ST. LUCIE LAND PUD

APPLICATION FOR
PLANNED UNIT DEVELOPMENT (P.U.D.)
REZONING AMENDMENT & CONCEPT PLAN

Exhibit B

for

St. Lucie Land, Ltd. & VF II, LLC
450 Las Olas Boulevard, Suite 1500
Ft. Lauderdale, FL 33301

Adopted January 24, 2005 Ordinance 05-06 / P04-73

Amendment No. #1
Adopted October 13, 2008 Ordinance 08-96 / P08-156

Amendment No. #2
Adopted November 12, 2013 Ordinance 13-60 / P13-089

Amendment No. #3
Adopted xxxxxxx, xx, 2019 Ordinance xx-xx / P19-104

Prepared by
CULPEPPER & TERPENING, INC.
2980 SOUTH 25TH STREET
FORT PIERCE, FL 34981
PH: (772) 464-3537
FX: (772) 464-9497

City of Port St. Lucie Project No. P19-104

TABLE OF CONTENTS

LIST OF AMENDMENTS iii

ST. LUCIE LAND 1
INTRODUCTION 1
ST. LUCIE LAND PUD CONDITIONS 2
P.U.D. DEVELOPMENT STANDARDS 3

1. General Theme Conveyance 3
2. Development Continuity and Concept Implementation 3
3. Acceptable Uses: 5
4. Unacceptable Uses: 5
5. Homeowner's Association: 5
6. Access: 5
7. Utilities: 6
8. Signage and Lighting: 6
9. Pedestrian Systems: 6
10. Parking and Vehicle Storage: 7
11. Landscape and Urban Design Standards: 7
12. Waterways: 8
13. Habitat Preservation Requirements: 8
14. Anticipated Phasing Schedule: 8

Exhibit A: Binding PUD Agreement 10
Exhibit B: Lot Type Building Setback Exhibit 11
Exhibit B: Driveway Detail (Figure 1) 23
Exhibit B: Detail (Figure 2) 24
Exhibit C. Roadway Section – Graphics 25
Exhibit D: Environmental Assessment 27
Exhibit E: St. Lucie Land PUD – FLUCCS MAP 41
Exhibit F: Lucie Land PUD - Soils Resource Report 42
Exhibit G: Capacity Letter 79
Exhibit H Sketch of Description 80
Exhibit I: Deed 82
Exhibit J: St. Lucie Land PUD – Conceptual Master Plan 101
Exhibit K: St. Lucie Land PUD Conceptual Master Plan Aerial 103
Exhibit L: Traffic Statement 105

LIST OF AMENDMENTS

(Deletions are ~~strike thru~~ (Red) and additions are **bold** and underlined (Blue))

AMENDMENT NO. 1

1. Revisions to the Master PUD Concept Plan regarding land use changes of 5.35 acres from CS/ROI to CG/CS/ROI and 4.64 acres from ROI to CG/ROI located at the SE corner of the Becker Road overpass at the Florida Turnpike, as adopted by Ordinance 07-06

2. Definition of Veterinary Clinic added to Item 3. Acceptable Uses (page 5).

3. Definition and criteria for Dry Cleaning facilities added to Item 3. Acceptable Uses (page 5).

4. Table of Contents added to document.

AMENDMENT NO. 2

1. Deleted a total land area of 61.70 acres, of which 39.11 acres were ROI land use and 14.20 acres were CG/ROI land from the St. Lucie Land PUD. This land will be included in the Proposed Amendment No. 3 for the Veranda PUD which will be submitted to the City under a separate application;

2. Deleted reference to St. Lucie Lands Plat No. 1;

3. Amended the Minimum Side Yards & Setback Table;

4. Amended the Habitat Preservation Requirements;

5. Amended the Anticipated Phasing Schedule;

6. Amended the Anticipated Development Matrix;

7. Updated the Binding PUD Letter to include VF 1, LLC;

8. Updated the Environmental Assessment;

9. Revised the Legal Description;

10. Revised the Conceptual Land Use Plan;

11. Reduced the maximum number of residential units;

12. Reduced the total land area size;

13. Updated the name of Becker Commons to Veranda Falls;

14. Updated the Traffic Impact Statement;

15. Updated the Residential and Non-Residential land acreages;

16. Added Bus shelter locations and requirements;

17. Added Typical driveway details; and

18. Added building articulation notes.

19. Added City Project Number to all PUD documents.

20. Updated Development Threshold & Schedule and vesting

AMENDMENT NO. 3

Revise the Concept Master Plan to reallocate approximately 2.9 acres from the CG/CH/CS/ROI future land use options to the CS future land use option (see revised map graphics).

[go to next page }

ST. LUCIE LAND
PLANNED UNIT DEVELOPMENT

INTRODUCTION

St. Lucie Land is a 96.82 acre Planned Unit Development located in southeastern Port St. Lucie between Becker Road and the South Florida Water Management District C-23 Canal, immediately east of the Florida Turnpike.

The Planned Unit Development (PUD) will include a mix of shopping, residential, retail, hotel and office uses within its 96.82 acres. The commercial focal point of the PUD will be the 24.99 acre commercial center known as Veranda Falls (Parcel 1), which includes a major grocery store, fine local retail, banking and restaurants. The residential lands of the PUD will include a maximum of 70.18 acres (Parcel 2 and 3) and will accommodate up to 581 residential units that may be developed into a wide array of single and multi-family product types. The non-residential lands of the PUD will include a maximum of 96.82 acres, (Parcels 2 and 3) will be developed up to a maximum of 457,057 sf of non-residential development and a 120 bed hotel and other uses complying with the City of Port St. Lucie land uses, Commercial Highway (CH), Commercial General (CG), Residential/Office/Institutional (ROI) and Service Commercial (CS).

[go to next page]

We hereby propose the following conditions in accordance with the approval of the proposed PUD.

ST. LUCIE LAND PUD CONDITIONS

1. Surveys for listed plant and animal species shall be submitted for review prior to issuance of clearing permits. Management plans for the preserve areas shall be submitted for review and approval prior to approval of any site plan or plat, which contains preserve areas.

2. Wetland and upland preservation areas shall be roped off in the field and this roping approved by the Planning and Zoning Department prior to issuance of clearing permits.

3. A minimum of 15 foot and average 50 foot native upland buffer shall be provided around any preserved wetlands delineated pursuant to ACOE permits and South Florida Water Management District wetland determinations. A minimum 15 foot and average 50 foot native upland buffer shall be provided around all created wetlands.

4. The St. Lucie Land PUD Property Owners Association (POA) will be responsible for all architectural review of signage and building. The signage and architectural standards will meet or exceed the City of Port St. Lucie Citywide Design Standards.

5. The City shall not be responsible for enforcing signage and lighting standards which exceed the requirements of the City Code.

6. Those land uses agreed to by the applicant as set forth in the composite exhibit attached hereto and by reference incorporated herein.

[go to next page]

ST. LUCIE LAND
P.U.D. DEVELOPMENT STANDARDS

1. General Theme Conveyance

St. Lucie Land (the "P.U.D.") is a planned unit development. The PUD's commercial theme is focused on the Veranda Falls Commercial Center consisting of a supermarket and other fine retail merchants. Additionally, a hotel, office, institutional, residential, and accent retail facilities may be included.

2. Development Continuity and Concept Implementation

It is the intent of St. Lucie Lands, Ltd. and VF 1, LLC (the "Owner") to develop and/or sell all the residential pods in the St. Lucie Land PUD and likewise develop or sell other platted tracts to quality, experienced builders or developers. Continuity of theme, neighborhood integrity, and PUD concept, followed through to fruition will be assured, through covenants and deed restrictions.

DEVELOPMENT STANDARDS

Product Type	Min. Lot Square Footage (sf)	Lot Width at Bldg. Line	Front(1)	Rear	Side	Street Side (2)	Maximum Impervious Area (3)	Maximum Building Coverage (4)
D	4,125	55'	15'	20'	6'	15'	80%	41%
E	3,375	45'	15'	20'	6'	15'	80%	38%
F	2,340	39'	15'	20'	6'	15'	80%	27%
G	1,540	22'	15'	20'	0'	15'	80%	47%
H	1,400	20'	15'	20'	0'	15'	80%	47%
I	11,700	130'	15'	20'	10'	20'	80%	60%
J	20,000	100'	15'	20'	10'	20'	80%	66%
K	9,000	90'	15'	20'	6'	20'	80%	56%
L	13,500	35'	10'	20'	0'	20'	80%	73%
M	8,280	20'	6'	20'	0'	20'	80%	57%
N	5,400	48'	10'	20'	6'	20'	80%	50%
O	10,000	n/a	15'	20'	20'	20'	80%	65%

Notes:
(1) Front setback at garage is a minimum of 20 feet.
(2) Sideyard setback for corner lot.
(3) The impervious listed in this column is based on the impervious area within the individual lot. And includes

pools, pool decks regardless of the materials, walks and driveways.

(4) Maximum building coverage includes all areas under roof, including garages and a lanai.
(5) All Single -family product has a minimum square footage (s.f.) of 1,400 s.f. of area (1,200s.f. living area plus 200 s.f. for garage or carport).
(6) All Multi-family product has a minimum square footage (s.f.) of 700 s.f. for one bedroom, 800 s.f. for two bedrooms, 900 s.f. for 3 bedrooms or moreof area, and 600 s.f. of area for efficiency and golf and spa villas.
(7) All multi-family product (G,H,I,J,L,and O) shall have a 20' minimum building separation.
(8) All multi-family product (G,H,I,J,L,and O) shall have a 25' sideyard setback from property line when abutting other plated parcels.
(9) Accessory uses such as pool decks, patios and screen enclosures shall have a minimum setback of 10'.
(10) Duplex lot Product Type (N) is considered the combination of two lots with one duplex unit (two dwelling units).
(11) All mulit-family product (G,H,I,J,L and O) shall have façades that articulate in accord with the ROI design standards set forth in the City of Port St. Lucie's Citywide Design Standards (refer to Chapter 4, Part D, Citywide Design Standards (last revised Ord. 09-038))

[go to next page]

3. Acceptable Uses:

All permitted and special exception uses that are identified within the City of Port St. Lucie Zoning Code, Chapter 158, for the following zoning districts are acceptable;

- General Commercial CG)
- Highway Commercial (CH)
- Service Commercial (CS)
- Warehouse Industrial (WI)
- Professional (P)
- Residential Districts (RE) (RS1-RS-3) (RM5-RM-11)

In addition to these uses listed above:

- A helicopter landing area may be permitted, provided a site plan is approved which demonstrates adequate safety measures and compliance with all local, state and federal regulations.
- Outdoor dining areas as accessory use to restaurants provided that pedestrian and handicapped access is available.
- Veterinary Clinic: A place maintained by a licensed Veterinarian where animals are given medical care and boarding is limited to short term care.
- Dry Cleaning: Modern facilities with solvent recovery systems, closed loop air circulation systems, and vapor recovery filters. Any hazardous waste project by such operations will be disposed of in accordance with applicable regulations.

4. Unacceptable Uses:

The following uses shall not be permitted within the St. Lucie Land P.U.D.

1) Automotive, Boat or Truck Sales
2) Stand Alone Car Washes
3) Kennels
4) Bingo Halls
5) Disposal & Recycling Facilities

5. Homeowner's Association:

St. Lucie Land PUD will be governed by Property Owner's Associations through covenants and deed restrictions. The Associations' Management will be responsible for maintaining all common areas, stand accountable for collection of assessments, provide financial reports, and file appropriate reports with governmental agencies as needed. The Property Owner's Associations will maintain architectural and landscape design control over the residential areas in the P.U.D.

6. Access:

St. Lucie Land PUD may be a gated community with respect to its residential areas.

a) A minimum of a 100-foot stacking distance from the Becker Road right-of-way to the gates shall be provided.
b) The access roadways into the proposed PUD shall align themselves with the intersections of Southbend Boulevard and Via Tesoro.
c) All roadways within the PUD will be owned and maintained by the Property Owners Association.

d) Access to Parcels 2 and 3 will be limited to the access roadways located in Parcel 1, which align themselves with Southbend Boulevard and Via Tesoro.
e) The developer agrees to construct Becker Road as a four-lane divided roadway section with an 8 ft. bike-path on the south side and 6 ft. sidewalk on the north side, including landscaping and lighting in accordance with the Development Agreement approved by the City of Port St. Lucie on August 9, 2004, and amended on August 8, 2005 and March 10, 2008.
f) The developer has constructed a bus stop and provided shelter under the abutting logia at Veranda Falls. In addition after discussion with the St. Lucie County School Board an additional Bus Shelter and bicycle racks will be constructed as depicted on the Conceptual Master Plan.

7. Utilities:

All utilities shall be installed and maintained underground, including sanitary sewer, water, electric, telephone, and cable. Natural gas is being considered. Transformers, equipment, and meters shall be sited to minimize negative aesthetic impact. The St. Lucie Land PUD will be supplied with water and wastewater services by the City of Port St. Lucie Utility Systems Department and will abide by and comply with all applicable City Ordinances, Policies, Specifications, and Regulatory Agencies governing such service. The St. Lucie Land PUD acknowledges that the City of Port St. Lucie may require reuse water be utilized for irrigation, equal to the amount of wastewater generated by the PUD, upon availability to the City.

8. Signage and Lighting:

A master sign and lighting program will be implemented for the PUD properties which provides for the design details and other associated standards for such and must be approved by the City of Port St. Lucie prior to or in conjunction with site plan approvals within the project.

9. Pedestrian Systems:

Pedestrian systems shall be comprised of:

a. Becker Road:
   An 8-ft wide pedestrian/bicycle way on the south side of Becker Road with crosswalk connection to Southbend Blvd.

b. Project Collector Roads:
   Minimum requirements are one 8-foot wide sidewalk on one side of the road, or alternatively one 4-foot sidewalk on each side of the road.

c. Local Residential Roads:
   Minimum requirements are one 4-foot sidewalk on one side of the road.

d. Other requirements:
   Pedestrian crossings at all street intersections shall be marked with signage and pavement striping or with a change in pavement materials, such as concrete paver stone. Arcades, verandas, gazebos, kiosks or similar urban design features may be

included in project site plans provided they are not used for outdoor storage of goods or materials, recreational play equipment or games. Such areas may be further restricted by Property Owners' Association regulations.

10. Parking and Vehicle Storage:

a. Single-family detached product shall require a minimum one (1) car garage plus space for two (2) cars parking (either tandem or side by side) on the driveway of each residence.
b. Multi-family product shall meet the minimum parking requirements of the City of Port St. Lucie, as applicable.
c. Non-residential pods shall meet the minimum parking requirements of the City of Port St. Lucie, as applicable. Such parking areas will minimize the overall pavement expanse by the use of landscape overhangs, landscape islands or medians, and preservation of existing vegetation.
d. Combined or shared parking may be considered when it is demonstrated that that peak hours of operation do not overlap and that full access to such parking areas is available.
e. No recreational vehicle, mobile home, boat, or travel trailer shall be parked or stored on any lot, common area, or public street in the residential pods of St. Lucie Land PUD for a period in excess of 48 hours during any calendar month, unless the same is in a garage, completely out of view, or in an approved storage area.
f. Arcade, verandas, gazebos, kiosks or similar urban design enhancements are not required to be counted for required parking onsite development plans.

11. Landscape and Urban Design Standards:

It is the intent of the owners to utilize landscaping which shall meet or exceed minimum city code requirements to enhance the overall quality of the project and to establish a high degree of aesthetic appearance upon entry to the site. The project will include:

a. The use of trees, water and rock as design elements incorporated into the landscaped areas at the major entryways.
b. The use of bridges at key locations as decorative themes and design features.
c. At a minimum, all landscape plans for non-residential and multi-family buildings shall be designed in conformance with the City of Port St. Lucie Landscape code.
d. May include the use of other architectural or urban design features such as gazebos, pedestrian benches or shelters to enhance the appearance and quality of the project.
e. The Owner shall review and approve all landscape plans prior to submittal to the City to ensure theme continuity. Thereafter, tree plantings by developers or builders must be approved in writing by the Property Owner's Association.
f. The protective covenants of the PUD will provide for ongoing, mandatory control of invasive exotics.
g. All landscaping shall meet the requirements of the City of Port St. Lucie Design Standards as well as the Florida Department of Transportation Standards for sight distance and clear zones.
h. Required landscaped buffering or architectural walls may be shared or located on only one of two abutting properties provided it can be demonstrated that such will

meet or exceed the minimum code requirements and intent for such and that continued maintenance responsibilities is defined and documented.

i. Architectural buffer wall which separate commercial and residential uses may extend up to 14 feet in height from the finished floor elevation in the rear of the buildings only when a landscaped berm is included as a part of the design on the residential side. The height of the wall on the residential side shall not exceed 8 feet above the ground or the landscaped berm.
j. Landscaping or entry design features which include water bodies may be included on out-parcel sites prior to approval of site development plans for such sites in order to enhance and improve the overall appearance of the project. Such improvements will require the consent of the property owner and approval of landscape plans of the subject site.
k. Landscape planters of at least 5 feet in depth may be used in lieu of landscape strips between the front of buildings and vehicular use areas for projects which utilize arcades or verandas as pedestrian access ways.

12. Waterways:

a. A lake drainage system may be provided on the property to allow safe and efficient drainage while providing aesthetically pleasing water features to the community. The drainage system will be maintained by the Property Owner's Association.
b. The PUD shall maintain all historic surface water management flows and conform to the requirements of South Florida Water Management District Permit No. 56-00332-S.

13. Habitat Preservation Requirements:

a. The native habitat preservation requirement for the St. Lucie Land PUD has been fulfilled pursuant to the Development Agreement and no onsite or offsite habitat preservation or offsite mitigation is required.

14. Anticipated Phasing Schedule:

St. Lucie Land PUD - Phase I, The Veranda Falls Shopping Center was completed in the Fall of 2007 and contains approximately 99,927 square foot shopping & retail center. In June 2012 the Veranda Falls Service Station, a 4,992 sq. ft. convince store was completed.

Future phases will be Developed based on the market demand.

Development Matrix*

Office/Retail	367,057 s.f.
Warehouse	90,000 s.f.
Hotel	120 Rooms
Residential	581 Units

***** Development thresholds and uses may be converted per the approved Development Agreement and as consistent with the land uses of the project site.

Section 3 (D) of the Development Agreement approved by the City of Port St. Lucie on August 9, 2004, provides that the Developer shall have five (5) years from the effective date of the ordinance rezoning the Property to PUD, within which to submit an application for a final development plan for all or part of that PUD. This condition has been met by the application for, approval and construction of the Veranda Falls shopping center in 2007.

Exhibit A: Binding PUD Agreement

BINDING P.U.D. AGREEMENT

The property submitted for review and approval know as **St. Lucie Land PUD** is under unified control of the petitioners, **St. Lucie Land, Ltd.** and **VF I, LLC.**

The petitioners agree to proceed with the proposed development according to all applicable provisions in the City of Port St. Lucie Planned Unit Development regulations and shall provide all agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City of Port St. Lucie.

The petitioners shall be responsible for the continuing operation, maintenance and facilities until such time as the private property owners' association, yet to be established, agrees to accept responsibility. Such responsibilities are not to be provided or maintained at public expense, unless otherwise agreed to by the City of Port St. Lucie. The petitioners further agree to bind all successors in title and assigns to the commitments herein in this paragraph made.

In WITNESS WHEREOF, we have hereunto set our hands and seal this 11th day of JULY, 2013.

WITNESS:

By: Elena Livingood

Elena Livingood
Printed Name

St. Lucie Land, Ltd., a Florida limited partnership and **VF I, LLC.**, a Florida limited liability company

By: _____

Alex Muxo, Vice President of St. Lucie Land Corp., a Florida corporation, General Partner of St. Lucie Land, Ltd. and VF I, Inc. a Florida corporation, General Partner of VF I, LLC.

This foregoing instrument was acknowledged before me this 11th day of JULY, 2013 by Alex Muxo, as Vice President of St. Lucie Land, Ltd. and Stuart Property Holdings, Ltd. who is personally known to me.

_____
Notary Public – State of Florida

Print Name: CARMEN KRAMER

(STAMP)

CARMEN KRAMER
Notary Public - State of Florida
My Comm. Expires Jan 9, 2015
Commission # EE 33297
Bonded Through National Notary Assn.

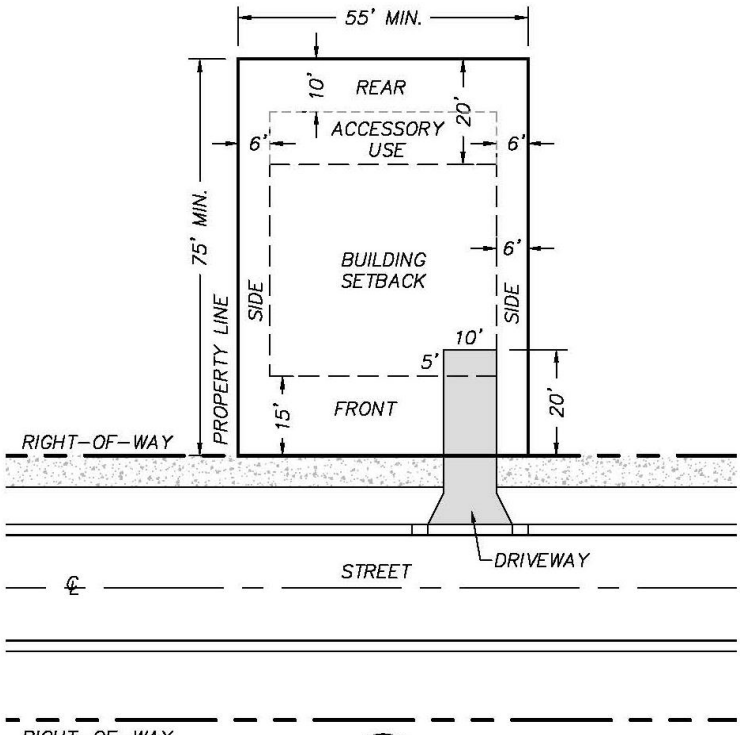
Exhibit B: Lot Type Building Setback

LOT TYPE D
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – SINGLE FAMILY

FRONT:	– A MINIMUM SETBACK OF 15 FEET TO PROPERTY LINE
	– A MINIMUM SETBACK OF 20 FEET AT THE FRONT OF THE GARAGE TO PROPERTY LINE
SIDES:	– A MINIMUM SETBACK OF 6 FEET TO PROPERTY LINE
	– CORNER HOMES 15 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
DRIVEWAYS	– A MINIMUM WIDTH OF 10 FEET, SEE TYPICAL DRIVEWAY DETAIL
LOTS:	– A MINIMUM LOT SIZE OF 4,125 S.F.
	– MAXIMUM BUILDING COVERAGE 41%
	– MAXIMUM IMPERVIOUS AREA 80%

NOTES:
– THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
– MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
– IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
– ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



Ⓓ

PARK HOMES

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

ST. LUCIE LAND PUD
BUILDING SETBACKS
LOT TYPE D

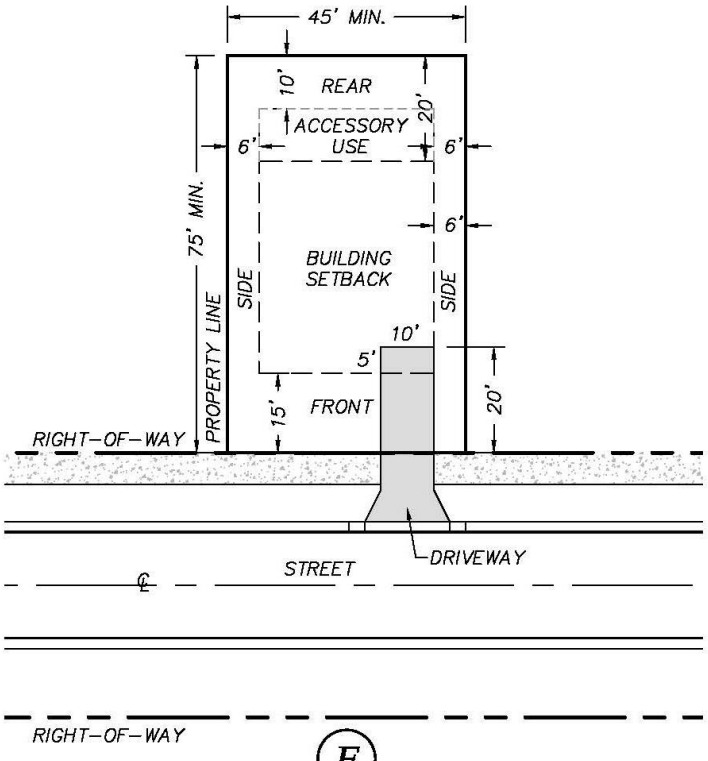
JOB NO: 04–006.018	SCALE: N.T.S.
FILE: 04–006.018 LOT EXHIBIT	DATE: 9–11–2013

LOT TYPE E
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – SINGLE FAMILY

FRONT:	– A MINIMUM SETBACK OF 15 FEET TO PROPERTY LINE
	– A MINIMUM SETBACK OF 20 FEET AT THE FRONT OF THE GARAGE TO PROPERTY LINE
SIDES:	– A MINIMUM SETBACK OF 6 FEET TO PROPERTY LINE
	– CORNER HOMES 15 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
DRIVEWAYS	– A MINIMUM WIDTH OF 10 FEET, SEE TYPICAL DRIVEWAY DETAIL
LOTS:	– A MINIMUM LOT SIZE OF 3,375 S.F.
	– MAXIMUM BUILDING COVERAGE 38%
	– MAXIMUM IMPERVIOUS AREA 80%

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



E

COTTAGE HOMES

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

ST. LUCIE LAND PUD
BUILDING SETBACKS
LOT TYPE E

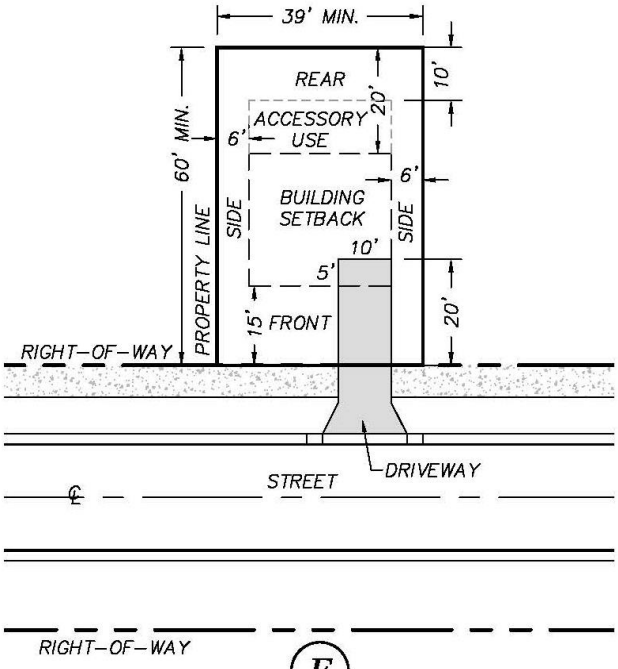
JOB NO: 04-008.018	SCALE: N.T.S.
FILE: 04-008.018 LOT EXHIBIT	DATE: 9-11-2013

