City of Port St.Lucie

121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

"A City for All Ages"

Meeting Agenda

Request to Table 8e

Tuesday, May 3, 2022

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

Deborah Beutel, Chair, Term 2 Expires 6/21/25
Alfreda Wooten, Vice Chair, Term 1 Expires 5/28/23
Carol Taylor-Moore, Secretary, Term 1 Expires 9/27/25
Peter Previte, At-Large, Term 1 Expires 7/12/25
Joseph Piechocki, At-Large, Term 1 Expires 7/12/25
Roberta Briney, At-Large, Term 1 Expires 7/12/25

Please visit www.cityofpsl.com/tv for new public comment options.

1. Meeting Called to Order

2. Roll Call

3. Determination of a Quorum

4. Pledge of Allegiance

5. Approval of Minutes

5.a Approval of Minutes - April 5, 2022 **2022-397**

6. Consent Agenda

6.a P21-174 Torino Lakes - Third Replat - Preliminary and Final Subdivision Plat with Construction Plans **2022-283**

7. Public Hearings - Non Quasi-Judicial

7.a P22-103 Jennings Road Project - Comprehensive Plan Amendment/Small-scale **2022-392**

Location: The property is located at 3775 SE Jennings Road, south of Jennings Road and West of Lennard Road.
Legal Description: The West One-Half of Lots 1 and 2, Block 1, Port St. Lucie Section 12, St. Lucie Gardens Subdivision.
This is a request to change the future land use designation of 6.67 acres from Commercial General (CG) and Utility (U) to Service Commercial (CS).

7.b P22-125 St. Elizabeth Ann Seton - Comprehensive Plan Amendment/Small-scale **2022-393**

Location: The property is located at 930 SW Tunis Avenue, generally south of Tunis Avenue, west of Chartwell Street, east of Port St. Lucie Boulevard and North of Rice Avenue.
Legal Description: Portion of Port St. Lucie Section 42 First Replat -Tract C
This is a request to change the future land use designation of 12.76 acres from Residential Medium Density (RM) to Institutional (I).

8. Public Hearing - Quasi-Judicial

8.a P20-177 Torino Parc (St. Matilda, LLC) - PUD Rezoning **2022-389**

Location: This property is located west NW East Torino Parkway, north of NW West Blanton Boulevard, and south of the C-105 canal.
Legal Description: Port St. Lucie Section Forty-Six, First Replat of Tract F.
Request: This PUD (Planned Unit Development) rezoning application proposes to rezone 28.8 acres of property to allow for the development of 263, two-story, townhouse units.

8.b P20-246 City of Port St. Lucie - City Center Master Sign Program Amendment No.2 **2022-315**

Location: Southeast corner of US Highway #1 and Walton Road.
Legal Description: City Center Plat
This is a request to amend to the City Center Master Sign Program to allow additional signage.

8.c P21-281 St. Lucie Lands PUD Amendment No. 4 **2022-383**

Location: South side of the intersection of SE Becker Road and SE Veranda Place
Legal Description: See PUD Document Exhibit H.
This is a request for approval of the fourth (4th) amendment to the St. Lucie Lands PUD.

8.d P22-036 CSC Properties, LLC - Lot 3 @ Prima Vista - Special Exception Use **2022-391**

Location: The property is located on the north side of Prima Vista Boulevard and east of Friar Street.
Legal Description: Lot 3, Block 115, Port St. Lucie Section 27
This is a request for a special exception use to allow an automotive oil lubrication business in the Prima Vista Commercial Center Planned Unit Development (PUD) zoning district.

8.e P22-054 Mason Toscana Master Sign Program **2022-329**

Location: South of Lyngate Drive, on the west side of South Federal Highway, and east of Morningside Boulevard.
Legal Description: Second Replat of Tract E, South Port St. Lucie Unit 15
This is a request to create a Master Sign Program for a project known as Toscana PUD.

8.f P22-095 Southern Grove 10 - MPUD Rezoning and MPUD Concept Plan **2022-396**

Location: The property is generally located north of Paar Drive, south of Del Webb Tradition, west of SW Village Parkway, and east of conservation and park land.

Legal Description: Parcel 27D, Southern Grove Plat No. 13

The request is to rezone 30.89 acres from St. Lucie County Agriculture (1 dwelling unit per 5 acres) to City of Port St. Lucie MPUD (Master Planned Unit Development).

8.g P22-112 Jennings Road Project - Rezoning **2022-394**

Location: The property is located at 3775 SE Jennings Road, south of Jennings Road and West of Lennard Road.

Legal Description: The West One-Half of Lots 1 and 2, Block 1, Port St. Lucie Section 12, St. Lucie Gardens Subdivision.

This is a request to change the zoning designation of 6.67 acres from Commercial General (CG) and General Use (GU) to Service Commercial (CS).

8.h P22-126 St. Elizabeth Ann Seton - Rezoning **2022-395**

Location: The property is located at 930 SW Tunis Avenue, generally south of Tunis Avenue, west of Chartwell Street, east of Port St. Lucie Boulevard and North of Rice Avenue.

Legal Description: A portion of Port St. Lucie Section 42 First Replat -Tract C

This is a request to change the zoning designation of 12.76 acres from Residential Medium Density (RM-11) to Institutional (I).

9. New Business

10. Old Business

11. Public to be Heard

12. Adjourn

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal a decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at (772) 871-5157 for assistance.

As a courtesy to the people recording the meeting, please put your cell phone on silent.

"A City for All Ages"

Agenda Summary

2022-397

Agenda Date: 5/3/2022 **Agenda Item No.:** 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - April 5, 2022

Submitted By: Pat Shutt, Administrative Assistant, Planning & Zoning Department

Executive Summary: April 5, 2020 minutes are attached.

Presentation Information: N/A

Staff Recommendation: Move that the Board Move that the Board approve the minutes.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the minutes with changes.
2. Move that the Board not approve the minutes and provide staff direction.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: April 5 2022 minutes.

City of Port St.Lucie

Planning and Zoning Board

Meeting Minutes

121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

Deborah Beutel, Chair, Term 2 Expires 6/21/25
Alfreda Wooten, Vice Chair, Term 1 Expires 5/28/23
Carol Taylor-Moore, Secretary, Term 1 Expires 9/27/25
Peter Previte, At-Large, Term 1 Expires 7/12/25
Joseph Piechocki, At-Large, Term 1 Expires 7/12/25
Roberta Briney, At-Large, Term 1 Expires 7/12/25

Please visit www.cityofpsl.com/tv for new public comment options.

Tuesday, April 5, 2022 **6:00 PM** **Council Chambers, City Hall**

1. Meeting Called to Order

A Regular (Virtual) Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Chair Beutel at 6:03 p.m., on April 5, 2022, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida.

2. Roll Call

Members Present:
Deborah Beutel, Chair
Alfreda Wooten
Peter Previte
Joseph Piechocki
Carol Taylor-Moore
Roberta Briney

Others Present:
Teresa Lamar-Sarno, Deputy City Manager
Michelle Samaroo, Deputy City Attorney
Jasmin De Freese, Deputy City Clerk

3. Determination of a Quorum

4. Pledge of Allegiance

Chair Beutel led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Minutes - March 1, 2022 **2022-298**

There being no corrections, Secretary Wooten moved to approve the minutes. Ms. Briney seconded the motion, which passed unanimously by roll call vote.

6. Consent Agenda

There was nothing to be heard under this item.

7. Public Hearings - Non Quasi-Judicial

7.a P21-204 Chapter 154 - Landscape Code, Section 154.03(F) Landscape Design Standards Text Amendment **2022-285**

A City initiated text amendment to City of Port St. Lucie - Title XV, Land Usage, Chapter 154, Landscape and Clearing Code, Article I, Landscaping, Section 154.03, Landscaping Design Standards regarding screening of air conditioning units.

Chair Beutel read into the record the applicant's requirement to be present or represented and the process for anyone wishing to speak.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Stephen Mayer, Planner, gave a presentation on the item and stated that the purpose of the amendment was to allow air conditioning units in the front yards of certain Zoning Districts. Mr. Previte asked if it should be at a maximum of 24 inches because the current language read that it could possibly be more, to which Mr. Mayer responded in the affirmative

Chair Beutel opened the Public Hearing and asked if there was any Public to speak on the item. There being none, Chair Beutel closed the Public Hearing. There being no further discussion, Mr. Previte moved to recommend approval of P21-146 Mattamy Palm Beach LLC – Text Amendments to Chapter 163 Model Homes with the correction of a maximum of 24 inches to the City Council. Ms. Briney seconded the motion which passed unanimously by roll call vote.

A break was called at 6:15 p.m., and the meeting resumed at 6:24 p.m.

8. Public Hearing - Quasi-Judicial

The Deputy City Attorney read the Quasi-Judicial Rules into the record for Items 8 a.) through 8 i.) and the Deputy City Clerk swore in staff and applicants.

8.a P21-175 St. Andrews Park Phase II - PUD Amendment No. 1 **2022-303**

Location: The property is located west of NW St. James Drive, north of NW St. James Boulevard, east of NW Selvitz Road.

Legal Description: All of the property within St. Andrews Townhomes plat and all of the property within St. Andrews Park Commercial replat.

The request is to amend the 42.33-acre PUD zoning district to increase the area for townhouse development from 20.52 acres to 32.52 acres (+8.52 acres), decrease the area for office development from 5.66 acres to 1.25 acres (-4.41 acres), and decrease the area for commercial development from 8.4 acres to 2.35 acres (-6.05 acres).

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Holly Price, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented the item to the Board, stating that the request was for rezoning and included townhouse units along with a clubhouse, dog park, and nature trails, as well as office developments. She stated that they would recommend approval with the condition of an addition of an 8ft sidewalk on the south side.

Chair Beutel asked if they would consider putting a covered area and bike racks for children at the bus stop and stated that it was currently a safety issue and they were now going to be adding more homes, to which Ms. Price replied that she needed to look at it and learn more about it. Mr. Piechocki asked if they would be recommending something that was not in the code, to which Ms. Price responded in the negative.

Michael Huston, HDA Design Studio, stated that there was a bus stop with a bicycle rack, but that he believes this is not where the bus picks up, but rather picks up from the main road. He stated that in addition to the sidewalk, they would put in a median cut so that residents would have access to the local Publix, as well as a privacy fence and a connection to the nature trails. He also stated that the current gate would remain for the residents. Chair Beutel asked if this was an age-restricted community to which Mr. Huston responded in the negative. Matthew Markovski, St. Andrews Park Commercial, spoke to the Board and stated that their communities end up being 80% seniors and empty nesters, so they do not usually have that many children.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no further discussion, Mr. Piechocki moved to recommend approval of P21-175 St. Andrews Park Phase II - PUD Amendment No. 1, with conditions of

an addition of sidewalks and that the developer consider the establishment of a new bus stop or augmentation of the existing bus stop. Secretary Wooten seconded the motion which passed unanimously by roll call vote.

8.b P20-177 Torino Parc -PUD Rezoning **2022-310**

Location: The property is located at the northwest corner of NW East Torino Parkway and NW Blanton Blvd.
Legal Description: Port St Lucie Section 46, First Replat Tract F
Request: This project proposes to rezone 28.81 acres of property to PUD for 263 townhouse units and to have a density of 9.12 dwelling units per acre.

There being no discussion, Mr. Piechocki moved to table P20-177 Torino Parc -PUD Rezoning to the May 3, 2022 Planning & Zoning meeting. Ms. Wooten seconded the motion which passed unanimously by roll call vote.

8.c P21-201 Sympatico PUD Rezoning **2022-268**

Location: The property is located on the east side of Port St. Lucie Blvd. and north of SW Darwin Blvd.
Legal Description: Sympatico Plaza (Plat Book 73 Page 3) - Lot 4
This is a request to rezone 22-acres from CG (General Commercial) to Planned Unit Development (PUD) to allow a 300 unit multi-family development.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented the item to the Board and stated that the request was to rezone 22 acres of vacant land from General Commercial to Planned Unit Development Zoning to allow a 300-unit multi-family development.

Chair Beutel opened the Public Hearing. Resident Lesha Salner spoke to the Board in opposition of this item and stated that the area was a preservation area. She recommended keeping the area as-is and converting it to a nature trail. Resident Richard Hoagland also spoke in opposition of this item and stated that the municipal services already could not keep up without the addition of the 300-unit home development.

Autumn Sorrow, AJ Entitlements & Planning, stated that this area was not a preserve habitat and that they were aware of the homelessness,

trash, and trespassing on private property issues and they were working on solving the issues without fencing it off and without the police getting involved. Mr. Piechocki asked if the trash issue was a City collection issue or a dumping issue, to which Ms. Sorrow replied that it may be two-fold. She also stated that they were not far enough along to answer some of the design questions, but that the residents will have a chance to look at the site plan. Chair Beutel asked if they were planning to have a meeting with the residents, to which Ms. Sorrow replied that they had already had one on March 21st, but no one came. She stated that they sent out everything needed including notices and questionnaires, and Chair Beutel suggested holding another meeting.

There being no further discussion, Mr. Piechocki moved to recommend approval of P21-201 Sympatico PUD Rezoning to the City Council with the condition that a documented second meeting take place. Mr. Previte seconded the motion which passed unanimously by roll call vote.

8.d P21-237 Gatlin Pointe Phase II - Special Exception Use **2022-221**

Location: Located to the southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle
Legal Description: Portions of Lots 12, 13, 14, 15, 16, 17 and 27 and all of Lots 28, 29, 30, 31 and 32 - Block 1388 of Port St. Lucie Section 14
This is a request for a special exception use to allow drive-through service in the CG (General Commercial) zoning district.

There being no discussion, Mr. Previte moved to table of P21-237 Gatlin Pointe Phase II - Special Exception Use to an unknown date. Ms. Wooten seconded the motion, which passed unanimously by roll call vote.

8.e P22-014 GHO Midway Road, LLC - Rezoning **2022-217**

Location: The property is located on the south side of Midway Road and East of the Florida Turnpike along NW Corporate Way.
Legal Description: Midway Commerce Center, Lots 1 and 8.
To change the zoning of approximately 7.66-acres; 2 (two) parcels from General Commercial (CG) to Service Commercial (CS).

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bianca Lee, Planner, stated that she was sworn in and that the file was submitted to the City Clerk’s Office 5 days prior to the meeting and

requested that it be entered into the record. She presented the item to the Board and stated that the request was to rezone approximately 7.66 acres from General Commercial to Service Commercial to be consistent with the City's Comprehensive Plan.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Secretary Wooten moved to recommend approval of P22-014 GHO Midway Road, LLC – Rezoning to the City Council Mr. Piechocki seconded the motion which passed unanimously by roll call vote.

8.f P22-055 SK Cornerstone, LLC at St Lucie West - Variance **2022-284**

Location: The property is located on the northwest corner of NW Courtyard Circle and NW Peacock Boulevard.
Legal Description: Lot 3A, SLW Plat 196.
This is a request to grant a variance reduce the required the 10' wide landscape buffer along NW Courtyard Circle, waive the required perimeter shade trees along NW Courtyard Circle and waive one required interior landscape island.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Stephen Mayer, Planner, stated that he was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He presented the item to the Board and stated that the request was to reduce the required 10ft wide perimeter landscape buffer to 2.5ft, to reduce the required perimeter shade trees by a total of 5 trees, and to waive the requirement for an interior landscape island which would have one of the shade trees and ground cover.

Chair Beutel asked how people would be protected with the outdoor dining, to which Mr. Mayer replied that there would be a curb and hedge. Chair Beutel stated that it was not protected enough and that she would not want to waive the island unless they found better protection. Todd Riley, Riley Design and Consulting, spoke to the Board about the trees and entrances, and also stated that the area around the outdoor seating would have a fence around it. Secretary Wooten mentioned that the neighboring Texas Roadhouse now had similar outdoor seating, and Mr. Previte followed with discussion on McDonald's and Wawa's outdoor seating. Chair Beutel asked if they would consider adding safety bollards, to which Mr. Riley replied that

he would like to keep the safety fence because bollards would not stop someone walking through, but they would see if they could fit them in if it was a contingency of the Board's approval.

There being no further discussion, Mr. Piechocki moved to approve of P22-055 SK Cornerstone, LLC at St Lucie West – Variance with the condition of adding safety bollards in addition to the safety fencing for the outdoor dining area. Ms. Taylor-Moore seconded the motion which passed unanimously by roll call vote.

8.g P22-088 The Learning Experience at St. Lucie West - Variance **2022-295**

Location: West side of SW Fountainview Boulevard, north of the Lake Charles residential subdivision

Legal Description: Lot 7, St. Lucie West Plat No. 164, 2nd Replat in The Fountains (PB 43 PG(s) 9-9A)

This request is to eliminate the required five-foot landscape strip along the proposed daycare facility's front façade and allow an alternate placement of the five-foot landscape strip on the opposite side of the perimeter sidewalk.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.
(Clerk's Note: A PowerPoint presentation was shown at this time.)
Bethany Grubbs, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented the item to the Board and stated that the request was to eliminate the required 5ft landscape strip on the west side of the building and swap the landscape to the opposite side of the sidewalk, with a proposed fence included.
The Deputy City Clerk swore in applicant Melissa Corbit, and Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing.
There being no further discussion, Secretary Wooten moved to approve P22-088 The Learning Experience at St. Lucie West - Variance. Ms. Taylor-Moore seconded the motion which passed unanimously by roll call vote.

8.h P22-089 Building Partners, LLC - Variance **2022-309**

Location: 3909 SW Kakopo St.

Legal Description: Port St. Lucie Section 21, Block 2077, Lot 2

This is a request for a variance of 4 feet to allow a 6-foot setback from the side property line for an existing shed.

Chair Beutel inquired if there was any ex-parte communication, to

which the Board responded in the negative.
(Clerk's Note: A PowerPoint presentation was shown at this time.)
Bianca Lee, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She gave a presentation on the item and stated that the request was a variance for a shed.
Marcio Silva and Zamel Abou stated that the shed was previously permitted in 1994 and when the property was split, they obtained the property with the shed. Secretary Wooten asked if FPL would be able to get to the power pole safely with the shed in the current place, to which the applicants responded in the affirmative.
Chair Beutel opened the Public Hearing. Richard Jellliffe stated that that he lives on the lot next door and that the lot was his and he sold it to them. He stated that he had bought the property in 2001 and it had a unity of title, and that he does not have a problem with the shed since he would be the one affected by it as he lived next door.
There being no further public to be heard, she closed the Public Hearing. There being no further discussion, Mr. Piechocki moved to approve P22-089 Building Partners, LLC - Variance. Ms. Briney seconded the motion which passed unanimously by roll call vote.

8.i P22-101 Southern Grove Development of Regional Impact (DRI) Amendment -9th Amendment to the DRI Development Order **2022-296**

Location: The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal, and bordered to the west by both the Tradition and Riverland/Kennedy DRIs.
Legal Description: The legal description is a parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida.
This is a request to modify the master development plan, Map H, of the Southern Grove DRI.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.
(Clerk's Note: A PowerPoint presentation was shown at this time.)
Bridget Kean, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She gave a presentation on the item and stated that the application only modified the Master Development Plan for the Southern Grove DRI with no other changes proposed. She stated that the proposed changes increased the mixed-use land use that was designated in the DRI, increased the Employment Center, and decreased the Neighborhood Village

Commercial.
Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Ms. Briney moved to recommend approval of P22-101 Southern Grove Development of Regional Impact (DRI) Amendment -9th Amendment to the DRI Development Order to the City Council. Secretary Wooten seconded the motion which passed unanimously by roll call vote.

9. New Business

Mr. Piechocki recommended adding 2 items: 9b for an update/discussion on the interview process and 9c for an update on the March Site Plan Committee activities. Deputy City Manager Teresa Lamar-Sarno recommended adding item 9d for Board Elections, to which Chair Beutel informed that it was already listed as item 9b on the Agenda. (Clerk's Note: Item 9b was not listed on the Agenda.)

9.a P22-032 City of Port St. Lucie Chapter 155 Signs **2022-308**

This proposed text amendment is presented for discussion purposes.

(Clerk's Note: A PowerPoint presentation was shown at this time.)
Daniel Robinson, Planner, presented to the Board and gave a preliminary proposal for an update to the City of Port St. Lucie's sign code. He stated that it was determined that it needed to be updated to today's standards, and that this update was intended to bring clarity and more options for signage for city businesses. He also stated that it allowed for more flexibility and would permit proposed variations to the entire sign code rather than sections. Mr. Robinson stated that businesses would be able to use temporary banners, and that electrical message signs would be added to the definition section of the city code along with other verbiage.
Mr. Piechocki asked how they gathered the material and how they did the process internally, to which Mr. Robinson replied that most research was internal to staff and the Legal Department, as well as contacting some local sign companies. Ms. Taylor-Moore asked if having a 6 second message was a standard, to which Mr. Robinson replied that it was suggested by the Fire Watch Company to be between 4-8 seconds and depended on the speed of the cars traveling. Ms. Taylor-Moore asked about the standard for the luminosity, to which Mr. Robinson replied that it was mostly from sign research done by other companies. Chair Beutel asked if the cost for a sign permit was proposed to change as well, to which Mr. Robinson responded in the negative. Chair Beutel asked if they could encourage businesses that had aging sign by reducing the cost to replace them, to which Mr. Robinson replied that it could be proposed.
(Clerk's Note: The following topic was held as a discussion.) Mr.

Piechocki asked for an update on applicants and the status of the interview process, to which Ms. Lamar-Sarno stated that they had 4 applicants and informed the Board of the City Council proceedings in the interview process, stating that they wished to align the interview process for this Board with the other Boards and that they would be selecting the new members. Chair Beutel disagreed with having the City Council select the new Board members and recommended that the current Board members attend the April 11, 2022 City Council meeting to speak on the topic.

(Clerk's Note: The following topic was held as a discussion.) Mr. Piechocki discussed the statistics of the March Site Plan Committee meetings with the Board.

(Clerk's Note: The following topic was held as a discussion.) Ms. Briney nominated Secretary Wooten as the new Vice Chair. Ms. Taylor-Moore seconded the nomination which passed unanimously by voice vote. Secretary Wooten became the new Vice Chair of the Planning & Zoning Board.

Secretary Wooten nominated Ms. Taylor-Moore as the new Secretary. Ms. Briney seconded the nomination which passed unanimously by voice vote. Ms. Taylor-Moore became the new Secretary of the Planning & Zoning Board.

Ms. Briney nominated Chair Beutel to remain as Chair. Ms. Taylor-Moore seconded the nomination, which passed unanimously by voice vote. Chair Beutel remained the Chair of the Planning & Zoning Board.

10. Old Business

There was nothing to be heard under this item.

11. Public to be Heard

There was nothing heard under this item.

12. Adjourn

There being no further business, the meeting adjourned at 8:21 p.m.

_____

Alfreda Wooten, Secretary

_____

Jasmin De Freese, Deputy City Clerk

"A City for All Ages"

Agenda Summary

2022-283

Agenda Date: 5/3/2022 **Agenda Item No.:** 6.a

Placement: Consent Agenda

Action Requested: Motion / Vote

P21-174 Torino Lakes - Third Replat - Preliminary and Final Subdivision Plat with Construction Plans

Submitted By: Stephen Mayer, Planner III

Executive Summary: This preliminary and final subdivision plat with construction plans will replat Torino Lakes - Third Replat, 3 acres of property for development consistent with an approved Planned Unit Development (PUD) amendment and rezoning. This preliminary and final subdivision plan with construction plans will provide for the creation of 34 townhome units, private right of way, recreational area tracts, landscaping, water management, and other associated infrastructure tracts and easements. This plat also includes the necessary access to this parcel via Torino Lakes Circle.

Presentation Information: Staff may provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the preliminary and final subdivision plat with construction plans as recommended by the Site Plan Review Committee.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the plat.
2. Move that the Board not recommend approval.

Background: The Site Plan Review Committee reviewed the preliminary and final subdivision plat with construction plans on August 25, 2021, and unanimously recommended approval.

Issues/Analysis: See staff report.

Special Consideration: N/A

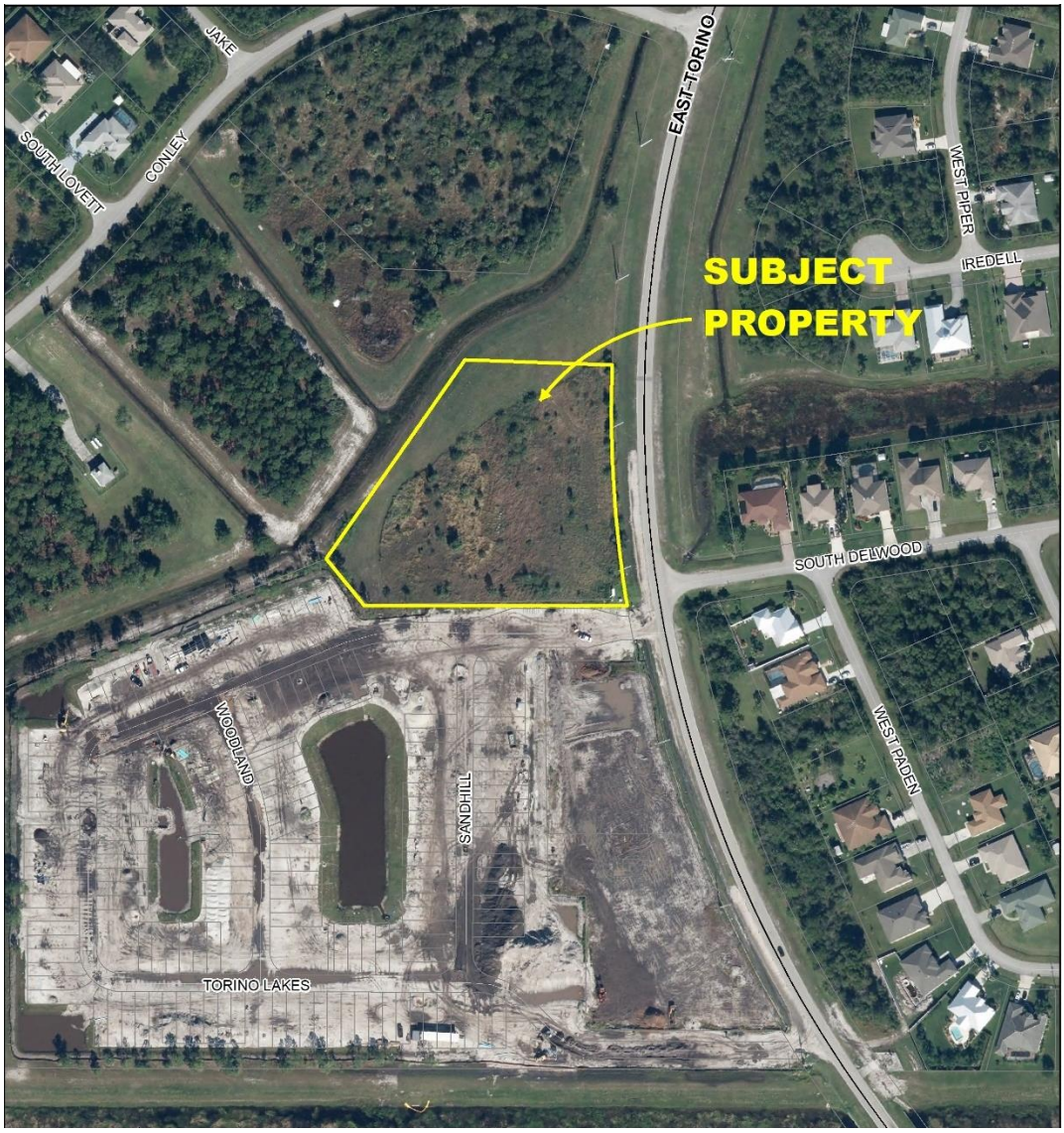
Location of Project: This project is located west of NW East Torino Parkway and south of NW Conley Drive.

Attachments:

1. Staff Report
2. Preliminary and Final Plat
3. Construction Plans
4. Landscaping Plans

5. Architectural Plans - Building Type 1
6. Architectural Plans - Building Type 2
7. Application
8. Warranty Deed
9. Public Works Traffic Memo
10. Staff Presentation

Torino Lakes – Third Replat
Preliminary and Final Subdivision Plat with Construction Plans
P21-174



Aerial Map

SUMMARY

Applicant's Request:	Replat 3 acres of property for development consistent with an approved Planned Unit Development (PUD) amendment and rezoning. This preliminary and final subdivision plat with construction plans will provide for the creation of 34 townhome lots, private road right-of-way, recreational area tracts, landscaping, water management, and other associated infrastructure tracts and easements.
Applicant:	Richard Laventure, Laventure & Associates, Inc.
Property Owner:	Rich Torino II LLC
Location:	This property is located west of NW East Torino Parkway and south of NW Conley Drive.
Project Planner:	Stephen Mayer, Planner III

Project Description

Replat 3 acres of property for development consistent with an approved Planned Unit Development (PUD) amendment and rezoning. This preliminary and final subdivision plan with construction plans will provide for the creation of 34 townhome units, private right of way, recreational area tracts, landscaping, water management, and other associated infrastructure tracts and easements.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of this preliminary and final subdivision plat with construction plans on August 25, 2021.

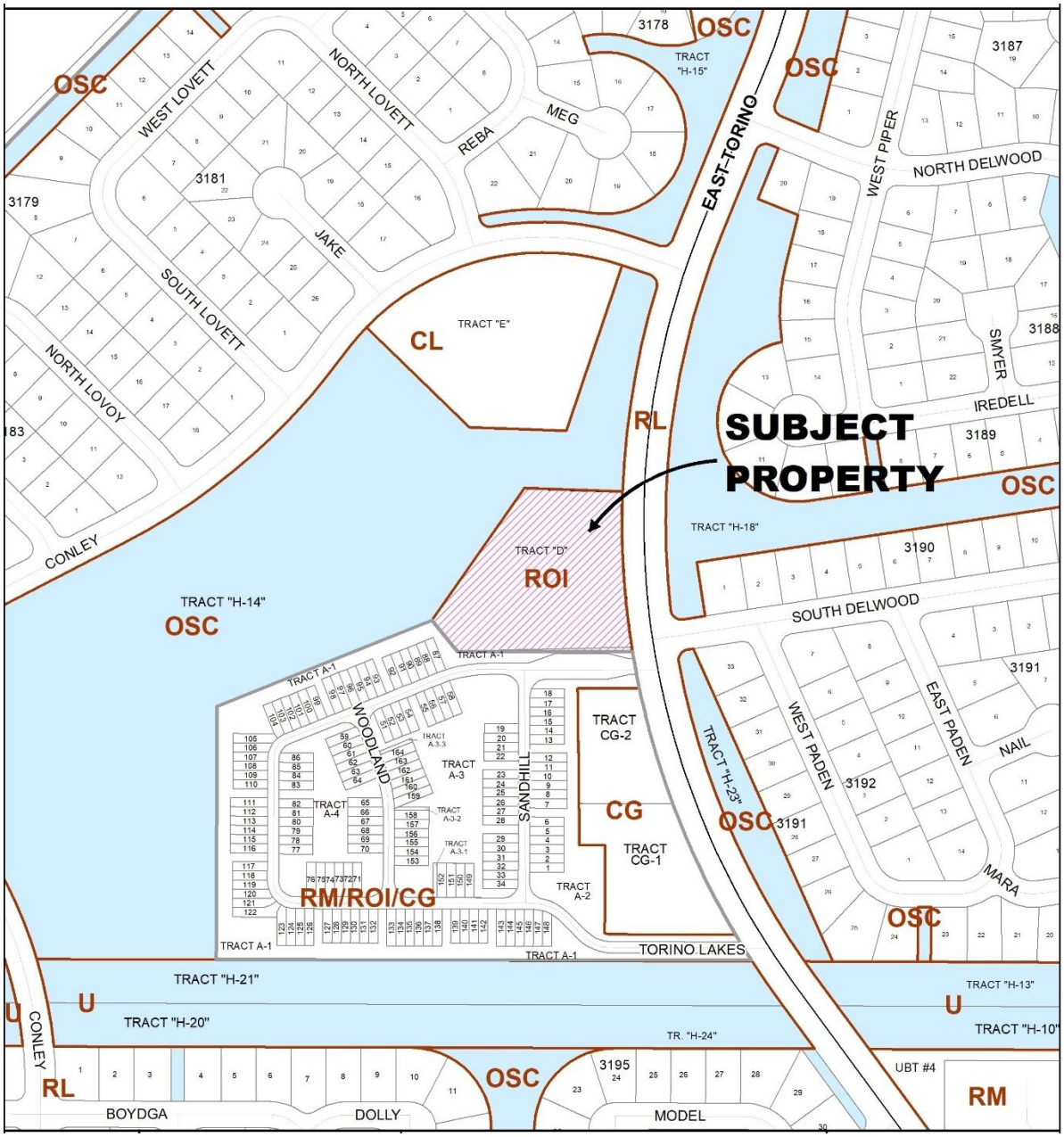
Location and Site Information

Parcel Number:	3420-735-0004-010-7
Property Size:	3 acres
Legal Description:	Tract D, Port St. Lucie Section 47.
Future Land Use:	ROI (Residential, Office, and Institutional)
Existing Zoning:	PUD (Torino Lakes Planned Unit Development)
Existing Use:	Vacant land
Proposed Use:	34 townhouse units

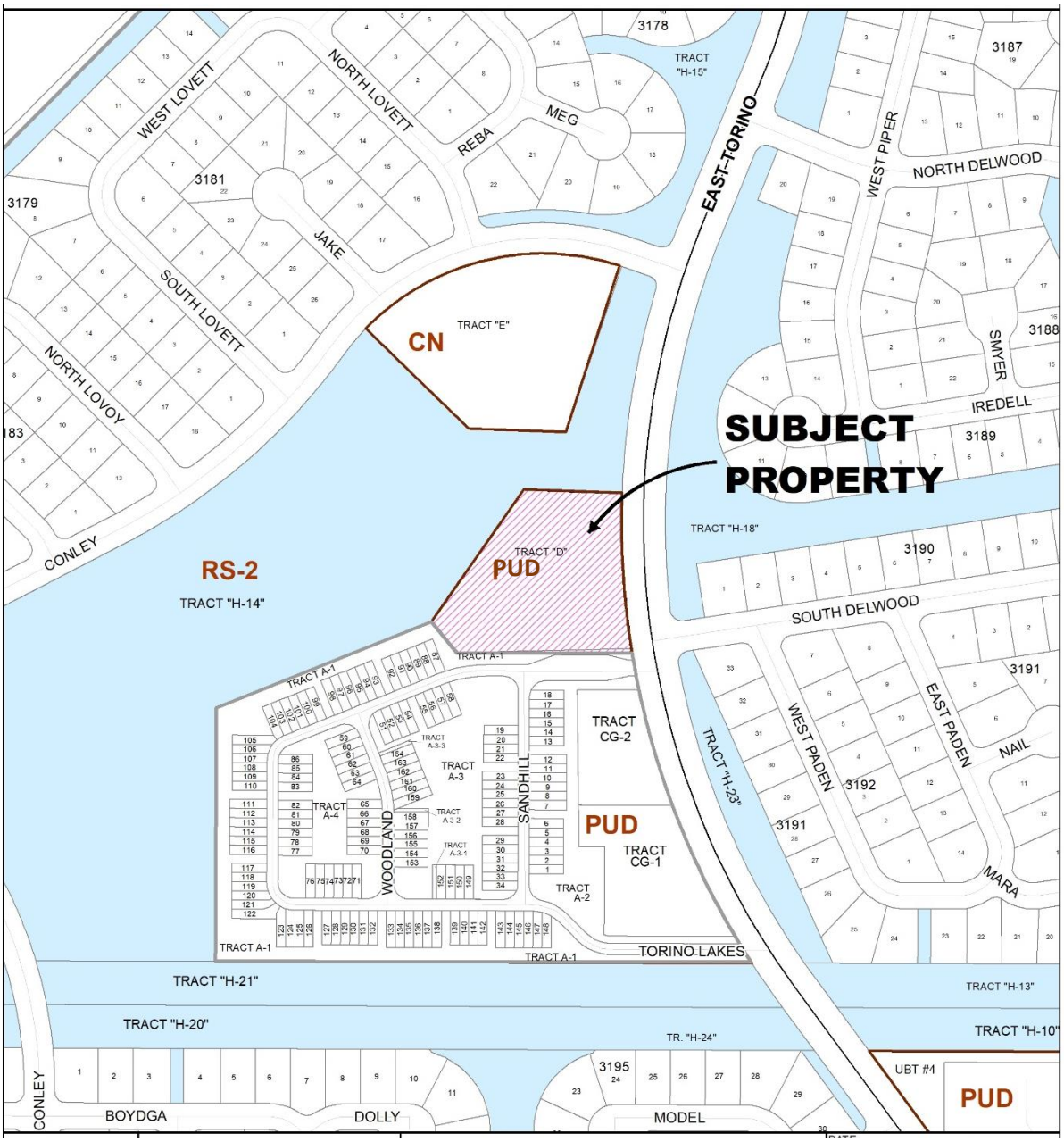
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSC	RS-2	Vacant land
South	RM/ROI/CG	PUD	Platted residential lots, Vacant land
East	RL	RS-2	Single family homes
West	OSC	RS-2	Vacant land

OSC – Open Space Conservation; RM/ROI/CG – Medium Density Residential/Medium Density Residential Office Institutional/Commercial General; RL – Low Density Residential; RS-2 – Single Family Residential; PUD – Planned Unit Development



Future Land Use


SUBJECT PROPERTY
CN
TRACT "E"
RS-2
TRACT "H-14"
PUD
TRACT "D"
TRACT CG-2
PUD
TRACT CG-1
TRACT A-1
TRACT A-2
TRACT A-3
TRACT A-3.1
TRACT A-3.2
TRACT A-3.3
TRACT A-4
TRACT "H-15"
TRACT "H-18"
TRACT "H-23"
TRACT "H-21"
TRACT "H-20"
TRACT "H-13"
TRACT "H-10"
TR. "H-24"
WEST LOVETT
NORTH LOVETT
SOUTH LOVETT
NORTH LOVOY
JAKE
REBA
MEG
CONLEY
EAST-TORINO
WEST PIPER
NORTH DELWOOD
SOUTH DELWOOD
SMYER
IREDELL
WEST PADEN
EAST PADEN
NAIL
MARA
SANDHILL
WOODLAND
TORINO LAKES
BOYDGA
DOLLY
MODEL
UBT #4
PUD
3178
3179
3181
3183
3187
3188
3189
3190
3191
3192
3195

Zoning

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code regarding provision of adequate public facilities and documented as follows:

Sanitary Sewer and Potable Water Facilities	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
Traffic Circulation	Public Works staff has reviewed and recommended approval of the project internal and external conditions for transportation concurrency and level of service. The proposed townhome development shall generate 218 daily, and 14 PM peak hour trips. Based on the traffic impact analysis prepared by MacKenzie Engineering and Planning, Inc. and reviewed by staff, the project does not have significant impact on any road segment.
Parks and Recreation Facilities	The level of service for parks is measured and planned in conjunction with population growth on an annual basis. At this time there was adequate parklands available to meet this required level of service.
Stormwater Management Facilities	The project includes paving and drainage plans which meet the required level of service.
Solid Waste	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
Public School Concurrency Analysis	Per Policy PSFE 2.4.1 of the City's Comprehensive Plan, Public School Facilities Element, approval of the final plat is subject to the availability of adequate school capacity based on the adopted level of service standards. The School Board has reviewed the application and recommended approval and concurred adequate capacity is available.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat/Tree Protection: Based on the environmental report prepared by Hobe Sound Environmental Consultants, Inc, the 3-acre site is largely disturbed land, and contains no native upland habitat or jurisdictional wetlands. A tree survey is required prior to clearing of the property.

Wildlife Protection: Based on the wildlife assessment prepared by Hobe Sound Environmental Consultants, Inc., the 3-acre site is largely disturbed land, with no significant vegetation or wildlife observed on the site. No endangered species were observed.

OTHER

Fire District: The proposed road construction plans have been reviewed by the Fire District for safety purposes.

Art in Public Places: The Applicant has elected to contribute to the fund. Whereas, they shall contribute an amount equal to eighty percent (80%) of one percent (1%) of the total construction costs for deposit to the art in public places funds. The public art assessment must be paid in full prior to the issuance of a certificate of occupancy except for subdivision plats which are required to submit the public art assessment in full at the time of recording of the final plat.

RELATED PROJECTS:

P21-021 Torino Lakes II Rezoning to PUD

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the approved zoning, policies of the City's Comprehensive Plan, and City Subdivision Code. The Site Plan Review Committee recommended approval of this preliminary and final subdivision plat with construction plans on August 25, 2021.

TORINO LAKES – THIRD REPLAT

A PORTION OF TRACT "D" AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION FORTY SEVEN
AS RECORDED IN PLAT BOOK 16, AT PAGE 40, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTION 1, TOWNSHIP 36 SOUTH, RANGE 39 EAST
CITY OF PORT ST. LUCIE, FLORIDA
ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION ON TRACT "D" AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION FORTY SEVEN, AS RECORDED IN PLAT BOOK 16, AT PAGE 40, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "D", SAID POINT ALSO BEING ON THE WESTERLY RIGHT–OF–WAY LINE OF EAST TORINO PARKWAY, AS SHOWN ON THE SAID PLAT OF PORT ST. LUCIE SECTION FORTY–SEVEN; THENCE NORTH 87°54'54" WEST, ALONG THE NORTH LINE OF SAID TRACT "D", FOR 225.00 FEET; THENCE SOUTH 34°52'49" WEST, ALONG THE NORTHWESTERLY LINE OF SAID TRACT D" FOR 370.06 FEET; THENCE SOUTH 39°12'30" EAST FOR 92.55 FEET; THENCE DUE EAST FOR 401.20 FEET TO A POINT ON THE WESTERLY RIGHT–OF–WAY LINE OF SAID EAST TORINO PARKWAY, SAID POINT ALSO BEING A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIAL BEARING OF NORTH 80°40'26" EAST, A RADIUS OF 1850.00 FEET AND A CENTRAL ANGLE OF 11°24'40"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AND ALONG THE WESTERLY RIGHT–OF–WAY LINE OF SAID EAST TORINO PARKWAY, FOR 368.44 FEET TO THE POINT OF BEGINNING.

DEDICATION:

STATE OF FLORIDA:
COUNTY OF _____:

KNOW ALL MEN BY THESE PRESENTS, RICH TORINO II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS TORINO LAKES – THIRD REPLAT AS SHOWN HEREON AND DO HEREBY DEDICATE THE LANDS AS FOLLOWS:

1. ALL STREETS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TORINO LAKES HOMEOWNER'S ASSOCIATION, INC. FOR PRIVATE INGRESS, EGRESS, UTILITY AND DRAINAGE PURPOSES WITH SAID STREETS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ACCESS IS ALSO HEREBY PROVIDED TO ALL PORT ST. LUCIE SERVICE VEHICLES AND ALL EMERGENCY VEHICLES.

2. ALL PSLUSD EASEMENTS (U.E.), AS SHOWN HEREON, ARE UTILITY EASEMENTS, WHICH ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES' FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREAS WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREAS WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY, IN ANY MANNER, RESULT IN HARM TO THE CITY'S FACILITIES. TORINO LAKES HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

3. PUBLIC UTILITY EASEMENTS (P.U.E.): THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES SUCH AS FLORIDA POWER & LIGHT COMPANY, BELLSOUTH AND ALL OTHER PUBLIC UTILITIES, INCLUDING CABLE TELEVISION, FOR UTILITY PURPOSES AND IS THE MAINTENANCE RESPONSIBILITY OF THE UNDERLYING OWNER. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

4. TRACTS B–1 AND B–2 SHOWN HEREON ARE HEREBY DEDICATED TO THE TORINO LAKES HOMEOWNER'S ASSOCIATION, INC. FOR RECREATION, LANDSCAPING AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

5. THE EMERGENCY ACCESS EASEMENT (A.E) SHOWN HEREON IS HEREBY DEDICATED TO THE TORINO LAKES HOMEOWNER'S ASSOCIATION, INC., FOR EMERGENCY INGRESS AND EGRESS PURPOSES WITH SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ACCESS IS ALSO HEREBY PROVIDED TO ALL PORT ST. LUCIE SERVICE VEHICLES AND ALL EMERGENCY VEHICLES.

RICH TORINO II, LLC.

Signed and sealed this _____ day of _____, 20___, by its Managing member.

By: _____

ACKNOWLEDGEMENT:

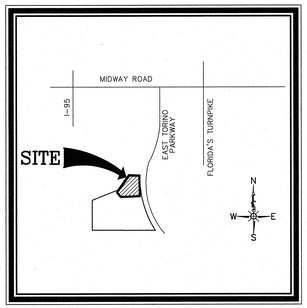
STATE OF FLORIDA:
COUNTY OF _____:

Before me personally appeared _____, to me well known and known to me to be the individual described in and who executed the foregoing dedication and he acknowledged to and before me that he executed such instrument as the Managing Member of Rich Torino II, LLC, and that such execution was his free act and deed.

Witness my hand and official seal, this _____ day of _____, 20___.

By: _____ My Commission Expires: _____

_____
Notary Public (Printed Name)



VICINITY MAP
N.T.S.

TITLE CERTIFICATION:

STATE OF FLORIDA:
COUNTY OF _____:

I, _____, an attorney duly licensed in the State of Florida, do hereby certify that I have examined the title to the hereon described property and find the title to the property is vested in Rich Torino II, LLC and that current taxes have been paid and that:

All recorded mortgages, not satisfied or released of record encumbering the property described hereon are:

None

Dated this _____ day of _____, 20___.

By: _____
_____, Esquire

ACCEPTANCE OF DEDICATIONS:

The Torino Lakes Homeowner's Association, Inc., a Florida Corporation, hereby accepts the dedications or reservations to said Association as stated and shown hereon. Dated this _____ day of _____, 20___.

By: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA:
COUNTY OF _____:

Before me personally appeared _____, to me well known and known to me to be the individual described in and who executed the foregoing dedication and he acknowledged to and before me that he executed such instrument as the President of the Torino Lakes Homeowner's Association, Inc., a Florida Corporation, and that such execution was his free act and deed.

Witness my hand and official seal, this _____ day of _____, 20___.

By: _____ My Commission Expires: _____

_____
Notary Public (Printed Name)

CLERK OF CIRCUIT COURT:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

I, Michelle R. Miller, Clerk of Circuit Court of St. Lucie County, Florida, do hereby certify that this plat has been examined and that it complies in form with all of the requirements of the laws of Florida pertaining to Maps and Plats, and that this plat has been filed for Public Record in Plat Book _____, Pages _____ of the Public Records of St. Lucie County, Florida, this _____ day of _____, 20___.

SEAL
CLERK OF THE CIRCUIT COURT

By: _____
Clerk of Circuit Court
St. Lucie County, Florida

PORT ST. LUCIE CITY COUNCIL:

It is hereby certified that this plat of Torino Lakes – Third Replat, has been officially approved for record by the City Council of the City of Port St. Lucie and all dedications herein are accepted this ___ day of _____, 20___.

By: _____ _____
Shannon M. Martin, Mayor Date

By: _____ _____
Sally Walsh, City Clerk Date

SURVEYOR'S NOTES:

1. The Plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of St. Lucie County, Florida.

2. The North line of Tract D is assumed to bear North 89°54'54" West, per plat and as monumented, and all other bearings shown hereon are relative thereto.

3. This Plat contains 3.00 acres, more or less.

4. This Plat contains 34 lots.

5. A 5/8" iron rod and cap stamped LB 7056 has been set or will be set at all lot corners and changes in direction, in compliance with Chapter 177, Part 1 of the Florida Statutes.

6. No buildings or other obstructions shall be placed on Utility or Drainage Easements.

7. This plat has been reviewed by a Florida Professional Surveyor and Mapper, under contract with or employed by the City of Port St. Lucie, and conforms with the Platting standards of Chapter 177, Part 1, Florida Statutes.

8. All lot lines are radial unless otherwise noted.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, RICHARD C. LAVENTURE, DO HEREBY CERTIFY THAT THIS PLAT OF TORINO LAKES – THIRD REPLAT, IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS AND ALL MONUMENTATION HAS BEEN PLACED AS REQUIRED BY LAW AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA.

DATED THIS _____ DAY OF _____ , 20___.

_____
RICHARD C. LAVENTURE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 5209

SEAL
SURVEYOR

PREPARED BY:

LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398–6430 Phone (772) 398–6426 Fax
FLORIDA LICENSED BUSINESS # 7056

RICHARD C. LAVENTURE
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

N
W E
S

CITY OF PSL PROJECT P21–174
PSLUSD PROJECT P11–835–02
SHEET 1 OF 3

9.30.21 REVISE (2) CLERK'S NAMES; ADD PLAT NAME TO DEDICATION FILE: 20.2680–8–PP–1.DWG

TORINO LAKES – THIRD REPLAT

A PORTION OF TRACT "D" AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION FORTY SEVEN
AS RECORDED IN PLAT BOOK 16, AT PAGE 40, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTION 1, TOWNSHIP 36 SOUTH, RANGE 39 EAST
CITY OF PORT ST. LUCIE, FLORIDA
ST. LUCIE COUNTY, FLORIDA

N
W E
S

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGEND

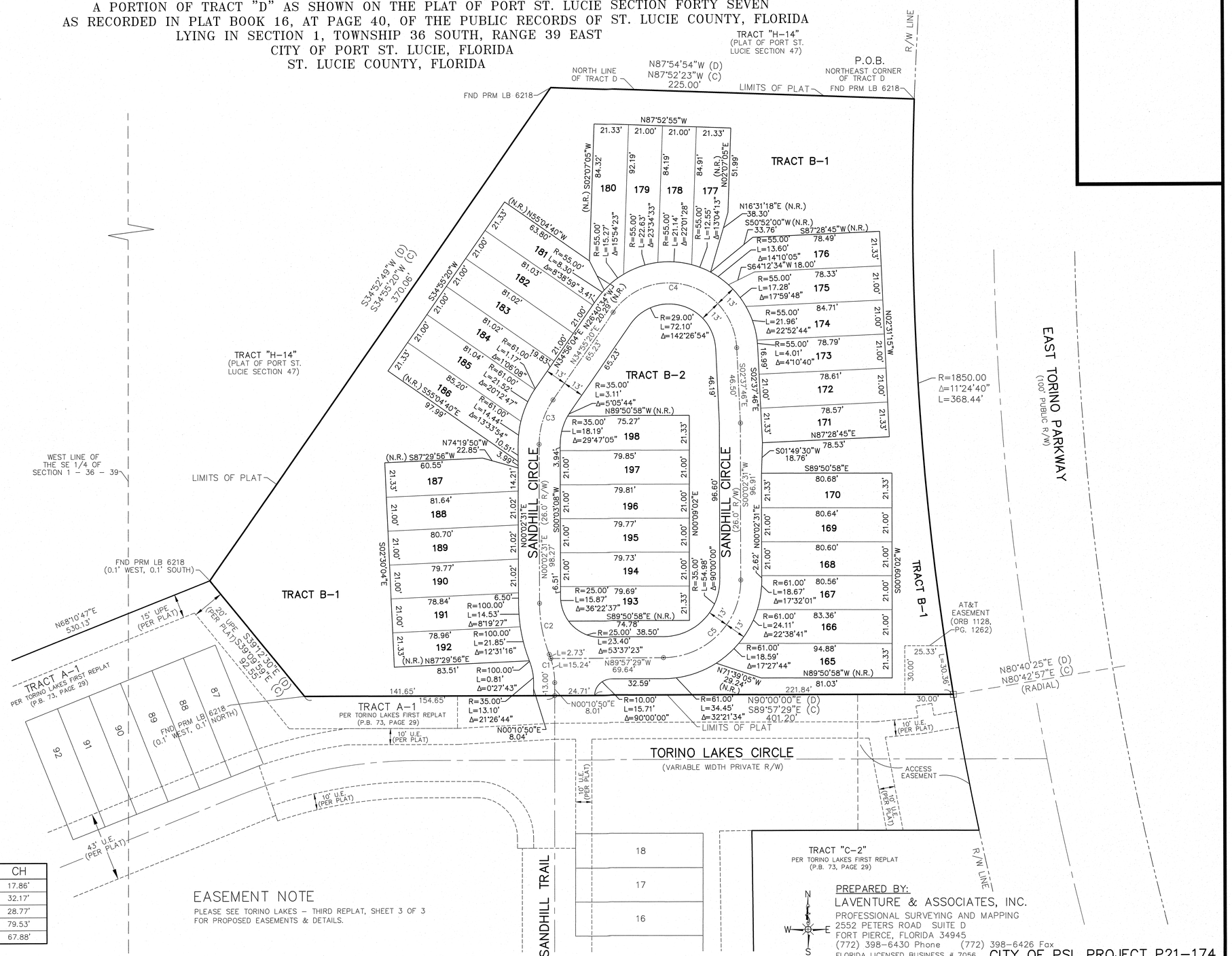
PRM	= 4"X4" PERMANENT REFERENCE MONUMENT
PSLUSD	= PORT ST. LUCIE UTILITIES SYSTEM DEPARTMENT
R/W	= RIGHT-OF-WAY
▨	= SET #5 IRON ROD & CAP "PRM LB 7056"
◎	= SET PCP (PERMANENT CONTROL POINT) LB 7056
ORB	= OFFICIAL RECORD BOOK
UPE	= UPLAND PRESERVATION EASEMENT
U.E.	= UTILITY EASEMENT
A.E.	= ACCESS EASEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
D	= DEED/DESCRIPTION
C	= CALCULATED
LS	= LAND SURVEYOR
LB	= LICENSED LAND SURVEYING BUSINESS
R	= CURVE RADIUS
Δ	= CURVE CENTRAL ANGLE
L	= CURVE LENGTH
CB	= CHORD BEARING
CH	= CHORD LENGTH
POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING
FND	= FOUND
P.B.	= PLAT BOOK
PG.	= PAGE
PER PLAT	= TORINO LAKES – FIRST REPLAT
C#	= CURVE NUMBER (SEE CURVE TABLE)
N.R.	= NON-RADIAL

AREA TABLE

LOT NUMBER	AREA SQUARE FEET/ ACRES
165	2,100/0.05
166	1,852/0.04
167	1,709/0.04
168	1,692/0.04
169	1,693/0.04
170	1,720/0.04
171	1,675/0.04
172	1,650/0.04
173	1,651/0.04
174	1,701/0.04
175	1,855/0.04
176	2,066/0.05
177	1,696/0.04
178	1,761/0.04
179	1,835/0.04
180	2,028/0.05
181	1,652/0.04
182	1,702/0.04
183	1,702/0.04
184	1,702/0.04
185	1,745/0.04
186	1,941/0.04
187	1,673/0.04
188	1,705/0.04
189	1,685/0.04
190	1,665/0.04
191	1,651/0.04
192	1,721/0.04
193	1,676/0.04
194	1,674/0.04
195	1,675/0.04
196	1,676/0.04
197	1,676/0.04
198	1,678/0.04

CURVE TABLE (CENTERLINE)

CURVE	LENGTH	RADIUS	Δ	CB	CH
C1	17.97	48.00	21°26'44"	N10°32'32"W	17.86'
C2	32.35	87.00	21°18'25"	N10°36'42"W	32.17'
C3	29.22	48.00	34°52'49"	N17°28'55"E	28.77'
C4	104.42	42.00	142°26'54"	S73°51'13"E	79.53'
C5	75.40	48.00	90°00'00"	S45°02'31"W	67.88'



EASEMENT NOTE

PLEASE SEE TORINO LAKES – THIRD REPLAT, SHEET 3 OF 3 FOR PROPOSED EASEMENTS & DETAILS.

PREPARED BY:
LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-6430 Phone (772) 398-6426 Fax
FLORIDA LICENSED BUSINESS # 7056
RICHARD C. LAVENTURE
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

CITY OF PSL PROJECT P21-174
PSLUSD PROJECT 11-835-02

LOTS DETAIL SHEET
SHEET 2 OF 3

FILE: 20.2680-8-PP2.DWG

TORINO LAKES – THIRD REPLAT

A PORTION OF TRACT "D" AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION FORTY SEVEN
AS RECORDED IN PLAT BOOK 16, AT PAGE 40, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTION 1, TOWNSHIP 36 SOUTH, RANGE 39 EAST
CITY OF PORT ST. LUCIE, FLORIDA
ST. LUCIE COUNTY, FLORIDA

N
W E
S

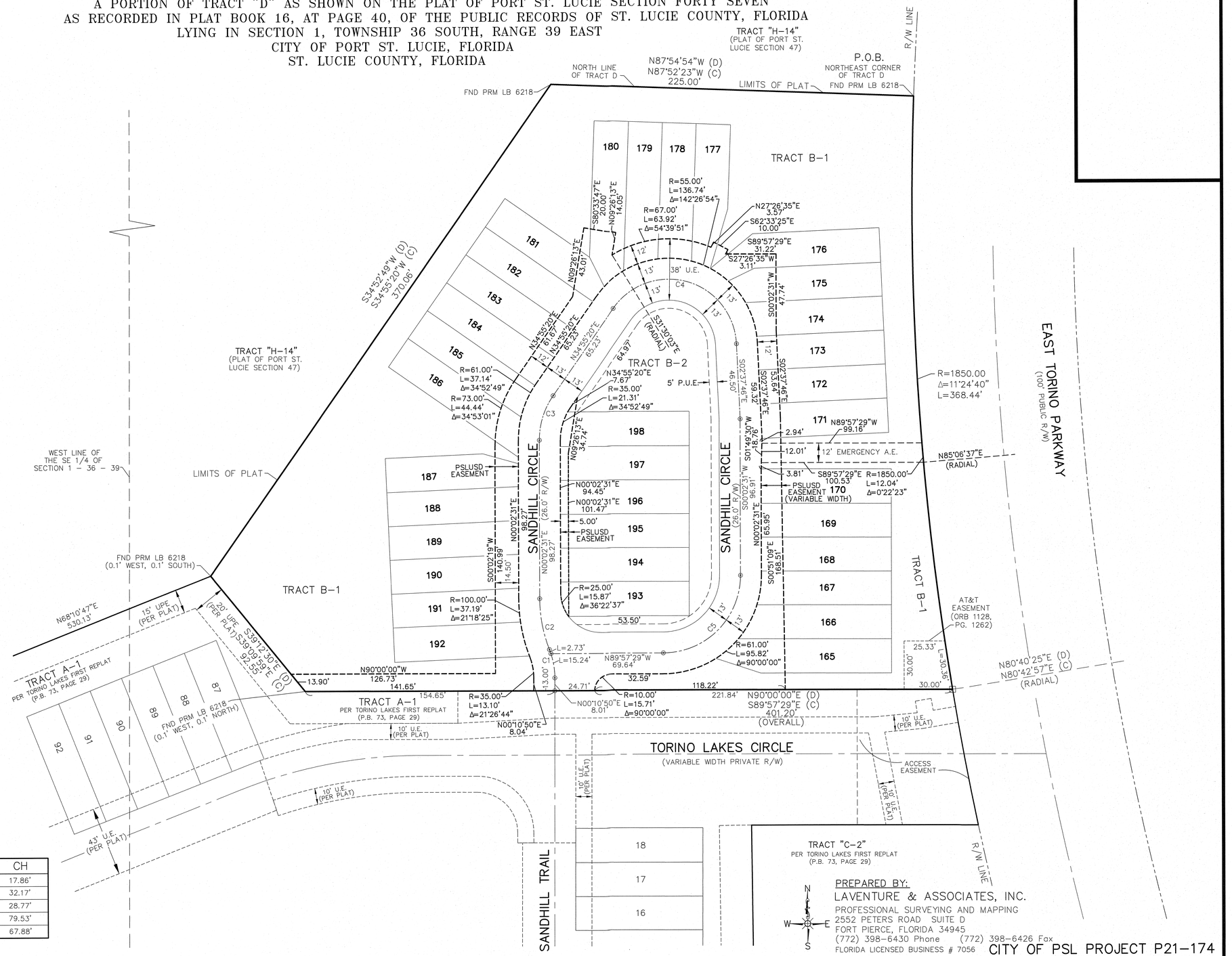
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

PRM	= 4"X4" PERMANENT REFERENCE MONUMENT
PSLUSD	= PORT ST. LUCIE UTILITIES SYSTEM DEPARTMENT
R/W	= RIGHT-OF-WAY
▨	= SET #5 IRON ROD & CAP "PRM LB 7056"
◎	= SET PCP (PERMANENT CONTROL POINT) LB 7056
ORB	= OFFICIAL RECORD BOOK
UPE	= UPLAND PRESERVATION EASEMENT
U.E.	= UTILITY EASEMENT
A.E.	= ACCESS EASEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
D	= DEED/DESCRIPTION
C	= CALCULATED
LS	= LAND SURVEYOR
LB	= LICENSED LAND SURVEYING BUSINESS
R	= CURVE RADIUS
Δ	= CURVE CENTRAL ANGLE
L	= CURVE LENGTH
CB	= CHORD BEARING
CH	= CHORD LENGTH
POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING
FND	= FOUND
P.B.	= PLAT BOOK
PG.	= PAGE
PER PLAT	= TORINO LAKES – FIRST REPLAT
C#	= CURVE NUMBER (SEE CURVE TABLE)
N.R.	= NON-RADIAL



CURVE TABLE (CENTERLINE)

CURVE	LENGTH	RADIUS	Δ	CB	CH
C1	17.97	48.00	21°26'44"	N10°32'32"W	17.86'
C2	32.35	87.00	21°18'25"	N10°36'42"W	32.17'
C3	29.22	48.00	34°52'49"	N17°28'55"E	28.77'
C4	104.42	42.00	142°26'54"	S73°51'13"E	79.53'
C5	75.40	48.00	90°00'00"	S45°02'31"W	67.88'

PREPARED BY:
LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-6430 Phone (772) 398-6426 Fax
FLORIDA LICENSED BUSINESS # 7056
RICHARD C. LAVENTURE
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

CITY OF PSL PROJECT P21-174
PSLUSD PROJECT 11-835-02

EASEMENT DETAIL SHEET
SHEET 3 OF 3

FILE: 20.2680-8-PP2.DWG

CONSTRUCTION PLANS

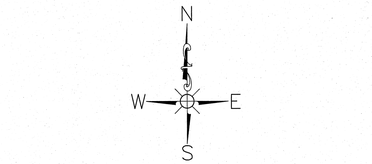
PREPARED FOR

RICH TORINO II

TORINO LAKES PHASE 4

A PORTION OF TRACT "D" AS SHOWN ON THE PLAT
OF PORT ST. LUCIE SECTION FORTY SEVEN, AS RECORDED
IN PLAT BOOK 16, AT PAGE 40, OF THE PUBLIC RECORDS
OF ST. LUCIE COUNTY, FLORIDA

PORT ST. LUCIE, FLORIDA



OWNER

RICH TORINO II, LLC
2552 PETERS ROAD SUITE B
FORT PIERCE, FLORIDA 34945
(772) 446-7344

CIVIL ENGINEER

ATLANTIC CIVIL ENGINEERING, INC.
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-1520

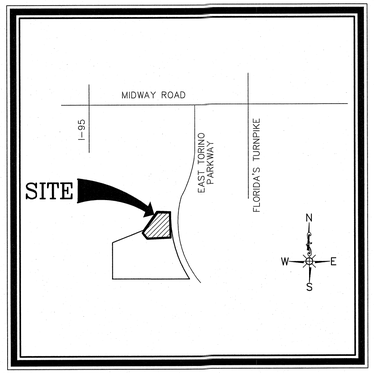
SURVEYOR

LAVENTURE & ASSOCIATES, INC.
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-6430



LOCATION MAP

N.T.S.



VICINITY MAP

N.T.S.

INDEX TO SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL SITE PLAN
3	DETAILED SITE PLAN
4	PAVING, GRADING & DRAINAGE PLAN
5	UTILITY PLAN
6-7	SANITARY SEWER PLAN & PROFILE
8-9	WATER & SEWER DETAILS
10	PAVING, GRADING & DRAINAGE DETAILS
11	EROSION CONTROL PLAN
12	HORIZONTAL CONTROL PLAN
13	GENERAL NOTES

GENERAL NOTES

1.) ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 (OR LATEST) CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT'S TECHNICAL SPECIFICATIONS AND CONSTRUCTION STANDARDS.
2.) ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
3. THE PROPERTY OWNER, CONTRACTOR AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE SECTION 41.08 (g).

PREPARED BY
ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
2552 PETERS ROAD * SUITE D * FORT PIERCE, FLORIDA 34945 * (772) 398-1520 PHONE * (772) 398-1521 FAX
State of Florida Board of Professional Engineers Authorization No. 32020

TORINO LAKES PHASE 4
PSLUSD PROJECT # 11-835-02
CITY OF PSL PROJECT #P21-174

REVISION	DESCRIPTION	DATE
1	SPRC COMMENTS (MULTIPLE PAGES)	9/30/21

RICHARD M. LADYKO FL P.E. No. 34288 DATE

JOB No. 2021.0114-2

SHEET 1 OF 13

TORINO LAKES P.U.D.

EXISTING SITE DATA (PHASE 1–3)

COMPONENT	SQ. FT.	ACRES	% OF SITE
PUD AREA	738,837 SF	16.96 AC	100.0%
MULTI–FAMILY AREA	620,461 SF	14.24 AC	84.0%
GEN. COMMERCIAL AREA (PHASE 2–3)	118,376 SF	2.72 AC	16.0%

EXISTING MULTI–FAMILY DATA (PHASE 1)

COMPONENT	SQ. FT.	ACRES	% OF SITE
MULTI–FAMILY AREA	620,461 SF	14.24 AC	100.0%
(20) 6–UNIT BUILDINGS	123,220 SF	2.83 AC	19.9%
(7) 4–UNIT BUILDINGS	28,819 SF	0.66 AC	4.6%
CLUBHOUSE	3,570 SF	0.08 AC	0.6%
(2) MAIL CENTERS	600 SF	0.01 AC	0.1%
BUILDING COVERAGE	155,733 SF	3.58 AC	25.1%
PAVEMENT COVERAGE	101,599 SF	2.33 AC	16.4%
CONCRETE COVERAGE	38,599 SF	0.89 AC	6.2%
TOTAL IMPERVIOUS	295,931 SF	6.79 AC	47.7%
TOTAL OPEN SPACE	324,530 SF	7.45 AC	52.3%

MULTI–FAMILY DENSITY (PHASE 1)

148 UNITS/14.24 AC = 10.4 DU/AC

MULTI–FAMILY PARKING (PHASE 1)

REQUIRED: 148 UNITS X 2 SPACES/UNIT = 296 SPACES
+ 5% GUEST PARKING = 15 SPACES
REQUIRED PARKING = 311 SPACES

PROVIDED: 148 UNITS X 2 SPACES/UNIT = 296 SPACES
+ GUEST PARKING = 32 SPACES *
PROVIDED PARKING = 328 SPACES *
* INCLUDES 2 HC

PROPOSED SITE DATA (PHASE 4)

COMPONENT	SQ. FT.	ACRES	% OF SITE
MULTI–FAMILY AREA	130,680 SF	3.00 AC	100.0%

PROPOSED MULTI–FAMILY DATA (PHASE 4)

COMPONENT	SQ. FT.	ACRES	% OF SITE
MULTI–FAMILY AREA	130,680 SF	3.00 AC	100.0%
(5) 6–UNIT BUILDINGS	32,975 SF	0.76 AC	25.2%
(1) 4–UNIT BUILDINGS	4,416 SF	0.10 AC	3.4%
BUILDING COVERAGE	37,391 SF	0.86 AC	28.6%
PAVEMENT COVERAGE	17,559 SF	0.40 AC	13.4%
CONCRETE COVERAGE	10,709 SF	0.25 AC	8.2%
TOTAL IMPERVIOUS	65,659 SF	1.51 AC	50.2%
TOTAL OPEN SPACE	65,021 SF	1.49 AC	49.8%

MULTI–FAMILY DENSITY (PHASE 4)

34 UNITS/3.0 AC = 11.3 DU/AC

MULTI–FAMILY PARKING (PHASE 4)

REQUIRED: 34 UNITS X 2 SPACES/UNIT = 68 SPACES
+ 5% GUEST PARKING = 4 SPACES
REQUIRED PARKING = 72 SPACES

PROVIDED: 34 UNITS X 2 SPACES/UNIT = 68 SPACES
+ GUEST PARKING = 5 SPACES
PROVIDED PARKING = 73 SPACES

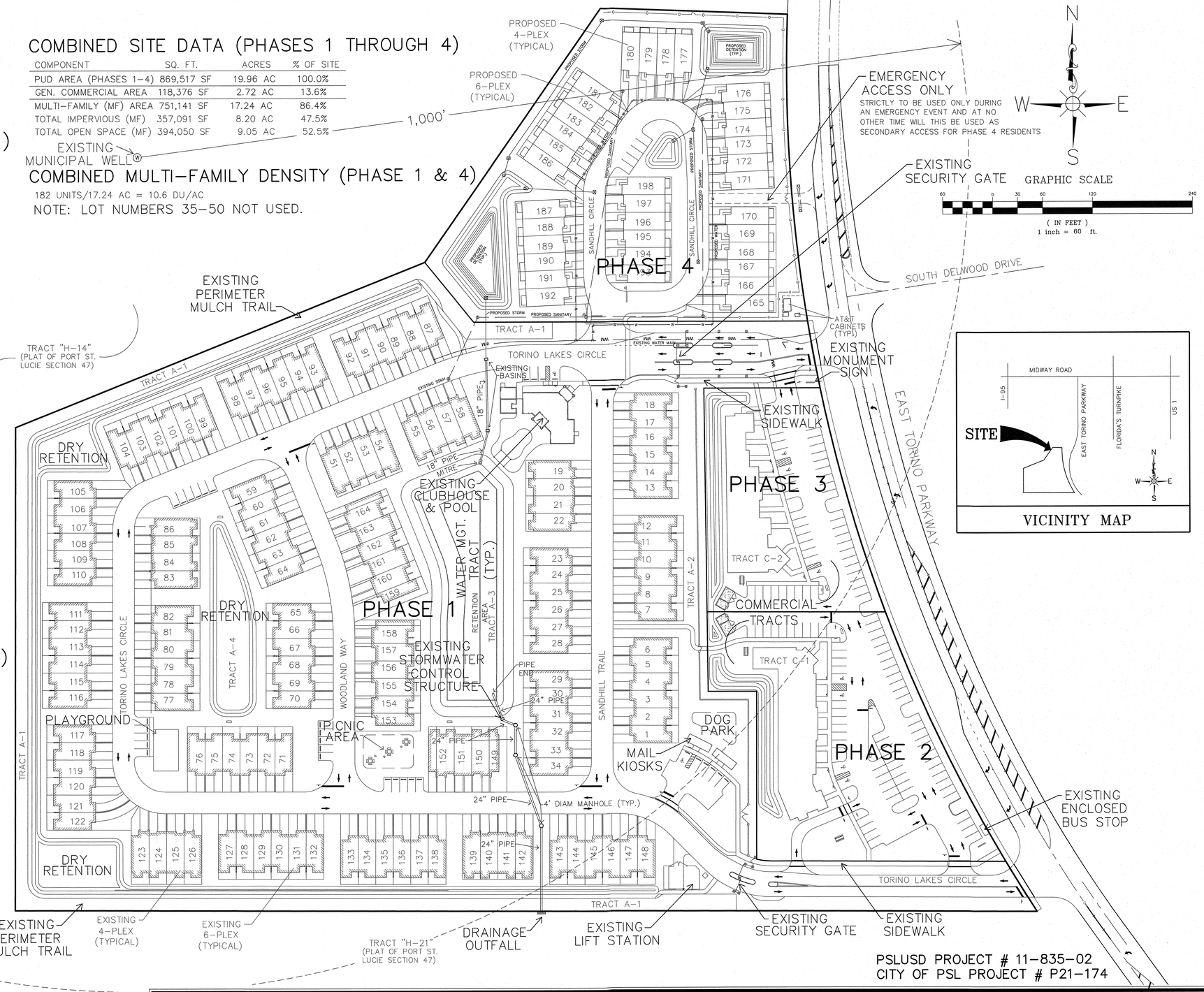
COMBINED SITE DATA (PHASES 1 THROUGH 4)

COMPONENT	SQ. FT.	ACRES	% OF SITE
PUD AREA (PHASES 1–4)	869,517 SF	19.96 AC	100.0%
GEN. COMMERCIAL AREA	118,376 SF	2.72 AC	13.6%
MULTI–FAMILY (MF) AREA	751,141 SF	17.24 AC	86.4%
TOTAL IMPERVIOUS (MF)	357,091 SF	8.20 AC	47.5%
TOTAL OPEN SPACE (MF)	394,050 SF	9.05 AC	52.5%

COMBINED MULTI–FAMILY DENSITY (PHASE 1 & 4)

182 UNITS/17.24 AC = 10.6 DU/AC

NOTE: LOT NUMBERS 35–50 NOT USED.



PSLUSD PROJECT # 11–835–02
CITY OF PSL PROJECT # P21–174

OVERALL SITE PLAN

PREPARED FOR

TORINO LAKES P.U.D.

– REVISIONS –	BY	DATE
REVISE PER SPRC COMMENTS	JOE M	4/27/21
REVISE PER CITY OF PSL ENGINEERING	MRL	5/18/21
ADD 1,000 FOOT RADIUS FOR PUBLIC WELL	JOE M	9/30/21

	BY	DATE
FIELD	JPH	3/06/20
CALCS.	RCL	6/27/18
DRAWN	JOE M	3/06/20
CHECKED	RCL	3/09/20
FILE REF. 20.2680–8	FIELD BK/PG GPS/CALC SHEET	

ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398–1520 PHONE (772) 398–1521 FAX
CERTIFICATE OF AUTHORIZATION #32020

DATE: 1–22–21
SCALE: 1"=60'
JOB No. 2021–0114–2
SHEET 2 OF 13

N

W E

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PROPOSED SITE DATA (PHASE 4)

COMPONENT	ACRES	SQ FT.	% OF SITE
PROPOSED BUILDINGS	0.86	37,391	28.6
PROPOSED PAVING +	0.65	28,268	21.6
IMPERVIOUS	1.51	65,659	50.2 (ABOVE TOTAL)
OPEN SPACE	1.49	65,021	49.8
TOTAL SITE AREA	3.00	130,680	100.0

(W) EXISTING MUNICIPAL WELL (SEE SHEET 2 OF 13 FOR 1,000' RADIUS)

GENERAL NOTES

1. PROJECT NAME: TORINO LAKES PHASE 4
2. LOCATION: A PORTION OF TRACT "D" AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION FORTY SEVEN, AS RECORDED IN PLAT BOOK 16, AT PAGE 40, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. OWNER: RICH TORINO II LLC
2552 PETERS RD SUITE B
FORT PIERCE, FL, 34945

   SAME AS OWNER
4. APPLICANT: ATLANTIC CIVIL ENGINEERING, INC.
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
PHONE: (772) 398-1520
5. ENGINEER: LAVENTURE & ASSOCIATES, INC.
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
PHONE: (772) 398-6430
6. SURVEYOR: A PORTION OF TRACT "D" AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION FORTY SEVEN, AS RECORDED IN PLAT BOOK 16, AT PAGE 40, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
7. DESCRIPTION: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "D", SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF EAST TORINO PARKWAY, AS SHOWN ON THE SAID PLAT OF PORT ST. LUCIE SECTION FORTY-SEVEN; THENCE NORTH 87°54'54" WEST, ALONG THE NORTH LINE OF SAID TRACT "D", FOR 225.00 FEET; THENCE SOUTH 34°52'49" WEST, ALONG THE NORTHWESTERLY LINE OF SAID TRACT D" FOR 370.06 FEET; THENCE SOUTH 39°12'30" EAST FOR 92.55 FEET; THENCE DUE EAST FOR 401.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID EAST TORINO PARKWAY, SAID POINT ALSO BEING A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIAL BEARING OF NORTH 80°40'26" EAST, A RADIUS OF 1850.00 FEET AND A CENTRAL ANGLE OF 11°24'40"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID EAST TORINO PARKWAY, FOR 368.44 FEET TO THE POINT OF BEGINNING.

   SAID LANDS CONTAINS 3.00 ACRES, MORE OR LESS.

   3420-735-0004-010-7

   PROPOSED MULTI-FAMILY DEVELOPMENT
8. PARCEL ID NO: 130,680 SQ FT. (3.00 ACRES) GROSS AREA
9. TYPE OF PROJECT: 37,391 SQ FT. (0.86 ACRES)(6 BUILDINGS/34 UNITS)
10. PROJECT SIZE: ROI (RESIDENTIAL, OFFICE, INSTITUTIONAL)
11. BUILDING SIZE: I (INSTITUTIONAL)
12. FUTURE LAND USE: ZONE X
13. EXISTING ZONING:
14. FLOOD ZONE: REQUIRED 34 UNITS X 2.0 SPACES/UNIT + 5% (GUEST) = 72 SPACES
    PROVIDED 73 SPACES
15. PARKING: BEGIN CONSTRUCTION: DECEMBER 2021
    CONSTRUCTION TO BE COMPLETED: 365 DAYS
16. DEVELOPMENT SCHEDULE: PSLUSD
    PSLUSD
17. UTILITY SERVICE: STORMWATER MANAGEMENT WILL CONSIST OF AN ON-SITE STORMWATER
    WATER SERVICE: MANAGEMENT SYSTEM WITH A PROPOSED CONNECTION TO THE EXISTING,
    SEWER SERVICE: PERMITTED STORMWATER MANAGEMENT SYSTEM (PHASE 1) AND OUTFALL AT THE CITY OF PORT ST. LUCIE CANAL SOUTH OF THE SUBJECT SITE. DESIGN SHALL MEET CITY OF PORT ST. LUCIE AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT CRITERIA.
18. SITE DRAINAGE:

TRAFFIC STATEMENT

ITE LAND USE (10TH EDITION)

DAILY TRIP GENERATION
34 DWELLING UNITS = 7.32 DAILY TRIPS / DU = 249 DAILY TRIPS

AM PEAK TRIP GENERATION
34 DWELLING UNITS = 0.46 AM PEAK / DU = 16 AM PEAK HOUR TRIPS (4 IN, 12 OUT)

PM PEAK TRIP GENERATION
34 DWELLING UNITS = 0.56 PM PEAK / DU = 19 PM PEAK HOUR TRIPS (12 IN, 7 OUT)

BUILDING SETBACKS

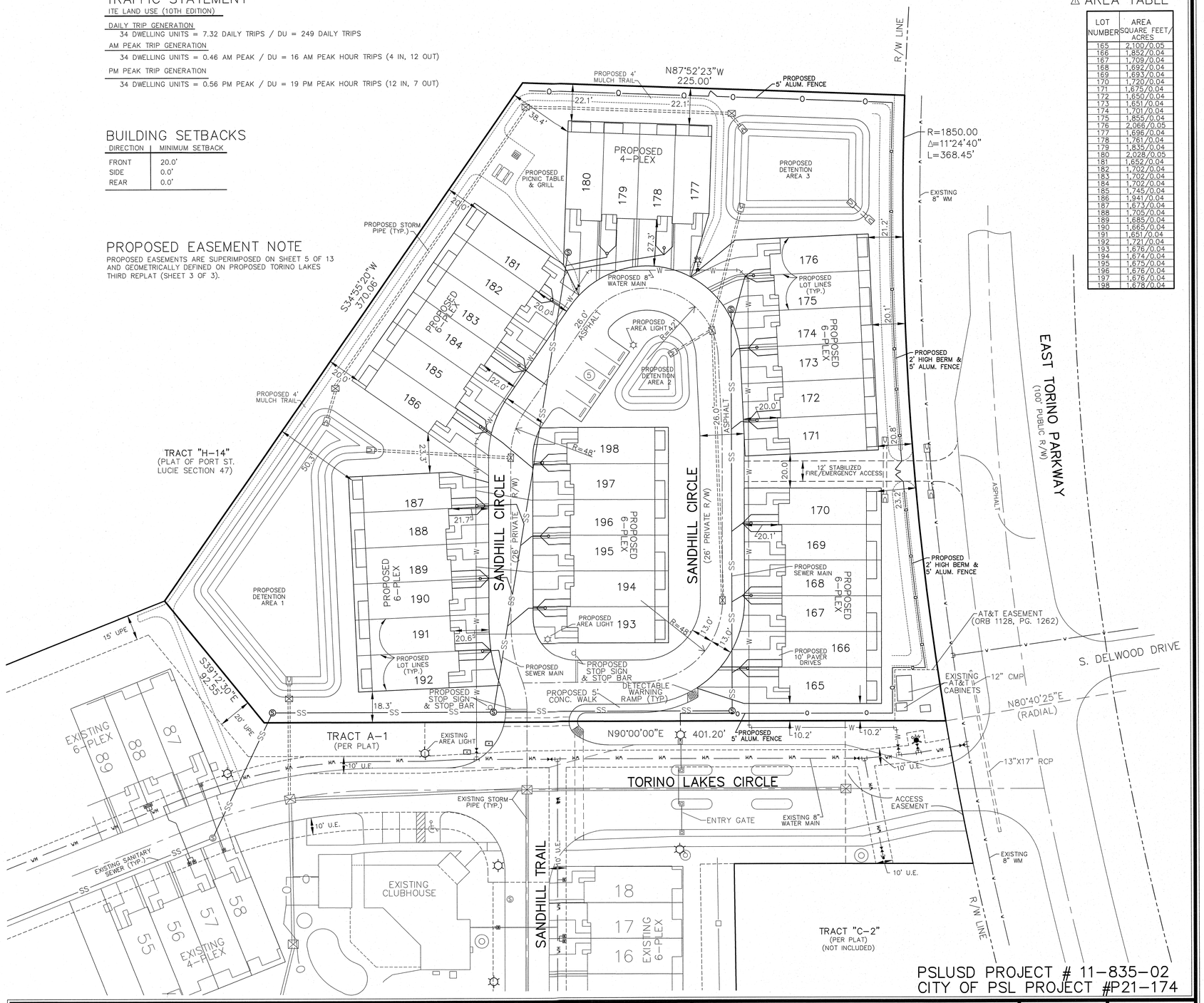
DIRECTION	MINIMUM SETBACK
FRONT	20.0'
SIDE	0.0'
REAR	0.0'

PROPOSED EASEMENT NOTE

PROPOSED EASEMENTS ARE SUPERIMPOSED ON SHEET 5 OF 13 AND GEOMETRICALLY DEFINED ON PROPOSED TORINO LAKES THIRD REPLAT (SHEET 3 OF 3).

⚠ AREA TABLE

LOT NUMBER	AREA SQUARE FEET/ ACRES
165	2,100/0.05
166	1,852/0.04
167	1,709/0.04
168	1,692/0.04
169	1,693/0.04
170	1,720/0.04
171	1,675/0.04
172	1,650/0.04
173	1,651/0.04
174	1,701/0.04
175	1,855/0.04
176	2,066/0.05
177	1,696/0.04
178	1,761/0.04
179	1,835/0.04
180	2,028/0.05
181	1,652/0.04
182	1,702/0.04
183	1,702/0.04
184	1,702/0.04
185	1,745/0.04
186	1,941/0.04
187	1,673/0.04
188	1,705/0.04
189	1,685/0.04
190	1,665/0.04
191	1,651/0.04
192	1,721/0.04
193	1,676/0.04
194	1,674/0.04
195	1,675/0.04
196	1,676/0.04
197	1,676/0.04
198	1,678/0.04



PSLUSD PROJECT # 11-835-02
CITY OF PSL PROJECT #P21-174

SITE PLAN

TORINO LAKES PHASE 4

- REVISIONS -	BY	DATE
⚠ ADD LOT AREA TABLE; ADD UTILITIES	JOE M	9/16/21

	BY	DATE
DRAWN	MRL	6/08/21
DESIGNED	RCL	5/20/21
CHECKED	RCL	6/09/21
QA/QC	RML	6/16/21
SURVEY REF.	DRAWING NAME	
20,2680-8	2019-0114.dwg	

ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-1520 PHONE (772) 398-1521 FAX
CERTIFICATE OF AUTHORIZATION #32020

DATE: 8-4-21
HORIZ SCALE: 1"=30'
VERT SCALE: N/A

JOB No. 2021.0114-2
SHEET 3 OF 13

PROPOSED SITE DATA (PHASE II)

COMPONENT	ACRES	SQ FT.	% OF SITE
PROPOSED BUILDINGS	0.86	37,391	28.6
PROPOSED PAVING +	0.65	28,268	21.6
IMPERVIOUS	1.51	65,659	50.2 (ABOVE TOTAL)
OPEN SPACE	1.49	65,021	49.8
TOTAL SITE AREA	3.00	130,680	100.0

STORAGE DATA (PHASE II)

PROPOSED DETENTION AREA 1 (3.0' DEPTH)

COMPONENT	ACRES	SQ FT.	% OF SITE
TOB	0.219	9,524	7.3
BOT	0.139	6,071	4.6

PROPOSED DETENTION AREA 2 (3.0' DEPTH)

COMPONENT	ACRES	SQ FT.	% OF SITE
TOB	0.034	1,479	1.1
BOT	0.012	528	0.4

PROPOSED DETENTION AREA 3 (3.0' DEPTH)

COMPONENT	ACRES	SQ FT.	% OF SITE
TOB	0.115	5,008	3.8
BOT	0.070	3,033	2.3

IMPERVIOUS AREA TABULATIONS

DRIVEWAYS & SIDEWALKS	10709 SF	0.246 AC
ROADWAY	17559 SF	0.403 AC
TOTAL IMPERVIOUS	28268 SF	0.649 AC

CITY CODE SECTION 41.08 (g) NOTE

THE PROPERTY OWNER, CONTRACTOR AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE SECTION 41.08 (g).

DRAINAGE STRUCTURE DATA

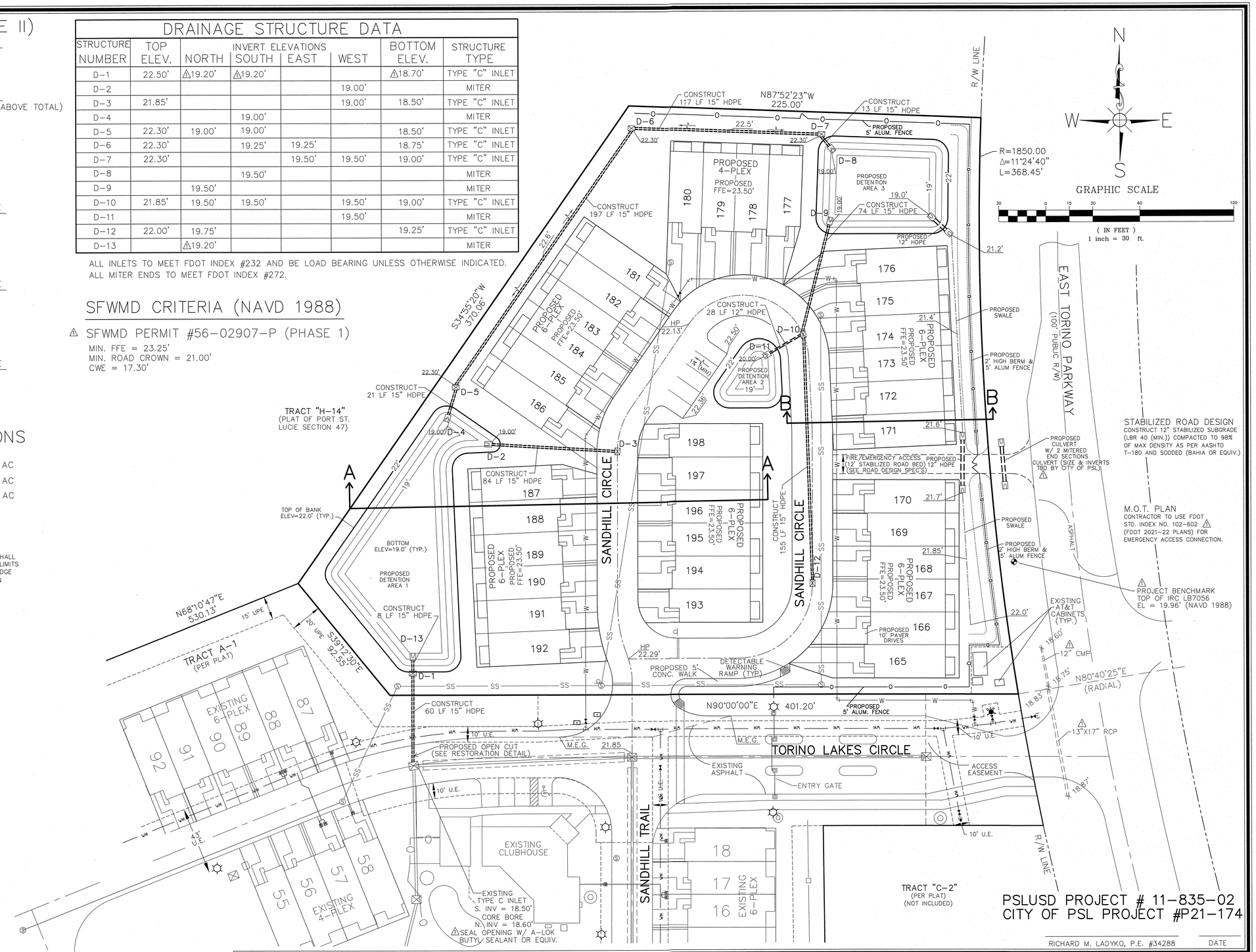
STRUCTURE NUMBER	TOP ELEV.	INVERT ELEVATIONS NORTH	SOUTH	EAST	WEST	BOTTOM ELEV.	STRUCTURE TYPE
D-1	22.50'	⚠19.20'	⚠19.20'			⚠18.70'	TYPE "C" INLET
D-2					19.00'		MITER
D-3	21.85'				19.00'	18.50'	TYPE "C" INLET
D-4			19.00'				MITER
D-5	22.30'	19.00'	19.00'			18.50'	TYPE "C" INLET
D-6	22.30'		19.25'	19.25'		18.75'	TYPE "C" INLET
D-7	22.30'			19.50'	19.50'	19.00'	TYPE "C" INLET
D-8			19.50'				MITER
D-9		19.50'					MITER
D-10	21.85'	19.50'	19.50'		19.50'	19.00'	TYPE "C" INLET
D-11					19.50'		MITER
D-12	22.00'	19.75'				19.25'	TYPE "C" INLET
D-13		⚠19.20'					MITER

ALL INLETS TO MEET FDOT INDEX #232 AND BE LOAD BEARING UNLESS OTHERWISE INDICATED.
ALL MITER ENDS TO MEET FDOT INDEX #272.

SFWMD CRITERIA (NAVD 1988)

⚠ SFWMD PERMIT #56-02907-P (PHASE 1)

MIN. FFE = 23.25'
MIN. ROAD CROWN = 21.00'
CWE = 17.30'



PSLUSD PROJECT # 11-835-02
CITY OF PSL PROJECT #P21-174

RICHARD M. LADYKO, P.E. #34288 DATE

PAVING, GRADING, & DRAINAGE PLAN

PREPARED FOR

TORINO LAKES PHASE 4

- REVISIONS -	BY	DATE
⚠ADD SFWMD DATA; MISC. LABELS; OMIT WEST SIDEWALK; ADD BM	JOE M	9/16/21

	BY	DATE
FIELD	JPH	3/06/20
CALCS.	RCL	6/27/18
DRAWN	MRL	3/06/20
CHECKED	RML	3/09/20
FILE REF. 20.2680-8	FIELD BK/PG CPS/CALC SHEET	

ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-1520 PHONE (772) 398-1521 FAX
CERTIFICATE OF AUTHORIZATION #32020

DATE: 8-4-21
SCALE: 1"=30'
JOB No. 21.0114-2
SHEET 4 OF 13

N

W E

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SANITARY STRUCTURES

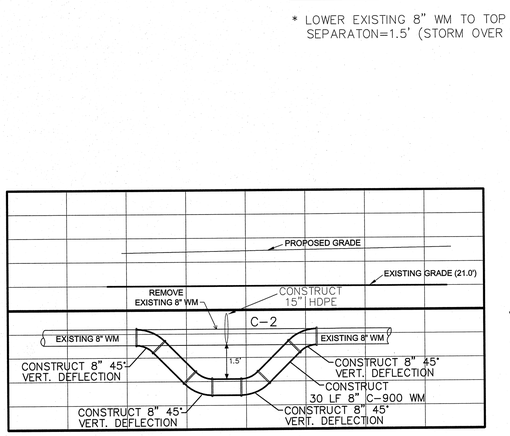
STRUCTURE NUMBER	TOP ELEV.	INVERT NORTH	INVERT SOUTH	INVERT EAST	INVERT WEST
EXIST (**)	22.13'	16.45'			16.35'
S-1	22.30'		18.59'		
S-2	22.60'	17.50'		17.50'	17.40'
S-3	22.40'		16.78'	16.88'	
S-4	22.34'	18.19' ⚠			18.09' ⚠
S-5	22.23'		19.14' ⚠		

⚠** CORE BORE NORTH INV. ELEV=16.45' AND WATERTIGHT WITH APPROVED PSLUSD SEALANT AND PROCEDURES.

CONFLICT TABLE

CONFLICT NUMBER	GROUND ELEV.	UPPER PIPE	UPPER PIPE BOTTOM ELEV.	LOWER PIPE	LOWER PIPE TOP ELEV.	SEPARATION
1	22.3'	EXIST. 8" WM	18.8'	8" SAN	17.3'	1.5'
2 (*)	22.1'	15" HDPE	18.8'	EXIST. 8" WM	19.2'	* ADJUST WM
3	22.4'	15" HDPE	19.5'	8" SAN	17.6'	1.9'
4	22.5'	8" WM	19.6'	8" SAN	18.1'	1.5'
5	22.5'	15" HDPE	19.0'	8" WM	17.5'	1.5'
6	22.5'	8" SAN	18.4'	8" WM	16.9'	1.5'
7	22.4'	15" HDPE	19.3'	8" WM	17.8'	1.5'

* LOWER EXISTING 8" WM TO TOP ELEV=17.30'
SEPARATON=1.5' (STORM OVER WATER)



⚠C-2 CONFLICT PROFILE

⚠ GENERAL UTILITY NOTES

1) ALL MANHOLES LOCATED IN UNPAVED AREAS SHALL HAVE THE RIM ELEVATION 2" HIGHER THAN THE SURROUNDING GROUND. A A CONCRETE COLLAR SHALL BE PLACED AROUND EACH MANHOLE AND SLOPED AWAY FROM THE RIM TO MATCH EXISTING GROUND.

2) CONTRACTOR TO PROVIDE 5' MINIMUM SEPARATION BETWEEN INSTALLED WATER MAIN AND SEWER SERVICE CLEAN-OUT.

3) WATER MAINS OVER SANITARY LATERALS WHERE POSSIBLE.

TRACT "H-14"
(PLAT OF PORT ST. LUCIE SECTION 47)

N87°52'23"W 225.00'

S34°55'20"W 370.06'

N68°10'47"E 530.13'

S39°12'20"E 92.55'

N90°00'00"E 401.20'

R=1850.00
Δ=11°24'40"
L=368.45'

R/W LINE

EAST TORINO PARKWAY
(100' PUBLIC R/W)

SOUTH DELWOOD DRIVE

N80°40'25"E (RADIAL)

SANDHILL CIRCLE

SANDHILL TRAIL

TORINO LAKES CIRCLE

CONSTRUCT 197 LF 15" HDPE

CONSTRUCT 117 LF 15" HDPE

CONSTRUCT 13 LF 15" HDPE

CONSTRUCT 8"X6" TEE
CONSTRUCT 6" GV (V-2)
CONSTRUCT FH ASSEMBLY

PROPOSED DETENTION AREA 2 V-1 VALVE (TYP)

CONSTRUCT 8" 45° BEND

CONSTRUCT 8" GV (V-3)

CONSTRUCT 28 LF 12" HDPE

CONSTRUCT 8" 45° BEND

CONSTRUCT 8" 45° BEND

CONSTRUCT 8" 56° BEND

CONSTRUCT 773 LF 8" C-900 WM

CONSTRUCT 236 LF 8" PVC SEWER @ 0.40%

CONSTRUCT 155 LF 15" HDPE

CONSTRUCT 21 LF 15" HDPE

CONSTRUCT 8" 33° BEND

CONSTRUCT 84 LF 15" HDPE

CONSTRUCT 70 LF 15" HDPE

CONSTRUCT 130 LF 8" PVC SEWER @ 0.40%

CONSTRUCT 147 LF 8" PVC SEWER @ 0.40%

CONSTRUCT 273 LF 8" PVC SEWER @ 0.40%

CONSTRUCT 82 LF 8" PVC SEWER @ 0.40%

CONSTRUCT 30 LF 8" C-900 WM (SEE PROFILE)

CONSTRUCT 8" 45° VERT. DEFLECTION

CONSTRUCT 8" 45° VERT. DEFLECTION

CONSTRUCT 8" 45° VERT. DEFLECTION

CONSTRUCT 8"X8" TS&V BSP #2 (V-4)

CONSTRUCT 8"X8" TS&V BSP #1

CONSTRUCT TEMPORARY JUMPER ASSEMBLY

CONSTRUCT TEMPORARY JUMPER ASSEMBLY

CONSTRUCT 8" 90° BEND

CONSTRUCT 8" 90° BEND

CONSTRUCT 6" DOUBLE SEWER SERVICE (TYP)

CONSTRUCT SINGLE WATER SERVICE (TYP)

CONSTRUCT DOUBLE WATER SERVICE (TYP)

PROPOSED 4-PLEX

PROPOSED 6-PLEX

EXISTING 6-PLEX

EXISTING 4-PLEX

PROPOSED AREA LIGHT

PROPOSED DETENTION AREA 1

PROPOSED DETENTION AREA 2

PROPOSED PSLUSD ESMT (SEE PLAT SHEET 3 OF 3)

PROPOSED PSLUSD ESMT (SEE PROPOSED PLAT OF TORINO TORINO LAKES - THIRD REPLAT SHEET 3 OF 3)

PROPOSED PSLUSD ESMT (SEE DETAIL/SHEET 3)

PROPOSED 2' HIGH BERM & 5' ALUM FENCE

EXISTING 8" WM

EXISTING SSMH (SEE SANITARY STRUCTURE TABLE)

EXISTING CLUBHOUSE

ELECTRIC SERVICE

AT&T CABINETS (TYP.)

ENTRY GATE

ACCESS EASEMENT

FIRE/EMERGENCY ACCESS

TRACT "C-2"

PROJECT BENCHMARK
TOP OF IRC LB7056
EL = 19.96' (NAVD 1988)

PSLUSD PROJECT # 11-835-02
CITY OF PSL PROJECT #P21-174

UTILITY PLAN

TORINO LAKES PHASE 4

- REVISIONS -	BY	DATE
⚠ADD HYDRANT; ADD SAN SEWER SLOPES; MISC REVISIONS & LABELLING	JOE M	9/30/21

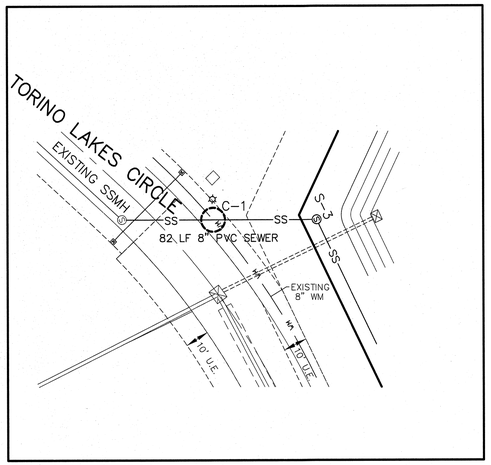
	BY	DATE
DRAWN	MRL	6/26/21
DESIGNED		
CHECKED		
QA/QC		
SURVEY REF.	DRAWING NAME	

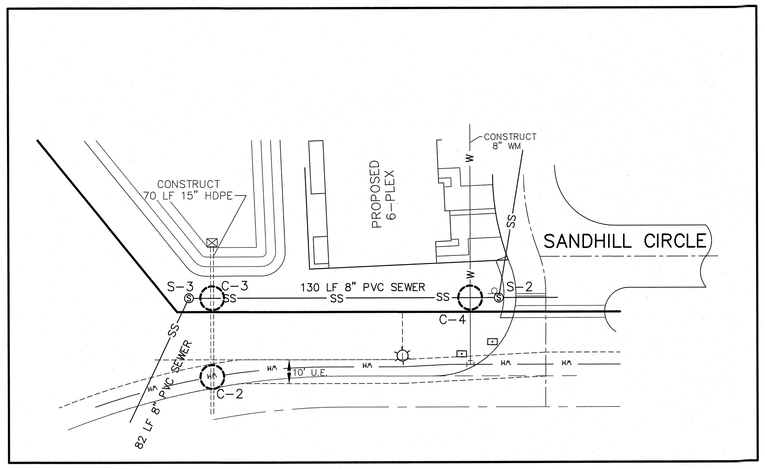
ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-1520 PHONE (772) 398-1521 FAX
CERTIFICATE OF AUTHORIZATION #32020

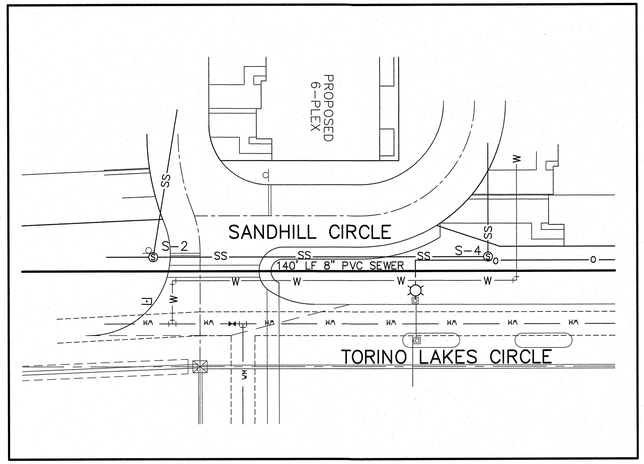
DATE: 5/14/21
HORIZ SCALE: 1"=30'
VERT SCALE: N/A

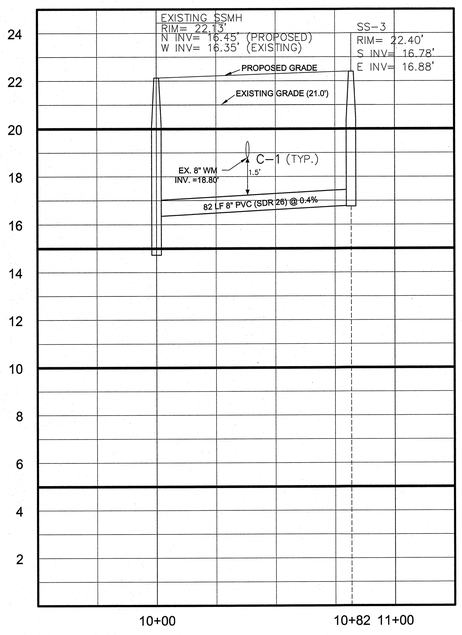
JOB No. 2021.0114-2
SHEET 5 OF 13

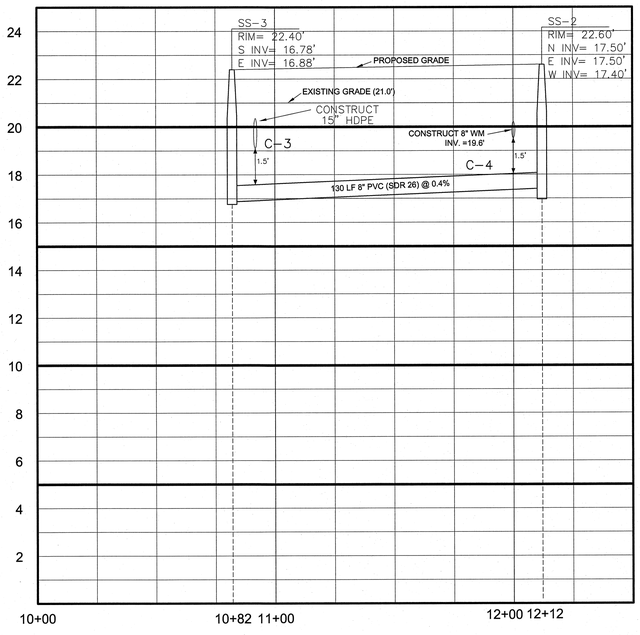
RICHARD M. LADYKO FL P.E. No. 34288 DATE

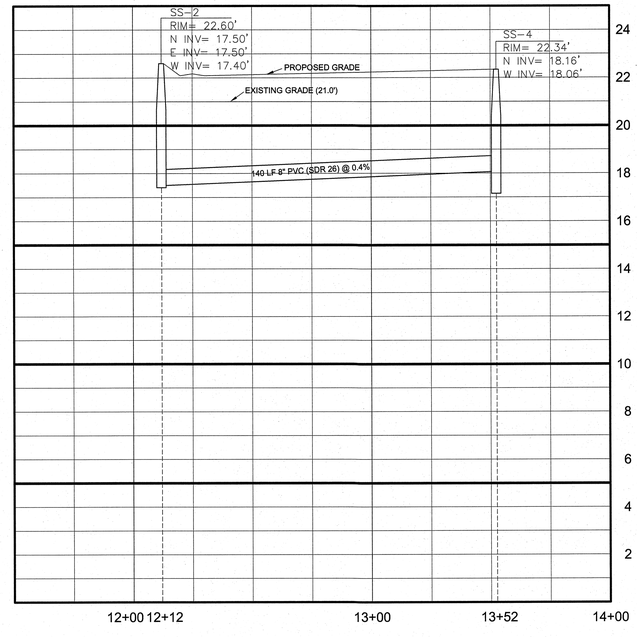












PSLUSD PROJECT # 11-835-02
CITY OF PSL PROJECT #P21-174

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

RICHARD M. LADYKO, P.E. #34288 — DATE

PLAN AND PROFILE

PREPARED FOR

TORINO LAKES PHASE 4

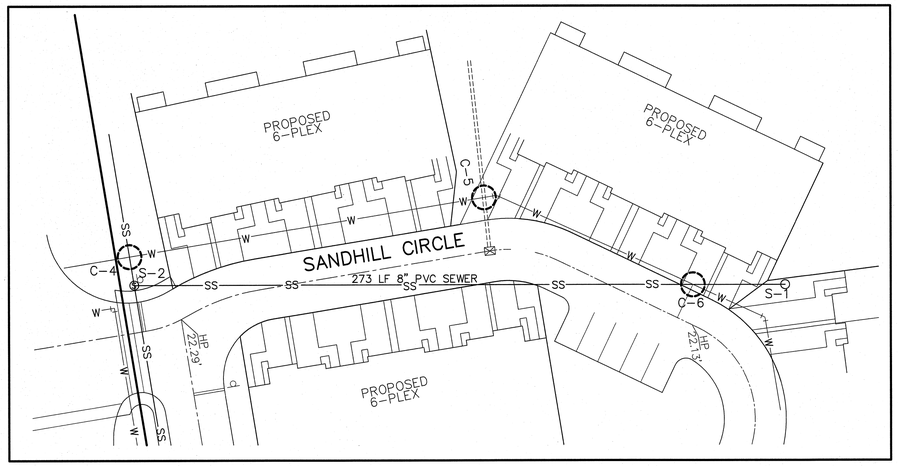
- REVISIONS -	BY	DATE

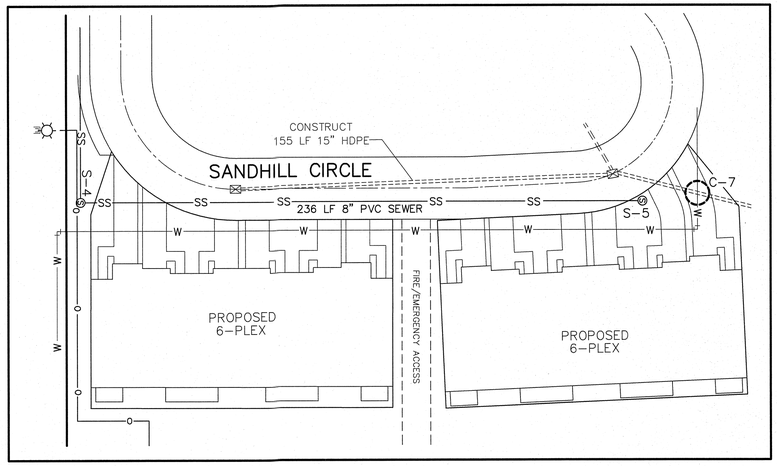
	BY	DATE
FIELD		
CALCS.		
DRAWN		
CHECKED		

FILE REF. 20.2680-8 — FIELD BK/PG GPS/CALC SHEET

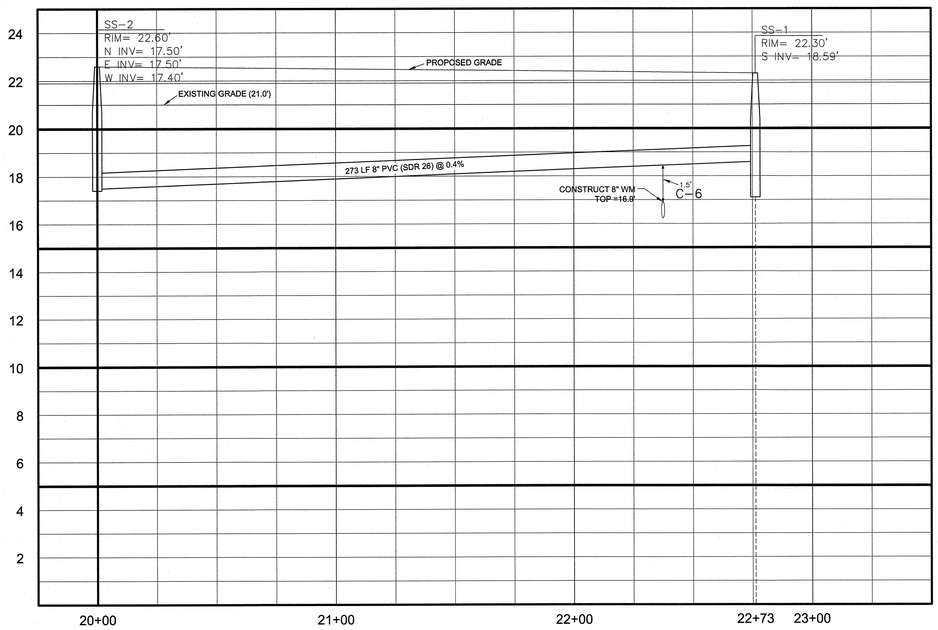
ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-1520 PHONE (772) 398-1521 FAX
CERTIFICATE OF AUTHORIZATION #32020

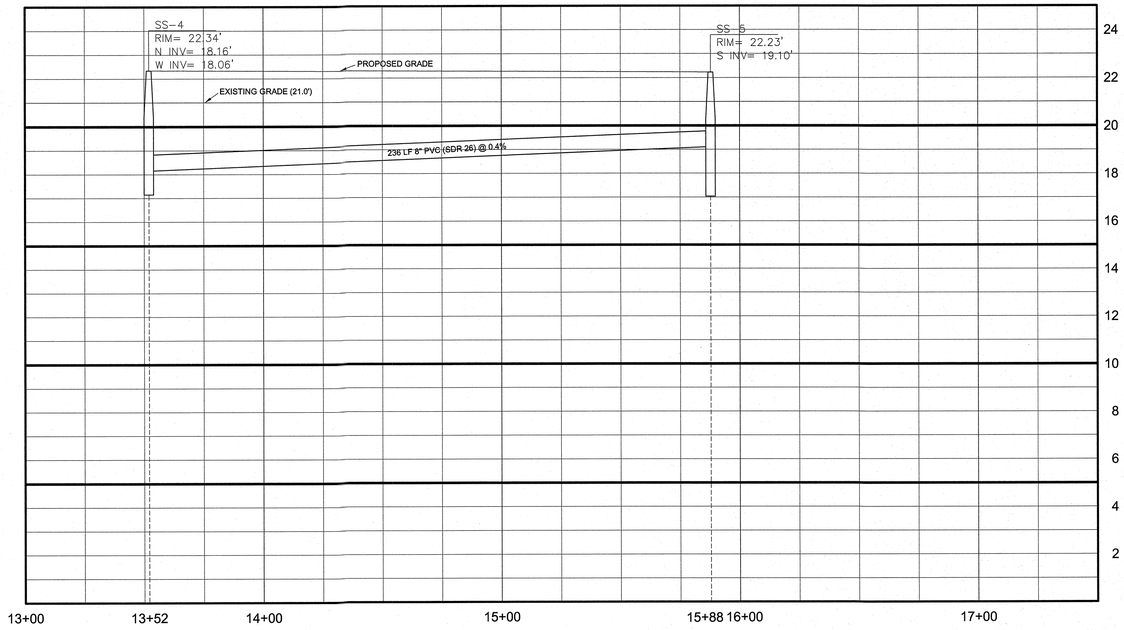
DATE: 8-4-21
SCALE: 1"=30'
JOB No. 21.0114-2
SHEET 6 OF 13





LERDY





PSLUSD PROJECT # 11-835-02
CITY OF PSL PROJECT #P21-174

RICHARD M. LADYKO, P.E. #34288 — DATE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

PLAN AND PROFILE

PREPARED FOR

TORINO LAKES PHASE 4

- REVISIONS -	BY	DATE

	BY	DATE
FIELD		
CALCS.		
DRAWN		
CHECKED		
FILE REF. 20.2680-8	FIELD BK/PG GPS/CALC SHEET	

ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-1520 PHONE (772) 398-1521 FAX
CERTIFICATE OF AUTHORIZATION #32020

DATE: 8-4-21
SCALE: 1"=30'
JOB No. 21.0114-2
SHEET 7 OF 13

STANDARD SEPARATION REQUIREMENTS

MINIMUM SEPARATION BETWEEN PSLUSD FACILITIES AND OTHER UTILITIES

	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
OTHER PIPE GRAVITY OR FORCE MAIN SANITARY SEWER, SANITARY SEWER FORCE MAIN, STORM SEWER, VACUUM SANITARY SEWER, STORM SEWER FORCE MAIN	WATER MAIN 10' MINIMUM	WATER MAIN 18" MINIMUM	6' MINIMUM WATER MAIN
ALL OTHER FACILITIES, INCLUDING BUT NOT LIMITED TO: TELEPHONE, CABLE TV, POWER, ETC.	(4) PSLUSD FACILITY 5' MINIMUM	(4) PSLUSD FACILITY 18" MINIMUM	6' MINIMUM WATER MAIN
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM	10' MINIMUM	-----	-----

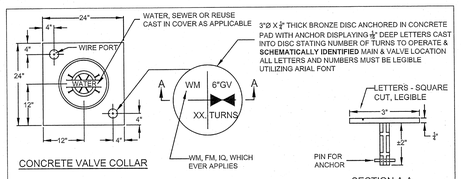
(1) WATER MAIN SHOULD CROSS OVER OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 18".
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(4) A PSLUSD FACILITY INCLUDES MAINS AND STRUCTURES FOR POTABLE WATER, WASTEWATER AND RECLAIMED WATER.

