

EXHIBIT A

Sawgrass Lakes

Residential Zoning District (P.U.D.)

- A. THE PURPOSE** of the Sawgrass Lakes P.U.D. zoning district shall be to establish uses and use standards for the development of a low density, single-family community, attendant recreational uses, neighborhood convenience commercial, and to establish development standards and provisions as are appropriate to ensure proper development.
- B. PERMITTED PRINCIPAL USES and STRUCTURES** are as follows:
- a. Single-family dwellings
 - b. Single-family dwellings (zero lot line)
 - c. Open Space Recreational for the Sawgrass Lakes POA storage of its member's recreational vehicles, utility vehicles, boats on trailers, and all other permitted uses as set forth in the City's Open Space Recreational Zoning District 158.100.
 - i. The Sawgrass Lakes OSR will be adhered to all other conditions as set forth in the Open Space Recreational Zoning District 158.100.
 - d. A 4.9-acre commercial center will meet all conditions as set forth in the City's Neighborhood Convenience Commercial (CN) 158.120.
- C. MINIMUM LOT REQUIREMENTS** are as follows:
- a. Single-family dwellings shall be 8,500 square feet and width of 72 feet.
 - b. Single-family (zero lot line) dwellings shall be 5,850 square feet and width of 50 feet.
- D. MAXIMUM BUILDING COVERAGE** is as follows:
- a. Single-family dwellings will be 35% of lot area with a maximum impervious surface area not to exceed 50% of lot area.
 - b. Single-family (zero lot line) dwellings will be 45% of lot area with a maximum impervious surface area not to exceed 60% of lot area.
- E. MAXIMUM BUILDING HEIGHT** in the Sawgrass Lakes P.U.D. shall be 35 feet.

F. MINIMUM LIVING AREAS are as follows:

- a. Single-family dwellings shall have a minimum living area of 1,400 sq. ft. with a two-car garage (ground floor area 1,800 sq. ft.)
- b. Single-family (zero lot line) dwellings shall have a minimum living area of 1,200 sq. ft. with a two-car garage (ground floor area 1,600 sq. ft.)

G. YARD REQUIREMENTS and BUFFERINGS are as follows:

Front Yard:

- a. Single-family dwellings shall have a minimum building setback of 20 feet (front load garage) and 14 feet (side load garage).
- b. Single-family (zero lot line) dwellings shall have a minimum building setback of 14 feet (side load garage unit) and 20 feet (front load garage unit).
- c. No accessory structures (herein defines as "accessory structures" in the City of Port St. Lucie Land Development Regulations) shall be permitted within any front yard setback.

Side Yards:

- a. Single-family dwellings shall have a minimum building and accessory structure setback of 6 feet. Any corner lot shall have a minimum side setback of 6 feet.
- b. Single-family (zero lot line) dwellings minimum building setbacks may vary as long as the combined setback of both side yards totals a minimum of 12 feet and when combined with the building setback on the adjoining lots will have a minimum of 12 feet of building separation; i.e., side setbacks could be 0 feet and 12 feet, 2 feet and 10 feet, 6 feet and 6 feet, etc. Any corner lot shall have a minimum side setback of 6 feet. Accessory structure setbacks may vary as long as the combined setback of both side yards total a minimum of 3 feet.

Rear Yards:

*Rear yards (all lots that abut the lakes and/or the 30-foot access and maintenance easement granted to the City will add 30 feet to all rear yard setbacks).

- a. Single-family dwellings shall have a minimum building setback of 10 feet and 6 feet for accessory structures.
- b. Single-family (zero lot line) units shall have a minimum building setback of 10 feet and 3 feet for accessory structures.
- c. A perimeter fence or wall will be allowed on the rear property line of any units.

Perimeter Fences or Walls:

Perimeter fences or walls will be allowed on the rear property line and side property lines up to the front building setback with the exception that all lots that abut the lakes and/or the 30-foot access and maintenance easement granted to the City, will not be allowed to put a fence in the rear 30 feet of their yards.

Wetlands

Wetlands shall have a minimum setback of 15 feet and an average of 50 feet along the jurisdictional wetland lines.

- H. **DRIVEWAYS** on all lots shall be concrete and a minimum of 8 feet wide.
- I. **PARKING STANDARDS** on all lots shall be capable of accommodating two parked cars on a minimum concrete pad of 16'x20'.
- J. **PRIVATE BOAT HOUSES or DOCKS** are not permitted on any lots.
- K. **PHASING SCHEDULE** is as follows:

Phase I - 200 units 1997 - 1998

Phase II -	200 units	1999 - 2000
Phase III	200 units	2003 - 2004
Phase IV -	balance of units	2003 - 2004

Exhibit A - 1

Being a parcel of land lying in Section 20, Township 37 South, Range 40 East, and being a portion of Tracts "D" and "F", according to the Plat of PORT ST. LUCIE SECTION THIRTY SEVEN, as recorded in plat book 15, page 18, public records of St. Lucie County, Florida, and being more particularly described as follows:

Commence at the southeast corner of said Section 20; thence N 00°02'47" W, along the East line of said Section 20, a distance of 1705.97 feet to the intersection with the westerly right-of-way line of Paar Drive, as shown on the said Plat of PORT ST. LUCIE SECTION THIRTY SEVEN, and being the POINT OF BEGINNING of the following described parcel:

Thence southeasterly along the said westerly right-of-way line of Paar Drive, by the following courses and distances:

Thence S 68°00'00" E a distance of 261.34 feet to the beginning of a curve concave to the southwest having a radius of 1150.00 feet; thence southeasterly along the arc of said curve a distance of 1103.92 feet, through a central angle of 55°00'00"; thence S 13°00'00" E a distance of 316.02 feet to the beginning of a curve concave to the northeast having a radius of 2050.00 feet; thence southeasterly along the arc of said curve a distance of 572.47 feet, through a central angle of 16°00'00"; thence S 29°00'00" E a distance of 628.48 feet to the beginning of a curve concave to the southwest having a radius of 1150.00 feet, the chord of which bears S 26°15'04" E; thence southeasterly along the arc of said curve a distance of 110.35 feet, through a central angle of 05°29'52" to a point in the easterly boundary of that parcel of land described in O.R. Book 745, Page 845, public records of St. Lucie County, Florida; thence departing said westerly right-of-way line of Paar Drive, and along the said easterly boundary by the following courses and distances:

Thence S 69°56'52" W, non-radial to last described curve, a distance of 178.71 feet; thence N 20°03'08" W a distance of 72.50 feet to the beginning of a curve concave to the southwest having a radius of 200.00 feet; thence northwesterly, westerly and southwesterly along the arc of said curve a distance of 314.16 feet, through a central angle of 90°00'00"; thence S 69°56'52" W a distance of 74.31 feet to the beginning of a curve concave to the southeast having a radius of 400.00 feet; thence southwesterly along the arc of said curve a distance of 130.02 feet, through a central angle of 16°37'24"; thence S 51°19'27" W a distance of 328.08 feet to the beginning of a curve concave to the northeast having a radius of 100.00 feet; thence southwesterly, westerly, northwesterly, and northerly along the arc of said curve a distance of 223.80 feet, through a central angle of 128°13'42"; thence N 00°26'50" W a distance of 1270.61 feet to the beginning of a curve concave to the southwest having a radius of 200.00 feet; thence northerly and northwesterly along the arc of said curve a distance of 194.04 feet, through a central angle of 55°35'13"; thence N 56°02'03" W a distance of 1011.28 feet to the beginning of a curve concave to the northeast having a radius of 200.00 feet; thence northwesterly along the arc of said curve a distance of 137.78 feet, through a central angle of 39°28'15"; thence N 16°33'47" W a distance of 243.45 feet to the beginning of a curve concave to the northeast having a radius of 196.24 feet; thence northwesterly, northerly, and northeasterly along the arc of said curve a distance of 184.97 feet, through a central angle of 54°00'15"; thence N 37°26'28" E a distance of 190.31 feet to a point in a nontangent curve concave to the northeast having a radius of 1550.00 feet, the chord of which bears S 64°48'02" E and being the said westerly right-of-way line of Paar Drive; thence southeasterly along the arc of said curve, and westerly right-of-way line of Paar Drive, a distance of 173.10 feet, through a central angle of 05°23'56"; thence continuing along said westerly right-of-way line, S 68°00'00" E a distance of 292.34 feet to the POINT OF BEGINNING.