LOT TYPE F
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – SINGLE FAMILY

FRONT:	– A MINIMUM SETBACK OF 15 FEET TO PROPERTY LINE
	– A MINIMUM SETBACK OF 20 FEET AT THE FRONT OF THE GARAGE TO PROPERTY LINE
SIDES:	– A MINIMUM SETBACK OF 6 FEET TO PROPERTY LINE
	– CORNER HOMES 15 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
DRIVEWAYS	– A MINIMUM WIDTH OF 10 FEET, SEE TYPICAL DRIVEWAY DETAIL
LOTS:	– A MINIMUM LOT SIZE OF 2,340 S.F.
	– MAXIMUM BUILDING COVERAGE 27%
	– MAXIMUM IMPERVIOUS AREA 80%

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



F

GARDEN BUNGALOW

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

ST. LUCIE LAND PUD
BUILDING SETBACKS

LOT TYPE F

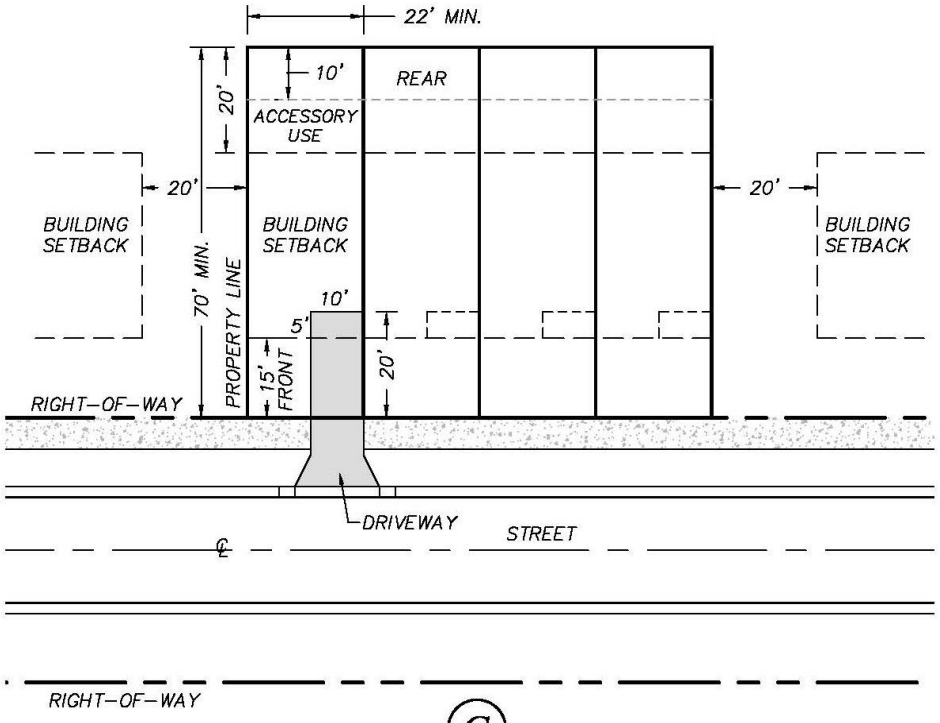
JOB NO: 04–006.018	SCALE: N.T.S.
FILE: 04–006.018 LOT EXHIBIT	DATE: 9–11–2013

LOT TYPE G
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – TOWNHOUSE

FRONT:	– A MINIMUM SETBACK OF 15 FEET TO PROPERTY LINE
	– A MINIMUM SETBACK OF 20 FEET AT THE FRONT OF THE GARAGE TO PROPERTY LINE
SIDES:	– A MINIMUM SEPARATION OF 20 FEET BETWEEN BUILDING
	– CORNER BUILDINGS 15 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
DRIVEWAYS	– A MINIMUM WIDTH OF 10 FEET, SEE TYPICAL DRIVEWAY DETAIL
LOTS:	– A MINIMUM LOT SIZE OF 1,540 S.F.
	– MAXIMUM BUILDING COVERAGE 47%
	– MAXIMUM IMPERVIOUS AREA 80%
BUILDINGS:	– MINIMUM NUMBER OF UNITS 4
	– MAXIMUM NUMBER OF UNITS 8

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- SIDE SETBACK WHEN ADJOINING SINGLE FAMILY AREAS IS 25' FEET.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



G

TOWNHOME

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

ST. LUCIE LAND PUD	
BUILDING SETBACKS	
LOT TYPE G	
JOB NO: 04–006.018	SCALE: N.T.S.
FILE: 04–006.018 LOT EXHIBIT	DATE: 9–11–2013

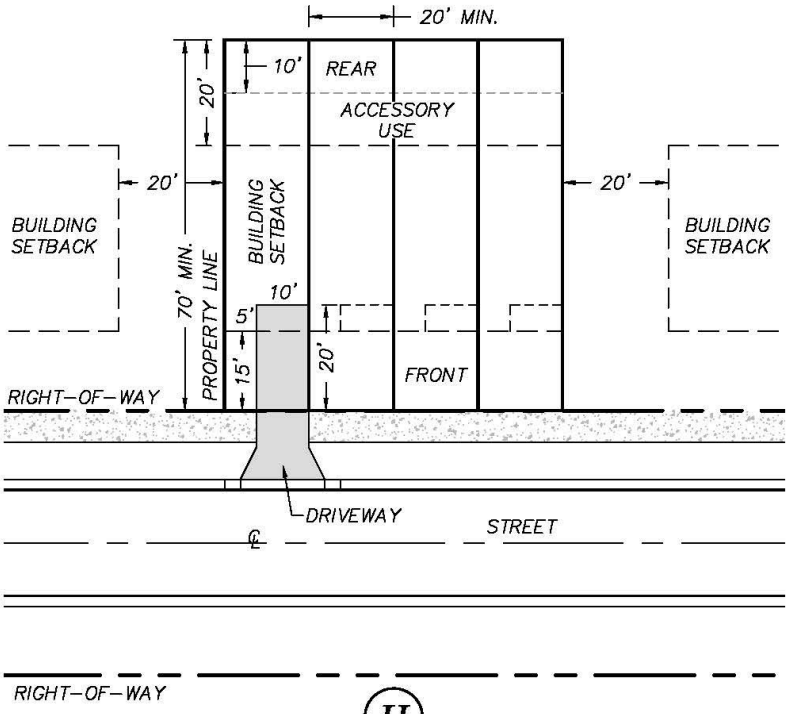
Exhibit

LOT TYPE H
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – TOWNHOUSE

FRONT:	– A MINIMUM SETBACK OF 15 FEET TO PROPERTY LINE
	– A MINIMUM SETBACK OF 20 FEET AT THE FRONT OF THE GARAGE TO PROPERTY LINE
SIDES:	– A MINIMUM SEPARATION OF 20 FEET BETWEEN BUILDING
	– CORNER BUILDINGS 15 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
DRIVEWAYS	– A MINIMUM WIDTH OF 10 FEET, SEE TYPICAL DRIVEWAY DETAIL
LOTS:	– A MINIMUM LOT SIZE OF 1,400 S.F.
	– MAXIMUM BUILDING COVERAGE 47%
	– MAXIMUM IMPERVIOUS AREA 80%
BUILDINGS:	– MINIMUM NUMBER OF UNITS 4
	– MAXIMUM NUMBER OF UNITS 8

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- SIDE SETBACK WHEN ADJOINING SINGLE FAMILY AREAS IS 25' FEET.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



H

CITY HOME

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

ST. LUCIE LAND PUD
BUILDING SETBACKS
LOT TYPE H

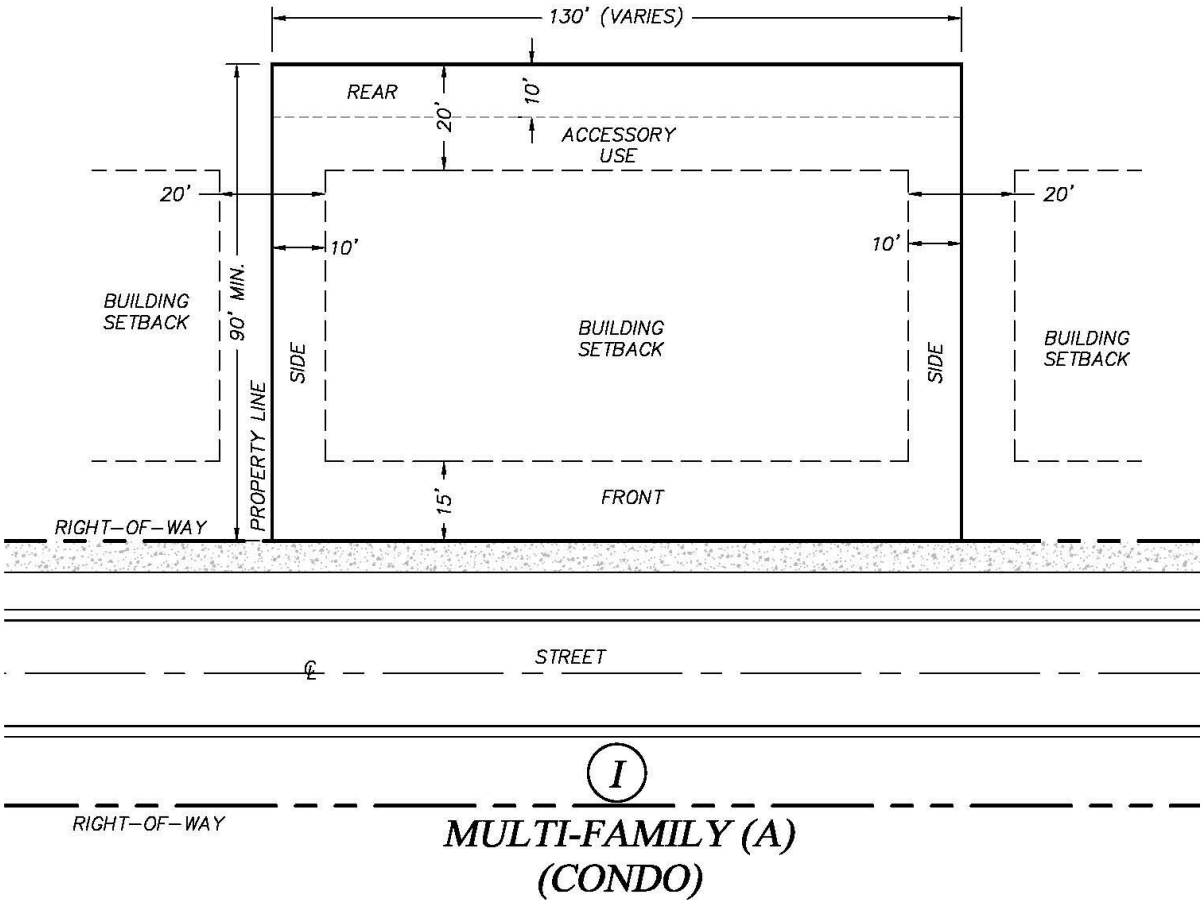
JOB NO: 04–006.018	SCALE: N.T.S.
FILE: 04–006.018 LOT EXHIBIT	DATE: 9–11–2013

LOT TYPE I
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – MULTI FAMILY

FRONT:	– A MINIMUM SETBACK OF 15 FEET TO PROPERTY LINE
SIDES:	– A MINIMUM SEPARATION OF 20 FEET BETWEEN BUILDINGS
	– CORNER BUILDINGS 20 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
LOTS:	– A MINIMUM LOT SIZE OF 11,700 S.F.
	– MAXIMUM BUILDING COVERAGE 60%
	– MAXIMUM IMPERVIOUS AREA 80%
BUILDING:	– MAXIMUM BUILDING LENGTH 200 FEET

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- SIDE SETBACK WHEN ADJOINING SINGLE FAMILY AREAS IS 25' FEET.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



MULTI-FAMILY (A)
(CONDO)

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

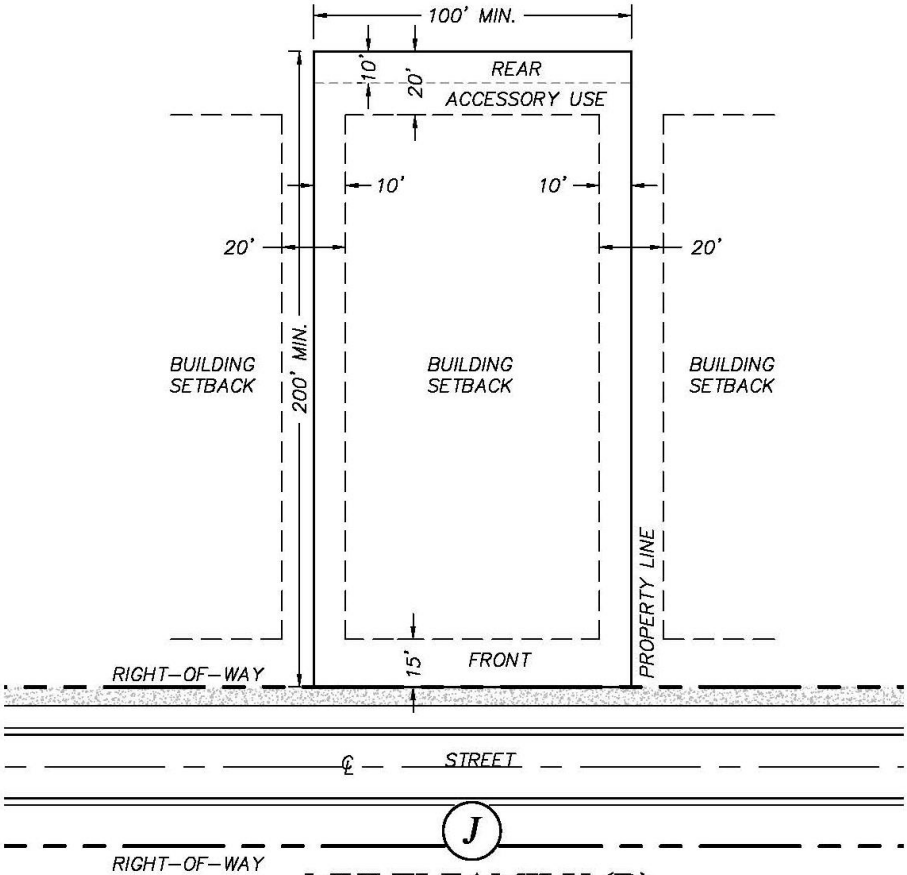
ST. LUCIE LAND PUD	
BUILDING SETBACKS	
LOT TYPE I	
JOB NO: 04–008.018	SCALE: N.T.S.
FILE: 04–008.018 LOT EXHIBIT	DATE: 9–11–2013

LOT TYPE J
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – MULTI FAMILY

FRONT:	– A MINIMUM SETBACK OF 15 FEET TO PROPERTY LINE
SIDES:	– A MINIMUM SEPARATION OF 20 FEET BETWEEN BUILDINGS
	– CORNER BUILDINGS 20 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
LOTS:	– A MINIMUM LOT SIZE OF 20,000 S.F.
	– MAXIMUM BUILDING COVERAGE 66%
	– MAXIMUM IMPERVIOUS AREA 80%
BUILDING	– MAXIMUM BUILDING LENGTH 200 FEET

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- SIDE SETBACK WHEN ADJOINING SINGLE FAMILY AREAS IS 25' FEET.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



MULTI-FAMILY (B)
(CONDO)

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

ST. LUCIE LAND PUD
BUILDING SETBACKS
LOT TYPE J

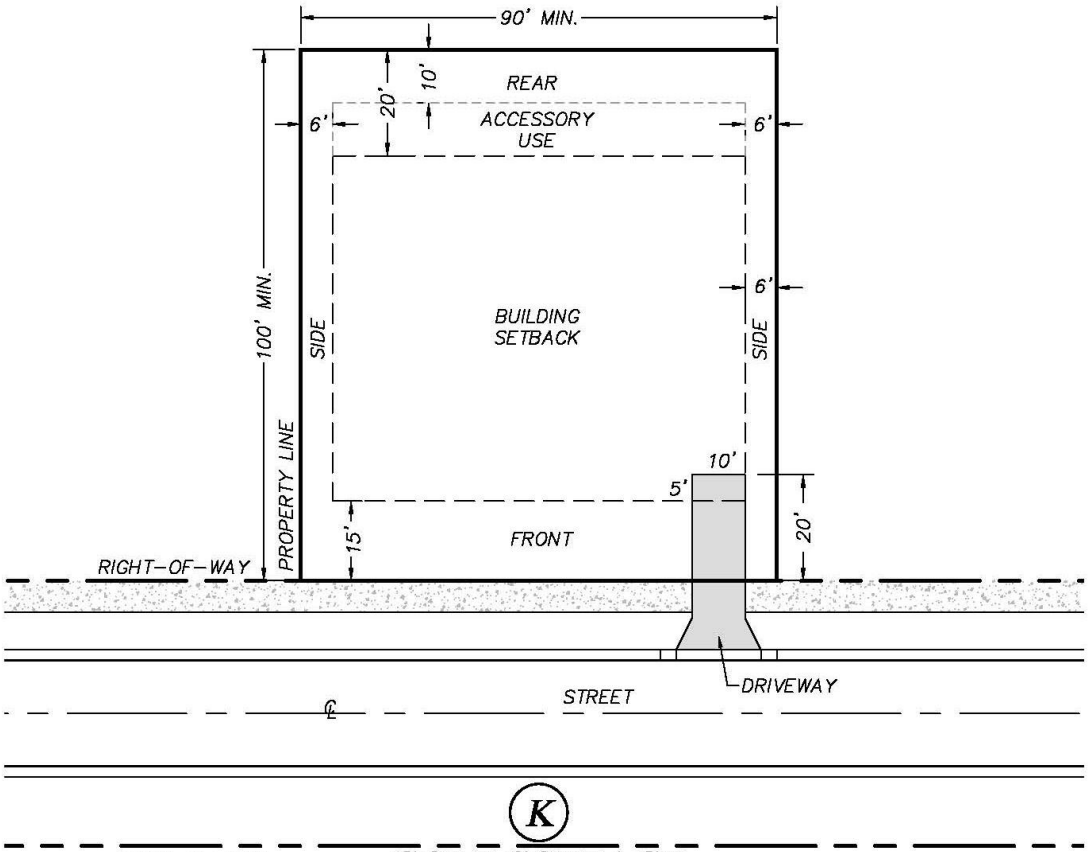
JOB NO: 04–006.018	SCALE: N.T.S.
FILE: 04–006.018 LOT EXHIBIT	DATE: 9–11–2013

LOT TYPE K
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – SINGLE FAMILY

FRONT:	– A MINIMUM SETBACK OF 15 FEET TO PROPERTY LINE
	– A MINIMUM SETBACK OF 20 FEET AT THE FRONT OF THE GARAGE TO PROPERTY LINE
SIDES:	– A MINIMUM SETBACK OF 6 FEET TO PROPERTY LINE
	– CORNER HOMES 20 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
DRIVEWAYS	– A MINIMUM WIDTH OF 10 FEET, SEE TYPICAL DRIVEWAY DETAIL
LOTS:	– A MINIMUM LOT SIZE OF 9,000 S.F.
	– MAXIMUM BUILDING COVERAGE 56%
	– MAXIMUM IMPERVIOUS AREA 80%

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- SIDE SETBACK WHEN ADJOINING SINGLE FAMILY AREAS IS 25' FEET.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



K

GOLF COTTAGE
(SINGLE FAMILY)

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

ST. LUCIE LAND PUD
BUILDING SETBACKS
LOT TYPE K

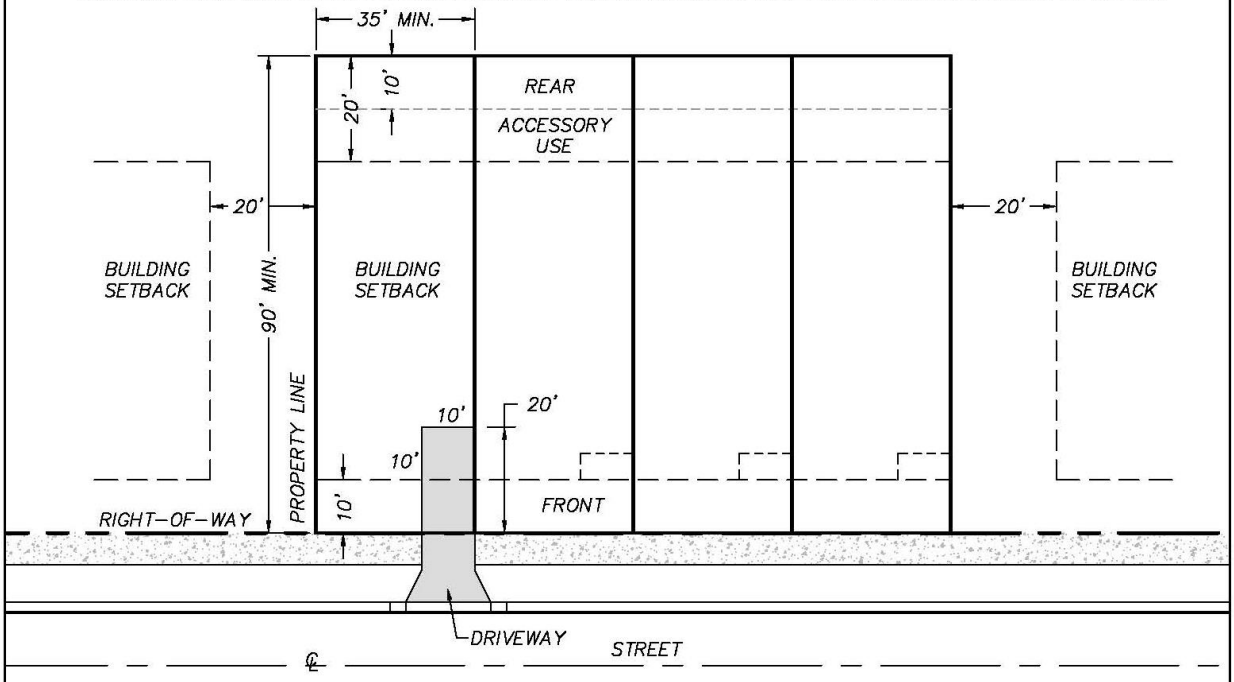
JOB NO: 04–006.018	SCALE: N.T.S.
FILE: 04–006.018 LOT EXHIBIT	DATE: 9–11–2013

LOT TYPE L
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – TOWNHOUSE

FRONT:	– A MINIMUM SETBACK OF 10 FEET TO PROPERTY LINE
	– A MINIMUM SETBACK OF 20 FEET AT THE FRONT OF THE GARAGE TO PROPERTY LINE
SIDES:	– A MINIMUM SEPARATION OF 20 FEET BETWEEN BUILDINGS
	– CORNER BUILDINGS 20 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
DRIVEWAYS	– A MINIMUM WIDTH OF 10 FEET, SEE TYPICAL DRIVEWAY DETAIL
LOTS:	– A MINIMUM LOT SIZE OF 13,500 S.F.
	– MAXIMUM BUILDING COVERAGE 73%
	– MAXIMUM IMPERVIOUS AREA 80%
BUILDINGS:	– MINIMUM NUMBER OF UNITS 4
	– MAXIMUM NUMBER OF UNITS 8

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- SIDE SETBACK WHEN ADJOINING SINGLE FAMILY AREAS IS 25' FEET.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



L

RIGHT–OF–WAY

GOLF TOWNHOMES

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

ST. LUCIE LAND PUD
BUILDING SETBACKS

LOT TYPE L

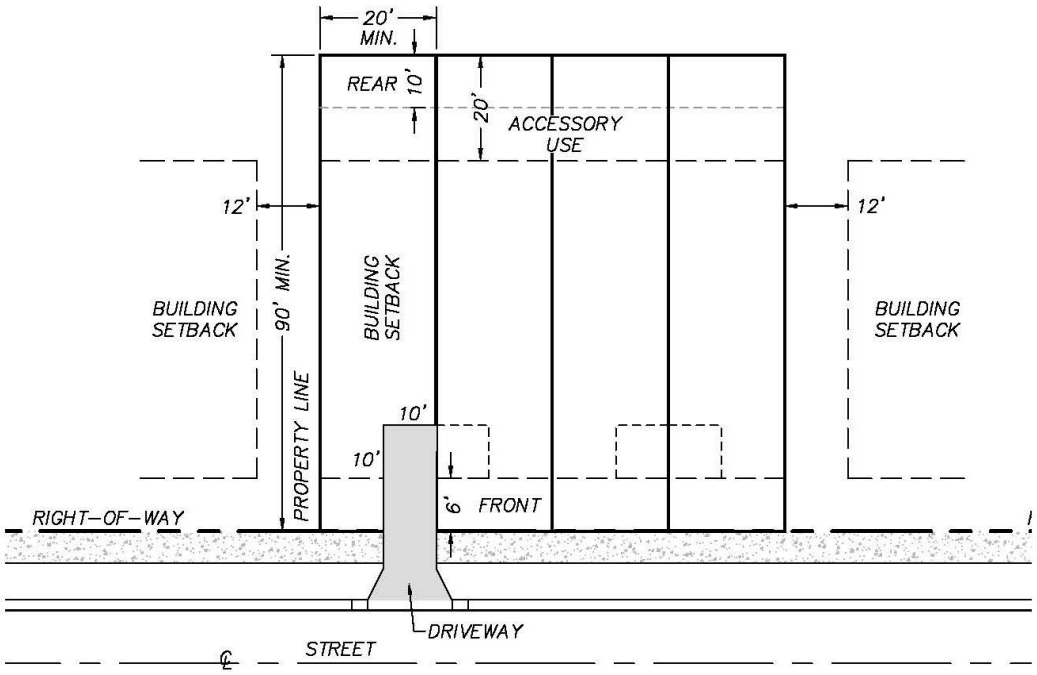
JOB NO: 04–006.018	SCALE: N.T.S.
FILE: 04–006.018 LOT EXHIBIT	DATE: 9–11–2013

LOT TYPE M
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – MULTI FAMILY

FRONT:	– A MINIMUM SETBACK OF 6 FEET TO PROPERTY LINE
SIDES:	– A MINIMUM SEPARATION OF 12 FEET BETWEEN BUILDINGS
	– CORNER BUILDINGS 20 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
DRIVEWAYS:	– A MINIMUM WIDTH OF 10 FEET, SEE TYPICAL DRIVEWAY DETAIL
LOTS:	– A MINIMUM LOT SIZE OF 8,280 S.F.
	– MAXIMUM BUILDING COVERAGE 57%
	– MAXIMUM IMPERVIOUS AREA 80%
BUILDINGS:	– MINIMUM NUMBER OF UNITS 4
	– MAXIMUM NUMBER OF UNITS 8

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- SIDE SETBACK WHEN ADJOINING SINGLE FAMILY AREAS IS 25' FEET.
- 700 S.F. FOR ONE BEDROOM, 800 S.F. FOR TWO BEDROOMS, 900 S.F. FOR 3 BEDROOMS OR MORE, 600 S.F. FOR EFFICIENCY AND SPA VILLAS.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



GOLF & SPA VILLAS

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

ST. LUCIE LAND PUD
BUILDING SETBACKS
LOT TYPE M

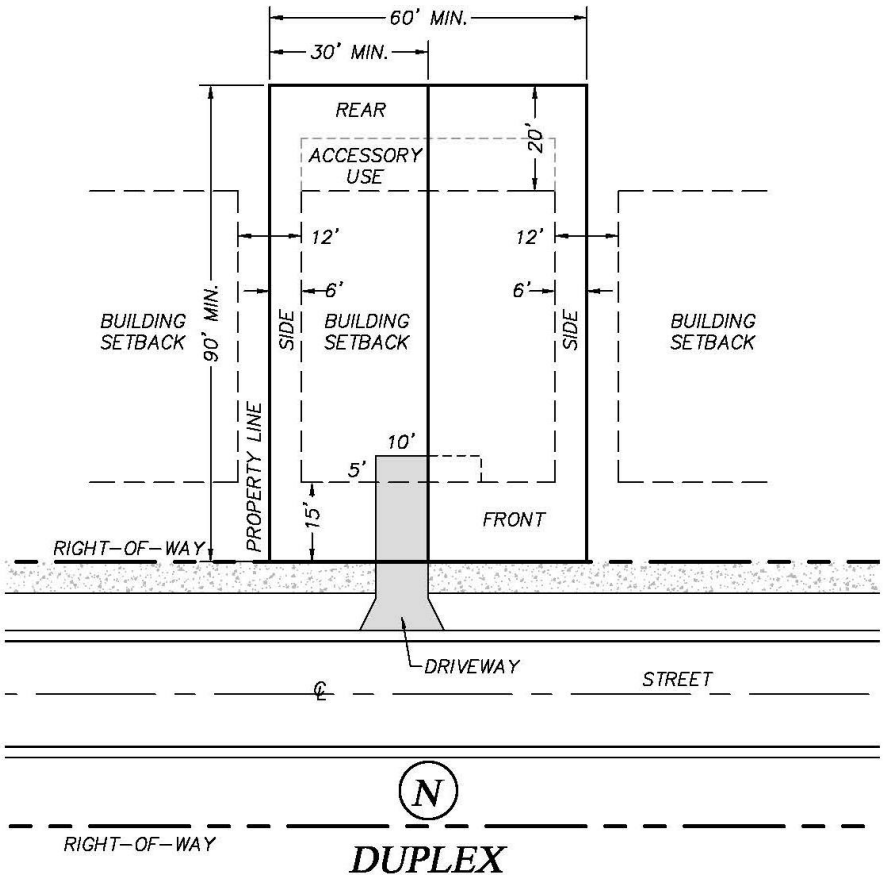
JOB NO: 04–006.018	SCALE: N.T.S.
FILE: 04–006.018 LOT EXHIBIT	DATE: 9–11–2013

LOT TYPE N
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – MULTI FAMILY

FRONT:	– A MINIMUM SETBACK OF 10 FEET TO PROPERTY LINE
	– A MINIMUM SETBACK OF 20 FEET AT THE FRONT OF THE GARAGE TO PROPERTY LINE
SIDES:	– A MINIMUM SEPARATION OF 12 FEET BETWEEN BUILDINGS
	– CORNER BUILDINGS 20 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
DRIVEWAYS	– A MINIMUM WIDTH OF 10 FEET, SEE TYPICAL DRIVEWAY DETAIL
LOTS:	– A MINIMUM LOT SIZE OF 5,400 S.F.
	– MAXIMUM BUILDING COVERAGE 50%
	– MAXIMUM IMPERVIOUS AREA 80%

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- SIDE SETBACK WHEN ADJOINING SINGLE FAMILY AREAS IS 25' FEET.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.
- DUPLEX LOT IS CONSIDERED THE COMBINATION OF TWO LOTS WITH ONE DUPLEX UNIT (TWO DWELLING UNITS.)



