

**BEFORE THE CITY COUNCIL OF THE
CITY OF PORT ST. LUCIE, FLORIDA**

**PETITION TO ESTABLISH THE
LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Midway Glades Developers, LLC, (hereafter “Petitioner”), hereby petitions the City Council of Port St. Lucie pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, Florida Statutes, to establish a Community Development District (hereafter “District”) with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of Port St. Lucie, Florida. **Exhibit 1** depicts the general location of the project. The proposed District covers approximately 777.267 acres of land. The site is generally located south of Midway Road, north and west of Glades Cut Off Road and east of I-95t. The metes and bounds description of the proposed external boundaries of the District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. Future Expansion Parcels. Pursuant to Section 190.046(1)(h), *Florida Statutes*, the **Exhibit 3** identifies certain “Expansion Parcels” that may be added to the boundaries of the district within 10 years after establishment. A general location map and a metes and bounds description of the proposed Expansion Parcels is set forth in **Exhibit 4**.

4. Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent (100%) of the real property located within the boundaries of the proposed District, in accordance with Section 190.005, *Florida Statutes*. Documentation of this consent is contained in **Exhibit 5**. Pursuant to Section 190.046(1)(h),

Florida Statutes, consent from the owners of the Expansion Parcels is not required until the District or landowner files a petition to amend the District boundaries to add one or more of the Expansion Parcels. The inclusion of the Expansion Parcels in this Petition is not landowner consent.

5. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Graydon E. Miars
Address: 7807 Baymeadows Road East, Ste. # 205
Jacksonville, Florida 32256

Name: James Jahna, Jr.
Address: 7807 Baymeadows Road East, Ste. # 205
Jacksonville, Florida 32256

Name: Robert Austin Burr
Address: 7807 Baymeadows Road East, Ste. # 205
Jacksonville, Florida 32256

Name: Robert Nelson
Address: 7807 Baymeadows Road East, Ste. # 205
Jacksonville, Florida 32256

Name: Ellen Johnson
Address: 7807 Baymeadows Road East, Ste. # 205
Jacksonville, Florida 32256

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

6. Name. The proposed name of the District is LTC Ranch West Residential Community Development District.

7. Future Land Uses. The land uses proposed for the District and Expansion Parcels, in accordance with the future land use plan element of the City's Future Land Use Plan, is identified in **Exhibit 6**.

8. Major Water and Wastewater Facilities. **Exhibit 7** shows the existing and proposed major trunk water mains, sewer mains, lift stations, outfalls, reuse facilities and drainage patterns serving the lands within and around the proposed District.

9. District Facilities and Services. **Exhibit 8** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and/or install, as well as the anticipated entity responsible for ownership and maintenance. The estimated costs of constructing the infrastructure serving land within the proposed District are identified in **Exhibit 9**. At present, these improvements are estimated to be made, acquired, constructed and/or installed from 2020 to 2027. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

10. Statement of Estimated Regulatory Costs. **Exhibit 10** is the statement of estimated regulatory costs (“SERC”) prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

11. Authorized Agent. The Petitioner is authorized to do business in Florida. **Exhibit 11** identifies the authorized agent for the Petitioner. Copies of all correspondence and official notices should be sent to:

Jonathan T. Johnson (jonathanj@hgslaw.com)
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300 (32301)
P.O. Box 6526
Tallahassee, Florida 32314

12. This petition to establish the LTC Ranch West Residential Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the City of Port St. Lucie Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in the City of Port St. Lucie from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Council of Port St. Lucie, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, both as authorized and described by Section 190.012(2), Florida Statutes, however public access to public roadways cannot be impeded; and

d. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 17th day of February, 2021.

HOPPING GREEN & SAMS, P.A.



Jonathan T. Johnson

jonathanj@hgslaw.com

Florida Bar No. 986460

119 South Monroe Street, Suite 300

Post Office Box 6526

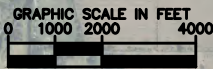
Tallahassee, FL 32314

(850) 222-7500 (telephone)

(850) 224-8551 (facsimile)

Attorney for Petitioner

EXHIBIT 1

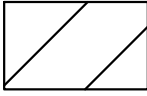


MIDWAY RD

I-95

GLADES CUT OFF RD

LTC RANCH WEST
RESIDENTIAL COMMUNITY
DEVELOPMENT DISTRICT



LTC RANCH WEST
RESIDENTIAL CDD
BOUNDARY

Plotted By: Husainy, Kinan Sheet Set: Kha Layout: LOCATION MAP February 11, 2021 03:00:33pm K:\VRB_LDEV\LTC Ranch\CDD\Initial Application\PETITION EXHIBITS.dwg
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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

LTC RANCH WEST RESIDENTIAL CDD

LOCATION MAP

SHEET NUMBER

EX-1

EXHIBIT 2

LEGAL DESCRIPTION:

A PORTION OF TRACT "D" OF THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERLY NORTHWEST CORNER OF TRACT "D" THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°21'14"E, ALONG THE WEST LINE OF SAID TRACT "D" A DISTANCE OF 1268.72 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE N77°48'34"E A DISTANCE OF 42.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 660.00' AND A CENTRAL ANGLE OF 54° 28' 07" FOR AN ARC LENGTH OF 627.43 FEET, SAID CURVE HAVING A CHORD BEARING OF N47° 31' 45"E FOR 604.07 FEET; THENCE N20° 17' 41" E FOR 130.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 532.00' AND A CENTRAL ANGLE OF 68° 37' 39" FOR AN ARC LENGTH OF 637.22 FEET, SAID CURVE HAVING A CHORD BEARING OF N54° 36' 31"E FOR 599.80 FEET; THENCE N88° 55' 20" E FOR 1437.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 780.00' AND A CENTRAL ANGLE OF 24° 20' 19" FOR AN ARC LENGTH OF 331.34 FEET, SAID CURVE HAVING A CHORD BEARING OF S78° 54' 30"E FOR 328.85 FEET; THENCE S66° 44' 21" E FOR 365.44 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2023.00' AND A CENTRAL ANGLE OF 12° 30' 16" FOR AN ARC LENGTH OF 441.51 FEET, SAID CURVE HAVING A CHORD BEARING OF N32° 13' 43"E FOR 440.63 FEET; THENCE N89° 06' 58"E FOR 2097.23 FEET; THENCE S00° 07' 56"E FOR 1019.33 FEET; THENCE N89° 52' 27"E FOR 1453.64 FEET; THENCE S36° 14' 14"W FOR 139.97 FEET; THENCE S63° 23' 24"W FOR 35.34 FEET; THENCE S01° 50' 18"W FOR 77.18 FEET; THENCE S89° 15' 16"W FOR 122.84 FEET; THENCE S80° 42' 00"W FOR 24.80 FEET; THENCE S55° 01' 47"W FOR 98.22 FEET; THENCE S25° 28' 45"W FOR 175.10 FEET; THENCE N85° 28' 54"W FOR 336.07 FEET; THENCE S28° 55' 06"W FOR 73.41 FEET; THENCE S44° 36' 16"W FOR 154.76 FEET; THENCE S87° 03' 33"W FOR 76.96 FEET; THENCE S59° 22' 10"W FOR 56.07 FEET; THENCE S30° 30' 07"W FOR 67.36 FEET; THENCE S25° 20' 16"W FOR 72.70 FEET; THENCE S16° 25' 14"W FOR 33.63 FEET; THENCE S31° 17' 22"E FOR 63.00 FEET; THENCE S37° 15' 09"W FOR 89.76 FEET; THENCE S44° 59' 28"W FOR 185.44 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 674.78' AND A CENTRAL ANGLE OF 48° 36' 45" FOR AN ARC LENGTH OF 572.52 FEET, SAID CURVE HAVING A CHORD BEARING OF S29° 43' 23"E FOR 555.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1234.45' AND A CENTRAL ANGLE OF 38° 05' 30" FOR AN ARC LENGTH OF 820.70 FEET, SAID CURVE HAVING A CHORD BEARING OF S23° 09' 41"E FOR 805.66 FEET; THENCE S44° 14' 15"E FOR 153.62 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 275.48' AND A CENTRAL ANGLE OF 52° 59' 25" FOR AN ARC LENGTH OF 254.78 FEET, SAID CURVE HAVING A CHORD BEARING OF S21° 04' 26"E FOR 245.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 678.48' AND A CENTRAL ANGLE OF 21° 55' 39" FOR AN ARC LENGTH OF 259.66 FEET, SAID CURVE HAVING A CHORD BEARING OF S05° 32' 33"E FOR 258.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1031.52' AND A CENTRAL ANGLE OF 16° 49' 00" FOR AN ARC LENGTH OF 302.76 FEET, SAID CURVE HAVING A CHORD BEARING OF S24° 54' 23"E FOR 301.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 582.36' AND A CENTRAL ANGLE OF 31° 01' 37" FOR AN ARC LENGTH OF 315.36 FEET, SAID CURVE HAVING A CHORD BEARING OF S17° 48' 04"E FOR 311.52 FEET; THENCE S41° 03' 57"E FOR 257.11 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 501.39' AND A CENTRAL ANGLE OF 19° 15' 08" FOR AN ARC LENGTH OF 168.48 FEET, SAID CURVE HAVING A CHORD BEARING OF S50° 41' 31"E FOR 167.68 FEET; THENCE S59° 35' 14"E FOR 201.66 FEET; THENCE TO THE SOUTHEAST LINE OF SAID TRACT "D" LTC RANCH WEST, S51° 18' 25"E FOR 159.86 FEET; THENCE ALONG SAID SOUTHEAST LINE OF SAID TRACT "D" LTC RANCH WEST, S44° 45' 15"W FOR 1264.07 FEET; THENCE DEPARTING SAID SOUTHEAST LINE OF SAID TRACT "D" LTC RANCH WEST, N45° 13' 59"W FOR 87.01 FEET; THENCE S44° 45' 15"W FOR 76.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 209.69' AND A CENTRAL ANGLE OF 105° 06' 55" FOR AN ARC LENGTH OF 384.69 FEET, SAID CURVE HAVING A CHORD BEARING OF N89° 50' 47"W FOR 332.97 FEET; THENCE N45° 36' 11"W FOR 84.22 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 217.85' AND A CENTRAL ANGLE OF 58° 14' 27" FOR AN ARC LENGTH OF 221.45 FEET, SAID CURVE HAVING A CHORD BEARING OF S40° 40' 57"W FOR 212.03 FEET

LEGAL DESCRIPTION CONTINUES ON SHEET 2:

SHEET 1 OF 16



CAULFIELD & WHEELER, INC.

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PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 02/02/21

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F.B./ PG. N/A

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JOB NO. 9003

**LTC RANCH WEST RESIDENTIAL CDD
SKETCH OF DESCRIPTION**

LEGAL DESCRIPTION CONTINUED:

TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 108° 21' 42" FOR AN ARC LENGTH OF 47.28 FEET, SAID CURVE HAVING A CHORD BEARING OF S65° 44' 35"W FOR 40.54 FEET; THENCE N60° 04' 34"W FOR 152.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00' AND A CENTRAL ANGLE OF 89° 31' 11" FOR AN ARC LENGTH OF 46.87 FEET, SAID CURVE HAVING A CHORD BEARING OF S75° 09' 51"W FOR 42.25 FEET; THENCE S30° 24' 15"W FOR 139.82 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1281.14' AND A CENTRAL ANGLE OF 08° 32' 58" FOR AN ARC LENGTH OF 191.22 FEET, SAID CURVE HAVING A CHORD BEARING OF N73° 22' 25"W FOR 191.04 FEET; THENCE N0° 01' 06"W FOR 112.08 FEET; THENCE N39° 07' 34"E FOR 67.17 FEET; THENCE N74° 25' 35"E FOR 32.04 FEET; THENCE N42° 02' 09"E FOR 46.74 FEET; THENCE N19° 45' 27"E FOR 33.57 FEET; THENCE N23° 47' 39"E FOR 47.51 FEET; THENCE N29° 52' 09"E FOR 69.30 FEET; THENCE N39° 22' 15"E FOR 65.40 FEET; THENCE N80° 33' 00"E FOR 69.63 FEET; THENCE S48° 44' 56"E FOR 10.14 FEET; THENCE N13° 19' 10"E FOR 39.61 FEET; THENCE S48° 44' 56"E FOR 5.11 FEET; THENCE N26° 23' 29"E FOR 66.16 FEET; THENCE N58° 57' 16"E FOR 55.48 FEET; THENCE N69° 29' 29"E FOR 12.25 FEET; THENCE N14° 41' 53"E FOR 28.56 FEET; THENCE N12° 45' 13"E FOR 31.51 FEET; THENCE N10° 47' 41"E FOR 39.36 FEET; THENCE N78° 32' 30"W FOR 16.31 FEET; THENCE N02° 47' 10"W FOR 12.44 FEET; THENCE N90° 00' 00"E FOR 38.97 FEET; THENCE N00° 00' 00"E FOR 265.00 FEET; THENCE N89° 48' 07"E FOR 261.76 FEET; THENCE S67° 29' 22"E FOR 44.34 FEET; THENCE S88° 32' 34"E FOR 124.01 FEET ; THENCE N88° 46' 59"E FOR 173.96 FEET; THENCE N00° 12' 03"E FOR 369.24 FEET; THENCE N57° 31' 19"W FOR 142.71 FEET; THENCE N89° 53' 25"W FOR 554.72 FEET; THENCE N00° 02' 41"W FOR 60.62 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00' AND A CENTRAL ANGLE OF 81° 34' 32" FOR AN ARC LENGTH OF 42.71 FEET, SAID CURVE HAVING A CHORD BEARING OF N40° 49' 57"W FOR 39.20 FEET; THENCE N81° 37' 14"W FOR 243.48 FEET; THENCE N58° 47' 43"W FOR 120.92 FEET; THENCE S80° 43' 32"W FOR 135.35 FEET; THENCE S86° 31' 18"W FOR 80.02 FEET; THENCE S76° 08' 06"W FOR 14.03 FEET; THENCE S27° 59' 28"E FOR 48.73 FEET; THENCE S25° 46' 17"W FOR 137.61 FEET; THENCE S51° 57' 59"W FOR 72.82 FEET; THENCE S62° 50' 08"W FOR 189.36 FEET; THENCE N86° 34' 13"W FOR 68.43 FEET; THENCE N58° 11' 03"W FOR 78.33 FEET; THENCE N89° 51' 03"W FOR 216.11 FEET; THENCE S07° 25' 51"W FOR 1090.74 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 53° 48' 53" FOR AN ARC LENGTH OF 1132.73 FEET, SAID CURVE HAVING A CHORD BEARING OF S78° 58' 53"W FOR 1091.55 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 37° 55' 34" FOR AN ARC LENGTH OF 718.86 FEET, SAID CURVE HAVING A CHORD BEARING OF S71° 02' 13"W FOR 705.81 FEET; THENCE N90° 00' 00"W FOR 755.12 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 62° 55' 31" FOR AN ARC LENGTH OF 1192.71 FEET, SAID CURVE HAVING A CHORD BEARING OF N58° 32' 14"W FOR 1133.66 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 49° 47' 06" FOR AN ARC LENGTH OF 1047.91 FEET, SAID CURVE HAVING A CHORD BEARING OF N51° 58' 01"W FOR 1015.25 FEET TO THE WEST LINE OF SAID TRACT 'D'; THENCE ALONG SAID WEST LINE N00° 21' 14"W FOR 3909.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 777.267 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

SHEET 2 OF 16



CAULFIELD & WHEELER, INC.

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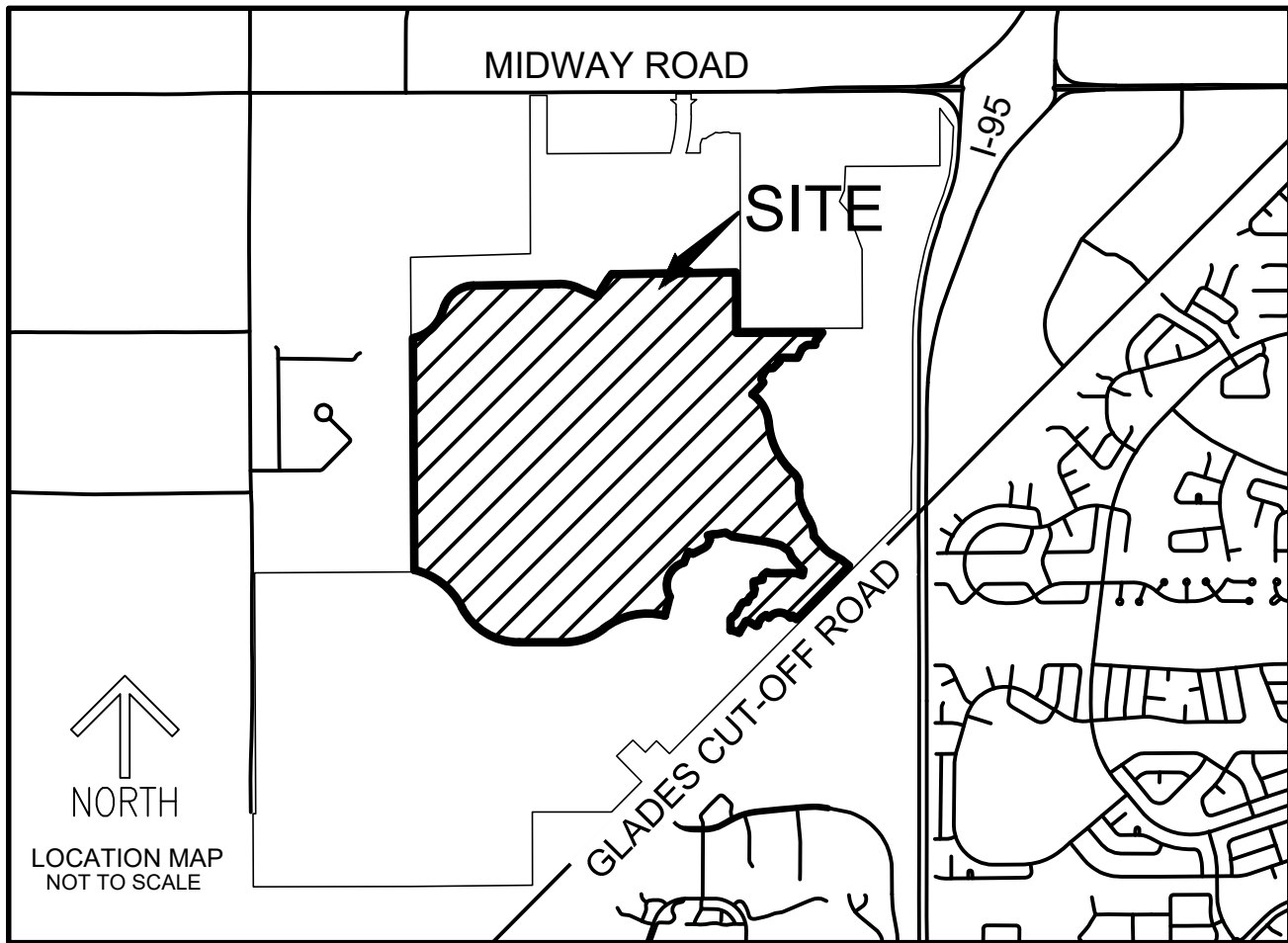
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**LTC RANCH WEST RESIDENTIAL CDD
 SKETCH OF DESCRIPTION**



NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF N88°17'25"E ALONG THE NORTH LINE OF TRACT "D", LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 2, 2021. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 3 OF 16



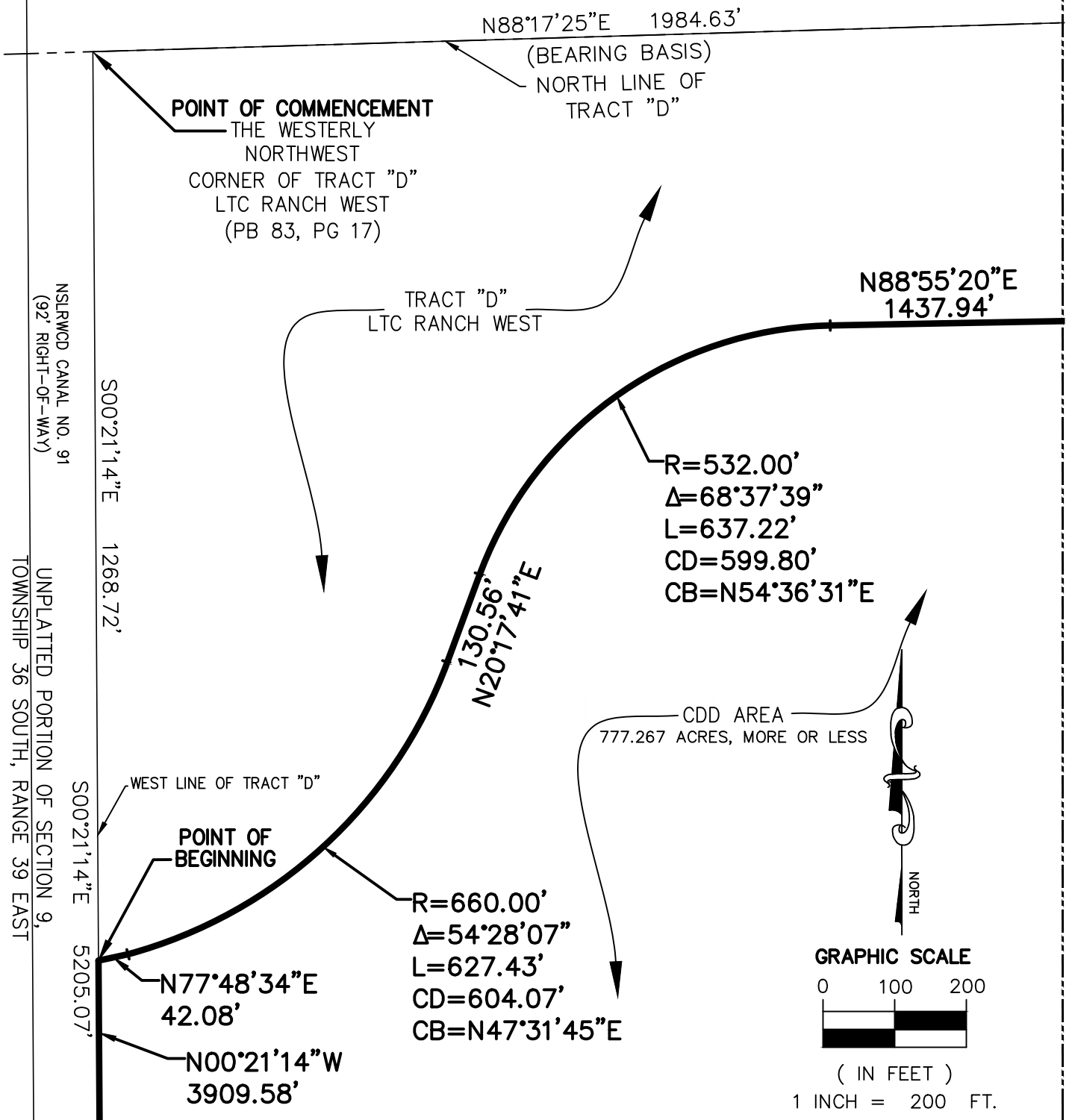
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 PHONE (561)-392-1991 / FAX (561)-750-1452