Order No: O-021115-L

Reference No:

Exhibit "A" - 2

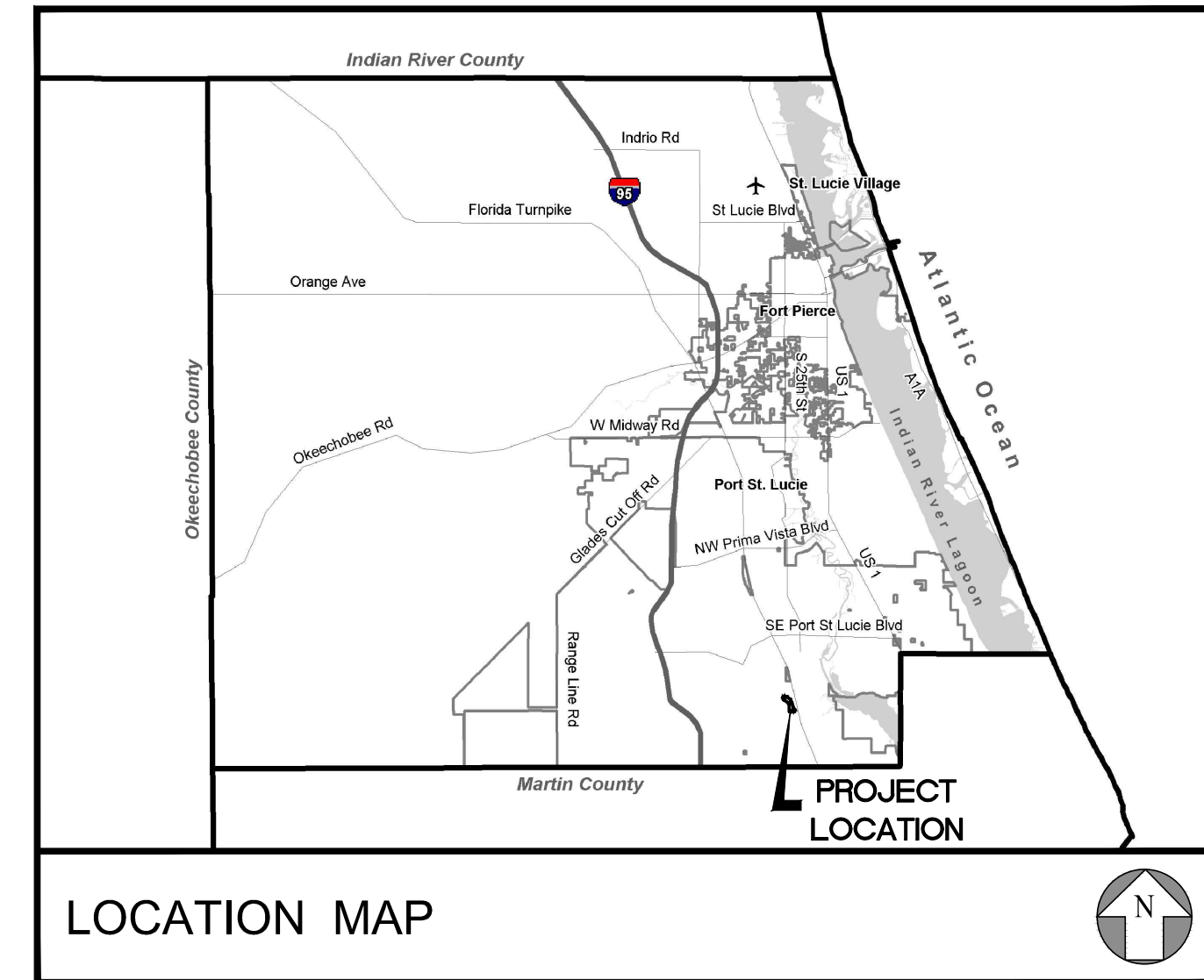
A parcel of land lying in Section 28 and Section 29, Township 37 South, Range 40 East, St. Lucie County, Florida, and being a portion of Tract "F" and Tract "G", PORT ST. LUCIE SECTION THIRTY SEVEN, according to the Plat thereof, recorded in Plat Book 15, page 16, Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of Tract "G" of said plat of Port St. Lucie Section Thirty Seven (also being the Southwest corner of Tract "F" of said Plat of Port St. Lucie Section Thirty Seven), said corner also lying on the arc of a circular curve to the right with a radial bearing of S 03 degrees 04'57" W and having a radius of 1,350.00 feet and being the Point of Beginning of the herein described parcel; thence run Westerly along the Northerly right-of-way line of Paar Drive as shown on said Plat of Port St. Lucie Section Thirty Seven and the arc of said curve through a central angle of 04 degrees 54'06" for a distance of 115.49 feet to the point of tangency of said curve; thence N 82 degrees 00'57" W continuing along said Northerly right-of-way line of Paar Drive a distance of 177.90 feet; thence N 07 degrees 59'03" E departing said Northerly right-of-way line of Paar Drive a distance of 41.01 feet to a point lying on the boundary line of those lands as described in Official Records Book 754, pages 845 through 849, Public Records of St. Lucie County, Florida; thence S 82 degrees 00'01" E along said boundary line a distance of 59.22 feet to the point of curvature of a circular curve to the left having a radius of 50.00 feet; thence run Northwesterly continuing along said boundary line and the arc of said curve through a central angle of 85 degrees 21'18" for a distance of 74.49 feet to the point of tangency of said curve; thence N 12 degrees 38'41" E continuing along said boundary line a distance of 914.21 feet to the point of Curvature of a circular curve to the right having a radius of 1,000.00 feet; thence run Northeasterly continuing along said boundary line and the arc of said curve through a central angle of 33 degrees 12'10" for a distance of 579.50 feet to the point of tangency of said curve; thence N 45 degrees 50'51" E continuing along said boundary line a distance of 194.11 feet to the point of curvature of a circular curve to the right having a radius of 915.91 feet; thence run Easterly continuing along said boundary line and the arc of said curve through a central angle of 29 degrees 51'43" for a distance of 477.36 feet to the point of compound curvature of a circular curve to the right having a radius of 281.26 feet; thence run Southeasterly continuing along said boundary line and the arc of said curve through a central angle of 81 degrees 41'52" for a distance of 401.05 feet to the point of reverse curvature of a circular curve to the left having a radius of 220.00 feet; thence run Southeasterly continuing along said boundary line and the arc of said curve through a central angle of 36 degrees 26'43" for a distance of 139.94 feet to the point of compound curvature of a circular curve to the left having a radius of 140.00 feet; thence run Southeasterly continuing along said boundary line and the arc of said curve through a central angle of 20 degrees 34'23" for a distance of 50.27 feet; thence S 10 degrees 23'20" W departing said boundary line of those lands as described in said Official Records Book 754, pages 845 through 849 and the arc of said curve on a radial line to said curve for a distance of 179.38 feet to a point on the arc of a circular curve to the right with a radial bearing of N 56 degrees 45'15" E and having a radius of 350.00 feet; thence run Southerly along the arc of said curve through a central angle of 68 degrees 14'24" for a distance of 416.85 feet to the point of tangency; thence S 55 degrees 00'21" E departing said curve along a radial line to said curve for a distance of 140.00 feet; thence N 34 degrees 59'39" E a distance of 50.00 feet to the point of curvature of a circular curve to the left having a radius of 1,130.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 54 degrees 42'33" for a distance of 1,078.99 feet to a point lying on the boundary line of those lands as described in Official Records Book 754, pages 845 through 849; thence N 69 degrees 56'51" E along said boundary line a distance of 20.00 feet to the Westerly right-of-way line of Paar Drive and a point on the arc of a circular curve to the right with a radial bearing of N 70 degrees 16'45" E and having a radius of 1,150.00 feet; thence run Southerly along said right-of-way line of Paar Drive and the arc of said curve through a central angle of 54 degrees 42'54" for a distance of 1,098.20 feet to the point of tangency of said curve; thence S 34 degrees 59'39" W continuing along said right-of-way line of Paar Drive, a distance of 467.61 feet to the point of curvature of a circular curve to the right having a radius of 1,350.00 feet; thence run Southwesterly continuing along said right-of-way line of Paar Drive and the arc of said curve through a central angle of 58 degrees 05'18" for a distance of 13,68.67 feet returning to the Point of Beginning of said parcel.