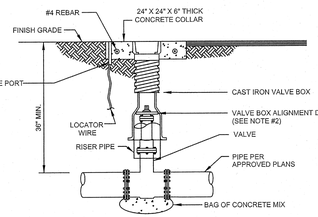
MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE, 900 S.E. OGDEN LANE, PORT ST. LUCIE, FL. 34983, PHONE (772) 873-6400 FAX (772) 873-6433

STANDARD SEPARATION REQUIREMENTS

DETAIL: G-01 | DATE: 2019 | SCALE: N.T.S. | SHEET: 1 OF 1

TYPICAL VALVE BOX AND COLLAR IN UN-PAVED AREA





NOTES:

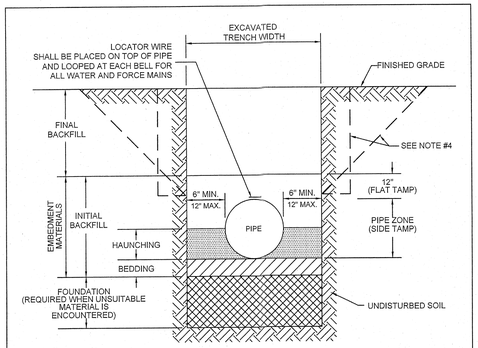
1. WHEN TOP OF OPERATING NUT IS DEEPER THAN 30", A HIGH STRENGTH STEEL EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT 24"-30" BELOW FINISHED GRADE. A STEEL CENTERING PLATE, WELDED TO THE EXTENSION, IS ALSO REQUIRED.
2. A VALVE BOX ALIGNMENT DEVICE SHALL BE PROVIDED TO ELIMINATE SHIFTING OF THE VALVE BOX AGAINST THE OPERATING NUT.
3. C900 OR SDR-26 P.V.C. RISER PIPE SHALL BE ADDED TO EXTEND THE VALVE BOX IF NEEDED.
4. RPM'S SHALL NOT BE INSTALLED IN CROSSWALKS OR PEDESTRIAN WALKWAYS.
5. THE TOP SIDE OF THE VALVE BOX COVER AND THE INSIDE OF TOP SECTION OF THE VALVE BOX SHALL BE PAINTED BLUE FOR WATER MAINS, GREEN FOR SEWER MAINS AND PURPLE FOR RECLAIMED WATER MAINS.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE, 900 S.E. OGDEN LANE, PORT ST. LUCIE, FL. 34983, PHONE (772) 873-6400 FAX (772) 873-6433

TYPICAL VALVE BOX AND COLLAR IN UN-PAVED AREA

DETAIL: G-07 | DATE: 2019 | SCALE: N.T.S. | SHEET: 1 OF 2

STANDARD PIPE TRENCH CROSS SECTION



NOTES:

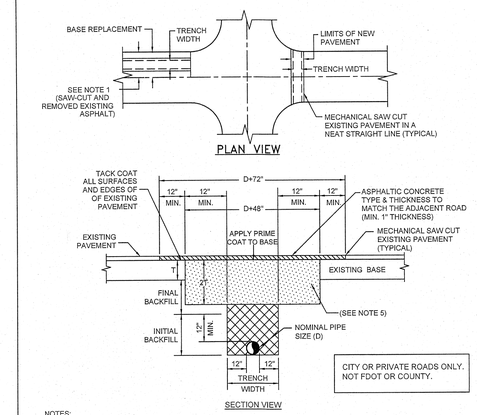
1. FOR TRENCHES REQUIRING SHEETING, SHORING, STAY BRACING, TRENCH JACKS OR TRENCH BOX, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SUPPORTS.
2. IF THE MAXIMUM TRENCH WIDTH MUST BE EXCEEDED, THE AREA OUTSIDE OF THE MAXIMUM EMBEDMENT SHALL BE COMPACTED TO FINAL BACKFILL REQUIREMENTS. IF THE PIPE IS INSTALLED IN A COMPACTED EMBANKMENT, THE EMBANKMENT SHALL BE IN PLACE AND COMPACTED TO 12" MIN. COVER BEFORE INSTALLATION OF PIPE.
3. IF BEDDING IS REQUIRED TO BRING TRENCH BOTTOM UP TO GRADE AND PROVIDE UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE, THEN A MINIMUM COMPACTED DEPTH OF 4 TO 6 INCHES OF SELECT EMBEDMENT MATERIAL IS REQUIRED.
4. THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
5. AN APPROVED LOCATOR WIRE SHALL BE USED.
6. EARTHWORK, EXCAVATION, BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH PSLUSD STANDARDS.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE, 900 S.E. OGDEN LANE, PORT ST. LUCIE, FL. 34983, PHONE (772) 873-6400 FAX (772) 873-6433

STANDARD PIPE TRENCH CROSS SECTION

DETAIL: G-04 | DATE: 2019 | SCALE: N.T.S. | SHEET: 1 OF 1

UTILITY ROAD CUT PAVEMENT RESTORATION



NOTES:

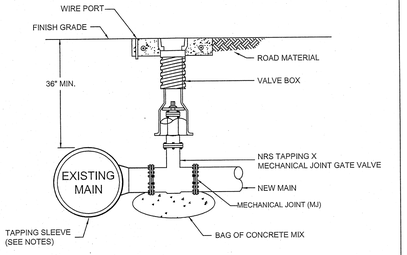
1. PAVEMENT RESTORATIONS FOR LONGITUDINAL CUTS IN ALL STREETS SHALL BE FULL LANE WIDTH, WITH FULL LANE WIDTH RESURFACING FOR EACH LANE WITHIN THE LIMITS OF THE CUT.
2. WHEN AN ARTERIAL OR MAJOR COLLECTOR STREET IS OPEN CUT WITHIN THE LIMITS OF THE ROADWAY INTERSECTION, THE ENTIRE INTERSECTION SHALL BE OVERLAID WITH ASPHALTIC CONCRETE.
3. WHEN STREETS OTHER THAN ARTERIALS OR MAJOR COLLECTORS ARE OPEN CUT MORE THAN TWO TIMES AT THE INTERSECTION, THE ENTIRE INTERSECTION SHALL BE OVERLAID WITH ASPHALTIC CONCRETE. TWO OPEN CUTS OR LESS AT THE INTERSECTION WILL REQUIRE OVERLAYING WITH ASPHALT ONLY IN THE OPEN CUT AREA.
4. THE CONTRACTOR SHALL BE REQUIRED TO DOCUMENT ALL PAVEMENT MARKINGS AND RPM'S PRIOR TO OVERLAY. THE CONTRACTOR SHALL THEN PLACE NEW PAVEMENT MARKINGS AT THE SAME LOCATIONS. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE TO F.D.O.T. STANDARDS.
5. COQUINA OR LIMEROCK (16" MIN.) LBR=100
6. EARTHWORK, EXCAVATION, BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH PSLUSD STANDARDS. ALL BACKFILL SHALL MEET DENSITY REQUIREMENTS OF 100% T-180.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE, 900 S.E. OGDEN LANE, PORT ST. LUCIE, FL. 34983, PHONE (772) 873-6400 FAX (772) 873-6433

UTILITY ROAD CUT PAVEMENT RESTORATION

DETAIL: G-05 | DATE: 2019 | SCALE: N.T.S. | SHEET: 1 OF 1

TAPPING SLEEVE AND VALVE ASSEMBLY



NOTES:

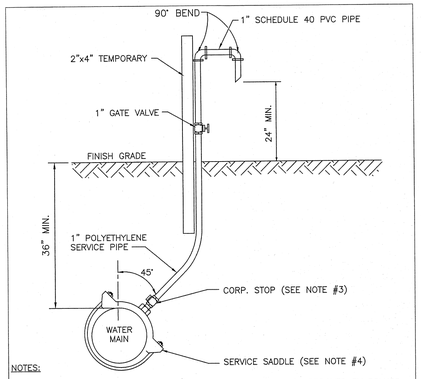
1. THE VALVE BOX SHALL BE IN ACCORDANCE WITH STANDARD DETAIL G-07.
2. THRUST BLOCKS MAY BE REQUIRED AT THE UTILITY'S DIRECTION. (CASE BY CASE)
2. NO TAP WILL BE ALLOWED CLOSER THAN 5 FEET FROM ANY JOINT, FITTING OR EXISTING TAP ALONG THE MAIN.
4. ALL COUPONS MUST BE PROVIDED TO PSLUSD WITH DATE, LOCATION AND PIPE SIZE DOCUMENTED.
5. SIZE ON SIZE TAPS ARE NOT ALLOWED UNLESS APPROVED IN WRITING BY PSLUSD.
6. SEE NOTES ON DETAIL G-07.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE, 900 S.E. OGDEN LANE, PORT ST. LUCIE, FL. 34983, PHONE (772) 873-6400 FAX (772) 873-6433

TAPPING SLEEVE AND VALVE ASSEMBLY

DETAIL: G-10 | DATE: 2019 | SCALE: N.T.S. | SHEET: 1 OF 1

WATER SAMPLING POINT



NOTES:

1. SAMPLING POINTS SHALL BE LOCATED AS SHOWN ON PLANS APPROVED BY PSLUSD AND AS REQUIRED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. A SAMPLE POINT MAP (SINGLE SHEET PDF) SHALL BE SUBMITTED TO PSLUSD FOR REVIEW PRIOR TO DISINFECTION.
2. THE EXCAVATED HOLE FOR THIS INSTALLATION SHALL BE BACKFILLED TO FINISHED GRADE PRIOR TO DISCHARGING ANY WATER ON THE GROUND.
3. AFTER BACTERIOLOGICAL CLEARANCE IS RECEIVED, THE CONTRACTOR SHALL TURN CORPORATION STOP OFF, REMOVE TUBING AND PLUG CORPORATION STOP WITH BRASS PLUG/CAP.
4. NO DIRECT TAPS SHALL BE PERMITTED.

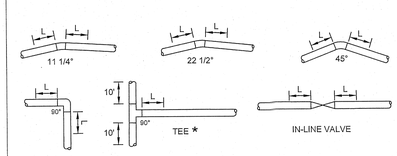
MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE, 900 S.E. OGDEN LANE, PORT ST. LUCIE, FL. 34983, PHONE (772) 873-6400 FAX (772) 873-6433

WATER SAMPLING POINT

DETAIL: W-05 | DATE: 2019 | SCALE: N.T.S. | SHEET: 1 OF 1

PIPELINE RESTRAINT REQUIREMENTS (HORIZONTAL)

HORIZONTAL BENDS



DIAMETER	HORIZONTAL - L (FEET) 11-1/4°	22-1/2°	45°	90°	TEE* (BRANCH)	VALVES OR DEAD END
4"	2	4	8	18	20	39
6"	3	5	11	25	36	55
8"	4	7	14	33	52	72
10"	4	8	16	39	65	87
12"	5	9	19	45	80	102
14"	5	11	21	51	93	116
16"	6	12	24	57	107	131
18"	7	13	26	63	120	145
20"	7	14	29	68	133	159
24"	8	16	33	79	157	185
30"	10	19	39	93	192	222
36"	11	21	44	106	225	257
42"	12	24	49	117	254	289
48"	13	26	53	128	283	321

NOTES:

1. THE REQUIREMENTS SET FORTH ABOVE WERE CALCULATED FOR PVC PIPE BASED UPON THE FOLLOWING ASSUMPTIONS:

- SOIL CONDITIONS: SILTY SAND (SM)
- TRENCH TYPE: 3 (PIPE BEDDED IN 4" MINIMUM OF LOOSE SOIL WITH BACKFILL LIGHTLY COMPACTED)
- MINIMUM COVER: 3 FT
- SAFETY FACTOR: 1.5
- TEST PRESSURE: 150-PSI
- * SIZE ON SIZE TEE & 9' LENGTH ALONG RUN

2. IF FIELD CONDITIONS DIFFER FROM THE ABOVE, THE ENGINEER-OF-RECORD (EOR) SHALL SUBMIT CALCULATIONS BASED ON THE FIELD CONDITION FOR REVIEW AND APPROVAL OF PSLUSD.

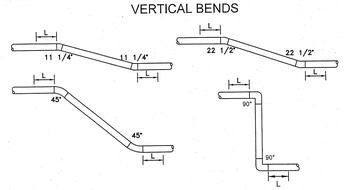
MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE, 900 S.E. OGDEN LANE, PORT ST. LUCIE, FL. 34983, PHONE (772) 873-6400 FAX (772) 873-6433

PIPELINE RESTRAINT REQUIREMENTS (HORIZONTAL)

DETAIL: G-09 | DATE: 2019 | SCALE: N.T.S. | SHEET: 1 OF 3

PIPELINE RESTRAINT REQUIREMENTS (VERTICAL)

VERTICAL BENDS



DIAMETER	VERTICAL OFFSET - L (FEET) 11-1/4° UPPER BEND	11-1/4° LOWER BEND	22-1/2° UPPER BEND	22-1/2° LOWER BEND	45° UPPER BEND	45° LOWER BEND	90° UPPER BEND	90° LOWER BEND
4"	4	2	8	3	17	6	39	11
6"	6	2	11	4	23	7	55	15
8"	8	2	15	4	30	9	72	20
10"	9	3	18	5	36	10	87	24
12"	11	3	21	6	43	12	102	28
14"	12	4	24	7	49	14	116	32
16"	13	4	27	8	55	16	131	36
18"	15	4	29	8	60	17	145	40
20"	16	5	32	9	66	19	158	44
24"	19	6	37	11	77	22	185	51
30"	22	7	45	13	92	26	222	62
36"	26	8	52	15	107	30	256	71
42"	29	8	58	16	120	34	289	80
48"	32	9	64	18	133	37	320	89

NOTES:

1. THE REQUIREMENTS SET FORTH ABOVE WERE CALCULATED FOR PVC PIPE BASED UPON THE FOLLOWING ASSUMPTIONS:

- SOIL CONDITIONS: SILTY SAND (SM)
- TRENCH TYPE: 3 (PIPE BEDDED IN 4" MINIMUM OF LOOSE SOIL WITH BACKFILL LIGHTLY COMPACTED)
- UPPER SIDE MINIMUM COVER: 3 FT
- LOWER SIDE MINIMUM COVER: 5 FT
- SAFETY FACTOR: 1.5
- TEST PRESSURE: 150 PSI

2. WHEN CONDITIONS DIFFER FROM THE ABOVE, THE ENGINEER-OF-RECORD (EOR) SHALL SUBMIT CALCULATIONS FOR REVIEW AND APPROVAL OF PSLUSD.
3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE, 900 S.E. OGDEN LANE, PORT ST. LUCIE, FL. 34983, PHONE (772) 873-6400 FAX (772) 873-6433

PIPELINE RESTRAINT REQUIREMENTS (VERTICAL)

DETAIL: G-09 | DATE: 2019 | SCALE: N.T.S. | SHEET: 2 OF 3

PSLUSD PROJECT # 11-835-02
CITY OF PSL PROJECT #P21-174

WATER AND SEWER DETAILS

TORINO LAKES PHASE 4

– REVISIONS –	BY	DATE

	BY	DATE
DRAWN		
DESIGNED		
CHECKED		
QA/QC		
SURVEY REF.	DRAWING NAME	

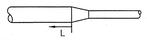
ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-1520 PHONE (772) 398-1521 FAX
CERTIFICATE OF AUTHORIZATION #32020

DATE: 8-4-21
HORIZ SCALE: 1"=40'
VERT SCALE: N/A

JOB No. 2021.0114-2
SHEET 8 OF 13

RICHARD M. LADYKO, P.E. #34288 DATE

REDUCER



L = RETRAINED LENGTH AT LARGER SIZE OF REDUCER (FEET)														
DIAMETER	4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"	42"	48"
4"		29	52	71	89	105	121	136	151	179	217	253	285	318
6"			31	53	74	93	111	127	143	172	211	249	282	315
8"				29	54	76	96	114	131	163	204	243	277	310
10"					30	55	78	98	117	151	195	235	271	305
12"						30	56	79	100	137	184	226	263	299
14"							30	56	79	120	171	216	255	292
16"								30	56	101	156	204	245	283
18"									30	80	140	190	233	273
20"										56	121	175	221	263
24"											78	141	192	238
30"												78	140	194
36"													76	139
42"														75

NOTES:

1. THE REQUIREMENTS SET FORTH ABOVE WERE CALCULATED FOR PVC PIPE BASED UPON THE FOLLOWING ASSUMPTIONS:

- SOIL CONDITIONS: SILTY SAND (SM)
- TRENCH TYPE: 3 (PIPE BEDDED IN 4" MINIMUM OF LOOSE SOIL WITH BACKFILL LIGHTLY COMPACTED)
- MINIMUM COVER: 3 FT
- SAFETY FACTOR: 1.5
- TEST PRESSURE: 150 PSI

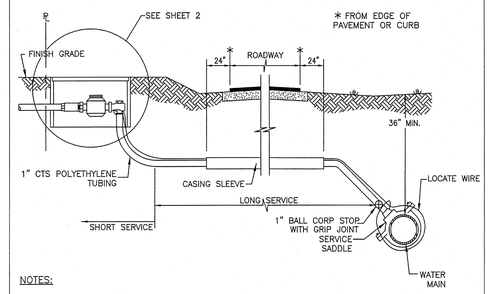
2. IF FIELD CONDITIONS DIFFER FROM THE ABOVE, THE ENGINEER-OF-RECORD (EOR) SHALL SUBMIT CALCULATIONS BASED ON THE FIELD CONDITION FOR REVIEW AND APPROVAL OF PSLUSD.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE
900 S.E. OGDEN LANE
PORT ST. LUCIE, FL 34983
PHONE (772) 873-6400 FAX (772) 873-6433

PIPELINE RESTRAINT REQUIREMENTS (REDUCER)

DETAIL: G-09
DATE: 2019
SCALE: N.T.S.
SHEET: 3 OF 3

PIPELINE RESTRAINT
REQUIREMENTS (REDUCER)



NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE A MINIMUM OF 18" ON CENTER.

2. ALL SERVICES REQUIRE 36" MINIMUM COVER AT ALL POINTS ALONG SERVICE.

3. 1"ø SERVICES REQUIRE A 2" MINIMUM I.D. CASING PIPE. CASING PIPE SHALL BE SCHEDULE 40 PVC OR POLYETHYLENE.

4. TRACE WIRE TO BE INSTALLED AS PER THIS DETAIL.

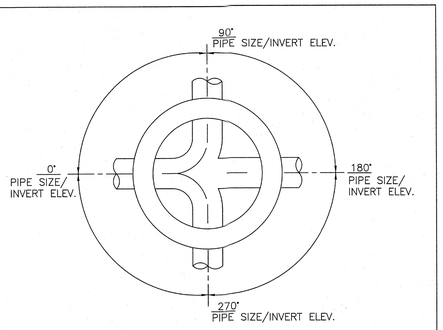
5. METERS SHALL BE LOCATED IMMEDIATELY OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY UNLESS OTHERWISE DIRECTED BY PSLUSD (SEE SHEET 2).

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE
900 S.E. OGDEN LANE
PORT ST. LUCIE, FL 34983
PHONE (772) 873-6400 FAX (772) 873-6433

RESIDENTIAL WATER SERVICE CONNECTION

DETAIL: W-01
DATE: 2019
SCALE: N.T.S.
SHEET: 1 OF 2

RESIDENTIAL WATER
SERVICE CONNECTION



PLAN VIEW

NOTES:

1. THE ENGINEER-OF-RECORD SHALL SUBMIT TO PSLUSD THE SHOP DRAWINGS FOR EACH STRUCTURE, PROVIDING THE DIAMETER OF EACH PIPE, INVERT ELEVATION OF EACH PIPE, RIM ELEVATION AND THE NUMBER OF DEGREES BETWEEN PIPES. (15 DEGREE INCREMENTS IF POSSIBLE)

2. MANHOLE INTERIOR SHALL BE LINED UTILIZING A CORROSION BARRIER SYSTEM. LISTED ON THE PSLUSD QUALIFIED PRODUCT LIST.

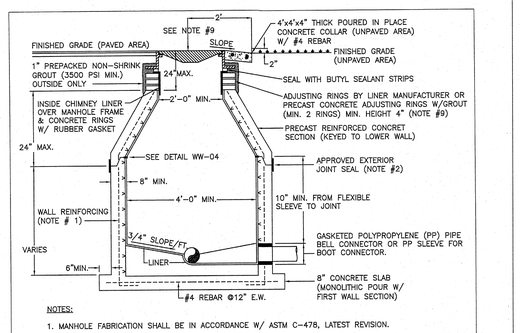
3. MANHOLE EXTERIOR SHALL BE COATED WITH A PRIMER AND TWO COATS OF A WATER BASED EPOXY 3-5 MILS EACH PER THE PSLUSD SPECIFICATIONS. APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE
900 S.E. OGDEN LANE
PORT ST. LUCIE, FL 34983
PHONE (772) 873-6400 FAX (772) 873-6433

INVERT FLOW CHANNELS FOR MANHOLES

DETAIL: WW-01
DATE: 2019
SCALE: N.T.S.
SHEET: 1 OF 1

INVERT FLOW CHANNELS
FOR MANHOLES



NOTES:

1. MANHOLE FABRICATION SHALL BE IN ACCORDANCE W/ ASTM C-478, LATEST REVISION.

2. SEALANT SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION BETWEEN MANHOLE SECTIONS & AT ALL JOINTS (SEE DETAIL WW-04). ALSO AN APPROVED EXTERNAL JOINT SEAL MAY BE APPLIED AT THE JOINTS. (EXTERNAL JOINT SEAL IS OPTIONAL)

3. ALL PIPE OPENINGS SHALL BE GAS AND WATER TIGHT WITH NO EXPOSED CONCRETE SURFACES.

4. CAST OPENINGS SHALL BE MANUFACTURED WITH PRECAST HOLE W/ CAST-IN LINER SLEEVE SIZED FOR APPROPIATE PIPE AND FLEXIBLE CONNECTOR. APPROVED FLEXIBLE MANHOLE CONNECTORS SHALL BE USED AT PIPE CONNECTIONS. HOLE SIZE PER BOOT MANUFACTURER'S SPECIFICATIONS. DOUBLE STAINLESS STEEL PIPE CLAMPS MUST BE INSTALLED ON THE FLEXIBLE SLEEVES WHERE REQUIRED BY BOOT MANUFACTURER'S INSTALLATION INSTRUCTIONS.

5. FLOW CHANNELS SHALL BE CONSTRUCTED TO DIRECT FLOW INTO FLOW STREAM (SEE DETAIL WW-01).

6. LIFT HOLES ARE PERMITTED BUT MUST BE GROUTED ONCE MANHOLE IS IN PLACE.

7. MANHOLE AND BASE WILL BE LINED INSIDE WITH AN APPROVED LINER SYSTEM.

8. AN APPROVED COVER & FRAME SHALL BE PROVIDED. APPROVED INSIDE MANHOLE CHIMNEY SEALANT SHALL BE APPLIED OVER THE MANHOLE FRAME, CONCRETE RINGS, AND LINER SECTION IN ACCORDANCE WITH THE SPECIFICATIONS.

9. MAXIMUM HEIGHT OF CHIMNEY SHALL NOT EXCEED 24 INCHES INCLUDING FRAME CASTING.

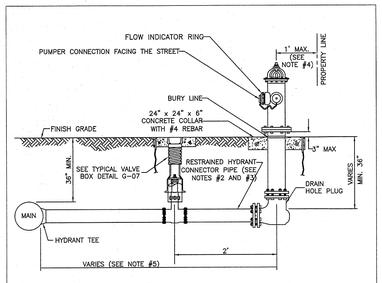
CONT. ON SHEET 2 OF 2

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE
900 S.E. OGDEN LANE
PORT ST. LUCIE, FL 34983
PHONE (772) 873-6400 FAX (772) 873-6433

STANDARD PRECAST MANHOLE

DETAIL: WW-02
DATE: 2019
SCALE: N.T.S.
SHEET: 1 OF 2

STANDARD PRECAST MANHOLE



NOTES:

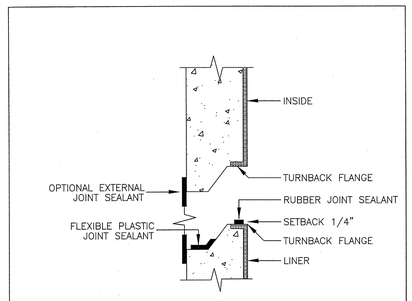
1. HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600. THE HYDRANTS SHALL BE PAINTED BY THE MANUFACTURER WITH 2 COATS (MIN.).
2. VERTICAL BENDS MAY BE NECESSARY TO OBTAIN COVER UNDER SWALES OR AT HYDRANT LOCATION. VERTICAL BENDS OR OFFSETS ARE INCLUDED IN HYDRANT ASSEMBLY. ALL BENDS MUST BE RESTRAINED.
3. CONNECTOR PIPE AND ANY REQUIRED VERTICAL BENDS SHALL HAVE AN ANCHORING FEATURE ON BOTH ENDS SO THAT WHEN USED WITH M.J. SPUT GLANDS, A RESTRAINED JOINT IS PROVIDED.
4. WHEN INSTALLED WITH SIDEWALK OR CURB, PROVIDE MIN. 2 FOOT CLEARANCE TO ANY PORTION OF THE HYDRANT, UTILIZING THE SIDE LOT EASEMENT IF NECESSARY.
5. A GATE VALVE SHALL BE INSTALLED WITHIN 2 FEET OF THE FIRE HYDRANT. IF DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 20 FEET, A SECOND GATE VALVE SHALL BE INSTALLED WITHIN 2 FEET OF THE MAIN.
6. ANY DEVIATIONS FROM THE CRITERIA ABOVE REQUIRE A WRITTEN RECOMMENDATION FROM THE ENGINEER-OF-RECORD AND WRITTEN APPROVAL BY PSLUSD.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE
900 S.E. OGDEN LANE
PORT ST. LUCIE, FL 34983
PHONE (772) 873-6400 FAX (772) 873-6433

FIRE HYDRANT ASSEMBLY

DETAIL: W-06
DATE: 2019
SCALE: N.T.S.
SHEET: 1 OF 1

FIRE HYDRANT ASSEMBLY



JOINT SEALANTS

NOTES:

1. APPROVED JOINT SEALANTS SHALL BE USED.

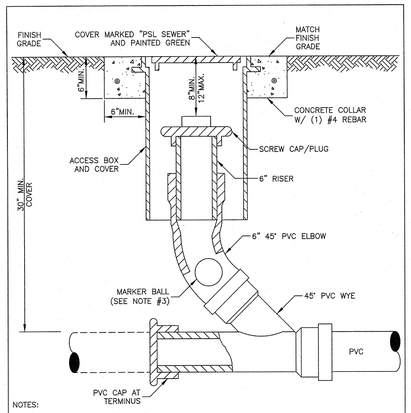
2. WELDED CAP STRIPS AT JOINTS OR WELDED JOINTS MAY BE ACCEPTABLE IF APPROVED IN WRITING BY PSLUSD.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE
900 S.E. OGDEN LANE
PORT ST. LUCIE, FL 34983
PHONE (772) 873-6400 FAX (772) 873-6433

MANHOLE / WETWELL JOINT DETAIL

DETAIL: WW-04
DATE: 2019
SCALE: N.T.S.
SHEET: 1 OF 1

MANHOLE/WETWELL
JOINT DETAIL



NOTES:

1. AN ACCESS BOX AND COVER SHALL BE USED.

2. CLEANOUT ASSEMBLY SHALL BE INSTALLED AT A MAXIMUM 75' INTERVALS AND AT TERMINAL POINT OF THE PSLUSD RESPONSIBILITY. THE LOCATION SHALL BE IN ACCORDANCE WITH THE PSLUSD UTILITY STANDARDS.

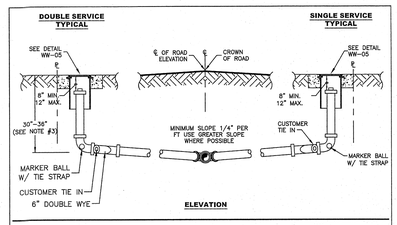
3. MARKER BALL SHALL BE STRAPPED TO THE ELBOW.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE
900 S.E. OGDEN LANE
PORT ST. LUCIE, FL 34983
PHONE (772) 873-6400 FAX (772) 873-6433

SANITARY SEWER CLEANOUT

DETAIL: WW-05
DATE: 2019
SCALE: N.T.S.
SHEET: 1 OF 1

SANITARY SEWER
CLEANOUT



NOTES:

1. SANITARY SEWER LATERALS SHALL BE 6" IN DIAMETER.

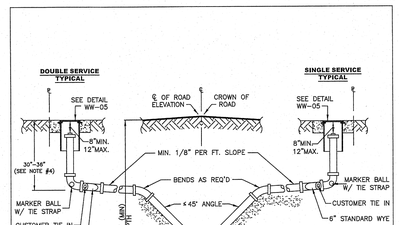
2. THE ENGINEER OF RECORD SHALL ENSURE THAT THE PROPOSED PLUMBING STUB-OUT ELEVATION FOR EACH BUILDING WILL ALLOW FOR A GRAVITY CONNECTION TO THE SANITARY SEWER LATERAL WITH THE REQUIRED SLOPE. HORIZONTAL AND VERTICAL SEPARATION SHALL BE MAINTAINED AS REQUIRED IN THE UTILITY STANDARDS MANUAL.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE
900 S.E. OGDEN LANE
PORT ST. LUCIE, FL 34983
PHONE (772) 873-6400 FAX (772) 873-6433

SANITARY SEWER LATERAL (SHALLOW)

DETAIL: WW-06
DATE: 2019
SCALE: N.T.S.
SHEET: 1 OF 1

SANITARY SEWER
LATERAL (SHALLOW)



NOTES:

1. PSLUSD APPROVED BEDDING MATERIAL SHALL BE USED FOR EXCAVATION BACK FILL.

2. LOCATE MARKER BALL WITH TIE STRAPS TO BE ATTACHED TO 6" ELBOW.

3. THE ENGINEER OF RECORD SHALL ENSURE THAT THE PROPOSED PLUMBING STUB-OUT ELEVATION FOR EACH BUILDING WILL ALLOW FOR A GRAVITY CONNECTION TO THE SANITARY SEWER LATERAL WITH THE REQUIRED SLOPE. HORIZONTAL AND VERTICAL SEPARATION SHALL BE MAINTAINED AS REQUIRED IN THE UTILITY STANDARDS MANUAL.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE
900 S.E. OGDEN LANE
PORT ST. LUCIE, FL 34983
PHONE (772) 873-6400 FAX (772) 873-6433

SANITARY SEWER LATERAL (DEEP)

DETAIL: WW-07
DATE: 2019
SCALE: N.T.S.
SHEET: 1 OF 1

SANITARY SEWER LATERAL (DEEP)

PSLUSD PROJECT # 11-835-02
CITY OF PSL PROJECT #P21-174

WATER AND SEWER DETAILS

TORINO LAKES PHASE 4

- REVISIONS -	BY	DATE

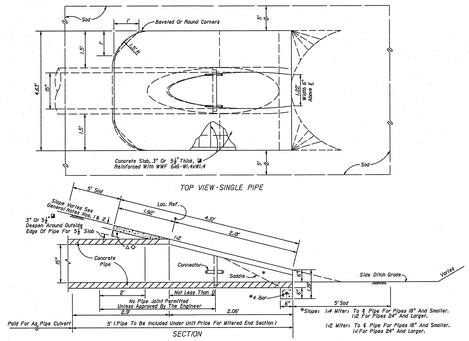
	BY	DATE
DRAWN		
DESIGNED		
CHECKED		
QA/QC		
SURVEY REF.	DRAWING NAME	

ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-1520 PHONE (772) 398-1521 FAX
CERTIFICATE OF AUTHORIZATION #32020

DATE: 8-4-21
HORIZ SCALE: 1"=40'
VERT SCALE: N/A

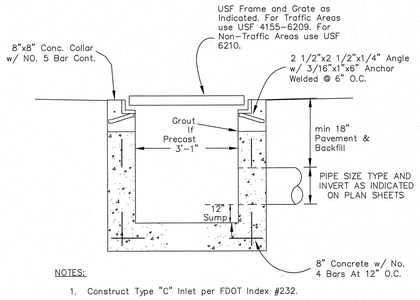
JOB No. 2021.0114-2
SHEET 9 OF 13

RICHARD M. LADYKO, P.E. #34288 DATE



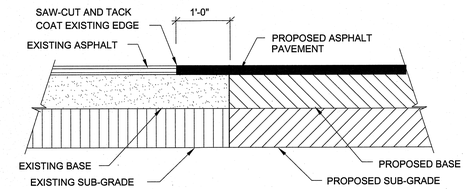
15" R.C.P. MITERED END SECTION

CONSTRUCT MITERS PER FDOT INDEX 273
⚠ PER 2020-21 FDOT DESIGN STANDARDS



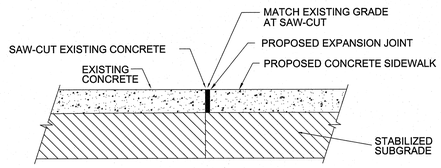
NOTES:
1. Construct Type "C" Inlet per FDOT Index #232.

TYPICAL TYPE "C" INLET



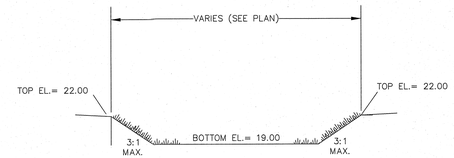
PAVEMENT SAW-CUT AND BUTT JOINT

N.T.S.

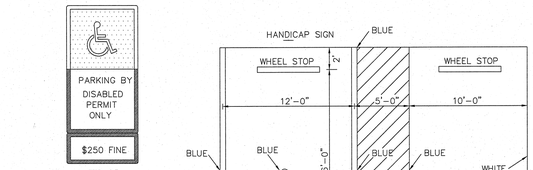


CONCRETE SAW-CUT AND BUTT JOINT

N.T.S.



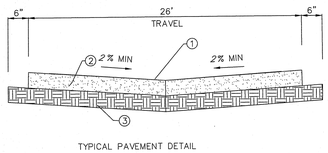
DRY DETENTION SECTION



NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

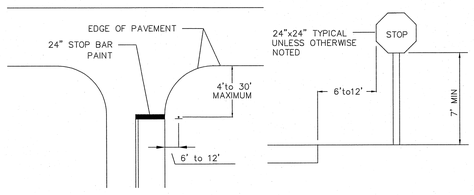
⚠ PARKING SPACE DETAILS

STRIPING & SIGNAGE PER FDOT INDEX 17346 AND 17355
PER 2020-21 FDOT DESIGN STANDARDS

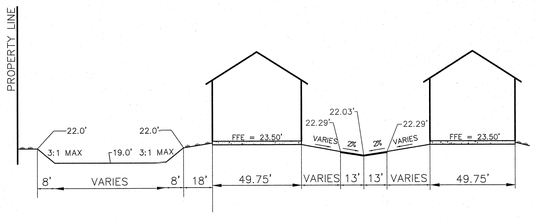


TYPICAL PAVEMENT DETAIL
① 1 1/2" TYPE "S" ASPHALT
② 6" ROCK BASE (MIN. 98% OF AASHTO T-180)
③ 12" STABILIZED SUBGRADE (COMPACTED MIN. 98% OF AASHTO T-180)

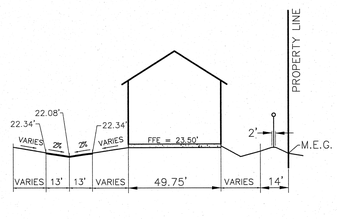
FLEXIBLE PAVEMENT SECTION



TYPICAL STOP SIGN LOCATION DETAIL



SECTION A-A



SECTION B-B

PSLUSD PROJECT # 11-835-02
CITY OF PSL PROJECT #P21-174

PAVING, GRADING & DRAINAGE DETAILS

TORINO LAKES PHASE 4

- REVISIONS -	BY	DATE
⚠ ADD 2020-21 FDOT REFERENCE & PARKING DETAIL; OMIT INLET DETAIL	JOE M	9-30-21

	BY	DATE
DRAWN	MRL	7-2-21
DESIGNED	MRL	7-2-21
CHECKED	RCL	7-31-21
QA/QC	RML	8-4-21
SURVEY REF. 20.2680-8	DRAWING NAME 2021-0114-2-POD-Details	

ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-1520 PHONE (772) 398-1521 FAX
CERTIFICATE OF AUTHORIZATION #32020

DATE: 8-4-21
HORIZ SCALE: 1"=40'
VERT SCALE: N/A

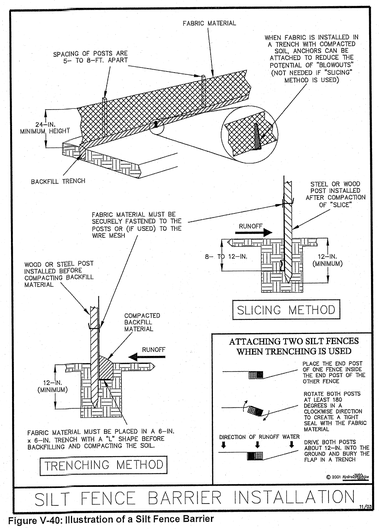
JOB No. 2021.0114-2
SHEET 10 OF 13

RICHARD M. LADYKO, P.E. #34288 — DATE

Section 1	Project Name and location information:	TORINO LAKES – PHASE 4, CONSISTING OF 34 PROPOSED TOWNHOUSES AND ASSOCIATED INFRASTRUCTURE EAST TORINO PARKWAY
Section 2	Describe the nature of the construction activity:	MULTI–FAMILY RESIDENTIAL
Section 3	Describe the intended sequence of major soil disturbing activities:	0–3 DAYS INSTALL SILT FENCE 3–4 DAYS INSTALL SOIL TRACKING ENTRANCE 5–7 DAYS CLEAR SITE 7–180 DAYS INSTALL PERMITTED IMPROVEMENTS 180–190 DAYS STABILIZE AND TOP OFF SITE
Section 4	Total area of the site:	3.0 ACRES
Section 5	Total area of the site to be disturbed:	3.0 ACRES
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site:	SUBJECT PROPERTY CURRENTLY DRAINS IN ALL DIRECTIONS TOWARD EXISTING SWALES AND CANALS. sEE DRAINAGE PLAN ON SHEET 4 OF 13 FOR PROPOSED STORMWATER MANAGEMENT.
Section 7	Estimate the drainage area size for each discharge point:	3.0 ACRES
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	LAT = 27°22'10.731" LONG = –80°23'23.225" DISCHARGES TO CITY OF PSL CANAL (SOUTH)
Section 9	Give a detailed description of all controls, Best Management Practices (BMPs) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing activities section. Provide time frames in which the controls will be implemented. NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40.432, F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP, and any subsequent amendments.	
	SILT FENCE TO BE INSTALLED AND MAINTAINED FOR THE LIFE OF THE CONSTRUCTION PHASE PURSUANT TO THE GUIDELINES INDICATED HEREON. ALL NPDES PROTOCOL TO BE FOLLOWED FOR THE DURATION OF THE PROJECT.	
Section 10	Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.	
	ALL PROPOSED PERVIOUS AREAS TO BE SODDED UPON COMPLETION OF CONSTRUCTION ACTIVITY.	
Section 11	Describe all structural controls to be implemented to divert stormwater flow from exposed soils and structural practices to store flows, retain sediment on-site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.	
	SILT FENCE TO BE INSTALLED AND MAINTAINED FOR THE LIFE OF THE CONSTRUCTION PHASE PURSUANT TO THE GUIDELINES INDICATED HEREON. ALL NPDES PROTOCOL TO BE FOLLOWED FOR THE DURATION OF THE PROJECT. FILTER FABRIC TO BE INSTALLED IN ALL STROM BASINS AND MAINTAINED DURING THE CONSTRUCTION EFFORT.	
Section 12	Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) should be able to provide 3,600 cubic feet of storage for each acre drained. Temporary sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres.	
	N/A	
Section 13	Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.	
	STORMWATER BASINS AND PIPES ARE PROPOSED (PLEASE SEE P, G & D PLAN).	

Section 14	Waste disposal, this may include construction debris, chemicals, litter, and sanitary wastes:	All construction materials and debris will be placed in a dumpster and hauled off site to a landfill or other proper disposal site. No materials will be buried on site.
Section 15	Offsite vehicle tracking from construction entrances/exits:	Off site vehicle tracking of sediments and dust generation will be minimized via a rock construction entrance, street sweeping and the use of water to keep dust down.
Section 16	The proper application rates of all fertilizers, herbicides and pesticides used at the construction site:	Florida-friendly fertilizers and pesticides will be used at a minimum and in accordance with the manufacturer's suggested application rates.
Section 17	The storage, application, generation and migration of all toxic substances:	All paints and other chemicals will be stored in a locked covered shed.
Section 18	Other:	Port-o-lets will be placed away from storm sewer systems, storm inlet(s), surface waters and wetlands. No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff.
Section 19	Provide a detailed description of the maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition.	
	Contractor shall provide routine maintenance of permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent: • Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier. • Maintenance shall be performed on the rock entrance when any void spaces are full of sediment. • Inlet(s)/outfalls shall be inspected immediately after each rain event and any required repairs to the filter inlets, silt fence, or filter fabric shall be performed immediately. • Bare areas of the site that were previously seeded shall be reseeded per manufactures' instructions. • Mulch and sod that has been washed out shall be replaced immediately. • Maintain all other areas of the site with proper controls as necessary.	
Section 20	Inspections: Describe the inspection and inspection documentation procedures, as required by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	
	Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site, and all BMPs at least once every 7 calendar days and within 24 hours of the end of a rainfall event that is 0.5 inches or greater. Where sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Termination is filed.	
Section 21	Identify and describe all sources of non-stormwater discharges as allowed by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	
	NO NON–STORMWATER DISCHARGES ARE EXPECTED FOR THIS SITE. INSTALLED AND MAINTAINED SILT FENCE WILL ELIMINATE EXPOSURE OF NON–STORMWATER DISCHARGES.	
Section 22	All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:	
	"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."	

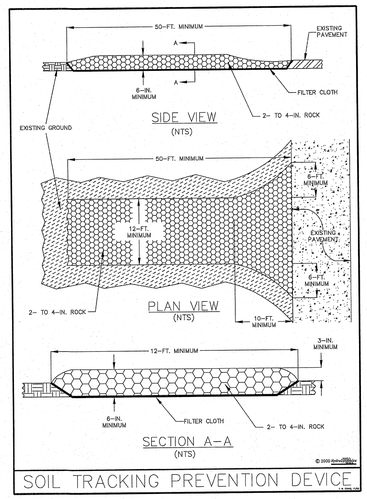
Section 22	Name	Title	Company Name, Address and Phone Number	Date



SILT FENCE BARRIER INSTALLATION

Figure V-40: Illustration of a Silt Fence Barrier

Permission is given by HydroDynamics Incorporated to copy and reproduce this detail



SOIL TRACKING PREVENTION DEVICE

Figure V-52: Illustration of a Soil Tracking Prevention Device

Permission is given by HydroDynamics Incorporated to copy and reproduce this detail

PSLUSD PROJECT # 11–835–02
CITY OF PSL PROJECT #P21–174 RICHARD M. LADYKO, P.E. #34288 DATE

EROSION CONTROL PLAN

PREPARED FOR

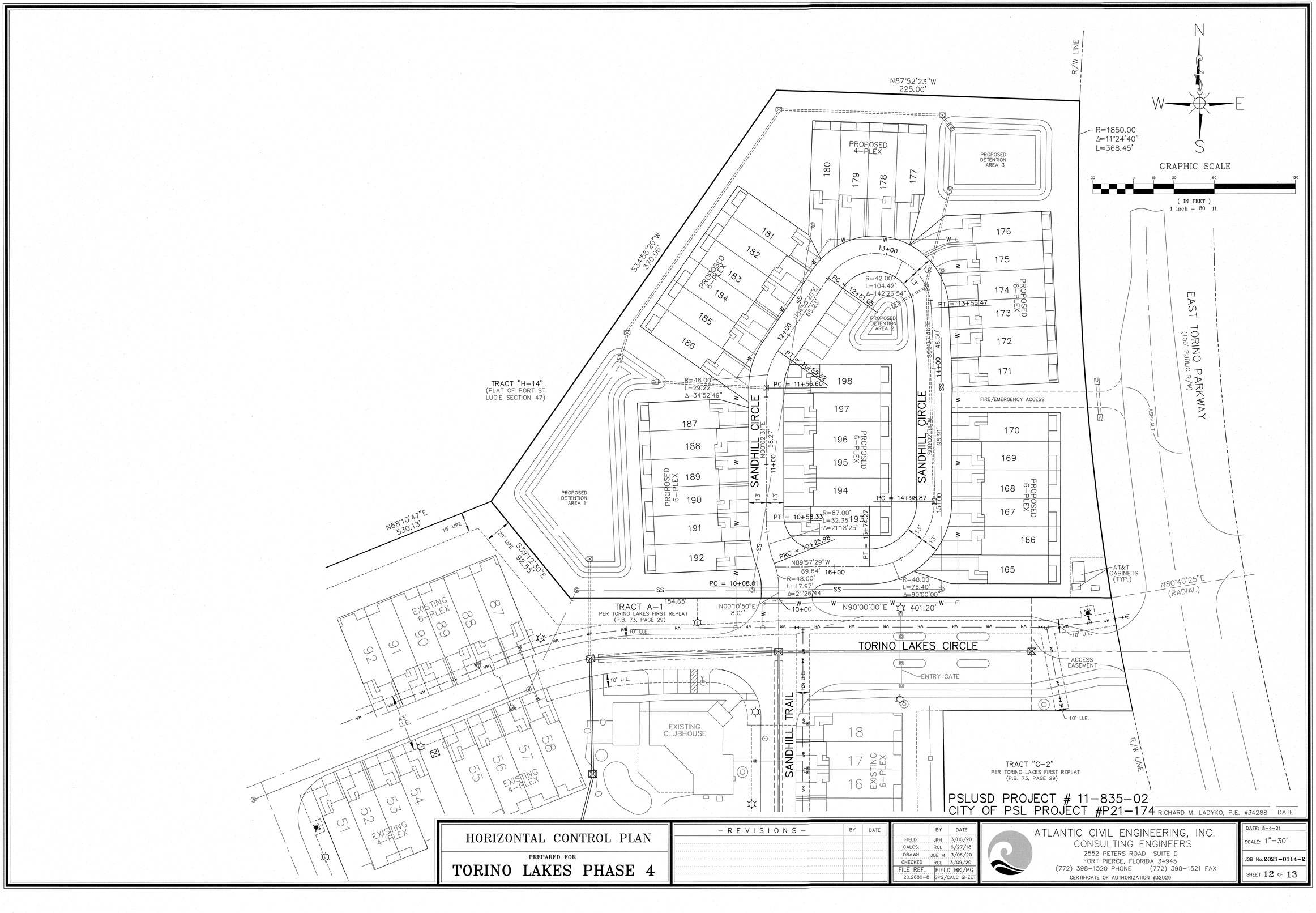
TORINO LAKES PHASE 4

– REVISIONS –	BY	DATE
REVISE PAGE TO CITY OF PSL FORMAT	JOE M	9/30/21

	BY	DATE
FIELD	JPH	3/06/20
CALCS.	RCL	6/27/18
DRAWN	JOE M	3/06/20
CHECKED	RCL	3/09/20
FILE REF. 20.2680–8	FIELD BK/PG GPS/CALC SHEET	

ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398–1520 PHONE (772) 398–1521 FAX
CERTIFICATE OF AUTHORIZATION #32020

DATE: 8–4–21
SCALE: 1"=30'
JOB No. 21.0114–2
SHEET 11 OF 13



HORIZONTAL CONTROL PLAN

PREPARED FOR

TORINO LAKES PHASE 4

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	JPH	3/06/20
CALCS.	RCL	6/27/18
DRAWN	JOE M	3/06/20
CHECKED	RCL	3/09/20
FILE REF. 20.2680-8	FIELD BK/PG GPS/CALC SHEET	

ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-1520 PHONE (772) 398-1521 FAX
CERTIFICATE OF AUTHORIZATION #32020

DATE: 8-4-21
SCALE: 1"=30'
JOB No. 2021-0114-2
SHEET 12 OF 13

SUPPLEMENTARY CONDITIONS

PERMITS AND LICENSES: CONSTRUCTION PERMITS FOR CERTAIN ELEMENTS OF THE PROJECT WORK HAVE BEEN OBTAINED OR APPLIED FOR BY THE OWNER, AND THE DESIGN AND CONSTRUCTION REQUIREMENTS OF THE PROJECT REFLECT CONSTRAINTS AND CONDITIONS IMPOSED BY THESE PERMITS. THE CONTRACTOR SHALL PERFORM HIS WORK AND SHALL CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PERMITS AND APPROVALS, COPIES OF WHICH ARE AVAILABLE FOR HIS REVIEW AND USE FROM THE ENGINEER, UPON REQUEST. THE CONTRACTOR SHALL SECURE ALL WORK PERMITS, APPROVALS OR LICENSES REQUIRED TO PERFORM THE WORK, AND HE SHALL PERFORM THE WORK IN STRICT ACCORDANCE WITH THOSE PERMITS, APPROVALS OR LICENSES.

CONTRACT ISSUES

GENERAL CONDITIONS: UNLESS OTHERWISE STATED IN THESE SUPPLEMENTARY CONDITIONS, THE PROVISIONS OF THE "STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT," REFERENCED ABOVE, SHALL BE USED TO GOVERN ALL ISSUES ADDRESSED IN THOSE GENERAL CONDITIONS FOR THIS PROJECT.

OWNER–ENGINEER RELATIONSHIP: ANY AGREEMENT BETWEEN OWNER AND ENGINEER SHALL NOT BE CONSTRUED TO PROVIDE ANY OBLIGATION FROM THE ENGINEER TO ANY THIRD PARTIES INCLUDING, BUT NOT LIMITED TO, ANY CONTRACTORS (GENERAL OR SUB), NOR TO ANY SUCCESSORS IN TITLE TO THE OWNER. THE RIGHTS UNDER ANY AGREEMENT BETWEEN OWNER AND ENGINEER INURE ONLY TO THOSE TWO PARTIES.

PARTIAL PAYMENTS: PARTIAL PAYMENTS SHALL BE CALCULATED FROM QUANTITIES OF WORK IN PLACE. THESE PAYMENTS SHALL BE BASED ON THE AGREEMENT UNIT PRICES AND WILL BE MADE ON OR ABOUT THE 15TH OF EACH MONTH FOR THE PREVIOUS MONTH'S PROGRESS. THE CONTRACTOR SHALL, AFTER THE FIRST OF EACH MONTH, SUBMIT INVOICES FOR MATERIALS USED AND WORK PERFORMED FOR THE PREVIOUS MONTH. THE ENGINEER WILL REVIEW ALL INVOICES ALONG WITH RECORD DRAWINGS AND FIELD NOTES TO DATE BEFORE PRESENTING THEM TO THE OWNER FOR PAYMENT. TEN PERCENT (10%) OF THE AMOUNT DUE AND PAYABLE TO THE CONTRACTOR CAN BE RETAINED FROM EACH PARTIAL PAYMENT. FINAL PAYMENTS WILL BE ACCOMPLISHED AS PRESCRIBED IN THE AGREEMENT.

THE DRAWINGS

ERRORS OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS: PRIOR TO INITIATION OF THE WORK, THE CONTRACTOR SHALL CHECK DIMENSIONS, GRADES, ELEVATIONS AND THE SUMMARY OF ESTIMATED QUANTITIES SHOWN ON THE DRAWINGS TO ASSURE HIMSELF THAT THEY ARE CORRECT AND THAT THE WORK CAN BE ACCOMPLISHED AS INTENDED. THE CONTRACTOR SHALL TAKE NO ADVANTAGE OF ANY APPARENT ERROR OR OMISSION WHICH HE MIGHT DISCOVER, BUT SHALL IMMEDIATELY NOTIFY THE ENGINEER OF SUCH DISCOVERY, WHO WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS HE DEEMS NECESSARY FOR REFLECTING THE ACTUAL SPIRIT AND INTENT OF THE DRAWINGS AND SPECIFICATIONS.

SOIL AND SUBSOIL CONDITIONS: IT IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR TO:

1. PLACE HIS OWN INTERPRETATION ON ANY AND ALL SOIL AND SUBSOIL DATA PORTRAYED ON THE DRAWINGS OR AVAILABLE INFORMATION.

2. PERFORM HIS OWN SOIL AND SUBSOIL INVESTIGATION TO DETERMINE THE NATURE, CHARACTER, LOCATION AND EXTENT OF ALL SOIL AND SUBSOIL CONDITIONS THAT MAY AFFECT HIS WORK; AND

3. INCLUDE IN HIS CONTRACT PRICE CONSIDERATION FOR ALL WORK NECESSARY TO ASSURE THAT THE SOIL AND SUBSOIL CONDITIONS WILL MEET THE REQUIREMENTS OF THE SPECIFICATIONS AND THE APPLICABLE REGULATIONS OF THE APPLICABLE MUNICIPALTY.

THE WORK

PRE–CONSTRUCTION CONFERENCE: IMMEDIATELY AFTER THE AGREEMENT HAS BEEN AWARDED, THE ENGINEER SHALL CALL A PRE–CONSTRUCTION CONFERENCE TO BE HELD WITHIN FIFTEEN (15) CALENDAR DAYS AFTER THE AWARD AND PRIOR TO INITIATION OF THE WORK AT A PLACE DESIGNATED TO HIM, TO REVIEW THE CONSTRUCTION ASPECTS OF THE PROJECT. THE MEETING WILL BE BETWEEN THE ENGINEER, OWNER AND THE CONTRACTOR. THE CONTRACTOR SHALL PRESENT HIS TENTATIVE DETAILED WORKING SCHEDULE FOR THE PROJECT SO THAT IT MAY BE REVIEWED BY THE ENGINEER AND OWNER. ADDITIONALY, IT WILL AFFORD THE CONTRACTOR AN OPPORTUNITY TO HAVE ANY QUESTIONS HE MAY HAVE ON THE WORK CLARIFIED BY THE ENGINEER. NO WORK UNDER THE AGREEMENT SHALL COMMENCE UNTIL AFTER THE NOTICE TO PROCEED HAS BEEN ISSUED.

COMMENCEMENT AND COMPLETION OF THE WORK: THE CONTRACTOR SHALL COMMENCE WORK UNDER THE AGREEMENT WITHIN TEN (10) CALENDAR DAYS AFTER THE DAY OF RECEIPT BY HIM OF THE NOTICE TO PROCEED AND SHALL COMPLETE THE WORK READY FOR USE NOT LATER THAN THE TIME INDICATED IN THE AGREEMENT. THE TIME STATED FOR COMPLETION SHALL INCLUDE FINAL CLEANUP OF THE PREMISED.

ESTIMATED QUANTITIES: THE QUANTITIES ESTIMATED FOR VARIOUS ITEMS OF WORK ARE ONLY ESTIMATES, AND MAY NOT REFLECT ALL THE ITEMS OF WORK OR THE FINAL QUANTITIES NEEDED TO COMPLETE THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DO ALL WORK AND TO FURNISH AND INSTALL ALL IMPROVEMENTS SHOWN ON THE DRAWINGS, WHETHER OR NOT THEY ARE SHOWN IN THE ESTIMATED QUANTITIES, OR WHETHER THE FINAL QUANTITIES ARE MORE OR LESS THAN THOSE ESTIMATED.

HORIZONTAL AND VERTICAL CONTROL: THE CONTRACTOR SHALL CONSTRUCT THE REQUIRED IMPROVEMENTS IN THE LOCATIONS SHOWN ON THE DRAWINGS, AND SHALL USE AS HORIZONTAL CONTROL POINTS THE EXISTING PROPERTY CORNERS AS SHOWN ON THE PLANS. THE HORIZONTAL CONTROL POINTS WERE PROVIDED BY LAVENTURE AND ASSOCIATES, INC., (772–398–6430). AS VERTICAL CONTROL, BENCHMARKS SHALL BE PROVIDED AT THE SITE, FOR USE IN ESTABLISHING THE NECESSARY ELEVATIONS AND GRADES AT THE LOCATIONS SHOWN ON THE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL CONTROL POINTS AND TO REESTABLISH SAID POINTS AS NECESSARY. REMAINING HORIZONTAL AND VERTICAL CONTROL WORK SHALL BE PERFORMED BY THE CONTRACTOR. THE VERTICAL CONTROL POINTS FOR THIS PROJECT WERE PROVIDED BY LAVENTURE AND ASSOCIATES, INC., (772–398–6430).

COORDINATION OF WORK WITH OTHERS: THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OR IMPROVEMENTS OF OTHERS WITH REGARD TO NEW CONSTRUCTION, OR FOR THE NEED OF REMOVAL, RELOCATION OR ALTERATION OF EXISTING FACILITIES. THIS INCLUDES, BUT IS NOT LIMITED TO, THE OWNER, AT&T, FP&L, COUNTY UTILITIES, CENTRAL FLORIDA CELLULAR PHONE COMPANY, THE COUNTY ENGINEERING DEPARTMENT AND THEIR CONTRACTORS, SUBCONTRACTORS OR AGENTS.
STANDARDS FOR QUALITY AND WORKMANSHIP: ALL MATERIALS, EQUIPMENT AND SUPPLIES FURNISHED BY THE CONTRACTOR FOR PERMANENT INCORPORATION IN THE WORK SHALL BE NEW AND OF THE QUALITY SPECIFIED. WORKMANSHIP SHALL BE FIRST–CLASS AND THE FINISHED PRODUCT EQUAL TO THE BEST ACCEPTED STANDARDS OF THE TRADE FOR THE CATEGORY OF WORK PERFORMED.

TEMPORARY UTILITIES: ALL ARRANGEMENTS AND COSTS FOR TEMPORARY POWER, WATER AND WASTEWATER FACILITIES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

OBSERVING THE WORK: THE PROGRESS AND QUALITY OF THE WORK WILL BE OBSERVED BY THE OWNER'S ENGINEER OR ENGINEER'S APPOINTED EMPLOYEE. NO OBSERVER IS AUTHORIZED TO CHANGE ANY PROVISIONS OF THE SPECIFICATIONS WITHOUT WRITTEN AUTHORIZATION OF THE OWNER'S ENGINEER, NOR SHALL THE PRESENCE AND/ OR THE ABSENCE OF AN OBSERVER RELIEVE THE CONTRACTOR FROM ANY REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.

THE CONTRACTOR SHALL GIVE THE ENGINEER A MINIMUM OF 24 HOURS NOTICE PRIOR TO REQUIRED INSPECTIONS, AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.

IN ADDITION TO THE REQUIREMENTS PREVIOUSLY REFERENCED, THE FOLLOWING MINIMUM CONSTRUCTION CONTROL CHECKPOINTS SHALL BE ADHERED TO, AND THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR OBSERVATION:

1. PRIOR TO ANY DEVIATION FROM THE DRAWINGS;
2. PRIOR TO ANY BACK FILLING TRENCHES CONTAINING HYDRAULIC CONDUITS, SO THE JOINTING MAY BE INSPECTED;
3. PRIOR TO TESTING OF ALL HYDRAULIC CONDUITS.
4. PRIOR TO PLACEMENT OF ROADWAY BASE MATERIAL, CONCRETE OR ASPHALTIC CONCRETE.
5. UPON COMPLETION OF CONSTRUCTION FOR FINAL INSPECTION WITH THE CONTRACTOR OR HIS REPRESENTATIVE.

TESTING: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE INDEPENDENT TESTING LABORATORY THE TESTING AND RETESTING NECESSARY TO ASSURE THE WORK HAS BEEN PERFORMED TO STRICT COMPLIANCE WITH THE SPECIFICATIONS. THE COST FOR ALL TESTING SHALL BE BORNE BY THE CONTRACTOR. ANY RETESTS REQUIRED DUE TO FAILURE TO MEET THE MINIMUM REQUIREMENTS SHALL BE PERFORMED AT THE EXPENSE OF THE CONTRACTOR. THE NAME OF THE TESTING LABORATORY SHALL BE SUPPLIED AT THE PRE CONSTRUCTION MEETING.

EXISTING UTILITIES AND STRUCTURES: EXISTING UTILITIES, STRUCTURES AND FACILITIES SHOWN ON THE DRAWINGS WERE LOCATED AS ACCURATELY AS POSSIBLE FROM THE RECORDS EXAMINED. NO GUARANTEE IS MADE THAT ALL EXISTING FACILITIES ARE SHOWN OR THAT THOSE SHOWN ARE ENTIRELY ACCURATE. THE CONTRACTOR SHALL ASSURE HIMSELF OF THE ACTUAL LOCATION OF THE UTILITIES, STRUCTURES OF FACILITIES PRIOR TO PERFORMANCE OF ANY WORK IN THE VICINITY. THE UTILITY COMPANIES OR UTILITY AGENCIES WILL COOPERATE WITH THE CONTRACTOR IN LOCATING UNDERGROUND UTILITIES THAT MAY BE SUBJECT TO DAMAGE OR INTERRUPTION OF SERVICES DURING THE CONTRACTOR'S OPERATIONS. PRIOR TO START OF THE WORK, THE CONTRACTOR SHALL REQUEST THAT EACH UTILITY AGENCY ADVISE HIM OF THE LOCATION OF THEIR FACILITIES IN THE VICINITY. THE OWNER WILL ASSUME NO LIABILITY FOR DAMAGES SUSTAINED OR COSTS INCURRED BECAUSE OF THE CONTRACTOR'S OPERATION IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, OR TO THE TEMPORARY BRACING AND SHORING OF SAME. IN THE EVENT THAT IT IS NECESSARY TO SHORE, BRACE, OR SWING A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHOULD BE CONTACTED AND THEIR PERMISSION SECURED AS TO THE METHOD USED FOR ANY SUCH WORK.

RESTORATION OF DAMAGED STRUCTURES OR UTILITIES: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR, REBUILD OR RESTORE TO ITS FORMER CONDITION, ANY AND ALL PORTIONS OF EXISTING UTILITIES, STRUCTURES, EQUIPMENT, APPURTENANCES OR FACILITIES, OTHER THAN THOSE TO BE PAID FOR UNDER THIS CONTRACT, WHICH MAY BE DISTURBED OR DAMAGED DUE TO THIS CONSTRUCTION OPERATION, AT NO COST TO THE OWNER.

FINAL CLEANUP: UPON COMPLETION OF THE WORK BUT BEFORE FINAL PAYMENT WILL BE MADE, THE CONTRACTOR SHALL CLEAR AND REMOVE FROM THE PROJECT AREA, ALL FALSE WORK, EQUIPMENT, SURPLUS AND DISCARD MATERIALS, RUBBISH AND TEMPORARY STRUCTURES WHICH RESULT FROM THE WORK UNDER THIS AGREEMENT, AND SHALL RESTORE IN AN ACCEPTABLE MANNER ALL PROPERTY WHICH HAS BEEN DAMAGED DURING THE PROSECUTION OF THE WORK.

RECORD DRAWINGS: AFTER COMPLETION OF THE CONTRACT WORK, BUT PRIOR TO SUBMITTAL OF THE REQUEST FOR FINAL PAYMENT, THE CONTRACTOR SHALL PROVIDE ALL INFORMATION AND LABOR NEEDED FOR PREPARATION OF FINAL RECORD DRAWINGS FOR SUBMITTAL TO THE OWNER OF THE COMPLETED IMPROVEMENTS. THE INFORMATION SHALL INCLUDE FINAL LOCATION, BY REFERENCE TO COMPLETED IMPROVEMENTS, OR OTHER ACCEPTABLE MEANS, OF ALL UNDERGROUND OR SUBMERGED IMPROVEMENTS, THE ELEVATIONS OF PERTINENT POINTS IN THE DRAINAGE, WATER AND WASTEWATER SYSTEMS, ACTUAL CONSTRUCTED PIPE LENGTHS, SLOPES AND INVERTS, CUTOFF WALL DIMENSIONS AND ELEVATIONS, ALL REVISIONS TO THE ORIGINAL PLANS, AND ALL INFORMATION NECESSARY TO LOCATE AND OPERATE THE IMPROVEMENTS CONSTRUCTED UNDER THIS AGREEMENT. PAYMENT FOR OBTAINING AND PROVIDING THE RECORD DRAWING INFORMATION SHALL BE INCLUDED IN THE CONTRACT UNIT PRICES FOR THE VARIOUS ITEMS OF WORK TO WHICH IT IS INCIDENTAL.

THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION, SO THAT THE ENGINEER'S REPRESENTATIVE IS PRESENT AND CAN CONFIRM THE RECORD INFORMATION AS FOLLOWS:

THE FINAL LOCATION, BY REFERENCE TO AT LEAST TWO COMPLETED VISIBLE IMPROVEMENTS OR OTHER PERMANENT POINTS, OF ALL PAVING, DRAINAGE, WATER DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION SYSTEM ELEMENTS, AND SHALL INCLUDE ELEVATIONS OF PERTINENT POINTS IN THE PAVEMENT AND DRAINAGE IMPROVEMENTS, ALL REVISIONS TO THE ORIGINAL PLANS, VERIFICATION OF ALL DESIGN DIMENSIONS, ELEVATIONS, PIPE SLOPES, PIPE LENGTHS AND ALL OTHER INFORMATION NECESSARY TO HORIZONTALLY AND VERTICALLY LOCATE AND OPERATE THE IMPROVEMENTS CONSTRUCTED UNDER THIS CONTRACT. INFORMATION TO BE SHOWN FOR THE WATER DISTRIBUTION SYSTEM INCLUDES THE LOCATION SERVICE TERMINALS, FOR THE WASTEWATER COLLECTION SYSTEM INCLUDES THE LOCATION OF ALL SERVICE TERMINALS, AND THE LOCATION OF ALL ELECTRICAL AND COMMUNICATION CONDUIT.

DRAWINGS SHALL INCLUDE:

A. ANY CHANGES OR VERIFICATIONS GET MARKED
B. MARK OUT ALL "PROPOSED" OR "CONSTRUCTS"
C. CHANGES TO LOCATIONS OF PIPE, VALVES, FITTINGS OR MANHOLES, ETC.
D. DRAW IN A DETAIL BOX OF ANY SUBSTANTIAL CHANGES
E. MARK LOCATIONS AND FOOTAGE OF ALL LATERALS FROM THE DOWNSTREAM MANHOLE
F. MARK ALL BSP'S ON PLANS

GUARANTEE: ALL MATERIALS AND THE INSTALLATION THEREOF WHICH ARE FURNISHED AND INSTALLED BY THE CONTRACTOR, UNDER THE TERMS OF THE AGREEMENT, SHALL BE GUARANTEED BY THE CONTRACTOR AGAINST DEFECTIVE WORKMANSHIP, MECHANICAL AND PHYSICAL DEFECTS, LEAKAGE, BREAKAGE, AND OTHER DAMAGES AND FAILURE UNDER NORMAL OPERATION FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL PAYMENT, SAID DATE TO CONSTITUTE THE COMMENCEMENT OF THE ONE (1) YEAR WARRANTY PERIOD.

ALL MATERIALS AND INSTALLATIONS PROVING TO BE DEFECTIVE WITHIN THE SPECIFIED PERIOD OF THE GUARANTEE SHALL BE REPLACED, WITHOUT COST TO THE OWNER, BY THE CONTRACTOR. THE PERIOD OF GUARANTEE OF EACH SUCH REPLACEMENT SHALL BE FROM AND AFTER THE DATE OF INSTALLATION THEREOF.

MATERIALS, CONSTRUCTION METHODS, TESTING AND TOLERANCES FOR ALL WORK SHALL BER IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT PROVISION SHALL APPLY.

1. MOBILIZATION: THE WORK SPECIFIED IN THIS SECTION CONSISTS OF THE PREPARATORY WORK AND OPERATIONS IN MOBILIZING FOR BEGINNING WORK ON THE PROJECT, INCLUDING, BUT NOT LIMITED TO, THOSE OPERATIONS NECESARY FOR THE MOVEMENT OF PERSONNEL, EQUIPMENT, SUPPLIES AND INCIDENTALS TO THE PROJECT SITE, AND FOR THE ESTABLISHMENT OF TEMPORARY OFFICES, BUILDINGS, SAFETY EQUIPMENT AND FIRST AID SUPPLIES, SANITARY AND OTHER FACILITIES, AS REQUIRED BY THESE SPECIFICATIONS, THE SPECIAL PROVISIONS, AND STATE AND LOCAL LAWS AND REGULATIONS. ALL COSTS FOR BONDS, PERMITS AND ANY REQUIRED INSURANCE, AND ANY OTHER PRECONSTRUCTION EXPENSE NECESSARY FOR THE START OF THE WORK, AS WELL AS THE COST OF THE REMOVAL OF THE ABOVE ITEMS, SHALL ALSO BE INCLUDED IN THIS SECTION.

2. CONSTRUCTION SURVEYING: THE CONTRACTOR SHALL CONSTRUCT THE REQUIRED IMPROVEMENTS AT THE LOCATIONS SHOWN ON THE PLANS. AS OUTLINED IN THE SUPPLEMENTARY CONDITIONS, THE OWNER SHALL PROVIDE BASIC REFERENCE POINTS FOR HORIZONTAL CONTROL AND BENCHMARKS IN THE VICINITY OF WORK. ALL OTHER CONSTRUCTION STAKING FOR BOTH HORIZONTAL AND VERTICAL CONTROL NEEDED BY THE CONTRACTOR FOR CONTROL OF HIS WORK SHALL BE PERFORMED BY THE CONTRACTOR.

3. CLEARING AND GRUBBING: CLEARING AND GRUBBING SHALL BE PERFORMED WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLANS, INCLUDING BUT NOT LIMITED TO, THE AREAS OF NEW SIDEWALKS, SWALES, POND, ROADWAY AND PARKING PAVEMENT, AND BUILDING AREA IN ACCORDANCE WITH SECTION 110, FDOT SPECIFICATION, AND SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH, AND ALL OTHER OBSTRUCTIONS TO A DEPTH OF 18 INCHES BELOW NATURAL GROUND OR DESIGN GRADE, WHICHEVER IS LOWER.

ALL MATERIAL SHALL BE REMOVED FROM THE SITE OF THE PROJECT, AND SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, REGIONAL, STATE, AND FEDERAL LAWS, REGULATIONS, AND ORDINANCES.

4. EARTHWORK AND GRADING: SHALL BE PERFORMED AS REQUIRED TO ATTAIN THE FINAL GRADES, TYPICAL SECTIONS AND ELEVATIONS, AND TO ACCOMPLISH THE OBJECTIVES SHOWN ON THE PLANS FOR THE AREAS TO BE PAVED, SODDED, OR LANDSCAPED. MATERIALS AND CONSTRUCTION METHODS SHALL MEET THE REQUIREMENTS OF SECTION 120 FDOT SPECIFICTIONS.

ANY PLASTIC OR ORGANIC MATERIAL WITHIN 36" OF THE FINISHED GRADE OF THE AREA TO BE PAVED SHALL BE REMOVED AND REPLACED WITH A–3 MATERIAL. EMBANKMENT WORK SHALL BE PERFORMED IN ACCORDANCE WITH FDOT SPECIFICATIONS.

ALL CLEAN EXCESS MATERIAL SUITABLE FOR FILL RESULTING FROM THE EXCAVATION SHALL BE INCORPORATED INTO THE PROPOSED WORK, OR SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED ON THE OWNERS PROPERTY AT THE ONSITE LOCATION DESIGNATED BY THE OWNER. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR. THE WORK SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING: FINAL GRADING OF THE POND, SWALES, SIDEWALKS, ROADWAY, PARKING LOT, AND FILLING OF EXISTING DITCHES.

5. DRAINAGE IMPROVEMENTS: THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY TO COMPLETE THE PROJECT WORK FOR THE DRAINAGE IMPROVEMENTS AT THE LOCATION, SIZE AND TYPE SHOWN ON THE PLANS FOR THE FOLLOWING ITEMS. INCLUDED IN THE UNIT COSTS FOR EACH ITEM SHALL BE THE COSTS ASSOCIATED WITH THE DESIGN AND CONSTRUCTION, TO COMPLY WITH THE TRENCH SAFETY ACT, LAWS OF FLORIDA, CHAPTER 90–96.

BACKFILL AND COMPACTION OF TRENCHING FOR CULVERT INSTALLATION UNDER THIS SECTION SHALL BE IN ACCORDANCE WITH SECTION 125–8.3, FDOT SPECIFICATIONS. DENSITY TESTS SHALL BE PROVIDED AT THE FOLLOWING VERTICAL LOCATIONS:

TWO TESTS* AT SPRINGLINE (ONE EACH SIDE OF PIPE)
ONE TEST* AT ONE FOOT ABOVE PIPE; AND
ONE TEST* AT ONE FOOT BELOW SUBGRADE OR FINISH GRADE.
* = DENSITY OF AT LEAST 98 % OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T–180

THE MINIMUM NUMBER OF HORIZONTAL TEST LOCATIONS IS TWO PER CULVERT INSTALLATION, ONE PER 100 LINEAR FEET OF PIPE AND/OR ONE PER 20 FEET OF PAVEMENT CROSSING WHICHEVER IS GREATER. ADDITIONAL TESTS MAY BE REQUIRED AT MORE FREQUENT INTERVALS IF DEEMED NECESSARY.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE INDEPENDANT TESTING LABORATORY AND THE TESTING AND RETESTING NECESSARY TO ASSURE THAT THE WORK HAS BEEN PERFORMED IN STRICT COMPLIANCE WITH THESE ACTIONS. COST FOR ALL TESTING SHALL BE BORNE BY THE CONTRACTOR. ANY RETEST REQUIRED DUE TO FAILURE TO MEET THE MINIMUM REQUIREMENTS ABOVE SHALL BE PERFORMED AT THE EXPENSE OF THE CONTRACTOR.

A. STORM SEWER PIPE: CONSTRUCTION METHODS FOR DRAINAGE CULVERTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 125 AND 430, FDOT SPECIFICATIONS.

REINFORCED CONCRETE PIPE (RCP): MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 941, FDOT SPECIFICATIONS FOR STANDARD CONCRETE PIPE AND SECTION 942, FDOT SPECIFICATIONS FOR GASKETS.

B. STORM INLETS: THE MATERIALS AND CONSTRUCTION METHODS FOR STORM INLETS AND GRATES SHALL CONFORM TO SECTION 425, FDOT SPECIFICATIONS.

TYPE "C" AND "E" INLETS SHALL BE PER FDOT INDEX NO. 232. INLETS AND PAVED AREAS SHALL HAVE STEEL GRATES SUITABLE FOR HEAVY TRAFFIC AND BICYCLES. CAST IRON TRAFFIC GRATES IN ALL OTHER AREAS.

C. CONCRETE CURBING: THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS TO CONSTRUCT THE CONCRETE CURBING IN THE LOCATIONS SHOWN ON THE PLANS. ALL CURBING SHALL BE CONSTRUCTED PER FDOT INDEX NO. 300. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO SECTION 520, FDOT SPECIFICATIONS. SUBGRADE UNDER ALL CURB AND GUTTER SHALL HAVE A MINIMUM LBR OF 40.

6. PAVEMENT IMPROVEMENTS: THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE ITEMS OF WORK FOR PAVING IMPROVEMENTS UNDER THIS SECTION AT THE LOCATIONS AND TO THE EXTENT SHOWN ON THE PLANS. PAVEMENT RESTORATION SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS, AND IN ACCORDANCE WITH THESE SPECIFICATIONS, FDOT, AND COUNTY SPECIFICATIONS.

A. STABILIZED SUBGRADE SHALL HAVE A MINIMUM LBR RATIO OF 40, AND MINIMUM DENSITIES SHALL BE 98% OF MAXIMUM AS DETERMINED BY THE AASHTO T–180 METHOD
C. MATERIALS AND CONSTRUCTION METHODS SHALL BE FURNISHED BY THE CONTRACTOR, AND CONFORM TO SECTION 160, FDOT SPECIFICATIONS FOR TYPE C STABILIZATION AND PAID FOR AS PART OF THE WORK UNDER THIS SECTION: COMPACTED SUBGRADE WITHIN THE LIMITS SHOWN FOR THE PROPOSED PAVEMENT SHALL BE 12 INCHES IN THICKNESS. STABILIZED SUBGRADE SHALL EXTEND 6 INCHES BEYOND THE EDGE OF THE BASE COURSE.

7. CONCRETE NOTES: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE INDEPENDENT TESTING LABORATORY DESIGNATED BY THE OWNER, THE TESTING AND RETESTING NECESSARY TO ASSURE THE WORK HAS BEEN PERFORMED TO STRICT COMPLIANCE WITH THE SPECIFICATIONS. COST FOR THE INITIAL TESTING SHALL BE BORNE BY THE CONTRACTOR. ANY RETESTS REQUIRED DUE TO FAILURE TO MEET THE MINIMUM REQUIREMENTS SHALL BE PERFORMED AT THE EXPENSE OF THE CONTRACTOR. MINIMUM TESTING DETERMINATION FOR ALL ITEMS OF WORK UNDER CONCRETE AREA SHALL BE AS FOLLOWS:

ITEM	FLORIDA SOIL BEARING VALUE	DENSITY	THICKNESS
SUBGRADE	500*	500*	100*
CONCRETE	---	---	200*

*=MAXIMUM SPACING SHOWN IN FEET. ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12 INCHES INSIDE THE FIRST EDGE, TO THE CENTER, TO A POINT 12 INCHES INSIDE THE RIGHT EDGE OF THE ITEM TESTED.

ADDITIONAL TESTS MAY BE REQUIRED FOR THE DRIVEWAY CONSTRUCTION OR AT MORE FREQUENT INTERVALS AS DEEMED NECESSARY BY THE ENGINEER.

8. PAVEMENT MARKINGS: THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS AND LABOR REQUIRED TO COMPLETE THE PROJECT WORK IN THIS SECTION. MATERIALS AND CONSTRUCTION METHODS FOR APPLYING PAINTED TRAFFIC STRIPES AND MARKINGS, COMPLETE WITH REFLECTIVE GLASS SPHERES, SHALL CONFORM TO THE REQUIREMENTS OF SECTION 710, FDOT SPECIFICATIONS. TRAFFIC PAINT SHALL BE APPLIED IN ALL LOCATIONS SHOWN ON THE PLANS.

9. SIGNAGE: THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NEEDED, INCLUDING ALL SUPPORTING ELEMENTS, TO INSTALL SIGNS AT THE LOCATIONS SHOWN ON THE PLANS. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO SECTION 700, FDOT SPECIFICATIONS, STOP SIGNS ARE TO BE HIGH INTENSITY REFERENCE PER FDOT STANDARDS, COUNTY SPECIFICATIONS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

10. EROSION CONTROL: THE CONTRACTOR SHALL TAKE SUFFICIENT PRECAUTIONS TO PREVENT WATER POLLUTION WITH AQUATIC WEEDS, FUELS, OILS, BITUMINOUS, CALCIUM CHLORIDE OR OTHER HARMFUL MATERIALS. ALSO, HE SHALL CONDUCT AND SCHEDULE HIS OPERATIONS SO AS TO AVOID POLLUTION OR SILTATION OF WATER BODIES OR TO INTERFERE WITH INDIGENOUS WILDLIFE. THE INSTALLATION OF TEMPORARY EROSION AND POLLUTION CONTROL FEATURES SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONTRACT. ANY EROSION OR SHOALING SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSES.

DUE TO UNANTICIPATED CONDITIONS, THE ENGINEER MAY DIRECT THE USE OF CONTROL FEATURES OR METHODS OTHER THAN THOSE INCLUDED IN THE ORIGINAL CONTRACT. IN SUCH EVENT THIS ADDITIONAL WORK WILL BE PAID FOR AS UNFORESEEABLE WORK.

ARGENTINE BAHIA SOD SHALL BE PROVIDED AS SHOWN ON THE PLANS, INCLUDING BUT NOT LIMITED TO, ALL DISTURBED AREAS. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE REQUIREMENTS FOUND IN LANDSCAPE ARCHITECT'S SPECIFICATIONS.

11. POLLUTION CONTROL: WATER POLLUTION AND TURBIDITY CONTROL SHALL BE REQUIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL REGULATION STANDARDS, LOCAL REGULATIONS AND SECTION 104, FDOT REQUIREMENTS INCLUDING BUT NOT LIMITED TO ONE OR MORE OF THE FOLLOWING OPTIONS; SHEETPILE OR EARTH COFFERDAM, HAY BALES, SEDIMENT BASIN, SILT FENCE OR TURBIDITY BARRIER. EXCAVATED MATERIAL SHALL NOT BE DEPOSITED IN CANALS, OR IN A POSITION CLOSE ENOUGH THERETO, TO BE WASHED AWAY BY HIGH WATER OR RUNOFF.

WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE LOCAL UTILITIES AUTHORITY.
2. WATER MAIN WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C–900 OR C–905, PRESSURE CLASS 150, DR (18). WATER MAIN WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C–901 OR C–906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 9.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI A–21.51 OR AWWA C–151, AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THIN WIRE.
5. FITTINGS SHALL BE CAST OR DUCTILE IRON, CONFORMING TO AWWA C–110 AND ANSI A21.11, CLASS 250 MINIMUM, CEMENT LINED, AND SEAL COATED.
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN–SEAL, AMERICAN, CLOW, OR AP

CALL SUNSHINE
STATE ONE CALL

1-800-432-4770

72 HOURS
BEFORE YOU DIG

ALSO REFER TO PROJECT SURVEY & UTILITY PLANS
FOR ADDITIONAL UTILITY INFORMATION

Prevost Stamper Incorporated
Landscape Architecture | Planning
PO Box 470431 Celebration, Florida 34747
phone (407) 566-9009 fax (407) 566-9008
www.designpsi.com

ORIGINAL 09/02/21
REVISIONS:
1.
2.
3.
4.
5.

TASK IRRIGATION SYSTEM

PROJECT TORINO POINT - P2

CLIENT
RICH PROPERTIES
Fort Pierce, Florida

REGISTERED LANDSCAPE ARCHITECT
MICHAEL L. PREVOST
LA 0001743
STATE OF FLORIDA
09-07-21

48 STATION TWO-WIRE DECODER IRRIGATION CONTROLLER WITH RAIN SWITCH. RAIN SWITCH TO BE MOUNTED ON A STATIONARY STRUCTURE, CLEAR OF ANY OVERHEAD OBSTRUCTIONS. VERIFY MOUNT LOCATIONS IN THE FIELD. 120VAC, 1.0 AMP, ELECTRIC POWER SUPPLY PROVIDED BY THE BUILDING ELECTRICAL CONTRACTOR. (TYP.)

CONNECT TO THE EXISTING IRRIGATION MAINLINE. VERIFY LOCATION IN THE FIELD.

EX. BUTTONWOOD HEDGE TO REMAIN

EXISTING FOXTAIL PALMS TO REMAIN

ASH PINE TO REMAIN

BAHIA SOD BOTTOM OF DETETION AREA

PROPOSED 5' ALUM. FENCE

ACCESS EASEMENT

15' UPE

20' UPE

10' U.E.

NORTH

20 FEET 0 10 20 40

SCALE: 1"=20'-0"

JOB NO. 21-52
DRAWN PSI
DESIGN MP

SHEET
IR-01

IRRIGATION NOTES

1.) SOME PIPE LINES ARE DRAWN OFF SET FOR CLARITY. INSTALL ALL IRRIGATION LINES IN LANDSCAPED AREAS.

2.) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREE ROOT BALLS TO INSTALL HEADS AT APPROPRIATE LOCATIONS.

3.) ADJUST ALL NOZZLES TO REDUCE OVERTHROW ON PAVING & WALLS. THROTTLE ALL IRRIGATION CONTROL VALVES AS REQUIRED TO PREVENT FOGGING. SET CONTROLLER RUN TIMES TO MATCH PLANT WATER NEEDS AND SOIL CONDITIONS.

4.) INSTALL RISERS 18" FROM WALLS OR BUILDINGS, AND 24" FROM PAVED SURFACES. PAINT ALL RISERS AND SUPPORTS FLAT BLACK.

5.) INSTALL POP-UP HEADS 18" FROM WALLS, 6" FROM WALKS, DECKS AND CURBS, 6 FEET FROM CURBLESS ROADS, AND 30" FROM THE END OF PARKING SPACES.

6.) SET TOP OF POP-UP HEAD CAPS 1" ABOVE FINISHED GRADE PRIOR TO SOD OR MULCH INSTALLATION.

7.) REFER TO UTILITY PLANS PRIOR TO TRENCHING. THE IRRIGATION INSTALLER SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES CAUSED BY THEIR WORK DURING THE PROJECT.

8.) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.

9.) ELECTRIC POWER SUPPLY FOR THE IRRIGATION CONTROLLER SHALL BE BROUGHT TO A JUNCTION BOX AT THE CONTROLLER LOCATION BY THE BUILDING ELECTRICAL CONTRACTOR. IRRIGATION INSTALLER TO PROVIDE ELECTRICAL PERMITS AND LICENSED ELECTRICIAN TO CONNECT THE IRRIGATION CONTROLLER EQUIPMENT TO THE POWER SUPPLY.

10.) IRRIGATION WATER CONNECTIONS AND SYSTEM CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL CODES FOR IRRIGATION INSTALLATION AND CONNECTIONS TO THE WATER SUPPLY.

11.) IRRIGATION INSTALLER TO ACQUIRE ALL PERMITS AND UTILIZE ALL SAFETY PRECAUTIONS REQUIRED TO WORK IN ROW OF ROADWAY.

12.) SIXTY (60) PSI MINIMUM STATIC WATER PRESSURE IS REQUIRED FOR THE EFFICIENT OPERATION OF THE IRRIGATION SYSTEM AS DESIGNED. VERIFY THE MINIMUM STATIC WATER PRESSURE IS AVAILABLE AT THE PROJECT SITE PRIOR TO BEGINNING THE IRRIGATION INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IF THE MINIMUM STATIC WATER PRESSURE OR WATER VOLUME IS NOT AVAILABLE.

13.) AT THE END OF PARKING SPACES PLACE HEADS IN LINE WITH PARKING STRIPES OR 2.5 FEET FROM BACK OF CURB. (TYPICAL)

14.) PRIOR TO STARTING THE WORKS INSPECT THE SITE AND LOCATE ALL EXISTING IRRIGATION PIPES, WIRES AND EQUIPMENT. PROVIDE LABOR AND MATERIALS TO REPAIR ANY DAMAGED EXISTING IRRIGATION. PROVIDE "LIFELINE" PIPES AND WIRES TO KEEP ADJACENT IRRIGATION ZONES OPERATIONAL THROUGHOUT THE WORKS.

15.) THE IRRIGATION MAINLINE IS DRAWN OFFSET FOR GRAPHIC CLARITY. DO NOT SCALE THE MAINLINE FROM THE DRAWING FOR INSTALLATION. LAYOUT THE IRRIGATION MAINLINE ROUTE IN THE FIELD TO AVOID PROPOSED AND EXISTING TREE ROOT ZONES AND UTILITIES.

IRRIGATION LEGEND

IRRIGATION WATER SUPPLY – CONNECT TO EXISTING IRRIGATION MAINLINE FROM EXISTING 6" IRRIGATION WATER WELL. VERIFY CONNECTION LOCATION IN THE FIELD.

RS A — TWO WIRE DECODER IRRIGATION CONTROLLER WITH RAIN SWITCH. NUMBER OF STATIONS INDICATED ON PLAN. 120 VOLT, 1.0 AMP, ELECTRIC CIRCUIT FROM NEAREST ELECTRICAL PANEL, BY THE SITE MEP CONTRACTOR. HUNTER I-CORE DUAL SERIES WITH MINI-CLICK RAINSWITCH.

IRRIGATION CONTROL VALVE. PLASTIC BODY WITH FLOW CONTROL + VALVE ID TAG. MOUNT IN 15" RECTANGULAR VALVE BOX WITH GREEN LID. SIZE INDICATED ON PLAN. HUNTER PGV VALVE SERIES, OR EQUAL. HUNTER ID-1 AND ID-4 DECODERS TO BE USED. PROVIDE ID-N UNITS EVERY 7 DECODER UNITS AND ID-E UNITS AT THE END OF EVERY WIRE PATH. ALL WIRE SPLICES ON THE TWO-WIRE CABLE TO BE MADE WITH 3M DBR/DBY CONNECTORS, OR EQUAL

A / 04 / 55 GPM / 1.5" — IRRIGATION CONTROL VALVE TAG. INDICATES VALVE LOCATION, STATION NUMBER, SIZE AND ZONE FLOW RATE.

IRRIGATION ISOLATION VALVE. SIZE SAME SIZE AS PIPE. MOUNT IN 19" RECTANGULAR VALVE BOX WITH 8" NDS DRAIN PIPE EXTENSION AS NEEDED. 2.5" AND SMALLER – BRONZE THREAD ON TYPE WITH WHEEL HANDLE.

SIZE — PVC MAIN LINE PIPE. CLASS 200, PVC. INSTALL 18" DEEP. 2.5" AND SMALLER, SOLVENT WELD PVC PIPE AND FITTINGS.

SIZE — PVC LATERAL LINE PIPE. INSTALL 12" DEEP. 3/4" AND LARGER, CLASS 200, PVC. 1/2" PIPE SIZE, CLASS 315, PVC. 2.5" AND SMALLER, SOLVENT WELD PVC PIPE AND FITTINGS.

SIZE SLV. — PVC SLEEVE PIPE. CLASS 200, PVC. SOLVENT WELD PVC PIPE AND FITTINGS.

SPRAY BODIES

HUNTER PRO SERIES SPRAY BODIES & ADAPTORS
POLY PIPE AND INSERT FITTING SWING JOINTS
PROVIDE PRO-SPRAY FIXED ARC NOZZLES PER PLAN

S ● 6" POP-UP TURF SPRAY BODY
T ▲ 12" POP-UP SHRUB SPRAY BODY
R ■ X" SHRUB NOZZLE ON PVC RISER
Ⓨ 0.5 GPM TREE BUBBLER ON FLEX PE PIPE

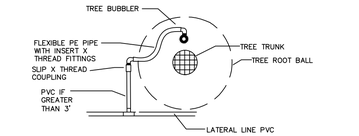
LETTER	GPM AT 30 PSI	RADIUS	PATTERN
A	0.92	15'	QUARTER
B	1.30	15'	ONE THIRD
C	1.85	15'	HALF
D	2.48	15'	TWO THIRD
E	2.92	15'	THREE QTR.
F	3.70	15'	FULL
G	0.65	12'	QUARTER
H	0.90	12'	ONE THIRD
J	1.30	12'	HALF
K	1.75	12'	TWO THIRD
L	2.00	12'	THREE QTR.
M	2.60	12'	FULL
N	0.39	10'	QUARTER
P	0.57	10'	ONE THIRD
R	0.79	10'	HALF
Q	1.58	10'	FULL
U	0.61	4' X 15'	END STRIP
Ul	0.5	4' X 15'	LEFT CORNER STRIP
Ur	0.5	4' X 15'	RIGHT CORNER STRIP
V	1.21	4' X 30'	SIDE STRIP
W	1.2	4' X 30'	CENTER STRIP
X	1.7	9' X 18'	SIDE STRIP
Z1	VARIES	10'	10' ADJUSTABLE ARC
Z2	VARIES	12'	12' ADJUSTABLE ARC
Z	VARIES	15'	15' ADJUSTABLE ARC
Y	0.5	1'	FLOOD BUBBLER
O	1.0	5'	STREAM BUBBLER
1	0.26	8'	QUARTER
2	0.32	8'	ONE THIRD
3	0.52	8'	HALF
4	1.05	8'	FULL
5	.1	5'	QUARTER
6	.2	5'	ONE THIRD
7	.2	5'	HALF
8	.38	5'	FULL

ROTOR HEADS

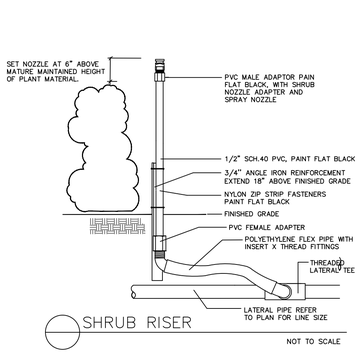
HUNTER PGP SERIES ROTOR HEADS (6" POP-UP)
POLY PIPE AND INSERT FITTING SWING JOINTS
PROVIDE STANDARD AND LOW ANGLE NOZZLES PER PLAN
6" POP-UP BODY IN TURF

AT 25' SPACING – USE GRAY LOW ANGLE NOZZLES
AT 40 GPM OPERATING PRESSURE

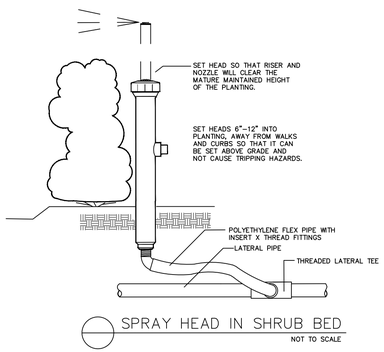
▽ 25' 90 DEGREE #4LA NOZZLE (1.7 GPM)
▽ 32' 180 DEGREE #7LA NOZZLE (3.1 GPM)
⊟ 38' 360 DEGREE #10LA NOZZLE (6.5 GPM)



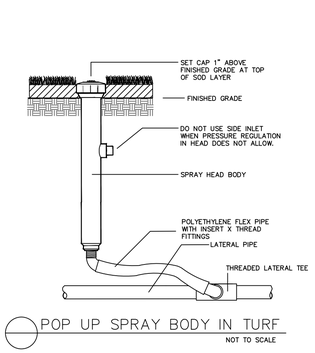
SINGLE 0.5 GPM TREE BUBBLER
FOR ALL OTHER TREE PLANTINGS — NOT TO SCALE



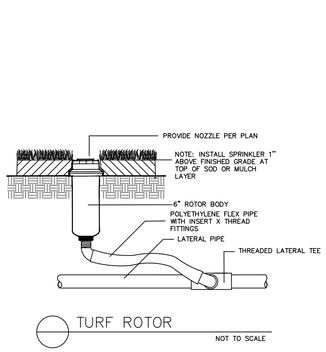
SHRUB RISER — NOT TO SCALE



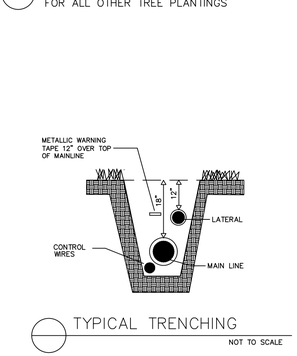
SPRAY HEAD IN SHRUB BED — NOT TO SCALE



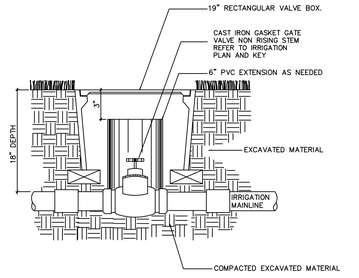
POP UP SPRAY BODY IN TURF — NOT TO SCALE



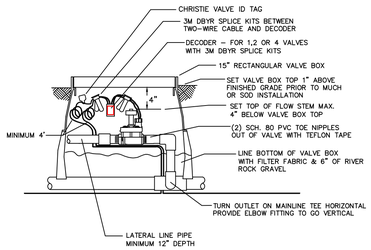
TURF ROTOR — NOT TO SCALE



TYPICAL TRENCHING — NOT TO SCALE



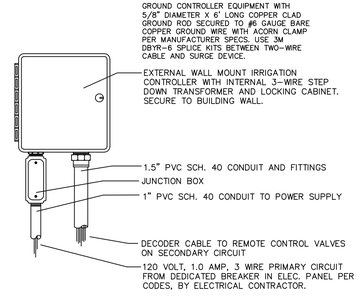
GATE VALVE — NOT TO SCALE



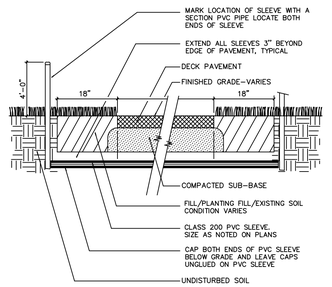
DECODER CONTROL VALVES — NOT TO SCALE

PROVIDE SURGE PROTECTOR ALONG THE TWO WIRE PATH PER SEVEN DECODERS OR EVERY 500'

PROVIDE SURGE SUPPRESSION DEVICE. SECURE GROUND WIRE TO GROUND ROD WITH ACORN CLAMP PER MANUFACTURER SPECS. PLACE DECODER IN VALVE BOX. USE 3M DBYR-6 SPLICE KITS BETWEEN TWO-WIRE CABLE AND SURGE DEVICE.



WALL MOUNTED CONTROLLER — NOT TO SCALE



SLEEVE UNDER PAVING — NOT TO SCALE

REGISTERED LANDSCAPE ARCHITECT — MICHAEL L. PREVOST — LA 0001743 — STATE OF FLORIDA
09-07-21

CALL SUNSHINE STATE ONE CALL
1-800-432-4770
72 HOURS BEFORE YOU DIG
ALSO REFER TO PROJECT SURVEY & UTILITY PLANS FOR ADDITIONAL UTILITY INFORMATION

Prevost Stamper Incorporated
Landscape Architecture
PO Box 470431 Celebration, Florida 34747
phone (407) 566-9009 fax (407) 566-9008
www.designpsi.com

ORIGINAL 09/02/21
REVISIONS:
1.
2.
3.
4.
5.

TASK: IRRIGATION LEGEND / NOTES AND DETAILS

PROJECT: TORINO POINT - P2

CLIENT: RICH PROPERTIES, Fort Fierce, Florida

JOB NO. 21-52
DRAWN PSI
DESIGN MP

SHEET
IR-02

PLANT LIST

TREES

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
M	HR	22	HIBISCUS ROSA-SINENSIS	PINK HIBISCUS	6-7' O.A. STD.	3-4'	FULL & THICK, SINGLE TRUNK STD.
* V	SP	80	SABAL PALMETTO	CABBAGE PALM (SLICK)	18-22' C.T.	N/A	HURRICANE CUT, STAGGER HEIGHTS
* V	QV	23	QUERCUS VIRGINIANA	LIVE OAK	12-14' O.A., 2.5" DBH	5'	FULL & THICK
* V	IC	12	ILEX CASSINE	DAHOON HOLLY	12-14' O.A., 2.5" DBH	5'	FULL & THICK
M	TC	3	TABEBUIA CARAIBA	YELLOW TABEBUIA	12-14' O.A., 2.5" DBH	5'	FULL & THICK

SHRUBS & GROUNDCOVERS

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
* V	TDA	55	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	#3, 20" O.A.	36" O.C.	FULL & THICK
M	CER	263	CONOCARPUS ERCETUS	GREEN BUTTONWOOD	#3, 24" O.A.	24" O.C.	FULL & THICK
M	PMA	16	PODOCARPUS MACROPHYLLUS	JAPANESE YEW	#15, 5" O.A.	36" O.C.	FULL & THICK

* ASTERISK DENOTES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

SOD: ST. AUGUSTINE 'FLORITAM'
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

IRRIGATION NOTE:
ALL NEW LANDSCAPE AREAS SHALL BE RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY "GRADES AND STANDARDS" LATEST EDITION.

2. ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORT ST. LUCIE LAND DEVELOPMENT REGULATIONS.

3. THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF PORT ST. LUCIE, THE OWNER AND THE LANDSCAPE ARCHITECT.

4. THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

6. ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

7. ALL SOD SHALL BE STENOTAPHRUM SECONDATUM FLORITAM (ST. AUGUSTINE SOD).

8. ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO FLORIDA DEPARTMENT OF TRANSPORTATION SIGHT LINE GUIDELINES.

9. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 18" AND 8' WITHIN SIGHT VISIBILITY TRIANGLES. TWENTY BY TWENTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION, ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.

10. ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

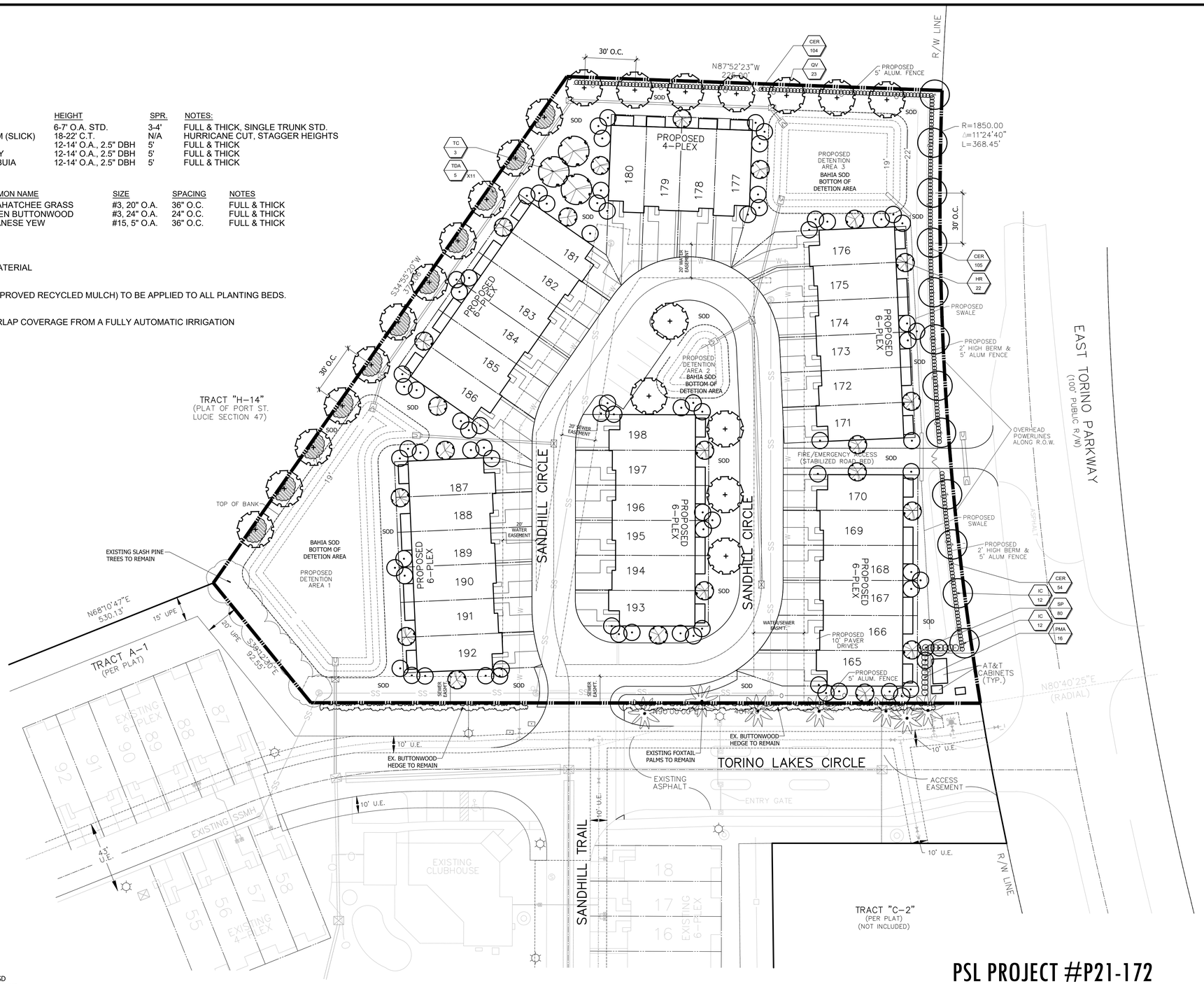
11. ALL PROPOSED LANDSCAPE AREAS SHALL RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSING DEVICE ACCORDING TO LOCAL AND STATE CODES. IRRIGATION WATER SHALL BE POTABLE WATER.

12. ALL ABOVE GROUND UTILITIES SHALL BE SCREENED FROM VIEW ON THREE SIDES WITH AN APPROPRIATE HEDGE MATERIAL. HEIGHT OF PLANT MATERIAL AT TIME OF INSTALLATION SHALL BE AT LEAST AS TALL AS THE UTILITY BEING SCREENED AND SHALL BE SPACED APPROPRIATELY IN ORDER TO PROVIDE COMPLETE SCREENING OF UTILITY WITHIN ONE YEAR OF INSTALLATION.

13. ALL TREES NOT LOCATED WITHIN A LANDSCAPE BED SHALL RECEIVE A 4-5' DIA. MULCH RING.

14. ALL EXOTIC AND NUISANCE VEGETATION SHALL BE REMOVED FROM SUBJECT PROPERTY PRIOR TO ANY CERTIFICATE OF OCCUPANCY.

15. PRIOR TO THE REMOVAL OR RELOCATION OF ANY TREES ON THE PROPERTY, A TREE ALTERATION PERMIT SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT, PLANNING DIVISION.



Utility/Landscape Notes

1. All landscaping within PSLUSD utility easements and within ten (10) feet of PSLUSD infrastructure shall comply with Chapter 153 of the City's Code of Ordinances and PSLUSD Utility Standards.

2. No landscaping shall be planted in such a manner as to adversely affect utility installation, operation, or maintenance.

3. No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any PSLUSD appurtenance such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc. Trees shall not be planted within ten (10) feet of any PSLUSD infrastructure. All measurements are from outside to outside, not centerline to centerline. Example: outside of pipe to nearest point on tree trunk.

