City of Port St.Lucie

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

"A City for All Ages"

Meeting Agenda

Tuesday, December 6, 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
Eric Reikenis, At-Large, Term 1 Expires 11/1/26
Melody Creese, Alternate, Term 1 Expires 11/1/26

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

2. Roll Call

3. Determination of a Quorum

4. Pledge of Allegiance

5. Approval of Minutes

5.a Approval of Minutes - November 1, 2022 **2022-1040**

6. Consent Agenda

7. Public Hearings - Non Quasi-Judicial

8. Public Hearing - Quasi-Judicial

8.a P22-185 FPL Eden Storage - Special Exception Use **2022-763**

Location: Northeast of the intersection of SE Jennings Rd. and SE Grand Dr.

Legal Description: St Lucie Gardens-Blk 4 - Lots 13 & 14

This is a request for a Special Exception Use for a semi-public facility or use to allow the storage of vehicles and equipment.

8.b P22-319 Commerce Lakes Warehouse - Landscape Modification **2022-1025**

Location: The subject property is located south of NW Commerce Center Drive and at the southeast corner of NW Commerce Lakes Drive in the Go Team Industrial Park.

Legal Description: Go Team Industrial Park - Unit Three - Block B, Lot 18

This is a request to substitute landscaping in lieu of an architectural buffer wall per Section 154.12 of the City of Port St. Lucie Code of Ordinances.

8.c P22-322 City of Port St. Lucie Police Training Facility - Landscape Modification **2022-1045**

Location: South of Thanksgiving Avenue and west of Airoso Boulevard

Legal Description: Lots 6 through 9, Block 689, Port St. Lucie Section Eighteen

This request is to waive the requirements for an architectural buffer wall on the north and east sides of the property as per Section 154.12 of the Landscape and Clearing Code.

8.d P22-323 PS Lucie SR CGP, LLC - Variance **2022-1026**

Location: 1837 SW Gatlin Boulevard
Legal Description: Lot 9, Lot 10 and Tract P of Block 1702
This is a request for a variance from Section 3.0.8. of the City of Port St. Lucie City Wide Design Standards Manual for the orientation of the garage doors for a car wash.

8.e P22-325 St. Lucie Doctors, LLC - Variance **2022-1021**

Location: Northwest corner of Becker Road and Darwin Boulevard
Legal Description: Lots 1-3 and 22-24, Block 2358, Port St. Lucie Section 34
A request to grant a variance to Section 4.6.3.1 and Section 4.6.2.1 to allow for increased windows and reduction in roof pitch.

9. New Business

9.a General Discussion: Variances **2022-1047**

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

2022-1040

Agenda Date: 12/6/2022 **Agenda Item No.:** 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - November 1, 2022

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

Executive Summary: November 1, 2022 minutes attached.

Presentation Information: N/A

Staff Recommendation: 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: November 1, 2022 minutes.

City of Port St.Lucie

Planning and Zoning Board

Meeting Minutes - Draft

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

Tuesday, November 1, 2022 **6:00 PM** **Council Chambers, City Hall**

Addition of Item 5a

1. Meeting Called to Order

A Regular and Virtual Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Acting Chair Alfreda Wooten at 6:01 PM, on November 1, 2022 at Port St. Lucie City Hall, Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida and via Zoom.

2. Roll Call

Members Present:
Deborah Beutel, Chair (via Zoom)
Alfreda Wooten, Vice Chair
Carol Taylor-Moore, Secretary
Peter Previte, At-Large
Roberta Briney, At- Large
Joseph Piechocki, At- Large
Eric Reikenis, At-Large
Melody Creese, Alternate

Others Present:
Mary Savage-Dunham, Director, Planning and Zoning
Bethany Grubbs, Planner, Planning and Zoning
Francis Foreman, Planner, Planning and Zoning
Anne Cox, Assistant Director, Planning and Zoning
Teresa Lamar-Sarno, Deputy City Manager
Frank Moehrle, Deputy City Attorney
James Stokes, City Attorney
Yaniz Wycoff, Police Officer
Daisy Ruiz, Deputy City Clerk

3. Determination of a Quorum

Acting Chair Wooten determined there was a quorum.

4. Pledge of Allegiance

Acting Chair Wooten led the assembly in the Pledge of Allegiance.

5. Oath of Office for New Board Members

5.a New Board Member Swearing in: Eric V. Reikenis as Regular Member and Melody Creese as an Alternate Member **2022-960**

Council Chambers

N/A

This is the swearing in of newly appointed regular and alternate Planning and Zoning Board members.

The Deputy City Clerk administered the oath of office to Eric V. Reikenis, as a Regular Member and Melody Creese, as an Alternate Member.

6. Consent Agenda

6.a Approval of Minutes - October 4, 2022 **2022-936**

There being no discussion, Mr. Previte moved to approve the Consent Agenda. Mr. Piechocki seconded the motion, which passed unanimously by roll call vote. (Clerk's Note: Chair Beutel was not present at the time and did not vote on this Item.)

7. Consent Agenda

(Clerk's Note: This Item was duplicated on the Agenda.)

8. Public Hearings - Non Quasi-Judicial

There were no items scheduled under this section of the Agenda.

9. Public Hearing - Quasi-Judicial

Frank Moehrle, Deputy City Attorney, read the Quasi-Judicial Rules into the record for Items 9.a, 9.b, 9.c and 9.d.

The Deputy City Clerk administered the Oath of Testimony to staff, applicants, and the members of the audience present.

9.a P22-185 FPL Eden - Storage **2022-763**

Location: Northeast of the intersection of SE Jennings Rd. and SE Grand Dr.

Legal Description: St Lucie Gardens-Blk 4 - Lots 13 & 14

This is a request for a Special Exception Use for a semi-public facility or use to allow the storage of vehicles and equipment.

Acting Chair Wooten indicated there was a request to table this Item until the December 6, 2022 Planning and Zoning Meeting.

Mr. Previte moved to table Item 9.a, P22- 185 FPL Eden – Storage until

the December 6, 2022 Planning and Zoning Meeting. Ms. Briney seconded the motion, which passed unanimously by roll call vote. (Clerk's Note: Chair Beutel was not present at the time and did not vote on this Item.)

9.b P22-226 Jensen MHP, LLC - LMD Conceptual Plan Amendment **2022-940**

Location: The property is located on the west side of SW Port St. Lucie Boulevard and in between North and South Globe Avenue.
Legal Description: Lots 8-12, Block 1449, Port St. Lucie Section 15
This is a request to change the conceptual plan for the 1.17-acre LMD site.

The Board Members confirmed they did not have any Ex-Parte Communication on the Item.

Francis Foreman, Planner, Planning and Zoning, presented the Conceptual Plan Amendment for P22-226, Jensen MHP, LLC – LMD Conceptual Plan Amendment to the Board. (Clerk's Note: A PowerPoint Presentation was shown at this time).

Melissa Corbett was present on behalf of the Applicant, The MilCor Group.

Acting Chair Wooten opened Public Comment.

Jeff Jackman, 3242 SW Fillmore Street, expressed concern over the exiting and traffic situation for the proposed restaurant at the subject location.

Ms. Corbett advised she did not have any of the traffic data available. Acting Chair Wooten requested that the Applicant share the information with Mr. Jackman.

Mr. Piechocki inquired if Staff had any comments regarding the traffic circulation. Diana Spriggs, Public Works, Regulatory Division Director, confirmed they review traffic circulation during the site plan review process.

Mr. Piechocki asked if the current project complies, to which Ms. Spriggs responded in the affirmative.

Mr. Previte inquired if the Staff did not want access on Port St. Lucie Boulevard and preferred access was on a side street, to which Ms.

Spriggs responded in the affirmative.

Acting Chair Wooten closed Public Comment.

Secretary Taylor-Moore asked that staff investigate the residents' concerns during the site plan review process.

Mr. Previte moved to approve Item 9.b, P22- 226 Jensen MHP, LLC – LMD Conceptual Plan Amendment. Ms. Briney seconded the motion, which passed unanimously by roll call vote. (Clerk's Note: Chair Beutel was not present at the time and did not vote on this Item.)

9.c P21-237 Gatlin Pointe Phase II - Special Exception Use **2022-893**

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.

Mary Savage-Dunham, Director, Planning and Zoning, advised Chair Beutel was present via Zoom.

(Clerk's Note: Chair Beutel joined via Zoom at 6:19 PM.)

The Board Members confirmed they did not have any Ex-Parte Communication on this Item.

Bethany Grubbs, Planner, Planning and Zoning, presented the Special Exception Use Application for P21-237 Gatlin Pointe Phase II. (Clerk's Note: A PowerPoint Presentation was shown at this time).

Ms. Grubbs indicated the Applicant was present via Zoom and that the Agent was present in-person.

Jose Chavez, Storybook Holdings, 5260 Lake Burkett Lane, Winter Park, Florida, 32792, stated he agreed with Staff's recommendation and would be able to answer any questions.

No one signed up for public comment for this item.

There being no discussion, Mr. Piechocki moved to approve Item 9.c, P21- 226 Gatlin Pointe Phase II – Special Exception Use with Staff's recommendations for the construction of a right-hand turn lane on

Gatlin Boulevard and that it be part of the Site Plan submittal. Mr. Previte seconded the motion, which passed unanimously by roll call vote.

9.d P22-296 LTC Ranch Development of Regional Impact (DRI) - Fifth (5th) Amendment to the Development Order **2022-937**

Location: The property is located south of Midway Road, west of I-95 and northeast of Glades Cut-off Road.

Legal Description: A parcel of land lying in Sections 1, 2, 3, 4, 9, 10, 11, 15 and 16, Township 36 South, Range 39 East.

This is a request to amend Condition 17- Transportation (c) regarding the threshold for required intersection improvements to west Midway Road and Arterial A.

The Board Members confirmed they did not have any Ex-Parte Communication on the Item.

Anne Cox, Assistant Director, Planning and Zoning, presented the Fifth Amendment to the Development Order of P22-296 LTC Ranch Development of Regional Impact to the Board. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Lee Dobbins, Dean Mead Law Firm, provided the historical background on the DRI and discussed Arterial A as part of the proposed Master Plan.

Vice Chair Wooten opened Public Comment.

George Saylor, 9184 Pumpkin Ridge Road, Vice President of the PGA Village Master Board Property Owners Association, expressed concern with the additional traffic on Commerce Center Drive.

Kinan Husainy, Kimley-Horn and Associates, 445 24th Street, Suite 200, Vero Beach, Florida. He advised a full comprehensive traffic study was completed to evaluate impact on the surrounding roads. He stated they will be widening Midway Road and Glades Cut Off Road through annual reporting of traffic counts, which thresholds have not been met.

Mr. Piechocki asked if Staff agreed that the request did not create traffic saturation levels, to which Ms. Spriggs confirmed there were other triggers in the DRI that address when other improvements are required. She stated there was currently a DRI Amendment to make additional changes and at that time they plan to further investigate improvements.

Mr. Piechocki inquired if Commerce Center Drive was a City road, to which Ms. Spriggs responded in the affirmative.

Mr. Previte stated the resident's traffic concern on Commerce Drive was valid.

Mr. Reikenis inquired when the developer would be required to make improvements to Glades Cut Off Road, to which Ms. Spriggs stated the trigger to widen Glades Cut Off Road would be over 1,000 PM peak trips.

The Deputy City Clerk administered the oath to Susan O'Rourke, O'Rourke Engineering & Planning.

Ms. O'Rourke explained that they are required every year and every two years to study a certain number of roadways to evaluate the impact. She stated they have been doing many traffic studies on this project.

Chair Beutel inquired if the traffic studies would be done in the winter months since there are residents living in the area strictly in the winter months, to which Ms. O'Rourke responded in the affirmative.

Vice Chair Wooten closed Public Comment.

There being no further discussion, Mr. Piechocki moved to approve item 9.d, P22-296, LTC Ranch Development of Regional Impact (DRI) – Fifth (5th) Amendment to the Development Order. Ms. Briney seconded the motion, which passed unanimously by roll call vote.

10. New Business

Mr. Piechocki discussed his concern relating variances being granted when the homeowner created the issue. He stated he would like to further discuss the issue whenever Chair Beutel was present and if possible, have Director Savage-Dunham provide additional information regarding variances from the last training session the Board attended. Mr. Piechocki advised he believed presenting this information to the Board would help educate the Board on variance applications in the future. Mr. Previte agreed with Mr. Piechocki. Secretary Taylor-Moore stated she agreed with a discussion in the future. Chair Beutel asked Mr. Piechocki to speak to Director Savage-Dunham regarding the information he wished to have presented to the Board.

11. Old Business

Mr. Piechocki stated he spoke to Colt regarding traffic studies and discussed the possibility of finding out what traffic studies exist, how often they are done and how the saturation rate is determined. He requested that Staff come back to the Board to have a better understanding of the traffic saturation and studies in the City, as an education portion for the Board.
He provided a report to the Board regarding the number of projects approved and denied during the City's Site Plan Review Committee held since the last Planning and Zoning Meeting.

12. Public to be Heard

No one signed up to speak during this portion of the Agenda.

13. Adjourn

There being no further business the meeting adjourned at 6:57 PM.

_____
Carol Taylor-Moore, Secretary

_____
Daisy Ruiz, Deputy City Clerk

Agenda Summary

2022-763

Agenda Date: 12/6/2022 **Agenda Item No.:** 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-185 FPL Eden Storage - Special Exception Use

Location: Northeast of the intersection of SE Jennings Rd. and SE Grand Dr.

Legal Description: St Lucie Gardens-Blk 4 - Lots 13 & 14

This is a request for a Special Exception Use for a semi-public facility or use to allow the storage of vehicles and equipment.

Submitted By: Bianca Lee, Planner I

Executive Summary: The proposed special exception use will allow development of the remaining areas of the site adjacent to the existing FPL Eden Substation. Section 158.124(C)(3) of the Zoning Code lists a semi-public facility or use as a special exception use.

Presentation Information: Bianca Lee, Planner I

Staff Recommendation: Move that the Board review the SEU application and vote to approve, approve with conditions, or deny the SEU request.

Background: See attached staff report

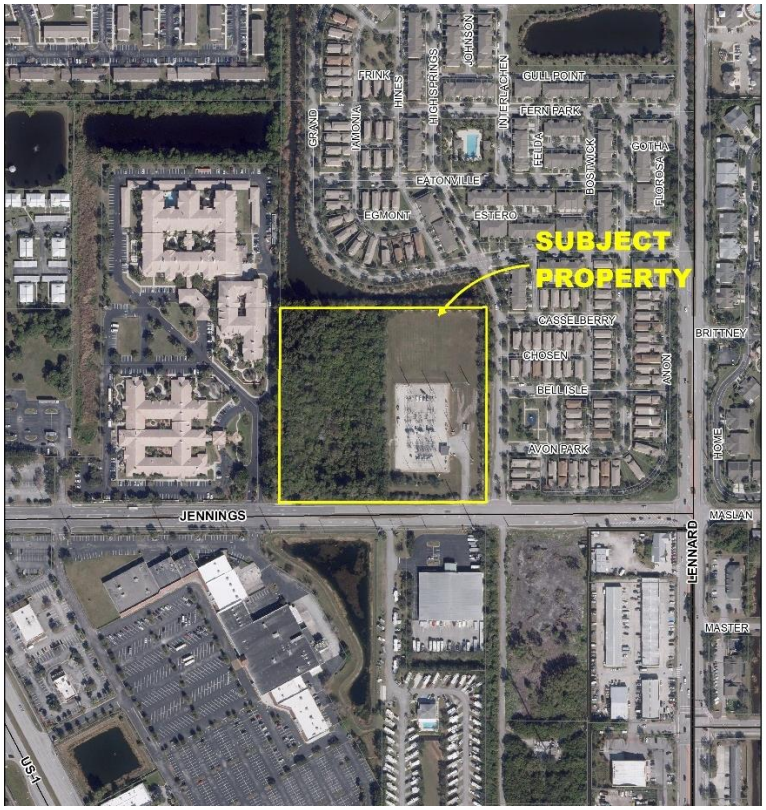
Issues/Analysis: See attached staff report

Special Consideration: N/A

Location of Project: 3733 SE Jennings Rd.

Attachments: 1. Staff report, 2. Revised project narrative, 3. Conceptual site plan, 4. Site renderings, 5. Applicant response to questions, 6. FPL public participation meeting notice, 7. USPS certified mailing list, 8. Proposed Conditions submitted by Applicant, 9. Staff presentation

FPL-Eden - Storage
Special Exception Use
P22-185



Project Aerial Map

SUMMARY

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow a semi-public facility or use for the storage of vehicles and equipment in the General Commercial (CG) Zoning District as per Section 158.124(C)(3) of the Zoning Code.
Applicant:	Florida Power and Light Company
Agent:	Leo Giangrande
Property Owner:	Florida Power and Light Company
Location:	Located northeast of the intersection of SE Jennings Rd. and SE Grand Dr.
Address:	3733 SE Jennings Rd.
Project Planner:	Bianca Lee, Planner I

Project Description

The applicant is requesting a special exception use to allow a semi-public facility or use for the storage of vehicles and equipment, as per Section 158.124(C)(3) of the General Commercial (CG) zoning district (see the attachment, project narrative, a description for the proposed use of the site prepared by the applicant). The proposed special exception use will develop the remaining areas of the site adjacent to the existing FPL Eden Substation. The purpose of this request is to allow on site storage for a semi-public use. Section 158.124(C)(3) of the Zoning Code lists a semi-public facility or use as a special exception use that may be permitted only following the review and specific approval thereof by the City Council.

Background

The FPL Eden site plan (P22-145) was submitted for review on 4/20/2022. The applicant was advised that an SEU for the proposed use must be approved by the City Council prior to site plan approval. The applicant advised staff that the intent was to store trucks associated with the adjacent utility use. Staff supported that request as it would likely not have a detrimental impact on the abutting residential uses. The proposed use of the site in the revised narrative (attached) depicts an expansion of the proposed use which seems more similar to a contractor's storage yard. The definition of Semi-Public Facility or Use is: *SEMI-PUBLIC FACILITY OR USE. Any building or open area privately owned and operated for the purpose of providing public services, but not including wireless communication antennas and towers*. It is no longer clear to staff that the proposed use will not negatively impact the adjacent residential uses.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on August 25, 2022, to owners of property within a 750-foot radius of the subject property.

Location and Site Information

Parcel Number:	3414-501-3813-250-8
Property Size:	9.50 acres
Legal Description:	St Lucie Gardens-Blk 4 – Lots 13 & 14
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Partially Vacant/FPL Eden Substation

Surrounding Uses

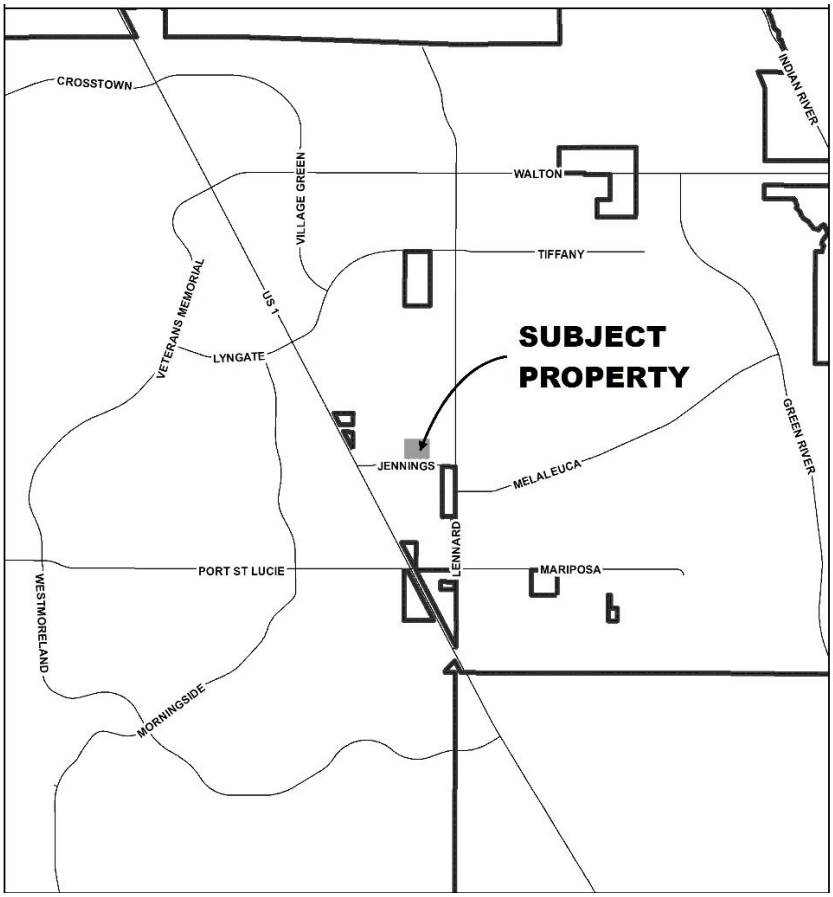
Direction	Future Land Use	Zoning	Existing Use
North	RM	PUD	Single-Family Home
South	CG	CG	Self-Storage Facility/Shopping Center
East	RM	PUD	Single-Family Home
West	CG	PUD	Nursing Home/ALF

Future Land Use

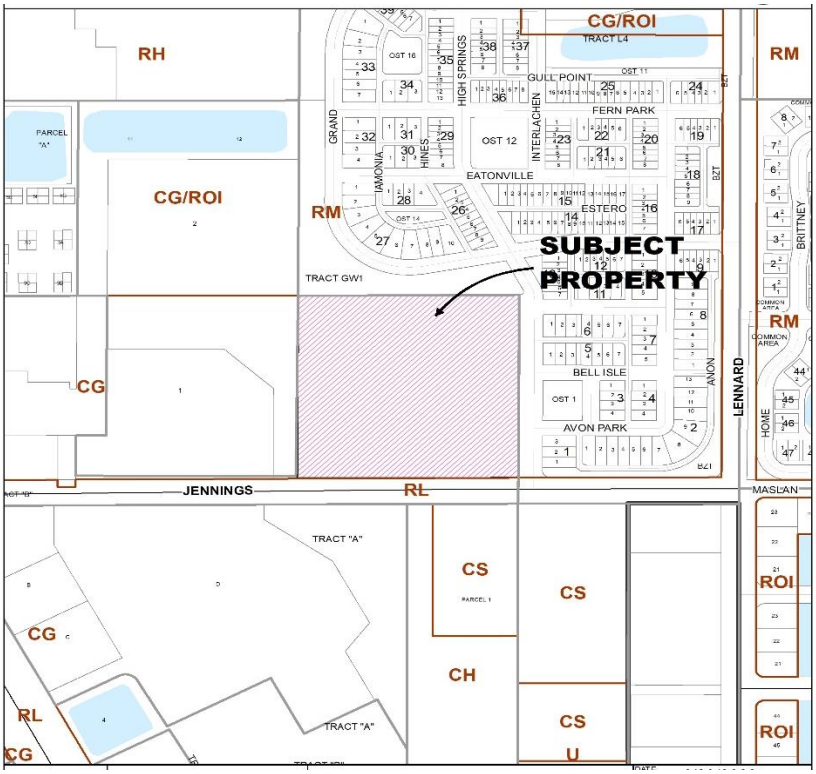
RM – Residential Medium and CG – General Commercial

Zoning District

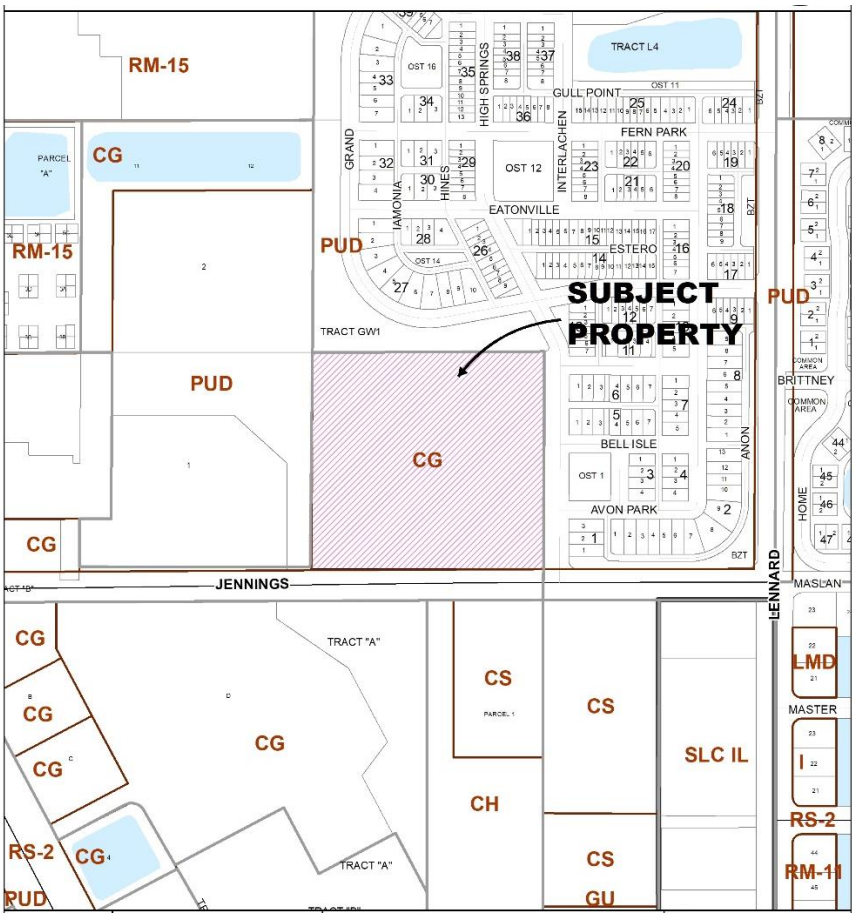
PUD– Planned Unit Development and CG – General Commercial



Location Map



Land Use Map



Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- Staff findings: The conceptual site plan demonstrates that the site has adequate ingress and egress for vehicles, the existing sidewalk along Jennings Rd. will allow for pedestrian circulation. The property is located on SE Jennings Rd and has two access points, both on SE Jennings Rd.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- Staff findings: Off-street parking and loading areas are not proposed for this use.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Staff findings: Adequate utilities are available to service the proposed development.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Staff findings: The proposed site development is an addition to the existing substation for the purpose of storage and semi-public use. The site abuts the residential East Lake Village community to the north and east, an assisted living facility to the west, a shopping center with mixed use and a self-storage facility, to the south. There is an existing 6-foot architectural wall with landscaping located along the east and north sides of the existing FPL Eden Substation. The applicant proposes to continue the 6-foot architectural wall with landscaping along the north side and install an 8-foot architectural wall and landscaping along the west and south sides of the property adjacent to the proposed storage yard. An 8-foot opaque chain-link fence with landscaping is proposed to separate the electrical substation and proposed storage yard within the FPL Eden parcel. The driveway access, off of Jennings Road will be gated with an opaque gate. The proposed buffering is shown on the attached conceptual plan and renderings. The installation of the 6 -foot wall on the north, and 8-foot wall along the west and south sides of the property will allow for the conformity of design features and adequate buffering of the site. The buffer will allow the storage yard to be appropriately screened from the roadway and surrounding sites.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- Staff findings: Outdoor lighting will be required to comply with the requirements of City Zoning Code Section 158.221.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

- Staff findings: Yard setbacks and open space will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

Staff findings: The proposed Special Exception Use is permitted as defined by Section 158.124(C)(3) - CG (General Commercial) Zoning District and defined as *SEMI-PUBLIC FACILITY OR USE. Any building or open area privately owned and operated for the purpose of providing public services, but not including wireless communication antennas and towers*. The attached narrative describes the use clearly and it is similar to a contractor's storage yard. If approved this use must conform to all provisions of the City's Zoning Code.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

- Staff findings: By adhering to City Codes and Regulations, the establishment and operation of the proposed use is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Staff findings: The paved storage lot is proposed to be used as though it is a contractor's storage yard with stockpiles of building materials, plant materials, mulch and truck/equipment parking. The use is not expected to generate hazards for the surrounding developments, but it could result in noise, dust or other conditions that could constitute a nuisance or create safety hazards for persons or surrounding developments. The normal hours of operation will be from 8am-5pm. The applicant has expressed that the site will not be accessed daily, instead it will be used only during certain times, while being utilized for the storage needs of FPL or their affiliates. The applicant has also noted that the site is expected to generate less than 100 ADT trips per day.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Staff findings: The proposed use is proposed adjacent to residential uses and is clearly described in the revised narrative (attached). As described it is similar to a contractor's storage yard and not the type of uses that is typically adjacent to residential uses. This type of operation is normally in industrial areas. The use may generate noise and/or dust. The site fronts on a heavily traveled roadway that would benefit from the buffering which the applicant proposes.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

- Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- Staff findings: Acknowledged.

PLANNING AND ZONING BOARD ACTION OPTIONS

Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions as recommended by staff

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

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.

GIANGRANDE
Engineering & Planning

2081 SE Ocean Blvd., Suite 1A
Stuart, FL 34996
772-888-9076

October 11, 2022 Revised

Bianca C. Lee, Planner I
City of Port St. Lucie
Department of Planning & Zoning
121 S.W. Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

(772) 871-5149 (Office)

RE: FPL Eden Storage - Revised Project Narrative
Special Exception Use and Site Plan Submittal
GEP Project No. 21-027
PSL Project No. P22-185

Revised Project Narrative:
The FPL owned project site is the vacant parcel to the west of the FPL Eden Substation. The project proposes to develop the site into a gated surface storage area buffered on all sides by a wall, landscaping and fencing in compliance with the City Code for Development.

The property will be used for the storage of vehicles and equipment by FPL and FPL affiliates. More specifically the property would be used to park and/or stage a variety of small construction equipment vehicles, utility vehicles as well as various materials common to FPL projects such as power poles, cable spools, conduits, light fixture parts, fiber optic cable spools, transformers, solar panels, mobile Conex boxes, mobile trailer office, landscape materials, mulch, plants and/or other landscape elements associated with landscaping or irrigation, etc and sometimes the box trucks and/or semi trailer trucks used for delivering such materials.

The project does not propose any buildings or utilities only a paved surface storage area with drainage and buffers as required by local and state jurisdiction. The site will be available for use year round by FPL and FPL affiliates, for use on projects in close proximity as well as for the potential staging of additional materials prior to and during emergency storm preparations.

Site Address: 3733 SE Jennings Road, Port Saint Lucie, FL 34952
Gross Acres: 4.55-(198,000 SF) (330' x 600'). See white shaded area on the following image.
Estimated Useable Acres: 2.95 (128,700 SF) (65%).
Land Use: CG – General Commercial Zoning: CG – General Commercial

Should you have any questions or need additional information, please feel free to contact our team by phone at (772) 203-0664 or by email at dylan@gep-llc.com.

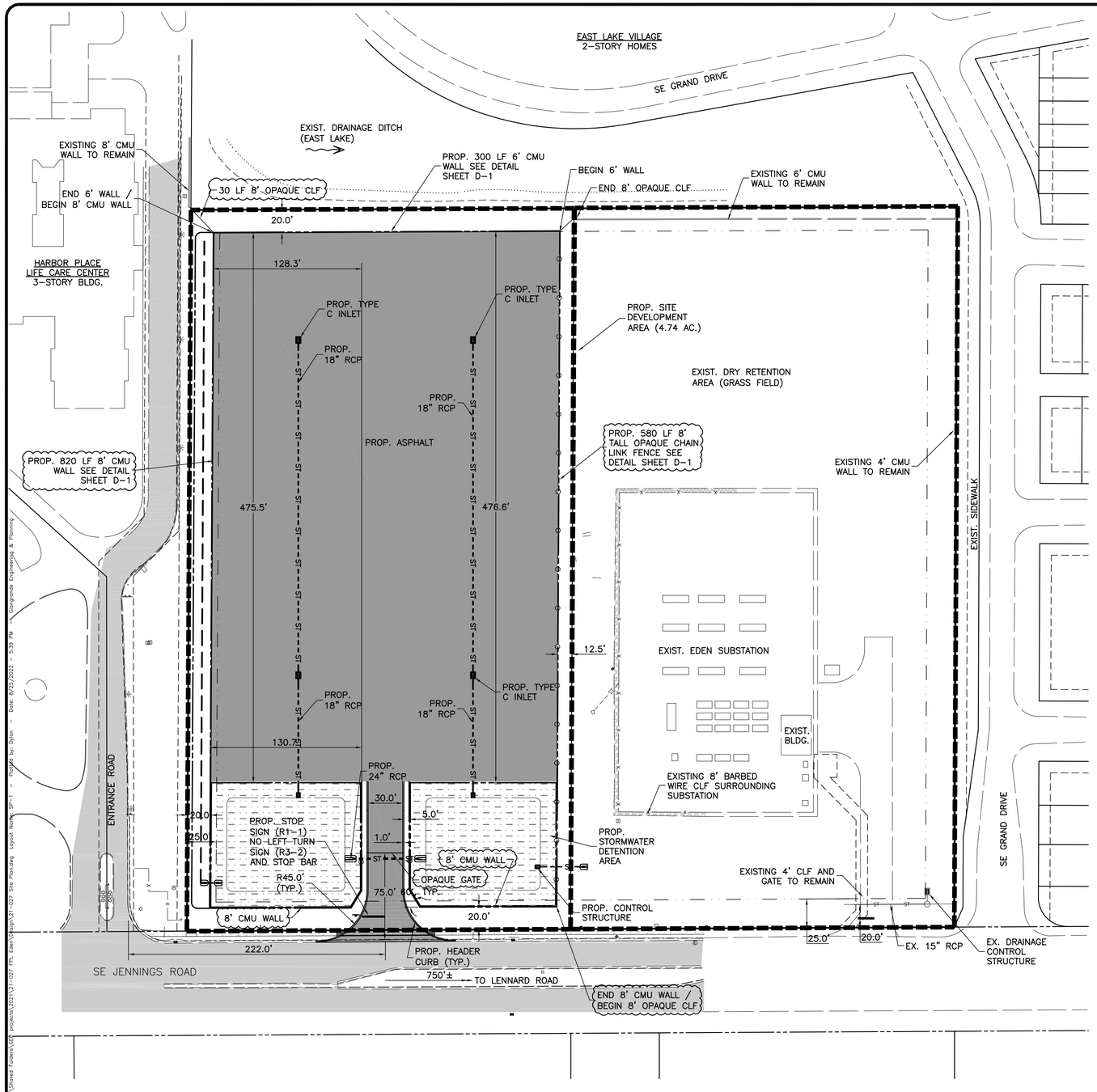
Best Regards,

A. Dylan O'Berry, PE
Project Manager

GIANGRANDE
Engineering & Planning

2081 SE Ocean Blvd., Suite 1A
Stuart, FL 34996
772-888-9076

The enlarged image below shows the places within 500 feet of the project such as the FPL Eden substation, Harbor Place/Life Care Center, East Lake Village, Extra Space Storage, and The Marketplace shopping mall.