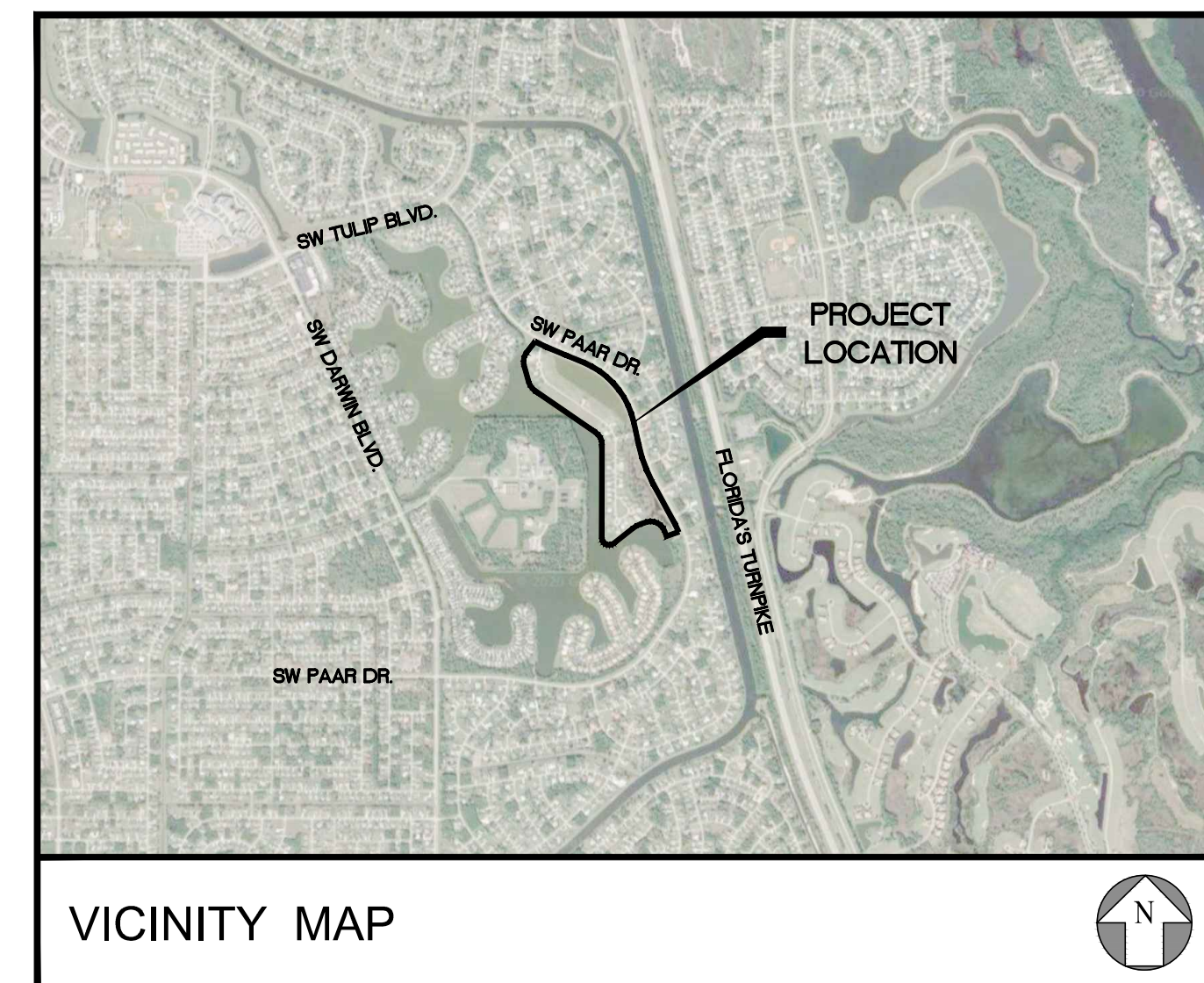
SAWGRASS LAKES ESTATES - PHASE 3 PUD MINOR AMENDMENT

SECTION 20, 21 & 28, TOWNSHIP 37S, RANGE 40E
CITY OF PORT ST. LUCIE, FLORIDA

JUNE 2020



LOCATION MAP



VICINITY MAP

OWNER / APPLICANT

ELIZABETH MILARDO, PRESIDENT
PAAR ESTATES AT SAWGRASS LAKES PROPERTY
OWNERS ASSOCIATION, INC.
C/O SIGNATURE PROPERTY
3232 SE DIXIE HIGHWAY UNIT B
STUART, FL 34997
PH: (772) 219-4474

DEVELOPER

MR. DAVE STELLATO
SAWGRASS LAKES MASTER ASSOCIATION, INC.
C / O SIGNATURE PROPERTY
3232 SE OLD DIXIE HWY., UNIT B
STUART, FL 34997
PH: (772) 219-4474

ENGINEER

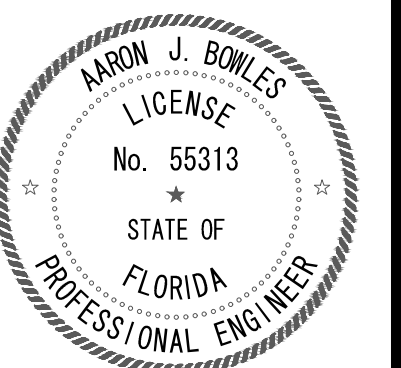


CIVIL ■ STRUCTURAL ■ SURVEYING ■ ENVIRONMENTAL
1835 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-0035
MELBOURNE, FL - PH: (321) 253-1510
FT. PIERCE, FL - PH: (772) 468-9055
PALM CITY, FL - PH: (772) 426-9959

INDEX OF DRAWINGS

- C1 COVER SHEET
- C2 CONCEPTUAL DEVELOPMENT NOTES
- C3 CONCEPTUAL DEVELOPMENT PLAN
- C4 TREE RELOCATION PLAN
- C5 LANDSCAPE REVISION DETAILS AND GENERAL NOTES

This item has been digitally signed & sealed by Aaron Bowles, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.