REFER TO SHEET LP-3 FOR LANDSCAPE SPECIFICATIONS & PLANTING DETAILS

PSL PROJECT #P21-172

Landscape Plan

0 15' 30' 60' 90' 120'
NORTH
Scale: 1" = 30'

Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Torino Lakes (Phase 4)
Port St. Lucie, Florida

Landscape Architect of Record

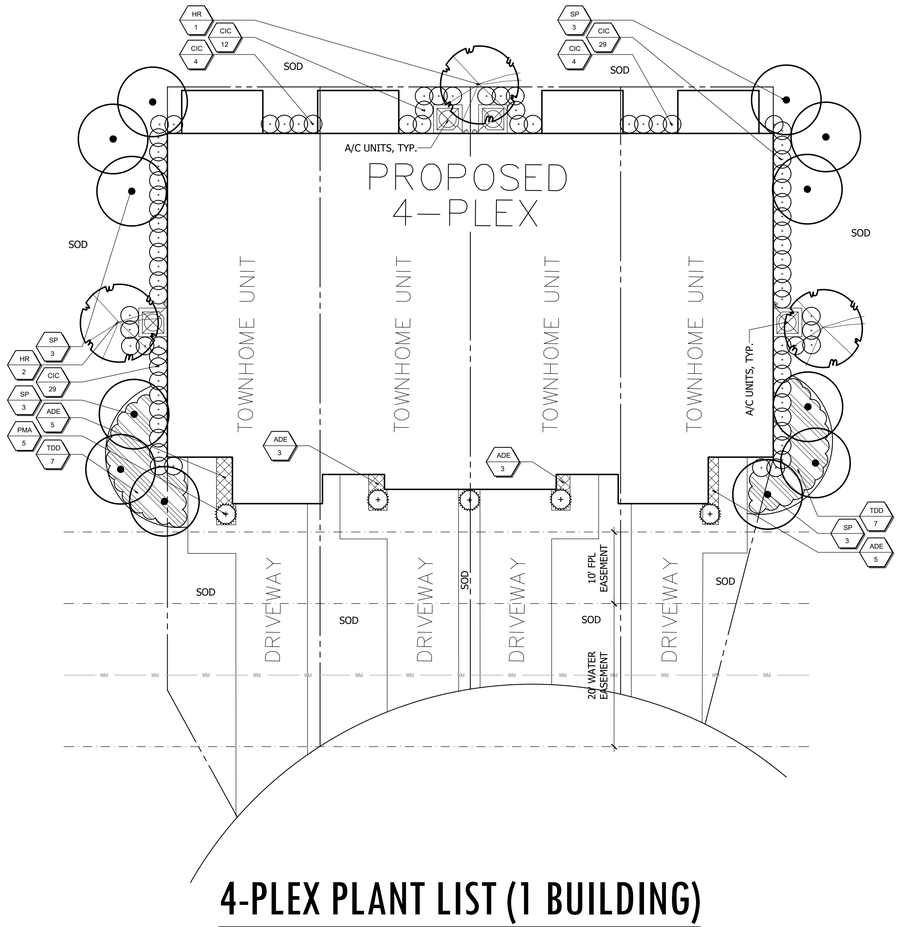
REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

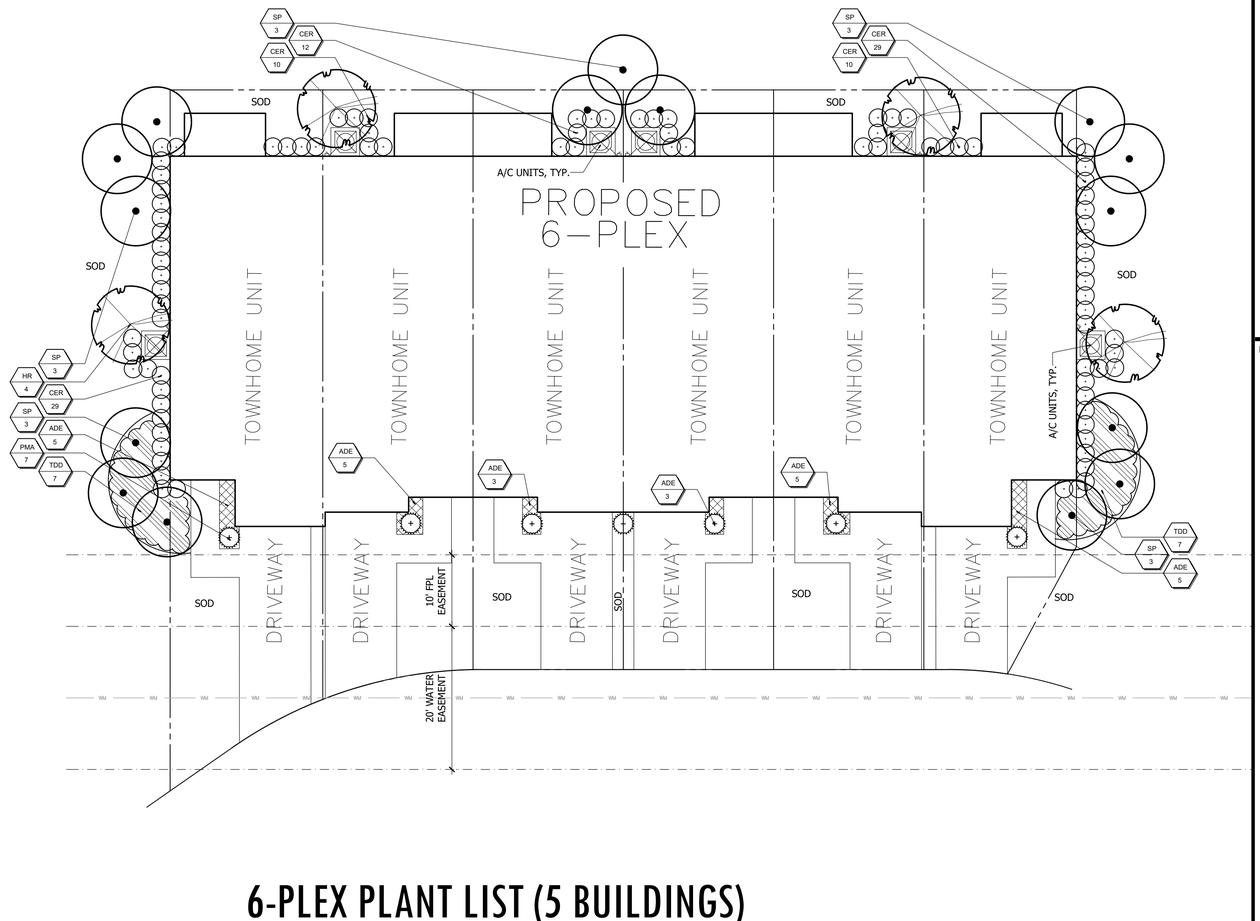
Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	8/20/21
Job no.	
Revisions:	

Sheet No.
LP-1





4-PLEX PLANT LIST (1 BUILDING)

QUANTITIES ARE FOR EACH BUILDING

TREES

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
M	HR	**3	HIBISCUS ROSA-SINENSIS	PINK HIBISCUS	6-7' O.A. STD.	3-4'	FULL & THICK, SINGLE TRUNK STD.
* V	SP	**12	SABAL PALMETTO	CABBAGE PALM (SLICK)	18-22' C.T.	N/A	HURRICANE CUT, STAGGER HEIGHTS

SHRUBS & GROUNDCOVERS

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES:
* V	TDD	14	TRIPSACUM FLORIDANA	FLORIDA GAMA GRASS	#3, 18" O.A.	36" O.C.	FULL & THICK
M	ADE	16	ASPARGUS DENSIFLORUS 'MYERII'	FOXTAIL FERN	#3, 14" X 14"	18-24" O.C.	FULL & THICK
M	PMA	5	PODOCARPUS MACROPHYLLUS	JAPANESE YEW	#7, 36" O.A.	A.S.	FULL & THICK
* V	CIC	78	CHRYSOBALANUS ICACO	RED-TIP COCOPLUM	#3, 24" O.A.	24" O.C.	FULL & THICK

* ASTERISK DENOTES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

SOD: ST. AUGUSTINE 'FLORITAM'
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

IRRIGATION NOTE:
ALL NEW LANDSCAPE AREAS SHALL BE RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

**TOTAL QUANTITY OF TREES ARE SPECIFIED ON SHEET LP-1 (OVERALL LANDSCAPE PLAN)

6-PLEX PLANT LIST (5 BUILDINGS)

QUANTITIES ARE FOR EACH BUILDING

TREES

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
M	HR	**4	HIBISCUS ROSA-SINENSIS	PINK HIBISCUS	6-7' O.A. STD.	3-4'	FULL & THICK, SINGLE TRUNK STD.
* V	SP	**15	SABAL PALMETTO	CABBAGE PALM (SLICK)	18-22' C.T.	N/A	HURRICANE CUT, STAGGER HEIGHTS

SHRUBS & GROUNDCOVERS

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES:
* V	TDD	14	TRIPSACUM FLORIDANA	FLORIDA GAMA GRASS	#3, 18" O.A.	36" O.C.	FULL & THICK
M	ADE	26	ASPARGUS DENSIFLORUS 'MYERII'	FOXTAIL FERN	#3, 14" X 14"	18-24" O.C.	FULL & THICK
M	PMA	7	PODOCARPUS MACROPHYLLUS	JAPANESE YEW	#7, 36" O.A.	A.S.	FULL & THICK
* V	CER	90	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	#3, 24" O.A.	24" O.C.	FULL & THICK

* ASTERISK DENOTES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

SOD: ST. AUGUSTINE 'FLORITAM'
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

IRRIGATION NOTE:
ALL NEW LANDSCAPE AREAS SHALL BE RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

**TOTAL QUANTITY OF TREES ARE SPECIFIED ON SHEET LP-1 (OVERALL LANDSCAPE PLAN)

PSL PROJECT #P21-172

Typical Unit Landscape Plan

0 5' 10' 20' 30 40'
Scale: 1" = 10'

REFER TO SHEET LP-3 FOR LANDSCAPE SPECIFICATIONS & PLANTING DETAILS

LC26000482
Litterick Landscape Architecture
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Torino Lakes (Phase 4)
Port St. Lucie, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

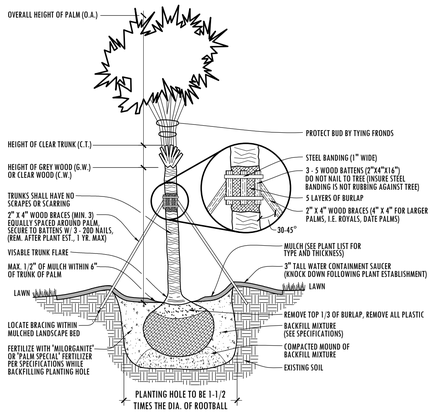
Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 10'-0"

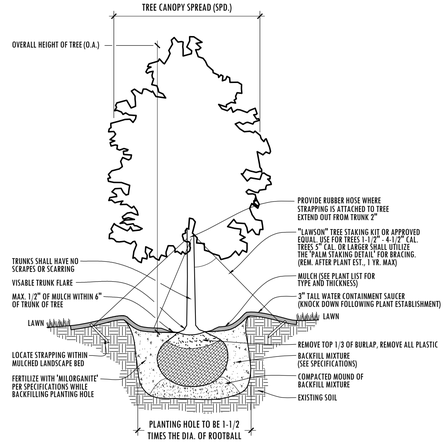
Designed:	JML
Drawn:	JML
Approved:	JML
Date:	8/20/21
Job no.	
Revisions:	

Sheet No.
LP-2

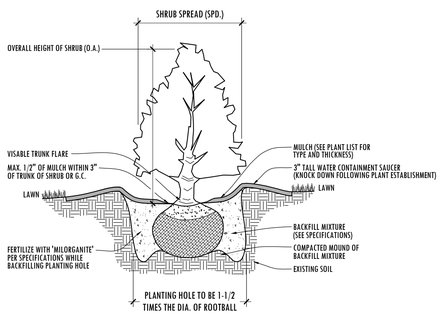
PLANTING DETAILS



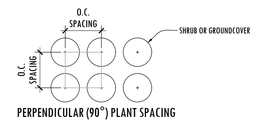
PALM PLANTING DETAIL



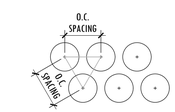
TREE PLANTING DETAIL



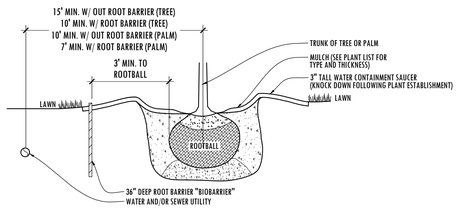
SHRUB & GROUNDCOVER PLANTING DETAIL



PERPENDICULAR (90°) PLANT SPACING



TRIANGULAR PLANT SPACING (RECOMMENDED)



ROOT BARRIER DETAIL

PLANTING SPECIFICATIONS

1. SCOPE OF WORK

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. QUALITY ASSURANCE

LANDSCAPE CONTRACTOR MUST BE REGULARLY ENGAGED IN THE INSTALLATION OF LIVING PLANT MATERIAL. LABOR CREWS SHALL BE CONTROLLED AND DIRECTED BY A LANDSCAPE FOREMAN WELL VERSED IN LANDSCAPE INSTALLATION, PLANT MATERIALS, READING PLANS AND COORDINATION BETWEEN THE JOB AND NURSERY.

THE LANDSCAPE CONTRACTOR AND IRRIGATION CONTRACTOR SHALL REVIEW LAYOUT AND SCHEDULING PRIOR TO INSTALLATION OF MATERIAL. MINOR ADJUSTMENT TO IRRIGATION DESIGN MAY BE MADE IN RESPONSE TO THE NEEDS OF SPECIFIC PLANT MATERIAL. THE LANDSCAPE ARCHITECT MUST BE NOTIFIED OF SUCH CHANGES.

3. MATERIALS

PLANT SIZE AND QUALITY
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE FREE OF WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

CONTAINER GROWN PLANTS SHALL HAVE A DEVELOPED ROOT STRUCTURE SO THAT THE ROOT MASS STAYS IN TACT WHEN REMOVED FROM CONTAINER. IN NO CASE SHALL THE PLANT CONTAIN CIRCLING ROOTS NOR BE ROOT-BOUND.

QUANTITIES
ALL QUANTITIES INDICATED ON THE PLANT LIST ARE INTENDED AS A GUIDE FOR THE BIDDERS AND DOES NOT RELIEVE THE BIDDER OF HIS RESPONSIBILITY TO DO A COMPREHENSIVE PLANT TAKE OFF. SHALL A DISCREPANCY OCCUR BETWEEN THE BIDDER'S TAKE OFF AN THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF THE BID.

MULCH
MULCH SHALL BE A SHREDDED VARIETY AS SPECIFIED IN THE PLANT LIST. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3" EXCEPT FOR THOSE SPECIFIC SITUATIONS SHOWN BELOW IN SECTION 4 AND IN PLANTING DETAILS.

FERTILIZER
FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF 'MILORGANITE' ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS. FERTILIZE ALL NEW PLANTINGS PER RATES SHOWN BELOW:

TREES:
FERTILIZE NEW TREES WITH 'MILORGANITE' AT THE FOLLOWING RATES:

- 8' AND SMALLER:	2-4 LBS.
- 8'-12' TALL:	4-6 LBS.
- 12' AND TALER:	6-8 LBS.

(3 CUPS = 1 LB.)

SHRUBS:
FERTILIZE NEW SHRUBS AND ACCENTS WITH 'MILORGANITE' AT THE FOLLOWING RATES:

- 4-6" POTS:	⌊ CUP
- 1 GAL.:	⌊ CUP
- 3 GAL.:	1 CUP
- 7-10 GAL.:	2 CUPS
- 15 GAL. AND GREATER:	3 CUPS

PALM TREES:
FERTILIZE NEW PALM TREES WITH A "PALM SPECIAL" FERTILIZER IN SLOW RELEASE FORM. FERTILIZER SHALL CONTAIN AN ADDITIONAL MAGNESIUM AND MICRO-NUTRIENT AMENDMENT

SOIL
PLANTING SOIL SHALL BE SANDY LOAM AND SHALL CONTAIN A 25% MINIMUM AMOUNT OF DECOMPOSED ORGANIC MATTER. PLANTING SOIL SHALL BE FREE OF CLAY, STONES, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

WATER
WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER. LANDSCAPE CONTRACTOR SHALL NOT ASSUME THAT THE IRRIGATION SYSTEM WILL BE OPERATIONAL AT THE TIME OF PLANTING. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE ALL THE REQUIRED WATER NECESSARY TO MAINTAIN THE PLANT MATERIAL IN A HEALTHY GROWING CONDITION. THE WATERING MAY INCLUDE DEEP WATERING OF TREES ANT THE WATERING OF SHRUB AND GROUND COVER AREAS. ANY PLANT MATERIALS THAT DIE OR THAT ARE NOT IN A HEALTHY GROWING CONDITION DUE TO LACK OF WATER SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

4. EXECUTION

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

AFTER FINAL SETTLING OF BALLED AND BURLAPED PLANTS, LOOSEN BURLAP WRAPPING EXPOSING THE TOP OF THE ROOTBALL, LEAVING THE BALL UNBROKEN. REMOVE EXCESS AMOUNTS OF BURLAP TO ELIMINATE VOIDS WHICH MAY BE CAUSED UPON DECOMPOSITION.

CONTAINER GROWN PLANTS SHALL, WHEN DELIVERED, SHALL HAVE SUFFICIENCY GROWTH TO HOLD EARTH INTACT WHEN REMOVED FROM CONTAINER AND SHALL NOT BE ROOT BOUND. PLANT PITS FOR CONTAINER MATERIALS SHALL BE FORMED FLAT ON THE BOTTOM TO AVOID AIR POCKETS AT THE BOTTOM OF ROOT BALLS AND CONTAINERS SHALL BE REMOVED CAREFULLY TO PREVENT DAMAGE TO THE PLANT OR ROOT SYSTEMS.

TEST TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. PITS WHICH ARE FOUND NOT TO BE ADEQUATELY DRAINING SHALL BE EXCAVATED TO A A DEPTH SUFFICIENT FOR DRAINAGE AND BACKFILLING WITH GRAVEL OR CRUSHED ROCK. NO ALLOWANCES WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE.

PLANTING BED PREPARATION
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS. COMPACT LAYER OF TOPSOIL IN PIT WITH A SLIGHTLY DISHED GRADE TO CENTER.

BACKFILL AROUND BALL WITH TOPSOIL AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF TOPSOIL BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF TOPSOIL IN BOTTOM BEFORE PLACING PLANTS. BACKFILL AROUND PLANTS WITH PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH. PURPLE QUEEN GROUNDCOVER, IF SPECIFIED, SHALL ONLY RECEIVE 1" OF MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

PLANTING SOD

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING. SOD SHALL BE FIRM, TOUGH TEXTURE, HAVING A COMPACT GROWTH OF GRASS WITH GOOD ROOT DEVELOPMENT, AND SHALL CONTAIN NO BERMUDA GRASS, WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH GRADE ALL LANDSCAPE AREAS, ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES AND OTHER DEBRIS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

5. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE
MAINTAIN LANDSCAPE WORK IMMEDIATELY AFTER PLANTING AND UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

IN THE EVENT OF SERIOUS DAMAGE FROM INSECTS OR DISEASE PRIOR TO FINAL ACCEPTANCE, THE PLANTS SHALL BE TREATED BY PREVENTATIVE OR REMEDIAL MEASURES APPROVED FOR GOOD HORTICULTURAL PRACTICE AT NO ADDITIONAL COST TO THE OWNER.

CLEAN UP
THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

ANY SOIL, PEAT OR SIMILAR MATERIAL WHICH HAS BEEN BROUGHT ONTO ANY PAVED AREAS SHALL BE REMOVED PROMPTLY KEEPING THESE AREAS CLEAN AS THE WORK PROGRESSES. UPON COMPLETION OF THE PLANTING, ALL EXCESS SOIL, STONES AND DEBRIS WHICH HAS NOT BEEN PREVIOUSLY CLEANED UP SHALL BE REMOVED FROM THE SITE.

INSPECTION & ACCEPTANCE
THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT UPON COMPLETION OF THE WORK TO REQUEST A FINAL INSPECTION OF THE INSTALLATION AND PLANT MATERIALS. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WILL NOTIFY THE LANDSCAPE CONTRACTOR OF ANY DEFICIENCIES VIA A "PUNCH LIST" WHICH SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR. CONDITIONAL LANDSCAPE ACCEPTANCE OF ALL PLANT MATERIAL AND WORKMANSHIP WILL BE GIVEN IN WRITING BY THE LANDSCAPE ARCHITECT AFTER ALL "PUNCH LIST" ITEMS HAVE BEEN CORRECTED AND ANY PLANT REPLACEMENTS MADE. THIS ACCEPTANCE WILL BEGIN THE WARRANTEE PERIOD. DEFICIENCIES NOTED AFTER THE CONDITIONAL LANDSCAPE ACCEPTANCE SHALL BE RECTIFIED DURING THE WARRANTEE PERIOD AND PRIOR TO FINAL LANDSCAPE ACCEPTANCE.

GUARANTEE AND REPLACEMENT
ALL PLANT MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL LANDSCAPE ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY PLANT MATERIAL OR WORKMANSHIP THAT IS DEFICIENT OR HAS DIED SHALL BE REPLACED AT THE SAME SPECIFICATION NOTED IN THE APPROVED LANDSCAPE PLANS. REPLACEMENTS SHALL BE MADE BY THE LANDSCAPE CONTRACTOR WITHIN TWO (2) WEEKS OF NOTIFICATION BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER. WARRANTEES OF REPLACEMENT MATERIAL SHALL BE SIX (6) MONTHS FROM THE DATE OF REPLACEMENT INSTALLATION. DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM OR AUTOMOBILES OR BY NEGLIGENCE BY THE OWNER SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. UNLESS OTHERWISE ARRANGED WITH THE OWNER, THE CONTRACTOR IS RESPONSIBLE FOR GENERAL PLANT MAINTENANCE INCLUDING WATERING AND MOWING UP UNTIL THE DATE OF CONDITIONAL ACCEPTANCE.

PLANT MATERIAL SUBSTITUTION

THERE WILL BE NO SUBSTITUTION OF PLANT MATERIAL UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. THIS INCLUDES SPECIES AND SIZE OF PLANT MATERIAL.

PSL PROJECT #P21-172

Landscape Specifications & Planting Details

LC26000482
Litterick Landscape Architecture
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Torino Lakes (Phase 4)
Port St. Lucie, Florida

Landscape Architect of Record

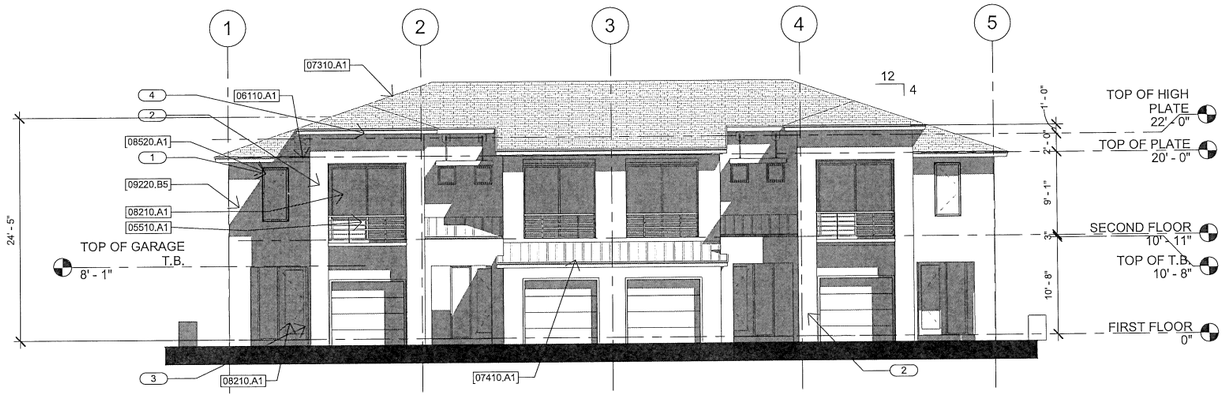
REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

Jason M. Litterick, RLA
(LA0001677)

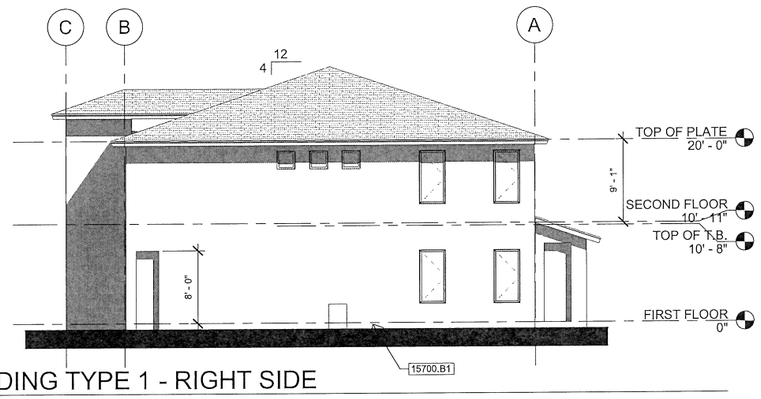
Scale: Not to Scale

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	8/20/21
Job no.	
Revisions:	

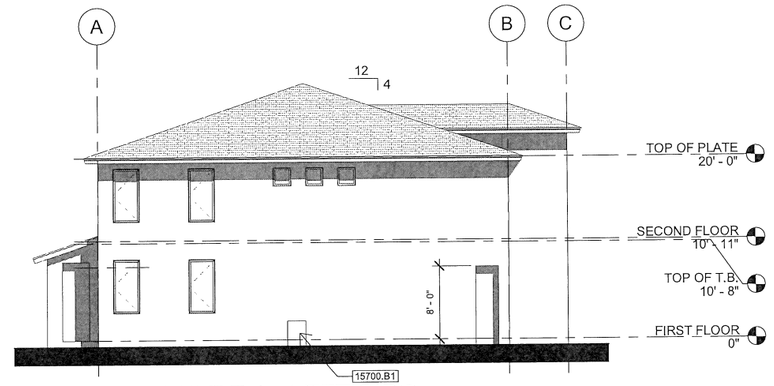
Sheet No.
LP-3



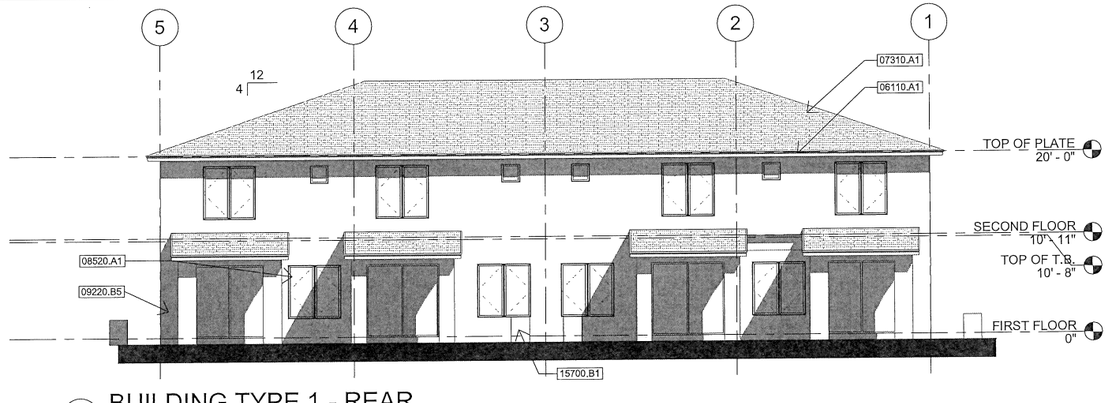
1 BUILDING TYPE 1 - FRONT
1/8" = 1'-0"



3 BUILDING TYPE 1 - RIGHT SIDE
1/8" = 1'-0"



2 BUILDING TYPE 1 - LEFT SIDE
1/8" = 1'-0"



4 BUILDING TYPE 1 - REAR
1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
05510.A1	42" High Aluminium Guardrail
06110.A1	Wood Fascia W/ Drip
07310.A1	Asphalt Shingles
07410.A1	Aluminum Metal Roof
08210.A1	Door - See Schedule
08520.A1	Aluminum Window - See Schedule
09220.B5	Raised Stucco Trim
15700.B1	A/C Condensing Unit On Concrete Pad

WAG
The Wayne Architectural Group, PA
AA26001684

2385 NW Executive Center Dr
Suite 100
Boca Raton, FL 33431

T 561.241.4407
C 561.414.6729

11/29/17
AR 008071

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

REVISION SCHEDULE

Revision Number	Revision Description	Revision Date

RICH PROPERTIES

TORINO, PORT ST LUCIE

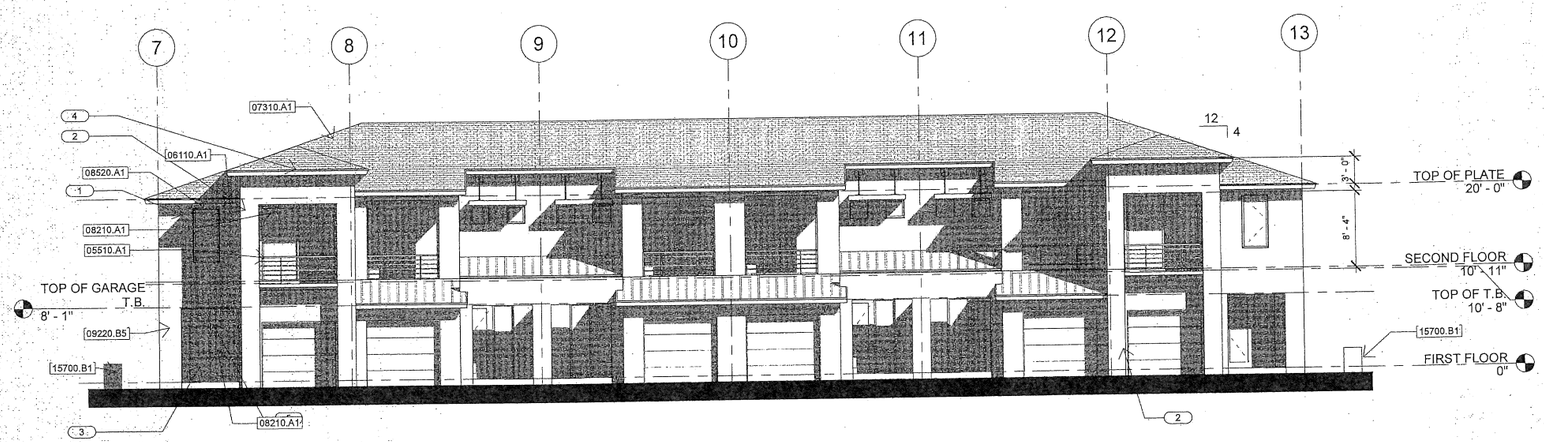
ELEVATIONS
BUILDING TYPE 1

Project number	RIC 1503
Date	11/29/17
Drawn by	Author
Checked by	Checker

A2.1

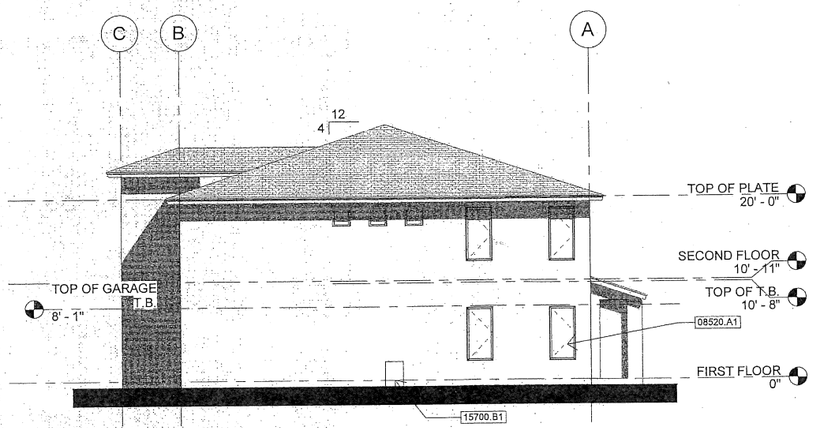
Scale 1/8" = 1'-0"

1/2017 12:40:02 PM



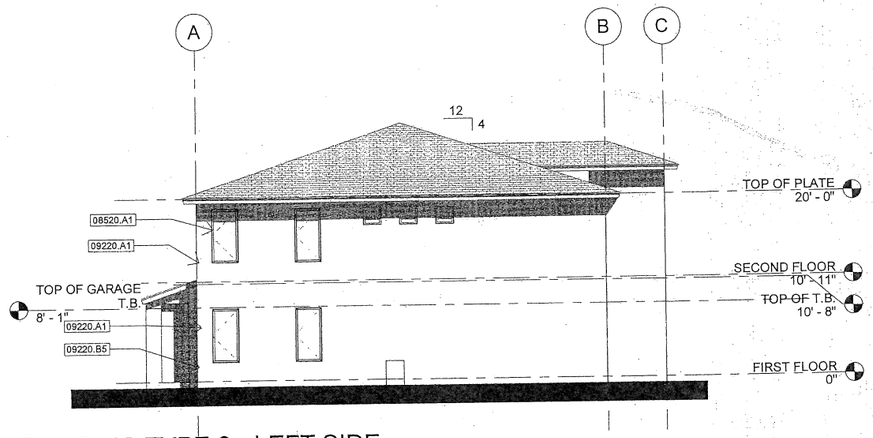
1 BUILDING TYPE 2 - FRONT

1/8" = 1'-0"



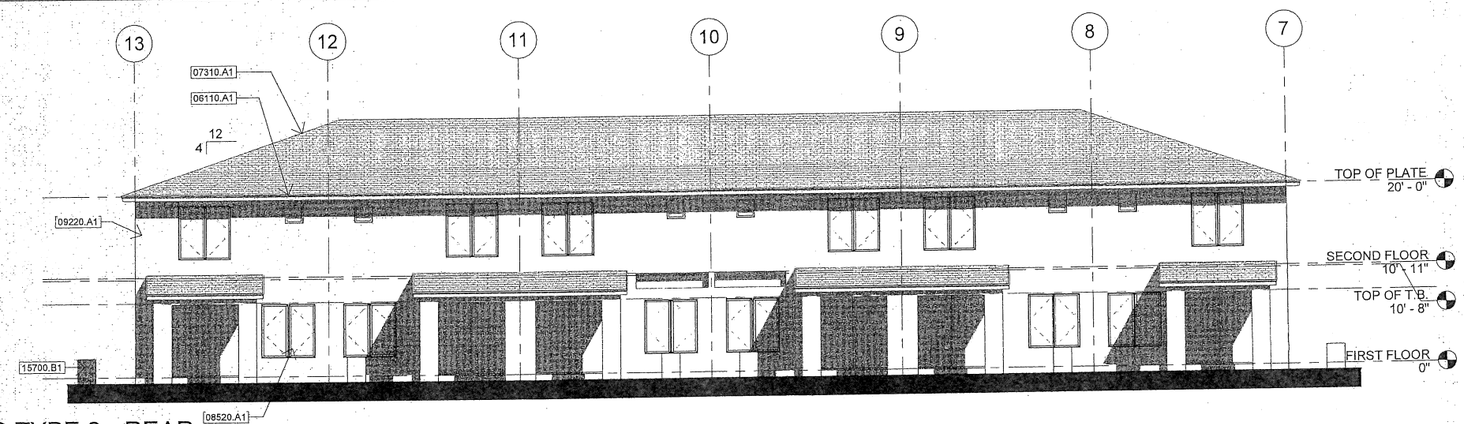
3 BUILDING TYPE 2 - RIGHT SIDE

1/8" = 1'-0"



2 BUILDING TYPE 2 - LEFT SIDE

1/8" = 1'-0"



4 BUILDING TYPE 2 - REAR

1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
05510.A1	42" High Aluminium Guardrail
06110.A1	Wood Fascia W/ Drip
07310.A1	Asphalt Shingles
08210.A1	Door - See Schedule
08520.A1	Aluminum Window - See Schedule
09220.A1	3/4" Cement Plaster
09220.B5	Raised Stucco Trim
15700.B1	A/C Condensing Unit On Concrete Pad

WAG
The Wayne Architectural Group, PA
AA26001684

2385 NW Executive Center Dr
Suite 100
Boca Raton, FL 33431

T 561.241.4407
C 561.414.6729

11/29/17
AR 008071

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

REVISION SCHEDULE		
Revision Number	Revision Description	Revision Date

RICH PROPERTIES

TORINO, PORT ST LUCIE

ELEVATIONS
BUILDING TYPE 2

Project number	RIC 1503
Date	11/29/17
Drawn by	WB
Checked by	WB

A2.2

Scale 1/8" = 1'-0"

2017 12:41:18 PM

SUBDIVISION PLAT APPLICATION

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772)871-5213

P&Z File No._____
Fee (Nonrefundable)$_____
Receipt # _____

PRIMARY CONTACT EMAIL ADDRESS: RLUNDY@RICHPROPERTIESFL.COM

PROJECT NAME: TORINO LAKES - PHASE 4

LEGAL DESCRIPTION: SEE ATTACHED

LOCATION OF PROJECT SITE: NW EAST TORINO PKWY., PSL, FL 34986 AT TORINO LAKES CIR.

PROPERTY TAX I.D. NUMBER: 3420-735-0004-010-7

CIRCLE ONE: **PRELIMINARY** **FINAL** **PRELIMINARY & FINAL**

PROPOSED USE: ROI - RESIDENTIAL, OFFICE, INSTUTITIONAL

GROSS SQ. FT. OF STRUCTURE(S): 37.391 SF IN SIX (6) BUILDINGS ONE (1) 4-UNIT AND FIVE (5) 6-UNIT TWO STORY MULTIFAMILY RESIDENTIAL BUILDINGS

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: _____

UTILITIES & SUPPLIER: PSL UTILITIES

GROSS ACREAGE & SQ. FT. OF SITE: 3 ACRES / 130,680 SF

FUTURE LAND USE DESIGNATION: ROI ZONING DISTRICT: I- INSTITUTIONAL (PUD PENDING)

OWNER(S) OF PROPERTY:
NAME, ADDRESS, TELEPHONE & FAX NO. RICH TORINO II LLC
2552 PETERS RD., SUITE B, FORT PIERCE, FL. 34945
772-446-7344

APPLICANT OR AGENT OF OWNER:
NAME, ADDRESS, TELEPHONE & FAX NO. RICHARD LUNDY, RICH PROPERTIES LLC
2552 PETERS RD., SUITE B, FORT PIERCE, FL 34945 772-446-7344

PROJECT ARCHITECT/ENGINEER:
(FIRM, ENGINEER OF RECORD ATLANTIC CIVIL ENGINEERING, INC. RICHARD LADYKO, P.E.
RICHARD C. LAVENTURE

FLORIDA REGISTRATION NO., CONTACT PERSON, ADDRESS, PHONE & FAX No.) 2552 PETERS RD., SUTIE D, FORT PIERCE, FL 34945
772-398-1520 / 772-398-6426

I HEREBY AUTHORIZE THE ABOVE LISTED AGENT TO REPRESENT ME. I GRANT THE PLANNING DEPARTMENT PERMISSION TO ACCESS THE PROPERTY FOR INSPECTION.

- I FULLY UNDERSTAND THAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND THE COMMENCEMENT OF ANY DEVELOPMENT ALL PLANS AND DETAIL PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PURSUANT TO SUBDIVISION REGULATIONS CHAPTER 156.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

OWNER'S SIGNATURE	HAND PRINT NAME	TITLE	DATE
	RICHARD C. LUNDY	OWNER'S AGENT	8/3/21

SUBDIVISION PLAT SUFFICIENCY CHECKLIST

Revised September, 2013

Project Name: TORINO LAKES - PHASE 4

Project Number: P 21-021 New Submittal _____ or Resubmittal_____ (Check One)

Applicant should submit the subdivision plat package to Planning & Zoning Department with all items listed below to initiate the review process. All items listed in Section 156.057 of the City's Subdivision Regulations need to be addressed in the submittal. Construction plans are required for all preliminary or preliminary/final plats that include required infrastructure improvements. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ = *Provided* X = *Incomplete or Missing* NA = *Not Applicable*

Applicant Checklist	*Description of Item Provided*	*Sufficient* P&Z	*Sufficient* Eng.	*Sufficient* Utility
✓	**Sufficiency Checklist**: One original completed and signed by applicant.			
N/A	**2 CD's with all application materials**			
✓	**Cover Letter:** Sixteen copies of a typed letter explaining the purpose and history of the application.			
N/A	**Written Response to Comments:** Sixteen copies. For resubmittals only.			
✓	**Completed Application:** Sixteen copies. Use black ink or type to fill out completely and legibly.			
✓	**Owner's Authorization**: Sixteen copies of authorization on Owner's letterhead.			
✓	**Application Fee**: Refer to each department's fee schedule.			
✓	**Proof of Ownership:**			
	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or…			
	…Unity of Title			
	Subdivision Plats:			
✓	One ~~Sixteen~~ sets of 24" x 36" blacklines that are folded to 9" x 12", collated, stapled and numbered.			
✓	Complete, legible and sufficient detail. (review may determine that submittal does not comply)			
✓	Master index or key map on each plat sheet showing how plat sheets relate.			
✓	Projects ≥ two acres - aerial map with type & location of vegetation per the FLUCCS System.			
	Boundary and Topographic Survey:			
✓	One ~~Sixteen~~ sets of 24" x 36" blacklines that are folded to 9" x 12", collated, stapled and numbered.			
✓	Complete, legible and sufficient detail. (Review may determine that submittal does not comply)			
✓	Contours or spot elevations (½ foot minimum).			
✓	Vertical datum is NAVD			
✓	Current Florida Registered Surveyor's signature and seal.			
N/A	**Three CD's:** CAD file of plat.			
	Construction/Detail Plans:			
✓	One ~~Sixteen~~ sets of 24" x 36" blacklines that are folded to 9" x 12", collated, stapled and numbered.			
✓	Complete, legible and with sufficient details			
N/A	Resubmittals - completed revision blocks with a reference number or "cloud".			
✓	Provide an overall plan view for projects that require more than one sheet to illustrate the plan view.			
✓	For projects that require more than one sheet to show the plan view, provide a master index or key map on each plan sheet showing how plan sheets relate.			

SUBDIVISION PLAT SUFFICIENCY CHECKLIST
Revised September, 2013

Project Name: TORINO LAKES - PHASE 4

Project Number: P 21-021 New Submittal _____ or Resubmittal_____ (Check One)

Construction Plans are required for all preliminary and preliminary/final plats that include required infrastructure improvements.

Applicant Checklist	*Description of Item Provided*	*Sufficient* P&Z	Eng.	Utility
✓	**Clearing Plan:** For projects with one or more acres provide an aerial overlay of the area to be cleared. Plans should be signed and sealed by a Florida Registered Engineer.			
N/A	**Listed Species Survey:** See Chapter 157 of the City Code.			
✓	**Erosion Sediment Control/Stormwater Pollution Prevention Plan:** Signed and sealed by a Florida Registered Engineer.			
✓	**Paving and Drainage Plan:** Signed and sealed by a Florida Registered Engineer.			
	Signed and sealed traffic study (two copies), if required.			
	Signed and sealed drainage calculations.			
	Off-site roadway improvements, if required.			
	Off-site drainage improvements, if required.			
✓	**Water and Sewer Plan:** Signed and sealed by a Florida Registered Engineer.			
	All utility lines shown on the profile sheets			
	Locations of street lights shown on utility sheets.			
✓	**Landscape Plan (include street trees, residential lots and common areas):** Signed and sealed by a Florida Registered Landscape Architect.			
	Provide utility separation language.			
	Show existing and proposed utilities.			
	Provide note and show that landscaping meets FDOT clear zone and sight distance criteria.			
✓	**Street Lighting Plan:** See Section 156.117 of the City Code. (See Site Plan sheet 3 of 13)			

SUBDIVISION PLAT SUFFICIENCY CHECKLIST

Revised September, 2013

Project Name: TORINO LAKES - PHASE 4

Project Number: P 21-021 New Submittal _____ or Resubmittal _____ (Check One)

Applicant Certification

I, RICHARD LUNDY *(Print or type name)*, do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

(Signature of Applicant) 8/3/21 *(Date)*

Planning and Zoning Department Representative

I, _____ *(Print name)*, as a representative of the Planning and Zoning Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date)*.

Additional Comments:

(Signature of Planning and Zoning Department Representative) *(Date)*

Engineering Department Representative

I, _____ *(Clearly print or type name)*, as a representative of the Engineering Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date)*.

Additional Comments:

(Signature of Engineering Department Representative) *(Date)*

Utilities System Department

I, _____ *(Clearly print or type name)*, as a representative of the Utilities System Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date)*

Additional Comments:

(Signature of Utility System Department Representative) *(Date)*

Torino Lakes – Phase 4

PARCEL ID# 3420-735-0004-010-7

LEGAL DESCRIPTION:

A PORTION OF TRACT "D" AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION FORTY SEVEN, AS RECORDED IN PLAT BOOK 16, AT PAGE 40, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "D", SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF EAST TORINO PARKWAY, AS SHOWN ON THE SAID PLAT OF PORT ST. LUCIE SECTION FORTY-SEVEN; THENCE NORTH 87°54'54" WEST, ALONG THE NORTH LINE OF SAID TRACT "D", FOR 225.00 FEET; THENCE SOUTH 34°52'49" WEST, ALONG THE NORTHWESTERLY LINE OF SAID TRACT "D" FOR 370.06 FEET; THENCE SOUTH 39°12'30" EAST FOR 92.55 FEET; THENCE DUE EAST FOR 401.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID EAST TORINO PARKWAY, SAID POINT ALSO BEING A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIAL BEARING OF NORTH 80°40'26" EAST, A RADIUS OF 1850.00 FEET AND A CENTRAL ANGLE OF 11°24'40"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID EAST TORINO PARKWAY, FOR 368.44 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINS 3.00 ACRES, MORE OR LESS.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4798240 OR BOOK 4530 PAGE 802, Recorded 12/30/2020 01:17:22 PM Doc Tax: $0.70

INSTRUMENT PREPARED BY

AND AFTER RECORDING RETURN TO:

BRUCE S. ROSENWATER & ASSOCIATES, P.A.

Bruce S. Rosenwater, Esq.

1601 Forum Place, Suite 602

West Palm Beach, Florida 33401

(561) 688-0991

THIS QUIT-CLAIM DEED IS GIVEN WITHOUT

THE BENEFIT OF TITLE SEARCH AND/OR REVIEW.

Tax ID #16-38-41-004-000-00190-60000

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 10th day of December, 2020, by Jerome Rich and Jodi Rich, husband and wife, whose post office address is 2552 Peters Road, Suite B, Fort Pierce, FL 34945, Grantor, to Rich Torino II, LLC, a Florida limited liability company, whose post office address is 2552 Peters Road, Suite B, Fort Pierce, FL 34945, "Grantee".

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS ($10.00)** and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **St. Lucie**, State of **Florida**, to-wit:

SEE SCHEDULE "A" ATTACHED HERETO

TO HAVE and to HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

(Signatures on following page.)

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature (as to both)
Printed Name: Jaclyn Tuchman

JEROME RICH

Witness Signature (as to both)
Printed Name: Jaclyn Tuchman

JODI RICH

Witness:
Harris Tuchman

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 10th day of December, 2020 by Jerome Rich and Jodi Rich, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

My Commission Expires:

Print Name:

BRUCE S. ROSENWATER
MY COMMISSION # HH 043462
EXPIRES: October 3, 2024
Bonded Thru Notary Public Underwriters

EXHIBIT "A"
LEGAL DESCRIPTION

A portion on TRACT "D" as shown on the Plat of PORT ST. LUCIE SECTION FORTY SEVEN, as recorded in Plat Book 16, at Page 40, of the Public Records of St. Lucie County, Florida and being more particularly described as follows:

BEGINNING at the Northeast corner of said TRACT "D", said point also being on the Westerly Right-of-Way line of EAST TORINO PARKWAY, as shown on the said Plat of PORT ST. LUCIE SECTION FORTY-SEVEN; thence North 87°54'54" West, along the North line of said TRACT "D", for 225.00 feet; thence South 34°52'49" West, along the Northwesterly line of said TRACT D" for 370.06 feet; thence South 39°12'30" East for 92.55 feet; thence due East for 401.20 feet to a point on the Westerly Right-of-Way line of said EAST TORINO PARKWAY, said point also being a point on the arc of a circular curve to the right having a radial bearing of North 80°40'26" East, a radius of 1850.00 feet and a central angle of 11°24'40"; thence Northerly, along the arc of said curve, and along the Westerly Right-of-Way line of said EAST TORINO PARKWAY, for 368.44 feet to the POINT OF BEGINNING.

City of Port St. Lucie

PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association

MEMORANDUM

TO: Stephen Mayer – Planner III, Planning & Zoning

THRU: Diana Spriggs, P.E. – Regulatory Division Director, Public Works D.S.

FROM: Melissa Perry – Project Coordinator, Public Works

DATE: April 18, 2022

SUBJECT: P21-174 Torino Lakes - Third Replat
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by MacKenzie Engineering and Planning, Inc. dated March 22, 2022 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

Per the submitted Traffic Report, the replat to add 34 new multi-family dwelling units shall generate a total of 14 PM Peak hour trips to the existing 97 PM Peak Hour trips for the development. This quantity of trips shall not make a significant impact on the neighboring roadways.

Torino Lakes – Third Replat

PRELIMINARY AND FINAL SUBDIVISION PLAT
WITH CONSTRUCTION PLANS APPLICATION

(P21-174)

Stephen Mayer, Planner III

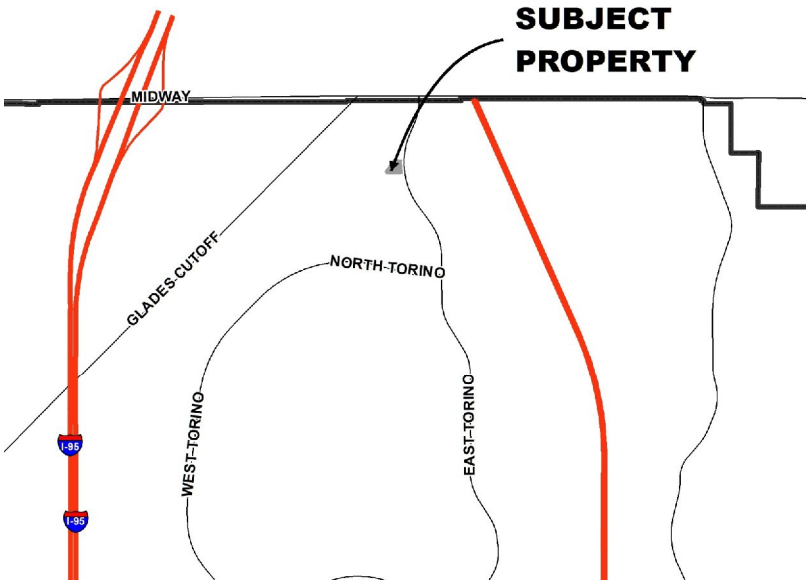
Requested Application:

Applicant: Rich Torino II LLC

Agent: Richard Laventure, Laventure & Associates, Inc.

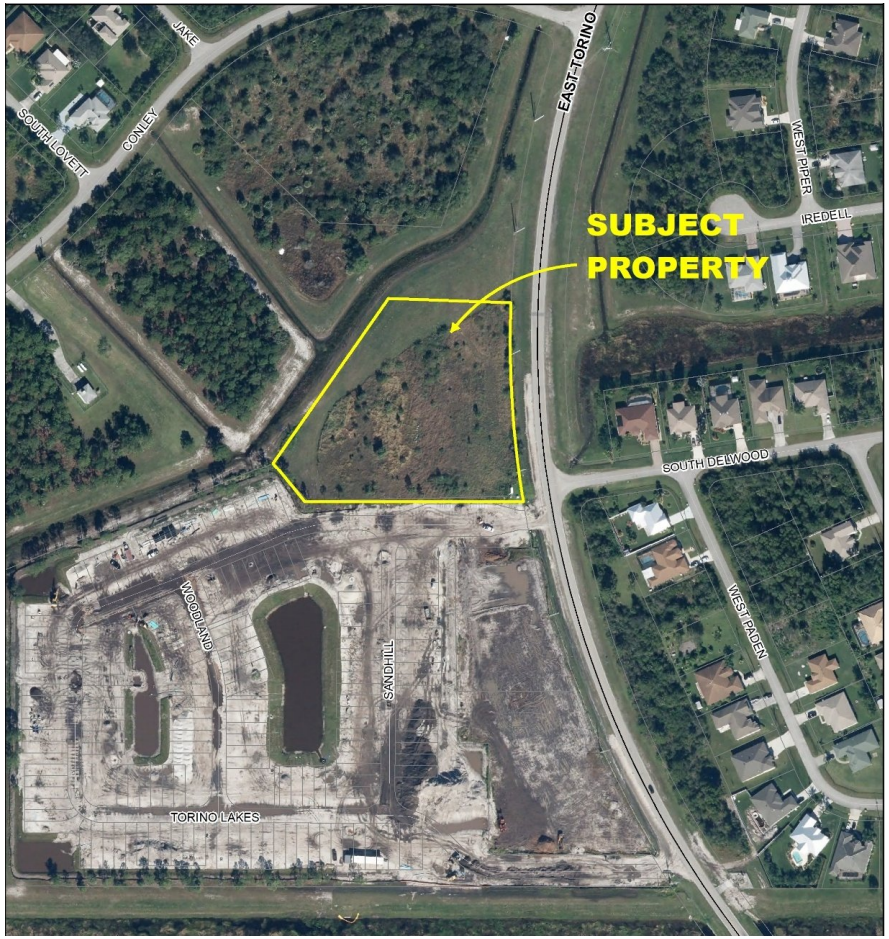
Request: Replat 3 acres of property for development consistent with an approved Planned Unit Development (PUD) amendment and rezoning. This preliminary and final subdivision plan with construction plans will provide for the creation of 34 townhome units, private right of way, recreational area tracts, landscaping, water management, and other associated infrastructure tracts and easements.

Location



Direction	Future Land Use	Zoning	Existing Use
North	OSC	RS-2	Vacant land
South	RM/ROI/CG	PUD	Platted residential lots, Vacant land
East	RL	RS-2	Single family homes
West	OSC	RS-2	Vacant land

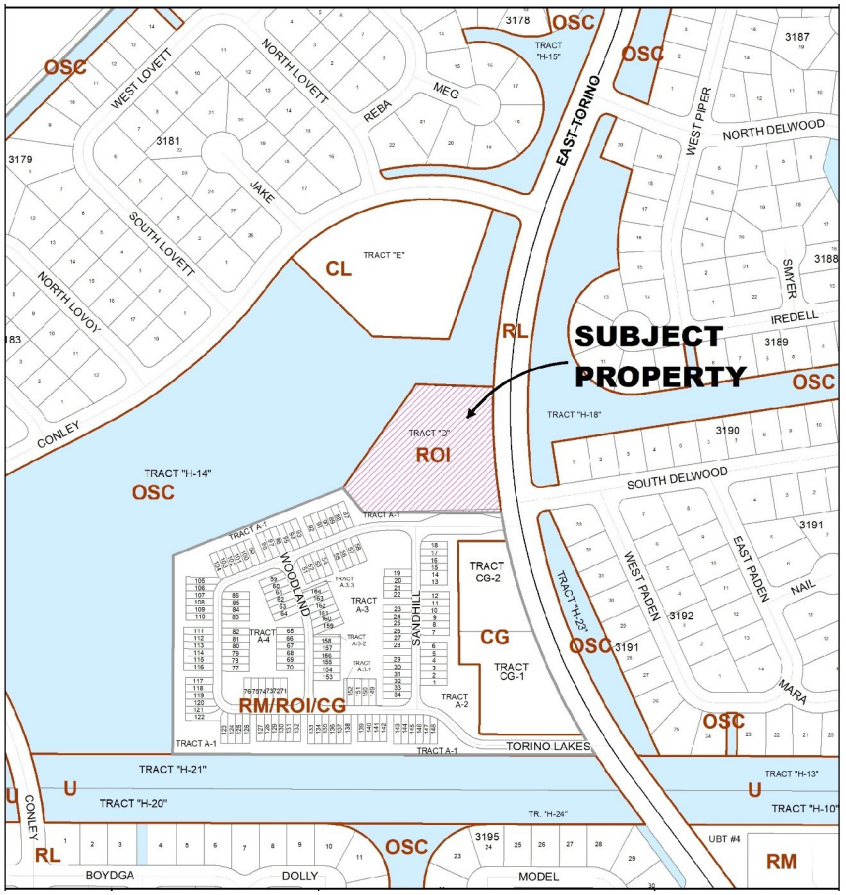
Aerial



Direction	Future Land Use	Zoning	Existing Use
North	OSC	RS-2	Vacant land
South	RM/ROI/CG	PUD	Platted residential lots, Vacant land
East	RL	RS-2	Single family homes
West	OSC	RS-2	Vacant land

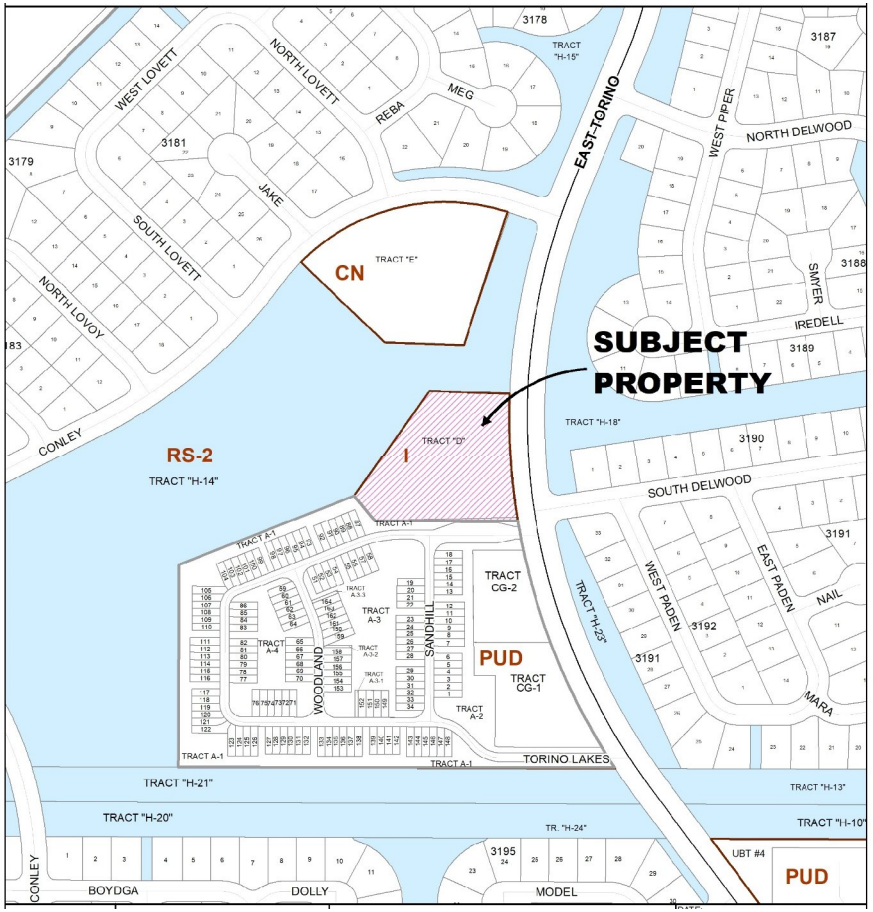
Land Use

Direction	Future Land Use	Zoning	Existing Use
North	OSC	RS-2	Vacant land
South	RM/ROI/CG	PUD	Platted residential lots, Vacant land
East	RL	RS-2	Single family homes
West	OSC	RS-2	Vacant land



Zoning

Direction	Future Land Use	Zoning	Existing Use
North	OSC	RS-2	Vacant land
South	RM/ROI/CG	PUD	Platted residential lots, Vacant land
East	RL	RS-2	Single family homes
West	OSC	RS-2	Vacant land



Concurrency Review

Sanitary Sewer and Potable Water Facilities	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
Traffic Circulation	Public Works staff has reviewed and recommended approval of the project internal and external conditions for transportation concurrency and level of service. The proposed townhome development shall generate 218 daily, and 15 PM peak hour trips. Based on the traffic impact analysis prepared by MacKenzie Engineering and Planning, Inc. and reviewed by staff, the project does not have significant impact on any road segment.
Parks and Recreation Facilities	The level of service for parks is measured and planned in conjunction with population growth on an annual basis. At the time the PUD was originally approved, and amended, there was adequate parklands available to meet this required level of service. The obligation to provide for park space is the responsibility of the Torino Lakes PUD, which shall provide 7.45 acres of total open area to satisfy this provision.
Stormwater Management Facilities	The project includes paving and drainage plans which meet the required level of service.
Solid Waste	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
Public School Concurrency Analysis	Per Policy PSFE 2.4.1 of the City's Comprehensive Plan, Public School Facilities Element, approval of the final plat is subject to the availability of adequate school capacity based on the adopted level of service standards. The School Board has reviewed the application and recommended approval and concurred adequate capacity is available.

Traffic Impact Analysis

- Previously approved/Existing trips for development is 97 PM Peak hour trips. Proposed replat will add 14 PM Peak hour trips.

- Traffic Impact of replat was reviewed by staff and found to have very little impact on the existing traffic surrounding the property.

- Staff found the project to be in compliance with Public Works Policy #19-01

Recommendation

Site Plan Review Committee recommended approval at their meeting of August 25, 2021.

"A City for All Ages"

Agenda Summary

2022-392

Agenda Date: 5/3/2022 **Agenda Item No.:** 7.a

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P22-103 Jennings Road Project - Comprehensive Plan Amendment/Small-scale

Location: The property is located at 3775 SE Jennings Road, south of Jennings Road and West of Lennard Road.
Legal Description: The West One-Half of Lots 1 and 2, Block 1, Port St. Lucie Section 12, St. Lucie Gardens Subdivision.
This is a request to change the future land use designation of 6.67 acres from Commercial General (CG) and Utility (U) to Service Commercial (CS).

Submitted By: Stephen Mayer, Planner III

Executive Summary: A small-scale comprehensive plan amendment requested by Brian Fisher, representing Larry and Sandy Olson (owners) to change the future land use designation for 6.67 acres of property from Commercial General (CG) and Utility (U) to Service Commercial (CS) to construct a self-storage facility. The CG portion (northern) is 4.646 acres in size and the Utility (southern) is 2.024 acres. The project site contains a Wireless Communication Tower on the southern portion of the site, which is proposed to remain.

Presentation Information: Staff will make a brief presentation.

Staff Recommendation: Move that the Board recommend approval of the future land use map amendment.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the future land use amendment.
2. Move that the Board not recommend approval.

Background: See staff report.

Issues/Analysis: See staff report.

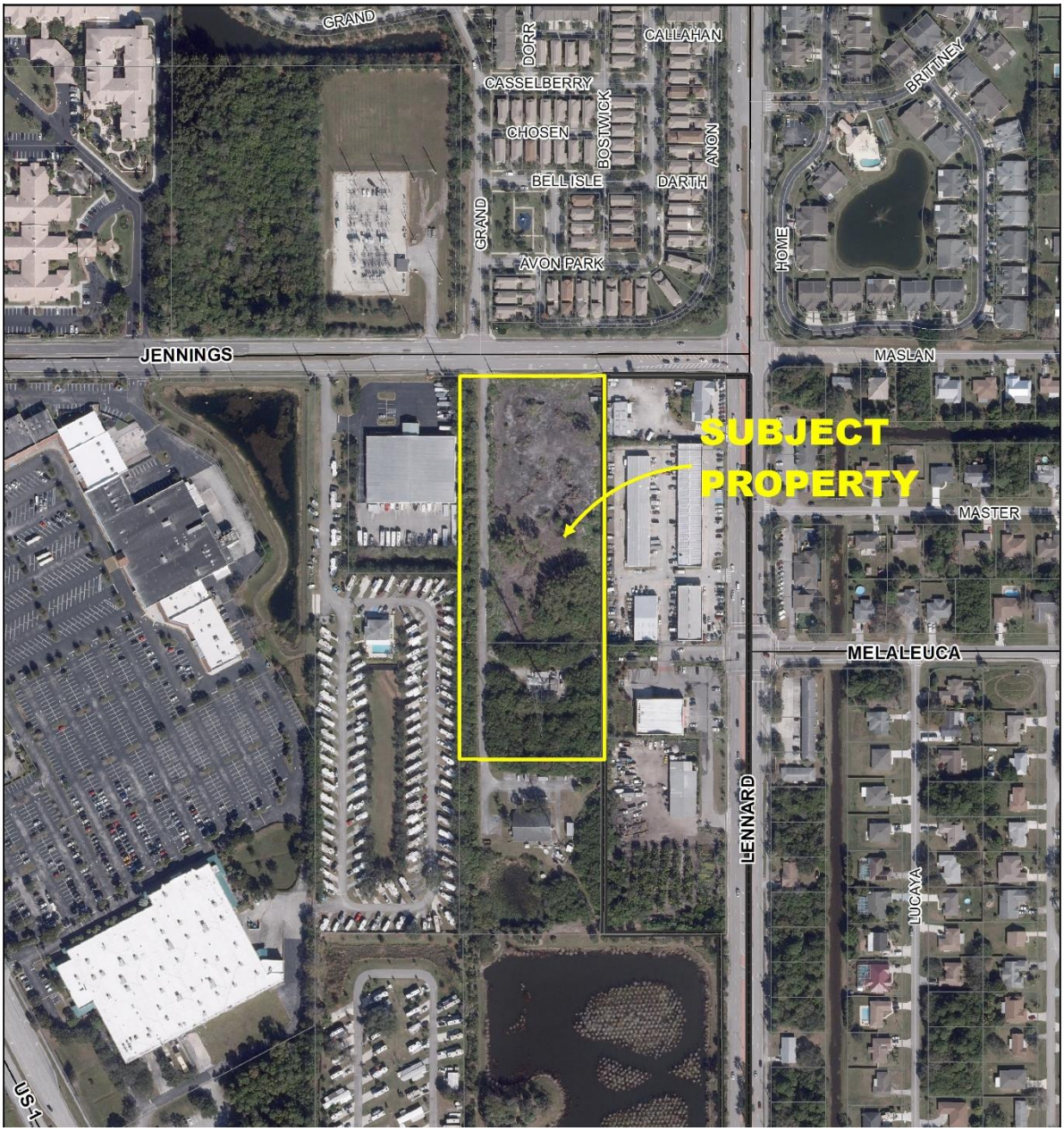
Special Consideration: N/A

Location of Project: The property is located at 3775 SE Jennings Road, south of Jennings Road and West of Lennard Road

Attachments:
1. Staff Report
2. Application

3. Applicant’s Justification Statement
4. Current deed and legal description
5. Staff Presentation

Jennings Road Project
Small-Scale Comprehensive Plan Amendment
P22-103



Project Location Map

SUMMARY

Applicant's Request:	Small-Scale Future Land Use Map Amendment from Commercial General (CG) and Utility (U) to Commercial Service (CS)
Applicant:	Brian Fisher
Property Owner:	Larry and Sally Olsen
Location:	Parcel ID #341450147012507
Project Planner:	Stephen Mayer, Planner III

Project Description

The applicant is requesting approval of a small-scale Future Land Use Map amendment for a total of 6.67-acres from Commercial General (CG) and Utility (U) to Commercial Service (CS). The Commercial General portion is 4.646 acres in size and the Utility portion is 2.024 acres The properties are located at 3775 SE Jennings Road, south of Jennings Road and West of Lennard Road.

Currently, the future land use classification of the larger northern portion is CG and is zoned CG, and the smaller southern section is Utility (U) and General Use (GU). The current future land use and zoning designations do not permit self-storage facilities. Therefore, the applicant is seeking a small-scale Future Land Use Map amendment to allow the use by right in the CS land use and zoning district. The applicant has applied for a concurrent rezoning application but is not prepared to apply for site plan applications at this time.

Previous Actions and Prior Reviews

The applicant has a rezoning application currently under review. The rezoning applications will be heard concurrently with the small-scale Future Land Use Map amendment. A site plan application will be applied for at a later date.

Public Notice Requirements

Per Sec 151.06 of the City's Zoning Code, a mailed notification of public hearing has been provided to property owners within 750 feet of the parcel and a copy of the notice has been kept available for public inspection during regular business hours.

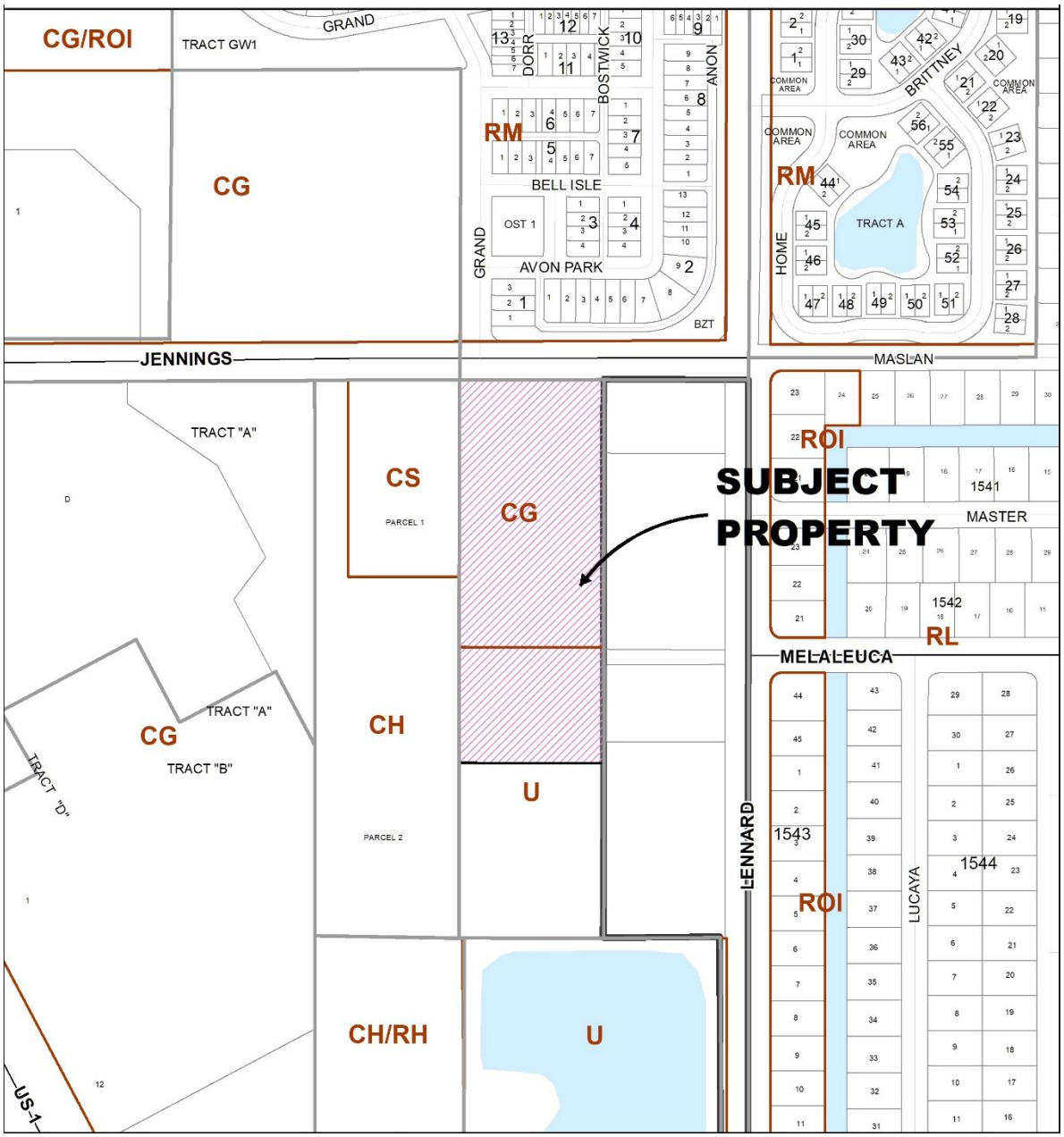
Location and Site Information

Parcel Number:	341450147012507
Property Size:	6.67 acres
Legal Description:	The West One-Half of Lots 1 and 2, Block 1, Port St. Lucie Section 12, St. Lucie Gardens Subdivision.
Future Land Use:	CG/U
Existing Zoning:	CG/GU
Existing Use:	Vacant
Requested Future Land Use:	Commercial Service (CS)
Proposed Use:	Self-Storage Facility

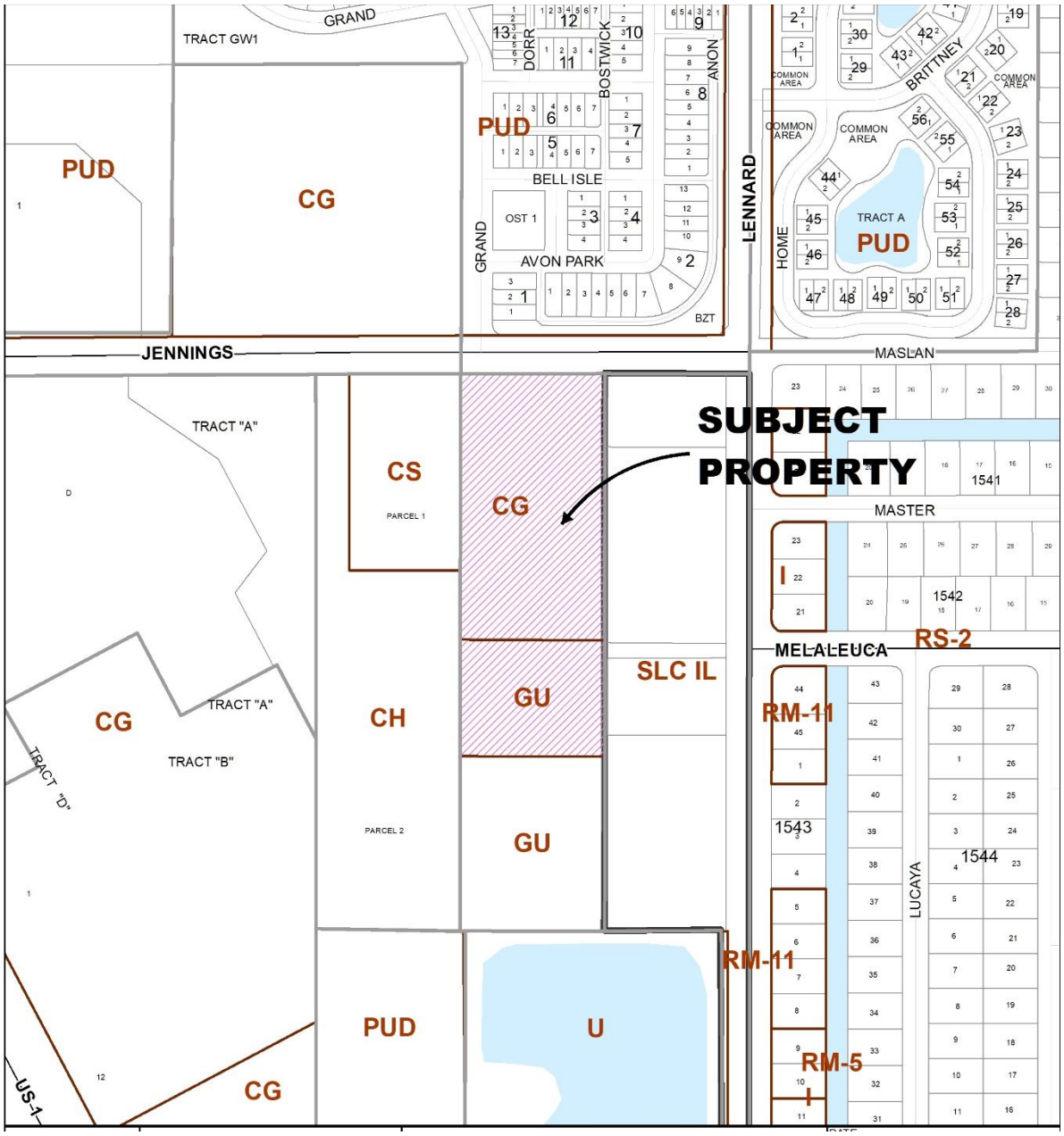
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RM	PUD	Residential
South	U	GU	Radio tower

East	SLC Industrial	SLC IL	Service Commercial
West	CS and CH	CS and CH	Self- storage and RV park



Future Land Use Map


SUBJECT PROPERTY
PUD
CG
CS
CH
GU
SLC IL
RM-11
RM-5
RS-2
U
JENNINGS
MASLAN
MELALEUCA
LENNARD
GRAND
BELL ISLE
AVON PARK
BRITTNEY
LUCAYA
HOME
DORR
BOSTWICK
ANON
TRACT GW1
TRACT "A"
TRACT "B"
TRACT "D"
TRACT A
PARCEL 1
PARCEL 2
MASTER
COMMON AREA
OST 1
BZT
US-1

Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

***Applicant's Justification Statement*:** Due to the changes in market conditions, as indicated in the applicant's feasibility report, the applicant suggests by the report, that there is a real demand for self-storage facilities in this area of the city. With the change in land use to CS, this amendment is intended to allow for the development of a self-storage facility.

Analysis: The existing use of the CG portion of the property is vacant, with an existing cell tower in the rear portion of the property (the portion with a U designation). The is proposed to remain. However, the applicant desires to utilize both portions in the site plan under the CS designation. Please note that the allowable height of the cell tower is the same regardless of the U or CS designation and the cell tower is permitted under the CS classification. A majority of the adjacent uses, except across the street to the north, is commercial and commercial service in nature. A multi-family residential complex is across Jennings Road to the north. Therefore, the proposed CS future land use appears to be compatible with the surrounding uses.

Land Use Consistency: The applicant is proposing a small-scale Future Land Use Map amendment from CG and U to CS for 6.67 acres.

The future land use map amendment application is supported by and furthers the following policies of the comprehensive plan:

- Goal 1.1 states "Provide an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable; and developed concurrent with needed facilities and services."
- Objective 1.1.3 states, "Development orders and permits for development and redevelopment activities shall be issue only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Traffic, Infrastructure, Recreation and Open Space, Public School Facilities and Capital Improvements elements of this Comprehensive Plan) are available concurrent with the impacts of development".
- Policy 1.1.3.1 states, "The development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting community facilities and services identified as being required such as:

    a. Potable water;
    b. Sanitary sewers;
    c. Solid waste removal;
    d. Vehicular and pedestrian circulation;
    e. Public safety;
    f. Recreation;
    g. Public schools;
    h. Electricity; and
    i. Drainage."

Adequate Public Facilities Review (Objective 1.1.3)

The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

Potable Water/Sanitary Sewer: The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service to the property. Under the current CG future land designation, pursuant to Policy 1.1.4.10, the most intense use under General Commercial would be 40% building coverage of a shopping center use (116,218 SF). The level or service for potable water is 125 gallons per day per 1,000 square feet for commercial. Sanitary sewer is 85 percent of the potable water level of service. The highest intensity for the proposed land use is also 40% building coverage of a shopping center use. Projected water and wastewater demand for both existing and future land use categories are listed below:

Water and Wastewater Calculations by Net Change of Land Use

Future Land Use	*Development*	*Projected Demand Potable Water*	*Projected Demand Wastewater (85% of potable water rate)*
CG (Existing)	80,952 SF	10,189	8,601
U (Existing)	35,266 SF	4,338	3,747
Total (Existing)		14,527	12,348
CS (Proposed)	116,218 SF	14,527	12,348
Projected change in demand		***0 gallons***	***0 gallons***

The proposed future land use amendment would potentially result in a NET ZERO change in water and wastewater demand because the maximum use (both non-residential) of the property would be the same for the existing and proposed land uses. Existing and planned facilities are available to serve the area.

Transportation: Comparison of existing traffic impacts and proposed based on maximum amount of development allowed and documented as follows:

Existing Future Land Use	**Acre**	**Maximum Coverage**	**Trip Generation Average Rate (ITE Code)**	**Trip Generation**	**PM Peak Hour**
Commercial General (CG)	4.646	80,952 SF	Shopping Center (ITE 820)	2,109*	129*
Utility (U)	2.024	35,266 SF	Utilities (ITE 170)	N/A	28
Total	6.67	116,218 SF		N/A	157
Proposed Future Land Use	**Acre**	**Maximum Coverage**	**Trip Generation Average Rate (ITE Code)**	**Trip Generation**	**PM Peak Hour**
Commercial Service (CS)	6.67	116,218 SF	Shopping Center (ITE 820)	3,243*	288*
Total	6.67	116,218 SF		3,243	288

*Using an average pass-by trip reduction of 35%

The proposed amendment may increase the maximum traffic impact of development by 131 PM Peak Hour trips, on the basis that the portion of the property that is designated Utility may be redeveloped under Commercial Service or utilized as open space to cluster a more intense use on the existing commercial portion of the site. The level of service standard on Jennings Road is currently LOS C. The volume at PM peak hour is 248 of the 2,100-trip capacity. Therefore, the maximum potential increase of 131 trips will not cause the immediate road segment to fail. Access to the property will be off Jennings Road, as was originally intended.

Parks/Open Space: Commercial development would not require additional developed park and recreation land, per Policy 7.1.1.3 of the Comprehensive Plan.

Stormwater: The project will include a paving and drainage plan that is in compliance with the adopted level of service standard.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Public School Concurrency Analysis: The conversion from CG and U to CS (both non-residential land uses) will not impact the school needs.

Environmental: The site does not contain any State and Federal jurisdictional wetlands. Prior to site plan approval, the applicant will be required to provide an environmental assessment pursuant to Section 157.04 of the City Code. If native upland habitat is found on site, pursuant to Section 157.06(C) of the City Code, a minimum of 25% of existing native upland habitat shall be preserved or mitigation provided for. If there is no native upland habitat on the site, the applicant will be required to provide a tree survey prior to site plan approval. Prior to land clearing activities, a 100% Gopher Tortoise Survey will be required.

Flood Zone: The flood map for the selected area is number 12111C0293K and the property is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains. An approved stormwater protection plan is required prior to final site plan approval.

Fire District: The nearest St. Lucie County Fire District station is Station 12 (Walton Road). The St. Lucie Fire District does not list response times for each individual station because of the necessity of responding with another station.

Police: The department's response time is approximately 5-7 minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

Policy 1.1.7.1: Future Land Use Map Amendment will be reviewed based on consistency with the goals, objectives, and policies of all elements of the comprehensive plan and other considerations such as:

	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	The proposed amendment will allow for the continuation of commercial development in a pattern that is supported by the market and compatible with surrounding uses.
Accommodate projected population or economic growth of the City	Y
Diversify the housing choices in the City	N/A
Enhance or impede provision of services at adopted LOS Standards	Neither enhance nor impede adopted LOS
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	Neither enhance nor degrade environmental resources
Job creation within the targeted industry list	N

STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the small-scale map amendment.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions

- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept._____
Fee (Nonrefundable)$_____
Receipt #_____

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting. **All** items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: brian@dma-wi.com

PROPERTY OWNER:

Name: Larry & Sandy Olson

Address: 3065 SE St. Lucie Blvd. - Stuart, FL 34997

Telephone No.: (772) 341-3700 (Sandy) Email Solson9995@yahoo.com

AGENT OF OWNER (if any)

Name: Brian Fisher

Address: 13500 Watertown Plank Rd. Elm Grove, WI 53122 St. 207

Telephone No.: (262) 613-4015 Email_____

PROPERTY INFORMATION

Legal Description: SEE ATTACHED
(Include Plat Book and Page)

Parcel I.D. Number: 3414-501-4701-250-7

Current Zoning: GENERAL COMMERCIAL - CG

Proposed Zoning: SERVICE COMMERCIAL - CS

Future Land Use Designation: SELF-STORAGE Acreage of Property: 6.6594

Reason for Rezoning Request: 3775 SE JENNINGS RD IS CURRENTLY ZONED GENERAL COMMERCIAL. OUR CLIENT WISHES TO DEVELOP A STATE-OF-THE-ART SELF-STORAGE FACILITY WHICH IS A PRINCIPAL USE IN THE SERVICE COMM. DISTRICT. THE PROPERTY IMMEDIATLY TO THE WEST IS CURRENTLY ZONED CS.

SEE ATTACHED OWNER AUTHORIZATION LETTER | | 3/30/2022
*Signature of Owner | Hand Print Name | Date

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

02/26/20

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept _____
Fee (Nonrefundable)$_____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make checks payable to the 'City of Port St. Lucie.' Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **All** items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership; two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: brian@dmg-wi.com

PROPERTY OWNER

Name: LARRY & SANDY OLSON
Address: 3065 SE ST. LUCIE BLVD. STUART, FL 34997

Telephone No.: (772) 341-3700 (SANDY)

IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.

Name: _____
Address: _____

Telephone No.: _____

AGENT OF OWNER (if any)

Name: BRIAN FISHER
Address: 13500 W. WATERTOWN PLANK, 12D ST. 207
ELM GROVE, WI. 53122
Telephone No.: (262) 613-4015

PROPERTY INFORMATION

Boundary Description (attach map) ATTACHED
Property Tax I.D. Number 3414-501-4701-250-7
Current Land Use GEN. COMMERCIAL
Proposed Land Use SERVICE COMM.
Current Zoning CG
Acreage of Property CS

Reason for Comprehensive Plan Amendment: THE APPLICANT WISHES TO DEVELOP A NEW STATE-OF-THE-ART SELF-STORAGE FACILITY ON A PARCEL CURRENTLY ZONED CG, THAT IS SANDWICHED BETWEEN A CS PROPERTY TO THE WEST, AND ST. LUCIE COUNTY INDUSTRIAL LAND TO THE EAST

SEE ATTACHED OWNER AUTHORIZATION LETTER _____ 3/17/2022
*Signature of Owner Hand Print Name Date

*If signature is not that of owner, a letter of authorization from the owner is needed.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

03/02/20

COMPREHENSIVE PLAN AMENDMENT CHECKLIST

The following materials are required for a complete analysis of the application. Much of this material will be forwarded to the Planning and Zoning Board, City Council, and Department of Community Affairs. Please provide material that can be copied in black and white on standard sized paper. Please note that the information must address St. Lucie County if appropriate and must consider maximum utilization of the property unless an appropriate condition is agreed to as part of the application.

✓ 1. Completed application and fee.

✓ 2. Completed rezoning application and fee (optional).

✓ 3. Written description of area subject to application.

✓ 4. Copy of deed(s).

✓ 5. Justification for land use amendment.

✓ 6. List and map of adjacent future land use map classifications located to the north, south, east, and west.

✓ 7. List of adjacent existing land uses located to the north, south, east, and west. (i.e.: house, vacant, store, church, etc).

✓ 8. List of adjacent existing zoning categories located to the north, south, east, and west.

✓ 9. Map and area of site included in FEMA flood plain and 100 and 500-year flood categories with map panel number.

✓ 10. Map and description of the location, type, and area of wetlands located on site. (An Environmental Assessment Report is required for all large scale future land use map amendments.)

✓ 11. Map and description of the location, type and area of existing vegetation using Florida Land Use and Cover Classification System (FLUCAS) categories. (An Environmental Assessment Report is required for all large scale future land use map amendments.)

✓ 12. Traffic analysis.

✓ 13. Market study (for commercial categories only).

✓ 14. Capacity analysis, location, and service description for the following public services: sanitary sewer, public water, solid waste, drainage, recreation, fire and emergency services, police, education.

✓ 15. Location map with major streets clearly identified.

✓ 16. Existing future land use map.

✓ 17. Proposed future land use map.

✓ 18. Chart comparing the areas of existing and proposed future land uses.

Brian Fisk (AGENT)
Applicant's Signature

3/30/2022
Date

COMPREHENSIVE PLAN
FUTURE LAND USE MAP AMENDMENT

Supplemental Information

1. Land Use Plan. A land use map shall be submitted which designates the proposed future land use and existing future land use designations for the area requested, and for the area surrounding the property. The land use plan shall include a map together with other appropriate media addressing the following:

    a. Residential Development Characteristics. The land use map shall indicate the magnitude and distribution of existing and proposed residential acres.

    b. Non-Residential Activities. The land use map plan shall indicate the general type, location, magnitude, intensity, and distribution of non-residential activities including the maximum proposed square footage of commercial, office, and industrial uses. This information shall be prepared and based on the existing Future Land Use classification and proposed Future Land Use classification. The proposed number of acres allocated to private institutional uses such as places of worship as well as civic, cultural, or educational facilities shall be included.

2. Natural Features of the Environment. Significant natural features of the proposed development shall be mapped and described in the Land Use Plan Map or narrative. Potential methods of managing any major environmental impacts which are likely to be generated by the proposed development shall be identified. Natural features shall include, but not be limited to:

    a. vegetation
    b. soils
    c. wetlands
    d. shorelines
    e. estuarine and/or riverine systems
    f. other significant resources

    A more detailed environmental assessment shall be required if environmentally sensitive areas are identified.

3. Public Improvements. The general location and extent of existing and planned public improvements shall be incorporated in the land use plan map or narrative as applicable. Public improvements shall include, but not be limited to, traffic circulation; water and wastewater services; surface water management; parks, recreation facilities, and major open spaces; protective services, including fire, police, and emergency services; electrical utilities, including substations; schools; and other public facilities.

    The following information on the status and availability of public facilities shall be provided:

    a. Traffic

        i) A location map showing arterial and collector roads within a one mile radius of site.

        ii) Average Daily Trips (ADT) and Generation rates for existing land use, development based on the existing Future Land Use, and proposed Future Land Use.

iii) A traffic analysis may be required pursuant to Section 55-4(A) of the Port St. Lucie Comprehensive Plan if the ADT's exceed 10% or 1,000 trips, whichever is greater.

b. Utilities - Water and Sewer

i) Is location presently served by central water and/or sewer?

ii) Is location planned for water and/or sewer service?

iii) Nearest water/sewer main location.

iv) Available, or planned plant capacity

c. Emergency Services - Police, Fire, EMS

i) Nearest existing fire station

ii) Nearest planned fire station

iii) Existing fire insurance rating/response time

d. Schools/Recreation

i) Existing parks and schools within five miles

ii) Planned park and school sites within five miles

iii) Port St. Lucie Park Dedication requirements calculated per Section 4-4(D) of the Port St. Lucie Comprehensive Plan.

iv) Projected population and school age population, calculated for existing Future Land Use and proposed Future Land Use.

e. Market Study - Commercial Only

Does market study indicate a current need for commercial development within next five years or within next ten years.

ROBERTS
CIVIL ENGINEERING
St Simons Island | Savannah
www.robertscivilengineering.com

JUSTIFICATION OF LAND USE AMENDMENT

Parcels: 341450147012507
Owner: Larry Olson
Address: 3775 SE JENNINGS RD
Zoning: GENERAL COMMERCIAL
Zoning Code: CG
Land Use: CG

The current future land use on the property is Commercial General (CG), with a zoning designation of General Commercial (CG) as well. The applicant is seeking to purchase this property with the intent of constructing a Self-service storage. Since storage facilities are not a permitted use within the CG future land use and zoning designations, the property owner is desirous of changing the future land use and zoning designation of the subject property in order to allow for the construction of a self-service storage facility in conformance with applicable regulations with the City of Port St. Lucie. By changing the future land use designation to Commercial Service (CS), and the corresponding zoning designation to Service Commercial (CS) (see companion Rezoning Application). The existing use of the subject property is mostly a vacant lot with a radio station tower. With the approval of this application, a self-service storage facility operation will be a permitted use and conform with applicable codes and regulations.

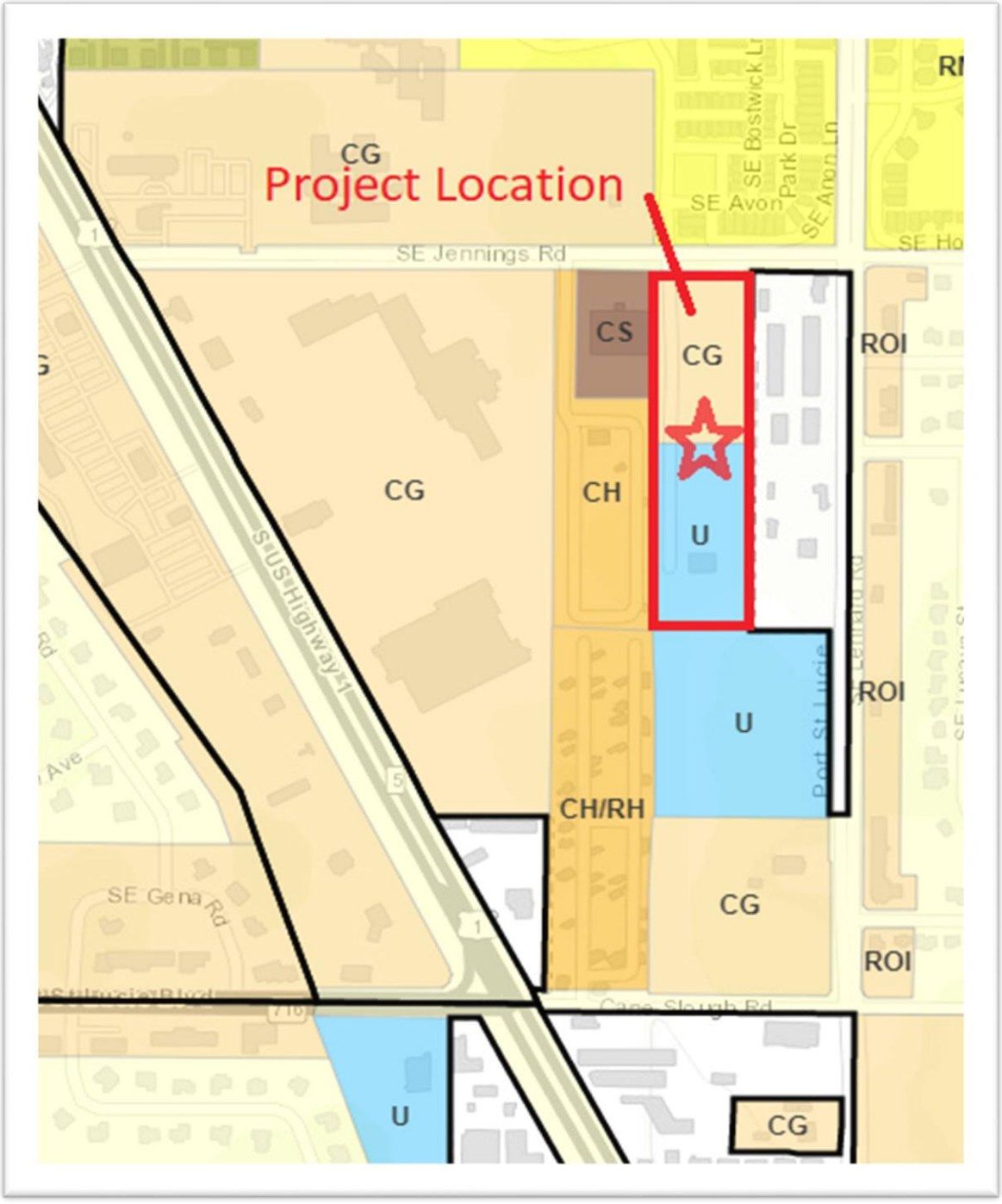
The property owner does not intend on changing the use on the portion of the parcel that is being utilized as a radio tower.

As with most Self-Storage developments, we anticipate a reduction in impact for this parcel compared to what the current zoning designation CG would allow. There typically is less traffic, less noise and increased security with self-storage developments. There will be no additional impact to the surrounding properties, the majority of which are commercial in nature. Furthermore, as there is an existing self-storage facility operation next to the subject property, approving this application will only follow the current precedent in allowing self-storage facilities in this area.

There will be no additional impact to traffic in the area or capacity in the City's public service system (i.e., sanitary sewer, public water, solid waste, drainage, recreation, fire and emergency, police, and education) by the granting the requested future land use amendment and associated rezoning application.

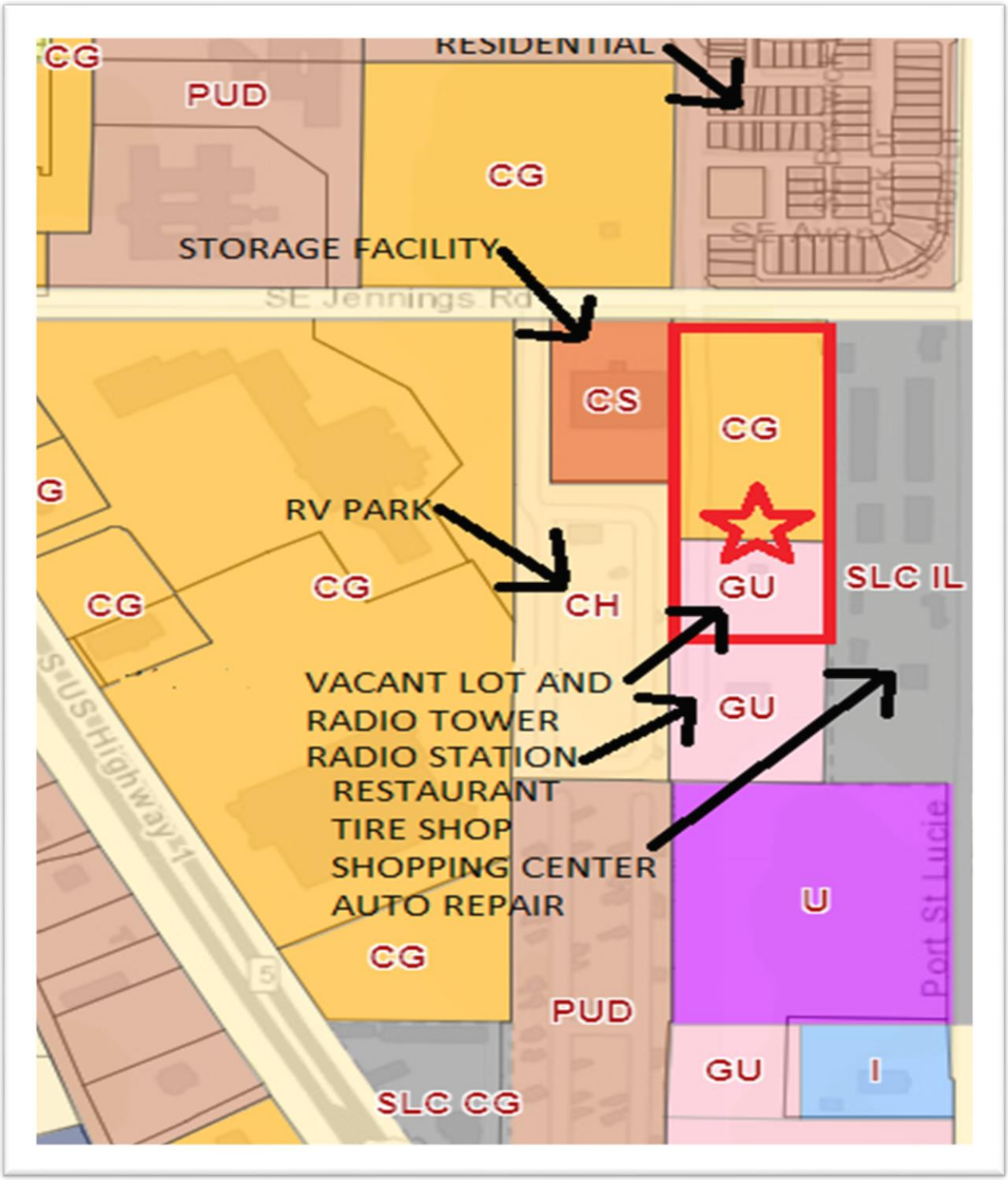
LIST AND MAP OF ADJACENT FUTURE LAND USE MAP CLASSIFICATIONS

Subject Property Existing FLU: CG
Adjacent parcels existing FLU designations are: CG, CS, CH, U, RM



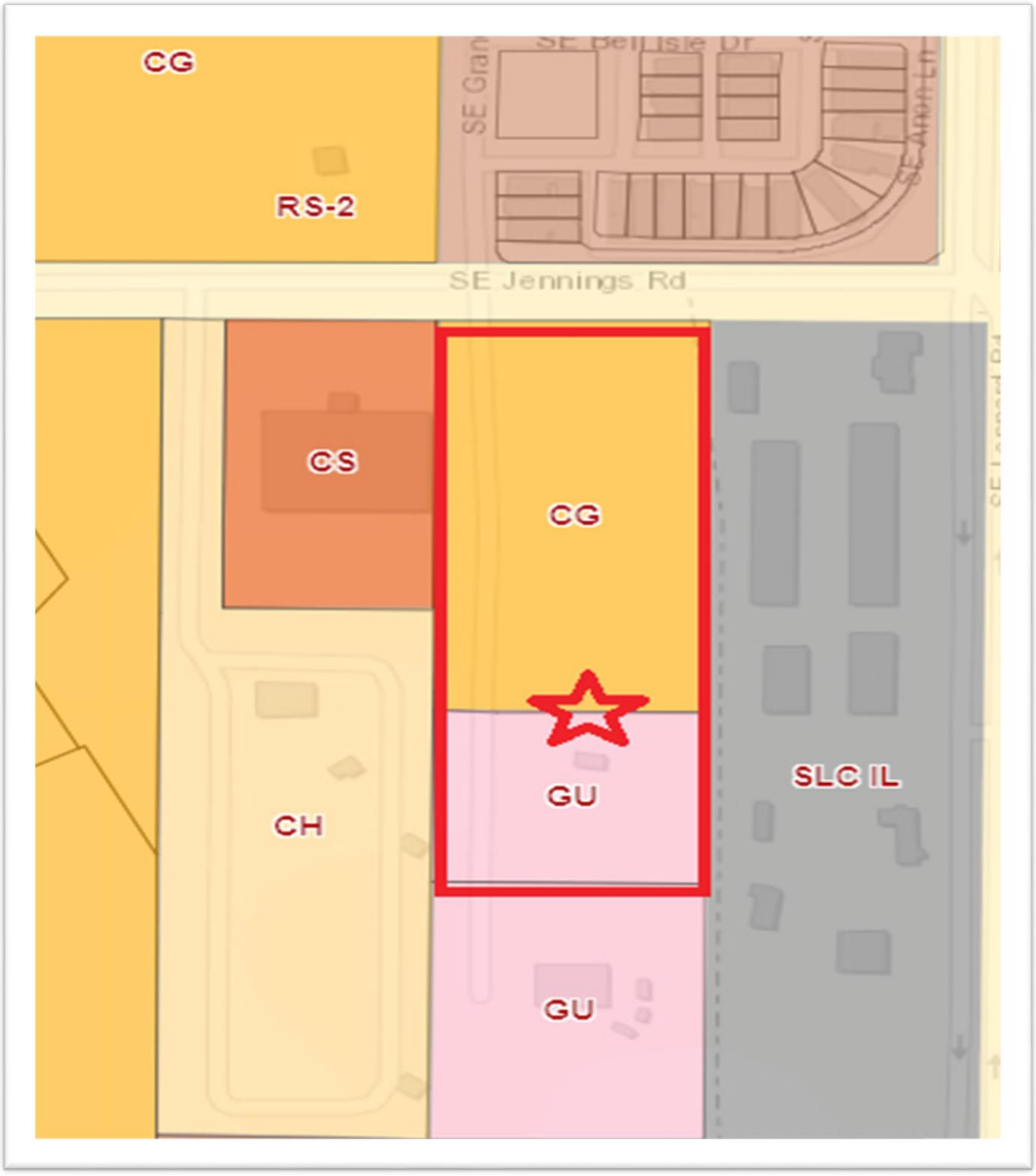
LIST OF EXISTING LAND USES

Existing land uses around the subject location are: Storage Facilities, RV Park, Radio Tower, Radio Station, Restaurant, Tire Shop, Auto Repair, Shopping Center and Residential.



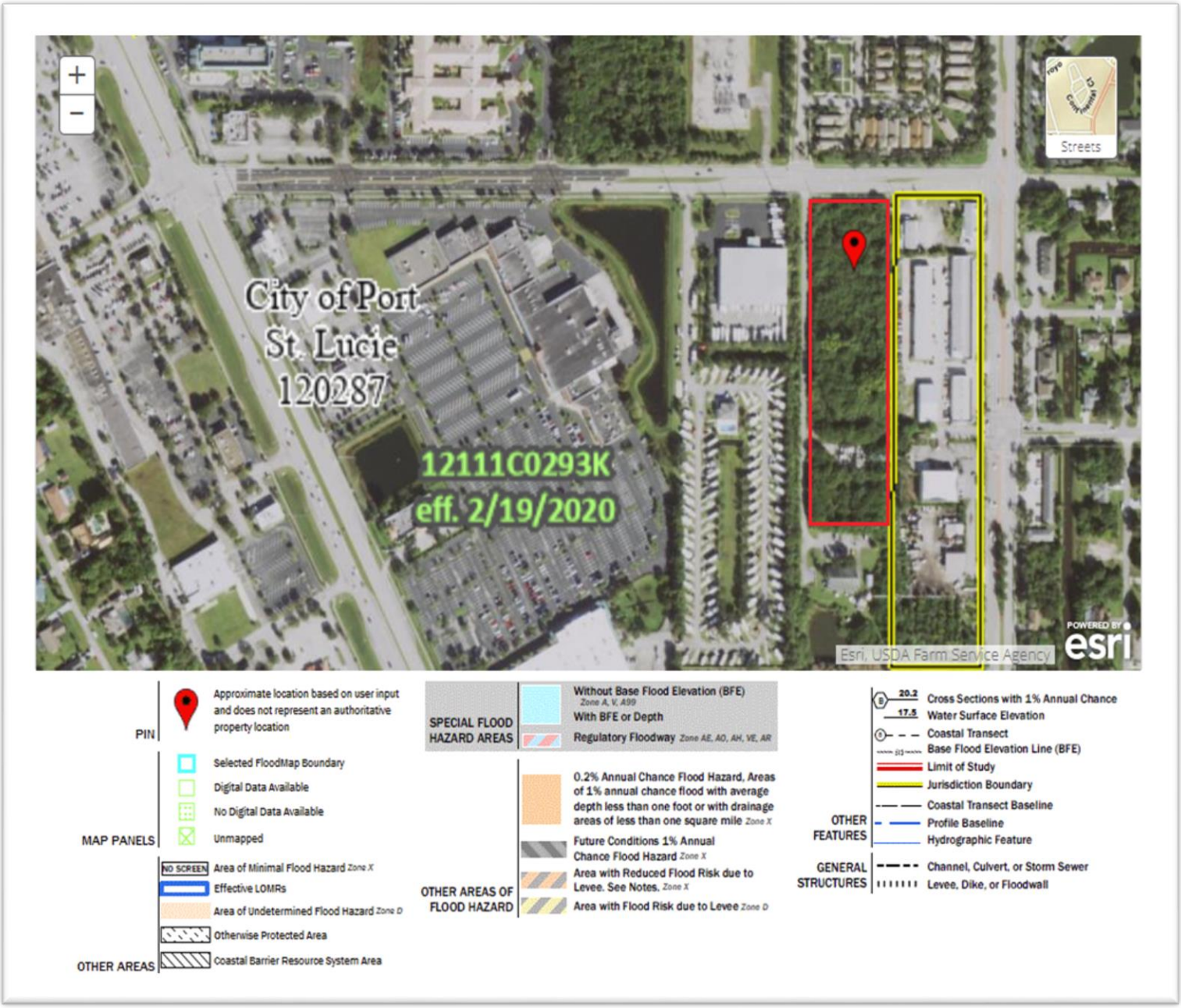
LIST OF EXISTING ZONING CATAGORIES

EXISTING ZONING CATAGORIES ARE: CS, CG, CHC GU, SLC IL



FEMA FLOOD MAP

The subject property is in Zone X which is an area of minimal flood hazard.



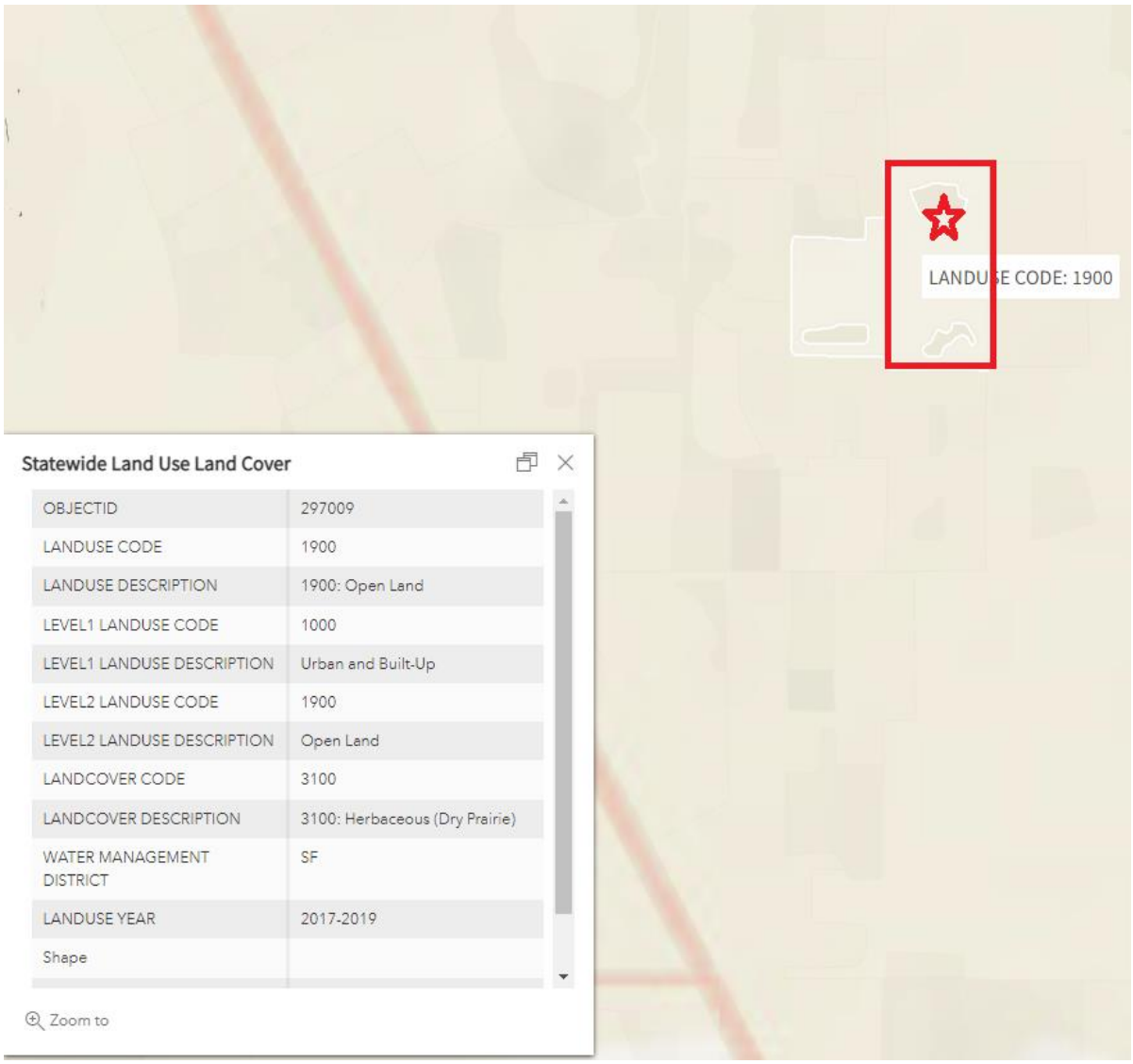
MAP AND LOCATION OF WETLANDS

The subject property does not have any wetlands located within the site.



MAP AND DESCRIPTION OF EXISTING VEGATATION

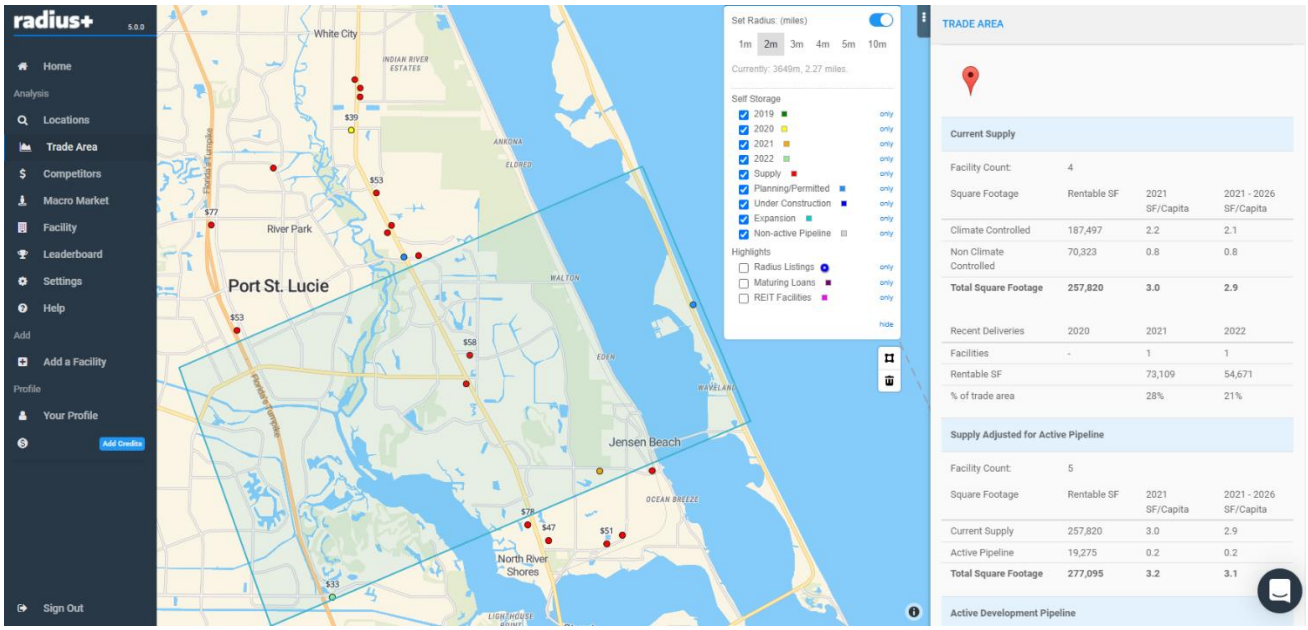
Per FLUCAS Land Cover Classification, project location is Open Land with Urban and Built-Up as the Level 1 Description. Level 2 Description notes Herbaceous (Dry Prairie)



TRAFFIC ANALYSIS

Due to the size and scope of this project, a TIA will not be required due to the ADT generation for this development.

MARKET STUDY



A feasibility Study has been uploaded to through the upload portal. Highlights are found on Page 5 and 7 of that document and shows why our client is interested in this site. The 3775 SE Jennings Rd site is essentially a pocket in PSL with high demand within a 3-mile radius. In the 3-mile trade radius area, there is only 5.6 SQ FT of existing available storage space per person. That is well under the 13.8 SQ FT per person within a 10 min drive of the general PSL area. While the attached report shows data on a radius approach, when you look at a more exact trade area that this property would service there is only about 3.2 SQ FT per person.

CAPACITY ANALYSIS

The proposed amendment to the Comprehensive Plan will be a net reduction in impact to all public services over what is currently allowed.

Water and Sewer

This development will have a single bathroom so the water and sewer will be drastically reduced.

Drainage

The drainage for the site will engineered to meet the zoning requirements.

Recreation

There will be no recreational activities on this parcel.

Fire and Emergency

The project will incorporate a fire suppression system as required by zoning ordinance and therefore add additional safety, thus lowering the impact to the Fire and Emergency Services.