SITE PLAN DATA TABLE

SITE ADDRESS	3733 SE JENNINGS RD, PORT ST LUCIE, FL 34952		
PARCEL #	3414-501-3813-250-8		
TOTAL PARCEL AREA	9.50 AC.		
TOTAL SITE DEVELOPMENT AREA	4.74 AC.		
ZONING	CG		
FUTURE LAND USE	GENERAL COMMERCIAL		
STRUCTURE SETBACKS	25' FRONT AND SIDE, 20' (REAR)		
NUMBER OF STORIES	3 MAX		
BUILDING HEIGHT	35' MAX		
OPEN SPACE AREA	31,867 SF	0.73 AC	15.4%
DETENTION AREA	27,704 SF	0.64 AC	13.4%
TOTAL OPEN SPACE	59,571 SF	1.37 AC	28.8%
PAVEMENT AREA	146,712 SF	3.37 AC	71.1%
TOTAL IMPERVIOUS AREA	206,283 SF	3.37 AC	71.1%
TOTAL SITE AREA	206,283 SF	4.74 AC	100.0%

2

EXISTING EDEN SUBSTATION SITE DATA:			
PERVIOUS AREA	149,609 SF	3.43 AC	72.6%
TOTAL OPEN SPACE	149,609 SF	3.43 AC	72.6%
PAVEMENT AREA	9,216 SF	0.22 AC	4.5%
FENCED AREA	46,750 SF	1.07 AC	22.7%
BUILDING AREA	540 SF	0.01 AC	0.0%
TOTAL IMPERVIOUS AREA	56,506 SF	1.30 AC	27.4%
TOTAL SITE AREA	206,115 SF	4.73 AC	100.0%

LEGAL DESCRIPTION

ST LUCIE GARDENS 01 37 40 BLK 4 S 1/2 OF LOTS 13 AND 14-LESS S 40 FT- (9.50 AC) (MAP 44/01S) (OR 822-2932)

DRAINAGE STATEMENT

THE RUNOFF FROM THE SITE WILL SHEET FLOW INTO DRAINAGE INLETS AND SWALES TO THE EXISTING SITE DRAINAGE CONTROL STRUCTURE THAT CONNECTS TO THE JENNINGS RD DRAINAGE SYSTEM.

TRAFFIC STATEMENT

ITE TRIP GENERATION 10th EDITION FOR LAND USE 170 UTILITY HAS BEEN FOUND TO BE THE MOST RELEVANT CODE FOR THE PROPOSED USE. THERE ARE NO PROPOSED BUILDINGS PROPOSED AND THE SITE WILL CONSIST OF 3.37 ACRES OF OPEN STORAGE AREA. THE SITE IS PLANNED TO BE USED FOR STORAGE BY LEASE AGREEMENT AND IS NOT EXPECTED TO GENERATE A LARGE VOLUME OF TRAFFIC. THE AVERAGE DAILY TRAFFIC IS EXPECTED TO BE LESS THAN 100 DAILY TRIPS AND A DE-MINIMUS PEAK HOUR PEAK DIRECTION IMPACT UPON THE EXISTING LEVEL OF SERVICE ON LENNARD ROAD.

PARKING STATEMENT

2

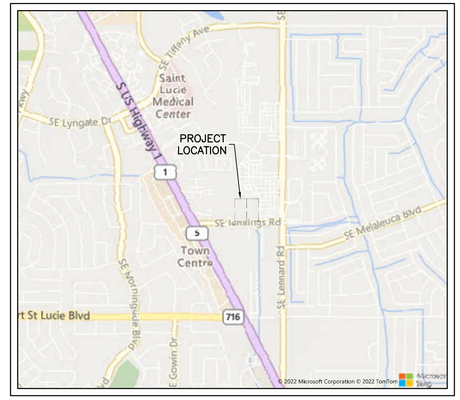
THIS IS AN UNMANNED RESTRICTED ACCESS FACILITY. NO FPL EMPLOYEES REPORT TO THIS LOCATION AND MAINENANCE CREWS PARK INSIDE THE FENCED AREA. AS SUCH NO PARKING SPACES WILL BE PROVIDED.

SANITARY SEWER STATEMENT

NO ADDITIONAL SANITARY SEWER USE IS PROP. FOR THIS PROJECT.

NOTES:

1. LEGAL DESCRIPTION COPIED FROM SURVEY 08/20/2021 PERFORMED BY AVIROM & ASSOCIATES, INC. SURVEYING AND MAPPING
2. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 12111C0293K, COMMUNITY PANEL NO, 120287, DATED 2/19/2020.
3. ALL CHAIN LINK FENCE SHALL HAVE OPAQUE SCREEN.
4. 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).



VICINITY MAP
SCALE: 1:2,000

N

0 50' 100'
SCALE: 1" = 50'

LEGEND

- EXIST. PROPERTY LINE
- EXIST. EASEMENT LINE
- EXIST. EDGE OF PAVEMENT
- EXIST. CONCRETE
- E — E — EXIST. UNDERGROUND ELECTRIC
- OHU — EXIST. OVERHEAD UTILITY
- WM — EXIST. WATERMAIN
- IRR — EXIST. IRRIGATION
- ST — EXIST. STORMWATER PIPE
- X12.2 EXIST. SPOT GRADE
- 11.9 PROP. SPOT GRADE
- PROP. BACK OF CURB
- ST — PROP. STORMWATER PIPE
- PROP. INLET
- PROP. M.E.S.
- PROP. FLOW ARROW
- EXIST. ASPHALT
- PROP. ASPHALT

CITY OF PSL PROJECT # P22-185
PSLUSD PROJECT # 11-657-00

DATE	BY	REVISIONS
8/25/2022	DO	REVISED PER SEU REVIEW PW AND P&Z COMMENTS

Date: 01/15/2022
Scale: 1:50
Design By: DO
Drawn By: RF
Check By: JS

FLORIDA POWER & LIGHT
FPL EDEN SITE DEVELOPMENT
PORT ST. LUCIE, FLORIDA

SITE PLAN

GIANGRANDE ENGINEERING AND PLANNING
2081 SE OCEAN BLVD., SUITE 1A
STUART, FLORIDA 34996
PH. (772) 888-9076
Cert. No. 30901

LEO D. GIANGRANDE, P.E.
License No: 66387

PROJECT #: 21-027

SP-1

Drawing Name: S:\Shared Folders\GE projects\2021\21-027 FPL Eden\dwgs\21-027 Site Plan.dwg Layout Name: SP-1 Plotted by: dylan Date: 8/25/2022 - 5:39 PM Giangrande Engineering & Planning

GIANGRANDE
Engineering & Planning

2081 SE Ocean Blvd., Suite 1A
Stuart, FL 34996
772-888-9076

August 29, 2022

Bianca C. Lee, Planner I
City of Port St. Lucie
Department of Planning & Zoning
121 S.W. Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

(772) 871-5149 (Office)

RE: FPL Eden Storage-Site Plan Special Exemption Use Responses
GEP No.: 21-027
PSL: P22-185

Per City Code Section 158.260, Approval of a special exception application shall be granted by the City Council. The following responses to the requirements are as follows:

A. Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or another emergency.

The site has a paved driveway with an opaque gated access. The driveway connects to Jennings Road for ingress and egress of vehicles accessing the storage yard.

B. Adequate off-street parking, loading areas, and adequate stacking may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

The site has a paved driveway with a stacking length off 75-feet which is sufficient for two FPL style semi-trucks in queue for storage delivery.

C. Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

There are no proposed water or sewer utilities being proposed for the storage yard facility.

D. Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

Buffering of the storage yard consists of landscaping on all four sides per City requirements. An 8-foot wall is proposed to extend along the west and south side of the property which is adjacent to the assisted living facility and Jennings Road. A 6-foot wall is being proposed on the north side of the property which is adjacent to East Lake Village. The east side of the site will have a 6-foot chain length fence per FPL fencing detail. Buffer width dimensions are also planned per City Requirements.

E. Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

Lighting is being proposed for the storage yard and shielding on the LED lighting. A photometric plan has been included with the site plan application in compliance with the City requirements.

F. Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

Acknowledged.

G. The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

Acknowledged.

H. Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

Acknowledged.

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Engineering & Planning

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Stuart, FL 34996
772-888-9076

I. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity. The City may require certain uses such as car washes, gas stations, and other potential noise generating uses submit a noise impact analysis prepared by a qualified professional.

Acknowledged.

J. The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes, changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood. To minimize exposure to excessive noise, the City may require noise control features, limit hours of operation, and other mitigation methods.

Acknowledged.

K. As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

Acknowledged.

L. Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

Acknowledged.

If there are any questions or concerns, please reach out to us via email or phone to discuss.

Thank you,

Dylan O'Berry, P.E.
Project Manager

October 11, 2022

PUBLIC PARTICIPATION MEETING NOTICE

Re: Public Participation Meeting Notice for: FPL Eden Site Improvement Yard
Project Number: P22-185

To Whom It May Concern:

This letter is to invite you to a public participation meeting that relates to a Special Exception Use application for the FPL Eden Site Improvement Project which is located at 3733 SE Jennings Road, Port St. Lucie, FL (Folio 3414-501-3813-250-8).

The proposed site development project will consist of providing an asphalt paved area with code compliant storm drainage system flowing to an onsite dry retention area. The paved area will be provided with minimal site lighting and the entire site will include a perimeter security site wall and fence, enriched with code compliant landscape screening. The property will be used for parking, staging and storage of vehicles, equipment, and materials by FPL and FPL affiliate companies (companies performing work related to the distribution and maintenance of the electrical systems in the area). These site improvements provide the potential to enhance FPL's storm related restoration activities within the community.

Per the City of Port St. Lucie Code of Ordinances, the applicant of this project is required to hold a public participation meeting. Please refer to the scheduled meeting below.

Date: Thursday, November 3, 2022
Time: 6:30 PM
Moderated Virtual Meeting

For optimal experience including viewing of shared materials, please join by web
https://nexteraenergy.webex.com/meet/Eden.Site

For audio ONLY, please join by phone
+1-904-900-2303 United States Toll (Jacksonville)
+1-720-650-7664 United States Toll (Denver)
Access code: 733 427 472

If you wish to submit written comments, review plans concerning this project, or submit questions ahead of meeting, inquiries should be directed to:

Chris Miller, Project Manager
Office: 561 691 7511
Chris.miller@fpl.com

(MEMBERS OF CITY COUNCIL MAY BE PRESENT)

Andrea Lynn Wikso Supplemental Needs TR UA
2065 SE Avon Park DR
Port St Lucie FL 34952

Arcadia Holdings LLC
1201 Linden Vue DR
Canonsburg PA 15317

Cash Services Inc
PO Box 452
Palm City FL 34991

Coconut Key Realty LLC
5209 Turtle Creek Cir
Vero Beach FL 32967

Cuzins Properties LLC
200 Post RD Apt 210
Warwick RI 02888-1532

Dresner Sisters Property And More LLC
969 SE Federal HWY Ste 400
Stuart FL 34994

DTS Properties LLC
1111 N Plaza DR Ste 200
Schaumburg IL 60173

ElMack LLC
110 Lewisburg AVE
Franklin TN 37064

Florida Power and Light Company
700 Universe Blvd PSX/JB
Juno Beach FL 33408

Griggs Plaza LLC
2571 NE Ocean Blvd #302
Stuart FL 34996

HIEPSL PS LP
8551 W Sunrise BLVD Ste 101A
Plantation FL 33322

Homeowners SubAssn E Lake Vill
Avant Garde Property Mgmt
759 SW Federal Hwy Ste 316
Stuart FL 34994

Homeowners SubAssn E Lake Vill
1111 SE Federal Hwy Suite 100
Stuart FL 34994

Janane LLC
111 Chasewood Cir
Palm Beach Gardens FL 33418

MHC AE 1 LLC
41 Flatbush AVE Ste 3C
Brooklyn NY 11217

Paradise Residential LLC
44236 20th St East
Lancaster CA 93535

Porcelain Sun LLC
120 Madeira Dr NE Ste 220
Albuquerque NM 87108

Port St Lucie Real Estate Investors LLC
3570 Keith St NW
Cleveland TN 37312

Port St Lucie Retirement Inv
3001 Keith St NW
Cleveland TN 37312

PSL RV South Florida LLC
3703 Jennings Rd
Port St Lucie FL 34952

Sai Vijaya Bellam LLC
1310 SW Estates Pl
Palm City FL 34990

St Lucie Gardens Homeowners Assoc
4200 SE Home WAY
Port St Lucie FL 34952

Teleport Fields LLC
550 SE 5th AVE Apt 304S
Boca Raton FL 33432

Fountains of St Lucie Condp Assoc
114 SE Village DR
Port St Lucie FL 34952

TREASURE COAST INVESTMENT CO
PO Box 990
Stuart FL 34995-0990

Tropical World Investments 2013 LLC
3300 NE 191st St Apt 1102
Aventura FL 33180

Abigail Lila
1945 SE Interlachen DR
Port Saint Lucie FL 34952

Adriano R Marcelino
2133 SE Fern Park DR
Port Saint Lucie FL 34952

Alberto Persichilli
Rosa Persichilli
2412 Eastchester RD
Bronx NY 10469

Alex Moreno
Marysol Moreno
12335 82nd RD Apt 3K
Kew Gardens NY 11415

GRAYSON POSTAL CENTER
OCT 13 2022
ON BEACH FL 33472

Alexandra E Cunningham
Kevin P Teschner
1924 SE Grand DR
Port Saint Lucie FL 34952

Alfredo Rosado
2000 SE Avon Park DR
Port Saint Lucie FL 34952-7799

Allan Andrade
2056 SE Avon Park DR
Port Saint Lucie FL 34952

Amanda Young
2012 SE Avon Park DR
Port Saint Lucie FL 34952

Amanda Favoretti Madeiro
2113 SE Fern Park Dr
Port Saint Lucie FL 34952

Amanda M Chilleme
1908 SE Grand DR
Port St Lucie FL 34952

Amya Elle Baxley
2109 SE Fern Park DR
Port Saint Lucie FL 34952

Ana Liza L Montejo
2021 SE Avon Park DR
Port Saint Lucie FL 34952

Andre Asselin
Michelle Tremblay
816 AVE Sir Adolphe Routhier
Quebec City QC G1S 3P3
CANADA

Andre Smart
Cerise-Chanel Faith Smart
2189 SE Destin DR
Port Saint Lucie FL 34952

Andrew A Carden
2137 SE Fern Park DR
Port Saint Lucie FL 34952

Andrew R Milligan
1870 SE Grand DR
Port Saint Lucie FL 34952-7794

Angela Conigliaro
2129 SE Fern Park Dr
Port St Lucie FL 34952

Anjela Arora
2190 SE Fern Park DR
Port Saint Lucie FL 34952

Ann M Miller
2127 SE Destin DR
Port Saint Lucie FL 34952

Anthonius Rypma
Nancy Manookian Rypma
2112 SE Eatonville DR
Port Saint Lucie FL 34952

Anthony Page
1958 SE Avon Park DR
Port Saint Lucie FL 34952

Anthony T Battani
Ruth Esther Baez-Battani
1948 SE High Springs DR
Port Saint Lucie FL 34952

Arun Tarneja
Deepak Agarwal
1719 Osprey BND
Weston FL 33327

Beth Anne Davis
4337 SE Brittney CIR
Port Saint Lucie FL 34952

Bonnita Cantrell
1984 SE High Springs DR
Port Saint Lucie FL 34952

Brandon George Scott
2163 SE Casselberry DR
Port Saint Lucie FL 34952

Brenda F Amin
Carlos J Matamoros
2167 SE Bell Isle DR
Port Saint Lucie FL 34952

Brenda Rando-Newell
1928 SE Grand Dr
Port St Lucie FL 34952

Brent Mendelsohn
Samantha Rudner
1996 SE Avon Park DR
Port Saint Lucie FL 34952

Brian H Burgess
Ashley N Burgess
2168 SE Casselberry DR
Port Saint Lucie FL 34952

Bruno Collard
Edith Collard
4240 CH SAINT-ISIDORE
LATERRIERE QC G7N 1M4
CANADA

Bryn Diaz
Annabell Diaz
1934 SE Avon Park DR
Port St Lucie FL 34952

Carlos M Figueiredo
Olinda B Figueiredo
11 Alyea St
Newark NJ 07105

Carol A Smith (LF EST)
2159 SE Destin DR
Port St Lucie FL 34952

CRYSTON POSTAL CENTER
OCT 13 2022
BOX
BEACH FL 33472

Carol Anne Schwartz
2152 SE Fern Park DR
Port Saint Lucie FL 34952

Catherine Y Guzman
517 SE Plumeria DR
Port St Lucie FL 34984

Chad L Smith
1996 SE High Springs DR
Port Saint Lucie FL 34952

Charles Miller
Royann Caswell
1980 SE Avon Park Dr
Port St Lucie FL 34952

Cheryln P Dent (LF EST)
2188 Delta WAY
Tallahassee FL 32303

Christine M Kastrup (LF EST)
2120 SE Eatonville DR
Port Saint Lucie FL 34952

Christine Ward
30 Glenn Ter
Newton NJ 07860

Christopher Cox
1904 SE Grand DR
Port Saint Lucie FL 34952

Christopher G Tredor
Ericha D Tredor
1814 SE Grand DR
Port Saint Lucie FL 34952

Clarise G Azcona
1932 SE Grand Dr
Port St Lucie FL 34952

Dale P Coyne
Gail A Coyne
13400 Budler Rd
Plainfield IL 60544

Dallas A Duhon
915 SW Grand Reserves BLVD
Port St Lucie FL 34986

Daniel B Walton
2164 SE Destin DR
Port Saint Lucie FL 34952

Danielly Rodriguez
Chantel Rodriguez
1957 SE Avon Park DR
Port Saint Lucie FL 34952

Darrall David Lucas
Maria Eugenia Lucas
2177 SE Destin DR
Port Saint Lucie FL 34952

Darron M Andress
42 Alta DR
Wappingers Falls NY 12590

Dave K Wilcox (TR)
2123 SE Destin DR
Port St Lucie FL 34952

David Grimley
Lori Grimley
2167 SE Eatonville DR
Port Saint Lucie FL 34952

David Ronald Turrell
Lauren Turrell
1936 SE High Springs DR
Port Saint Lucie FL 34952

Deborah A Ramsewak
Mymoom Ramsewak
20 B Barnaby Blvd
Toronto ON M4R 1B4 CANADA

Denise Arneisha Craig
Wilfred Godfrey Craig
1894 SE Grand DR
Port Saint Lucie FL 34952

Derek B Knight
2053 SE June Park DR
Port Saint Lucie FL 34952-8021

Diane R Mingace
2159 SE Eatonville DR
Port Saint Lucie FL 34952

Dionisia H Potestades
Alvin Potestades
1944 SE Grand Dr
Port St Lucie FL 34952

Dolph A Tutoni (TR)
186 SE Village DR Unit 186
Port St Lucie FL 34952

Domenico Ameno (TR)
40 Hinton ST
Staten Island NY 10312-1331

Dominic K Wildman
2156 SE Casselberry DR
Port St Lucie FL 34952

Dominique Williamson
Thelma Malcolm
2156 SE Eatonville DR
Port Saint Lucie FL 34952

Donald B Yoho
Sherri L Yoho
2081 SE Eatonville DR
Port Saint Lucie FL 34952

Donald Palmer
Pauline Palmer
1957 SE Interlachen DR
Port Saint Lucie FL 34952

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Dwight G Henry
2145 SE Fern Park DR Apt 305
Port Saint Lucie FL 34952

Edward Cruz
1704 29th ST
North Bergen NJ 07047

Edward R Mora
PO Box 881945
Port St Lucie FL 34988

Eileen M Ansbro
88 Baldwin AVE
Locust Valley NY 11560

Elias Fezzaa
2178 SE Fern Park DR
Port Saint Lucie FL 34952

Elizabeth Lear
2136 SE Eatonville DR
Port St Lucie FL 34952

Elton Finley
1992 SE High Springs DR
Port St Lucie FL 34952

Emily Smith
Christopher McGowan
2081 SE Avon Park DR
Port Saint Lucie FL 34952

Emily Ying
Joshua Jobe Anthony Ying
2060 SE Avon Park DR
Port Saint Lucie FL 34952

Emmie Y Li
Elaine Y Li
1960 SE Grand DR
Port Saint Lucie FL 34952

Enerida Gonzalez
Orlando Gonzalez
2061 SE Avon Park Dr
Port St Lucie FL 34952

Eric Taft
9518 Grove Hill DR Apt 307
Charlotte NC 28262

Fabian Raphael
Norvis B Raphael
2156 SE Fern Park DR
Port Saint Lucie FL 34952

Felicia G Mullins
4337 Winding PL
Fort Pierce FL 34981

Fitz Williams
Sylvia Williams
1125 Custis PL
Philadelphia PA 19122

Francisco Muniz Jr
2008 SE Avon Park DR
Port Saint Lucie FL 34952

Frank D`Amico
4333 SE Brittney CIR
Port Saint Lucie FL 34952

Frida M Ene
Larisa D Pisano
1924 SE High Springs DR
Port St Lucie FL 34952-8013

Gabriel Diaz
Wanda Diaz
10201 SE Lennard Rd
Port St Lucie FL 34952

Gabriel Linares
Karla Dejaney Linares
1981 SE Avon Park DR
Port Saint Lucie FL 34952

Gaetano Pernice
1436 7th St
West Babylon NY 11704

Gary Gendron
Barbara Gendron
2128 SE Eatonville DR
Port Saint Lucie FL 34952

Gary Goodwin
2159 SE Bell Isle DR
Port Saint Lucie FL 34952

Gary M Piercy
4339 SE Brittney CIR
Port Saint Lucie FL 34952

George Manolov
16 Earlston AVE
Conception Bay South NL A1W 0A5
CANADA

Gitana Lindaas
4130 SW Saybrook ST
Port St Lucie FL 34953

Gregory Welch
2168 SE Destin DR
Port Saint Lucie FL 34952

Gwen Y Carden (TR)
1920 SE Grand DR
Port Saint Lucie FL 34952

Hector M Negron Sr
2089 SE Fern Park DR
Port Saint Lucie FL 34952

Helene Shafer
2152 SE Destin DR
Port Saint Lucie FL 34952

BOYNTON POSTAL CENTER
OCT 13 2022
BOYNTON BEACH FL 33472

Isabel Negron
3320 S Fort Apache RD Unit 205
Las Vegas NV 89117

Jacqueline Mendoza
1973 SE Avon Park DR
Port Saint Lucie FL 34952

Jake Thomas Burbidge
2182 SE Fern Park DR
Port Saint Lucie FL 34952

James Hanson (LF EST)
Janet Hanson (LF EST)
1961 SE Interlachen DR
Port St Lucie FL 34952

James W Hagood
Patricia H C Hagood
2115 SE Destin Dr
Port St Lucie FL 34952

Jane A Hallick
2155 SE Destin DR
Port Saint Lucie FL 34952

Jasda Lee
Chuk F Lee
2069 SE Avon Park Dr
Port St Lucie FL 34952

Jean Lemoyne
Lise Culet
12801 Rue Notre-Dame O
Trois-Rivieres QC G9B 6X3
CANADA

Jeannette R Gilbert
Gi`Ana D Gilbert
2148 SE Fern Park DR
Port Saint Lucie FL 34952

Jeffrey Adam Blair
Eliona Karaj
2097 SE Fern Park DR
Port Saint Lucie FL 34952

Jeffrey Peter Norus
Julie Ann Norus
2111 SE Destin DR
Port Saint Lucie FL 34952

Jennifer Lynn Groth
2160 SE Destin DR
Port Saint Lucie FL 34952

Jennifer McCrory
1882 SE Grand DR
Port Saint Lucie FL 34952

Jeremy N Gibson
Lauen E Gibson
1942 SE Avon Park DR
Port Saint Lucie FL 34952

Jessica L Baier
150 SE Village DR
Port Saint Lucie FL 34952

Jessica Moore-Blackford
Thomas R McLaughlin
1952 SE Grand Dr
Port St Lucie FL 34952

Joana Lopez
1878 SE Grand DR
Port Saint Lucie FL 34952

Joanna Cox Kilgore
David Wesley Kilgore
2105 SE Fern Park DR
Port Saint Lucie FL 34952

Joel Eric
Lori Eric
1890 SE Grand DR
Port Saint Lucie FL 34952-7794

John C Allen
Lori A Allen
133 Robbins RD
Arlington MA 02476

John D Rathbone
Heather M Rathbone
1953 SE Interlachen DR
Port St Lucie FL 34952

John Leighliter
June Leighliter
1964 SE High Springs Dr
Port St Lucie FL 34952

John W Reape
Maryann Reape
4517 Clague Rd
North Olmsted OH 44070

Johnny L Williams
Michael Baskett
1964 SE Grand Dr
Port St Lucie FL 34952

Jonathan S Patino Maldonado
17 Merrydale Rd #3
San Rafael CA 94903

Jorge Cotto Perez
Samantha Padin
2144 SE Destin DR
Port Saint Lucie FL 34952

Jose R Rivera
Diana Isabel D`Anglada Raffucci
1954 SE Avon Park DR
Port St Lucie FL 34952

Joseph Anchante
2186 SE Destin DR
Port Saint Lucie FL 34952

Joseph Marabondo
Karen Marabondo
167 Rose Pl
Woodland Park NJ 07424

Joshua Roberts
1941 SE Interlachen DR
Port Saint Lucie FL 34952

CANYON POSTAL CENTER
OCT 13 2022
BOCA RATON BEACH FL 33470

Jovenel Julmis
2160 SE Eatonville DR
Port Saint Lucie FL 34952

Jyotika Shah
Kishore Shah
1988 SE High Springs Dr
Port St Lucie FL 34952

Kathaleen P Hall-Grigalus
Gary P Grigalus
12 Maxwell Dr
Saratoga Springs NY 12866

Katherine Kribbs
1702 SE Walton Lakes DR
Port St Lucie FL 34952

Kathleen Victorino
Raymond Correa
130 SE Village Dr
Port St Lucie FL 34952

Kathryn Mae Eveleth
2089 SE Avon Park DR
Port Saint Lucie FL 34952

Kelly L Smith
Corine J Van Grootheest
2045 Avon Park Ave
Port St Lucie FL 34952

Kenneth Schneider
Joe Ann Schneider
1969 SE Avon Park DR
Port Saint Lucie FL 34952

Kermit Aljoe
Simone Aljoe
1952 SE High Springs DR
Port Saint Lucie FL 34952

Keymoree A S Hodge
Indiana A Vanegas
2028 SE Avon Park DR
Port Saint Lucie FL 34952

Kimberly C Hartman
680 NE Bent Paddle LN
Port Saint Lucie FL 34983

Kimberly H Henry
2094 SE Eatonville Dr
Port St Lucie FL 34952

Kimberly Jestine
Saint Jestine
2148 SE Destin DR
Port Saint Lucie FL 34952

Kitrina Caputo
Edward Mario Caputo
2152 SE Casselberry DR
Port Saint Lucie FL 34952

Kraig McHardy
2053 SE Avon Park DR
Port Saint Lucie FL 34952-7798

Kristina Martinez
2025 SE Avon Park DR
Port Saint Lucie FL 34952

Kyle S Davis
1912 SE Grand DR
Port Saint Lucie FL 34952

Kytrina L Harvey
2143 SE Destin Dr
Port St Lucie FL 34952

Lacey C Fox
2013 SE Avon Park Dr
Port St Lucie FL 34952

Lainie R Adler (LF EST)
1968 SE High Springs DR
Port St Lucie FL 34952-8013

Lam Duy Tran
2159 SE Casselberry DR
Port Saint Lucie FL 34952

Larry Olson
Sandra Olson
3065 SE St Lucie Blv
Stuart FL 34997

Larry Staupe
Paula Staupe
2156 SE Destin DR
Port St Lucie FL 34952

Laura Paul
Miche Beauliere
1916 SE Grand DR
Port Saint Lucie FL 34952

Lawrence Perecko
2163 SE Destin DR
Port Saint Lucie FL 34952

Lee Mountney
74 Maple Dr
Chellaston Derby DE73 6RX
UNITED KINGDOM

Leif Andrew Baylis
Jocelyn Baylis
1940 SE Grand DR
Port Saint Lucie FL 34952

Lenicia Raquel Shannon
1701 Williams CT 509
Columbus GA 31904

Leslie McGlashon
2149 SE Fern Park DR
Port Saint Lucie FL 34952

Lindsay M Lawson
2049 SE June Park DR
Port Saint Lucie FL 34952

Lisa Davis
George Davis
421 Country Ridge Cir
Bel Air MD 21015

Lisa Still
2144 SE Casselberry DR
Port Saint Lucie FL 34952

Lori A Bozenbury
2073 SE Fern Park DR
Port Saint Lucie FL 34952

Louisa Fishman
2004 SE Avon Park DR
Port Saint Lucie FL 34952-7799

Lucero M Berger
2049 SE Avon Park Dr
Port St Lucie FL 34952

M Nancy Voltarelli
2077 SE Fern Park DR
Port Saint Lucie FL 34952-8005

Mai Thu Thi Le
1977 SE Avon Park DR
Port Saint Lucie FL 34952

Maria Jose Garcia
2178 SE Destin DR
Port St Lucie FL 34952

Marie Antoinette Russo
165 Rialto RD
Kissimmee FL 34759

Mary E Hayden
2144 SE Eatonville DR
Port St Lucie FL 34952

Mary June Wagner
188 SE Village DR
Port St Lucie FL 34952

Mary Lee V Krueger (TR)
PO Box 147 DR
Prattsville NY 12468

Mary S Clyde
Craig C Matthews
2037 SE Avon Park DR
Port Saint Lucie FL 34952

Matthew Sutton
127 SE Village DR
Port Saint Lucie FL 34952

Matthew Walby
1910 SE Interlachen DR
Port Saint Lucie FL 34952

Megan Debesa
2085 SE Fern Park DR
Port Saint Lucie FL 34952

Melanie L Chafin
2147 SE Bell Isle DR
Port Saint Lucie FL 34952

Melvyn Diaz
Sharlim M Ortiz
1980 SE High Springs DR
Port Saint Lucie FL 34952

Michael Paolantonio
1927 SE Oldsmar RD
Port St Lucie FL 34952

Michael C Youngs
Tayler K Youngs
1949 SE Avon Park DR
Port Saint Lucie FL 34952

Michael Christopher Cocca
1010 Maryport Dr
Westfield IN 46074

Michael J Fidanza
2119 SE Destin DR
Port Saint Lucie FL 34952

Michael S Burley
151 SE Village DR Apt 151
Port Saint Lucie FL 34952

Michael Schmitt
Cathleen Schmitt
2135 SE Destin DR
Port St Lucie FL 34952

Monica Joy Bebie
2151 SE Bell Isle DR
Port Saint Lucie FL 34952

Nacole K Key
2143 SE Bell Isle DR
Port St Lucie FL 34952

Nancy A Nilsson
Linda June Romero
2441 SE Victory AVE
Port St Lucie FL 34952

Nancy Bell
1886 SE Grand DR
Port Saint Lucie FL 34952

Nancy Martel
2164 SE Casselberry DR
Port Saint Lucie FL 34952

Nicholas Guele
Lynn Guele
105 Irish Ln
East Islip NY 11730

Nicole Marie Ferro
2078 SE Fern Park DR
Port Saint Lucie FL 34952

Orlando A Giraldo
2016 SE Avon Park DR
Port Saint Lucie FL 34952

Pasquale Casalaspro Jr
Jonathan Casalaspro
3 Van Riper AVE
Pompton Plains NJ 07444

Paul Anthony Rossi
Lisa N Rossi
2168 SE Eatonville DR
Port Saint Lucie FL 34952

Paul Catano
Avril Catano
800 SE Misty Meadow WAY
Stuart FL 34997

Paul Kraszewski Sr
Geraldine Kraszewski
1968 SE Grand DR
Port Saint Lucie FL 34952

Phillip Daniel Scheu
1976 SE Avon Park DR
Port Saint Lucie FL 34952

Phillip V McKinney
2061 SE June Park DR
Port Saint Lucie FL 34952

Radenko Marmat
Aleksandra Sucevic
83 Twelfth ST
Etobicoke ON M8V 3G9 CANADA

Ramuriel A Orlino
2090 SE Eatonville Dr
Port St Lucie FL 34952

Rebecca A Sheriff
1928 SE High Springs DR
Port Saint Lucie FL 34952

Regina E Florentino
Michael E Flanagan
2125 SE Fern Park DR
Port St Lucie FL 34952

Ricardo Aponte
2148 SE Eatonville DR
Port Saint Lucie FL 34952

Richard S Hall
Sasha M Hall
1956 SE Grand DR
Port Saint Lucie FL 34952

Ricky Lejuez
Tatiana Lejuez
2033 SE Avon Park DR
Port Saint Lucie FL 34952

Robert Fitzwater Jr
2076 NW Diamond Creek WAY
Jensen Beach FL 34957

Robert A Diskin
Sara S Diskin
2073 SE Avon Park DR
Port Saint Lucie FL 34952

Robert B True
Donna L True
2147 SE Eatonville DR
Port Saint Lucie FL 34952

Robert J Gallup
Davia Gallup
542 Balmoral LN
The Villages FL 32162

Robin Willis
1937 SE Interlachen DR
Port Saint Lucie FL 34952

Rodney Duval
Marie Nelsie Richarles
1932 SE High Springs DR
Port Saint Lucie FL 34952

Roger Oliva
Nora Ramos Melendez
1806 SE Grand DR
Port Saint Lucie FL 34952

Ronald Bonito
Angela Bonito
2121 SE Fern Park DR
Port Saint Lucie FL 34952

Rosalee Shaw
1933 SE Interlachen Dr
Port St Lucie FL 34952

Ruby E Stampp
2048 SE Avon Park DR
Port St Lucie FL 34952

Russell Caterinicchio
Dung Nguyen Caterinicchio
152 SE Village DR
Port Saint Lucie FL 34952

Rustem Mulyukov
Dina Moulioukova
1565 Corniche AVE
Coral Gables FL 33146

Sai Chiu Lee
Enna Wu
2422 SE Victory AVE
Port St Lucie FL 34952

Sally Ann Copley
1909 SE High Springs DR
Port Saint Lucie FL 34952

Sandra Logan
Norman Logan
17103 Britfield CT
Accokeek MD 20607

Schuyler R Mitchell
1965 SE Avon Park DR
Port Saint Lucie FL 34952

Shannon Phillip
1972 SE High Springs DR
Port Saint Lucie FL 34952

Shante M Samuels
1810 SE Grand DR
Port Saint Lucie FL 34952

Simeon J Bollman
2089 SE Eatonville DR
Port Saint Lucie FL 34952

Sonya D Morris
Laura L Morris
2036 SE Avon Park DR
Port St Lucie FL 34952-7799

Stephen Bond
Sharron Absalom
742 Edward St
Baldwin NY 11510

Stephen C Wendland Jr
Karen Donovan
2140 SE Eatonville Dr
Port St Lucie FL 34952

Stephen E Brunks
Barbara L Howard
2117 SE Fern Park DR
Port St Lucie FL 34952

Stephen J Salaki
Marie E Mitchell
2136 SE Fern Park DR
Port Saint Lucie FL 34952

Stephen Smith
1946 SE Avon Park DR
Port Saint Lucie FL 34952

Stephen W Tenney
Darlene Kiefner
2085 SE Eatonville DR
Port Saint Lucie FL 34952

Steven Izzo
512 Willow LN
Valley Stream NY 11580

Steven Petersen
Karen Petersen
2086 SE Eatonville DR
Port Saint Lucie FL 34952

Susan Marie Derkach
Eileen Cunningham
2148 SE Casselberry DR
Port Saint Lucie FL 34952

Tania Levitre
2157 SE Fern Park DR
Port Saint Lucie FL 34952

Taniesha M Wilson
1916 SE High Springs DR
Port Saint Lucie FL 34952

Tariq Husain (TR)
1936 SE Grand DR
Port Saint Lucie FL 34952

Thomas J Joyce
Mary Joyce
2163 SE Bell Isle Dr
Port St Lucie FL 34952

Tiffany C Meltzer
2052 SE Avon Park DR
Port Saint Lucie FL 34952

Timothie Kanagawa
Xiufeng Kanagawa
18 Stanwyck CT
Robbinsville NJ 08691

Todd Allen Leach
1972 SE Avon Park DR
Port Saint Lucie FL 34952

Tom Pham
1064 SE Fleming WAY
Stuart FL 34997

Tomas Zukauskas
Hallinas 2
Fargelanda 45991 SWEDEN

Toru Suzuki
1950 SE Avon Park Dr
Port St Lucie FL 34952

Tyler J Robb
2108 SE Eatonville DR
Port Saint Lucie FL 34952

Valentina Yakoleva
939 68th ST Apt D5
Brooklyn NY 11219

Vincent Caliguire
165 SE Village DR # 165
Port Saint Lucie FL 34952

Wallace S Newton
Beverly E Newton
1961 SE Avon Park Dr
Port St Lucie FL 34952

Waseem Raza
Nabila Raza
1948 SE Grand DR
Port Saint Lucie FL 34952

Wayne J Newton
Pamela S Newton
2164 SE Eatonville Dr
Port St Lucie FL 34952

BOYNTON POSTAL CENTER
OCT 13 2022
BOYNTON BEACH FL 33472

William F Hanning (TR)
2077 SE Avon Park DR
Port St Lucie FL 34952

William P Wismer
729 Nettles Blvd
Jensen Beach FL 34957

Xiufeng Z Kanagawa
Timothie Kanagawa
18 Stanwyck CT
Robbinsville NJ 08691

Ty Maxey
210 West 5th Ave Unit 218
Colombus, OH 43201

Chandler Morelli
7377 Briella Drive
Boynton Beach, FL 33437

Chris Miller
8973 Gulf Run Way
Lake Worth, FL 33467

From: Anne Cox
To: Mary Savage-Dunham
Subject: FW: FPL Eden SEU P-22-185 -Proposed Conditions
Date: Tuesday, November 29, 2022 9:50:44 AM

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fyi

Anne Cox, AICP
Assistant Director of Planning and Zoning
City of Port St. Lucie
(772)871-5218
annec@cityofpsl.com

From: Maxey ii, William <William.Maxeyii@nexteraenergy.com>
Sent: Monday, November 28, 2022 3:33 PM
To: Anne Cox <AnneC@cityofpsl.com>; Bianca Lee <blee@cityofpsl.com>
Cc: Miller, Chris <Chris.Miller@fpl.com>; Morelli, Chandler <Chandler.Morelli@fpl.com>; Leo Giangrande <leo@gep-llc.com>; Dylan O'Berry <dylan@gep-llc.com>
Subject: FPL Eden SEU P-22-185 -Proposed Conditions

Good Afternoon Anne and Bianca –

With regard to the above-referenced project, FPL was in attendance and made a presentation to the adjacent East Lake Village neighborhood HOA, at their monthly meeting on October 20, 2022. Several comments were made about the poor condition of the existing site wall screening FPL's electrical substation, as well as security concerns of the substation, as residents noted the security gate and fence have been seen unlocked and open. In addition, FPL Hosted our own on-line public participation meeting on November 3, 2022. The same comments were made about the poor condition of the site wall and the site security.

