

This instrument was prepared by
and upon recording should be returned to:

Jennifer Kilinski, Esq.
KILINSKI | VAN WYK PLLC
517 E. College Avenue
Tallahassee, Florida 32301

AMENDED AND RESTATED¹
NOTICE OF ESTABLISHMENT OF
MCCARTY'S CHOICE COMMUNITY DEVELOPMENT DISTRICT

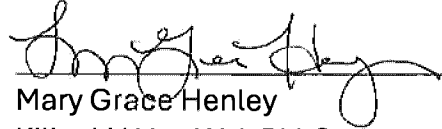
PLEASE TAKE NOTICE that on June 22, 2026, and pursuant to a petition filed by McCarty Town Development, LLC, the City Council of the City of Port St. Lucie, Florida enacted Ordinance 26-57, which became effective July 2, 2026, establishing McCarty's Choice Community Development District ("**District**"). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District's registered agent as designated to the Department of Commerce under Section 189.014, *Florida Statutes*.

MCCARTY'S CHOICE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

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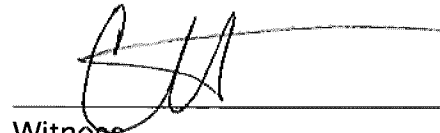
¹ This *Amended and Restated Notice of Establishment* amends the *Notice of Establishment* recorded in St. Lucie County on June 29, 2026, Official Records Book 5496, Page 2171, reflecting the correct effective date of Ordinance 26-57.

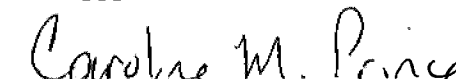
IN WITNESS WHEREOF, this Notice has been executed on this 8th day of July 2026, and recorded in the Official Records of St. Lucie County, Florida.


Mary Grace Henley
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301


Witness

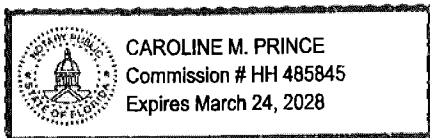

Print Name
Address: 517 E. College Avenue
Tallahassee, Florida 32301


Witness

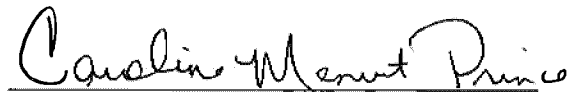

Print Name
Address: 517 E. College Avenue
Tallahassee, Florida 32301

**STATE OF FLORIDA
COUNTY OF LEON**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of July 2026, by **Mary Grace Henley**, as **Representative** for **McCarty's Choice Community Development District**, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification and who ☐ did or ☒ did not take an oath.



(NOTARY SEAL)


NOTARY PUBLIC, STATE OF FLORIDA

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed)

EXHIBIT A:

Legal Description

THE SOUTH 1290.46 FEET OF THE SOUTHWEST ONE QUARTER LYING SOUTH OF PONY PINES-UNIT ONE, AS IN PLAT BOOK 17, PAGE 3, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE EAST 46 FOOT CANAL RIGHT OF WAY AND LESS THE WEST 98 FEET FOR ROAD AND CANAL RIGHT OF WAY, ST. LUCIE COUNTY, FLORIDA

ALL ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 9 TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID SECTION 9, NORTH 89°39'17" EAST, A DISTANCE OF 98.00 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 00°26'11" WEST, A DISTANCE OF 860.13 FEET; THENCE, NORTH 89°36'30" EAST, A DISTANCE OF 178.61 FEET; THENCE, NORTH 00°17'45" WEST, A DISTANCE OF 200.03 FEET; THENCE, NORTH 89°44'22" EAST, A DISTANCE OF 300.22 FEET; THENCE, NORTH 00°19'38" WEST, A DISTANCE OF 230.60 FEET; THENCE, NORTH 89°39'17" EAST, A DISTANCE OF 200.14 FEET; THENCE, SOUTH 00°19'38" EAST, A DISTANCE OF 30.37 FEET; THENCE, NORTH 89°40'22" EAST, A DISTANCE OF 87.85 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 59° 47' 32", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 62.61 FEET, AND WHOSE LONG CHORD BEARS NORTH 59° 46' 36" EAST FOR A DISTANCE OF 59.81 FEET; THENCE, NORTH 89°40'22" EAST, A DISTANCE OF 461.28 FEET; THENCE, NORTH 00°19'38" WEST, A DISTANCE OF 0.75 FEET; THENCE, NORTH 89°39'17" EAST, A DISTANCE OF 1267.24 FEET; THENCE, SOUTH 00°21'14" EAST, A DISTANCE OF 1290.46 FEET; THENCE, SOUTH 89°39'17" WEST, A DISTANCE OF 2546.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,137,359 SQUARE FEET OR 72.0238 ACRES, MORE OR LESS.