DUPLEX

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

ST. LUCIE LAND PUD
BUILDING SETBACKS
LOT TYPE N

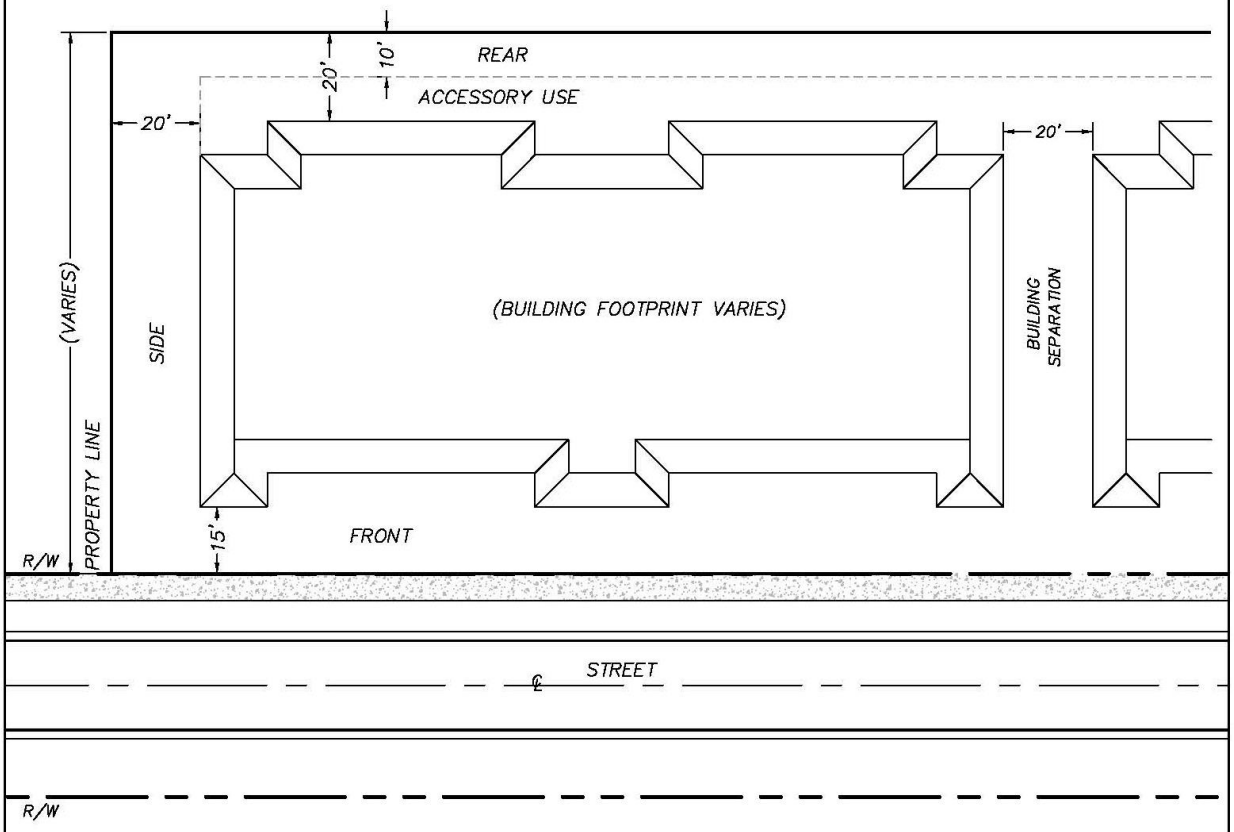
JOB NO: 04–008.018	SCALE: N.T.S.
FILE: 04–008.018 LOT EXHIBIT	DATE: 9–11–2013

LOT TYPE O
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – MULTI FAMILY

FRONT:	– A MINIMUM SETBACK OF 15 FEET TO PROPERTY LINE
SIDES:	– A MINIMUM SEPARATION OF 20 FEET BETWEEN BUILDINGS – CORNER BUILDINGS 20 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
LOTS:	– A MINIMUM LOT SIZE OF 10,000 S.F. – MAXIMUM BUILDING COVERAGE 65% – MAXIMUM IMPERVIOUS AREA 80%
BUILDINGS:	– MAXIMUM BUILDING LENGTH 200 FEET

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- SIDE SETBACK WHEN ADJOINING SINGLE FAMILY AREAS IS 25' FEET.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



(O)

RENTAL APARTMENTS

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

ST. LUCIE LAND PUD
BUILDING SETBACKS
LOT TYPE O

JOB NO: 04–006.018	SCALE: N.T.S.
FILE: 04–006.018 LOT EXHIBIT	DATE: 9–11–2013

Exhibit B: Driveway Detail (Figure 1)

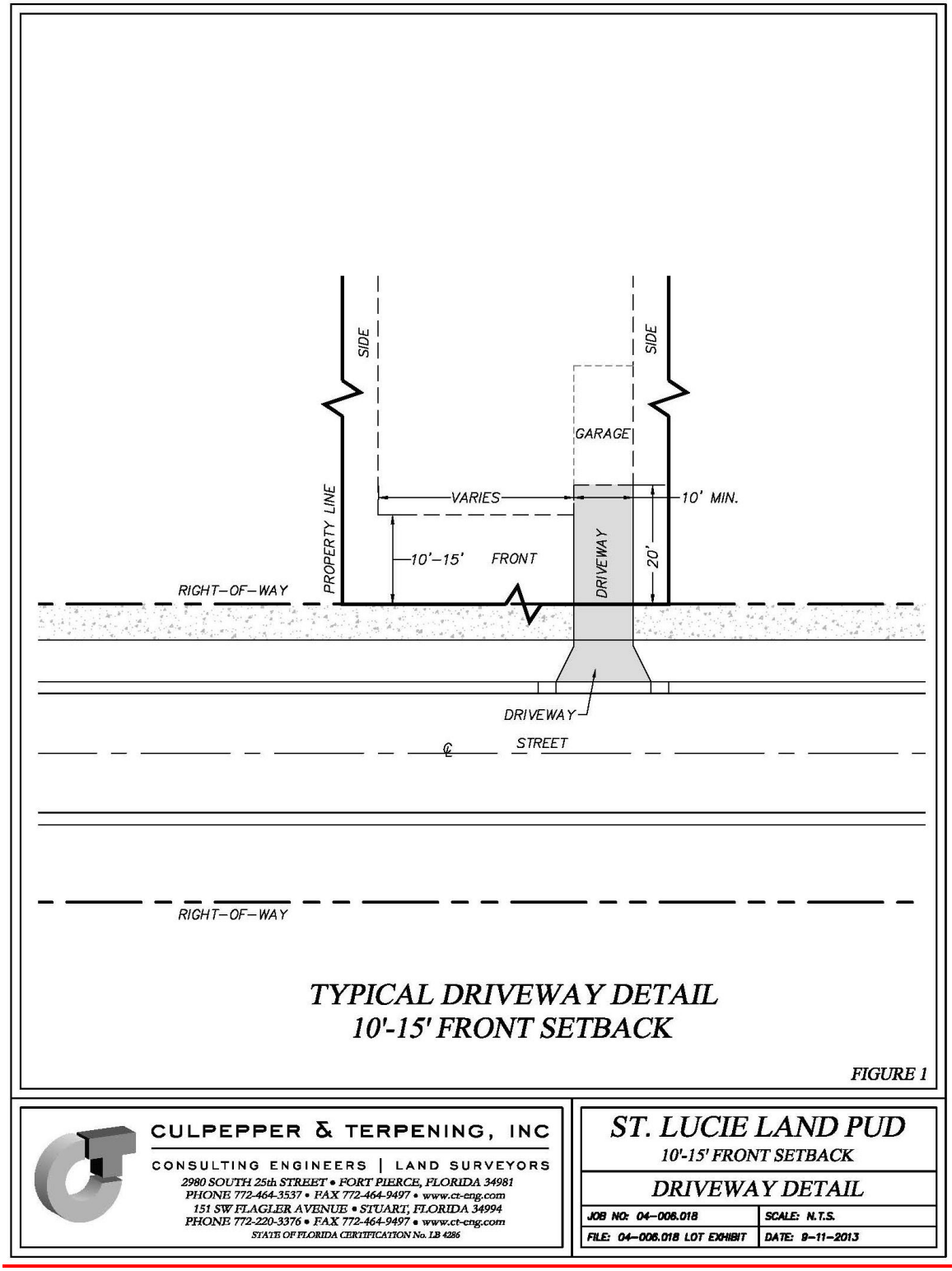


Exhibit B: Driveway Detail (Figure 2)

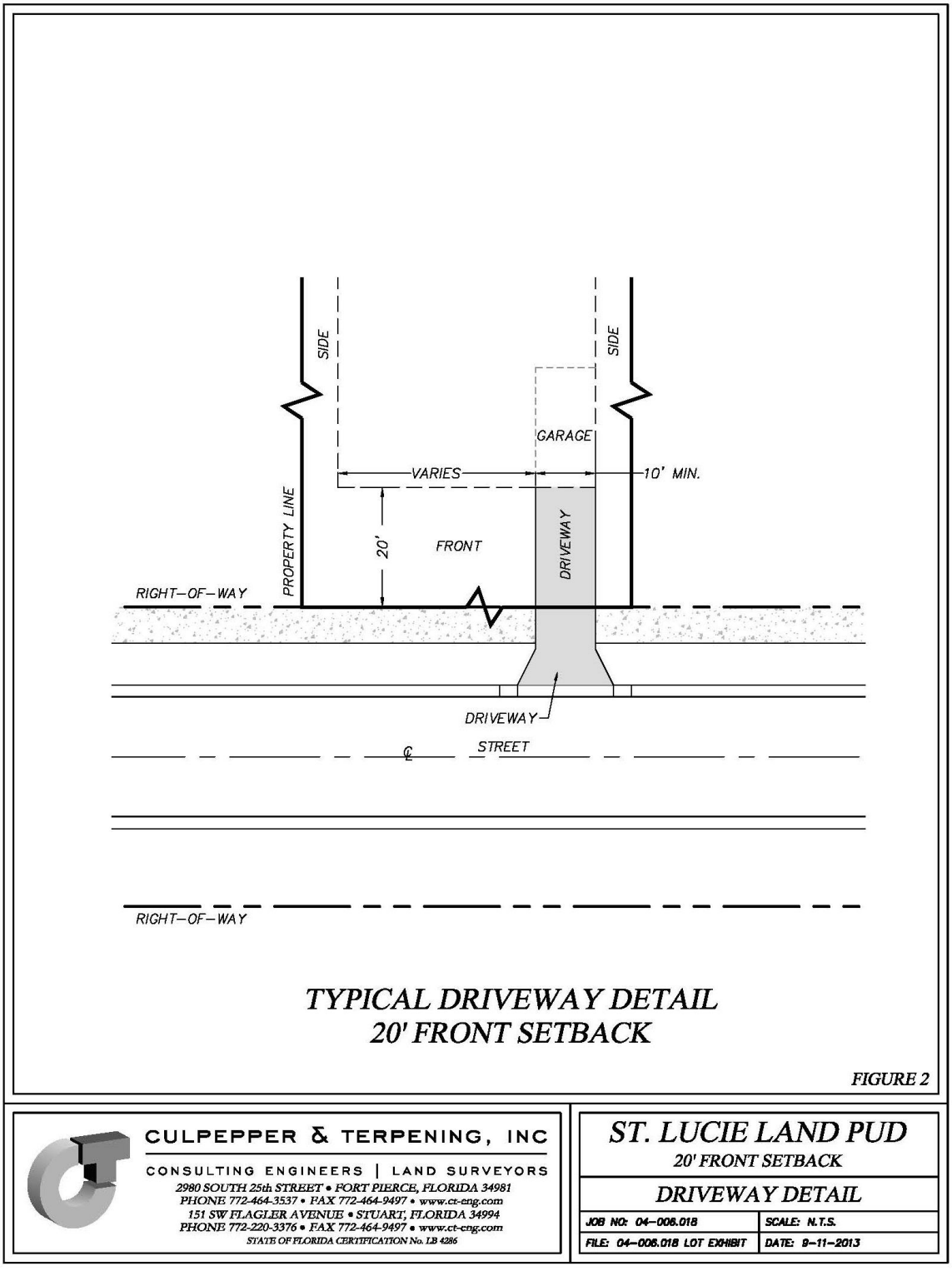
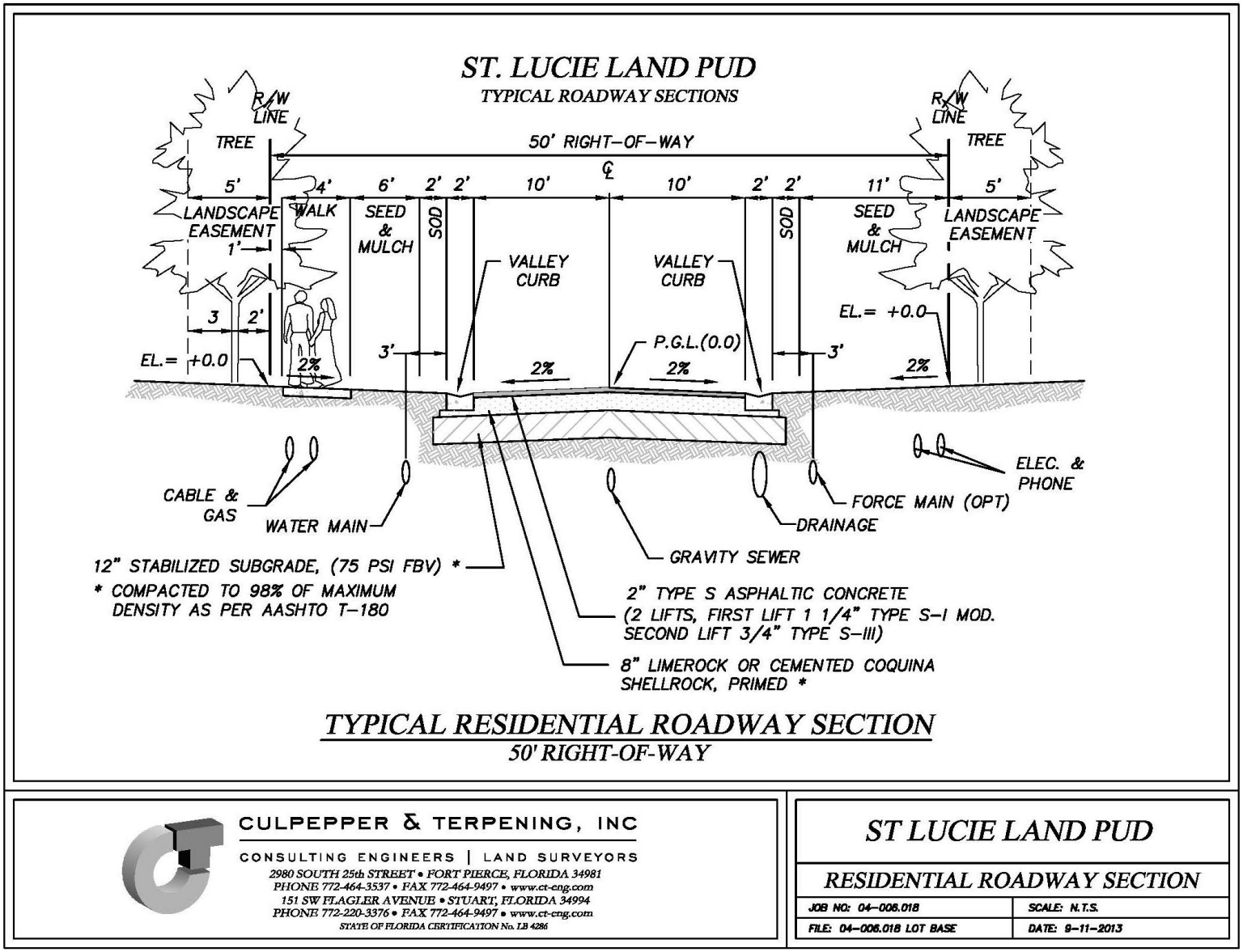


Exhibit C. Typical Roadway Section – Graphics



CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

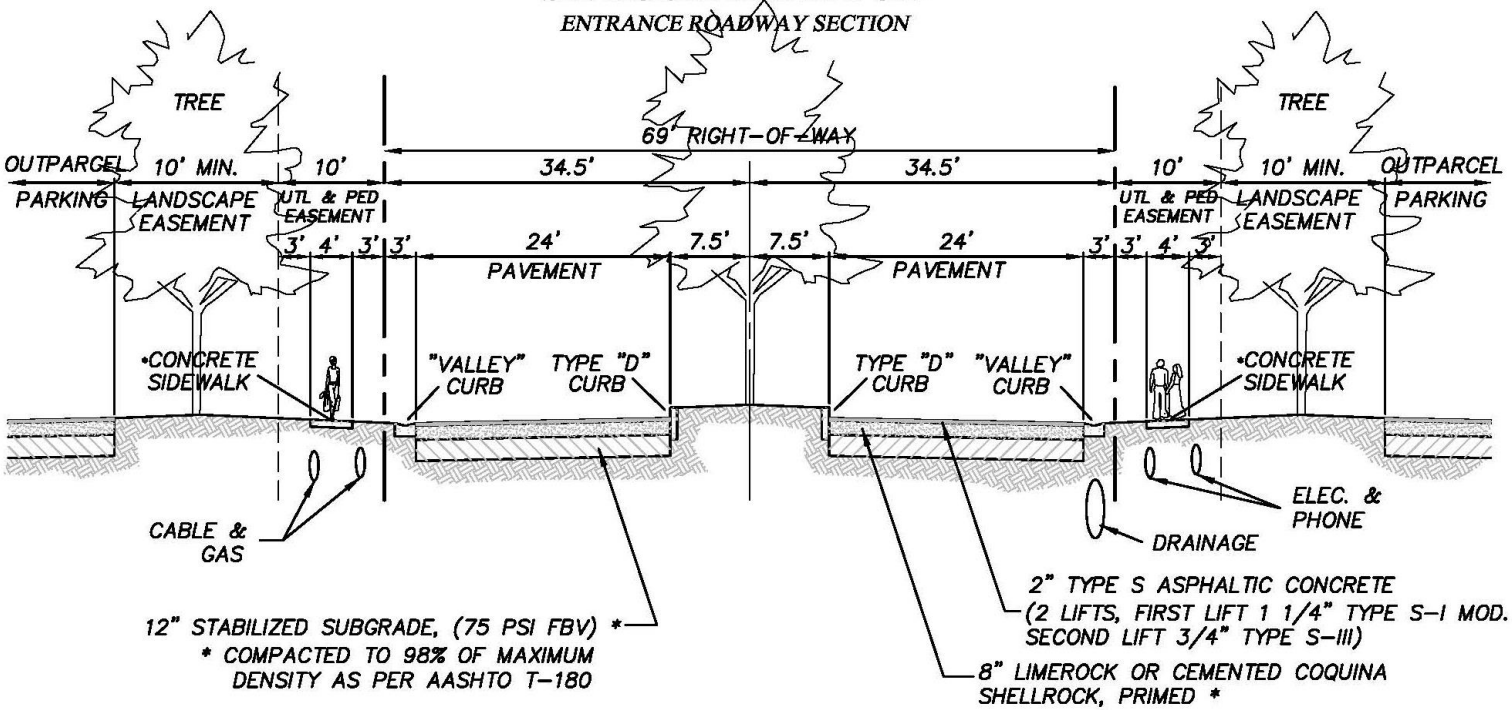
ST LUCIE LAND PUD

RESIDENTIAL ROADWAY SECTION

JOB NO: 04-006.018	SCALE: N.T.S.
FILE: 04-006.018 LOT BASE	DATE: 9-11-2013

ST. LUCIE LAND PUD

ENTRANCE ROADWAY SECTION



ENTRANCE ROADWAY SECTION

69' RIGHT-OF-WAY

* ONE 8' FOOT WIDE SIDEWALK ON ONE SIDE OF THE ROAD MAY BE USED IN LIEU OF A 4 FOOT SIDEWALKS ON EACH SIDE OF THE ROAD.

CULPEPPER & TERPENING, INC

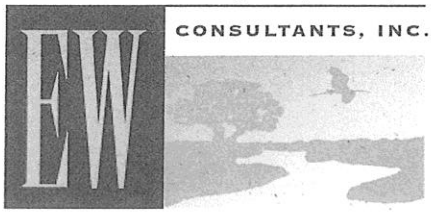
CONSULTING ENGINEERS | LAND SURVEYORS

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

ST LUCIE LAND PUD	
ENTRANCE ROADWAY SECTION	
JOB NO: 04-008.018	SCALE: N.T.S.
FILE: 04-008.018 LOT BASE	DATE: 9-11-2013

Exhibit D: Environmental Assessment

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services



ST. LUCIE LAND, LTD. PUD

ENVIRONMENTAL ASSESSMENT

PREPARED FOR:

ST. LUCIE LAND, LTD.

PREPARED BY:

EW CONSULTANTS, INC.

JULY 2013

1000 SE Monterey Commons Blvd, Suite 208 • Stuart, FL 34996 772-287-8771 • Fax 772-287-2988
www.ewconsultants.com

INTRODUCTION

This environmental assessment has been prepared in support of an application for a Planned Unit Development (PUD) by St. Lucie Land, Ltd. The St. Lucie Land, Ltd. PUD is a 1,003 +/- acre parcel in southeastern St. Lucie County, Florida. The proposed project site is located in Sections 34, 36, and 36, Township 37 South, Range 40 East. It is bounded on the north by Tesoro and Harbour Ridge, on the west by Tesoro and Florida's Turnpike, on the east by Gilson Road, and on the south by the C-23 Canal and Windstone subdivision (in Martin County). The site is primarily undeveloped with the exception of an existing shopping center as well as constructed street and drainage patterns from a previous development project. Please refer to the Appendix of this report for a Location Map (Figure 1) and an Aerial Photo Map (Figure 2) of the site.

SOILS

A Custom Soil Resource Report for the subject property is provided in the Appendix. This report, prepared by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) provides complete descriptions of all soil types within the St Lucie Land, Ltd. PUD property along with acreage summaries, soil limitation information, and recommended soil treatments for various proposed land uses.

VEGETATIVE COMMUNITIES

The following is a summary of the vegetation communities found on the proposed St. Lucie Land PUD site. Vegetative community classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Extensive field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject property. The vegetative community descriptions include discussions of potential wildlife habitat provided by the various resources available in those communities. Detailed observations and occurrences of wildlife are discussed in subsequent sections.

There were 13 different FLUCFCS classifications observed on the site which are described below. A land cover map of the observed community types is included as Figure 3 in the Appendix of this report. The communities observed on the property are described as follows:

241 – Tree Nursery –

There is an existing tree nursery area in the southeastern portion of the project site. This area is actively managed for production of trees, primarily oaks.

411 - Pine Flatwoods -

This upland forest classification includes areas where the tree canopy closure of slash pine is 10% or more. The vegetative understory that occurs in these areas includes saw palmetto, wax myrtle, and gallberry. The soil is typically moderately well drained with occasional organic layers associated with the primarily sandy layers. The native areas of pine flatwoods extend throughout the subject property and comprise the largest combined native upland type on the site.

This common upland forest type provides habitat to a variety of common wildlife species that include white-tailed deer, wild turkeys, feral hogs, a variety of songbirds as well as large raptors such as hawks. Listed species with potential to occur within this habitat type include gopher tortoise and their associated commensal burrow dwellers.

413 – Sand Pine –

This upland forest classification is characterized by a tree canopy dominated by sand pine although slash pine often occur mixed into the canopy. Understory vegetation is comprised of saw palmetto, gallberry, and lyonia. Soils are typically well drained sands. This vegetation cover type occurs in a single location at the eastern end of the subject property.

This upland vegetation association provides habitat to a variety of wildlife species that include white-tailed deer, wild turkeys, and a variety of songbirds. Listed species with potential to occur within this habitat type include gopher tortoise and their associated commensal burrow dwellers.

421 – Xeric Oak –

This upland forest classification has a mixed canopy of xeric oak species including live oak and scrub oak species. The understory is often sparse or absent, or comprised of immature species of the canopy composition. Where present, the understory includes saw palmetto, lyonia, and gallberry. Soils are typically well drained sands. This vegetation association occurs in small isolated patches in several locations throughout the property.