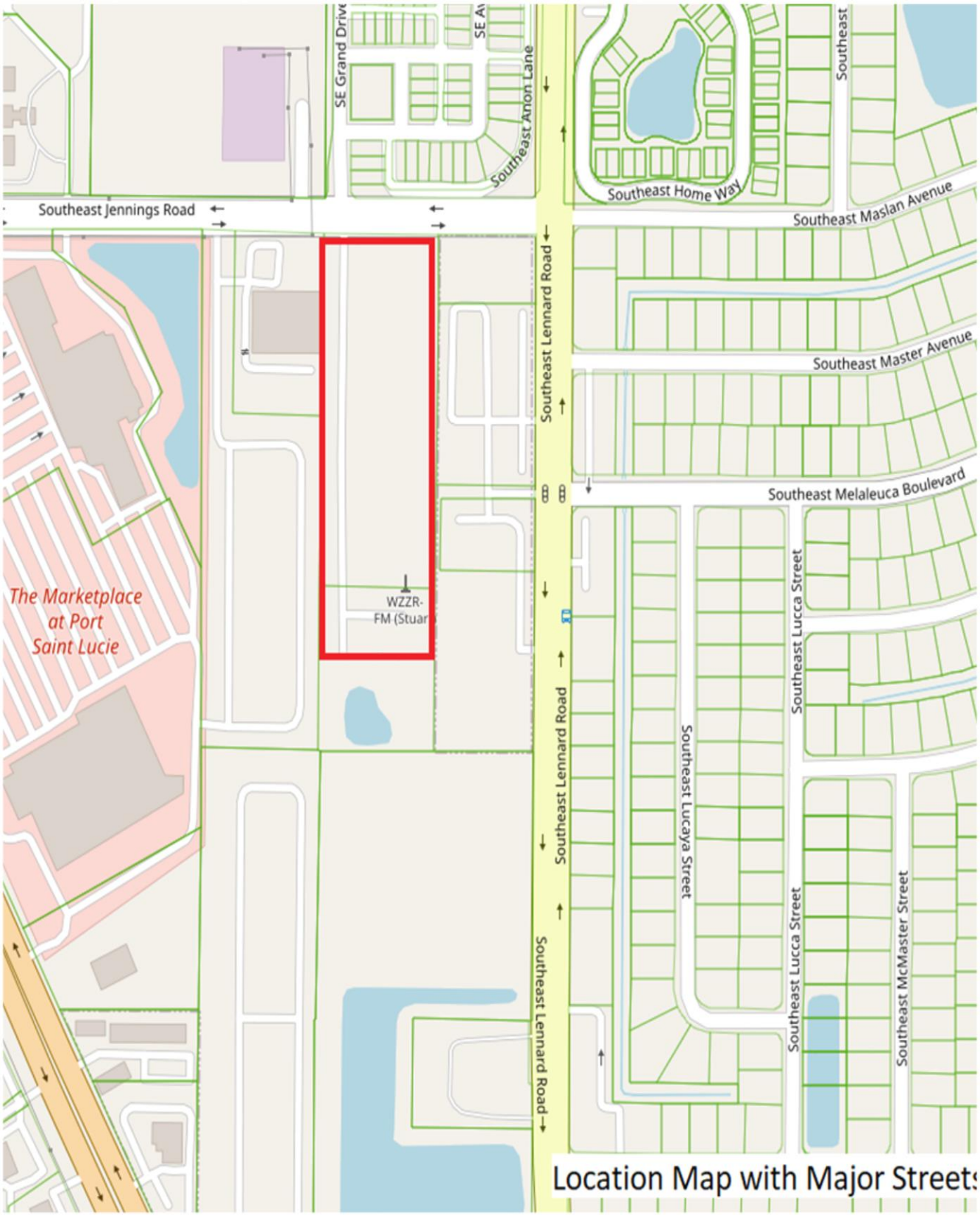
Police

This development will incorporate state of the art security and monitoring and reduce the potential for police monitoring.

Education

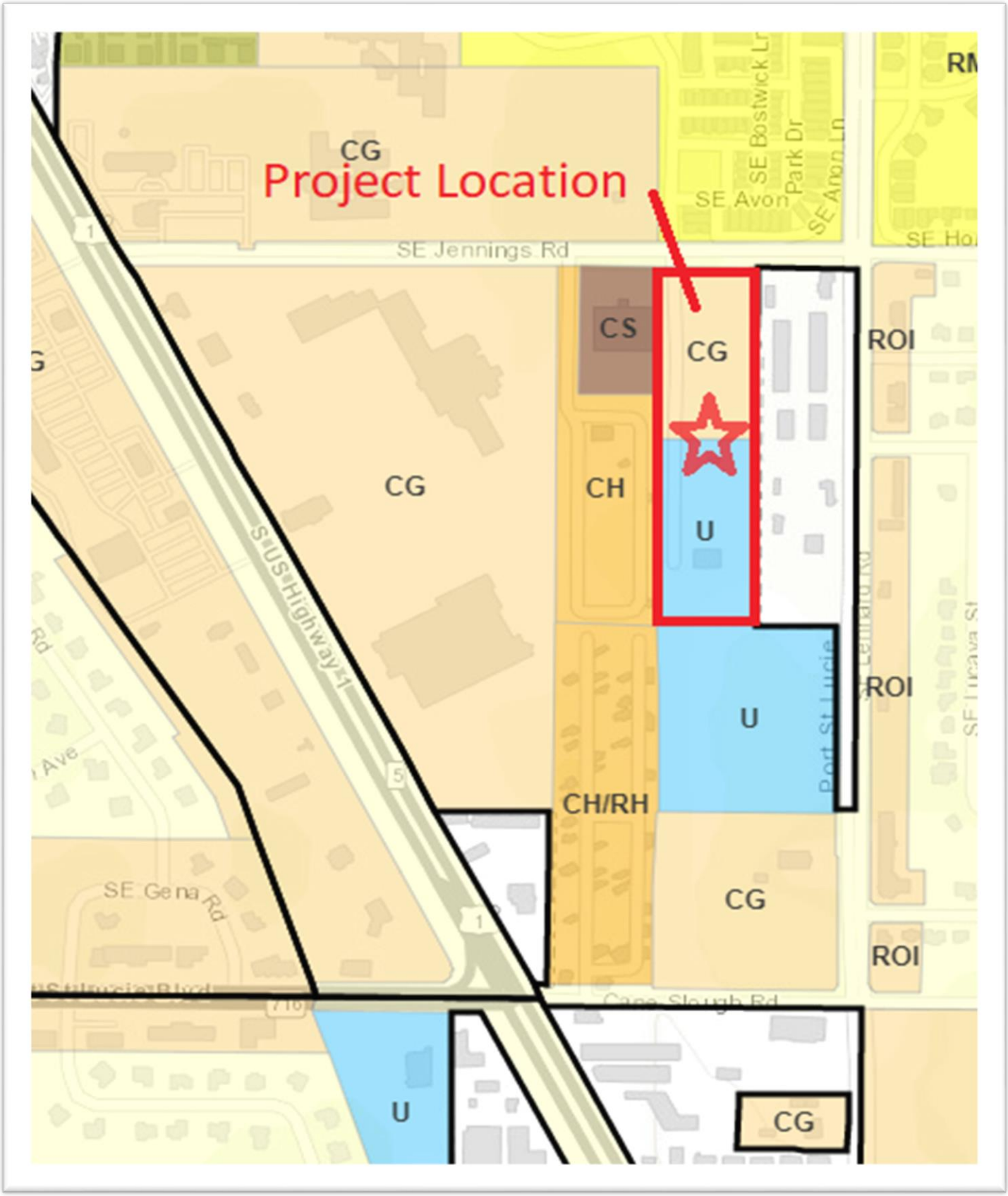
This development will not have any impact on the education system.

LOCATION MAP WITH MAJOR STREETS



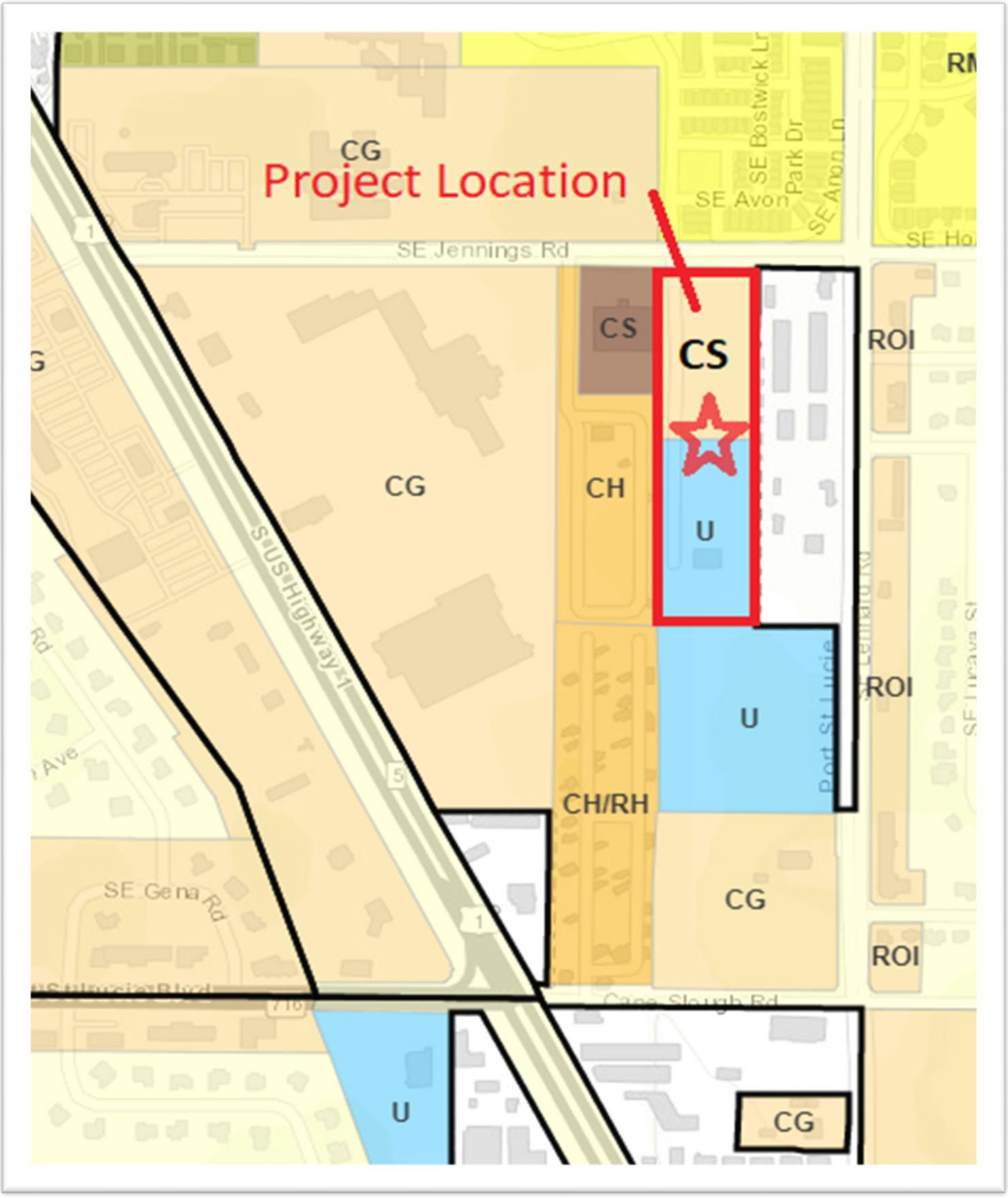
Parcel: 341450147012507 / 3775 SE JENNINGS RD

EXISTING LAND USE MAP



Parcel: 341450147012507 / 3775 SE JENNINGS RD

PROPOSED LAND USE MAP



Parcel: 341450147012507 / 3775 SE JENNINGS RD

CHART COMPARING THE AREAS OF EXISTING AND PROPOSED FUTURE LAND USES

	EXISTING	PROPOSED
Purpose	"...locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of general commercial facilities ... primarily along established highways where a mixed pattern of commercial usage is substantially established ..."	"...locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of commercial service facilities to fulfill the general City-wide need for said facilities ..."
Permitted Uses	Does not allow self-service storage facilities	Allows self-service storage facilities in accordance with Section 158.227
Minimum Lot Requirement	20,000 square feet and a minimum width of 100 feet	20,000 square feet and a minimum width of 100 feet
Maximum Building Coverage	40%	40%
Maximum Building Height	35 Feet	35 Feet
Setbacks	Front: 25 feet Side: 10 feet (25 feet if parcel adjoins residential use or public right-of-way) Rear: 10 feet (20 feet if parcel abuts a residential use, public right-of-way or drainage way)	Front: 25 feet Side: 10 feet (25 feet if parcel adjoins residential use or public right-of-way) Rear: 10 feet (20 feet if parcel abuts a residential use, public right-of-way or drainage way)

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1967040 OR BOOK 1445 PAGE 1375
Recorded:10/17/01 09:37

THIS INSTRUMENT PREPARED BY AND RETURN TO:
JILL A. BROTHERTON
SOUTH FLORIDA TITLE SERVICES, INC.
215 EAST OCEAN BOULEVARD
STUART, FLORIDA 34994

* Doc Assump: $ 0.00
* Doc Tax : $ 1,645.00
* Int Tax : $ 0.00

PSL Box 4
Property Appraisers Parcel Identification (Folio) Numbers:
3414-501-4701-2507
Grantees SS #s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 9th day of **October, A.D. 2001** by **JENNINGS ROAD, INC., A DISSOLVED FLORIDA CORPORATION**, herein called the grantor, to **LARRY OLSON and SANDRA OLSON, HIS WIFE** whose post office address is , hereinafter called the Grantees:
(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 TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ST. LUCIE County, State of Florida, viz:

THE WEST ONE-HALF (W1/2) OF LOTS 1 AND 2, BLOCK 1, IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, OF ST. LUCIE GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPTING THEREFROM THE SOUTH 400 FEET OF THE WEST 1/2 OF OF LOT 2 AND LESS AND EXCEPTING THEREFROM THE NORTH 50 FEET OF THE WEST 1/2 OF LOT 1 FOR JENNINGS ROAD RIGHT-OF-WAY.

Subject to easements, restrictions and reservations of record and to taxes for the year ~~2000~~ 2001 and thereafter.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
Witness #1 Printed Name
Witness #2 Signature
Witness #2 Printed Name

JENNINGS ROAD, INC., A DISSOLVED FLORIDA CORPORATION
BY: L.S.
MARK B. NETTERE, IT PRESIDENT, AND ITS AUTHORIZED AGENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 9th day of **October, 2001** by MARK B. NETTERE, IT PRESIDENT, AND AUTHORIZED AGENT of JENNINGS ROAD, INC., A DISSOLVED FLORIDA CORPORATION on behalf of the corporation. He/she is personally known to me or has produced his drivers license as identification.

SEAL

My Commission Expires:

Notary Signature
Printed Notary Signature

File # S-8315

Jennings Road
Comprehensive Plan Amendment
(Small Scale)
P22-103

Requested Application:

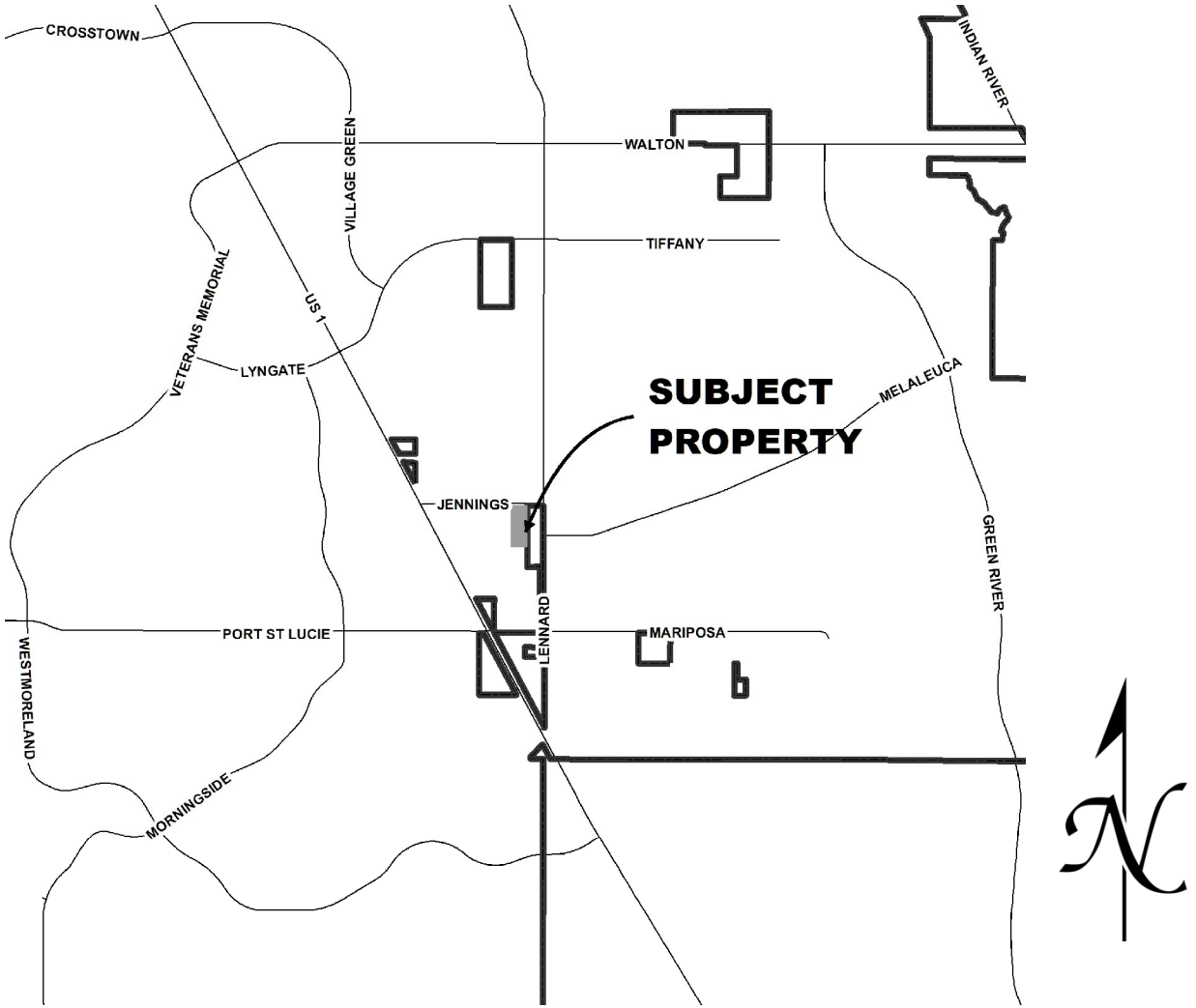
This is an application for a small-scale comprehensive plan amendment to change the future land use designations for a total of 6.67 acres from Commercial General (CG) (4.646 acres) and Utilities (U) (2.024 acres) to Commercial Service (CS).

What is the difference between Future Land Use (FLU) and Zoning?

- FLU Map is part of the Comprehensive Plan
  - Provides ultimate future use of the land
  - Defines the intensity of the use (i.e., units per acre)
- Zoning
  - Prescribes specifics to a parcel (setbacks, lot coverage)
  - Prohibited and Allowable uses

Concurrent Applications:

- The applicant has applied for a concurrent rezoning application and the corresponding small-scale Comprehensive Plan amendment.
- The rezoning to the compatible zoning district of from CG and GU to CS will be heard at this meeting
- This request is a small-scale amendment and will be required to be heard prior to consideration of the rezoning.



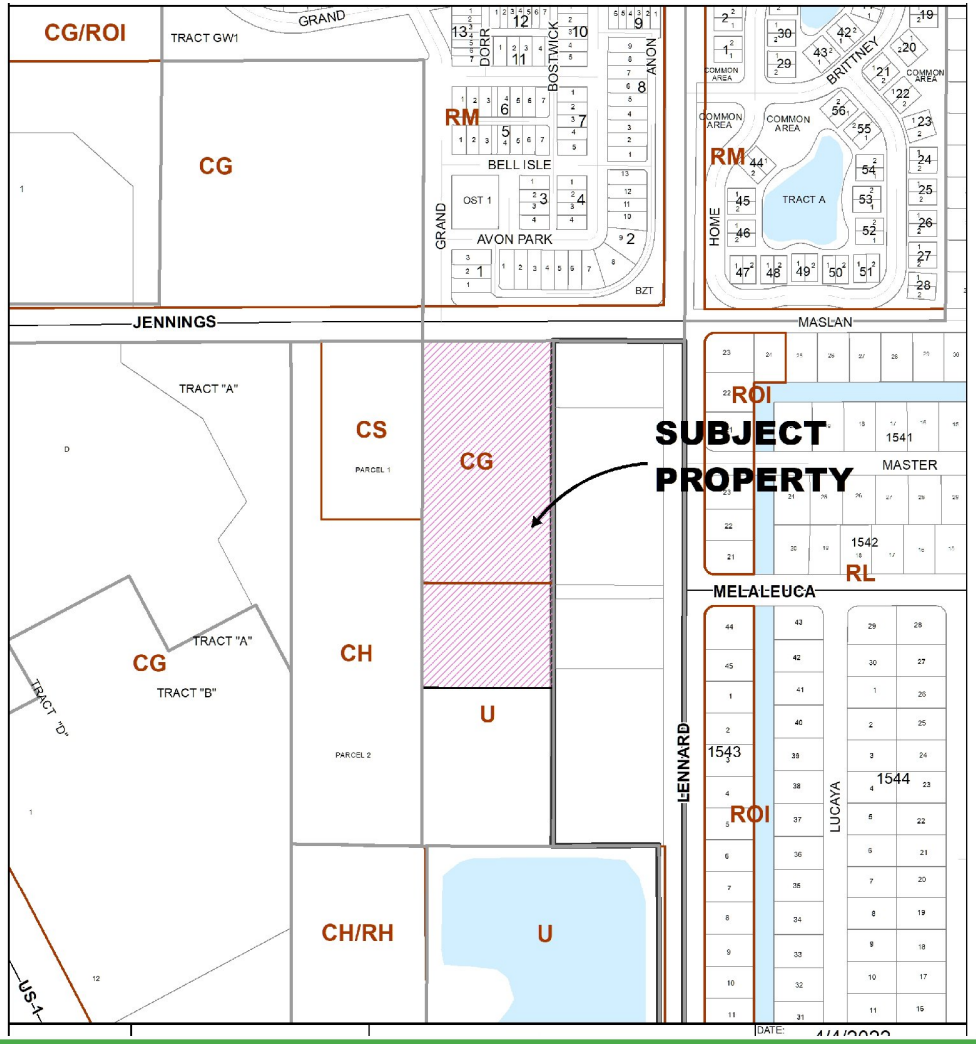
Location Map

CityofPSL.com



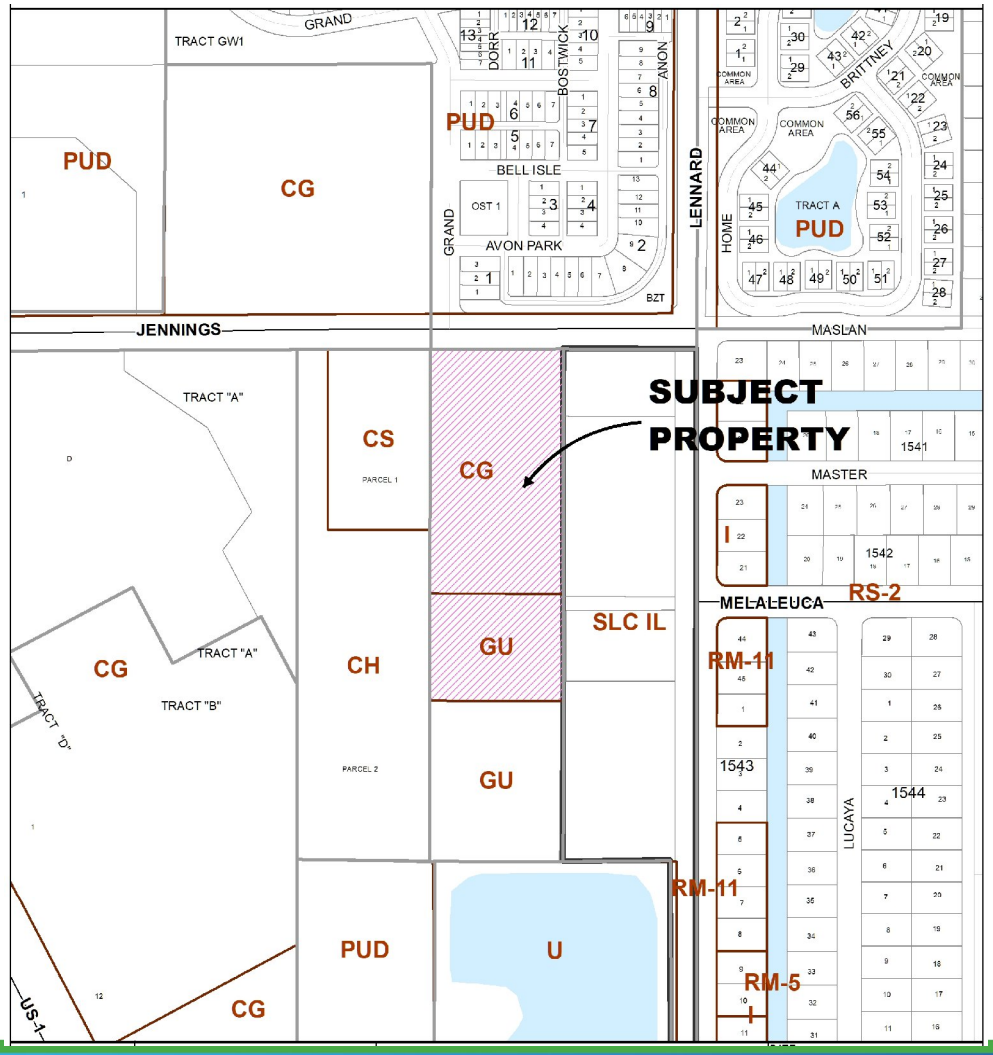
Aerial

CityofPSL.com



Future Land Use

CityofPSL.com


SUBJECT PROPERTY
PUD
CG
CS
CH
GU
SLC IL
RM-11
RM-5
RS-2
U
TRACT GW1
GRAND
DORR
BOSTWICK
ANON
BELL ISLE
AVON PARK
OST 1
BZT
LENNARD
HOME
BRITTNEY
COMMON AREA
TRACT A
JENNINGS
MASLAN
MASTER
1541
1542
1543
1544
MELALEUCA
LUCAYA
TRACT "A"
TRACT "B"
TRACT "D"
PARCEL 1
PARCEL 2
US-1

JUSTIFICATION:

The proposed future land use amendment is supported by goals, objectives and policies of the Comprehensive Plan.

- Specifically: Goal 1.1 states "Provide an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable; and developed concurrent with needed facilities and services."
- Objective 1.1.3 states, "Development orders and permits for development and redevelopment activities shall be issued only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Traffic, Infrastructure, Recreation and Open Space, Public School Facilities and Capital Improvements elements of this Comprehensive Plan) are available concurrent with the impacts of development".

Policy 1.1.3.1 states, “The development of residential, commercial and industrial land shall be timed and staged in conjunction with provisions of supporting community facilities and services identified as being required such as:

a. Potable water;
b. Sanitary sewers;
c. Solid waste disposal;
d. Vehicular and pedestrian circulation;
e. Public safety;
f. Recreation;
g. Public schools;
h. Electricity; and
i. Drainage.”

Traffic Impact Analysis

- Received latest Traffic impact statement completed by Roberts Civil Engineering and reviewed by City staff.
- Change in Future Land Use designation results in 131 PM Peak hour Trips.
- LOS Standard on Jennings Road Between US1 and Lennard is LOS C
- 2,100 PM Peak hour capacity. Existing PM peak hour trips is 248.

Existing Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Commercial General (CG)	4.646	80,952 SF	Shopping Center (ITE 820)	2,109*	129*
Utility (U)	2.024	35,266 SF	Utilities (ITE 170)	N/A	28
Total	6.67	116,218 SF		N/A	157
Proposed Future Land Use	**Acre**	**Maximum Coverage**	**Trip Generation Average Rate (ITE Code)**	**Trip Generation**	**PM Peak Hour**
Commercial Service (CS)	6.67	116,218 SF	Shopping Center (ITE 820)	3,243*	288*
Total	6.67	116,218 SF		3,243	288

*Using a 35% pass-by trip reduction

Staff Recommendation:

Staff recommends approval of the proposed small-scale comprehensive plan Future Land Use Map amendment.

"A City for All Ages"

Agenda Summary

2022-393

Agenda Date: 5/3/2022 **Agenda Item No.:** 7.b

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P22-125 St. Elizabeth Ann Seton - Comprehensive Plan Amendment/Small-scale

Location: The property is located at 930 SW Tunis Avenue, generally south of Tunis Avenue, west of Chartwell Street, east of Port St. Lucie Boulevard and North of Rice Avenue.

Legal Description: Portion of Port St. Lucie Section 42 First Replat -Tract C

This is a request to change the future land use designation of 12.76 acres from Residential Medium Density (RM) to Institutional (I).

Submitted By: Stephen Mayer, Planner III

Executive Summary: A small-scale comprehensive plan amendment requested by the Diocese of Palm Beach, to change the future land use designation for 12.76 acres of property from Residential Medium Density to Institutional (I). The project site is the St. Elizabeth Ann Seton Church, which includes an existing church and a proposed new parish hall. The existing residences known as Villa Seton are not included in this application. The parcel ID # associated with the property is 3420-711-0003-000-3.

Presentation Information: Staff will make a presentation.

Staff Recommendation: Move that the Board recommend approval of the future land use map amendment.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the future land use amendment.
2. Move that the Board not recommend approval.

Background: See staff report.

Issues/Analysis: See staff report.

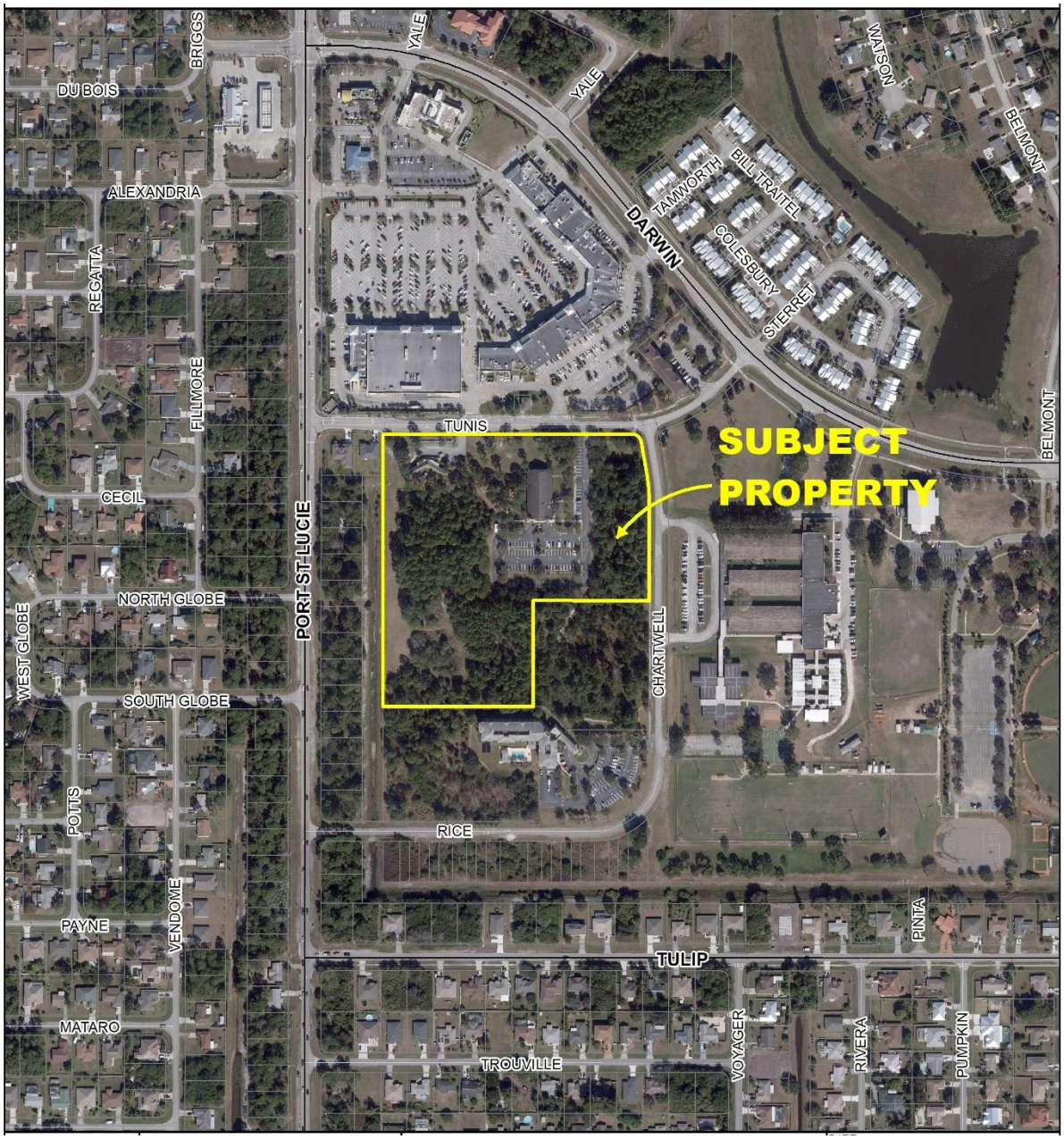
Special Consideration: N/A

Location of Project: The property is located at 930 SW Tunis Avenue, generally south of Tunis Avenue, west of Chartwell Street, east of Port St. Lucie Boulevard and North of Rice Avenue.

Attachments:
1. Staff Report
2. Application

3. Property Survey
4. Staff Presentation

St. Elizabeth Ann Seton
Small-Scale Comprehensive Plan Amendment
P22-125



Project Location Map

SUMMARY

Applicant's Request:	Small-Scale Future Land Use Map Amendment from Residential Medium Density (RM) to Institutional (I)
Applicant:	Elizabeth Colome, Colome and Associates, Inc
Property Owner:	Diocese of Palm Beach
Location:	Parcel ID # 3420-711-0003-000-3
Project Planner:	Stephen Mayer, Planner III

Project Description

The applicant is requesting approval of a small-scale Future Land Use Map amendment for 12.76-acres from Residential Medium Density (RM) to Institutional (I). The subject property is a portion of property located at 930 SW Tunis Avenue, generally south of Tunis Avenue, west of Chartwell Street, east of Port St. Lucie Boulevard and North of Rice Avenue. The applicant is proposing the future land use map amendment and a concurrent rezoning to Institutional (I) to bring the existing church facility into conformity with the current Zoning Code and to allow the construction of a new 13,226 square foot Parish Center on the property.

Background

The church was previously approved as a Special Exception Use in the RM-11 (Medium Density Residential) zoning district and the code was subsequently amended. A church is considered an enclosed assembly use, which is now not a permitted use in the RM-11 zoning district. Therefore, the existing church is considered a non-conforming use and the use would not be allowed to be expanded. The Future Land Use map amendment and the concurrent rezoning would allow the construction of the new building.

Public Notice Requirements

Per Sec 151.06 of the City's Zoning Code, a mailed notification of public hearing has been provided to property owners within 750 feet of the parcel and a copy of the notice has been kept available for public inspection during regular business hours.

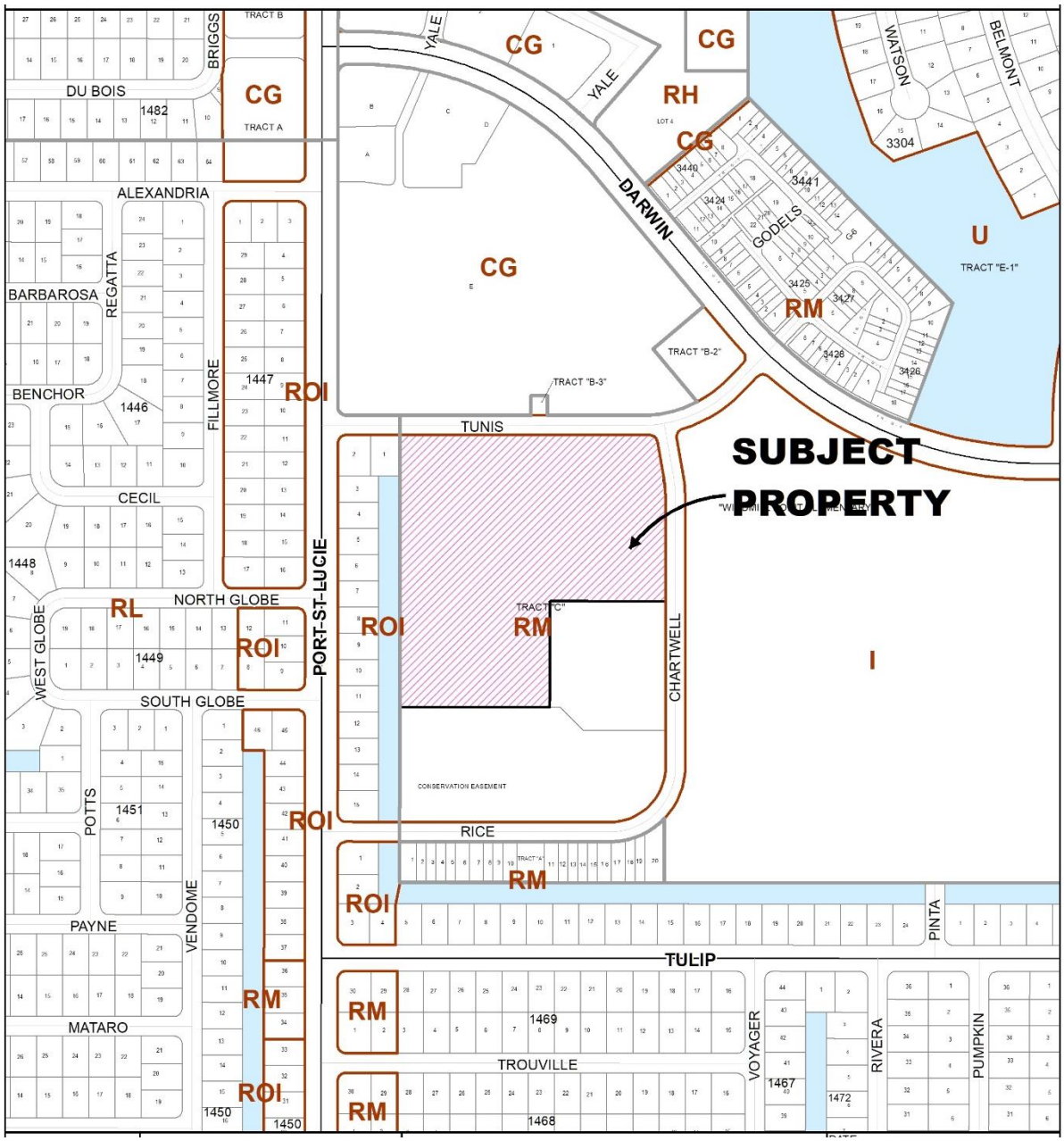
Location and Site Information

Parcel Number:	3420-711-0003-000-3
Property Size:	12.76 acres
Legal Description:	A portion of Tract C, First Replat in Port St. Lucie, Section 42
Future Land Use:	RM
Existing Zoning:	RM-11
Existing Use:	Church
Requested Future Land Use:	Institutional (I)
Proposed Use:	Expansion of Church with new parish hall, incorporating Sunday School into the new structure

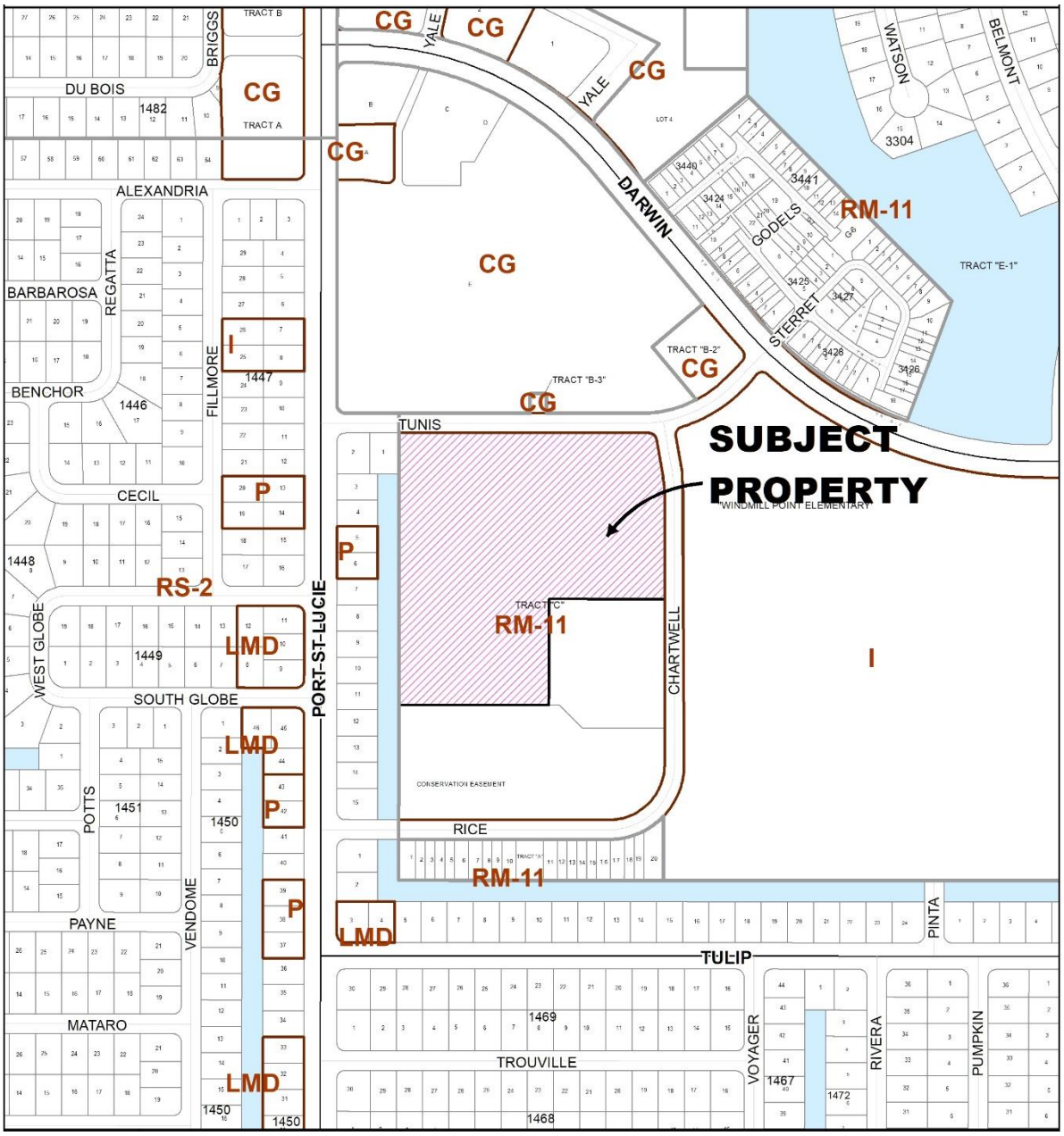
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Darwin Plaza (retail shopping center)
South	RM	RM-11	Villa Seton Apartments
East	I	I	Windmill Point Elementary School

West	ROI	P/RM-11	Vacant



Future Land Use Map


SUBJECT PROPERTY
CG
RM-11
I
P
LMD
RS-2
TUNIS
RICE
TULIP
PORT-ST-LUCIE
CHARTWELL
DARWIN
YALE
GODELS
STERRET
WATSON
BELMONT
BRIGGS
DU BOIS
ALEXANDRIA
REGATTA
BARBAROSA
BENCHOR
FILLMORE
CECIL
WEST GLOBE
SOUTH GLOBE
POTTS
VENDOME
PAYNE
MATARO
PINTA
VOYAGER
RIVERA
PUMPKIN
TROUVILLE
TRACT "B-2"
TRACT "B-3"
TRACT "C"
TRACT "E-1"
CONSERVATION EASEMENT
"WINDMILL POINT" ELEMENTARY

Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant's Justification Statement: With the change in land use to I, this amendment is intended to allow for the expansion of an existing church site.

Land Use Consistency: The applicant is proposing a small-scale Future Land Use Map amendment from RM to I for 12.76 acres.

The future land use map amendment application is supported by and furthers the following policies of the comprehensive plan:

- Goal 1.1 states "Provide an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable; and developed concurrent with needed facilities and services."
- Objective 1.1.3 states, "Development orders and permits for development and redevelopment activities shall be issue only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Traffic, Infrastructure, Recreation and Open Space, Public School Facilities and Capital Improvements elements of this Comprehensive Plan) are available concurrent with the impacts of development".
- Policy 1.1.3.1 states, "The development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting community facilities and services identified as being required such as:

    a. Potable water;
    b. Sanitary sewers;
    c. Solid waste removal;
    d. Vehicular and pedestrian circulation;
    e. Public safety;
    f. Recreation;
    g. Public schools;
    h. Electricity; and
    i. Drainage."

Adequate Public Facilities Review (Objective 1.1.3)
The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

Potable Water/Sanitary Sewer: The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service to the property. Under the current RM future land designation, the most intense use would be multi-family at the highest density (11 DUs/Acres) or 140 units, or 350 persons (2.5 persons per living unit). The level or service for potable water is 115 gallons per capita per day for residential and 125 gallons per day per 1,000 square feet for commercial. Sanitary sewer is 85 percent of the potable water level of service. Even though the applicant only proposes a 13,226 SF Parish Hall, by using a factor of .25 FAR for 12.76 acres, taking into consideration parking and open space calculations, a total of 138,956 SF of church use is the maximum use of the property. Projected water and wastewater demand for both existing and future land use categories are listed below:

Water and Wastewater Calculations by Net Change of Land Use

Future Land Use	*Development*	*Projected Demand Potable Water*	*Projected Demand Wastewater (85% of potable water rate)*
RM (Existing)	140 MF Dwelling Units	40,250	34,212
I (Proposed)	138,956 SF Church	17,369	14,764
Projected decrease in demand		***22,881***	***19,448***

Although much less intense than the proposed site plan, the proposed future land use amendment would potentially result under the maximum impact, a decrease in water and wastewater demand of approximately 22,881 gallons per day of potable water usage and approximately 19,448 gallons per day wastewater usage. Existing and planned facilities are available to serve the area under this maximum impact scenario.

Transportation: Comparison of existing traffic impacts and proposed based on maximum amount of development allowed and documented as follows:

Existing Future Land Use	**Acre**	**Maximum Coverage**	**Trip Generation Average Rate (ITE Code)**	**Trip Generation**	**PM Peak Hour**
Residential Medium (RM)	12.76	140 DUs	Low-Rise Apartment (ITE 221)	924	86
Proposed Future Land Use	**Acre**	**Maximum Coverage**	**Trip Generation Average Rate (ITE Code)**	**Trip Generation**	**PM Peak Hour**
Institutional (I)	12.76	138,956 SF Church	Church (ITE 560)	1,273	124

Although much less intense than the proposed site plan, the proposed amendment would potentially increase the daily trips by 349 and PM peak hour trips by 38 on weekdays. It is important to note that the analysis is based on the maximum development of the property as a 138,956 SF church campus. The applicant is proposing to add a 13,226 SF Parish Hall to their 10,000 SF existing church. Since the proposed amendment is expected to increase the number of weekday and PM peak hour trips, the transportation level of service for the adjacent roads must be analyzed. The Level of Service along Port St Lucie Boulevard in this segment is LOS C for both AADT and PM peak hour trips. The capacity for PM Peak hour trips before road failure is over 188 PM Peak hour trips, therefore, the land use change is not expected to make the segment of the road fail. Access to the property will continue to be off Tunis Avenue.

Parks/Open Space: Commercial development would not require additional developed park and recreation land, per Policy 7.1.1.3 of the Comprehensive Plan.

Stormwater: The project will include a paving and drainage plan that is in compliance with the adopted level of service standard.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Public School Concurrency Analysis: The conversion from RM to I (from residential to nonresidential uses) will decrease the impact of public-school needs.

Environmental: The northern portion of the site does not contain any State and Federal jurisdictional wetlands. The existing wetlands are located on the southern portion, which will remain unchanged. Staff has reviewed the Environmental Assessment Report prepared by EW Consultants. Pursuant to Section 157.06c, a minimum of 25% of existing native upland habitat shall be preserved. Prior approvals required 6.12 acres of upland preservation and .61 acre of wetland preservation. The applicant will be required to provide for native upland habitat preservation area pursuant to the City's Code on the site plan. Gopher tortoises were found on the property and a gopher tortoise survey will be required prior to site clearing or ground disturbances.

Flood Zone: The flood map for the selected area is number 12111C0400J and 12111C0405K and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains. An approved stormwater protection plan is required prior to final site plan approval.

Fire District: The nearest St. Lucie County Fire District station is Station 10 (777 SW Dalton Circle) and Station 16 (3910 SW Port St Lucie Blvd). The St. Lucie Fire District does not list response times for each individual station because of the necessity of responding with another station.

Police: The department's response time is approximately 5-7 minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

Policy 1.1.7.1: Future Land Use Map Amendment will be reviewed based on consistency with the goals, objectives, and policies of all elements of the comprehensive plan and other considerations such as:

	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	The proposed amendment will allow for the continuation of commercial development along Gatlin Boulevard, in a manner consistent with the adjacent property to the west.
Accommodate projected population or economic growth of the City	Y
Diversify the housing choices in the City	N/A
Enhance or impede provision of services at adopted LOS Standards	Neither enhance nor impede adopted LOS
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	Neither enhance nor degrade environmental resources
Job creation within the targeted industry list	N

STAFF RECOMMENDATION

The Planning and Zoning Department recommends transmittal of the proposed comprehensive plan amendment to the Florida Department of Economic Opportunity and the reviewing agencies for review and comment.

Planning and Zoning Board Action Options:

- Motion to recommend denial to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend approval to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

TYPE	STATUS	BUILDING TYPE
CP	SUBMITTED	

ASSIGNED TO

ADDRESS

3300 SW Chartwell Street

SECTION	BLOCK	LOT

LEGAL DESCRIPTION

PORT ST LUCIE-SECTION 42 FIRST REPLAT- TRACT C-LESS FOL DESC PROP: BEG SW COR OF TRACT C RUN N 00 00 00 W ALG W LI OF TRACT 350 FT,TH N 90 00 00 E 489 FT,TH S 45 00 00 E 100 FT,TH N 90 00 00 E 249.29 FT TO E LI OF TRACT,TH S 00 00 00 E ALG E LI 109.29 FT TO CURVE CONC NW,R OF 170 FT,TH SW ALG ARC 267.04 FT TO S LI OF TRACT,TH S 90 00 00 W ALG S LI 639 FT TO POB (15.81 AC) (MAP 44/19N) (OR 778-2050)

SITE LOCATION

SW Tunis Avenue

PARCEL #

3420-711-0003-000-3

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
RM	I	RM-15	I

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
12.756		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

New Parish Center

Primary Contact Email

lcolome@colome-arch.net

AGENT/APPLICANT

FIRST NAME	LAST NAME
Elizabeth	Colome

Business Name

ADDRESS

Colome & Associates, Inc._530 24th Street

CITY	STATE	ZIP
West Palm Beach	FL	33407

EMAIL	PHONE
lcolome@colome-arch.net	5618339147

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME

Business Name

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROPERTY OWNER

Business Name
Diocese of Palm Beach c/o Michael Lockwood

ADDRESS
9995 North Military Trail

CITY	STATE	ZIP
Palm Beach Gardens	FL	33410

EMAIL	PHONE
mlockwood@diocesepb.org	(561) 775-9523

LEGAL DESCRIPTION:

A PORTION OF TRACT C, FIRST REPLAT IN PORT ST. LUCIE, SECTION FORTY TWO, RECORDED IN PLAT BOOK 18, PAGE 18, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT C;
THENCE ALONG THE BOUNDARY OF SAID TRACT C FOR THE FOLLOWING COURSES:

THENCE N90°00'00"E FOR 734.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 430.00 FEET;
THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°03'26" FOR 22.94 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 83°03'26" FOR 36.24 FEET TO A POINT OF TANGENCY;
THENCE S10°00'00"E FOR 115.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 370.00 FEET;
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°00'00" FOR 64.58 FEET TO A POINT OF TANGENCY;
THENCE S00°00'00"W FOR 308.23 FEET;

THENCE DEPARTING SAID BOUNDARY OF TRACT C, N90°00'00"W FOR 350.00 FEET;
THENCE S00°00'00"W FOR 323.73 FEET;
THENCE N90°00'00"W FOR 459.00 FEET TO THE WEST BOUNDARY OF SAID TRACT C;
THENCE ALONG SAID WEST BOUNDARY, N00°00'00"E FOR 830.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.756 ACRES, MORE OR LESS.

ABBREVIATIONS:

P.O.C.– POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
P.B. – PLAT BOOK
ORB – OFFICIAL RECORD BOOK
D.B. – DEED BOOK
PG. – PAGE
R/W – RIGHT–OF–WAY
℄ – CENTERLINE
R – RADIUS
Δ – CENTRAL ANGLE
A – ARC LENGTH
U.E. – UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
(P) – PLAT DIMENSION
(D) – DEED DIMENSION
(M) – MEASURED DIMENSION
(C) – CALCULATED DIMENSION

FND – FOUND
MNTT – MAG NAIL & TIN TAB
IR – IRON ROD
IR/C – IRON ROD WITH CAP AS NOTED
N/D – NAIL & DISK
NAD – NORTH AMERICAN DATUM
LB – LICENSED BUSINESS
EL. – ELEVATION
INV – INVERT
BTM – BOTTOM
PVC – POLYVINYL CHLORIDE PIPE
CMP – CORRUGATED METAL PIPE
RCP – REINFORCED CONCRETE PIPE
HDPE – HIGH DENSITY POLYETHYLENE PIPE
CONC. – CONCRETE

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J–17.051 THROUGH 5J–17.053, FLORIDA ADMINISTRATIVE CODE.

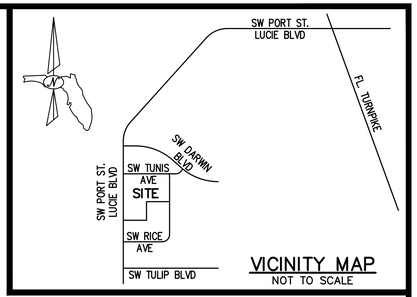
   THE FIELD WORK WAS COMPLETED ON MARCH 1, 2022.
2. THE SURVEY WAS BASED ON THE FIRST REPLAT IN PORT ST. LUCIE SECTION FORTY TWO PLAT BOOK 18 PAGE 18, ST. LUCIE COUNTY PUBLIC RECORDS, AND ON A PREVIOUS SURVEY PREPARED BY BROWN & PHILLIPS, INC., PROJECT NO.20–095, DATED 1/4/21.
3. BEARINGS ARE BASED ON S00°00'00"W (PLAT) ALONG THE CENTERLINE OF CHARTWELL STREET.
4. THE LEGAL DESCRIPTION WAS PREPARED BY BROWN & PHILLIPS, INC.
5. AREA = 12.756 ACRES, MORE OR LESS.
6. EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER A TITLE SEARCH REPORT PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC; FUND FILE NUMBER: 972916, PROVIDED FOR: J. PATRICK FITZGERALD & ASSOCIATES, P.A.; DATED: NOVEMBER 18, 2020.

   NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC.

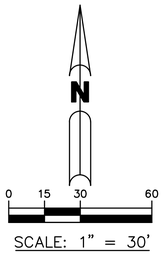
   THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.
7. ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.

   ALL FIELD–MEASURED DIMENSIONS ALONG THE BOUNDARY WERE IN SIGNIFICANT AGREEMENT WITH THE PLAT, DEED, AND/OR CALCULATED VALUES.
8. ALL FIELD–MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1:7,500.
9. THE EXPECTED HORIZONTAL AND VERTICAL ACCURACY OF ITEMS SHOWN ON THIS SURVEY ARE AS FOLLOWS:
   1) BOUNDARY LINES – 0.10'
   2) TOPOGRAPHIC FEATURES – 0.20'
   3) ELEVATIONS ON CONSTRUCTED HARD SURFACES (PAVEMENT, CONCRETE, ETC.) – 0.05'
   4) ELEVATIONS ON NATURAL SURFACES (GROUND, DIRT, ETC.) – 0.10'
10. THE CURRENT USE OF THE SUBJECT PROPERTY IS THE ST. ELIZABETH CHURCH.
11. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR A REZONING APPLICATION.

    THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
    –THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH
14. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30', ON 24"x 36" SHEETS.
15. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
16. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
17. ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE REFERENCED TO CITY OF PORT ST. LUCIE BENCHMARK "BM3029", A 2" ALUMINUM DISK, ELEVATION=19.123.
18. +100 DENOTES SPOT ELEVATION, REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
19. FLOOD ZONE: NONE – PER CITY OF PORT ST. LUCIE FLOOD ZONE GIS MAP.
20. © COPYRIGHT 2022 BY BROWN & PHILLIPS, INC.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.



VICINITY MAP
NOT TO SCALE



SCALE: 1" = 30'

LEGEND

FOUND IR/C	○	CONCRETE POWER POLE	(E)	MANHOLE SANITARY	(WM)	WATER METER	M
NAIL & DISK	⊙	ELECTRIC BOX	E	MAILBOX		WOOD POWER POLE	
SET IR/C "BROWN & PHILLIPS"	●	FIBER OPTIC MARKER	(FO)	METAL LIGHT POLE	(LM)	CURB	
BENCHMARK	◆	FIRE HYDRANT		METAL PIPE	(M)	FENCE	x
BACKFLOW PREVENTER		FIRE DEPARTMENT CONNECTION		GATE POST		OVERHEAD POWER LINES	OE
CATCH BASIN		FLAG POLE		SIGN		ASPHALT	
MITERED END		GUY ANCHOR	←	TELEPHONE BOX	T	BRICK	
CLEANOUT	©	IRRIGATION VALVE	(H)	TRANSFORMER		BUILDING	
CONCRETE LIGHT POLE		MANHOLE DRAINAGE	(MD)	VALVE		CONCRETE	

SEE SHEET 2 of 2
MATCH LINE

CITY OF PORT ST. LUCIE
DRAINAGE R/W
PORT ST. LUCIE SECTION FIFTEEN
P.B. 13 PG. 6

N00°02'25"E(M) N00°00'00"E(P) 1180.00'
N00°02'25"E(M) N00°00'00"E(P) 830.00'

DIOCESE OF PALM BEACH
(ORB 778 PAGE 2050)
TRACT "C" (LESS ORB 1781 PG.448)
FIRST REPLAT IN PORT ST. LUCIE
SECTION FORTY TWO (P.B. 18 PG. 18)

NORTH–SOUTH 1/4 SECTION LINE OF SECTION 19/37/40 PER P.B.18 PG 18

S00°00'00"W(P) 323.73'
S00°02'25"W(M)

18" HDPE

TOP of BANK
N89°57'35"W(M) S90°00'00"E(P) 350.00'
TOE of SLOPE

RIM: 23.61
INV W:16.82
INV S:16.75
TOP WEIR:22.59
6" WIDE CUTOUT IN WEIR:19.00
BTM:15.55

15" HDPE
MITERED END
EL:16.60

18" HDPE
MITERED END
EL:16.75

RETENTION AREA

PROPOSED VILLA SETON
ADULT APARTMENTS EXPANSION
(NOT A PART OF THIS SURVEY)

S00°00'00"W(P) 503.73'
S00°00'00"W(P) 811.97'
S00°02'25"W(M)
N00°00'00"E(P) 811.97'
N00°02'25"E(M)
CHARTWELL ST.

SCHOOL BOARD OF ST. LUCIE COUNTY
TRACT "F"
FIRST REPLAT IN PORT ST. LUCIE
SECTION FORTY TWO
P.B. 18 PG. 18

30'(P) 30'(P)

N89°57'35"W(M) N90°00'00"E(P) 459.00'
N90°00'00"E (D) 489.00'
30.00'
S44°57'35"E(C)
S45°00'00"E

VILLA SETON, INC. (ORB 1781 PG.448)
A PORTION OF TRACT "C"
FIRST REPLAT IN PORT ST. LUCIE
SECTION FORTY TWO (P.B. 18 PG.18)

TOP of BANK

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561–615–3988

DATE	REVISIONS	#
3/8/22	REV. CERTIFICATION	1

SKETCH OF BOUNDARY SURVEY

ST. ELIZABETH CHURCH
PORT ST. LUCIE, FL

DRAWN: TL/MB
CHECKED: JEP
F.B. ST. LUCIE CO.
PAGE: 56

PROJ. No.20–095
SCALE: 1"=30'
DATE: MAR. 2022
SHEET 1 OF 2

John E Phillips
Digitally signed by John E Phillips
Date: 2022.03.08 09:57:27 -05'00'

JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: _____

S:\2020 Drawing Files\20-095\20-095 Elizabeth Seton Rezoning Boundary Survey.dwg, 3/8/2022 9:41:19 AM

BENCHMARK
MNTT EL: 22.13

DARWIN SQUARE
P.B. 34 PG. 30

TUNIS AVENUE
S89°57'35"E(M)
N90°E(P)

BENCHMARK
MNTT EL: 21.73

RIM: 21.27
BTM: 14.00
STRUCTURE TOO RECESSED TO SEE INVERTS

FND N/D (NO ID)

RIM: 21.29
INV E: 17.30
BTM: 14.00
STRUCTURE TOO RECESSED TO SEE ANY OTHER INVERTS

30.00'

BTM of SWALE

5' BELLSOUTH EASEMENT (ORB 975 PG. 2399)

30'(P)

12" RCP MITERED END EL: 20.99

TOP of BANK (typical)

12" CMP MITERED END EL: 20.52

FND MAG NAIL (NO ID)

12" CMP MITERED END EL: 20.56

TOP of BANK

BTM of SWALE

12" RCP MITERED END EL: 21.10

P.O.B.–N.W. CORNER OF TRACT C

TOP of BANK (typical)

S89°57'35"E(M) N90°00'00"E(P) 734.43'

A=36.24'
Δ=83°03'26"
R=25.00'
(P)

CONC HEADWALL
12" CMP
EL: 20.53

12x18" CMP INVERT EL: 21.20

RIM: 22.41
INV S: 20.66
INV. W. WEEP: 20.69
BTM: 14.61

8" PVC

RIM: 22.98
INV W: 11.50
INV N: 11.34
INV S: 17.20

8" PVC

6" PVC

1' CONC SIGN

20'x20' CITY OF PORT ST. LUCIE EASEMENT (ORB 980 PG. 771)

R=430.00'
Δ=3°03'26"
A=22.94'

18" RCP
INV: 16.80

A=36.24'
Δ=83°03'26"
R=25.00'

RETENTION AREA

LOT 1, BLOCK 1470
PORT ST. LUCIE
SECTION FIFTEEN
P.B. 13 PG. 6

ONE STORY CBS

DIOCESE OF PALM BEACH
(ORB 778 PAGE 2050)
TRACT "C" (LESS ORB 1781 PG.448)
FIRST REPLAT IN PORT ST. LUCIE
SECTION FORTY TWO (P.B. 18 PG. 18)

RIM: 22.30
INV E: 16.85
INV S: 16.94
BTM: 16.72

105.0'

S10°00'00"E(P) 115.54'
S09°57'35"E(M)

TOE of SLOPE

TOP of BANK (typical)

287.1'

72.6'

10' U.E. & D.E. (P.B.13 PG.6)

WOOD RAMP

CONCRETE WOOD DECK

WOOD STAIRS

24.4'

1.0'

9.7'

1.5'

ONE STORY WOOD MOBILE HOME FF:26.04

55.3'

28.1'

WOOD STAIRS

WOOD STAIRS

54.8'

56.4'

WOOD RAMP

ONE STORY CBS SHED FF: 24.10

MULCH & RR TIE PATH

ELECTRICAL PANEL

PUMP

±34x53" RCP INV: 14.51

70.7'

WOODEN CROSS (typical)

SEPTIC TANK LIDS

ONE STORY CBS CHURCH FF: 24.46

139.5'

138.8'

6" CONC CURB

FND 5/8" IR/C "ILLEGIBLE"

FND N/D (NO ID)

RIM: 22.30
INV N: 16.98
INV S: 16.99
BTM: 16.76

R=370.00'
Δ=10°00'00"
A=64.58'

FND 5/8" IR/C "ILLEGIBLE"

8" CONC WALL DUMPSTER ENCLOSURE

FND N/D (NO ID)

TOP of BANK

BTM of SWALE

30'

297.6'

2.3' CONC COLUMNS

COVERED CONC ENTRY

CITY OF PORT ST. LUCIE
DRAINAGE R/W
PORT ST. LUCIE SECTION FIFTEEN
P.B. 13 PG. 6

18" RCP MITERED END EL: 14.76

RIM: 22.41
INV W: 14.97
INV E: 16.82
BTM: 14.61

RIM: 22.31
INV E: 16.92
INV S: 17.49
INV W: 16.89
(UNKNOWN OUTFALL)
BTM: 16.71

RIM: 22.38
INV W: 16.82
INV S: 16.98
BTM: 15.80
(NO EAST INVERT)

RIM: 22.35
INV N: 16.86
INV S: 16.79
INV W: 16.86
BTM: 16.66

RIM: 22.36
INV N: 18.83
INV S: 18.78
BTM: 18.53

6" CONC CURB

BENCHMARK
NAIL & TIN-TAB
EL: 22.74

RIM: 22.31
INV N: 18.75
INV S: 18.75
BTM: 18.51

RIM: 22.31
INV N: 18.98
INV S: 18.93
BTM: 18.76

RIM: 22.31
INV N: 18.98
INV W: 18.77

N00°02'25"E(M) N00°00'00"E(P) 1180.00'

N00°02'25"E(M) N00°00'00"E(P) 830.00'

S00°02'25"W(M) S00°00'00"E(P) 308.23'

N00°02'25"E(M) N00°00'00"E(P) 811.97'

S00°02'25"W(M) S00°00'00"E(P) 811.97'

TRASH CAN

BENCH

CHARTWELL ST.

SCHOOL BOARD OF ST. LUCIE COUNTY
TRACT "F"
FIRST REPLAT IN PORT ST. LUCIE
SECTION FORTY TWO
P.B. 18 PG. 18

BTM of SWALE

TOP of BANK

30'(P) 30'(P)

TOP of BANK

N89°57'35"W(M) S90°00'00"E(P) 350.00'

RIM: 23.61
INV W: 16.82
INV S: 16.75

15" HDPE MITERED END EL: 16.60

TOE of SLOPE

RIM: 23.46
INV W: 16.81
INV S: 16.81
BTM: 16.15

18" HDPE

18" RCP

0 15 30 40

SCALE: 1" = 30'

N

SEE SHEET 1 of 2
MATCH LINE

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#

SKETCH OF
BOUNDARY SURVEY

ST. ELIZABETH CHURCH
PORT ST. LUCIE, FL

DRAWN: TL/MB
CHECKED: JEP
F.B. ST. LUCIE CO.
PAGE: 56

PROJ. No.20-095
SCALE: 1"=30'
DATE: MAR. 2022
SHEET 2 OF 2

S:\2020 drawing files\20-095\20-095 S1 Elizabeth Boston Boundary Survey.dwg, 3/8/2022 9:40:06 AM

St. Elizabeth Ann Seton Comprehensive Plan Amendment (Small Scale) P22-125

Requested Application:

This is an application for a small-scale comprehensive plan amendment to change the future land use designations for 12.76 acres from Residential Medium Density (RM) to Institutional, Private and Public (I).

What is the difference between Future Land Use (FLU) and Zoning?

FLU Map is part of the Comprehensive Plan

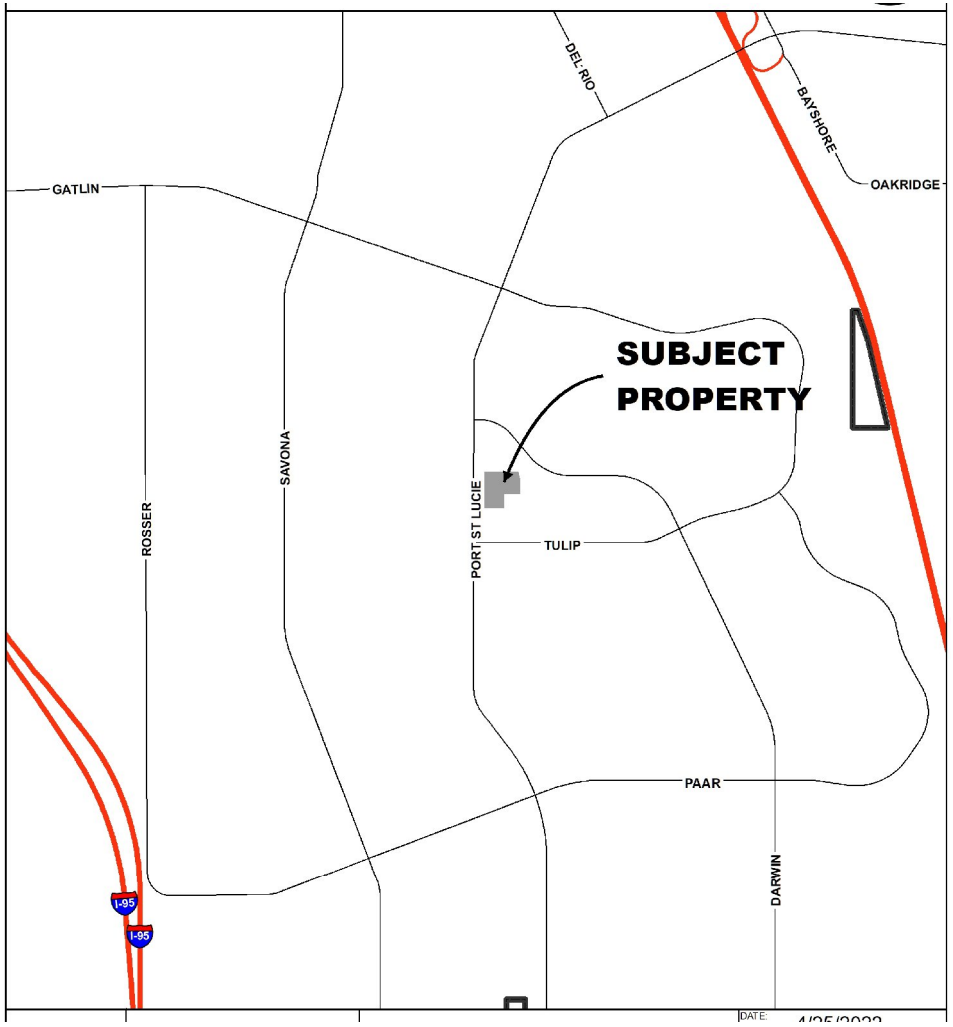
- Provides ultimate future use of the land
- Defines the intensity of the use (i.e., units per acre)

Zoning

- Prescribes specifics to a parcel (setbacks, lot coverage)
- Prohibited and Allowable uses

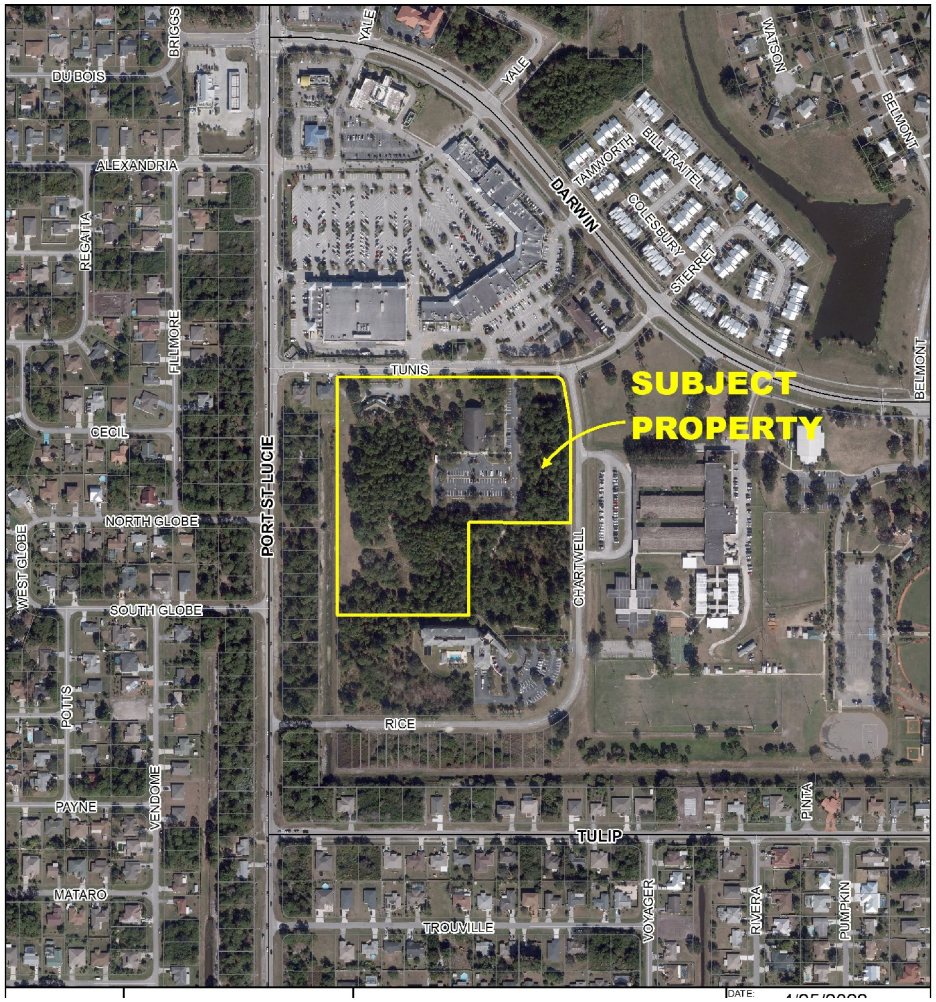
Concurrent Applications:

- The applicant has applied for a concurrent rezoning application and the corresponding small-scale Comprehensive Plan amendment.
- The rezoning to the compatible zoning district of from RM-11 to I will be heard at this meeting
- This request is a small-scale amendment and will be required to be heard prior to consideration of the rezoning.

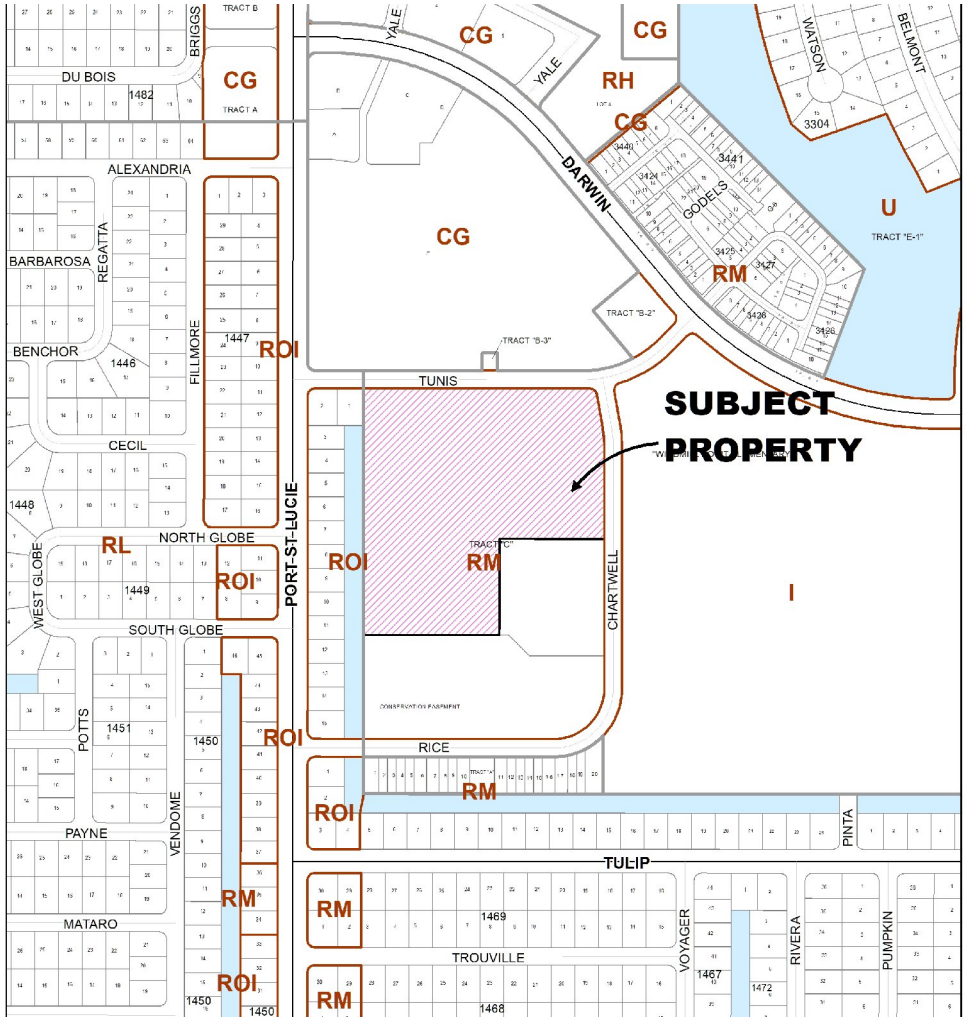


Location Map

CityofPSL.com

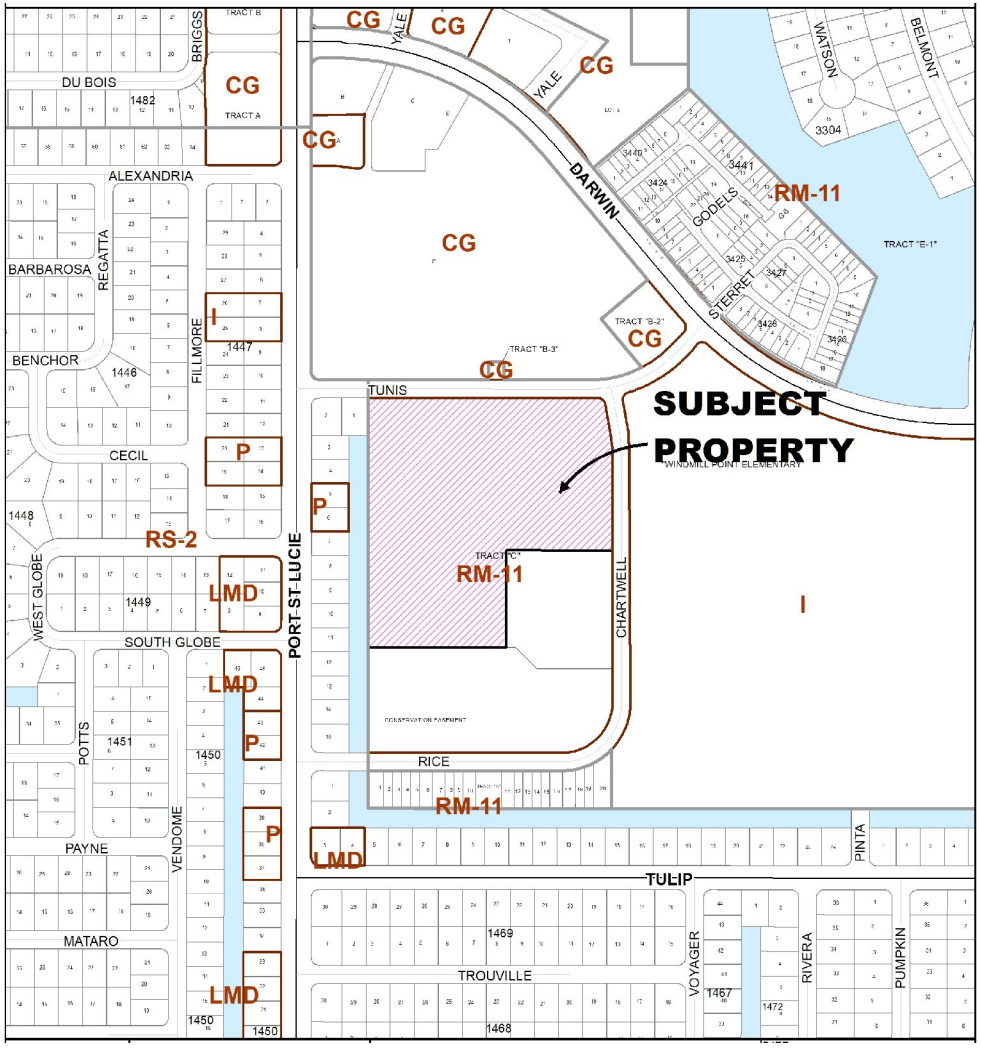

SUBJECT PROPERTY
DU BOIS
BRIGGS
ALEXANDRIA
REGATTA
FILLMORE
CECIL
NORTH GLOBE
WEST GLOBE
SOUTH GLOBE
POTTS
PAYNE
VENDOME
MATARO
PORT ST LUCIE
YALE
DARWIN
TAMWORTH
GILLTRAVEL
OGLESBURY
STERRET
MILTON
BELMONT
TUNIS
CHARTWELL
RICE
TULIP
PINTA
TROUVILLE
VOYAGER
RIVERA
PUMPKIN

Aerial



Future Land Use

CityofPSL.com


SUBJECT PROPERTY
CG
RM-11
I
P
LMD
RS-2
DU BOIS
ALEXANDRIA
BARBAROSA
BENCHOR
CECIL
SOUTH GLOBE
PAYNE
MATARO
TUNIS
RICE
TULIP
TROUVILLE
DARWIN
YALE
WATSON
BELMONT
GODELS
STERRET
CHARTWELL
PORT ST LUCIE
FILLMORE
REGATTA
WEST GLOBE
POTTS
VENDOME
VOYAGER
RIVERA
PUMPKIN
PINTA
BRIGGS
WINDMILL POINT ELEMENTARY
TRACT "E-1"
TRACT "B-2"
TRACT "B-3"
TRACT "C"
CONSERVATION EASEMENT
1482
1447
1446
1448
1449
1451
1450
1469
1467
1472
1468
3304
3441
3425
3427
3426

JUSTIFICATION:

The proposed future land use amendment is supported by goals, objectives and policies of the Comprehensive Plan.

- Specifically: Goal 1.1 states "Provide an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable; and developed concurrent with needed facilities and services."
- Objective 1.1.3 states, "Development orders and permits for development and redevelopment activities shall be issued only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Traffic, Infrastructure, Recreation and Open Space, Public School Facilities and Capital Improvements elements of this Comprehensive Plan) are available concurrent with the impacts of development".

Policy 1.1.3.1 states, “The development of residential, commercial and industrial land shall be timed and staged in conjunction with provisions of supporting community facilities and services identified as being required such as:

a. Potable water;
b. Sanitary sewers;
c. Solid waste disposal;
d. Vehicular and pedestrian circulation;
e. Public safety;
f. Recreation;
g. Public schools;
h. Electricity; and
i. Drainage.”

Traffic Impact Analysis

- Staff analyzed the potential change in Future Land Use designation using professional standards. The analysis results in a NET DECREASE in PM Peak hour Trips.

Existing Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Residential Medium (RM)	12.76	140 DUs	Low-Rise Apartment (ITE 221)	924	86
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Institutional (I)	12.76	13,226 SF Church	Church (ITE 560)	120	12

Staff Recommendation:

Staff recommends approval of the proposed small-scale comprehensive plan Future Land Use Map amendment.

"A City for All Ages"

Agenda Summary

2022-389

Agenda Date: 5/3/2022 **Agenda Item No.:** 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P20-177 Torino Parc (St. Matilda, LLC) - PUD Rezoning

Location: This property is located west NW East Torino Parkway, north of NW West Blanton Boulevard, and south of the C-105 canal.
Legal Description: Port St. Lucie Section Forty-Six, First Replat of Tract F.
Request: This PUD (Planned Unit Development) rezoning application proposes to rezone 28.8 acres of property to allow for the development of 263, two-story, townhouse units.

Submitted By: Holly F. Price, AICP, Senior Planner, Planning & Zoning Department

Executive Summary: **REQUEST TO TABLE** - This PUD rezoning application proposes to rezone 28.8 acres of property to allow for the development of 263, two-story, townhouse units. This proposed density for this PUD is less than the previously approved 2006 PUD. All buildings are no more than two-floors in height.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board Table the PUD rezoning request.

Background: The Site Plan Review Committee recommended approval of this PUD amendment on October 14, 2020.

Location of Project: West NW East Torino Parkway, north of NW West Blanton Boulevard, and south of the C-105 Canal.

Attachments:

1. Staff Request to Table Memo

Legal: #6320, 8253

CITY OF PORT ST. LUCIE
Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099
www.cityofpsl.com

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Holly Price, Senior Planner *HFP*

DATE: April 25, 2022

RE: Request to Table Torino Parc PUD (P20-177)

- **The Planning and Zoning Department is requesting to table Torino Parc PUD (Planed Unit Development) (P20-177) from the May 3, 2022 P&Z Board Agenda to a date uncertain.**

- The Planning Department has advertised this application for the May 3, 2022 Planning and Zoning Board meeting.

Should you need any further information, please do not hesitate to contact me at (772) 871-5019 or by e-mail at smayer@cityofpsl.com.

cc: Elizabeth L. Hertz, Deputy City Attorney

Agenda Summary

2022-315

Agenda Date: 5/3/2022 **Agenda Item No.:** 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P20-246 City of Port St. Lucie - City Center Master Sign Program Amendment No.2

Location: Southeast corner of US Highway #1 and Walton Road.

Legal Description: City Center Plat

This is a request to amend to the City Center Master Sign Program to allow additional signage.

Submitted By: Daniel Robinson, Planner II

Executive Summary: This is a City initiated amendment to provide updated signage criteria that will allow opportunity for City Center PUD identification and propose an additional Mid Florida identification monument sign along US Highway #1.

Presentation Information: Staff will provide a short presentation.

Staff Recommendation: Move that the Board recommend approval of amendment No.2 to the City Center Master Sign Program.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the amendment to the City Center Master Sign Program.
2. Move that the Board recommend denial and provide explanation of recommendation.

Background: See attached staff report.

Issues/Analysis: N/A

Special Consideration: N/A

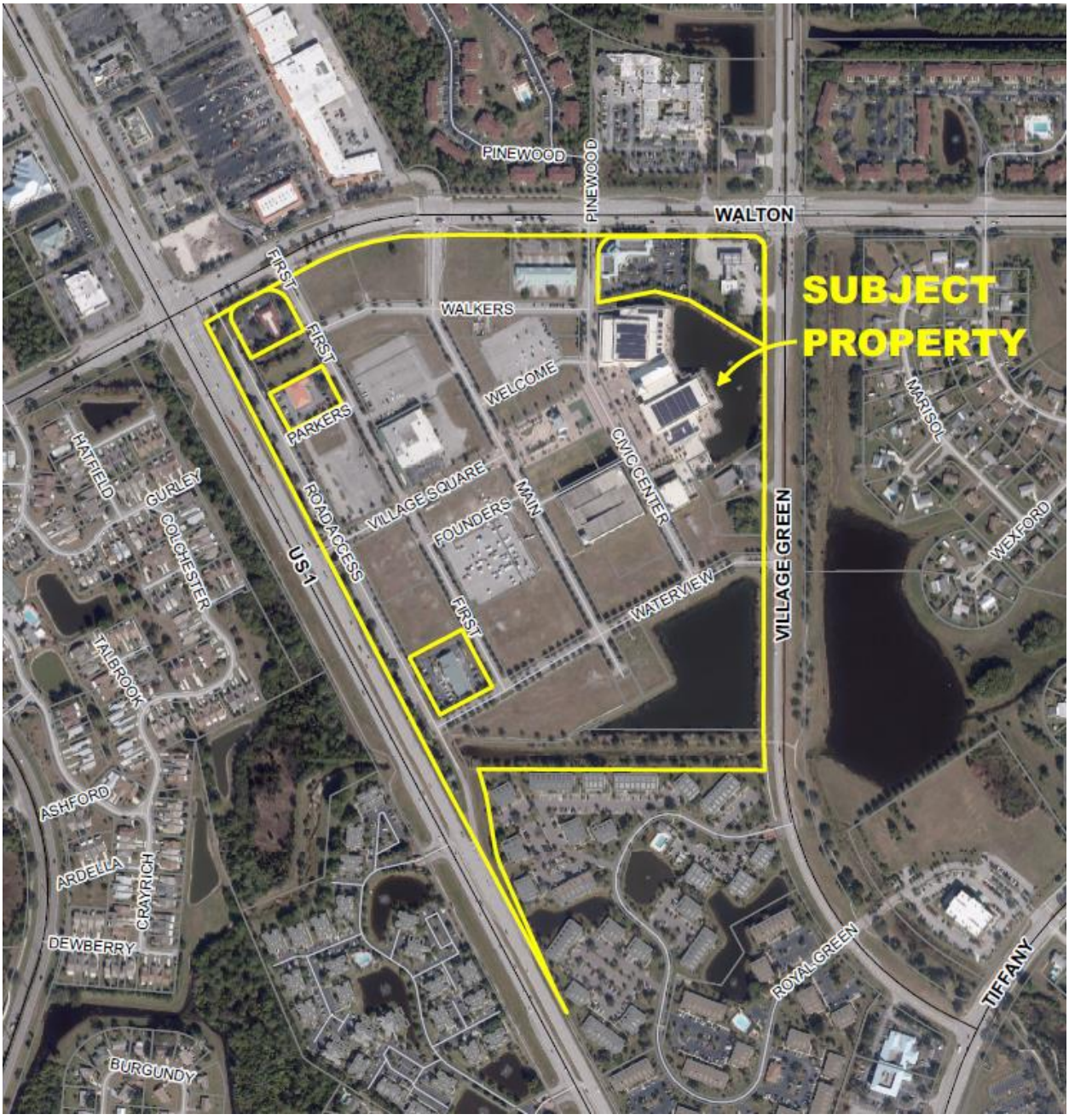
Location of Project: Southeast corner of US Highway #1 and Walton Road.

Attachments:

- Staff report
  - Exhibit A (Legal Description)
  - Exhibit B (Regulation Table)
- Proposed sign program
- Strikeout and underlined proposed changes

- Staff presentation

City Center Master Sign Program
Master Sign Program Amendment No. 2
P20-246



Project Location Map

SUMMARY

Applicant's Request:	This is a City initiated second amendment the City Center Master Sign Program.
Applicant:	City of Port St. Lucie
Property Owner:	City of Port St. Lucie
Location:	The property is located on the southeast corner of US Highway #1 and Walton Road. City Center PUD
Project Planner:	Daniel Robinson, Planner II

Project Description

The proposed amendment is to provide updated signage criteria that will allow opportunity for City Center PUD identification and propose an additional Mid Florida identification monument sign along US Highway #1.

Location and Site Information

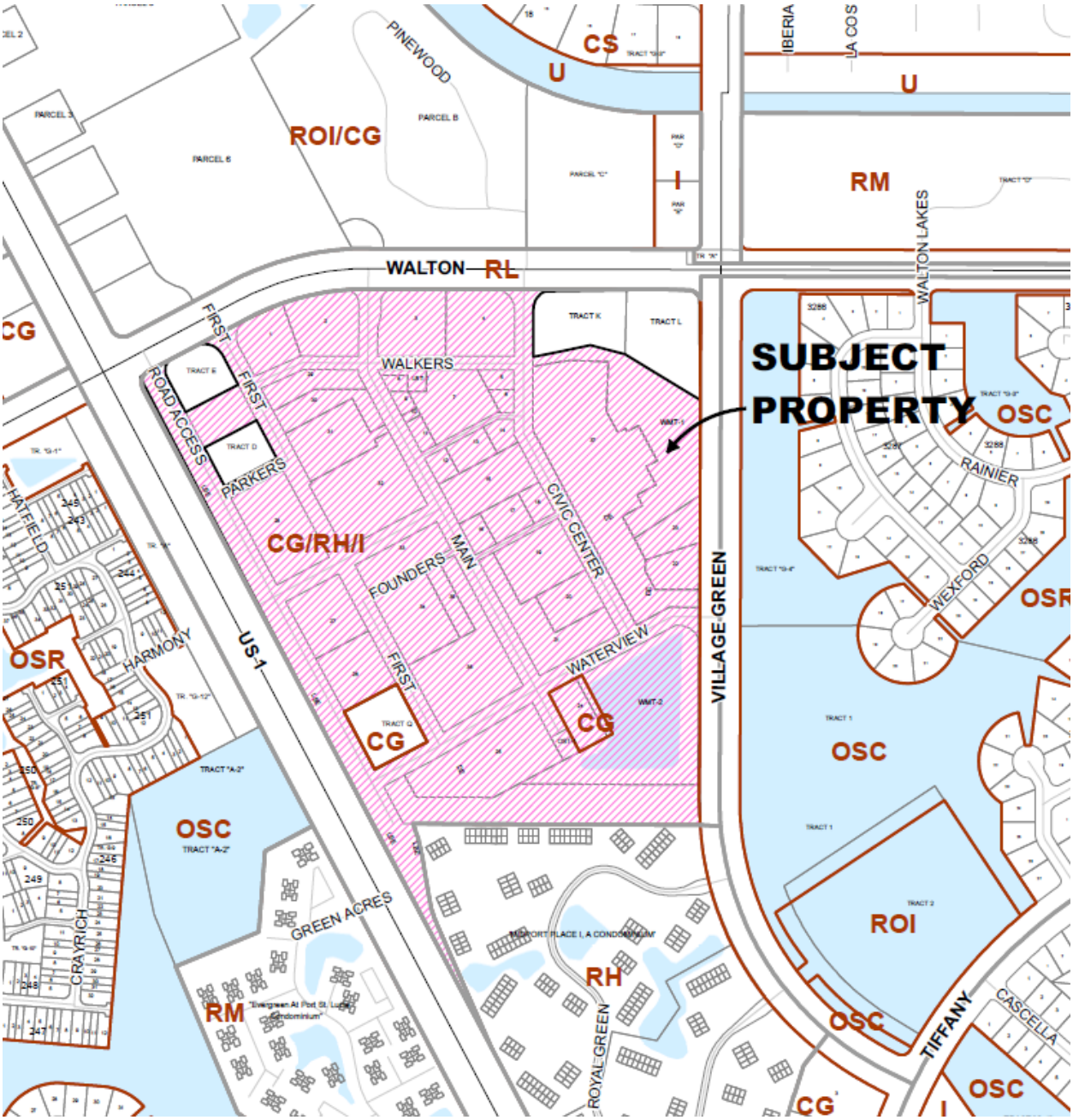
Property Size:	Approximately 69 acres
Legal Description:	See attached Exhibit "A" Legal Description
Future Land Use:	General Commercial/High Density Residential/Institutional (CG/RH/I)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Commercial and vacant properties.

Surrounding Uses

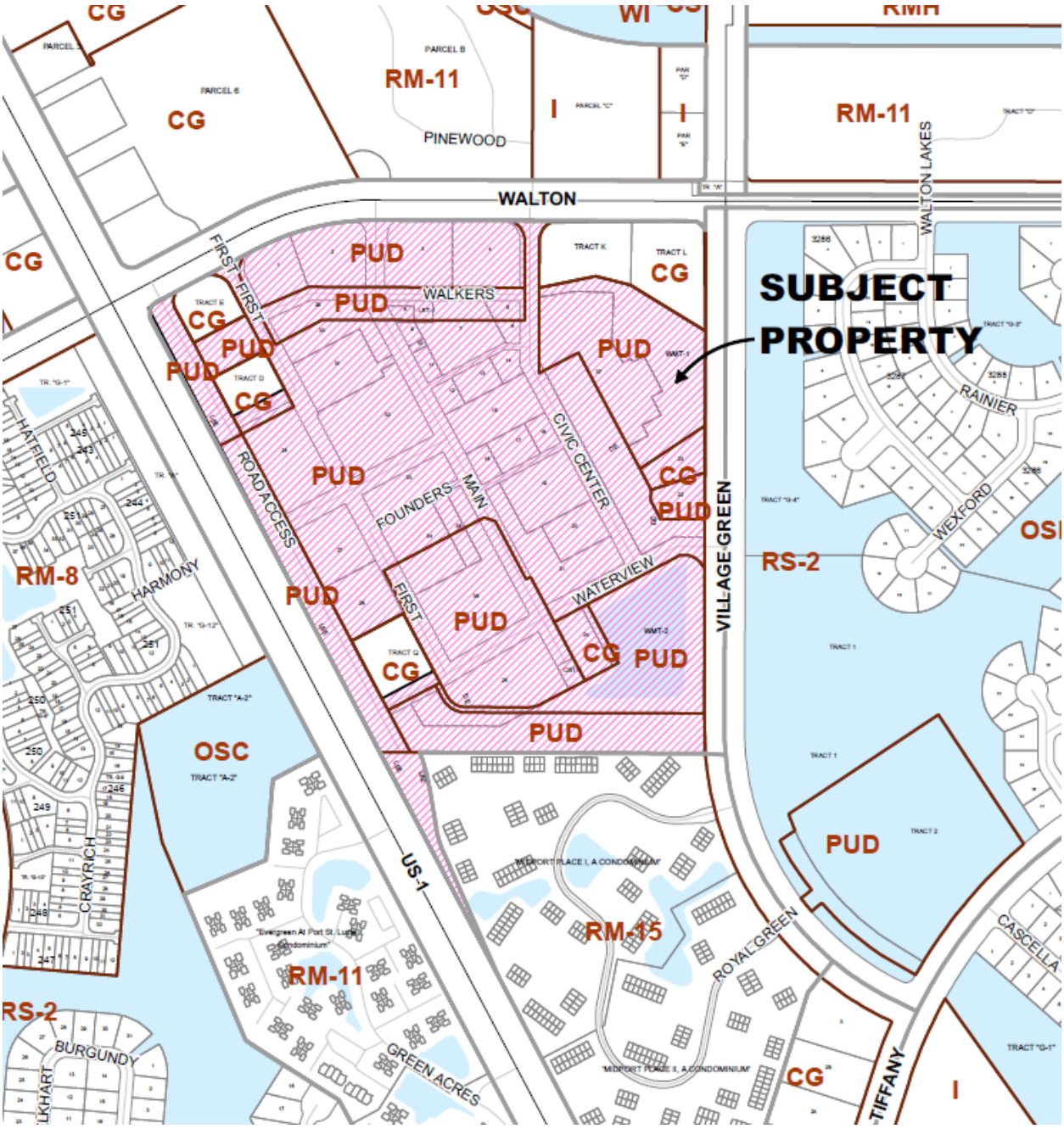
Direction	Future Land Use	Zoning	Existing Use
North	ROI/CG	CG/RM-11/I	Commercial, Residential, and Institutional uses
South	RH	RM-15	Residential community
East	OSR	RS-2	Residential community
West	OSR	RM-8	Residential community

Project Analysis

The following update is proposed to permit a second electronic message sign for further identification for the Event Center. The attached Exhibit "B" is a table describing the proposed update. The City Community Redevelopment Agency (CRA) has reviewed the proposed amendment and recommends approval.



Future Land Use


SUBJECT PROPERTY
WALTON
RM-11
PINEWOOD
WALTON LAKES
RAINIER
WEXFORD
PUD
WALKERS
CG
FIRST
ROAD ACCESS
FOUNDERS
MAIN
CIVIC CENTER
WATERVIEW
VILLAGE GREEN
RS-2
RM-8
HARMONY
HATFIELD
OSC
CRAYRICH
US-1
RM-15
ROYAL GREEN
CASCELLA
TIFFANY
BURGUNDY
GREEN ACRES

Zoning Map

STAFF RECOMMENDATION

Staff does find the proposed amendment to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and complies with the requirements of Section 155.03(H) and recommends approval.

PLANNIGN AND ZONING BOARD ACTION OPTIONS

- o Motion to recommend approval
- o Motion to recommend approval with conditions
- o Motion to recommend denial

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.

Exhibit A
Legal Description

1. PORT ST LUCIE-SECTION 61- TRACT F (1.04 AC) (MAP 34/35S) (OR 2145-994)
   PARCEL NO. 3420-805-0007-000—9
2. PORT ST LUCIE-SECTION 61- TRACT G (1.55 AC) (MAP 34/35S) (OR 1895-1168)
   PARCEL NO. 3420-805-0008-000-6
3. PORT ST LUCIE-SECTION 61- TRACT H (1.65 AC) (MAP 34/36S) (OR 1895-1168)
   PARCEL NO. 3420-805-0011-000-0
4. PORT ST LUCIE-SECTION 61- TRACT J (1.52 AC) (MAP 34/36S) (OR 1540-769)
   PARCEL NO. 3420-805-0012-000-7
5. PORT ST LUCIE-SECTION 61- TRACT G-1 (6.38 AC) (MAP 34/36S) PARCEL NO. 3420-805-0009-000-3
6. FIRST REPLAT OF PORT ST LUCIE-SECTION 61- TRACT M-2 (MAP34/36S) (OR 2466-1031) (0.63 AC)
   PARCEL NO. 3420-806-0002-000-7
7. PORT ST LUCIE-SECTION 61- TRACT G-2 (5.29 AC) (MAP 34/36S) PARCEL NO. 3420-805-0010-000-3
8. PORT ST LUCIE-SECTION 61- THAT PART OF TRACT A MPDAF: FROM SE COR TRACT M OF SO PSL-SECTION 61 RUN N 89 DEG 51 MIN 27 SEC W ALGS LI OF SD TRACT M 165.11 FT TO SW COR SD TRACT M, TH S 27 DEG 55MIN 31 SEC E 102.86 FT, TH S 62 DEG 04 MIN 29 SEC W403.42 FT, THN 27 DEG 55 MIN 31 SEC W 135.88 FT TO POB, TH CONT N 27 DEG 55 MIN 31 SEC W 169.79 FT, TH N 49 DEG 56 MIN 09 SEC W 3.70 FT, TH N62 DEG 04 MIN 29 SEC E 223.93 FT, TH S 27 DEG 52 MIN 21 SEC E 159.03 FT TO PC OF CURVE CONG WL Y, R 14.26 FT, CA 89 DEG 57 MIN 48 SEC, TH SWL Y ALG CURVE 22.39 FT, TH S 62 DEG 05 MIN 27 SEC W 208.13 FT TO POB (0.88 AC) (MAP 34/36S) (OR 2138-2842)PARCEL NO. 3420-805-0002-010-7
9. PORT ST LUCIE-SECTION 61- TRACT P (7.31 AC) (MAP 34/36S) (OR 2329-2897)
   PARCEL NO. 3420-805-0017-000-2
10. PORT ST LUCIE-SECTION 61- TRACT S (1.02 AC) (MAP 44/01N) (OR2329-2897)
    PARCEL NO. 3420-805-0020-000-6
11. PORT ST LUCIE-SECTION 61- TRACT R (0.25 AC) (MAP 34/36S) (OR 2328-2897)
    PARCEL NO. 3420-805-0019-000-6
12. PORT ST LUCIE-SECTION 61- TRACT B (3.03 AC) (MAP 34/35S) (OR 2329-2897)
    PARCEL NO. 3420-805-0003-000-1
13. PORT ST LUCIE-SECTION 61- TRACT A- LESS THAT PART MPDAF: FROM SE COR TRACT M OF SD PSL - SEC 61 RUN N 89 51 27 W ALG S LI OF TRACT M 165.11 FT TO SW COR OF TRACT M, TH S 27 55 31 E 102.86 FT, TH S 62 04 29 W 403.42 FT, TH N 27 55 31 W 135.88 FT TO POB: TH CONT N 27 55 31 W 169.79 FT, TH N 49 56 09 W 3.70 FT, TH N 62 04 29 E 223.93 FT, TH S 27 52 21 E 159.03 FT TO CURVE CONG WL Y, R OF 14.26 FT, TH SWL Y ALG CURVE 22.39 FT, TH S 62 05 27 W 208.13 FT TO POB- (28. 72 AC) (MAP 34/35S) (OR 2329-2897) PARCEL NO. 3420-805-0002-000-4
14. PORT ST LUCIE-SECTION 61- TRACT C (1.34 AC) (MAP 34/35S) (OR 2329-2897)
    PARCEL NO. 3420-805-0004-000-8
15. PORT ST LUCIE-SECTION 61- TRACT D-S 75 FT- (0.81 AC) (MAP 34/35S) (OR 1400-1510)
    PARCEL NO. 3420-805-0005-000-5
16. CITY OF PORT ST LUCIE 1.67 ACRE DRAINAGE RIGHT -OF-WAY 1
17. CITY OF PORT ST LUCIE 1.20 ACRE DRAINAGE RIGHT -OF-WAY 2
18. CITY OF PORT ST LUCIE 0.60 ACRE DRAINAGE RIGHT -OF-WAY 3
19. CITY OF PORT ST LUCIE 2.72 ACRE DRAINAGE RIGHT -OF-WAY 4
20. CITY OF PORT ST LUCIE 1.75 ACRE DRAINAGE RIGHT -OF-WAY 5

Exhibit B

City Center Master Sign Program Regulations Table

Type	Maximum Square Footage			Maximum Height			Permitted number of signs			Identification Use	Notes
	Proposed MSP	Existing MSP	City Code	Proposed MSP	Existing MSP	City Code	Proposed MSP	Existing MSP	City Code		
City Center Primary Monument Sign	200 square feet	200 square feet	Not Permitted By Code	30 feet	26 feet	N/A	1	1	N/A	City and City Center tenants	City section may be electric message sign
Event Center Primary Monument Sign	160 square feet	N/A	Not Permitted By Code	40 feet	N/A	N/A	1	N/A	N/A	Event Center	Sign may be electric message sign
City Center Secondary Monument Signs	50 square feet	50 square feet	Not Permitted By Code	15 feet	12 feet 8 Inches	N/A	One at each ingress/egress of City Center PUD	3	N/A	City and may include City Center tenant identification	The sign may be located within a ROW
Parking Garage signage	351.25 square feet	N/A	Not Permitted By Code	Roof line	N/A	N/A	2	N/A	N/A	Event Center	Maximum one sign per façade
Projected Blade Signs and/or Blade Signs hanging from a structure.	35 square feet	25 square feet for building and 96 square feet for Stage.	4 Square Feet	Roof line of structure	Roof line of structure	Roof line of structure	As approved by CRA	No limit	One per business	City Center and/or Event Center	

CITY CENTER
MASTER SIGN PROGRAM

City of Port St. Lucie



April 11, 2011, P11-024 (Ord. 11-35)
February 10, 2020, P19-231 (Ord. 20-10) 1st Amendment

~~EXHIBIT A~~

Introduction

This Master Sign Program provides a comprehensive overview of signs within the City Center PUD (Planned Unit Development). The guidelines are not intended to restrict imagination, innovation, or variety. ~~, but~~ They are intended to assist in creating a consistent~~,~~ and well-planned solution for identification throughout the development ~~center~~.

Procedure

All ~~proposed~~ signs addressed within this program, prior to Permit application submittal ~~for a sign permit from~~ to the City of Port St. Lucie, must be approved in writing by the City of Port St. Lucie Community Redevelopment Agency (CRA). ~~, which will review signs based on the criteria that follows.~~ A letter of approval from the City of Port St. Lucie CRA must be submitted with the application to the City of Port St. Lucie. The CRA will review signs based on the criteria that follows.

Background

The sign guidelines in this manual supersede existing City of Port St. Lucie Land Development Regulations ~~codes and ordinances~~ and the City Center PUD. Existing city codes shall be used for sign criteria not addressed in this program.

City Center Primary Monument Sign ~~(See Figure 1)~~

One (1) primary monument sign ~~is~~ shall be located at the southeast quadrant of the intersection of Walton Road and US Highway ~~US~~#1. ~~LED variable display message boards may be located on the middle section of the structure and shall be no more than~~ This sign type currently exist as indicated on attached Exhibit A. The sign may consist of a single electric message sign featuring text messages and high-powered graphic images in either monochrome or full color. The electric message sign portion of the sign may be a maximum of 100 square feet. ~~on each side, and limited in use by the~~ The electric message sign area of the sign shall be for ~~Civic Center.~~City use. ~~Non-LED signage may be located directly below the LED message board and shall be no more than~~ The monument sign may also include a maximum of 100 square foot area of non-electric message sign. This section shall be for City Center tenant identification. The sign may be a maximum of 30 feet in height. The City Center tenants are defined as businesses located within the City Center PUD. ~~feet on each side. "CITY CENTER", located at the top of the structure, shall be no more than 40 square feet on each side. The existing decorative pilasters may be removed.~~

~~**Monument Entry Signs – Type I** (See Figure 2)~~

~~A second monument sign is located near the entrance to the Frontage Road that extends from Highway US1. The top of the sign shall indicate "CITY CENTER" in the same lettering style as exhibited on the City Center primary monument sign. The signage lettering height shall be 12" in height and the signage area may be no more than 18 square feet on one side. See Figure~~

~~2. for dimensions for top part of the sign. Non-LED signage may be located beneath the "CITY CENTER" signage and shall be no more than 50 square feet on one side.~~

~~**Monument Entry Signs – Type I or II** (See Exhibit Figures 2 & 3 B)~~
~~Four, Two other monument type entry signs are permitted at project street entrances at Highway US 1, Walton Road and Village Green Drive, and on the Frontage Road. Signs shall be located outside the right of way. These signs may be Type I or II.~~

Event Center Primary Monument Sign
One (1) primary monument sign may be located along US Highway #1, south of the entrance to City Center at SE Village Square Drive, in the vicinity of the northbound right turn lane into City Center. The sign may consist of a single electric message sign featuring text messages and high-powered graphic images in either monochrome or full color. The electric message sign portion of the sign may be a maximum of 160 square feet. This sign shall be for Event Center identification. The sign may be a maximum of 35 feet in height.

City Center Secondary Monument Signs
Secondary Monument Signs are permitted at each ingress/egress off Walton Road, Post Terrace, and US Highway #1 to the City Center PUD property. An existing sign is located along Highway US #1 along Frontage Road Access as indicated on attached Exhibit A. One sign may be located on one of the sides of each entry. The sign may be located within a ROW. Signs may be a maximum of 50 square feet. The sign shall be for City identification and may include City Center tenant identification. The sign may be no more than 15 feet in height.

Parking Garage signage
Two (2) façade signs, one (1) per façade, are permitted on the parking garage. Each sign may be a maximum of 351.25 square feet. Parking garage façade signs shall be for Event Center identification.

~~**Overhang Signs**~~ **Projected Blade Signs and/or Blade Signs hanging from a structure**
~~Overhang signs shall be permitted provided they do not exceed~~ Blade signs located on City Center, Event Center, or parking garage buildings shall follow the following regulations. Each sign may be a maximum of 35 ~~25~~ square feet. ~~in overall area and Blade signs shall be for City Center and/or Event Center identification and shall~~ provide at least 8' vertical clearance from the sidewalk grade. Signs shall not project more than 5' from the building face. There is no limit to the amount of such signs on these locations. ~~A 96 square foot double face sign is permitted to be suspended below the eave of~~ One (1) hanging blade sign may be located on the Village Square stage. This blade sign shall be for Mid Florida Event Center identification. The sign may be a maximum of 100 square feet.
All other blade signs shall follow City Sign Code requirements.

~~**Village Square Freestanding Archway Sign**~~

~~A freestanding archway structure will be located adjacent to Village Square and will be approximately 21 foot wide by 16 foot high. A 30 square foot sign will be centered at the top of the archway.~~

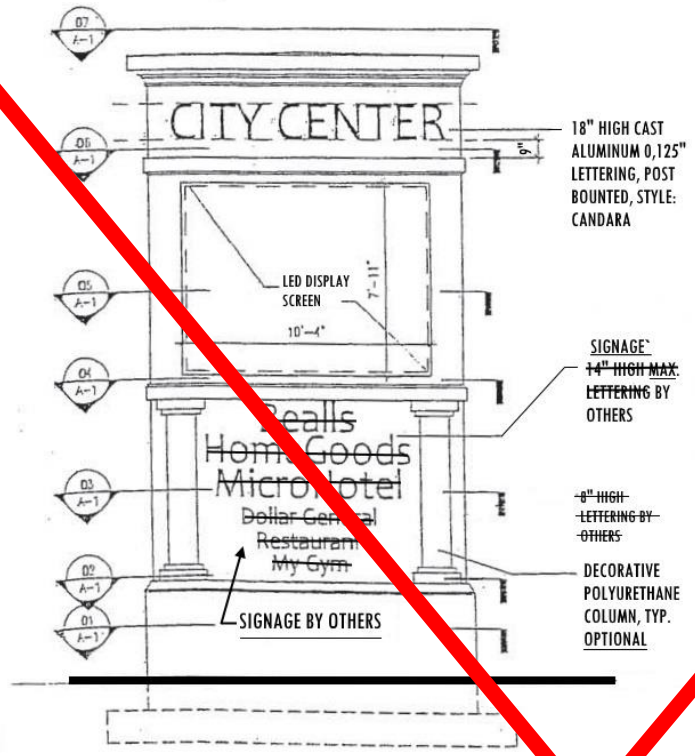


Figure 1. Existing Primary Monument Sign at Corner of US #1 and Walton Road.