AARON J. BOWLES
FL P.E. #55313

DATE: 10/14/2020

PROJECT: 19-2009

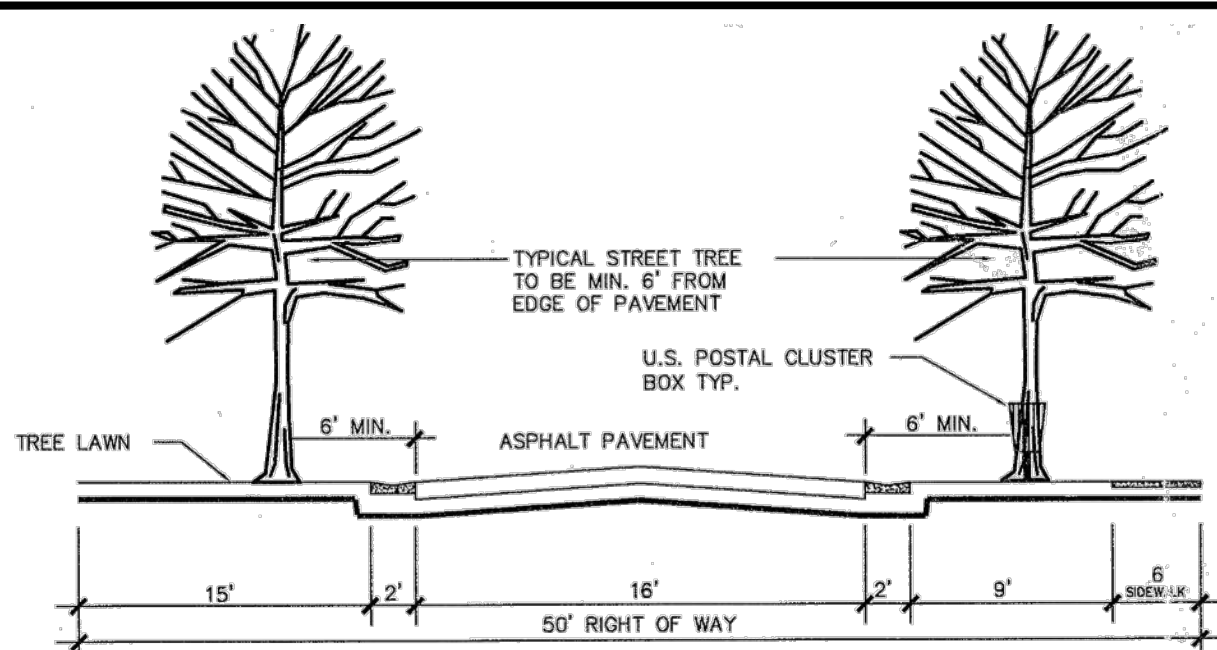
SHEET

C1



PSLUSD PROJECT NO. 11-176-05
CITY OF PORT ST. LUCIE PROJECT NO. P20-152



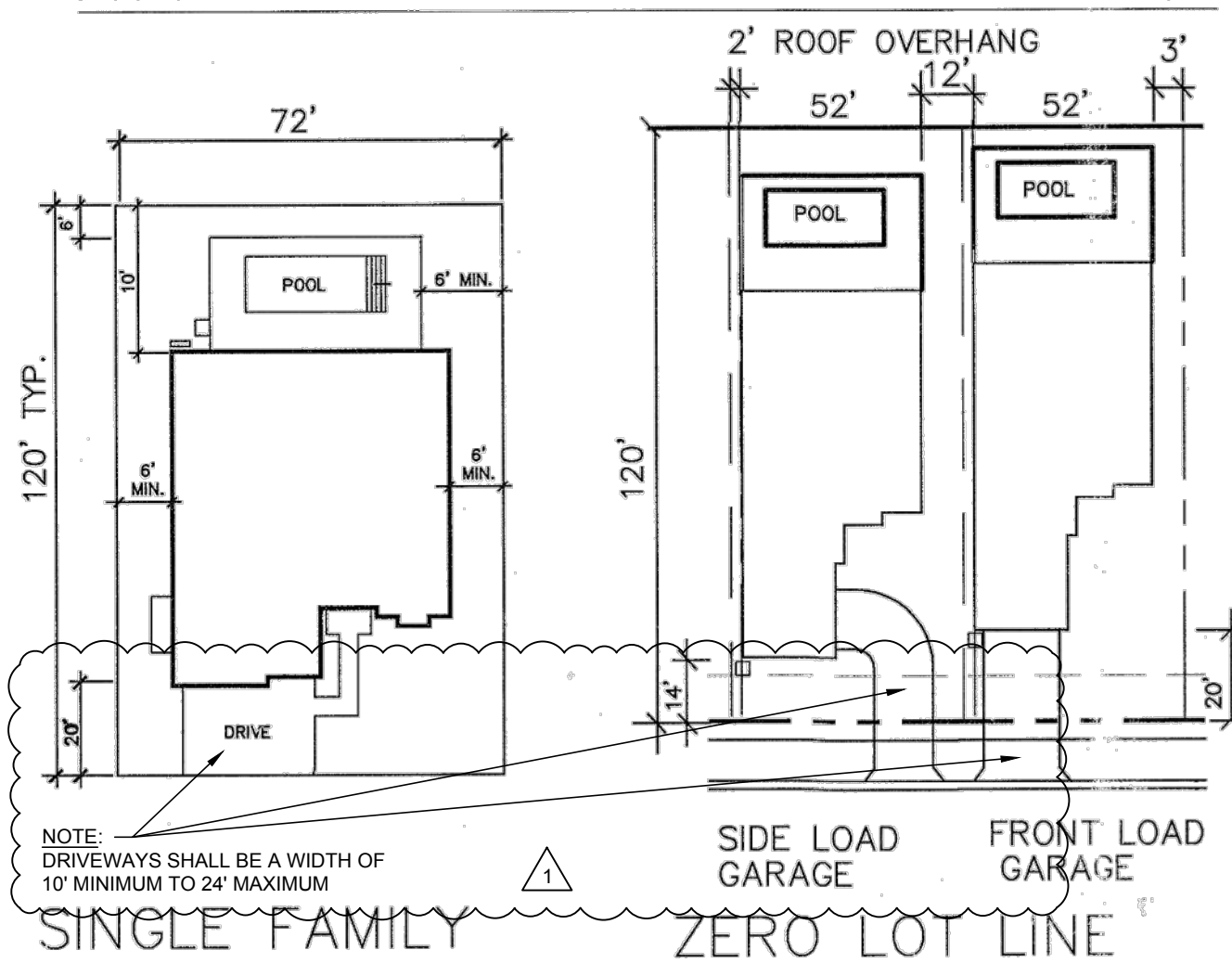


TYPICAL 50' R.O.W. SECTION

N.T.S.

TYPICAL LOT CONFIGURATION

N.T.S.



TYPICAL LOT CONFIGURATION

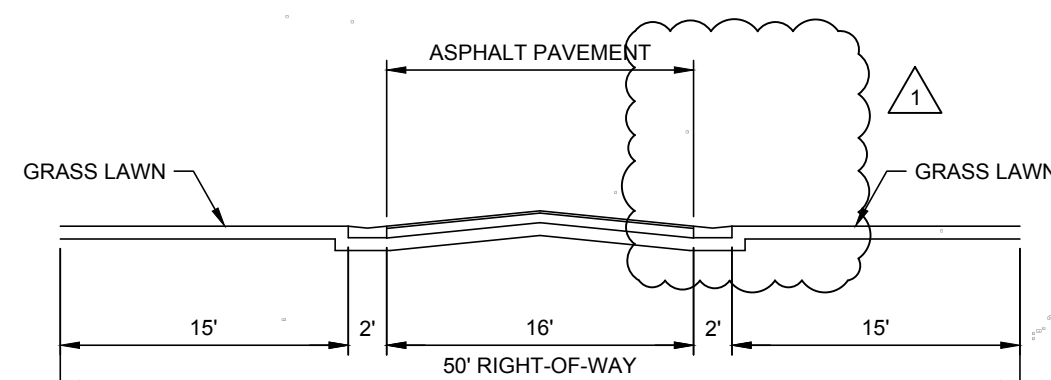
	SINGLE FAMILY	ZERO LOTS	SIDE LOAD
FRONT YARD SETBACK	20'	20', 14'	
REAR YARD SETBACK	10'	10'	
SIDE YARD SETBACK	6'	**0'-6'	6'-12'
SIDE CORNER SETBACK	6'		
POOL SETBACK FROM SIDE		6'	
REAR & STRUCTURE	6'	***3'	
DECK & SCREEN ENCLOSURE	6'	3'	
MINIMUM LOT SIZE	8500 S.F.	5850 S.F.	
MINIMUM LOT WIDTH	72'	50'	
MAXIMUM GROUND FLOOR AREA	35%	45%	
MAXIMUM IMPERVIOUS AREA	50%	60%	
MAXIMUM BUILDING HEIGHT	35'	35'	

*MINIMUM LOT WIDTH FOR RADIAL LOTS MAY BE REDUCED, HOWEVER MUST BE MINIMUM WIDTH @ BUILDING SETBACK LINE

**ZERO LOT LINE SIDE SET BACKS MAY VARY HOWEVER BUILDING SEPARATION SHALL BE 12' MIN.

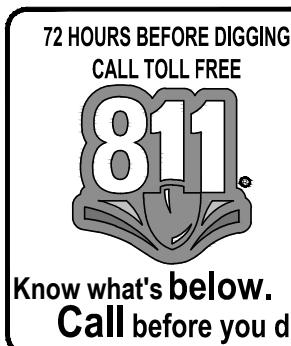
***REAR YARDS (ALL LOTS THAT ABUT THE LAKES AND / OR THE 30 FOOT ACCESS EASEMENT GRANTED TO THE CITY WILL ADD 30 FEET TO ALL REAR YARD SETBACK

****ACCESSORY STRUCTURE SETBACKS MAY VARY FOR ZERO LOT LINE LOTS AS LONG AS THE COMBINED SETBACK OF BOTH SIDE YARDS TOTAL A MINIMUM OF 3 FEET.