422 – Brazilian Pepper –

This land cover type comprises areas dominated by the invasive exotic species Brazilian pepper. These areas occur on locations that were previously cleared or disturbed and re-grow in Brazilian pepper. This cover type occurs in perimeter areas of the property, primarily along the C-23 Canal. These areas have little or no habitat value.

510 – Ditches –

These are man-made water conveyance features constructed as part of the previous development activities on the subject property.

524 – Lakes Less than 10 Acres –

These are man-made excavations constructed for stormwater treatment and/or water storage within the property. They occur in association with the tree nursery in the southeast portion of the property.

611 – Bay Swamps –

This wetland community type is characterized by a forested canopy of red bay, loblolly bay, and maple with an understory that includes sawgrass, giant leather fern, and other wetland species. There is one bay swamp area that occurs in the eastern limits of the subject property.

625 – Hydric Pine Flatwoods –

This wetland community type is similar to the upland pine flatwoods forest except that due to topographic positioning, it experiences short term flooding and/or saturated soil condition resulting in a wetland ground cover community type with a sparse canopy of slash pine. Wetland ground cover includes rhynchospora, wetland grasses, and transitional species such as broom sedge and amphicarpum. The hydric pine flatwoods on the site occur in the southwestern portion of the property.

641 – Freshwater Marsh –

The freshwater marsh wetland community is typically the deeper hydrologic regime of depressional wetlands that occur on the site. These areas are inundated for 300 to 365 days per year and are dominated by wetland grasses and sedges including saw grass, bulrush, spikerush and other species tolerant of near constant inundation. These areas provide feeding and forage habitat for a wide variety of wading bird species as well as fish and amphibians. The primary occurrence of freshwater marsh on the property is the north-south oriented slough system through the central portion of the site.

643 – Wet Prairies –

The wet prairie community type is generally comprised of shorter hydroperiod wetlands that are inundated during the wet season and dry down as rainfall frequency and duration decreases with seasonal changes. Inundation is typically from 180 to 200 days per year. Typical vegetation includes St. Johns wort, corkwood, rhynchospora, hat pins, and other wetland species with a wide range of tolerance for inundation and dry down. These wetland areas provide feeding and forage for wading bird species as well as small mammals such as raccoons. Wet prairie areas are scattered throughout the subject property in small patches and isolated depressional areas.

740 - Disturbed Land -

This land cover classification describes areas that have been changed due primarily to human activities. On the subject property the disturbance was due to previous land clearing and off-road vehicle activity. Secondary growth has occurred within some of the disturbed areas and this re-vegetation consists of ruderal woody and herbaceous species. This category also includes roadways and off-road vehicle trail damage within the subject property. The secondary growth canopy species include slash pine and melaleuca. The sub-canopy vegetation includes Brazilian pepper, saw palmetto, wax myrtle, willow, earleaf acacia, goldenrod, dog fennel, wedelia, old world climbing fern, and chalky blue stem. This category includes the old right of way of Becker Road, numerous previously constructed subdivision rights of way, and the southern portion of the parcel along the C-23 canal. It is the result of land clearing and development preparation activities undertaken by previous owners of the property.

The disturbed nature of these areas reduces their potential as wildlife habitat.

WILDLIFE

Wildlife survey activity on the St. Lucie Land, Ltd. PUD property has been ongoing at varying levels of intensity for more than 10 years ranging from occasional site visits to intensive daily survey activities and species specific data collection. The seasonal coverage over this period has included the migratory and nesting periods for numerous avian species. It has also included sufficiently warm weather for observing reptile and amphibian species. The mammals encountered are active throughout the year. There was also an opportunity to encounter wetlands progressing through dry down, which facilitated sampling for representative fish species. There were no unexpected species encountered during the surveys, and the predictable suite of resident, seasonal and migratory wildlife appears to utilize the site. A tabular summary of observed species as well as expected species that were not observed during field survey is provided in the Appendix.

A variety of common avian were observed within the property and several others have been included in the table because they are likely to occur on a resident, seasonal or migratory basis. Although not a complete list of all possible species for the site, these birds can be considered typical and representative. The following species are those most commonly observed throughout the property and seen on most or all site visits: black vulture, boat-tailed grackle, eastern meadowlark, mourning dove, northern bobwhite, red-winged blackbird, and northern mockingbird. Wading birds that were also commonly observed included great blue heron, little blue heron, white ibis, tri-colored heron, glossy ibis and wood stork.

Other birds typically associated with wetland and aquatic habitats included American coot, anhinga, belted kingfisher, blue-winged teal, common moorhen, and common snipe. Florida sandhill cranes are also dependent on wetlands for nesting and foraging opportunities, and this species has been observed regularly during fiend reconnaissance.

Raptors were not observed as frequently as anticipated, but a number of species were represented. Occasional northern harriers were observed hunting over the site. Bald eagles are known to nest on several adjacent properties (Harbour Ridge and Tesoro) and both adults and immature individuals have been observed on several occasions. Red-shouldered and red-tailed hawks were also commonly observed birds of prey.

Songbirds included the northern mockingbird, red-winged blackbird and eastern meadowlark, the northern cardinal, Carolina wren and white-eyed vireo were observed or heard regularly. Woodpeckers were observed on a variety of occasions, typically including the red-bellied woodpecker, pileated woodpecker and northern flicker. Birds observed during migration included the American robin, blue-gray gnatcatcher, common snipe, white-throated sparrow and tree swallow. Wild turkeys were observed on several occasions, and ospreys were observed soaring over the site.

A variety of mammal species were observed or otherwise confirmed as occurring on-site. All of the observed species were expected, as are others, particularly rodents. Extensive pedestrian and vehicular surveys throughout the site resulted in observations of river otter during pedestrian crepuscular survey activity and numerous live sightings and observed "rooting" by feral hogs. Both eastern cottontail and marsh rabbits were occasionally flushed during pedestrian and vehicular surveys. White-tailed deer were observed on several occasions and recorded on the basis of field indicators such as tracks and scat.

The amphibian species confirmed on site included Florida cricket frogs, little grass frogs, southern leopard frogs and pig frogs which were seen or heard calling with regularity. Green tree frogs, pinewoods tree frogs and squirrel tree frogs were occasionally heard calling.

By far the most commonly observed reptile species was the American alligator, which was which was observed in several water bodies. Individuals were encountered ranging in size from less than one foot to approximately eight feet in length. The only snake species seen with regularity was the southern black racer and several peninsular ribbon snakes, rough green snakes and an eastern garter snake were also observed. A Florida water snake and brown water snake were the only other snake species observed. The Florida soft shell turtle was observed on several occasions. Florida box turtles are known to occur, and green anoles were observed along with Cuban brown anoles.

Fish species on site were identified on the basis of dip net sampling and direct observation. Florida gar, largemouth bass and warmouth can be readily observed in the permanent water bodies. The mosquito fish, least killifish and flag fish are by far the most common species in both wetland and aquatic systems.

Listed Species Inventory and Evaluation –

The survey methodologies used for determining the status of state and/or federally listed wildlife and plant species occurrence on the site followed generally accepted protocols as specified in state and Federal guidance documents. The geographic range of the property and its associated habitats, vegetative cover types, and natural or disturbed status were the primary considerations in assessing potential occurrence of listed species.

Pedestrian and vehicular surveys were employed to visit wetlands to assess their relative quality, jurisdictional status, seasonal high water and normal pool elevations, and wildlife utilization. The site investigations have been conducted any time between before first light to after last light, under sunny, partly cloudy and rainy conditions, before and after the passage of cold fronts, and during temperatures ranging from the low 50s to the low 90s Fahrenheit.

In addition, the protected species evaluations and survey methodologies have been, and will continue to be, addressed on a species-specific basis in accordance with FFWCC and USFWS requirements and techniques relative to the species under consideration. State and federal guidelines for the field investigations for listed species, such as species-specific protocol and a minimum area of suitable habitat survey coverage, will be met where applicable and practical. As the project proceeds toward Environmental Resource Permit (ERP) application, additional field investigation is anticipated and thus the listed species evaluations and findings will continue to be updated beyond this submittal in order to take into account additional seasonal surveys and other permitting requirements.

The state and/or federally listed wildlife species known or expected to occur on the subject site are summarized in the following table. Likelihood of occurrence has been indicated based on species-specific evaluations and best professional judgment and noted as either observed during site review or likelihood of occurrence as high, medium or low.

Table 1 Known and Potentially Occurring Listed Faunal Species

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status** *State/Federal*
American alligator	*Alligator mississippiensis*	Wetland and aquatic habitat	Pedestrian and vehicular transects	O[2]	SSC/T/SA
Bald Eagle	*Haliaeetus leucocephalus*	Nest in tall trees (usually pine) near coasts, rivers, lakes and wetlands	Pedestrian and vehicular transects	O[1]	T/T
Burrowing Owl	*Athene cunicularia*	Sandhills, ruderal communities, dry prairies	Pedestrian and vehicular transects	L	SSC/-
Eastern indigo snake	*Drymarchon corais couperi*	A diversity of upland/low land habitat	Pedestrian and vehicular transects	M	T/T
Florida Sandhill Crane	*Grus canadensis pratensis*	Breed in emergent palustrine wetlands; forage in pastures/prairies	Pedestrian and vehicular transects; aerial nest survey	O	T/-
Gopher frog	*Rana capito*	Xeric oak scrub, sand pine scrub, pine scrub, breed in shallow grassy ponds or ditches, use tortoise burrows	Pedestrian transects; transects; inspection of burrow entrances	L	SSC/-
Gopher tortoise	*Gopherus polyphemus*	Sandhills, xeric oak scrub, sand pine scrub, scrubby flatwoods; agricultural lands	Burrow survey ≥ 15% of suitable habitat	O	T/-
Limpkin	*Aramus guarauna*	Nest in a variety of ground and tree locations, uses streams, swamps, and marshes with apple snails	Pedestrian and vehicular transects	M	SSC/-
Little Blue Heron	*Egretta caerulea*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	O[1]	SSC/-
Red-cockaded Woodpecker	*Picoides borealis*	Mature pine woodlands	Pedestrian and vehicular transects	L	T/T

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status**
Roseate Spoonbill	*Ajaia ajaja*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	O[1]	SSC/-
Snowy egret	*Egretta thula*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	O[1]	SSC/-
Southeast American Kestrel	*Falco sparverius paulus*	Sandhill and open rangeland nest in cavities of dead trees and abandoned woodpecker nests	Pedestrian and vehicular transects	L	T/-
Tricolored Heron	*Egretta tricolor*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	O[1]	SSC/-
White Ibis	*Eduocimus albus*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	O[1]	SSC/-
Wood Stork	*Mycteria americana*	Estuarine or freshwater wetlands; nest in tops of trees in cypress or mangrove swamps	Pedestrian and vehicular transects	O[1]	E/E

[1] Observed transient
[2] Observed nesting and/or resident
*O= Observed; H= High probability; M= Medium; L= Low; **USFWS; 50 CFR 17.11-12; FFWCC: Chapter 68A-27.002-004 F.A.C.; E = Endangered; T = Threatened; T/SA = Threatened due to similarity of appearance; SSC = Species of Special Concern

Florida sandhill cranes were regularly observed on the site, usually in pairs occasionally with young. This species is relatively common within the region and is confirmed to nest in the surrounding vicinity. On several occasions adult pairs were observed foraging without young, indicating likelihood of predation or other mortality of the fledglings. Although some marshes are naturally better suited than others for crane nesting due to vegetative and hydrologic conditions, nesting sites typically vary between years. Potential sandhill crane nesting on the site would be addressed through development of a site plan that protects wetlands where nesting has been observed. In addition, sandhill crane nesting surveys will be conducted during future nesting seasons and during construction phases to determine the breeding sites in use at that time and take proper precautions for protection of the nesting habitat.

Bald eagles have been observed on several occasions and there are documented bald eagle nests within one mile of the site on adjacent properties. The bald eagle nesting season typically occurs between October and May, and ongoing observations will be conducted regarding activity of this species on and adjacent to the property.

The wood stork is an endangered species that was occasionally observed foraging on site but not observed or known to be nesting on the site. The site is, however, within the 18.6-mile core forage area of wood stork rookeries as per USFWS. Wood storks were observed on several occasions foraging in several marshes and canals during wetland dry down and low water conditions. The occurrence of wood storks especially as "contact feeders", as well as other wading birds, was tied to particular water levels that concentrate aquatic prey.

Several species of wading birds considered to be "species of special concern" by the FFWCC were observed on site under similar circumstances to wood storks, but considerably more often than wood storks. The species were the little blue heron, snowy egret, tri-colored heron and glossy and white ibis.

Several other potentially occurring listed avian species were not observed during the recent field studies. Red-cockaded woodpeckers previously occurred on the property, however, this species has not been observed on the property in over 15 years, and in 2003 the U.S. Fish and Wildlife Service concurred with a determination that this species was no longer present on the site. The southeastern American kestrel prefers open prairie and grasslands, but this state-threatened falcon subspecies was not observed during the studies. Upon initial observation, open grassy habitat areas seem potentially suited to the occurrence of burrowing owls, however, there were no observations or evidence of this species during surveys in potential habitat.

The pine flatwoods and some disturbed areas that occur on the site provide habitat for gopher tortoises and associated commensal species. The disturbed upland cover type can also provide habitat for the gopher tortoise and associated commensal species in and around man made berms. Active and inactive burrows were observed on the property. The gopher tortoise is listed as a threatened species by the Florida Fish and Wildlife Conservation Commission (FFWCC). Any gopher tortoises that may occur on the site in proposed development areas will be relocated to avoid impacts from development activity.

A listed reptile species that was not observed but has potential to occur on the site is the threatened eastern indigo snake. The eastern indigo snake ranges widely over a diversity of upland and wetland habitats and is known to occur in the region. The extent and quality of natural habitats is such that indigo snakes are likely to occur on the site and include the subject property in their overall home range. Because the eastern indigo snake may occur on the site, standardized and specific construction awareness and notification procedures will be implemented for the protection of this species during site development.

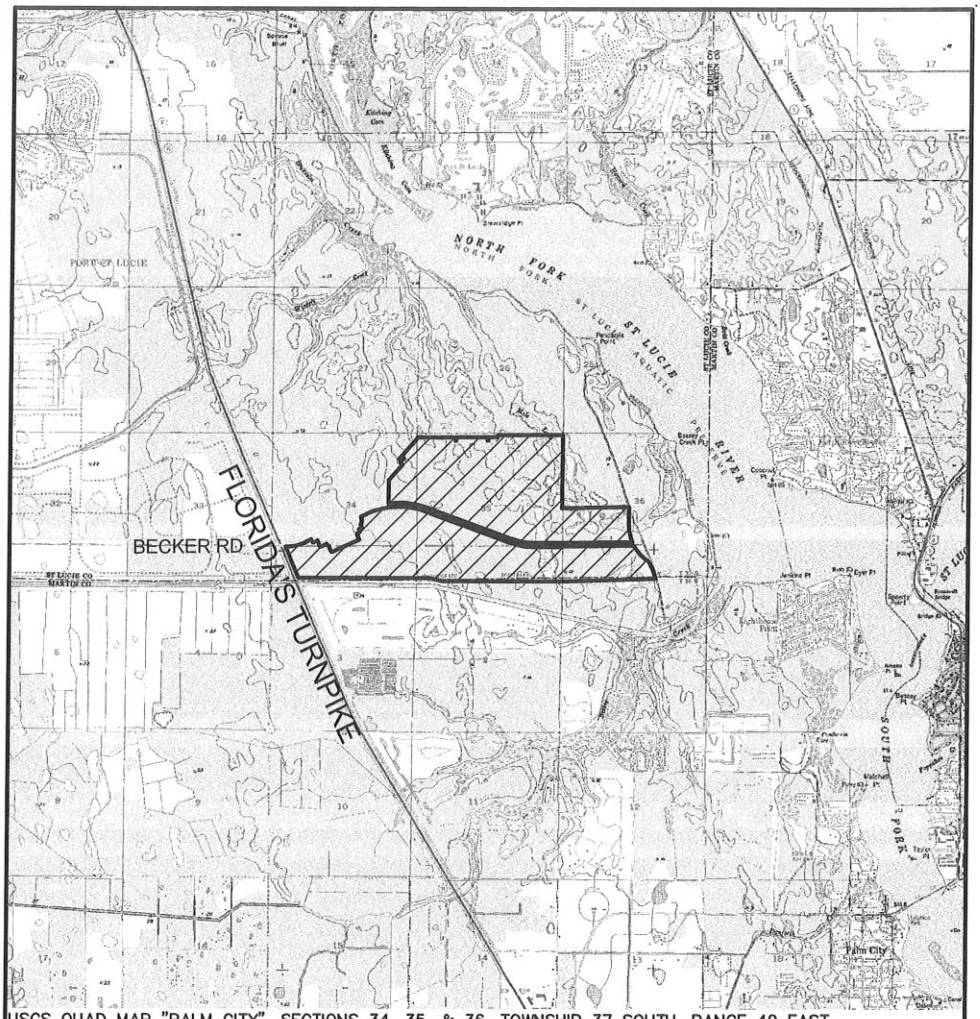
WETLANDS

The wetlands on the subject property have been addressed though a long term in-place permit that was issued for this area of Port St. Lucie. In accordance with the requirements of this permit, issued through South Florida Water Management District and Florida Department of Environmental Protection (FDEP), all necessary mitigation for wetland impacts has been completed and accepted for these agencies. Under this permit, the majority of the subject property has been grandfathered from further wetland permitting review. In areas where the wetland are to be preserved they are currently protected by an existing conservation easement in favor of FDEP. In the eastern portion of the project site, there are several existing wetland areas that are not currently protected by conservation easement, however, these wetlands will be preserved in their entirety, thus no impacts to State jurisdictional wetlands are proposed. A separate permitting effort is under way with the U.S. Army Corps of Engineers under the permit they issued for this property in 1989.

1000 SE Monterey Commons Blvd, Suite 208 • Stuart, FL 34996 772-287-8771 • Fax 772-287-2988
www.ewconsultants.com

APPENDIX

1000 SE Monterey Commons Blvd, Suite 208 • Stuart, FL 34996 772-287-8771 • Fax 772-287-2988
www.ewconsultants.com



USGS QUAD MAP "PALM CITY", SECTIONS 34, 35, & 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, LATITUDE 27°12'42" LONGITUDE -80°18'40"

LEGEND

- SITE (1,003±AC)

0 5000

SCALE IN FEET

ST LUCIE LAND, LTD. PUD

LOCATION MAP

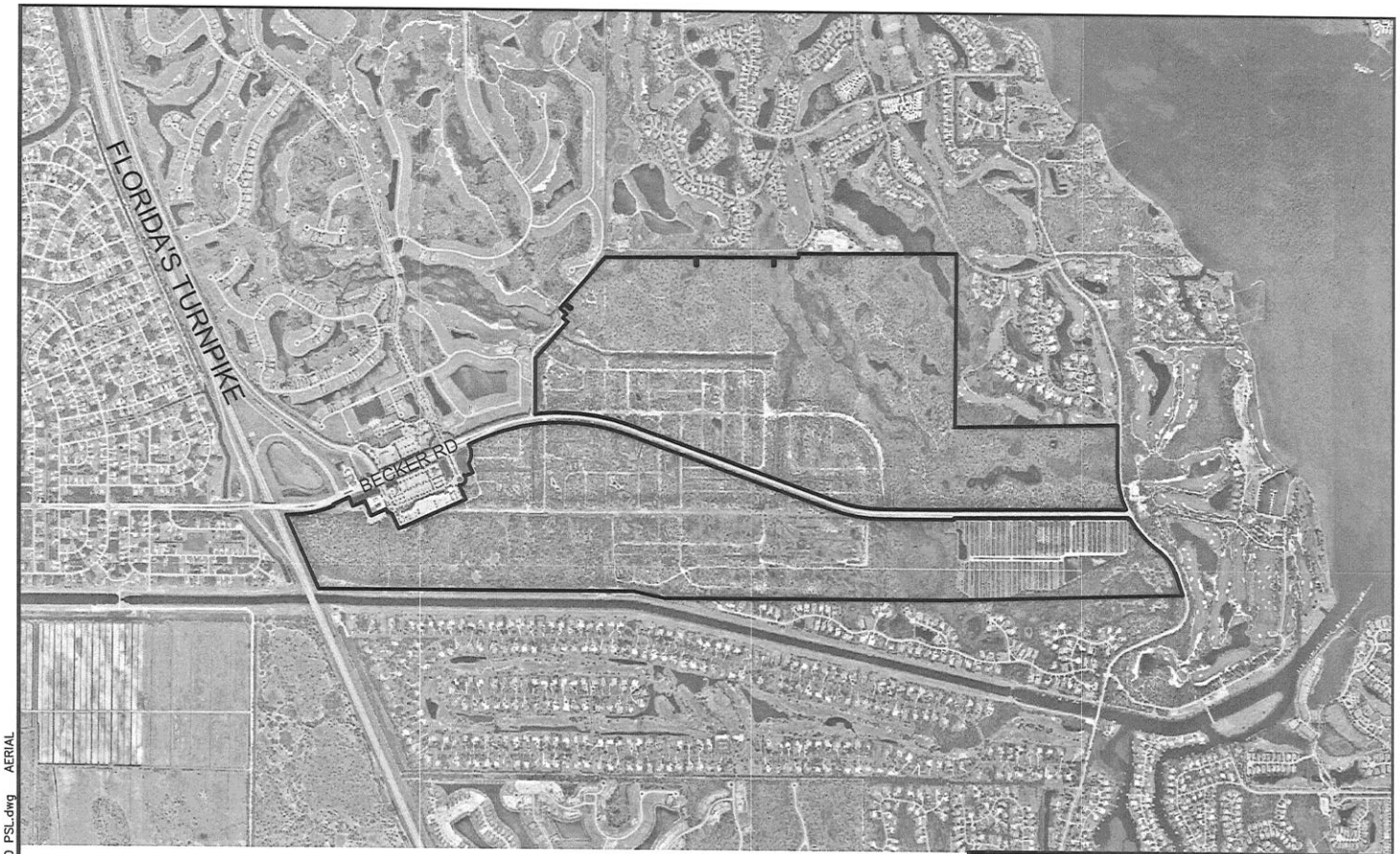
EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

JUL 2013

FIGURE 1

ST LUCIE LAND LTD PUD PSL.dwg LOCATION



LABINS AERIALS DATED 2012

0 2000
SCALE IN FEET

ST. LUCIE LAND, LTD. PUD AERIAL MAP

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 206
STUART, FL 34996
772-287-4771 FAX 772-287-2966
WWW.EWCONSULTANTS.COM

JULY 2013
FIGURE 2

'ST LUCIE LAND LTD PUD PSL.dwg AERIAL

Exhibit E: St. Lucie Land PUD – FLUCCS MAP

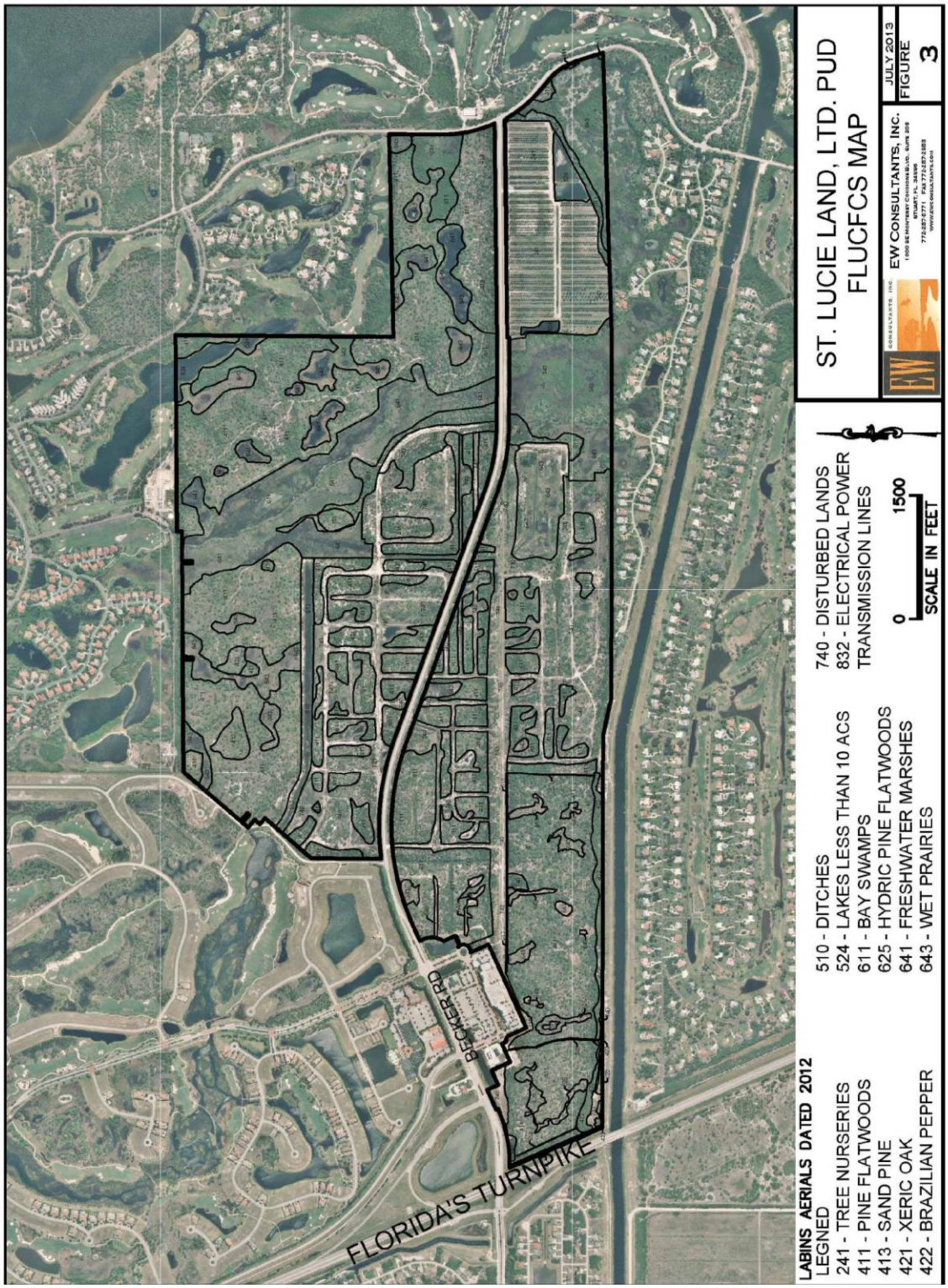


Exhibit F: St. Lucie Land PUD - Soils Resource Report

USDA United States Department of Agriculture

NRCS Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Martin County, Florida, and St. Lucie County, Florida

St Lucie Land PUD

July 9, 2013

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://soils.usda.gov/sqi/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (http://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://soils.usda.gov/contact/state_offices/).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Soil Data Mart Web site or the NRCS Web Soil Survey. The Soil Data Mart is the data storage site for the official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface....2
How Soil Surveys Are Made....5
Soil Map....7
Soil Map....8
Legend....9
Map Unit Legend....10
Map Unit Descriptions....10
Martin County, Florida....13
4—Waveland and Immokalee fine sands....13
5—Waveland and Lawnwood fine sands, depressional....15
35—Salerno sand....18
73—Samsula muck....20
St. Lucie County, Florida....22
2—Ankona and Farmton sands....22
5—Arents, 45 to 65 percent slopes....24
17—Hobe sand, 0 to 5 percent slopes....25
19—Jonathan sand, 0 to 5 percent slopes....26
39—Salerno and Punta sands....28
40—Samsula muck, depressional....30
50—Waveland and Immokalee fine sands....31
51—Waveland-Lawnwood complex, depressional....33
99—Water....35
References....36