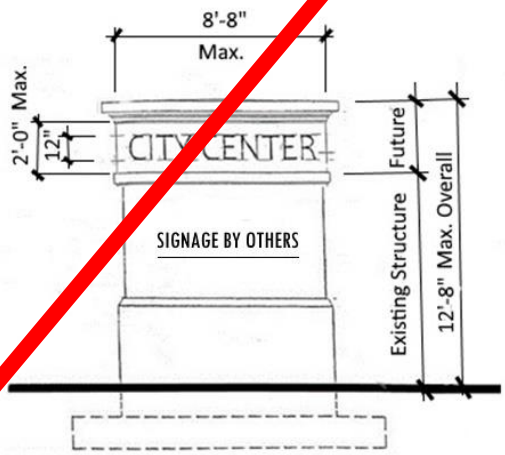


Figure 2. Monument Sign Type #1. Refer to construction drawings for dimensions of the existing sign structure. See file P19-231.

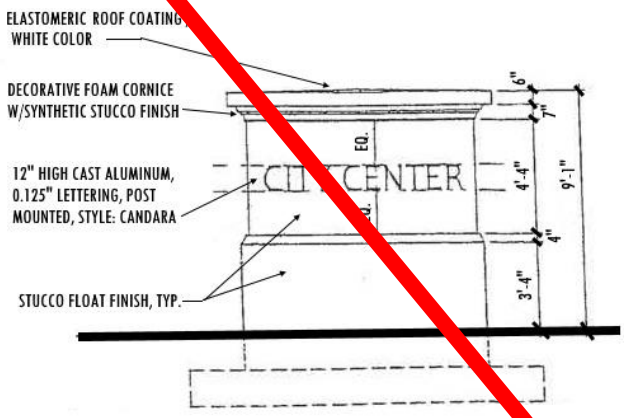


Figure 3. Monument Sign Type #2. Refer to construction drawings for dimensions. See file P19-231.

Construction Document Files: P&Z file P19-231, P11-024.

Exhibit A



Ingress/egress areas for secondary monument signs
Existing Signs
Proposed Event Center Sign

CITY CENTER
MASTER SIGN PROGRAM

City of Port St. Lucie



April 11, 2011, P11-024 (Ord. 11-35)
February 10, 2020, P19-231 (Ord. 20-10) 1st Amendment

Introduction

This Master Sign Program provides a comprehensive overview of signs within the City Center PUD (Planned Unit Development). The guidelines are not intended to restrict imagination, innovation, or variety. They are intended to assist in creating a consistent and well-planned solution for identification throughout the development.

Procedure

All signs addressed within this program, prior to Permit application submittal to the City of Port St. Lucie, must be approved in writing by the City of Port St. Lucie Community Redevelopment Agency (CRA). A letter of approval from the City of Port St. Lucie CRA must be submitted with the application to the City of Port St. Lucie. The CRA will review signs based on the criteria that follows.

Background

The sign guidelines in this manual supersede existing City of Port St. Lucie Land Development Regulations and the City Center PUD. Existing city codes shall be used for sign criteria not addressed in this program.

City Center Primary Monument Sign

One (1) primary monument sign shall be located at the southeast quadrant of the intersection of Walton Road and US Highway #1. This sign type currently exist as indicated on attached Exhibit A. The sign may consist of a single electric message sign featuring text messages and high-powered graphic images in either monochrome or full color. The electric message sign portion of the sign may be a maximum of 100 square feet. The electric message sign area of the sign shall be for City use. The monument sign may also include a maximum of 100 square foot area of non-electric message sign. This section shall be for City Center tenant identification. The sign may be a maximum of 30 feet in height. The City Center tenants are defined as businesses located within the City Center PUD.

Event Center Primary Monument Sign

One (1) primary monument sign may be located along US Highway #1, south of the entrance to City Center at SE Village Square Drive, in the vicinity of the northbound right turn lane into City Center. The sign may consist of a single electric message sign featuring text messages and high-powered graphic images in either monochrome or full color. The electric message sign portion of the sign may be a maximum of 160 square feet. This sign shall be for Event Center identification. The sign may be a maximum of 35 feet in height.

City Center Secondary Monument Signs

Secondary Monument Signs are permitted at each ingress/egress off Walton Road, Post Terrace, and US Highway #1 to the City Center PUD property. An existing sign is located along Highway US #1 along Frontage Road Access as indicated on attached Exhibit A. One sign may

be located on one of the sides of each entry. The sign may be located within a ROW. Signs may be a maximum of 50 square feet. The sign shall be for City identification and may include City Center tenant identification. The sign may be no more than 15 feet in height.

Parking Garage signage

Two (2) façade signs, one (1) per façade, are permitted on the parking garage. Each sign may be a maximum of 351.25 square feet. Parking garage façade signs shall be for Event Center identification.

Projected Blade Signs and/or Blade Signs hanging from a structure

Blade signs located on City Center, Event Center, or parking garage buildings shall follow the following regulations. Each sign may be a maximum of 35 square feet. Blade signs shall be for City Center and/or Event Center identification and shall provide at least 8' vertical clearance from the sidewalk grade. Signs shall not project more than 5' from the building face. There is no limit to the amount of such signs on these locations.

One (1) hanging blade sign may be located on the Village Square stage. This blade sign shall be for Mid Florida Event Center identification. The sign may be a maximum of 100 square feet.

All other blade signs shall follow City Sign Code requirements.

Exhibit A



Ingress/egress areas for secondary monument signs
Existing Signs
Proposed Event Center Sign

City of Port St. Lucie
City Center Master Sign Program Amendment #2

Planning and Zoning Board Meeting of May 3, 2022
P20-246

Summary:

- City initiated amendment.
- City Center PUD consist of approximately 69 acres.
- Sign criteria in the program is for City Center and Event Center identification and limited identification space for City Center Businesses.

Update:

- Provide updated sign criteria
- City Center PUD identification
- Additional Mid Florida identification monument

Regulations Table

Type	Maximum Square Footage			Maximum Height			Permitted number of signs			Identification Use	Notes
	Proposed MSP	Existing MSP	City Code	Proposed MSP	Existing MSP	City Code	Proposed MSP	Existing MSP	City Code		
City Center Primary Monument Sign	200 square feet	200 square feet	Not Permitted By Code	30 feet	26 feet	N/A	1	1	N/A	City and City Center tenants	City section may be electric message sign
Event Center Primary Monument Sign	160 square feet	N/A	Not Permitted By Code	40 feet	N/A	N/A	1	N/A	N/A	Event Center	Sign may be electric message sign
City Center Secondary Monument Signs	50 square feet	50 square feet	Not Permitted By Code	15 feet	12 feet 8 Inches	N/A	One at each ingress/egress of City Center PUD	3	N/A	City and may include City Center tenant identification	The sign may be located within a ROW
Parking Garage signage	351.25 square feet	N/A	Not Permitted By Code	Roof line	N/A	N/A	2	N/A	N/A	Event Center	Maximum one sign per façade
Projected Blade Signs and/or Blade Signs hanging from a structure.	35 square feet	25 square feet for building and 96 square feet for Stage.	4 Square Feet	Roof line of structure	Roof line of structure	Roof line of structure	As approved by CRA	No limit	One per business	City Center and/or Event Center	

Recommendation:

Staff does find the proposed amendment to be consistent with the direction and intent of the City's Land Development Regulations and recommends approval.

"A City for All Ages"

Agenda Summary

2022-383

Agenda Date: 5/3/2022 **Agenda Item No.:** 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P21-281 St. Lucie Lands PUD Amendment No. 4

Location: South side of the intersection of SE Becker Road and SE Veranda Place

Legal Description: See PUD Document Exhibit H.

This is a request for approval of the fourth (4th) amendment to the St. Lucie Lands PUD.

Submitted By: Laura H. Dodd, AICP

Executive Summary: This is a request for approval of the fourth amendment to the St Lucie Lands PUD including changes such as: 1) Clarifying anticipated uses, 2) Expand the list of acceptable zoning uses to include Institutional uses, and 3) Update the summary status of the PUD.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the request.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the request.
2. Move that the Board not recommend approval and provide staff direction.

Background: The Site Plan Review Committee recommended approval of the subject PUD amendment on April 27, 2022.

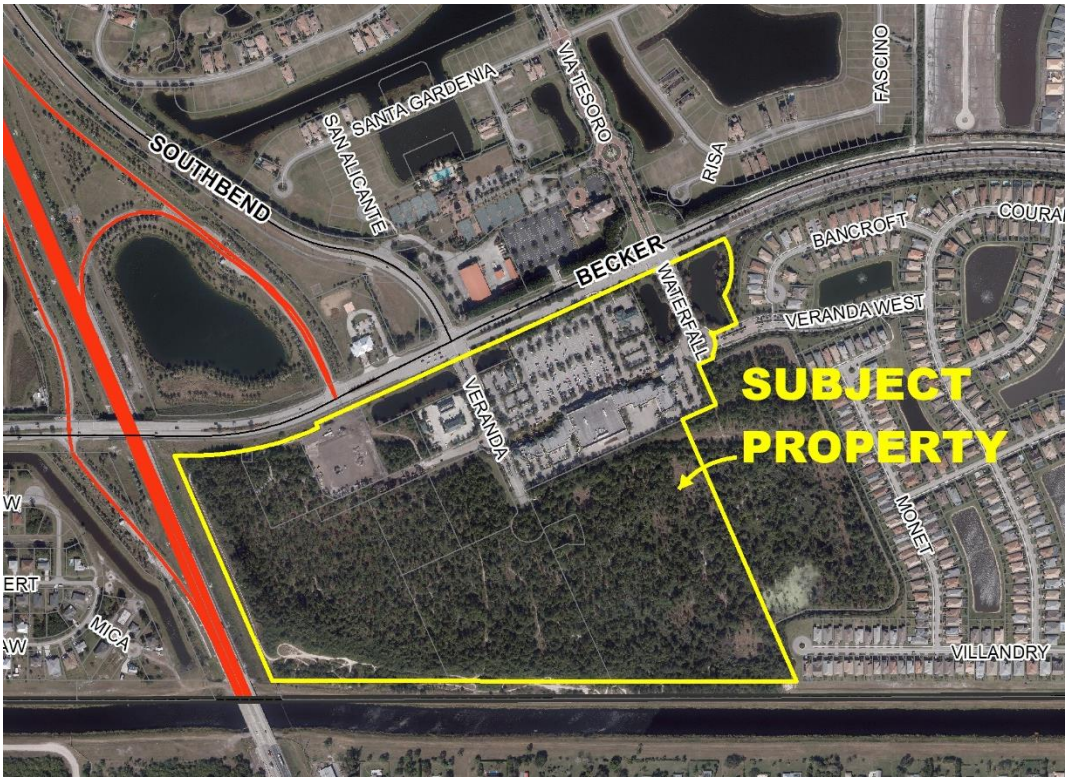
Issues/Analysis: See staff report.

Special Consideration: n/a

Location of Project: South side of the intersection of SE Becker Road and SE Veranda Place

Attachments: 1. Staff Report 2. PUD Document 3. Public Works Memo 4. Staff Presentation

St. Lucie Lands Planned Unit Development (PUD)
Planned Unit Development Amendment No. 4
P21-281



Project Aerial Map

SUMMARY

Applicant's Request:	This is a request for the approval of the fourth amendment to the St. Lucie Lands PUD.
Applicant:	Dennis Murphy, Culpepper and Terpening
Property Owner:	VF II, LLC
Location:	This property is located on the south side of the intersection of SE Becker Road and SE Veranda Place.
Address:	n/a
Project Planner:	Laura H. Dodd, AICP, Senior-Transportation Planner

Project Description

This is a request for approval of the fourth amendment to the St Lucie Lands PUD including changes such as: 1) Clarifying anticipated uses, 2) Expand the list of acceptable zoning uses to include Institutional uses, and 3) Update the summary status of the PUD. The changes are shown as strike-through and underlined in the attached PUD document.

The applicant is proposing to amend and clarify the PUD uses to include, "a mix of shopping retail, residential, assisted living residential, hospital and diagnostic services, medical and general office, and hotel uses." The primary change in the PUD uses is to incorporate those relating to a medical or assisted living purpose and are encompassed within the Institutional land use classification.

The St. Lucie Lands PUD has satisfied all obligations for parks and native habitat preservation. It is further vested for transportation concurrency, providing for adherence to the PUD and Becker Road Agreement trip generation impacts. At this time no additional transportation improvements are proposed, further evaluation of site access, off-site improvements, or mobility solutions shall be accomplished at the time of site plan approval.

Previous Actions and Prior Reviews

The Site Plan Review Committee (SPRC) recommended approval of this rezoning and PUD conceptual plan on April 27, 2022.

Public Notice Requirements

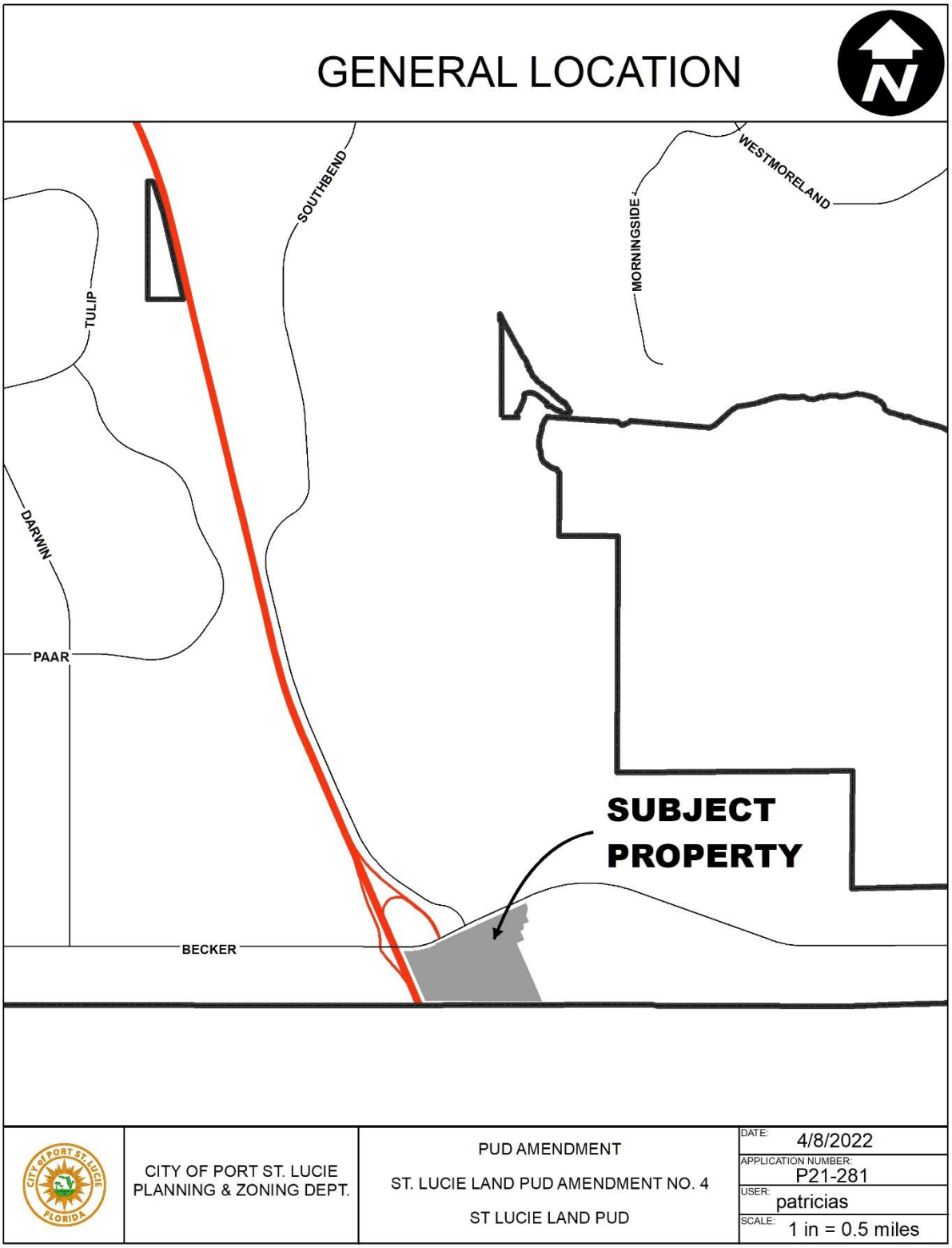
Public notice was mailed to owners within 750 feet and the file was included in the published notification for the Planning & Zoning Board's agenda.

Parcel Numbers:	4434-704-0001-000-3; 4434-704-0008-000-2; 4434-703-0001-000-0; 4434-703-0002-000-7; 4434-704-0009-000-9; 4434-704-0007-000-5; 4434-701-0003-000-8; 4434-702-0011-000-0; 4434-704-0005-000-1; 4434-704-0006-000-8; 4434-704-0003-000-7; 4434-704-0002-000-0
Property Size:	96.8-acres
Legal Description:	See PUD Development Agreement
Future Land Use:	CH/CG/ROI; CS/ROI; CS; CG; CG/CS/ROI; CG/ROI; ROI
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land; Shopping Plaza; Developing Multifamily Townhomes
Proposed Use:	A mix of shopping retail, residential, assisted living residential, hospital and diagnostic services, medical and general office, and hotel uses.

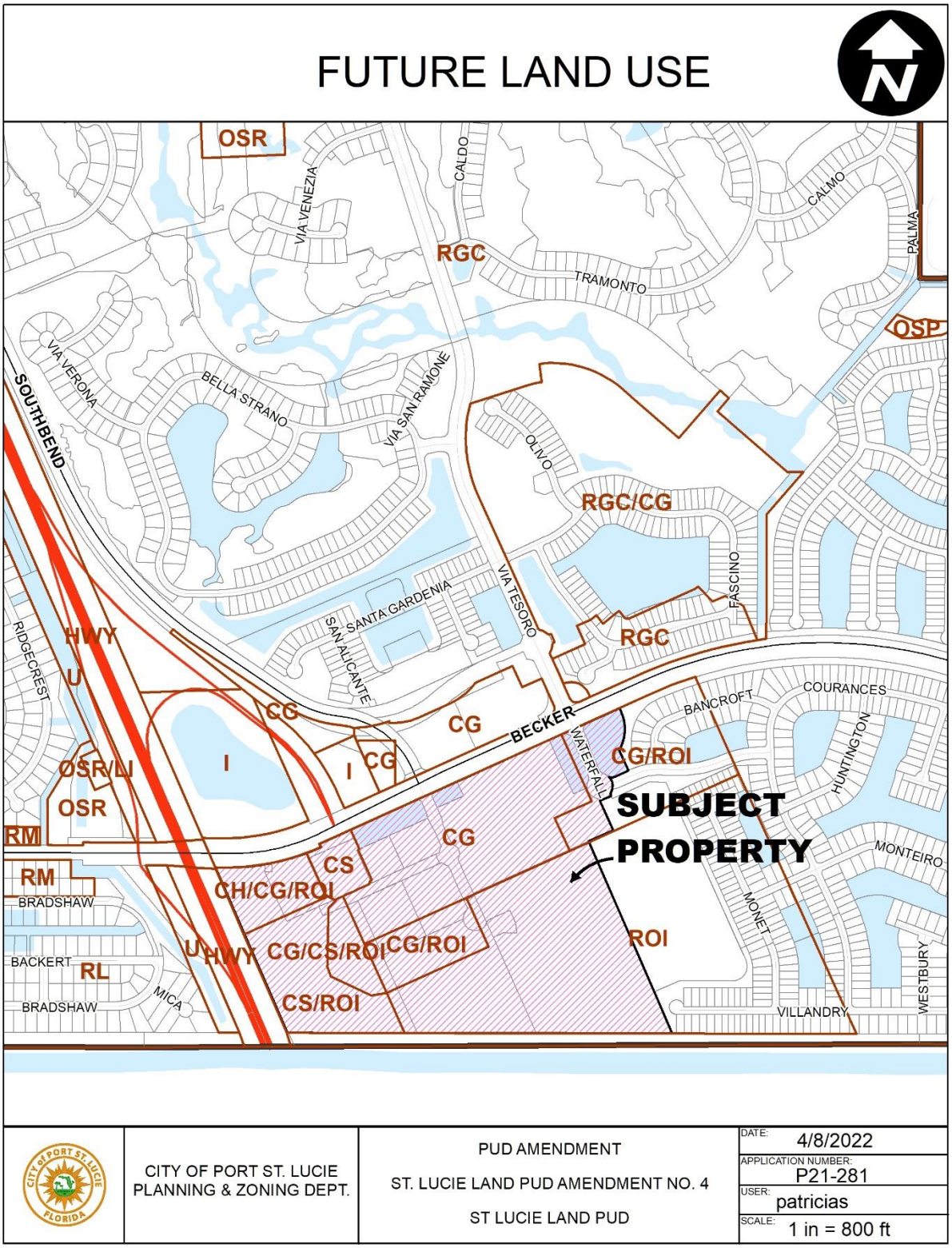
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Tesoro Community
South	OSC	OSC	Water Mgmt. Dist. Canal
East	ROI	PUD	Veranda Volaris Multifamily
West	N/A	N/A	Florida Turnpike

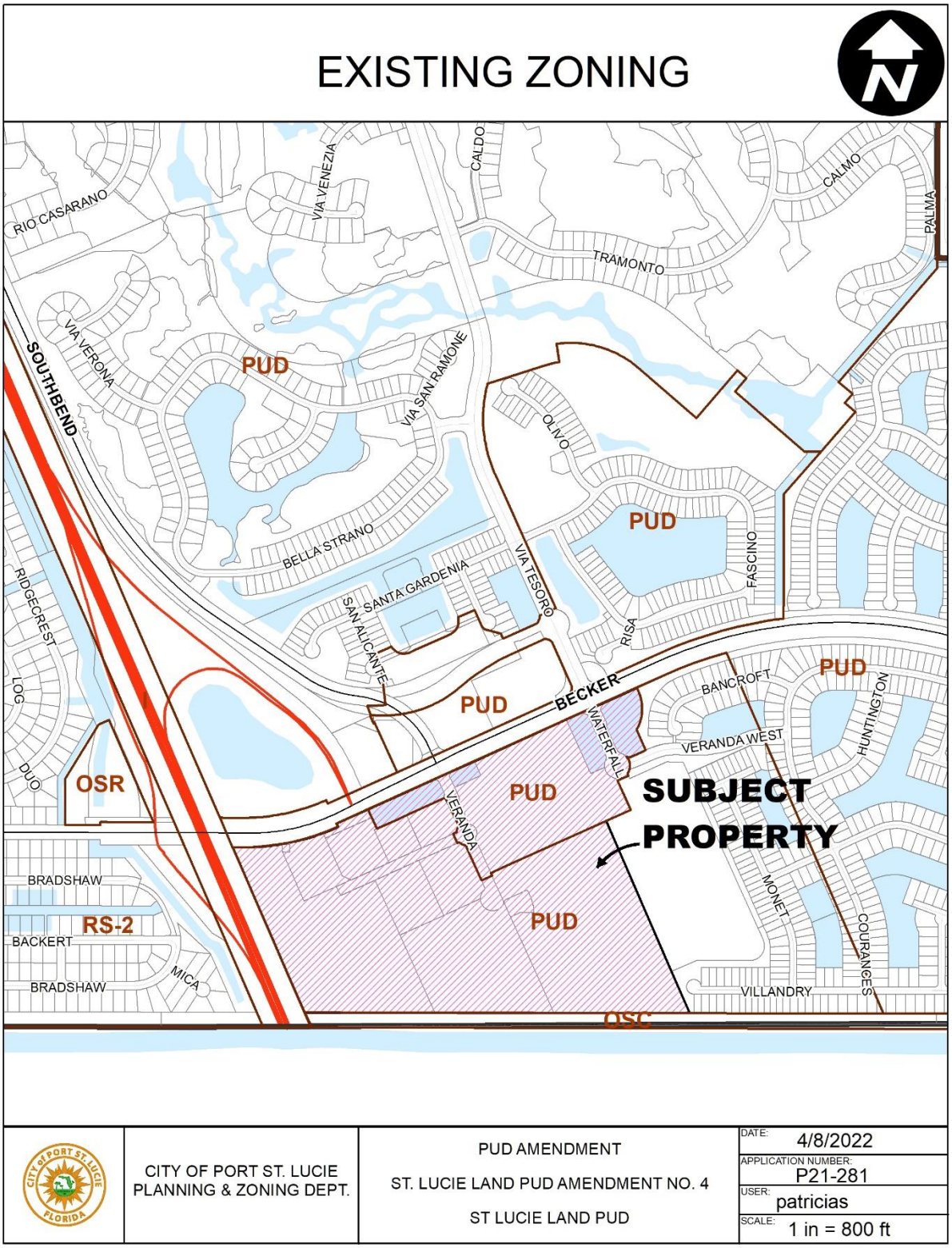
RGC-Residential Golf Course; PUD-Planned Unit Development; OSC-Open Space Conservation; ROI-Residential/Office/Institutional; HWY-Highway



Location Map



Future Land Use Map


EXISTING ZONING
RIO CASARANO
VIA VENEZIA
CALDO
CALMO
PALMA
TRAMONTO
VIA VERONA
SOUTHBEND
PUD
VIA SAN RAMONE
OLIVO
PUD
BELLA STRANO
SANTA GARDENIA
VIA TESORO
FASCINO
RISA
RIDGECREST
LOG
SAN ALICANTE
PUD
BECKER
BANCROFT
PUD
WATERFALL
VERANDA WEST
HUNTINGTON
DUO
OSR
PUD
SUBJECT
PROPERTY
VERANDA
BRADSHAW
RS-2
BACKERT
MICA
BRADSHAW
PUD
MONET
COURANCES
VILLANDRY
OSC
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.
PUD AMENDMENT
ST. LUCIE LAND PUD AMENDMENT NO. 4
ST LUCIE LAND PUD
DATE: 4/8/2022
APPLICATION NUMBER: P21-281
USER: patricias
SCALE: 1 in = 800 ft

Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency

This PUD conceptual plan is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 by providing for future land use classifications which are comparable to the proposed densities and intensities.

The PUD is also consistent with Policy 1.1.4.13 Future Land Use Classification and Compatible Zoning Districts. PUD is a compatible zoning district with all the listed future land use classifications upon the property.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of this PUD amendment on April 27, 2022.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

ST. LUCIE LAND PUD

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

Exhibit A

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 January 13, 2020 Ordinance 19-179 / P19-104

Amendment No. #4
Adopted xxxxx, 2022 Ordinance 22-xxx / P21-281

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. P21-281

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		102
Exhibit L:	Traffic Statement		103

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).

AMENDMENT NO. 4

1. Amend the Introduction Section of this PUD to clarify the uses expected to be found in the St. Lucie Land, Planned Unit Development.

2. Expand this list of acceptable zoning districts (acceptable uses) to include the Institutional zoning district and its permitted/ special exception uses as identified therein.

3. Updating the summary status of the competed projects within the St. Lucie Land PUD.

ST. LUCIE LAND
PLANNED UNIT DEVELOPMENT

INTRODUCTION

St. Lucie Land is a 96.82 acre Planned Unit Development (PUD) 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 St. Lucie Land Planned Unit Development (PUD) will include a mix of shopping retail, residential, assisted living residential, ~~retail,~~ hospital and diagnostic services, medical and general office, and hotel ~~and office~~ uses within its overall 96.82 acre~~s~~ project area. The central focal point of the St Lucie Land PUD will be the 24.99 acre commercial center known as Veranda Falls (referenced as Parcel 1 in the attached land use exhibits), which includes a major grocery store, fine local retail, banking and restaurants. The residential ~~lands~~ uses identified within the ~~of the~~ PUD will ~~include~~ directly impact a maximum of 70.18 acres of the project site (to be found in either Parcel 2 or ~~and~~ 3 as depicted in the attached land use exhibits) and will accommodate up to 581 residential units, that may be developed with either ~~into a wide array of~~ single or ~~and~~ multi-family product types.

The non-residential lands of the PUD will ~~include~~ directly impact a maximum of 96.82 acres, (to be located in either Parcels 2 and 3 of the project site) and will be developed with up to a maximum of 457,057 sf of non-residential development use and a 120 bed hotel ~~and~~ along with other uses ~~complying~~ consistent with the City of Port St. Lucie future land use~~s~~ designations of, 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.

RESIDENTIAL 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) Side yard setback for corner lot.

(3) The impervious area percents listed in this column are 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 (1,200 s.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' side yard 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 multi-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))

NONRESIDENTIAL DEVELOPMENT STANDARDS

Product Type	Min. Lot Square Footage (sf)	Lot Width at Bldg. Line	Front	Rear	Side	Street Side	Maximum Impervious Area	Maximum Building Coverage
	20,000	65'	25'	25'	10	25'	80%	40%

[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, as may be amended, for the following zoning districts are acceptable;

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

In addition to these acceptable uses listed above:

- ~~A~~ helicopter landing areas 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 based generally on the following distribution of uses.

Base 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 (Exhbit E) and as consistent with the land uses of the project site. Conversion of land use types shall be per ITE trip generation codes

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.

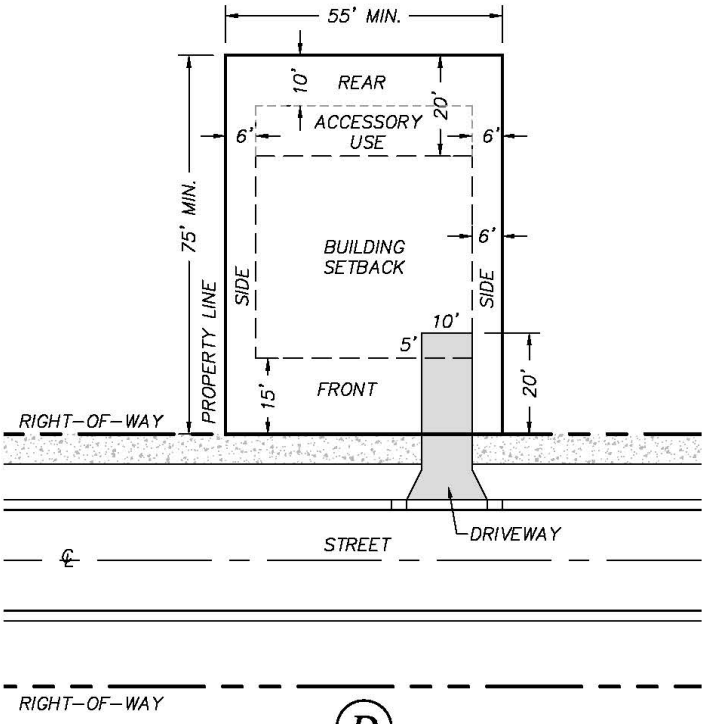
Exhibit B: Lot Type Building Setback

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.



D

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

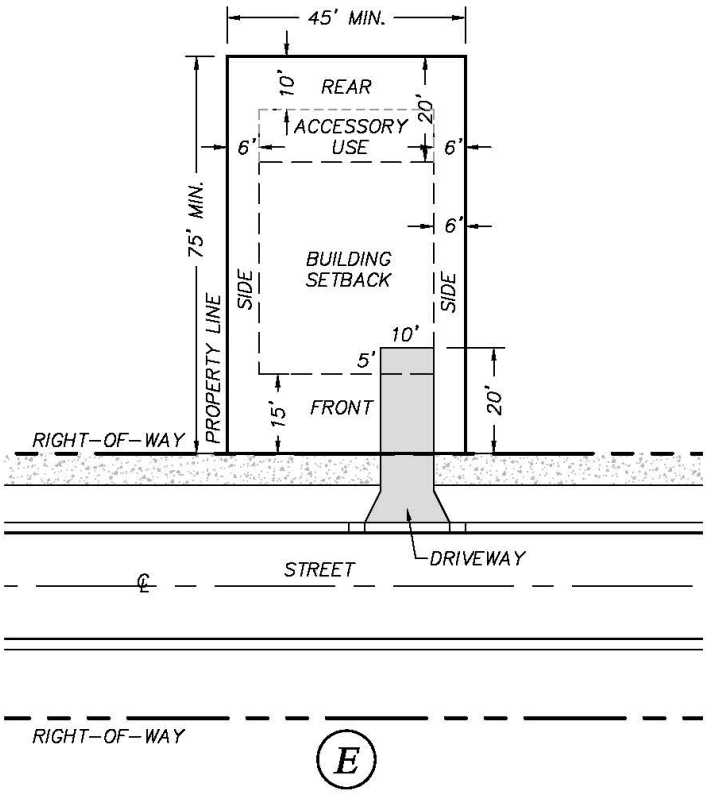
JOB NO: 04–006.018	SCALE: N.T.S.
FILE: 04–006.018 LOT EXHIBIT	DATE: 9–11–2013

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

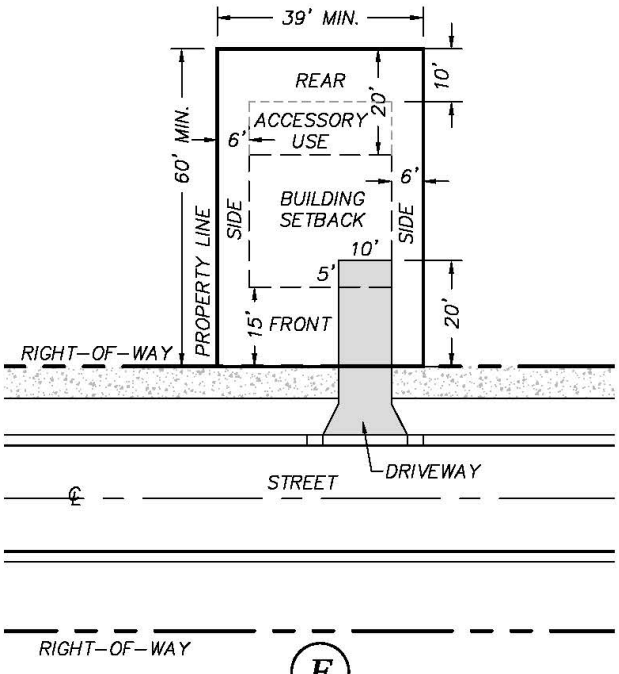
JOB NO: 04–006.018	SCALE: N.T.S.
FILE: 04–006.018 LOT EXHIBIT	DATE: 9–11–2013

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

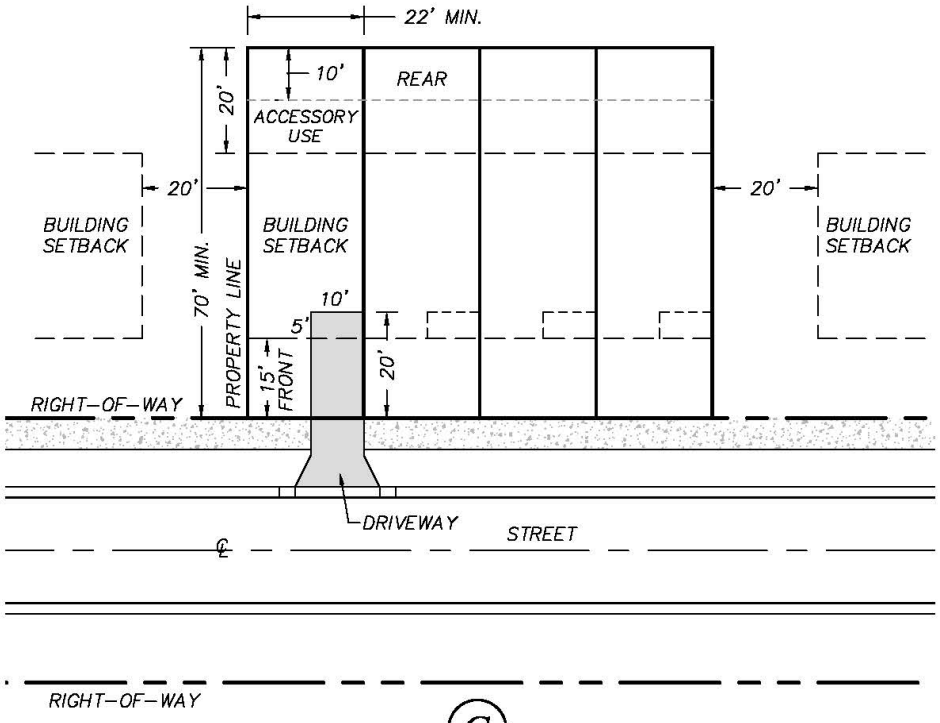
JOB NO: 04-008.018	SCALE: N.T.S.
FILE: 04-008.018 LOT EXHIBIT	DATE: 9-11-2013

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

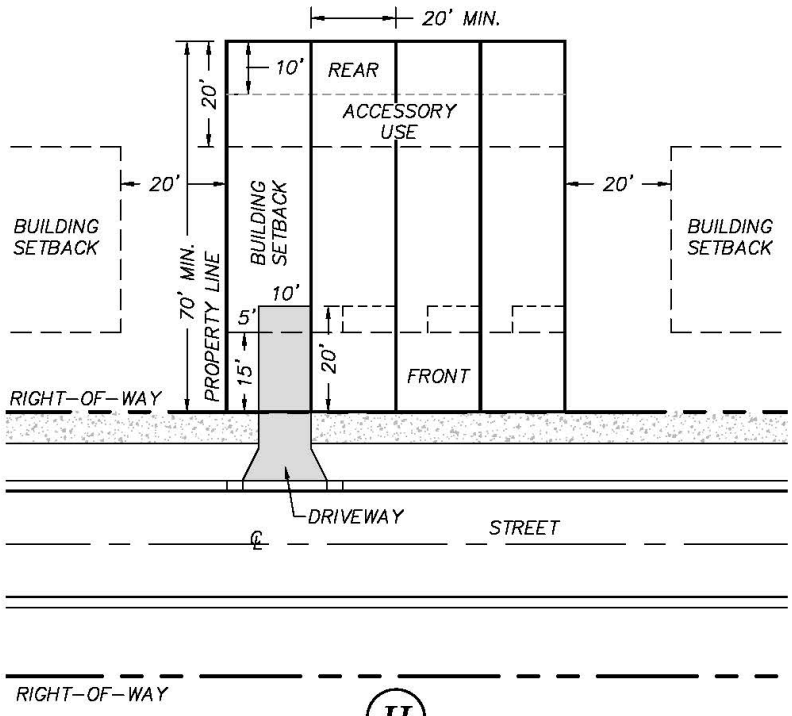
JOB NO: 04–006.018	SCALE: N.T.S.
FILE: 04–006.018 LOT EXHIBIT	DATE: 9–11–2013

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

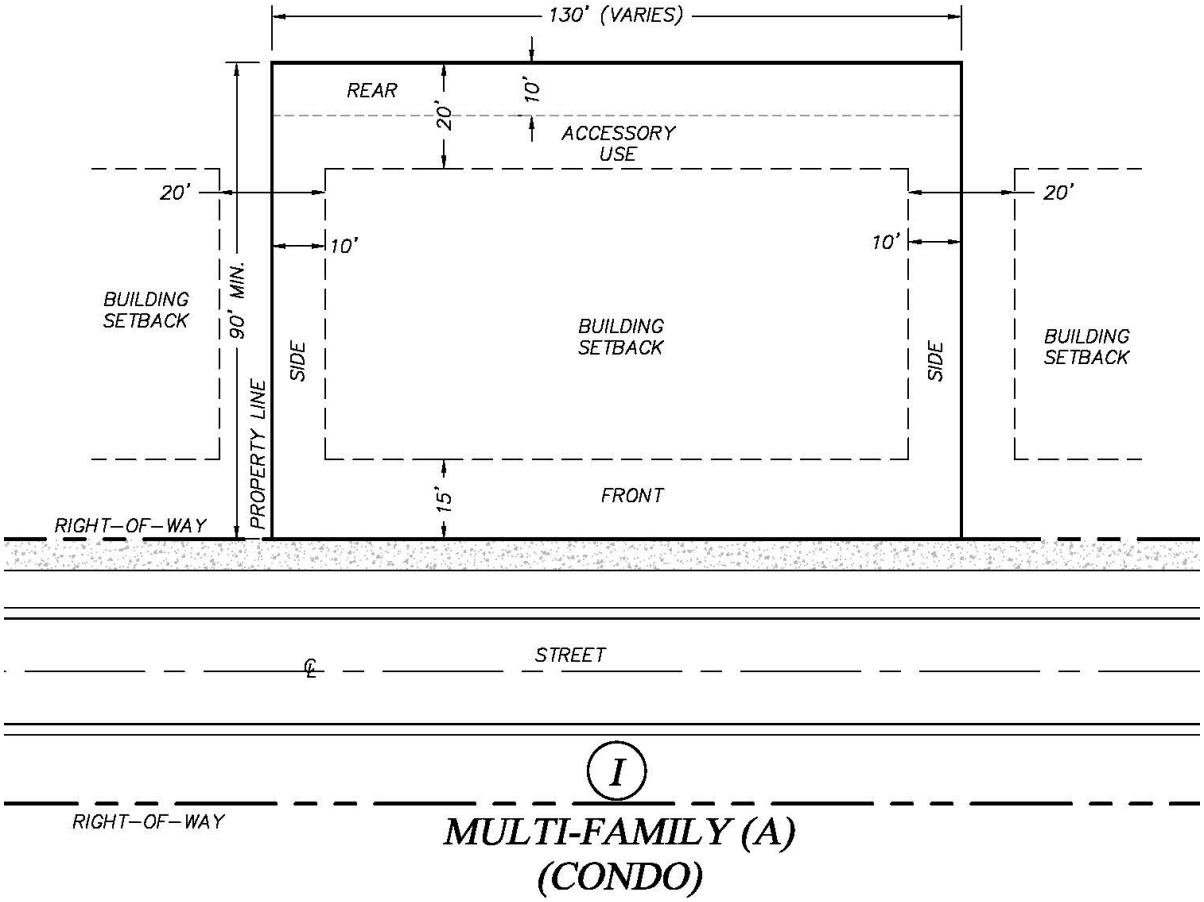
JOB NO: 04–006.018	SCALE: N.T.S.
FILE: 04–006.018 LOT EXHIBIT	DATE: 9–11–2013

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

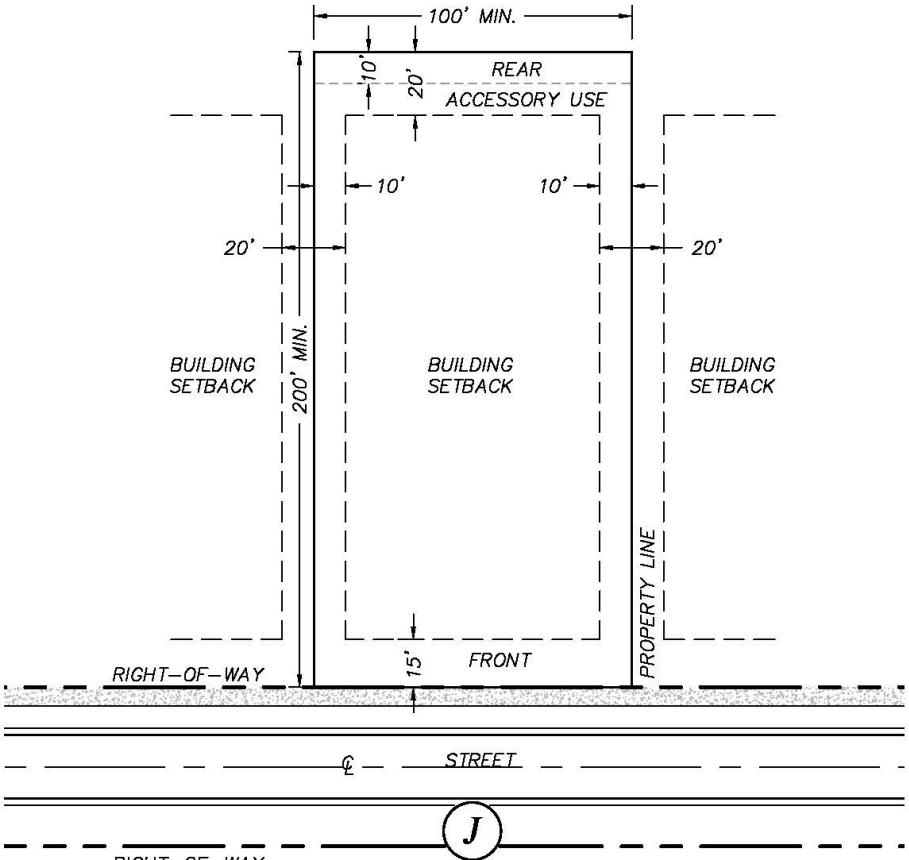
JOB NO: 04–006.018	SCALE: N.T.S.
FILE: 04–006.018 LOT EXHIBIT	DATE: 9–11–2013

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

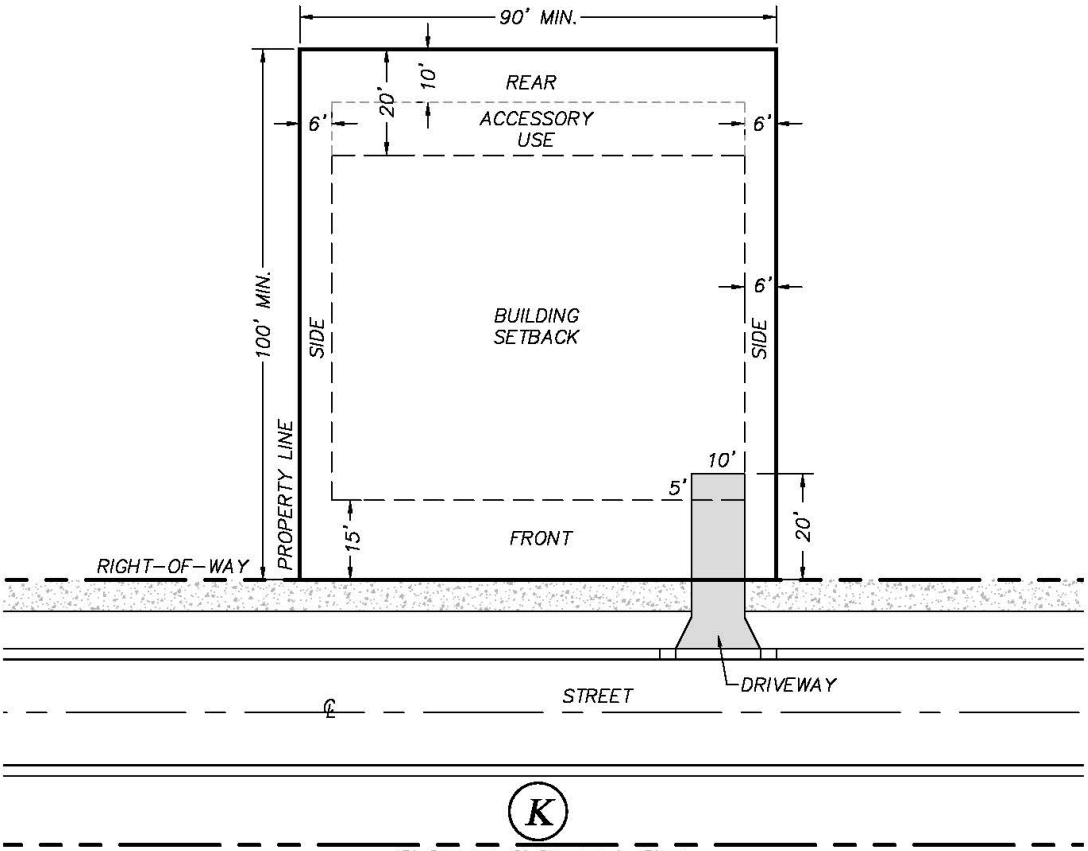
JOB NO: 04–006.018	SCALE: N.T.S.
FILE: 04–006.018 LOT EXHIBIT	DATE: 9–11–2013

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

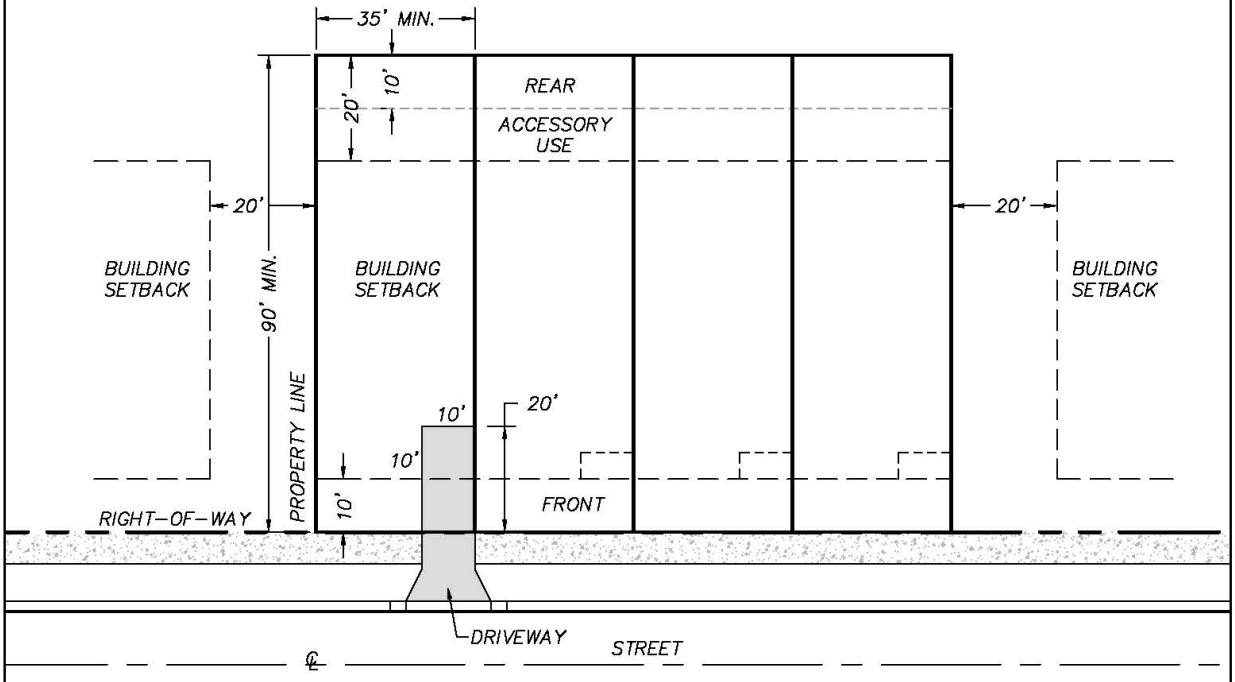
JOB NO: 04–006.018	SCALE: N.T.S.
FILE: 04–006.018 LOT EXHIBIT	DATE: 9–11–2013

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

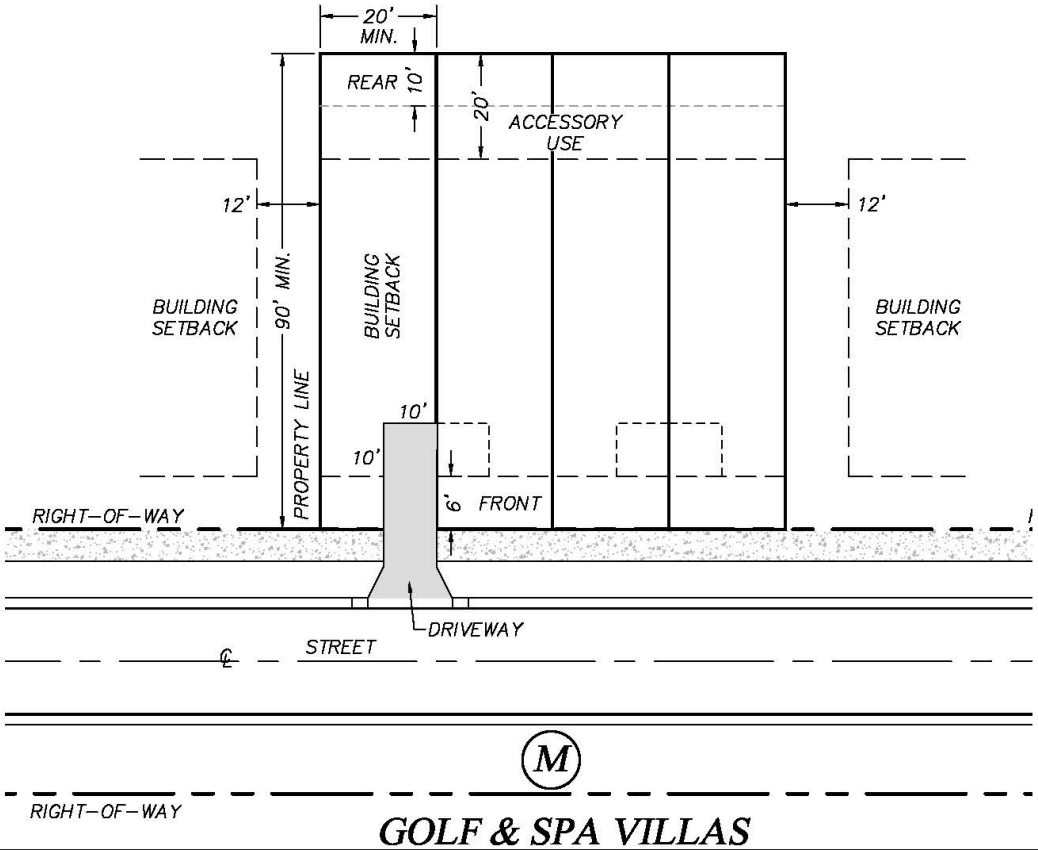
JOB NO: 04–006.018	SCALE: N.T.S.
FILE: 04–006.018 LOT EXHIBIT	DATE: 9–11–2013

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

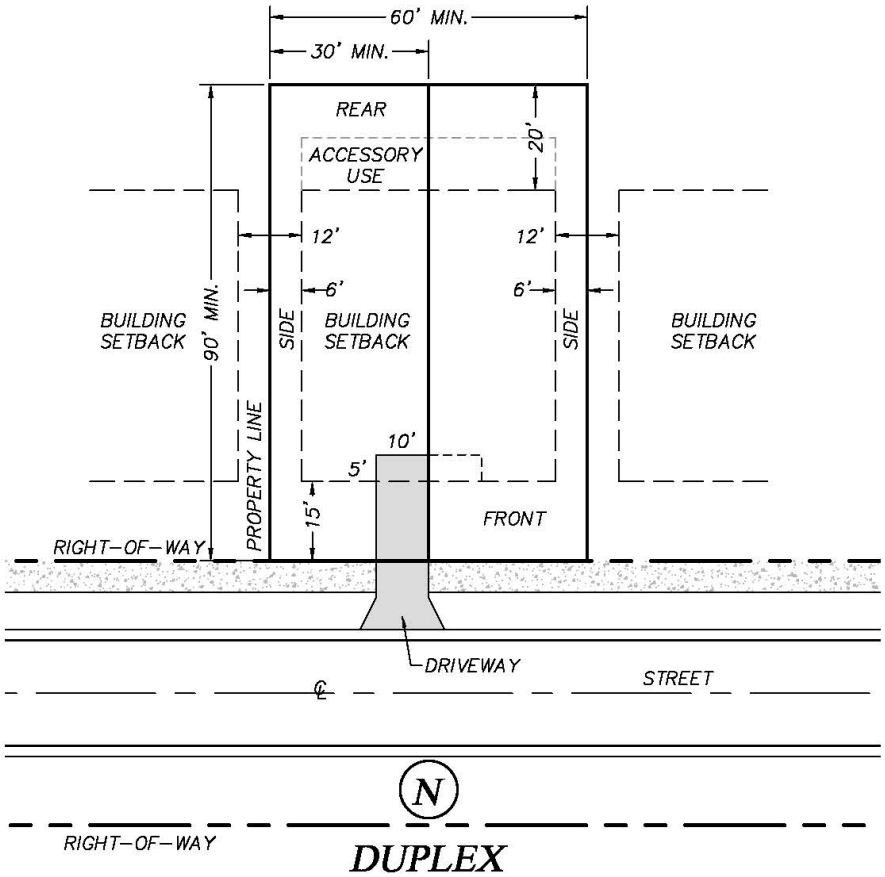
JOB NO: 04–006.018	SCALE: N.T.S.
FILE: 04–006.018 LOT EXHIBIT	DATE: 9–11–2013

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

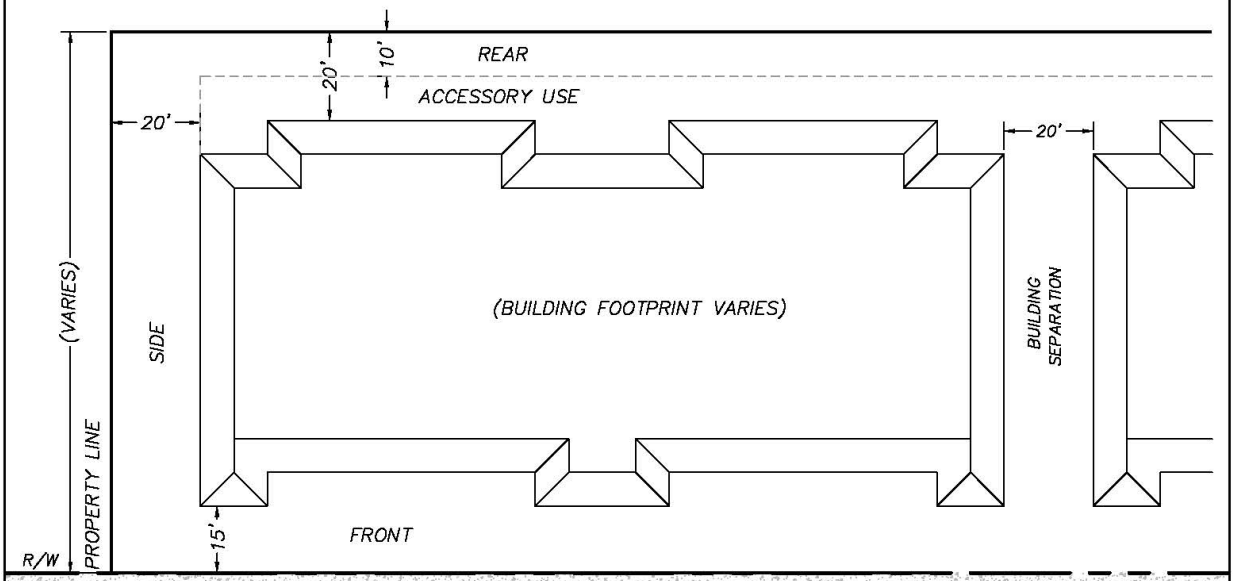
JOB NO: 04-006.018	SCALE: N.T.S.
FILE: 04-006.018 LOT EXHIBIT	DATE: 9-11-2013

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)

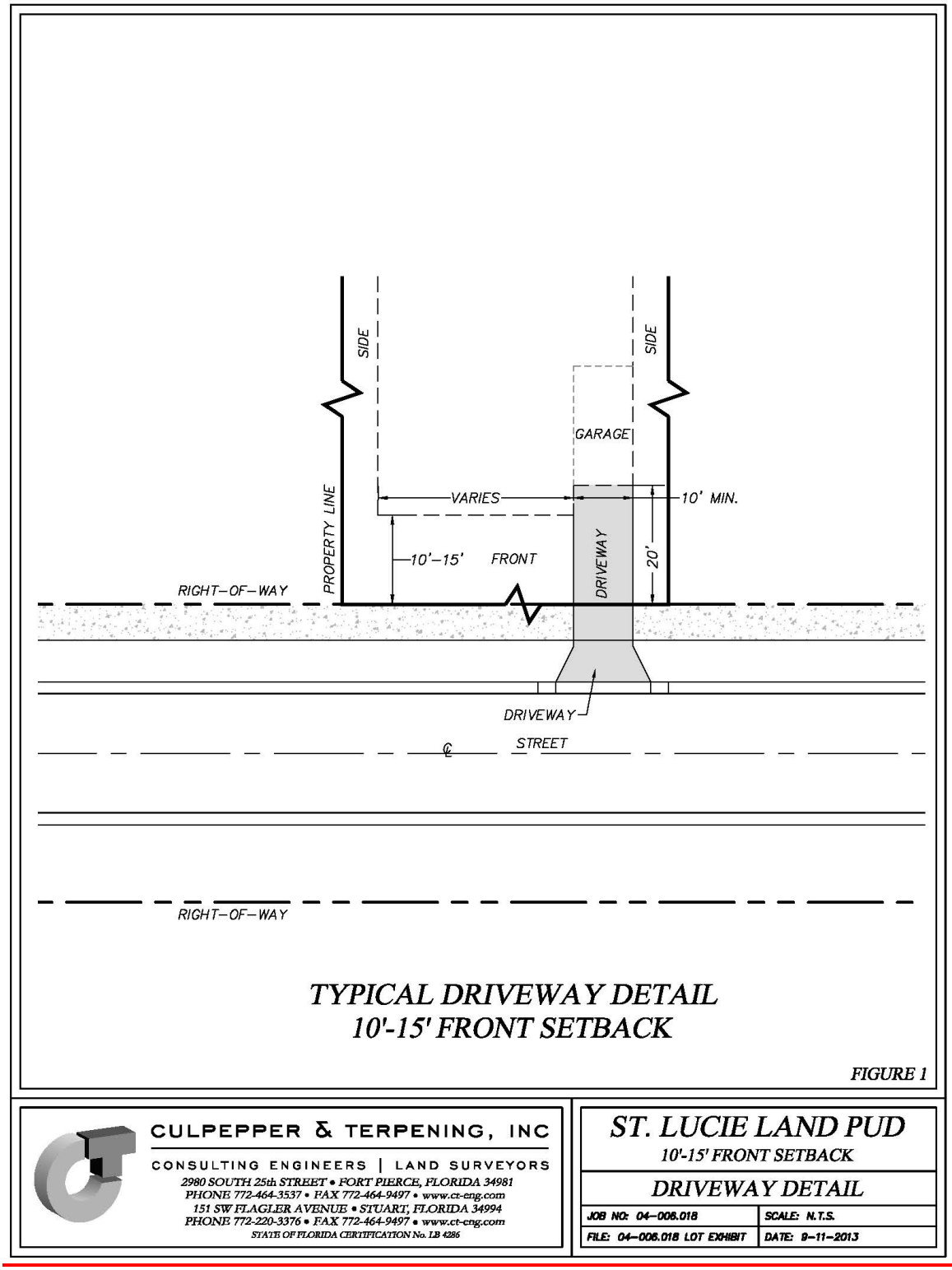


Exhibit B: Driveway Detail (Figure 2)

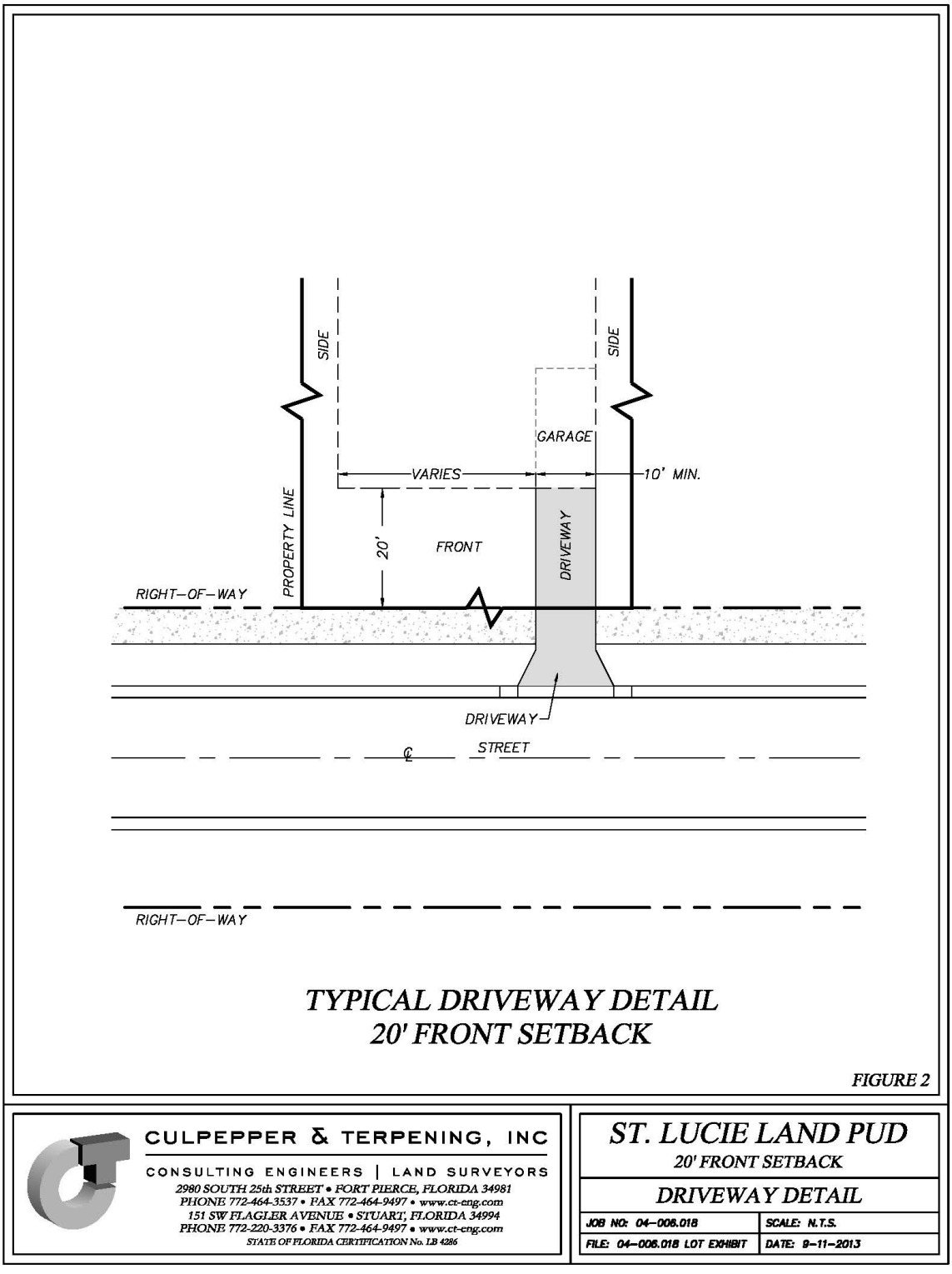
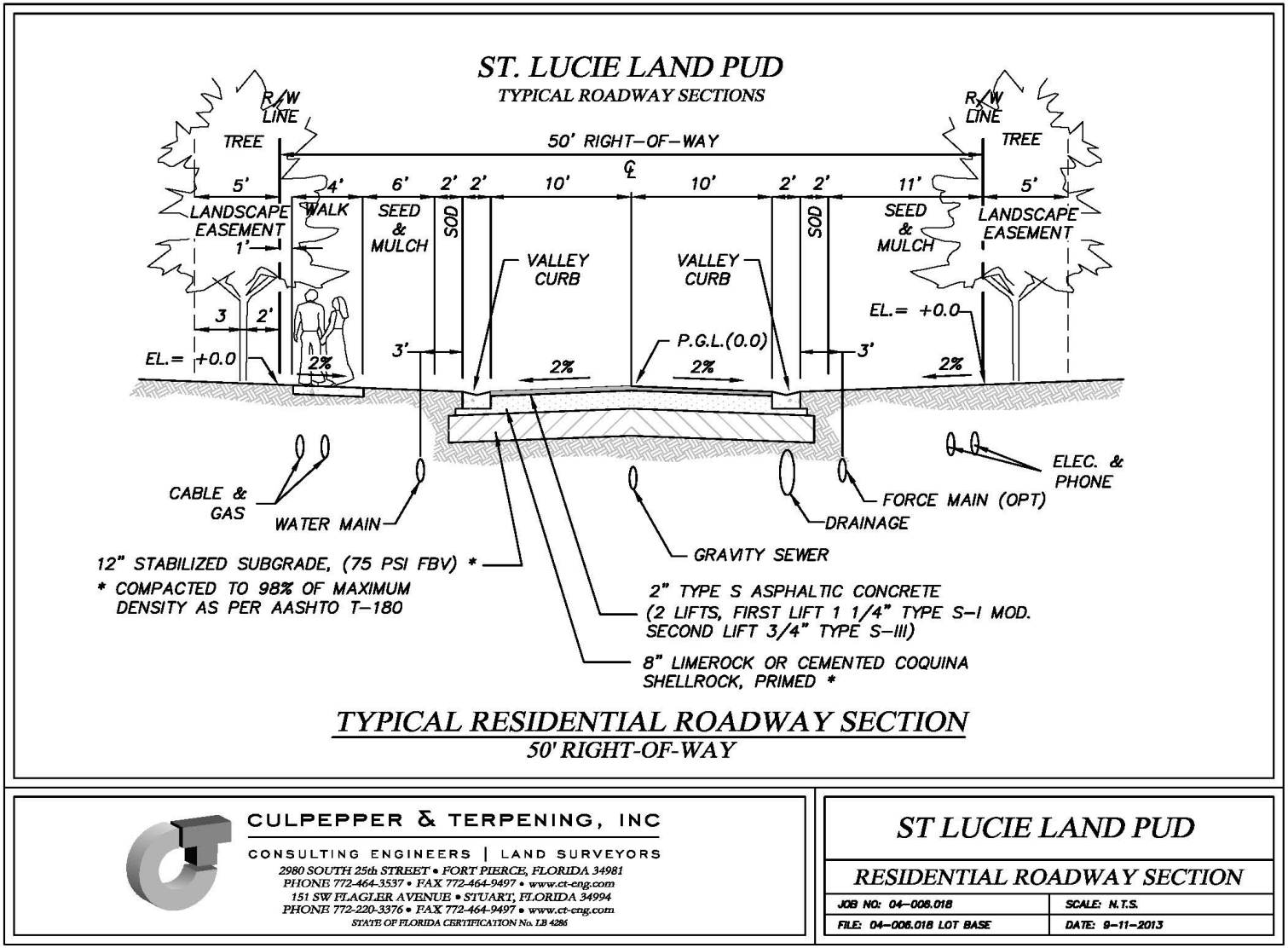
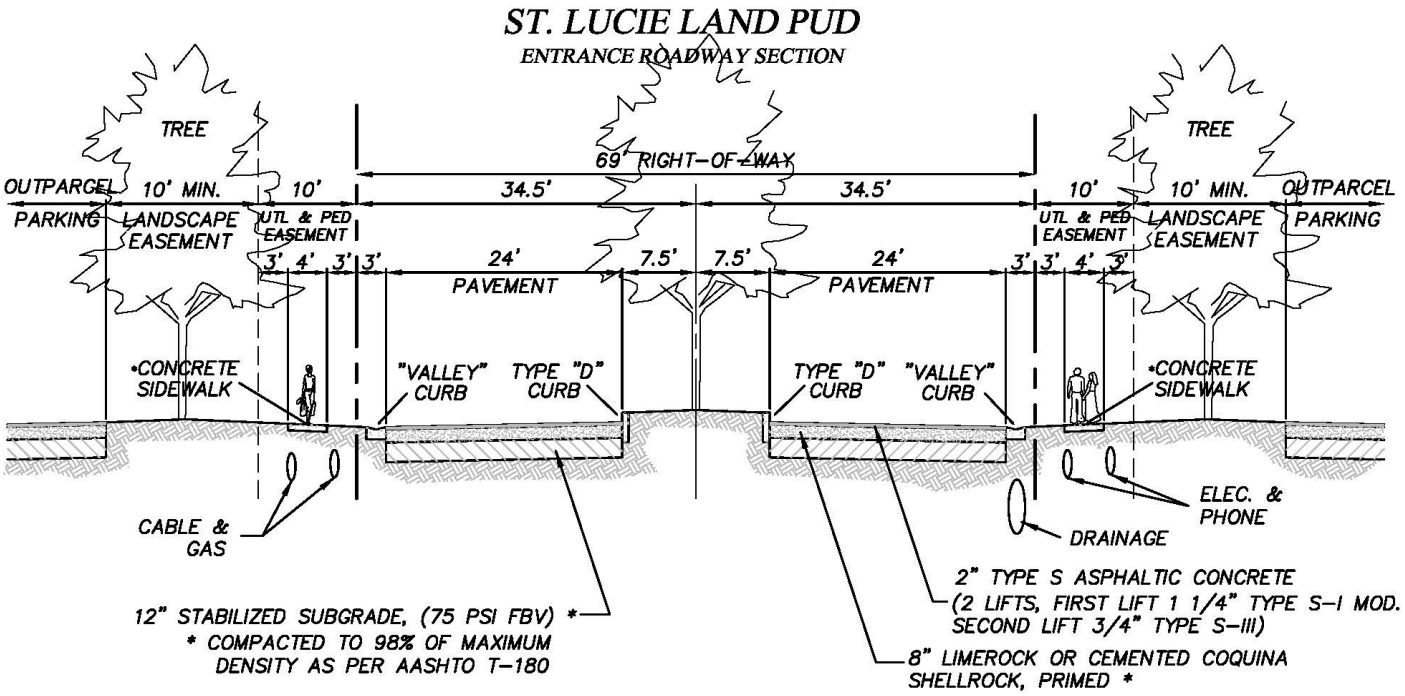


Exhibit C. Typical Roadway Section – Graphics



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



ENTRANCE ROADWAY SECTION

69' RIGHT-OF-WAY

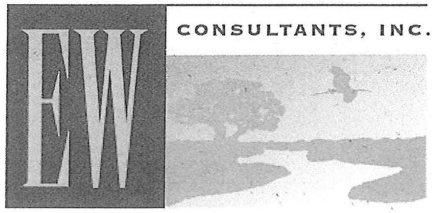
* ONE 8' FOOT WIDE SIDEWALK ON ONE SIDE OF THE ROAD MAY BE USED IN LIEU OF A 4 FOOT SIDEWALKS ON EACH SIDE OF THE ROAD.

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: 04-006.018	SCALE: N.T.S.
FILE: 04-006.018 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.

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

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.

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

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.

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

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.

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

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.

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

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.

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

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.

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

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.

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

WETLANDS

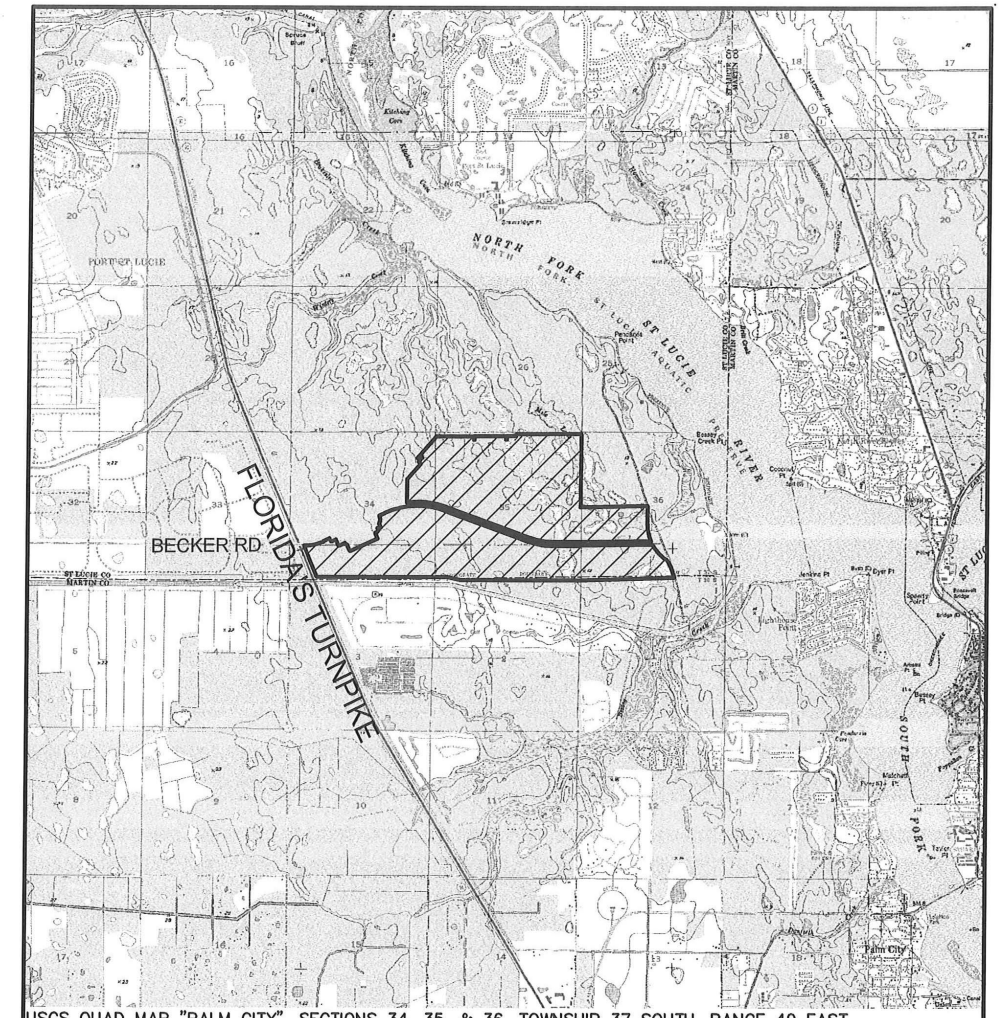
The wetlands on the subject property have been addressed though a long term in-place permit that was issued for this area of Port St. Lucie. In accordance with the requirements of this permit, issued through South Florida Water Management District and Florida Department of Environmental Protection (FDEP), 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

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

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

ST LUCIE LAND LTD PUD PSL.dwg LOCATION

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

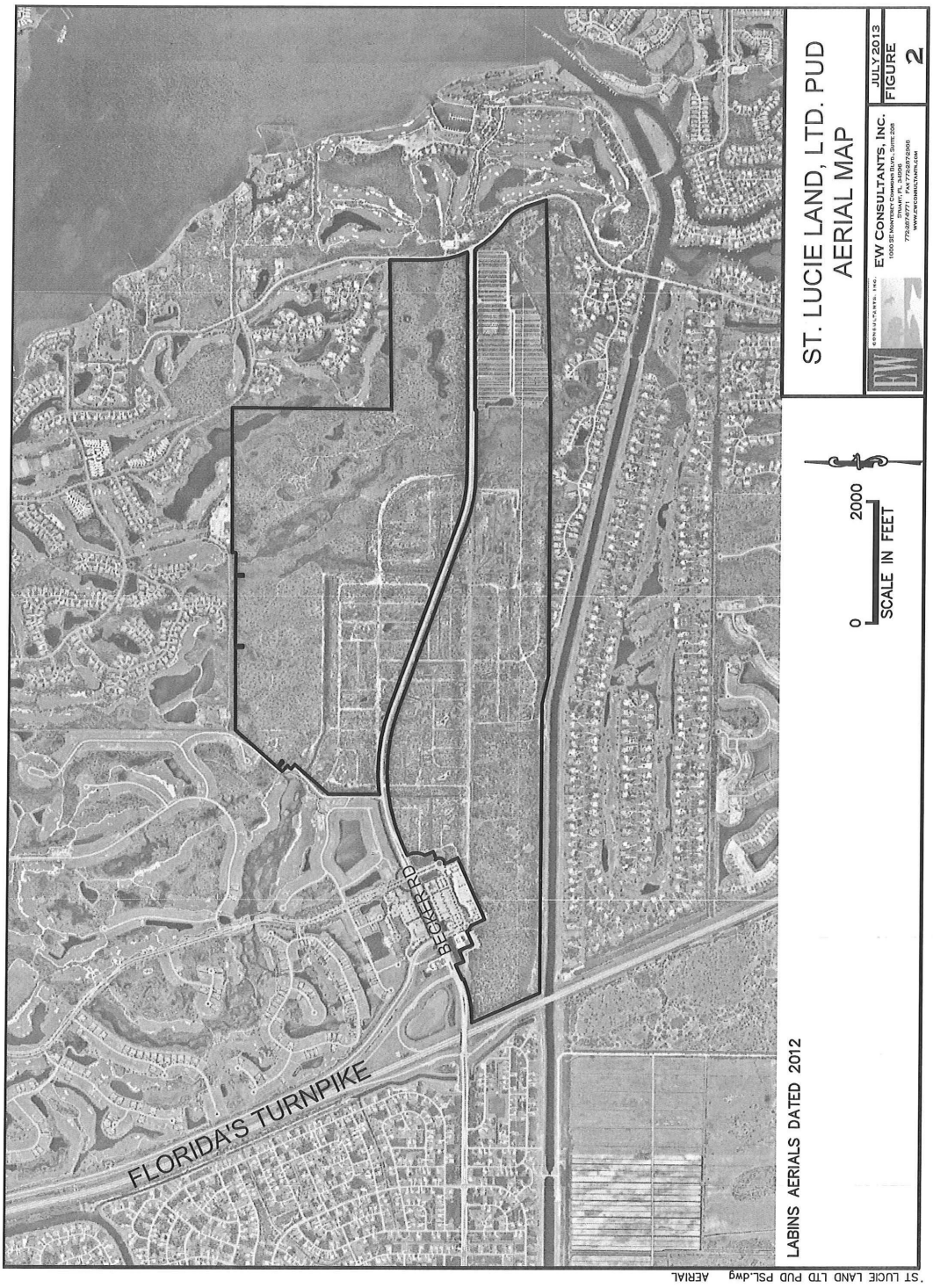

ST. LUCIE LAND, LTD. PUD
AERIAL MAP
JULY 2013
FIGURE 2
EW CONSULTANTS, INC.
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996
772-287-2777 Fax: 772-287-2900
www.ewconsultants.com
SCALE IN FEET
0
2000
LABINS AERIALS DATED 2012
FLORIDA'S TURNPIKE
GLORIA RD
ST LUCIE LAND LTD PUD PSL.dwg AERIAL

Exhibit E: St. Lucie Land PUD – FLUCCS MAP

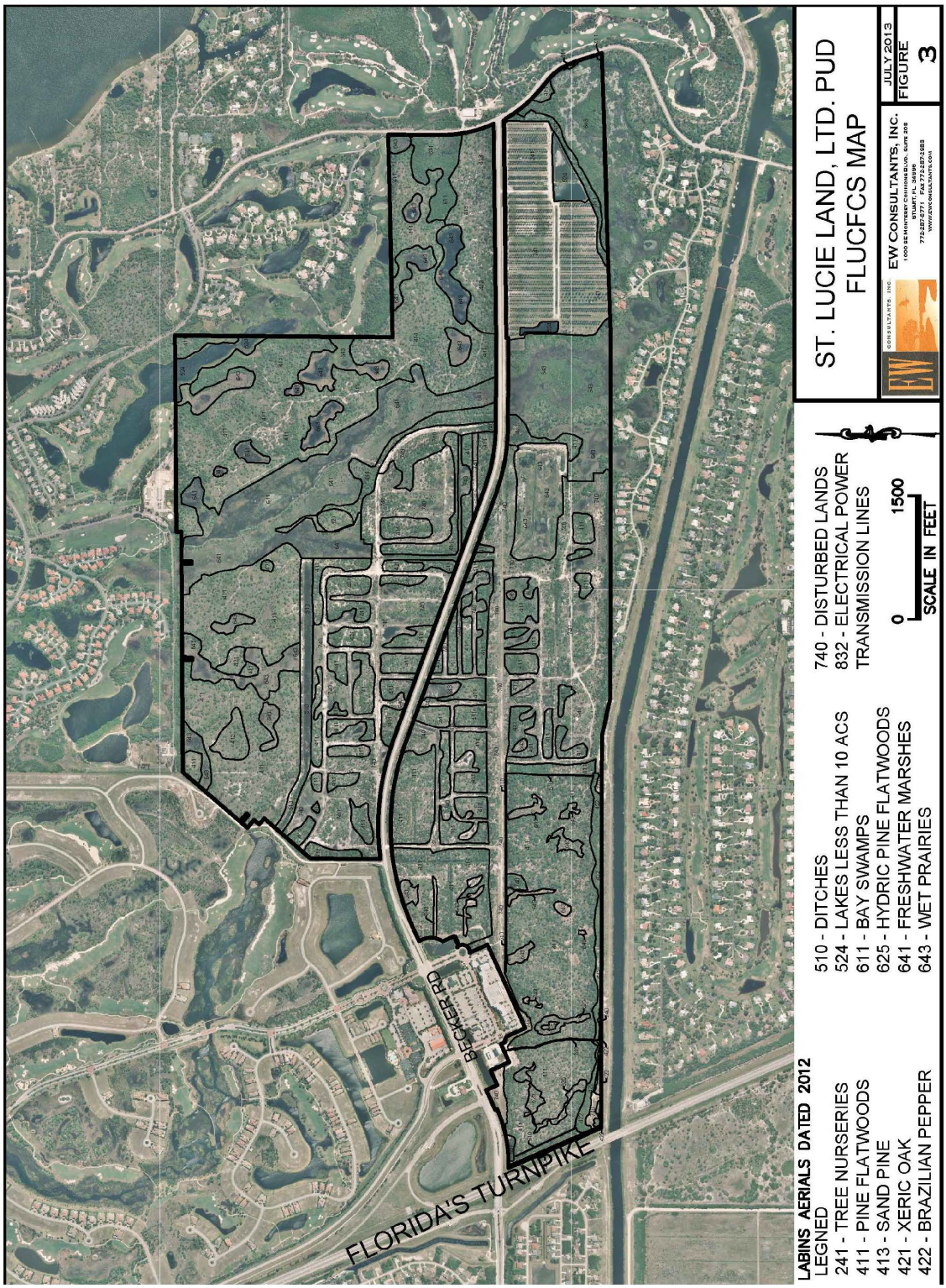


Exhibit F: St. Lucie Land PUD - Soils Resource Report

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.

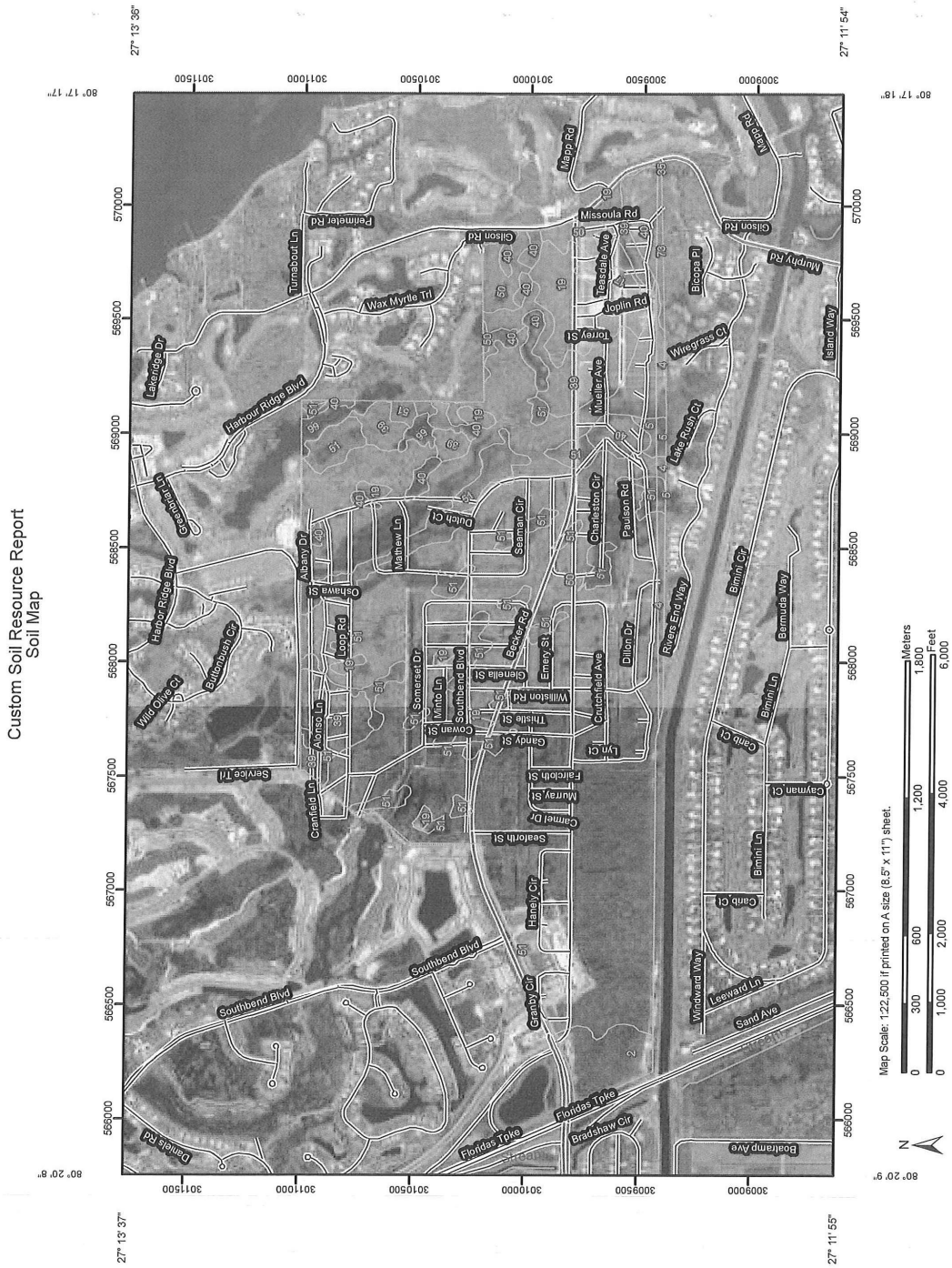
While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the 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
Map Scale: 1:22,500 if printed on A size (8.5" x 11") sheet.
Meters
Feet
N
Mapp Rd
Missouri Rd
Gilson Rd
Murphy Rd
Wax Myrtle Trl
Joplin Rd
Harbour Ridge Blvd
Southbend Blvd
Florida's Tpke
Bradshaw Cir
Boatramp Ave
Sand Ave
Leeward Ln
Windward Way
Bimini Cir
Bermuda Way
Island Way
Wiregrass Cir
Lake Rush Cir
Rivers End Way
Dillon Dr
Cruttenfield Ave
Becker Rd
Emery St
Williston Rd
Thistle St
Gandy St
Fairbolt St
Murray St
Camel Dr
Seaforth St
Hanely Cir
Granby Cir
Cranfield Ln
Somerset Dr
Minto Ln
Southbend Blvd
Cowan St
Loop Rd
Albany Dr
Oshawa St
Mahnew Ln
Dutch Ct
Seaman Cir
Charleston Cir
Paulson Rd
Mueller Ave
Torrey St
Bicopa Pl
Teasdale Ave
Tomabout Ln
Pelmeter Rd
Lakeridge Dr
Wild Olive Cir
Buttonbush Cir
Service Trl
Bimini Ln
Cayman Ct
Conch Ct
Lyn Ct
Daniels Rd
27° 13' 36"
27° 11' 54"
27° 13' 37"
27° 11' 55"
80° 17' 17"
80° 17' 18"
80° 20' 8"
80° 20' 9"
570000
569500
569000
568500
568000
567500
567000
566500
566000
3011500
3011000
3010500
3010000
3009500
3009000

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

	JJT	
	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 4286

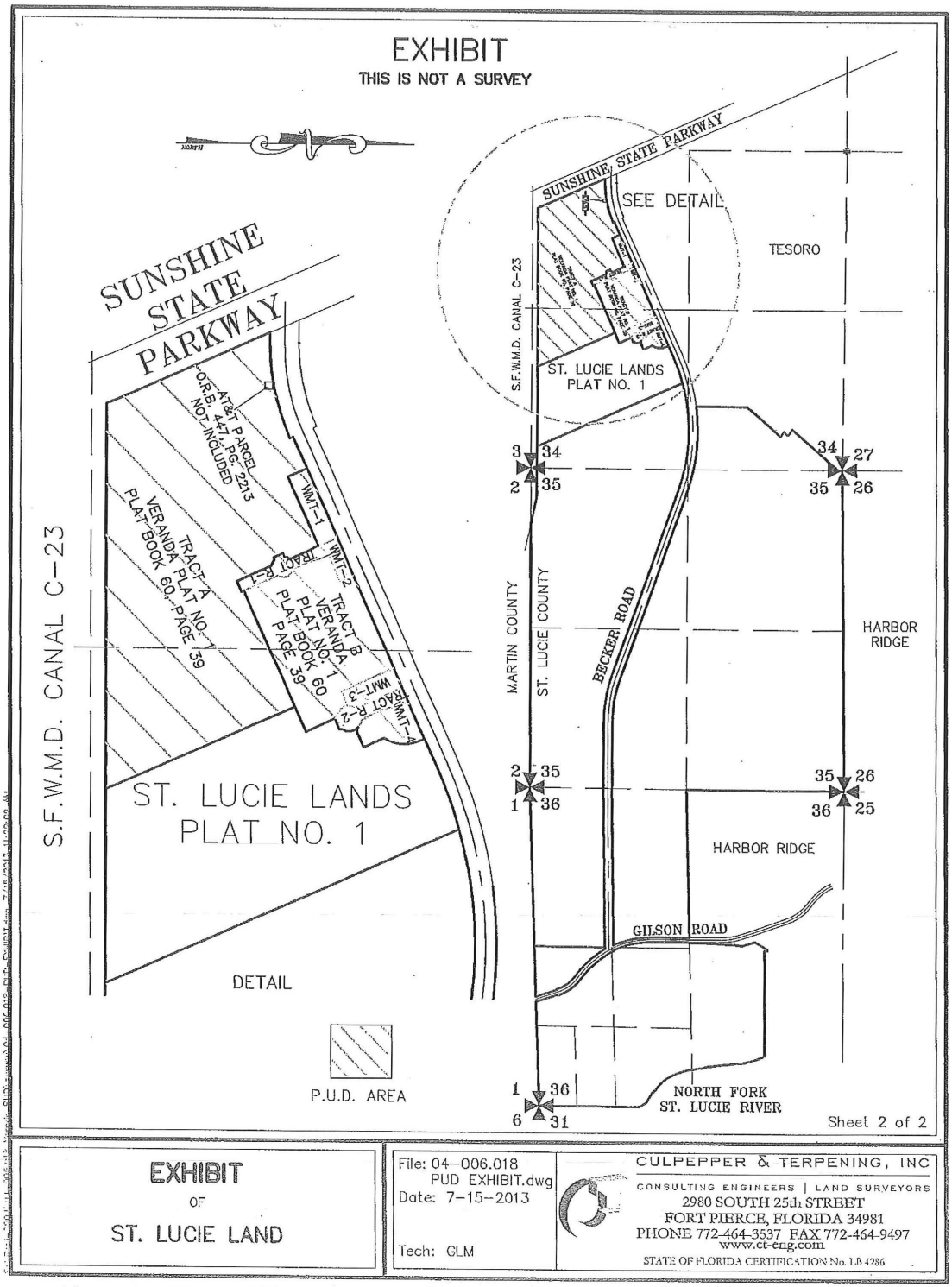
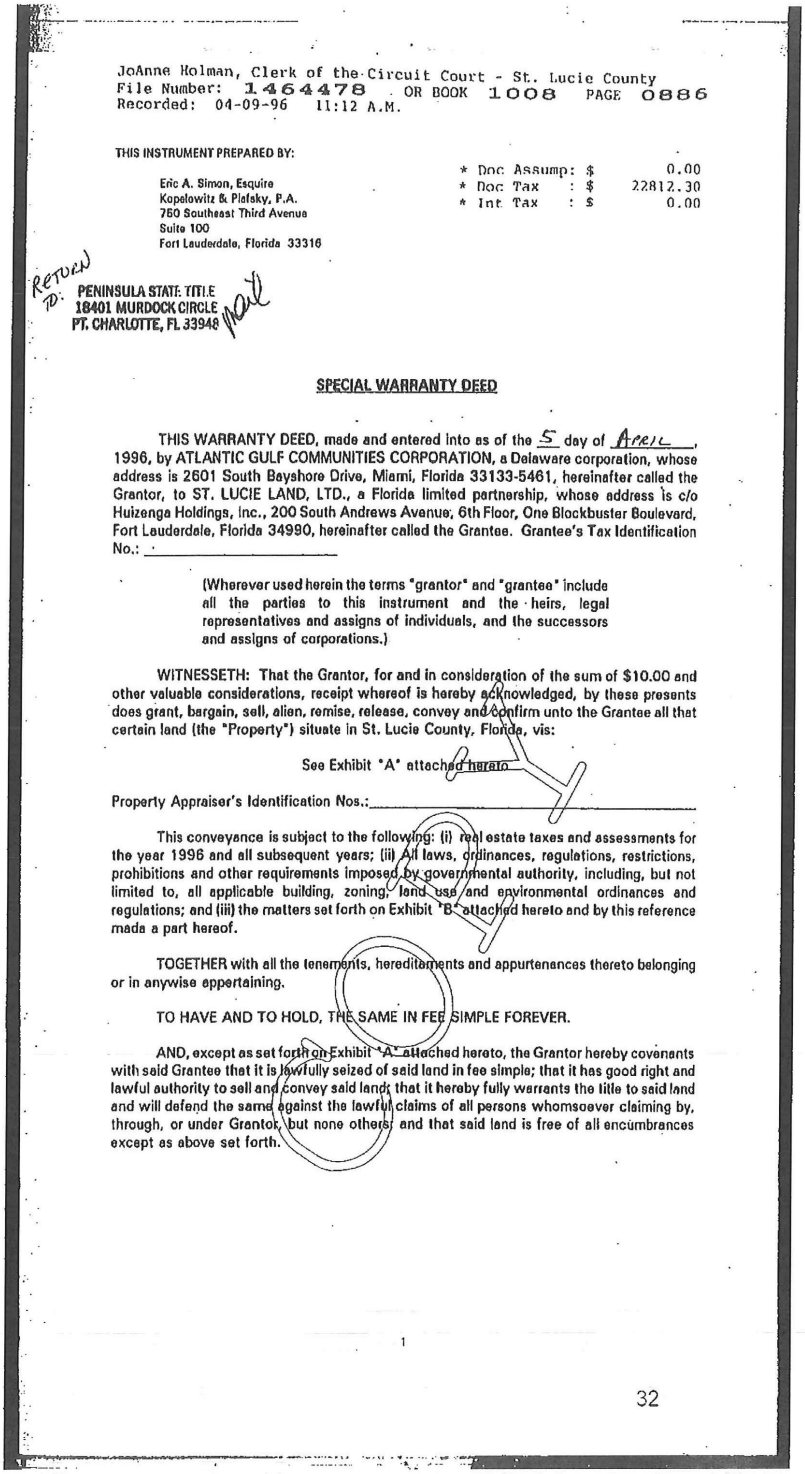

EXHIBIT
THIS IS NOT A SURVEY
SUNSHINE STATE PARKWAY
SEE DETAIL
TESORO
S.F.W.M.D. CANAL C-23
ST. LUCIE LANDS PLAT NO. 1
ORB AT&T PARCEL 417, PG. 2213 NOT INCLUDED
WMT-1
WMT-2
TRACT R-1
TRACT A VERANDA PLAT NO. 1 PLAT BOOK 60, PAGE 39
TRACT B VERANDA PLAT NO. 1 PLAT BOOK 60 PAGE 39
WMT-3
TRACT R-2
WMT-4
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

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

OR BOOK 1008 PAGE 0887

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

Type or Print Witness Name

(2) Witness Signature

Type or Print Witness Name

ATLANTIC GULF COMMUNITIES CORPORATION, a Delaware corporation

By:

JAY C. FERTIG, Senior Vice President
2601 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 429078
EXPIRES: January 17, 1998
Bonded Thru Notary Public Underwriters

COPY

2

33

OR BOOK 1008 PAGE 0888

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.

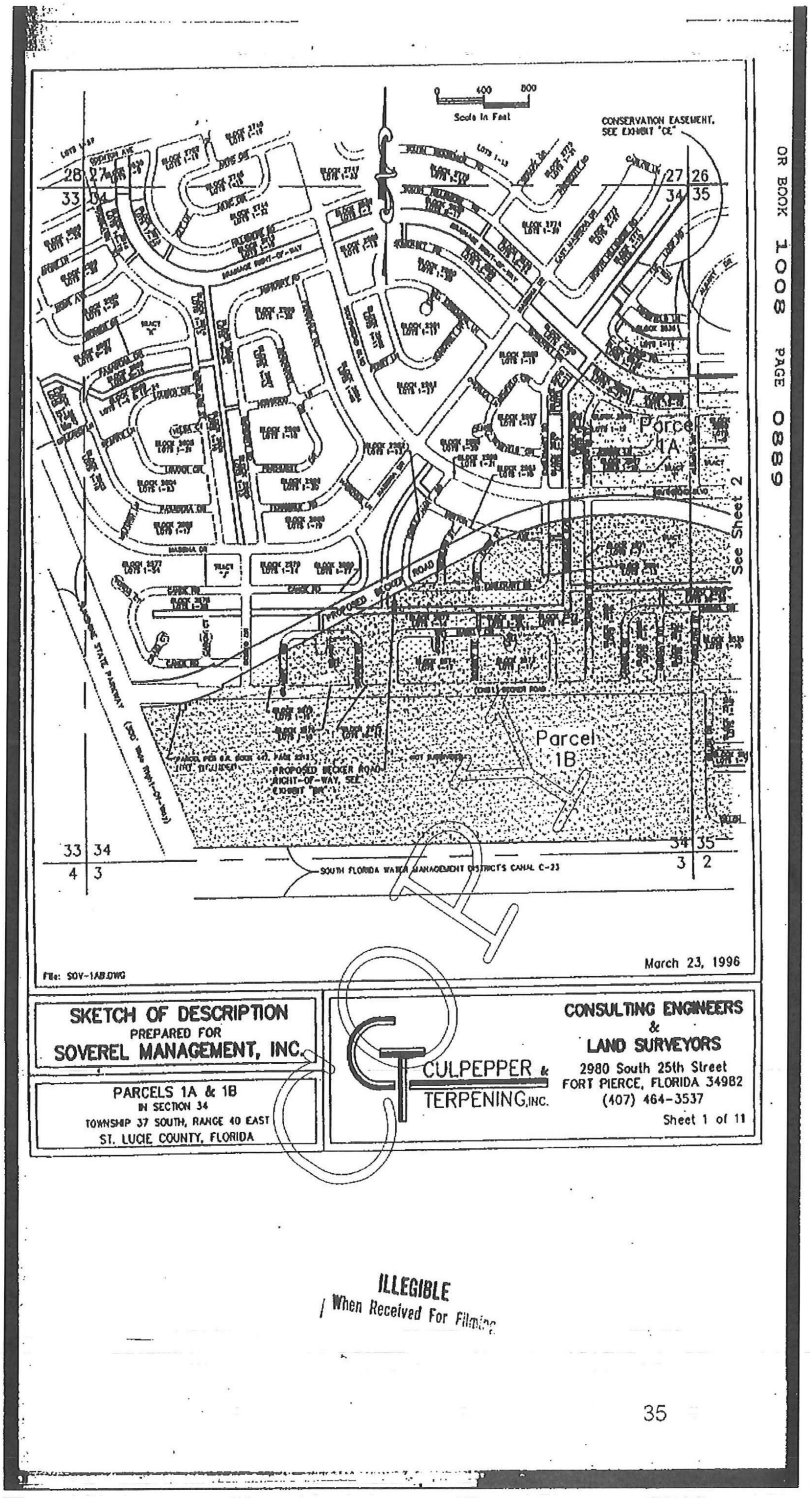
EXCLUDED PROPERTY

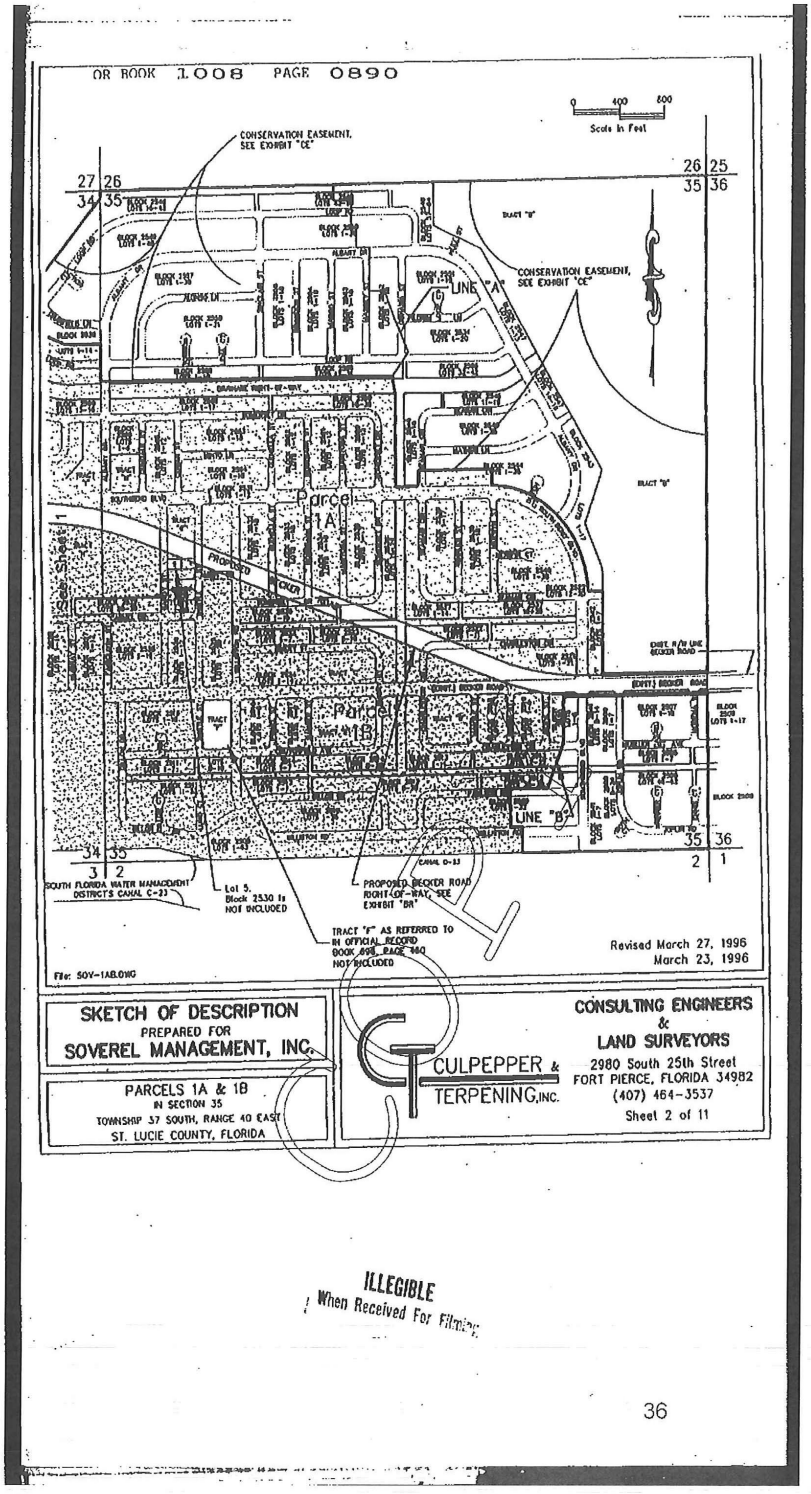
The property described in this Exhibit "A" does not include the proposed right-of-way as described on Sheet 9 of the attached exhibit.

COPY

1

34


OR BOOK 1008 PAGE 0889
CONSERVATION EASEMENT, SEE EXHIBIT "CE"
Parcel 1A
Parcel 1B
See Sheet 2
PROPOSED BECKER ROAD RIGHT-OF-WAY, SEE EXHIBIT "BR"
SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S CANAL C-23
File: SOV-1AB.DWG
March 23, 1996
SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.
PARCELS 1A & 1B
IN SECTION 34
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 1 of 11
ILLEGIBLE
When Received For Filming
35


OR BOOK 1008 PAGE 0890
Scale in Feet
CONSERVATION EASEMENT, SEE EXHIBIT "CE"
LINE "A"
LINE "B"
Parcel 1A
Parcel 1B
PROPOSED BECKER ROAD RIGHT-OF-WAY, SEE EXHIBIT "BR"
SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S CANAL C-23
Lot 5, Block 3530 is NOT INCLUDED
TRACT "F" AS REFERRED TO IN OFFICIAL RECORD BOOK, AND PAGE 140 NOT INCLUDED
Revised March 27, 1996
March 23, 1996
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.