RONNIE L. FURNISS
 PROFESSIONAL SURVEYOR
 AND MAPPER LS6272
 STATE OF FLORIDA
 L.B. 3591

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**LTC RANCH WEST RESIDENTIAL CDD
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SEE SHEET 5

SEE SHEET 16

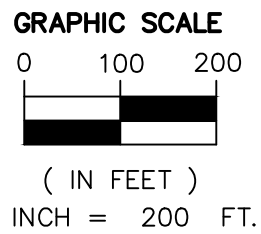
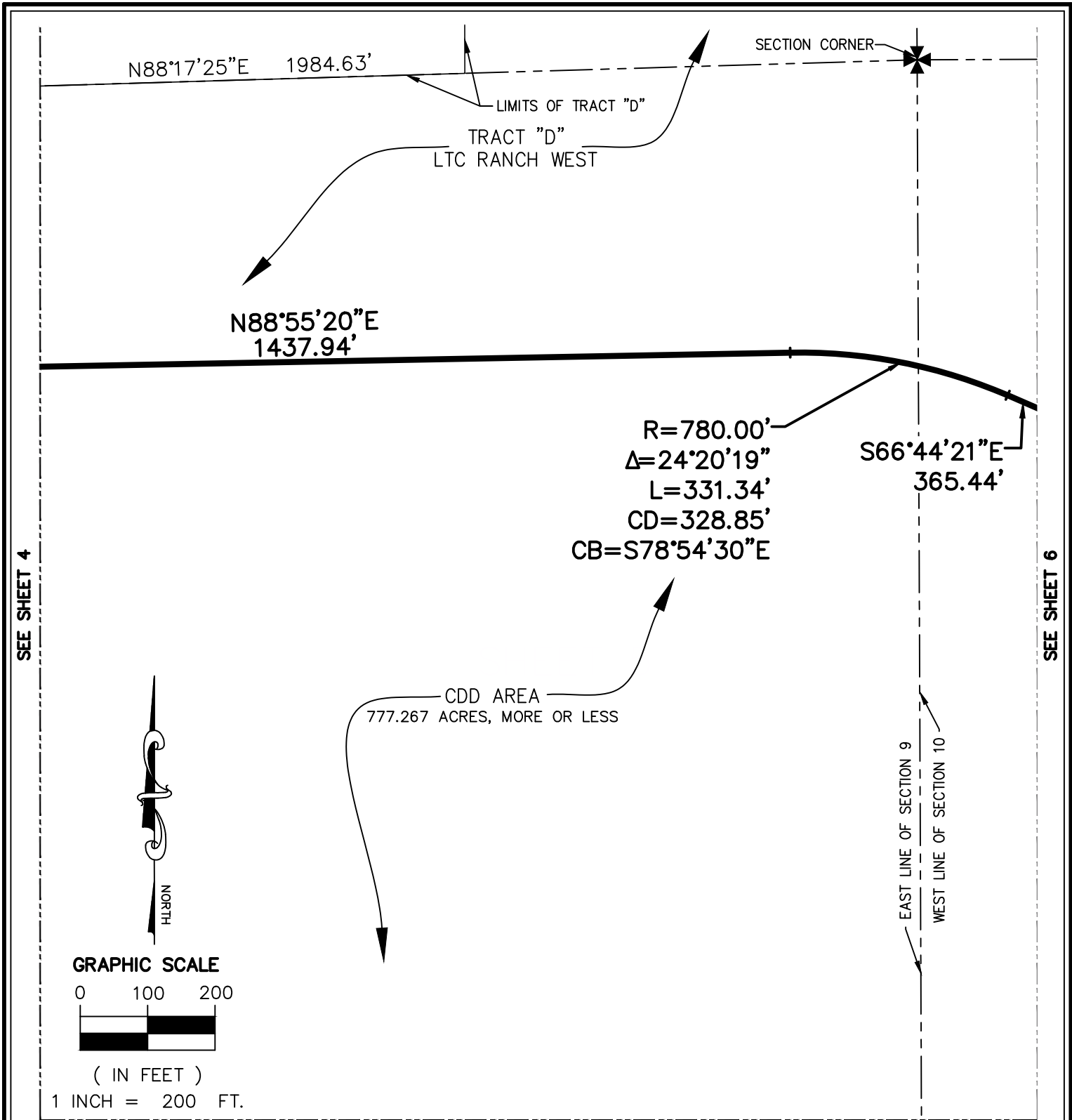
SHEET 4 OF 16



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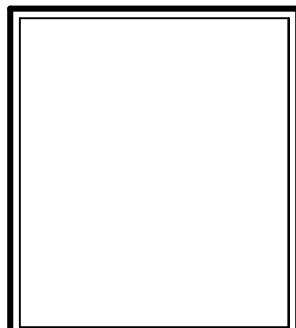
**LTC RANCH WEST RESIDENTIAL CDD
SKETCH OF DESCRIPTION**



SHEET 5 OF 16



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**LTC RANCH WEST RESIDENTIAL CDD
SKETCH OF DESCRIPTION**

SOUTH LINE OF SECTION 3

NORTH LINE OF SECTION 10

TRACT "D"
LTC RANCH WEST

N89°06'58"E
2097.23'

365.44'
S66°44'21"E

R=2023.00'
Δ=12°30'16"
L=441.51'
CD=440.63'
CB=N32°13'43"E

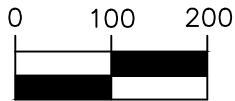
CDD AREA
777.267 ACRES, MORE OR LESS

SEE SHEET 6

SEE SHEET 7



GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.

SHEET 6 OF 16



CAULFIELD & WHEELER, INC.

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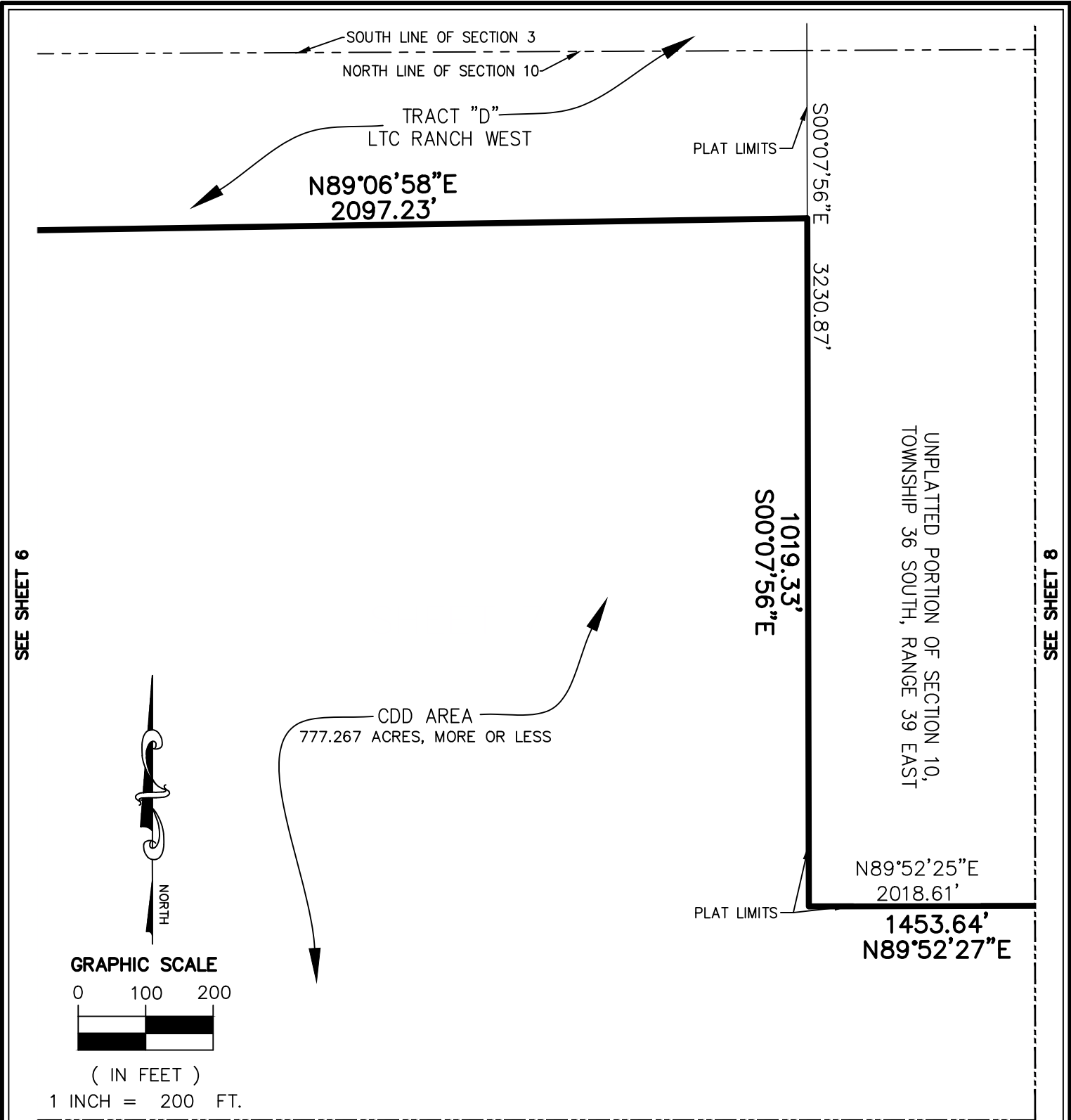
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LTC RANCH WEST RESIDENTIAL CDD
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SHEET 7 OF 16



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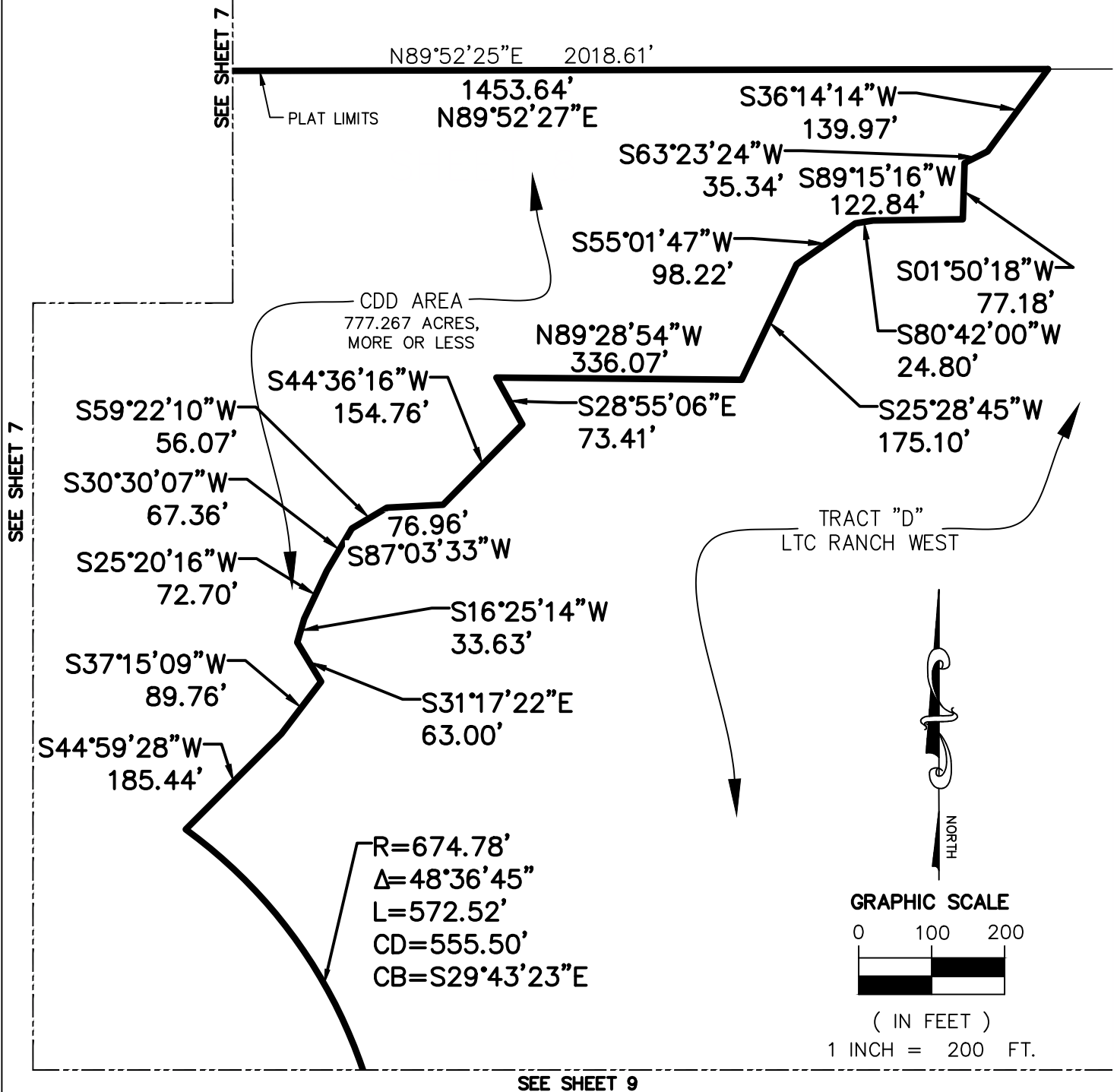
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LTC RANCH WEST RESIDENTIAL CDD
SKETCH OF DESCRIPTION

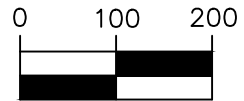
UNPLATTED PORTION OF SECTION 10,
TOWNSHIP 36 SOUTH, RANGE 39 EAST



TRACT "D"
LTC RANCH WEST



GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.

SEE SHEET 9

SHEET 8 OF 16



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

LTC RANCH WEST RESIDENTIAL CDD
SKETCH OF DESCRIPTION

DATE 02/02/21

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9003

R=674.78'
Δ=48°36'45"
L=572.52'
CD=555.50'
CB=S29°43'23"E

R=1234.45'
Δ=38°05'30"
L=820.70'
CD=805.66'
CB=S23°09'41"E

TRACT "D"
LTC RANCH WEST

CDD AREA
777.267 ACRES, MORE OR LESS

153.62'
S44°14'15"E

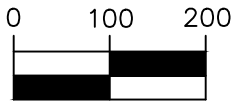
R=275.48'
Δ=52°59'25"
L=254.78'
CD=245.80'
CB=S21°04'26"E

R=678.48'
Δ=21°55'39"
L=259.66'
CD=258.08'
CB=S05°32'33"E

R=1031.52'
Δ=16°49'00"
L=302.76'
CD=301.67'
CB=S24°54'23"E



GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.



CAULFIELD & WHEELER, INC.

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PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 02/02/21

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9003

LTC RANCH WEST RESIDENTIAL CDD
SKETCH OF DESCRIPTION

SEE SHEET 9

R=1031.52'
Δ=16°49'00"
L=302.76'
CD=301.67'
CB=S24°54'23"E

R=582.36'
Δ=31°01'37"
L=315.36'
CD=311.52'
CB=S17°48'04"E

N89°53'25"W
554.72'

N57°31'19"W
142.71'

N00°12'03"E
369.24'

S88°32'34"E
124.01'

173.96'
N88°46'59"E

TRACT "D"
LTC RANCH WEST

S41°03'57"E
257.11'

R=501.39'
Δ=19°15'08"
L=168.48'
CD=167.68'
CB=S50°41'31"E

201.66'
S59°35'14"E
S51°18'25"E
159.86'

SOUTH LINE OF SECTION 10

NORTH LINE OF SECTION 15

CDD AREA
777.267 ACRES, MORE OR LESS

SOUTHEAST
LINE OF
TRACT "D"

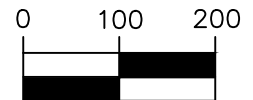
S44°45'15"W
1264.07'

S44°45'15"W
7045.18'

GLADES CUT-OFF ROAD
(200' RIGHT-OF-WAY)



GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.

SHEET 10 OF 16



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
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LTC RANCH WEST RESIDENTIAL CDD
SKETCH OF DESCRIPTION

DATE 02/02/21

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9003

SEE SHEET 12

TRACT "D"
LTC RANCH WEST

SOUTH LINE OF SECTION 10

NORTH LINE OF SECTION 15

S88°32'34"E
124.01'

S67°29'22"E
44.34'

L287

L27

L26

L25

L24

L23

L22

L21

L20

N12°45'13"E
31.51'

L19

L18

L15

L14

L13

L12

L11

L10

L9

L8

L7

C5

CDD AREA
777.267 ACRES, MORE OR LESS

C4

C3

C2

C1

N45°36'11"W
84.22'

TRACT "D"
LTC RANCH WEST

SEE SHEET 10

SEE SHEET 10

S44°45'15"W
1264.07'

L2

L1

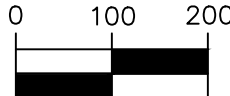
GLADES CUT-OFF ROAD
(200' RIGHT-OF-WAY)

S44°45'15"W

7045.18'

SOUTHEAST LINE OF
TRACT "D"

GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.



NORTH

Parcel Line Table		
Line #	Direction	Length
L1	N45° 13' 59"W	87.01
L2	S44° 45' 15"W	76.07
L5	N60° 04' 34"W	152.45
L6	S30° 24' 15"W	139.82
L7	N0° 01' 06"W	112.08
L8	N39° 07' 34"E	67.17
L9	N74° 25' 35"E	32.04
L10	N42° 02' 09"E	46.74
L11	N19° 45' 27"E	33.57
L12	N23° 47' 39"E	47.51
L13	N29° 52' 09"E	69.30
L14	N39° 22' 15"E	65.40
L15	N80° 33' 00"E	69.63
L16	S48° 44' 56"E	10.14
L17	N13° 19' 10"E	39.61
L18	S48° 44' 56"E	5.11
L19	N26° 23' 29"E	66.16
L20	N58° 57' 16"E	55.48

Parcel Line Table		
Line #	Direction	Length
L21	N69° 29' 29"E	12.25
L22	N14° 41' 53"E	28.56
L23	N10° 47' 41"E	39.36
L24	N78° 32' 30"W	16.31
L25	N2° 47' 10"W	12.44
L26	N90° 00' 00"E	38.97
L27	N0° 00' 00"E	265.00
L28	N89° 48' 07"E	261.76
L29	N50° 38' 49"E	30.13
L30	N8° 51' 59"W	15.93
L31	N52° 03' 57"E	88.86

Curve Table

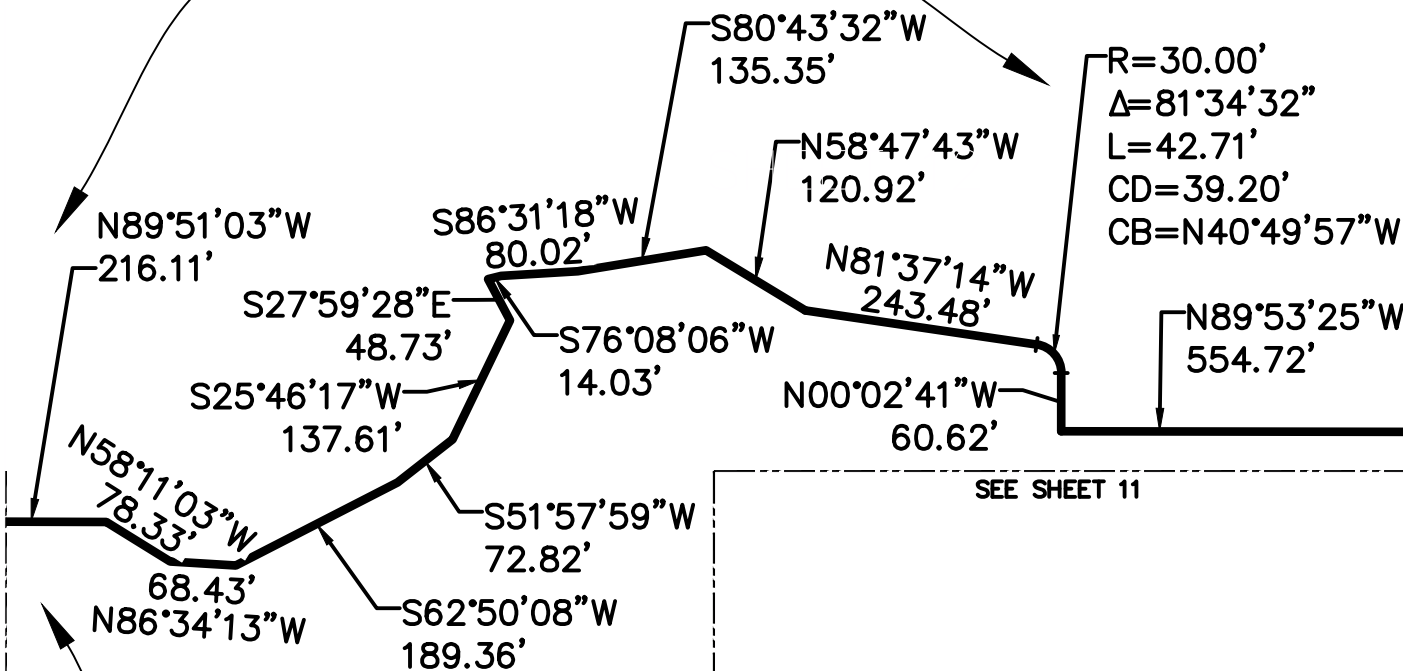
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	105°06'55"	209.69'	384.69'	N89° 50' 47"W	332.97'
C2	58°14'27"	217.85'	221.45'	S40° 40' 57"W	212.03'
C3	108°21'42"	25.00'	47.28'	S65° 44' 35"W	40.54'
C4	89°31'11"	30.00'	46.87'	S75° 09' 51"W	42.25'
C5	8°32'58"	1281.47'	191.22'	N73° 22' 25"W	191.04'



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE	02/02/21
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	9003

CDD AREA
777.267 ACRES, MORE OR LESS



TRACT "D"
LTC RANCH WEST

SOUTH LINE OF SECTION 10

NORTH LINE OF SECTION 15

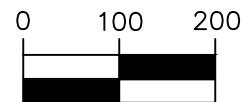
SEE SHEET 13

SEE SHEET 11

SEE SHEET 10



GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.