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

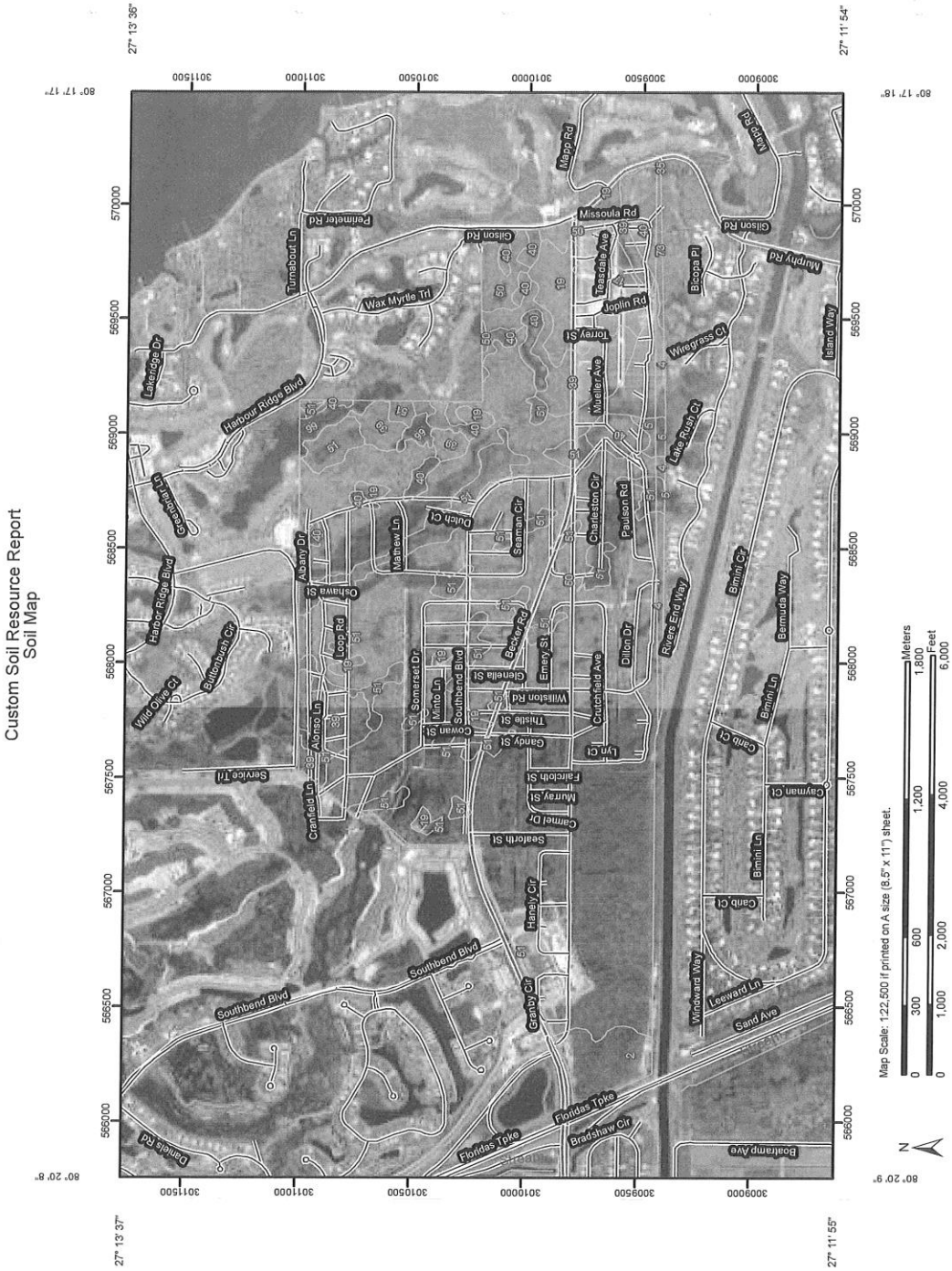
While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.


Custom Soil Resource Report
Soil Map
27° 13' 36"
27° 11' 54"
27° 13' 37"
27° 11' 55"
80° 17' 17"
80° 17' 18"
80° 20' 8"
80° 20' 9"
Map Scale: 1:22,500 if printed on A size (8.5" x 11") sheet.
Meters
Feet
N
Mapp Rd
Missoula Rd
Toasdale Ave
Joplin Rd
Torrey St
Mueller Ave
Gilson Rd
Turnabout Ln
Wax Myrtle Trl
Palmetto Rd
Lakeridge Dr
Harbour Ridge Blvd
Greenbriar Ln
Harbor Ridge Blvd
Ellicottbush Cir
Wild Olive Ct
Service Trl
Cranfield Ln
Alonso Ln
Loop Rd
Albany Dr
Oshawa St
Mathew Ln
Dutch Ct
Seamon Cir
Charleston Cir
Paulson Rd
Lake Rush Ct
Bicopa Pl
Murphy Rd
Island Way
Wiregrass Ct
Bimini Cir
Bermuda Way
Riverside Dr
Dillon Dr
Clutchfield Ave
Emley St
Becker Rd
Somerset Dr
Minto Ln
Southbend Blvd
Glenella St
Williston Rd
Thistle St
Gandy St
Lyn Ct
Faircloth St
Murray St
Camel Dr
Searorth St
Hanely Cir
Granby Cir
Southbend Blvd
Florida Tpke
Bradshaw Cir
Boatramp Ave
Daniels Rd
Windward Way
Leeward Ln
Sand Ave
Bimini Ln
Cayman Ct
Cantd Ct

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Units

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features
- Gully
- Short Steep Slope
- Other

Political Features
- Cities

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:22,500 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 17N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 10, Jul 3, 2012

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 4, Jul 3, 2012

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Date(s) aerial images were photographed: 8/4/2007

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Martin County, Florida (FL085)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
4	Waveland and Immokalee fine sands	11.6	1.1%
5	Waveland and Lawnwood fine sands, depressional	3.1	0.3%
35	Salerno sand	0.2	0.0%
73	Samsula muck	4.1	0.4%
Subtotals for Soil Survey Area		**19.0**	**1.8%**
Totals for Area of Interest		**1,063.1**	**100.0%**

St. Lucie County, Florida (FL111)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
2	Ankona and Farmton sands	24.6	2.3%
5	Arents, 45 to 65 percent slopes	2.2	0.2%
17	Hobe sand, 0 to 5 percent slopes	7.3	0.7%
19	Jonathan sand, 0 to 5 percent slopes	50.2	4.7%
39	Salerno and Punta sands	74.5	7.0%
40	Samsula muck, depressional	48.5	4.6%
50	Waveland and Immokalee fine sands	726.5	68.3%
51	Waveland-Lawnwood complex, depressional	100.7	9.5%
99	Water	9.6	0.9%
Subtotals for Soil Survey Area		**1,044.2**	**98.2%**
Totals for Area of Interest		**1,063.1**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be

made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas.* Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Martin County, Florida

4—Waveland and Immokalee fine sands

Map Unit Setting

Landscape: Coastal plains
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition

Immokalee and similar soils: 40 percent
Waveland and similar soils: 40 percent
Minor components: 20 percent

Description of Waveland

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 30 to 50 inches to ortstein
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 1.0 inches)

Interpretive groups

Farmland classification: Farmland of unique importance
Land capability (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Typical profile

0 to 4 inches: Fine sand
4 to 43 inches: Fine sand
43 to 47 inches: Fine sand
47 to 77 inches: Loamy fine sand
77 to 91 inches: Fine sand
91 to 99 inches: Fine sand

Description of Immokalee

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Low (about 5.3 inches)

Interpretive groups

Farmland classification: Farmland of unique importance
Land capability (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Typical profile

0 to 6 inches: Fine sand
6 to 35 inches: Fine sand
35 to 54 inches: Fine sand
54 to 80 inches: Fine sand

Minor Components

Lawnwood

Percent of map unit: 4 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Basinger

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: Slough (R156BY011FL)

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Placid

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: Freshwater Marshes and Ponds (R156BY010FL)
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)

Jonathan

Percent of map unit: 3 percent
Landform: Rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)

Nettles

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Salerno

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

5—Waveland and Lawnwood fine sands, depressional

Map Unit Setting

Landscape: Coastal plains
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition

Lawnwood and similar soils: 40 percent
Waveland and similar soils: 40 percent
Minor components: 20 percent

Description of Waveland

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 30 to 50 inches to ortstein
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 0.9 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 7w
Hydrologic Soil Group: A/D
Ecological site: Freshwater Marshes and Ponds (R156BY010FL)
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)

Typical profile

0 to 2 inches: Fine sand
2 to 43 inches: Fine sand
43 to 77 inches: Fine sand
77 to 91 inches: Loamy fine sand
91 to 99 inches: Fine sand

Description of Lawnwood

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 20 to 30 inches to ortstein
Drainage class: Very poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 1.0 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 7w
Hydrologic Soil Group: B/D
Ecological site: Freshwater Marshes and Ponds (R156BY010FL)
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)

Typical profile

0 to 3 inches: Fine sand
3 to 22 inches: Fine sand
22 to 29 inches: Fine sand
29 to 80 inches: Loamy fine sand

Minor Components

Basinger

Percent of map unit: 7 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: Slough (R156BY011FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Oldsmar

Percent of map unit: 7 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Placid

Percent of map unit: 6 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: Freshwater Marshes and Ponds (R156BY010FL)
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)

35—Salerno sand

Map Unit Setting

Landscape: Coastal plains
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition

Salerno and similar soils: 80 percent
Minor components: 20 percent

Description of Salerno

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 50 to 72 inches to cemented horizon
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 2.8 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Typical profile

0 to 9 inches: Sand
9 to 61 inches: Sand
61 to 76 inches: Fine sand
76 to 99 inches: Fine sand

Minor Components

Basinger

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: Slough (R156BY011FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Waveland

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Jonathan

Percent of map unit: 4 percent
Landform: Rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)

Oldsmar

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Hobe

Percent of map unit: 4 percent
Landform: Ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: Sand Pine Scrub (R156BY001FL)
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)

73—Samsula muck

Map Unit Setting

Landscape: Coastal plains
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition

Samsula and similar soils: 85 percent
Minor components: 15 percent

Description of Samsula

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Herbaceous organic material over sandy marine deposits

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Moderate (about 8.8 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 7w
Hydrologic Soil Group: A/D
Ecological site: Freshwater Marshes and Ponds (R156BY010FL)
Other vegetative classification: Organic soils in depressions and on flood plains (G156BC645FL)

Typical profile

0 to 34 inches: Muck
34 to 80 inches: Sand

Minor Components

Basinger

Percent of map unit: 4 percent

Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: Slough (R156BY011FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Placid

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: Freshwater Marshes and Ponds (R156BY010FL)
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)

Okeelanta

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: Freshwater Marshes and Ponds (R156BY010FL)
Other vegetative classification: Organic soils in depressions and on flood plains (G156BC645FL)

Sanibel

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: Freshwater Marshes and Ponds (R156BY010FL)
Other vegetative classification: Organic soils in depressions and on flood plains (G156BC645FL)

St. Lucie County, Florida

2—Ankona and Farmton sands

Map Unit Setting

Landscape: Coastal plains
Elevation: 20 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition

Ankona and similar soils: 50 percent
Farmton and similar soils: 40 percent
Minor components: 10 percent

Description of Ankona

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 30 to 50 inches to ortstein
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 1.8 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 4w
Hydrologic Soil Group: C/D
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Typical profile

0 to 11 inches: Sand
11 to 38 inches: Sand
38 to 48 inches: Loamy sand
48 to 57 inches: Sandy loam
57 to 80 inches: Loamy fine sand

Description of Farmton

Setting

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Moderate (about 6.9 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 4w
Hydrologic Soil Group: B/D
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Typical profile

0 to 7 inches: Sand
7 to 34 inches: Sand
34 to 50 inches: Sand
50 to 80 inches: Sandy loam

Minor Components

Electra

Percent of map unit: 4 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)

Lawnwood

Percent of map unit: 3 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Waveland

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

5—Arents, 45 to 65 percent slopes

Map Unit Setting

Landscape: Coastal plains
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition

Arents and similar soils: 100 percent

Description of Arents

Setting

Landform: Ridges on marine terraces
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Altered marine deposits

Properties and qualities

Slope: 45 to 65 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Low (about 3.6 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 7e
Hydrologic Soil Group: A
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)

Typical profile

0 to 80 inches: Variable

17—Hobe sand, 0 to 5 percent slopes

Map Unit Setting

Landscape: Coastal plains
Elevation: 20 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition

Hobe and similar soils: 85 percent
Minor components: 15 percent

Description of Hobe

Setting

Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 60 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 2.5 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 6s
Hydrologic Soil Group: A
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)

Typical profile

0 to 5 inches: Sand
5 to 55 inches: Sand
55 to 65 inches: Sand
65 to 80 inches: Sandy loam

Minor Components

Electra

Percent of map unit: 5 percent

Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)

Pendarvis

Percent of map unit: 5 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)

Jonathan

Percent of map unit: 5 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)

19—Jonathan sand, 0 to 5 percent slopes

Map Unit Setting

Landscape: Coastal plains
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition

Jonathan and similar soils: 90 percent
Minor components: 10 percent

Description of Jonathan

Setting

Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: 50 to 72 inches to ortstein
Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 36 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 1.9 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 6s
Hydrologic Soil Group: A
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)

Typical profile

0 to 3 inches: Sand
3 to 68 inches: Sand
68 to 80 inches: Sand

Minor Components

Pendarvis

Percent of map unit: 3 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)

Hobe

Percent of map unit: 3 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)

Waveland

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Salerno

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

39—Salerno and Punta sands

Map Unit Setting

Landscape: Coastal plains
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition

Punta and similar soils: 45 percent
Salerno and similar soils: 45 percent
Minor components: 10 percent

Description of Salerno

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 50 to 72 inches to ortstein
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 2.8 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 4w
Hydrologic Soil Group: A/D
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Typical profile

0 to 5 inches: Sand
5 to 55 inches: Sand
55 to 68 inches: Sand
68 to 80 inches: Sand

Description of Punta

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 2.7 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 4w
Hydrologic Soil Group: A/D
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Typical profile

0 to 4 inches: Sand
4 to 57 inches: Sand
57 to 80 inches: Sand

Minor Components

Waveland

Percent of map unit: 5 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Pendarvis

Percent of map unit: 5 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)

40—Samsula muck, depressional

Map Unit Setting

Landscape: Coastal plains
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition

Samsula and similar soils: 90 percent
Minor components: 10 percent

Description of Samsula

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Herbaceous organic material over sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: High (about 9.3 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 7w
Hydrologic Soil Group: A/D
Other vegetative classification: Organic soils in depressions and on flood plains (G156BC645FL)

Typical profile

0 to 25 inches: Muck
25 to 36 inches: Mucky sand
36 to 53 inches: Sand

Minor Components

Hontoon

Percent of map unit: 10 percent

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Organic soils in depressions and on flood plains (G156BC645FL)

50—Waveland and Immokalee fine sands

Map Unit Setting

Landscape: Coastal plains
Elevation: 20 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition

Immokalee and similar soils: 44 percent
Waveland and similar soils: 44 percent
Minor components: 12 percent

Description of Waveland

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 30 to 50 inches to ortstein
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 1.9 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 4w
Hydrologic Soil Group: C/D
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Typical profile

0 to 4 inches: Fine sand
4 to 32 inches: Sand
32 to 40 inches: Loamy sand
40 to 53 inches: Sand
53 to 66 inches: Sand
66 to 80 inches: Sand

Description of Immokalee

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Low (about 5.3 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 4w
Hydrologic Soil Group: B/D
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Typical profile

0 to 6 inches: Fine sand
6 to 35 inches: Fine sand
35 to 54 inches: Fine sand
54 to 72 inches: Fine sand

Minor Components

Electra

Percent of map unit: 3 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)

Lawnwood

Percent of map unit: 3 percent
Landform: Marine terraces on flatwoods

Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Jonathan

Percent of map unit: 3 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)

Salerno

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

51—Waveland-Lawnwood complex, depressional

Map Unit Setting

Landscape: Coastal plains
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition

Waveland and similar soils: 55 percent
Lawnwood and similar soils: 40 percent
Minor components: 5 percent

Description of Waveland

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 30 to 50 inches to ortstein
Drainage class: Very poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 1.9 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 7w
Hydrologic Soil Group: C/D
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)

Typical profile

0 to 4 inches: Fine sand
4 to 32 inches: Sand
32 to 40 inches: Loamy sand
40 to 53 inches: Sand
53 to 66 inches: Sand
66 to 80 inches: Sand

Description of Lawnwood

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 20 to 30 inches to ortstein
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 0.6 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 7w
Hydrologic Soil Group: A/D
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)

Typical profile

0 to 3 inches: Sand
3 to 28 inches: Sand
28 to 52 inches: Sand

52 to 58 inches: Sand
58 to 80 inches: Sand

Minor Components

Wabasso
Percent of map unit: 5 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

99—Water

Map Unit Composition
Water: 100 percent

Description of Water

Interpretive groups
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)

References

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

National Research Council. 1995. Wetlands: Characteristics and boundaries.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://soils.usda.gov/

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://soils.usda.gov/

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://soils.usda.gov/

Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.

United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://soils.usda.gov/

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. http://www.glti.nrcs.usda.gov/

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://soils.usda.gov/

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://soils.usda.gov/

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210.

Exhibit G: Utility Capacity Letter

CITY OF PORT ST. LUCIE
UTILITY SYSTEMS DEPARTMENT
900 SE Ogden Lane
Port St. Lucie, FL 34983
(772) 873-6400
(772) 873-6405 Fax

Jesus A. Merejo, Director

CULPEPPER & TERPENING	
JPT	
RML	
SKM	
GLB	
EWZ	
DRH	
DLP	
PPP	X
MTO	
RWB	
MEB	
CAK	
STT	

August 28, 2003

J.P. Butch Terpening, P.E.
Culpepper & Terpening, Inc.
2980 S. 25th Street
Ft. Pierce, FL 34982

Re: Stuart Holdings

Dear Mr. Terpening:

At the present time, the City of Port St. Lucie Utility Systems Department has water and wastewater plant capacity available to serve the above referenced proposed project, and service could be made available.

However, this letter should not be construed as a commitment to provide service until approvals by all regulatory agencies have been obtained; construction plans are approved; a Service Agreement / Permit To Connect has been fully executed; and all applicable fees have been paid to the Utility.

Additionally, fire flow test were performed in this area and copies are provided for your use.

Should you require additional information about the Utility's ability to provide service to the referenced project, please feel free to contact our office by calling 873-6400.

Sincerely,

Stacy A. Fowler, P.E.
Project Engineer
WV#15174

/saf

c: Roderick J. Kennedy, P.E., Utility Engineering Manager
Donna M. Rhoden, Public Information Manager
George W. DiCarlo, Project Engineer
File # 11.706.00

RECEIVED
SEP 04 2003
BY:

Exhibit H Sketch of Description

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

Being all of Tract B, WMT–1, WMT–2, WMT–3 WMT–4, TRACTS R–1 & R–2, VERANDA PLAT NO. 1 as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, being in a portion of Sections 34 and 35, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, together with a portion of Tract A, being more particularly described as follows;

Begin at a the Northwest corner of said Tract A, according to the plat of VERANDA PLAT NO. 1, as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, Florida; thence South 23°31'20" East, a distance of 1,229.70 feet; thence South 89°54'36" East, a distance of 2,627.74 feet; thence North 23°31'20" West, a distance of 1,430.26 feet; thence South 65°41'42" West, a distance of 862.85 feet; thence South 24°18'18" East, a distance of 18.56 feet; thence South 65°41'42" West, a distance of 79.00 feet; thence North 24°18'18" West, a distance of 252.43 feet to a point of curve to the left having a radius of 17.00 feet, a central angle of 50°40'45"; thence northwesterly along the arc a distance of 15.04 feet to a point of reverse curve to the right having a radius of 84.00 feet and a central angle of 21°23'17"; thence northwesterly along the arc, a distance of 31.36 feet to a point of reverse curve to the left having a radius of 17.00 feet and a central angle of 60°42'32"; thence westerly along the arc, a distance of 18.01 feet; thence South 65°41'42" West, a distance of 4.41 feet; thence North 24°18'18" West, a distance of 70.00 feet; thence North 65°41'42" East, a distance of 24.53 feet to the intersection with a non tangent curve concave to the east, having a radius of 77.67 feet, the chord of which bears North 21°08'57" East, 44.15 feet; thence northerly along the arc of said curve, a distance of 44.76 feet through a central angle of 33°01'20"; thence North 24°18'18" West, a distance of 133.64 feet; thence North 28°41'05" West, a distance of 68.69 feet; thence North 24°18'18" West, a distance of 13.19 feet; thence South 65°41'42" West, a distance of 511.89 feet; thence North 24°18'18" West, a distance of 144.50 feet; thence South 65°41'42" West, a distance of 233.75 feet; thence South 24°18'18" East, a distance of 25.00 feet to the intersection with a non tangent curve concave to the north, having a radius of 1,575.00 feet, the chord of which bears South 77°57'12" West, 668.81 feet; thence westerly along the arc of said curve, a distance of 673.94 feet through a central angle of 24°31'00"; thence North 89°47'18" West, a distance of 66.03 feet to the POINT OF BEGINNING.

Less & Except AT&T parcel as recorded in Official Records Book 447, Page 2213, Public Records of St. Lucie County, Florida.

Containing 96.817 acres, more or less.

Sheet 1 of 2

DESCRIPTION OF ST. LUCIE LAND	File: 04–006.018 PUD EXHIBIT.dwg Date: 7–15–2013 Tech: GLM	CULPEPPER & TERPENING, INC CONSULTING ENGINEERS | LAND SURVEYORS 2980 SOUTH 25th STREET FORT PIERCE, FLORIDA 34981 PHONE 772-464-3537 FAX 772-464-9497 www.ct-eng.com STATE OF FLORIDA CERTIFICATION No. LB 4386

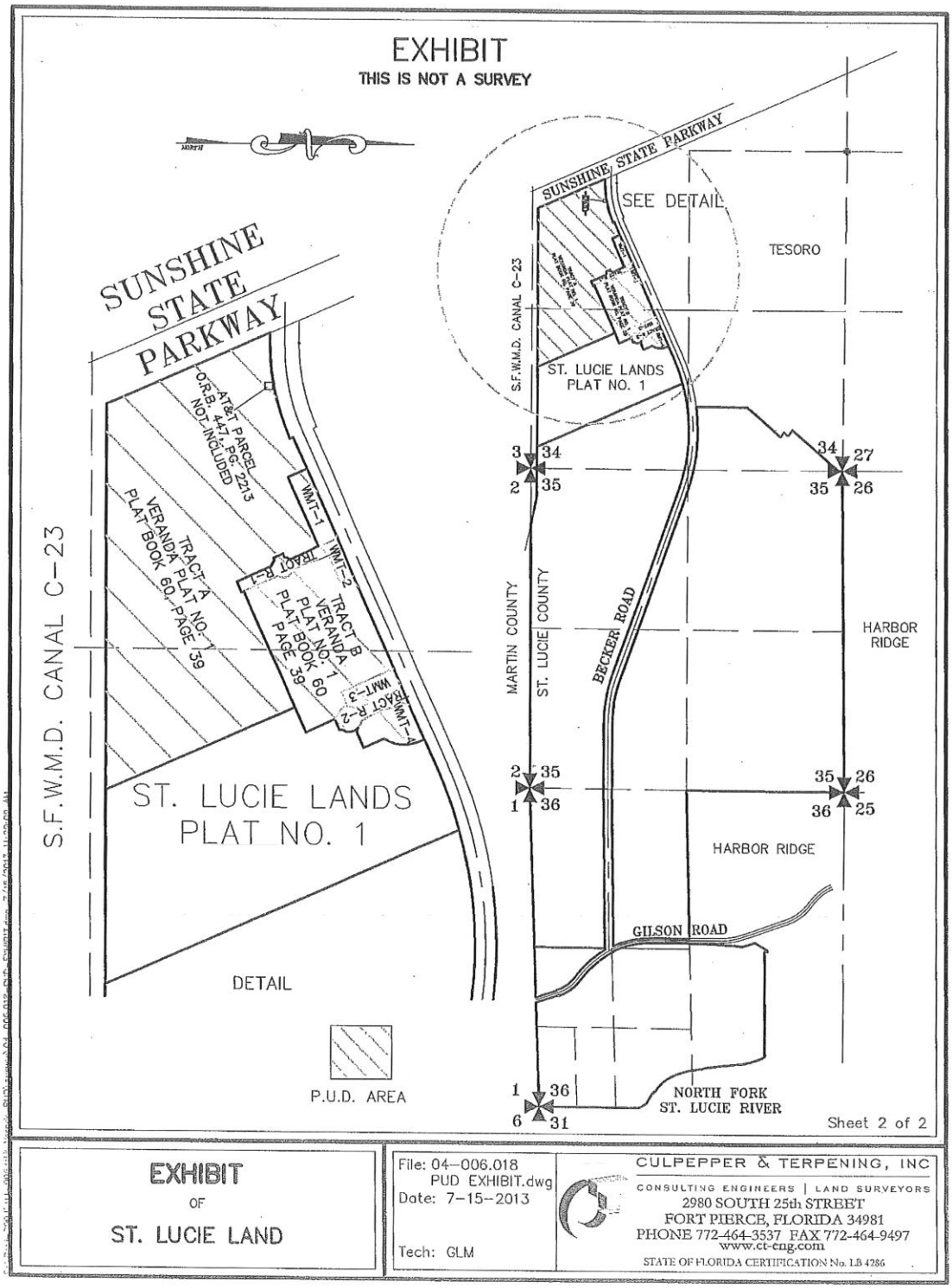


EXHIBIT
THIS IS NOT A SURVEY
SUNSHINE STATE PARKWAY
SEE DETAIL
TESORO
S.F.W.M.D. CANAL C-23
ST. LUCIE LANDS PLAT NO. 1
AT&T PARCEL O.R.B. 447, PG. 2213 NOT INCLUDED
TRACT A VERANDA PLAT NO. 1 PLAT BOOK 60, PAGE 39
TRACT B VERANDA PLAT NO. 1 PLAT BOOK 60 PAGE 39
WMT-1
WMT-2
WMT-3
WMT-4
TRACT R-1
TRACT R-2
MARTIN COUNTY
ST. LUCIE COUNTY
BECKER ROAD
HARBOR RIDGE
GILSON ROAD
NORTH FORK ST. LUCIE RIVER
DETAIL
P.U.D. AREA
Sheet 2 of 2
EXHIBIT
OF
ST. LUCIE LAND
File: 04-006.018 PUD EXHIBIT.dwg
Date: 7-15-2013
Tech: GLM
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

Exhibit I: Warranty Deed

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1464478 OR BOOK 1008 PAGE 0886
Recorded: 04-09-96 11:12 A.M.