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

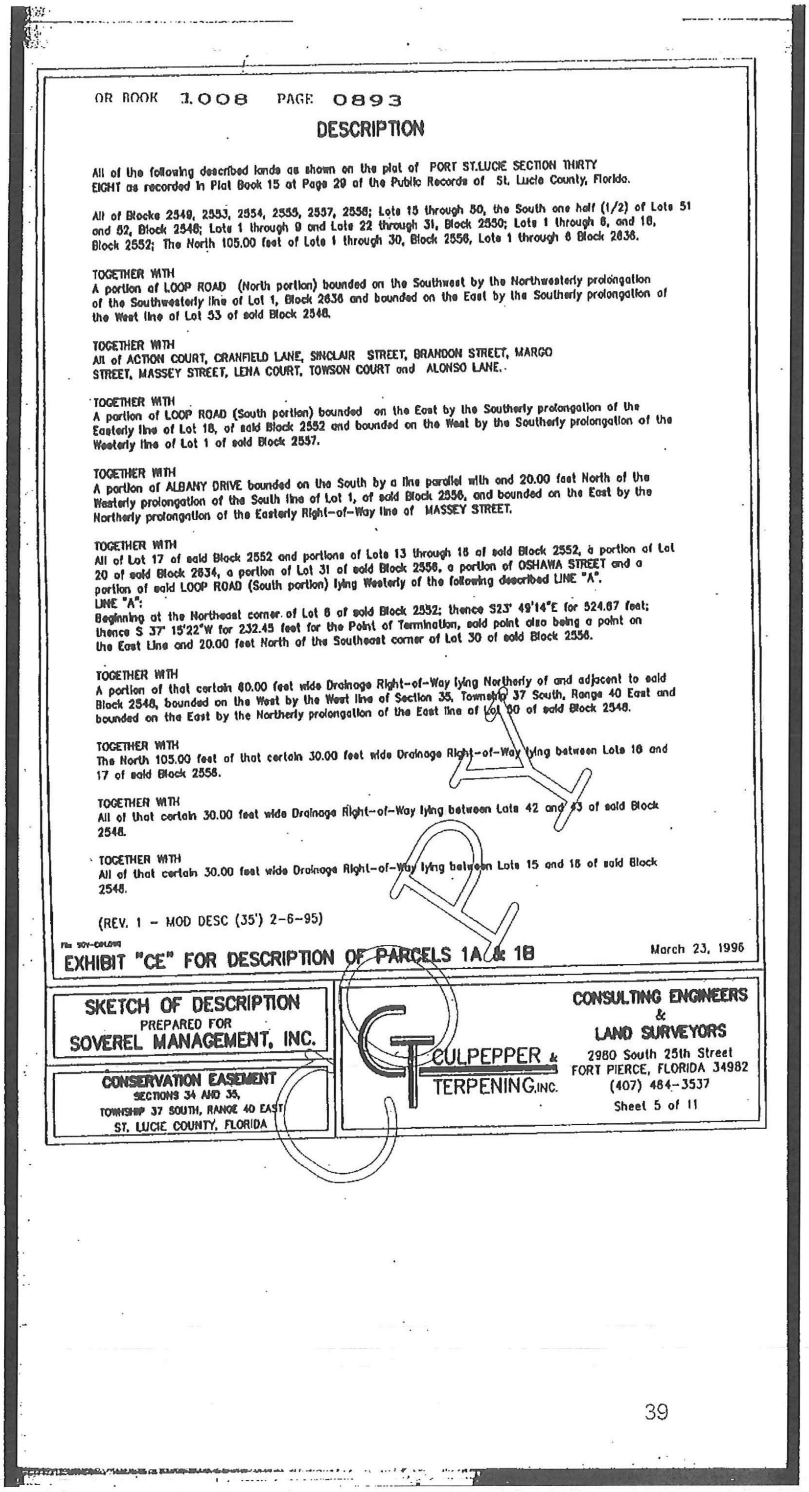
DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

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 18 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 30 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-CPLOWR

EXHIBIT "CE" FOR DESCRIPTION OF PARCELS 1A & 1B — March 23, 1996

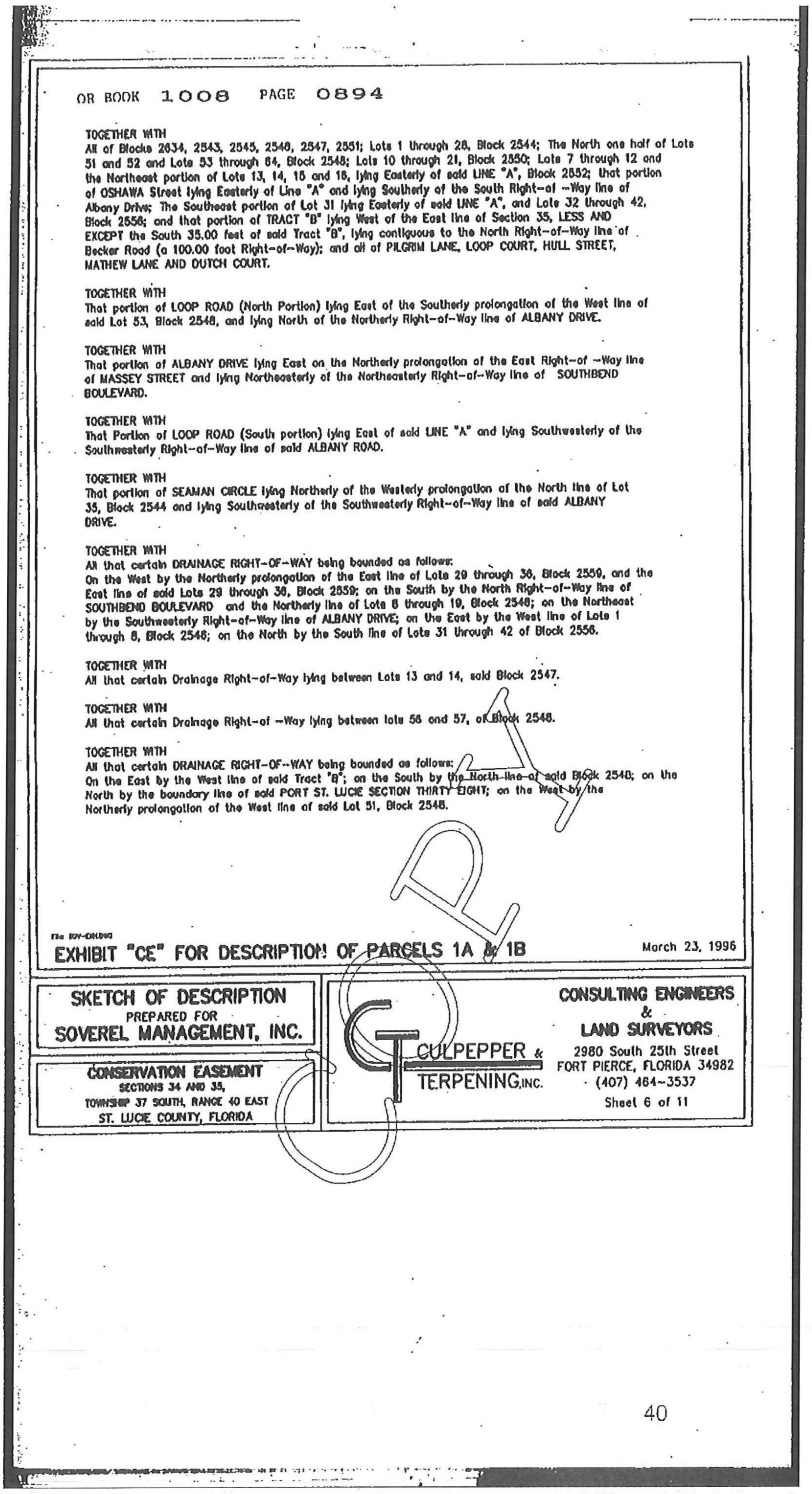
SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

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 5 of 11

39



OR BOOK 1008 PAGE 0894

TOGETHER WITH
All of Blocks 2534, 2543, 2545, 2548, 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 2539; 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

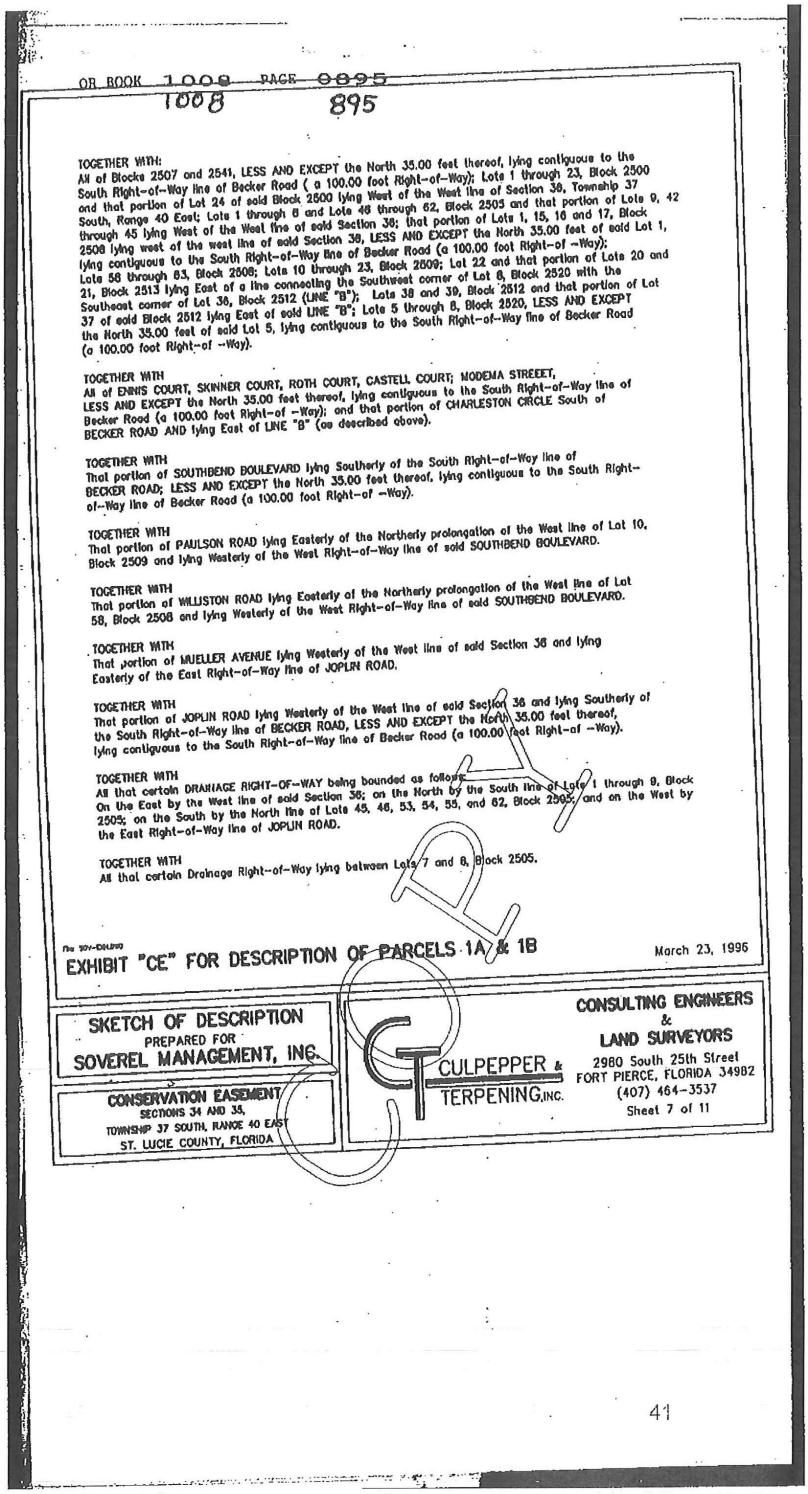
SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

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 36, 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 36; that portion of Lots 1, 15, 16 and 17, Block 2508 lying west of the west line of said Section 36, 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 36, 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 36 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 36 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 36; 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.

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

March 23, 1995

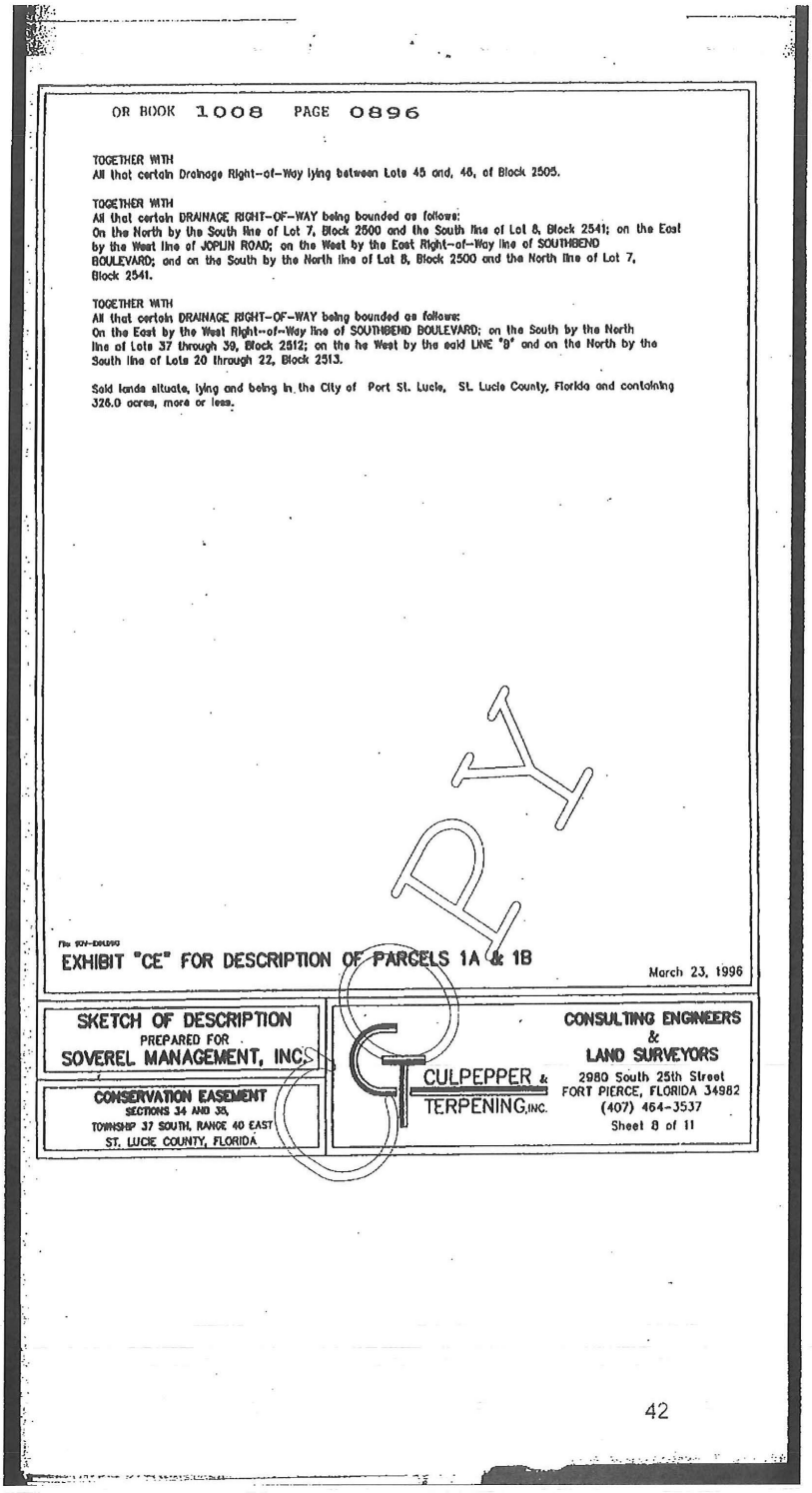
SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

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 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 eakd 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.

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

March 23, 1996

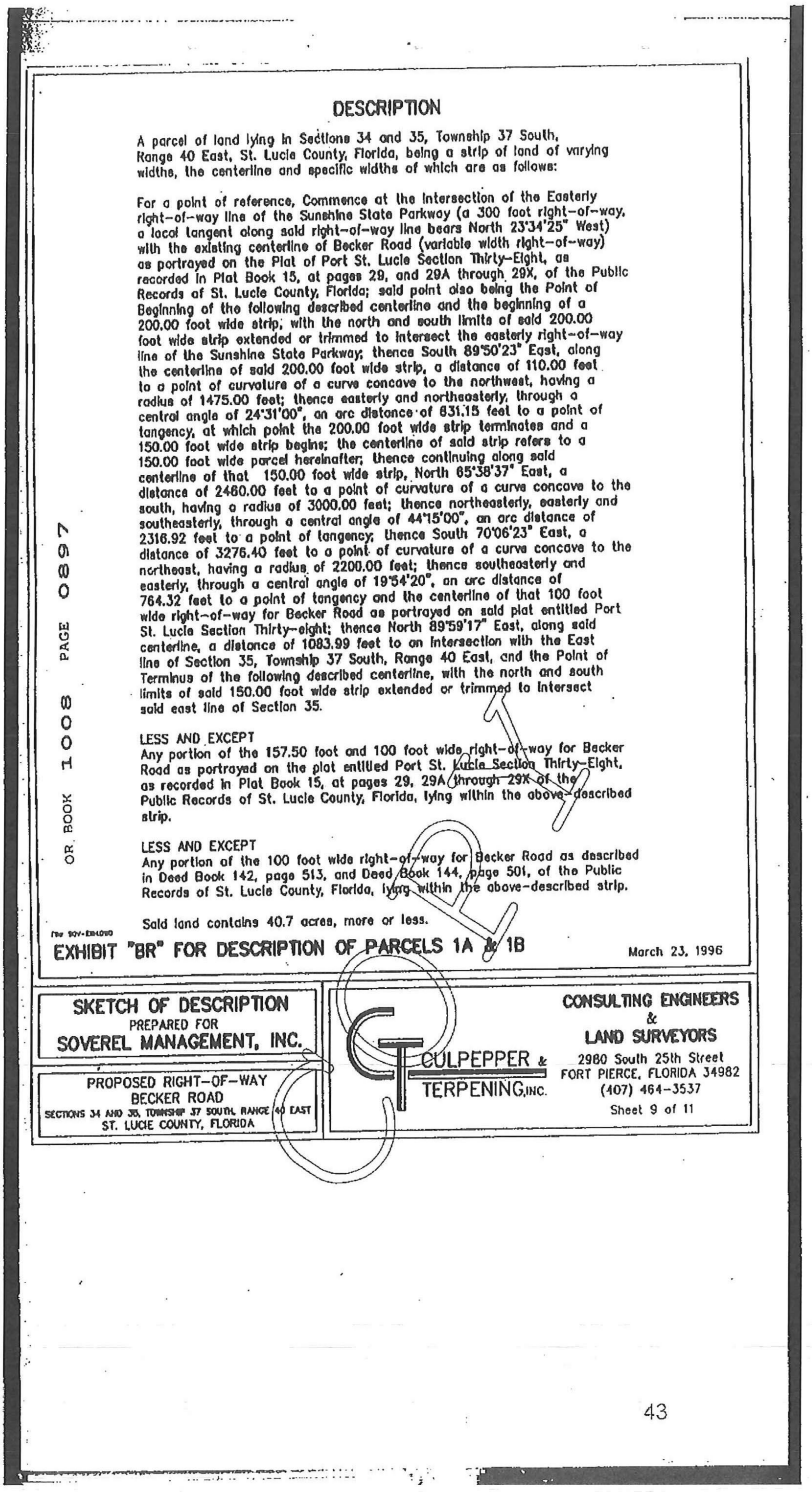
SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

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



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 2480.00 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.

OR. BOOK 1008 PAGE 0897

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

March 23, 1996

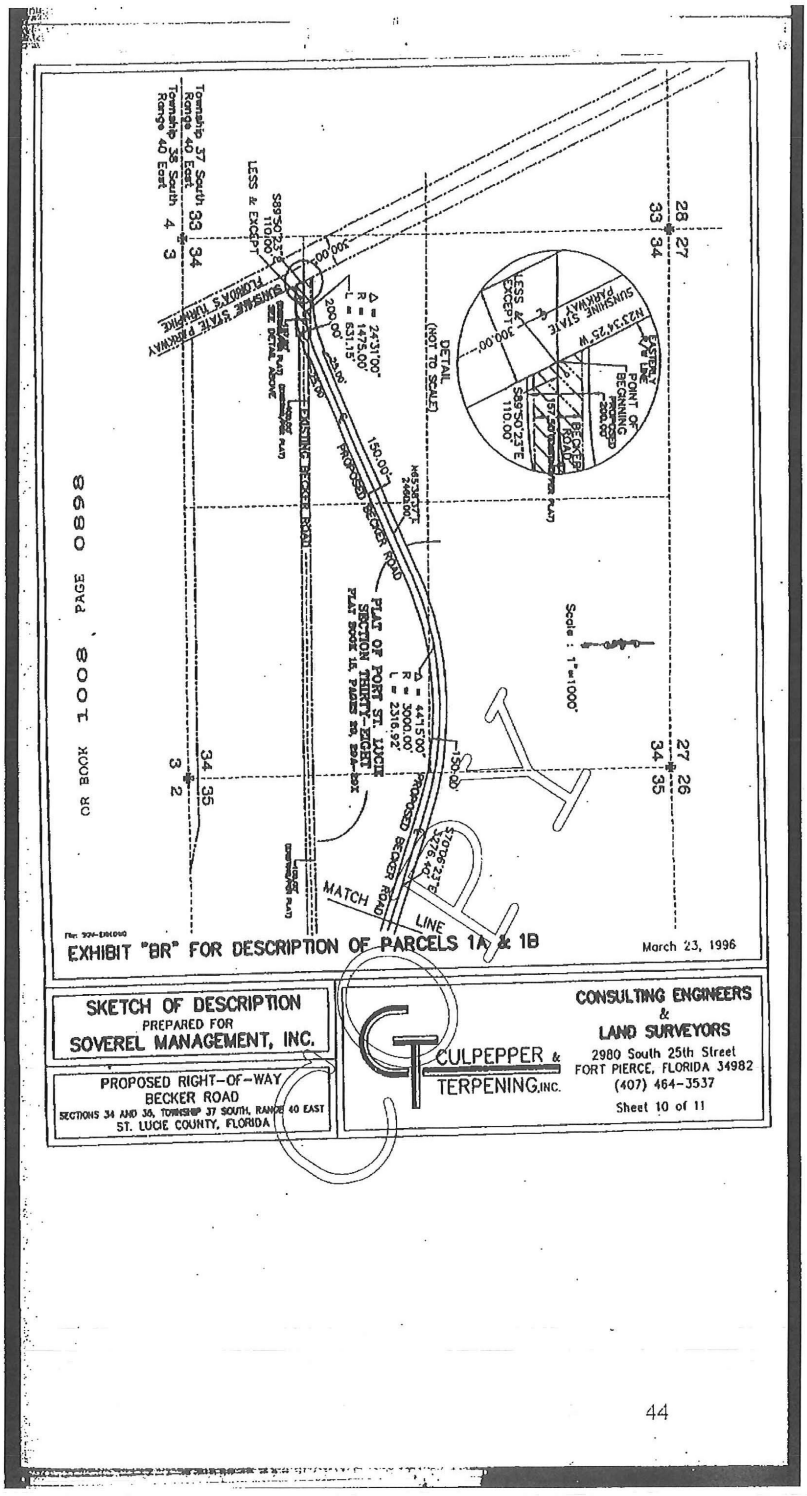
SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

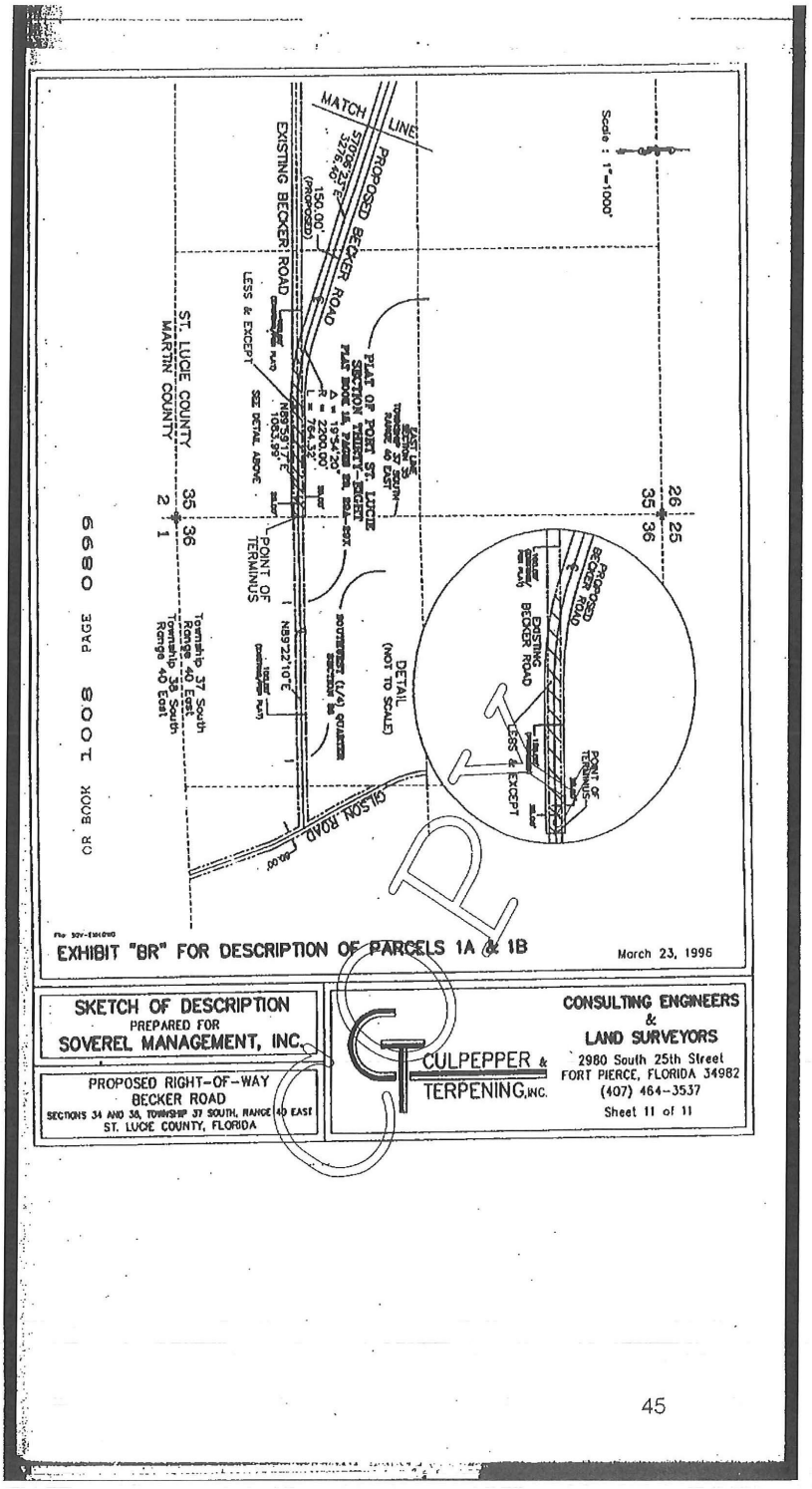
PROPOSED RIGHT-OF-WAY
BECKER ROAD
SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

CULPEPPER & TERPENING, INC.

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

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
PLAT OF PORT ST. LUCIE
SECTION THIRTY-EIGHT
PROPOSED BECKER ROAD
EXISTING BECKER ROAD
MATCH LINE
Scale : 1"=1000'
OR BOOK 1008 PAGE 0898
44


MATCH LINE
EXISTING BECKER ROAD
PROPOSED BECKER ROAD
150.00' (PROPOSED)
LESS & EXCEPT
SEE DETAIL ABOVE
N89°59'17"E 1063.39'
Δ = 19°54'20"
R = 2200.00'
L = 764.32'
PLAT OF PORT ST. LUCIE SECTION THIRTY-EIGHT PLAT BOOK 14, PAGE 4
ST. LUCIE COUNTY MARTIN COUNTY
POINT OF TERMINUS
N89°22'10"E
Township 37 South Range 40 East
Township 38 South Range 40 East
DETAIL (NOT TO SCALE)
GIBSON ROAD
Scale : 1"=1000'
35
36
2
1
26
25
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

46

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:

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

Print name: Lourdes Stein

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

Print name: Elena Livingood

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

{M24}4200;1}

COPY

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

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.

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

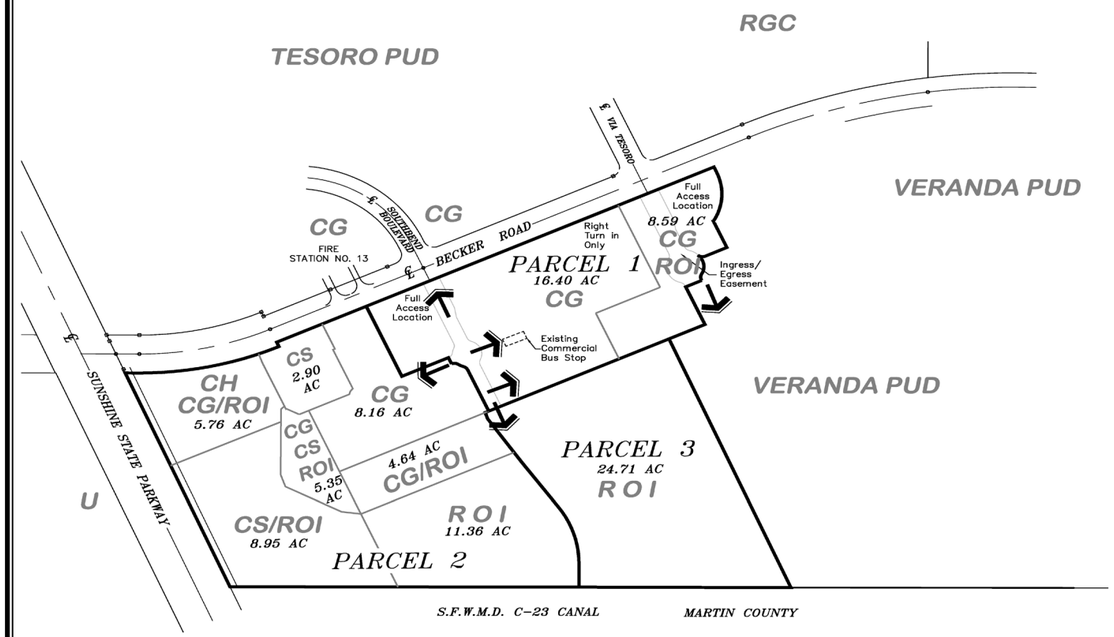
(Seal)

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.

LAND USE INTENSITY (Thru PUD Amend 4 (Ord 21-28))

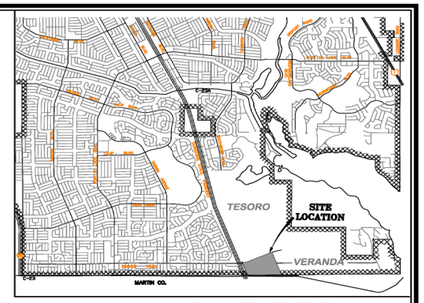
ACERAGE

PARCEL NO.'S				LAND USE		
1	2	3	TOTAL	TYPE	RESIDENTIAL	NON-RESIDENTIAL
16.4	7.34		23.74	CG		23.74
	2.9		2.9	CS		2.9
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
24.99	**47.12**	**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&2.	Commercial	75 Ft.
2.	Hotel/Office	75 Ft.
2.	Single Family	35 Ft.
2&3.	Townhouse	35 Ft.
2&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. 21-181
~~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

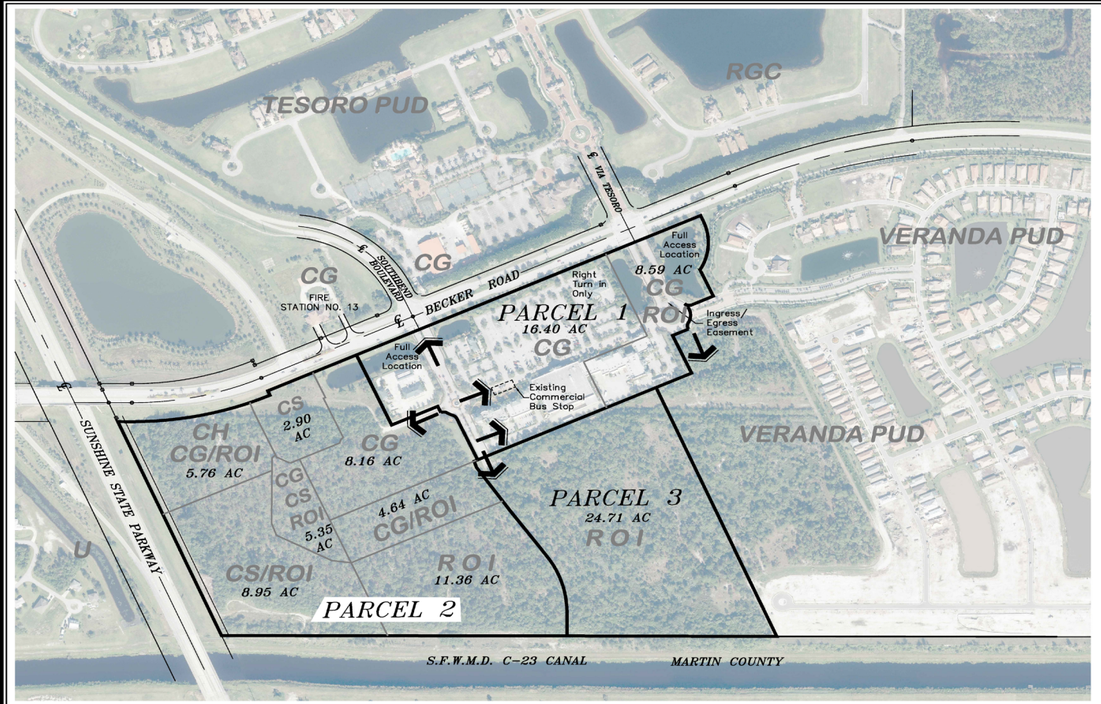
– REVISIONS –	BY	DATE
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT.	RN	9-13-13
REVISED PER CLIENT	ND	7-01-19
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT	DJM	7-26-19
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT	DJM	7-31-19
REVISED PER PROPOSED PUD AMEND #4	DJM	4-05-22

	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 #4 (2022)

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.

LAND USE INTENSITY (Thru PUD Amend 4 (Ord 21-28))
ACREAGE

PARCEL NO.'S 1	2	3	TOTAL	LAND USE TYPE	RESIDENTIAL	NON-RESIDENTIAL
16.4	7.34		23.74	CG		23.74
	2.9		2.9	CS		2.9
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
24.99	47.12	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&2.	Commercial	75 Ft.
2.	Hotel/Office	75 Ft.
2.	Single Family	35 Ft.
2&3.	Townhouse	35 Ft.
2&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"

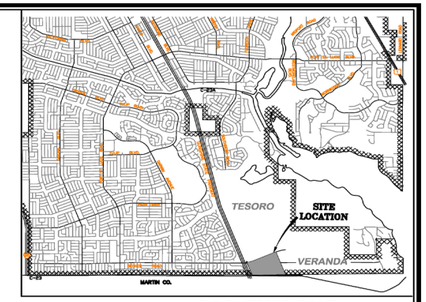
Provided:
The Veranda PUD has provided the Native Habitat Preservation requirements of the Development Agreement thus there are no requirements for Native Habitat Preservation for the St. Lucie Land PUD. In addition The City receives the $200,000 dollar payment from the St. Lucie Land SAD Series 2005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

PARKS

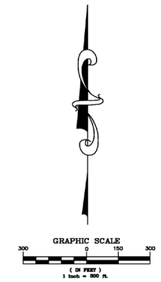
The Veranda PUD has provided the Park requirements of the Development Agreement thus there are no requirements for Parks for the St. Lucie Land PUD.

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. 21-181
~~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-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 #4 (2022)

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

City of Port St. Lucie

PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association

MEMORANDUM

TO: Laura Dodd, Planning & Zoning

FROM: Diana Spriggs, P.E. – Regulatory Division Director, Public Works *D.S.*

DATE: April 20, 2022

SUBJECT: P21-281 St. Lucie Lands PUD Amendment #4
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by Culpepper & Terpening, Inc. dated April 6, 2022 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed PUD amendment is to add the additional Institutional and Medical Office uses to the PUD. We do not foresee the addition of these uses as a specific increase to the traffic impact. A more detailed traffic report will be required on future Site plan submittals showing actual proposed building types and sizes to base trip counts on.

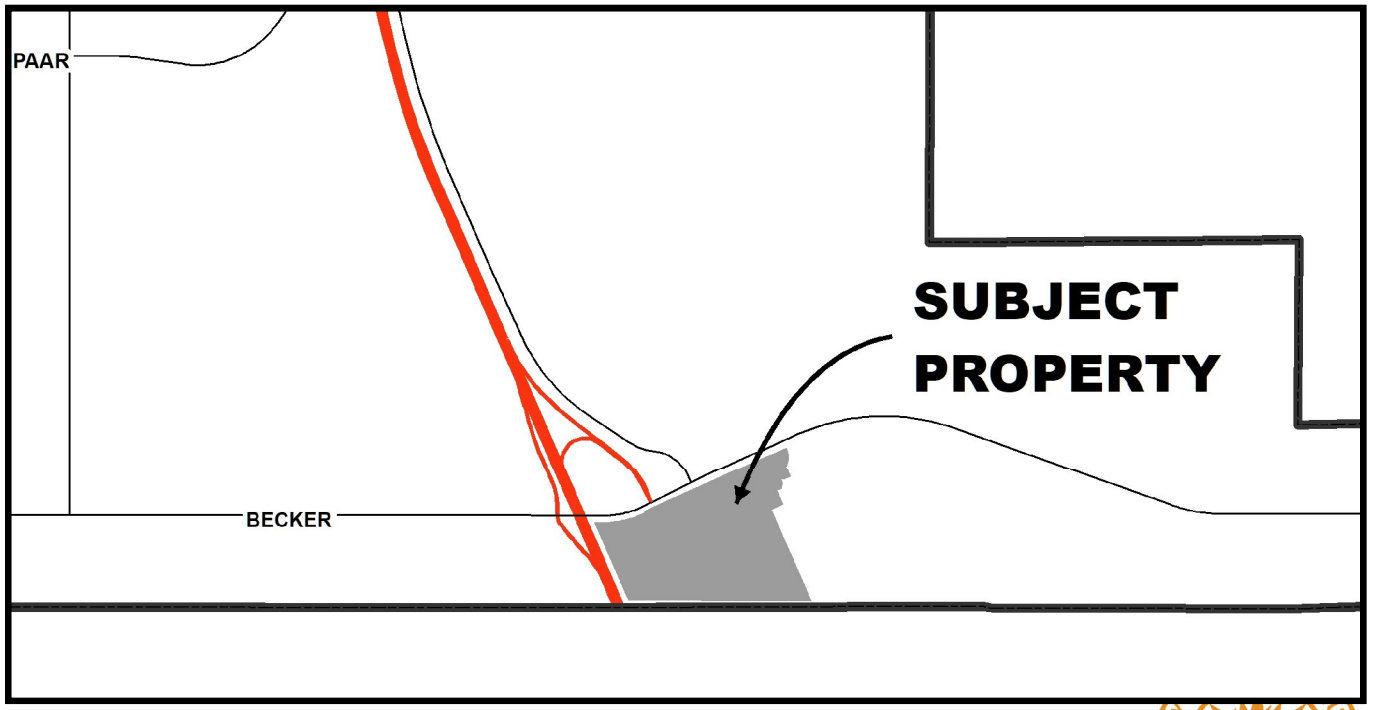
St. Lucie Lands
Planned Unit Development
Amendment No. 4
(P21-281)

Laura H. Dodd, AICP

- Applicant – Dennis Murphy, Culpepper & Terpening
- Owner – Veranda St. Lucie Land Holdings, LLC

- Request –in summary, this is a request for approval of the fourth amendment to the St Lucie Lands PUD including changes such as:
  - 1) Clarifying anticipated uses
  - 2) Expand the list of acceptable zoning uses to include Institutional uses
  - 3) Update the summary status of the PUD.

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Tesoro Community
South	OSC	OSC	Water Mgmt. Dist. Canal
East	ROI	PUD	Veranda Volaris Multifamily
West	HWY	HWY	Florida Turnpike



LOCATION

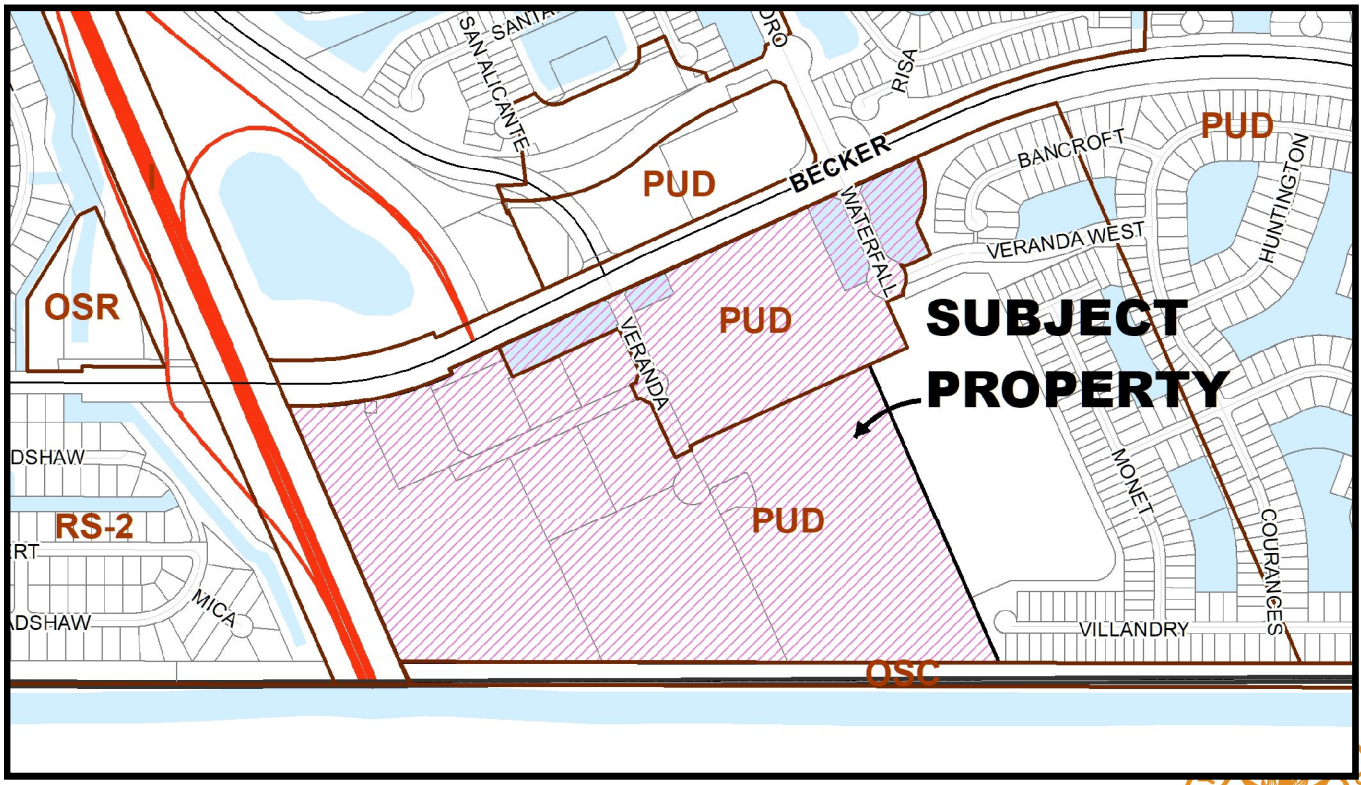
CityofPSL.com

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Tesoro Community
South	OSC	OSC	Water Mgmt. Dist. Canal
East	ROI	PUD	Veranda Volaris Multifamily
West	HWY	HWY	Florida Turnpike



AERIAL

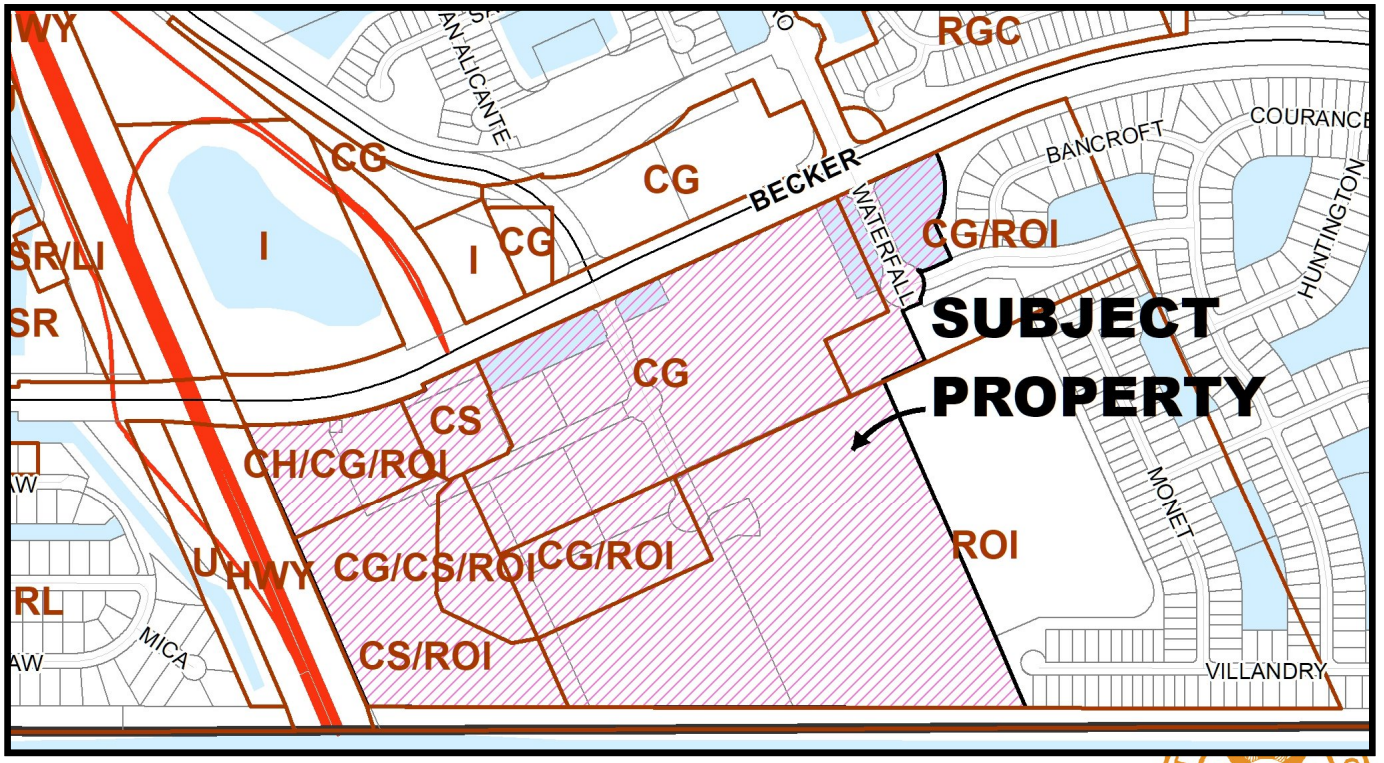
Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Tesoro Community
South	OSC	OSC	Water Mgmt. Dist. Canal
East	ROI	PUD	Veranda Volaris Multifamily
West	HWY	HWY	Florida Turnpike



ZONING MAP

CityofPSL.com

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Tesoro Community
South	OSC	OSC	Water Mgmt. Dist. Canal
East	ROI	PUD	Veranda Volaris Multifamily
West	HWY	HWY	Florida Turnpike



FUTURE LAND USE MAP

CityofPSL.com

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan.

- This PUD conceptual plan is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 by providing for future land use classifications which are comparable to the proposed densities and intensities.

- The PUD is also consistent with Policy 1.1.4.13 Future Land Use Classification and Compatible Zoning Districts. PUD is a compatible zoning district with all the listed future land use classifications upon the property.

Traffic Impact Analysis

- Traffic Statement received April 2022, completed by Culpepper & Terpening, Inc.
- Reviewed by City Staff
- Found to be consistent with the latest PUD Development Agreement and the proposed PUD changes.
- No proposed PUD changes warrant any changes to trip counts at this time.
- All Becker Road obligations within the latest Developer Agreement are currently under construction.

The Site Plan Review Committee recommended approval of this rezoning and PUD amendment on April 27, 2022.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

"A City for All Ages"

Agenda Summary

2022-391

Agenda Date: 5/3/2022 **Agenda Item No.:** 8.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-036 CSC Properties, LLC - Lot 3 @ Prima Vista - Special Exception Use

Location: The property is located on the north side of Prima Vista Boulevard and east of Friar Street.

Legal Description: Lot 3, Block 115, Port St. Lucie Section 27

This is a request for a special exception use to allow an automotive oil lubrication business in the Prima Vista Commercial Center Planned Unit Development (PUD) zoning district.

Submitted By: Stephen Mayer, Planner III

Executive Summary: The applicant is requesting a special exception use to allow a 3-bay quick service oil change use (oil lubrication) in the Planned Unit Development (PUD) zoning district. Pursuant to the conditions of the Prima Vista Commercial Center PUD, automotive oil lubrication business requires a Special Exception Use (SEU) to be approved in this zoning district.

Presentation Information: Staff is recommending **tabling the item until a June 7, 2022.**

Staff Recommendation: Move that the Board **table the item until June 7, 2022.**

Background: N/A

Issues/Analysis: N/A.

Special Consideration: N/A

Location of Project: Located on the north side of Prima Vista Boulevard, east of Friar Street.

Attachments:

1. Memo to Table

CITY OF PORT ST. LUCIE
Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099
www.cityofpsl.com

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Stephen Mayer, Planner III

DATE: April 20, 2022

RE: CSC Properties, LLC Special Exception Use (SEU) – Request to Table Application (P22-036)

- The Planning and Zoning Department is requesting to **table this application to June 7, 2022.**
- The application was advertised for the May 3, 2022, Planning and Zoning Board Meeting.
- Staff requires additional time to review the traffic stacking analysis and landscaping plans, submitted on April 14, 2022.

"A City for All Ages"

Agenda Summary

2022-329

Agenda Date: 5/3/2022 **Agenda Item No.:** 8.e

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-054 Mason Toscana Master Sign Program

Location: South of Lyngate Drive, on the west side of South Federal Highway, and east of Morningside Boulevard.

Legal Description: Second Replat of Tract E, South Port St. Lucie Unit 15

This is a request to create a Master Sign Program for a project known as Toscana PUD.

Submitted By: Daniel Robinson, Planner II

Executive Summary: Toscana PUD has proposed a master sign program for identification of the residential and commercial parcels of the PUD.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the Mason Toscana Master Sign Program.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the Mason Toscana Master Sign Program.
2. Move that the Board recommend denial and provide explanation of recommendation.

Background: See attached staff report.

Issues/Analysis: N/A

Special Consideration: N/A

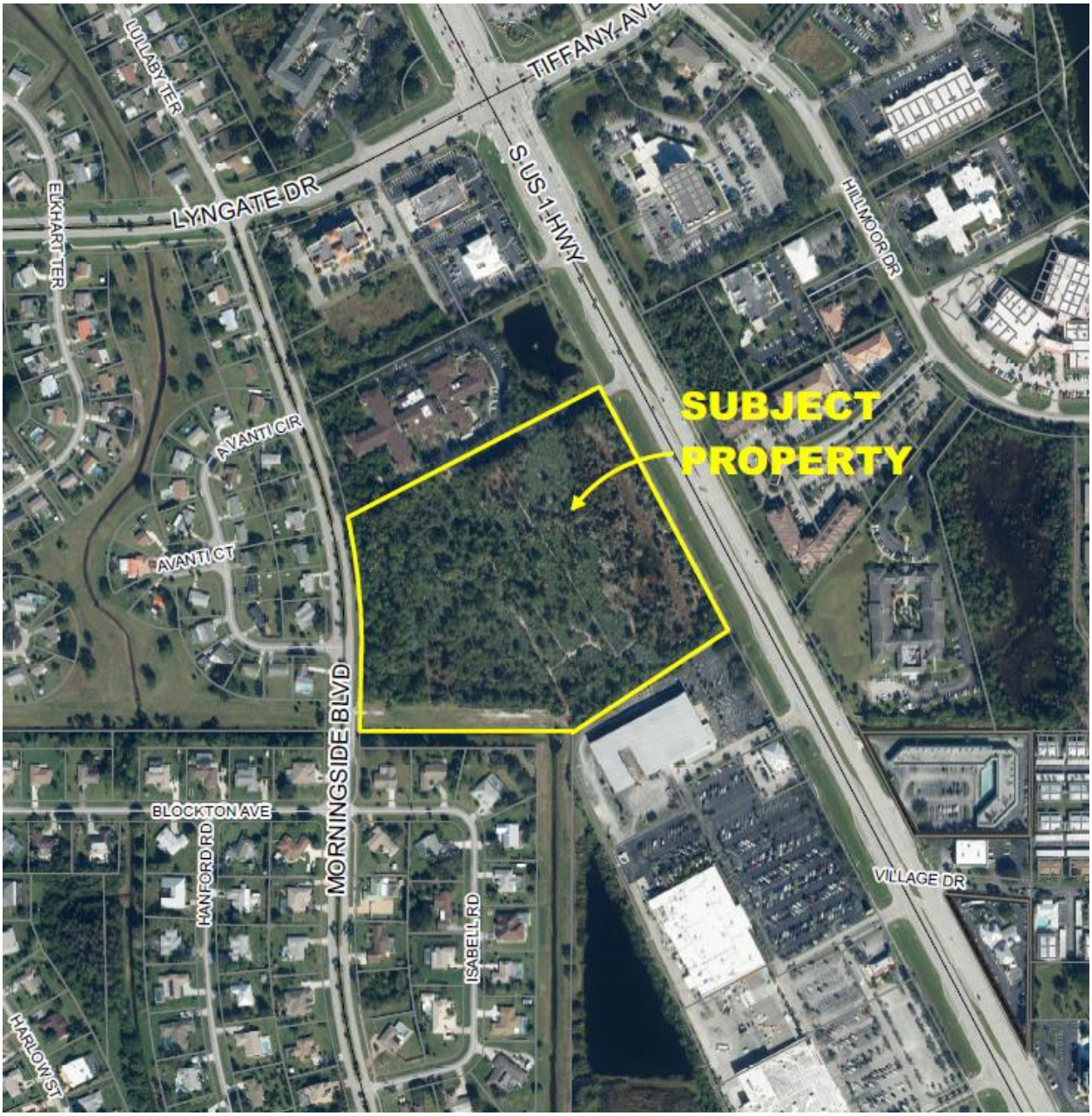
Location of Project: South of Lyngate Drive, on the west side of South Federal Highway, and east of Morningside Boulevard.

Attachments:

- Staff report
- Exhibit A
- Proposed sign program
- Application

- Staff presentation

Mason Toscana Master Sign Program
Master Sign Program Application
P22-054



Project Location Map

SUMMARY

Applicant's Request:	This is a request to create a master sign program for the Toscana at Port St. Lucie PUD.
Applicant:	Michael McCluney
Property Owner:	WP Toscana PSL MF-FL Owner, LL
Location:	The project is located south of Lyngate Drive, on the west side of South Federal Highway, and east of Morningside Boulevard.
Project Planner:	Daniel Robinson, Planner II

Project Description

The proposed program provides the opportunity for the residential and commercial properties within the Toscana PUD to share one (1) of the two (2) main monument signs that will be located at each of the two entrances to the project.

Location and Site Information

Property Size:	16.89 acres
Legal Description:	Second replat of tract E, South Port St. Lucie unit 15, according to the plat thereof recorded in plat book 90, page 38, of the public records of St. Lucie County, Florida. Containing 735,678 square feet or 16.89 acres, more or less.
Future Land Use:	General Commercial/Medium Density Residential/Open Space Conservation (CG/RM/OSC)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Project under construction.

Surrounding Uses

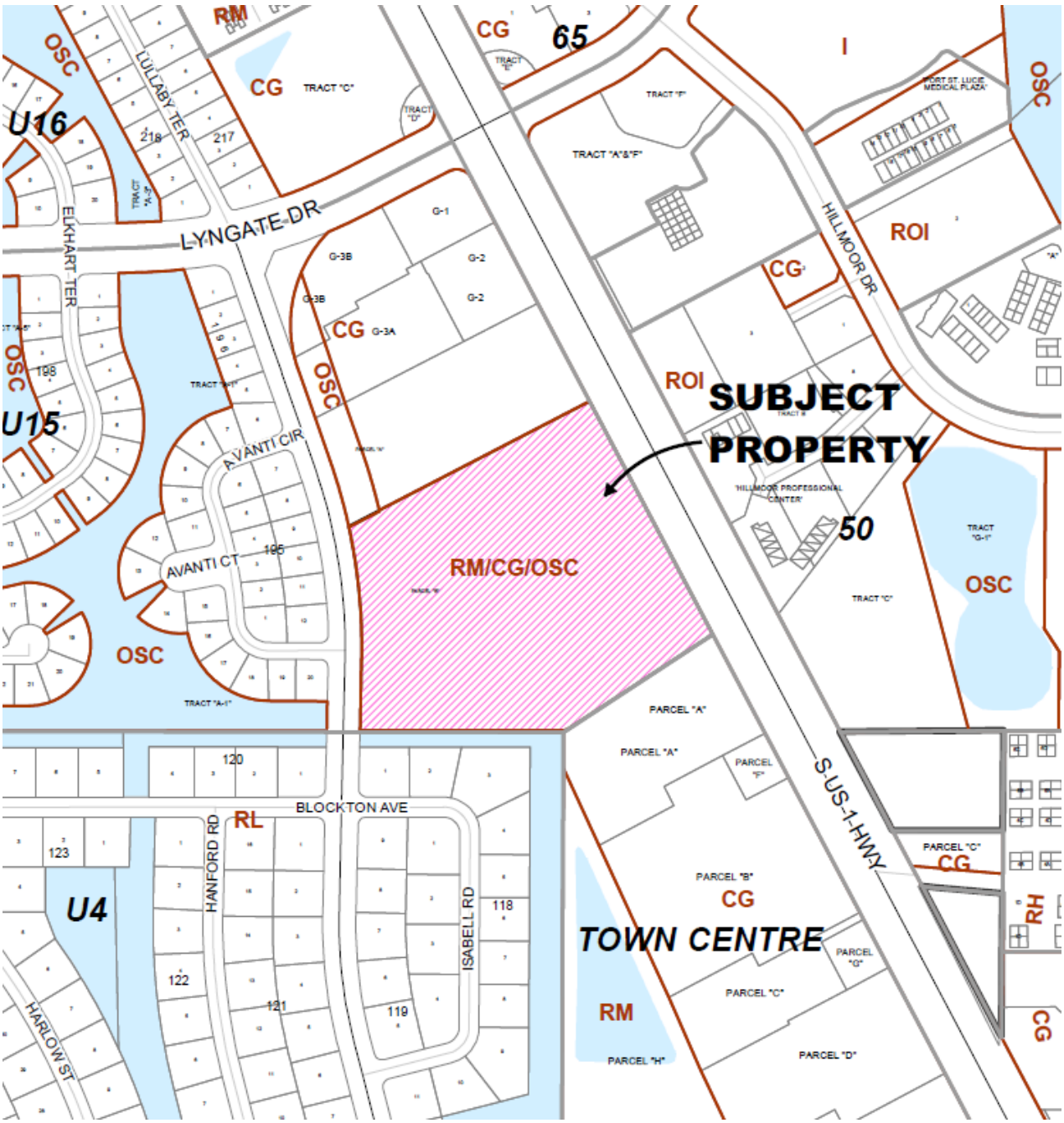
Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Nursing Home
South	CG	CG	Enclosed assembly
East	ROI	P	Commercial Businesses
West	RL	RS-2 & RS-1	Residential Property

Project Analysis

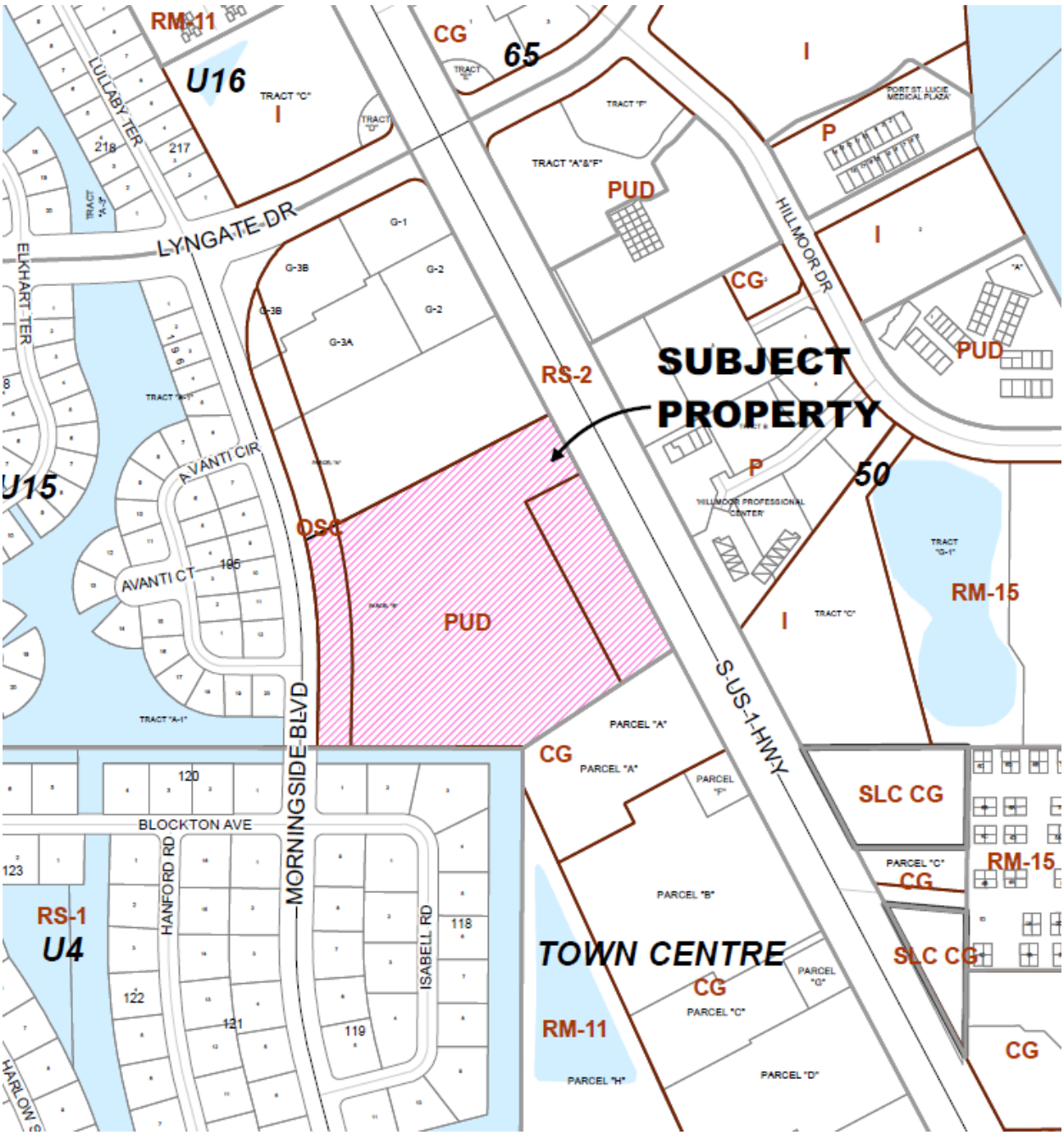
Toscana is a 16.89 acre multifamily and commercial development located along the west side of US Highway #1. Commercial development is proposed to front along US Highway #1 (2.3 acres). Multifamily development is proposed to be located behind the commercial development (13.62 acres). Proposed multifamily development consists of 252 units within seven (7) apartment buildings that are three (3) floors in height. Proposed commercial development consists of two (2) parcels along US Highway # 1. Outparcel #1 is .76 acres and Outparcel #2 is 1.54 acres. The primary monument is for identification of both the residential parcel and the two (2) commercial parcels. The secondary monument is for identification of the residential parcel only.

The City code would permit One (1) sign for each parcel, allowing a total of three (3) monument signs along US Highway #1. One (1) for the residential and one (1) for each of the commercial parcels. Each sign would be permitted a total of 32 square feet for each sign granting a total of 96 square feet of signage on the monument signs.

The applicant has proposed to have only two (2) monument signs along US highway #1. The two signs are proposed to have a maximum total square footage of 82.5 square feet. This will be 13.5 square feet less then what City Code would permit on Three (3) signs.



Future Land Use


SUBJECT PROPERTY
RM-11
U16
CG
65
I
P
PUD
RS-2
OSC
U15
50
RM-15
SLC CG
RS-1
U4
TOWN CENTRE
RM-11
LYNGATE DR
ELKHART TER
LULLABY TER
AVANTI CIR
AVANTI CT
MORNINGSIDE BLVD
BLOCKTON AVE
HANFORD RD
ISABELL RD
HILLMOOR DR
S US-1 HWY

Zoning Map

STAFF RECOMMENDATION

Staff does find the proposed amendment to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and complies with the requirements of Section 155.03(H) and recommends approval.

PLANNIGN AND ZONING BOARD ACTION OPTIONS

- o Motion to recommend approval
- o Motion to recommend approval with conditions
- o Motion to recommend denial

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.

Exhibit A

Master Sign Program Table

Type	Maximum Square Footage		Maximum Height		Permitted number of signs		Identification Use
	Proposed MSP	City Code	Proposed MSP	City Code	Proposed MSP	City Code	
Primary Monument Sign	52.5 square feet	32 square feet	8 feet	10 feet	1	1	Residential and commercial shared use
Secondary Monument Sign	30 square feet	Not Permitted By Code. The Multiple family parcel is permitted one sign along Us 1.	7 feet	N/A	1	N/A	Residential use

The sign program does not propose monuments signs to be located on the commercial parcels. The program prohibits any other freestanding monument signs for the development. The City Code would permit each outparcel to have its own monument sign.

Mason Toscana

A Waypoint Residential Property

Port St. Lucie, Florida:
PARCEL ID# 4401-714-0002-000-9
PARCEL ID# 4401-714-0004-000-3
PARCEL ID# 4401-714-0003-000-6

Master Sign Program proposed by:

DEVELOPER: Waypoint Residential

WP ToscanaPSL MF-FL Owner, LLC

Jim Lott
150 East Palmetto Park Rd
Suite 700
Boca Raton FL, 33432
(561) 961-7961

CONSULTANT: Semiotic Marketing, INTL.
Michael McCluney
4042 Enterprise Way, #130
Flowery Branch, Ga 30542
(470)778-3770

TABLE OF CONTENTS:

Overview.....3-4

Community Monument Signs 5

Community Monument Sign Descriptions 6

Monument Sign Matrix..... 7

Site Plan 8

Overview:

This Master Sign Program (MSP) provides a comprehensive overview of the sign types that vary from The City of Port St Lucie's codes, ordinances, and citywide design standards. All sign types not addressed in this MSP remain subject to The City of Port St. Lucie's existing codes, ordinances, and citywide design standards pertaining to residential and commercial developments.

Toscana is a 16.89-acre mixed use development. The residential part of this PUD is newly located along the Hwy US 1 corridor. This new development currently has no awareness within the greater Port St Lucie community and those who commute on Hwy US 1 may be able to see that there are structures, but have no way of knowing the intended use of these structures or identifying the companies operating in their community.

The Master Sign Program is intended to allow proper visibility for all projects within the Toscana PUD along Hwy US 1. The two Community Monument Signs along Hwy US 1 are proposed for both the Mason Toscana multifamily residential development and the two commercial tenants within the development.

The Community Monument signs will be constructed in conjunction with the ongoing development of the Toscana development.

This Master Sign Program is composed of only one primary section – parcel Monument Signs. In the selection below, we clearly articulate the look and functional purpose of the Toscana design standard.

This Master Sign Program describes the general aesthetic concept of the monument signage for the Toscana PUD. No addition freestanding monument signs will be permitted for the residential or commercial parcels. All other signage is subject to the existing codes and ordinances of Port St. Lucie.

Process:

All proposed signs, prior to application for a sign permit from the City of Port St. Lucie, must be approved in writing by the Toscana SLS, LLC ("Toscana SLS") which will review signs based on the criteria that follow. A signed Letter of Approval of the planned sign by the Toscana SLS is to be used for obtaining City of Port St. Lucie sign permits. (No sign permit shall be issued without this signed letter). All applicants shall familiarize themselves with and obtain a copy of the current review fees from the City of Port St. Lucie.

Toscana SLS, LLC contact info:
David Cloran
101 Pugliese's Way, Delray Beach, Fl, 33444
Phone: (561)330-7000

Background:

The sign guidelines in this manual supersede the existing City of Port St. Lucie codes, ordinances, and citywide design standards. Any sign elements or criteria not addressed in this program will meet current City of Port St. Lucie Sign Code requirements. Changes to the technical part of this Program, such as height and sign face requirements, can only be made through an amendment of this program. The Community Monument Sign Descriptions represented, however, are only intended as a visual guide and are subject to change. Changes to the look of signs will be reviewed and approved by the Toscana POA prior to submitting to the City of Port St. Lucie for a sign permit review. All signs are required to be reviewed by the City of Port St Lucie Planning and Zoning Department and permitted through The City of Port St Lucie Building Department.

General Requirements:

Utility Setbacks:

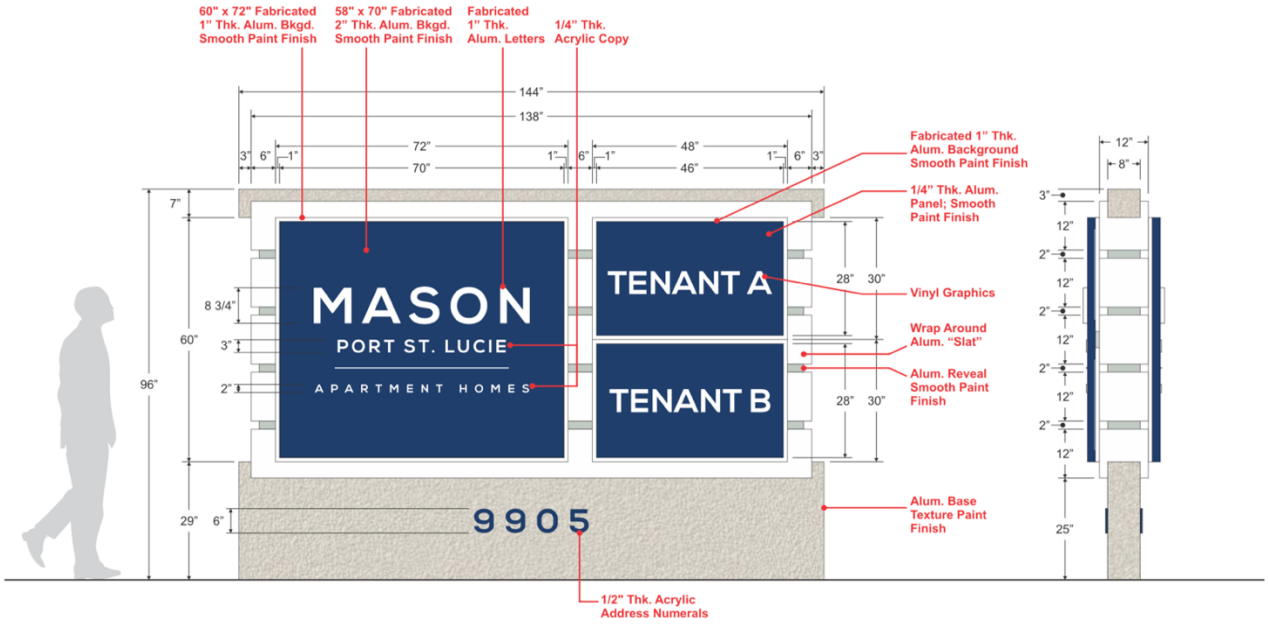
Signs and sign structures must meet PSLUSD separation requirements and shall be installed a minimum of 10 feet horizontally from all main lines (water, gravity, sewer, force and City owned reclaimed water). The 10-foot horizontal setback shall be as measured from the outside edge of the pipe to the nearest point of the structure, including underground (footers, etc.) or above ground (roof overhangs, etc.) features. Those main lines installed between structures shall have a 10-foot setback on each side. Additionally, where deep mains are installed, those greater than 9 feet between structures, the Utility may, at its discretion, require additional horizontal setback.

Property Line Setback:

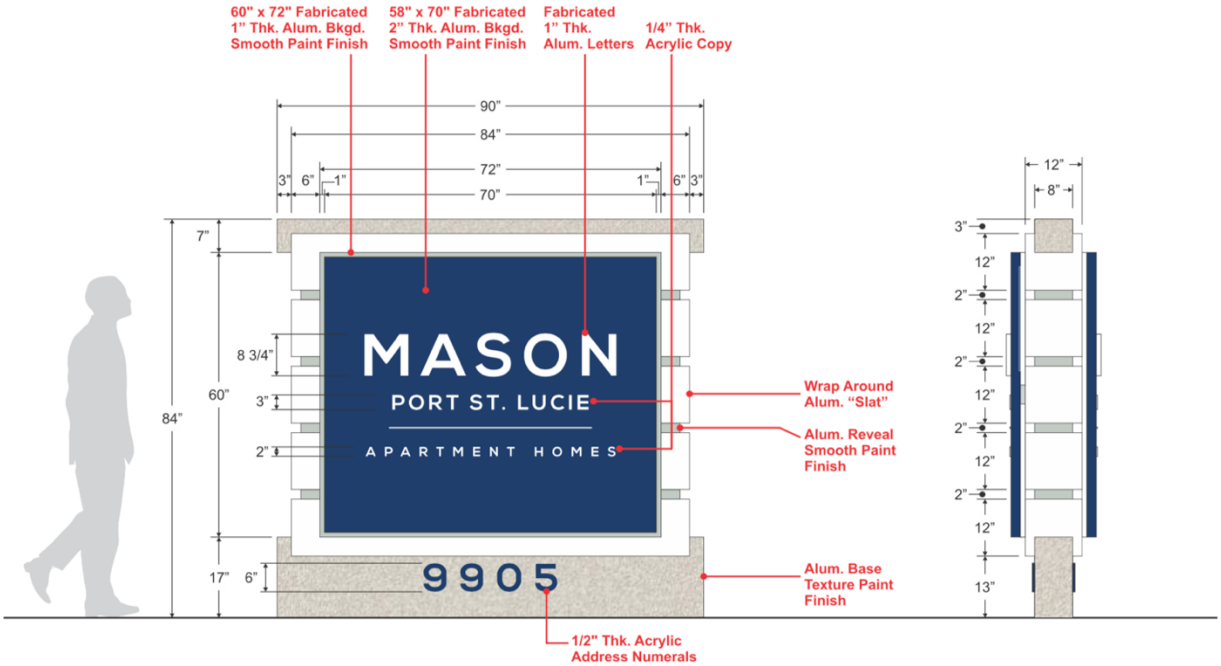
Signs will be setback a minimum of 10 ft from all rights-of-ways and property lines.

Community Monument Signs:

Primary Monument:



Secondary Monument:



Community Monument Sign Descriptions:

Use:

Locates and identifies the Toscana PUD and its tenants.

Locations:

Main Entries are both along Hwy US 1.

Quantity:

2 Monument signs, where shown on Site Plan.

Size:

Primary Monument features shall not exceed a maximum height of 8 feet tall and Secondary Monument features shall not exceed 7 feet tall.

Allowable Sign Area: (Refer to page 5)

Primary Monument will have a maximum of 52.5 sq/ft and Secondary Monument with have a maximum of 30 sq/ft.

Materials:

Externally illuminated double faced monument sign. Primary construction materials: aluminum sheet and architectural frame/extrusion, fabricated aluminum base with texture coat paint finish. Acrylic tenant panels with applied vinyl graphics, cast aluminum, and/or precision cut aluminum letters or logo.

Colors:

Colors to be approved by the Toscana Property Owners.

Copy:

Sign Copy shall be either fabricated metal, pin mounted metal letters or painted (vinyl) text applied to metal (and/or lexan) placards. All lettering or metal placards shall be mounted on a metal or masonry framework. Lettering material shall be at least 3/8" thick. Greater lettering thickness is encouraged. Lettering may also be engraved or carved into a stone or concrete surface.

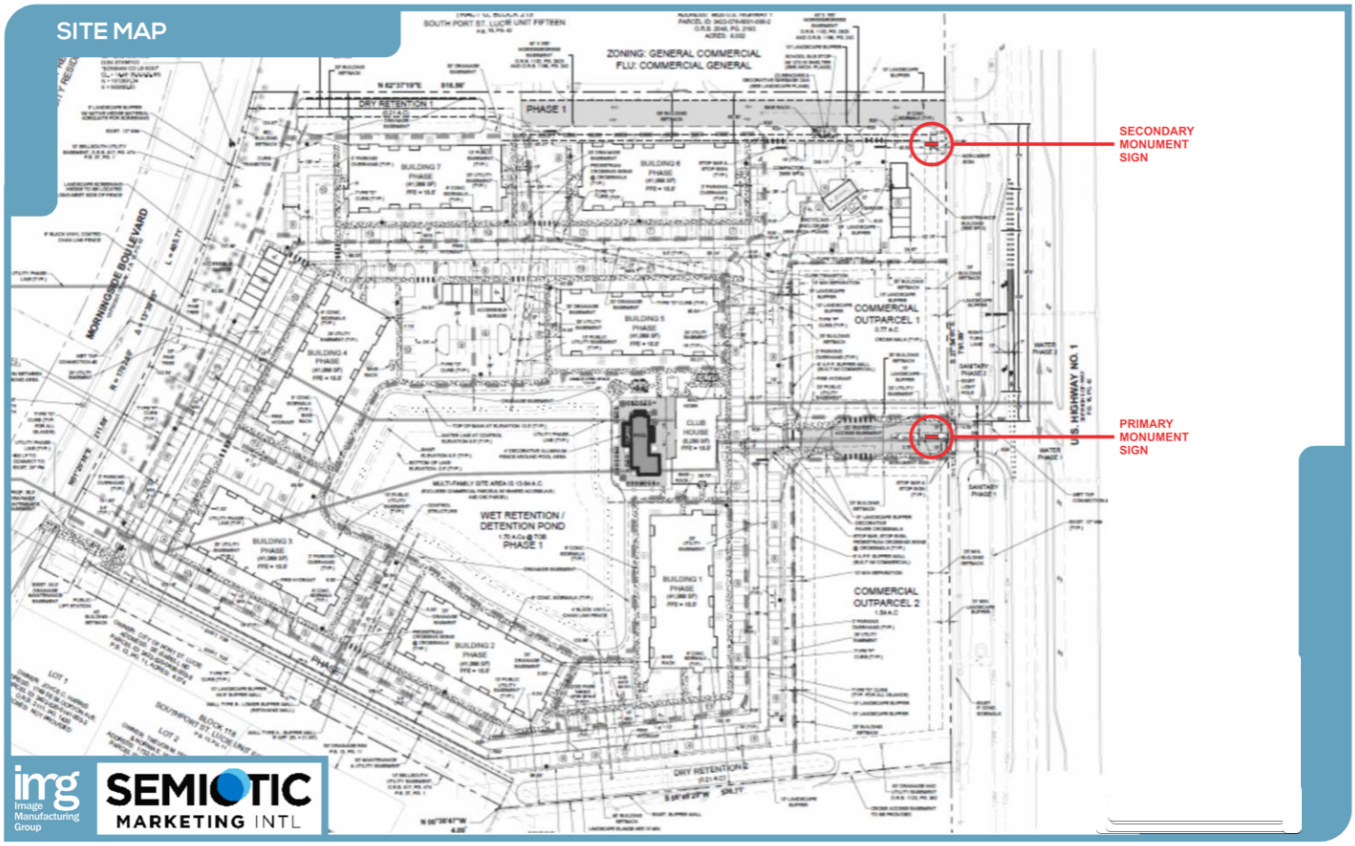
Miscellaneous:

Toscana Property Association will be responsible for maintenance of both the Primary and Secondary Monument signs. The three panels on the Primary monument sign, and one panel on the secondary monument sign, are intended to only identify businesses on the parcels shown.

Monument Sign Matrix:

Toscana Monument Sign Matrix		
Site Map ID	Type	Identified Entity
A) Primary Monument	Residential/Commercial	Toscana/Outparcel 1/Outparcel 2
B) Secondary Monument	Residential	Toscana

Site Plan:


SITE MAP
SECONDARY MONUMENT SIGN
PRIMARY MONUMENT SIGN
ZONING: GENERAL COMMERCIAL
FLU: COMMERCIAL GENERAL
PHASE 1
COMMERCIAL OUTPARCEL 1
COMMERCIAL OUTPARCEL 2
WET RETENTION / DETENTION POND
CLUB HOUSE
MONINGSIDE BOULEVARD
U.S. HIGHWAY NO. 1
img Image Manufacturing Group
SEMIOTIC MARKETING INTL

P22-054 Toscana

TYPE	STATUS	BUILDING TYPE
MSP	P&Z MEETING SCHEDULED	

ASSIGNED TO

Daniel Robinson; Breanna Vasquez; Public Works Engineering; Randy McGarity

ADDRESS

9905 S US HWY 1

SECTION	BLOCK	LOT
Unit 15	Tr E	Tr 1

LEGAL DESCRIPTION

SECOND REPLAT OF TRACT E SOUTH PORT ST LUCIE UNIT FIFTEEN (PB 90-38) TRACT 1 (13.84 AC - 602,870 SF)

SITE LOCATION

PARCEL #

3422-576-0002-000-9 4401-714-0002-000-9

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
16.89		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

DESCRIBE REQUEST

This is a Master Sign Program for a multifamily development with two commercial tenants on the premises. The address is 9905 S US HWY 1. The property is 19.89 acres and will has 252 residential units. This MSP focuses on the Monument sign needs for Mason Toscana as those are the only needs outside of the existing Port St Lucie standard sign requirements.

Primary Contact Email

mmccluney@smidifference.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Michael	McCluney

Business Name

ADDRESS

4042 Enterprise Way

CITY	STATE	ZIP
Flowery Branch	GA	30542

EMAIL	PHONE
mmccluney@smidifference.com	7062072425

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME

Business Name

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROPERTY OWNER

Business Name
WP ToscanaPSL MF-FL Owner, LL

ADDRESS
150 East Palmetto Park Rd Suite 700

CITY	STATE	ZIP
Boca Raton	FL	33432

EMAIL	PHONE
iheredia@waypointresidential.com	(561) 961-7961

Mason Toscana Master Sign Program

Planning and Zoning Board Meeting of May 3, 2022
P22-054

Summary:

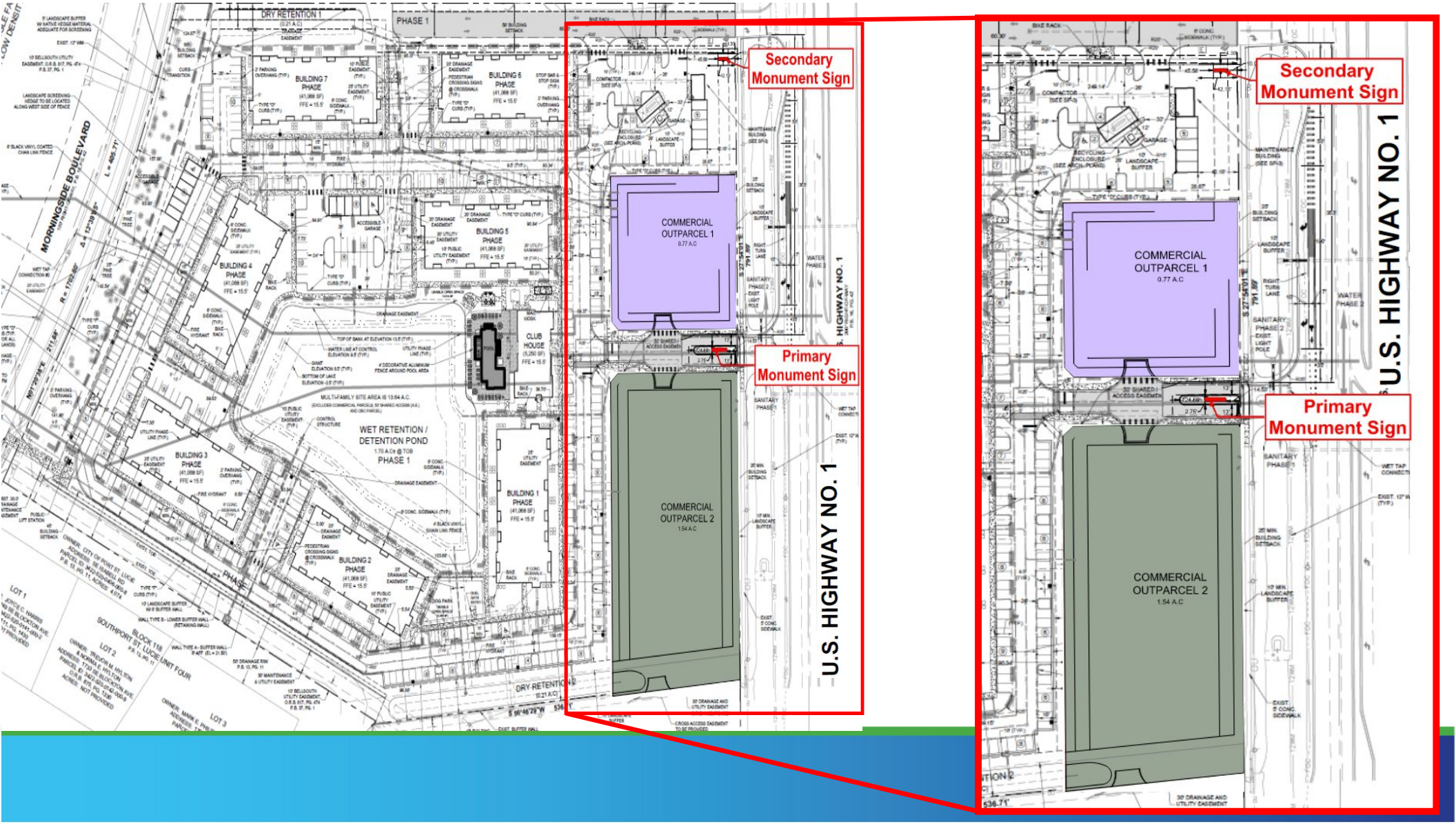
The proposed program provides the opportunity for the residential and commercial properties within the Toscana PUD to share one (1) of the two (2) main monument signs that will be located at each of the two entrances to the project.

Summary:

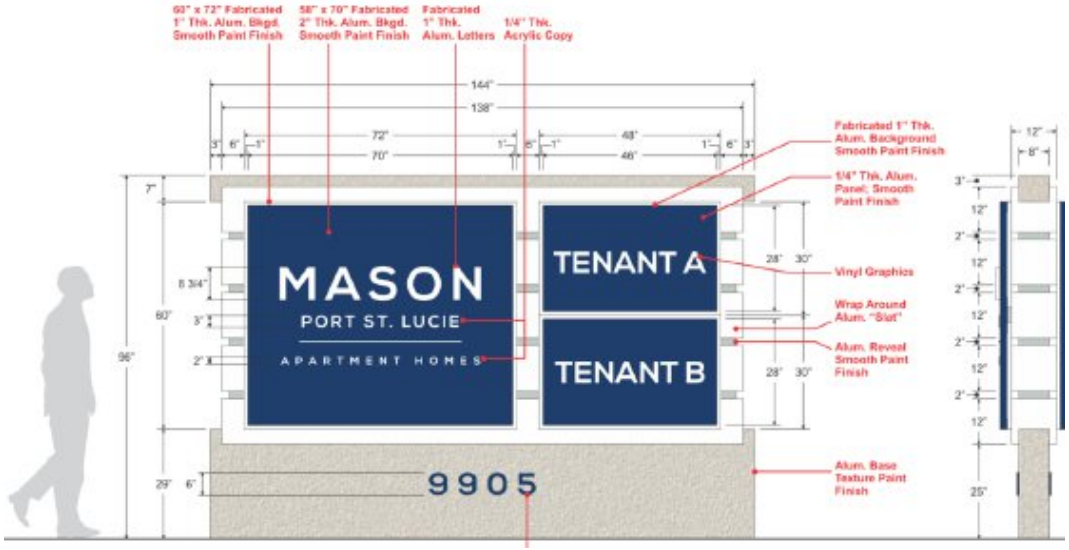
Both signs will be located at the entrances that will be located along US Highway #1. The north entrance will only serve the residential property. The center entrance will serve both the outparcels and the residential development behind them.

Regulations Table

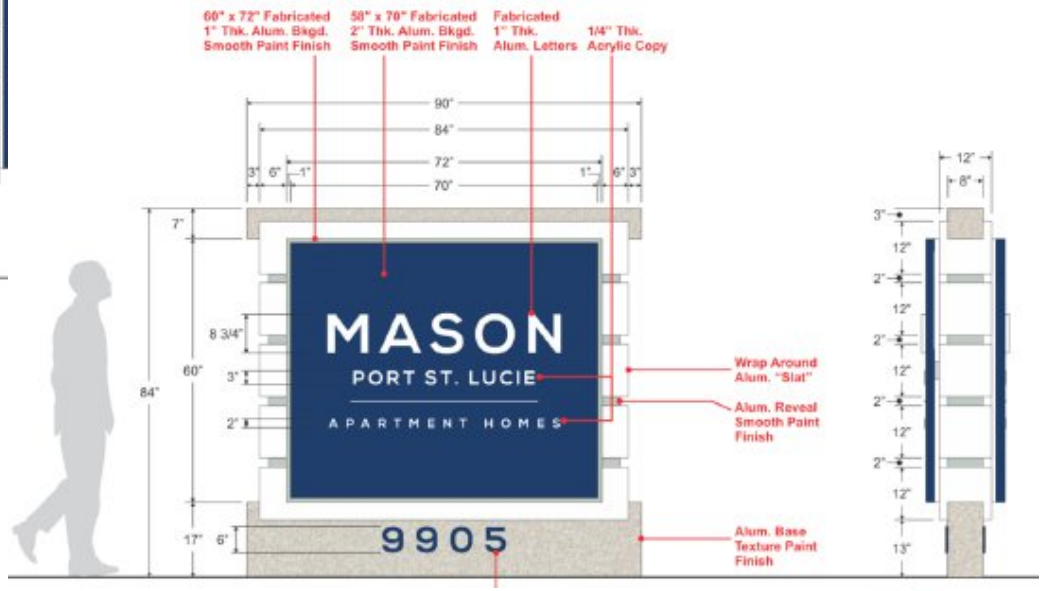
Type	Maximum Square footage	Maximum Height	Permitted number of signs	Identification Use
Primary Monument Sign	52.2 square feet	8 feet	1	Toscana Residential Development
Secondary Monument Sign	30 square feet	7 feet	1	Toscana Residential development and both commercial outparcels 1 and 2


Secondary Monument Sign
Primary Monument Sign
COMMERCIAL OUTPARCEL 1
0.77 A.C
COMMERCIAL OUTPARCEL 2
1.54 A.C
U.S. HIGHWAY NO. 1
MORNINGSIDE BOULEVARD
WET RETENTION / DETENTION POND
1.70 Ac @ TOB
PHASE 1
CLUB HOUSE
BUILDING 1 PHASE
BUILDING 2 PHASE
BUILDING 3 PHASE
BUILDING 4 PHASE
BUILDING 5 PHASE
BUILDING 6 PHASE
BUILDING 7 PHASE
DRY RETENTION 1
DRY RETENTION 2
SOUTHPORT ST. LUCIE UNIT FOUR

Primary Monument:



Secondary Monument:



Recommendation:

Staff does find the proposed amendment to be consistent with the direction and intent of the City's Land Development Regulations and recommends approval.

CITY OF PORT ST. LUCIE
Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099
www.cityofpsl.com

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Daniel Robinson, Planner II

DATE: May 3, 2022

RE: Mason Toscana Master Sign Program Application
Request to Table Application (P22-054)

- The Planning and Zoning Department is requesting to **table this application to the June 7, 2022, Planning and Zoning Board meeting.**

- The Planning and Zoning Department has advertised this application for the May 3, 2022, board hearing.

- This master sign program application will require an approval of a concurrent text amendment to remove the requirement of a review board and approval by the review board prior to submittal of sign applications to the City. The text amendment will be added to the June 7, 2022, Planning and Zoning Board agenda for review.

"A City for All Ages"

Agenda Summary

2022-396

Agenda Date: 5/3/2022 **Agenda Item No.:** 8.f

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-095 Southern Grove 10 - MPUD Rezoning and MPUD Concept Plan

Location: The property is generally located north of Paar Drive, south of Del Webb Tradition, west of SW Village Parkway, and east of conservation and park land.
Legal Description: Parcel 27D, Southern Grove Plat No. 13
The request is to rezone 30.89 acres from St. Lucie County Agriculture (1 dwelling unit per 5 acres) to City of Port St. Lucie MPUD (Master Planned Unit Development).

Submitted By: Bridget Kean, AICP, Senior Planner

Executive Summary: Mattamy Palm Beach, LLC, owner, has applied to rezone approximately 30.89 acres of property located north of Paar Drive and west of SW Village Parkway from the zoning designation of St Lucie County Agricultural 5 (one dwelling unit per five acres) to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD). The subject property is located within the Southern Grove Development of Regional Impact (DRI). The proposed development plans for the Southern Grove 10 MPUD are 19.67 acres of residential development, 2.70 acres of retail, commercial, and office uses and 8.49 acres of warehouse/self-storage use. Southern Grove 10 MPUD is intended as a mixed use MPUD consistent with Policy 1.2.2.7. Policy 1.2.2.7 of the comprehensive plan requires a mixed-use area to contain a minimum of three uses. One of the three uses is required to be residential. The other uses can include commercial, and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution.

Presentation Information: Staff may provide a short presentation.

Staff Recommendation: Move that the Board recommend approval of the proposed MPUD rezoning and MPUD concept plan as recommended by the Site Plan Review Committee.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the proposed rezoning.
2. Move that the Board not recommend approval and provide staff direction.

Background: The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the March 23, 2022 Site Plan Review Committee meeting.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: The property is generally located north of Paar Drive, south of Del Webb Tradition, west of SW Village Parkway, and east of conservation and park land.

Attachments:

1. Staff Report
2. MPUD Document
3. Application
4. Warranty Deed
5. Staff Presentation

Southern Grove 10 Master Planned Unit Development
MPUD Rezoning Application



P22-095
Project Location Map

SUMMARY

Applicant's Request:	A request to rezone 30.89 acres of property located in Southern Grove to MPUD (Master Planned Unit Development)
Applicant:	Steve Garrett, Lucido and Associates
Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is generally located on the northwest side of the intersection of Paar Drive and SW Village Parkway and south of Del Webb at Tradition.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Mattamy Palm Beach, LLC, owner, has applied to rezone approximately 30.89 acres of property located north of Paar Drive and west of SW Village Parkway from the zoning designation of St. Lucie County Agricultural 5 (one dwelling unit per five acres) to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD). The subject property is located within the Southern Grove Development of Regional Impact (DRI). The proposed development plans for the Southern Grove 10 MPUD are 19.67 acres of residential development, 2.70 acres of retail, commercial, and office uses and 8.49 acres of warehouse/self-storage use. Southern Grove 10 MPUD is intended as a mixed use MPUD consistent with Policy 1.2.2.7. Policy 1.2.2.7 of the comprehensive plan requires a mixed use area to contain a minimum of three uses. One of the three uses has to be residential. The other uses can include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution.

There is an associated application for a comprehensive plan text amendment to amend Figure 1-4 of the Future Land Use Element (P22-038). Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. The proposed text amendment amends the future land use sub-district designation for the 30.89 acres that is the subject of this application for MPUD rezoning from Neighborhood Village Commercial to Mixed Use. The Planning and Zoning Board recommended approval of the proposed comprehensive plan amendment at the March 1, 2022 Planning and Zoning Board meeting. The first reading of the ordinance was held before the City Council on March 28, 2022 City Council meeting. The amendment is currently under review by the state land planning agency.

In addition, there is an application for a proposed amendment Map H of the Southern Grove DRI (P22-101). Map H is the master development plan for the Southern Grove DRI. The proposed DRI amendment adjusts the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Employment Center sub-districts. It revises the land use sub-district for the 30.89 acres that is the subject of this MPUD rezoning application from Neighborhood Village Commercial to Mixed Use. The Planning and Zoning Board recommended approval of the proposed Southern Grove DRI amendment at the April 5, 2022 Planning and Zoning Board meeting. Once the proposed comprehensive plan amendment and proposed DRI amendment are adopted by the City Council, Southern Grove 10 MPUD rezoning application can move forward to City Council.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the March 23, 2022 Site Plan Review Committee meeting.

Public Notice Requirements

Notice of the rezoning was mailed to property owners within a maximum of 750 feet of the subject property.

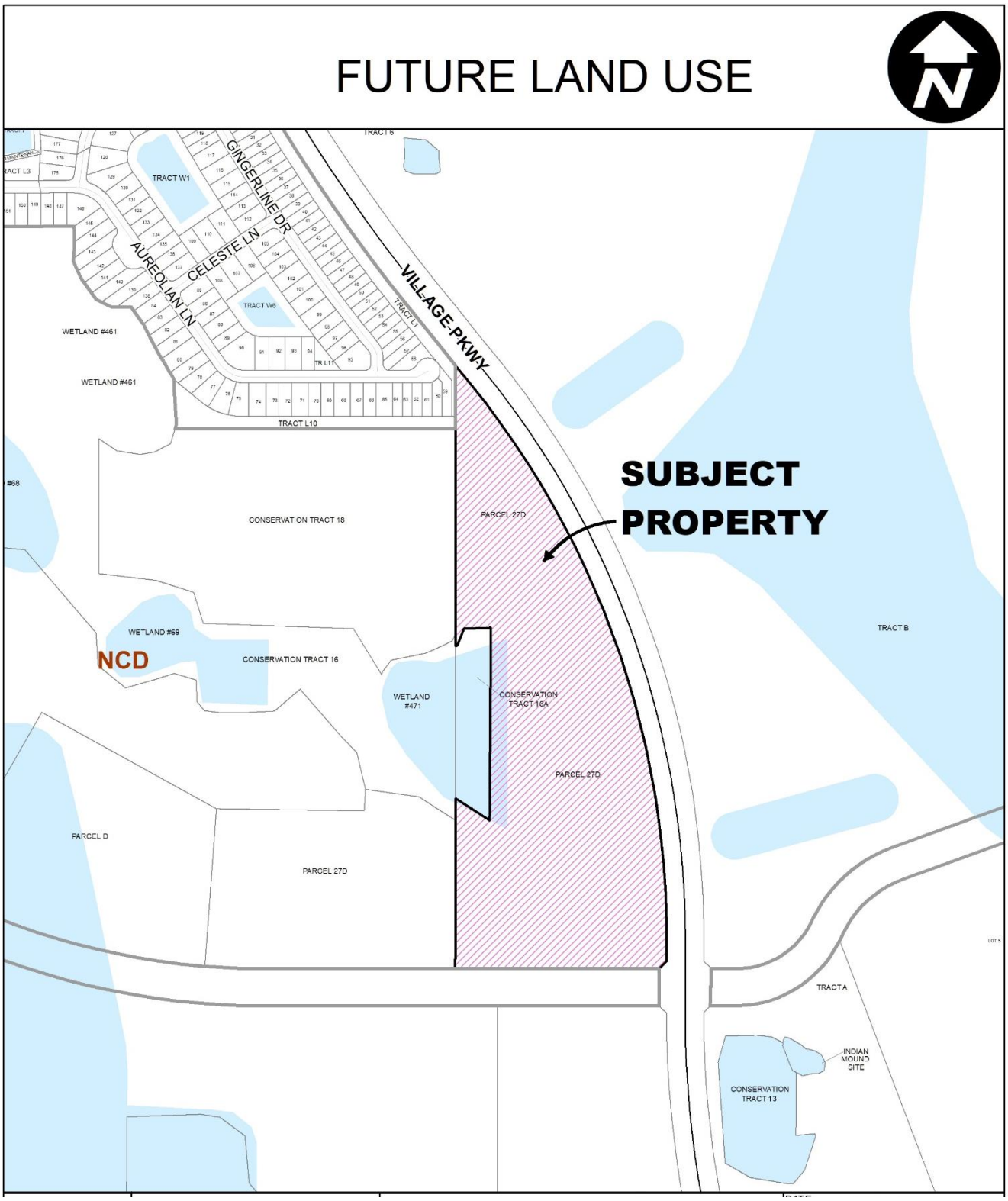
Location and Site Information

Parcel Number:	4322-600-0027-010-1
Property Size:	Parcel Size is 30.89 acres
Legal Description:	Southern Grove Plat No. 13, Parcel 27D
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	St. Lucie County AG-5 (1 dwelling unit per 5 acres)
Existing Use:	Vacant land
Proposed Zoning:	MPUD (Master Planned Unit Development)
Proposed Use:	Residential, retail, and self-storage

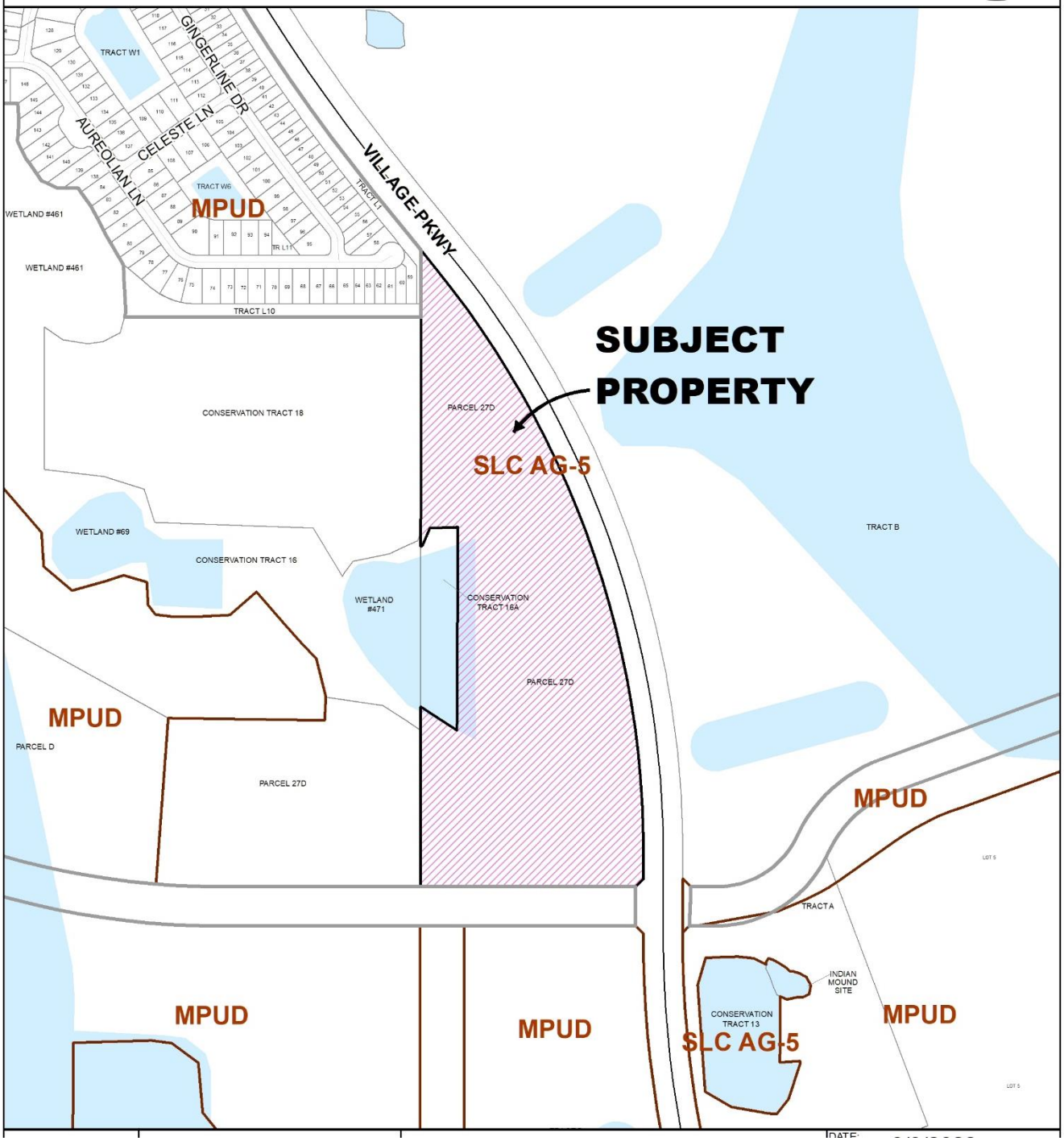
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Del Webb Tradition
South	NCD	MPUD	Capstone Communities Rental Cottages (under construction)
East	NCD	MPUD	Conservation land and city park site
West	NCD	SLC AG-5	Vacant GFC owned land in Southern Grove

NCD – New Community Development District MPUD – Master Planned Unit Development
SLC AG-5 – St. Lucie County Agricultural (one dwelling unit per five acres)


FUTURE LAND USE
N
TRACT 6
TRACT W1
GINGERLINE DR
CELESTE LN
AUREOLIAN LN
VILLAGE PKWY
TRACT W6
TRACT L11
TR L11
WETLAND #461
WETLAND #461
TRACT L10
SUBJECT PROPERTY
CONSERVATION TRACT 18
PARCEL 27D
WETLAND #69
NCD
CONSERVATION TRACT 16
WETLAND #471
CONSERVATION TRACT 16A
TRACT B
PARCEL 27D
PARCEL D
PARCEL 27D
TRACT A
INDIAN MOUND SITE
CONSERVATION TRACT 13

EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed MPUD is consistent with Policy 1.2.2.7 of the Future Land Use Element. Policy 1.2.2.7 establishes the requirements for the mixed use land use subdistrict under the NCD future land use classification. Per Policy 1.2.2.7, mixed-use areas shall be established that include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area. The mixed use land use sub-district requires a minimum size of thirty (30) acres and a minimum of three uses. One of the three uses has to be residential. A minimum of thirty (30%) percent and a maximum of seventy (70%) percent of the net acreage within a mixed-use area has to be designated for residential use. The proposed Southern 10 MPUD is 30.89 acres and includes residential, commercial/retail and warehouse/self storage uses. Approximately sixty-four (64%) percent of the acreage is designated for residential development.

MPUD REZONING REQUIREMENTS

Project Description: As shown on the proposed MPUD concept plan, the MPUD will allow for multi-family residential development on the southern 19.67 acres and retail and self-storage on the northern 11.19 acres. The MPUD provides for usable open space and connections to Tradition Trail.

Standards for District Establishment

Area Requirement	A minimum of 30 acres is required to rezone property that is within a designated Mixed Use subdistrict. The proposed MPUD is 30.89 acres.
Relation to Major Transportation Facilities	The Southern Grove 10 MPUD property is located north of Paar Drive and west of Village Parkway. The applicant is proposing access via SW Village Parkway and via Paar Drive. Actual driveway locations will be finalized as part of the site plan approval process.
Development of Regional Impact	The subject property is located with the Southern Grove DRI.
Relation to Utilities, Public Facilities, and Services	The subject property is served by Port St. Lucie Utility Systems Department, FPL, Home Town Communications, and the Tradition Irrigation Company for irrigation water.
Evidence of Unified Control of Area	Evidence of unified control has been provided

MPUD Conceptual Master Plan and Regulation Book Requirements

MPUD Concept Plan and Regulation Book	Provided
Land Use sub-areas	The Southern Grove 10 MPUD property is within a designated Mixed Use sub area as shown on Figure 1-4 of the Comprehensive Plan. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. Policy 1.2.2.7 of the Comprehensive Plan requires mixed use areas to be a minimum size of 30 acres and a maximum size of 500 acres. The proposed MPUD is approximately 30.89 acres.
Zoning Regulations for each land use	Provided in the MPUD document

Provision for Pedestrian Circulation	The MPUD provides for sidewalks adjacent to streets with connections to the neighborhoods including a connection to a proposed multi-use trail known as Tradition Trail.
Transit Oriented Design Features	A sidewalk system will be provided with connections to neighborhoods, community services, and districts.
Off Street Parking and Loading Requirements	Provided for in the MPUD zoning document
Underground Utilities	All utilities will be underground
Open Space	Provided for in the MPUD zoning document including requirements for usable open space.
Wetlands and Uplands	There are no wetlands within the subject property.
Stormwater	The project provides for onsite stormwater retention as depicted on the conceptual master plan.
Landscaping and Buffering Requirements	Provided for in the MPUD zoning document

RELATED PROJECTS

P22- 121 – Southern Grove - Farrell Self-Storage and Commercial Retail Major Site Plan

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

TRADITION

SOUTHERN GROVE 10

Master Planned Unit Development MPUD

APPLICATION FOR MPUD OF SOUTHERN GROVE (Parcel SG-10)

City Project Number: P22-095
Ordinance __-_____
PSLUSD Project No: 5218-1

Prepared for:

Mattamy Palm Beach, LLC
1500 Gateway Blvd, Suite 212
Boynton Beach, FL 33426

Prepared by:
Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994

April 20, 2022

TABLE OF CONTENTS

List of Exhibits…….……3
Project Team…….4
Introduction……...5
Location Map……6
Aerial Map……7
Land Use and Zoning Map……8
Exhibits.…….....… 9- 35

LIST OF EXHIBITS

Exhibit 1: MPUD Application…….…….…….…9
Exhibit 2: MPUD Application Checklist…….…10
Exhibit 3: Statement of Unified Control…….…….…11
Exhibit 4: Standards for District Establishment...……..…….…..12
Exhibit 5: Site Information…….…..……..13
Exhibit 6: Development Uses and Standards…….……14 - 22
Exhibit 7: Sketch and Legal Description..……...23-26
Exhibit 8 Conceptual Plan……...…….…….……....27
Exhibit 9: Development Program…….…….…..…...28
Exhibit 10 A-J: Typical Lot Layout…….…….…...29-32
Exhibit 11: Typical Roadway Sections……33-34
Exhibit 12: Binding MPUD Agreement.…….…....…..…35

PROJECT TEAM

PROPERTY OWNER/APPLICANT

Mattamy Palm Beach, LLC
1500 Gateway Blvd, Suite 212
Boynton Beach, FL 33426

AGENT/LAND PLANNER

Lucido & Associates
701 SE Ocean Blvd
Stuart, FL 34994

ENGINEER

Kimley-Horn
445 24th St, Suite 200
Vero Beach, FL 32960

TRAFFIC CONSULTANT

MacKenzie Engineering and Planning, Inc.
10795 SW Civic Ln
Port St. Lucie, FL 34987

SURVEYOR

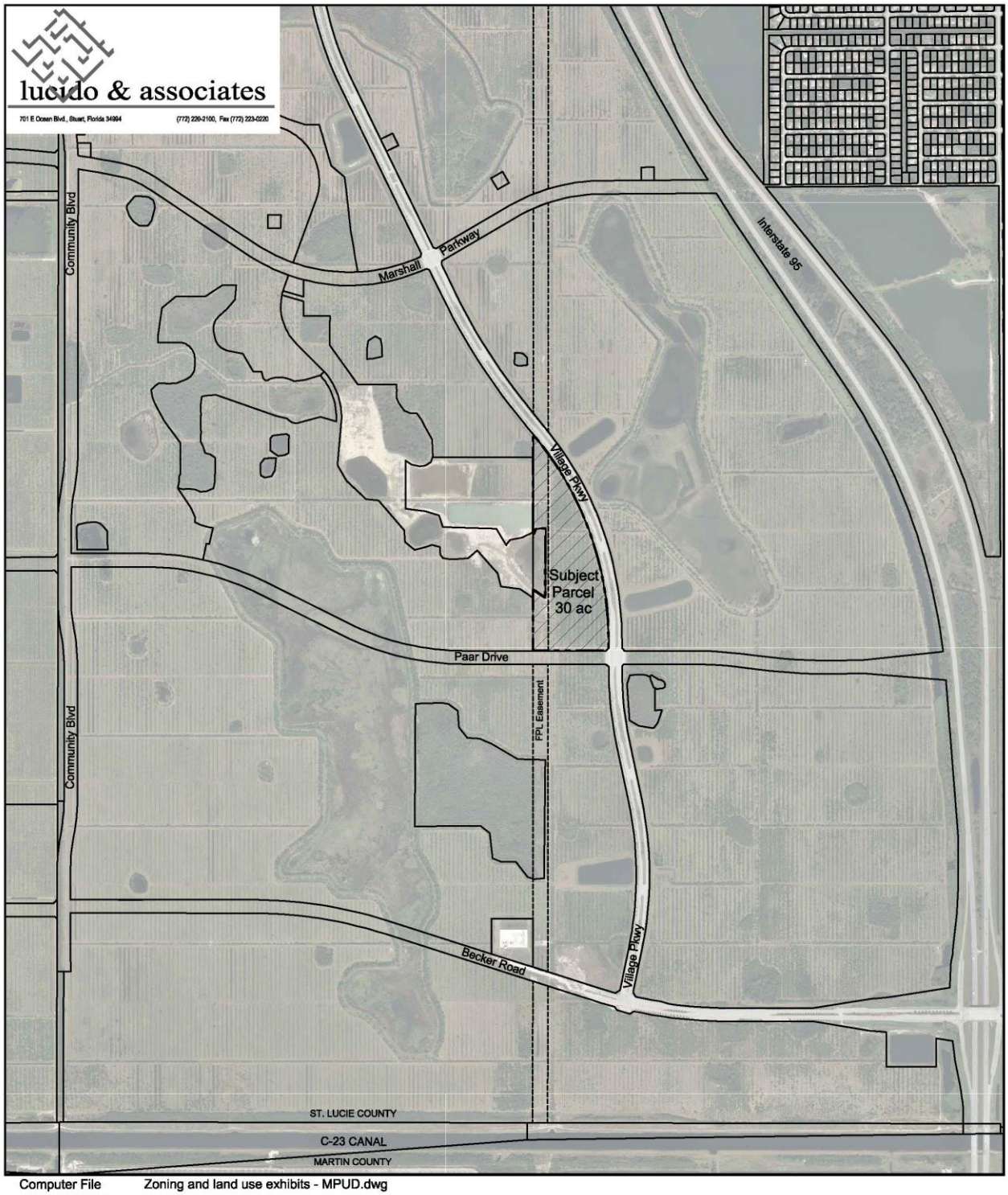
Caulfield & Wheeler, Inc.
410 SE Port St. Lucie Blvd
Port St. Lucie, FL 34984

INTRODUCTION

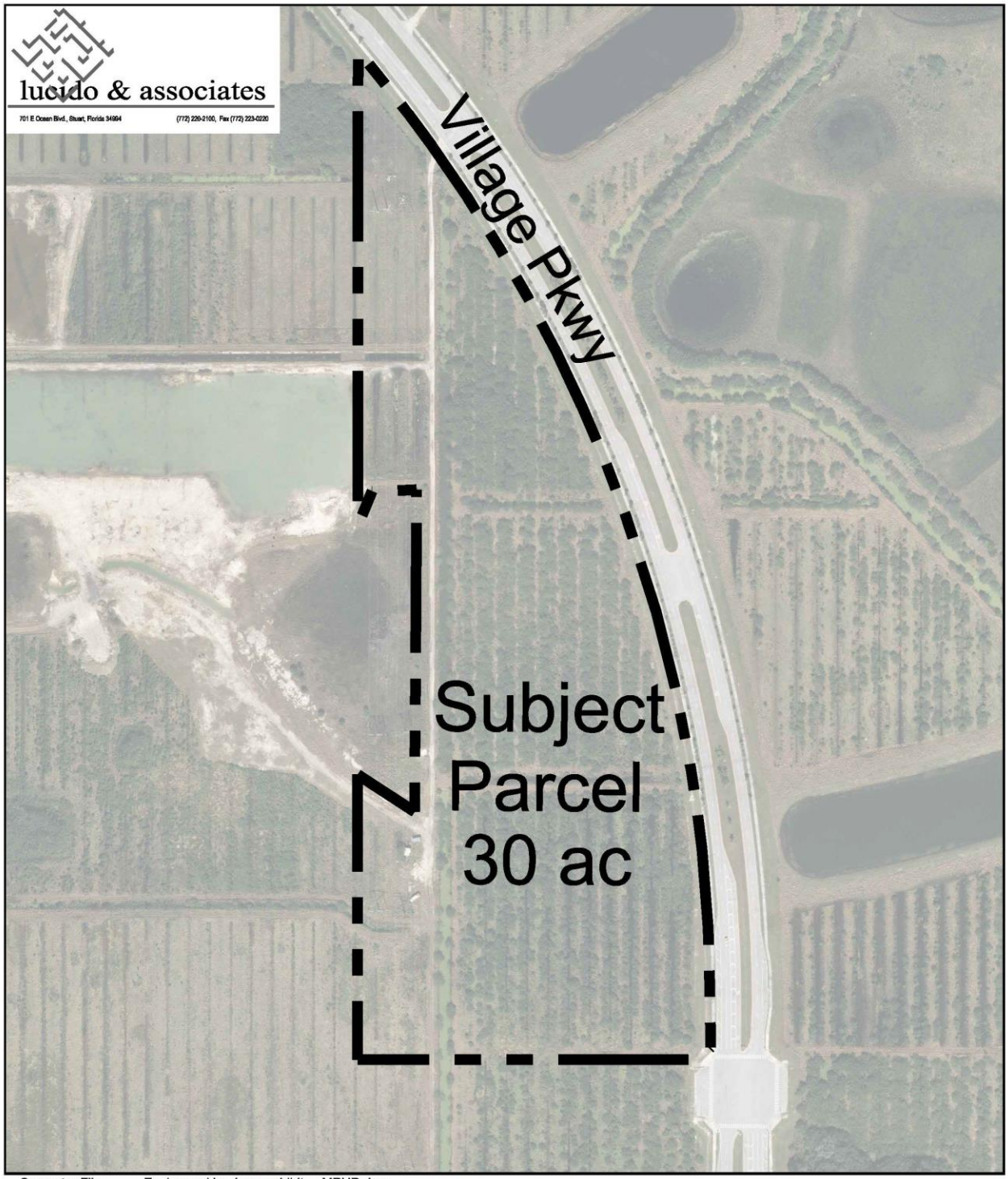
The Southern Grove 10 (SG-10) is a proposed development area of approximately 30.89 acres. The property currently has existing land use of New Community District-NCD and is zoned St. Lucie County AG-5. The underlying subdistrict is Mixed Use. The proposed development area is located within the Southern Grove DRI of the City of Port St. Lucie, west of Interstate 95 and north of Paar Drive (E/W #4).