PHASE 3 TYPICAL 50' R.O.W. SECTION

N.T.S.



LEGAL DESCRIPTION

All Tracts "D", "F" and "G" PORT ST. LUCIE, SECTION THIRTY SEVEN, a Subdivision according to the plat thereof, recorded in Plat Book 15, Page 16, Public records of St. Lucie, County, Florida.

And

That portion of Section 20, Township 37 South, Range 40 East, bounded as follows: On the North by the Southernly right of way of Tulip Boulevard shown on the plat entitled FIRST REPLAT IN PORT ST. LUCIE, SECTION FORTY TWO, a Subdivision according to the plat thereof, recorded in Plat Book 18, Page 18, Public Records of St. Lucie County, Florida.

On the Northeast by the Southwest right of way line of Parr Drive shown on the aforementioned plat of PORT ST. LUCIE, SECTION THIRTY SEVEN,

On the East by the East section line of section 20, Township 37 South, Range 40 East, also being the West line of Tract D, shown on the aforementioned plat of PORT ST. LUCIE, SECTION THIRTY SEVEN

On the South by the South section line of section 20, Township 37 South, Range 40 East, also being the North line of Tract G, shown on the aforementioned plat of PORT ST. LUCIE, SECTION THIRTY SEVEN and

On the Southwest by the Northeast right of way of Darwin Boulevard, shown on the plat entitled PORT ST. LUCIE, SECTION TWENTY TWO, a Subdivision according to the plat thereof, recorded in Plat Book 13, Page 28, Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:

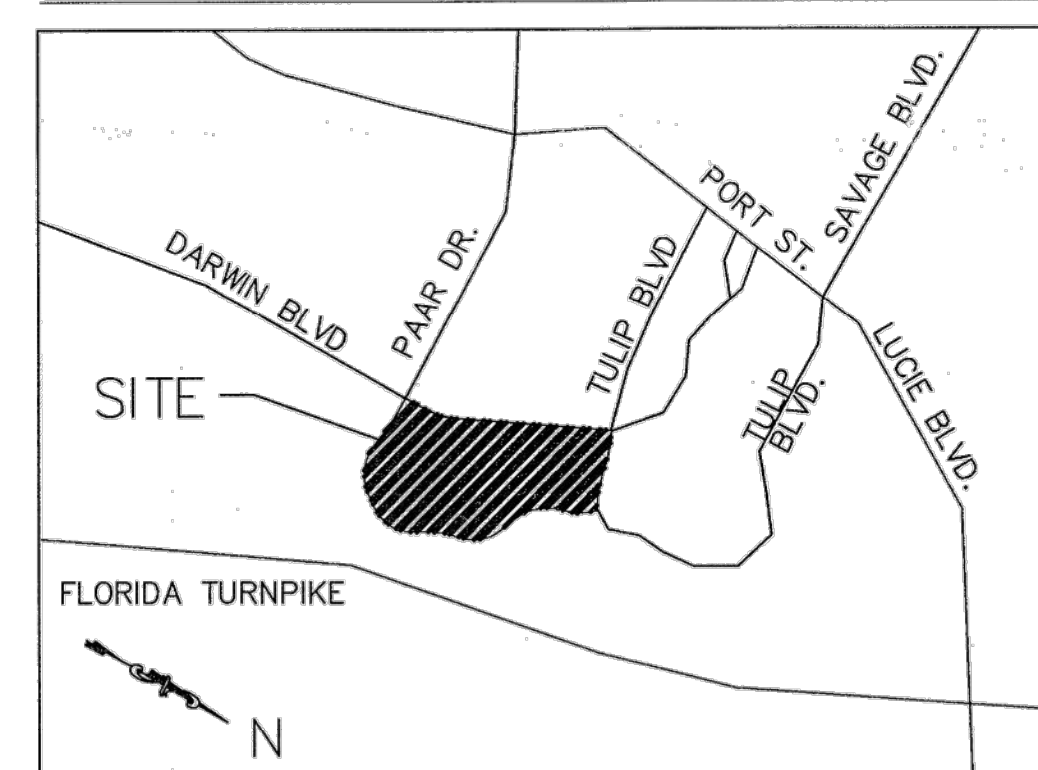
That Portion conveyed in that certain Special Warranty Deed from General Development Corporation, a Delaware corporation, as debtor-in-possession under U.S. Bankruptcy Court Case No. 90-12231-BKC-AJC, to the City of Port St. Lucie, a Florida municipality corporation, recorded in the Official Records Book 754, Page 807, (more specifically Exhibit C-19 of that document at page 845), Public Records of St. Lucie county, Florida.

That portion conveyed in that certain Deed from St. Lucie County, Florida a political subdivision of the State of Florida, to the City of Port St. Lucie, a municipality organized under the laws of the State of Florida, recorded in Official Record Book 922, Page 11 (more specifically Page 1167 of that document), Public Records of St. Lucie County, Florida.

That portion contained in the Stipulated Order of Taking recorded in Official Record Book 817, Page 2091 (more specifically page 2164 of that document), amended in Amended Order of Taking recorded in Official Record Book 1013, Page 2229 (more specifically pages 2252 and 2253 of that document), Public Records of St. Lucie County, Florida.

LOCATION MAP

N.T.S.



DEVELOPMENT TEAM

	OWNER	DEVELOPER	PLANNER	ENGINEER
PHASE 1	SAWGRASS LAKES, INC 298 SW PANTHER TRACE PORT ST. LUCIE, FLORIDA 34953 CONTACT: MR. BRET SOVEREL (772) 879-1080	SAWGRASS LAKES, INC 298 SW PANTHER TRACE PORT ST. LUCIE, FLORIDA 34953 CONTACT: MR. BRET SOVEREL (772) 879-1080	COTLEUR HEARING 1070 EAST INDIANTOWN ROAD SUITE 402 JUPITER, FLORIDA 33477 CONTACT: MR. DONALDSON HEARING (772)747-6336 FAX(772)747-1377	CREECH ENGINEERING 203 WEST 3RD ST. PALM CITY, FL 34994 CONTACT: MR. RICHARD CREECH (772)283-1413
PHASE 2	SAWGRASS LAKES, INC 298 SW PANTHER TRACE PORT ST. LUCIE, FLORIDA 34953 CONTACT: MR. BRET SOVEREL (772) 879-1080	SAWGRASS LAKES, INC 298 SW PANTHER TRACE PORT ST. LUCIE, FLORIDA 34953 CONTACT: MR. BRET SOVEREL (772) 879-1080	COTLEUR HEARING 1070 EAST INDIANTOWN ROAD SUITE 402 JUPITER, FLORIDA 33477 CONTACT: MR. DONALDSON HEARING (772)747-6336 FAX(772)747-1377	CULPEPPER & TERPENING INC. 2980 S. 25TH STREET FT. PIERCE, FLORIDA 34982 CONTACT: MR. ERIC ZEISS, P.E. (772) 464-3537
PHASE 3	PAAR ESTATES PROPERTY OWNERS ASSOCIATION, INC. C/O SIGNATURE PROPERTY 3232 SE DIXIE HIGHWAY UNIT B STUART FL 34997 CONTACT: MS. ELIZABETH MILARDO (772) 219-4474	SAWGRASS LAKES MASTER ASSOCIATION, INC. C/O SIGNATURE PROPERTY 3232 SE DIXIE HIGHWAY UNIT B STUART FL 34997 CONTACT: MR. DAVE STELLATO (772) 219-4474	MBV ENGINEERING, INC. 1835 20TH STREET VERO BEACH, FLORIDA 32960 CONTACT: MS. REBECCA GROHALL AICP (772) 569-0035	MBV ENGINEERING, INC. 1835 20TH STREET VERO BEACH, FLORIDA 32960 CONTACT: MR. JON BOWLES (772) 569-0035
PHASE 4	MAX M. FARASH 919 S. WINTON ROAD ROCHESTER, NY. CONTACT: MR. MAX M. FARASH	ROYAL PROFESSIONAL BUILDINGS, INC. 300 ROYAL COMMERCE ROAD ROYAL PALM BEACH, FL 33411 CONTACT: MR. WALLY SANGER (561) 798-0901	COTLEUR HEARING 1070 EAST INDIANTOWN ROAD SUITE 402 JUPITER, FLORIDA 33477 CONTACT: MR. DONALDSON HEARING (772)747-6336 FAX(772)747-1377	CULPEPPER & TERPENING INC. 2980 S. 25TH STREET FT. PIERCE, FLORIDA 34982 CONTACT: MR. ERIC ZEISS, P.E. (772) 464-3537
PHASE 5	SAWGRASS LAKES, INC 298 SW PANTHER TRACE PORT ST. LUCIE, FLORIDA 34953 CONTACT: MR. BRET SOVEREL (772) 879-1080	SAWGRASS LAKES, INC 298 SW PANTHER TRACE PORT ST. LUCIE, FLORIDA 34953 CONTACT: MR. BRET SOVEREL (772) 879-1080	COTLEUR HEARING 1070 EAST INDIANTOWN ROAD SUITE 402 JUPITER, FLORIDA 33477 CONTACT: MR. DONALDSON HEARING (772)747-6336 FAX(772)747-1377	CULPEPPER & TERPENING INC. 2980 S. 25TH STREET FT. PIERCE, FLORIDA 34982 CONTACT: MR. ERIC ZEISS, P.E. (772) 464-3537