THIS INSTRUMENT PREPARED BY:

Eric A. Simon, Esquire
Kopelowitz & Plafsky, P.A.
750 Southeast Third Avenue
Suite 100
Fort Lauderdale, Florida 33316

* Doc Assump: $ 0.00
* Doc Tax : $ 22812.30
* Int Tax : $ 0.00

RETURN TO: PENINSULA STATE TITLE
18401 MURDOCK CIRCLE
PT. CHARLOTTE, FL 33948 Mail

SPECIAL WARRANTY DEED

THIS WARRANTY DEED, made and entered into as of the 5 day of APRIL, 1996, by ATLANTIC GULF COMMUNITIES CORPORATION, a Delaware corporation, whose address is 2601 South Bayshore Drive, Miami, Florida 33133-5461, hereinafter called the Grantor, to ST. LUCIE LAND, LTD., a Florida limited partnership, whose address is c/o Huizenga Holdings, Inc., 200 South Andrews Avenue, 6th Floor, One Blockbuster Boulevard, Fort Lauderdale, Florida 34990, hereinafter called the Grantee. Grantee's Tax Identification No.: _____

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land (the "Property") situate in St. Lucie County, Florida, vis:

See Exhibit "A" attached hereto

Property Appraiser's Identification Nos.: _____

This conveyance is subject to the following: (i) real estate taxes and assessments for the year 1996 and all subsequent years; (ii) All laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and (iii) the matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, THE SAME IN FEE SIMPLE FOREVER.

AND, except as set forth on Exhibit "A" attached hereto, the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but none others; and that said land is free of all encumbrances except as above set forth.

1

32

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

WITNESSES:

(1) Witness Signature

Eric A. Simon
Type or Print Witness Name

(2) Witness Signature

Susan Foley
Type or Print Witness Name

ATLANTIC GULF COMMUNITIES CORPORATION, a Delaware corporation

By:

JAY C. FERTIG, Senior Vice President
2801 South Bayshore Drive
Miami, Florida 33133-5461

STATE OF FLORIDA)
) ss:
COUNTY OF DADE)

The foregoing instrument was acknowledged before this 5 day of April, 1996, by JAY C. FERTIG, Senior Vice President of Atlantic Gulf Communities Corporation, a Delaware corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC
State of Florida

My Commission Expires:

ERIC A. SIMON
MY COMMISSION # CC 429609
EXPIRES: January 17, 1998
Bonded Thru Notary Public Underwriters

COPY

EXHIBIT "A"

INCLUDED PROPERTY

The property described in this Exhibit "A" includes the following:

1. PARCEL 1A as described on Sheet 3 of the attached exhibit.

2. PARCEL 1B as described on Sheet 4 of the attached exhibit.

3. The "Conservation Easement Property" as described on Sheets 5-8 of the attached exhibit (labeled on the attached exhibit as Exhibit "CE").

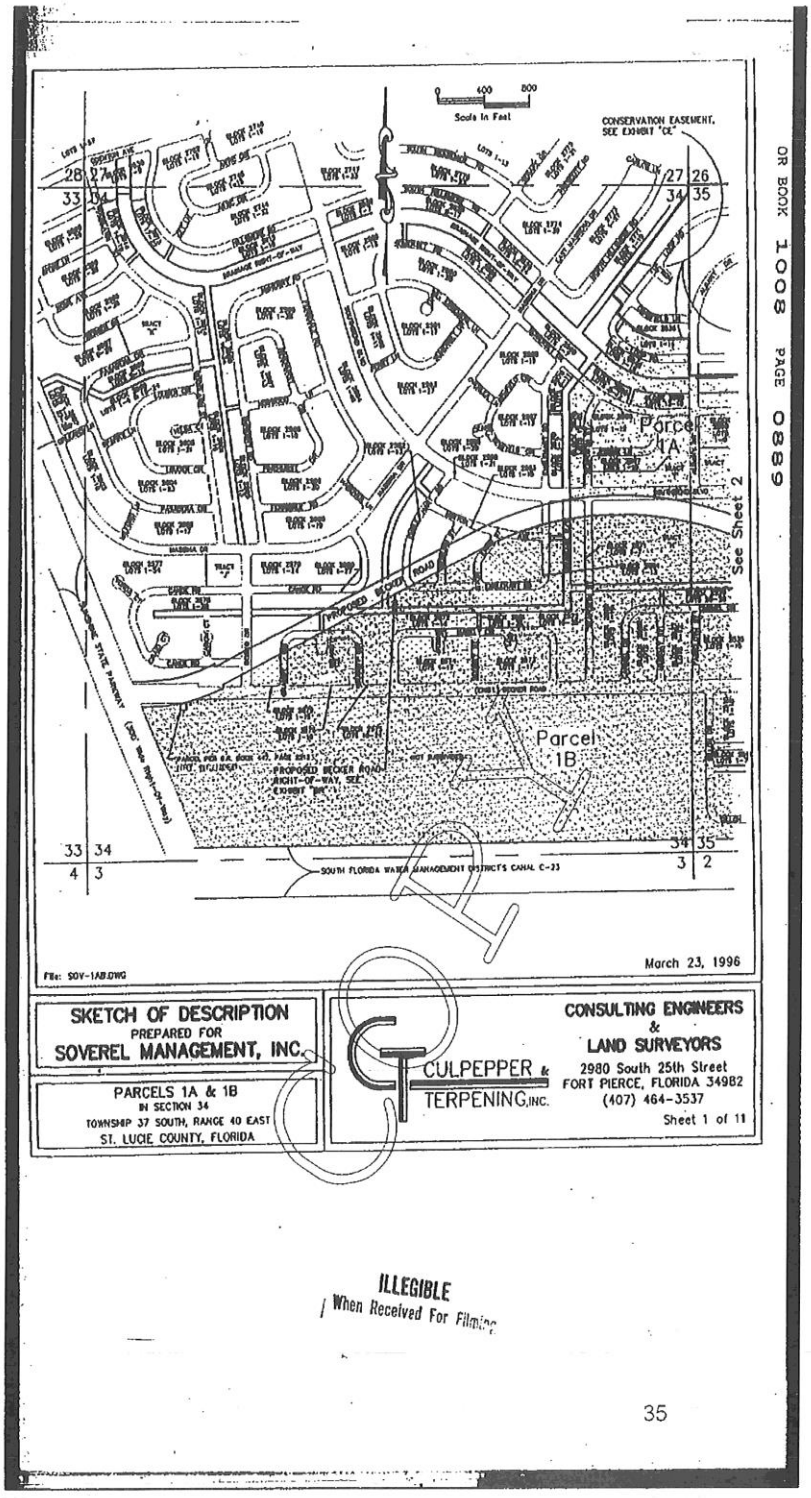
4. Tract "F" of Port St. Lucie Section Thirty Eight, according to the Plat thereof recorded in Plat Book 15, at Page 29, of the Public Records of St. Lucie County, Florida. (Such Tract is included within this conveyance notwithstanding the fact that it is excepted from the legal description of PARCEL 1B as contained in the attached exhibit)

The property conveyed by this deed includes all road rights-of-way, drainage rights-of-way, and other dedicated rights-of-way or tracts within PARCEL 1A and PARCEL 1B, to the extent owned by Grantor, (including but not limited to any right of way for existing Becker Road as portrayed on the plat of Port St. Lucie Section Thirty Eight, recorded in Plat Book 15, at Page 29, of the Public Records of St. Lucie County, Florida, or as described in Deed Book 142, Page 513, and Deed Book 144, Page 501, of the Public Records of St. Lucie County, Florida) notwithstanding the fact that same are excepted from the legal description of PARCEL 1A and PARCEL 1B as contained in the attached exhibit, however Grantor does not warrant the title to same. Grantor hereby assigns to Grantee any reversionary or restrictive rights and any other interests or rights that Grantor may have in and to same.

EXCLUDED PROPERTY

The property described in this Exhibit "A" does not include the proposed right-of-way as described on Sheet 9 of the attached exhibit.

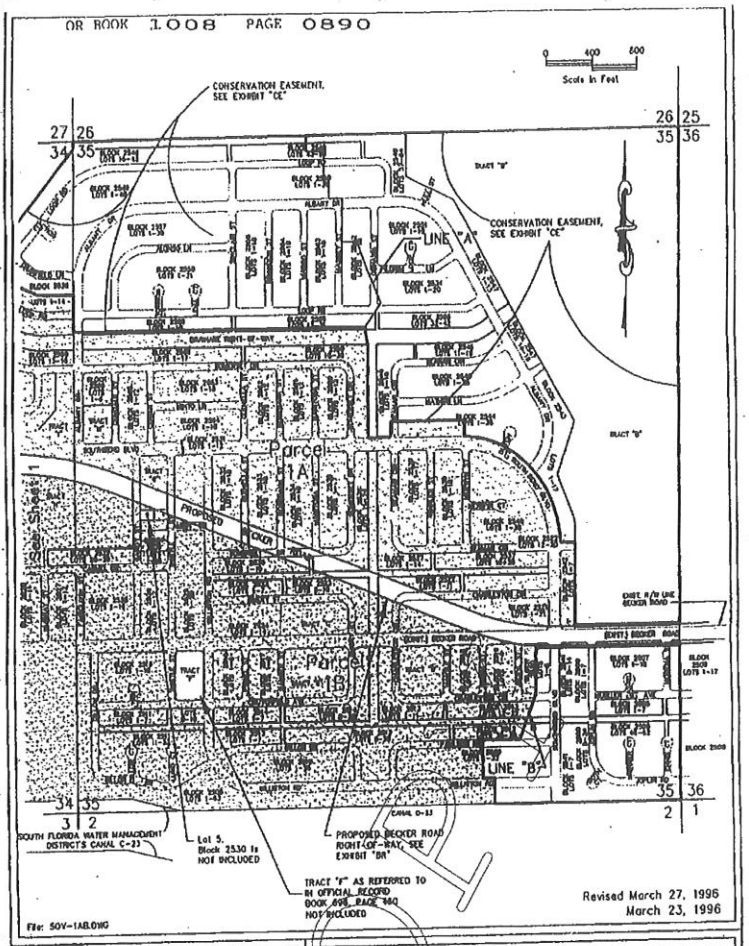
COPY



ILLEGIBLE
When Received For Filming

35

OR BOOK 1008 PAGE 0890



SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

PARCELS 1A & 1B
IN SECTION 35
TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537
Sheet 2 of 11

ILLEGIBLE
When Received For Filming

36

OR BOOK 1008 PAGE 0891

PARCEL 1A - DESCRIPTION

All that part of the plat of PORT ST. LUCIE SECTION THIRTY EIGHT as recorded in Plat Book 15 at Page 29 of the Public Records of St. Lucie County, lying Southerly and Westerly of the Conservation Easement described on attached Exhibit "CE", and Westerly of the North 10 feet of the South 35 feet of TRACT "B" of said PORT ST. LUCIE SECTION THIRTY EIGHT and lying Northerly and Easterly of the 150 foot wide Proposed Right-Of-Way for Becker Road as described on attached Exhibit "BR", and lying Easterly of the Westerly line of that portion of Block 2570 comprising Lots 12 through 21 (and the Southerly extension thereof to the Northerly Proposed right-of-way line for Becker Road) as shown on said plat of PORT ST. LUCIE SECTION THIRTY EIGHT, and lying Easterly of the Westerly line of Lot 8 in Block 2569 (and the Northeasterly extension thereof to the Southerly line of the above referenced Conservation Easement) as shown on said plat of PORT ST. LUCIE SECTION THIRTY EIGHT, and lying East of a line connecting the Northerly most corner of that portion of said Block 2570 comprising Lots 12 through 21 with the Southwesterly corner of said Lot 8 in Block 2569, TOGETHER WITH the North 10 feet of the South 35 feet of said TRACT "B", LESS road rights-of-way, drainage rights-of-way and other dedicated rights-of-way or tracts as shown on the said recorded plat of PORT ST. LUCIE SECTION THIRTY EIGHT. The herein described parcel TOGETHER WITH all road rights-of-way, drainage rights-of-way and other dedicated rights-of-way or tracts as shown on the said recorded plat of PORT ST. LUCIE SECTION THIRTY EIGHT lying within the outmost boundaries of the above described property, contains 166 acres, more or less. All lying in Sections 34 and 35, Township 37 South, Range 40 East, St. Lucie County, Florida.

Description prepared by Culpepper and Terpening, Inc.

COPY

Revised March 29, 1996
Revised March 28, 1996
Revised March 26, 1996
March 23, 1996

DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

PARCEL 1A
IN SECTIONS 34 & 35
TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537

Sheet 3 of 11

37

OR BOOK 1008 PAGE 0892

PARCEL 1B - DESCRIPTION

All that part of the South 1/2 of Section 34, Township 37 South, Range 40 East, St. Lucie County, Florida, and that portion of the plat of PORT ST. LUCIE SECTION THIRTY EIGHT as recorded in Plat Book 15 at Page 29 of the Public Records of St. Lucie County, lying Westerly of the Conservation Easement described on attached Exhibit "CE", and Westerly of Lot 5, Block 2520 of said PORT ST. LUCIE SECTION THIRTY EIGHT and lying Southerly of the Proposed Right-Of-Way for Becker Road as described on attached Exhibit "BR", and lying Easterly of the Easterly line of a 300 foot wide right-of-way for the Sunshine State Parkway, and lying North of the South Florida Water Management District's Canal number 23 (C-23), TOGETHER WITH that portion of the North 35 feet of the following: Lot 5, Block 2520 and Lot 14, Block 2541 and Lot 1, Block 2500 and Lots 1 through 7, Block 2507 and that portion of Lot 1, Block 2506 lying West of the East line of Section 35, Township 37 South, Range 40 East, lying South of the Proposed Right-Of-Way for Becker Road as described on attached Exhibit "BR"; LESS Tract "F" of said PORT ST. LUCIE SECTION THIRTY EIGHT (as conveyed in Official Record Book 696, Page 460 of the Public Records of St. Lucie County, Florida), also LESS Lot 5, Block 2530 and road rights-of-way, drainage rights-of-way and other dedicated rights-of-way or tracts as shown on the said recorded plat of PORT ST. LUCIE SECTION THIRTY EIGHT, also LESS that parcel of land described in Official Record Book 447, at page 2213 of the Public Records of St. Lucie County, Florida. The herein described parcel TOGETHER WITH all road rights-of-way, drainage rights-of-way and other dedicated rights-of-way or tracts as shown on the said recorded plat of PORT ST. LUCIE SECTION THIRTY EIGHT lying within the outmost boundaries of the above described property, contains 376 acres, more or less. All lying in Sections 34 and 35, Township 37 South, Range 40 East, St. Lucie County, Florida.

Description prepared by Culpepper and Terpening, Inc.

Revised March 29, 1996
Revised March 28, 1996
Revised March 27, 1996
Revised March 25, 1996
March 23, 1996

DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

PARCEL 1B
IN SECTIONS 34 & 35
TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537

Sheet 4 of 11

38

OR BOOK 1008 PAGE 0893

DESCRIPTION

All of the following described lands as shown on the plat of PORT ST.LUCIE SECTION THIRTY EIGHT as recorded in Plat Book 15 at Page 29 of the Public Records of St. Lucie County, Florida.

All of Blocks 2549, 2553, 2554, 2555, 2557, 2558; Lots 15 through 50, the South one half (1/2) of Lots 51 and 52, Block 2548; Lots 1 through 9 and Lots 22 through 31, Block 2550; Lots 1 through 6, and 18, Block 2552; The North 105.00 feet of Lots 1 through 30, Block 2556, Lots 1 through 6 Block 2636.

TOGETHER WITH
A portion of LOOP ROAD (North portion) bounded on the Southwest by the Northwesterly prolongation of the Southwesterly line of Lot 1, Block 2636 and bounded on the East by the Southerly prolongation of the West line of Lot 53 of said Block 2548.

TOGETHER WITH
All of ACTION COURT, CRANFIELD LANE, SINCLAIR STREET, BRANDON STREET, MARGO STREET, MASSEY STREET, LENA COURT, TOWSON COURT and ALONSO LANE.

TOGETHER WITH
A portion of LOOP ROAD (South portion) bounded on the East by the Southerly prolongation of the Easterly line of Lot 18, of said Block 2552 and bounded on the West by the Southerly prolongation of the Westerly line of Lot 1 of said Block 2557.

TOGETHER WITH
A portion of ALBANY DRIVE bounded on the South by a line parallel with and 20.00 feet North of the Westerly prolongation of the South line of Lot 1, of said Block 2556, and bounded on the East by the Northerly prolongation of the Easterly Right-of-Way line of MASSEY STREET.

TOGETHER WITH
All of Lot 17 of said Block 2552 and portions of Lots 13 through 16 of said Block 2552, a portion of Lot 20 of said Block 2634, a portion of Lot 31 of said Block 2556, a portion of OSHAWA STREET and a portion of said LOOP ROAD (South portion) lying Westerly of the following described LINE "A".
LINE "A":
Beginning at the Northeast corner of Lot 6 of said Block 2552; thence S23° 49'14"E for 524.67 feet; thence S 37° 15'22"W for 232.45 feet for the Point of Termination, said point also being a point on the East Line and 20.00 feet North of the Southeast corner of Lot 30 of said Block 2556.

TOGETHER WITH
A portion of that certain 60.00 feet wide Drainage Right-of-Way lying Northerly of and adjacent to said Block 2548, bounded on the West by the West line of Section 35, Township 37 South, Range 40 East and bounded on the East by the Northerly prolongation of the East line of Lot 50 of said Block 2548.

TOGETHER WITH
The North 105.00 feet of that certain 30.00 feet wide Drainage Right-of-Way lying between Lots 16 and 17 of said Block 2556.

TOGETHER WITH
All of that certain 30.00 feet wide Drainage Right-of-Way lying between Lots 42 and 43 of said Block 2548.

TOGETHER WITH
All of that certain 30.00 feet wide Drainage Right-of-Way lying between Lots 15 and 16 of said Block 2548.

(REV. 1 - MOD DESC (35') 2-6-95)

File SOV-CE

EXHIBIT "CE" FOR DESCRIPTION OF PARCELS 1A & 1B

March 23, 1995

SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

CONSERVATION EASEMENT
SECTIONS 34 AND 35,
TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537
Sheet 5 of 11

COPY

OR BOOK 1008 PAGE 0894

TOGETHER WITH
All of Blocks 2534, 2543, 2545, 2546, 2547, 2551; Lots 1 through 28, Block 2544; The North one half of Lots 51 and 52 and Lots 53 through 64, Block 2548; Lots 10 through 21, Block 2550; Lots 7 through 12 and the Northeast portion of Lots 13, 14, 15 and 16, lying Easterly of said LINE "A", Block 2552; that portion of OSHAWA Street lying Easterly of Line "A" and lying Southerly of the South Right-of-Way line of Albany Drive; The Southeast portion of Lot 31 lying Easterly of said LINE "A", and Lots 32 through 42, Block 2556; and that portion of TRACT "B" lying West of the East line of Section 35, LESS AND EXCEPT the South 35.00 feet of said Tract "B", lying contiguous to the North Right-of-Way line of Becker Road (a 100.00 foot Right-of-Way); and all of PILGRIM LANE, LOOP COURT, HULL STREET, MATHEW LANE AND DUTCH COURT.

TOGETHER WITH
That portion of LOOP ROAD (North Portion) lying East of the Southerly prolongation of the West line of said Lot 53, Block 2548, and lying North of the Northerly Right-of-Way line of ALBANY DRIVE.

TOGETHER WITH
That portion of ALBANY DRIVE lying East on the Northerly prolongation of the East Right-of-Way line of MASSEY STREET and lying Northeasterly of the Northeasterly Right-of-Way line of SOUTHBEND BOULEVARD.

TOGETHER WITH
That Portion of LOOP ROAD (South portion) lying East of said LINE "A" and lying Southwesterly of the Southwesterly Right-of-Way line of said ALBANY ROAD.

TOGETHER WITH
That portion of SEAMAN CIRCLE lying Northerly of the Westerly prolongation of the North line of Lot 35, Block 2544 and lying Southwesterly of the Southwesterly Right-of-Way line of said ALBANY DRIVE.

TOGETHER WITH
All that certain DRAINAGE RIGHT-OF-WAY being bounded as follows:
On the West by the Northerly prolongation of the East line of Lots 29 through 36, Block 2559, and the East line of said Lots 29 through 36, Block 2559; on the South by the North Right-of-Way line of SOUTHBEND BOULEVARD and the Northerly line of Lots 8 through 19, Block 2548; on the Northeast by the Southwesterly Right-of-Way line of ALBANY DRIVE; on the East by the West line of Lots 1 through 8, Block 2546; on the North by the South line of Lots 31 through 42 of Block 2556.

TOGETHER WITH
All that certain Drainage Right-of-Way lying between Lots 13 and 14, said Block 2547.

TOGETHER WITH
All that certain Drainage Right-of-Way lying between lots 56 and 57, of Block 2548.

TOGETHER WITH
All that certain DRAINAGE RIGHT-OF-WAY being bounded as follows:
On the East by the West line of said Tract "B"; on the South by the North line of said Block 2540; on the North by the boundary line of said PORT ST. LUCIE SECTION THIRTY EIGHT; on the West by the Northerly prolongation of the West line of said Lot 51, Block 2548.

EXHIBIT "CE" FOR DESCRIPTION OF PARCELS 1A & 1B

March 23, 1996

SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

CONSERVATION EASEMENT
SECTIONS 34 AND 35,
TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537
Sheet 6 of 11

40

OR BOOK 1008 PAGE 0895
1008 895

TOGETHER WITH:
All of Blocks 2507 and 2541, LESS AND EXCEPT the North 35.00 feet thereof, lying contiguous to the South Right-of-Way line of Becker Road (a 100.00 foot Right-of-Way); Lots 1 through 23, Block 2500 and that portion of Lot 24 of said Block 2500 lying West of the West line of Section 38, Township 37 South, Range 40 East; Lots 1 through 8 and Lots 48 through 62, Block 2505 and that portion of Lots 9, 42 through 45 lying West of the West line of said Section 38; that portion of Lots 1, 15, 16 and 17, Block 2508 lying west of the west line of said Section 38, LESS AND EXCEPT the North 35.00 feet of said Lot 1, lying contiguous to the South Right-of-Way line of Becker Road (a 100.00 foot Right-of -Way); Lots 58 through 63, Block 2508; Lots 10 through 23, Block 2509; Lot 22 and that portion of Lots 20 and 21, Block 2513 lying East of a line connecting the Southwest corner of Lot 8, Block 2520 with the Southeast corner of Lot 38, Block 2512 (LINE "B"); Lots 38 and 39, Block 2512 and that portion of Lot 37 of said Block 2512 lying East of said LINE "B"; Lots 5 through 8, Block 2520, LESS AND EXCEPT the North 35.00 feet of said Lot 5, lying contiguous to the South Right-of-Way line of Becker Road (a 100.00 foot Right-of -Way).

TOGETHER WITH
All of ENNIS COURT, SKINNER COURT, ROTH COURT, CASTELL COURT; MODENA STREEET, LESS AND EXCEPT the North 35.00 feet thereof, lying contiguous to the South Right-of-Way line of Becker Road (a 100.00 foot Right-of -Way); and that portion of CHARLESTON CIRCLE South of BECKER ROAD AND lying East of LINE "B" (as described above).

TOGETHER WITH
That portion of SOUTHBEND BOULEVARD lying Southerly of the South Right-of-Way line of BECKER ROAD; LESS AND EXCEPT the North 35.00 feet thereof, lying contiguous to the South Right-of-Way line of Becker Road (a 100.00 foot Right-of -Way).

TOGETHER WITH
That portion of PAULSON ROAD lying Easterly of the Northerly prolongation of the West line of Lot 10, Block 2509 and lying Westerly of the West Right-of-Way line of said SOUTHBEND BOULEVARD.

TOGETHER WITH
That portion of WILLISTON ROAD lying Easterly of the Northerly prolongation of the West line of Lot 58, Block 2508 and lying Westerly of the West Right-of-Way line of said SOUTHBEND BOULEVARD.

TOGETHER WITH
That portion of MUELLER AVENUE lying Westerly of the West line of said Section 38 and lying Easterly of the East Right-of-Way line of JOPLIN ROAD.

TOGETHER WITH
That portion of JOPLIN ROAD lying Westerly of the West line of said Section 38 and lying Southerly of the South Right-of-Way line of BECKER ROAD, LESS AND EXCEPT the North 35.00 feet thereof, lying contiguous to the South Right-of-Way line of Becker Road (a 100.00 foot Right-of -Way).

TOGETHER WITH
All that certain DRAINAGE RIGHT-OF-WAY being bounded as follows: On the East by the West line of said Section 38; on the North by the South line of Lots 1 through 9, Block 2505; on the South by the North line of Lots 45, 46, 53, 54, 55, and 62, Block 2505; and on the West by the East Right-of-Way line of JOPLIN ROAD.

TOGETHER WITH
All that certain Drainage Right-of-Way lying between Lots 7 and 8, Block 2505.

File 90V-EXHIBITS

EXHIBIT "CE" FOR DESCRIPTION OF PARCELS 1A & 1B

March 23, 1996

SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

CONSERVATION EASEMENT
SECTIONS 34 AND 35,
TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537
Sheet 7 of 11

41

OR BOOK 1008 PAGE 0896

TOGETHER WITH
All that certain Drainage Right-of-Way lying between Lots 45 and, 46, of Block 2505.

TOGETHER WITH
All that certain DRAINAGE RIGHT-OF-WAY being bounded as follows:
On the North by the South line of Lot 7, Block 2500 and the South line of Lot 8, Block 2541; on the East by the West line of JOPLIN ROAD; on the West by the East Right-of-Way line of SOUTHBEND BOULEVARD; and on the South by the North line of Lot 8, Block 2500 and the North line of Lot 7, Block 2541.

TOGETHER WITH
All that certain DRAINAGE RIGHT-OF-WAY being bounded as follows:
On the East by the West Right-of-Way line of SOUTHBEND BOULEVARD; on the South by the North line of Lots 37 through 39, Block 2512; on the he West by the said LINE "B" and on the North by the South line of Lots 20 through 22, Block 2513.

Said lands situate, lying and being in the City of Port St. Lucie, St. Lucie County, Florida and containing 326.0 acres, more or less.

COPY

File 504-EXHIBIT

EXHIBIT "CE" FOR DESCRIPTION OF PARCELS 1A & 1B

March 23, 1996

SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

CONSERVATION EASEMENT
SECTIONS 34 AND 35,
TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537
Sheet 8 of 11

42

OR BOOK 1008 PAGE 0897

DESCRIPTION

A parcel of land lying in Sections 34 and 35, Township 37 South, Range 40 East, St. Lucie County, Florida, being a strip of land of varying widths, the centerline and specific widths of which are as follows:

For a point of reference, Commence at the Intersection of the Easterly right-of-way line of the Sunshine State Parkway (a 300 foot right-of-way, a local tangent along said right-of-way line bears North 23°34'25" West) with the existing centerline of Becker Road (variable width right-of-way) as portrayed on the Plat of Port St. Lucie Section Thirty-Eight, as recorded in Plat Book 15, at pages 29, and 29A through 29X, of the Public Records of St. Lucie County, Florida; said point also being the Point of Beginning of the following described centerline and the beginning of a 200.00 foot wide strip, with the north and south limits of said 200.00 foot wide strip extended or trimmed to intersect the easterly right-of-way line of the Sunshine State Parkway; thence South 89°50'23" East, along the centerline of said 200.00 foot wide strip, a distance of 110.00 feet to a point of curvature of a curve concave to the northwest, having a radius of 1475.00 feet; thence easterly and northeasterly, through a central angle of 24°31'00", an arc distance of 631.15 feet to a point of tangency, at which point the 200.00 foot wide strip terminates and a 150.00 foot wide strip begins; the centerline of said strip refers to a 150.00 foot wide parcel hereinafter; thence continuing along said centerline of that 150.00 foot wide strip, North 65°38'37" East, a distance of 2460.00 feet to a point of curvature of a curve concave to the south, having a radius of 3000.00 feet; thence northeasterly, easterly and southeasterly, through a central angle of 44°15'00", an arc distance of 2316.92 feet to a point of tangency; thence South 70°06'23" East, a distance of 3276.40 feet to a point of curvature of a curve concave to the northeast, having a radius of 2200.00 feet; thence southeasterly and easterly, through a central angle of 19°54'20", an arc distance of 764.32 feet to a point of tangency and the centerline of that 100 foot wide right-of-way for Becker Road as portrayed on said plat entitled Port St. Lucie Section Thirty-eight; thence North 89°59'17" East, along said centerline, a distance of 1083.99 feet to an intersection with the East line of Section 35, Township 37 South, Range 40 East, and the Point of Terminus of the following described centerline, with the north and south limits of said 150.00 foot wide strip extended or trimmed to intersect said east line of Section 35.