SHEET 12 OF 16



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 02/02/21

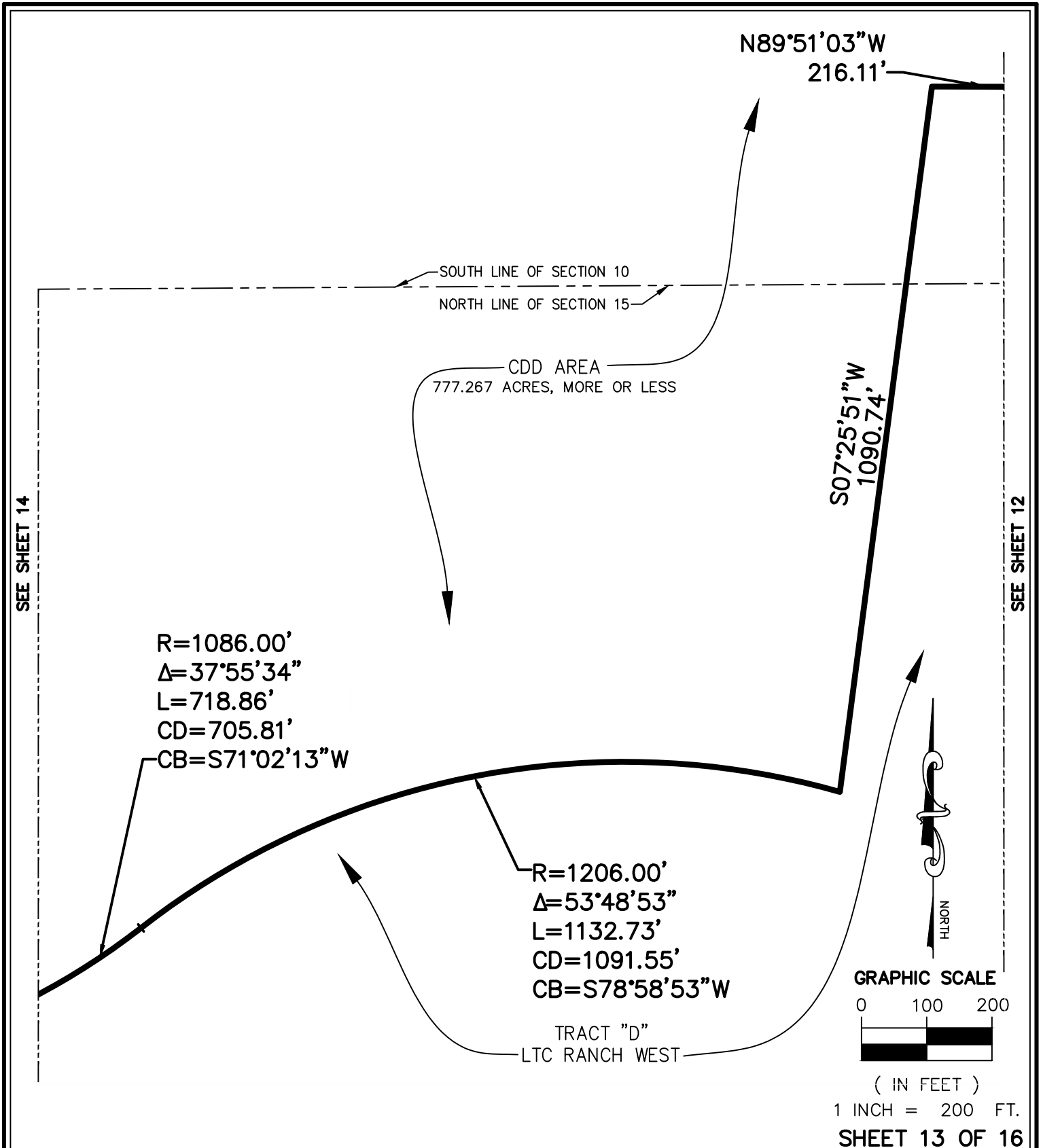
DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9003

LTC RANCH WEST RESIDENTIAL CDD
SKETCH OF DESCRIPTION



SEE SHEET 14

SEE SHEET 12

R=1086.00'
 $\Delta=37^{\circ}55'34''$
 L=718.86'
 CD=705.81'
 CB=S71°02'13"W

R=1206.00'
 $\Delta=53^{\circ}48'53''$
 L=1132.73'
 CD=1091.55'
 CB=S78°58'53"W

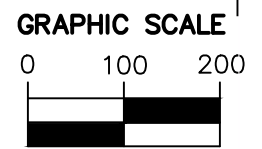
TRACT "D"
 LTC RANCH WEST

S07°25'51"W
 1090.74'

N89°51'03"W
 216.11'

SOUTH LINE OF SECTION 10
 NORTH LINE OF SECTION 15

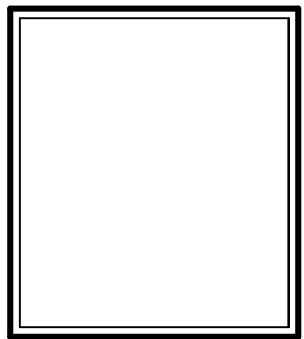
CDD AREA
 777.267 ACRES, MORE OR LESS



(IN FEET)
 1 INCH = 200 FT.

SHEET 13 OF 16

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
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DATE	02/02/21
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	9003

**LTC RANCH WEST RESIDENTIAL CDD
 SKETCH OF DESCRIPTION**

SEE SHEET 15

SEE SHEET 13

CDD AREA
777.267 ACRES, MORE OR LESS

R=1086.00'
Δ=62°55'31"
L=1192.71'
CD=1133.66'
CB=N58°32'14"W

R=1086.00'
Δ=37°55'34"
L=718.86'
CD=705.81'
CB=S71°02'13"W

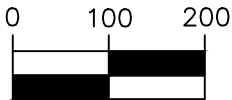
N90°00'00"W
755.12'

TRACT "D"
LTC RANCH WEST

EAST LINE OF SECTION 16
WEST LINE OF SECTION 15



GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.

SHEET 14 OF 16



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 02/02/21

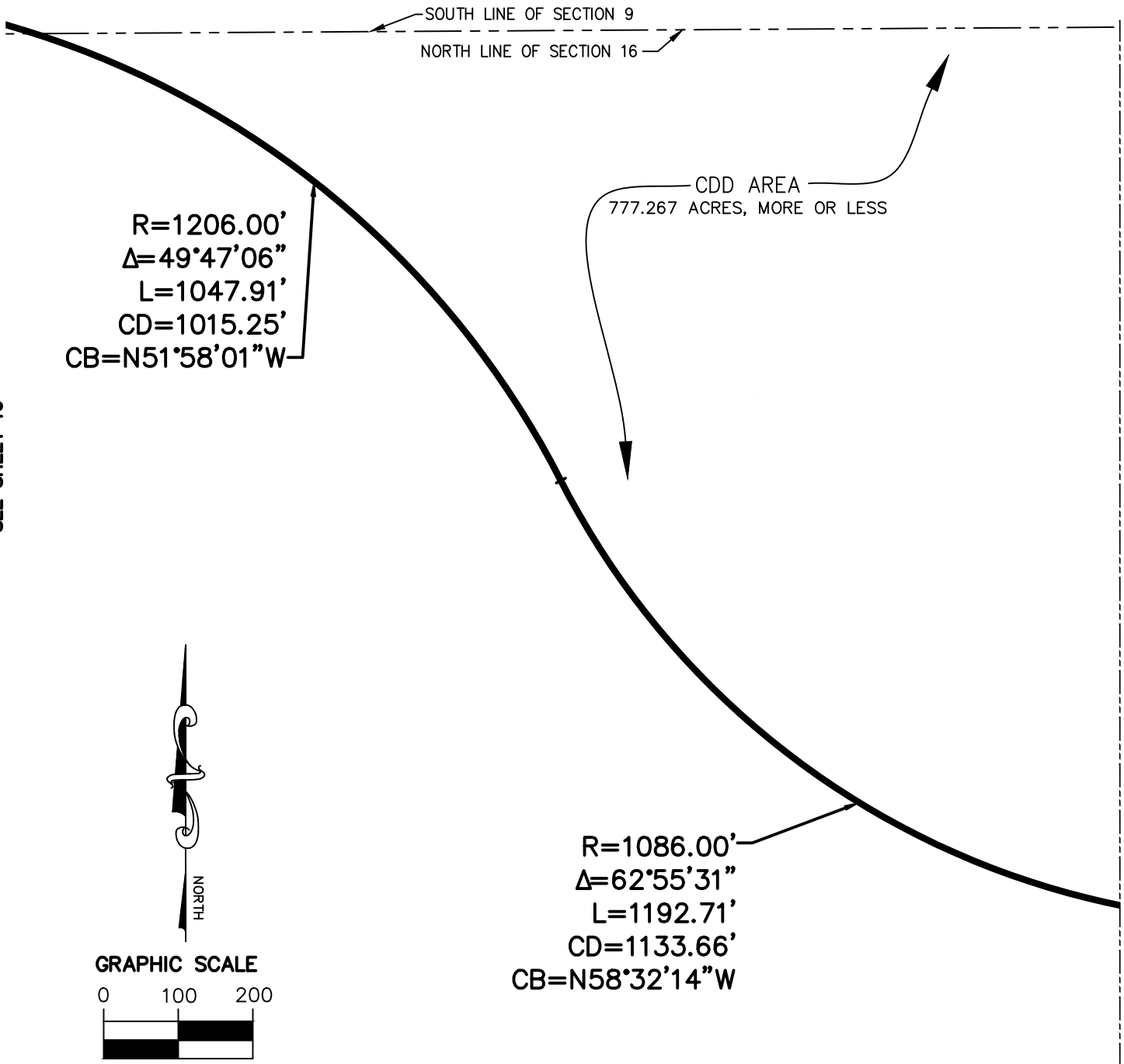
DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9003

LTC RANCH WEST RESIDENTIAL CDD
SKETCH OF DESCRIPTION



SEE SHEET 16

SEE SHEET 14

SHEET 15 OF 16



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 02/02/21

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9003

LTC RANCH WEST RESIDENTIAL CDD
 SKETCH OF DESCRIPTION

SEE SHEET 4

WEST LINE OF TRACT "D"

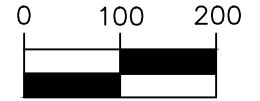
N00°21'14"W
NSLRWCD CANAL NO. 91
(92' RIGHT-OF-WAY)
3909.58'
S00°21'14"E
5205.07'

UNPLATTED PORTION OF SECTION 9,
TOWNSHIP 36 SOUTH, RANGE 39 EAST

CDD AREA
777.267 ACRES, MORE OR LESS



GRAPHIC SCALE



(IN FEET)
1 INCH = 200 FT.

N89°39'17"E 2611.76'

PLAT LIMITS

SOUTH LINE OF SECTION 9

NORTH LINE OF SECTION 16

TRACT "D"
LTC RANCH WEST

R=1206.00'
Δ=49°47'06"
L=1047.91'
CD=1015.25'
CB=N51°58'01"W

SEE SHEET 15

SHEET 16 OF 16



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 02/02/21

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9003

LTC RANCH WEST RESIDENTIAL CDD
SKETCH OF DESCRIPTION

EXHIBIT 3

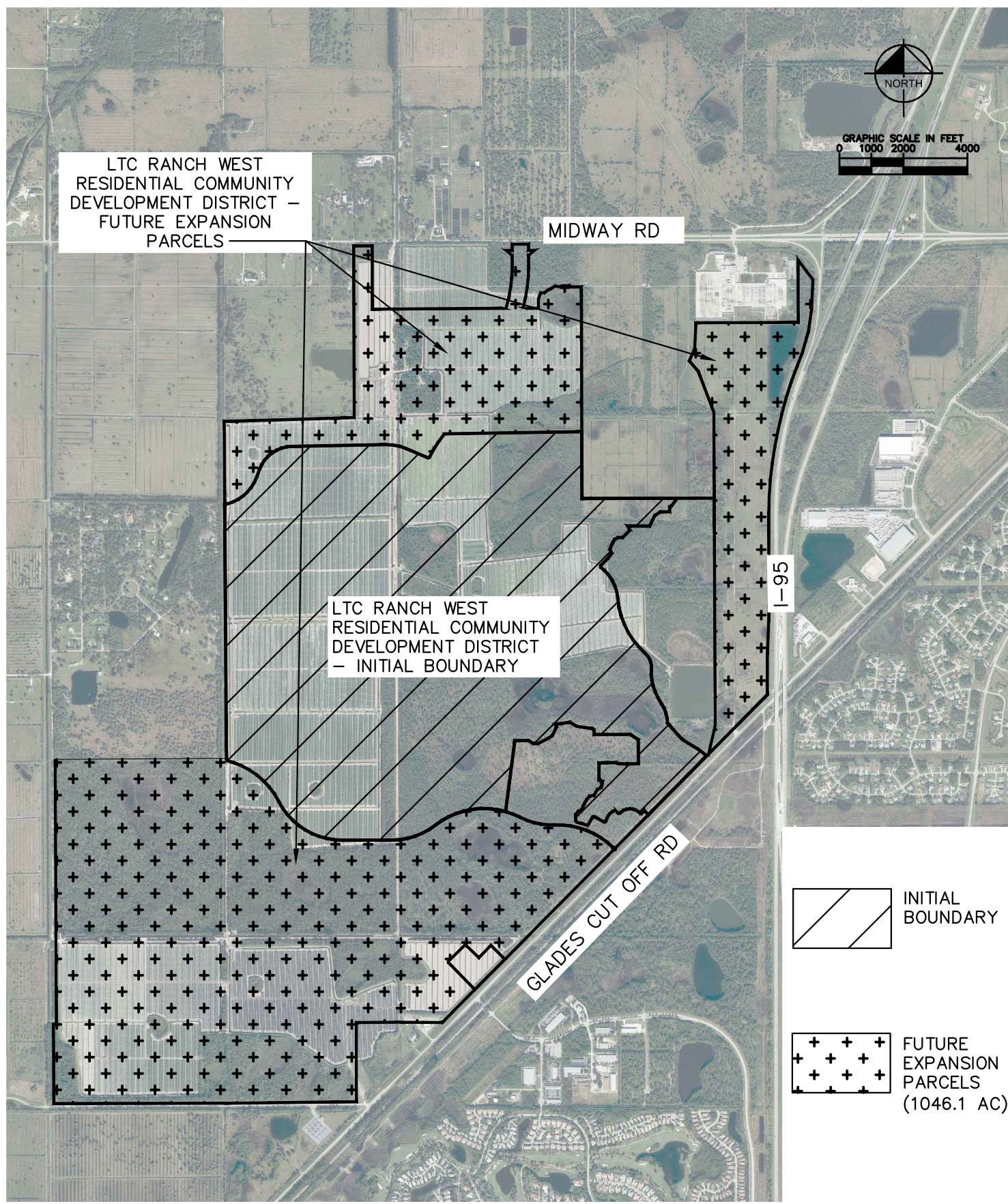
EXHIBIT 3

FUTURE EXPANSION PARCELS

	Parcel ID Number	Acreage	Current Owner
1	A portion of 3302-704-0004-000-5	203.438	Midway Glades Developers, LLC
2	A portion of 3302-704-0004-000-5	142.261	Midway Glades Developers, LLC
2	A portion of 3302-704-0004-000-5	700.434	Midway Glades Developers, LLC

EXHIBIT 4

Plotted By: Husainy, Kinan Sheet Set: Kha Layout: FUTURE CDD LIMITS February 16, 2021 10:52:07am K:\VRB_LDEV\LTC Ranch\CDD\Initial Application\PETITION EXHIBITS.dwg
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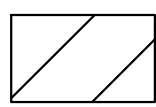
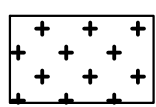
LTC RANCH WEST
RESIDENTIAL COMMUNITY
DEVELOPMENT DISTRICT –
FUTURE EXPANSION
PARCELS

MIDWAY RD

LTC RANCH WEST
RESIDENTIAL COMMUNITY
DEVELOPMENT DISTRICT
– INITIAL BOUNDARY

I-95

GLADES CUT OFF RD

-  INITIAL BOUNDARY
-  FUTURE EXPANSION PARCELS (1046.1 AC)

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

LTC RANCH WEST RESIDENTIAL CDD
FUTURE EXPANSION PARCELS

SHEET NUMBER

EX-3

LEGAL DESCRIPTION:

A PORTION OF TRACT "D" OF THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY NORTHWEST CORNER OF TRACT "D" THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°21'14"E, ALONG THE WEST LINE OF SAID TRACT "D" A DISTANCE OF 1268.72 FEET; THENCE DEPARTING SAID WEST LINE N77°48'34"E A DISTANCE OF 42.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 660.00' AND A CENTRAL ANGLE OF 54° 28' 07" FOR AN ARC LENGTH OF 627.43 FEET, SAID CURVE HAVING A CHORD BEARING OF N47° 31' 45"E FOR 604.07 FEET; THENCE N20° 17' 41" E FOR 130.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 532.00' AND A CENTRAL ANGLE OF 68° 37' 39" FOR AN ARC LENGTH OF 637.22 FEET, SAID CURVE HAVING A CHORD BEARING OF N54° 36' 31"E FOR 599.80 FEET; THENCE N88° 55' 20" E FOR 1437.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 780.00' AND A CENTRAL ANGLE OF 24° 20' 19" FOR AN ARC LENGTH OF 331.34 FEET, SAID CURVE HAVING A CHORD BEARING OF S78° 54' 30"E FOR 328.85 FEET; THENCE S66° 44' 21" E FOR 365.44 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2023.00' AND A CENTRAL ANGLE OF 12° 30' 16" FOR AN ARC LENGTH OF 441.51 FEET, SAID CURVE HAVING A CHORD BEARING OF N32° 13' 43"E FOR 440.63 FEET; THENCE N89° 06' 58"E FOR 2097.23 FEET; THENCE N00° 07' 56"W FOR 2211.54 FEET; THENCE S89° 48' 49"W FOR 157.61 FEET; THENCE N54° 09' 50"W FOR 35.07 FEET; THENCE S87° 55' 58"W FOR 87.96 FEET THENCE S76° 32' 04"W FOR 44.47 FEET; THENCE S88° 05' 45"W FOR 35.92 FEET; THENCE N81° 47' 28"W FOR 50.78 FEET; THENCE S58° 18' 21"W FOR 59.09 FEET; THENCE S62° 31' 56"W FOR 23.47 FEET; THENCE S62° 28' 24"W FOR 38.11 FEET; THENCE S53° 51' 17"W FOR 72.13 FEET; THENCE S87° 21' 39"W FOR 57.70 FEET; THENCE S20° 10' 11"W FOR 91.22 FEET; THENCE S00° 12' 34"W FOR 148.99 FEET; THENCE S89° 59' 59"W FOR 235.94 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2425.00' AND A CENTRAL ANGLE OF 15° 11' 38" FOR AN ARC LENGTH OF 643.07 FEET, SAID CURVE HAVING A CHORD BEARING OF N07° 35' 49"E FOR 641.19 FEET; THENCE N00° 00' 00"E FOR 172.31 FEET; THENCE N49° 05' 06"E FOR 118.60 FEET; THENCE S89° 39' 06"W FOR 89.63 FEET; THENCE N00° 00' 00"E FOR 94.86 FEET; THENCE S89° 36' 23"W FOR 250.01 FEET; THENCE S00° 00' 00"E FOR 94.66 FEET; THENCE S89° 39' 07"W FOR 90.03 FEET; THENCE S49° 34' 01"E FOR 118.27 FEET; THENCE S00° 00' 00"E FOR 170.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2175.00' AND A CENTRAL ANGLE OF 16° 59' 32" FOR AN ARC LENGTH OF 645.04 FEET, SAID CURVE HAVING A CHORD BEARING OF S08° 29' 46"W FOR 642.68 FEET; THENCE S89° 38' 27"W FOR 2040.65 FEET; THENCE N00° 02' 13"E FOR 966.03 FEET; THENCE N89° 59' 14"W FOR 284.39 FEET; THENCE S00° 11' 16"E FOR 2621.26 FEET; THENCE S88° 17' 25"W FOR 1984.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 203.438 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

SHEET 1 OF 8

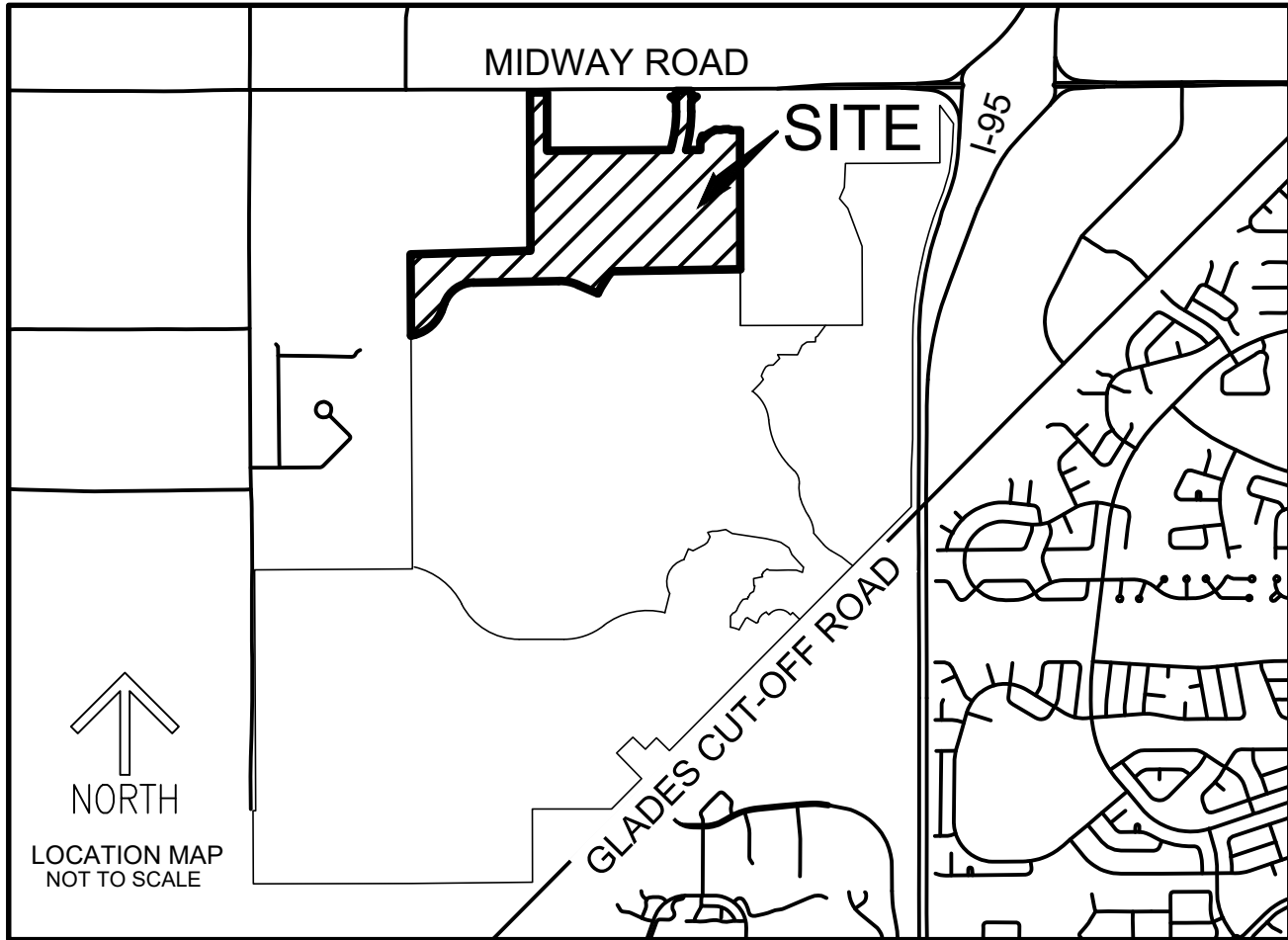


CAULFIELD & WHEELER, INC.