The intent of this MPUD is to create a development containing a Multi-Family Residential component along with Retail/Office/Commercial and Warehouse/Self-Storage programs consistent with the City's Comprehensive Plan Policy 1.2.2.7 for a Mixed Use Area.

LOCATION MAP



AERIAL MAP


lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994
(772) 220-2100, Fax (772) 223-0220
Village Pkwy
Subject Parcel 30 ac
Computer File
Zoning and land use exhibits - MPUD.dwg
Project Number
20-370
Scale: 1" = NTS
NORTH
SG10-Aerial Map
Port St. Lucie, Florida

LAND USE and ZONING MAP

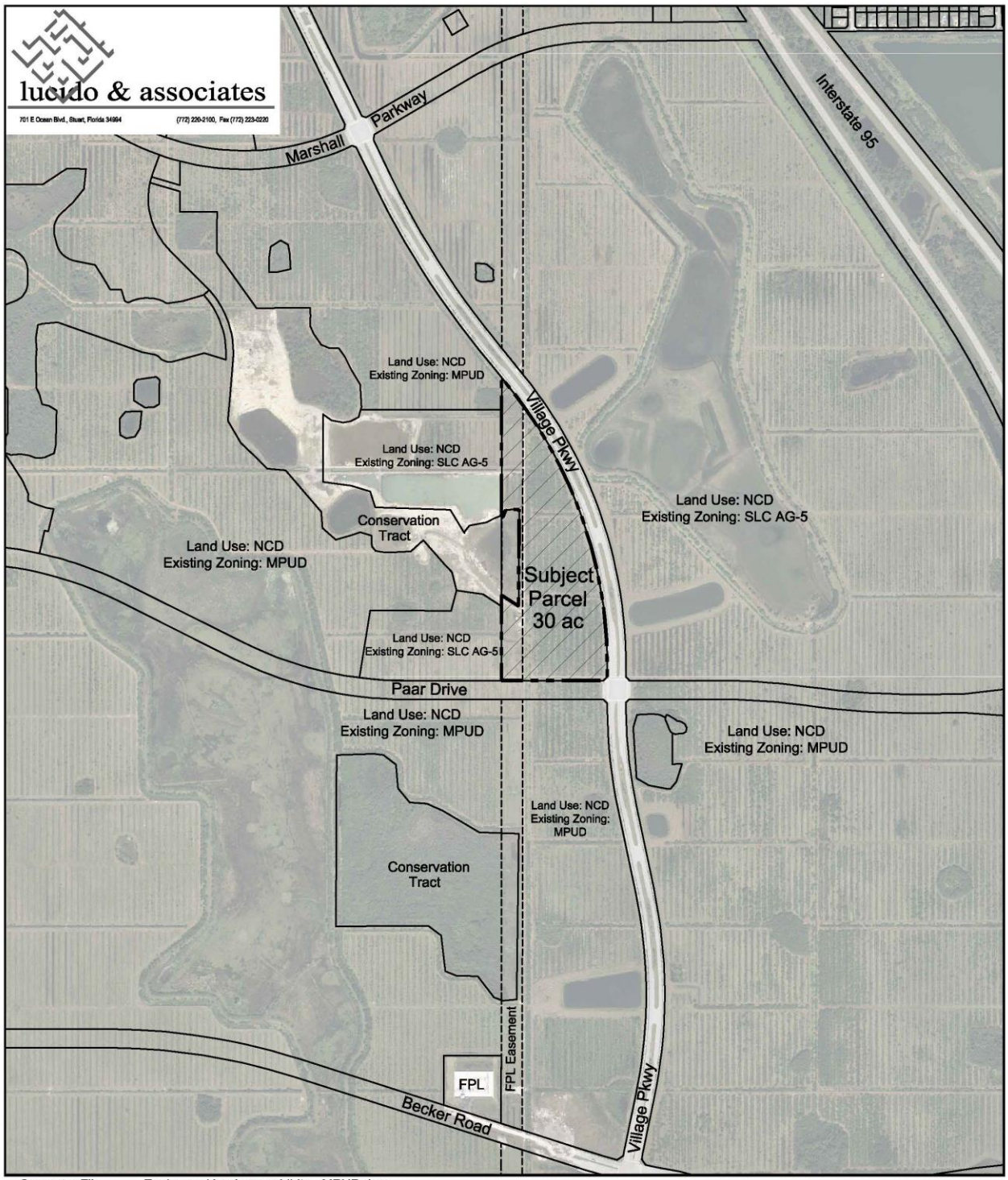


EXHIBIT 1

MPUD Zoning Application Submitted Digitally via City's FUSION Portal

EXHIBIT 2

MPUD APPICATION CHECKLIST

1. Statement of Unified Control of the area within the proposed MPUD is enclosed as Exhibit 3.
2. Southern Grove 10 MPUD is a proposed community designed to include multi-family residential, retail/office/commercial, and warehouse/self-storage uses.
3. The Conceptual Plan for Southern Grove 10 MPUD is enclosed as Exhibit 8.
4. See Exhibit 4 for General Standards established for this MPUD. Development uses and standards are enclosed in Exhibit 6.
5. Includes the rezoning of approximately 30.89 acres located west of I-95. The site is bordered by Paar Drive to the south, Village Parkway to the east and north, and vacant or conservation land to the west.

EXHIBIT 3

February 8, 2022

Planning & Zoning Dept.
City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

Re: SOUTHERN GROVE 10 (PARCEL SG-10) MPUD

This letter is provided as a Statement of Unified Control in compliance with the City of Port St. Lucie zoning requirements. MATTAMY PALM BEACH, LLC is the owner of record of the subject property and copies of the warranty deeds are attached to this application.

Please feel free to contact me if you have any additional questions or comments.

Sincerely,

Tony Palumbo
Director of Land Acquisitions & Development
Mattamy Homes

EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

General Information: Current agricultural operations and exemptions on the property may continue.

Pursuant to Goals, Objective, and Policies of the City's Comprehensive Plan:

Area Requirements: The Southern Grove 10 MPUD property is approximately 30 acres. The proposed development is consistent with Objective 1.2.2.7 in creating a New Community Development District to facilitate the development of a Mixed-Use Area.

Relation to Major Transportation Facilities: The Southern Grove 10 MPUD property is located north of Paar Drive (southern limits), west and south of Village Parkway (eastern and northern limits), and east of vacant and/or conservation lands (western limits). Main access to the property will be along Paar Drive and Village Parkway. Conceptual access points illustrated in Exhibit 8 may be refined, adjusted, and augmented during the site plan approval process for each parcel in coordination with the Public Works Dept. The proposed development is arranged in a manner to provide access to the property without creating or generating traffic along minor streets within residential areas or districts outside the MPUD.

Relation to Utilities, Public Facilities and services: The Southern Grove 10 MPUD property will be served by Port St. Lucie Utility Systems Department for water and wastewater, Home Town Communications for phone and cable service, Florida Power & Light for electricity, and Tradition Irrigation Company for irrigation quality water. All Utilities will be underground.

Physical Character of the Site: The Southern Grove 10 MPUD property is located within the Southern Grove Development of Regional Impact (DRI). There are not wetlands within the subject property. No wetlands are intended to be preserved and all mitigation requirements have been met with off-site preservation areas. The upland area of the site is generally improved pasture and former orange grove. Storm water management shall be handled on-site via use of lakes and dry retention. Lake locations and lake areas shall be determined during the site plan approval process for each parcel.

Consistency with the City's Comprehensive Plan: The Southern Grove 10 MPUD is consistent with the City's Comprehensive Plan. Policy 1.2.2.7 requires developments within the Mixed-Use area to be a minimum size of 30 acres and a maximum size of 500 acres. The proposed MPUD is approximately 30.86 acres and contains three uses (multi-family residential, retail, and warehouse).

The agricultural operations and exemptions will cease on those portions of the property upon commencement of construction activities pursuant to policy 1.2.2.14

EXHIBIT 5

SITE INFORMATION

(A) Total Acreage:

Land Uses included within this MPUD and approximate areas:

-	Residential	19.67 acres	64%
-	Retail/Office/Commercial	2.70 acres / 20,000 sf	9%
-	Warehouse/Self-Storage	8.49 acres / 173,600 sf	27%
	TOTAL	30.86 acres / 193,600 sf	100%

See Exhibit 8 for MPUD Conceptual Master Plan

(B) Pedestrian Ways:

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the subject parcel. The minor systems will be developed within the development consistent with City of Port St. Lucie Code of Ordinances. A portion of the development area may incorporate the Tradition Trail corridor and encourage multimodal connectivity to community services and districts.

(C) Residential Density:

Minimum Density: 5.00 units/gross acre

Maximum Density: 20.00 units/gross acre

This MPUD shall not exceed a maximum quantity of 400 dwelling units.

(D) Model Area(s):

The proposed location of model/sales areas for the multi-family use shall be determined as the parcels are developed and approved through the site plan review process.

EXHIBIT 6

DEVELOPMENT USES AND STANDARDS

SECTION 1: RESIDENTIAL AREA

(A) Permitted Principal Uses and Structures. The Residential area may include the following principal uses and structures.

1) Single-family villa or duplex;

2) Single unit accessory apartments, home offices or studios with a maximum living area of 600 square feet shall be permitted above garages on residential lots;

3) Townhouse dwelling;

4) Multiple-family dwelling

5) Rental Community – single family and duplexes (excluding mobile homes)

6) Civic, institutional or cultural facility (including but not limited to churches or other places of worship, day care centers, schools (public or private), kindergarten through 12th grade, congregate living facilities;

7) Temporary sales trailers located upon the parcel for which sales activities are to be conducted.

(B) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

Wireless communication antennas and monopole towers with a maximum height of 100 feet located within a public recreation areas or school sites, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.

(C) Accessory Uses: As set forth within Section 3 hereof.

(D) Minimum Lot Requirements / Maximum Residential Density:

1) Single-family dwelling: Three thousand five hundred (3,500) square feet and width of thirty-five (35) feet, with a minimum gross project density of five (5) dwelling units per acre, and a maximum of twenty (20) dwelling units per acre;

2) Townhouse dwelling: One thousand four hundred (1,400) square feet and a width of eighteen (18) feet, with a minimum gross project density of five (5) dwelling units per acre and a maximum of twenty (20) dwelling units per acre.

3) Multiple-family dwelling: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of five (5) units per acre and maximum gross project density of twenty (20) dwelling units per acre.

4) Rental Community: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of five (5) units per acre and maximum gross project density of twenty (20) dwelling units per acre.

5) All other permitted or special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.

(E) Maximum Building Lot Coverage: Eighty (80) percent. Maximum impervious surface may not exceed ninety (90) percent.

(F) Minimum Open Space: Thirty (30) percent. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.

(G) Maximum Building Height: Multi-family forty (40) feet; Single family thirty-five (35) feet.

(H) Minimum Living Area:

1) Single-family dwelling: One thousand two hundred (1,200) square feet.

2) Townhouse, Duplex, Cottage, Multiple-family dwellings:

a. Studio apartment, five hundred (500) square feet;
b. One (1) bedroom, six hundred (600) square feet;
c. Two (2) bedroom, eight hundred (800) square feet;
d. Three (3) bedroom, nine hundred (900) square feet.

(I) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 10 of the Southern Grove - 10 MPUD.

1. Single-family Dwelling, Villa, or Duplex:

(a) Front Yard: Each lot shall have a front yard with a building setback line of fifteen (15) feet and a front load garage setback line of eighteen (18) feet.

(b) Side Yard: Each lot shall have two (2) side yards five (5) feet in width and shall result in a minimum separation of ten (10) feet between adjacent buildings. A side yard of fourteen (14) feet shall be provided adjacent to a right-of-way.

(c) Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet.

2. Townhouse dwelling:

(a) Each townhouse dwelling shall have a front yard with a minimum depth of ten (10) feet, a front load garage setback line of eighteen (18) feet, and a rear yard with a minimum depth of ten (10) feet. Screened enclosures shall be set back a minimum of five (5) feet from the rear property line. Each townhouse dwelling having frontage on a non-gated collector road shall have a front yard with a building setback line of twenty-five (25) feet.

(b) No less than three (3) townhouse dwellings and no more than eight (8) townhouse dwellings shall be contiguous. No contiguous group of dwellings shall exceed two hundred forty (240) feet in length.

(c) No portion of a townhouse or accessory structure in or related to one (1) group of contiguous townhouses shall be closer than fifteen (15) feet to any portion of a townhouse of accessory structure related to another group. A side yard having a minimum depth of ten (10) feet shall be provided between the side of any townhouse dwelling and a private or public street or right-of- way.

3. Rental Community:
   Each rental community development shall have a setback of twenty-five (25) feet from the front yard and public road rights of way, and ten (10) foot from side and rear property lines. Where two or more rental buildings are situated upon a parcel, any two buildings shall be separated by a minimum of ten (10) feet.

4. Multiple-family dwelling:
   Each multi-family development shall have a setback of twenty-five (25) feet from the front yard and public road rights-of-way and ten (10) feet from side and rear property lines. Where two or more buildings are situated upon a parcel, any two buildings shall be separated by a minimum of twenty (20) feet. No building shall have an effective length of mass exceeding three hundred (300) feet.

5. All other permitted, special exception, or non-residential uses:
   Setback requirements shall be twenty-five (25) feet for front yard and from public rights-of-way and ten (10) feet from side and rear property lines.

6. Buffering: Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Ordinances.

(J) Off-Street Parking and Service Requirements: As set forth in Section 4 hereof.

(K) Site Plan Review: Multi-Family, rental community, and non-residential developments shall submit a site plan meeting the criteria set forth above for review and approval by the City's Site Plan Review Committee.

SECTION 2: NON-RESIDENTIAL AREA

(A) Purpose. The purpose of non-residential areas shall be to locate and establish areas within the NCD District which are deemed to be uniquely suited for the development and maintenance of a mixture of uses, said areas to be primarily along established highways where a mixed pattern of housing, big box retail, corporate office and large institutional uses are to be substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses. The following standards shall be met in designing non-residential areas:

(B) Permitted Principal Uses and Structures. A minimum of two (2) of the following principal uses and structures shall be contained within the non-residential area:

1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing or fabrication of products is clearly incidental to and restricted to on-premises sales;

2) Office for administrative, business, professional or medical use;

3) Bank or savings and loan association;

4) Restaurant, including drive-in service;

5) Retail sales of alcoholic beverages for on and off premises consumption;

6) Hotel, motel, inn or bed and breakfast;

7) Theater (indoor);

8) Self-storage (consistent with Sec 158.227 of the City of Port St. Lucie Code of Ordinances, including outdoor vehicle, boat, and RV storage so long as the outdoor storage is contained wholly within a fenced area with landscape screening on the outside of the fence, and is located at the rear portion of the property not directly adjacent to SW Village Parkway);

9) Public facility or use;

10) Civic or cultural facility (private); Civic, institutional or cultural facility [including but not limited to enclosed assembly area, day care centers, schools (public or private), kindergarten through 12 grade, congregate living facilities].

11) School (public or private), grades kindergarten through 12;

12) School (technical or vocational);

13) Day care center;

14) Recreation amusement facility;

15) A single structure containing at least two complementary, integrated, or mutually supporting uses (such as offices, retail, public service, or entertainment). The structure must achieve physical and functional integration within itself. All permitted uses shall be permitted within any floor of a multi-floor building.

16) Temporary sales trailers located upon the parcel for which sales activities are to be conducted;

17) Hospital and other medical facilities;

18) Research uses, including product development and engineering.

19) Temporary outdoor sales and special events, including but not limited to, arts and craft shows, farmer's markets, circuses, carnivals, holiday festivals, and cultural festivals. Such events shall be conducted in accordance with Section 158.225, City of Port St. Lucie Code of Ordinances. Events requiring closure of a public right-of-way shall be conducted in accordance with Chapter 99, City of Port St. Lucie Code of Ordinances.

20) Assisted Living Facilities;

21) Nursing home; and

22) Pharmacy with or without drive through service.

23) Uses with drive through services shall be in accordance with Section 158.222(D) of the City of Port St Lucie Code of Ordinances.

(C) Special Exception Uses: The following uses may be permitted only following the review and specific approval thereof by the City Council:

1) Wireless communication antennas and towers with a maximum height of 300 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.

(D) Accessory Uses. As set forth in Section 3 hereof.

(E) Minimum and Maximum Lot Requirement.

1) Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.

(L) Maximum Building Coverage: Eighty (80) percent. Maximum impervious surface may not exceed ninety (90) percent.

(F) Minimum Open Space: Ten (10) percent. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.

(G) Maximum Building Height: One hundred (100) feet.

(I) Minimum Building Size and Minimum Living Area

1) Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.

(J) Setback Requirements and Buffering.

1) All non-residential, permitted, or special exception uses: Setback requirements shall be twenty-five (25) feet for front yard and from public rights-of-way and ten (10) feet from side and rear property lines.

2) Buffering. All mechanical equipment shall be screened from property zoned residential. Meter banks for multi-tenant buildings shall require screening when located on an exterior wall that is visible to the public. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances.

(K) Off-Street Parking and Service Requirements. As set forth in Section 4 hereof.

(L) Site Plan Review: Multi-Family, rental community, and non-residential developments shall submit a site plan meeting the criteria set forth above for review and approval by the City's Site Plan Review Committee

SECTION 3: ACCESSORY USES AND STRUCTURES

(A) General Provisions: Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage and other requirements. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive.

(B) Accessory Uses in Residential Areas:

1. Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of five (5) feet from the rear property line, except where lakes or open space areas are adjacent to the rear property line and setback may be reduced to two (2) feet. The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way.

2. Accessory uses as permitted by Section 158.217 of the City of Port St. Lucie Zoning Code are allowed in the residential area.

(C) Accessory Uses in Non-Residential Areas:

1. Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of ten (10) feet from the rear property line. The minimum setback from the side property lines shall be ten (10) feet.

(D) Home Occupation: A home occupation shall be permitted within residential areas, subject to the provisions of Section 158.217(F).

SECTION 4: PARKING AND PEDESTRIAN REQUIREMENTS

(A) Parking Requirements: Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with the provisions set forth herein. The maximum number of parking spaces to be provided is limited to one hundred twenty-five (125) percent of that required by the provisions set forth herein. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum. Maximum driveway widths for residential units shall be 26 feet and minimum driveway widths may be 9.5 feet.

1. Residential (single family): 1.5 spaces per dwelling unit.

2. Residential multi-family (garden style flats, apartments, condominiums, rental duplex and rental cottage communities, and townhomes): 1.75 spaces per dwelling unit plus 1 space for every 5 dwelling units.

3. Retail and office, including medical: 4 spaces per 1,000 sf

4. Restaurant (stand-alone): 1 space per 100 sf. Additional parking shall be required for an outdoor seating area when the outdoor seating area exceeds twenty-five (25%) percent of the gross floor area of an approved restaurant.

5. Hotels: 1 space for each guest room, plus 1 space for each ten (10) guest rooms.

6. Self-Storage: 1 space for each 200 sf of gross floor area used as an office in the rental of storage bays, plus 1 additional space for every 100, or fraction thereof, storage bays.

7. For any permitted use not listed above, parking rates shall comply with Section 158.221.C.

(B) Shared or joint use of parking facilities between and among uses is authorized when:

1. There is a relationship among the land uses utilizing shared parking that will attract drivers to two or more uses in a single trip; and,

2. There is adequate linkage between the parking and each of the uses sharing the parking.

(C) Parking lot landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances except that ten (10) foot parking islands shall be required to break up rows in groups of twelve (12) contiguous spaces.

(D) Pedestrian Access:

1. An on-site pedestrian and bike circulation system which links the street and the primary entrance(s) of the structure(s) on the site shall be provided with each conceptual plan or site plan. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjacent developments if adequate safety and security can be maintained.

2. The circulation system must be hard-surfaced, ADA acceptable, and be at least 5 feet wide.

SECTION 5: LANDSCAPING

(A) Plant Material:

1. Tree species height, spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.

2. Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) foot spread in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.

3. Existing plant material used to meet the intent of this section and City of Port St. Lucie Code of Ordinances, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.

4. No more than eighty (80) percent of the required trees shall be native species.

5. No less than twenty-five (25) percent of all required trees shall be native species.

(B) Easement and Utility Area Landscaping: Trees and all vegetation with intrusive root systems shall not be planted within ten (10) feet of any PSLUSD infrastructure or appurtenance; including water and sewer lines, exiting utility pole, guy wire, and pad mounted transformers. No protective barriers will be required. All proposed utilities shall maintain separation distances from all City mains as required by the city and FDEP.

(C) Residential Landscaping: The number of trees to be provided per lot shall be as follows:

A. Lots less than 6,000 sf shall provide two (2) trees.
B. Lots from 6,000 to 7,000 sf shall provide three (3) trees.
C. Lots over 7,500 sf shall provide four (4) trees.

(D) Perimeter landscape requirements adjacent to lakes may be relocated to other areas within the project site to allow creativity in landscape design adjacent to the lake (up to 100% of required landscape).

(E) No wall shall be required in a landscape buffer strip adjacent to open space land. No wall shall be required where a wall is already provided by the adjacent property. However, the minimum City of Port St. Lucie landscape (plant material) requirements shall be met.

(F) Adjacent to Collector and Arterial roadways: The 6' wall or fence is at the discretion of the developer; however, the minimum City of Port St. Lucie landscape (plant material) requirements shall be met.

(G) Perimeter landscape buffer strips along a public right-of-way shall be a minimum of 20' wide. All other perimeter buffer strips shall be a minimum of 10' wide with or without a wall. Landscape buffer strips for interior parcels within the MPUD may be a minimum of five (5) feet between adjacent parcels where parking areas are interconnected, provided an area equal to a ten (10) foot buffer is provided elsewhere on site

SECTION 6: UTILITIES

(A) Proposed Sanitary Sewer System:
The proposed Southern Grove project is located within the City of Port St. Lucie Water and Sewer Service Area. The proposed Sanitary Sewer System for Southern Grove project will consist of Gravity Sanitary Sewer Mains and Manholes, which will flow to on-site Sewage Pump Stations. The proposed maximum depth of gravity sewer mains and number of pump stations are dependent on the existing soil conditions and may vary due to those existing soil conditions. The Developer shall minimize the number of pump stations designed and installed. The proposed wastewater pump stations will have force mains, which will carry the flows to the existing City of Port St. Lucie wastewater transmission system. The existing City of Port St. Lucie wastewater transmission system consists of an existing Force Main on Village Parkway. The proposed sewer transmission system will include force main connections to the existing City force main. All proposed pump stations shall require a connection to the existing fiber optics system for communication purposes.

(B) Proposed Water Distribution System:
The proposed Southern Grove project is located within the City of Port St. Lucie Water and Sewer Service Area. The proposed Water Distribution System for Southern Grove project will consist of a large Water Main along the Village Parkway that runs along the eastern boundary of the subject property. There will be several connections to the Village Parkway main, and these water mains will be extended along all other roadways within the project.

The proposed water mains will be connected to the existing City of Port St. Lucie potable water system. The existing City of Port St. Lucie potable water system consists of large water mains on Discovery Way, Village Parkway, proposed Paar Drive, and along the proposed Community Blvd roadway, located on the perimeter of the Southern Grove site. The proposed water main connections for the site will include multiple water connections on all sides of the project. Looping the main from Village Pkwy through the project site and connecting to the Paar Drive stubout shall be required and coordinated with the Utility Systems Department.

SECTION 7: TRADITION TRAIL

Provisions for Tradition Trail shall be provided within this development. A fence or wall may be utilized to separate the private development areas from the public trail system.

The proposed Tradition Trail (when developed by the City of Port St. Lucie and/or the master developer of Tradition) shall be allowed to cross private residential streets if necessary. A formalized pedestrian crossing shall occur at any private residential street and pedestrian awareness signs identifying Tradition Trail and the road crossings shall be implemented. No fencing or other security measures shall block use and continuation of the public trail along the perimeter of the development.

EXHIBIT 7

SKETCH AND LEGAL DESCRIPTION

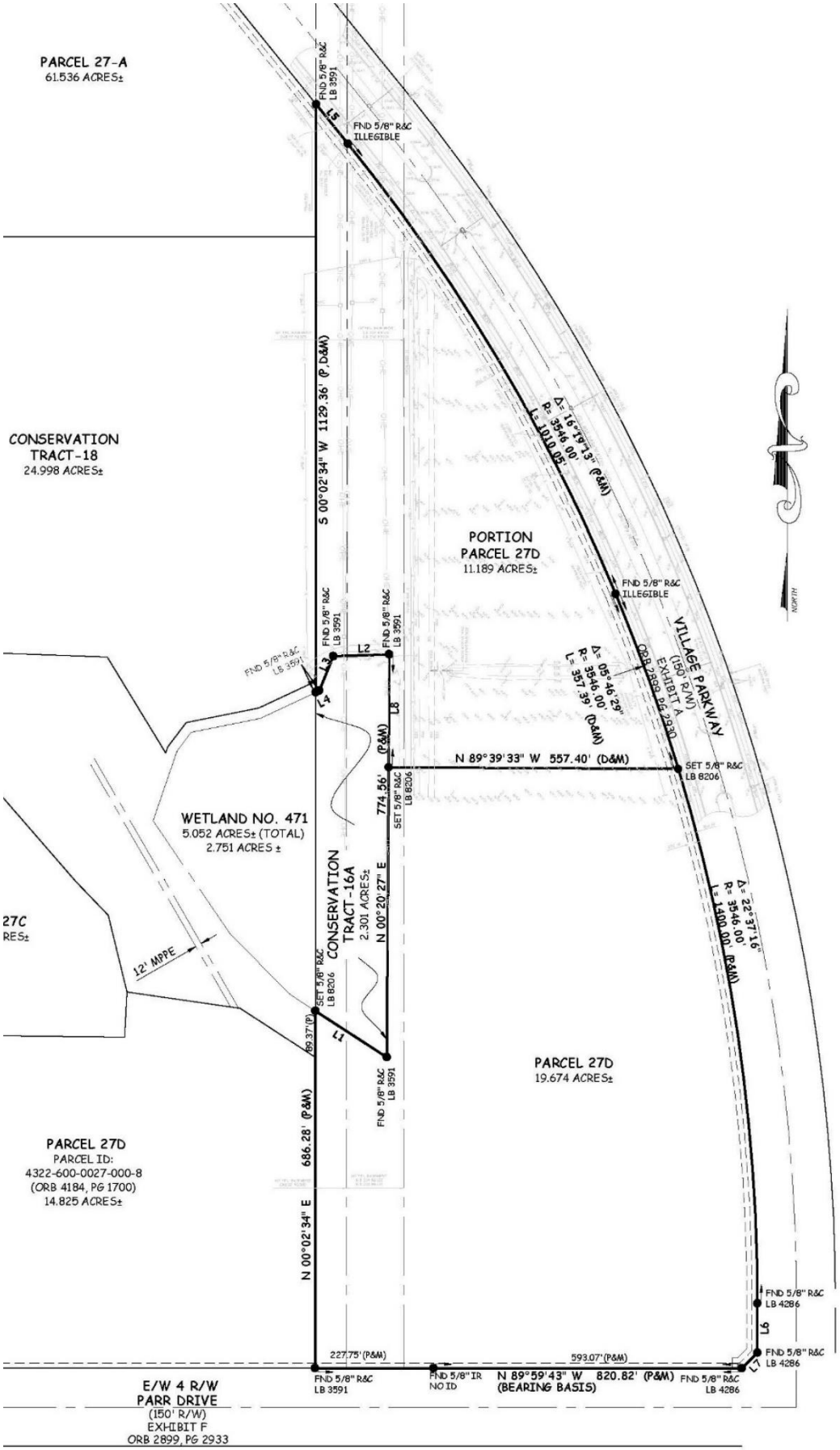
LEGAL DESCRIPTION:

ALL OF PARCEL 27D ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL FROM THE ABOVE MENTIONED PARCEL 27D;

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 27D AND RUNNING THENCE ALONG ALONG THE BOUNDS THEREOF THE FOLLOWING 6 COURSES AND DISTANCES; 1) N4°13'26"E A DISTANCE OF 635.29 FEET; 2) S89°14'41"E A DISTANCE OF 596.05 FEET; 3) N3°14'21"E A DISTANCE OF 87.14 FEET; 4) S81°49'52"E A DISTANCE OF 217.07 FEET; 5) S75°35'46"(E) A DISTANCE OF 2.83 FEET; 6) S57°00'52"E A DISTANCE OF 172.59 FEET TO A POINT ON THE WESTERLY LINE OF A 60 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 97 AT PAGE 505, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°02'34"W ALONG SAID WESTERLY BOUNDS A DISTANCE OF 596.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF E/W 4 R/W (PARR DRIVE) AS SHOWN ON THE ABOVE MENTIONED PLAT OF SOUTHERN GROVE PLAT NO. 13; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES AND DISTANCES; 1) N89°59'43"W A DISTANCE OF 772.26 FEET TO A POINT OF CURVATURE; 2) WESTERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 2925.00 FEET, CENTRAL ANGLE 4°39'19" AN ARC LENGTH OF 237.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.86 ACRES MORE OR LESS.

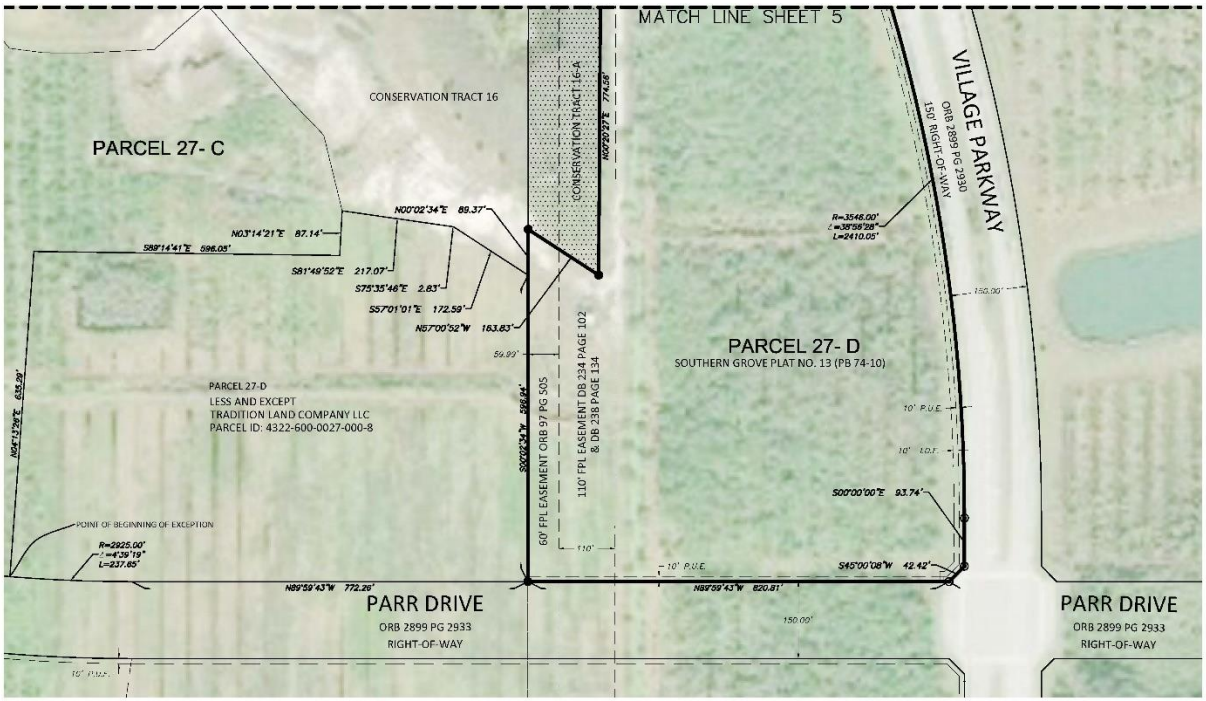

PARCEL 27-A
61.536 ACRES±
CONSERVATION
TRACT-18
24.998 ACRES±
PORTION
PARCEL 27D
11.189 ACRES±
WETLAND NO. 471
5.052 ACRES± (TOTAL)
2.751 ACRES ±
CONSERVATION
TRACT-16A
2.301 ACRES±
PARCEL 27D
19.674 ACRES±
PARCEL 27D
PARCEL ID:
4322-600-0027-000-8
(ORB 4184, PG 1700)
14.825 ACRES±
VILLAGE PARKWAY
(150' R/W)
EXHIBIT A
ORB 2899, PG 2930
E/W 4 R/W
PARR DRIVE
(150' R/W)
EXHIBIT F
ORB 2899, PG 2933
12' MPPE
FND 5/8" R&C
LB 3591
FND 5/8" R&C
ILLEGIBLE
SET 5/8" R&C
LB 8206
FND 5/8" R&C
LB 4286
FND 5/8" IR
NO ID
S 00°02'34" W 1129.36' (P,D&M)
N 89°39'33" W 557.40' (D&M)
774.56'
N 00°20'27" E
686.28' (P&M)
N 00°02'34" E
227.75'(P&M)
593.07'(P&M)
N 89°59'43" W 820.82' (P&M)
(BEARING BASIS)
Δ= 16°19'13"
R= 3546.00'
L= 1010.02' (P&M)
Δ= 05°46'29"
R= 3540.00'
L= 357.39' (D&M)
Δ= 22°37'16"
R= 3546.00'
L= 1400.00' (P&M)
NORTH

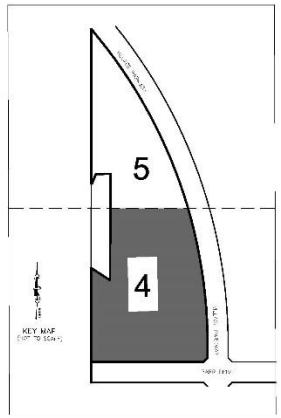
ALTA/NSPS SURVEY

A PORTION OF PARCEL 27-D SOUTHERN GROVE PLAT NO. 13

LOCATED IN SECTIONS 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST

CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA





GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
(Intended Display Scale)

LEGEND

- ARC LENGTH
- ESMT. – EASEMENT
- F.P.L. – FLORIDA POWER & LIGHT
- FND. – FOUND
- I.R.C. – IRON ROD & CAP
- O.R.B. – OFFICIAL RECORD BOOK
- P.B. – PLAT BOOK
- P.O.B. – POINT OF BEGINNING
- P.O.C. – POINT OF COMMENCEMENT
- PSM – PAGE(S)
- P.R.M. – PERMANENT REFERENCE MONUMENT
- P.U.E. – UTILITY EASEMENT
- (R) – PLAT BEARING
- R – RADIUS
- R/W – RIGHT-OF-WAY
- RGE. – RANGE
- SEC. – SECTION
- Δ – DELTA (CENTRAL ANGLE)
- SQ. FT. – SQUARE FEET
- TWP. – TOWNSHIP
- TYP. – TYPICAL
- W.E. – WATER EASEMENT
- S.E. – SANITARY EASEMENT
- L.O.E. –

● – SET I.R.C. 5/8" "P.R.M. LB 3591" UNLESS OTHERWISE NOTED

⊚ – FOUND I.R.C. 5/8" "P.R.M. LB 4286" UNLESS OTHERWISE NOTED

CONSERVATION TRACT 16-A

REVISIONS	BY
TLE PAGE 25-10	

CAULFIELD & WHEELER, INC.
CERTIFICATE OF AUTHORIZATION #LB 3591
LANDSCAPE ARCHITECTURE · SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE: (561) -392-1991 / FAX: (561) -750-1452

ALTA/NSPS SURVEY
A PORTION OF PARCEL 27-D
SOUTHERN GROVE PLAT NO. 13
LOCATED IN SECTIONS 26 AND 27, TWP 37 SOUTH, RGE 39 EAST
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

DATE	05-23-18
DRAWN BY	KRM
F.B./ PG.	ELEC
SCALE	1:100

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
Pg 3591

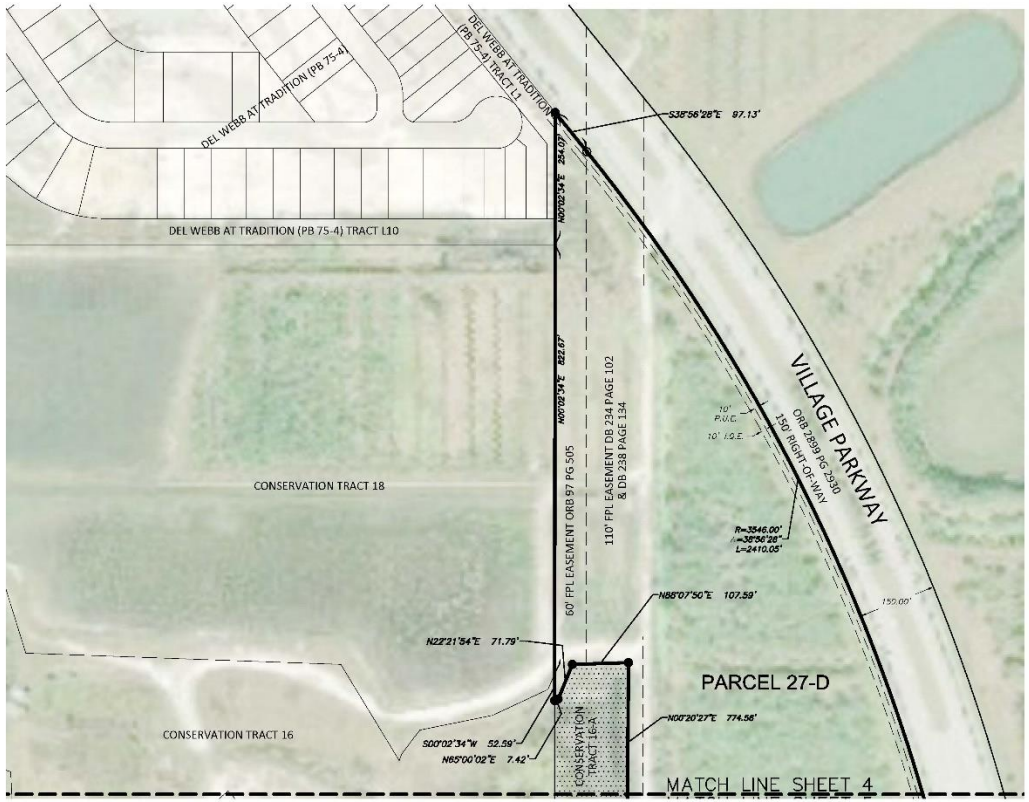
JOB # 7367
SHEET NO.
4
OF 5 SHEETS

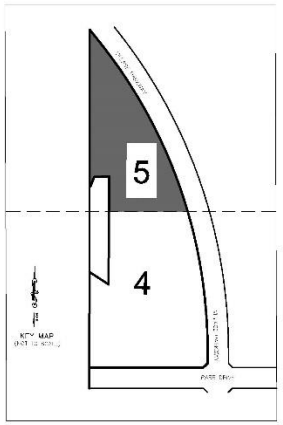
ALTA/NSPS SURVEY

A PORTION OF PARCEL 27-D SOUTHERN GROVE PLAT NO. 13

LOCATED IN SECTIONS 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST

CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA





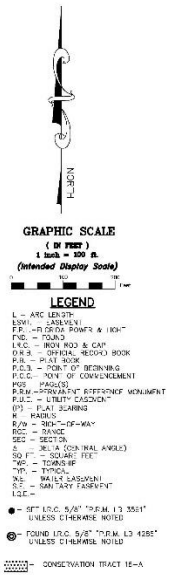


EXHIBIT 8

CONCEPTUAL PLAN

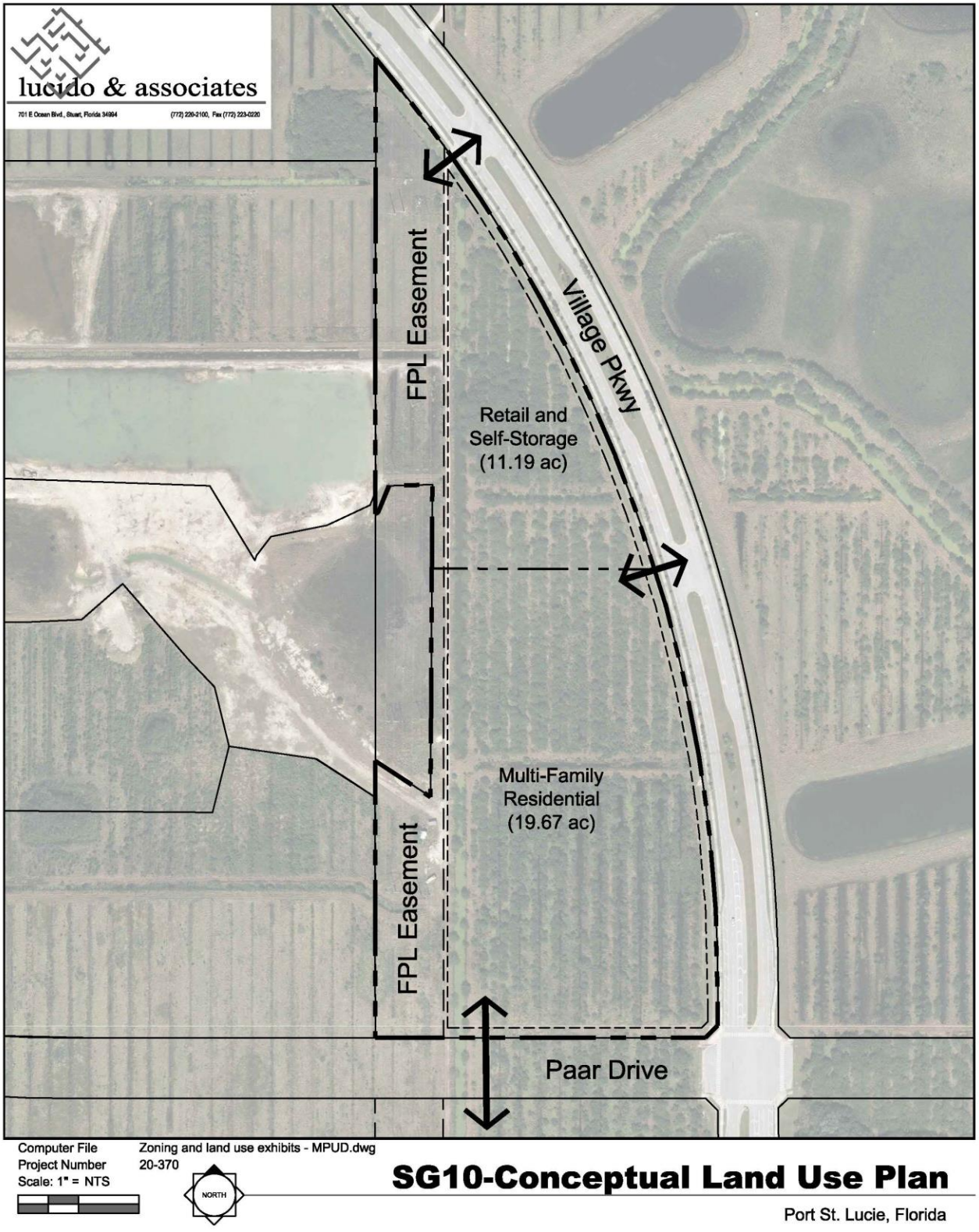


EXHIBIT 9

DEVELOPMENT PROGRAM

Development program will consist of at least three distinct uses; Multi-Family Subdivision, Retail/Office/Commercial, and Warehouse/Self-Storage components.

Residential Area (approx 19.67 ac)

Currently envisioned as a residential subdivision with primary access via Paar Drive and secondary shared access via Village Parkway. Typical lot details included with this document represent options of lot types that could be developed. Total number of dwelling units shall not exceed 400 du's.

Non-Residential Area (approx 11.19 ac)

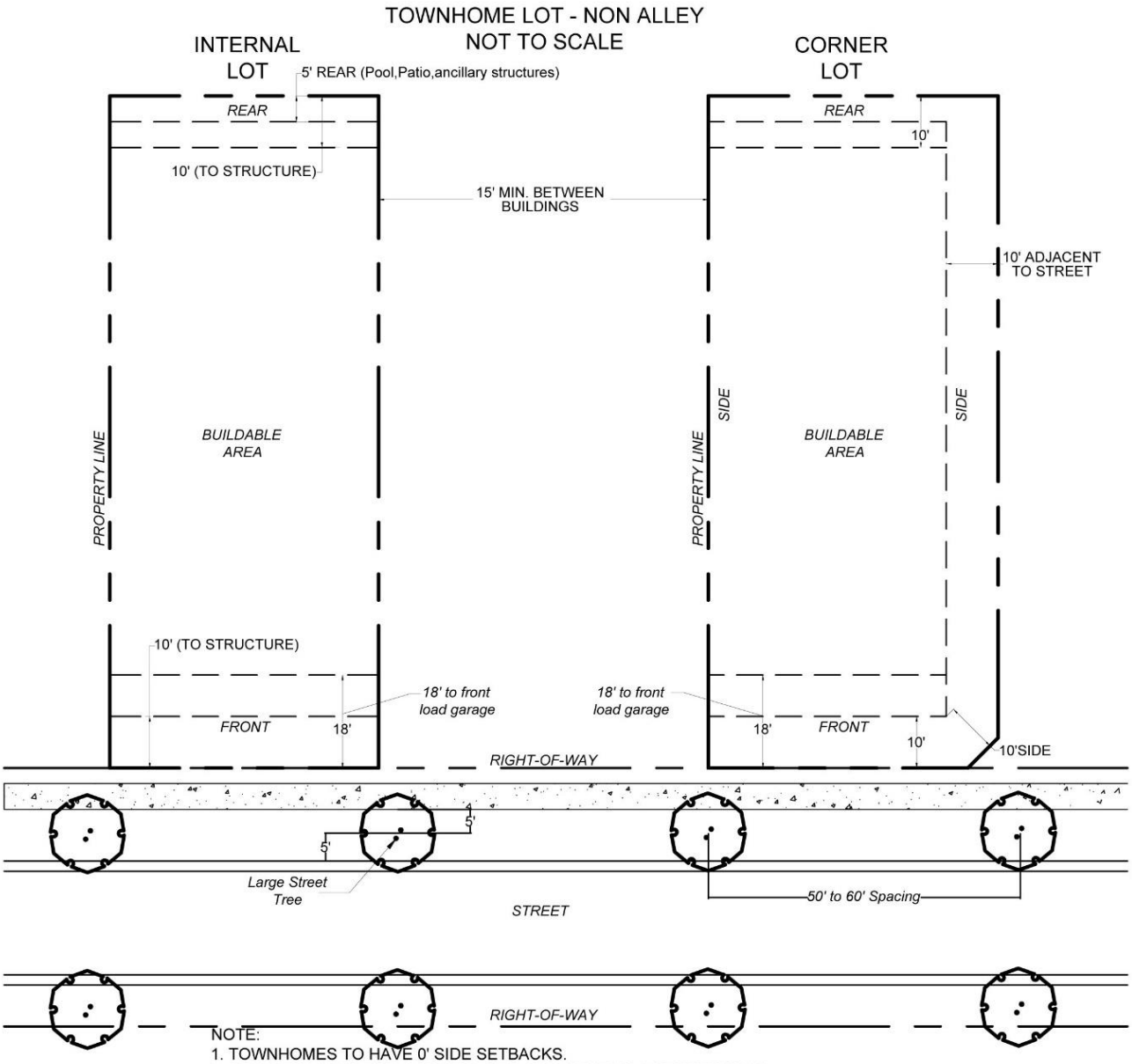
A commercial program intended to provide a mixture of retail, office, and self-storage uses with two access points from Village Parkway. The parcel is anticipated to provide up to 200,000 sf of non-residential development providing uses/sevices to support the surrounding residential communities.

Land Uses included within this MPUD and approximate areas:

Residential	19.67 acres	64%
Retail/Office/Commercial	2.70 acres / 20,000 sf	9%
Warehouse/Self-Storage	8.49 acres / 173,600 sf	27%
TOTAL	30.86 acres / 193,600 sf	100%

EXHIBIT 10

TYPICAL RESIDENTIAL LOT LAYOUT

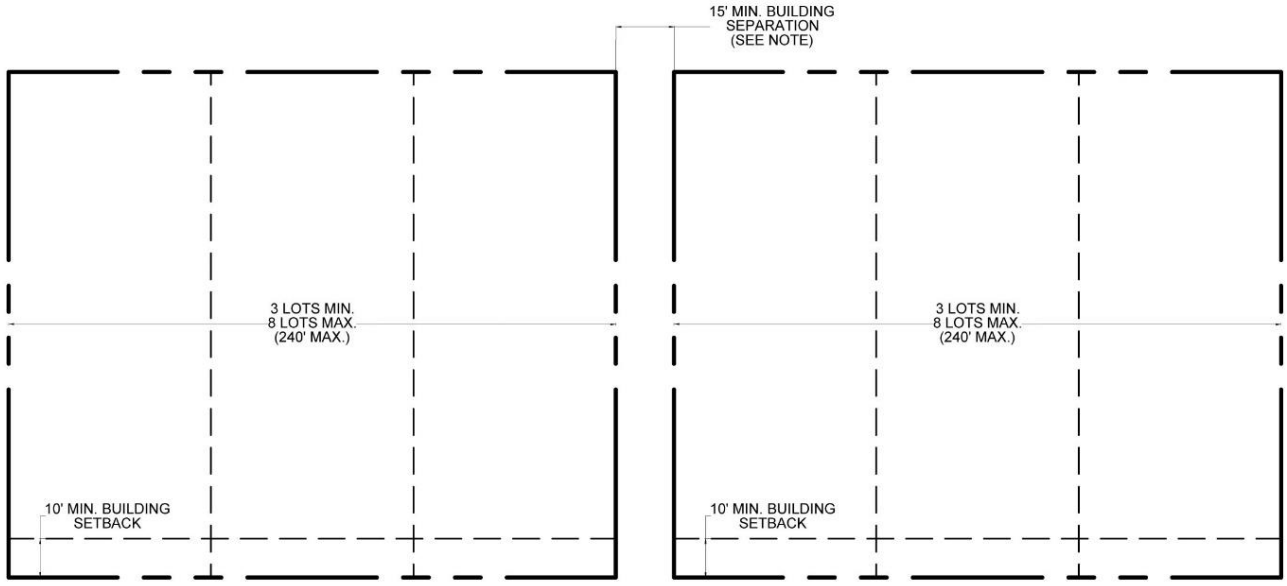


NOTE:
1. TOWNHOMES TO HAVE 0' SIDE SETBACKS.
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
3. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
4. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT MAXIMUM IMPERVIOUS SHALL BE 80%.
5. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
6. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

TYPICAL LOT

NON ALLEY LOT
(MIN. 18'-46' WIDTH X MIN. 70' DEPTH)
TOWNHOMES MAY BE DEVELOPED FROM A MIN. OF 3 UNITS TO A MAX OF 8 UNITS, IN A SINGLE BUILDING.

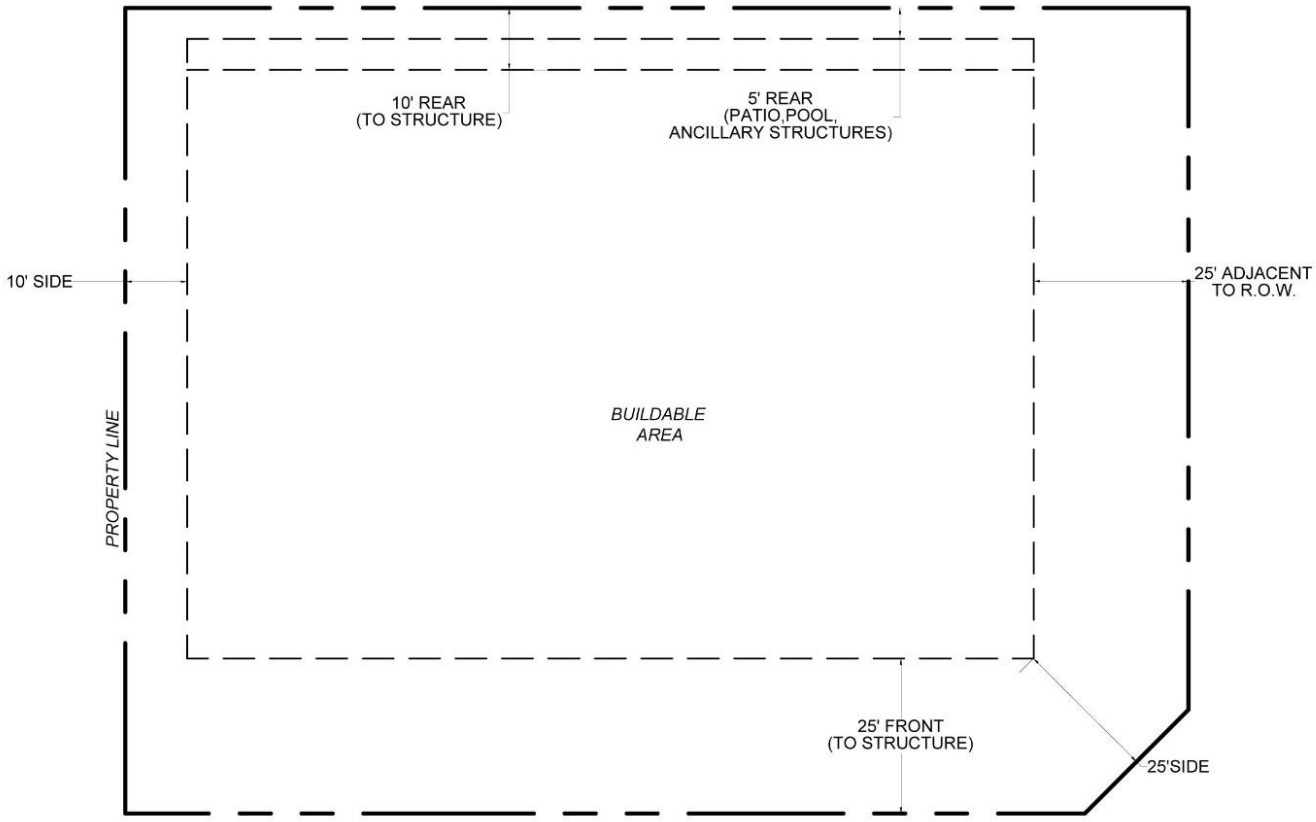
TOWNHOME LOT
NOT TO SCALE



NOTE:
1. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

TYPICAL BUILDING TOWNHOME LAYOUT

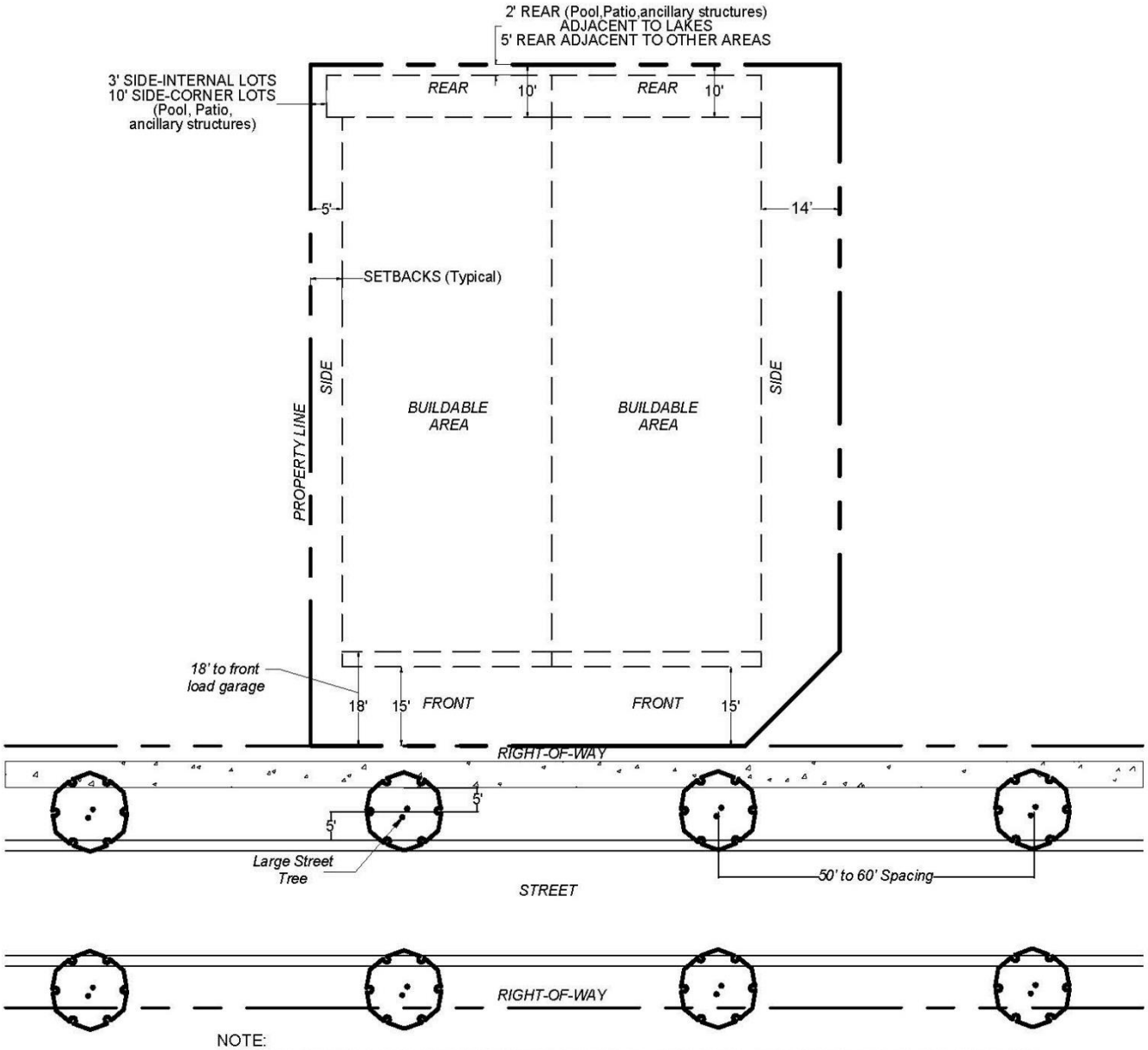
MULTIFAMILY RESIDENTIAL
NOT TO SCALE



NOTE:
1. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 25'.
2. 20' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
3. WITHIN THE RESIDENTIAL AREA, BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT, MAXIMUM IMPERVIOUS SHALL BE 80%, AND MAXIMUM HEIGHT SHALL BE 65 FT.
4. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

TYPICAL LOT
(MIN. LOT 30,000 SF. , MIN. 15' WIDTH)

SINGLE FAMILY (VILLA)
NOT TO SCALE



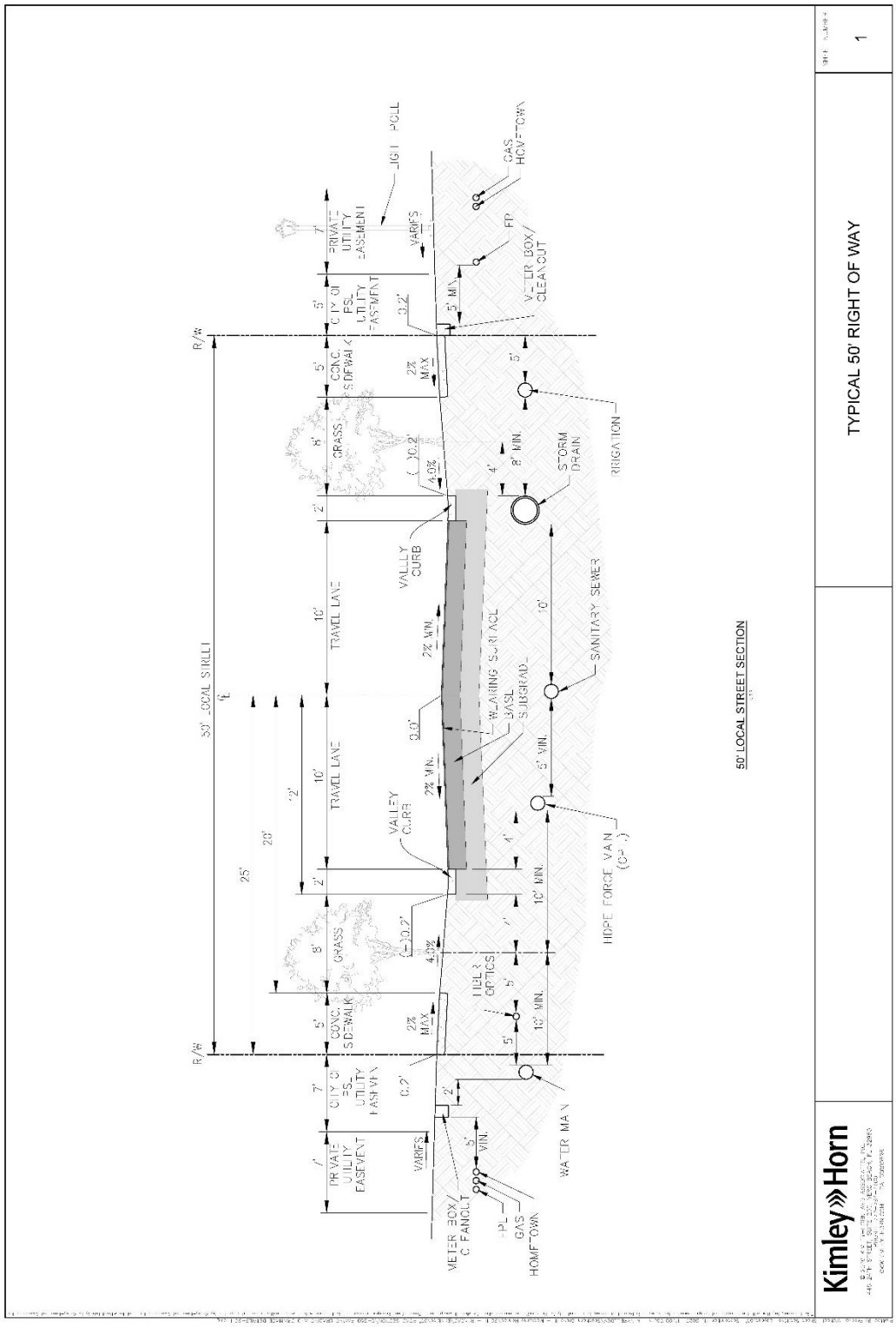
NOTE:
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
3. THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

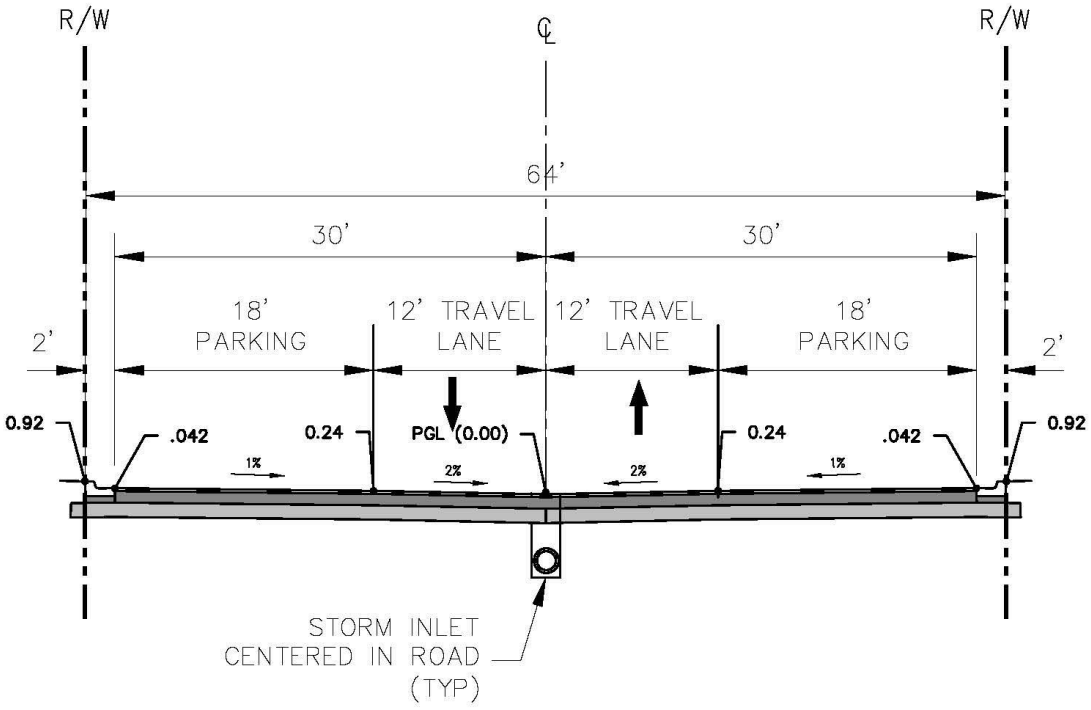
TYPICAL LOT

(Single Family Detached Min. 35' Width x Min 100' Depth)

EXHIBIT 11

TYPICAL ROADWAY CROSS SECTIONS





TYPICAL ROADWAY SECTION C-C

N.T.S.

64' RIGHT-OF-WAY

SCALE: NOT TO SCALE DESIGNED BY: KFH DRAWN BY: MJP CHECKED BY: KFH	DATE: 06/15/2020 PROJECT NO.	Kimley»Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 FAX: 772-794-4130 WWW.KIMLEY-HORN.COM	TYPICAL ROADWAY SECTION C-C	SHEET NUMBER 3 of 3

EXHIBIT 12

BINDING MPUD AGREEMENT

SOUTHERN GROVE 10 (SG-10)

The property as described on Exhibit 7 Legal Description, is under the unified control of the undersigned petitioner who agrees to (1) proceed with the proposed development according to the provisions of the Port St. Lucie P.U.D. Zoning Regulations; and (2) provide such agreements, contracts, deed restriction, 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. In addition, the said petitioner shall be responsible for the continuing operations and maintenance of such areas, functions, and facilities until such time as a private property owners association, yet to be established, agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense. The petitioner further agrees to bind all successors in title to the commitments herein in this paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1ST day of APRIL, 2022.

WITNESS:

BY: _____

BY: _____

MATTAMY PALM BEACH, LLC

BY: _____

P22-095 Southern Grove-MPUD - Parcel SG-10

TYPE	STATUS	BUILDING TYPE
PR	P&Z MEETING SCHEDULED	

ASSIGNED TO

Bridget Kean; John Kwasnicki; Public Works Engineering; Ivan Betancourt

ADDRESS

TBD

SECTION	BLOCK	LOT
Pl 13	SouthernGrove	Par. 27D

LEGAL DESCRIPTION

ALL OF PARCEL 27D ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA CONTAINING 30.86 ACRES MORE OR LESS.

SITE LOCATION

North-west quadrant of Village Pkwy and Paar Dr intersection

PARCEL #

4322-600-0027-010-1

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
NCD		MPUD	MPUD

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
30.86		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

To rezone approximately 30 ac of SLC AG-5 land in NCD of Southern Grove to support multi-family, retail, and self-storage uses in a Mixed Use development.

Primary Contact Email

myates@lucidodesign.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Matthew	Yates

Business Name

Lucido Design

ADDRESS

701 E Ocean Blvd

CITY	STATE	ZIP
Stuart	FL	34994

EMAIL	PHONE
myates@lucidodesign.com	7722202100

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME

Business Name

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROPERTY OWNER

Business Name
Mattamy Palm Beach LLC

ADDRESS
2500 Quantum Lakes Dr, Suite 215

CITY	STATE	ZIP
Boynton Beach	FL	33426

EMAIL	PHONE
Tony.Palumbo@mattamycorp.com	(561) 413-6096

lucido&associates

March 2, 2022 **VIA DIGITAL DELIVERY**

Planning and Zoning Department
City of Port Saint Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

Re: SOUTHERN GROVE 10 (SG-10) - MPUD Application

We are pleased to submit for your review an application for Southern Grove 10 (SG-10) MPUD. The intent of this application is to rezone approximately 30 ac from St. Lucie County AG-5 designation to MPUD. The development is intended to accommodate Multi-Family Residential, Retail/Commercial, and Warehouse (Self-Storage) uses. The subject property is within the Southern Grove DRI with a NCD land use.

In support of this application please find attached a proposed MPUD document. Should you have any questions or need additional information, please feel free to contact me directly.

Sincerely,

Matthew R. Yates
Senior Landscape Architect

701 East Ocean Boulevard Stuart, Florida 34994
tel: 772.220.2100 fax: 772.223.0220 web: www.lucidodesign.com

Mattamy Palm Beach, LLC
1500 Gateway Blvd, Suite 212
Boynton Beach, FL 33426

Planning & Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard, Building B
Port St. Lucie, FL 34984-5099

Re: Owner's Authorization - Tradition MPUD

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for LUCIDO & ASSOCIATES to represent Mattamy Palm Beach LLC. as applicant during the governmental review process for the above noted project.

Thank you for your attention to this matter.

Sincerely,

Tony Palumbo, Mattamy Palm Beach, LLC

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4454602 OR BOOK 4153 PAGE 856, Recorded 07/05/2018 12:22:55 PM Doc Tax: $159402.60

Prepared by and return to:
Greenspoon Marder, P.A.
200 East Broward Blvd., Suite 1800
Fort Lauderdale, FL 33301
Attn: Barry E. Somerstein, Esq.
Tax Account No.: 4310-603-0007-000-4
[LIST ALL TAX ACCOUNT NOS.]

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made and executed as of the 29th day of June, 2018, by **TRADITION LAND COMPANY, LLC**, an Iowa limited liability company ("**Grantor**"), whose address is 10490 SW Village Center Drive, Port St. Lucie, Florida 34987, to and in favor of **MATTAMY PALM BEACH LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 1500 Gateway Boulevard, Suite 212, Boynton Beach, Florida 33426.

WITNESSETH:

That the Grantor for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee all of Grantor's right, title and interest in and to those certain pieces, parcels or tracts of land situated in St. Lucie County, Florida more particularly described as follows, to wit:

SEE EXHIBIT "A-1," "A-2" and "A-3" ATTACHED HERETO

(hereinafter referred to as the "**Property**");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Property in fee simple forever.

AND Grantor does hereby covenant with and warrant to the Grantee that it has good right and lawful authority to sell and convey the Property; and that it will defend the title to the Property, against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

THE conveyance made herein, however, is expressly made **SUBJECT TO** (i) those matters described on **Exhibit "B"** attached hereto ("**Permitted Exceptions**"), however this reference shall not operate to reimpose same, and (ii) the Property is also subject to the restrictions and covenants running with the land applicable to the Property as set forth on **Exhibit "C"** attached hereto ("**Deed Restrictions**").

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Kelly Rene Rea

Name: Kelly Rene Rea

Wade DeRemer

Name: WADE DEREMER

GRANTOR:

TRADITION LAND COMPANY, LLC, an Iowa limited liability company

By: David C. Feltman

Name: David C. Feltman

Title: President

STATE OF Florida

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 21st day of June, 2018 by David C. Feltman, as President of Tradition Land Company, LLC, an Iowa limited liability company, on behalf of the company. He/She is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

KELLY RENE REA
MY COMMISSION # FF 204147
EXPIRES: March 22, 2019
Bonded Thru Notary Public Underwriters

Kelly Rene Rea

Notary Public Signature

Kelly Rene Rea

(Name typed, printed or stamped)

Commission No.: FF 204147

My Commission Expires: 3/22/2019

35188720.4
33451.0019

EXHIBIT "A-1"
DESCRIPTION OF WESTERN GROVE PROPERTY

LEGAL DESCRIPTION WESTERN GROVE
TRACTS A & B

LEGAL DESCRIPTION
WESTERN GROVE

PARCEL ID NUMBERS
4305-100-0000-000-5
4305-110-0000-000-6
4305-131-0001-000-8
4305-333-0001-000-8
4305-322-0001-000-4
4305-322-0002-000-1
4306-311-0000-000-6
4307-100-0000-000-1
4308-000-0000-000-7
4318-122-0001-000-0

BEING A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, 8, 17, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY AND THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°08'55" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 156.89 FEET; THENCE SOUTH 00°01'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2906.07 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE SOUTH 89°58'45" EAST, ALONG THE SOUTH LINE OF CROSSTOWN PARKWAY AS DEEDED FROM RESERVE HOMES LTD, L.P. TO CITY OF PORT ST. LUCIE, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 4633.87 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2,158.00 FEET, THE CHORD OF WHICH BEARS SOUTH 00°03'13" WEST, 0.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 0.93 FEET THROUGH A CENTRAL ANGLE OF 00°01'28" TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,690.00 FEET AND A CENTRAL ANGLE OF 03°25'08"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 100.84 FEET; THENCE NORTH 86°37'20" EAST, A DISTANCE OF 54.69 FEET; THENCE NORTH 53°38'02" EAST, A DISTANCE OF 11.25 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 501.54 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 12°20'03"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 215.27 FEET; THENCE NORTH 77°39'57" EAST, A DISTANCE OF 108.05 FEET; THENCE NORTH 73°41'12" EAST, A DISTANCE OF 447.38 FEET; THENCE NORTH 74°15'42" EAST, A DISTANCE OF 502.35 FEET; THENCE NORTH 74°29'48" EAST, A DISTANCE OF 493.07 FEET; THENCE NORTH 73°45'42" EAST, A DISTANCE OF 491.41 FEET; THENCE NORTH 74°31'50" EAST, A DISTANCE OF 526.42 FEET; THENCE NORTH 74°05'56" EAST, A DISTANCE OF 326.26 FEET TO THE WEST LINE OF A PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 3131, PAGE 1673, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 13°12'00" EAST, ALONG SAID WEST LINE, AND ALONG THE WEST LINE OF TRADITION PLAT NO. 35, AS RECORDED IN PLAT BOOK 52, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 4,266.67 FEET TO THE NORTH LINE OF TRADITION PLAT NO. 62, AS RECORDED IN PLAT BOOK 60, PAGE 22, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID TRADITION PLAT NO. 62 THE FOLLOWING 3 COURSES AND DISTANCES; 1) THENCE SOUTH 81°33'53" WEST, A DISTANCE OF 621.46 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,130.00 FEET, A CENTRAL ANGLE OF 05°23'17"; 2) THENCE WESTERLY ALONG THE ARC A DISTANCE OF 106.26 FEET; THENCE NORTH 53°22'26" WEST, A DISTANCE OF 15.42 TO THE EASTERLY RIGHT-OF-WAY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612 OF SAID ST. LUCIE COUNTY PUBLIC RECORDS; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 760.00 FEET, CENTRAL ANGLE 2°03'38", ARC LENGTH OF 27.33 FEET; CHORD BEARING N1°53'40"W, A CHORD DISTANCE OF 27.33 FEET; THENCE S89°08'09"W, DEPARTING SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID TRADITION PLAT 62; THENCE ALONG THE WESTERLY BOUNDS OF SAID PLAT THE FOLLOWING 4 COURSES AND DISTANCES; 1) SOUTHERLY ALONG A CURVE TO THE LEFT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 840.00 FEET, CENTRAL ANGLE 12°36'21", ARC LENGTH 184.81 FEET, CHORD BEARING S7°10'01"E, A CHORD DISTANCE OF 184.44 FEET TO POINT OF REVERSE CURVATURE; 2) SOUTHWESTERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 50.00 FEET, CENTRAL ANGLE 55°30'50", ARC LENGTH 48.45 FEET, CHORD BEARING S14°17'13"W, A CHORD DISTANCE OF 46.57 FEET TO A POINT OF REVERSE CURVATURE; 3) SOUTHWESTERLY ALONG A CURVE TO THE LEFT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 110.00 FEET, CENTRAL ANGLE 8°37'53", ARC LENGTH 16.57 FEET, CHORD BEARING S37°43'42"W, A CHORD DISTANCE OF 16.56 FEET TO A POINT OF REVERSE CURVATURE; 4) SOUTHWESTERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 50.00 FEET, CENTRAL ANGLE 51°19'04", ARC LENGTH 44.78 FEET, CHORD BEARING S59°04'17"W, A CHORD DISTANCE OF 43.30 FEET TO A POINT OF TANGENCY ON THE SOUTH LINE OF A PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 1178, PAGE 2311 AND OFFICIAL RECORDS BOOK 3274, PAGE 915, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 4 COURSES AND DISTANCES; THENCE SOUTH 84°43'49" WEST, A DISTANCE OF 174.38 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,100.00 FEET, A CENTRAL ANGLE OF 45°17'00"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 869.38 FEET; THENCE NORTH 49°59'11" WEST, A DISTANCE OF 1,546.87 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 39°18'59"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 823.44 FEET; THENCE NORTH 89°18'10" WEST, A DISTANCE OF 401.19 FEET TO THE WEST LINE OF EXHIBIT A (POWERLINE ROAD), AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651, PUBLIC RECORDS OF

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

Tradition Florida LLC Tradition Land Company LLC	
Western Grove, St. Lucie County, Fl	
DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. *18-039*

LEGAL DESCRIPTION

WESTERN GROVE

ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE THE FOLLOWING 3 COURSES AND DISTANCES; THENCE SOUTH 00°41'50" WEST, A DISTANCE OF 557.37 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,440.00 FEET, A CENTRAL ANGLE OF 18°08'36"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 455.99 FEET; THENCE SOUTH 18°50'26" WEST, A DISTANCE OF 800.66 FEET; THENCE SOUTH 70°06'36" EAST, A DISTANCE OF 540.99 FEET TO THE WEST LINE OF A 200.00 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°41'50" WEST, ALONG SAID WEST LINE, A DISTANCE OF 3,427.77 FEET; THENCE SOUTH 00°08'18" WEST, ALONG SAID WEST LINE, A DISTANCE OF 317.26 FEET TO THE NORTH LINE OF CONSERVATION TRACT 3, AS RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINE OF CONSERVATION TRACT 3 THE FOLLOWING 24 COURSES AND DISTANCES; THENCE NORTH 31°45'23" EAST, A DISTANCE OF 287.98 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 479.11 FEET; THENCE NORTH 25°42'03" EAST, A DISTANCE OF 815.85 FEET; THENCE NORTH 67°14'46" EAST, A DISTANCE OF 611.45 FEET; THENCE NORTH 80°50'18" EAST, A DISTANCE OF 311.82 FEET; THENCE SOUTH 39°35'38" EAST, A DISTANCE OF 373.81 FEET; THENCE SOUTH 62°56'57" WEST, A DISTANCE OF 710.69 FEET; THENCE SOUTH 09°54'33" WEST, A DISTANCE OF 528.17 FEET; THENCE SOUTH 43°15'34" EAST, A DISTANCE OF 1.86 FEET; THENCE NORTH 89°57'05" EAST, A DISTANCE OF 1,118.66 FEET; THENCE NORTH 35°27'24" EAST, A DISTANCE OF 161.02 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 130°29'58"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 455.53 FEET; THENCE SOUTH 14°02'38" EAST, A DISTANCE OF 439.21 FEET; THENCE SOUTH 11°24'07" WEST, A DISTANCE OF 156.51 FEET; THENCE SOUTH 54°52'19" WEST, A DISTANCE OF 285.65 FEET; THENCE NORTH 87°53'08" WEST, A DISTANCE OF 303.75 FEET; THENCE NORTH 64°44'39" WEST, A DISTANCE OF 347.21 FEET; THENCE NORTH 38°28'42" WEST, A DISTANCE OF 244.24 FEET; THENCE SOUTH 61°48'44" WEST, A DISTANCE OF 265.08 FEET; THENCE SOUTH 26°55'17" EAST, A DISTANCE OF 157.56 FEET; THENCE SOUTH 04°24'55" WEST, A DISTANCE OF 302.92 FEET; THENCE SOUTH 51°49'41" EAST, A DISTANCE OF 294.23 FEET; THENCE SOUTH 28°06'28" EAST, A DISTANCE OF 898.96 FEET TO THE NORTH LINE OF CONSERVATION TRACT 1, AS RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF CONSERVATION TRACT 1 THE FOLLOWING 5 COURSES AND DISTANCES; THENCE SOUTH 72°37'52" WEST, A DISTANCE OF 619.63 FEET; THENCE SOUTH 18°11'57" WEST, A DISTANCE OF 269.91 FEET; THENCE SOUTH 01°51'59" EAST, A DISTANCE OF 146.75 FEET; THENCE SOUTH 32°55'06" EAST, A DISTANCE OF 1,128.20 FEET; THENCE SOUTH 49°21'19" EAST, A DISTANCE OF 380.65 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E/W # 1, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 829, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°50'39" WEST, ALONG SAID NORTH LINE OF E/W # 1 AND THE NORTH LINE OF PARCEL 2 OF RIVERLAND GROVE, A DISTANCE OF 2,230.58 FEET TO THE POINT OF BEGINNING OF CONSERVATION TRACT 2, AS SHOWN IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF CONSERVATION TRACT 2 THE FOLLOWING 24 COURSES AND DISTANCES; THENCE NORTH 16°14'32" EAST, A DISTANCE OF 312.22 FEET; THENCE NORTH 60°39'52" EAST, A DISTANCE OF 69.34 FEET; THENCE NORTH 70°31'49" EAST, A DISTANCE OF 130.24 FEET; THENCE NORTH 46°25'24" EAST, A DISTANCE OF 54.76 FEET; THENCE NORTH 32°01'44" EAST, A DISTANCE OF 35.62 FEET; THENCE NORTH 08°45'15" EAST, A DISTANCE OF 49.65 FEET; THENCE NORTH 10°37'45" WEST, A DISTANCE OF 61.45 FEET; THENCE NORTH 24°33'27" WEST, A DISTANCE OF 95.46 FEET; THENCE NORTH 09°05'54" WEST, A DISTANCE OF 95.57 FEET; THENCE NORTH 20°34'23" WEST, A DISTANCE OF 64.51 FEET; THENCE NORTH 45°12'39" WEST, A DISTANCE OF 167.70 FEET; THENCE NORTH 59°18'14" WEST, A DISTANCE OF 151.59 FEET; THENCE NORTH 88°01'37" WEST, A DISTANCE OF 54.82 FEET; THENCE SOUTH 74°52'40" WEST, A DISTANCE OF 305.26 FEET; THENCE NORTH 70°03'54" WEST, A DISTANCE OF 245.26 FEET; THENCE SOUTH 76°25'53" WEST, A DISTANCE OF 232.03 FEET; THENCE NORTH 35°37'28" WEST, A DISTANCE OF 365.49 FEET; THENCE NORTH 64°00'05" WEST, A DISTANCE OF 104.96 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 614.79 FEET; THENCE SOUTH 15°45'52" WEST, A DISTANCE OF 524.60 FEET; THENCE SOUTH 29°27'50" EAST, A DISTANCE OF 150.74 FEET; THENCE SOUTH 63°02'12" EAST, A DISTANCE OF 200.44 FEET; THENCE NORTH 89°59'49" EAST, A DISTANCE OF 311.47 FEET; THENCE SOUTH 57°38'10" EAST, A DISTANCE OF 1,042.53 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E/W # 1, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 829, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°50'39" WEST, ALONG SAID NORTH LINE OF E/W # 1 AND THE NORTH LINE OF PARCEL 2 OF RIVERLAND GROVE, A DISTANCE OF 5063.33 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 609 (RANGELINE ROAD) A 150.00 FOOT WIDE RIGHT-OF-WAY; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 609 (RANGELINE ROAD) THE FOLLOWING 6 COURSES AND DISTANCES; THENCE NORTH 00°00'21" EAST, A DISTANCE OF 1,040.46 FEET; THENCE NORTH 00°01'22" WEST, A DISTANCE OF 2,608.92 FEET; THENCE NORTH 85°42'58" EAST, A DISTANCE OF 74.89 FEET; THENCE NORTH 02°05'08" WEST, A DISTANCE OF 5,257.15 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 5,654.58 FEET, A CENTRAL ANGLE OF 02°06'23"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 207.88 FEET; THENCE NORTH 00°01'15" EAST, A DISTANCE OF 2,337.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,771.478 ACRES, MORE OR LESS.

Sheet 2 of 5

CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

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

Tradition Florida LLC
Tradition Land Company LLC

Western Grove, St. Lucie County, Fl

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. *18-039*

LEGAL DESCRIPTION

WESTERN GROVE

TOGETHER WITH PARCEL 1 Parcel ID: 4305-322-0002-000-1

A PARCEL OF LAND LYING IN SECTIONS 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N89°58'45"W A DISTANCE OF 50.00 FEET; THENCE N00°01'15"E A DISTANCE OF 60.00 FEET; THENCE S89°58'45"E A DISTANCE OF 4633.87 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

AND THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 89°56'03" EAST, A RADIAL DISTANCE OF 2,158.00 FEET AND HAVING A CHORD BEARING OF SOUTH 00°03'12" WEST, 0.93 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°01'28", A DISTANCE OF 0.93 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,690.00 FEET AND A CENTRAL ANGLE OF 03°25'08"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 100.84 FEET; THENCE NORTH 86°37'20" EAST, A DISTANCE OF 54.69 FEET; THENCE NORTH 53°38'02" EAST, A DISTANCE OF 11.25 FEET; THENCE EAST, A DISTANCE OF 501.54 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 11°43'53"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 204.75 FEET; THENCE NORTH 55°36'44" EAST, A DISTANCE OF 125.02 FEET; THENCE NORTH 89°58'45" WEST, A DISTANCE OF 874.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.684 ACRES, MORE OR LESS.

TOGETHER WITH PARCEL 2 (WETLAND 81) Parcel ID: 4308-331-0001-000-1

BEING A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF TRACT 1, ACCORDING TO TRADITION PLAT NO. 70, AS RECORDED IN PLAT BOOK 67, PAGE 31, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 80°50'18" WEST, A DISTANCE OF 311.82 FEET; THENCE SOUTH 67°14'46" WEST, A DISTANCE OF 363.33 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE CONTINUE SOUTH 67°14'46" WEST, A DISTANCE OF 248.12 FEET; THENCE SOUTH 25°42'03" WEST, A DISTANCE OF 107.45 FEET; THENCE NORTH 55°58'12" WEST, A DISTANCE OF 41.35 FEET; THENCE NORTH 64°04'09" WEST, A DISTANCE OF 36.99 FEET; THENCE NORTH 34°18'02" WEST, A DISTANCE OF 57.12 FEET; THENCE NORTH 04°58'20" EAST, A DISTANCE OF 32.40 FEET; THENCE NORTH 29°38'11" EAST, A DISTANCE OF 56.90 FEET; THENCE NORTH 55°08'19" EAST, A DISTANCE OF 39.86 FEET; THENCE NORTH 67°58'26" EAST, A DISTANCE OF 76.12 FEET; THENCE NORTH 79°45'14" EAST, A DISTANCE OF 78.71 FEET; THENCE NORTH 86°56'06" EAST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 83°49'59" EAST, A DISTANCE OF 32.61 FEET; THENCE SOUTH 76°45'58" EAST, A DISTANCE OF 32.93 FEET; THENCE SOUTH 58°01'15" EAST, A DISTANCE OF 60.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.923 ACRES, MORE OR LESS.

LESS AND EXCEPT PARCEL 3

BEING A PARCEL OF LAND LYING IN SECTIONS 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N89°58'45"W A DISTANCE OF 50.00 FEET; THENCE N00°01'15"E A DISTANCE OF 60.00 FEET; THENCE S89°58'45"E A DISTANCE OF 5508.49 FEET; THENCE S55°36'44"W A DISTANCE OF 125.02 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

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

Tradition Florida LLC Tradition Land Company LLC	
Western Grove, St. Lucie County, Fl	
DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. *18-039*

LEGAL DESCRIPTION

WESTERN GROVE

THENCE SOUTH 49°13'04" EAST, A DISTANCE OF 69.74 FEET; THENCE NORTH 74°03'19" EAST, A DISTANCE OF 2,864.71 FEET; THENCE NORTH 13°12'00" WEST, A DISTANCE OF 46.01 FEET; THENCE SOUTH 74°05'56" WEST, A DISTANCE OF 326.26 FEET; THENCE SOUTH 74°31'50" WEST, A DISTANCE OF 526.42 FEET; THENCE SOUTH 73°45'42" WEST, A DISTANCE OF 491.41 FEET; THENCE SOUTH 74°29'48" WEST, A DISTANCE OF 493.07 FEET; THENCE SOUTH 74°15'42" WEST, A DISTANCE OF 502.35 FEET; THENCE SOUTH 73°41'12" WEST, A DISTANCE OF 447.38 FEET; THENCE SOUTH 77°39'57" WEST, A DISTANCE OF 108.05 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 00°36'10"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 10.52 FEET TO THE POINT OF BEGINNING. ALSO LESSING OUT THAT PORTION OF EXHIBIT A, AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612, THAT LIES IN THE ABOVE DESCRIBED PARCEL.

CONTAINING 3.318 ACRES, MORE OR LESS.

LESS AND EXCEPT: Parcel ID: 4306-700-0001-000-7
FLORIDA POWER AND LIGHT ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (CONTAINING 2.491 ACRES, MORE OR LESS).

ALSO LESS AND EXCEPT: Parcel ID: 4308-501-0001-020-8
FERNLAKE DRIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612, EXHIBIT B (CONTAINING 8.358 ACRES, MORE OR LESS).

ALSO LESS AND EXCEPT: Parcel ID: 4306-111-0001-000-9 Parcel ID: 4306-144-0001-000-1
POWERLINE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612, EXHIBIT C AND OFFICIAL RECORDS BOOK 3071, PAGE 2651, EXHIBIT C (CONTAINING 40.982 ACRES, MORE OR LESS).

TRACT C Parcel ID: 4308-000-0000-000-7

BEING A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHEAST CORNER OF THE PLAT OF TRADITION PLAT NO. 58, AS RECORDED IN PLAT BOOK 59, PAGE 21, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF SAID TRADITION PLAT NO. 58 THE FOLLOWING 7 COURSES AND DISTANCES; THENCE NORTH 89°53'05" WEST, A DISTANCE OF 194.96 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 70°02'04"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 61.12 FEET; THENCE NORTH 19°51'01" WEST, A DISTANCE OF 224.93 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 83°40'24"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 292.08 FEET; THENCE SOUTH 76°28'35" WEST, A DISTANCE OF 669.95 FEET; THENCE SOUTH 07°29'09" EAST, A DISTANCE OF 209.34 FEET; THENCE SOUTH 47°13'42" WEST, A DISTANCE OF 508.14 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TRADITION PARKWAY (A 130.00 FOOT WIDE RIGHT-OF-WAY) AND TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,465.00 FEET, THE CHORD OF WHICH BEARS NORTH 24°41'40" WEST, 443.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 445.27 FEET THROUGH A CENTRAL ANGLE OF 17°24'52" TO THE SOUTHWEST CORNER OF TRACT A, ACCORDING TO THE PLAT OF TRADITION PLAT NO. 68, AS RECORDED IN PLAT BOOK 66, PAGE 37, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY, EASTERLY, AND NORTHERLY LINE OF SAID TRACT A THE FOLLOWING 7 COURSES AND DISTANCES; THENCE NORTH 74°00'46" EAST, A DISTANCE OF 60.76 FEET; THENCE NORTH 21°07'28" EAST, A DISTANCE OF 100.75 FEET; THENCE NORTH 30°08'54" EAST, A DISTANCE OF 78.00 FEET; THENCE NORTH 14°10'47" WEST, A DISTANCE OF 112.39 FEET; THENCE NORTH 71°42'41" WEST, A DISTANCE OF 90.85 FEET; THENCE NORTH 51°27'29" WEST, A DISTANCE OF 76.73 FEET; THENCE SOUTH 88°24'58" WEST, A DISTANCE OF 16.19 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TRADITION PARKWAY (A 130.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY THE FOLLOWING 6 COURSES AND DISTANCES; AND TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,465.00 FEET, THE CHORD OF WHICH BEARS NORTH 00°47'31" WEST, 40.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.50 FEET THROUGH A CENTRAL ANGLE OF 01°35'02"; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 182.47 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,595.00 FEET, A CENTRAL ANGLE OF 09°38'59"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 268.63 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 47°50'06"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 41.74 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 21°42'43"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 49.26 FEET TO A

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

Tradition Florida LLC Tradition Land Company LLC	
Western Grove, St. Lucie County, Fl	
DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. *18-039*

LEGAL DESCRIPTION

WESTERN GROVE

POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 56°42'14"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 49.48 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF FERNLAKE DRIVE (A 80.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FERNLAKE DRIVE THE FOLLOWING 3 COURSES AND DISTANCES, AND TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 930.00 FEET AND A CENTRAL ANGLE OF 54°51'10"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 890.35 FEET; THENCE NORTH 18°19'28" EAST, A DISTANCE OF 61.04 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 870.01 FEET, A CENTRAL ANGLE OF 13°23'54"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 203.45 FEET TO THE SOUTHWESTERLY CORNER OF TRADITION PLAT NO. 62, AS RECORDED IN PLAT BOOK 60, PAGE 22, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID TRADITION PLAT NO. 62 THE FOLLOWING 3 COURSES AND DISTANCES; THENCE SOUTH 51°55'07" EAST, A DISTANCE OF 701.92 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 440.00 FEET, THE CHORD OF WHICH BEARS NORTH 75°57'08" EAST, 209.81 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 211.85 FEET THROUGH A CENTRAL ANGLE OF 27°35'12"; THENCE NORTH 89°44'44" EAST, A DISTANCE OF 277.08 FEET TO THE NORTHWEST CORNER OF TRADITION PLAT NO. 16, AS RECORDED IN PLAT BOOK 44, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°06'55" WEST, ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 16, A DISTANCE OF 1,493.94 FEET TO THE POINT OF BEGINNING. CONTAINING 54.548 ACRES, MORE OR LESS.

CONTAINING 1,773.484 ACRES (TOTAL NET), MORE OR LESS.

TOGETHER WITH:

All of Parcel ID: 4305-110-0000-000-6
A portion of Parcel ID: 4304-124-0001-000-3
A portion of Parcel ID: 4304-111-0000-000-6

A PARCEL OF LAND LYING IN SECTIONS 4 AND 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING A PORTION OF THE LANDS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1745 AT PAGE 1819, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF LOT 375 AS SHOWN ON TRADITION PLAT NO. 28 AS RECORDED IN PLAT BOOK 45 AT PAGES 24 THROUGH 38, PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA AND RUNNING THENCE N74°03'19"E ALONG THE NORTHERLY BOUNDS OF SAID LOT 375 AND CONTINUING ALONG THE NORTHERLY BOUNDS OF WATER MANAGEMENT TRACT 1 AS SHOWN ON SAID TRADITION PLAT NO. 28, A DISTANCE OF 182.96 FEET TO A POINT LOCATED S74°03'19"W A DISTANCE OF 50.00 FEET FROM THE CENTERLINE OF A 20 WIDE WATER MANAGEMENT EASEMENT SHOWN ON THE ABOVE MENTIONED TRADITION PLAT 28; THENCE N15°45'29"W ALONG A LINE PARALLEL TO AND 50 FEET DISTANT WESTERLY FROM SAID CENTERLINE, A DISTANCE OF 29.52 FEET TO A POINT ON THE NORTHERLY BOUNDS OF THE PLAT LAST ABOVE MENTIONED AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S74°14'30"W ALONG THE NORTHERLY BOUNDS OF SAID TRADITION PLAT 18 A DISTANCE OF 816.16 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S74°14'30"W A DISTANCE OF 18.57 FEET TO A POINT ON THE SOUTHERLY BOUNDS OF LANDS DESCRIBED BY DEED FIRST ABOVE MENTIONED; THENCE S13°37'52"W ALONG SAID BOUNDS A DISTANCE OF 14.03 FEET; THENCE S74°03'19"W, STILL ALONG SAID SOUTHERLY BOUNDS, A DISTANCE OF 5341.55 FEET TO A POINT ON THE NORTHERLY BOUNDS OF THE SO-CALLED WESTERN GROVE PARCEL; THENCE ALONG THE NORTHERLY BOUNDS THEREOF THE FOLLOWING TWO COURSES AND DISTANCES; 1) N49°13'04"W A DISTANCE OF 69.74 FEET; 2) N55°36'44"E A DISTANCE OF 125.02 FEET TO A POINT ON THE NORTHERLY BOUNDS OF THE O.L. PEACOCK CANAL AS DESCRIBED BY DEED FIRST ABOVE MENTIONED; THENCE ALONG SAID NORTHERLY BOUNDS THE FOLLOWING 4 COURSES AND DISTANCES; 1) N74°05'51"E A DISTANCE OF 4714.77 FEET; 2) N74°35'02"E A DISTANCE OF 620.60 FEET; 3) N34°54'59"E A DISTANCE OF 16.17 FEET; 4) N74°00'26"E A DISTANCE OF 755.08 FEET; THENCE S15°45'29"E, PARALLEL TO AND 50' DISTANT WESTERLY FROM THE CENTERLINE OF THE 20 FEET WIDE WATER MANAGEMENT EASEMENT REFERRED TO ABOVE, A DISTANCE OF 89.94 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT EXHIBIT "A" AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3071 AT PAGE 2612, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA. CONTAINING 13.24 ACRES OF LAND, MORE OR LESS.

TOTAL AREA OF ALL WESTERN GROVE PARCELS CONTAIN 1786.724 ACRES OF LAND, MORE OR LESS.

Sheet 5 of 5

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

Tradition Florida LLC
Tradition Land Company LLC
Western Grove, St. Lucie County, Fl

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. *18-039*

EXHIBIT "A-2"
SOUTHERN GROVE PROPERTY

LEGAL DESCRIPTION

SOUTHERN GROVE

TOGETHER WITH: Parcel ID: 4322-231-0002-000-5

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, AND BEING A PORTION OF THE PLAT OF SOUTHERN GROVE PLAT NUMBER 3 AS RECORDED IN PLAT BOOK NUMBER 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FROM THE SOUTHWEST CORNER OF PARCEL 24 OF THE ABOVE MENTIONED SOUTHERN GROVE PLAT NO. 3, THENCE N 90°00'00" E 75.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 90°00'00" E 648.81 FEET TO A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 4,950 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1210.08 FEET, THENCE N 75°59'37" E 561.12 FEET TO THE WESTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY AND A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 4,925 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.00 FEET, THENCE S 75°59'37" W 561.12 FEET TO A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 5,050 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1234.52 FEET, THENCE S 90°00'00" W 648.97 FEET, THENCE N 00°05'34" E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING- LESS THAT PART FOR RELOCATED E/W NO. 2 ROAD RIGHT-OF-WAY AS IN OFFICIAL RECORDS BOOK 3935 AT PAGE 2995, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY.

CONTAINING 4.21 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0025-000-9 (PARCEL 24)
Parcel ID: 4315-700-0030-000-7 (PARCEL 28)
Parcel ID: 4315-700-0032-000-1 (PARCEL 29)

BEING ALL OF PARCELS 24, 28 AND 29 ACCORDING TO SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PART FOR COMMUNITY BOULEVARD AND UTILITY SITE 1 AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3935 AT PAGE 2995.

PARCEL 24 CONTAINS 130.570 ACRES OF LAND, MORE OR LESS.
PARCEL 28 CONTAINS 436.727 ACRES OF LAND, MORE OR LESS.
PARCEL 29 CONTAINS 386.544 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0001-000-5

BEING ALL OF UTILITY SITE 1 AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NUMBER 3, RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (0.50 AC) (OR 3935-2984)

CONTAINING 0.50 ACRE OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0007-000-7 (CONSERVATION TRACT 3)
Parcel ID: 4315-700-0016-000-3 (CONSERVATION TRACT 12)

BEING ALL OF CONSERVATION TRACTS 3 AND 12 AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NUMBER 3, RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONSERVATION TRACT 3 CONTAINS 1.071 ACRE OF LAND, MORE OR LESS.
CONSERVATION TRACT 12 CONTAINS 41.300 ACRES OF LAND, MORE OR LESS.

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

Tradition Florida LLC Tradition Land Company LLC	
Mattamy Parcels	
DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. *18-039*

LEGAL DESCRIPTION

SOUTHERN GROVE

TOGETHER WITH: Parcel ID: 4315-500-0008-000-0

BEING ALL OF PARCEL 1, ACCORDING TO SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGE 18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

FROM THE NORTHEAST CORNER OF SAID PARCEL 1 RUNNING THENCE TO A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1657.00 FEET, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1031.85 FEET, THENCE S 60° 57' 01" E 68.14 FEET TO THE POINT OF BEGINNING; THENCE S 60° 57' 01" E 140.00 FEET, THENCE S 74° 02' 59" W 42.43 FEET, THENCE N 60° 57' 01" W 80.00 FEET, THENCE N 15° 57' 01" W 42.43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.076 ACRE OF LAND, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

EXHIBIT B AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3071 AT PAGE 2591, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 0.004 ACRE OF LAND, MORE OR LESS

OVERALL PARCEL CONTAINS 60.681 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-500-0006-000-6 (CONSERVATION TRACT 10)
Parcel ID: 4315-500-0007-000-3 (CONSERVATION TRACT 21)

BEING ALL OF CONSERVATION TRACTS 10 AND 21, ACCORDING TO SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGE 18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONSERVATION TRACT 10 CONTAINS 0.943 ACRES OF LAND. MORE OR LESS.
CONSERVATION TRACT 21 CONTAINS 5.064 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4322-600-0020-000-9 (PARCEL 25A)
Parcel ID: 4322-600-0023-000-0 (PARCEL 25D)
Parcel ID: 4322-600-0027-000-8 (PARCEL 27D)

BEING ALL OF PARCELS 25A, 25D AND 27D ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 25A CONTAINS 28.766 ACRES OF LAND, MORE OR LESS.
PARCEL 25D CONTAINS 15.573 ACRES OF LAND, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL FROM THE ABOVE MENTIONED PARCEL 27D;

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 27D AND RUNNING THENCE ALONG THE BOUNDS THEREOF THE FOLLOWING 6 COURSES AND DISTANCES; 1) N4°13'26"E A DISTANCE OF 635.29 FEET; 2) S89°14'41"E A DISTANCE OF 596.05 FEET; 3) N3°14'21"E A DISTANCE OF 87.14 FEET; 4) S81°49'52"E A DISTANCE OF 217.07 FEET; 5) S75°35'46"E A DISTANCE OF 2.83 FEET; 6) S57°00'52"E A DISTANCE OF 172.59 FEET TO A POINT ON THE WESTERLY LINE OF A 60 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 97 AT PAGE 505, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°02'34"W ALONG SAID WESTERLY BOUNDS A DISTANCE OF 596.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF E/W 4 R/W (PARR DRIVE) AS SHOWN ON THE ABOVE MENTIONED PLAT OF SOUTHERN GROVE PLAT NO. 13; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES AND DISTANCES; 1) N89°59'43"W A DISTANCE OF 772.26 FEET TO A POINT OF CURVATURE; 2) WESTERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 2925.00 FEET, CENTRAL ANGLE 4°39'19" AN ARC LENGTH OF 237.65 FEET TO THE POINT OF BEGINNING. CONTAINING 14.825 ACRES OF LAND, MORE OR LESS.

THE PORTION OF PARCEL 27D DESCRIBED HEREIN CONTAINS 30.864 ACRES OF LAND, MORE OR LESS.

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

Tradition Florida LLC Tradition Land Company LLC	
Mattamy Parcels	
DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. *18-039*

LEGAL DESCRIPTION

SOUTHERN GROVE

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2899 AT PAGE 2933 (EXHIBIT "A"), PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, WHICH POINT IS THE MOST NORTHERLY CORNER OF PARCEL 3 AS DESCRIBED IN THE ABOVE MENTIONED DEED AND RUNNING THENCE N25°57'22"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 1204.05 FEET TO THE SOUTHWEST CORNER OF A UTILITY SITE AS RECORDED IN OFFICIAL RECORDS BOOK 3935 AT PAGE 2995, SAID PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N64°02'38"E, DEPARTING SAID RIGHT-OF-WAY AND RUNNING ALONG THE SOUTHERLY LINE OF THE PARCEL LAST ABOVE MENTIONED AND CONTINUE ON THE SAME COURSE, A TOTAL DISTANCE OF 654.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE CONTAINING THE FOLLOWING ELEMENTS; RADIUS 171.25 FEET, CENTRAL ANGLE 104°16'41", ARC LENGTH 311.67 FEET, CHORD BEARING S54°21'56"E, A CHORD DISTANCE OF 270.40 FEET TO THE BEGINNING OF A NON-TANGENT LINE; THENCE S26°39'19"E ALONG SAID LINE A DISTANCE OF 732.16 FEET; THENCE S30°11'31"E A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTHERLY BOUNDS OF E/W 3 RIGHT-OF-WAY AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2418 AT PAGE 2680 (EXHIBIT "E"), PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA; THENCE S59°48'29"W ALONG THE NORTHERLY BOUNDS THEREOF A DISTANCE OF 784.24 FEET TO THE MOST EASTERLY CORNER OF PARCEL 3 REFERRED TO ABOVE; THENCE N72°56'17"W ALONG THE NORTHERLY BOUNDS OF SAID PARCEL 3 A DISTANCE OF 34.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.66 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-609-0001-000-5

BEING ALL OF WATER MANAGEMENT TRACT 1, ACCORDING TO SOUTHERN GROVE PLAT NO. 18, AS RECORDED IN PLAT BOOK 73, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 10.872 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-609-0001-000-5

BEING ALL OF OPEN SPACE TRACT 1, ACCORDING TO SOUTHERN GROVE PLAT NO. 18, AS RECORDED IN PLAT BOOK 73, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1.06 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-610-0001-000-9

BEING ALL OF TRACT 1, ACCORDING TO SOUTHERN GROVE PLAT NO. 21, AS RECORDED IN PLAT BOOK 75, PAGES 1-3, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 37.30 ACRES OF LAND, MORE OR LESS.

THE TOTAL AREA OF ALL SOUTHERN GROVE PARCELS DESCRIBED HEREIN IS 1213.705 ACRES OF LAND, MORE OR LESS.

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

Tradition Florida LLC Tradition Land Company LLC	
Mattamy Parcels	
DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. *18-039*

EXHIBIT A-3
TRADITION PROPERTY

LEGAL DESCRIPTION

TRADITION

TOGETHER WITH: Parcel ID: 4309-803-0008-000-1

BEING ALL OF PARCEL A, ACCORDING TO TRADITION PLAT 17, AS RECORDED IN PLAT BOOK 43, PAGES 22, 22A-22F, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 8.573 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 3333-800-0004-000-6

BEING ALL OF TRACT 1, ACCORDING TO TRADITION PLAT 32, AS RECORDED IN PLAT BOOK 62, PAGES 5-9, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 9.20 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4308-501-0001-000-2

TRADITION PLAT NO. 62 (PLAT BOOK 60-22) THAT PART OF SAID SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRADITION PLAT NUMBER 62 REFERRED TO ABOVE, THENCE S 11° 13' 04" E 30.00 FEET TO A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1300.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 10.00 FEET, THENCE S 12° 58' 52" E 129.50 FEET TO CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 32.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.58 FEET TO A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 108.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.56 FEET TO A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 182.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 129.09 FEET TO CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1450.00 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 417.90 FEET, THENCE N 78° 46' 37" W 146.08 FEET TO CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1205.00 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 413.44 FEET, THENCE S 81° 33' 53" W 654.60 FEET TO CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2950.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.91 FEET TO CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.78 FEET TO CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 110.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.79 FEET TO CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.95 FEET TO CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 760.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 139.01 FEET, THENCE S 53° 22' 26" E 15.42 FT TO CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 130.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 106.26 FEET, THENCE N 81° 33' 53" E 708.20 FEET TO A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1430.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 490.64 FEET, THENCE S 78° 46' 37" E 112.72 FEET TO CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1270.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 497.42 FEET TO THE POINT OF BEGINNING. CONTAINING 9.98 ACRES OF LAND. (OFFICIAL RECORDS BOOK 3274-915)

THE TOTAL AREA OF ALL TRADITION PARCELS DESCRIBED HEREIN IS 27.753 ACRES OF LAND, MORE OR LESS.

Sheet 1 of 1

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

Tradition Florida LLC
Tradition Land Company LLC
Mattamy Parcels

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. *18-039*

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments, including, but not limited to, any assessments of property owner associations and assessments and liens imposed by any governmental authority, the community development districts and special association districts which may impose and levy taxes and assessments on the Property for the year 2018 and all subsequent years which are not yet due and payable.

2. Zoning restrictions and prohibitions imposed by governmental authority, including, but not limited to, plats, site plans and/or any other governmental approvals or regulations pertaining to the Property.

3. Easements, restrictions and all other matters of record.

4. Facts which an accurate survey would show.

5. Rights of any parties in possession.

6. Any matter created by Grantee or through the Grantee.

EXHIBIT "C"

DEED RESTRICTIONS

The following restrictions, covenants and provisions shall be deemed a part of the conveyance described in the Special Warranty Deed to which these Deed Restrictions are attached and shall be deemed covenants running with the land applicable to the Property described in such Special Warranty Deed ("**Property**"). These restrictions are for the benefit of the City of Port St. Lucie, Florida ("**City**") and any waiver or amendment to the restrictions in this Exhibit "C" shall require the written consent of the City.

Grantor and Grantee acknowledge that there shall be no improvements constructed upon the Property conveyed by Grantor, other than the "Proposed Uses", as hereinafter defined, without the written consent of the City.