LESS AND EXCEPT
Any portion of the 157.50 foot and 100 foot wide right-of-way for Becker Road as portrayed on the plat entitled Port St. Lucie Section Thirty-Eight, as recorded in Plat Book 15, at pages 29, 29A through 29X of the Public Records of St. Lucie County, Florida, lying within the above-described strip.

LESS AND EXCEPT
Any portion of the 100 foot wide right-of-way for Becker Road as described in Deed Book 142, page 513, and Deed Book 144, page 501, of the Public Records of St. Lucie County, Florida, lying within the above-described strip.

Said land contains 40.7 acres, more or less.

EXHIBIT "BR" FOR DESCRIPTION OF PARCELS 1A & 1B

March 23, 1996

SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

PROPOSED RIGHT-OF-WAY
BECKER ROAD
SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS & LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537
Sheet 9 of 11

COPY

43

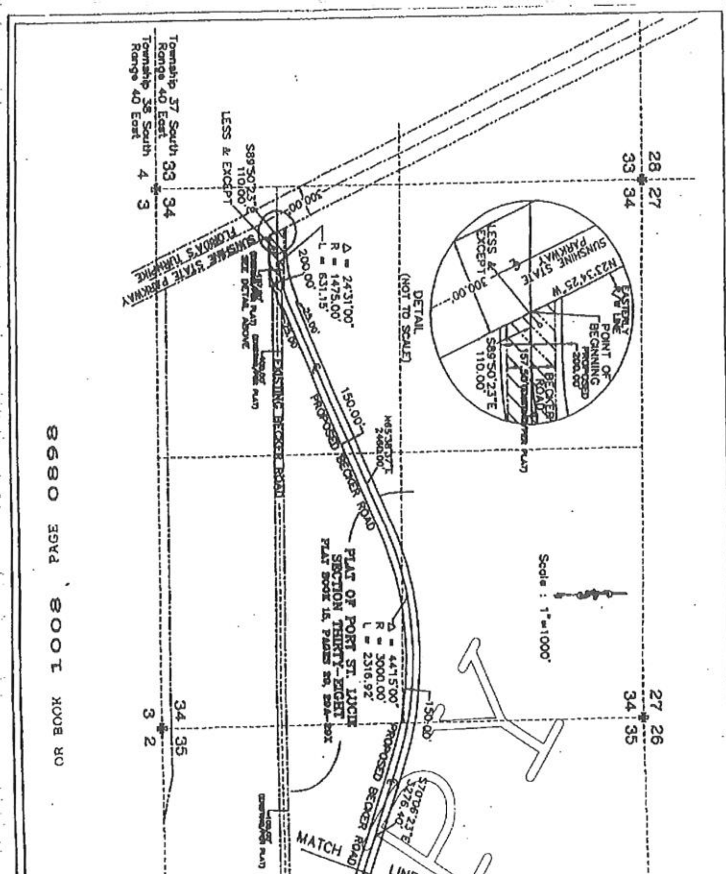


EXHIBIT "BR" FOR DESCRIPTION OF PARCELS 1A & 1B

March 23, 1996

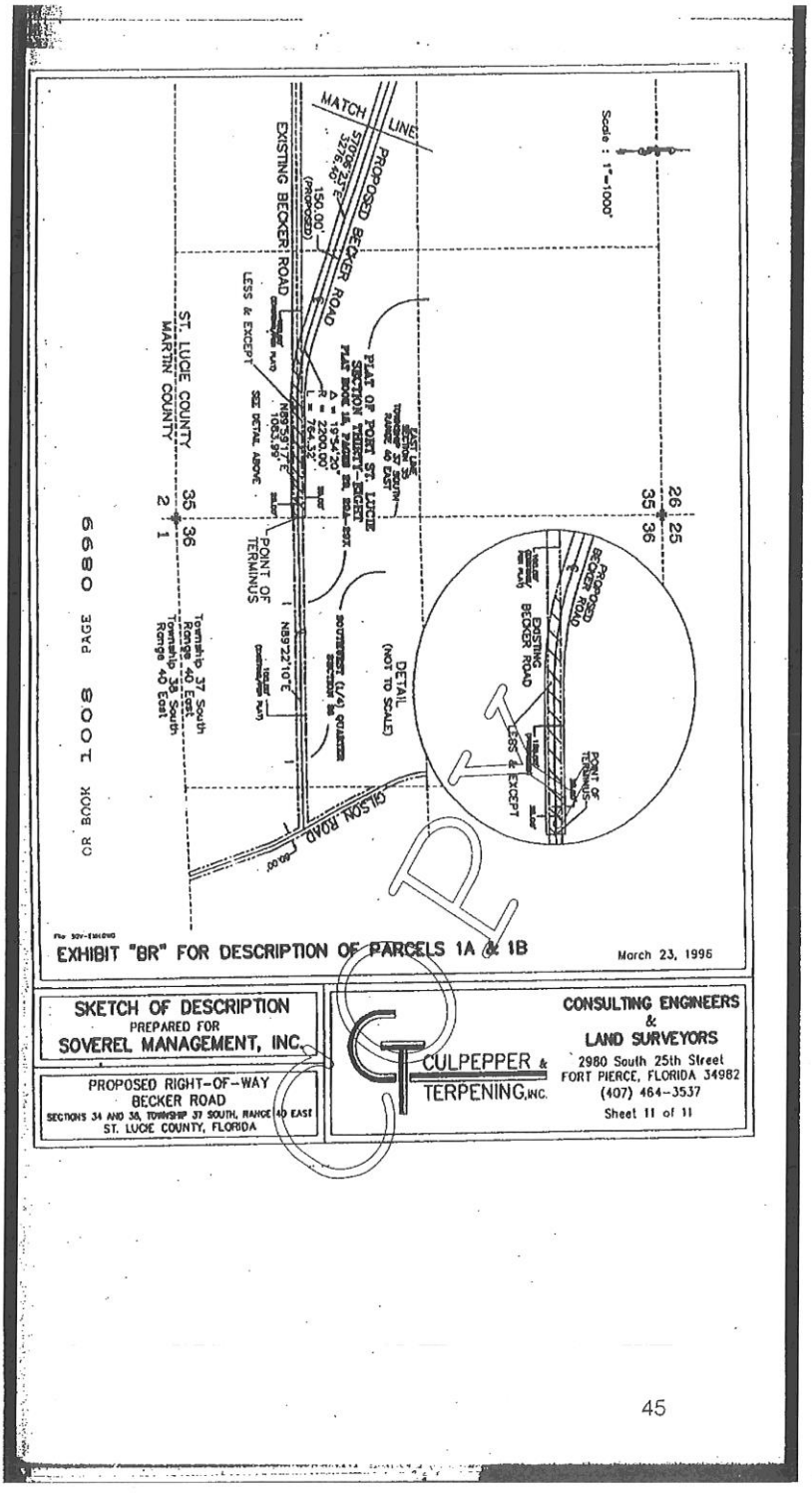
SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

PROPOSED RIGHT-OF-WAY
BECKER ROAD
SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS & LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537
Sheet 10 of 11

44


MATCH LINE
PROPOSED BECKER ROAD
EXISTING BECKER ROAD
Scale : 1"=1000'
ST. LUCIE COUNTY
MARTIN COUNTY
PLAT OF PORT ST. LUCIE SECTION "THIRTY-EIGHT"
POINT OF TERMINUS
DETAIL
(NOT TO SCALE)
EXISTING BECKER ROAD
PROPOSED BECKER ROAD
LESS & EXCEPT
POINT OF BEGINNING
GLISON ROAD
Township 37 South Range 40 East
Township 38 South Range 40 East
OR BOOK 1008 PAGE 0889
EXHIBIT "BR" FOR DESCRIPTION OF PARCELS 1A & 1B
March 23, 1995
SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.
PROPOSED RIGHT-OF-WAY
BECKER ROAD
SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA
CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537
Sheet 11 of 11
DRAFT

45

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 1996; taxes and assessments levied or assessed subsequent to the date hereof.

2. Easements contained in instruments recorded in Official Records Book 458, Page 2125; Official Records Book 459, Page 532; and Official Records Book 472, Page 2085.

3. Easements contained in instruments recorded in Official Records Book 482, Page 699 and Official Records Book 489, Page 2108.

4. Easements contained in instruments recorded in Official Records Book 498, Page 2515; Official Records Book 958, Page 1627; Official Records Book 958, Page 1637; and Official Records Book 462, Page 1815.

5. Assignment of Reversionary Rights recorded in Official Records Book 958, page 1617.

6. Subject to special assessments, if any, of the City of Port St. Lucie, assessed subsequent to the date hereof.

7. Assignment Agreement between General Development Corporation and Florida Power & Light Company assigning utility easements as shown on plats located in Port St. Lucie, recorded in Official Records Book 473, Page 1177.

8. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Port St. Lucie Section Thirty-Eight, as recorded in Plat Book 15, Pages 29, 29A through 29R.

9. Riparian and littoral rights are not insured.

10. Matters contained in survey prepared by Culpepper and Terpening, Inc. dated March 29, 1996, Job No. 2020.

11. Conservation Easement between Atlantic Gulf Communities Corporation, a Delaware corporation, and Florida Department of Environmental Protection, filed for record in Official Records Book 958, Page 1608.

12. Road Impact Fee Credit Agreement between St. Lucie County, Florida and Atlantic Gulf Communities Corporation for the Construction of a portion of Becker Road, filed for record in Official Records Book 990, Page 1568.

NOTE: All recording information pertains to the Public Records of St. Lucie County, Florida, unless otherwise indicated.

OR BOOK 1008 PAGE 0900

0075429.03

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2874296 OR BOOK 2581 PAGE 1349, Recorded 06/06/2006 at 08:42 AM
Doc Tax: $0.70

Prepared By/ Record and Return To:

Janice L. Russell, Esq.
Akerman Senterfitt
One SE Third Avenue
28th Floor
Miami, FL 33131

Property Appraiser's Parcel I.D. Number:
4434-700-0002-000-8

COPY

This **Special Warranty Deed** made effective as of the 2nd day of June, 2006 by **ST. LUCIE LAND, LTD., a Florida limited partnership**, whose address is c/o Huizenga Holdings, Inc., 450 E Las Olas Boulevard, Suite 1500, Fort Lauderdale, FL 33301, hereinafter called the grantor, in favor of **VF I, LLC, a Florida limited liability company**, whose post office address is c/o Huizenga Holdings, Inc., 450 E Las Olas Boulevard, Suite 1500, Fort Lauderdale, FL 33301, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

Tract B of ST. LUCIE LAND PLAT NO. 1, according to the Plat thereof, as recorded in Plat Book 51, Page 17 of the Public Records of St. Lucie County, Florida.

COPY

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever together with all the easements, tenements, hereditaments and appurtenances thereto, and all improvements now located on the Land, if any.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor; and that said land is free of all encumbrances, except taxes accruing subsequent to 2005 and conditions, reservations and easements of record, if any and without intending to re-impose the same by this reference.

[Remainder of Page Intentionally Left Blank]

COPY

{M2414200;1}

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Print name: Lourdes Stein

Print name: Elena Livingood

ST. LUCIE LAND, LTD.,
a Florida limited partnership

By: ST. LUCIE LAND CORP., a Florida corporation, general partner

By: _____
Alex Muxo, Jr., Vice President

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this 2nd day of JUNE, 2006, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by ALEX MUXO, JR., as Vice President on behalf of ST. LUCIE LAND CORP., a Florida corporation, as general partner of ST. LUCIE LAND, LTD., a Florida limited partnership, who is personally known to me.

_____
Notary Public, State of Florida

My Commission Expires:

Francine L. Mecca
My Commission DD292349
Expires May 25, 2008

COPY

{M24}4200;1}

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3583217 OR BOOK 3286 PAGE 1295, Recorded 04/19/2011 at 11:14 AM

This Instrument Prepared by and Return to:
Noreen S. Dreyer, Esq.
Ruden McClosky P.A.
145 NW Central Park Plaza, Ste. 200
Port St. Lucie, Florida 34986

SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR PROCESSING DATA

COPY

QUIT-CLAIM DEED

THIS INDENTURE, made this 12th day of April, 2011, between ST. LUCIE LANDS PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit Corporation, whose address is 450 Las Olas Boulevard, 15th Floor Ft. Lauderdale, FL 33301 ("Grantor") and VF 1, LLC, a Florida limited liability company, whose address is 450 Las Olas Boulevard, 15th Floor, Ft. Lauderdale, Florida 33301("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration to Grantor, the receipt of which is hereby acknowledged, has granted, bargained and quit-claimed to the said Grantee and Grantee's successors and assigns forever, the following described property, situate, lying and being in St. Lucie County, State of Florida, to wit:

The Drainage Easements (DE); Water Management Tracts (WMT-1, WMT-2, WMT-3 and WMT-4); and Flowage Right-of-Way Easements (FRWE), all as shown on the Plat of Veranda – Plat No. 1, recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, Florida, for the purposes described on said Plat and subject to the limitations set forth on said Plat, together with all maintenance responsibility for said property.

COPY

Grantor makes no covenants or warranties with respect to the aforesaid property and this Deed shall be subject to: (i) all taxes, (ii) zoning and other ordinances affecting the aforesaid property, (iii) all matters that would be shown by a current accurate survey and inspection of the aforesaid property, and (iv) all matters of record but without any intention to re-impose any of the foregoing.

IN WITNESS WHEREOF, Grantor has signed and sealed this Quit-Claim Deed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Signature
Printed Name Eleni Livingood

Signature
Printed Name C. Trezona

GRANTOR:

St. Lucie Lands Property Owner's Association, Inc.

By: _____
Alex Muxo, Vice President

RM:7914558:1

COPY

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

This instrument was acknowledged before me on April 12th, 2011, by Alex Muxo, as Vice President of ST. LUCIE LANDS PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation on behalf of said corporation, who is personally known to me.

Notary Public CARMEN KRAMER
Typed or Printed Name of Notary

My Commission Expires: 1/9/2015

(Seal)

CARMEN KRAMER
Notary Public - State of Florida
My Comm. Expires Jan 9, 2015
Commission # EE 33297
Bonded Through National Notary Assn.

ACCEPTANCE OF DEED BY GRANTEE

Grantee hereby joins in this deed and accepts the foregoing conveyance and the maintenance responsibilities for the property conveyed herein.

Signature
Printed Name Elena Livingood

Signature
Printed Name C. Trezona

GRANTEE:

VF I, LLC

By: _____
Alex Muxo, Vice President

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

This instrument was acknowledged before me on April 12th, 2011, by Alex Muxo, as Vice President of VF I, LLC, a Florida limited liability company on behalf of said company, who is personally known to me.

Notary Public CARMEN KRAMER
Typed or Printed Name of Notary

My Commission Expires: 1/9/2015

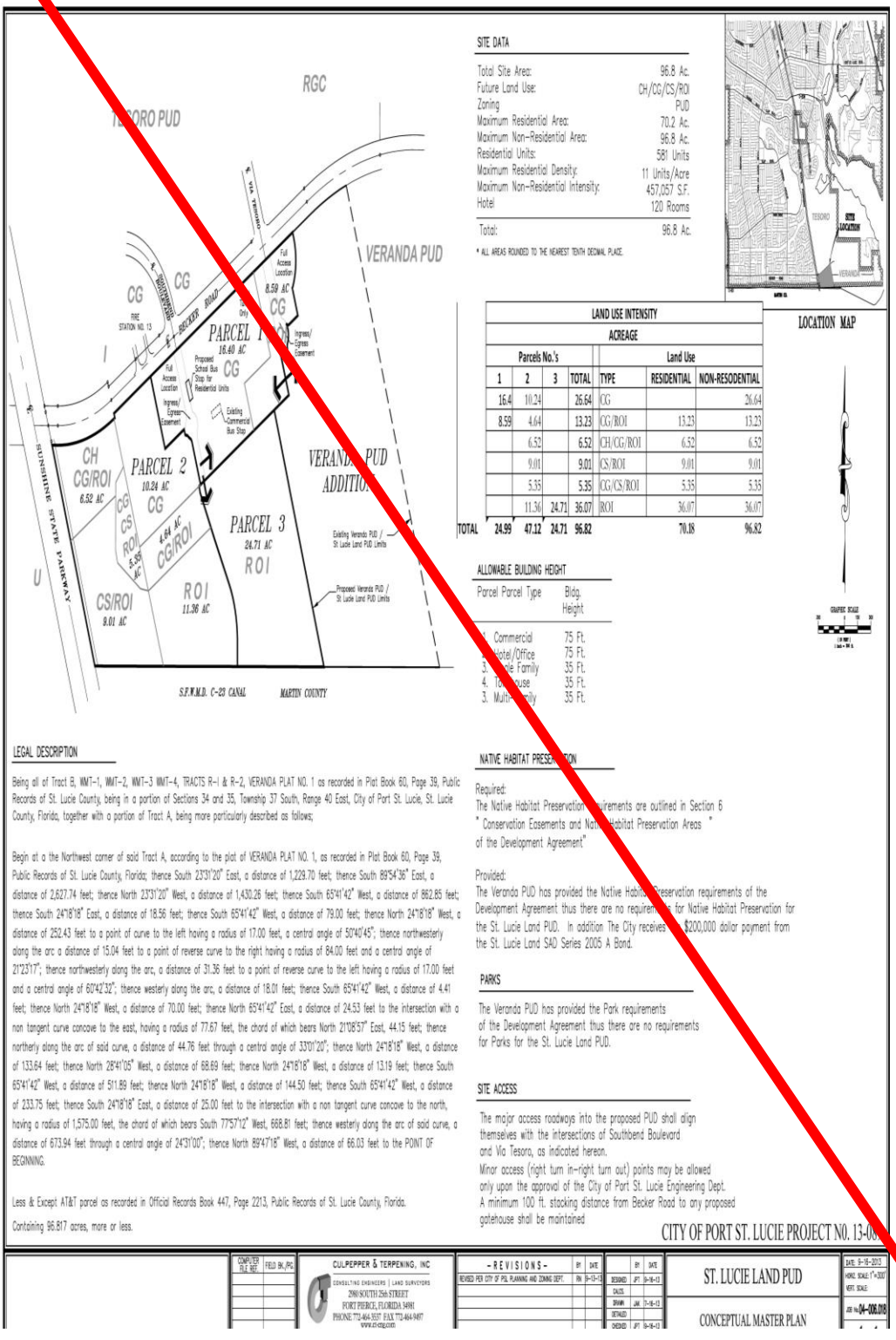
(Seal)

CARMEN KRAMER
Notary Public - State of Florida
My Comm. Expires Jan 9, 2015
Commission # EE 33297
Bonded Through National Notary Assn.

RM:7914558:1

COPY COPY COPY

Exhibit J: St. Lucie Land PUD – Conceptual Master Plan



SITE DATA

Total Site Area:	96.8 Ac.
Future Land Use:	CH/CG/CS/ROI
Zoning	PUD
Maximum Residential Area:	70.2 Ac.
Maximum Non-Residential Area:	96.8 Ac.
Residential Units:	581 Units
Maximum Residential Density:	11 Units/Acre
Maximum Non-Residential Intensity:	457,057 S.F.
Hotel	120 Rooms
Total:	96.8 Ac.

* ALL AREAS ROUNDED TO THE NEAREST TENTH DECIMAL PLACE.

LOCATION MAP

LAND USE INTENSITY

ACREAGE

Parcels No.'s				Land Use		
1	2	3	TOTAL	TYPE	RESIDENTIAL	NON-RESODENTIAL
16.4	10.24		26.64	CG		26.64
8.59	4.64		13.23	CG/ROI	13.23	13.23
	6.52		6.52	CH/CG/ROI	6.52	6.52
	9.01		9.01	CS/ROI	9.01	9.01
	5.35		5.35	CG/CS/ROI	5.35	5.35
	11.36	24.71	36.07	ROI	36.07	36.07
TOTAL 24.99	47.12	24.71	96.82		70.18	96.82

ALLOWABLE BUILDING HEIGHT

Parcel	Parcel Type	Bldg. Height
1.	Commercial	75 Ft.
2.	Hotel/Office	75 Ft.
3.	Single Family	35 Ft.
4.	Townhouse	35 Ft.
3.	Multi-Family	35 Ft.

LEGAL DESCRIPTION

Being all of Tract B, WMT-1, WMT-2, WMT-3 WMT-4, TRACTS R-1 & R-2, VERANDA PLAT NO. 1 as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, being in a portion of Sections 34 and 35, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, together with a portion of Tract A, being more particularly described as follows;

Begin at a the Northwest corner of said Tract A, according to the plat of VERANDA PLAT NO. 1, as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, Florida; thence South 23°31'20" East, a distance of 1,229.70 feet; thence South 89°54'36" East, a distance of 2,627.74 feet; thence North 23°31'20" West, a distance of 1,430.26 feet; thence South 65°41'42" West, a distance of 862.85 feet; thence South 24°18'18" East, a distance of 18.56 feet; thence South 65°41'42" West, a distance of 79.00 feet; thence North 24°18'18" West, a distance of 252.43 feet to a point of curve to the left having a radius of 17.00 feet, a central angle of 50°40'45"; thence northwesterly along the arc a distance of 15.04 feet to a point of reverse curve to the right having a radius of 84.00 feet and a central angle of 21°23'17"; thence northwesterly along the arc, a distance of 31.36 feet to a point of reverse curve to the left having a radius of 17.00 feet and a central angle of 60°42'32"; thence westerly along the arc, a distance of 18.01 feet; thence South 65°41'42" West, a distance of 4.41 feet; thence North 24°18'18" West, a distance of 70.00 feet; thence North 65°41'42" East, a distance of 24.53 feet to the intersection with a non tangent curve concave to the east, having a radius of 77.67 feet, the chord of which bears North 21°08'57" East, 44.15 feet; thence northerly along the arc of said curve, a distance of 44.76 feet through a central angle of 33°01'20"; thence North 24°18'18" West, a distance of 133.64 feet; thence North 28°41'05" West, a distance of 68.69 feet; thence North 24°18'18" West, a distance of 13.19 feet; thence South 65°41'42" West, a distance of 511.89 feet; thence North 24°18'18" West, a distance of 144.50 feet; thence South 65°41'42" West, a distance of 233.75 feet; thence South 24°18'18" East, a distance of 25.00 feet to the intersection with a non tangent curve concave to the north, having a radius of 1,575.00 feet, the chord of which bears South 77°57'12" West, 668.81 feet; thence westerly along the arc of said curve, a distance of 673.94 feet through a central angle of 24°31'00"; thence North 89°47'18" West, a distance of 66.03 feet to the POINT OF BEGINNING.

Less & Except AT&T parcel as recorded in Official Records Book 447, Page 2213, Public Records of St. Lucie County, Florida.

Containing 96.817 acres, more or less.

NATIVE HABITAT PRESERVATION

Required:
The Native Habitat Preservation requirements are outlined in Section 6 " Conservation Easements and Native Habitat Preservation Areas " of the Development Agreement"

Provided:
The Veranda PUD has provided the Native Habitat Preservation requirements of the Development Agreement thus there are no requirements for Native Habitat Preservation for the St. Lucie Land PUD. In addition The City receives a $200,000 dollar payment from the St. Lucie Land SAD Series 2005 A Bond.

PARKS

The Veranda PUD has provided the Park requirements of the Development Agreement thus there are no requirements for Parks for the St. Lucie Land PUD.

SITE ACCESS

The major access roadways into the proposed PUD shall align themselves with the intersections of Southbend Boulevard and Via Tesoro, as indicated hereon.
Minor access (right turn in-right turn out) points may be allowed only upon the approval of the City of Port St. Lucie Engineering Dept. A minimum 100 ft. stacking distance from Becker Road to any proposed gatehouse shall be maintained

CITY OF PORT ST. LUCIE PROJECT NO. 13-08

COMPUTER FILE REF. | FIELD BK./PG.

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 FAX 772-464-9407

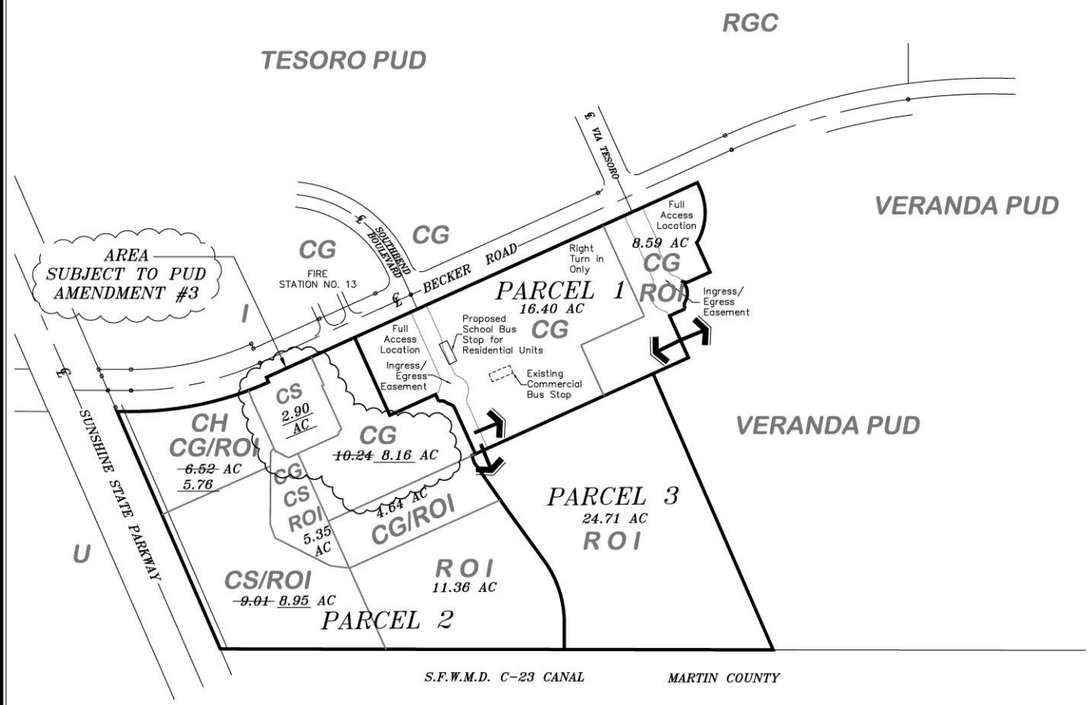
- REVISIONS -

	BY	DATE
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT.	RN	9-13-13
	BY	DATE
REVISED	JPT	9-16-13
CALCS.		
DRAWN	JAK	7-16-13
DETAILED		
CHECKED	JPT	9-16-13

ST. LUCIE LAND PUD

CONCEPTUAL MASTER PLAN

DATE: 9-16-2013
HORIZ. SCALE: 1"=300'
VERT. SCALE:
JOB No. 04-006.010



SITE DATA

Total Site Area:	96.8 Ac.
Future Land Use:	CH/CG/CS/ROI
Zoning	PUD
Maximum Residential Area:	70.2 Ac.
Maximum Non-Residential Area:	96.8 Ac.
Residential Units:	581 Units
Maximum Residential Density:	11 Units/Acre
Maximum Non-Residential Intensity:	457,057 S.F.
Hotel	120 Rooms
Total:	96.8 Ac.