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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**LTC RANCH COMMUNITY DEVELOPMENT DISTRICT –
FUTURE EXPANSION PARCELS**

DATE	02/08/21
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	9003



NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF S88°17'25"W ALONG THE NORTH LINE OF TRACT "D", LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 8, 2021. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 2 OF 8



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

**LTC RANCH COMMUNITY DEVELOPMENT DISTRICT –
 FUTURE EXPANSION PARCELS**

RONNIE L. FURNISS
 PROFESSIONAL SURVEYOR
 AND MAPPER LS6272
 STATE OF FLORIDA
 L.B. 3591

DATE	02/08/21
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	9003

UNPLATTED PORTION OF SECTION 4,
TOWNSHIP 36 SOUTH, RANGE 39 EAST

S88°17'25"W
1984.63'

(BEARING BASIS)
NORTH LINE OF
TRACT "D"

POINT OF BEGINNING
THE WESTERLY
NORTHWEST
CORNER OF TRACT "D"
LTC RANCH WEST
(PB 83, PG 17)

LTC RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
- FUTURE EXPANSION PARCEL
203.438 ACRES, MORE OR LESS

N88°55'20"E
1437.94'

NSLRWCD CANAL NO. 91
(92' RIGHT-OF-WAY)

S00°21'14"E
1268.72'

UNPLATTED PORTION OF SECTION 9,
TOWNSHIP 36 SOUTH, RANGE 39 EAST

S00°21'14"E
5205.07'

WEST LINE OF TRACT "D"

N77°48'34"E
42.08'

R=660.00'
Δ=54°28'07"
L=627.43'
CD=604.07'
CB=N47°31'45"E

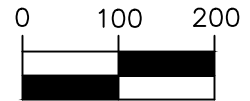
130.56'
N20°17'41"E

R=532.00'
Δ=68°37'39"
L=637.22'
CD=599.80'
CB=N54°36'31"E

CDD AREA
777.267 ACRES, MORE OR LESS



GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.

SEE SHEET 4

SHEET 3 OF 8



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
FUTURE EXPANSION PARCELS

DATE 02/08/21

DRAWN BY RLF

F.B./ PG. N/A

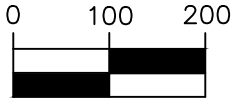
SCALE AS SHOWN

JOB NO. 9003

SEE SHEET 8



GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.

UNPLATTED PORTION OF SECTION 4,
TOWNSHIP 36 SOUTH, RANGE 39 EAST

S00°11'16"E
2621.26'

S88°17'25"W
1984.63'

SOUTH LINE OF SECTION 4

NORTH LINE OF SECTION 9

PLAT LIMITS

SECTION CORNER

LTC RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
- FUTURE EXPANSION PARCEL
203.438 ACRES, MORE OR LESS

R=780.00'
Δ=24°20'19"
L=331.34'
CD=328.85'
CB=S78°54'30"E

N88°55'20"E
1437.94'

EAST LINE OF SECTION 9

WEST LINE OF SECTION 10

CDD AREA
777.267 ACRES, MORE OR LESS

S66°44'21"E
365.44'

SEE SHEET 3

SEE SHEET 5

SHEET 4 OF 8



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
FUTURE EXPANSION PARCELS

DATE 02/08/21

DRAWN BY RLF

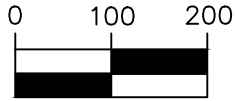
F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9003



GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.

LTC RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
- FUTURE EXPANSION PARCEL
203.438 ACRES, MORE OR LESS

SOUTH LINE OF SECTION 3

NORTH LINE OF SECTION 10

SEE SHEET 4

SEE SHEET 6

N89°06'58"E
2097.23'

R=2023.00'
Δ=12°30'16"
L=441.51'
CD=440.63'
CB=N32°13'43"E

CDD AREA
777.267 ACRES, MORE OR LESS

365.44'
S66°44'21"E

SHEET 5 OF 8



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 02/08/21

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

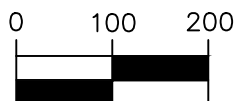
JOB NO. 9003

**LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
FUTURE EXPANSION PARCELS**

SEE SHEET 7



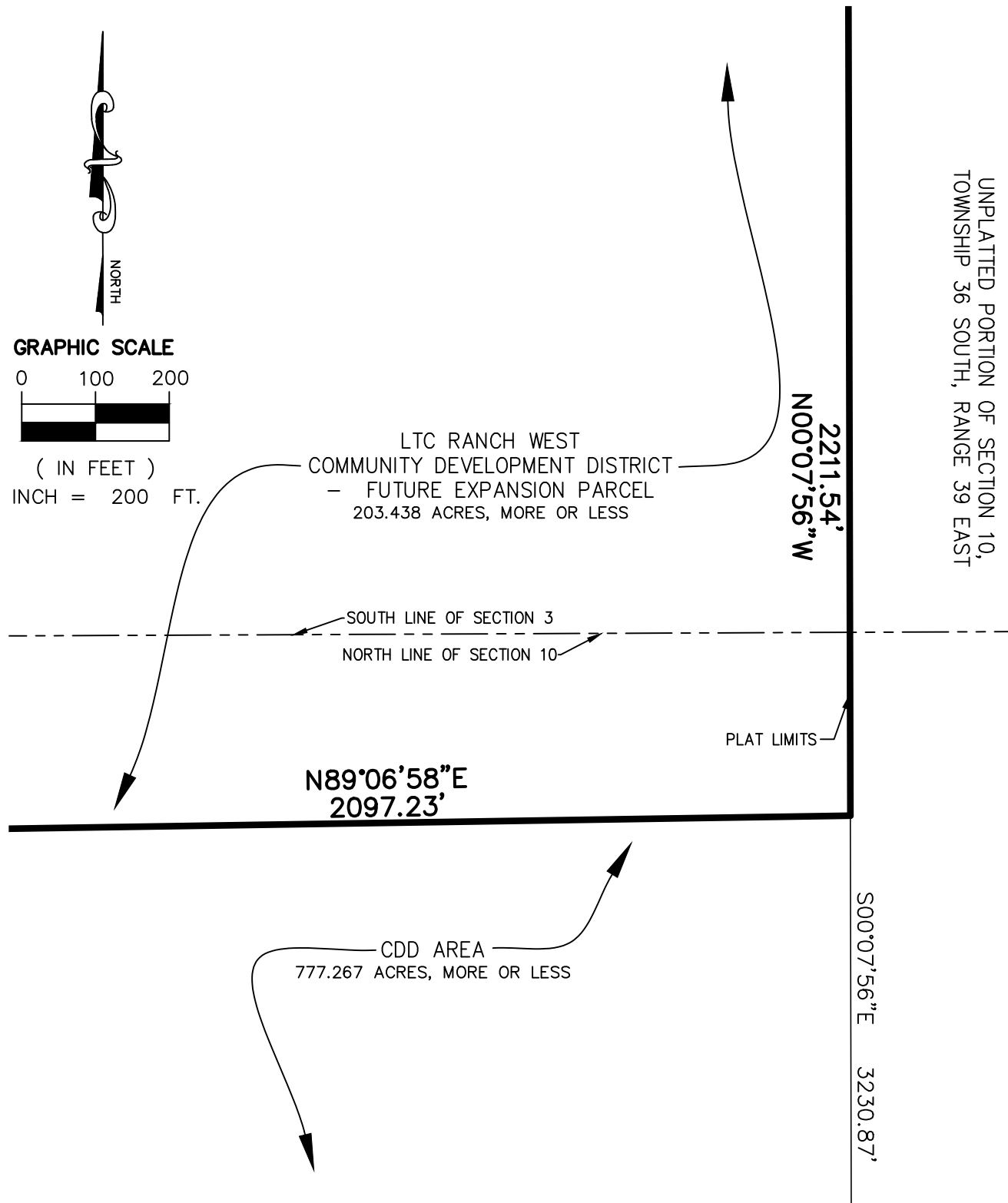
GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.

SEE SHEET 5



UNPLATTED PORTION OF SECTION 10,
TOWNSHIP 36 SOUTH, RANGE 39 EAST

SHEET 6 OF 8



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 02/08/21

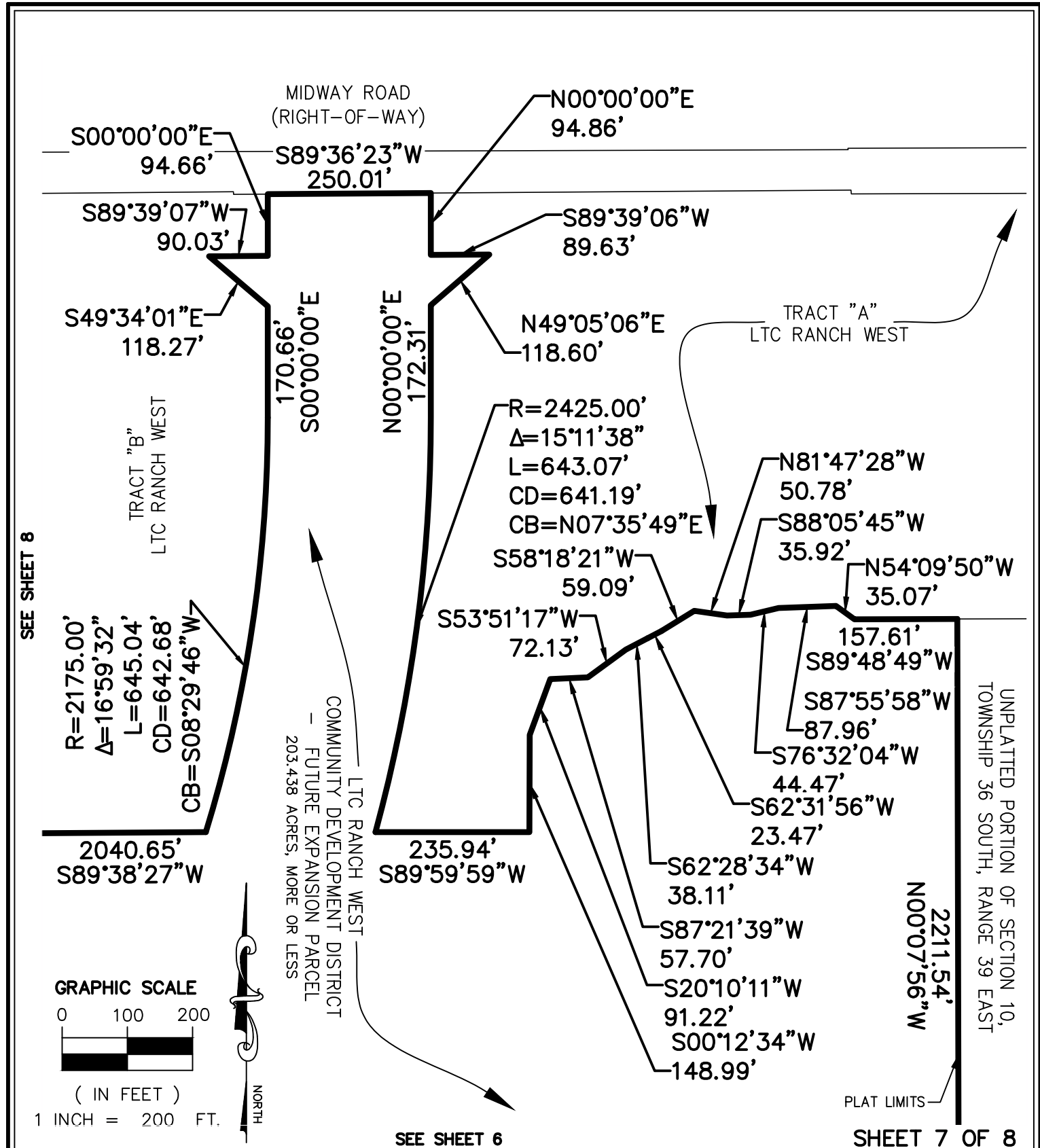
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F.B./ PG. N/A

SCALE AS SHOWN

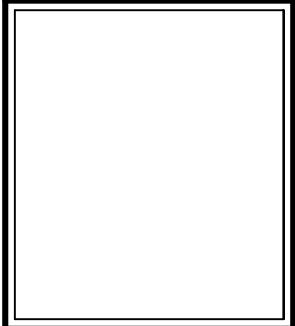
JOB NO. 9003

LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
FUTURE EXPANSION PARCELS

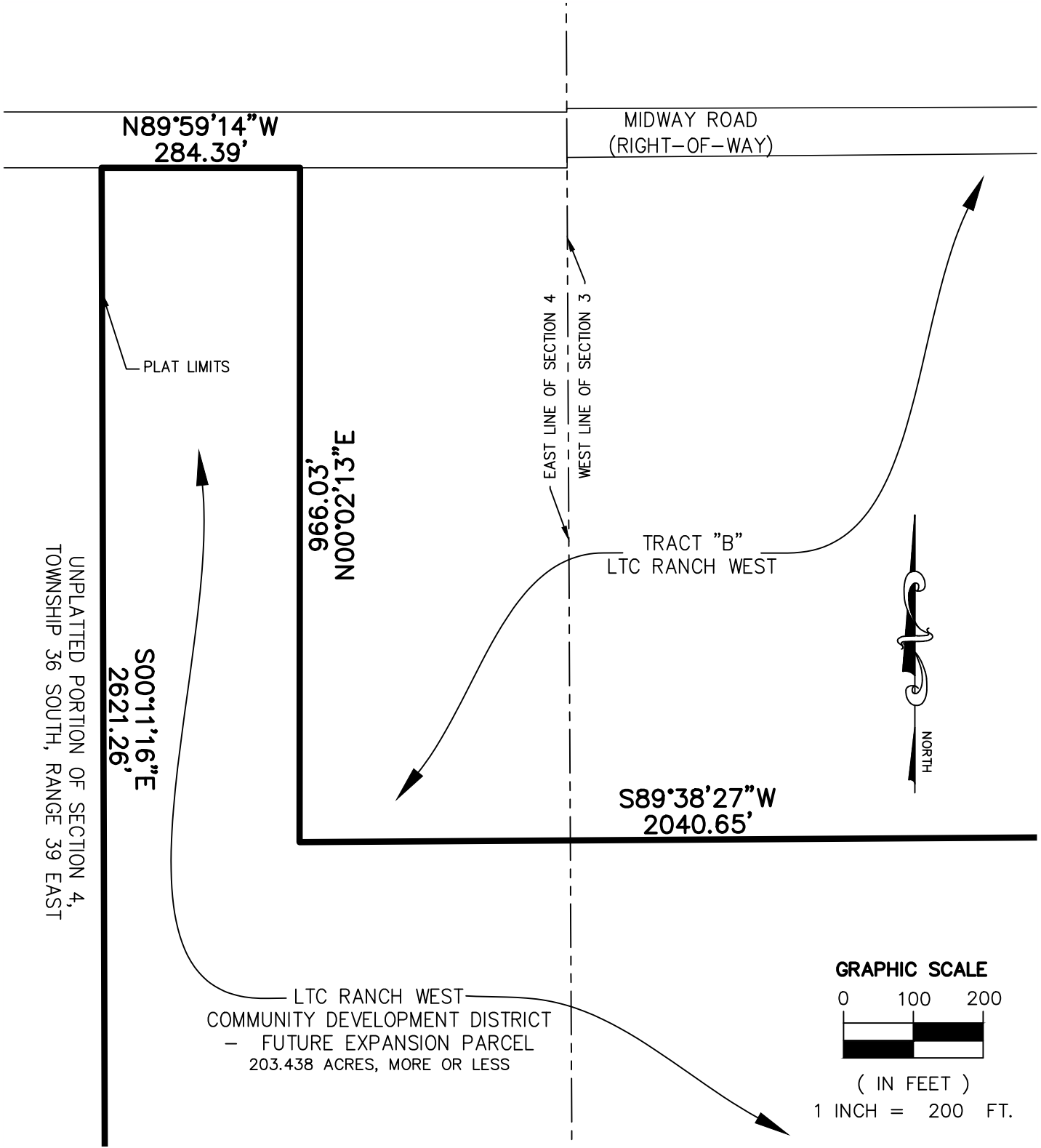


CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

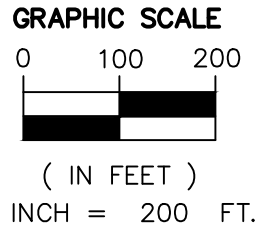
LTC RANCH COMMUNITY DEVELOPMENT DISTRICT - FUTURE EXPANSION PARCELS



DATE	02/08/21
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	9003



SEE SHEET 7



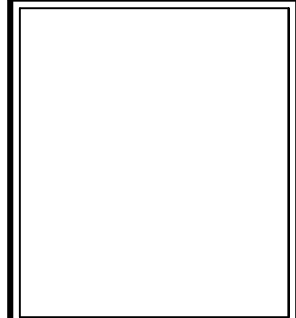
SEE SHEET 4

SHEET 8 OF 8



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

LTC RANCH COMMUNITY DEVELOPMENT DISTRICT - FUTURE EXPANSION PARCELS



DATE	02/08/21
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	9003

LEGAL DESCRIPTION:

A PORTION OF TRACT "D" OF THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY NORTHEAST CORNER OF TRACT "D" THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S36°20'29"E, ALONG THE EAST LINE OF SAID TRACT "D" A DISTANCE OF 372.42 FEET; THENCE CONTINUE SAID EAST LINE S02°46'41"W A DISTANCE OF 466.00 FEET; THENCE S08°07'09"W A DISTANCE OF 337.94 FEET; THENCE S16°19'44"W A DISTANCE OF 337.94 FEET; THENCE S21°23'07"W A DISTANCE OF 212.91 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5938.76' AND A CENTRAL ANGLE OF 09° 49' 42" FOR AN ARC LENGTH OF 1018.72 FEET, SAID CURVE HAVING A CHORD BEARING OF S16° 28' 16"W FOR 1017.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5903.58' AND A CENTRAL ANGLE OF 12° 35' 45" FOR AN ARC LENGTH OF 1297.82 FEET, SAID CURVE HAVING A CHORD BEARING OF S06° 20' 18"W FOR 1295.21 FEET; THENCE S00°02'26"W A DISTANCE OF 1639.10 FEET; THENCE S02°27'28"W A DISTANCE OF 500.34 FEET; THENCE S00°03'51"W A DISTANCE OF 616.06 FEET TO THE SOUTHEAST LINE OF SAID TRACT "D"; THENCE ALONG THE SAID SOUTHEAST LINE OF TRACT "D", S44°45'15"W A DISTANCE OF 1274.84 FEET; THENCE DEPARTING SAID SOUTHEAST LINE, N13°26'26"E A DISTANCE OF 443.20 FEET; THENCE N00°14'00"W A DISTANCE OF 3478.40 FEET; THENCE N00°14'00"W A DISTANCE OF 1306.73 FEET; THENCE N20°36'07"W A DISTANCE OF 670.70 FEET; THENCE N40°17'03"W A DISTANCE OF 213.83 FEET; THENCE N23°40'43"E A DISTANCE OF 201.55 FEET; THENCE N02°53'35"E A DISTANCE OF 395.74 FEET; THENCE N89°41'49"E A DISTANCE OF 760.44 FEET; THENCE N89°36'50"E A DISTANCE OF 800.63 FEET; THENCE N00°06'40"W A DISTANCE OF 951.96 FEET; THENCE S69°32'12"E A DISTANCE OF 6.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 142.261 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

SHEET 1 OF 9

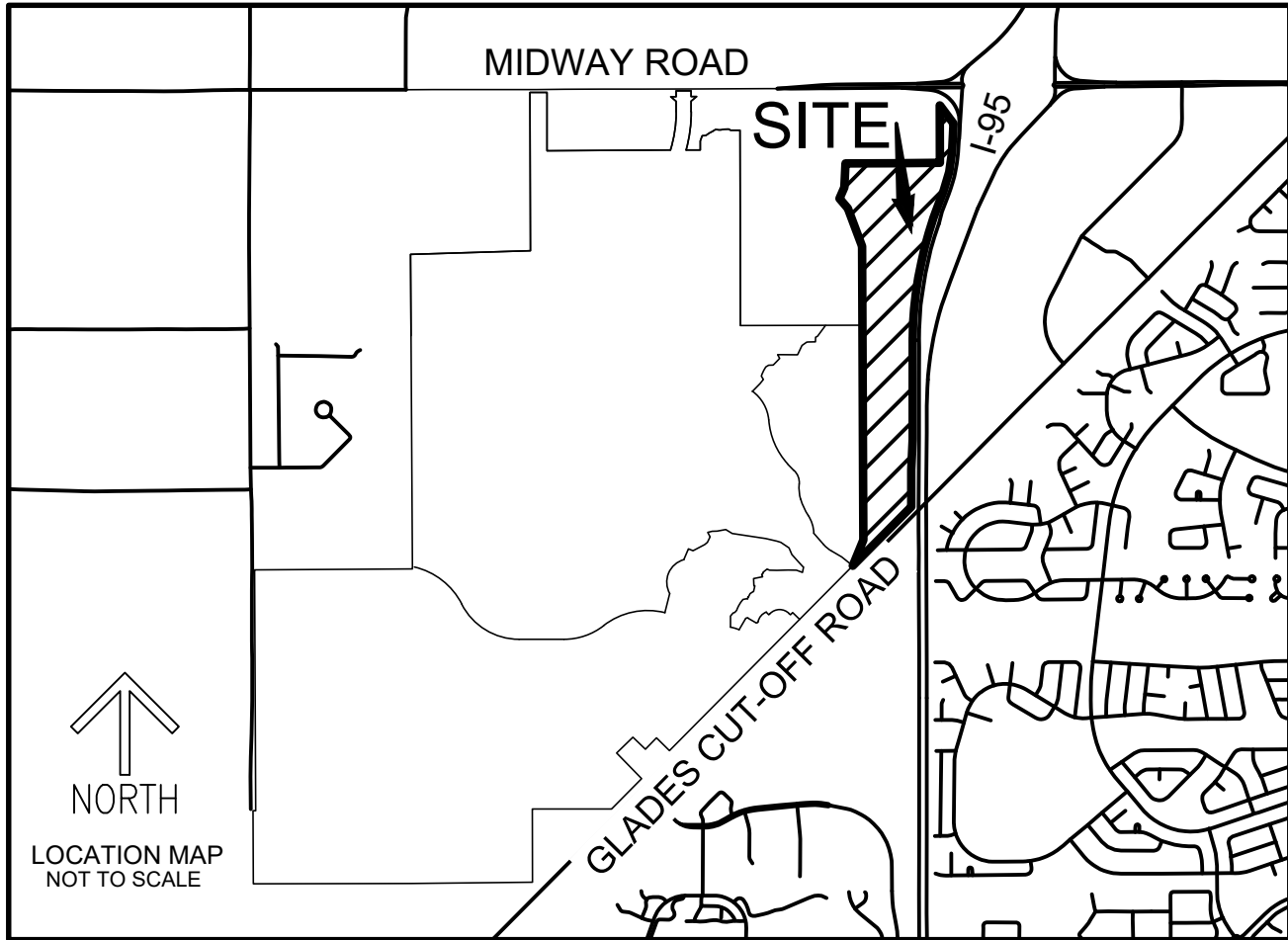


CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**LTC RANCH COMMUNITY DEVELOPMENT DISTRICT --
FUTURE EXPANSION PARCELS**