SITE DATA

SITE AREA	315.80 AC.
DWELLING UNITS (see Unit Data)	617
HOUSING TYPES	SINGLE FAMILY, & ZERO LOTS
GROSS DENSITY	1.95 DU./AC.
EXISTING LAND USE	RL, OSC, OSR, CL.

LAND USE CALCULATIONS	ACRES	%
WATER MANAGEMENT TRACTS/LAKES	46.37	15%
RESIDENTIAL LOT AREA	134.11	42%
INTERNAL RIGHT OF WAYS	28.83	10%
BUFFERS/PRESERVE/OPEN SPACE	101.59	32%
COMMERCIAL PARCEL	4.90	2%
TOTAL	315.80	100%

OPEN SPACE SUMMARY	ACRES	%
PERVIOUS AREA		
WATER MANAGEMENT TRACTS/LAKES	46.37	15%
RESIDENTIAL LOT AREA (PERVIOUS AREA)	58.81	19%
RIGHT OF WAYS (PERVIOUS AREA)	17.30	5%
BUFFERS & OPEN SPACE	101.59	32%
COMMERCIAL PARCEL	4.90	2%
SUBTOTAL	224.68	73%

IMPERVIOUS AREA	ACRES	%
TYPICAL BUILDING FOOTPRINTS	75.30	24%
PAVED AREA (ROADS, WALKS & DRIVES)	11.21	4%
SUBTOTAL	86.51	27%
TOTAL	315.80	100%

UNIT DATA

UNIT	QUANTITY/UNIT TYPE	AREA
PHASE 1A	71 SINGLE FAMILY UNITS	19.88 Ac.
PHASE 1B	74 ZERO LOT LINE UNITS	17.56 Ac.
PHASE 2	108 SINGLE FAMILY UNITS	31.77 Ac.
PHASE 3	108 SINGLE FAMILY UNITS	18.91 Ac.
PHASE 4	115 SINGLE FAMILY UNITS	22.91 Ac.
PHASE 5	141 ZERO LOT LINE UNITS	23.08 Ac.
TOTAL	617 TOTAL DWELLING UNITS	134.11 Ac.

COMMERCIAL PARCEL

BUILDING AREA	0.70 ACRES
PAVED AREA	2.99 ACRES
OPEN SPACE	1.21 ACRES
TOTAL	4.90 ACRES

PRESERVATION ANALYSIS

	ACRES	%
WETLAND AREA	20.81	6%
UPLAND HABITAT AREA	265.80	85%
DISTURBED UPLAND AREA	29.19	9%
TOTAL SITE AREA	315.80	100%

WETLAND PRESERVATION

EXISTING WETLAND IMPACT	20.81
REQUIRED MITIGATION (1.5:1)	13.20
	19.80

MITIGATION PROVIDED

ENHANCEMENT/RESTORATION PURCHASED AND ENHANCED @ OSPREY RIDGE	7.61
TOTAL PROVIDED	16.20
	23.81

UPLAND PRESERVATION ANALYSIS

REQUIRED (25% OF EXISTING)	66.45 AC
PROVIDED	54.04 AC
MITIGATION REQUIRED 12.41 AC. X 1.5 =	18.62 AC
OFFSITE PROVIDED (OSPREY RIDGE)	16.53 AC
MONETARY CONTRIBUTION	2.09 AC
TOTAL PROVIDED	66.45 AC

UPLAND PRESERVATION ACREAGE BY PHASE

PHASE	ACRES
1	9.34 AC.
2	4.49 AC.
3	7.70 AC.
4	3.21 AC.
5	10.00 AC.
OTHER	19.30 AC.
TOTAL	54.04 AC.

NOTE: FINAL UPLAND MITIGATION TO BE BASED ON RECORDED PLATS

GENERAL NOTES

- MAIL DISTRIBUTION HAS BEEN DESIGNED FOR CLUSTER MAILBOXES 8 MIN. & 16 MAX. IN ZERO LOT LINE LAYOUTS.
- MATERIAL QUALITY SHALL BE FLORIDA NO. 1 OR BETTER.
- ALL PLANT MATERIAL TO RECEIVE 2" THICK CYPRESS BARK MULCH.
- ALL PLANTING & SODDED AREAS TO BE IRRIGATED WITH 100% COVERAGE & SUPPLIED BY A FULLY AUTOMATED SYSTEM.
- LANDSCAPE REQUIREMENTS SHALL MEET CITY OF PORT ST. LUCIE ENGINEERING REGULATIONS FOR VISIBLE TRIANGLES.
- TREES SHALL BE 10' MIN. HEIGHT AT INSTALLATION.
- SITE LANDSCAPE SHALL CONFORM TO PORT ST. LUCIE ORDINANCE SECTIONS WHERE APPLICABLE.
- WETLAND AND UPLAND PRESERVE AREAS SHALL NOT BE ALTERED EXCEPT THOSE ALLOWED BY THE CITY OF PORT ST. LUCIE.
- ALL WETLANDS TO HAVE A 15' MIN. (50' AVG.) PERIMETER UPLAND TRANSITION ZONE NO ALTERATIONS WITHOUT PERMISSION OF CITY OF PORT ST. LUCIE.
- MAXIMUM HEIGHT OF STRUCTURE IS 35' ABOVE FINISHED FLOOR ELEVATION.
- LAKE PERIMETER (NO LESS THAN 60%) SHALL HAVE A 30' LAKE MAINTENANCE EASEMENT.
- REFER TO ENGINEERING SURVEY FOR EXISTING RIGHTS OF WAY.
- ALL CUL-DE-SACS SHALL HAVE A 100' DIAMETER TURNAROUND CIRCLE.
- ALL LOT LINES ARE CONCEPTUAL AND SUBJECT TO ENGINEERING REVISIONS.
- ALL AREAS OUTSIDE INDIVIDUAL LOT LIMITS TO BE CONSIDERED "COMMON AREA"
- EXISTING 53.21 ACRE UTILITY PLANT NOT INCLUDED WITH SITE CALCULATIONS.