* ALL AREAS ROUNDED TO THE NEAREST TENTH DECIMAL PLACE.

LAND USE INTENSITY (Thru PUD Amend 3 (Ord 19-104))

ACREAGE

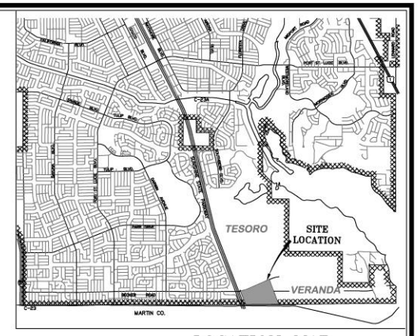
PARCEL NO.'S 1	2	3	TOTAL
16.4	~~10.24~~ 8.16		24.56
	2.90		2.90
8.59	4.64		13.23
	~~6.52~~ 5.76		5.76
	~~9.01~~ 8.95		8.95
	~~5.35~~ 5.35		5.35
	11.36	24.71	36.07
24.99	18.9	24.71	96.82

LAND USE TYPE	RESIDENTIAL	NON-RESIDENTIAL
CG		~~26.64~~ 24.56
CS		2.90
CG/ROI	13.23	13.23
CH/CG/ROI	6.52	~~6.52~~ 5.76
CS/ROI	9.01	~~9.01~~ 8.95
CG/CS/ROI	5.35	~~5.35~~ 5.35
ROI	36.07	36.07
	70.18	96.82

underline is for addition ~~strike thru~~ is for deletion

ALLOWABLE BUILDING HEIGHT

Parcel	Parcel Type	Bldg. Height
1.	Commercial	75 Ft.
2.	Hotel/Office	75 Ft.
3.	Single Family	35 Ft.
4.	Townhouse	35 Ft.
3.	Multi-Family	35 Ft.



LOCATION MAP

LEGAL DESCRIPTION

Being all of Tract B, WMT-1, WMT-2, WMT-3 WMT-4, TRACTS R-I & R-2, VERANDA PLAT NO. 1 as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, being in a portion of Sections 34 and 35, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, together with a portion of Tract A, being more particularly described as follows;

Begin at a the Northwest corner of said Tract A, according to the plat of VERANDA PLAT NO. 1, as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, Florida; thence South 23°31'20" East, a distance of 1,229.70 feet; thence South 89°54'36" East, a distance of 2,627.74 feet; thence North 23°31'20" West, a distance of 1,430.26 feet; thence South 65°41'42" West, a distance of 862.85 feet; thence South 24°18'18" East, a distance of 18.56 feet; thence South 65°41'42" West, a distance of 79.00 feet; thence North 24°18'18" West, a distance of 252.43 feet to a point of curve to the left having a radius of 17.00 feet, a central angle of 50°40'45"; thence northwesterly along the arc a distance of 15.04 feet to a point of reverse curve to the right having a radius of 84.00 feet and a central angle of 21°23'17"; thence northwesterly along the arc, a distance of 31.36 feet to a point of reverse curve to the left having a radius of 17.00 feet and a central angle of 60°42'32"; thence westerly along the arc, a distance of 18.01 feet; thence South 65°41'42" West, a distance of 4.41 feet; thence North 24°18'18" West, a distance of 70.00 feet; thence North 65°41'42" East, a distance of 24.53 feet to the intersection with a non tangent curve concave to the east, having a radius of 77.67 feet, the chord of which bears North 21°08'57" East, 44.15 feet; thence northerly along the arc of said curve, a distance of 44.76 feet through a central angle of 33°01'20"; thence North 24°18'18" West, a distance of 133.64 feet; thence North 28°41'05" West, a distance of 68.69 feet; thence North 24°18'18" West, a distance of 13.19 feet; thence South 65°41'42" West, a distance of 511.89 feet; thence North 24°18'18" West, a distance of 144.50 feet; thence South 65°41'42" West, a distance of 233.75 feet; thence South 24°18'18" East, a distance of 25.00 feet to the intersection with a non tangent curve concave to the north, having a radius of 1,575.00 feet, the chord of which bears South 77°57'12" West, 668.81 feet; thence westerly along the arc of said curve, a distance of 673.94 feet through a central angle of 24°31'00"; thence North 89°47'18" West, a distance of 66.03 feet to the POINT OF BEGINNING.

Less & Except AT&T parcel as recorded in Official Records Book 447, Page 2213, Public Records of St. Lucie County, Florida.

Containing 96.817 acres, more or less.

NATIVE HABITAT PRESERVATION

Required:
The Native Habitat Preservation requirements are outlined in Section 6 "Conservation Easements and Native Habitat Preservation Areas" of the Development Agreement"

Provided:
The Veranda PUD has provided the Native Habitat Preservation requirements of the Development Agreement thus there are no requirements for Native Habitat Preservation for the St. Lucie Land PUD. In addition The City receives the $200,000 dollar payment from the St. Lucie Land SAD Series 2005 A Bond.

PARKS

The Veranda PUD has provided the Park requirements of the Development Agreement thus there are no requirements for Parks for the St. Lucie Land PUD.

SITE ACCESS

The major access roadways into the proposed PUD shall align themselves with the intersections of Southbend Boulevard and Via Tesoro, as indicated hereon. Minor access (right turn in-right turn out) points may be allowed only upon the approval of the City of Port St. Lucie Engineering Dept. A minimum 100 ft. stacking distance from Becker Road to any proposed gatehouse shall be maintained

CITY OF PORT ST. LUCIE PROJECT N0. 19-104
~~CITY OF PORT ST. LUCIE PROJECT N0. 13-089~~

CONCEPT PLAN

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -	BY	DATE
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT.	RN	9-13-13
REVISED PER CLIENT	ND	7-01-19
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT	DJM	7-26-19
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT	DJM	7-31-19

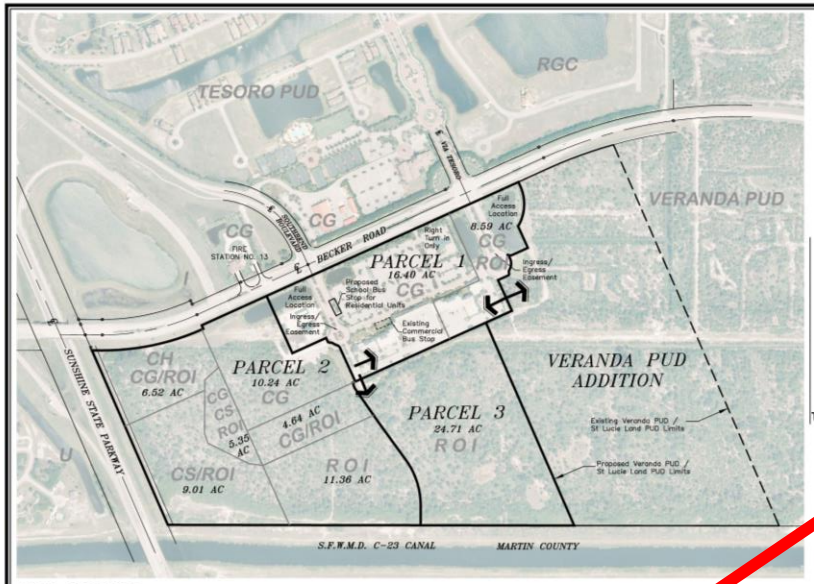
	BY	DATE
DESIGNED	JPT	7-01-19
CALCS.		
DRAWN	AND	7-01-19
DETAILED		
CHECKED	JPT	7-01-19
APPROVED	JPT	7-01-19

ST. LUCIE LAND PUD

CONCEPTUAL MASTER PLAN
PUD AMENEMDNT #3 (2019)

DATE: 7-01-2019
HORIZ. SCALE: 1"=300'
VERT. SCALE:
JOB No.04-006.018
SHEET 1 OF 2

Exhibit K: St. Lucie Land PUD Conceptual Master Plan Aerial



SITE DATA

Total Site Area:	96.8 Ac.
Future Land Use:	CH/CG/CS/ROI
Zoning	PUD
Maximum Residential Area:	70.2 Ac.
Maximum Non-Residential Area:	96.8 Ac.
Residential Units:	581 Units
Maximum Residential Density:	11 Units/Acre
Maximum Non-Residential Intensity:	457,057 S.F.
Hotel	120 Rooms
Total:	96.8 Ac.

* ALL AREAS ROUNDED TO THE NEAREST TENTH DECIMAL PLACE.

LOCATION MAP

GRAPHIC SCALE

LAND USE INTENSITY

ACREAGE Parcels No.'s 1	2	3	TOTAL	TYPE	Land Use RESIDENTIAL	NON-RESODENTIAL
16.4	10.24		26.64	CG		26.64
8.59	4.64		13.23	CG/ROI	13.23	13.23
	6.52		6.52	CH/CG/ROI	6.52	6.52
	9.01		9.01	CS/ROI	9.01	9.01
	5.35		5.35	CG/CS/ROI	5.35	5.35
	11.36	24.71	36.07	ROI	36.07	36.07
TOTAL	24.99	47.12	24.71	96.82	70.18	96.82

ALLOWABLE BUILDING HEIGHT

Parcel	Parcel Type	Bldg. Height
1.	Commercial	75 Ft.
2.	Hotel/Office	75 Ft.
3.	Single Family	35 Ft.
4.	Townhouse	35 Ft.
3.	Multi-Family	35 Ft.

LEGAL DESCRIPTION

Being all of Tract B, WMT-1, WMT-2, WMT-3 WMT-4, TRACTS R-1 & R-2, VERANDA PLAT NO. 1 as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, being in a portion of Sections 34 and 35, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, together with a portion of Tract A, being more particularly described as follows;

Begin at a the Northwest corner of said Tract A, according to the plat of VERANDA PLAT NO. 1, as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, Florida; thence South 23°31'20" East, a distance of 1,229.70 feet; thence South 89°54'36" East, a distance of 2,627.74 feet; thence North 23°31'20" West, a distance of 1,430.26 feet; thence South 65°41'42" West, a distance of 862.85 feet; thence South 24°18'18" East, a distance of 18.56 feet; thence South 65°41'42" West, a distance of 79.00 feet; thence North 24°18'18" West, a distance of 252.43 feet to a point of curve to the left having a radius of 17.00 feet and a central angle of 50°40'45"; thence northwesterly along the arc a distance of 15.04 feet to a point of reverse curve to the right having a radius of 84.00 feet and a central angle of 21°23'17"; thence northwesterly along the arc, a distance of 31.36 feet to a point of reverse curve to the left having a radius of 17.00 feet and a central angle of 60°42'32"; thence westerly along the arc, a distance of 18.01 feet; thence South 65°41'42" West, a distance of 4.41 feet; thence North 24°18'18" West, a distance of 70.00 feet; thence North 65°41'42" East, a distance of 24.53 feet to the intersection with a non tangent curve concave to the east, having a radius of 77.62 feet, the chord of which bears North 21°08'57" East, 44.15 feet; thence northerly along the arc of said curve, a distance of 44.76 feet through a central angle of 33°01'20"; thence North 24°18'18" West, a distance of 133.64 feet; thence North 28°41'05" West, a distance of 58.69 feet; thence North 24°18'18" West, a distance of 13.19 feet; thence South 65°41'42" West, a distance of 511.89 feet; thence North 24°18'18" West, a distance of 144.50 feet; thence South 65°41'42" West, a distance of 233.75 feet; thence South 24°18'18" East, a distance of 25.00 feet to the intersection with a non tangent curve concave to the north, having a radius of 1,575.00 feet, the chord of which bears South 77°57'12" West, 668.81 feet; thence westerly along the arc of said curve, a distance of 673.94 feet through a central angle of 24°31'00"; thence North 89°47'18" West, a distance of 66.03 feet to the POINT OF BEGINNING.

Less & Except AT&T parcel recorded in Official Records Book 447, Page 2213, Public Records of St. Lucie County, Florida.

Containing 96.817 acres more or less.

NATIVE HABITAT PRESERVATION

Required:
The Native Habitat Preservation requirements are outlined in Section 6 " Conservation Easements and Native Habitat Preservation Areas " of the Development Agreement"

Provided:
The Veranda PUD has provided the Native Habitat Preservation requirements of the Development Agreement thus there are no requirements for Native Habitat Preservation for the St. Lucie Land PUD. In addition The City receives the $200,000 dollar payment from the St. Lucie Land SAD Series 2005 A Bond.

PARKS

The Veranda PUD has provided the Park requirements of the Development Agreement thus there are no requirements for Parks for the St. Lucie Land PUD.

SITE ACCESS

The major access roadways into the proposed PUD shall align themselves with the intersections of Southbend Boulevard and Via Tesoro, as indicated hereon.
Minor access (right turn in-right turn out) points may be allowed only upon the approval of the City of Port St. Lucie Engineering Dept.
A minimum 100 ft. stacking distance from Becker Road to any proposed gatehouse shall be maintained

CITY OF PORT ST. LUCIE PROJECT N0. 13-089

COMPUTER FILE REF. | FIELD BK./PG.

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 FAX 772-464-9497
www.cs-cpg.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

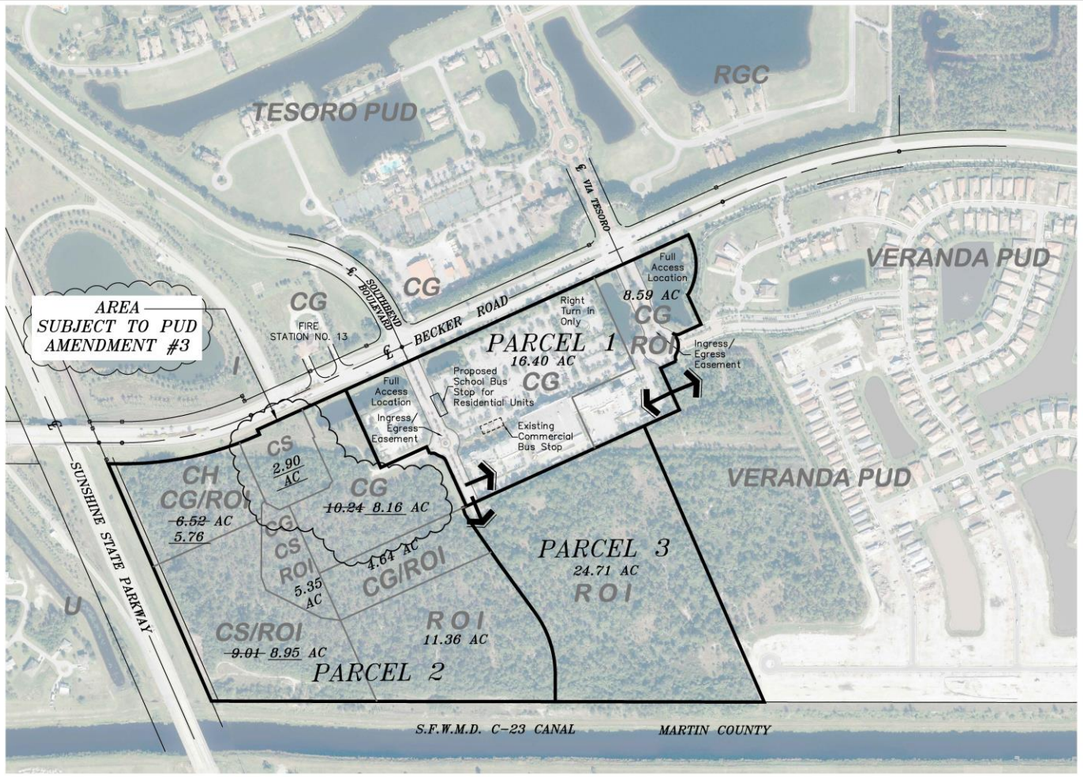
- REVISIONS -	BY	DATE
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT.	RN	9-13-13

	BY	DATE
DESIGNED	JPT	9-16-13
CALCS.		
DRAWN	JAK	7-16-13
DETAILED		
CHECKED	JPT	9-16-13
APPROVED	JPT	9-16-13

ST. LUCIE LAND PUD

CONCEPTUAL MASTER PLAN

DATE: 9-16-2013
HORZ. SCALE: 1"=300'
VERT. SCALE:
JOB No. 04-006.018
SHEET 1 OF 1



SITE DATA

Total Site Area:	96.8 Ac.
Future Land Use:	CH/CG/CS/ROI
Zoning	PUD
Maximum Residential Area:	70.2 Ac.
Maximum Non-Residential Area:	96.8 Ac.
Residential Units:	581 Units
Maximum Residential Density:	11 Units/Acre
Maximum Non-Residential Intensity:	457,057 S.F.
Hotel	120 Rooms
Total:	96.8 Ac.

* ALL AREAS ROUNDED TO THE NEAREST TENTH DECIMAL PLACE.

LAND USE INTENSITY (Thru PUD Amend 3 (Ord 19-104))
ACREAGE

PARCEL NO.'S				LAND USE		
1	2	3	TOTAL	TYPE	RESIDENTIAL	NON-RESIDENTIAL
16.4	~~10.24~~ 8.16		24.56	CG		~~26.64~~ 24.56
	2.90		2.90	CS		2.90
8.59	4.64		13.23	CG/ROI	13.23	13.23
	~~6.52~~ 5.76		5.76	CH/CG/ROI	6.52	~~6.52~~ 5.76
	~~9.01~~ 8.95		8.95	CS/ROI	9.01	~~9.01~~ 8.95
	~~5.35~~ 5.35		5.35	CG/CS/ROI	5.35	~~5.35~~ 5.35
	11.36	24.71	36.07	ROI	36.07	36.07
24.99	18.9	24.71	96.82		70.18	96.82

underline is for addition ~~strike thru~~ is for deletion

ALLOWABLE BUILDING HEIGHT

Parcel	Parcel Type	Bldg. Height
1.	Commercial	75 Ft.
2.	Hotel/Office	75 Ft.
3.	Single Family	35 Ft.
4.	Townhouse	35 Ft.
3.	Multi-Family	35 Ft.

NATIVE HABITAT PRESERVATION

Required:
The Native Habitat Preservation requirements are outlined in Section 6 "Conservation Easements and Native Habitat Preservation Areas" of the Development Agreement"

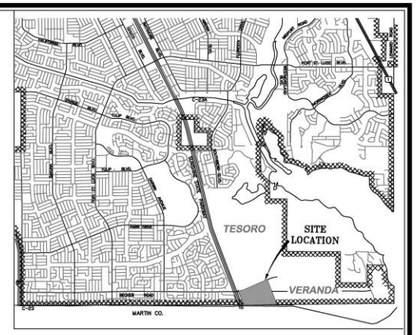
Provided:
The Veranda PUD has provided the Native Habitat Preservation requirements of the Development Agreement thus there are no requirements for Native Habitat Preservation for the St. Lucie Land PUD. In addition The City receives the $200,000 dollar payment from the St. Lucie Land SAD Series 2005 A Bond.

PARKS

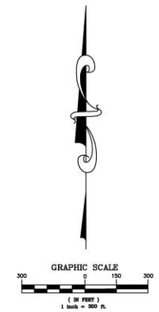
The Veranda PUD has provided the Park requirements of the Development Agreement thus there are no requirements for Parks for the St. Lucie Land PUD.

SITE ACCESS

The major access roadways into the proposed PUD shall align themselves with the intersections of Southbend Boulevard and Via Tesoro, as indicated hereon. Minor access (right turn in-right turn out) points may be allowed only upon the approval of the City of Port St. Lucie Engineering Dept. A minimum 100 ft. stacking distance from Becker Road to any proposed gatehouse shall be maintained



LOCATION MAP



LEGAL DESCRIPTION

Being all of Tract B, WMT-1, WMT-2, WMT-3 WMT-4, TRACTS R-I & R-2, VERANDA PLAT NO. 1 as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, being in a portion of Sections 34 and 35, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, together with a portion of Tract A, being more particularly described as follows;

Begin at a the Northwest corner of said Tract A, according to the plat of VERANDA PLAT NO. 1, as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, Florida; thence South 23°31'20" East, a distance of 1,229.70 feet; thence South 89°54'36" East, a distance of 2,627.74 feet; thence North 23°31'20" West, a distance of 1,430.26 feet; thence South 65°41'42" West, a distance of 862.85 feet; thence South 24°18'18" East, a distance of 18.56 feet; thence South 65°41'42" West, a distance of 79.00 feet; thence North 24°18'18" West, a distance of 252.43 feet to a point of curve to the left having a radius of 17.00 feet, a central angle of 50°40'45"; thence northwesterly along the arc a distance of 15.04 feet to a point of reverse curve to the right having a radius of 84.00 feet and a central angle of 21°23'17"; thence northwesterly along the arc, a distance of 31.36 feet to a point of reverse curve to the left having a radius of 17.00 feet and a central angle of 60°42'32"; thence westerly along the arc, a distance of 18.01 feet; thence South 65°41'42" West, a distance of 4.41 feet; thence North 24°18'18" West, a distance of 70.00 feet; thence North 65°41'42" East, a distance of 24.53 feet to the intersection with a non tangent curve concave to the east, having a radius of 77.67 feet, the chord of which bears North 21°08'57" East, 44.15 feet; thence northerly along the arc of said curve, a distance of 44.76 feet through a central angle of 33°01'20"; thence North 24°18'18" West, a distance of 133.64 feet; thence North 28°41'05" West, a distance of 68.69 feet; thence North 24°18'18" West, a distance of 13.19 feet; thence South 65°41'42" West, a distance of 511.89 feet; thence North 24°18'18" West, a distance of 144.50 feet; thence South 65°41'42" West, a distance of 233.75 feet; thence South 24°18'18" East, a distance of 25.00 feet to the intersection with a non tangent curve concave to the north, having a radius of 1,575.00 feet, the chord of which bears South 77°57'12" West, 668.81 feet; thence westerly along the arc of said curve, a distance of 673.94 feet through a central angle of 24°31'00"; thence North 89°47'18" West, a distance of 66.03 feet to the POINT OF BEGINNING.

Less & Except AT&T parcel as recorded in Official Records Book 447, Page 2213, Public Records of St. Lucie County, Florida.

Containing 96.817 acres, more or less.

CITY OF PORT ST. LUCIE PROJECT N0. 19-104
~~CITY OF PORT ST. LUCIE PROJECT N0. 13-089~~

AERIAL

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 FAX 772-464-9497
www.ct-engr.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -	BY	DATE
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT.	RN	9-13-13
REVISED PER CLIENT	ND	7-01-19
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT	DJM	7-26-19
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT	DJM	7-31-19

	BY	DATE
DESIGNED	JPT	7-01-19
CALCS.		
DRAWN	AND	7-01-19
DETAILED		
CHECKED	JPT	7-01-19
APPROVED	JPT	7-01-19

ST. LUCIE LAND PUD
CONCEPTUAL MASTER PLAN
PUD AMENEMDNT #3 (2019)

DATE: 7-01-2019
HORIZ. SCALE: 1"=300'
VERT. SCALE:
JOB No.04-006.018
SHEET 2 OF 2

Exhibit L: Traffic Statement

UPDATED TRAFFIC IMPACT STATEMENT (2013)

In April 2005, Kimley-Horn Associates, Inc. was commissioned to prepare a traffic study for the "Becker PUD", today known as the St. Lucie Land PUD and the Veranda PUD. This report was prepared and in advance of the construction and opening of the new interchange with the Florida Turnpike and Becker Road. The study analyzed the existing background traffic, assumed a 2.8% growth factor in the projected diversions in the roadway network that would occur upon opening of the new Turnpike Interchange. The analysis period was determined to be a ten-year period based on the estimated project schedule, plus the study estimated the post development impacts occurring in 2015.

The Traffic Study was also updated in 2009 in conjunction with the Veranda PUD Amendment No. 2 and the in the annexation of The Floridian. It was determined that there was no additional impacts associated with the PUD Amendment No. 2 since the Floridian was considered as background traffic in the original 2005 Traffic Study.

2013 TRAFFIC STATEMENT UPDATE

The firm of Culpepper and Terpening, Inc. was commissioned in 2013 to prepare a Traffic Statement which would review the conclusions of the 2005 Kimley-Horn Study to determine if there have been any significant changes associated with the roadway network system or the recommendation of the study.

Since the original Traffic Study and the 2009 update analyzed the combined impact of both the St. Lucie Land PUD and Veranda PUD, the 2013 Traffic Statement update will include the estimated impacts of both proposed PUD developments.

The slowdown in the regional housing market has significantly delayed the project's development schedule and today only the Veranda Falls Shopping Center and the Veranda Falls Service Station has been constructed. The St. Lucie Land PUD Amendment No. 2 and the Veranda Amendment No. 3 as currently proposed will not alter the development intensity and density of the combined developments from the original study.

It must be noted that in the Kimley Horn Study the City's Becker Road improvements west of the Florida turnpike were not a part of the analyzed roadway network, thus it can be anticipated that more traffic will utilize Becker Road from the west to access the Turnpike Interchange. In addition the turnpike in and change it Becker Road and the Southbend Blvd. Roadway improvement projects as originally analyzed in the study have been completed.

Table 1; depicts the comparison of the estimated ambient 2015 AADT traffic from the original Kimley-Horn study to that of the actual roadway TPO Counts for 2012.

TABLE 1
Project 2015 Ambient vs 2012 TPO Counts

Roadway			Estimated 2005 AADT	Estimated 2015 AADT	TPO Fall 2012 AADT
	from	to			
Southbend Blvd.					
	Floresta	Via Tesoro	9,100	7,800	5,295
Gilson road					
	Becker road	County line	9,900	7,800	7,700
Becker road					
	PSL Blvd	Turnpike	5,200	3,500	9,100
	Turnpike	Southbend Blvd.	11,600	9,500	12,500
	Southbend Blvd	Gilson Road	11,600	12,000	6,800
Notes:					
1.	TPO 2012 Fall Counts				
2.	The 2005 southbend counts were 800 ft. south of Floresta; the estimated 2015 AADT was north of Becker.				

In analysis of the TPO's 2012 AADT Traffic volumes, we make the following conclusions:

- The opening of the Turnpike Interchange, practically funded by the Veranda Project has reduce the impacts on Gilson Road.
- The City's Becker Road West Roadway Improvement Project has increased the AADT accessing the Turnpike Interchange.
- The Becker Road 2015 estimated AADT volumes east of Southbend Boulevard and the 2005 study appear to be greater than originally projected.
- The 2005 study project of the Becker Roadway AADT to warrant the four-(4) laning improvement of Becker Road to Gilson Road.
- It is recommended that the Becker Road AADT's be monitored as the development occurs to determine the required limits for four (4) remaining improvements.

LAST PAGE