DATE	02/12/21
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	9003



NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF S36°20'29"E ALONG THE EAST LINE OF TRACT "D", LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 12, 2021. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 2 OF 9



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

RONNIE L. FURNISS
 PROFESSIONAL SURVEYOR
 AND MAPPER LS6272
 STATE OF FLORIDA
 L.B. 3591

DATE	02/12/21
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	9003

**LTC RANCH COMMUNITY DEVELOPMENT DISTRICT –
 FUTURE EXPANSION PARCELS**

MIDWAY ROAD
 (STATE ROAD 712)
 RIGHT-OF-WAY VARIES
 (SECTION 94530)

S69°32'12"E
6.18'

POINT OF BEGINNING
 THE EASTERLY
 NORTHEAST
 CORNER OF TRACT "D"
 LTC RANCH WEST
 (PB 83, PG 17)

(BEARING BASIS)
S36°20'29"E
372.42'

UNPLATTED PORTION OF SECTION 2,
 TOWNSHIP 36 SOUTH, RANGE 39 EAST

N00°06'40"W
951.96'

EAST LINE OF
 TRACT "D"
466.00'
S02°46'41"W

INTERSTATE - 95
 RIGHT-OF-WAY VARIES
 (SECTION 94001-2414)

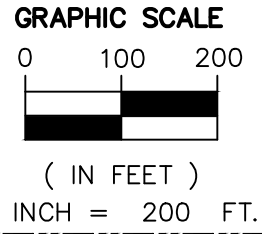
SEE SHEET 9

EAST LINE OF SECTION 3
 WEST LINE OF SECTION 2

N89°36'50"E
800.63'

LTC RANCH WEST
 COMMUNITY DEVELOPMENT DISTRICT
 - FUTURE EXPANSION PARCEL
 142.261 ACRES, MORE OR LESS

337.94'
S16°19'44"W
337.94'
S08°07'09"W



SEE SHEET 4

SHEET 3 OF 9



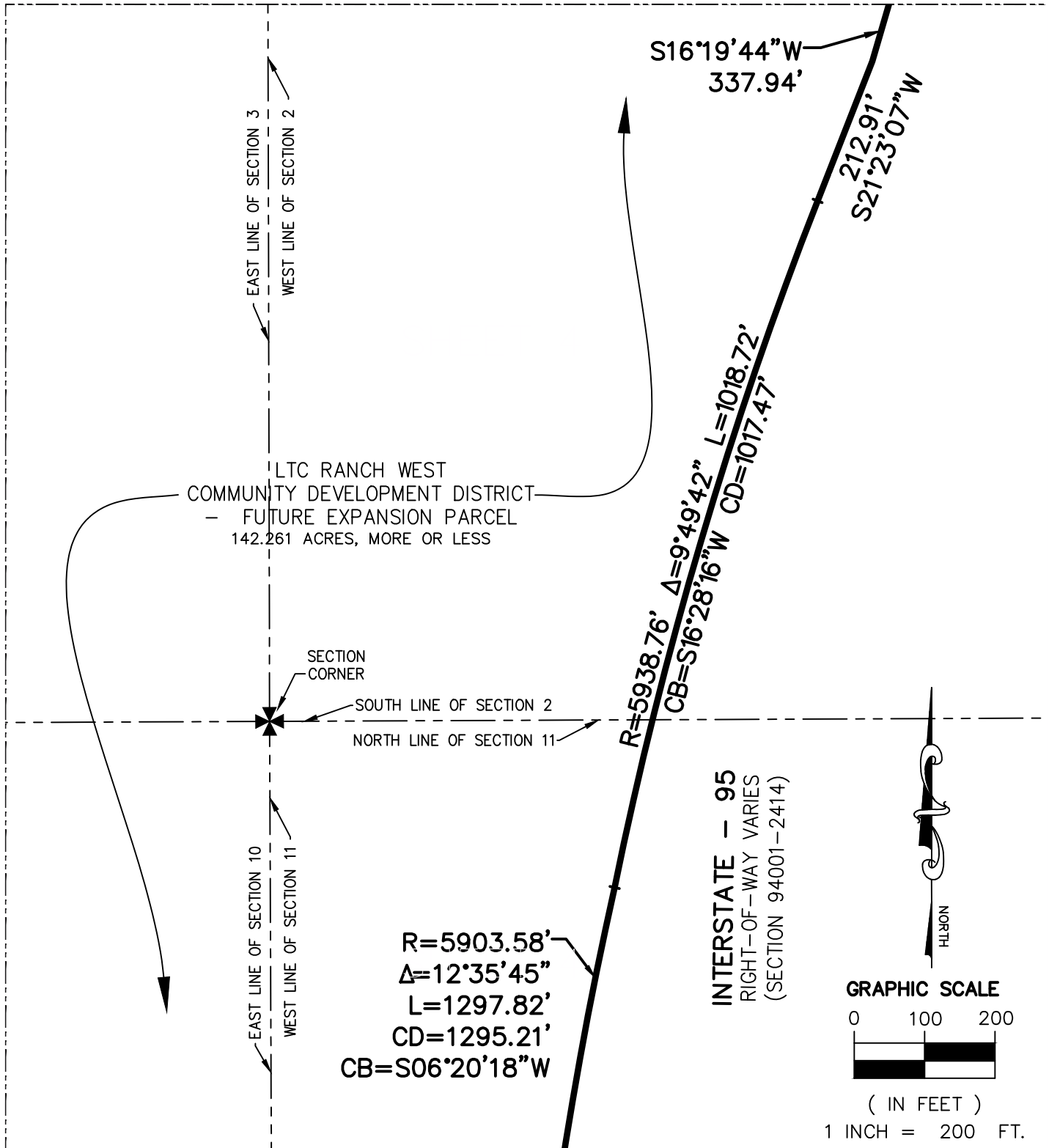
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

**LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
 FUTURE EXPANSION PARCELS**

DATE	02/12/21
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	9003

SEE SHEET 3

SEE SHEET 8



SHEET 4 OF 9



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
FUTURE EXPANSION PARCELS

DATE 02/12/21

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9003

SEE SHEET 8 & 4

UNPLATTED PORTION OF SECTION 10,
TOWNSHIP 36 SOUTH, RANGE 39 EAST

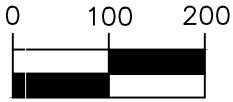
N00°14'00"W 1306.73'

PLAT LIMITS

TRACT "D"
LTC RANCH WEST



GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.

EAST LINE OF SECTION 10
WEST LINE OF SECTION 11

LTC RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
- FUTURE EXPANSION PARCEL
142.261 ACRES, MORE OR LESS

R=5903.58' Δ=12°35'45" L=1297.82'
CB=S06°20'18"W CD=1295.21'

INTERSTATE - 95
RIGHT-OF-WAY VARIES
(SECTION 94001-2414)

1639.10'
S00°02'26"W

SEE SHEET 6

SHEET 5 OF 9



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 02/12/21

DRAWN BY RLF

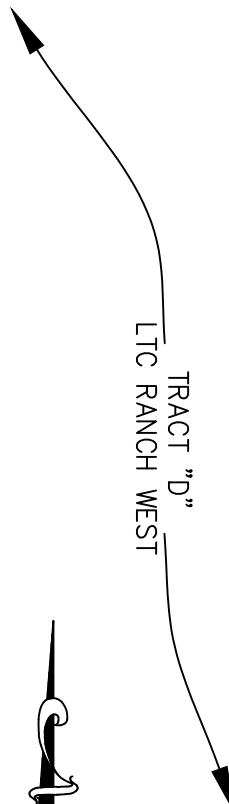
F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9003

LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
FUTURE EXPANSION PARCELS

SEE SHEET 5



3478.40'
N00°14'00"W

TRACT "D"
LTC RANCH WEST

LTC RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
- FUTURE EXPANSION PARCEL
142.261 ACRES, MORE OR LESS

EAST LINE OF SECTION 10
WEST LINE OF SECTION 11

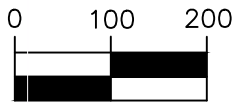
1639.10'
S00°02'26"W

INTERSTATE - 95
RIGHT-OF-WAY VARIES
(SECTION 94001 - 2414)

500.34'
S02°27'28"W



GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.

SEE SHEET 7

SHEET 6 OF 9



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 02/12/21

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9003

LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
FUTURE EXPANSION PARCELS

SEE SHEET 6

616.06'
S00°03'51"W

LTC RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
- FUTURE EXPANSION PARCEL
142.261 ACRES, MORE OR LESS

TRACT "D"
LTC RANCH WEST

3478.40'
N00°14'00"W

N13°26'26"E
443.20'

S44°45'15"W
1274.84'

S44°45'15"W
7045.18'

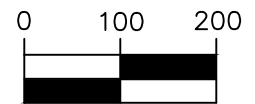
GLADES CUT-OFF ROAD
(200' RIGHT-OF-WAY)

SOUTHEAST LINE OF
TRACT "D"

INTERSTATE - 95
RIGHT-OF-WAY VARIES
(SECTION 94001-2414)



GRAPHIC SCALE



(IN FEET)
1 INCH = 200 FT.

SHEET 7 OF 9



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
FUTURE EXPANSION PARCELS

DATE 02/12/21

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9003

SEE SHEET 9

N02°53'35"E
395.74'
N23°40'43"E
201.55'

UNPLATTED PORTION OF SECTION 3,
TOWNSHIP 36 SOUTH, RANGE 39 EAST

213.83'
N40°17'03"W

670.70'
N20°39'07"W

LTC RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
- FUTURE EXPANSION PARCEL
142.261 ACRES, MORE OR LESS

SEE SHEET 4

SOUTH LINE OF SECTION 3

NORTH LINE OF SECTION 10

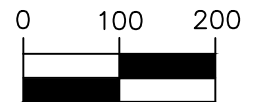
UNPLATTED PORTION OF SECTION 10,
TOWNSHIP 36 SOUTH, RANGE 39 EAST

1306.73'
N00°14'00"W

SEE SHEET 5



GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.

SHEET 8 OF 9



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
FUTURE EXPANSION PARCELS

DATE 02/12/21

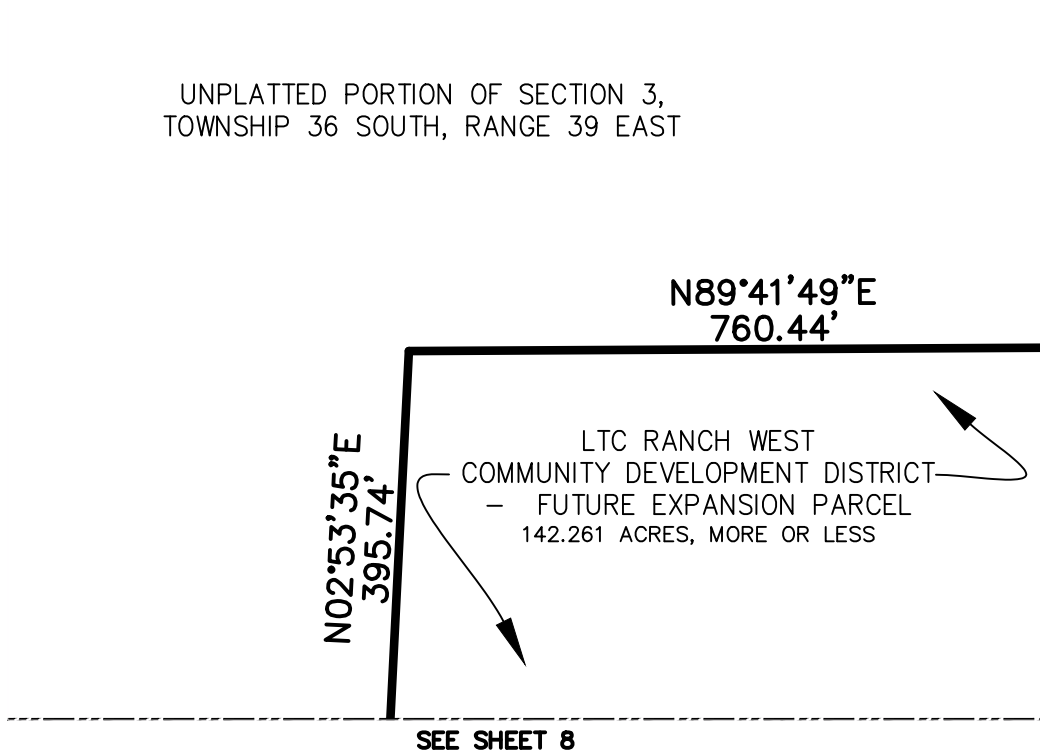
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F.B./ PG. N/A

SCALE AS SHOWN

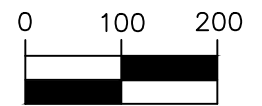
JOB NO. 9003

UNPLATTED PORTION OF SECTION 3,
TOWNSHIP 36 SOUTH, RANGE 39 EAST



SEE SHEET 3

GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.

SHEET 9 OF 9



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
FUTURE EXPANSION PARCELS

DATE 02/21/21

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9003

LEGAL DESCRIPTION:

A PORTION OF TRACT "D" OF THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "D" THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N00°14'55"W, ALONG THE WEST LINE OF SAID TRACT "D" A DISTANCE OF 1208.95 FEET; THENCE N89°45'05"E, ALONG THE WEST BOUNDARY OF SAID TRACT "D" A DISTANCE OF 44.50 FEET; THENCE N00°14'55"W, ALONG THE WEST LINE OF SAID TRACT "D" A DISTANCE OF 3986.92 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID TRACT "D", N89° 39' 17" E FOR 2611.76 FEET; THENCE N00° 21' 14" W FOR 26.77 FEET; THENCE DEPARTING SAID BOUNDARY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 49° 47' 06" FOR AN ARC LENGTH OF 1047.91 FEET, SAID CURVE HAVING A CHORD BEARING OF S51° 58' 01"E FOR 1015.25 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 62° 55' 31" FOR AN ARC LENGTH OF 1192.71 FEET, SAID CURVE HAVING A CHORD BEARING OF S58° 32' 14"E FOR 1133.66 FEET; THENCE N90° 00' 00" E FOR 755.12 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 37° 55' 34" FOR AN ARC LENGTH OF 718.86 FEET, SAID CURVE HAVING A CHORD BEARING OF N71° 02' 13"E FOR 705.81 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 65° 02' 13" FOR AN ARC LENGTH OF 1368.94 FEET, SAID CURVE HAVING A CHORD BEARING OF N84° 35' 33"E FOR 1296.62 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 29° 09' 43" FOR AN ARC LENGTH OF 552.74 FEET, SAID CURVE HAVING A CHORD BEARING OF S77° 28' 12"E FOR 546.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 46° 57' 33" FOR AN ARC LENGTH OF 988.43 FEET, SAID CURVE HAVING A CHORD BEARING OF S68° 34' 17"E FOR 960.99 FEET; THENCE S45° 14' 45" E FOR 20.63 FEET TO THE SOUTHEAST LINE OF SAID TRACT "D"; THENCE ALONG SAID SOUTHEAST LINE OF TRACT "D" S44° 45' 15" W FOR 2373.68; THENCE DEPARTING SAID SOUTHEAST LINE, N45° 15' 43" W FOR 302.09 FEET; THENCE, S44° 08' 53" W FOR 262.07 FEET; THENCE, N46° 28' 06" W FOR 286.71 FEET; THENCE, S45° 52' 31" W FOR 373.10 FEET; THENCE, S44° 07' 13" E FOR 593.37 FEET TO THE SOUTHEAST LINE OF TRACT "D"; THENCE ALONG SAID SOUTHEAST LINE OF TRACT "D" S44° 45' 15" W FOR 707.13 FEET; THENCE ALONG THE SOUTH LINE OF TRACT "D" N89° 33' 57" W FOR 639.87 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE OF TRACT "D" S89° 35' 34" W FOR 607.28 FEET; THENCE S00° 02' 24" E FOR 1210.00 FEET TO THE SOUTH LINE OF SAID TRACT "D"; THENCE ALONG SAID SOUTH LINE OF TRACT "D" S89° 21' 07" W FOR 2007.99 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE OF TRACT "D" S89° 54' 03" W FOR 2610.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 700.434 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

SHEET 1 OF 16



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 02/12/21

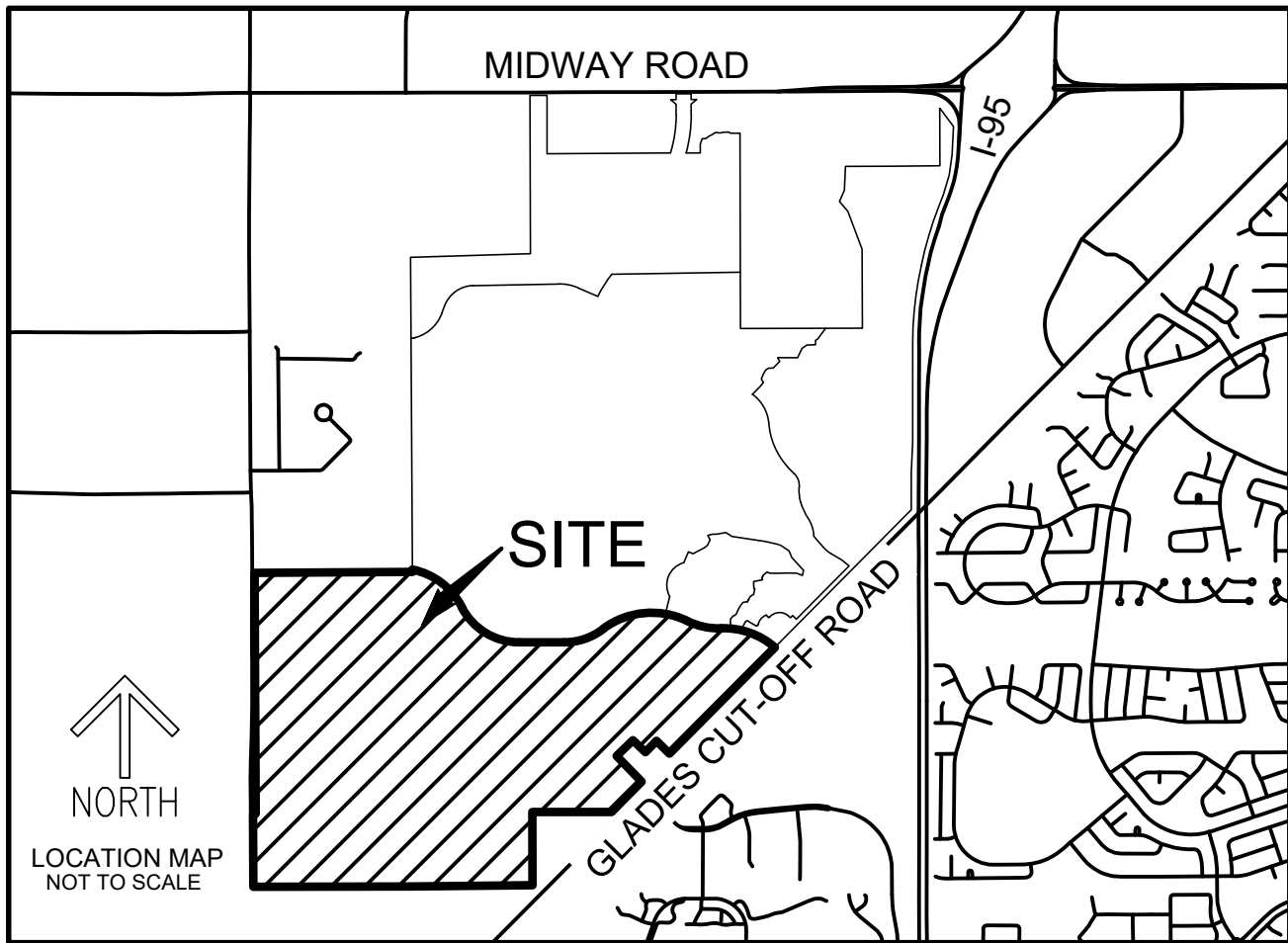
DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9003

**LTC RANCH COMMUNITY DEVELOPMENT DISTRICT –
FUTURE EXPANSION PARCELS**



NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF N00°14'55"W ALONG THE WEST LINE OF TRACT "D", LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEURUARY 12, 2021. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 3 OF 16