"**Proposed Uses**" shall mean (unless otherwise approved in writing by the City) the Property may only be used for (i) not more than 4,000 units of residential density and not more than 220,000 square feet of available retail/office square footage within the Western Grove DRI Amended and Restated Development Order contemplated under City of Port St. Lucie Resolution 16-R24 recorded in Official Records Book 3864, Page 1792 of the Public Records of St. Lucie County, Florida ("**Western Grove DRI**") with respect to the portion of the Property described on Exhibit "A-1" ("**Western Grove Property**"), (ii) not more than 2,010 units of single-family dwelling units, not more than 808 units of multi-family dwelling units and not more than 576 apartment units, not more than 895,940 retail/office square feet on parcels SG-4, SG-5 and SG-7, not more than 240 hotel rooms on parcel SG-5, and not more than 123,449 square feet of retail/commercial square footage on CDD-1 Commercial Property, all within the portions of the Property more particularly described on Exhibit "A-2" ("**Southern Grove Property**") which are located within the Southern Grove DRI Amended and Restated Development Order contemplated under City of Port St. Lucie Resolution 15-R95 recorded in Official Records Book 3826, Page 2235 of the Public Records of St. Lucie County, Florida ("**Southern Grove DRI**"), and (iii) not more than 20 single-family dwelling units, not more than 130 multi-family dwelling units of residential density and not more than 90,000 square feet of retail square footage on the portion of the Property set forth on Exhibit "A-3" attached hereto and made a part hereof ("**Tradition Property**") which is subject to the Tradition DRI Amended and Restated Development Order as contemplated in City of Port St. Lucie Resolution 16-R25 recorded in Official Records Book 1840, Page 1881 of the Public Records of St. Lucie County, Florida ("**Tradition DRI**"); provided, however, without the written consent of the City, the owner of the various portions of the Property shall have the right to shift the uses set forth above as permitted under the conversion matrix set forth in (a) the Southern Grove DRI as to the Southern Grove Property, (b) as permitted under the Tradition DRI as to the Tradition Property, and (c) in the Western Grove Property as permitted under the Western Grove DRI.

In advance of any portion of the Property being developed, as evidenced by the submission of a site plan application or land development permit application with respect thereto, Grantee agrees that the portion of the Property being developed shall then be submitted to and encumbered by one of the following Charters, as applicable, to wit: (i) Commercial Charter For Tradition recorded in Official Records Book 2098, Page 1697 of the Public Records of St. Lucie

County, Florida, as amended from time to time, as to any non-residential uses intended to be developed on the portions of the Property, and (ii) the Community Charter For Tradition recorded in Official Records Book 1700, Page 868 of the Public Records of St. Lucie County, Florida, as amended from time to time, as to any residential uses intended to be developed on the portions of the Property ("**Charters**").

Except with the City of Port St. Lucie, Florida's written consent, the restrictions and covenants set forth in this **Exhibit C** shall be covenants running with the land for a period ending on a date which is twenty-one (21) years after the death of the last surviving lineal descendant of Queen Elizabeth, the queen of England.

Southern Grove 10 MPUD Rezoning

MPUD Rezoning
(P22-095)
May 3, 2022
Bridget Kean, AICP
Senior Planner

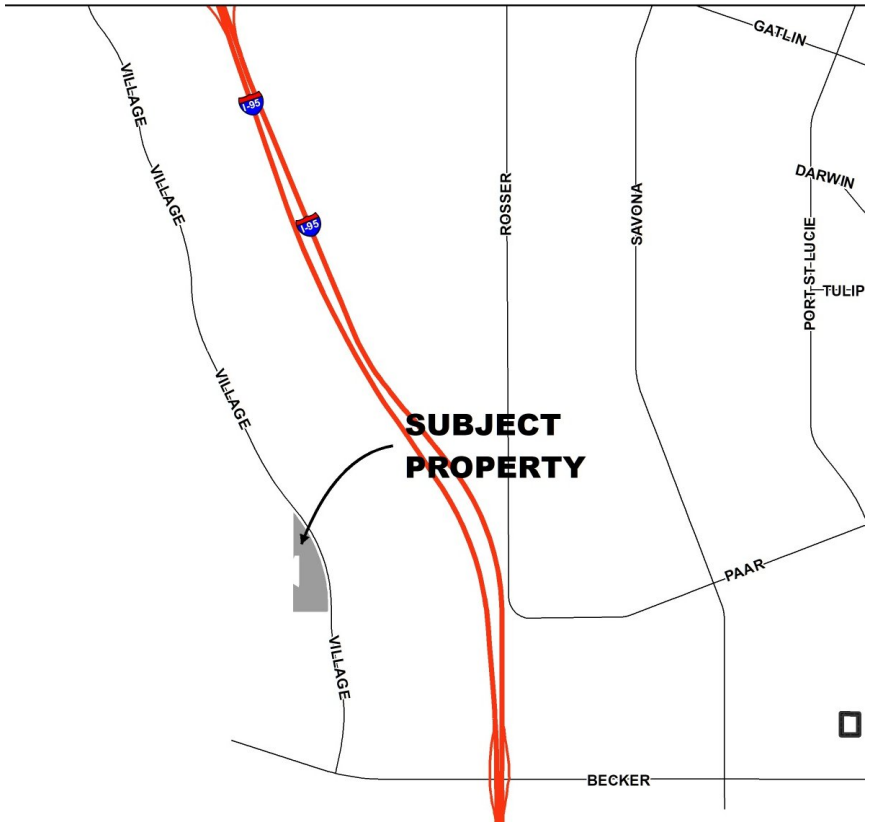
Proposed Project

- The request is to rezone approximately 30.89 acres of a property from St Lucie County Agricultural 5 (one dwelling unit per five acres) to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD).
- The proposed MPUD will provide: 19.67 ac. for residential development, 2.70 ac. for retail/commercial/office, and 8.49 ac. for warehouse/self-storage.
- The proposed MPUD will accommodate Tradition Trail.

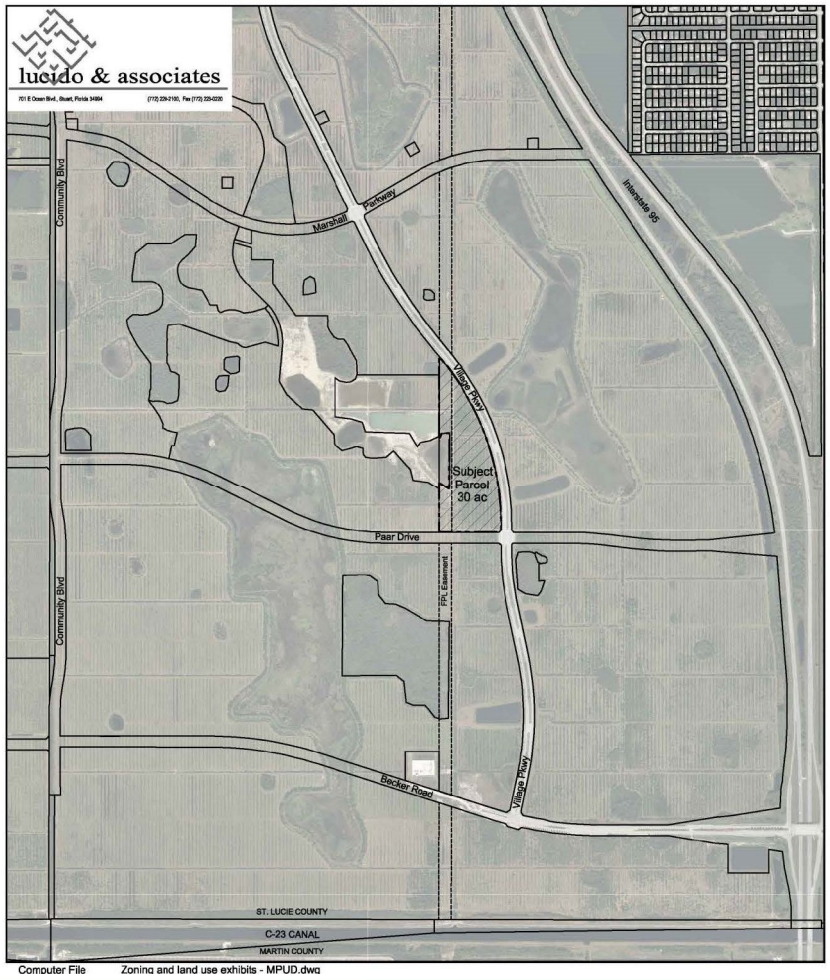
Applicant and Owner

Steve Garrett, Lucido and Associates, is acting as the agent for Mattamy Palm Beach, LLC.

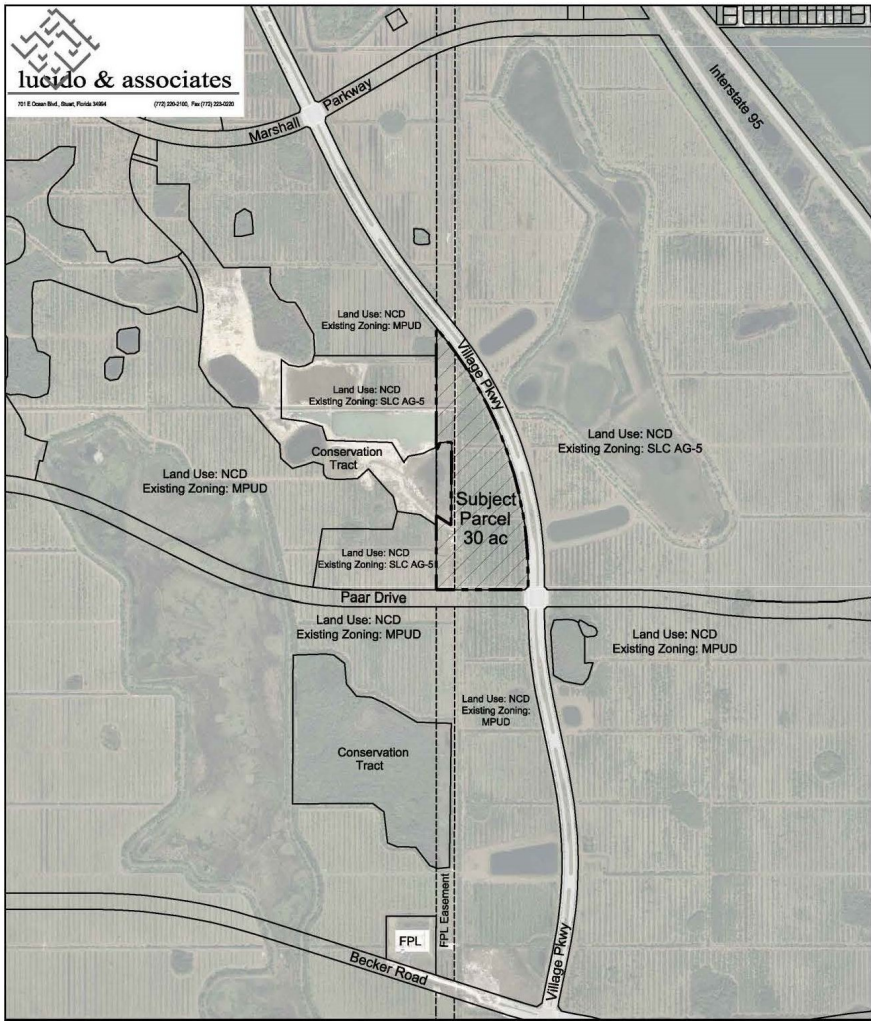
Location Map



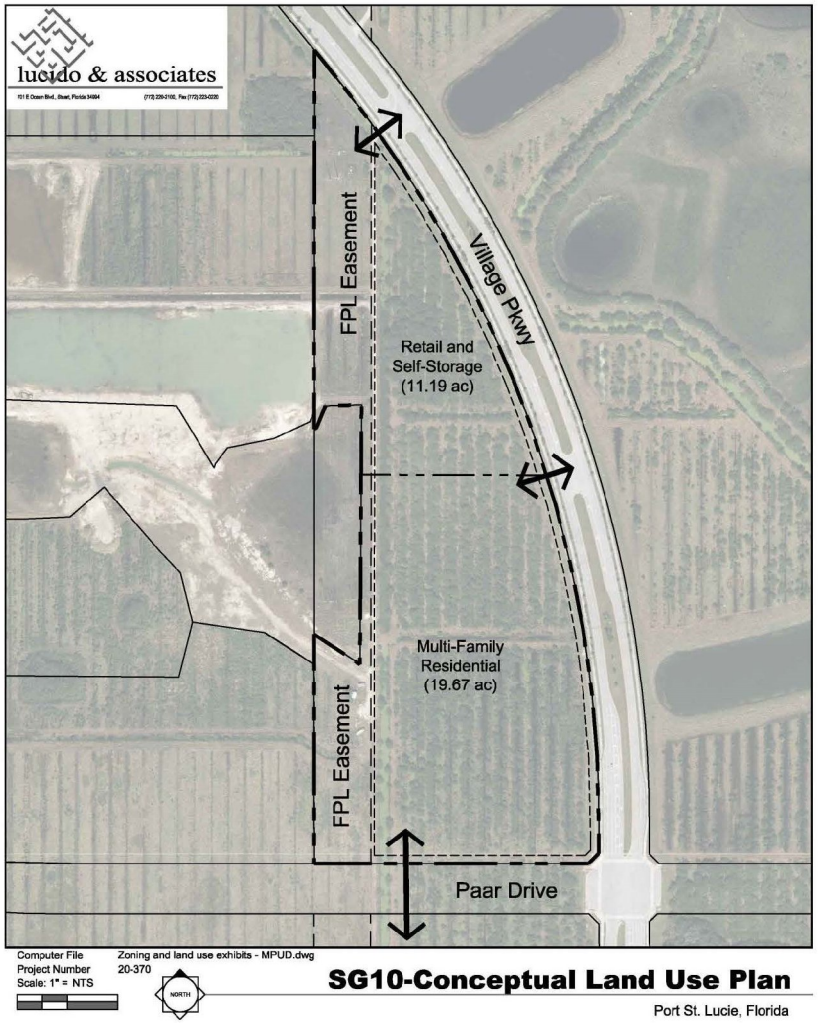
Aerial


lucido & associates
Community Blvd
Marshall Parkway
Interstate 95
Village Pkwy
Subject Parcel 30 ac
Paar Drive
FPL Easement
Community Blvd
Becker Road
Village Pkwy
ST. LUCIE COUNTY
C-23 CANAL
MARTIN COUNTY
Computer File
Zoning and land use exhibits - MPUD.dwg

Land Use and Zoning



SG 10 MPUD Concept Plan



Impacts and Findings

- Proposed MPUD is consistent with Policy 1.2.2.7 of the Comprehensive plan.
- Per Policy 1.2.2.7, mixed-use areas shall be established that include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area. Requires:
  - A minimum size of thirty (30) acres and a minimum of three uses. One of the three uses has to be residential.
  - A minimum of 30%) and a maximum of 70% of the net acreage within a mixed-use area has to be designated for residential use.
- The proposed Southern 10 MPUD is 30.89 acres in size and includes residential, commercial/retail and warehouse/self storage uses. Approximately sixty-four (64%) percent of the acreage is designated for residential development.

Recommendation

- The Planning and Zoning Department finds the petition to be consistent with the intent and direction of the comprehensive plan and recommends approval.

From: Anne Cox
To: Robert Keen
Cc: Christina Flores
Subject: FW: Request by Mattamy
Date: Monday, May 2, 2022 8:39:03 AM

fyi

Anne Cox, AICP
Assistant Director of Planning and Zoning
City of Port St. Lucie
(772)871-5218
annec@cityofpsl.com

From: Christina Flores <CFlores@cityofpsl.com>
Sent: Monday, May 2, 2022 8:18 AM
To: Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>
Cc: Lorraine Pruszog <Lorraineh@cityofpsl.com>; Sally Walsh <SWalsh@cityofpsl.com>
Subject: FW: Request by Mattamy

Good morning,

Mayor Martin received the below email opposed to P22-095- Rezoning from AGS to MPUD. Can we please add this to the record for this item?

Thank you,

Christina Flores
Executive Assistant
Office of the Mayor and City Council
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984
(772) 873-6472 *office*; (772) 871-7382 *fax*
cflores@cityofpsl.com

From: charlie johnson <
Sent: Saturday, April 30, 2022 9:57 PM
To: Shannon Martin <
Subject: Request by Mattamy

to rezone 30.89 acres from Agriculture to Multi -use!
I have attached pictures and I am sure you are aware of this proposal that will be in front of the Planning and Zoning council May 3rd at 6 pm! This parcel is adjacent to Del Webb and happens to be where you had suggested the Trail to be rerouted instead of dissecting our private road and separating our private gated community! We are being told by Mattamy that they are two years away from starting the section of the Trail that has caused us concern! Seems they are not waiting to reduce our options! When someone has good news it is human nature to hurry to inform all but when there is bad news one will delay and excuse others months or even as Palumbo/Garrett says years! I worked for your campaign with signs for Mayor, donated my money to you and Anthony and attended both your celebrations! We believe in you but it is our home that is at jeopardy and we have asked for your help! If you can't just say so because maybe you can point us in the right direction! Asking us to try to resolve this with Mattamy/ Palumbo/ Garrett has been nothing but promised meetings that never happen but the have time to try to make the above rezoning application! Thank you ! Charlie Johnson Del Webb resident and Trail Committee member for 9 unproductive months!

2:58

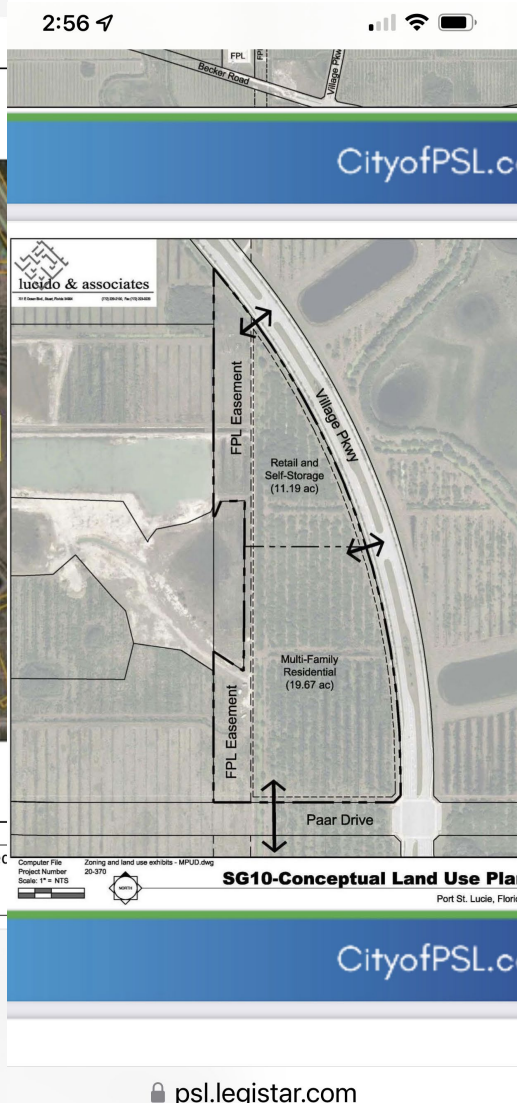
r Planned Unit Development
on



	A request to rezone 30.89 acres of property located Southern Grove to MPUD (Master Planned Unit Development)
	Steve Garrett, Lucido and Associates

psl.legistar.com

2:56



psl.legistar.com

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Blvd., Bldg B
Port St. Lucie, Florida 34984-5099
772.871.5213
772.873.6339 TDD
www.cityofpsl.com

Bridget Kean, AICP
Senior Planner
772.873.6489
bkean@cityofpsl.com

NOTICE TO ADJACENT PROPERTY OWNERS
REZONING REQUEST
P22-095 –Southern Grove 10 MPUD (Master Planned Unit Development)

The City of Port St. Lucie has received a request from Lucido and Associates, acting as agent for Mattamy Palm Beach, LLC, owner, to rezone approximately 30.89 acres of property from the zoning designation of St. Lucie County AG-5 – Agricultural, one dwelling unit per five acres, to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD). The proposed MPUD will allow for 19.67 acres of residential development, 2.70 acres for retail/commercial/office uses and 8.49 acres for warehouse/self-storage uses.

The property is generally located north of Paar Drive, south of Del Webb Tradition, west of SW Village Parkway, and east of conservation and park land. The legal description is a portion of Parcel 27D, Southern Grove Plat No. 13. The full legal description is on file in the Planning and Zoning Department.

There will be a public hearing held by the Planning and Zoning Board at 6:00 p.m., on Tuesday May 3, 2022, in the City Hall Council Chambers, 121 SW Port St. Lucie Boulevard, at the corner of Airoso and Port St. Lucie Boulevards, Port St. Lucie, Florida.

You may access the agenda materials related to this item **about 5 days prior to each meeting** by going to https://psl.legistar.com/Calendar.aspx. Select the Year and review Board, then select Agenda. You can find the item on the agenda by using the P number shown at the top of this letter, then select the blue numbers on the right to open up all the materials for that item.

Please be aware that the action of the Planning and Zoning Board is advisory. Official action by the City Council is tentatively scheduled for the meetings of May 23, 2022, and June 13, 2022, at 6:30 p.m., at City Hall Council Chambers, with the public hearing being held on June 13,2022. Please contact the City Clerk's Office to confirm the meeting dates.

If you wish to do so, you may attend the meeting in person and express your views. If you do not wish to attend, you may file any comments you desire in writing or via email. The Planning and Zoning Board and the City Council will consider your comments.

If you would like to speak on the item at the meeting and do not desire to attend in person, please contact the Clerk's Office at 772.871.5157 and TDD Number 772-873-6340 by 11:00 a.m. on May 3, 2022, and a staff member will provide you with the required call-in information.

If you have any questions regarding this petition, please contact Bridget Kean in the Planning and Zoning Department at 772.873.6489 or via email at bkean@cityofpsl.com.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at 772-871-5157.

April 21, 2022

Sent from my iPhone
Charlie Johnson

From: Planning
To: Bridget Kean
Subject: FW: Rezoning of AG-5 to MPUD on Village Parkway just south of Del Webb Tradition Community
Date: Monday, May 2, 2022 8:37:07 AM

From: J Jones <jfsjones101@gmail.com>
Sent: Sunday, May 1, 2022 1:48 PM
To: Planning <Planning@cityofpsl.com>; Shannon Martin <Mayor@cityofpsl.com>; anthony@anthonybonna.com
Subject: Rezoning of AG-5 to MPUD on Village Parkway just south of Del Webb Tradition Community



As a resident of DWT, I am adamantly opposed to this requested change in zoning!

I am not able to attend the 5/3 and 6/13 meetings but wanted to voice my opposition to be added to that of other DWT residents.

Also, what is the notification process to affected residents? We received no notification of this change other than 'community buzz' and above-pictured sign.

Thank you!

Jackie Jones

From: Bridget Kean
To: Bryan Pankhurst; Jessica Heinz
Subject: FW: Proposed multi family and Trail next to Del Webb
Date: Monday, May 2, 2022 3:23:08 PM

Please include as public comment for item 8.f on the agenda for 5/03/2022 P&Z Board.

Bridget Kean, AICP
Senior Planner
Planning & Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie FL 34984
772-873-6489
Cell: 772-418-3987

-----Original Message-----
From: Anne Cox <AnneC@cityofpsl.com>
Sent: Monday, May 2, 2022 2:54 PM
To: Bridget Kean <BKean@cityofpsl.com>
Cc: Christina Flores <CFlores@cityofpsl.com>
Subject: FW: Proposed multi family and Trail next to Del Webb

fyi

Anne Cox, AICP
Assistant Director of Planning and Zoning City of Port St. Lucie
(772)871-5218
annec@cityofpsl.com

-----Original Message-----
From: Christina Flores <CFlores@cityofpsl.com>
Sent: Monday, May 2, 2022 2:50 PM
To: Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>
Cc: Lorraine Prussing <LorraineP@cityofpsl.com>; Sally Walsh <SWalsh@cityofpsl.com>
Subject: FW: Proposed multi family and Trail next to Del Webb

Good afternoon,

Mayor Martin received the below email opposed to P22-095- Rezoning from AG5 to MPUD. Can we please add this to the record for this item?

Thank you,

Christina Flores
Executive Assistant
Office of the Mayor and City Council
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984
(772) 873-6472 office; (772) 871-7382 fax cflores@cityofpsl.com

-----Original Message-----
From: Hillary <hillarytx@yahoo.com>
Sent: Monday, May 02, 2022 2:48 PM
To: Christina Flores <CFlores@cityofpsl.com>
Subject: Proposed multi family and Trail next to Del Webb

Mayor Martin

I am a homeowner in Del Webb. I want to to know that I and many neighbors are adamantly opposed to changing this MUD and to include the Tradition Trail that you know we are adamantly opposed to. I cannot believe that the City would approve this.

I and many neighbors will attend the Planning and Zoning Meeting, and the City council meeting. I sincerely hope that you and Council will not approve Mattamys request and abide by the wishes of your constituents.

Sincerely
Hillary Goldstein
12820 SW AUREOLIAN LN
DEL WEBB

Sent from my iPad

From: Bridget Kean
To: Jessica Heinz
Subject: FW: Changing zoning
Date: Tuesday, May 3, 2022 8:50:14 AM

Item 8.f

Bridget Kean, AICP
Senior Planner
Planning & Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie FL 34984
772-873-6489
Cell: 772-418-3987

-----Original Message-----
From: Anne Cox <AnneC@cityofpsl.com>
Sent: Tuesday, May 3, 2022 7:54 AM
To: Bridget Kean <BKean@cityofpsl.com>
Subject: FW: Changing zoning

Anne Cox, AICP
Assistant Director of Planning and Zoning City of Port St. Lucie
(772)871-5218
annec@cityofpsl.com

-----Original Message-----
From: Christina Flores <CFlores@cityofpsl.com>
Sent: Monday, May 2, 2022 5:00 PM
To: Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>
Cc: Lorraine Prussing <LorraineP@cityofpsl.com>; Sally Walsh <SWalsh@cityofpsl.com>
Subject: FW: Changing zoning

Good afternoon,

Mayor Martin received the below email opposed to P22-095- Rezoning from AG5 to MPUD. Can we please add this to the record for this item?

Thank you,

Christina Flores
Executive Assistant
Office of the Mayor and City Council
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984
(772) 873-6472 office; (772) 871-7382 fax cflores@cityofpsl.com

-----Original Message-----
From: Linda Hoffman <lmassh@aol.com>
Sent: Monday, May 02, 2022 4:58 PM
To: Christina Flores <CFlores@cityofpsl.com>
Subject: Changing zoning

Attn.Mayor Shannon Martin,
I am against changing the MUD and the trail.
Linda Hoffman
Del Webb
12826 SW Aureolian Lane, PSL 34987

Sent from my iPhone

From: Bridget Kean
To: Jessica Heinz
Subject: FW: P22-095 Proposed Rezoning - 5/3/22 meeting - opposed
Date: Tuesday, May 3, 2022 9:20:42 AM

Bridget Kean, AICP
Senior Planner
Planning & Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie FL 34984
772-873-6489
Cell: 772-418-3987

From: Terry Pitchford <tkpitch@tkpitch.com>
Sent: Tuesday, May 3, 2022 9:15 AM
To: Bridget Kean <BKean@cityofpsl.com>
Subject: P22-095 Proposed Rezoning - 5/3/22 meeting - opposed

Ms. Kean,

I am writing in opposition to the proposed rezoning P22-095. We reside at 13072 SW Aureolian Lane; our property is indicated as #72 on the Notice to Property Owners Map included in the notice we received via USPS. When we purchased our home, we intentionally purchased a lot on the wetland that is behind our property. We routinely see otters, deer, Sandhill Cranes, Storks, Roseate Spoonbills, etc. in the wetland area behind us. Changing the parcel in question is likely to have a negative impact on the wildlife in this area. The wildlife may not be able to access the wetland if/when this parcel is rezoned. Habitat areas for wildlife continue to disappear.

Putting a self storage facility on more than 8 acres of this parcel does not fit in with the character of our residential area. Most of these facilities have 24 hour access; traffic and lights could be visible all night. We attended meetings about the proposed Tradition Trail last year. The "Walk in the Park" area will be visible across the wetland behind our property. It is planned to have an outdoor classroom and pavilion and a boardwalk in a restored wetland. It is supposed to be representative of a natural Florida area. There is a planned a trail/entrance from Village Parkway. Will that access be N or S of this parcel? How does this additional retail/commercial area align with the "Walk in the Park" area of Tradition Trail?

There are no bike lanes on Village Parkway, but many people ride bikes along the road. Until the Tradition Trail is completed, bike riders are often in danger riding along Village Parkway. Adding additional retail/commercial space on the West side increases this risk. While our community, Del Webb Tradition (DWT), is a 55+ community; Heron Preserve is not. It is

located across Marshall Parkway from DWT. There are many families with children riding bikes in the area. It is already dangerous enough without this proposed rezoning.

On the East side of Village Parkway there is ample space for additional commercial development. A self storage facility would be better suited East of Village Parkway, not on the West side.

I am opposed to this proposed rezoning. Thank you.

Terry Pitchford
13072 SW Aureolian Ln.
Port St. Lucie, FL 34987

"A City for All Ages"

Agenda Summary

2022-394

Agenda Date: 5/3/2022 **Agenda Item No.:** 8.g

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-112 Jennings Road Project - Rezoning

Location: The property is located at 3775 SE Jennings Road, south of Jennings Road and West of Lennard Road.
Legal Description: The West One-Half of Lots 1 and 2, Block 1, Port St. Lucie Section 12, St. Lucie Gardens Subdivision.
This is a request to change the zoning designation of 6.67 acres from Commercial General (CG) and General Use (GU) to Service Commercial (CS).

Submitted By: Stephen Mayer, Planner III

Executive Summary: Rezoning of a 6.67-acre parcel from General Commercial (CG) and General Use (GU) to Service Commercial (CS) for a property located at 3775 SE Jennings Road. The Commercial General portion is 4.646 acres in size and the Utility portion is 2.024 acres. This rezoning application runs concurrent with a future land use designation change from General Commercial to Service Commercial.

Presentation Information: Staff will make a short presentation.

Staff Recommendation: Move that the Board recommend approval of the rezoning request.

Alternate Recommendations:

1. Move that the Board recommend denial of the rezoning request.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

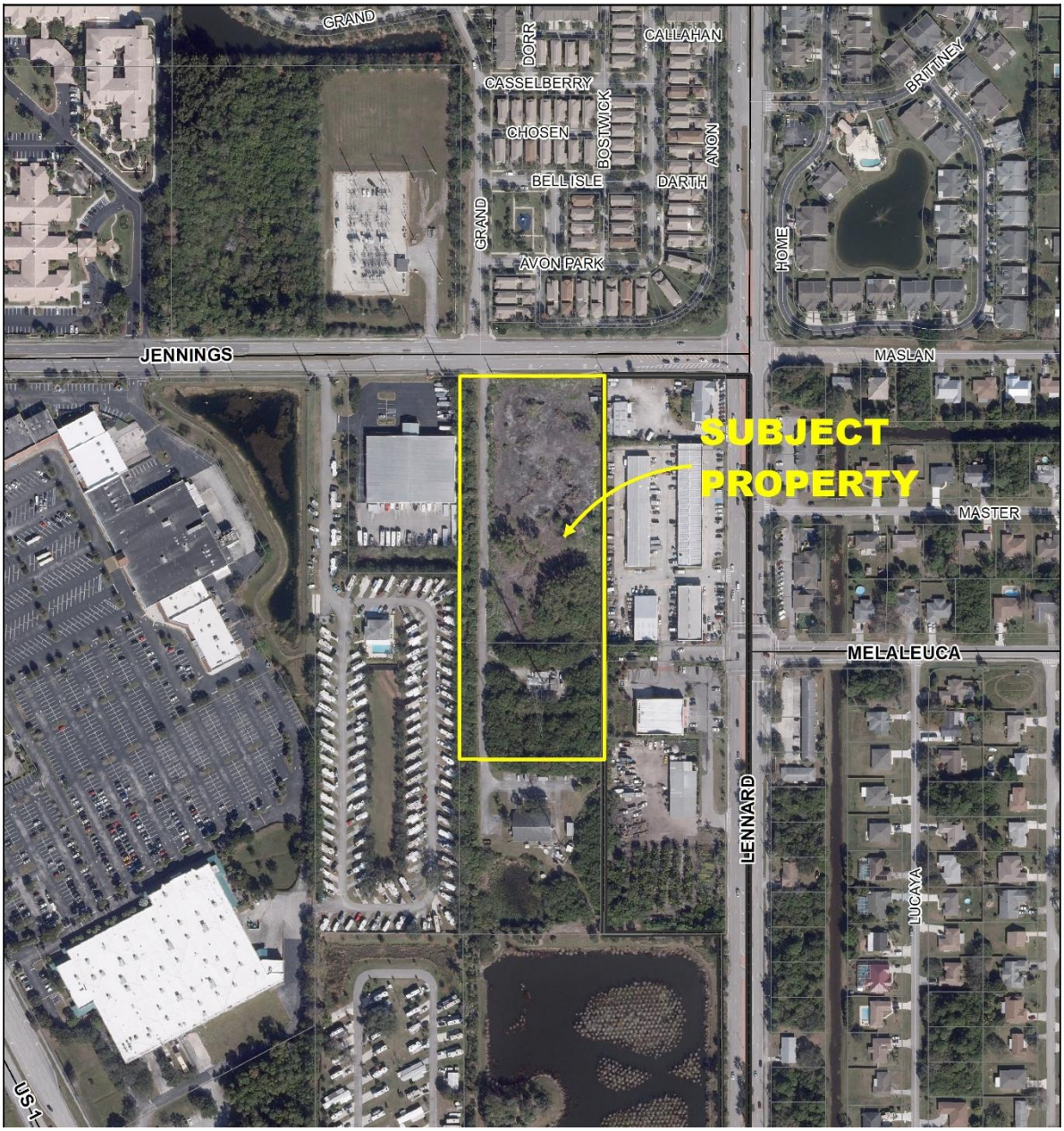
Special Consideration: N/A

Location of Project: The property is located at 3775 SE Jennings Road, south of Jennings Road and West of Lennard Road

Attachments:

1. Staff Report
2. Application
3. Legal Description
4. Staff Presentation

Jennings Road Project
REZONING
P22-112



Project Location Map

SUMMARY

Applicant's Request:	Small-Scale Future Land Use Map Amendment from Commercial General (CG) to Commercial Service (CS)
Applicant:	Brian Fisher
Property Owner:	Larry and Sally Olsen
Location:	Parcel ID #341450147012507
Project Planner:	Stephen Mayer, Planner III

Project Description

The Applicant is requesting approval of the rezoning of a 6.67-acres parcel from Commercial General (CG) and General Use (GU) to Commercial Service (CS). The Commercial General portion is 4.646 acres in size and the Utility portion is 2.024 acres. The property is located at 3775 SE Jennings Road, south of Jennings Road and West of Lennard Road. The applicant is requesting this change primarily to allow for a self-storage facility on this property.

The property has a concurrent future land use map amendment application to change the designation from General Commercial (CG) and Utility (U) to Service Commercial (CS).

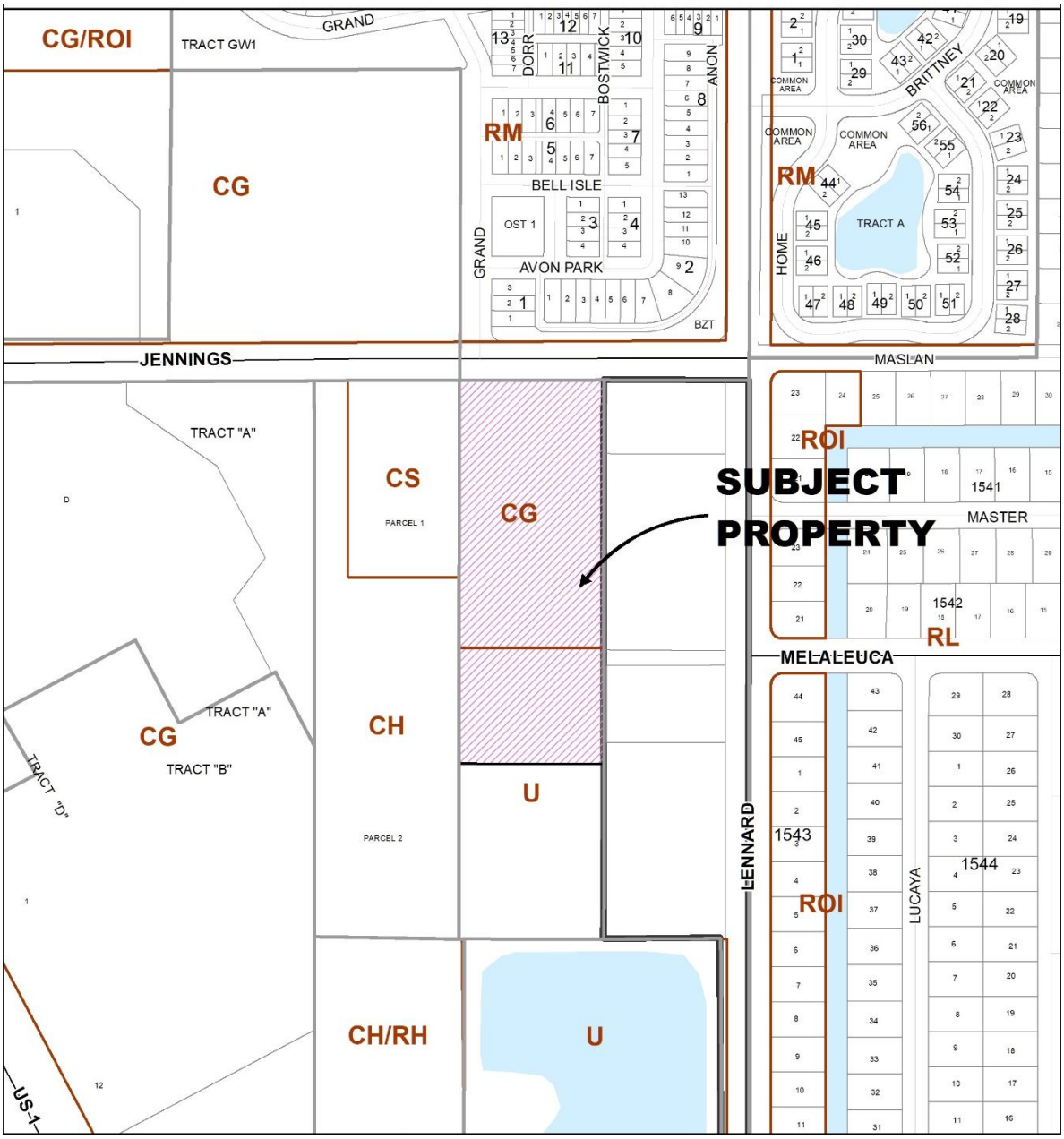
Location and Site Information

Parcel Number:	341450147012507
Property Size:	6.67 acres Northern portion – 4.646 acres Southern Portion – 2.024 acres
Legal Description:	The West One-Half of Lots 1 and 2, Block 1, Port St. Lucie Section 12, St. Lucie Gardens Subdivision.
Future Land Use:	Commercial General (CG) 4.646 acres Utility (U) 2.024 acres
Existing Zoning:	Commercial General (CG) 4.646 Acres General Use (GU) 2.024 acres
Existing Use:	Northern Portion - Vacant Southern Portion - Existing wireless communication tower
Requested Future Land Use:	Commercial Service (CS)
Requested zoning:	Commercial Service (CS)
Proposed Use:	Self-Storage Facility

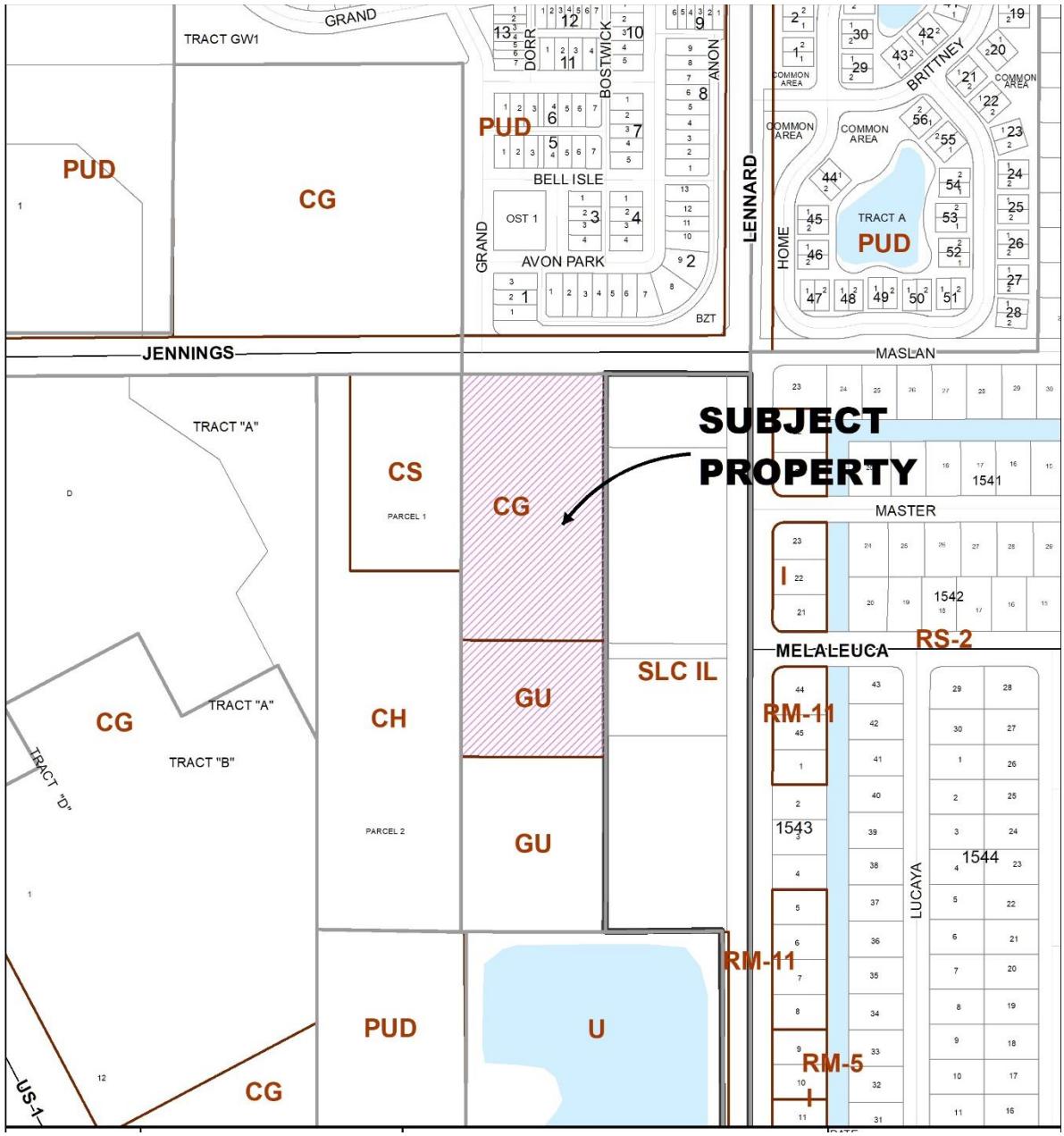
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RM	PUD	Residential
South	U	GU	Radio tower
East	ROI	SLC IL	Service Commercial
West	CS	CH	Self- storage and RV park

RM = Residential Medium Density
PUD - Planned Unit Development
CS - Service Commercial
ROI – Residential-Office-Institutional
CH = Commercial High
GU = General Use



Existing Zoning Map



Future Land Use Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element which establishes the compatible future land use and zoning categories. The Service Commercial (CS) zoning district is listed as a compatible zoning district under the Service Commercial (CS) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
CS (Service Commercial)	**CS**, GU, WI

ZONING REVIEW

Applicant's Justification Statement: Requesting the site be rezoned to make the site compatible with the future land use of Service Commercial in order to construct a self-storage facility.

Staff Analysis: The applicant's proposal to rezone the subject property complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. Please note that the applicant will be required to provide an upland mitigation plan, tree survey or an environmental assessment report prior to site plan approval.

RELATED PROJECTS

P22-103 Jennings Road Project Comprehensive Plan Amendment

STAFF RECOMMENDATION

The Planning and Zoning Department finds the request to be consistent with the direction and intent of the City's Comprehensive Plan and zoning regulations and thereby recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept._____
Fee (Nonrefundable)$_____
Receipt #_____

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting. **All** items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: brian@dma-wi.com

PROPERTY OWNER:

Name: Larry & Sandy Olson

Address: 3065 SE St. Lucie Blvd. - Stuart, FL 34997

Telephone No.: (772) 341-3700 (Sandy) Email Solson9995@yahoo.com

AGENT OF OWNER (if any)

Name: Brian Fisher

Address: 13500 Watertown Plank Rd. Elm Grove, WI 53122 St. 207

Telephone No.: (262) 613-4015 Email_____

PROPERTY INFORMATION

Legal Description: (Include Plat Book and Page) SEE ATTACHED

Parcel I.D. Number: 3414-501-4701-250-7

Current Zoning: GENERAL COMMERCIAL - CG

Proposed Zoning: SERVICE COMMERCIAL - CS

Future Land Use Designation: SELF-STORAGE Acreage of Property: 6.6594

Reason for Rezoning Request: 3775 SE JENNINGS RD IS CURRENTLY ZONED GENERAL COMMERCIAL. OUR CLIENT WISHES TO DEVELOP A STATE-OF-THE-ART SELF-STORAGE FACILITY WHICH IS A PRINCIPAL USE IN THE SERVICE COMM. DISTRICT. THE PROPERTY IMMEDIATLY TO THE WEST IS CURRENTLY ZONED CS.

SEE ATTACHED OWNER AUTHORIZATION LETTER — 3/30/2022

*Signature of Owner — Hand Print Name — Date

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

02/26/20

3775 SE Jennings Rd.

Legal Description

The West One-Half of Lots 1 and 2, Block 1, in Section 12, Township 37 South, Range 40 East, of St. Lucie Gardens Subdivision, According to the Plat Thereof, as Recorded in Plat Book 1, Page 35, of the Public Records of St. Lucie County, Florida, Less and Excepting Therefrom the South 400feet of the West 1/2 off of Lot 2 and Less and Excepting Therefrom The North 50 feet of the West 1/2 of Lot 1 or Jennings Road Right-of-Way

JENNINGS ROAD REZONING
P22-112

Planning & Zoning Board Hearing

May 3, 2022

Stephen Mayer

Planner III

Request:

The Applicant is requesting approval of the rezoning of approximately 6.67 acres from General Commercial (CG) and General Use (GU) to Service Commercial (CS).

The northern portion of the property is CG (4.646 acres) and the southern portion is GU (2.024 acres).

Proposed Project: Self-Storage facility

General Information:

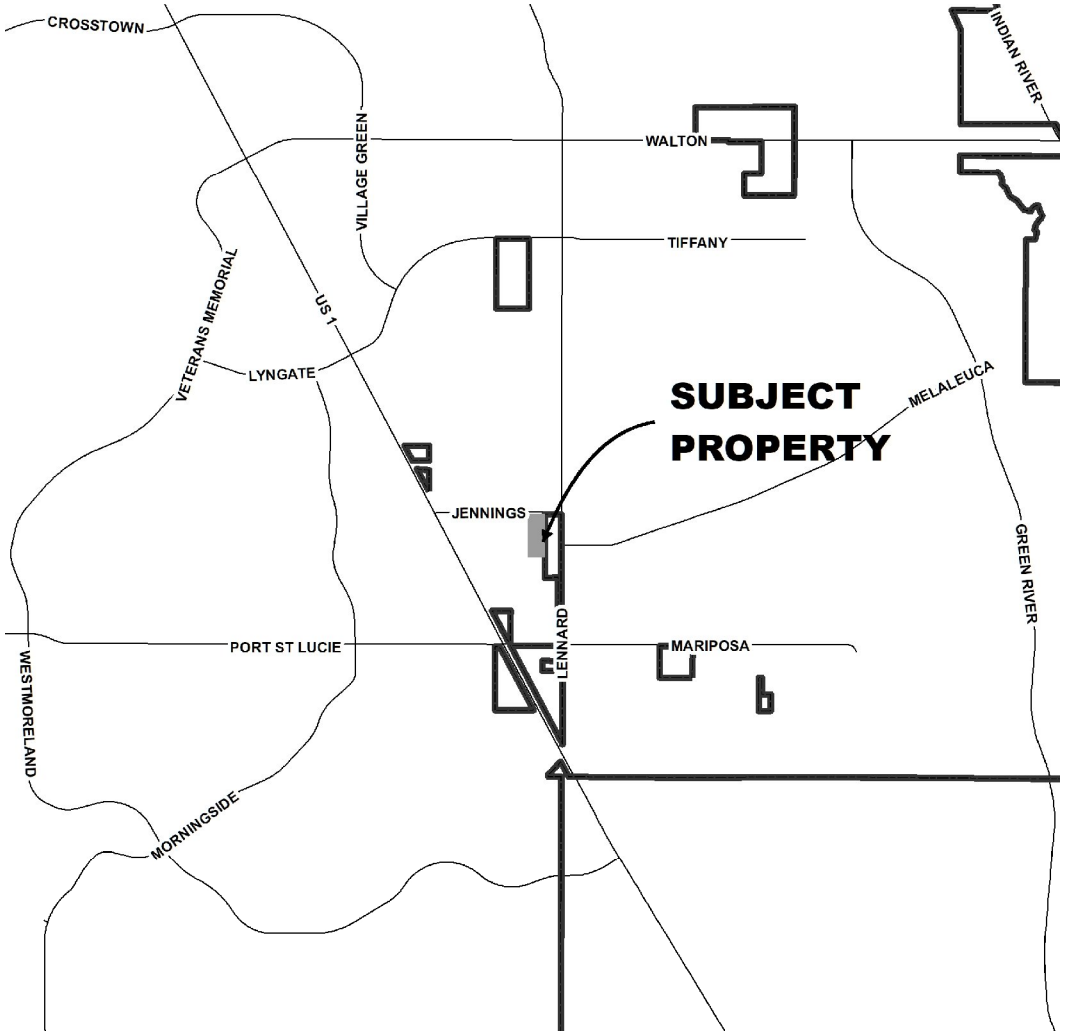
Owners – Larry and Sandy Olson

Applicant – Brian Fisher

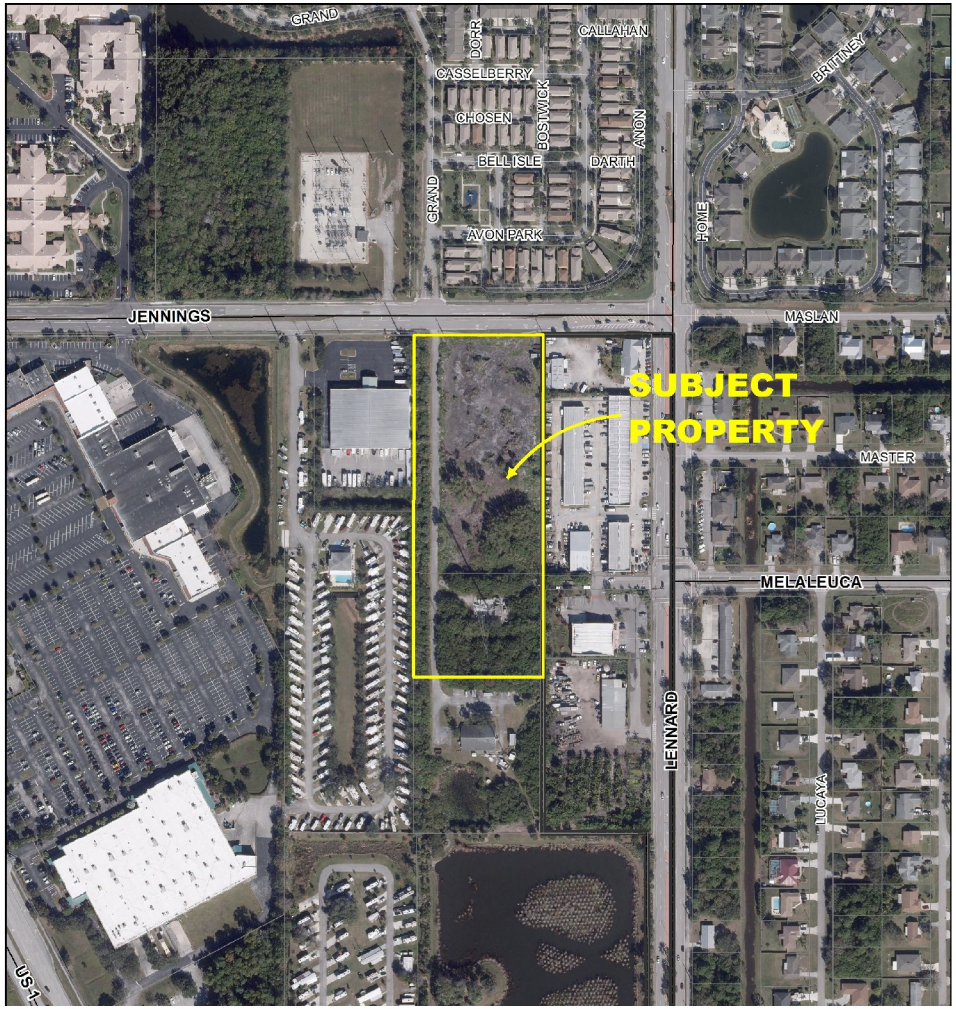
Location – The property is located south of Jennings Road and west of Lennard Boulevard

Existing Uses CG – Vacant land
GU – Wireless Communication tower

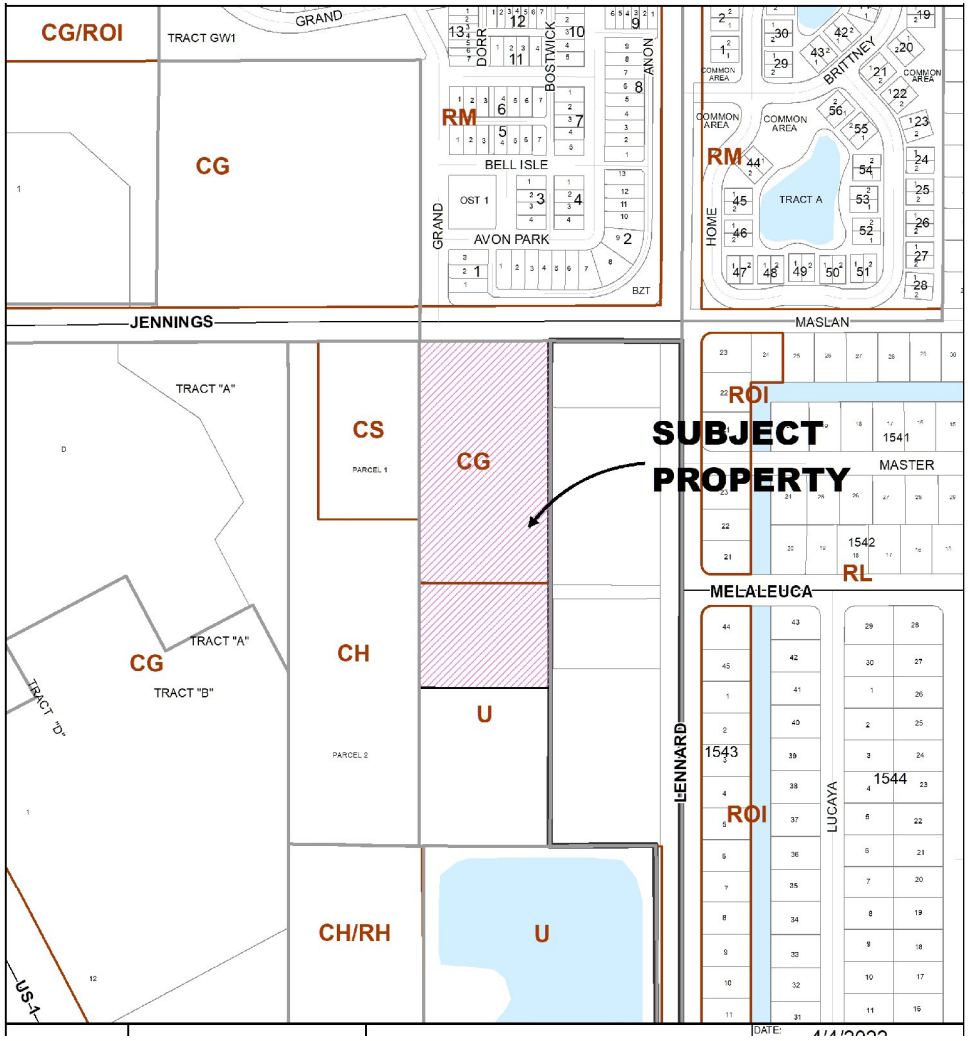
Location Map



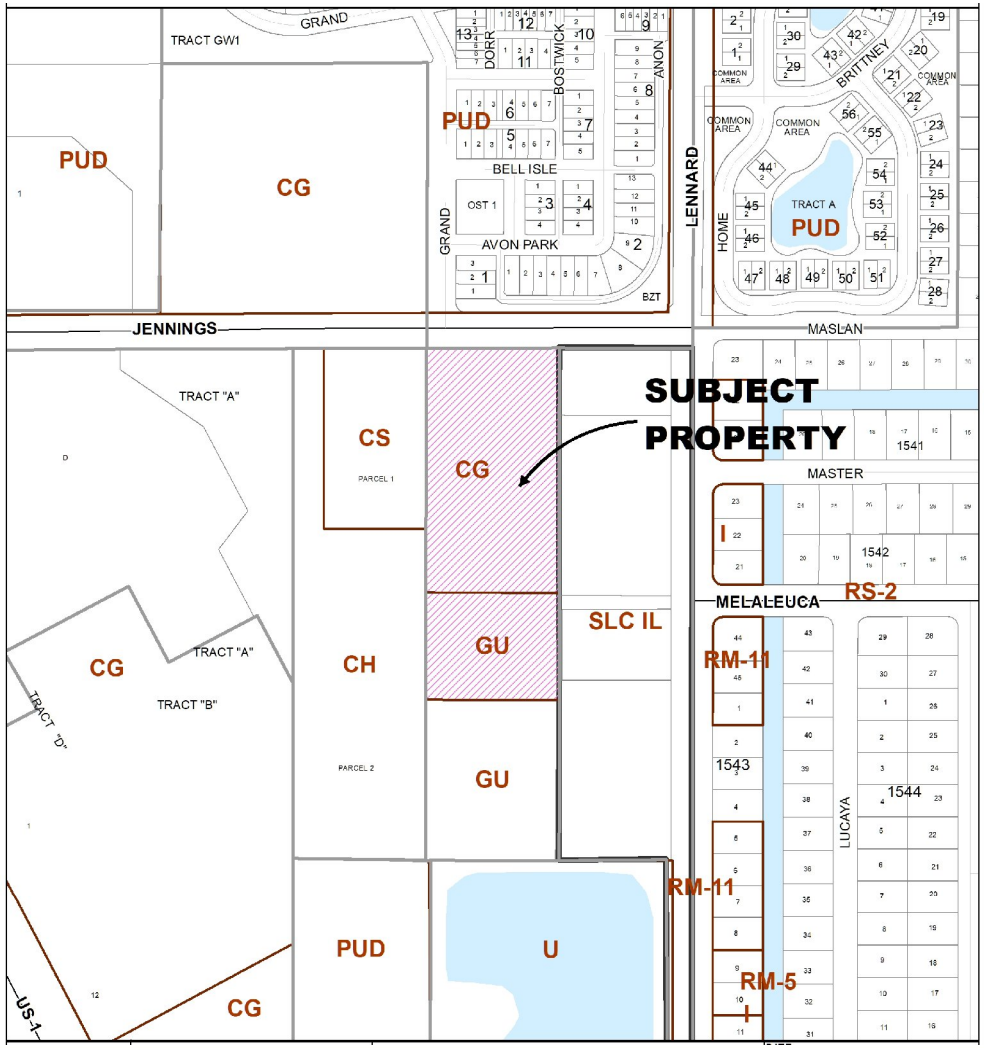
Aerial


GRAND
DORR
CASSELBERRY
CHOSEN
BOSTWICK
ANON
CALLAHAN
BRITNEY
BELLISLE
DARTH
GRAND
AVON PARK
HOWE
JENNINGS
MASLAN
SUBJECT
PROPERTY
MASTER
MELALEUCA
LENNARD
LUCAYA
US-1

Future Land Use



Zoning


GRAND
TRACT GW1
PUD
CG
PUD
BELL ISLE
AVON PARK
OST 1
BZT
DORR
BOSTWICK
ANON
LENNARD
GRAND
HOME
BRITTNEY
COMMON AREA
TRACT A
PUD
JENNINGS
MASLAN
SUBJECT PROPERTY
1541
MASTER
1542
RS-2
MELALEUCA
TRACT "A"
CS
PARCEL 1
CG
SLC IL
GU
RM-11
CG
TRACT "A"
TRACT "B"
TRACT "D"
CH
PARCEL 2
GU
1543
1544
LUCAYA
RM-11
PUD
U
RM-5
US-1
CG

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Residential Medium Density (RM)	Planned Unit Development (PUD)	East Lake Village (Townhome Development)
South	Utility (U)	General Use (GU)	Radio Station Tower Facility
East	Residential, Office, Institutional (ROI)	SLC IL (Industrial Low)	Auto Repair/Auto Sales and Retail
West	Commercial Service (CS)	Commercial Highway (CH)	Jennings Park Plat (RV Sales)

Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification	Compatible Zoning District
CS (Service Commercial)	CS (Service Commercial), GU (General Use), WI (Warehouse Industrial)

Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.

- The Service Commercial (CS) zoning district is listed as a compatible zoning district under the proposed Service Commercial (CS) future land use classification.

Staff Recommendation:

Staff recommends approval of the proposed rezoning to Commercial Service (CS).

"A City for All Ages"

Agenda Summary

2022-395

Agenda Date: 5/3/2022 **Agenda Item No.:** 8.h

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-126 St. Elizabeth Ann Seton - Rezoning

Location: The property is located at 930 SW Tunis Avenue, generally south of Tunis Avenue, west of Chartwell Street, east of Port St. Lucie Boulevard and North of Rice Avenue.

Legal Description: A portion of Port St. Lucie Section 42 First Replat -Tract C

This is a request to change the zoning designation of 12.76 acres from Residential Medium Density (RM-11) to Institutional (I).

Submitted By: Stephen Mayer, Planner III

Executive Summary: Executive Summary: A rezoning requested by the Diocese of Palm Beach, to change the zoning designation for 12.76 acres of property from Residential Medium Density (RM-11) to Institutional (I). The project site is the St. Elizabeth Ann Seton Church, which includes and existing church and a proposed new parish hall. The residential component of the church site, called Villa Seton, is not included in the rezoning request. The parcel ID # associated with the property is 3420-711-0003-000-3.

Presentation Information: Staff will make a brief presentation.

Staff Recommendation: Move that the Board recommend approval of the rezoning request.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the rezoning request.

Background: N/A

Issues/Analysis: See attached staff report.

Special Consideration: N/A

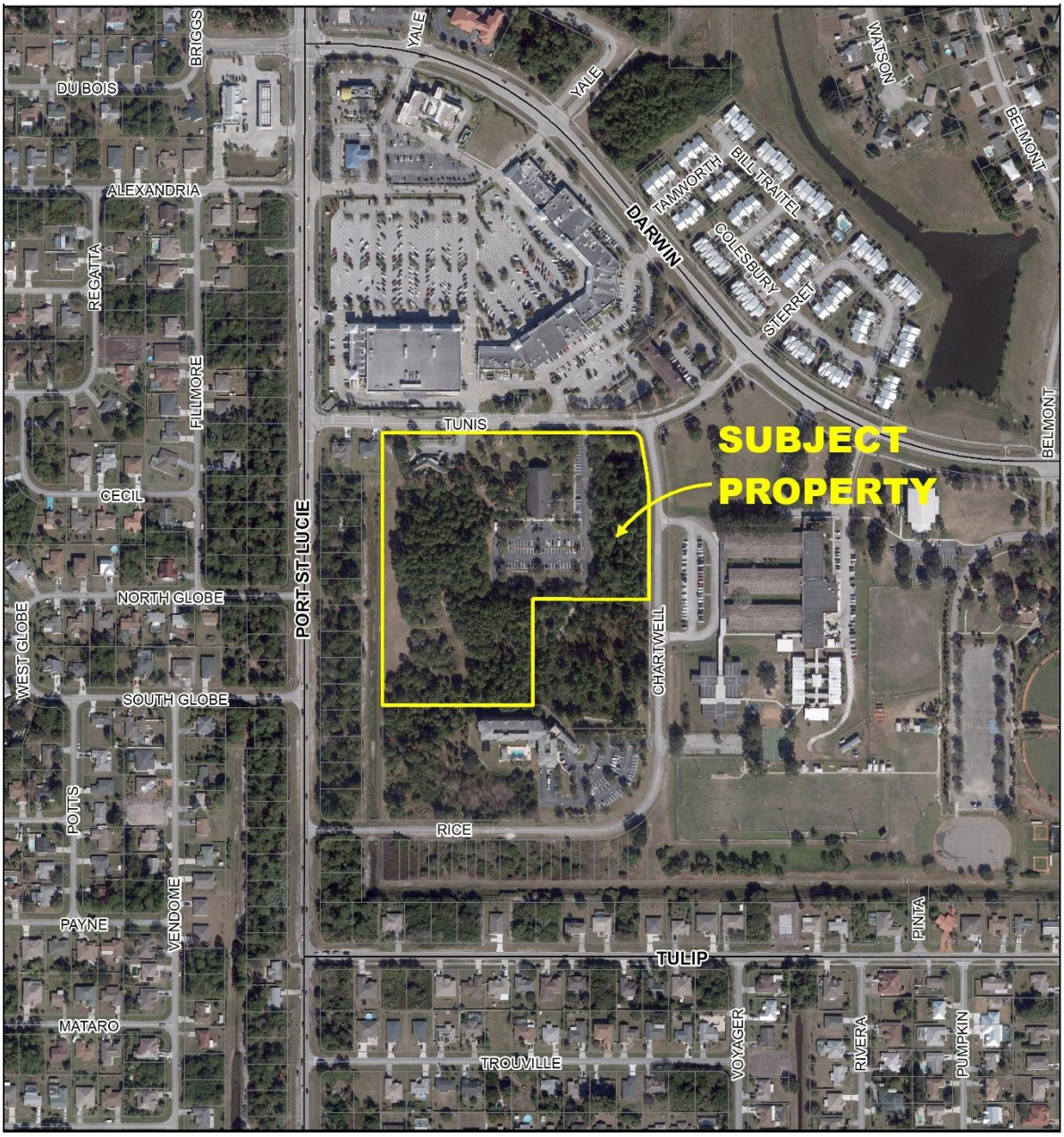
Location of Project: The property is located at 930 SW Tunis Avenue, generally south of Tunis Avenue, west of Chartwell Street, east of Port St. Lucie Boulevard and North of Rice Avenue

Attachments:

1. Staff Report
2. Application
3. Boundary Survey
4. Legal Description

5. Staff Presentation

ST. ELIZABETH ANN SETON
REZONING
P22-126



Project Location Map

SUMMARY

Applicant's Request:	Rezoning from Residential Medium Density (RM-11) to Institutional (I)
Applicant:	Elizabeth Colome, Colome and Associates, Inc
Property Owner:	Diocese of Palm Beach
Location:	Parcel ID # 3420-711-0003-000-3
Project Planner:	Stephen Mayer, Planner III

Project Description

The applicant is requesting approval of a rezoning for 12.76-acres from Residential Medium Density – 11 Units per acre (RM-11) to Institutional (I). The subject property is the northern portion of the St. Elizabeth Ann Seton church property located at 930 SW Tunis Avenue, generally south of Tunis Avenue, west of Chartwell Street, east of Port St. Lucie Boulevard and North of Rice Avenue. The applicant is proposing a concurrent application to change the future land use map of said portion to Institutional. This change would bring the existing church into greater conformity and will allow the constructing a new Parish Center on the church property. This application does not include the southern portion of the site, which will remain RM-11, in conformity with the existing Villa Seton residential component of the church site.

Background

The church was previously approved as a Special Exception Use in the RM-11 (Medium Density Residential) zoning district and the code was subsequently amended. A church is considered an enclosed assembly use, which is now not a permitted use in the RM-11 zoning district. Therefore, the existing church is considered a non-conforming use and the use would not be allowed to be expanded. The Future Land Use map amendment and the concurrent rezoning would allow the construction of the new building.

Location and Site Information

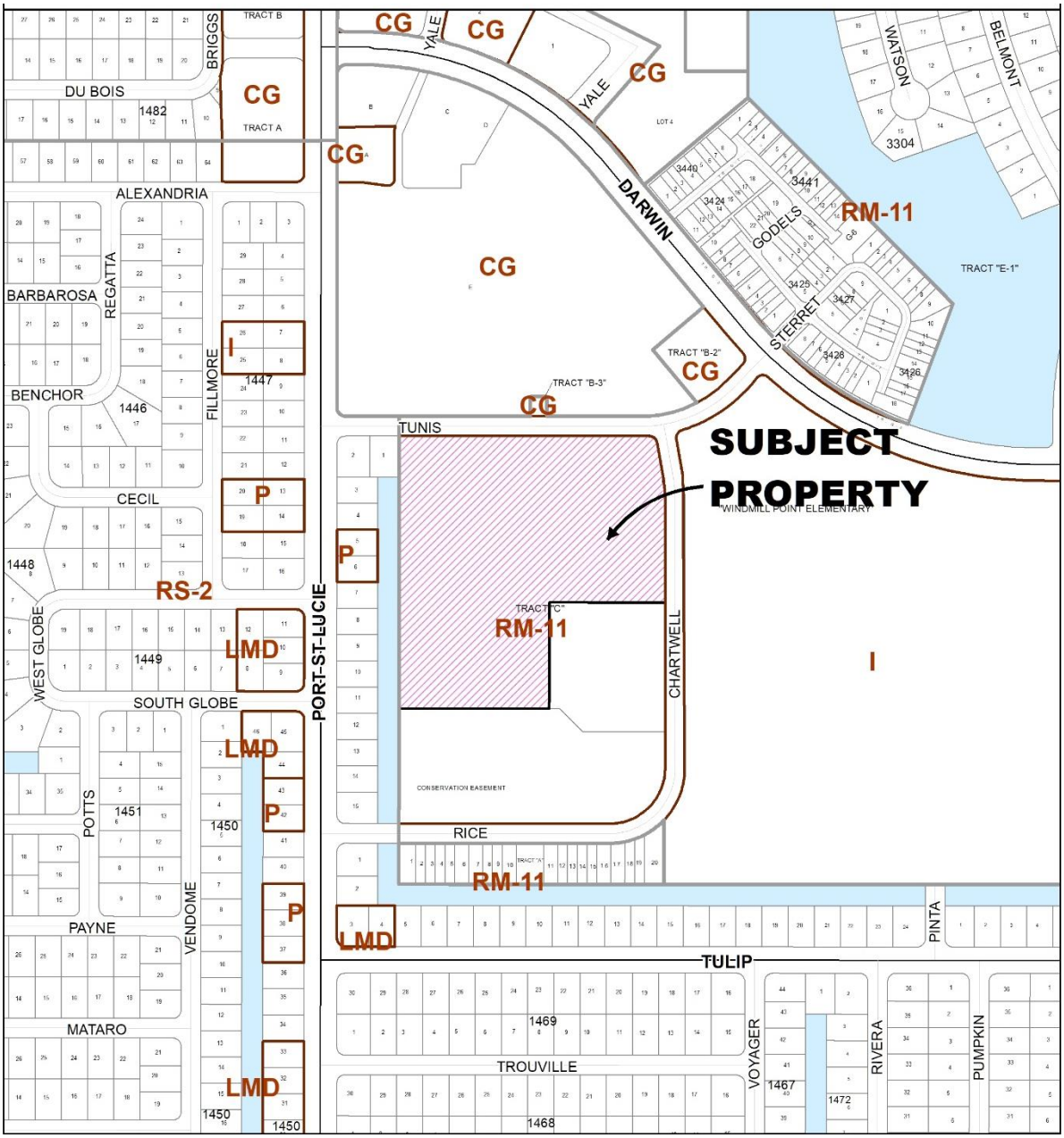
Parcel Numbers:	3420-711-0003-000-3
Property Size:	+/- 12.76 acres
Legal Description:	A portion of Tract C, First Replat in Port St. Lucie, Section 42
Future Land Use:	RM
Proposed Land Use:	Institutional
Existing Zoning:	RM-11
Existing Use:	Church
Requested Zoning:	Institutional
Proposed Use:	Church

Surrounding Uses

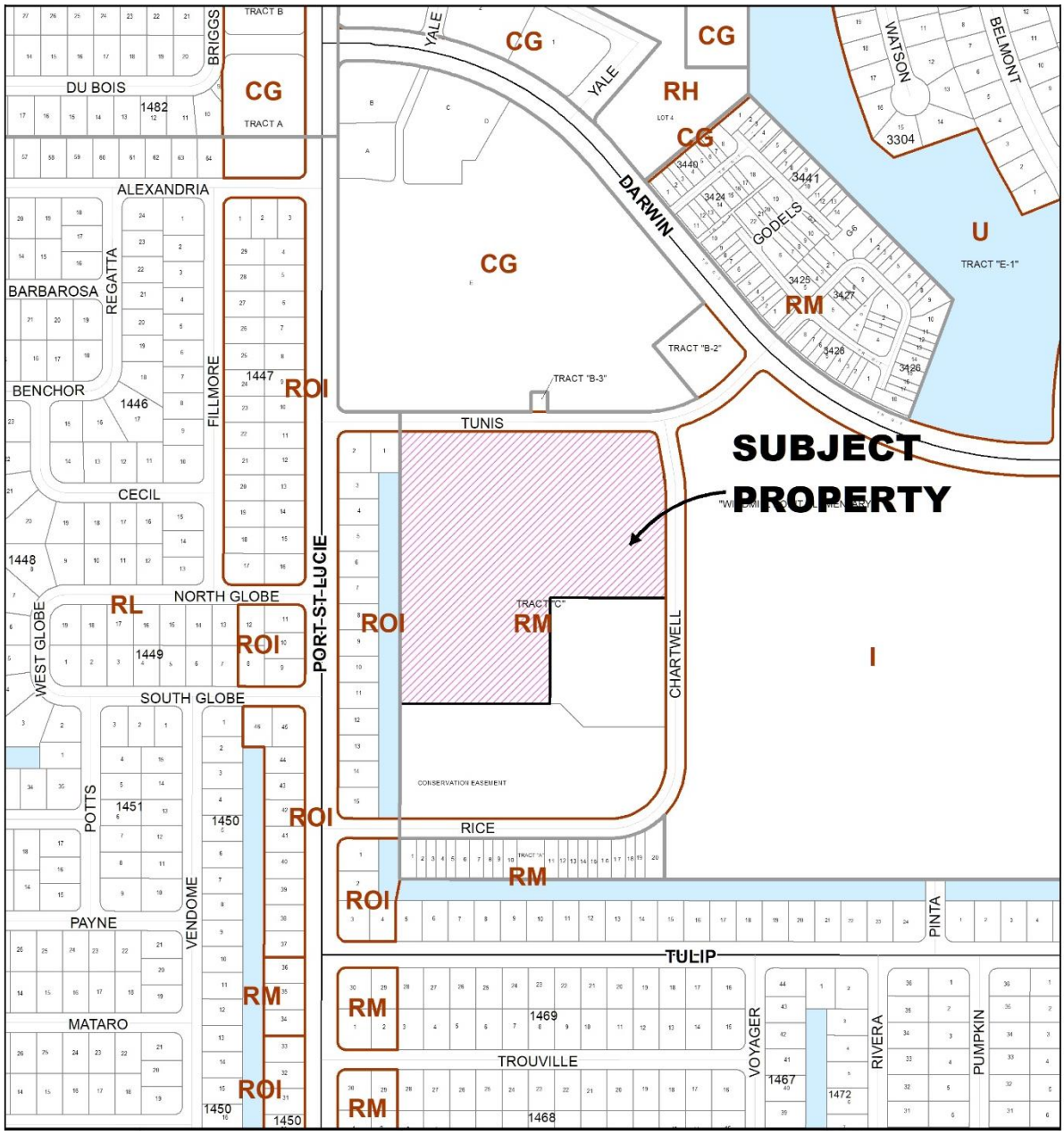
Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Darwin Plaza (retail shopping center)
South	RM	RM-11	Villa Seton
East	I	I	Windmill Point Elementary School
West	ROI	P/RM-11	Vacant

CG – General Commercial
RM – Residential Medium
I – Institutional

ROI – Residential, Office, Institutional



Existing Zoning Map



Future Land Use Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element which establishes the compatible future land use and zoning categories. The Institutional (I) zoning district is listed as a compatible zoning district under the proposed Institutional (I) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
I (Institutional)	**I,** GU

ZONING REVIEW

Applicant's Justification Statement: Requesting the site be rezoned to make the site compatible with a concurrent proposed future land use of Institutional.

Staff Analysis: The applicant's proposal to rezone the subject property complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. Please note that the applicant will be required to provide an upland mitigation plan, tree survey or an environmental assessment report prior to site plan approval.

RELATED PROJECTS

P22-125 – St. Elizabeth Ann Seton Comprehensive Plan Amendment

STAFF RECOMMENDATION

The Planning and Zoning Department finds the request to be consistent with the direction and intent of the City's Comprehensive Plan and zoning regulations and thereby recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept._____
Fee (Nonrefundable)$_____
Receipt #_____

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting. **All** items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: lcolome@colome-arch.net

PROPERTY OWNER:

Name: The Most Reverend Gerald M. Barbarito, D.D., JCL, as Bishop of the Diocese of Palm Beach, his successors in office, and assigns forever, a corporation sole

Address: 9995 N Military Trail / Palm Beach Gardens, FL 33410 c/o Michael Lockwood

Telephone No.: 561-775-9523 Email mlockwood@diocesepb.org

AGENT OF OWNER (if any)

Name: Elizabeth Colomé - Colomé & Associates, Inc.

Address: 530 24th Street / West Palm Beach, FL 33410

Telephone No.: 561-833-9147 Email lcolome@colome-arch.net

PROPERTY INFORMATION

Legal Description: See Attached
(Include Plat Book and Page)

Parcel I.D. Number: 3420-711-0003-000-3

Current Zoning: RM-11

Proposed Zoning: I

Future Land Use Designation: proposed I Acreage of Property: 12.756

Reason for Rezoning Request: Because of a change in the code, the existing zoning is incompatible with the existing use of the site. The construction of a parish hall is also incompatible.

AGENT
*Signature of Owner

ELIZABETH COLOMÉ
Hand Print Name

4.6.22
Date

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

02/26/20

LEGAL DESCRIPTION:

A PORTION OF TRACT C, FIRST REPLAT IN PORT ST. LUCIE, SECTION FORTY TWO, RECORDED IN PLAT BOOK 18, PAGE 18, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;BEGIN AT THE NORTHWEST CORNER OF SAID TRACT C;THENCE ALONG THE BOUNDARY OF SAID TRACT C FOR THE FOLLOWING COURSES: THENCE N90°00'00"E FOR 734.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 430.00 FEET; THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°03'26" FOR 22.94 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 83°03'26" FOR 36.24 FEET TO A POINT OF TANGENCY; THENCE S10°00'00"E FOR 115.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°00'00" FOR 64.58 FEET TO A POINT OF TANGENCY; THENCE S00°00'00"W FOR 308.23 FEET;THENCE DEPARTING SAID BOUNDARY OF TRACT C, N90°00'00"W FOR 350.00 FEET;THENCE S00°00'00"W FOR 323.73 FEET;THENCE N90°00'00"W FOR 459.00 FEET TO THE WEST BOUNDARY OF SAID TRACT C;THENCE ALONG SAID WEST BOUNDARY, N00°00'00"E FOR 830.00 FEET TO THE POINT OF BEGINNING.CONTAINING 12.756 ACRES, MORE OR LESS.

LEGAL DESCRIPTION:

A PORTION OF TRACT C, FIRST REPLAT IN PORT ST. LUCIE, SECTION FORTY TWO, RECORDED IN PLAT BOOK 18, PAGE 18, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT C;
THENCE ALONG THE BOUNDARY OF SAID TRACT C FOR THE FOLLOWING COURSES:

THENCE N90°00'00"E FOR 734.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 430.00 FEET;
THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°03'26" FOR 22.94 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 83°03'26" FOR 36.24 FEET TO A POINT OF TANGENCY;
THENCE S10°00'00"E FOR 115.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 370.00 FEET;
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°00'00" FOR 64.58 FEET TO A POINT OF TANGENCY;
THENCE S00°00'00"W FOR 308.23 FEET;

THENCE DEPARTING SAID BOUNDARY OF TRACT C, N90°00'00"W FOR 350.00 FEET;
THENCE S00°00'00"W FOR 323.73 FEET;
THENCE N90°00'00"W FOR 459.00 FEET TO THE WEST BOUNDARY OF SAID TRACT C;
THENCE ALONG SAID WEST BOUNDARY, N00°00'00"E FOR 830.00 FEET TO THE POINT OF BEGINNING.

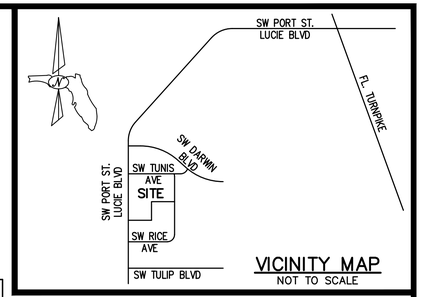
CONTAINING 12.756 ACRES, MORE OR LESS.

ABBREVIATIONS:
P.O.C.– POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
P.B. – PLAT BOOK
ORB – OFFICIAL RECORD BOOK
D.B. – DEED BOOK
PG. – PAGE
R/W – RIGHT–OF–WAY
℄ – CENTERLINE
R – RADIUS
Δ – CENTRAL ANGLE
A – ARC LENGTH
U.E. – UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
(P) – PLAT DIMENSION
(D) – DEED DIMENSION
(M) – MEASURED DIMENSION
(C) – CALCULATED DIMENSION

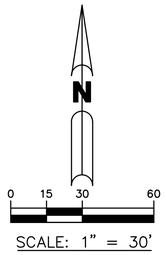
FND – FOUND
MNTT – MAG NAIL & TIN TAB
IR – IRON ROD
IR/C – IRON ROD WITH CAP AS NOTED
N/D – NAIL & DISK
NAD – NORTH AMERICAN DATUM
LB – LICENSED BUSINESS
EL. – ELEVATION
INV – INVERT
BTM – BOTTOM
PVC – POLYVINYL CHLORIDE PIPE
CMP – CORRUGATED METAL PIPE
RCP – REINFORCED CONCRETE PIPE
HDPE – HIGH DENSITY POLYETHYLENE PIPE
CONC. – CONCRETE

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J–17.051 THROUGH 5J–17.053, FLORIDA ADMINISTRATIVE CODE.
   THE FIELD WORK WAS COMPLETED ON MARCH 1, 2022.
2. THE SURVEY WAS BASED ON THE FIRST REPLAT IN PORT ST. LUCIE SECTION FORTY TWO PLAT BOOK 18 PAGE 18, ST. LUCIE COUNTY PUBLIC RECORDS, AND ON A PREVIOUS SURVEY PREPARED BY BROWN & PHILLIPS, INC., PROJECT NO.20–095, DATED 1/4/21.
3. BEARINGS ARE BASED ON S00°00'00"W (PLAT) ALONG THE CENTERLINE OF CHARTWELL STREET.
4. THE LEGAL DESCRIPTION WAS PREPARED BY BROWN & PHILLIPS, INC.
5. AREA = 12.756 ACRES, MORE OR LESS.
6. EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER A TITLE SEARCH REPORT PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC; FUND FILE NUMBER: 972916, PROVIDED FOR: J. PATRICK FITZGERALD & ASSOCIATES, P.A.; DATED: NOVEMBER 18, 2020.
   NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC.
   THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.
7. ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
   ALL FIELD–MEASURED DIMENSIONS ALONG THE BOUNDARY WERE IN SIGNIFICANT AGREEMENT WITH THE PLAT, DEED, AND/OR CALCULATED VALUES.
8. ALL FIELD–MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1:7,500.
9. THE EXPECTED HORIZONTAL AND VERTICAL ACCURACY OF ITEMS SHOWN ON THIS SURVEY ARE AS FOLLOWS:
   1) BOUNDARY LINES – 0.10'
   2) TOPOGRAPHIC FEATURES – 0.20'
   3) ELEVATIONS ON CONSTRUCTED HARD SURFACES (PAVEMENT, CONCRETE, ETC.) – 0.05'
   4) ELEVATIONS ON NATURAL SURFACES (GROUND, DIRT, ETC.) – 0.10'
10. THE CURRENT USE OF THE SUBJECT PROPERTY IS THE ST. ELIZABETH CHURCH.
11. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR A REZONING APPLICATION.
    THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
    –THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH
14. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30', ON 24"x 36" SHEETS.
15. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
16. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
17. ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE REFERENCED TO CITY OF PORT ST. LUCIE BENCHMARK "BM3029", A 2" ALUMINUM DISK, ELEVATION=19.123.
18. +100 DENOTES SPOT ELEVATION, REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
19. FLOOD ZONE: NONE – PER CITY OF PORT ST. LUCIE FLOOD ZONE GIS MAP.
20. © COPYRIGHT 2022 BY BROWN & PHILLIPS, INC.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.



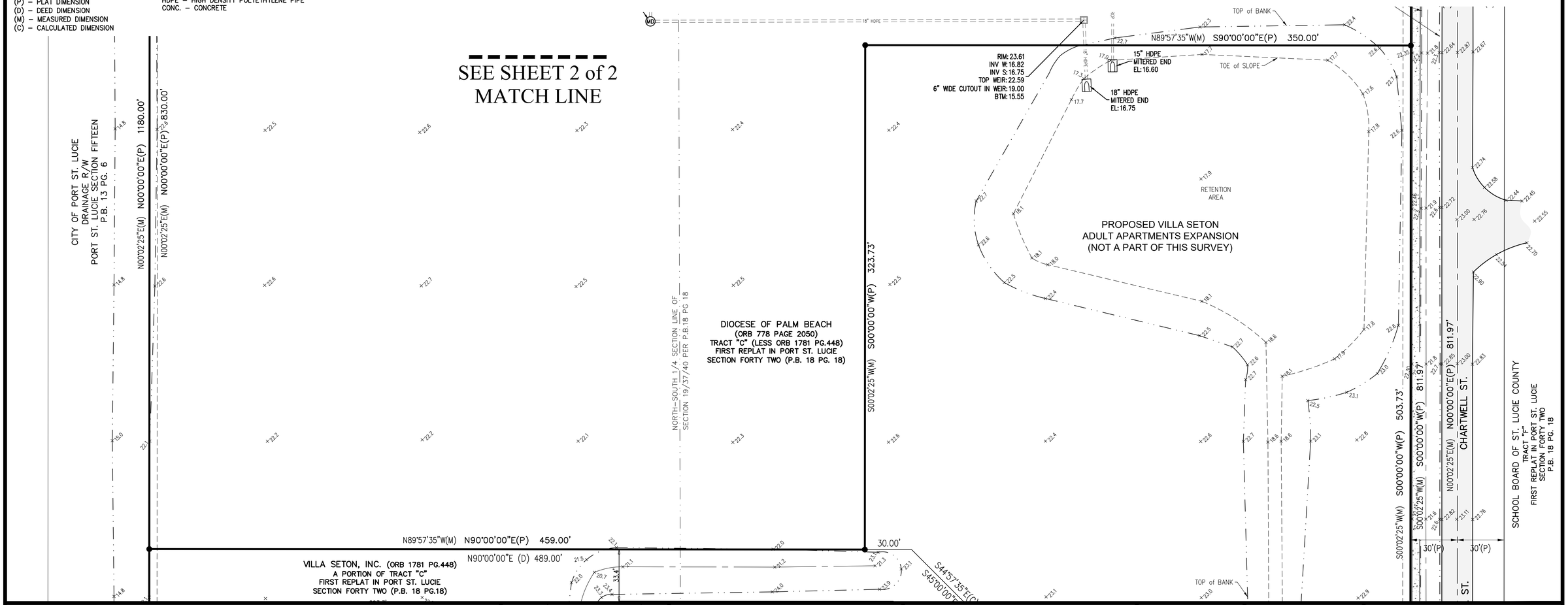
VICINITY MAP
NOT TO SCALE



SCALE: 1" = 30'

LEGEND

FOUND IR/C	○	CONCRETE POWER POLE	(E)	MANHOLE SANITARY	(WM)	WATER METER	[M]
NAIL & DISK	⊙	ELECTRIC BOX	[E]	MAILBOX		WOOD POWER POLE	
SET IR/C "BROWN & PHILLIPS"	●	FIBER OPTIC MARKER	(FO)	METAL LIGHT POLE	(LM)	CURB	
BENCHMARK		FIRE HYDRANT		METAL PIPE	(M)	FENCE	— x —
BACKFLOW PREVENTER		FIRE DEPARTMENT CONNECTION		GATE POST		OVERHEAD POWER LINES	— OE —
CATCH BASIN	[ ]	FLAG POLE		SIGN		ASPHALT	
MITERED END		GUY ANCHOR	←	TELEPHONE BOX	[T]	BRICK	
CLEANOUT	(C)	IRRIGATION VALVE	(H)	TRANSFORMER		BUILDING	
CONCRETE LIGHT POLE		MANHOLE DRAINAGE	(MD)	VALVE		CONCRETE	



BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561–615–3988

DATE	REVISIONS	#
3/8/22	REV. CERTIFICATION	1

SKETCH OF BOUNDARY SURVEY

ST. ELIZABETH CHURCH
PORT ST. LUCIE, FL

DRAWN: TL/MB
CHECKED: JEP
F.B. ST. LUCIE CO.
PAGE: 56

PROJ. No.20–095
SCALE: 1"=30'
DATE: MAR. 2022
SHEET 1 OF 2

John E Phillips
Digitally signed by John E Phillips
Date: 2022.03.08 09:57:27 -05'00'

JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: _____

S:\2020 Drawings\Nov20-095\20-095 S1 Elizabeth Seton Rezoning Boundary Survey.dwg, 3/8/2022 9:41:19 AM

BENCHMARK
MNTT EL: 22.13

DARWIN SQUARE
P.B. 34 PG. 30

TUNIS AVENUE
S89°57'35"E(M)
N90°E(P)

BENCHMARK
MNTT EL: 21.73

RIM: 21.27
BTM: 14.00
STRUCTURE TOO RECESSED TO SEE INVERTS

FND N/D (NO ID)

RIM: 21.29
INV E: 17.30
BTM: 14.00
STRUCTURE TOO RECESSED TO SEE ANY OTHER INVERTS

30.00'

BTM of SWALE

5' BELLSOUTH EASEMENT (ORB 975 PG. 2399)

30'(P)

12" RCP MITERED END EL: 20.99

TOP of BANK (typical)

12" CMP MITERED END EL: 20.52

FND MAG NAIL (NO ID)

12" CMP MITERED END EL: 20.56

12" RCP MITERED END EL: 21.10

TOP of BANK

BTM of SWALE

P.O.B.–N.W. CORNER OF TRACT C

TOP of BANK (typical)

S89°57'35"E(M) N90°00'00"E(P) 734.43'

A=36.24'
Δ=83°03'26"
R=25.00'
(P)

CONC HEADWALL
12" CMP
EL: 20.53

12x18" CMP INVERT EL: 21.20

RIM: 22.41
INV S: 20.66
INV. W. WEEP: 20.69
BTM: 14.61

8" PVC

RIM: 22.98
INV W: 11.50
INV N: 11.34
INV S: 17.20

8" PVC

6" PVC

1' CONC SIGN

20'x20' CITY OF PORT ST. LUCIE EASEMENT (ORB 980 PG. 771)

R=430.00'
Δ=3°03'26"
A=22.94'

18" RCP
INV: 16.80

A=36.24'
Δ=83°03'26"
R=25.00'

RETENTION AREA

S10°00'00"E(P) 115.54'
S09°57'35"E(M)

LOT 1, BLOCK 1470
PORT ST. LUCIE
SECTION FIFTEEN
P.B. 13 PG. 6

ONE STORY CBS

DIOCESE OF PALM BEACH
(ORB 778 PAGE 2050)
TRACT "C" (LESS ORB 1781 PG.448)
FIRST REPLAT IN PORT ST. LUCIE
SECTION FORTY TWO (P.B. 18 PG. 18)

RIM: 22.30
INV E: 16.85
INV S: 16.94
BTM: 16.72

105.0'

WOOD RAMP
CONCRETE WOOD DECK
WOOD STAIRS
WOOD STAIRS
WOOD STAIRS

54.8'
56.4'
24.4'
1.0'
9.7'
1.3'
1.3'
65.3'
28.1'
72.6'

ONE STORY WOOD MOBILE HOME FF:26.04

ONE STORY CBS SHED FF: 24.10

MULCH & RR TIE PATH

10' U.E. & D.E. (P.B.13 PG.6)

ELECTRICAL PANEL

PUMP

±34x53" RCP INV: 14.51

70.7'

WOODEN CROSS (typical)

SEPTIC TANK LIDS

ONE STORY CBS CHURCH FF: 24.46

139.5'

138.8'

6" CONC CURB

RIM: 22.30
INV N: 16.98
INV S: 16.99
BTM: 16.76

8" CONC WALL DUMPSTER ENCLOSURE

FND 5/8" IR/C "ILLEGIBLE"

FND N/D (NO ID)

R=370.00'
Δ=10°00'00"
A=64.58'

287.1'

297.6'

2.3' CONC COLUMNS

COVERED CONC ENTRY

6.2'
13.9'
6.2'
24.7'
24.7'

CITY OF PORT ST. LUCIE
DRAINAGE R/W
PORT ST. LUCIE SECTION FIFTEEN
P.B. 13 PG. 6

18" RCP MITERED END EL: 14.76

RIM: 22.41
INV W: 14.97
INV E: 16.82
BTM: 14.61

RIM: 22.31
INV E: 16.92
INV S: 17.49
INV W: 16.89
(UNKNOWN OUTFALL)
BTM: 16.71

RIM: 22.38
INV W: 16.82
INV S: 16.98
BTM: 15.80
(NO EAST INVERT)

RIM: 22.31
INV N: 18.75
INV S: 18.75
BTM: 18.51

RIM: 22.31
INV N: 18.98
INV S: 18.77

RIM: 22.35
INV N: 16.86
INV S: 16.79
INV W: 16.86
BTM: 16.66

RIM: 22.36
INV N: 18.83
INV S: 18.78
BTM: 18.53

6" CONC CURB

BENCHMARK
NAIL & TIN-TAB
EL: 22.74

RIM: 22.31
INV N: 18.98
INV S: 18.93
BTM: 18.76

FND 5/8" IR/C "ILLEGIBLE"

FND N/D (NO ID)

TOP of BANK

BTM of SWALE

30'

297.6'

N00°02'25"E(M) N00°00'00"E(P) 1180.00'

N00°02'25"E(M) N00°00'00"E(P) 830.00'

S00°02'25"W(M) S00°00'00"E(P) 308.23'

N00°02'25"E(M) N00°00'00"E(P) 811.97'

N00°02'25"E(M) N00°00'00"E(P) 811.97'

SCHOOL BOARD OF ST. LUCIE COUNTY
TRACT "F"
FIRST REPLAT IN PORT ST. LUCIE
SECTION FORTY TWO
P.B. 18 PG. 18

CHARTWELL ST.

TRASH CAN
BENCH

BTM of SWALE
TOP of BANK

30'(P) 30'(P)

RIM: 23.46
INV W: 16.81
INV S: 16.81
BTM: 16.15

18" HDPE

TOP of BANK

N89°57'35"W(M) S90°00'00"E(P) 350.00'

RIM: 23.61
INV W: 16.82
INV S: 16.75

15" HDPE MITERED END EL: 16.60

TOE of SLOPE

0 15 30 40

SCALE: 1" = 30'

SEE SHEET 1 of 2
MATCH LINE

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#

SKETCH OF
BOUNDARY SURVEY

ST. ELIZABETH CHURCH
PORT ST. LUCIE, FL

DRAWN: TL/MB
CHECKED: JEP
F.B. ST. LUCIE CO.
PAGE: 56

PROJ. No.20-095
SCALE: 1"=30'
DATE: MAR. 2022
SHEET 2 OF 2

S:\2020 drawing files\20-095\20-095 S1 Elizabeth Boston Boundary Survey.dwg, 3/8/2022 9:40:06 AM

LEGAL DESCRIPTION:

A PORTION OF TRACT C, FIRST REPLAT IN PORT ST. LUCIE, SECTION FORTY TWO, RECORDED IN PLAT BOOK 18, PAGE 18, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;BEGIN AT THE NORTHWEST CORNER OF SAID TRACT C;THENCE ALONG THE BOUNDARY OF SAID TRACT C FOR THE FOLLOWING COURSES: THENCE N90°00'00"E FOR 734.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 430.00 FEET; THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°03'26" FOR 22.94 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 83°03'26" FOR 36.24 FEET TO A POINT OF TANGENCY; THENCE S10°00'00"E FOR 115.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°00'00" FOR 64.58 FEET TO A POINT OF TANGENCY; THENCE S00°00'00"W FOR 308.23 FEET;THENCE DEPARTING SAID BOUNDARY OF TRACT C, N90°00'00"W FOR 350.00 FEET;THENCE S00°00'00"W FOR 323.73 FEET;THENCE N90°00'00"W FOR 459.00 FEET TO THE WEST BOUNDARY OF SAID TRACT C;THENCE ALONG SAID WEST BOUNDARY, N00°00'00"E FOR 830.00 FEET TO THE POINT OF BEGINNING.CONTAINING 12.756 ACRES, MORE OR LESS.

ST. ELIZABETH ANN SETON REZONING P22-126

Planning & Zoning Board Hearing

May 3, 2022

Stephen Mayer

Planner III

Request:

The Applicant is requesting approval of the rezoning of approximately 12.76 acres from Residential Medium – 11 units per acre (RM-11) to Institutional (I).

Proposed Project: Existing church and new parish hall

General Information:

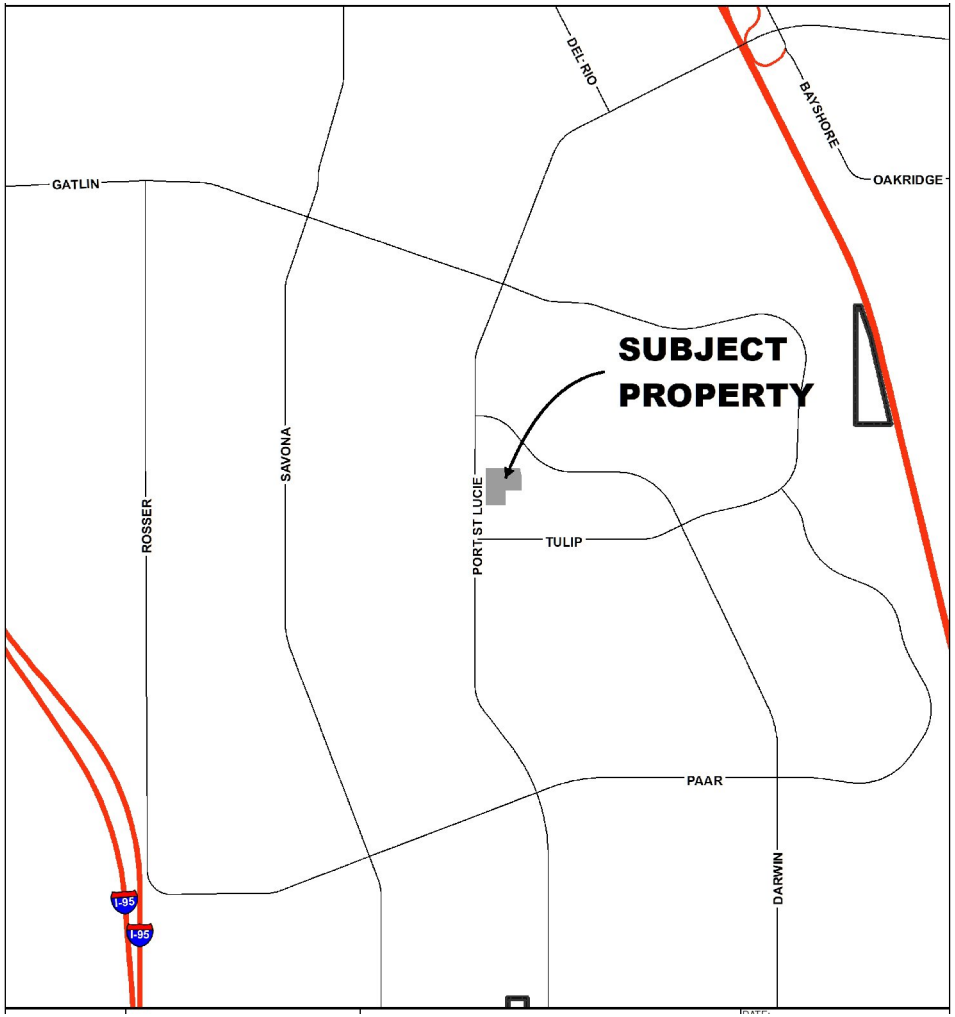
Owners – Diocese of Palm Beach

Applicant – Elizabeth Colome, Colome and Associates, Inc.

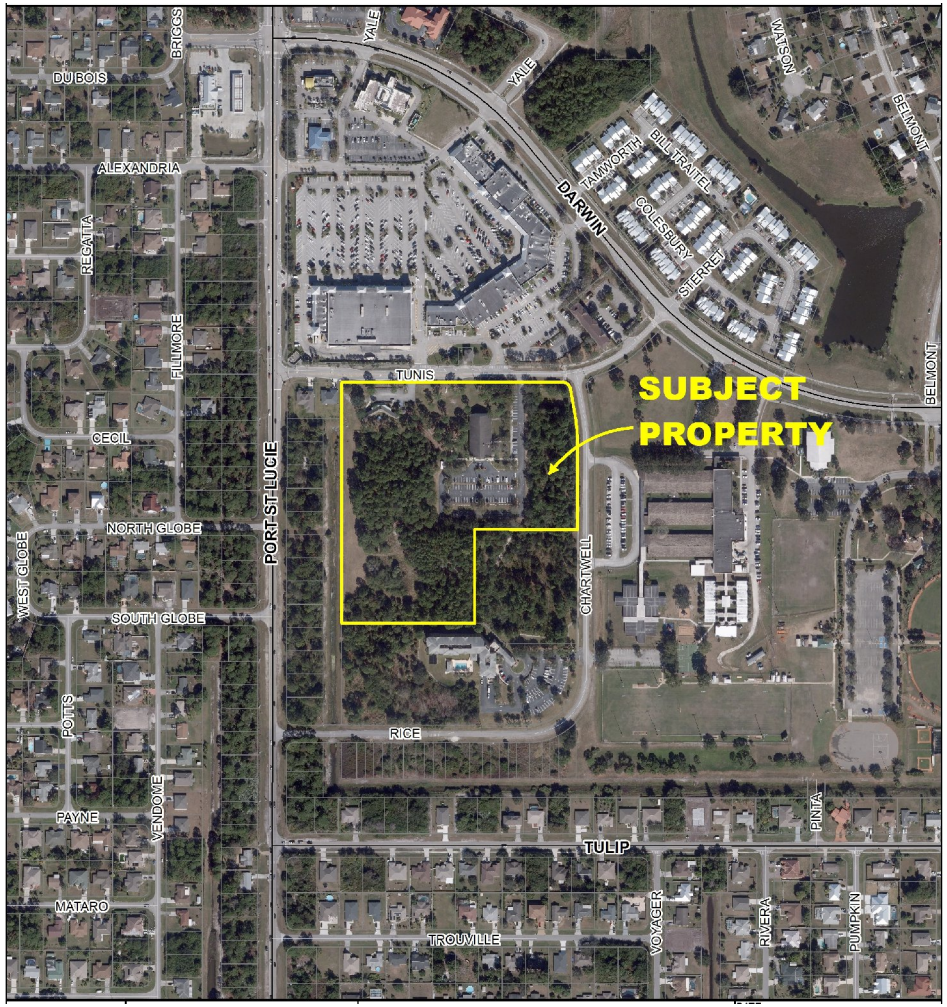
Location – The property is located at 930 SW Tunis Avenue, generally south of Tunis Avenue, west of Chartwell Street, east of Port St. Lucie Boulevard and north of Rice Avenue (not including the existing Villa Seton along Rice Avenue)

Existing Use – Church complex

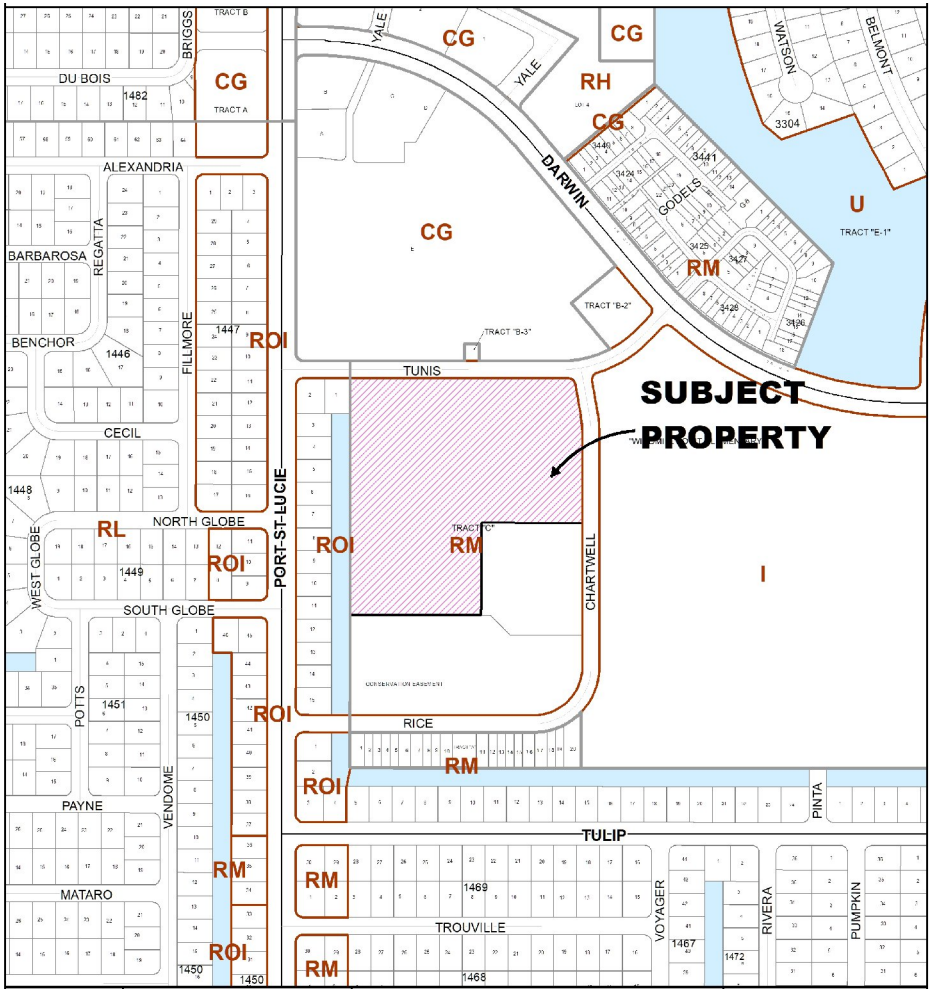
Location Map



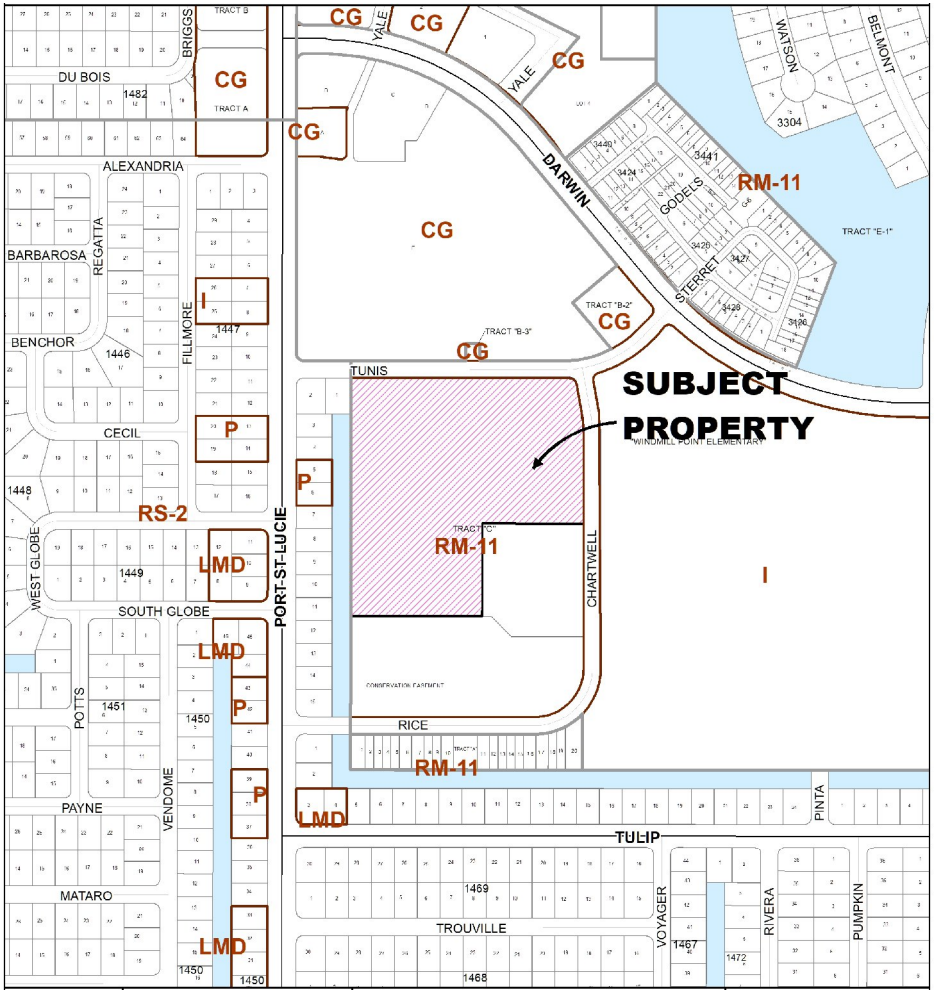
Aerial


SUBJECT PROPERTY
DU BOIS
BRIGGS
ALEXANDRIA
REGATTA
FILLMORE
CECIL
NORTH GLOBE
WEST GLOBE
SOUTH GLOBE
POTTS
PAYNE
VENDOME
MATARO
PORT ST LUCIE
YALE
DARWIN
TAMWORTH
BILL TRAITEL
COLESBURY
SIERRET
WATSON
BELMONT
TUNIS
CHARTWELL
RICE
PINTA
TULIP
TROUVILLE
VOYAGER
RIVERA
PUMPKIN

Future Land Use



Zoning


SUBJECT PROPERTY
CG
RM-11
I
P
LMD
RS-2
DU BOIS
ALEXANDRIA
BARBAROSA
BENCHOR
CECIL
SOUTH GLOBE
PAYNE
MATARO
TUNIS
RICE
TULIP
TROUVILLE
DARWIN
PORT-ST-LUCIE
FILLMORE
REGATTA
BRIGGS
WEST GLOBE
POTTS
VENDOME
CHARTWELL
PINTA
VOYAGER
RIVERA
PUMPKIN
YALE
WATSON
BELMONT
GODEIS
STERRET
1482
1447
1446
1448
1449
1451
1450
1469
1467
1468
1472
3304
3441
3434
3420
3427
3426
3430

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	General Commercial (CG)	General Commercial (CG)	Darwin Plaza (retail shopping center)
South	Residential Medium (RM)	Residential Medium (RM-11)	Villa Seton
East	Institutional (I)	Institutional (I)	Windmill Point Elementary School
West	Residential, Office, Institutional (ROI)	P (Professional Office) and RM-11	Vacant

Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification	Compatible Zoning District
I (Institutional, Private and Public)	I (Institutional), GU

Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.

- The proposed Institutional (I) zoning district is listed as a compatible zoning district under the proposed Institutional, Private and Public (I) future land use classification.

Staff Recommendation:

Staff recommends approval of the proposed rezoning to Institutional (I).