Based on these comments from the neighboring residents, FPL is committing to the following conditions on the FPL Eden site development project:

1. FPL shall paint the existing concrete site wall, screening the existing electrical substation.
2. FPL shall upgrade the existing irrigation system to help prevent rust stains on the existing site wall and adjacent concrete sidewalk.

We are sending these to you ahead of our scheduled Planning and Zoning board meeting, so that these conditions can be applied to the application and become part of the public record. If you have any questions and/or require any additional information, please do not hesitate to contact me. As always, thank you for your assistance with this application.

- Ty Maxey

Ty Maxey, AICP | Project Manager, FPL Account
CBRE, Inc. | Global Workplace Solutions

Florida Power and Light Company
3733 SE Jennings Rd.
Special Exception Use
Project: P22-185

Planning and Zoning Board Meeting

Bianca Lee, Planner I

December 6, 2022, Meeting

CityofPSL.com

PROJECT SUMMARY

- A special exception use is sought to develop the remaining areas of the site adjacent to the existing FPL Eden Substation to be used for a paved storage yard.
- Section 158.124(C)(3) of the General Commercial Zoning Code: Lists a semi-public facility or use as a special exception that may only be permitted following the review and specific approval by the City Council.

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APPLICANT AND OWNER

- Leo Giangrande agent, for FPL, property owners

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REQUEST

- Review a Special Exception Use for a semi-public facility or use to allow the storage of vehicles and equipment by FPL, their affiliates, and companies.

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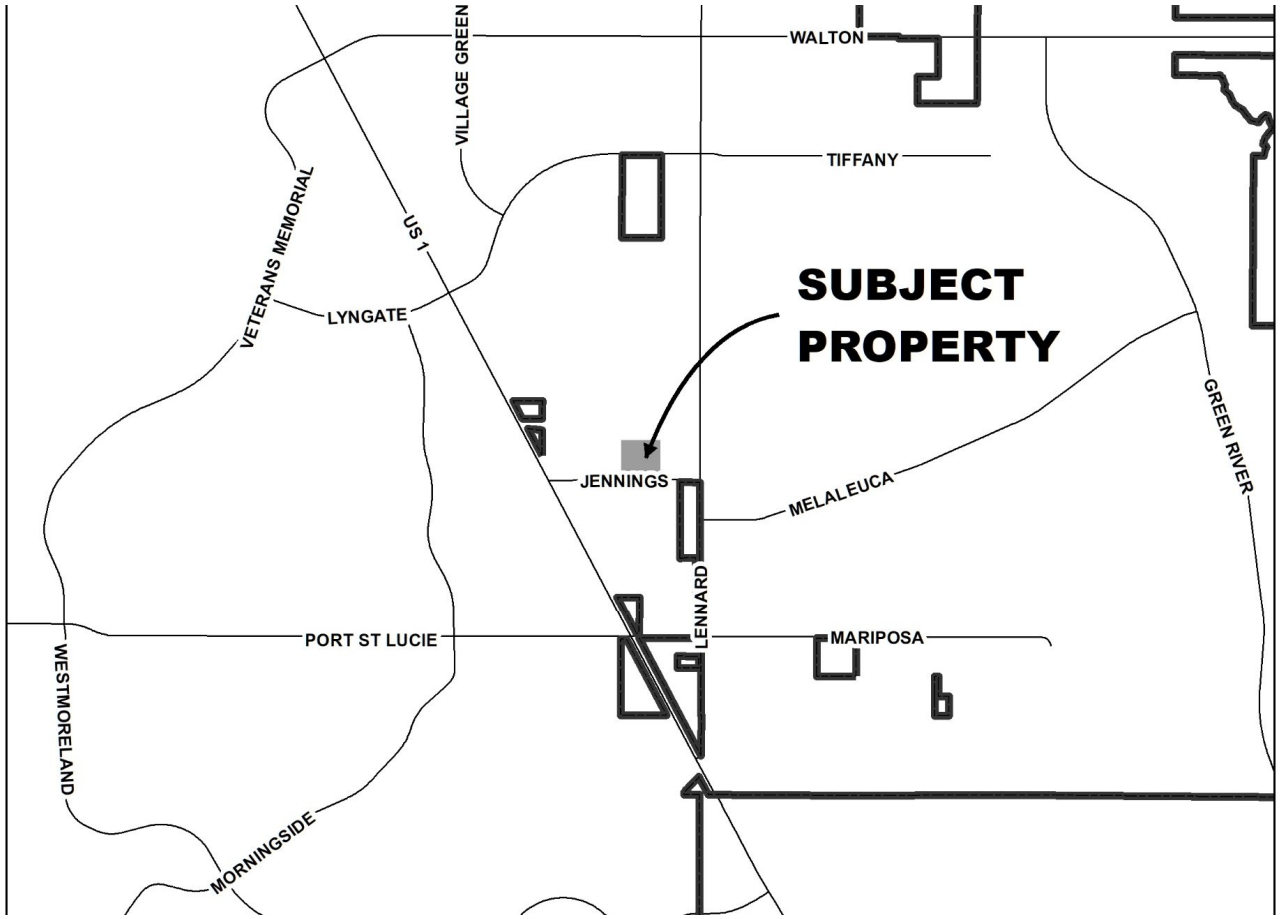
LOCATION



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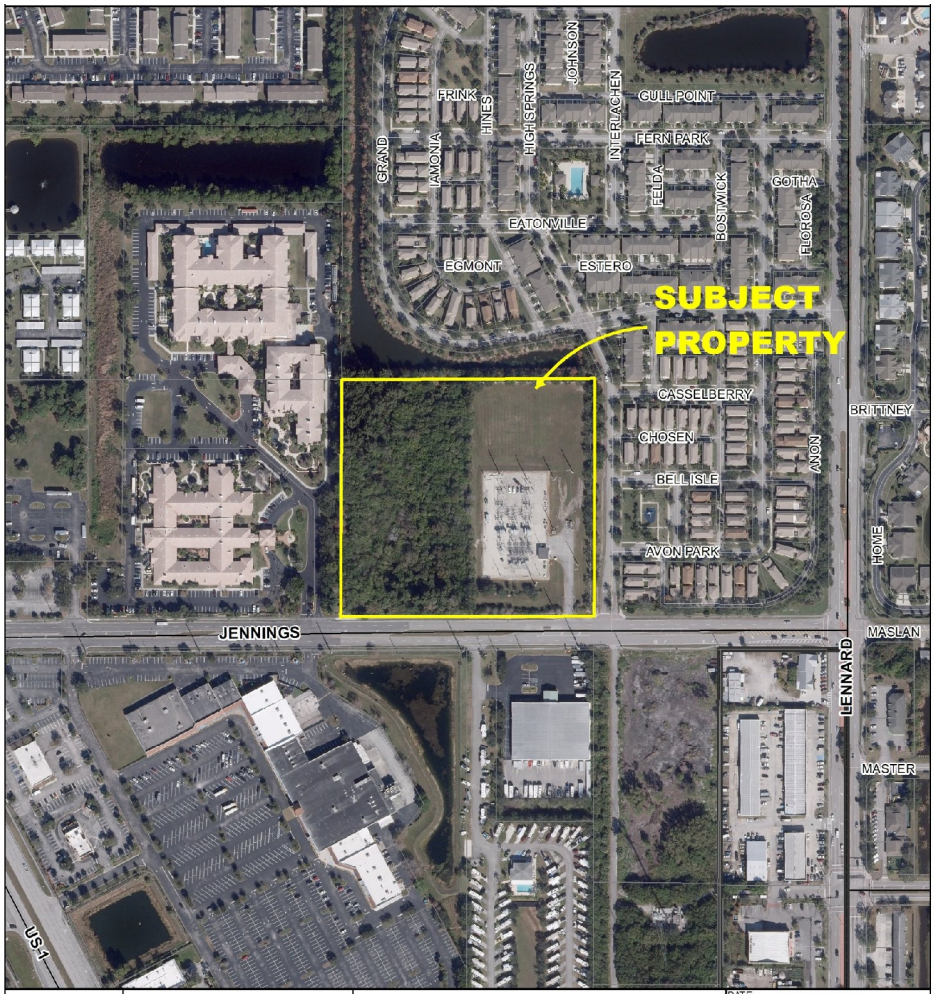
AERIAL MAP



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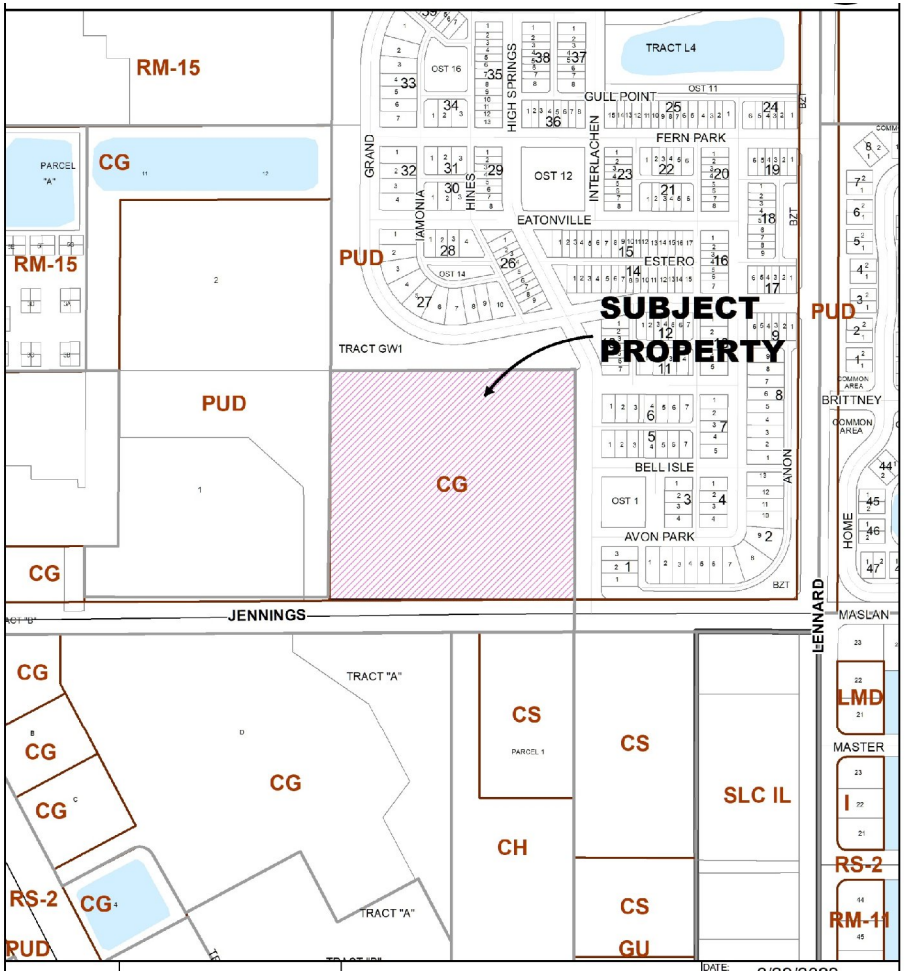
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Medium Density Residential (RM)	Planned Unit Development (PUD)	SFH
South	General Commercial (CG)	General Commercial (CG)	Self-Storage Facility
East	Medium Density Residential (RM)	Planned Unit Development (PUD)	SFH
West	General Commercial (CG)	Planned Unit Development (PUD)	Nursing Home/ALF

Zoning Map



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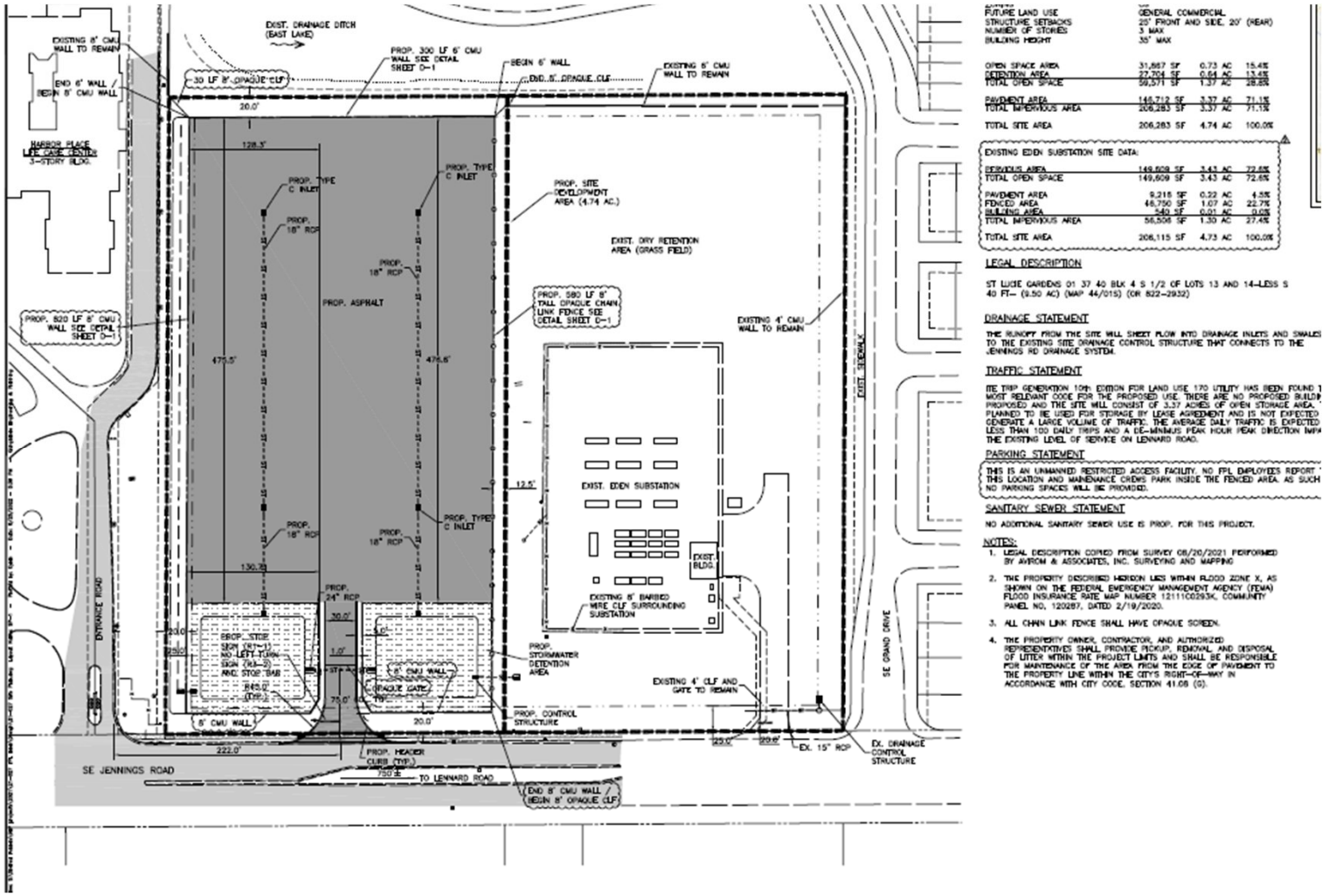

Conceptual Site Plan

CityofPSL.com

Site Renderings

CityofPSL.com

Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The site plan demonstrates that the site has adequate ingress and egress for vehicles, the existing sidewalk along Jennings Rd. will allow for pedestrian circulation. The property is located on SE Jennings Rd and has two access points, both on SE Jennings Rd.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Off-street parking and loading areas are not proposed for this use.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the proposed development.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	Adequate screening and buffering will be provided, consisting of an 8FT architectural wall, opaque fencing, and site landscaping.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	Outdoor lighting will be required to comply with the requirements of City Zoning Code Section 158.221.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The paved storage lot is proposed to be used as though it is a contractor's storage yard with stockpiles of building materials, plant materials, mulch and truck/equipment parking. The use is not expected to generate hazards for the surrounding developments, but it could result in noise, dust or other conditions that could constitute a nuisance or create safety hazards for persons or surrounding developments. The commercially zoned site abuts residential development, an 8FT architectural wall along SE Jennings Rd. can be used to buffer

QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to recommend approval to the City Council
- Make a motion to recommend approval to the City Council with conditions as recommended by staff
- Make a motion to recommend denial to the City Council
- Make a motion to table or continue the hearing or review to a future meeting

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"A City for All Ages"

Agenda Summary

2022-1025

Agenda Date: 12/6/2022 **Agenda Item No.:** 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-319 Commerce Lakes Warehouse - Landscape Modification

Location: The subject property is located south of NW Commerce Center Drive and at the southeast corner of NW Commerce Lakes Drive in the Go Team Industrial Park.
Legal Description: Go Team Industrial Park - Unit Three - Block B, Lot 18
This is a request to substitute landscaping in lieu of an architectural buffer wall per Section 154.12 of the City of Port St. Lucie Code of Ordinances.

Submitted By: Bethany Grubbs, Planner III

Executive Summary: The applicant is requesting a waiver of the architectural buffer wall requirement as per Section 154.12 of the Landscape and Land Clearing Code. The residential subdivision known as The Pines at the Reserve is abutting the property to the south (side). A wall is required in a landscape buffer strip where residential uses abut the property to the side or rear per Section 154.03(C)5 of the Landscape and Land Clearing Code.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the board review the landscape modification application and vote to approve, approve with conditions, or deny the request.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: See attached staff report.

Location of Project: The subject property is located south of NW Commerce Center Drive and at the southeast corner of NW Commerce Lakes Drive in the Go Team Industrial Park.

Attachments:

1. Staff Report
2. Exhibit "A" - Landscape Plan
3. Application, Cover Letter, Owner's Authorization, Warranty Deed
4. Existing Buffer Tree Locations (Photos)
5. Reserve CDD Letter of No Objection

6. Staff Presentation

Commerce Lakes Warehouse
Landscape Modification
P22-319

Project Location Map

SUMMARY

Applicant's Request:	A request to substitute landscaping in lieu of an architectural buffer wall per Section 154.12 of the City of Port St. Lucie Code of Ordinances.
Applicant:	Abraham Chabab, P.E.
Property Owner:	A Great Home, LLC
Location:	The subject property is located south of NW Commerce Center Drive and at the southeast corner of NW Commerce Lakes Drive in the Go Team Industrial Park.
Address:	Not assigned
Project Planner:	Bethany L. Grubbs, Planner III

Project Description

The applicant is requesting a waiver of the architectural buffer wall requirement as per Section 154.12 of the Landscape and Land Clearing Code. The residential subdivision known as The Pines at the Reserve is abutting the property to the south (side). A wall is required in a landscape buffer strip where residential uses abut the property to the side or rear per Section 154.03(C)5 of the Landscape and Land Clearing Code.

The subject property is located south of NW Commerce Center Drive and at the southeast corner of NW Commerce Lakes Drive in the Go Team Industrial Park. The subject property, approximately 3.23 acres in size, currently has a major site plan (P21-253) under review for the construction of a 30,210-square-foot warehouse and office building. The applicant is proposing a landscape modification to forego a 6-foot-high masonry wall within the landscape buffer required along the south side of the site. The applicant proposes the use of landscaping in lieu of the wall requirement. The landscape plan incorporated existing native vegetation within the 50-foot linear open space area that runs along the south side of the property along with the installation of new landscaping.

The existing buffer of vegetation located south of the southern property line of the proposed development is an easement where 21 feet is dedicated to and maintained by the Reserve Community Development District. The buffer consists of slash pines, live oaks, cabbage palms. The understory consists mainly of saw palmettos and wax myrtles. The Reserve Community Development District has indicated that they do not have plans to remove any of the native trees in that easement and have no objection to part of the easement (21 feet by 519 feet) along the southern property line remaining in its natural habitat.

North of the preserve, the plan provides a 10-foot landscape buffer to screen the vehicular use areas. The plan includes one tree every 30 linear feet and one shrub for every two feet of the required buffer. Accordingly, the project includes the installation of thirteen (13) East Palatka Holly trees and two hundred and sixteen (216) sweet viburnum shrubs, 2' tall at the time of planting, to create a continuous hedge.

The proposed landscape plan is attached as Exhibit "A".

Review Criteria

An application for a landscape modification is reviewed for consistency with Article I of the Landscape and Land Clearing Code, Section 154.12. Pursuant to Section 154.12(F)1, the exemption or modification to landscape buffer wall requirement is exempted from City Council review.

Review by Planning and Zoning Board: Requests to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip shall be considered by the Planning and Zoning Board at a public hearing. The procedures outlined in section 154.12(B)-(E) shall be utilized for such hearings. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing.

Public Notice Requirements

Notice of the landscape modification was mailed to property owners within a maximum of 750 feet of the subject property on November 22, 2022.

Location and Site Information

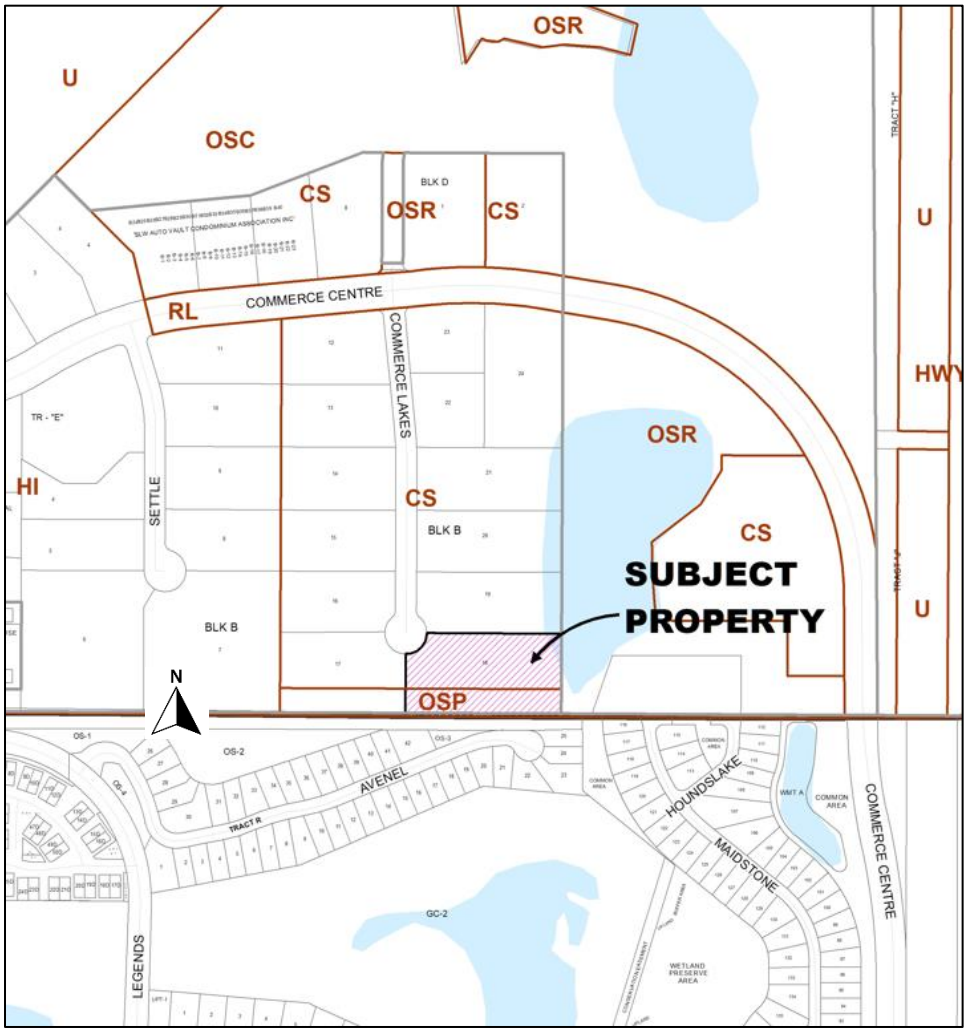
Parcel Number:	3315-703-0007-000-3

Property Size:	3.23 acres
Legal Description:	Go Team Industrial Park – Unit Three – Block B, Lot 18
Existing Future Land Use:	CS (Service Commercial)
Existing Zoning:	IN (Industrial)
Existing Use:	Vacant
Requested Zoning:	CS (Service Commercial) and OSC (Open Space Conservation)
Proposed Use:	30,210 square foot warehouse/office building

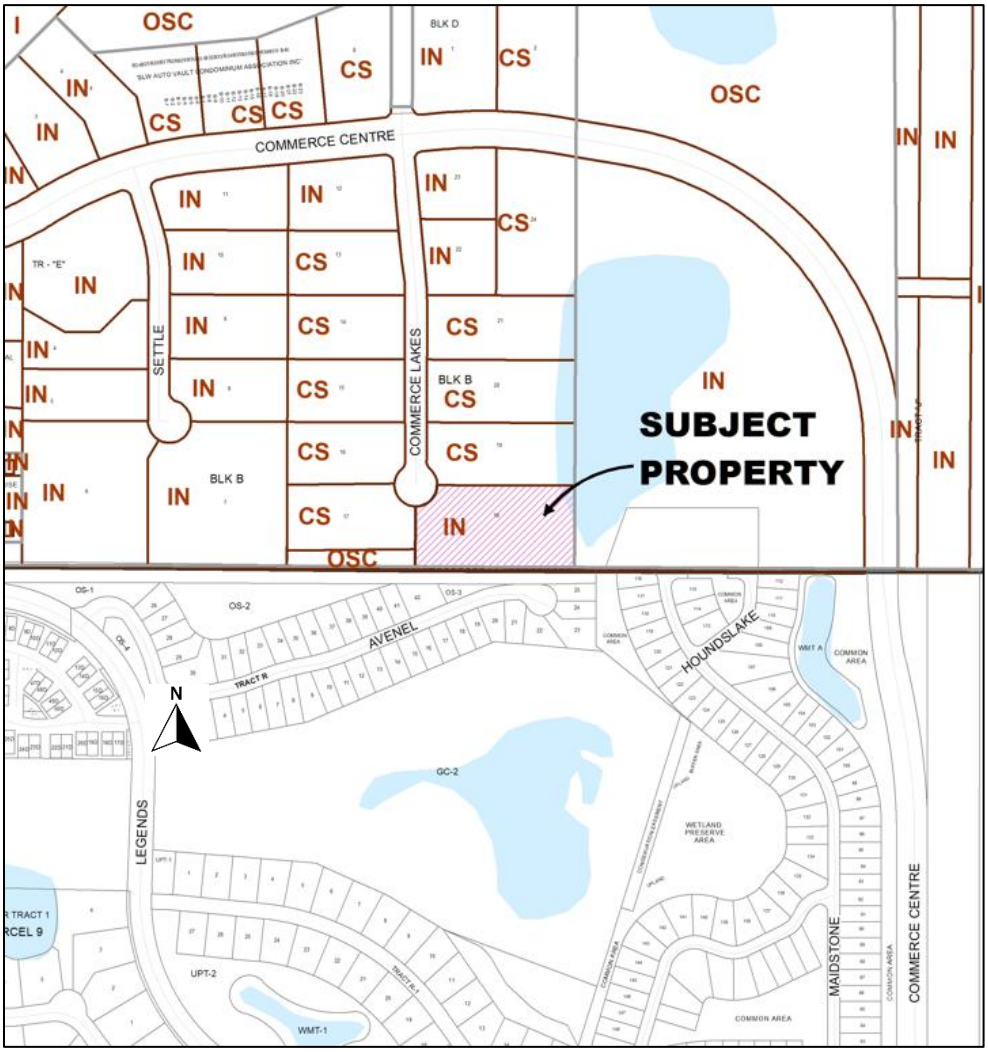
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	CS	Vacant (*approved bobcat service facility*)
South	RS - *St. Lucie County*	PUD	Single-family residential development (Pines at the Reserve)
East	OSR	IN	Vacant
West	CS/OSP	CS/OSC	Vacant (*approved RV storage facility*)

CS – Service Commercial, IN – Industrial, RS – St Lucie County Residential, PUD – Planned Unit Development, OSR – Open Space Recreation, OSP – Open Space Preservation, OSC – Open Space Conservation



Land Use Map



Zoning Map

IMPACTS AND FINDINGS

Section 154.12 (B) of the Landscape and Land Clearing Code establishes the duties of the Planning and Zoning Board in authorizing a landscape modification. The Planning and Zoning Board may authorize a landscape modification from the provisions of the Landscape and Land Clearing Code. Requests for landscape exemption or modification to landscape buffer wall requirements will be based on review of detailed plans identifying the size, quantity, and location of the vegetation to be preserved and installed along the proposed site's boundaries, the use(s) proposed for the property seeking the modification or exemption, and the proposed and existing uses surrounding uses. The Planning and Zoning Board should consider the criteria listed under Section 154.12 (B) of the Landscape and Clearing Code. The applicant's response to this criterion is attached to the application. Staff's review is provided below:

Compatibility with exemption or modification to landscape buffer wall criteria Section 154.12 (B).

1) The total area dedicated to a buffer will be greater than what the code would impose without the modification.

- *Staff Findings: The total area dedicated to a buffer will be equal to what the code imposes.*

2) Outside activities and hours of operation for the proposed use(s).

    - *Staff Findings: The proposed use is a 30,210-square-foot warehouse and office building. The hours of operation will be comparable to other industrial uses within the area, with operations occurring during typical daytime business hours.*

3) Natural and man-made features of uses that provide distance and separation from those existing uses to be buffered.

    - *Staff Findings: There is an existing 68-foot drainage and utility easement along the southern portion of the property within the area with the OSP (Open Space Preservation) future land use designation. This vegetated area, consisting of slash pines, live oaks, cabbage palms, and with an understory of mainly of saw palmettos and wax myrtles, will not be cleared and will provide a natural buffer between the proposed warehouse and office building and the Pines at the Reserve residential community. The proposed warehouse and office building will be setback 112.6 feet from the property line, and the 10-foot landscape buffer will be setback 68 feet from the property line. The landscape plan for the 10-foot buffer includes one tree every 30 linear feet and one shrub for every two feet of the required buffer. Accordingly, the project includes the installation of thirteen (13) East Palatka Holly trees and two hundred and sixteen (216) sweet viburnum shrubs, 2' tall at the time of planting, to create a continuous hedge.*

4) Other factors that may be important to a decision.