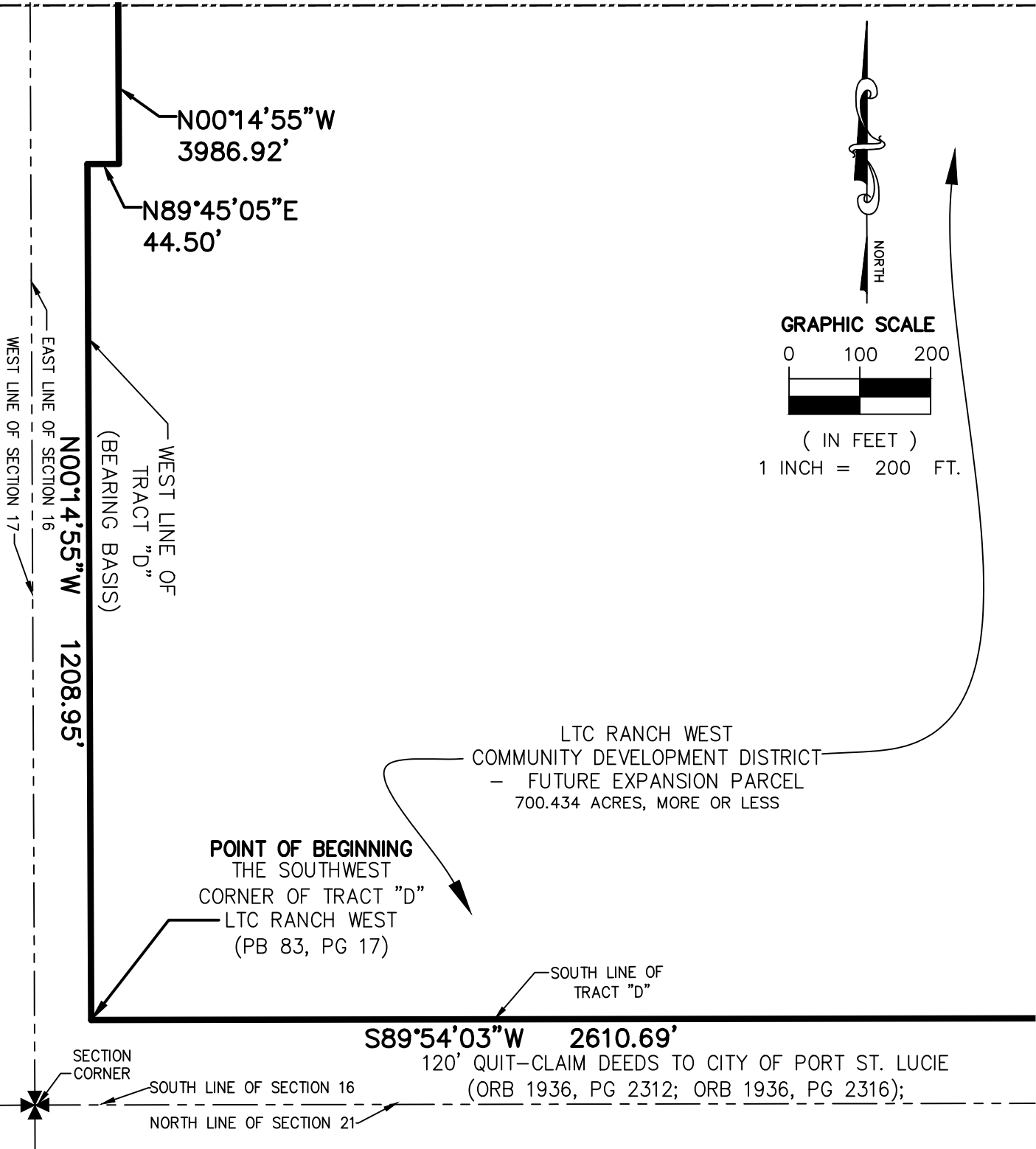
CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

RONNIE L. FURNISS
 PROFESSIONAL SURVEYOR
 AND MAPPER LS6272
 STATE OF FLORIDA
 L.B. 3591

DATE	02/12/21
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	9003

**LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
 FUTURE EXPANSION PARCELS**



SEE SHEET 12



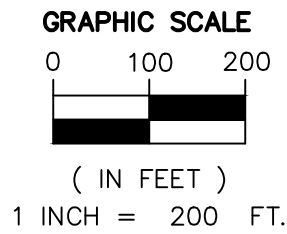
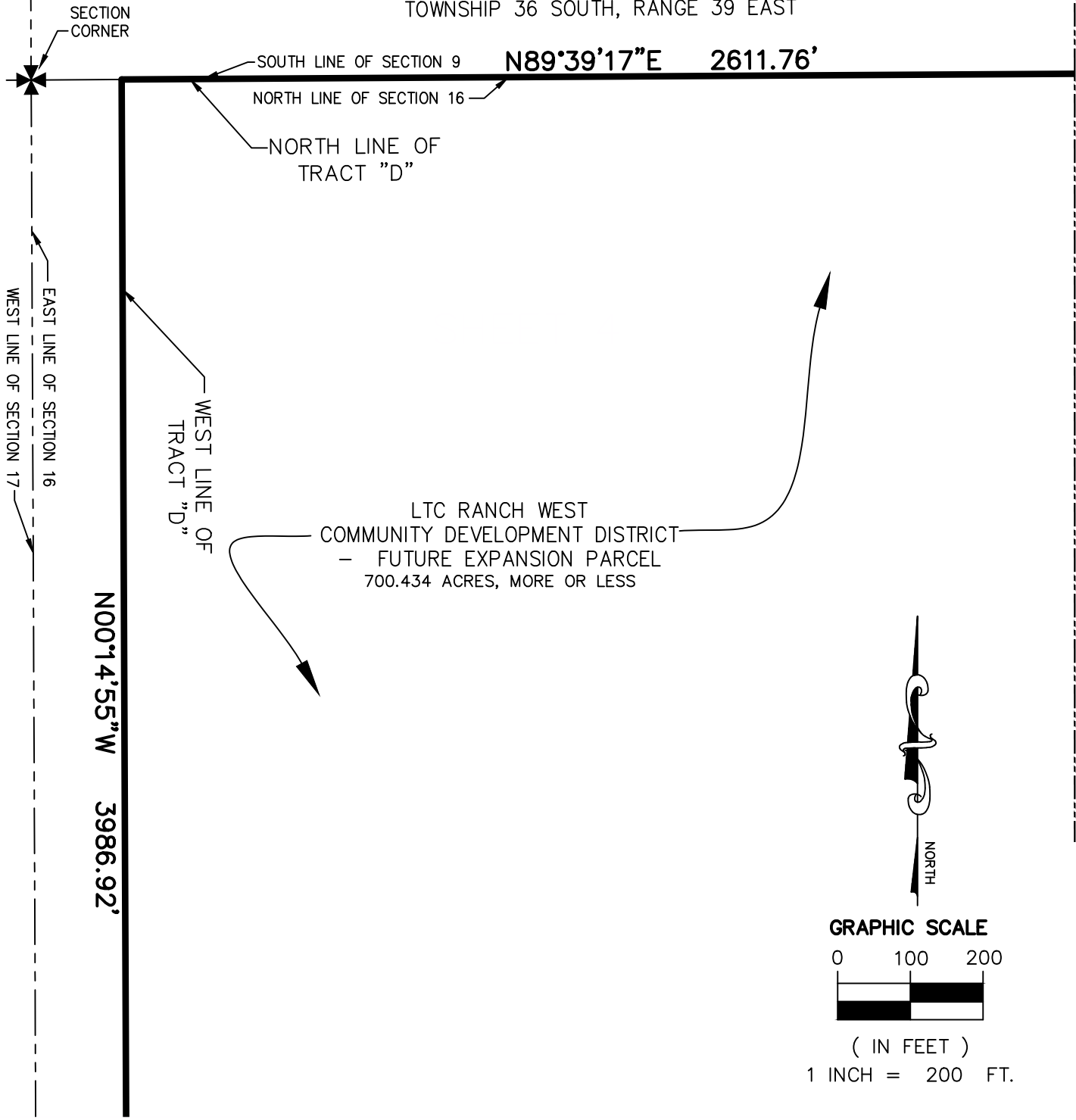
CAULFIELD & WHEELER, INC.
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 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
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JOB NO.	9003

LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
 FUTURE EXPANSION PARCELS

UNPLATTED PORTION OF SECTION 9,
TOWNSHIP 36 SOUTH, RANGE 39 EAST

SEE SHEET 5



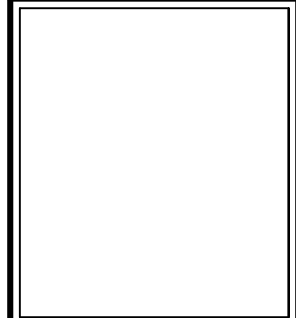
SEE SHEET 3

SHEET 4 OF 12

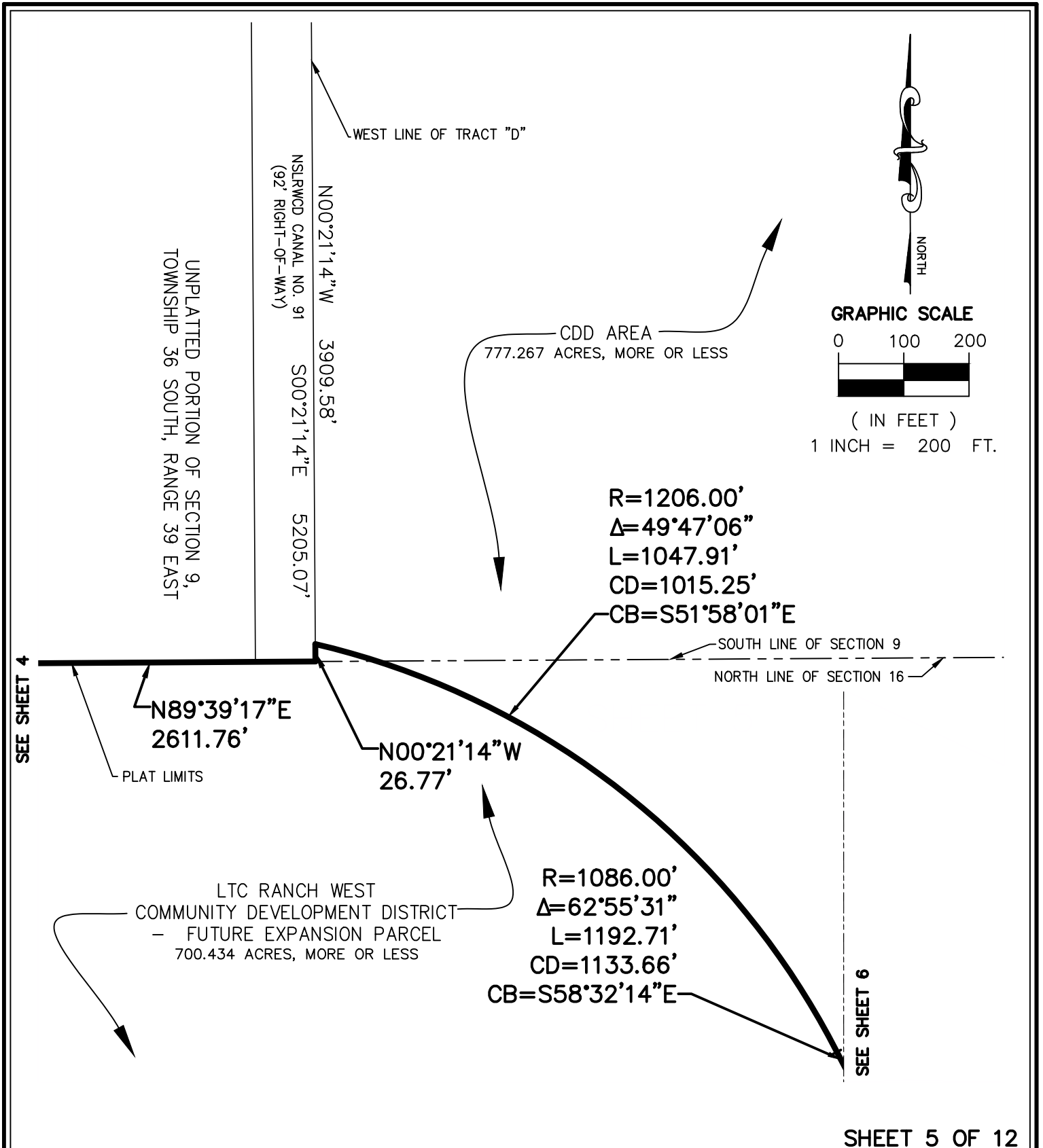


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7900 GLADES ROAD - SUITE 100
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**LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
FUTURE EXPANSION PARCELS**



DATE	02/12/21
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	9003

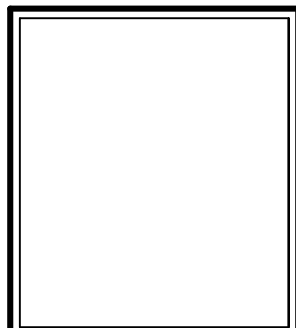


SHEET 5 OF 12



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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

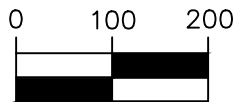
**LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
FUTURE EXPANSION PARCELS**



DATE	02/12/21
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	9003



GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.

SOUTH LINE OF SECTION 9
NORTH LINE OF SECTION 16

CDD AREA
777.267 ACRES, MORE OR LESS

SEE SHEET 5

SEE SHEET 7

R=1086.00'
Δ=62°55'31"
L=1192.71'
CD=1133.66'
CB=S58°32'14"E

N90°00'00"E
755.12'

LTC RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
- FUTURE EXPANSION PARCEL
700.434 ACRES, MORE OR LESS

SHEET 6 OF 12



CAULFIELD & WHEELER, INC.

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LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 02/12/21

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

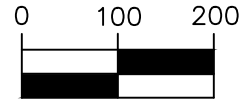
JOB NO. 9003

**LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
FUTURE EXPANSION PARCELS**



EAST LINE OF SECTION 16
WEST LINE OF SECTION 15

GRAPHIC SCALE



(IN FEET)
1 INCH = 200 FT.

CDD AREA
777.267 ACRES, MORE OR LESS

$R=1206.00'$
 $\Delta=65^{\circ}02'13''$
 $L=1368.94'$
 $CD=1296.62'$
 $CB=N84^{\circ}35'33''E$

SEE SHEET 6

$N90^{\circ}00'00''E$
755.12'

$R=1086.00'$
 $\Delta=37^{\circ}55'34''$
 $L=718.86'$
 $CD=705.81'$
 $CB=N71^{\circ}02'13''E$

SEE SHEET 8

LTC RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
- FUTURE EXPANSION PARCEL
700.434 ACRES, MORE OR LESS

SHEET 7 OF 12



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 02/12/21

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9003

**LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
FUTURE EXPANSION PARCELS**

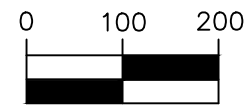
SOUTH LINE OF SECTION 10

NORTH LINE OF SECTION 15

CDD AREA
777.267 ACRES, MORE OR LESS



GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.

R=1086.00'
Δ=29°09'43"
L=552.74'
CD=546.79'
CB=S77°28'12"E

R=1206.00'
Δ=65°02'13"
L=1368.94'
CD=1296.62'
CB=N84°35'33"E

R=1206.00'
Δ=46°57'33"
L=988.43'
CD=960.99'
CB=S68°34'17"E

LTC RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
- FUTURE EXPANSION PARCEL
700.434 ACRES, MORE OR LESS

SEE SHEET 7

SEE SHEET 9

SHEET 8 OF 12



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 02/12/21

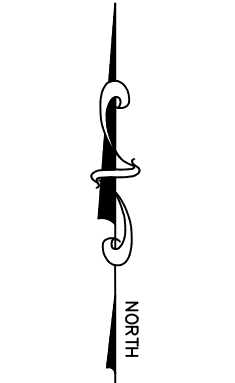
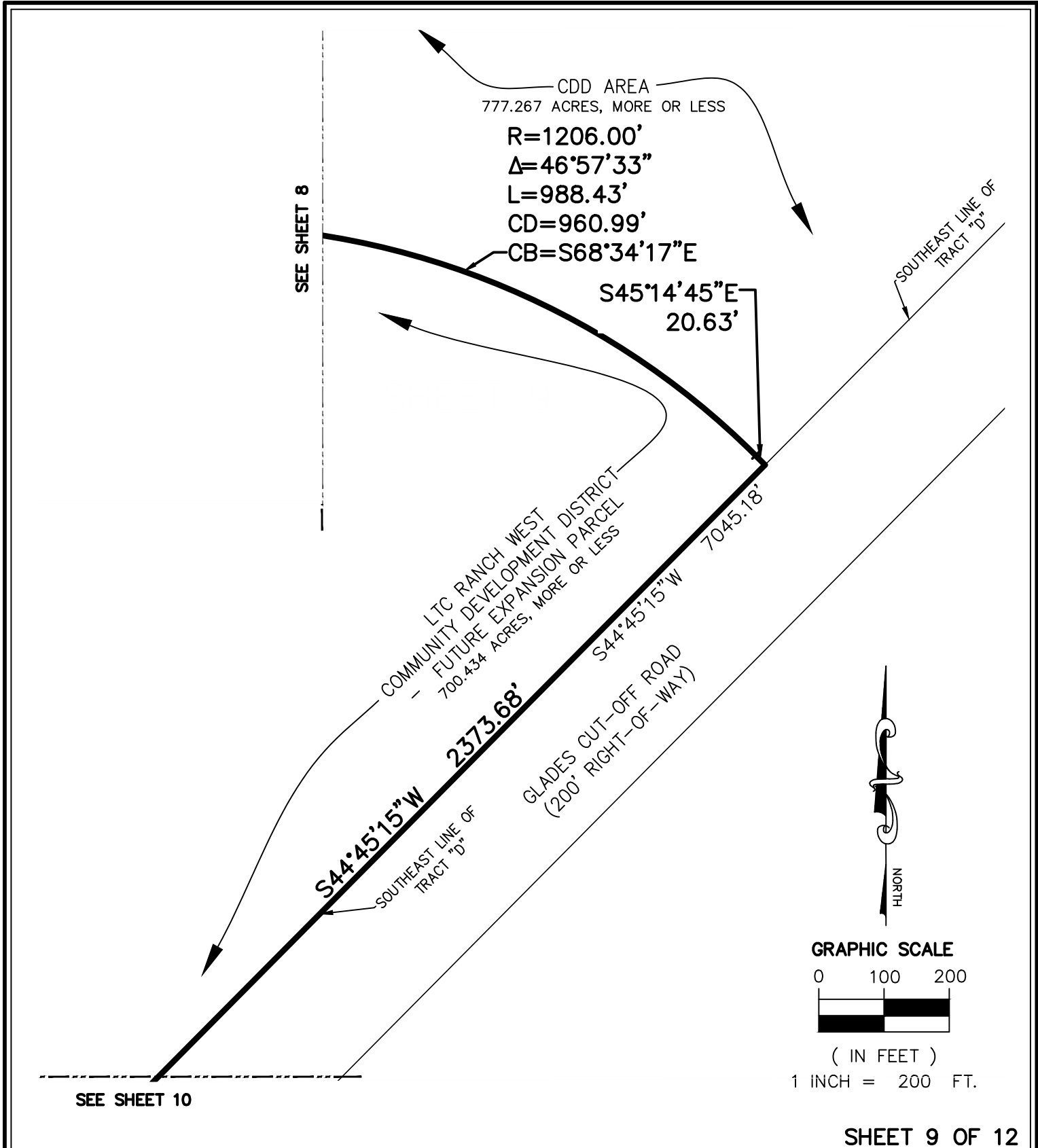
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F.B./ PG. N/A

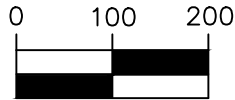
SCALE AS SHOWN

JOB NO. 9003

LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
FUTURE EXPANSION PARCELS



GRAPHIC SCALE



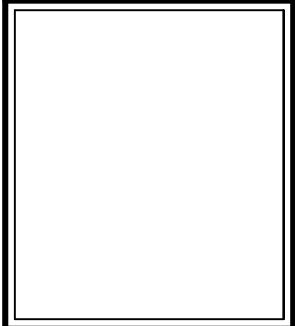
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1 INCH = 200 FT.

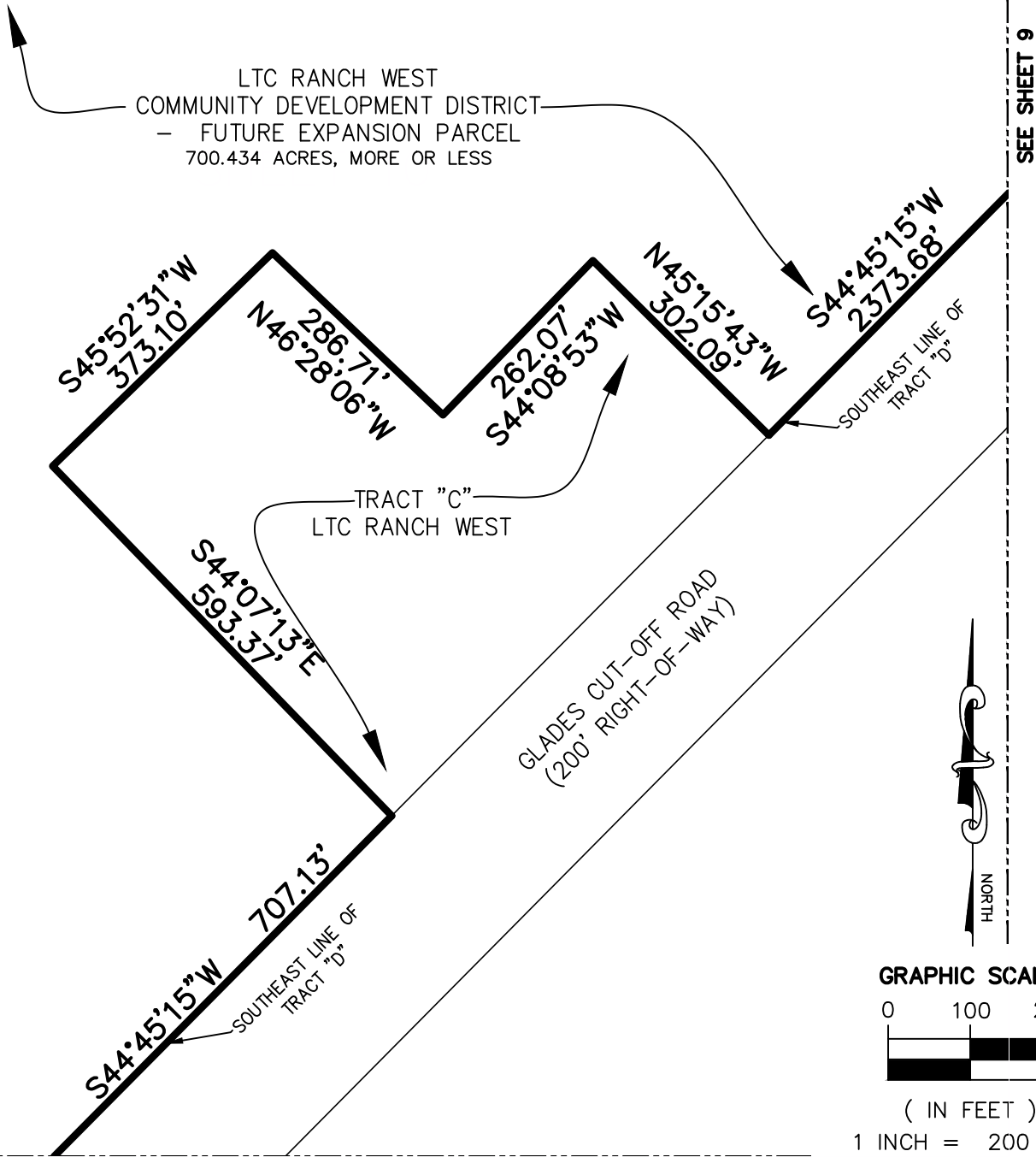
SHEET 9 OF 12

CAULFIELD & WHEELER, INC.
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 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
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**LTC RANCH COMMUNITY DEVELOPMENT DISTRICT –
 FUTURE EXPANSION PARCELS**



DATE	02/12/21
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F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	9003



SEE SHEET 11

GRAPHIC SCALE
0 100 200
(IN FEET)
1 INCH = 200 FT.