NO.	DATE	REVISIONS
1	10-13-20	1 PER SPRC COMMENTS

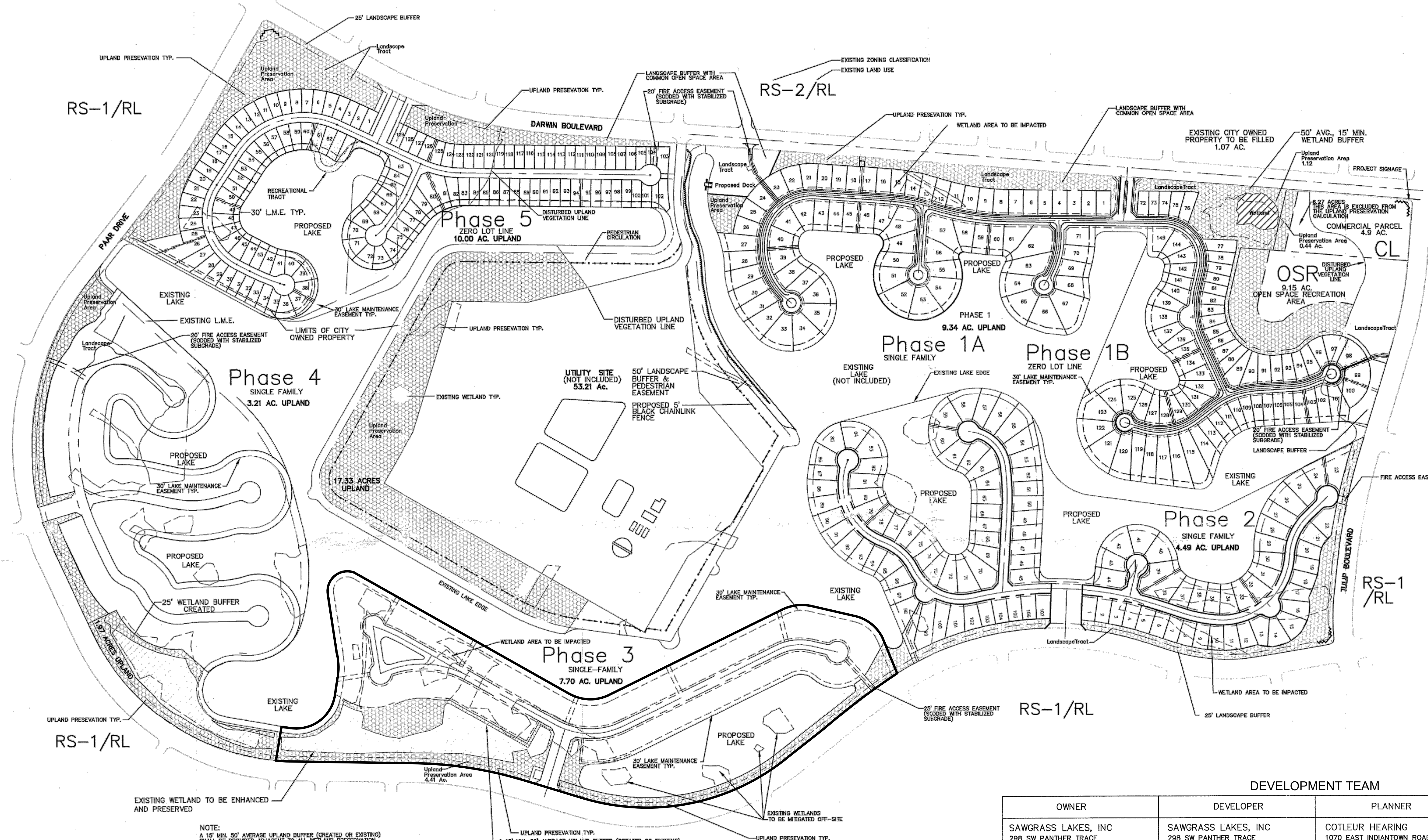
JOB NO.	DESIGNED	DRAWN	DATE	CHECKED	DATE ISSUED
19-2009	RG	GWR	JUNE 2020	AJB	10/13/2020

MBV ENGINEERING, INC.
 MOJA BOWLES VILLAMIZAR & ASSOCIATES
 CONSULTING ENGINEERING CA #3728
 1835 20TH STREET
 FT. PIERCE, FL 34982
 PH: (772) 644-3537
 FX: (772) 747-1377

CONCEPTUAL DEVELOPMENT NOTES

SAWGRASS LAKES ESTATES - PHASE 3
 PUD MINOR AMENDMENT

AARON J. BOWLES
 LICENSE
 No. 55313
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 10/14/2020
 SHEET
C2
 OF 5
 19-2009



NOTE:
A 15' MIN. 50' AVERAGE UPLAND BUFFER (CREATED OR EXISTING) SHALL BE PROVIDED ADJACENT TO ALL WETLAND PRESERVATION AND MITIGATION AREA.

UPLAND PRESERVATION TYP. SHALL BE PROVIDED ADJACENT TO ALL WETLAND PRESERVATION AND MITIGATION AREA.

UPLAND PRESERVATION TYP. 25' LANDSCAPE BUFFER

CONCEPTUAL DEVELOPMENT PLAN

SCALE: 1" = 300'

GRAPHIC SCALE
0 300 600
(IN FEET)
1 inch = 300 ft.

DEVELOPMENT TEAM

	OWNER	DEVELOPER	PLANNER	ENGINEER
PHASE 1	SAWGRASS LAKES, INC 298 SW PANTHER TRACE PORT ST. LUCIE, FLORIDA 34953 CONTACT: MR. BRET SOVEREL (772) 879-1080	SAWGRASS LAKES, INC 298 SW PANTHER TRACE PORT ST. LUCIE, FLORIDA 34953 CONTACT: MR. BRET SOVEREL (772) 879-1080	COTLEUR HEARING 1070 EAST INDIANTOWN ROAD SUITE 402 JUPITER, FLORIDA 33477 CONTACT: MR. DONALDSON HEARING (772)747-6336 FAX(772)747-1377	CREECH ENGINEERING 203 WEST 3RD ST. PALM CITY, FL 34994 CONTACT: MR. RICHARD CREECH (772)283-1413
PHASE 2	SAWGRASS LAKES, INC 298 SW PANTHER TRACE PORT ST. LUCIE, FLORIDA 34953 CONTACT: MR. BRET SOVEREL (772) 879-1080	SAWGRASS LAKES, INC 298 SW PANTHER TRACE PORT ST. LUCIE, FLORIDA 34953 CONTACT: MR. BRET SOVEREL (772) 879-1080	COTLEUR HEARING 1070 EAST INDIANTOWN ROAD SUITE 402 JUPITER, FLORIDA 33477 CONTACT: MR. DONALDSON HEARING (772)747-6336 FAX(772)747-1377	CULPEPPER & TERPENING INC. 2980 S. 25TH STREET FT. PIERCE, FLORIDA 34982 CONTACT: MR. ERIC ZEISS, P.E. (772) 464-3537
PHASE 3	PAAR ESTATES PROPERTY OWNERS ASSOCIATION, INC. C/O SIGNATURE PROPERTY 3232 SE DIXIE HIGHWAY UNIT B STUART FL 34997 CONTACT: MS. ELIZABETH MILARDO (772) 219-4474	SAWGRASS LAKES MASTER ASSOCIATION, INC. C/O SIGNATURE PROPERTY 3232 SE DIXIE HIGHWAY UNIT B STUART FL 34997 CONTACT: MR. DAVE STELLATO (772) 219-4474	MBV ENGINEERING, INC. 1835 20TH STREET VERO BEACH, FLORIDA 32960 CONTACT: MS. REBECCA GROHALL AICP (772) 569-0035	MBV ENGINEERING, INC. 1835 20TH STREET VERO BEACH, FLORIDA 32960 CONTACT: MR. AARON J. BOWLES (772) 569-0035
PHASE 4	MAX M. FARASH 919 S. WINTON ROAD ROCHESTER, NY CONTACT: MR. MAX M. FARASH	ROYAL PROFESSIONAL BUILDINGS, INC. 300 ROYAL COMMERCE ROAD ROYAL PALM BEACH, FL 33411 CONTACT: MR. WALLY SANGER (561) 798-0901	COTLEUR HEARING 1070 EAST INDIANTOWN ROAD SUITE 402 JUPITER, FLORIDA 33477 CONTACT: MR. DONALDSON HEARING (772)747-6336 FAX(772)747-1377	CULPEPPER & TERPENING INC. 2980 S. 25TH STREET FT. PIERCE, FLORIDA 34982 CONTACT: MR. ERIC ZEISS, P.E. (772) 464-3537
PHASE 5	SAWGRASS LAKES, INC 298 SW PANTHER TRACE PORT ST. LUCIE, FLORIDA 34953 CONTACT: MR. BRET SOVEREL (772) 879-1080	SAWGRASS LAKES, INC 298 SW PANTHER TRACE PORT ST. LUCIE, FLORIDA 34953 CONTACT: MR. BRET SOVEREL (772) 879-1080	COTLEUR HEARING 1070 EAST INDIANTOWN ROAD SUITE 402 JUPITER, FLORIDA 33477 CONTACT: MR. DONALDSON HEARING (772)747-6336 FAX(772)747-1377	CULPEPPER & TERPENING INC. 2980 S. 25TH STREET FT. PIERCE, FLORIDA 34982 CONTACT: MR. ERIC ZEISS, P.E. (772) 464-3537