    - *Staff Findings: Staff emphasizes the importance of maintaining the appropriate site landscaping and natural vegetation to screen the project from neighboring uses. To date, there are no architectural buffer walls along the rear of any of the developed parcels in the G.O. Team Industrial Park that abut the 50-foot buffer easement and/or residential development to the south. There is an existing utility site owned by the Reserve CDD and an adjoining parcel owned by the Reserve Property Owners Association that do not have architectural walls.*

RELATED PROJECTS

P22-253 – Commerce Lake Warehouse – Major Site Plan
P22-320 A Great Home, LLC - Rezoning

STAFF RECOMMENDATION

The Board may choose to approve, deny or table the proposed landscape modification. If the Board finds that the application is consistent with the criteria as listed in Section 154.12 (B) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with conditions

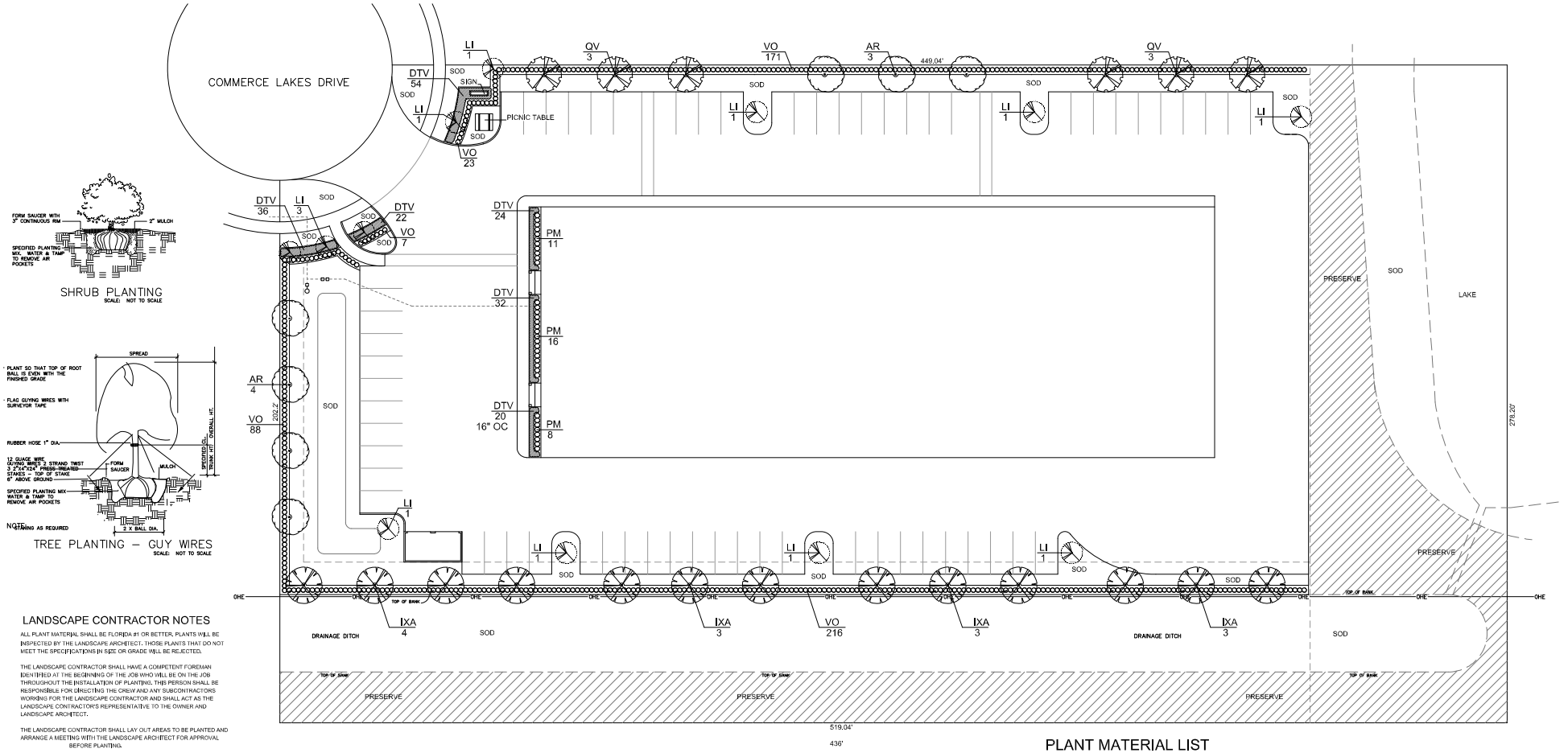
If the Board finds that the landscape modification application is inconsistent with the criteria as listed in Section 154.12 (B) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).



SHRUB PLANTING
SCALE: NOT TO SCALE

TREE PLANTING – GUY WIRES
SCALE: NOT TO SCALE

LANDSCAPE CONTRACTOR NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER. PLANTS WILL BE INSPECTED BY THE LANDSCAPE ARCHITECT. THOSE PLANTS THAT DO NOT MEET THE SPECIFICATIONS IN SIZE OR GRADE WILL BE REJECTED.

THE LANDSCAPE CONTRACTOR SHALL HAVE A COMPETENT FOREMAN IDENTIFIED AT THE BEGINNING OF THE JOB WHO WILL BE ON THE JOB THROUGHOUT THE INSTALLATION OF PLANTING. THIS PERSON SHALL BE RESPONSIBLE FOR DIRECTING THE CREW AND ANY SUBCONTRACTORS WORKING FOR THE LANDSCAPE CONTRACTOR AND SHALL ACT AS THE LANDSCAPE CONTRACTOR'S REPRESENTATIVE TO THE OWNER AND LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL LAY OUT AREAS TO BE PLANTED AND ARRANGE A MEETING WITH THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLANTING.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION OF ALL AREAS TO RECEIVE PLANTS. ALL PLANTS, GRASSES AND WEEDS SHALL BE REMOVED BY HAND, ROTOTILLING OR BY SCRAPING.

WITH WATER PRIOR TO PLANTING. IF WATER DOES NOT COMPLETELY DRAIN FROM HOLE WITHIN FOUR HOURS, CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLANTING. PLANT HOLES ARE TO BE BACKFILLED WITH A HOMOGENEOUS SOIL MIX CONSISTING OF 2 PARTS SANDY TOPSOIL, 2 PARTS PEAT MOSS AND 1 PART COW MANURE OR MILORGANITE. AGRIFORM 20-10-10 PLANTING TABLETS SHALL BE ADDED TO EACH PLANT HOLE ACCORDING TO THE MANUFACTURERS RECOMMENDED APPLICATION RATES. BACKFILL HALFWAY UP THE ROOTBALL, PLACE THE TABLETS BESIDE THE ROOTBALL ABOUT 1 INCH FROM THE ROOT TIPS. DO NOT PLACE TABLET(S) IN BOTTOM OF HOLE.

THE CONTRACTOR SHALL PROVIDE THE SPECIFIED MULCH. INSTALL 3" DEPTH OF SPECIFIED MULCH TO ALL AREAS INDICATED ON THE PLAN. THE MULCH SHALL BE INSTALLED AS SHOWN ON THE DETAILS TO ENSURE THAT IT IS NOT INSTALLED TOO CLOSE TO THE PLANT TRUNK OR STEM.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIAL SHALL BE ALIVE AND THRIVING FOR A PERIOD OF ONE YEAR FOLLOWING PLANTING. THE LANDSCAPE CONTRACTOR SHALL REPLACE DEAD OR SICK PLANTS AT NO ADDITIONAL COST TO THE OWNER.

REQUIRED PLANTING	PROPOSED PLANTING
1564 l. ft. of required perimeter buffer minus 30 ft. access way & 278 l. ft. (north & south pl) 168 l. ft. (2 x east & west pl) of preserve & 54 l.ft 9 (preserve & ditch) = 1034 l. ft. of buffer. One tree for every 30' of requlred buffer = 34.4 = 35 required trees.	38 trees
one shrub for every 2' of required buffer = 1034 l. ft. divided by 2 = 517 shrubs	540 shrubs

ADDTIONAL REQUIREMENTS
50% of trees shall be native varieties

20% of trees shall be flowering trees

4 varieties of trees between 31 and 40 trees required

PLANT MATERIAL LIST

TREES & PALMS (* indicates native tree)

	Code Name	Quantity	Scientific Name	Common Name	Planting Size
*	AR	7	ACER RUBRUM	FLORIDA RED MAPLE	14' X 6', 4'CT 2 1/2"DBH
*	IXA	13	ILEX ATTENUATA	EAST PALATKA HOLLY	14' X 6', 4'CT 2 1/2"DBH
	LI	12	LAGERSTROMIA INDICA	CRAPE MYRTLE	14' X 6', 4'CT 2 1/2"DBH
*	QV	6	QUERCUS VIRGINIANA	LIVE OAK	14' X 6', 4'CT 2 1/2"DBH

SHRUBS & GROUNDCOVERS

Code Name	Quantity	Scientific Name	Common Name	Planting Size
DTV	188	DIANELLA TASMANICA VARIEGATA	FLAX LILLY	12" X 12" #1, 16" OC
PM	35	PODOCARPUS MAKI	YEW PODOCARPOUS	24" X 16" #3, 24" OC
VO	505	VIBURN ODORTISSUM	SWEET VIBURNUM	24" X 20" #3, 3' OC

OTHER MATERIALS

MULCH	43	CU. YDS. ENVIRO MULCH (EST.) (NO CYPRESS MULCH)
SOD	32,900	SQ. FT. BAHIA SOD (EST.)

DATE	BY	REVISIONS

Date: 8/4/22
Scale: 1" = 20'
Design By: DJS
Drawn By: DJS
Check By: DJS

LANDSCAPE PLAN
COMMERCE LAKES DRIVE WAREHOUSE
PREPARED FOR : A GREAT HOME

DANIEL J. SUGG, LANDSCAPE ARCHITECT, FL. LIC. #766
POST OFFICE BOX 335, JENSEN BEACH, FLORIDA 34958
TEL. 772-485-1776 dansdanarch@gmail.com

DANIEL J. SUGG PLA
License No: 766

License No: 766

L 1

P22-319 Commerce Lakes Warehouse

TYPE	STATUS	BUILDING TYPE
LM	SUBMITTED	

ASSIGNED TO

Bethany Grubbs

ADDRESS

2011 NW Commerce Dr

SECTION	BLOCK	LOT
Go Team Ind. Pk.-Unit 3	B	18

LEGAL DESCRIPTION

Lot 18, Block B of G.O. Team Industrial Park Unit 3, according to the plat thereof, as recorded in plat book 26, pages 2 & 2A of the public records of St. Lucie County Florida.

SITE LOCATION

Commerce Lakes Dr.

PARCEL #

3315-703-0007-000-3

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
CS		IN	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

DESCRIBE REQUEST

Request to install additional trees and keep existing native vegetation in the 68-foot easement in lieu of constructing a perimeter wall.

Primary Contact Email

achabob@comcast.net

AGENT/APPLICANT

FIRST NAME	LAST NAME
ABRAHAM	CHABAB

Business Name

ADDRESS

1391 NW St. Lucie West Blvd. # 411

CITY	STATE	ZIP
PORT ST LUCIE	FL	34986

EMAIL	PHONE
agchabab1@msn.com	7724756630

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
A Great Home LLC

ADDRESS
751 NW Enterprise Drive

CITY	STATE	ZIP
PORT ST LUCIE	FL	34986

EMAIL	PHONE
darrickbailey@hotmail.com	(772) 209-2845

Abraham Chabab, Inc.
1391 NW St. Lucie West Blvd #411
Port St. Lucie, FL 34986

Oct. 25, 2022

Bethany Grubbs, Planner II
City of PSL Planning and Zoning
121 S.W. Port St. Lucie Blvd.
Port St. Lucie, FL 34984

RE : Commerce Lakes Warehouse P22-254. Landscape Modification Buffer in Lieu of Perimeter Wall.
Location: 2011 NW Commerce Lakes Drive.
Legal Description: Lot 18, Block B, G.O. Team Ind. Park Unit Three.

Dear Ms. Grubbs:

Enclosed, please find the required plans, letters and related documents regarding the landscape modification buffer that we plan to install along the southern property line. The landscape architect has prepared the landscape plan showing the additional trees that will be planted, he also provided a letter justifying the use of native vegetation in addition to proposed trees to act as a natural buffer. We also enclosed a letter from the Reserve Community Development District stating they have no plan to remove any of the native trees along the southern property line and they have no objection for part of the easement to remain in its natural habitat.

Should you have any questions or require any additional information, please contact us at your convenience.

Sincerely

Abraham Chabab, P.E.

cc: Darrick Bailey

Ph:772-475-6630
Email: agchabab1@msn.com

Darrick Bailey
A Great Home LLC
751 Enterprise Dr. Ste 105
Port St Lucie, FL 34986
Ph: 772-209-2845
Email: darrickbailey@hotmail.com

July 29, 2022

Anne Cox, AICP, Assistant Director
Planning and Zoning Dept.
121 SW Port St. Lucie Blvd .
Port St. Lucie FL, 34984

RE : Site Plan Application for
Lot 18, Block B, of G.O. Team Ind. Park Unit Three.

Dear Ms. Cox:

This letter should inform you that Abraham Chabab is the owner's agent for the above mentioned property. Issues regarding Planning and Zoning Department and related items shall be addressed to his office which is located at the following address:

Abraham F. Chabab, P.E.
1391 NW St. Lucie West Blvd # 411
Port. St. Lucie , FL. 34986

Please be advised that the owner is requesting courtesy copies be sent to owner's address of all correspondences. Should you have any questions or require any additional information, please contact us at your convenience .

In witness whereof , I hereunto
set my hand and official seal

Crystal Nayl
Notary Public

8/8/22
Date

My commission expires
11/06/2023

Notary Public State of Florida
Crystal E Naylon
My Commission GG 929549
Expires 11/06/2023

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5021873 OR BOOK 4805 PAGE 1482, Recorded 04/08/2022 02:10:56 PM Doc Tax: $5250.00

Prepared by and Return to:
Sue Meitner , an employee of
First International Title, Inc.
201 SW Port St. Lucie Blvd.
Suite 205
Port St. Lucie, FL 34984
File No.: 210004-40

WARRANTY DEED

This indenture made on March 14, 2022, by **Wakim's Manufacturing, LLC, a Florida limited liability company** whose address is: 1260 SW Biltmore Street, Port St. Lucie, FL 34983 hereinafter called the "grantor",

to **A Great Home LLC, a Florida limited liability company** whose address is: 751 NW Enterprise Drive Ste 105, Port St. Lucie, FL 34986 , hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) 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, **Florida,** to-wit:

Lot 18, Block B, G.O. Team Industrial Park Unit Three, according to the plat thereof, as recorded in Plat Book 26, Page(s) 2, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3315-703-0007-000-3

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee 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; that the grantor hereby fully 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 31st of 2021.

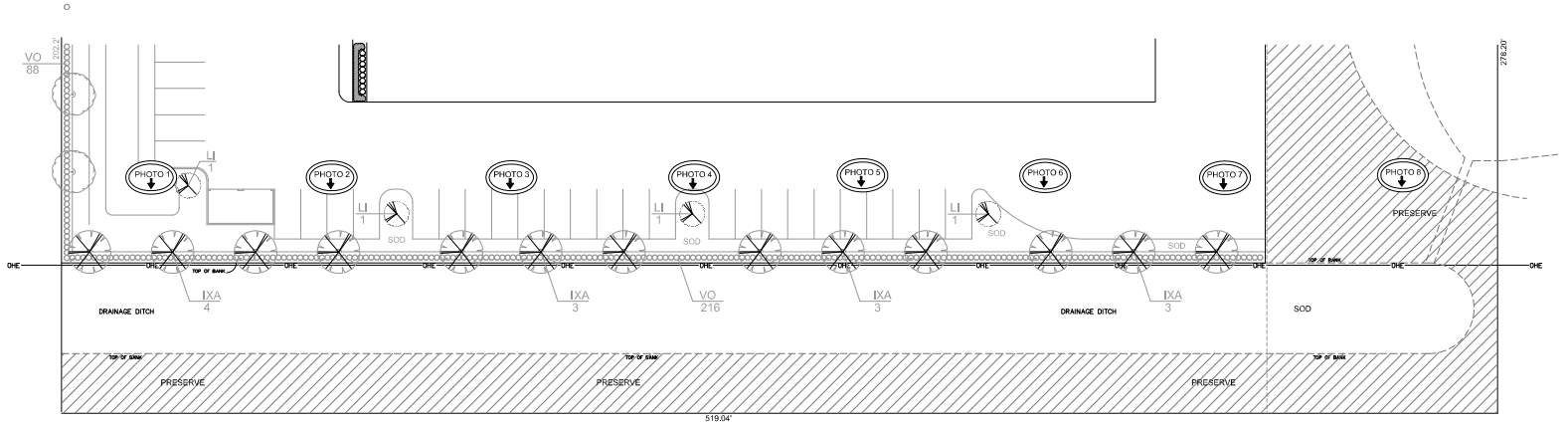


PHOTO 5 10.01.2022

PHOTO 6 10.01.2022

PHOTO 7 10.01.2022

PHOTO 8 10.01.2022

PHOTO 1 10.01.2022

PHOTO 2 10.01.2022

PHOTO 3 10.01.2022

PHOTO 4 10.01.2022

DATE	BY	REVISIONS

Date: 10/1/22
Scale: 1" = 30'
Design By: DJS
Drawn By:
Check By:

PHOTOS LOOKING SOUTH FROM INSIDE PROPERTY LINE
COMMERCE LAKES DRIVE WAREHOUSE
PREPARED FOR : A GREAT HOME

DANIEL J. SUGG, LANDSCAPE ARCHITECT, FL. LIC. #766
POST OFFICE BOX 335, JENSEN BEACH, FLORIDA 34958
TEL. 772-485-1776 danlandarch@gmail.com

DANIEL J. SUGG PLA
License No: 766
License No: 766

Robert Fromm, District Consultant

The Reserve Community Development District
2160 Reserve Park Trace
Port St. Lucie, FL 34986
Ph: 772-468-4604
Email: resevecdd@aol.com

Sep. 20, 2022

Anne Cox, AICP, Assistant Director
Planning and Zoning Dept.
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

RE : Maintaining the Native Vegetation in the 68ft Drainage & Utility Easement For Lot 18, Block B of G.O. Team Industrial Park.

Dear Ms. Cox:

The Reserve Community Development District maintains 32 feet drainage ditch inside the 68-foot drainage & utility easement of lot 18, Block B of G.O. Team Industrial Park. We have no plans to remove any of the native trees in that easement, we also have no objections for part of that easement "21 feet x 519 feet" along the southern property line to remain in its natural habitat.

Should you have any questions or require any additional information, please contact our office.

Sincerely

Robert Fromm

cc: Darrick Bailey

Commerce Lakes Warehouse Landscape Modification P22-319

Planning & Zoning Board Meeting

December 6, 2022

Bethany Grubbs

Planner III

Project Summary

- The site is approximately 3.23 acres in size, a related project for a major site plan (P22-253) is under review for approval to construct a 30,210-square-foot warehouse and office building.
- The development abuts residential property along the south side, a residential subdivision known as The Pines at the Reserve.
- A wall is required in a landscape buffer strip where residential uses abut the industrial property to the side or rear per Section 154.03(C)5 of the Landscape and Land Clearing Code.

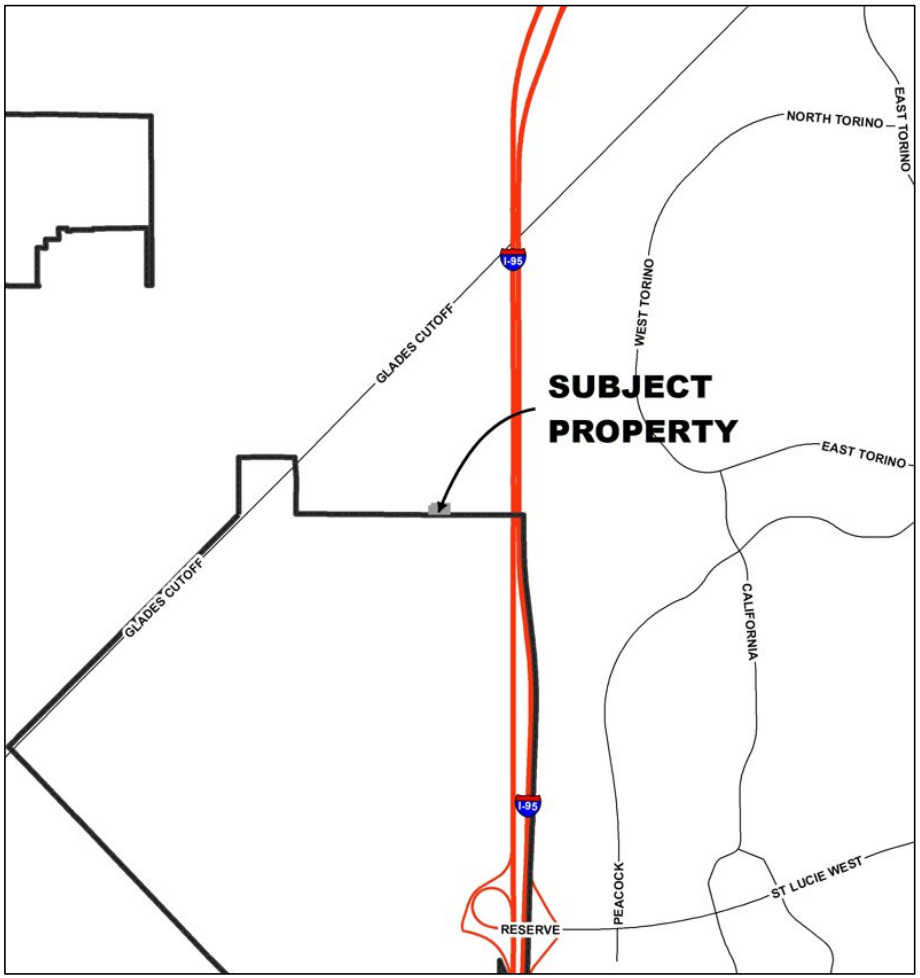
General Information

Request - A request to substitute an architectural buffer wall in lieu of landscaping per Section 154.12 of the City of Port St. Lucie Code.
Property Owner/Applicant – A Great Home, LLC
Agent – Abraham Chabab, P.E.
Location – The property is located south of NW Commerce Center Drive and at the southeast corner of NW Commerce Lakes Drive in the Go Team Industrial Park.

Modification Request

The applicant is proposing a landscape modification to forego a 6-foot-high masonry wall within the landscape buffer required along the south side of the property per Section 154.12(F) of the Landscape and Land Clearing Code. The applicant proposes the use of landscaping in lieu of the architectural wall.

Location Map

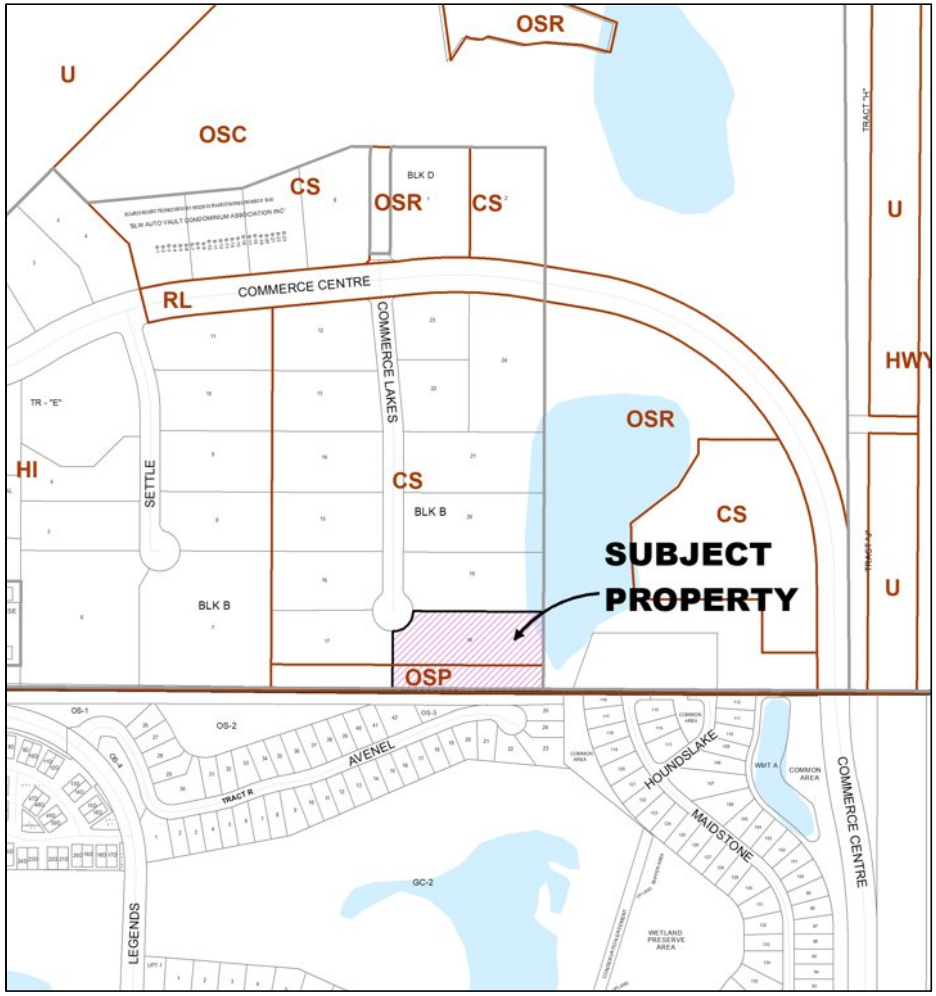


Aerial

COMMERCE CENTRE
SETTLE
COMMERCE LAKES
SUBJECT
PROPERTY
AVENEL
HOUNDSLAKE
LEGENDS
MAIDSTONE
COMMERCE CENTRE

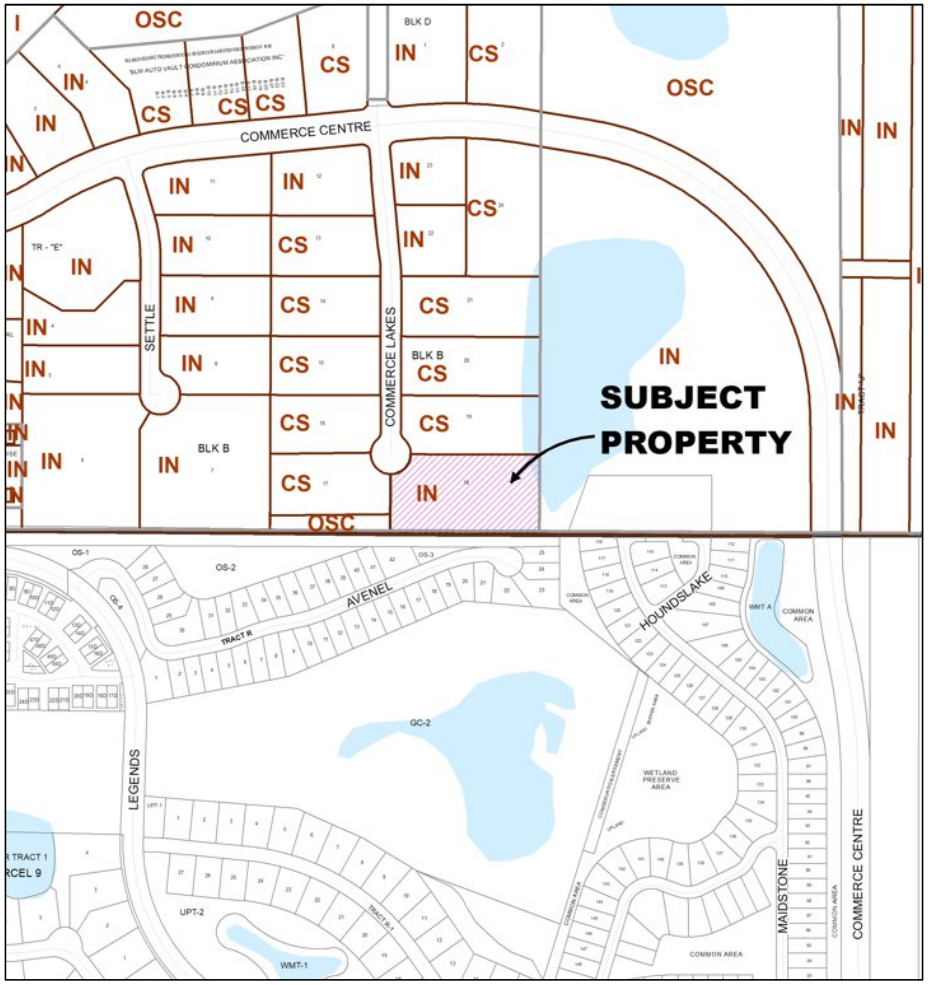
Future Land Use

CS (Service Commercial &
OSP (Open Space Preservation)

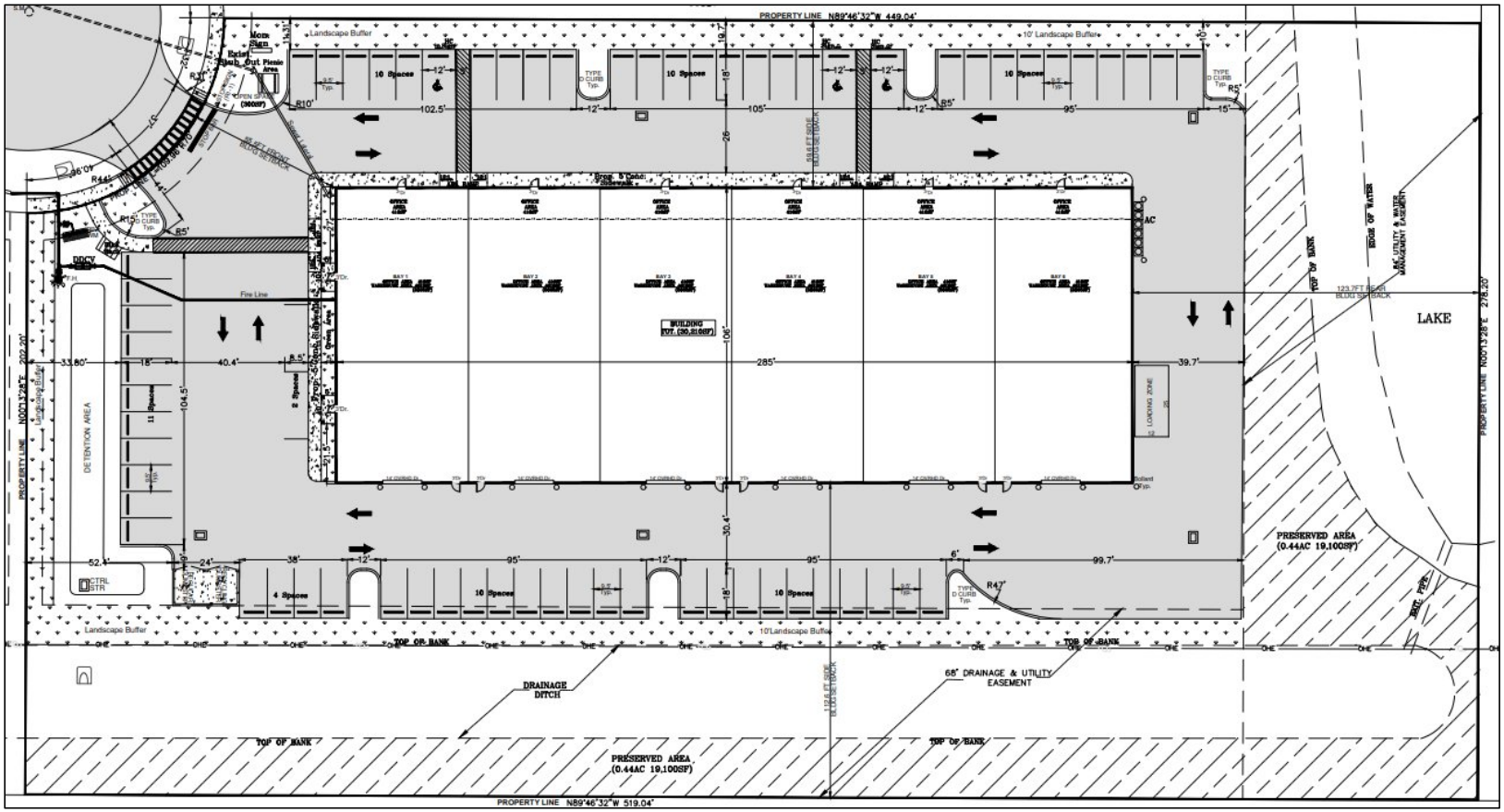


Zoning

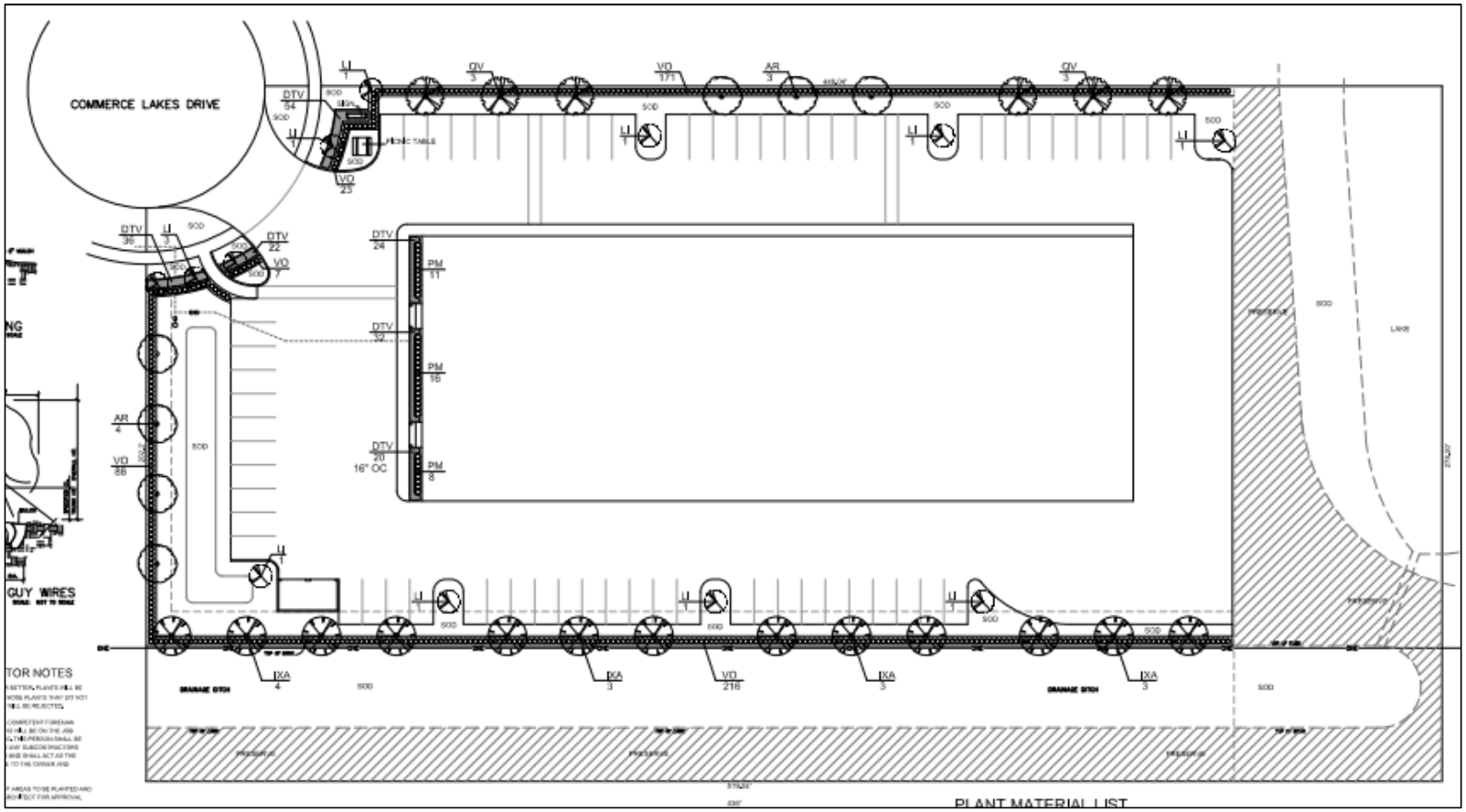
IN (Industrial)



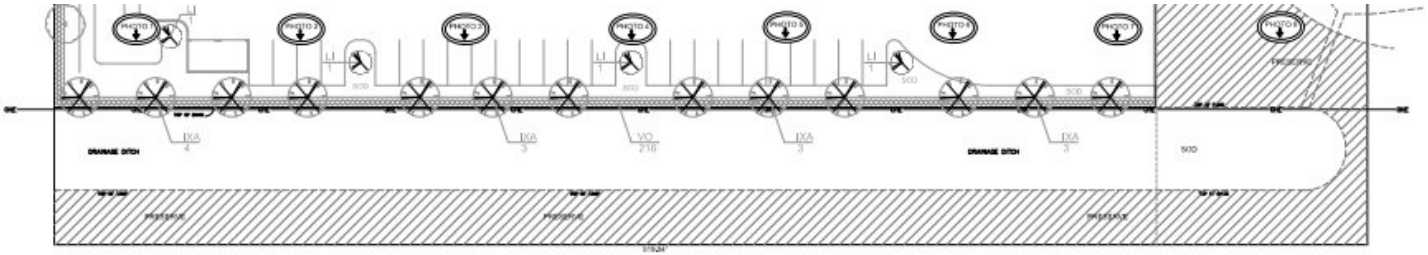
Site Plan


PROPERTY LINE N89°46'32"W 449.04'
Landscape Buffer
10' Landscape Buffer
10 Spaces
BUILDING
LAKE
PRESERVED AREA
(0.44AC 19,100SF)
DRAINAGE
DITCH
65' DRAINAGE & UTILITY
EASEMENT
TOP OF BANK
DETENTION AREA
Fire Line
PROPERTY LINE N89°46'32"W 519.04'

Landscape Plan



Existing Vegetation (looking south from the property)



Additional Information

- To date, there are no architectural buffer walls along the rear or side of any of the developed parcels in the G.O. Team Industrial Park that abut the 50-foot buffer easement and/or residential development to the south.