SHEET 10 OF 12



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 02/12/21

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9003

LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
FUTURE EXPANSION PARCELS

LTC RANCH WEST
 COMMUNITY DEVELOPMENT DISTRICT
 - FUTURE EXPANSION PARCEL
 700.434 ACRES, MORE OR LESS

S44°45'15"W
 707.13'

SEE SHEET 10

670.28'
 S89°35'34"W

639.87'
 N89°33'57"W

SOUTH LINE OF
 TRACT "D"

UNPLATTED PORTION OF SECTION 16,
 TOWNSHIP 36 SOUTH, RANGE 39 EAST

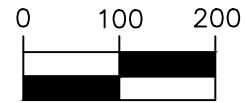
UNPLATTED PORTION OF
 SECTION 15, TOWNSHIP 36
 SOUTH, RANGE 39 EAST

EAST LINE OF SECTION 16
 WEST LINE OF SECTION 15

GLADES CUT-OFF ROAD
 (200' RIGHT-OF-WAY)



GRAPHIC SCALE



(IN FEET)
 1 INCH = 200 FT.

S00°02'24"E
 1210.00'

SEE SHEET 12

S89°21'07"W
 2007.99'

SOUTH LINE OF SECTION 16

NORTH LINE OF SECTION 21

SOUTH LINE OF
 TRACT "D"

SECTION
 CORNER

SHEET 11 OF 12



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 02/12/21

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F.B./ PG. N/A

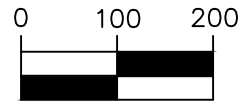
SCALE AS SHOWN

JOB NO. 9003

LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
 FUTURE EXPANSION PARCELS



GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.

LTC RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
- FUTURE EXPANSION PARCEL
700.434 ACRES, MORE OR LESS

SEE SHEET 3

SEE SHEET 11

SOUTH LINE OF
TRACT "D"

2610.69'
S89°54'03"W

120' QUIT-CLAIM DEEDS TO CITY OF PORT ST. LUCIE
(ORB 1936, PG 2312; ORB 1936, PG 2316);

2007.99'
S89°21'07"W

UNPLATTED PORTION OF SECTION 21,
TOWNSHIP 36 SOUTH, RANGE 39 EAST

SHEET 12 OF 12



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE	02/12/21
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	9003

**LTC RANCH COMMUNITY DEVELOPMENT DISTRICT -
FUTURE EXPANSION PARCELS**

EXHIBIT 5

**CONSENT AND JOINDER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof (“Property”).

The undersigned understands and acknowledges that Midway Glades Developers, LLC (“Petitioner”) intends to submit an application to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of the community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established or a written revocation is issued, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 8th day of February, 2021.

WITNESSES:

Midway Glades Developers, LLC
a Delaware Limited Liability Company

R. Austin Burr
Name: R. Austin Burr

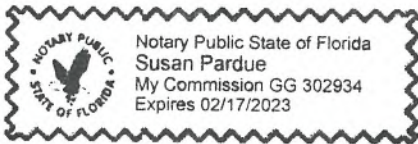
By: [Signature]
Name: John T Lynch
Title: Vice Pres.

Susan Pardue
Name: Susan Pardue

STATE OF FLORIDA
COUNTY OF St Lucie

I hereby certify that on this day, before me, by means of physical presence or online notarization, an officer duly authorized to take acknowledgments, personally appeared John Lynch, as Vice President of Midway Glades Developers LLC, who executed the foregoing instrument, acknowledged before me that s/he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal this 8 day of February, 2021.



Susan Pardue
Notary Public

Personally known:
Produced Identification: _____
Type of Identification: _____

Exhibit A: Property Description

Exhibit A

LEGAL DESCRIPTION:

A PORTION OF TRACT "D" OF THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERLY NORTHWEST CORNER OF TRACT "D" THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°21'14"E, ALONG THE WEST LINE OF SAID TRACT "D" A DISTANCE OF 1268.72 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE N77°48'34"E A DISTANCE OF 42.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 660.00' AND A CENTRAL ANGLE OF 54° 28' 07" FOR AN ARC LENGTH OF 627.43 FEET, SAID CURVE HAVING A CHORD BEARING OF N47° 31' 45"E FOR 604.07 FEET; THENCE N20° 17' 41" E FOR 130.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 532.00' AND A CENTRAL ANGLE OF 68° 37' 39" FOR AN ARC LENGTH OF 637.22 FEET, SAID CURVE HAVING A CHORD BEARING OF N54° 36' 31"E FOR 599.80 FEET; THENCE N88° 55' 20" E FOR 1437.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 780.00' AND A CENTRAL ANGLE OF 24° 20' 19" FOR AN ARC LENGTH OF 331.34 FEET, SAID CURVE HAVING A CHORD BEARING OF S78° 54' 30"E FOR 328.85 FEET; THENCE S66° 44' 21" E FOR 365.44 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2023.00' AND A CENTRAL ANGLE OF 12° 30' 16" FOR AN ARC LENGTH OF 441.51 FEET, SAID CURVE HAVING A CHORD BEARING OF N32° 13' 43"E FOR 440.63 FEET; THENCE N89° 06' 58"E FOR 2097.23 FEET; THENCE S00° 07' 56"E FOR 1019.33 FEET; THENCE N89° 52' 27"E FOR 1453.64 FEET; THENCE S36° 14' 14"W FOR 139.97 FEET; THENCE S63° 23' 24"W FOR 35.34 FEET; THENCE S01° 50' 18"W FOR 77.18 FEET; THENCE S89° 15' 16"W FOR 122.84 FEET; THENCE S80° 42' 00"W FOR 24.80 FEET; THENCE S55° 01' 47"W FOR 98.22 FEET; THENCE S25° 28' 45"W FOR 175.10 FEET; THENCE N85° 28' 54"W FOR 336.07 FEET; THENCE S28° 55' 06"W FOR 73.41 FEET; THENCE S44° 36' 16"W FOR 154.76 FEET; THENCE S87° 03' 33"W FOR 76.96 FEET; THENCE S59° 22' 10"W FOR 56.07 FEET; THENCE S30° 30' 07"W FOR 67.36 FEET; THENCE S25° 20' 16"W FOR 72.70 FEET; THENCE S16° 25' 14"W FOR 33.63 FEET; THENCE S31° 17' 22"E FOR 63.00 FEET; THENCE S37° 15' 09"W FOR 89.76 FEET; THENCE S44° 59' 28"W FOR 185.44 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 674.78' AND A CENTRAL ANGLE OF 48° 36' 45" FOR AN ARC LENGTH OF 572.52 FEET, SAID CURVE HAVING A CHORD BEARING OF S29° 43' 23"E FOR 555.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1234.45' AND A CENTRAL ANGLE OF 38° 05' 30" FOR AN ARC LENGTH OF 820.70 FEET, SAID CURVE HAVING A CHORD BEARING OF S23° 09' 41"E FOR 805.66 FEET; THENCE S44° 14' 15"E FOR 153.62 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 275.48' AND A CENTRAL ANGLE OF 52° 59' 25" FOR AN ARC LENGTH OF 254.78 FEET, SAID CURVE HAVING A CHORD BEARING OF S21° 04' 26"E FOR 245.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 678.48' AND A CENTRAL ANGLE OF 21° 55' 39" FOR AN ARC LENGTH OF 259.66 FEET, SAID CURVE HAVING A CHORD BEARING OF S05° 32' 33"E FOR 258.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1031.52' AND A CENTRAL ANGLE OF 16° 49' 00" FOR AN ARC LENGTH OF 302.76 FEET, SAID CURVE HAVING A CHORD BEARING OF S24° 54' 23"E FOR 301.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 582.36' AND A CENTRAL ANGLE OF 31° 01' 37" FOR AN ARC LENGTH OF 315.36 FEET, SAID CURVE HAVING A CHORD BEARING OF S17° 48' 04"E FOR 311.52 FEET; THENCE S41° 03' 57"E FOR 257.11 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 501.39' AND A CENTRAL ANGLE OF 19° 15' 08" FOR AN ARC LENGTH OF 168.48 FEET, SAID CURVE HAVING A CHORD BEARING OF S50° 41' 31"E FOR 167.68 FEET; THENCE S59° 35' 14"E FOR 201.66 FEET; THENCE TO THE SOUTHEAST LINE OF SAID TRACT "D" LTC RANCH WEST, S51° 18' 25"E FOR 159.86 FEET; THENCE ALONG SAID SOUTHEAST LINE OF SAID TRACT "D" LTC RANCH WEST, S44° 45' 15"W FOR 1264.07 FEET; THENCE DEPARTING SAID SOUTHEAST LINE OF SAID TRACT "D" LTC RANCH WEST, N45° 13' 59"W FOR 87.01 FEET; THENCE S44° 45' 15"W FOR 76.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 209.69' AND A CENTRAL ANGLE OF 105° 06' 55" FOR AN ARC LENGTH OF 384.69 FEET, SAID CURVE HAVING A CHORD BEARING OF N89° 50' 47"W FOR 332.97 FEET; THENCE N45° 36' 11"W FOR 84.22 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 217.85' AND A CENTRAL ANGLE OF 58° 14' 27" FOR AN ARC LENGTH OF 221.45 FEET, SAID CURVE HAVING A CHORD BEARING OF S40° 40' 57"W FOR 212.03 FEET

LEGAL DESCRIPTION CONTINUES ON SHEET 2:

SHEET 1 OF 16



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 02/02/21

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9003

**LTC RANCH WEST RESIDENTIAL CDD
SKETCH OF DESCRIPTION**

LEGAL DESCRIPTION CONTINUED:

TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 108° 21' 42" FOR AN ARC LENGTH OF 47.28 FEET, SAID CURVE HAVING A CHORD BEARING OF S65° 44' 35"W FOR 40.54 FEET; THENCE N60° 04' 34"W FOR 152.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00' AND A CENTRAL ANGLE OF 89° 31' 11" FOR AN ARC LENGTH OF 46.87 FEET, SAID CURVE HAVING A CHORD BEARING OF S75° 09' 51"W FOR 42.25 FEET; THENCE S30° 24' 15"W FOR 139.82 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1281.14' AND A CENTRAL ANGLE OF 08° 32' 58" FOR AN ARC LENGTH OF 191.22 FEET, SAID CURVE HAVING A CHORD BEARING OF N73° 22' 25"W FOR 191.04 FEET; THENCE N0° 01' 06"W FOR 112.08 FEET; THENCE N39° 07' 34"E FOR 67.17 FEET; THENCE N74° 25' 35"E FOR 32.04 FEET; THENCE N42° 02' 09"E FOR 46.74 FEET; THENCE N19° 45' 27"E FOR 33.57 FEET; THENCE N23° 47' 39"E FOR 47.51 FEET; THENCE N29° 52' 09"E FOR 69.30 FEET; THENCE N39° 22' 15"E FOR 65.40 FEET; THENCE N80° 33' 00"E FOR 69.63 FEET; THENCE S48° 44' 56"E FOR 10.14 FEET; THENCE N13° 19' 10"E FOR 39.61 FEET; THENCE S48° 44' 56"E FOR 5.11 FEET; THENCE N26° 23' 29"E FOR 66.16 FEET; THENCE N58° 57' 16"E FOR 55.48 FEET; THENCE N69° 29' 29"E FOR 12.25 FEET; THENCE N14° 41' 53"E FOR 28.56 FEET; THENCE N12° 45' 13"E FOR 31.51 FEET; THENCE N10° 47' 41"E FOR 39.36 FEET; THENCE N78° 32' 30"W FOR 16.31 FEET; THENCE N02° 47' 10"W FOR 12.44 FEET; THENCE N90° 00' 00"E FOR 38.97 FEET; THENCE N00° 00' 00"E FOR 265.00 FEET; THENCE N89° 48' 07"E FOR 261.76 FEET; THENCE S67° 29' 22"E FOR 44.34 FEET; THENCE S88° 32' 34"E FOR 124.01 FEET ; THENCE N88° 46' 59"E FOR 173.96 FEET; THENCE N00° 12' 03"E FOR 369.24 FEET; THENCE N57° 31' 19"W FOR 142.71 FEET; THENCE N89° 53' 25"W FOR 554.72 FEET; THENCE N00° 02' 41"W FOR 60.62 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00' AND A CENTRAL ANGLE OF 81° 34' 32" FOR AN ARC LENGTH OF 42.71 FEET, SAID CURVE HAVING A CHORD BEARING OF N40° 49' 57"W FOR 39.20 FEET; THENCE N81° 37' 14"W FOR 243.48 FEET; THENCE N58° 47' 43"W FOR 120.92 FEET; THENCE S80° 43' 32"W FOR 135.35 FEET; THENCE S86° 31' 18"W FOR 80.02 FEET; THENCE S76° 08' 06"W FOR 14.03 FEET; THENCE S27° 59' 28"E FOR 48.73 FEET; THENCE S25° 46' 17"W FOR 137.61 FEET; THENCE S51° 57' 59"W FOR 72.82 FEET; THENCE S62° 50' 08"W FOR 189.36 FEET; THENCE N86° 34' 13"W FOR 68.43 FEET; THENCE N58° 11' 03"W FOR 78.33 FEET; THENCE N89° 51' 03"W FOR 216.11 FEET; THENCE S07° 25' 51"W FOR 1090.74 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 53° 48' 53" FOR AN ARC LENGTH OF 1132.73 FEET, SAID CURVE HAVING A CHORD BEARING OF S78° 58' 53"W FOR 1091.55 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 37° 55' 34" FOR AN ARC LENGTH OF 718.86 FEET, SAID CURVE HAVING A CHORD BEARING OF S71° 02' 13"W FOR 705.81 FEET; THENCE N90° 00' 00"W FOR 755.12 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 62° 55' 31" FOR AN ARC LENGTH OF 1192.71 FEET, SAID CURVE HAVING A CHORD BEARING OF N58° 32' 14"W FOR 1133.66 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 49° 47' 06" FOR AN ARC LENGTH OF 1047.91 FEET, SAID CURVE HAVING A CHORD BEARING OF N51° 58' 01"W FOR 1015.25 FEET TO THE WEST LINE OF SAID TRACT 'D'; THENCE ALONG SAID WEST LINE N00° 21' 14"W FOR 3909.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 777.267 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

SHEET 2 OF 16



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 02/02/21

DRAWN BY RLF

F.B./ PG. N/A

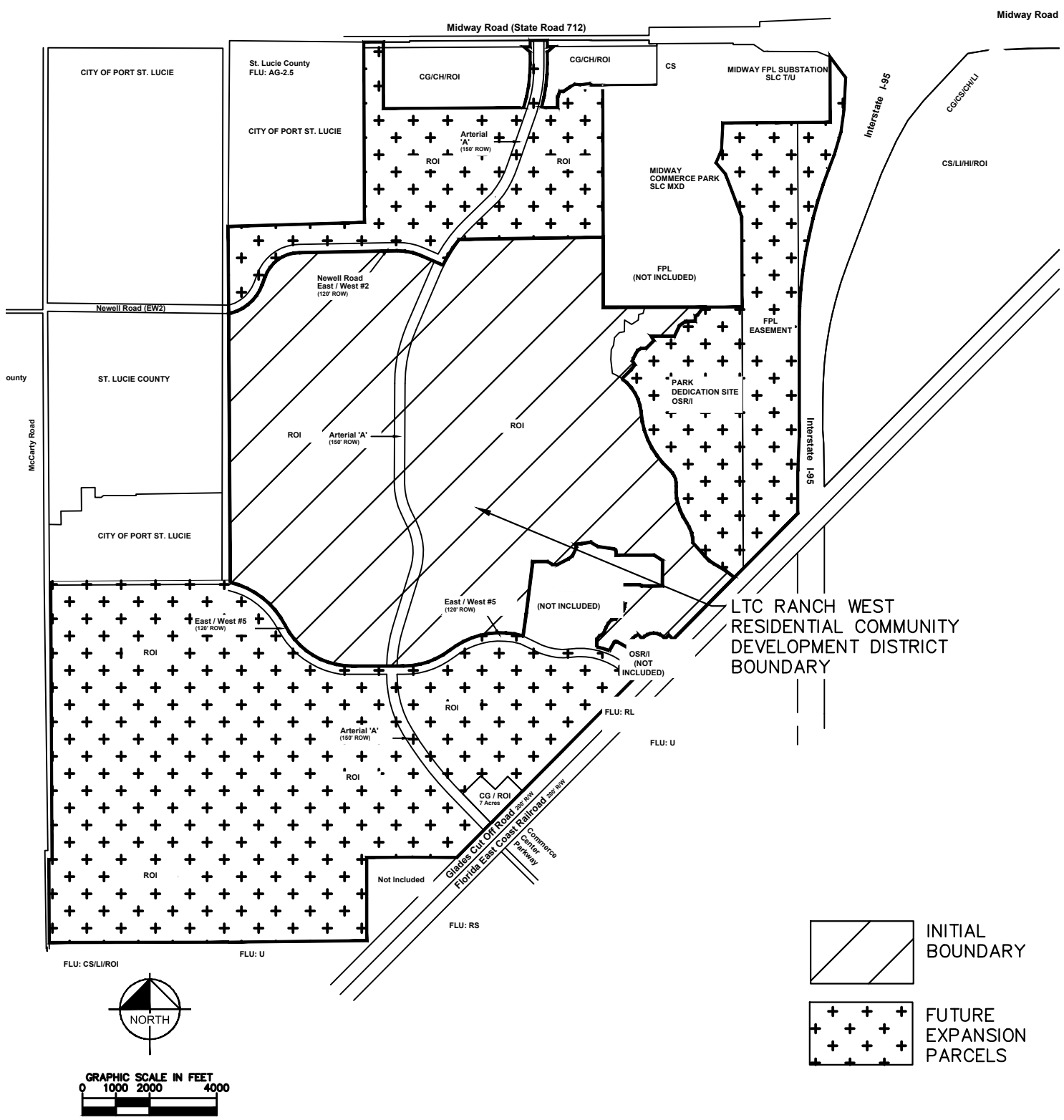
SCALE AS SHOWN

JOB NO. 9003

**LTC RANCH WEST RESIDENTIAL CDD
 SKETCH OF DESCRIPTION**

EXHIBIT 6

Plotted By: Husainy, Kinan Sheet Set: kha Layout: Layout1 May 17, 2021 11:53:11am K:\VRB_LDEV\LTC_Ranch_CDD\Initial Application\Proposed Future Land Use.dwg
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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 0000696

LTC RANCH WEST RESIDENTIAL CDD FUTURE LAND USE MAP

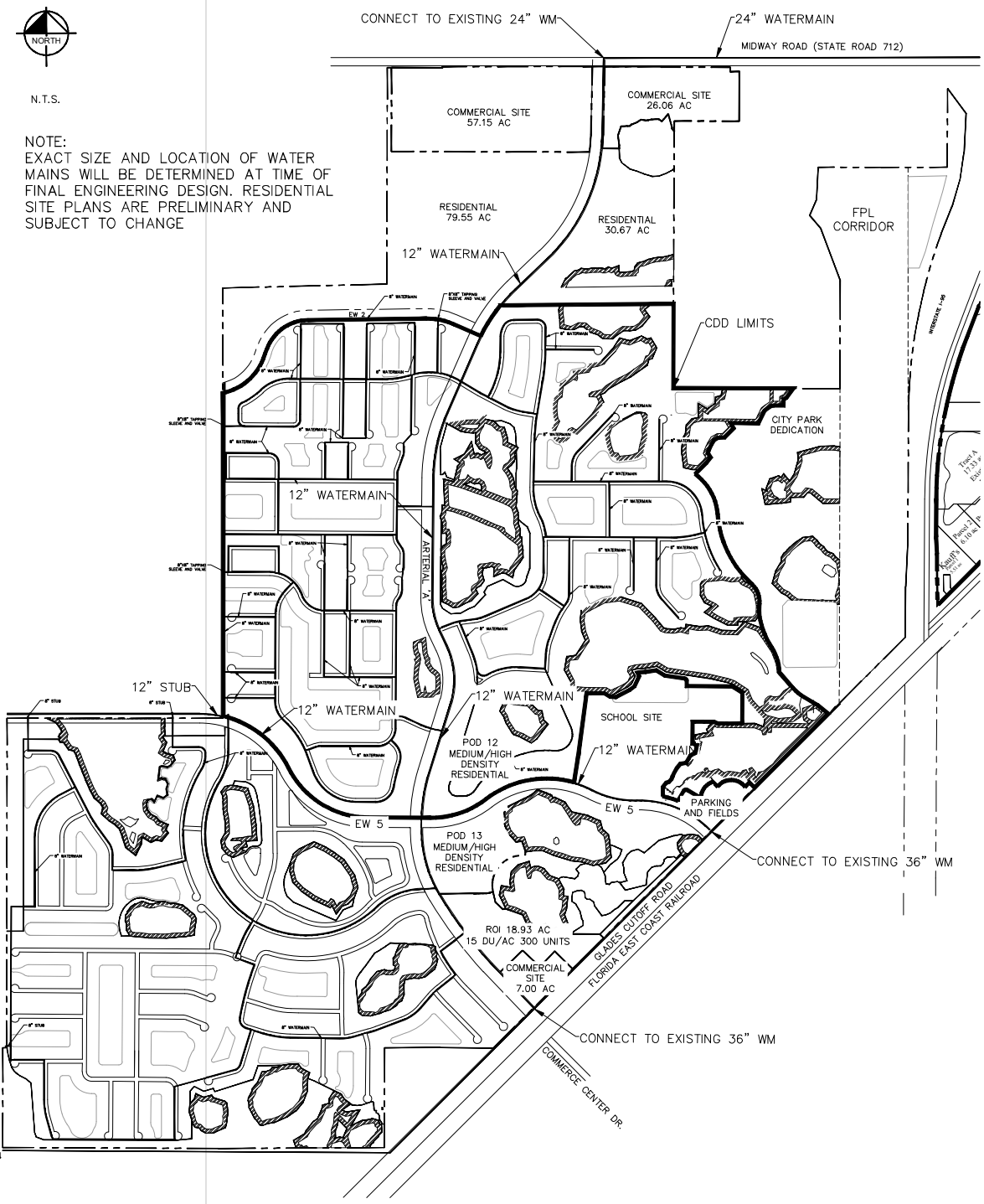
SHEET NUMBER
EX-6

EXHIBIT 7



N.T.S.

NOTE:
EXACT SIZE AND LOCATION OF WATER MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE



EX-6A	SHEET NUMBER	2 / 6
	DATE	2/4/2021
	PROJECT NO.	

PORT ST. LUCIE		FLORIDA	
MASTER WATER PLAN			

SCALE	DESIGN ENGINEER:
DESIGNED BY:	FLORIDA REGISTRATION NUMBER:
DRAWN BY:	DATE:
CHECKED BY:	

Kimley-Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
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N.T.S.