NO.	DATE	REVISIONS
1	10-13-20	1 PER SPRC COMMENTS
2		
3		
4		
5		
6		
7		
8		

JOB NO.	DESIGNED	DRAWN	DATE	CHECKED	DATE ISSUED
19-2009	RG	GWR	JUNE 2020	AJB	10/13/2020

MBV ENGINEERING, INC.
MOA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728

1835 20TH STREET
VERO BEACH, FLORIDA 32960
PH: (772) 569-0035
FAX: (772) 747-1377

CONCEPTUAL DEVELOPMENT PLAN

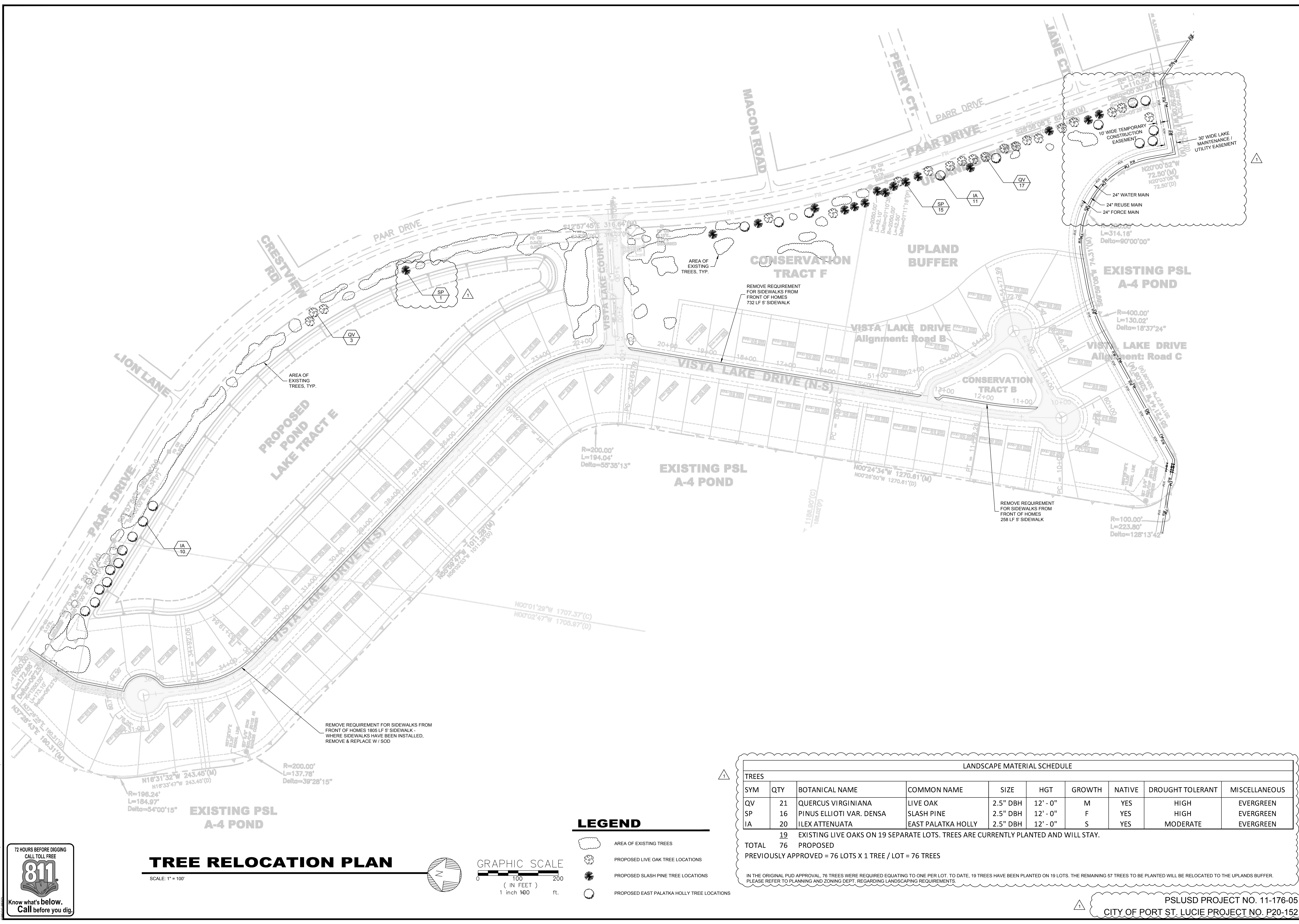
**SAWGRASS LAKES ESTATES - PHASE 3
PUD MINOR AMENDMENT**

AARON J. BOWLES
FL. P.E. #55313
10/14/2020

STATE OF FLORIDA
PROFESSIONAL ENGINEER

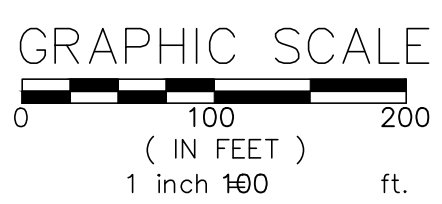
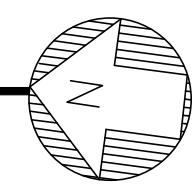
C:\CIVIL\ON\HARD DRIVE\2019\19-2009 - Sawgrass Lakes PUD Amendment\DWG\19-2009 BLASE.dwg 10/13/2020 12:23 PM

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.



TREE RELOCATION PLAN

SCALE: 1" = 100'



LEGEND

- AREA OF EXISTING TREES
- PROPOSED LIVE OAK TREE LOCATIONS
- PROPOSED SLASH PINE TREE LOCATIONS
- PROPOSED EAST PALATKA HOLLY TREE LOCATIONS

LANDSCAPE MATERIAL SCHEDULE

TREES	SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HGT	GROWTH	NATIVE	DROUGHT TOLERANT	MISCELLANEOUS	
	QV	21	QUERCUS VIRGINIANA	LIVE OAK	2.5" DBH	12' - 0"	M	YES	HIGH	EVERGREEN	
	SP	16	PINUS ELLIOTI VAR. DENSA	SLASH PINE	2.5" DBH	12' - 0"	F	YES	HIGH	EVERGREEN	
	IA	20	ILEX ATTENUATA	EAST PALATKA HOLLY	2.5" DBH	12' - 0"	S	YES	MODERATE	EVERGREEN	
		19	EXISTING LIVE OAKS ON 19 SEPARATE LOTS. TREES ARE CURRENTLY PLANTED AND WILL STAY.								
		76	TOTAL PROPOSED								
		PREVIOUSLY APPROVED = 76 LOTS X 1 TREE / LOT = 76 TREES									

IN THE ORIGINAL PUD APPROVAL, 76 TREES WERE REQUIRED EQUATING TO ONE PER LOT. TO DATE, 19 TREES HAVE BEEN PLANTED ON 19 LOTS. THE REMAINING 57 TREES TO BE PLANTED WILL BE RELOCATED TO THE UPLANDS BUFFER. PLEASE REFER TO PLANNING AND ZONING DEPT. REGARDING LANDSCAPING REQUIREMENTS.



NO.	DATE	BY	REVISIONS
1	10/13/2020	AIB	DATE ISSUED
2	JUNE 2020	GWR	CHECKED
3			DATE
4			DATE
5			DATE
6			DATE
7			DATE
8			DATE

MBV ENGINEERING, INC.
 MOA, BOWLES VILLAMIZAR & ASSOCIATES
 CONSULTING ENGINEERING CA #3728
 HELDORNE BL., PM 001130-110
 1835 - 18TH STREET
 FT. PIERCE, FL. 34931
 TEL: (888) 444-4444
 FAX: (888) 444-4444

TREE RELOCATION PLAN

SAWGRASS LAKES ESTATES - PHASE 3
 PUD MINOR AMENDMENT
 CITY OF PORT ST. LUCIE
 FLORIDA

AARON J. BOWLES
 LICENSE No. 55313
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 10/14/2020