- The proposed landscape modification was submitted to the City's landscape architect consultant for review. In the landscape architect's opinion, the proposed ten-foot perimeter landscape buffer, the existing upland vegetation to be preserved at the rear property, and the adjacent upland vegetation located will create a good visual buffer between the proposed project and the residential development to the south.

Planning & Zoning Staff Recommendation

The Board may choose to approve, deny or table the proposed landscape modification. If the Board finds that the application is consistent with the criteria as listed in Section 154.12 (B) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with conditions

If the Board finds that the landscape modification application is inconsistent with the criteria as listed in Section 154.12 (B) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

"A City for All Ages"

Agenda Summary

2022-1045

Agenda Date: 12/6/2022 **Agenda Item No.:** 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-322 City of Port St. Lucie Police Training Facility - Landscape Modification

Location: South of Thanksgiving Avenue and west of Airoso Boulevard

Legal Description: Lots 6 through 9, Block 689, Port St. Lucie Section Eighteen

This request is to waive the requirements for an architectural buffer wall on the north and east sides of the property as per Section 154.12 of the Landscape and Clearing Code.

Submitted By: Stephen Mayer, Planner III

Executive Summary: The City of Port St. Lucie, owner, through an application from Octavio Reis of Bowman Consulting, acting as agent, has requested to waive the requirement for an architectural buffer wall on the north and east sides of the property as per Section 154.12 of the Landscape and Land Clearing Code. A wall is required in a landscape buffer strip where residential uses abut the property to the side or rear per Section 154.03(C)5 of the Landscape and Land Clearing Code. A wider buffer and additional landscaping are proposed to be provided in lieu of a wall. The property is located south of Thanksgiving Avenue and west of Airoso Boulevard and is legally described as Lots 6 through 9, Block 689, Port St. Lucie Section Eighteen.

Presentation Information: Staff will make a brief presentation.

Staff Recommendation: Move that the Board approve the landscape modification waiver.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the amended landscape modification.
2. Move that the Board deny the landscape modification.

Background: Please see staff report.

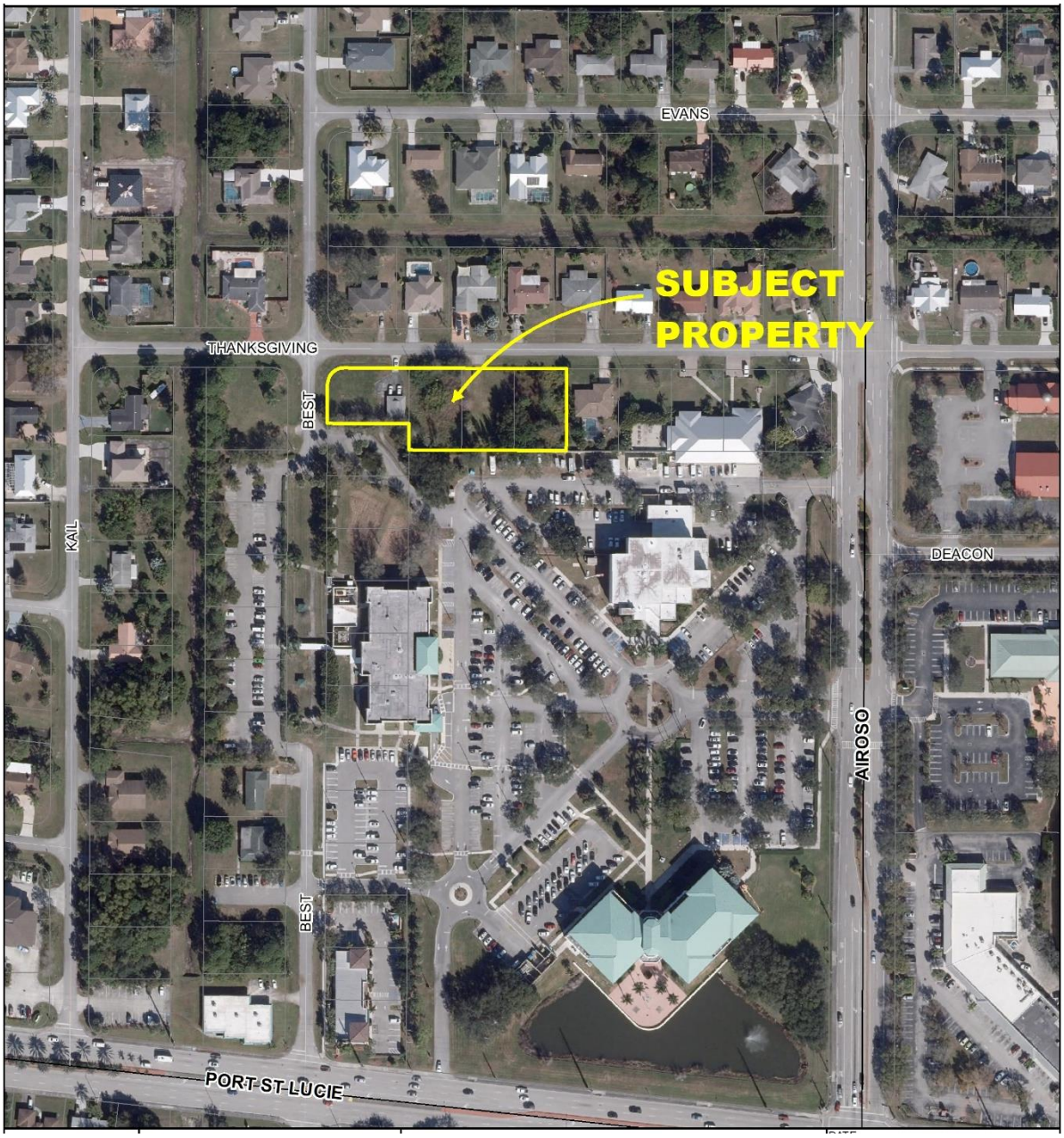
Issues/Analysis: Please see staff report.

Special Consideration: N/A

Location of Project: Located south of Thanksgiving Avenue and west of Airoso Boulevard.

Attachments: 1. Staff Report; 2. Application; 3. Landscape Plan; 4. North Buffer Elevation; 5. Survey; 6. Staff Presentation

The City of Port St. Lucie Police Training Facility
Landscape Modification
Project Number: P22-322



Project Aerial Map

SUMMARY

Applicant's Request:	To waive the requirement for an architectural buffer wall on the north side of the property along the south side of Thanksgiving Avenue and on the east side of the property.
Applicant:	Octavio Reis of Bowman Consulting
Property Owner:	City of Port St. Lucie
Location:	South of Thanksgiving Avenue and east of Airoso Boulevard
Application Type: (Identify if quasi-judicial)	Landscape Modification, Quasi-Judicial
Project Planner:	Stephen Mayer, Planner III

Project Description

The applicant is requesting a waiver to the architectural buffer wall requirement as per Section 154.12 of the Landscape and Land Clearing Code. The proposed development abuts residential property along the north and east sides of the property. A wall is required in a landscape buffer strip where residential uses abut the property to the side or rear per Section 154.03(C)5 of the Landscape and Land Clearing Code. The subject property, approximately 0.93 acres in size. The property is located south of Thanksgiving Avenue and east of Airoso Boulevard, the applicant is proposing a landscape modification to forego a 6-foot-high masonry wall within the 15-foot-wide landscape buffer required along the north and east sides of the site. The applicant proposes the use of landscaping in lieu of the wall requirement.

Related Projects

A site plan approval is pending review.

Review Criteria

An application for a landscape modification is reviewed for consistency with Article I of the Landscape and Land Clearing Code, Section 154.12. Pursuant to Section 154.12(F)1, the exemption or modification to landscape buffer wall requirement is exempted from City Council review.

Review by Planning and Zoning Board: Requests to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip shall be considered by the Planning and Zoning Board at a public hearing. The procedures outlined in section 154.12(B)-(E) shall be utilized for such hearings. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

Public Notice Requirements (Section 158.298 (B))

Public notice was mailed to owners within 750 feet and the file was included in the ad for the Planning & Zoning Board's agenda.

Location and Site Information

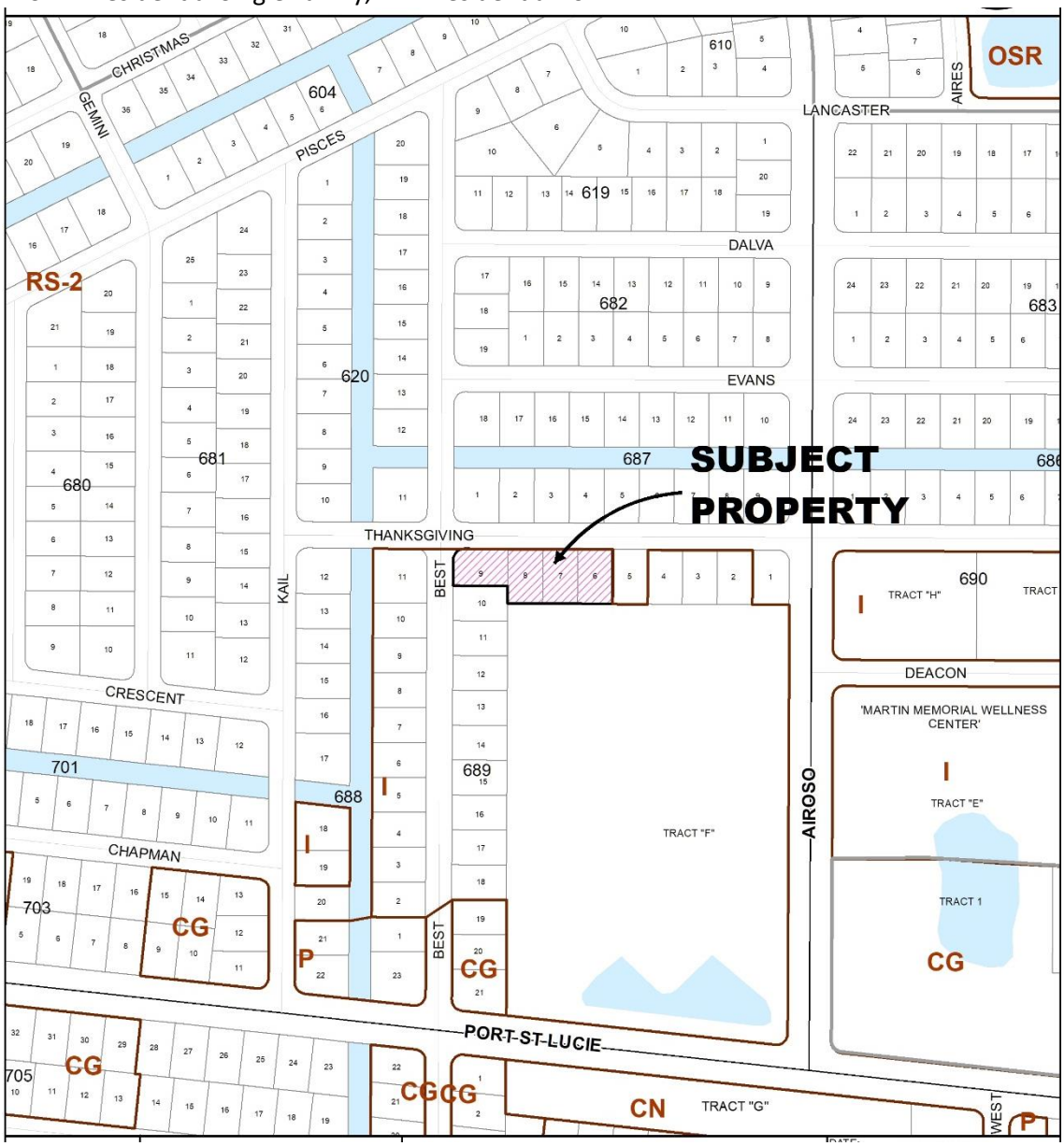
Parcel Number:	3420-585-0850-000-0; 3420-585-0851-000-7; 3420-585-0852-000-4; and 3420-585-0853-000-1
Property Size:	0.93 acres
Legal Description:	Lots 6 through 9, Block 689, Port St. Lucie Section Eighteen

Address:	162 SW Thanksgiving Avenue
Future Land Use:	I (Institutional)
Existing Zoning:	I (Institutional)
Existing Use:	Vacant

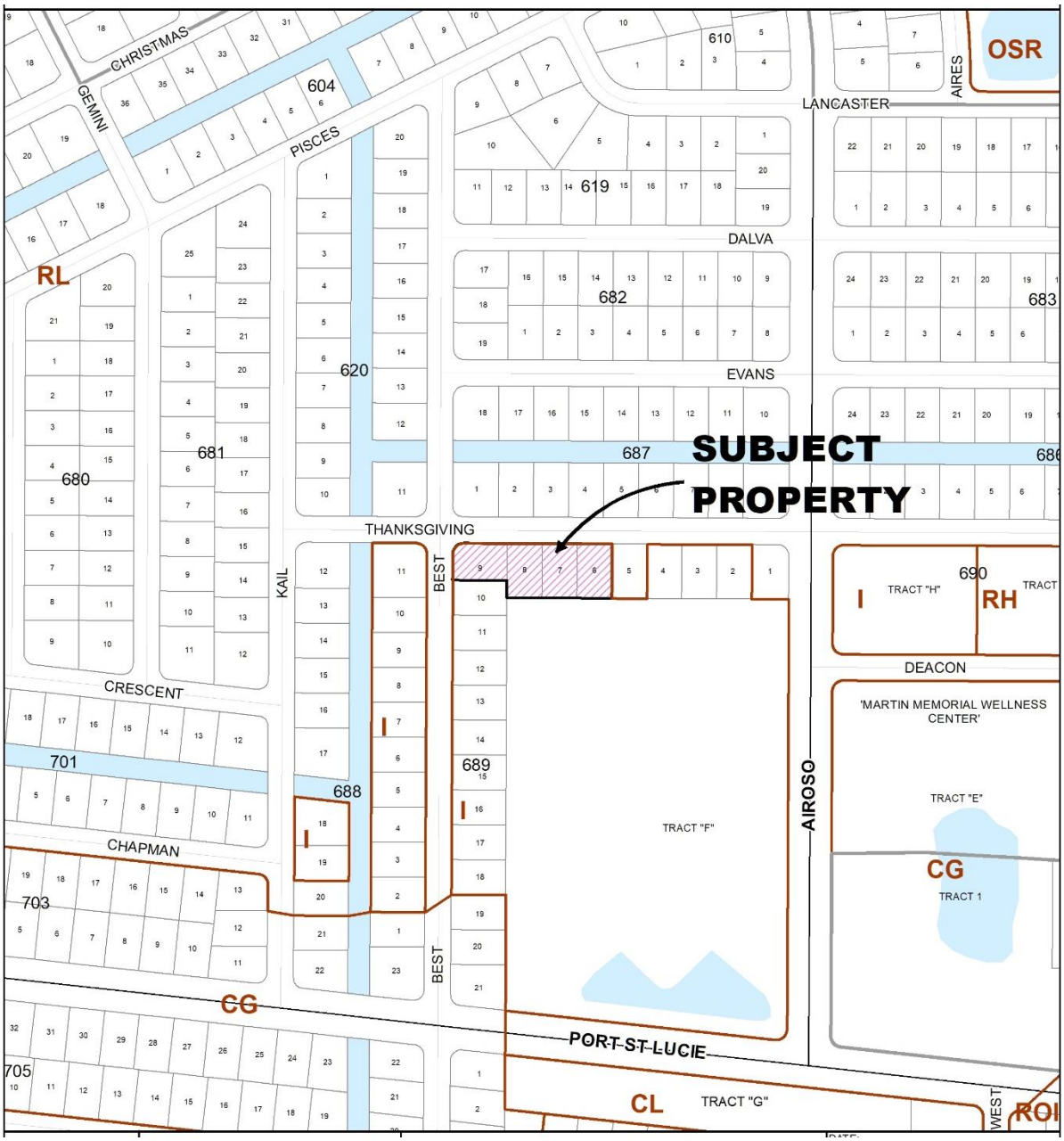
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	I	I	City Hall
East	RL	RS-2	Single Family Residential
West	I	I	City Hall

RS-2 – Residential Single Family; RL – Residential Low



Zoning Map



Project Land Use Map

IMPACTS AND FINDINGS

Section 154.12 (B) of the Landscape and Land Clearing Code establishes the duties of the Planning and Zoning Board in authorizing a landscape modification. The Planning and Zoning Board may authorize a landscape modification from the provisions of the Landscape and Land Clearing Code. Requests for landscape exemption or modification to landscape buffer wall requirements will be based on review of detailed plans identifying the size, quantity, and location of the vegetation to be preserved and installed along the proposed site's boundaries, the use(s) proposed for the property seeking the modification or exemption, and the proposed and existing uses surrounding uses. The Planning and Zoning Board should consider the criteria listed under Section 154.12 (B) of the Landscape and Clearing Code. The applicant's response to this criterion is attached to the application. Staff's review is provided below:

Compatibility with exemption or modification to landscape buffer wall criteria Section 154.12 (B).

1) The total area dedicated to a buffer will be greater than what the code would impose without the modification.

    - *Staff Findings: The total area dedicated to a buffer will be equal to what the code imposes.*

2) Outside activities and hours of operation for the proposed use(s).

    - *Staff Findings: There will be no outdoor activities.*

3) Natural and man-made features of uses that provide distance and separation from those existing uses to be buffered.

    - *Staff Findings: Natural and manmade features that provide separation from the neighboring uses are the existing landscaping, with the additional landscaping to buffer the new training facility.*

4) Other factors that may be important to a decision.

    - *Staff Findings: The City has met with residents impacted and they have expressed their desire to have an enhanced landscape buffer in lieu of a wall. Staff emphasizes the importance of maintaining the appropriate site landscaping to screen the project from neighboring uses. Hedges shall be maintained at 6ft. and trees and plant materials planted and irrigated.*

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed landscape modification. If the Board finds that the application is consistent with the criteria as listed in Section 154.12 (B) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with conditions

If the Board finds that the landscape modification application is inconsistent with the criteria as listed in Section 154.12 (B) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).

City of Port St. Lucie
Planning and Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL. 34984

PSL Police Training Facility Wall Variance Application

To whom it may concern,

The City of Port St. Lucie is proposing to build a new Police Training Facility within the City's Municipal Complex. The new building will be off Thanksgiving Avenue. There are existing single family houses on the other side (north) of Thanksgiving Avenue and one single family house to the west. A landscape buffer with wall along Thanksgiving Avenue and on the eastern side of the site would be required per the City's Landscape Code.

We respectfully request the "Exemption or modification to landscape buffer wall requirement" set forth in Section 154.12 of the Landscaping code. The following requirements will be met.

1. The total area dedicated to a buffer will be greater than what the code would impose without the modification. Existing landscaping along the buffer area would be preserved, and additional landscaping will be provided. Please refer to the cover sheet of the landscaping being provided with this application.
2. No outside activities will be performed at the police training facility.
3. Natural and man-made features of uses that provide distance and separation from those existing uses to be buffered. The Thanksgiving Avenue right of way separates the residential houses to the north from the proposed building. A retention area to the east of the building will separate the building's parking from the single family house to the east.
4. Other factors that may be important to a decision. The City has met individually with the residents impacted, who have expressed their desire to have enhanced landscaping in lieu of a wall.

Based on meeting the above criteria we thank you in advance for considering a Wall Variance for the above.

Regards,

OCTAVIO 'OATS' REIS, PE
Principal - Sr. Project Manager **| BOWMAN**

301 SE Ocean Blvd.; Suite 301, Stuart, FL 34994

O: 772.283-1413 | D: 772.678.4330 |M: 772.485.0856

oreis@bowman.com | bowman.com |

THANKSGIVING STREET

PROPERTY LINE

PROP. SECURITY WALL

25'-0" SETBACK

DENSE VEGETATION TO BE PRESERVED

DENSE VEGETATION TO BE REMOVED

RETENTION AREA

2 STORY BUILDING

PROP. CONCRETE LOADING AREA

ARMORY

COLUMN (TYP.)

10'-0" D.E. & U.E.

6'-0" U.E.& D.E.

DUMPSTER PAD WITH WALLS

RETENTION AREA

RETENTION AREA

RETENTION AREA

GRAPHIC SCALE

0 20 40

1" = 20'

LEGEND

PRESERVED TREE/ PALM

RELOCATED TREE/ PALM

NO.	REVISION	DATE

CONSULTANT:

WGI

2035 Vista Parkway
West Palm Beach, FL 33411 - WGInc.com
561.687.2200 - Registry No. 35574

PORT ST.LUCIE POLICE TRAINING FACILITY

121 SW PORT ST LUCIE BLVD
PORT ST. LUCIE, FL 34984

NOT FOR CONSTRUCTION

CPZ ARCHITECTS, INC.

4316 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
PHONE: (954) 792-8525 FAX: (954) 337-0359
AA #26000665 WWW.CPZARCHITECTS.COM

DRAWING TITLE:

Tree Disposition Plan

DRAWN:	VQ
CHECKED:	KS
DATE:	08.24.22
SCALE:	1" = 20'-0"
PROJECT NO.	2167
SHEET:	

LD-100

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TREE TABLE

Tag #	Common Name	Scientific Name	DBH (inches)*	Disposition	Notes
1	Slash Pine	*Pinus elliottii*	18	Preserve	
2	Slash Pine	*Pinus elliottii*	18	Preserve	
3	Slash Pine	*Pinus elliottii*	13	Preserve	
4	Slash Pine	*Pinus elliottii*	16	Preserve	
5	Slash Pine	*Pinus elliottii*	16	Preserve	
6	Queen Palm	*Syagrus romanzoffianum*	10	Remove	
7	Queen Palm	*Syagrus romanzoffianum*	10	Remove	
8	Laurel Oak	*Quercus laurifolia*	7	Remove	
9	Slash Pine	*Pinus elliottii*	15	Preserve	
10	Slash Pine	*Pinus elliottii*	14	Preserve	
11	Slash Pine	*Pinus elliottii*	18	Preserve	
12	Slash Pine	*Pinus elliottii*	12	Preserve	
13	Slash Pine	*Pinus elliottii*	13	Preserve	
14	Slash Pine	*Pinus elliottii*	10	Preserve	
15	Slash Pine	*Pinus elliottii*	12	Preserve	
16	Carrotwood	*Cupaniopsis anacardiodes*	9	Remove	Invasive
17	Live Oak	*Quercus virginiana*	15	Preserve	
18	Laurel Oak	*Quercus laurifolia*	18	Preserve	
19	Laurel Oak	*Quercus laurifolia*	11	Preserve	
20	Laurel Oak	*Quercus laurifolia*	20	Preserve	
21	Laurel Oak	*Quercus laurifolia*	12	Preserve	
22	Laurel Oak	*Quercus laurifolia*	10	Preserve	
23	Mahogany	*Swietenia mahogani*	11	Preserve	
24	Mahogany	*Swietenia mahogani*	10	Preserve	
25	Live Oak	*Quercus virginiana*	9	Preserve	Cluster
26	Live Oak	*Quercus virginiana*	15	Preserve	Cluster
27	Live Oak	*Quercus virginiana*	10	Preserve	Cluster
28	Bald cypress	*Taxodium distichum*	11	Remove	
29	Sabal Palm	*Sabal palmetto*	13	Remove	
30	Sabal Palm	*Sabal palmetto*	12	Remove	
31	Sabal Palm	*Sabal palmetto*	13	Remove	
32	Laurel Oak	*Quercus laurifolia*	16	Remove	
33	Laurel Oak	*Quercus laurifolia*	18	Remove	
34	Laurel Oak	*Quercus laurifolia*	15	Remove	
35	Laurel Oak	*Quercus laurifolia*	15	Remove	
36	Laurel Oak	*Quercus laurifolia*	15	Remove	
37	Laurel Oak	*Quercus laurifolia*	8	Remove	
38	Laurel Oak	*Quercus laurifolia*	18	Remove	
39	Norfolk Island Pine	*Araucaria excelsa*	9	Remove	Invasive
40	Norfolk Island Pine	*Araucaria excelsa*	6	Remove	Invasive
41	Norfolk Island Pine	*Araucaria excelsa*	12	Remove	Invasive
42	Live Oak	*Quercus virginiana*	15	Remove	
43	Norfolk Island Pine	*Araucaria excelsa*	12	Remove	Invasive
44	Norfolk Island Pine	*Araucaria excelsa*	11	Remove	Invasive
45	Live Oak	*Quercus virginiana*	8	Preserve	
46	Sabal Palm	*Sabal palmetto*	12	Remove	
47	Live Oak	*Quercus virginiana*	18	Remove	
48	Black Olive	*Terminalia buceras*	6	Remove	
49	Live Oak	*Quercus virginiana*	18	Preserve	
50	Live Oak	*Quercus virginiana*	20	Remove	
51	Live Oak	*Quercus virginiana*	18	Remove	
52	Live Oak	*Quercus virginiana*	24	Remove	
53	Sabal Palm	*Sabal palmetto*	9	Remove	
54	Sabal Palm	*Sabal palmetto*	9	Remove	
55	Laurel Oak	*Quercus laurifolia*	13	Remove	
56	Laurel Oak	*Quercus laurifolia*	12	Remove	
57	Laurel Oak	*Quercus laurifolia*	13	Remove	
58	Sabal Palm	*Sabal palmetto*	12	Remove	
59	Sabal Palm	*Sabal palmetto*	11	Remove	
60	Laurel Oak	*Quercus laurifolia*	15	Remove	
61	Laurel Oak	*Quercus laurifolia*	12	Remove	
62	Sabal Palm	*Sabal palmetto*	11	Remove	
63	Sabal Palm	*Sabal palmetto*	14	Remove	
64	Sabal Palm	*Sabal palmetto*	9	Remove	
65	Sabal Palm	*Sabal palmetto*	12	Remove	
66	Sabal Palm	*Sabal palmetto*	9	Remove	
67	Sabal Palm	*Sabal palmetto*	14	Remove	
68	Sabal Palm	*Sabal palmetto*	12	Remove	
69	Sabal Palm	*Sabal palmetto*	12	Remove	
70	Mahogany	*Swietenia mahogani*	19	Remove	
71	Sabal Palm	*Sabal palmetto*	11	Remove	
72	Sabal Palm	*Sabal palmetto*	11	Remove	
73	Sabal Palm	*Sabal palmetto*	12	Remove	
74	Mahogany	*Swietenia mahogani*	10	Remove	
75	Laurel Oak	*Quercus laurifolia*	10	Remove	
76	Laurel Oak	*Quercus laurifolia*	10	Remove	
77	Laurel Oak	*Quercus laurifolia*	10	Preserve	
78	Laurel Oak	*Quercus laurifolia*	10	Preserve	
79	Laurel Oak	*Quercus laurifolia*	21	Remove	
80	Florida Maple	*Acer rubum*	10	Remove	
81	Laurel Oak	*Quercus laurifolia*	16	Remove	
82	Laurel Oak	*Quercus laurifolia*	16	Remove	
83	Laurel Oak	*Quercus laurifolia*	16	Remove	
84	Laurel Oak	*Quercus laurifolia*	12	Remove	
85	Laurel Oak	*Quercus laurifolia*	11	Remove	
86	Live Oak	*Quercus virginiana*	18	Remove	
87	Live Oak	*Quercus virginiana*	24	Preserve	
88	Banyan	*Ficus benghalensis*	15	Remove	
89	Banyan	*Ficus benghalensis*	14	Remove	
90	Slash Pine	*Pinus elliottii*	16	Remove	
91	Slash Pine	*Pinus elliottii*	12	Remove	
92	Live Oak	*Quercus virginiana*	28	Remove	
93	Slash Pine	*Pinus elliottii*	10	Remove	
94	Slash Pine	*Pinus elliottii*	13	Remove	
95	Live Oak	*Quercus virginiana*	16	Preserve	
96	Live Oak	*Quercus virginiana*	5	Preserve	
97	Live Oak	*Quercus virginiana*	4	Preserve	

Hardwood Removed:	45
Palms Removed:	21
Hardwoods Relocated:	0
Palms Relocated:	0
Hardwoods Preserved:	31
Palms Preserved:	0

Total Hardwood DBH preserved	**411**
Total Hardwood DBH removed	**566**
Total Hardwood DBH mitigation required	**155**
Palm mitigation required	**21**

*All palms are measured in feet to clear trunk

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NO.	REVISION	DATE

CONSULTANT:

WGI
2035 Vista Parkway
West Palm Beach, FL 33411 - WGInc.com
561.687.2200 - Registry No. 3354

PORT ST.LUCIE POLICE TRAINING FACILITY

121 SW PORT ST LUCIEBLVD
PORT ST. LUCIE, FL. 34984

CPZ ARCHITECTS, INC.
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PHONE: (954) 792-8525 FAX: (954) 337-0359
AA #26000685 WWW.CPZARCHITECTS.COM

CPZ

DRAWING TITLE:

Tree Disposition Schedule

NOT FOR CONSTRUCTION

DRAWN: VQ
CHECKED: KS
DATE: 08.24.22
SCALE: 1" = 20'-0"
PROJECT NO. 2167
SHEET:

LD-101

THANKSGIVING STREET

PROPERTY LINE

25'-0" SETBACK

PROPOSED TREES TO BE FIELD ADJUSTED AROUND EXISTING VEGETATION

DENSE VEGETATION TO BE PRESERVED

RETENTION AREA

2 STORY BUILDING

ARMORY

LOADING AREA

PROP. CONCRETE LOADING AREA

COLUMN (TYP.)

10'-2" D.E. & U.E.

10'-0" D.E. & U.E.

6'-0" U.E.& D.E.

DUMPSTER PAD WITH WALLS

ROOT BARRIER, TYP.

EXIST. SECURITY ROLL GATE (TO BE CONVERTED TO A SWING GATE)

PROPOSED LIGHT POLE BY OTHERS, TYP.

SOD

NOTE: ALL LANDSCAPING MEETS FDOT CLEAR ZONE AND SIGHT DISTANCE CRITERIA.

GRAPHIC SCALE

0 20 40

1" = 20'

LEGEND

PRESERVED TREE/ PALM

ROOT BARRIER

LANDSCAPE REQUIREMENTS		CITY OF PORT ST. LUCIE, FLORIDA
GENERAL LANDSCAPING		
SITE PERIMETER LANDSCAPING	REQUIRED	PROVIDED
10' WIDE LANDSCAPE STRIP, EXCLUDING CURBING, LOCATED ADJACENT TO ALL RIGHT-OF-WAY AND ABUTTING PROPERTIES. 1 TREE PER 30 LF OF REQUIRED LANDSCAPE PERIMETER AREA CONTINUOUS HEDGE EXTENDED ALONG THE PERIMETER. 1 SHRUB PER 2 LF SHRUBS AT LEAST 24" IN HEIGHT AT TIME OF PLANTING.	NORTH PERIMETER = 516 LF 516 LF / 30 LF = 17 TREES (INCLUDING 5 TREES x 75% = 13 SHADE TREES MIN.) 516 LF / 2 LF =258 SHRUBS EAST PERIMETER = 125 LF 125 LF / 30 LF = 4 TREES (INCLUDING 5 TREES x 75% = 3 SHADE TREES MIN.) 125 LF / 2 LF =63 SHRUBS	NORTH PERIMETER 21 TREES PROVIDED [8 EXISTING TREES + 13 PROPOSED TREES] 630 SHRUBS PROVIDED EAST PERIMETER 4 TREES PROVIDED 126 SHRUBS PROVIDED
BUILDING FACADE	REQUIRED	PROVIDED
5' WIDE LANDSCAPE STRIP, LOCATED AROUND PERIMETER OF A BUILDING ADJACENT TO ALL RIGHT-OF-WAY AND ABUTTING PROPERTIES. 1 TREE / PALM PER 30 LF OF BUILDING FACADE CONTINUOUS HEDGE EXTENDED ALONG THE PERIMETER. 1 SHRUB PER 2 LF SHRUBS AT LEAST 24" IN HEIGHT AT TIME OF PLANTING.	420 LF / 30 LF = 14 TREES / PALMS 420 LF/ 2 LF = 210 SHRUBS	MIN. 5' WIDE LANDSCAPE STRIP PROVIDED 15 TREES PROVIDED [3 PROPOSED TREES + 7 PROPOSED SINGLE PALMS + 5 PROPOSED DOUBLE PALMS] 379 SHRUBS PROVIDED
VEHICULAR USE AREAS		
PARKING LOT INTERIOR LANDSCAPE	REQUIRED	PROVIDED
1 PARKING ISLAND AT EACH END OF A PARKING BAY WITH 1 SHADE TREE AND THE REMAINDER OF THE ISLAND LANDSCAPED WITH A GROUNDCOVER, MULCH, SHRUBS OR OTHER TREATMENT EXCLUDING PAVING.	15 PARKING ISLANDS = 15 SHADE TREES	14 TREES PROVIDED [1 EXISTING TREE + 12 PROPOSED TREES + 1 PROPOSED PALM] (1 ISLAND HAS UNDERGROUND UTILITIES PRESENT)
PLANT MATERIAL STANDARDS		
PLANT SPECIES		PROVIDED
MIN 50% OF TOTAL TREE MATERIAL MUST BE NATIVE		83% OF TREES PROVIDED ARE NATIVE
MAX 25% OF SHALL BE PALMS		20% OF TREES PROVIDED ARE PALMS
MIN 20% MUST BE FLOWERING TREES		24% OF TREES PROVIDED ARE FLOWERING TREES
MIN 75% SHALL BE EVERGREEN TREES		75% OF TREES PROVIDED ARE EVERGREEN TREES
MIN. 5 TREE SPECIES		10 TREE SPECIES PROVIDED
MIN 25% OF TOTAL SHRUBS MUST BE NATIVE		88% OF SHRUBS ARE NATIVE
MIN 10% OF GROUNDCOVERS SHALL BE FLOWERING		19% OF GROUNDCOVERS ARE FLOWERING
MIN. 50% OF PLANT MATERIAL SHALL BE DROUGHT TOLERANT		100% OF SHRUBS AND GROUND COVER PROVIDED ARE DROUGHT TOLERANT
TREE MITIGATION	REQUIRED	PROVIDED
TREES	155" DBH REQUIRED	155.5" PROVIDED [25 TREES @ 2.5" DBH + 31 TREES @ 3" DBH]
PALMS	21 PALMS REQUIRED	21 PALMS PROVIDED [11 SINGLE PALMS PROVIDED + 5 DOUBLE PALMS PROVIDED]

NO.	REVISION	DATE

CONSULTANT:

WGI
2035 Vista Parkway
West Palm Beach, FL 33411 - WGInc.com
561.687.2200 - Registry No. 3357

PORT ST.LUCIE POLICE TRAINING FACILITY

121 SW PORT ST LUCIE BLVD
PORT ST. LUCIE, FL 34984

CPZ ARCHITECTS, INC.
4316 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
PHONE: (954) 792-8525 FAX: (954) 337-0359
AA #26000685 WWW.CPZARCHITECTS.COM

DRAWING TITLE:

Landscape Plan

NOT FOR CONSTRUCTION

DRAWN: VQ
CHECKED: KS
DATE: 08.24.22
SCALE: 1" = 20'-0"
PROJECT NO. 2167
SHEET:

LP-100

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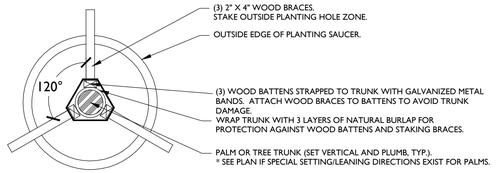
SMALL PALM STAKING PLAN

NTS.