NOTE:
EXACT SIZE AND LOCATION OF SEWER
MAINS WILL BE DETERMINED AT TIME OF
FINAL ENGINEERING DESIGN. RESIDENTIAL
SITE PLANS ARE PRELIMINARY AND
SUBJECT TO CHANGE



EX-68
SHEET NUMBER

12/07/2020
DATE
PROJECT NO.

PORT ST. LUCIE
FLORIDA

MASTER WASTE
WATER PLAN

SCALE
DESIGNED BY
DRAWN BY
CHECKED BY

DESIGN ENGINEER:
FLORIDA REGISTRATION NUMBER:
DATE:

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No.	REVISIONS	DATE	BY

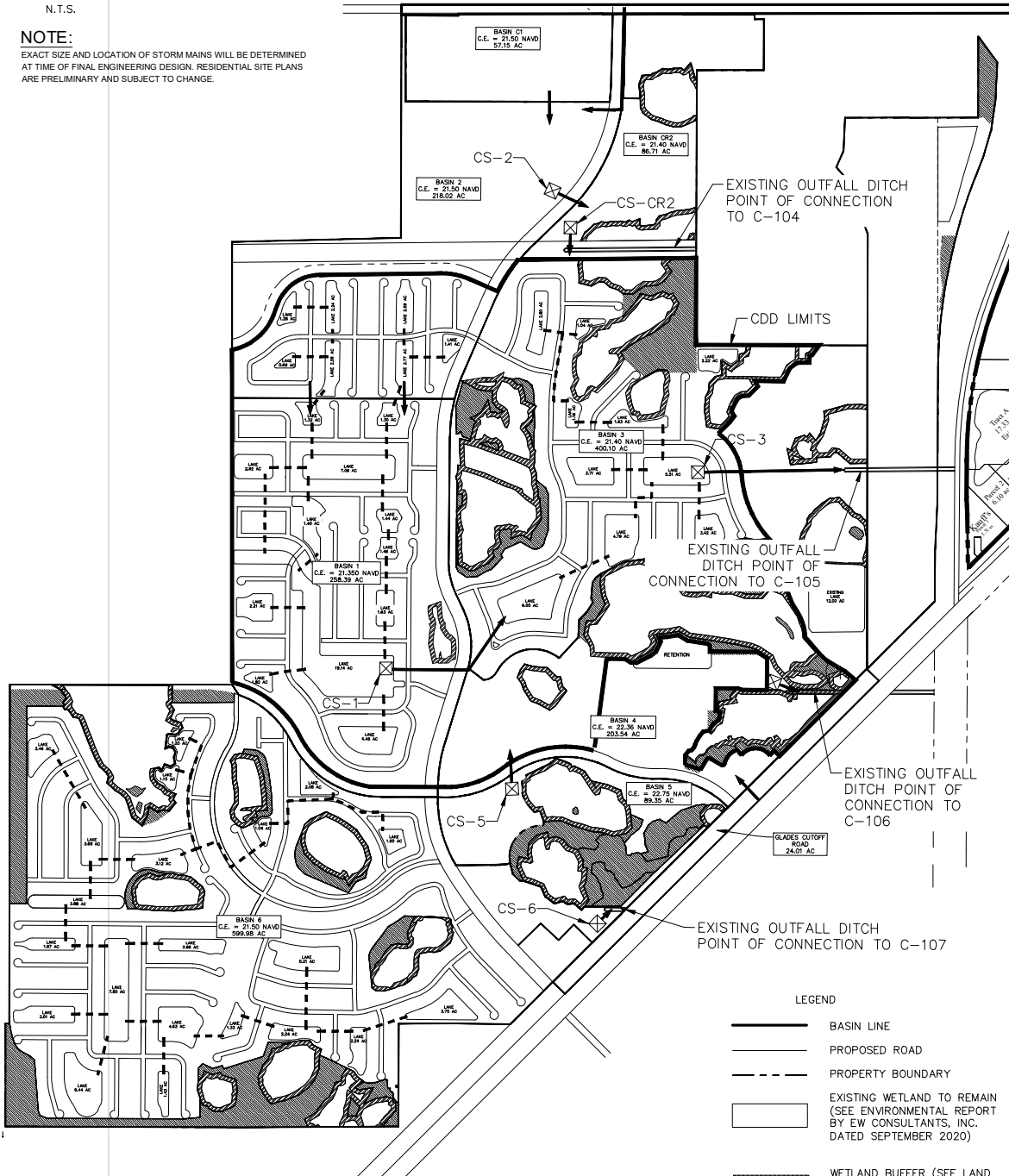
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N.T.S.

NOTE:

EXACT SIZE AND LOCATION OF STORM MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.



- LEGEND**
- BASIN LINE
 - PROPOSED ROAD
 - PROPERTY BOUNDARY
 - EXISTING WETLAND TO REMAIN (SEE ENVIRONMENTAL REPORT BY EW CONSULTANTS, INC. DATED SEPTEMBER 2020)
 - WETLAND BUFFER (SEE LAND USE BASIN BREAKDOWNS FOR AREAS) MIN. 15' AVERAGE 50'
 - UNDEVELOPED NATURAL AREA
 - CONTROL STRUCTURE AND PIPE

DATUM NOTE:
ELEVATIONS HEREON ARE SHOWN IN NAVD 88.
TO CONVERT TO NGVD 29' = (ELEVATION OF NAVD 88+1.47)

EX-6C	SHEET NUMBER	DATE: 2/6/2021	DRAINAGE BASIN MAP	SCALE:	DESIGN ENGINEER:	Kimley-Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 445 34TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-784-4100 FAX: 772-784-4130 WWW.KIMLEY-HORN.COM CA 00000696	No. REVISIONS DATE BY
	PROJECT NO.	DRAWN BY:		FLORIDA REGISTRATION NUMBER:	CHECKED BY:		
PORT ST. LUCIE		FLORIDA					

EXHIBIT 8

PROPOSED INFRASTRUCTURE PLAN
LTC RANCH WEST RESIDENTIAL
COMMUNITY DEVELOPMENT DISTRICT

FACILITY	FINANCED BY	OWNERSHIP	OPERATION AND MAINTENANCE
CLEARING AND EARTHWORK	CDD	CDD	CDD
STORMWATER MANAGEMENT	CDD	CDD	CDD
WATER AND SEWER	CDD	CITY	CITY
ROADWAY IMPROVEMENTS	CDD	CDD	CDD
ARTERIAL A ROADWAY	CDD	CITY	CITY
ARTERIAL A ROADWAY LANDSCAPING	CDD	CDD	CDD
ENGINEERING, SURVEY AND PLANNING ETC.	CDD	CDD	N/A

CITY = CITY OF PORT ST. LUCIE

Acceptance of any offer of dedication shall be at the sole discretion of the city council. Nothing herein shall be construed as affirmative acceptance by the city council of improvements or acceptance of any operating and maintenance obligations of the District.

EXHIBIT 9

**OPINION OF PROBABLE COST SUMMARY
LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT**

OPINION OF PROBABLE COST - LTC RANCH		
	CURRENT DISTRICT COSTS	EXPANSION PARCEL COSTS
CLEARING AND EARTHWORK	\$7,300,000	\$9,855,000.00
STORMWATER MANAGEMENT	\$8,200,000	\$11,070,000.00
WATER AND SEWER IMPROVEMENTS	\$20,200,000	\$27,270,000.00
ROADWAY IMPROVEMENTS	\$18,300,000	\$24,705,000.00
ARTERIAL A ROADWAY	\$13,500,000	\$6,075,000.00
ARTERIAL A ROADWAY LANDSCAPE	\$1,300,000	\$1,755,000.00
ENGINEERING, SURVEYING, PLANNING, ETC.	\$5,500,000	\$7,425,000.00
TOTAL COSTS	\$74,300,000	\$88,155,000
		\$162,455,000

Note: This exhibit identifies the current intentions of the District and is subject to change based upon various factors such as development plans, permitting and market conditions.

Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions. Any and all professional opinions as to costs reflected herein, including but not limited to professional opinions as to the costs of construction materials, are made on the basis of professional experience and available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee or warrant that proposals, bids, or actual costs will not vary from the professional opinions of costs shown herein.

**ESTIMATED INFRASTRUCTURE CONSTRUCTION TIME TABLE
LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT**

IMPROVEMENT	START DATE	COMPLETION DATE
CLEARING AND EARTHWORK	05/2021	12/2026
STORMWATER MANAGEMENT	05/2021	03/2027
WATER AND SEWER IMPROVEMENTS	07/2021	05/2027
ROADWAY IMPROVEMENTS	05/2021	09/2027
ARTERIAL A ROADWAY	05/2021	09/2027
ARTERIAL A ROADWAY LANDSCAPE	01/2022	12/2027

EXHIBIT 10



Rizzetta & Company



STATEMENT OF ESTIMATED REGULATORY COSTS

FOR

THE PETITION TO ESTABLISH LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

February 16, 2021

Prepared by:

12750 Citrus Park Lane
Suite 115
Tampa, FL 33625
813-933-5571
rizzetta.com

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I. INTRODUCTION

1. PURPOSE AND SCOPE

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with the City Council of the City of Port St. Lucie, Florida, to establish the LTC Ranch West Residential Community Development District ("District") in accordance with Chapter 190.005, Florida Statutes ("F.S."). Specifically, Section 190.005(1)(a)8, F.S., requires that, as part of the petition, a Statement of Estimated Regulatory Costs be prepared pursuant to Section 120.541, F.S.

A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of planning, financing, constructing and maintaining certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., the county or the city) whose boundaries include the CDD.

However, a CDD cannot regulate land use or issue development orders; those powers reside with the local general-purpose government. The Legislature has, in Section 190.004(3), F.S., made this clear by stating:

The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.



In addition, the parameters for the review and evaluation of community development district petitions are clearly set forth in Section 190.002(2)(d), F.S., as follows:

That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.

Therefore, the scope of this Statement of Estimated Regulatory Costs is limited to an evaluation of those factors pertinent to the establishment of a CDD as defined by the Legislature and outlined in Section 120.541(2), F.S.

The purpose of Chapter 190, F.S., is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans which require adequate public facilities and services as pre-conditions for future development.

The CDD is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by the City of Port St. Lucie (the "City") or St. Lucie County (the "County") as a result of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. The annual operations and administrative costs of the District will be borne entirely by the District and will not require any subsidy from the State of Florida, County or the City, nor will it place any additional economic burden on those persons not residing within the District.

2. LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

The proposed District will initially encompass approximately 777.267 +/- acres on which Midway Glades Developers, LLC (the "Petitioner") plans to develop a project ("Project"), which currently contemplates approximately 1,753 single family units. However, in the future, the Petitioner may amend the boundaries to include an additional 1,046.133 acres which, if approved, is expected to contain an additional 2,247 residential units for a new total of 4,000 residential units.



The Petitioner is seeking authority, as outlined in Section 190.012, F.S., to establish the District in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that includes, but is not limited to: roadway improvements, water and sewer improvements, stormwater management facilities, landscape improvements or any other project, within or outside the boundaries of the District, required by a development order issued by a local government or the subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of infrastructure improvements through special assessment revenue bonds. Repayment of these bonds will be through non-ad valorem assessments levied against all benefited properties within the District. Ongoing operation and maintenance for District-owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District.

II. STATUTORY ITEMS:

Section 120.541(2), F.S. (2020), in pertinent part, provides that the elements a Statement of Estimated Regulatory Costs must contain the following:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the



aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

The estimated regulatory impact of establishing the District is summarized below. Statutory requirements are **SHOWN IN BOLD CAPS**.



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1. AN ECONOMIC ANALYSIS SHOWING WHETHER THE ORDINANCE DIRECTLY OR INDIRECTLY:

A. IS LIKELY TO HAVE AN ADVERSE IMPACT ON ECONOMIC GROWTH, PRIVATE SECTOR JOB CREATION OR EMPLOYMENT, OR PRIVATE SECTOR INVESTMENT IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE;

Practically, the District, as a “special purpose” entity, does not have the legal authority or operational ability to adversely impact economic growth, job creation, or investment. The Project and its related permits and entitlements exist independently of the proposed District. The improvements and services proposed to be provided by the District will be required for successful implementation of the Project regardless of whether or not the District is established. However, it is expected that any economic impact would be positive in nature, particularly in the short term. Establishment of the District will enable the anticipated construction of public infrastructure improvements, which will yield a demand for construction labor and professional consultants. Additionally, the District may choose to finance improvements by the issue of special assessment revenue bonds, which may be an attractive investment for investors. Furthermore, establishment would be expected to have a positive impact on property values and local real estate sales. See generally Sections 3(b) and 5 below. Thus, there will be no adverse impact on economic growth, private sector job creation or employment, or private sector investment as a result of the establishment of the District.

B. IS LIKELY TO HAVE AN ADVERSE IMPACT ON BUSINESS COMPETITIVENESS, INCLUDING THE ABILITY OF PERSONS DOING BUSINESS IN THE STATE TO COMPETE WITH PERSONS DOING BUSINESS IN OTHER STATES OR DOMESTIC MARKETS, PRODUCTIVITY, OR INNOVATION IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE;

Any impact on overall business competitiveness and/or innovation resulting from District establishment will presumably be positive in nature. All professional contributors to creation of the District and anticipated resulting developmental efforts are expected to be either locally or state-based. Once complete, the Project would likely create opportunities for the local real estate industry. Thus, there will be no adverse impact on business competitiveness because of the formation of the proposed District. See generally Section 5 below.



C. OR IS LIKELY TO INCREASE REGULATORY COSTS, INCLUDING ANY TRANSACTIONAL COSTS, IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE.

A dramatic increase in overall regulatory or transactional costs is highly unlikely. As will be stated in further detail below, the City may incur incidental administrative costs in reviewing the documents germane to the establishment of the District, although these will be recouped by the establishment fee paid to the City.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDD's due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

See generally Sections 3 and 4 below.

2. A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS AND ENTITIES LIKELY TO BE REQUIRED TO COMPLY WITH THE ORDINANCE, TOGETHER WITH A GENERAL DESCRIPTION OF THE TYPES OF INDIVIDUALS LIKELY TO BE AFFECTED BY THE ORDINANCE:

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the City and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida



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The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 3(a)(2) below. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. City of Port St. Lucie

The City and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined in Section 3(a)(1) below. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the City as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

3. A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE AND LOCAL ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED ORDINANCE, AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES:



a. Costs to Governmental Agencies of Implementing and Enforcing the Ordinance

1. City of Port St. Lucie ("Agency")

Because the District encompasses less than 2,500 acres, this petition is being submitted to the City of Port St. Lucie (i.e., the "Agency" under Section 120.541(2), F.S.) for approval in accordance with Section 190.005(2), F.S. The Agency may incur certain one-time administrative costs involved with the review of this petition, although this will be offset by the Petitioner's payment of a one-time filing fee.

Once the District has been established, the Agency will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the CDD operates independently from the Agency and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the Agency. Since there are no legislative requirements for review or action, the Agency should not incur any costs. The Agency may, however, choose to review these documents.

2. State of Florida

Once the District has been established, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Department of Economic Opportunity to administer the reporting requirements of Chapter 189, F.S. This amount would be funded by District revenues. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.



3. The District

The District will incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments levied against all properties within the District benefiting from its facilities and its services.

b. Impact on State and Local Revenues

It is anticipated that approval of this petition will not have any negative effect on state or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the Project. It has its own sources of revenue. No State or local subsidies are required or expected. There is however, the potential for an increase in State sales tax revenue resulting from a stimulated economy although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes.

In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Lastly, some express a concern that a CDD obligation could become a State, County or City obligation thereby negatively affecting State or local revenues. This cannot occur, as Chapter 190 specifically addresses this issue and expressly states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district constitutes a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.



In summary, establishing the LTC Ranch West Residential Community Development District will not create any significant economic costs for the State of Florida or for the City.

4. A GOOD FAITH ESTIMATE OF THE TRANSACTIONAL COSTS LIKELY TO BE INCURRED BY INDIVIDUALS AND ENTITIES, INCLUDING LOCAL GOVERNMENT ENTITIES, REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE:

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. The District plans to provide various community facilities and services to serve the properties within the District. An estimate of these facilities and services, along with their estimated costs, are provided below.

FACILITY	OWNERSHIP	O&M
CLEARING AND EARTHWORK	CDD	CDD
STORMWATER MANAGEMENT	CDD	CDD
WATER AND SEWER	CITY	CITY
ROADWAY IMPROVEMENTS	CDD	CDD
ARTERIAL A ROADWAY	CITY	CITY
ARTERIAL A ROADWAY LANDSCAPING	CDD	CDD
ENGINEERING, SURVEY AND PLANNING, ETC.	CDD	N/A

Summary of Estimated Construction Costs for District Public
Infrastructure Improvements

<u>Improvement</u>	<u>Current District Costs</u>	<u>Expansion Parcel Costs</u>	<u>Total</u>
Clearing and Earthwork	\$7,300,000	\$9,855,000	\$17,155,000
Stormwater Management	\$8,200,000	\$11,070,000	\$19,270,000
Water and Sewer Improvements	\$20,200,000	\$27,270,000	\$47,470,000
Roadway Improvements	\$18,300,000	\$24,705,000	\$43,005,000
Arterial A Roadway	\$13,500,000	\$6,075,000	\$19,575,000
Arterial A Landscape	\$1,300,000	\$1,755,000	\$3,055,000
Engineering, Surveying, Planning, etc.	\$5,500,000	\$7,425,000	\$12,925,000
Total	\$74,300,000	\$88,155,000	\$162,455,000

Note: As required by Section 190.005(1)(a)6, Florida Statutes, the estimated cost of constructing the proposed services are estimates submitted in good faith and are not binding and may be subject to change. Petitioner has submitted the cost estimates based on presently anticipated improvements, and understands that the amounts listed may change.

It is important to note that the various costs are typical for developments of the type contemplated here. In other words, there is nothing peculiar about the District's financing estimates for the infrastructure. These costs are not in addition to normal Project costs.

Once the decision is made to issue bonds, it is expected that assessments will be levied against benefited property owners within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property. It should be noted that the District may not fund all of its planned public infrastructure improvements via the issuance of long-term bonds.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, the property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.



All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by the City, County or other taxing authorities.

In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a higher level of services because they, the property owners, will elect the members of the District's Board of Supervisors. Further, the District is limited in jurisdiction and responsibility to this single project. Therefore, the District should be extremely responsive to the needs of the property owners within the District.

5. AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES AS DEFINED BY S. 288.703, AND AN ANALYSIS OF THE IMPACT ON SMALL COUNTIES AND SMALL CITIES AS DEFINED IN S. 120.52:

Establishing the District should not have any negative impact on small businesses. Any business, large or small, has the option of locating itself in a CDD provided the local governmental authority has issued the appropriate land use approvals. Those that choose this option will be subject to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District.

Furthermore, the District must operate according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District.

A CDD does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the CDD.

Establishment of the District should have a positive impact on the small businesses of the local economy. As outlined above, success of the Project should generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

The City of Port St. Lucie is not defined as a small city, for purposes of this requirement.



In addition, establishment of a District should not have a negative impact on small cities or counties, because the cost to construct the infrastructure is borne entirely by the property owners within the District.

6. ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL:

Certain data utilized in this report was provided by the Petitioner and represents the best information available at this time. Other data was provided by Rizzetta & Company and was based on observations, analysis and experience with private development and other CDD's in various stages of existence.

Finally, it is useful to reflect upon the question of whether the proposed formation of the District is the best alternative to provide community facilities and services to the Project. As an alternative to the District, the City or County could finance the public infrastructure improvements, either directly or through the use of a County-controlled special taxing or assessment district. However, the City or County undertaking the implementation of the improvements would naturally have an impact on the finances of the City and County. Unlike the District, this alternative would require the City or County to continue to administer the Project and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. Additionally, the financing of the Project through the issuance of debt by a City-created district could impact the City's credit rating.

Another alternative to the District would be for the developer to provide the infrastructure and to use a property owners association ("POA") for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District can impose and collect its assessments in the same manner as ad valorem property taxes. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Second, the proposed District is a unit of local government and so must operate pursuant to Florida's Government-in-the-Sunshine laws and other regulations applicable to public entities. Finally, the District has the ability to issue tax exempt municipal-grade bonds to finance the construction of infrastructure improvements providing for a mechanism to lower the impact of costs

A District also is preferable to these alternatives from a government accountability perspective. With a District as proposed, property owners within the District would have a focused unit of government under their direct



control. The District can then be more responsive to property owner needs without disrupting other County responsibilities.

7. A DESCRIPTION OF ANY REGULATORY ALTERNATIVES SUBMITTED AND A STATEMENT ADOPTING THE ALTERNATIVE OR A STATEMENT OF THE REASONS FOR REJECTING THE ALTERNATIVE IN FAVOR OF THE PROPOSED RULE:

Not applicable.

8. REPORTING REQUIREMENTS, CITATION TO FLORIDA STATUTES AND DUE DATE

LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUE CITATION	DUE DATE
Annual Financial Audit	11.45	within 45 days of audit completion, but no later than 9 months after end of fiscal year
Annual Financial Report	218.32	within 45 days of financial audit completion, but no later than 9 months after end of fiscal year.
TRIM Compliance Report	200.068	no later than 30 days following the adoption of property tax levy ordinance/resolution (if property taxes)
Form 1 - Financial Interests	112.3145	within 30 days of accepting appointment, then every year thereafter by July 1 st .
Public Facilities Report	189.08	within one year of special district's creation; annual notice of any changes; and updated report 7 years, 12 months prior to submission of government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually or annually
Bond Report	218.38	when issued
Registered Agent	189.014	within 30 days after first meeting of governing board



LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS

Budget	190.008	On or before each June 15 th and adopted prior to October 1st
Public Depositor Report	280.17	annually by November 30th



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EXHIBIT 11

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jonathan T. Johnson of Hopping Green & Sams, P.A., whose address is P.O. Box 6526, Tallahassee, Florida 32314, to act as agent for Midway Glades Developers, LLC with regard to any and all matters pertaining to the Petition to the City Counsel of the City of Port St. Lucie, Florida, to establish a Community Development District pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

Witnessed:

MIDWAY GLADES DEVELOPERS, LLC
a Delaware limited liability company

R. Austin Borr

Print Name: R. Austin Borr

S. Pardue

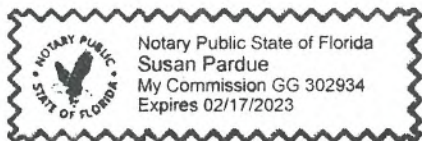
Print Name: Susan Pardue

[Signature]
By: VICE PRES.
Its: JOHN T. LYNCH

STATE OF FLORIDA
COUNTY OF St Lucie

I hereby certify that on this day, before me, by means of physical presence or online notarization, an officer duly authorized to take acknowledgments, personally appeared John Lynch as VICE PRES. of Midway Glades Developers, LLC, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal this 8 day of February, 2021.



S. Pardue

Notary Public

Personally known:

Produced Identification: _____

Type of Identification: _____