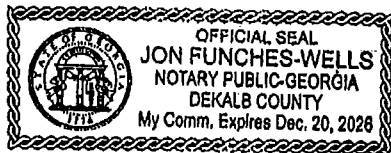
State of Georgia
County of Gwinnett

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of May, 2025 by Nancy Leah Gibbons who is personally known or has produced a driver's license as identification.

[Seal]

[Signature]
Notary Public
Print Name: Don Funches-Wells
My Commission Expires: December 20th, 2026

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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:

[Signature]

Witness
Printed Name: Blaine Bonville
P.O. Address: 5804 Macbeth Dr.
Baton Rouge, LA 70817

[Signature]
John Ammons

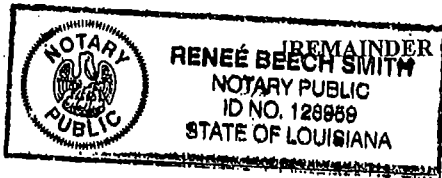
[Signature]
Witness
Printed Name: Renee Beech Smith
P.O. Address: 3656 W. Loyola Dr
Kenner, LA 70065

State of Louisiana
County of East Baton Rouge

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of May, 2025 by John Ammons who is personally known or has produced a driver's license as identification.

[Seal]

[Signature]
Notary Public
Print Name: Renee Beech Smith
My Commission Expires: at Death 12/25/25



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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:

Estate of Robert A. Gibbons

Natalie M. Ochee
Witness
Printed Name: Natalie M. Ochee
P.O. Address: 5705 Briaragate Lane
FL Pierce FL 34901

By: [Signature]
Sherry Brown, Personal Representative

Rushema Jeanbaptiste
Witness
Printed Name: Rushema Jeanbaptiste
P.O. Address: 375 SW Arimaloo Ter
Fort St. Lucie, FL 34984

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of May, 2025 by Sherry Brown, Personal Representative of the Estate of Robert A. Gibbons who is personally known or has produced a driver's license as identification.

[Seal]



REESHEMA JEANBAPTISTE
Notary Public - State of Florida
Commission: HH 388796
Expires: 04/19/2027

Rushema Jeanbaptiste
Notary Public
Print Name: Rushema Jeanbaptiste
My Commission Expires: 4/19/2027

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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:

Natalie M. Ochee
Witness
Printed Name: Natalie M. Ochee
P.O. Address: 5705 Briarrose Lane
FL PIERCE FL 34981

Joseph C. Gibbons
Joseph C. Gibbons

Reeshema Jeanbaptiste
Witness
Printed Name: Reeshema Jeanbaptiste
P.O. Address: 375 SW Arimaldo Ter
Fort St. Lucie, FL 34984

State of FLORIDA
County of St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of May, 2025 by Joseph C. Gibbons who is personally known or has produced a driver's license as identification.

[Seal]



REESHEMA JEANBAPTISTE
Notary Public - State of Florida
Commission: HH 388796
Expires: 04/19/2027

Reeshema Jeanbaptiste
Notary Public
Print Name: Reeshema Jeanbaptiste
My Commission Expires: 4/19/2027

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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:

[Signature]
Witness
Printed Name: Blaine Bonville
P.O. Address: 5804 Macbeth Dr.
Baton Rouge, LA 70817

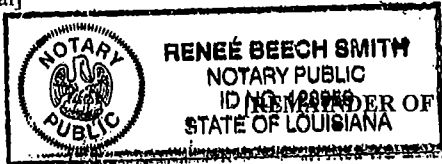
[Signature]
Cynthia Bencaz

[Signature]
Witness
Printed Name: Renee Beech Smith
P.O. Address: 3656 W. Loyola Dr
Kenner, LA 70065

State of Louisiana
County of East Baton Rouge

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of May, 2025 by Cynthia Bencaz who is personally known or has produced a driver's license as identification.

[Seal]



[Signature]
Notary Public
Print Name: Renee Beech Smith 128959
My Commission Expires: at Death

NO MARKS OR THIS PAGE INTENTIONALLY BLANK

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:

Reeshema Jeanbaptiste
Witness
Printed Name: Reeshema Jeanbaptiste
P.O. Address: 373 SW Fernaldo Ter,
Port St. Lucie, FL 34984.

David Alan Gibbons
David Alan Gibbons

Natalie M. Ochs
Witness
Printed Name: Natalie M Ochs
P.O. Address: 3705 Bonarvale Lane
Fort Pierce FL 34981

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of May, 2025 by David Alan Gibbons who is personally known or has produced a driver's license as identification.

[Seal] **REESHEMA JEANBAPTISTE**
Notary Public - State of Florida
Commission: HH 388796
Expires: 04/19/2027

Reeshema Jeanbaptiste
Notary Public
Print Name: Reeshema Jeanbaptiste
My Commission Expires: 4/17/2027

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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:

[Signature]

Witness
Printed Name: Blaine Bonville
P.O. Address: 5804 Macbeth Dr.
Baton Rouge, LA 70817

[Signature]

Dianne Quebedeaux

[Signature]

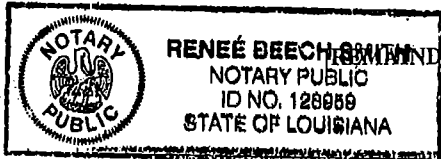
Witness
Printed Name: Renee Beech Smith
P.O. Address: 3656 W. Loyola Dr
Kenner LA 70065

State of Louisiana
County of East Baton Rouge

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of May, 2025 by Dianne Quebedeaux who is personally known or has produced a driver's license as identification.

[Seal]

[Signature]
Notary Public
Print Name: Renee Beech Smith 128859
My Commission Expires: at Death



RENEE BEECH SMITH
NOTARY PUBLIC
ID NO. 128859
STATE OF LOUISIANA

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Exhibit A

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (PARCEL ID# 2421-233-0001-000-2) LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°3403 WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°3626 WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°5425 WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°0427 EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°3403 WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING CONTAINING 8.246 ACRES.

Parcel Identification Number: 2421-233-0001-000-2