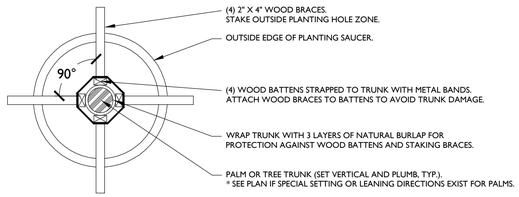
NOTE:
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



LARGE PALM OR TREE STAKING PLAN

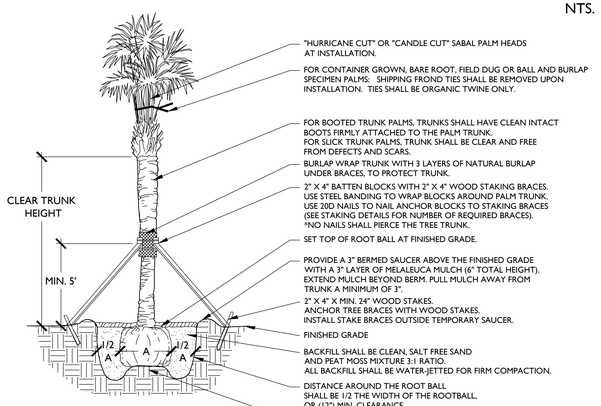
NTS.

NOTE:
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



PALM PLANTING DETAIL

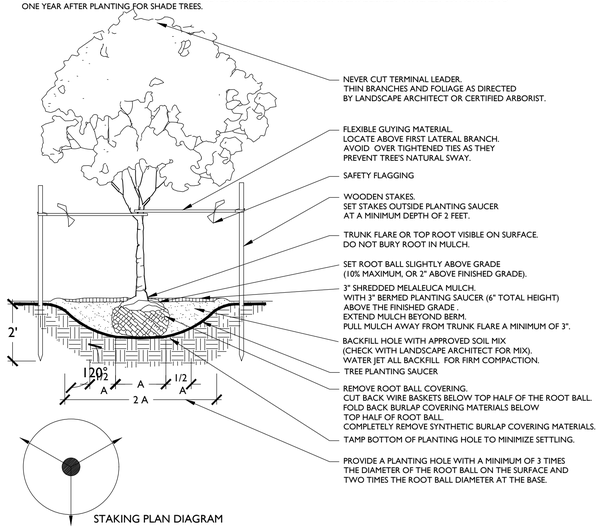
NTS.



TREE PLANTING DETAIL

NOTE:
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

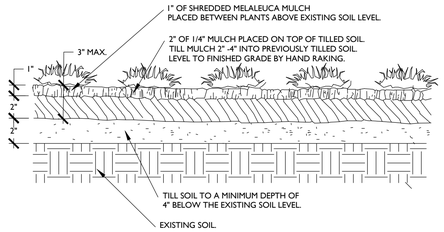
NTS.



STAKING PLAN DIAGRAM

GROUNDCOVER DETAIL

NTS.

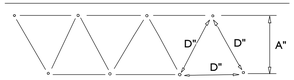


PLANT SPACING DETAIL

NTS.

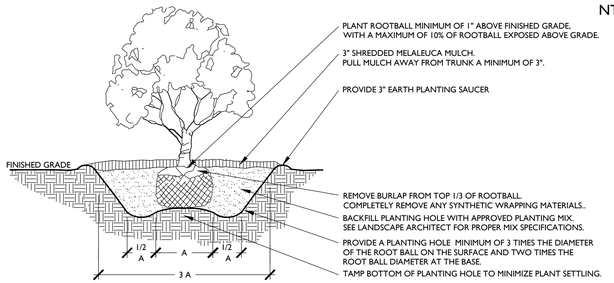
SPACING "D"	ROW "A"
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	31.2"
48" O.C.	41.6"

PLANT SPACING CHART



SHRUB PLANTING DETAIL

NTS.

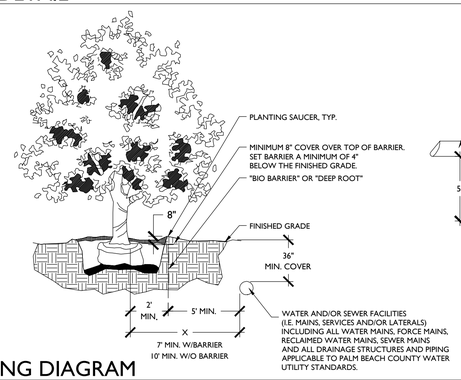


ROOT BARRIER DETAIL

NOTE:
1. TREES ARE TO BE INSTALLED WITH A MINIMUM TEN FOOT (10') SEPARATION FROM ANY PUBLIC WATER OR PUBLIC SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE SHALL BE INSTALLED WITH A ROOT BARRIER SYSTEM.

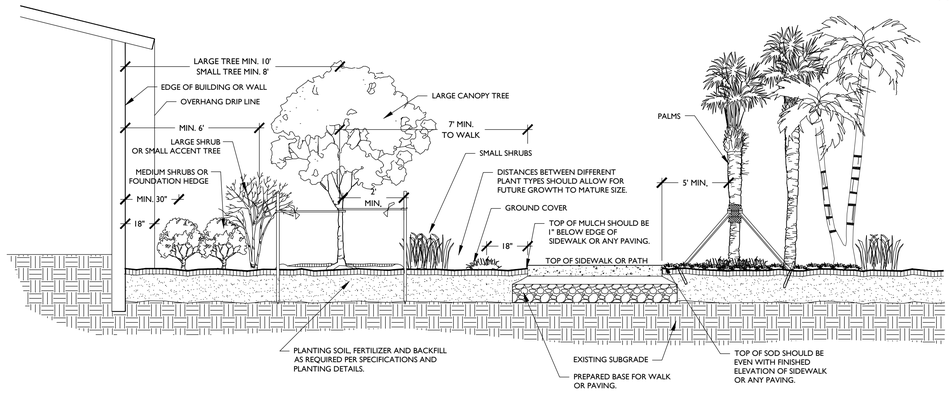
2. ROOT BARRIERS SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPALITY WITHIN WHICH THEY ARE LOCATED AS WELL AS WITH ANY REQUIREMENTS OF THE UTILITY HOLDER OF THE AFFECTED UTILITIES. IN THE EVENT THAT CONFLICTING REQUIREMENTS EXIST BETWEEN THIS ROOT BARRIER DETAIL AND THE MUNTICPALITY/UTILITY HOLDER REQUIREMENTS, THE MORE STRINGENT OF THE REQUIREMENTS SHALL BE APPLICABLE.

NTS.



TYPICAL PLANTING DIAGRAM

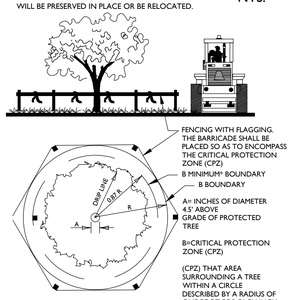
NTS.



TREE PROTECTION DETAIL

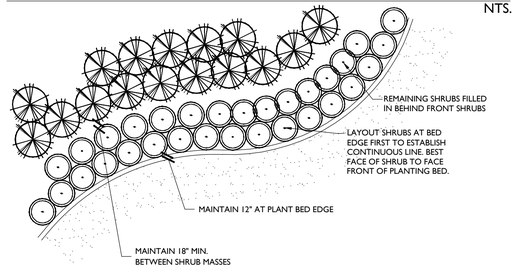
NOTE: 1. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.

NTS.



SHRUB AND GROUNDCOVER PLANTING DETAIL

NTS.



LANDSCAPE NOTES:

1. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
3. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
11. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
12. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.

PLANT SCHEDULE OVERALL

TREES	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	DROUGHT TOLERANCE	REMARKS
AF	10	Southern Sugar Maple	Acer floridanum	YES	NO	16' HT X 6' SPRD; 3" CALIPER
BS	12	Gumbo Limbo	Bursera simaruba	YES	YES	12' HT. X 5' SPRD. MIN., 2.5" CAL
CB	3	Pink Shower Tree	Cassia bakeriana	NO	YES	12' HT. X 5' SPRD. MIN., 2.5" CAL
CJ	4	Rainbow Shower Tree	Cassia javanica	NO	YES	12' HT. X 5' SPRD. MIN., 2.5" CAL
CD	6	Pigeon Plum	Coccoloba diversifolia	YES	YES	12' HT. X 5' SPRD. MIN., 2.5" CAL
QV	3	Southern Live Oak	Quercus virginiana	YES	YES	14' HT MIN., 5' SPRD MIN., 3" CAL.
TD	18	Bald Cypress	Taxodium distichum	YES	NO	14' HT. X 5' SPRD. MIN., 3" CAL
PALMS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	DROUGHT TOLERANCE	REMARKS
SS	4	Cabbage Palmetto	Sabal palmetto	YES	YES	14' CT
TR	7	Florida Thatch Palm	Thrinax radiata	YES	YES	8' C.T.
VM	5	Montgomery Palm	Veitchia montgomeryana	NO	YES	DOUBLE TRUNK; 20' OA HT
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	DROUGHT TOLERANCE	REMARKS
BG	2	Yesterday, Today, and Tomorrow	Brunfelsia grandiflora	NO	YES	4' HT X 3' SPRD
CP	33	Petra Croton	Codiaeum variegatum 'Petra'	NO	YES	48" HT X 36" SPRD, FULL, LOW BRANCHED
SR3	6	Saw Palmetto	Serenoa repens	Yes	YES	18" HT. X 18" SPRD., FULL TO BASE
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	DROUGHT TOLERANCE	REMARKS
CC	237	Jamaica Caper	Capparis cynophallophora	YES	YES	36" HT X 24" SPRD @24" O.C.
CR	412	Red Tip Cocoplum	Chrysobalanus icaco 'Red Tip'	YES	YES	36" HT x 24" SPRD @ 24" O.C
EE	282	Elliot's Love Grass	Eragrostis elliottii	YES	YES	24" HT x 24" SPRD @ 24" O.C.
HN	114	Dwarf Firebush	Hamelia nodosa	NO	YES	24" HT. X 24" SPRD. @ 24" O.C.
MC	45	Pink Muhly Grass	Muhlenbergia capillaris	YES	YES	24" HT X 24" SPRD @ 24" O.C.
TD2	58	Dwarf Fakahatchee	Tripsacum floridana	YES	YES	36" HT x 24" SPRD @ 24" O.C
ZP	57	Coontie Cycad	Zamia pumila	YES	YES	24" HT X 24" SPRD., @24" O.C.
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	DROUGHT TOLERANCE	REMARKS
EL	191	Golden Creeper	Ernodea littoralis	YES	YES	18" HT x 18" SPRD @ 18" O.C
GP	131	Annual Gaillardia	Gaillardia pulchella	YES	YES	12" HT X 12" SPRD @12" O.C.
LM	366	Lilyturf	Liriope muscari	NO	YES	18" HT X 18" SPRD @ 18" O.C.

NO.	REVISION	DATE

CONSULTANT:

WGI
2035 Vista Parkway
West Palm Beach, FL 33411 - WGInc.com
561.687.2200 - Registry No. 3357

PORT ST.LUCIE POLICE TRAINING FACILITY
121 SW PORT ST LUCIE BLVD
PORT ST. LUCIE, FL. 34984

CPZ ARCHITECTS, INC.
416 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
PHONE: (954) 792-8525 FAX: (954) 337-0359
AA 26000685 WWW.CPZARCHITECTS.COM

DRAWING TITLE:

Landscape Details

NOT FOR CONSTRUCTION

DRAWN:	VQ
CHECKED:	KS
DATE:	08.24.22
SCALE:	1" = 20'-0"
PROJECT NO.	2167
SHEET:	

LP-500

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Landscape Planting - Part 1. General

I. Description of Work
A. Provide all exterior planting as shown on the drawings or inferable therefrom and/or as specified in accordance with the requirements of the Contract Documents. Landscape plans provided indicate the proposed location of living plant material only. Structural elements and hardscape features indicated on the landscape plans are for information purposes only. Landscape plans are not to be utilized for staking and layout or location of any structural site features including but not limited to, buildings, signage, pathways, easements, utilities or roadways.
B. These specifications include standards necessary for and incidental to the execution and completion of planting as indicated on the prepared drawings and specified herein.
C. All applicable federal, state and local permits shall be attained prior to the removal, relocation, or installation of plant materials indicated within the plan documents.
D. Protection of existing features. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, and utilities specified herein and/or on submitted drawings. Removal or destruction of existing plantings is prohibited unless specifically authorized by the owner, and with permit as required by associated federal, state and local government agencies.

II. Applicable Standards
A. American National Standards for Tree Care Operations, ANSI A300. American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. American Standard for Nursery Stock, ANSI Z60.1. American Nursery and Landscape Association, 1250 Eye Street. NW, Suite 500, Washington, D.C. 20005.
C. Hortus Third, The Staff of the L.H. Bailey Hortorium. 1976. MacMillan Publishing Co., New York.
D. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent addition.
E. National Arborist Association- Pruning Standards for Shade Trees
F. All standards shall include the latest additions and amendments as of the date of advertisement for bids

III. Qualifications
A. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type of work. All contractors and their sub-contractors who will be performing any landscape work included in this section of the specification shall be approved by the landscape architect.
B. Landscape Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workman's Compensation Insurance.

IV. Requirements of Regulatory Agencies
A. Certificates of inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation. File certificates with the landscape architect prior to acceptance of the material. Inspection by federal or state authorities at place of growth does not preclude rejection of the plants at the site.

V. Submittals
A. Manufacturer's Data: Submit copies of the manufacturer's and/or source data for all materials specified, including soils, soil amendments and fertilizer materials. Comply with regulations applicable to landscape materials.
B. Samples: Submit samples of all topsoil, soil mixes, mulches, and organic materials. Samples shall weigh 1 kg (2 lb) and be packaged in plastic bags. Samples shall be typical of the lot of material to be delivered to the site and provide an accurate indication of color, texture, and organic makeup of the material.
C. Nursery Sources: Submit a list of all nurseries that will supply plants, along with a list of the plants they will provide and the location of the nursery.
D. Soil Test: Submit soil test analysis report for each sample of topsoil and planting mix from a soil testing laboratory approved by the landscape architect.
1. Provide a particle size analysis, including the following gradient of mineral content:

USDA Designation	Size in mm
Gravel	+2 mm
Very Course Sand	1-2 mm
Coarse Sand	0.5-1 mm
Medium Sand	0.25-0.5 mm
Fine Sand	0.1-0.25 mm
Very fine sand	0.05-0.1 mm
Silt	0.002-0.05 mm
Clay	smaller than 0.002

2. Provide a chemical analysis, including the following:
a. pH and buffer pH
b. Percentage of organic content by oven-dried weight.
c. Nutrient levels by parts per million, including phosphorus, potassium magnesium, manganese, iron, zinc, and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil based on the requirements of horticultural plants.
d. Soluble salt by electrical conductivity of a 1:2, soil: water, sample measured in millimho per cm.
e. Cation exchange capacity (CEC).
E. Material Testing: Submit the manufacturers particle size analysis, and the pH analysis and provide a description and source location for the content material of all organic materials.
F. Maintenance Instructions: Prior to the end of maintenance period, Landscape Contractor shall furnish three copies of written maintenance instructions to the Landscape Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.

VI. Utility Verification
A. The contractor shall contact the local utility companies for verification of the location of all underground utility lines in the area of the work. The contractor shall be responsible for all damage resulting from neglect or failure to comply with this requirement.

Part 2. Materials

I. Plants
A. Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. They shall have been freshly dug.
1. All plant names and descriptions shall be as defined in Hortus Third.
2. All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock and Florida Department of Agriculture Grades and Standards for Nursery Plants.
3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 325 km (200 miles) north or south of the latitude of the project unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zone of the planting location.
B. Unless specifically noted, all plants shall be exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.
1. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 20 mm (3/4 in.) in diameter that are not completely closed will be rejected.
C. Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect. Use of larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.
1. Caliper measurements shall be taken on the trunk 150 mm (6 in.) above the natural ground line for trees up to and including 100 mm (4 in.) in caliper, and 300 mm (12 in.) above the natural ground line for trees over 100 mm (4 in.) in caliper. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where pruning is required. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the Florida Department of Agriculture Grades and Standards for Nursery Plants, shall be rejected.
D. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price.
E. The plant schedule provided at the end of this section, or on the drawing, is for the contractor's information only, and no guarantee is expressed or implied that quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials shown on the drawings are included in his or her bid.
F. All plants shall be labeled by plant name. Labels shall be attached securely to all plants, bundles, and containers of plant materials when delivered. Plant labels shall be durable and legible, with information given in weather-resistant ink or embossed process lettering.
G. Selection and Tagging
1. Plants shall be subject to inspection for conformity to specification requirements and approval by the landscape architect at their place of growth and upon delivery. Such approval shall not impair the right of inspection and rejection during progress of the work.
2. A written request for the inspection of plant material at their place of growth shall be submitted to the landscape architect at least ten calendar days prior to digging. This request shall state the place of growth and the quantity of plants to be inspected. The landscape architect may refuse inspection at this time if, in his or her judgment, sufficient quantities of plants are not available for inspection or landscape architect deems inspection is not required.
3. All field grown deciduous trees shall be marked to indicate the trees north orientation in the nursery. Place a 1-in. diameter spot of white paint onto the north side of the tree trunk within the bottom 12 inches of the trunk.
H. Anti-Desiccants
1. Anti-desiccants, if specified, are to be applied to plants in full leaf immediately before digging or as required by the landscape architect. Anti-desiccants are to be sprayed so that all leaves and branches are covered with a continuous protective film.
I. Balled and Burlapped (B&B) Plant Materials
1. Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the Florida Department of Agriculture Grades and Standards for Nursery Plants. Balls shall be firmly wrapped with synthetic, natural, or treated burlap, and/or wire. All synthetic fabric should be removed from the rootball prior to planting. True biodegradable burlap can be left around the root ball. The root collar shall be apparent at surface of ball. Trees with loose, broken, processed, or manufactured root balls will not be accepted, except with special written approval before planting.
J. Container Plants
1. Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the Florida Department of Agriculture Grades and Standards for Nursery Plants and be free of circling roots on the exterior and interior of the root ball.
2. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium.
K. Bareroot and Collected Plants
1. Plants designated as bareroot or collected plants shall conform to the American Standard for Nursery Stock.
2. Bareroot material shall not be dug or installed after bud break or before dormancy.
3. Collected plant material that has not been taken from active nursery operations shall be dug with a root ball spread at least 1/3 greater than nursery grown plants. When specified or approved, shall be in good health, free from disease, insect or weed infestation and shall not be planted before inspection and acceptance at the site. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.
L. Specimen Material: Plant material specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.
M. Palms
1. Coconut Palms shall be grown from a certified seed.
2. All palm species except Sabal palmetto shall have roots adequately wrapped before transporting.
3. Sabal palms shall have a hurricane cut. Sabal palms shall be installed on site at the earliest opportunity in the construction process. All Sabal palms shall be from Palm Beach County or other sandy soils. All Sabal palms shall be Florida Fancy.
4. For booted trunk palms, trunks shall have clean intact boots firmly attached to the palm trunk. For slick trunk palms, trunk shall be clear and free from defect and scars.
5. The Contractor shall treat all palms as required to prevent infestation by the palmetto weevil.
N. Sod
1. Sod shall be graded #1 or better. Sod shall be loam or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debris including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant material.
2. Sod shall be sufficiently thick to insure a dense stand of live grass. Sod shall be live, fresh, and uninjured at the time of planting. Plant sod within 48 hours after harvesting.
3. Sod area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or edge of water.
O. Immediately after harvesting plants, protect from drying and damage until shipped and delivered to the planting site. Rootballs shall be checked regularly and watered sufficiently to maintain root viability.
P. Transportation and Storage of Plant Material
1. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches.
2. During transportation of plant material, the contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the landscape architect may reject the injured tree(s) and order them replaced at no additional cost to the owner. All loads of plants shall be covered at all times with tarpaulin or canvas. Loads that are not protected will be rejected.
3. All bareroot stock sent from the storage facility shall be adequately covered with wet soil, sawdust, woodchips, moss, peat, straw, hay, or other acceptable moisture-holding medium, and shall be covered with a tarpaulin or canvas. Loads that are not protected in the above manner may be rejected.
4. Plants must be protected at all times from sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, wet mulch, or other acceptable material, and kept well watered. Plants shall not remain unplanted any longer than three days after delivery. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to avoid damaging it.
Q. Mechanized Tree Spade Requirements
Trees may be moved and planted with an approved mechanical tree spade. The tree spade shall move trees limited to the maximum size allowed for a similar B&B root-ball diameter according to the American Standard for Nursery Stock or the manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller. The machine shall be approved by the landscape architect prior to use. Trees shall be planted at the designated locations in the manner shown in the plans and in accordance with applicable sections of the specifications.

II Materials for Planting
A. Mulch: Except as otherwise specified, mulch shall be shredded Melaleuca mulch - grade "A". All Melaleuca mulch shall be made entirely from the wood and bark of the Melaleuca quinquinerva tree. It shall not contain more than 10% bark (by volume). Shreds and chips shall not be larger the ¾" diameter and 1½" in length. Mulch shall be free of weeds, seeds, and any other organic or inorganic material other than Melaleuca wood and bark. It shall not contain stones or other foreign material that will prevent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3". Submit sample for approval.
B. Peat: Shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.
C. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 3" deep and shall be contained with edging or other approved gravel stop as indicated on the plans. It shall be a maximum of 1 1/2", a minimum of 3/4" and of a readily-available natural gravel color range. Provide geotextile filter fabric below aggregate rock.
Submit sample for approval.
D. Root Barrier: Where specified, root barriers shall be installed on all tree and palm material in accordance with the root barrier detail provided within the plan drawings. Root barriers shall comply with all requirements of the municipality within which they are located as well as with any utility holder requirements of any affected utilities. In the event that conflicting requirements exist between the root barrier detail provided within the plan documents and the municipality/utility holder requirements, the more stringent of the requirements shall be applicable.
E. Planter Edging: Use only where specifically indicated on plans. Edging shall be the color black.
F. Anti-desiccant: shall be an emulsion specifically manufactured for agricultural use, which provides a protective film over plant surfaces. Anti-desiccants shall be delivered in containers of the manufacturer and shall be mixed according to the manufacturer's directions. Submit manufacturer literature for approval.

III. Materials for Soil Amendment
A. Pine Bark: Horticultural-grade milled pine bark, with 80 percent of the material by volume sized between 0.1 and 15.0 mm.
1. Pine bark shall be aged sufficiently to break down all woody material. Pine bark shall be screened.
2. pH shall range between 4 and 7.0.
3. Submit manufacturer literature for approval.
B. Organic Matter: Leaf matter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and nonorganic matter. Organic matter shall be commercially prepared compost. Submit 0.5 kg (1 lb) sample and suppliers literature for approval.
C. Course Sand: Course concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.75 or greater.
1. Sands shall be clean, sharp, natural sands free of limestone, shale and slate particles.
2. Provide the following particle size distribution:

Sieve	Percentage Passing
3/8 in (9.5 mm)	100
No. 4 (4.75 mm)	95-100
No. 8 (2.36 mm)	80-100
No. 16 (1.18 mm)	50-85
No. 30 (0.60 mm)	25-60
No. 50 (0.30 mm)	10-30
No. 100 (0.15 mm)	2-10

D. Lime: shall be ground, palletized, or pulverized lime manufactured to meet agricultural standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plus magnesium oxide). Submit manufacturer literature for approval.
E. Sulfur: shall be flowers of sulfur, pelletized or granular sulfur, or iron sulfate. Submit manufacturer literature for approval.
F. Fertilizer: Agricultural fertilizer of a formula indicated by the soil test. Fertilizers shall be organic, slow-release compositions whenever applicable. Submit manufacturer literature for approval.

IV. Planting Mix
A. Planting Mix
1. Planting Mix for Trees, Shrubs, Groundcovers and vines: Check with landscape architect for appropriate mixture.
2. Planting Mix for Palms: Mixture of course sand and peat mixed to the following proportion:

Component	Percent by Volume
Coarse Sand	75%
Peat	25%

B. Planting mix shall be thoroughly mixed, screened, and shredded.
C. Prior to beginning the mixing process, submit a 1-kg (2-lb) sample of the proposed mix with soil test results that indicate the mix ratio and the results achieved.
D. During the mixing process but prior to installing the mix, submit a 1-kg (2-lb) sample for each 200 cubic meters (250 cubic yards) of planting mix, taken randomly from the finished soil mix, with soil test results for approval. In the event that the test results do not meet the required particle size distribution, remix and resubmit a revised planting mix.
E. Make all amendments of lime/sulfur and fertilizer indicated by the soil test results at the time of mixing.
F. All mixing shall take place in the contractors yard, using commercial mixing equipment sufficient to thoroughly mix all components uniformly
G. Protect the planting mix from erosion prior to installation.

Part 3. Execution

I. Excavation of Planted Areas
A. Locations for plants and/or outlines of areas to be planted are to be staked out at the site. Locate and mark all subsurface utility lines. Approval of the stakeout by the landscape architect is required before excavation begins.
B. Tree, shrub, and groundcover beds are to be excavated to the depth and widths indicated on the landscape plan detail drawings. If the planting area under any tree is initially dug too deep, the soil added to bring it up to the correct level should be thoroughly tamped.
1. The sides of the excavation of all planting areas shall be sloped at a 45 degrees. The bottom of all beds shall slope parallel to the proposed grades or toward any subsurface drain lines within the planting bed. The bottom of the planting bed directly under any tree shall be horizontal such that the tree sits plumb.
2. Maintain all required angles of repose of the adjacent materials as shown on the drawings. Do not excavate compacted subgrades of adjacent pavement or structures.
3. Subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill in any planted or lawn area. Excavations shall not be left uncovered or unprotected overnight.
C. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 150-mm (6 in.) layer, excavate the hole to the depth of the root ball and to widths shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the excavation.
1. In areas of slowly draining soils, the root ball may be set up to 75 mm (3 in.) or 1/8 of the depth of the root ball above the adjacent soil level.
2. Save the existing soil to be used as backfill around the tree.
3. On steep slopes, the depth of the excavation shall be measured at the center of the hole and the excavation dug as shown on the drawings.
D. Detrimental soil conditions: The landscape architect is to be notified, in writing, of soil conditions encountered, including poor drainage, that the contractor considers detrimental to the growth of plant material. When detrimental conditions are uncovered, planting shall be discontinued until instructions to resolve the conditions are received from the landscape architect.
E. Obstructions: If rock, underground construction work, utilities, tree roots, or other obstructions are encountered in the excavation of planting areas, alternate locations for any planting shall be determined by the landscape architect.

II. Installation of Planting Mix
A. Prior to the installation of the planting mix, install subsurface drains, irrigation main lines, lateral lines, and irrigation risers shown on the drawings.
B. The landscape architect shall review the preparation of subgrades prior to the installation of planting mix.
C. Do not proceed with the installation of planting mix until all utility work in the area has been installed.
D. Protect adjacent walls, walks, and utilities from damage or staining by the soil. Use 12-mm (1/2 in.) plywood and/or plastic sheeting as directed to cover existing concrete, metal, masonry work, and other items as directed during the progress of the work.
1. Clean up any soil or dirt spilled on any paved surface at the end of each working day.
2. Any damage to the paving or architectural work caused by the soils installation contractor shall be repaired by the general contractor at the soils installation contractors expense.
E. Till the subsoil into the bottom layer of topsoil or planting mix.
1. Loosen the soil of the subgrade to a depth of 50 to 75 mm (2 to 3 in.) with a rototiller or other suitable device.
2. Spread a layer of the specified topsoil or planting mix 50 mm (2 in.) deep over the subgrade. Thoroughly till the planting mix and the subgrade together.
3. Immediately install the remaining topsoil or planting mix in accordance with the following specifications. Protect the tilled area from traffic. DO NOT allow the tilled subgrade to become compacted.
4. In the event that the tilled area becomes compacted, till the area again prior to installing the planting mix.
F. Install the remaining topsoil or planting mix in 200- to 250-mm (8- to 10-in.) lifts to the depths and shown on the drawing details. The depths and grades shown on the drawings are the final grades after soil settlement and shrinkage of the organic material. The contractor shall install the soil at a higher level to anticipate this reduction of soil volume, depending on predicted settling properties for each type of soil.
1. Phase the installation of the soil such that equipment does not have to travel over already-installed topsoil or planting mixes.
2. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soil in each lift should feel firm to the foot in all areas and make only slight heel prints. Overcompaction shall be determined by the following field percolation test.
a. Dig a hole 250 mm (10 in.) in diameter and 250 mm (10 in.) deep.
b. Fill the hole with water and let it drain completely. Immediately refill the hole with water, and measure the rate of fall in the water level.
c. In the event that the water drains at a rate less than 25 mm (1 in.) per hour, till the soil to a depth required to break the overcompaction.
d. The landscape architect shall determine the need for, and the number and location of percolation tests based on observed field conditions of the soil.
3. Maintain moisture conditions within the soils during installation to allow for satisfactory compaction. Suspend installation operations if the soil becomes wet. Do not place soils on wet subgrade.
4. Provide adequate equipment to achieve consistent and uniform compaction of the soils. Use the smallest equipment that can reasonably perform the task of spreading and compaction.
5. Add lime, sulfur, fertilizer, and other amendments during soil installation. Spread the amendments over the top layer of soil and till into the top 100 mm (4 in.) of soil. Soil amendments may be added at the same time that organic matter, when required, is added to the top layer of soil.
6. Protect soil from overcompaction after placement. An area that becomes overcompacted shall be tilled to a depth of 125 mm (6 in.). Uneven or settled areas shall be filled and regraded.

III. Fine Grading
A. It shall be the responsibility of the Contractor to finish grade (min. 6" below adjacent F.F.E.). Finish grades in planting areas shall be one inch lower than adjacent paving and are to include 3" of mulching. New earthwork shall blend smoothly into the existing earthwork, and grades shall pitch evenly between spot grades. All planted areas must pitch to drain at a minimum of 1/4" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.
B. Fill all dips and remove any bumps in the overall plane of the slope.
1. The tolerance for dips and bumps in lawn areas shall be a 12-mm (1/2 in.) deviation from the plane in 3,000 mm (10 ft).
2. The tolerance for dips and bumps in shrub planting areas shall be a 25-mm (1 in.) deviation from the plane in 3,000 mm (10 ft).
3. All fine grading shall be inspected and approved by the landscape architect prior to planting, mulching, sodding, or seeding.
C. Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any utility, drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

IV. Planting Operations
A. Plants shall be set on flat-tamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally one year later.
1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.
2. If the root flare is less than 50 mm (2 in.) below the soil level of the root ball, plant the tree the appropriate level above the grade to set the flare even with the grade. If the flare is more than 50 mm (2 in) at the center of the root ball the tree shall be rejected.
B. Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the trunk as a lever in positioning or moving the tree in the planting area.
C. Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting.
D. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting-soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.
E. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top half of balls. Do not turn under and bury portions of burlap at top of ball.
1. Do not immediately remove the ropes and burlap from trees larger than 3 in. caliper. Return to each tree three months after planting and cut all ropes around the trunks and tops of the root balls of these trees.
2. Completely remove any waterproof or water-repellant strings or wrappings from the root ball and trunk before backfilling.
F. Set balled and burlapped trees in the hole with the north marker facing north unless otherwise approved by the landscape architect.
G. Place native soil, topsoil, or planting mix into the area around the tree, tamping lightly to reduce settlement.
1. For plants planted in individual holes in existing soil, add any required soil amendments to the soils, as the material is being backfilled around the plant. Ensure that the amendments are thoroughly mixed into the backfill.
2. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.
3. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.
H. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. Stagger strips to offset joints in adjacent courses. Bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. Sod along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional charge.
I. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.
J. Remove all tags, labels, strings, etc. from all plants.
K. Remove any excess soil, debris, and planting material from the job site at the end of each workday.
L. Form watering saucers 100 mm (4 in.) high immediately outside the area of the root ball of each tree as indicated on the drawings.

V. Relocation of Existing Material:
A. Landscape Contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices and the following procedures.
1. Select a healthy tree
2. Selectively trim the canopy removing dead limbs, cross branching over crowned areas, and lower undesirable limbs. Fertilize and water trees before pruning.
3. Root prune 50% of the root system approximately 18"-2' deep (depending upon species and size). This is done by hand with sharp hand tools or a root pruning saw. The diameter of the root ball to be pruned is 8-12 inches per every one inch of diameter at breast height of the tree.
4. Back fill the existing soil with peat moss to stimulate new root growth of the pruned roots.
5. Water in thoroughly and treat with a mycorrhizae and a low nitrogen fertilizer (so not to burn the pruned roots). Brace trees if deemed necessary.
6. The root pruned tree should be watered every day (especially during warm months of the season), the equivalent of 5 gallons for every DBH of tree per day.
7. Root pruned trees should be let to stand for a minimum of 6 weeks for trees less than 8" DBH and as long as 3 months for larger specimens prior to transplanting.
8. For best results and survivorship, new root growth should be evident on root pruned trees prior to transplanting.
9. Upon transplanting, water should be applied every day as outlined in step 6 for at least one year.

VI. Staking and Guying
A. The Contractor shall stake all trees and palms in accordance with the tree and palm staking details provided within the plan drawings. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.
B. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.
C. Stakes and guys shall be installed immediately upon approval or planting, and shall be removed in accordance with the staking details provide within the plan drawings. Any tree that is not stable at the end of the warranty period shall be rejected.

VII. Pruning
A. Plants shall not be heavily pruned at the time of planting. Pruning is required at planting time to correct defects in the tree structure, including removal of injured branches, waterspouts, suckers, and interfering branches. Healthy lower branches and interior small twigs should not be removed except as necessary to clear walks and roads. In no case should more than one-quarter of the branching structure be removed. Retain the normal or natural shape of the plant.
B. All pruning shall be completed using clean, sharp tools. All cuts shall be clean and smooth, with the bark intact with no rough edges or tears.
C. Pruning of large trees shall be done from a hydraulic man-lift such that it is not necessary to climb the tree.

VIII. Mulching
A. All trees, palms, shrubs, and other plantings will be mulched with mulch previously approved by the landscape architect. The mulch shall be a minimum 3" thick layer over all tree, shrub and ground cover planting areas, unless otherwise specified. All mulch layers shall be of the specified thickness at the time of the final acceptance of the work. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.
B. Place mulch at least 3" in depth in a circle around all trees located in lawn areas. The diameter of the circle shall be 18" in diameter larger than the ball of the plant provided. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

IX. Maintenance of Trees, Shrubs, and Vines
A. Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed by the landscape architect.
B. Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, fertilizing, tightening and repairing guys and stakes, resetting plants to proper grades or upright position, restoring of the planting saucer, and furnishing and applying such sprays or other materials as necessary to keep plantings free of insects and diseases and in vigorous condition.
C. Planting areas and plants shall be protected at all times against trespassing and damage of all kinds for the duration of the maintenance period. If a plant becomes damaged or injured, it shall be treated or replaced as directed by the landscape architect at no additional cost.
D. Watering: Contractor shall irrigate as required to maintain vigorous and healthy tree growth. Overwatering or flooding shall not be allowed. The contractor shall monitor, adjust, and use existing irrigation facilities, if available, and furnish any additional material, equipment, or water to ensure adequate irrigation. Root balls of all trees and large shrubs shall be spot watered using handheld hoses during the first four months after planting, as required to ensure adequate water within the root ball.
E. During periods of restricted water usage, all governmental regulations (permanent and temporary) shall be followed. The contractor may have to transport water from ponds or other sources, at no additional expense to the owner when irrigation systems are unavailable.
F. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Landscape Architect

X. Acceptance
A. The landscape architect shall inspect all work for acceptance upon written request of the contractor. The request shall be received at least ten calendar days before the anticipated date of inspection.
B. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full conformance to the contract documents, including correct species.
C. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect, the landscape architect shall certify in writing that the work has been accepted.

XI. Acceptance in Part
A. Work may be accepted in parts when the landscape architect and contractor deem that practice to be in their mutual interest. Approval must be given in writing by the landscape architect to the contractor verifying that the work is to be completed in parts. Acceptance of work in parts shall not waive any other provision of this contract.

XII. Guarantee Period and Replacements
A. The guarantee period for trees and shrubs shall begin at the date of acceptance.
B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance.
C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all guarantee periods terminate at one time.
D. The contractor shall replace, without cost, as soon as weather conditions permit, and within a specified planting period, all plants determined by the landscape architect to be dead or in an unacceptable condition during and at the end of the guarantee period. To be considered acceptable, plants shall be free of dead or dying branches and branch tips and shall bear foliage of normal density, size, and color. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in this specification.
E. The guarantee of all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of said extended guarantee period, the landscape architect may elect subsequent replacement or credit for that item.
F. At the end of the guarantee, the contractor shall reset grades that have settled below the proposed grades on the drawings.
G. The contractor shall make periodic inspections, at no extra cost, during the guarantee period to determine what changes, if any, should be made in the maintenance program. If changes are recommended, they shall be submitted in writing to the landscape architect. Claims by the contractor that the owners maintenance practices or lack of maintenance resulted in dead or dying plants will not be considered if such claims have not been documented by the contractor during the guarantee period.

XIII. Final Inspection and Final Acceptance
At the end of the guarantee period and upon written request of the contractor, the landscape architect will inspect all guaranteed work for final acceptance. The request shall be received at least ten calendar days before the anticipated date for final inspection. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect at that time, the landscape architect shall certify, in writing, that the project has received final acceptance.

C:\Users\CPZUSER12\Documents\1BSU_PSL CITY COUNCIL\PSL GOV_detached_Arch\LP-600.rvt
8/4/2022 11:24:22 AM

NO.	REVISION	DATE

CONSULTANT:
WGI
2035 Vista Parkway
West Palm Beach, FL 33411 - WGInc.com
561.687.2200 - Registry No. 3357

PORT ST.LUCIE POLICE TRAINING FACILITY
121 SW PORT ST LUCIE BLVD
PORT ST. LUCIE, FL 34984

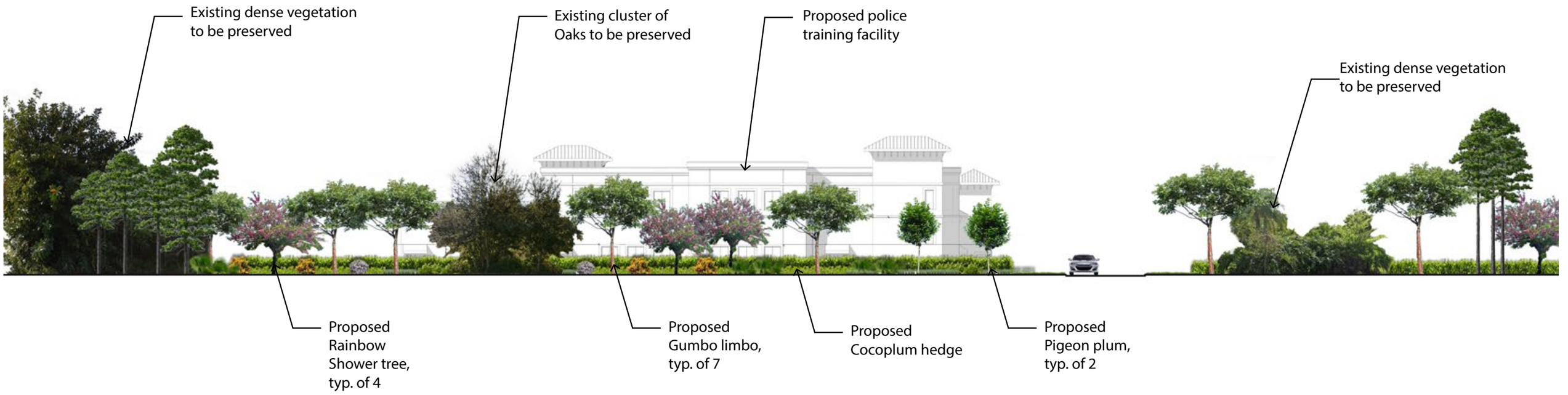
CPZ ARCHITECTS, INC.
416 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
PHONE: (954) 792-8525 FAX: (954) 337-0359
AA #26000685 WWW.CPZARCHITECTS.COM

DRAWING TITLE:
Landscape Specification

DRAWN:	VQ
CHECKED:	KS
DATE:	08.24.22
SCALE:	1" = 20'-0"
PROJECT NO.	2167
SHEET:	

NOT FOR CONSTRUCTION

LP-600

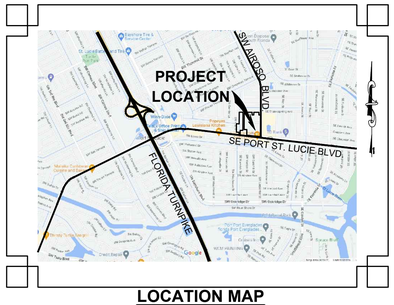


Port St. Lucie - Police Training Facility

North Buffer Elevation

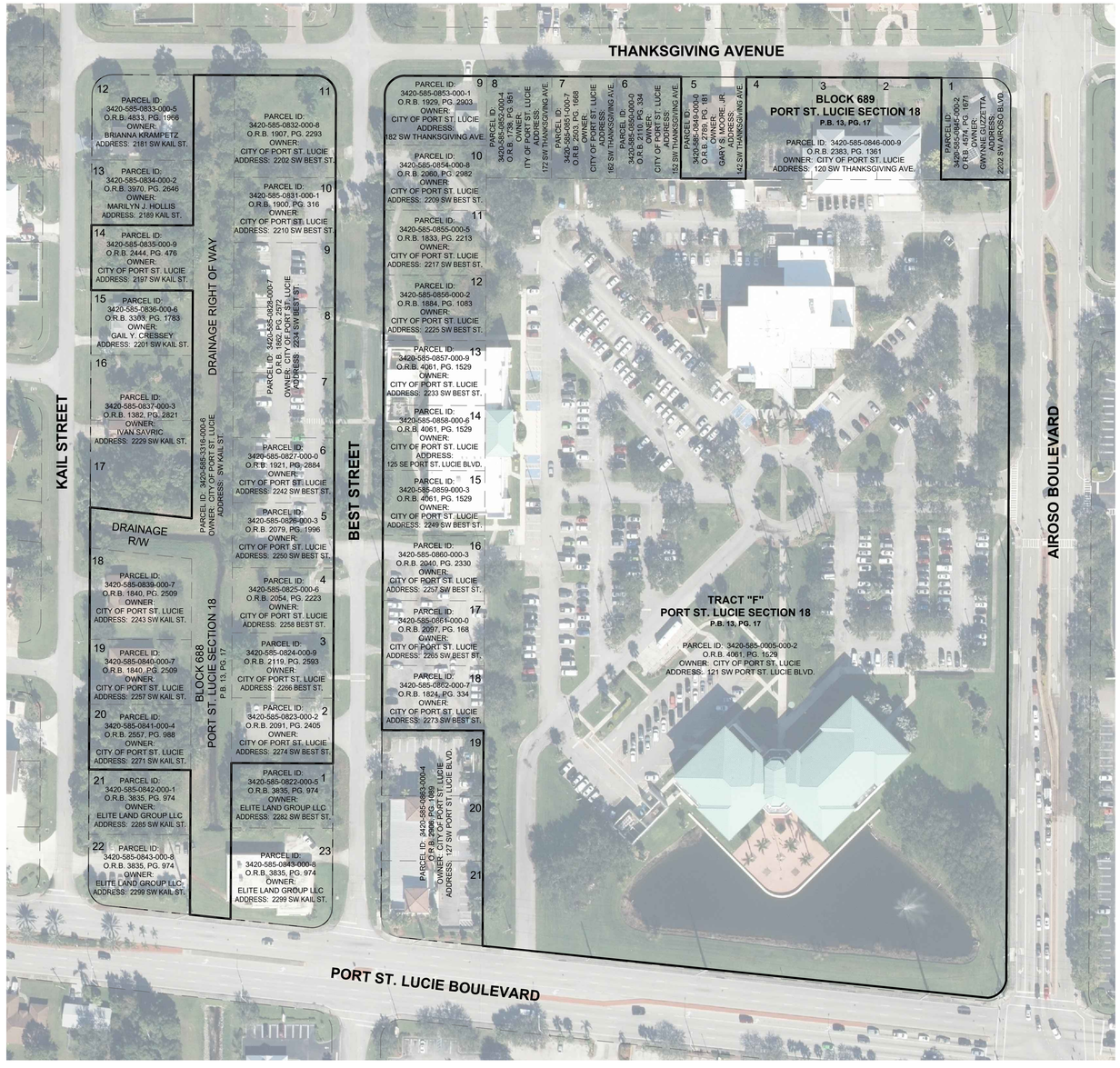
0′ 10′ 20′ 40′

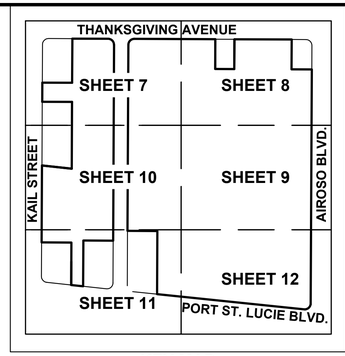
ALTA / NSPS LAND TITLE SURVEY
BOUNDARY AND TOPOGRAPHIC SURVEY
POLICE TRAINING FACILITY
LYING IN PORT ST. LUCIE SECTION EIGHTEEN, AS RECORDED IN PLAT BOOK 13, PAGE 17 AND SECTION 9, TOWNSHIP 37 SOUTH, RANGE 40 EAST
PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

0 80 160 Feet
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 80'





KEY MAP
1" = 300'

LEGEND

A/C	= AIR CONDITIONER		= BACKFLOW PREVENTER
ALTA	= AMERICAN LAND TITLE ASSOCIATION		= SITE CONTROL POINT
BTM	= BOTTOM		= BOLLARD
CH	= CHORD BEARING AND DISTANCE		= CAMERA POLE
CBS	= CONCRETE BLOCK AND STUCCO		= CATV SERVICE BOX
CMP	= CORRUGATED METAL PIPE		= CENTRAL ANGLE
C.S.I.	= CRIME SCENE INVESTIGATION		= CLEANOUT
D.E.	= DRAINAGE EASEMENT	— X —	= FENCE
EL.	= ELEVATION		= CONCRETE UTILITY POLE
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION	10	= CONTOUR ELEVATION
F.F.E.	= FINISHED FLOOR ELEVATION		= ELECTRIC BOX
G.P.S.	= GLOBAL POSITIONING SYSTEM		= ELECTRIC SERVICE CABINET
HDPE	= HIGH DENSITY POLYETHYLENE PIPE	EOI	= END OF ELECTRONIC INFORMATION
I.D.	= IDENTIFICATION	E	= UTILITY HAND HOLE
INV.	= INVERT		= ELECTRIC METER
L	= ARC LENGTH	F	= FIBER OPTIC HAND HOLE
LB	= LICENSED BUSINESS		= FLAG POLE
LS	= LICENSED SURVEYOR		= FIRE HYDRANT
LTD.	= LIMITED		= GAS VALVE
MES	= MITERED END SECTION		= GUY WIRE & ANCHOR
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM		= LIGHT POLE
NSPS	= NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS	MBX	= MAILBOX
O.R.B.	= OFFICIAL RECORDS BOOK		= MONITORING WELL
(P)	= PLAT DATA	— OU —	= OVERHEAD UTILITY LINE
P.B.	= PLAT BOOK	LIFT STA.	= PUMP LIFT STATION
PG.	= PAGE		= RISER
PK	= PARKER KALON		= SEWER VALVE
R	= RADIUS		= SIGN
RCP	= REINFORCED CONCRETE PIPE	SAN.	= SANITARY SEWER MANHOLE
R.T.K.	= REAL TIME KINEMATIC	STORM	= STORM MANHOLE
S.U.E.	= SUBSURFACE UTILITY ENGINEERING		= TELEPHONE SERVICE CABINET
S.W.A.T.	= SPECIAL WEAPONS AND TACTICS		= WATER METER
A	= TITLE EXCEPTION (TRACT "F" TITLE)		= WATER VALVE
TYP.	= TYPICAL	W	= WELL
U.E.	= UTILITY EASEMENT		= WOOD SIGN
x14.52	= EXISTING ELEVATION		= WOOD UTILITY POLE
	= SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"		= YARD DRAIN
	= PK NAIL AND DISK	±	= PLUS OR MINUS / MORE OR LESS
	= FOUND IRON ROD		
	= OAK TREE WITH DIAMETER		
	= MISCELLANEOUS TREE WITH DIAMETER		
	= PALM TREE WITH DIAMETER		
	= PINE TREE WITH DIAMETER		
	= BANYAN TREE WITH DIAMETER		

GENERAL NOTES (S.U.E.):

BOWMAN CONSULTING EXERCISED THE PROFESSIONAL STANDARD OF CARE IN THE PROPER SELECTION AND APPLICATION OF SURFACE GEOPHYSICAL TECHNIQUES FOR MAPPING THE SUBSURFACE UTILITIES WITHIN THE PROJECT LIMITS AS SHOWN ON THIS DRAWING.

BOWMAN CONSULTING DOES NOT GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL UTILITIES WITHIN THE PROJECT AREA.
UTILITY INFORMATION IS BASED ON AVAILABLE FIELD AND RECORD INFORMATION. LOCATION, SIZE, OR DEPTH MAY NOT BE ACCURATE IN ALL AREAS AS THESE MAY HAVE BEEN MODIFIED AT SEGMENTS THAT HAVE NOT BEEN VERIFIED.

DESIGNATED UTILITIES MEET ASCE AND THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION DEFINITION FOR "QUALITY LEVEL B" STANDARDS.

ASCE C-I 38-02 STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA:

QUALITY LEVEL **A (QLA)**	PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT, WITH THE USE OF EXCAVATING EQUIPMENT, THAT IS NON-DESTRUCTIVE AT CERTAIN AREAS.
QUALITY LEVEL B **(QLB)**	INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. THESE FIELD LOCATED UTILITIES ARE SURVEYED.
QUALITY LEVEL C **(QLC)**	INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D.
QUALITY LEVEL D **(QLD)**	INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

THERE ARE CHILL LINES THAT RUN FROM THE COOLING TOWER TO THE POLICE STATION BUILDING AND TO THE BUILDING DEPARTMENT BUILDING THAT WERE UNDETECTABLE DUE TO BEING SCHEDULE 80 PVC PER RECORDS. NO TRACER WIRE FOUND TO TRACE WITH ELECTROMAGNETIC EQUIPMENT.
ALSO, THERE ARE 911 COMMUNICATION SYSTEMS LINES ON THE PROPERTY THAT ARE UNDETECTABLE. RECORDS AND AS BUILT DRAWINGS ARE REQUESTED.
TEST HOLES ARE RECOMMENDED TO FIND THE PVC LINES.

S.U.E. LEGEND

—BTV(B)—	UNDERGROUND CATV (QLB)	—G(B)—	UNDERGROUND GAS (QLB)
—CHIL(D)—	UNDERGROUND CHILL H20 (QLD)	SS	UNDERGROUND SANITARY SEWER (QLD)
—BE(B)—	UNDERGROUND ELECTRIC (QLB)	—BT(B)—	UNDERGROUND TELEPHONE (QLB)
—BFOC(B)—	UNDERGROUND FIBER OPTIC (QLB)	—W(B)—	UNDERGROUND WATER (QLB)
—FM(B)—	UNDERGROUND FORCE MAIN (QLB)	—W(C)—	UNDERGROUND WATER (QLC)
—FM(C)—	UNDERGROUND FORCE MAIN (QLC)	—W(D)—	UNDERGROUND WATER (QLD)
—FM(D)—	UNDERGROUND FORCE MAIN (QLD)		

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS PREPARED UTILIZING THE TITLE COMMITMENTS SHOWN HEREON, THERE MAY BE OTHER MATTERS IN THE PUBLIC RECORDS THAT AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
2. THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 2011 ADJUSTMENT) AND WERE ESTABLISHED BY R.T.K.-G.P.S. USING A TRIMBLE R-12 G.P.S. RECEIVER ON THE VRS NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE FOLLOWING MONUMENTS AS PUBLISHED BY F.D.O.T. AND DESCRIBED AS FOLLOWS:

   "BLC3"
   FOUND F.D.O.T. BRASS DISK IN CONCRETE WALK STAMPED "716-94-06-C3"
   N = 1069136.54
   E = 869497.65

   THE BASIS OF BEARING REFERS TO A BEARING OF SOUTH 00°17'13" WEST ALONG THE WEST LINE OF AIROSO BOULEVARD, ALSO BEING THE EAST LINE OF TRACT "F", PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING BENCHMARK:

   "5044" (ST. LUCIE COUNTY)
   FOUND 2" ALUMINUM DISK STAMPED "5044"
   ELEVATION = 11.30' (N.A.V.D. 88)
   N = 1070280.82
   E = 870039.71

   "BLC3" (F.D.O.T.)
   FOUND F.D.O.T. BRASS DISK IN CONCRETE WALK STAMPED "716-94-06-C3"
   ELEVATION = 12.33' (N.A.V.D. 88)
   N = 1069136.54
   E = 869497.65

   "5045" (ST. LUCIE COUNTY)
   FOUND 2" ALUMINUM DISK STAMPED "5045"
   ELEVATION = 14.47' (N.A.V.D. 88)
   N = 1069540.15
   E = 868517.68
4. THIS SURVEY WAS PERFORMED UTILIZING R.T.K.-G.P.S. AND TRADITIONAL SURVEY PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS, AND HAS A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF LESS THAN 0.10 FEET.
5. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER 12111C0288K AND 12111C0289K, DATED 2/19/2020.
6. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE CALCULATED UNLESS OTHERWISE NOTED.
7. THE IMAGERY SHOWN HEREON DATED 2018 WAS ACQUIRED FROM THE THE LABINS.ORG DATABASE AND IS FOR INFORMATIONAL PURPOSES ONLY.
8. AS TO TABLE "A" ALTA REQUIREMENTS:
   ITEM 6(A)(B). ZONING REPORT OR LETTER WAS NOT PROVIDED BY THE CLIENT.
   ITEM 9. THERE ARE NO PARKING SPACES ON SUBJECT PROPERTY.
   ITEM 16. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION.
   ITEM 17. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED.
9. APPARENT PHYSICAL USES:
   1) THERE ARE UTILITY GUY WIRES CROSSING THE EAST PROPERTY LINE. NO EASEMENT WAS PROVIDED.
   2) THERE ARE NUMEROUS IMPROVMENTS WITHIN THE BEST STREET RIGHT-OF-WAY.
10. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S CERTIFICATION:

TO: CITY OF PORT ST. LUCIE
CPZ ARCHITECTS, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-5, 6(a)(b), 7(a), 8, 13, 16, 17 AND 18 OF TABLE "A" THEREOF.

ALSO

I FURTHER CERTIFY THAT THIS "ALTA/NSPS LAND TITLE SURVEY" MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Richard Barnes
Digitally signed by Richard Barnes
Date: 2022.10.24 08:32:42 -04'00'

OCTOBER 21, 2022
DATE OF LAST FIELDWORK

RICHARD E. BARNES, JR.
FLORIDA SURVEYOR AND MAPPER
REGISTRATION No. 5173

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

SHEET INDEX

SHEET 1	NOTES, LEGEND, LOCATION MAP & OWNER INFORMATION
SHEET 2 - 5	TITLE COMMITMENTS
SHEET 6	BOUNDARY SURVEY
SHEET 7 - 12	TOPOGRAPHIC SURVEY

Bowman CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 29462

Bowman Consulting Group, Ltd., Inc.
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Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com

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POLICE TRAINING FACILITY
ALTA / NSPS LAND TITLE
BOUNDARY AND TOPOGRAPHIC SURVEY
ST. LUCIE COUNTY FLORIDA

PROJECT NO
011121-01-001

PLAN STATUS	
7/26/22	ADD S.U.E. NOTE & REV. SEWER ON SHEET 9
07/12/22	ADD S.U.E. CHILL LINES SHEETS 7, 8, 10-12
07/11/22	UPDATE BNDY
10/21/22	ADD TREES SHEETS 7&8
DATE	DESCRIPTION

FIELD BOOK 22-235 PAGE 28-60
FIELD CREW: MJ, JW
D.A.L. DRAWN R.E.B. CHKD
SCALE H: 1" = 80' V: N/A
JOB No. 011121-01-001
DATE JUNE 13, 2022
FILE No. 011121 ALTA

SHEET 1 OF 12

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Cad file name: P:\011121 – Port St Lucie\011121-01-001 (SUR) – Police Training Facility\Survey\Topo Boundary\011121 ALTA.dwg 10/21/2022

LEGAL DESCRIPTION

TRACT F, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
PROPERTY INFORMATION REPORT
TITLE SEARCH FROM 05/11/1992 THROUGH 05/11/2022 AT 5:00
ORDER NUMBER: 10472324

THE FOLLOWING LIENS AGAINST THE SAID REAL PROPERTY RECORDED IN THE AFORESAID PUBLIC RECORDS HAVE BEEN FOUND:

1. MEMORANDUM OF TRUST INDENTURE RECORDED MAY 28, 1997, IN OFFICIAL RECORDS BOOK 1079, PAGE 642, AS AFFECTED BY FIRST SUPPLEMENTAL TRUST INDENTURE RECORDED IN OFFICIAL RECORDS BOOK 1919 PAGE 2384 AND FIRST AMENDMENT TO FIRST SUPPLEMENTAL TRUST INDENTURE RECORDED IN OFFICIAL RECORDS BOOK 2789 PAGE 2910.
   NOT A SURVEY MATTER.

2. NOTICE OF COMMENCEMENT RECORDED SEPTEMBER 17, 2021, IN OFFICIAL RECORDS BOOK 4686, PAGE 663.
   NOT A SURVEY MATTER.

3. NOTICE OF COMMENCEMENT RECORDED APRIL 29, 2022, IN OFFICIAL RECORDS BOOK 4817, PAGE 70.
   NOT A SURVEY MATTER.

ADDITIONAL INFORMATION

A. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF PORT ST LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, 17A - 17K, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
   APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

B. RESTRICTIONS CONTAINED IN WARRANTY DEED RECORDED NOVEMBER 10, 1976, IN OFFICIAL RECORDS BOOK 259, PAGE 2415.
   AFFECTS SUBJECT PROPERTY HAVING USE RESTRICTIONS AND A DRAINAGE AND UTILITY EASEMENT AS SHOWN.

C. EASEMENT BY AND BETWEEN CITY OF PORT ST. LUCIE, GRANTER, AND FLORIDA POWER AND LIGHT COMPANY, GRANTEE, RECORDED NOVEMBER 18, 1980, IN OFFICIAL RECORDS BOOK 343, PAGE 1215.
   AFFECTS SUBJECT PROPERTY BUT NOT ENOUGH INFORMATION TO DRAW.

D. EASEMENT BY AND BETWEEN CITY OF PORT ST. LUCIE, GRANTER, AND FLORIDA POWER AND LIGHT COMPANY, GRANTEE, RECORDED FEBRUARY 22, 1985, IN OFFICIAL RECORDS BOOK 456, PAGE 2534.
   AFFECTS SUBJECT PROPERTY AS SHOWN.

E. ASSIGNMENT AGREEMENT RECORDED AUGUST 13, 1985, IN OFFICIAL RECORDS BOOK 473, PAGE 1177.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

F. LEASE AGREEMENT BY AND BETWEEN CITY OF PORT ST. LUCIE, FLORIDA, LESSOR AND PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, LESSEE, RECORDED NOVEMBER 15, 1990, IN OFFICIAL RECORDS BOOK 715, PAGE 2672.
   AFFECTS A PORTION OF SUBJECT PROPERTY. NOTHING TO PLOT.

G. LEASE AGREEMENT BY AND BETWEEN PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, LESSOR AND CITY OF PORT ST. LUCIE, FLORIDA, LESSEE, RECORDED NOVEMBER 15, 1990, IN OFFICIAL RECORDS BOOK 715, PAGE 2686.
   AFFECTS A PORTION OF SUBJECT PROPERTY. NOTHING TO PLOT.

H. ST. LUCIE COUNTY UTILITIES DEPARTMENT DEVELOPER AGREEMENT RECORDED OCTOBER 28, 1991, IN OFFICIAL RECORDS BOOK 761, PAGE 9.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

I. EASEMENT DEED RECORDED OCTOBER 28, 1991, IN OFFICIAL RECORDS BOOK 761, PAGE 24.
   AFFECTS SUBJECT PROPERTY AS SHOWN.

J. LEASE AGREEMENT BY AND BETWEEN PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, LESSOR AND CITY OF PORT ST. LUCIE FLORIDA, LESSEE, RECORDED MAY 28, 1997, IN OFFICIAL RECORDS BOOK 1079, PAGE 575, AS AFFECTED BY LEASE SCHEDULE NO. 2007 RECORDED IN OFFICIAL RECORDS BOOK 2789 PAGE 2931.
   AFFECT SUBJECT PROPERTY. NOTHING TO PLOT.

K. ASSIGNMENT AGREEMENT RECORDED MAY 28, 1997, IN OFFICIAL RECORDS BOOK 1079, PAGE 635.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

L. ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED APRIL 30, 1998, IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

M. LEASE AGREEMENT BY AND BETWEEN CITY OF PORT ST. LUCIE, FLORIDA, LESSOR AND SPRINT SPECTRUM L.P., LESSEE, RECORDED OCTOBER 16, 2002, IN OFFICIAL RECORDS BOOK 1596, PAGE 2445.
   LEASE PARCEL AFFECTS SUBJECT PROPERTY ALTHOUGH THERE IS A SCRIVNER'S ERROR. THE POINT OF COMMENCEMENT IS AT THE NORTHEAST CORNER OF TRACT "F" AND NOT THE NORTHWEST CORNER.
   IT IS PROBABLE THAT THE INGRESS/EGRESS AND UTILITY EASMENTS AFFECT SUBJECT PROPERTY BUT THE DESCRIPTION IS ILLEGIBLE AND IT CANNOT BE PLACED ON THE SURVEY.

N. LEASE AGREEMENT BY AND BETWEEN CITY OF PORT ST. LUCIE, FLORIDA, LESSOR AND PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, LESSEE, RECORDED MARCH 30, 2007, IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

O. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007, IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

P. ALL RIGHT, TITLE AND INTEREST OF PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION A BODY CORPORATE UNDER THE LAWS OF THE STATE OF FLORIDA, IN AN UNDIVIDED THREE-FOURTHS INTEREST IN ALL THE PHOSPHATE, MINERALS AND METALS THAT ARE OR MAY BE IN, ON, OR UNDER THE SAID LAND AND AN UNDIVIDED ONE-HALF INTEREST IN ALL THE PETROLEUM THAT IS OR MAY BE IN, ON, OR UNDER SAID LAND WITH THE PRIVILEGE TO MINE AND DEVELOP THE SAME, WHICH INTEREST HAVING BEEN RESERVED UNDER SECTION 270.11, FLORIDA STATUTE, BY VIRTUE OF WARRANTY DEED RECORHEDED IN OFFICIAL RECORDS BOOK 4061 PAGE 1529. NOTE: THE RIGHT OF ENTRY FOR MINING, DRILLING AND EXPLORATION HAS BEEN RELEASE PURSUANT TO SECTION 270.11(3), FLORIDA STATUTES
   NO COMMENT.

Q. UTILITY SERVICE AGREEMENT RECORDED MARCH 25, 2009, IN OFFICIAL RECORDS BOOK 3072, PAGE 934.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

R. PERPETUAL EASEMENT BY AND BETWEEN PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NON PROFIT CORPORATION, GRANTOR, AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, GRANTEE, RECORDED AUGUST 7, 2009, IN OFFICIAL RECORDS BOOK 3116, PAGE 162.
   AFFECTS SUBJECT PROPERTY AS SHOWN.

S. AMENDED AND RESTATED UTILITY SERVICE AGREEMENT RECORDED DECEMBER 20, 2013, IN OFFICIAL RECORDS BOOK 3589, PAGE 1513.
   AFFECTS SUBJECT PROPERTY . NOTHING TO PLOT.

T. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017, IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.
   AFFECTS SUBJECT PROPERTY . NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 2, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-1057519, REFERENCE NUMBER: 24-4408
DATE: NOVEMBER 5, 2004 AT 14:54
SCHEDULE B

1. - 2. GENERAL EXCEPTIONS
   NO COMMENT.

3. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
   APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

4. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495.
   AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

   NOTE: THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.

5. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS ARE NOT INSURED.
   NO COMMENT.

6. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

7. ASSIGNMENT AND ASSUMPTION AGREEMENT. AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

8. ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF *V.* CITY OF PORT ST. LUCIE, 821 SO. 2D 1130 (FLA. 4TH DCA2002).
   NO COMMENT.

9. SPECIAL ASSESSMENT LIEN BY RESOLUTION NO. 98-R-49 AS RECORDED IN OFFICIAL RECORDS BOOK 1157, PAGE 2701.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 3, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
POLICY NO. 1332-10119, FILE NO. 0410776C
DATE OF POLICY: DECEMBER 20, 2004 @ 4:14 PM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
   NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.
   APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.
   AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
    NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
    NO COMMENT.

LEGAL DESCRIPTION

LOT 4, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
POLICY NO. 1332-10076, FILE NO. 0410295C
DATE OF POLICY: AUGUST 30, 2004 @ 9:05 AM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
   NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.
   APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.
   AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.
8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
    NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
    NO COMMENT.

LEGAL DESCRIPTION

LOT 5, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
POLICY NO. 1332-10090, FILE NO. 0410545C
DATE OF POLICY: OCTOBER 19, 2004 @ 8:53 AM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
   NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.
   APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.
   AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
    NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
    NO COMMENT.

LEGAL DESCRIPTION

LOT 6, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
POLICY NO. 5332-319413, FILE NO. 0409091C
DATE OF POLICY: MARCH 17, 2004 @ 10:28 AM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
   NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.
   APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.
   AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
    NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
    NO COMMENT.

LEGAL DESCRIPTION

LOTS 7, 8 AND 9, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE(S) 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

AMERICAN PIONEER TITLE INSURANCE COMPANY
POLICY NO. OP-9-0080-1196
DATE OF POLICY: DECEMBER 15, 2003 @ 9:49 AM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
   NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS PURSUANT TO THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 112, **PAGE** 495, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
   AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

7. RESTRICTIONS, RESERVATIONS AND EASEMENTS AS INDICATED AND/OR SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 13, PAGE 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
   APPLICBLE MATTERS ON THE PLAT ARE SHOWN.

8. ASSIGNMENT AGREEMENT FROM GENERAL DEVELOPMENT CORPORATION TO FLORIDA POWER AND LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
   NO COMMENT.

9. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED IN ASSIGNMENT AND ASSUMPTION AGREEMENT BY AND BETWEEN ATLANTIC GULF COMMUNITIES CORPORATION (F/K/A GENERAL DEVELOPMENT CORPORATION) AND THE CITY OF PORT ST. LUCIE, FLORIDA, RECORDED APRIL 30, 1998 IN OFFICIAL RECORDS BOOK 1141, PAGE 2395, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (INCLUDES OTHER PROPERTY)
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 10, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
POLICY NO. 5332-296697, FILE NO. 0409090C
DATE OF POLICY: FEBRUARY 13, 2004 @ 11:20 AM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
   NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.
   APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.
   AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
    NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
    NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM FEBRUARY 13, 2004 THROUGH MAY 3, 2022 AT 5:00
FILE NUMBER: 10481069
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED FEBRUARY 13, 2004 IN OFFICIAL RECORDS BOOK 1900, PAGE 316.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

2. MORTGAGE RECORDED MARCH 1, 2004 IN OFFICIAL RECORDS BOOK 1908, PAGE 2518.

3. ASSIGNMENT AGREEMENT RECORDED MARCH 15, 2004 IN OFFICIAL RECORDS BOOK 1919, PAGE 2405.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

4. GROUND LEASE RECORDED MARCH 15, 2004 IN OFFICIAL RECORDS BOOK 1919, PAGE 2423.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

5. SECOND AMENDMENT TO GROUND LEASE RECORDED SEPTEMBER 25, 2013 IN OFFICIAL RECORDS BOOK 3563, PAGE 2014.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

6. RESOLUTION 17-GFC 03 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2134.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 11, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-0230950, FILE NO.: 3082
EFFECTIVE DATE: FEBRUARY 26, 2004 AT 13:59 PM
SCHEDULE B

1. - 6. GENERAL EXCEPTIONS
   NO COMMENT.

7. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
   APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

8. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495.
   AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

   NOTE: THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.

9. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS ARE NOT INSURED.
   NO COMMENT.

10. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177.
    AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

11. ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.
    AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

12. ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF V. CITY OF PORT ST. LUCIE, 821 SO. 2D 1130 (FLA. 4TH DCA 2002).
    NO COMMENT.

13. SPECIAL ASSESSMENT LIEN BY RESOLUTION NO. 98-R-49 AS RECORDED IN OFFICIAL RECORDS BOOK 1157, PAGE 2701 (WHICH IS COLLECTED EACH YEAR AS **A** PART OF THE ANNUAL TAX ROLL).
    AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM FEBRUARY 26, 2004 THROUGH MAY 3, 2022 AT 5:00
FILE NUMBER: 10481119
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED FEBRUARY 26, 2004 IN OFFICIAL RECORDS BOOK 1907, PAGE 2293.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

2. ASSIGNMENT AGREEMENT RECORDED MARCH 15, 2004 IN OFFICIAL RECORDS BOOK 1919, PAGE 2405.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

3. GROUND LEASE RECORDED MARCH 15, 2004 IN OFFICIAL RECORDS BOOK 1919, PAGE 2423.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

4. SATISFACTION OF LIEN RECORDED MARCH 26, 2004 IN OFFICIAL RECORDS BOOK 1928, PAGE 2213.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

5. SECOND AMENDMENT TO GROU

LEGAL DESCRIPTION

LOT 14, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-1178084, FILE NO.: 0513263C
POLICY DATE: DECEMBER 21, 2005 AT 1:54 PM
SCHEDULE B

1. - 6. GENERAL EXCEPTIONS
NO COMMENT.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

8. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O.R. BOOK 112, AT PAGE 495, AS PARTIALLY RELEASED BY INSTRUMENT RECORDED IN O.R. BOOK 1157, AT PAGE 2277.
AFFECTS SUBJECT PROPERTY BUT RELEASE DOES NOT AFFECT SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

9. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O.R. BOOK 473, AT PAGE 1177, SUBJECT TO A SUBORDINATION AGREEMENT RECORDED IN 0. R. BOOK 762, AT PAGE 72.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O.R. BOOK 1141, AT PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

11. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-RI0; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN AND IS NOT YET DUE AND PAYABLE.
NO COMMENT.

12. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM DECEMBER 21, 2005 THROUGH MAY 3, 2022 AT 5:00
FILE NUMBER: 10480304
DATE: MAY 23, 2022

WARRANTY DEED RECORDED DECEMBER 21, 2005 IN OFFICIAL RECORDS BOOK 2444, PAGE 476.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

RELEASE OF LIEN RECORDED JANUARY 10, 2006 IN OFFICIAL RECORDS BOOK 2457, PAGE 2679.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 18 AND 19, BLOCK 688, OF PORT ST. LUCIE SECTION EIGHTEEN, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-0156193, FILE NO.: LUCP3086
EFFECTIVE DATE: NOVEMBER 10, 2003 AT 14:56 PM
SCHEDULE B

1. - 6. GENERAL EXCEPTIONS
NO COMMENT.

7. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION 18, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

8. DECLARATION OF RESTRICTIONS RECORDED IN OR BOOK 112 PAGE 495 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

9. ASSIGNMENT AGREEMENT BETWEEN GENERAL DEVELOPMENT CORPORATION AND FLORIDA POWER AND LIGHT COMPANY RECORDED ON OR BOOK 473 PAGE 1177 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN O.R. BOOK 1141, PAGE 2395 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

11. SUBJECT TO ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICES, CHARGES FOR SERVICES BY ANY WATER, SEWER OR GAS SYSTEM SERVING THE LANDS DESCRIBED HEREIN.
NO COMMENT.

12. TITLE TO PERSONAL PROPERTY IS NOT INSURED.
NO COMMENT.

13. ANY UNRECORDED LEASES AFFECTING SUBJECT PROPERTY, IF ANY.
NO COMMENT.

14. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS ARE NOT INSURED, IF ANY.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM NOVEMBER 10, 2003 THROUGH MAY 3, 2022 AT 5:00
FILE NUMBER: 10480226
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED NOVEMBER 10, 2003 IN OFFICIAL RECORDS BOOK 1840, PAGE 2509.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

2. WARRANTY DEED RECORDED JUNE 9, 2004 IN OFFICIAL RECORDS BOOK 1987, PAGE 1457.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

3. FIRST AMENDMENT TO GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2901.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

4. FIRST AMENDMENT TO LEASE SCHEDULE NO. 2004 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2906.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

5. RESOLUTION 17-GFC 03 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2134.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

6. UTILITY SERVICE AGREEMENT RECORDED FEBRUARY 16, 2022 IN OFFICIAL RECORDS BOOK 4774, PAGE 1094.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 20, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-1222828, FILE NO.: 0614571C
POLICY DATE: MAY 9, 2006 AT 12:52 PM
SCHEDULE B

1. - 6. GENERAL EXCEPTIONS
NO COMMENT.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

8. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O.R. BOOK 112, AT PAGE 495, AS PARTIALLY RELEASED BY INSTRUMENT RECORDED IN O.R. BOOK 1157, AT PAGE 2277.
AFFECTS SUBJECT PROPERTY BUT RELEASE DOES NOT AFFECT SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

9. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O.R. BOOK 473, AT PAGE 1177, SUBJECT TO A SUBORDINATION AGREEMENT RECORDED IN 0. R. BOOK 762, AT PAGE 72.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O.R. BOOK 1141, AT PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

11. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-RI0; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN AND IS NOT YET DUE AND PAYABLE.
NO COMMENT.

12. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM MAY 9, 2006 THROUGH MAY 2, 2022 AT 5:00 PM
FILE NUMBER: 10479958
DATE: MAY 17, 2022

WARRANTY DEED RECORDED MAY 9, 2006 IN OFFICIAL RECORDS BOOK 2557, PAGE 988.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 2, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-1181458, REFERENCE NO.: 25-5204
POLICY DATE: OCTOBER 6, 2005 AT 10:01 AM
SCHEDULE B

1. - 2. GENERAL EXCEPTIONS
NO COMMENT.

3. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

4. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

5. THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.

6. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

7. ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

8. ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF V. CITY OF PORT ST. LUCIE, 821 SO. 2D 1130 (FLA. 4TH DCA 2002).
NO COMMENT.

LEGAL DESCRIPTION

LOT 3, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-1178113, FILEE NO.: 0513748C
POLICY DATE: FEBRUARY 21, 2006 AT 10:59 AM
SCHEDULE B

1. - 6. GENERAL EXCEPTIONS
NO COMMENT.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

8. RESTRICTIONS, RCSERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R, BOOK 112, AT PAGE 495, AS PARTIALLY RELEASED BY INSTRUMENT RECORDED IN O.R. BOOK 1157, AT PAGE 2277.
AFFECTS SUBJECT PROPERTY BUT RELEASE DOES NOT AFFECT SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

9. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O.R. BOOK 473, AT PAGE 1177, SUBJECT TO A SUBORDINATION AGREEMENT RECORDED IN O.R. ROOK 762, AT PAGE 72.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

11. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN AND IS NOT YET DUE AND PAYABLE.
NO COMMENT.

12. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
NO COMMENT.

LEGAL DESCRIPTION

LOT 4, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK
POLICY NUMBER: 5332-319494, FILE NO.: 0410131C
POLICY DATE: AUGUST 12, 2004 AT 10:23 AM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, I7A THROUGH 17K.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R, BOOK 112, AT PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R BOOK 473, AT PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM AUGUST 12, 2004 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481750
DATE: MAY 26, 2022

LOTS 2, 3 AND 4, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

1. WARRANTY DEED RECORDED AUGUST 12, 2004 IN OFFICIAL RECORDS BOOK 2041, PAGE 2672.
(AS TO LOT4) ***AFFECTS LOT 4. NOTHING TO PLOT.***

2. NOTICE OF COMMENCEMENT RECORDED FEBRUARY 10, 2005 IN OFFICIAL RECORDS BOOK 2158, PAGE 19. (AS TO LOT 3) ***AFFECTS LOT 3. NOTHING TO PLOT.***

3. QUIT CLAIM DEED RECORDED FEBRUARY 16, 2005 IN OFFICIAL RECORDS BOOK 2163, PAGE 710.
(AS TO LOT 2) ***AFFECTS LOT 2. NOTHING TO PLOT.***

4. WARRANTY DEED RECORDED OCTOBER 6, 2005 IN OFFICIAL RECORDS BOOK 2383, PAGE 1361.
(AS TO LOT 2) ***AFFECTS LOT 2. NOTHING TO PLOT.***

5. RELEASE OF LIEN RECORDED OCTOBER 28, 2005 IN OFFICIAL RECORDS BOOK 2399, PAGE 610.
(AS TO LOT 2)

6. WARRANTY DEED RECORDED FEBRUARY 21, 2006 IN OFFICIAL RECORDS BOOK 2490, PAGE 1473. (AS TO LOT 3) ***AFFECTS LOT 3. NOTHING TO PLOT.***

7. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
(AS TO LOTS 2, 3 AND 4) ***AFFECTS LOTS 2, 3 AND 4. NOTHING TO PLOT.***

8. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931. (AS TO LOTS 2, 3 AND 4) ***AFFECTS LOTS 2, 3 AND 4. NOTHING TO PLOT.***

9. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
(AS TO LOTS 2, 3 AND 4) ***AFFECTS LOTS 2, 3 AND 4. NOTHING TO PLOT.***

10. EASEMENT RECORDED MARCH 6, 2008 IN OFFICIAL RECORDS BOOK 2946, PAGE 1156.
(AS TO LOTS 2, 3 AND 4) ***AFFECTS LOTS 2, 3 AND 4 AS SHOWN.***

11. UTILITY SERVICE AGREEMENT RECORDED MARCH 25, 2009 IN OFFICIAL RECORDS BOOK 3072, PAGE 934.
(AS TO LOTS 2, 3 AND 4) ***AFFECTS LOTS 2, 3 AND 4. NOTHING TO PLOT.***

12. MORTGAGE RECORDED JULY 27, 2016 IN OFFICIAL RECORDS BOOK 3894, PAGE 2674.
(AS TO LOT 4) ***NO COMMENT.***

13. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.
(AS TO LOTS 2, 3 AND 4) ***AFFECTS LOTS 2, 3 AND 4. NOTHING TO PLOT.***

14. RELEASE OF MORTGAGE RECORDED MAY 18, 2020 IN OFFICIAL RECORDS BOOK 4421, PAGE 172.
(AS TO LOT4) ***NO COMMENT.***

LEGAL DESCRIPTION

LOT 6, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-1054181, FILE NO.: 4821
POLICY DATE: DECEMBER 8, 2004 AT 2:59 PM
SCHEDULE B

1. - 6. GENERAL EXCEPTIONS
NO COMMENT.

7. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

8. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

NOTE: THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED
PEOPLE.

9. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

11. ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF V. CITY OF PORT ST. LUCIE, 821 SO. 2D 1130 (FLA. 4TH DCA 2002).
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM DECEMBER 8, 2004 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481719
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED DECEMBER 8, 2004 IN OFFICIAL RECORDS BOOK 2110, PAGE 334.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

2. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

3. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

4. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

5. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 7, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-1222807, FILE NO.: 0614080C
POLICY DATE: MARCH 8, 2006 AT 9:44 AM
SCHEDULE B

1. - 6. GENERAL EXCEPTIONS
NO COMMENTS.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.
APPLICABLE MATTERS ON THNO COMMENTS.

8. RESTRICTIONS, RCSERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R, BOOK 112, AT PAGE 495, AS PARTIALLY RELEASED BY INSTRUMENT RECORDED IN O.R. BOOK 1157, AT PAGE 2277.
AFFECTS SUBJECT PROPERTY BUT RELEASE DOES NOT AFFECT SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

9. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O.R. BOOK 473, AT PAGE 1177, SUBJECT TO A SUBORDINATION AGREEMENT RECORDED IN O.R. ROOK 762, AT PAGE 72.
AFFECTS SUBJECT PROPERTY BUT SUBORDINATION AGREEMENT DOES NOT AFFECT SUBJECT PROPERTY.

10. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

11. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN AND IS NOT YET DUE AND PAYABLE.
NO COMMENT.

12. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM MARCH 8, 2006 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481684
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED MARCH 8, 2006 IN OFFICIAL RECORDS BOOK 2503, PAGE 1668.
AFFECTS SUBJECT PROPERTY.

2. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
AFFECTS SUBJECT PROPERTY.

3. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
AFFECTS SUBJECT PROPERTY.

4. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
AFFECTS SUBJECT PROPERTY.

5. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.
AFFECTS SUBJECT PROPERTY.

Bowman
CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8830
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 29462

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POLICE TRAINING FACILITY

ALTA / NSPS LAND TITLE
BOUNDARY AND TOPOGRAPHIC SURVEY

ST. LUCIE COUNTY FLORIDA

PROJECT NO
011121-01-001

PLAN STATUS

DATE	DESCRIPTION

FIELD BOOK 22-235 PAGE 28-60
FIELD CREW: MJ, JW
D.A.L. DRAWN | R.E.B. CHKD
SCALE H: 1" = 80' V: N/A
JOB No. 011121-01-001
DATE JUNE 13, 2022
FILE No. 011121 ALTA

SHEET 3 OF 12

LEGAL DESCRIPTION

LOT 8, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 17, 17A THROUGH 17K, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

ATTORNEY'S TITLE INSURANCE FUND, INC.
POLICY NUMBER: OPM-2408260, AGENT'S FILE NO.: 03-56
POLICY DATE: JUNE 20, 2003 AT 4:04 AM
SCHEDULE B

1. - 6. GENERAL EXCEPTIONS
NO COMMENT

7. ANY LIEN OR CLAIM OF LIEN FOR SERVICES, LABOR OR MATERIALS WHICH MAY TAKE PRIORITY OVER THE ESTATE OR INTEREST INSURED BY REASON OF THAT CERTAIN NOTICE OF COMMENCEMENT RECORDED SEPTEMBER 27, 2002, UNDER O.R. BOOK 1586, PAGE 2630, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

8. RESERVATIONS CONTAINED IN WARRANTY DEED RECORDED IN O.R. BOOK 497, PAGE 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
DOCUMENT NOT PROVIDED.

9. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 8, 1965, IN O.R. BOOK 112, PAGE 495, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLATS.

10. 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 O.R. BOOK 473, PAGE 1177, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

11. ANY FEES, ASSESSMENTS OR CHARGES FOR STORMWATER UTILITIES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE TO RECOVER FEES REFUNDED PURSUANT TO THE CASE OF CITY OF PORT ST. LUCIE V. ZLINKOFF, 821 SO. 2D1130 (FLA. 4TH DCA 202).
NO COMMENT.

12. RESOLUTION NO. 98-R49 RECORDED IN O.R. BOOK 1157, PAGE 2701, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

13. ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN O.R. ROOK 1141, PGE 2395, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

14. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, AS RECORDED IN PLAT BOOK 13, PAGE(S) 17, 17A THROUGH 17K, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM JUNE 20, 2003 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481656
DATE: MAY 23, 2022

1. NOTICE OF TERMINATION RECORDED JUNE 20, 2003 IN OFFICIAL RECORDS BOOK 1738, PAGE 949.
AFFECTS SUBJECT PROPERTY.

2. WARRANTY DEED RECORDED JUNE 20, 2003 IN OFFICIAL RECORDS BOOK 1738, PAGE 951.
AFFECTS SUBJECT PROPERTY.

3. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
AFFECTS SUBJECT PROPERTY.

4. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
AFFECTS SUBJECT PROPERTY.

5. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
AFFECTS SUBJECT PROPERTY.

6. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.
AFFECTS SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 9, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 17, 17A THROUGH 17K, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK
POLICY NUMBER: 5332-319428, FILE NO.: 0409332C
POLICY DATE: MARCH 29, 2004 AT 11:57 AM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, I7A THROUGH 17K.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM MARCH 29, 2004 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481597
DATE: MAY 23, 2022

1. AFFIDAVIT RECORDED MARCH 29, 2004 IN OFFICIAL RECORDS BOOK 1929, PAGE 2902.

2. WARRANTY DEED RECORDED MARCH 29, 2004 IN OFFICIAL RECORDS BOOK 1929, PAGE 2903.
AFFECTS SUBJECT PROPERTY.

3. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
AFFECTS SUBJECT PROPERTY.

4. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
AFFECTS SUBJECT PROPERTY.

5. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
AFFECTS SUBJECT PROPERTY.

6. SECOND AMENDMENT TO GROUND LEASE RECORDED SEPTEMBER 25, 2013 IN OFFICIAL RECORDS BOOK 3563, PAGE 2014.
AFFECTS SUBJECT PROPERTY.

7. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.
AFFECTS SUBJECT PROPERTY.

8. NOTICE OF COMMENCEMENT RECORDED MAY 20, 2021 IN OFFICIAL RECORDS BOOK 4614, PAGE 792.
AFFECTS SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 10, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK
POLICY NUMBER: 5332-319428, FILE NO.: 0409332C
POLICY DATE: MARCH 29, 2004 AT 11:57 AM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, I7A THROUGH 17K.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM SEPTEMBER 18, 2004 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481538
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED MARCH 29, 2004 IN OFFICIAL RECORDS BOOK 2060, PAGE 2982.
AFFECTS SUBJECT PROPERTY.

2. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
AFFECTS SUBJECT PROPERTY.

3. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
AFFECTS SUBJECT PROPERTY.

4. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
AFFECTS SUBJECT PROPERTY.

5. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.
AFFECTS SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 11, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-0197202, REFERENCE NO.:23-3212
POLICY DATE: OCTOBER 31, 2003 AT 13:57 AM
SCHEDULE B

1. 1 3. GENERAL EXCEPTIONS
NO COMMENT.

4. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

5. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT. COMPANY AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

6. ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

7. RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN DECLARATION OF RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK I I 2, PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.

8. SPECIAL ASSESSMENT LIEN BY RESOLUTION NO. 98-R-49 AS RECORDED IN OFFICIAL RECORDS BOOK 1157, PAGE 2701.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF V. CITY OF PORT ST LUCIE, 821 SO. 2D 1130 (FLA 4THDCA 2002).
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM OCTOBER 31, 2003 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481487
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED OCTOBER 31, 2003 IN OFFICIAL RECORDS BOOK 1833, PAGE 2213.
AFFECTS SUBJECT PROPERTY.

2. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

3. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

4. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

5. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 12, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-0223963, REFERENCE NO.: 23-3213
POLICY DATE: JANUARY 21, 2004 AT 10:36 AM
SCHEDULE B

1. - 2. GENERAL EXCEPTIONS
NO COMMENT.

3. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA..
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

4. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT. COMPANY AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

5. ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

6. RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN DECLARATION OF RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.

7. ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF V. CITY OF PORT ST LUCIE, 821 SO. 2D 1130 (FLA 4THDCA 2002).
NO COMMENT.

8. SPECIAL ASSESSMENT LIEN BY RESOLUTION NO. 98-R-49 AS RECORDED IN OFFICIAL RECORDS BOOK 1157, PAGE 2701.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM JANUARY 21, 2004 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481401
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED OCTOBER 31, 2003 IN OFFICIAL RECORDS BOOK 1834, PAGE 1083.
AFFECTS SUBJECT PROPERTY.

2. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

3. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

4. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

5. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 13, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. LUCIE COUNTY, FLORIDA RECORDED IN PLAT BOOK 13, PAGE 17; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: P61029-O, CUSTOMER FILE NO.: MOUSTAKAS
POLICY DATE: JULY 16, 1998
SCHEDULE B

2. - 3. GENERAL EXCEPTIONS
NO COMMENT.

4. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

5. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

6. RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.

7. ASSIGNMENT AND ASSUMPTION AGREEMENT AS CONTAINED IN THE INSTRUMENT, RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

8. RESOLUTION NO. 98-R49 DATED JUNE 26, 1998 AND RECORDED JULY 8, 1998 IN OFFICIAL RECORD BOOK 1157, PAGE 2701, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM NOVEMBER 6, 2017 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481362
DATE: MAY 23, 2022

1. CORRECTIVE SPECIAL WARRANTY DEED RECORDED NOVEMBER 6, 2017 IN OFFICIAL RECORDS BOOK 4061, PAGE 1529.
AFFECTS SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 14, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. LUCIE COUNTY, FLORIDA RECORDED IN PLAT BOOK 13, PAGE 17; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: P61029-O, CUSTOMER FILE NO.: MOUSTAKAS
POLICY DATE: JULY 16, 1998
SCHEDULE B

2. - 3. GENERAL EXCEPTIONS
NO COMMENT.

4. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

5. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

6. RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.

7. ASSIGNMENT AND ASSUMPTION AGREEMENT AS CONTAINED IN THE INSTRUMENT, RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM NOVEMBER 6, 2017 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481362
DATE: MAY 23, 2022

1. CORRECTIVE SPECIAL WARRANTY DEED RECORDED NOVEMBER 6, 2017 IN OFFICIAL RECORDS BOOK 4061, PAGE 1529.
AFFECTS SUBJECT PROPERTY.

Bowman
CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8830
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 29462

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POLICE TRAINING FACILITY

ALTA / NSPS LAND TITLE
BOUNDARY AND TOPOGRAPHIC SURVEY

ST. LUCIE COUNTY FLORIDA

PROJECT NO
011121-01-001

PLAN STATUS	
DATE	DESCRIPTION

FIELD BOOK 22-235 PAGE 28-60
FIELD CREW: MJ, JW
D.A.L. DRAWN R.E.B. CHKD
SCALE H: 1" = 80' V: N/A
JOB No. 011121-01-001
DATE JUNE 13, 2022
FILE No. 011121 ALTA

SHEET 4 OF 12

LEGAL DESCRIPTION

LOT 15, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-0133077, REFERENCE NO.: 23-3042
POLICY DATE: JANUARY 3, 2003 AT 11:53 AM
SCHEDULE B

1. - 3. GENERAL EXCEPTIONS
NO COMMENT.

4. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDDS OF ST. LUCIE COUNTY, FLORIDA.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

5. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

6. ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

7. RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN DECLARATION OF RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.

8. RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN DECLARATION OF RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK 493, PAGE 2810.
DOCUMENT NOT PROVIDED.

9. ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER RETROACTIVE OR CURRENT, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF V. CITY OF PORT ST LUCIE.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM NOVEMBER 6, 2017 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481279
DATE: MAY 23, 2022

1. CORRECTIVE SPECIAL WARRANTY DEED RECORDED NOVEMBER 6, 2017 IN OFFICIAL RECORDS BOOK 4061, PAGE 1529.
AFFECTS SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 16, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK
POLICY NUMBER: 5332-319493, FILE NO.: 0410080C
POLICY DATE: AUGUST 11, 2004 AT 9:14 AM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, I7A THROUGH 17K.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. CAPITAL CHARGE INSTALLMENT PAYMENT AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, RECORDED JUNE 2, 2004, IN O.R. BOOK 1982, AT PAGE 1217 (SAID AGREEMENT HAVING BEEN GIVEN TO SECURE THE ORIGINAL AMOUNT OF $3,598.00).
NO COMMENT.

11. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
NO COMMENT.

12. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM AUGUST 11, 2004 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481238
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED AUGUST 11, 2004 IN OFFICIAL RECORDS BOOK 2040, PAGE 2330.
AFFECTS SUBJECT PROPERTY.

2. RELEASE OF LIEN RECORDED OCTOBER 1, 2004 IN OFFICIAL RECORDS BOOK 2068, PAGE 2308.
AFFECTS SUBJECT PROPERTY.

3. FIRST AMENDMENT TO GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2901.
AFFECTS SUBJECT PROPERTY.

4. FIRST AMENDMENT TO LEASE SCHEDULE NO. 2004 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2906.
AFFECTS SUBJECT PROPERTY.

5. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
AFFECTS SUBJECT PROPERTY.

6. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
AFFECTS SUBJECT PROPERTY.

7. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
AFFECTS SUBJECT PROPERTY.

8. RESOLUTION 17-GFC 03 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2134.
AFFECTS SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 17, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
POLICY NUMBER: 1332-10101, FILE NO.: 0410712C
POLICY DATE: NOVEMBER 22, 2004 AT 8:34 AM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, I7A THROUGH 17K.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM NOVEMBER 22, 2004 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481204
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED AUGUST 11, 2004 IN OFFICIAL RECORDS BOOK 2040, PAGE 2330.
AFFECTS SUBJECT PROPERTY.

2. FIRST AMENDMENT TO GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2901.
AFFECTS SUBJECT PROPERTY.

3. FIRST AMENDMENT TO LEASE SCHEDULE NO. 2004 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2906.
AFFECTS SUBJECT PROPERTY.

4. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
AFFECTS SUBJECT PROPERTY.

5. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
AFFECTS SUBJECT PROPERTY.

6. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
AFFECTS SUBJECT PROPERTY.

7. RESOLUTION 17-GFC 03 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2134.
AFFECTS SUBJECT PROPERTY.

8. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 251.
AFFECTS SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 18, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
POLICY NUMBER: 5332-286568, FILE NO.: 0308335C
POLICY DATE: OCTOBER 17, 2003 AT 2:16 PM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, I7A THROUGH 17K.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM OCTOBER 17, 2003 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481177
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED OCTOBER 17, 2003 IN OFFICIAL RECORDS BOOK 1824, PAGE 334.
AFFECTS SUBJECT PROPERTY.

2. ASSIGNMENT AGREEMENT RECORDED MARCH 15, 2004 IN OFFICIAL RECORDS BOOK 1919, PAGE 2405.
AFFECTS SUBJECT PROPERTY.

3. GROUND LEASE RECORDED MARCH 15, 2004 IN OFFICIAL RECORDS BOOK 1919, PAGE 2423.
AFFECTS SUBJECT PROPERTY.

4. FIRST AMENDMENT TO GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2901.
AFFECTS SUBJECT PROPERTY.

5. FIRST AMENDMENT TO LEASE SCHEDULE NO. 2004 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2906.
AFFECTS SUBJECT PROPERTY.

6. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
AFFECTS SUBJECT PROPERTY.

7. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
AFFECTS SUBJECT PROPERTY.

8. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
AFFECTS SUBJECT PROPERTY.

9. SECOND AMENDMENT TO GROUND LEASE RECORDED SEPTEMBER 25, 2013 IN OFFICIAL RECORDS BOOK 3563, PAGE 2014.
AFFECTS SUBJECT PROPERTY.

10. RESOLUTION 17-GFC 03 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2134.
AFFECTS SUBJECT PROPERTY.

11. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.
AFFECTS SUBJECT PROPERTY.

LEGAL DESCRIPTION

DRAINAGE RIGHT OF WAY, LYING WITH BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM 05/11/1992 THROUGH 05/11/2022 AT 5:00 PM
FILE NUMBER: 10472292

A. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, 17A - 17K, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

B. ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED APRIL 30, 1998, IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

Bowman
CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8830
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 29462

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POLICE TRAINING FACILITY

ALTA / NSPS LAND TITLE
BOUNDARY AND TOPOGRAPHIC SURVEY

ST. LUCIE COUNTY FLORIDA

PROJECT NO
011121-01-001

PLAN STATUS

DATE	DESCRIPTION

FIELD BOOK 22-235 PAGE 28-60
FIELD CREW: M.J, J.W
D.A.L. DRAWN | R.E.B. CHKD
SCALE H: 1" = 80' V: N/A
JOB No. 011121-01-001
DATE JUNE 13, 2022
FILE No. 011121 ALTA

SHEET 5 OF 12

R=25.00'
Δ=90°02'01"
L=39.28'
CH = S44° 45' 19"E 35.37'

R=25.00'
Δ=89°57'59"
L=39.26'
CH = N45° 14' 41"E 35.34'

THANKSGIVING AVENUE
60' RIGHT-OF-WAY(P) ASPHALT PAVEMENT

KAIL STREET
60' RIGHT-OF-WAY (P)
ASPHALT PAVEMENT

DRAINAGE RIGHT-OF-WAY

BEST STREET
60' RIGHT-OF-WAY(P)

BLOCK 688
PORT ST. LUCIE SECTION 18
P.B. 13, PG. 17

BLOCK 689
PORT ST. LUCIE SECTION 18
P.B. 13, PG. 17

TRACT "F"
PORT ST. LUCIE SECTION 18
P.B. 13, PG. 17
±18.13 ACRES

±4.75 ACRES

TOTAL FOR BOTH PARCELS
±22.88 ACRES

PORT ST. LUCIE BOULEVARD
100' RIGHT-OF-WAY(P)
ASPHALT PAVEMENT

AIROSO BOULEVARD
100' RIGHT-OF-WAY(P)
ASPHALT PAVEMENT

FOUND 5/8" IRON ROD, NO I.D. 0.11' E. (ACCEPTED AS CORNER)
SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030" (TYP.)
S 89°46'08" E 150.00' (P)
S 89°46'20" E 149.99'
FOUND 1/2" IRON ROD AND CAP STAMPED "LB 7025" 0.13' N., .10' W.
FOUND 3/4" IRON ROD, NO I.D.
FOUND 1/2" IRON ROD AND CAP STAMPED "LB 7025" 0.12' N., .12' W.
20' U.E. & D.E. (P)
N 00°13'52" E 185.00' (P)
N 00°15'41" E 185.16'
S 89°46'08" E 125.00' (P)
N 89°44'19" W 125.00'
FOUND 5/8" IRON ROD, NO I.D. 0.17' N., 0.15' W. (ACCEPTED AS CORNER)
FOUND 5/8" IRON ROD AND CAP STAMPED "KARNER LB #7357" 0.13' N., 0.09' W. (ACCEPTED AS CORNER)
SITE CONTROL POINT #801
SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
EL. = 14.67' (N.A.V.D. 88)
N = 1070031.90
E = 869037.73
U.E. & D.E. (P)
N 00°13'52" E 80.00' (P)
N 00°15'41" E 80.11'
FOUND 5/8" IRON ROD AND CAP STAMPED "AYLOR LB 4602" 0.18' N., 0.13' W. (ACCEPTED AS CORNER)
N 89°44'19" W 125.00'
N 89°46'08" W 125.00' (P)
FOUND 5/8" IRON ROD AND CAP (ROD PUSHED THROUGH CAP) 0.12' S., 0.11' W. (ACCEPTED AS CORNER)
20' U.E. & D.E. (P)
N 00°14'20" E 279.77' (P)
FOUND 1/2" IRON ROD, NO I.D. 0.12' N. (ACCEPTED AS CORNER)
FOUND 5/8" IRON ROD AND CAP STAMPED "BLOOMSTER LB 6018" 0.15' N.
FOUND 5/8" IRON ROD AND CAP STAMPED "BLOOMSTER LB 6018" 0.39' N. (ACCEPTED AS CORNER)
S 83°49'48" E 125.64' (P)
S 83°47'25" E 125.68'
6' U.E. & D.E. (P)
FOUND 5/8" IRON ROD, NO I.D. (BENT) 0.16' N., 0.14' W. (ACCEPTED AS CORNER)
6' U.E. & D.E. (P)
FOUND 5/8" IRON ROD AND DESTROYED CAP, 0.20' N.
"5045" FOUND 2" ALUMINUM DISK STAMPED "5045" EL. = 14.47' (N.A.V.D. 88) N = 1069540.15 E = 868517.68
N 00°13'52" E 322.62' (P)
N 00°15'41" E 322.62'
FOUND 5/8" IRON ROD AND CAP STAMPED "PSM 2791" AND FOUND PK NAIL AND DISK STAMPED "FDOT R/W" 0.12' W.
FOUND PK NAIL AND DISK STAMPED "PSM 2791"
N 83°49'48" W 50.27' (P)
N 83°49'12" W 50.27'
FOUND PK NAIL AND DISK STAMPED "FDOT R/W" 0.10' W.
FOUND PK NAIL AND DISK STAMPED "LS 2791"
S 00°15'41" W 821.32'
S 00°13'52" W 820.60' (P)
N 00°13'52" E 780.00' (P)
N 00°15'41" E 780.21'
FOUND 5/8" IRON ROD AND CAP STAMPED "O.V. 4942", 0.23' E.
FOUND 5/8" IRON ROD AND CAP STAMPED "J.K. QUILLEN LAND SURVEYOR" 0.19' E.
FOUND 3/4" IRON ROD, NO I.D.
SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030" (TYP.)
FOUND 5/8" IRON ROD AND CAP STAMPED "LB 6018" 0.11' S., 0.15' E. (ACCEPTED AS CORNER)
S 89°46'08" E 340.00' (P)
S 89°46'20" E 339.55'
FOUND 5/8" IRON ROD AND CAP STAMPED "J.K. QUILLEN LAND SURVEYOR" 0.12' N. (ACCEPTED AS CORNER)
S 89°46'08" E 240.00' (P)
S 89°46'20" E 240.00'
FOUND 5/8" IRON ROD AND CAP STAMPED "J.K. QUILLEN LAND SURVEYOR" 0.10' W. (ACCEPTED AS CORNER)
"5044" FOUND 2" ALUMINUM DISK STAMPED "5044" EL. = 11.30' (N.A.V.D. 88) N = 1070280.82 E = 870039.71
FOUND 3/4" IRON ROD, NO I.D. 0.40' N. (ACCEPTED AS CORNER)
S 00°17'16" W 125.00'
S 00°13'52" W 125.00' (P)
N 00°13'52" E 125.00' (P)
N 00°17'16" E 125.00'
FPL EASEMENT O.R.B. 2946, PG. 1156
U.E. & D.E. (P)
S 00°17'13" W 125.00'
S 00°13'52" W 125.00' (P)
S 89°46'08" E 85.00' (P)
S 89°46'20" E 85.00'
U.E. & D.E. (P) (TYP.)
10' U.E. & D.E.
S 89°46'08" W 269.44' (D)
S 89°46'20" E 80.00'
S 89°46'08" E 80.00' (P)
FOUND 5/8" IRON ROD AND CAP STAMPED "LB 4875", 0.19' E. (ACCEPTED AS CORNER)
SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030" (TYP.)
10' DRAINAGE & UTILITY EASEMENT (P)
SITE CONTROL POINT #806
SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
EL. = 15.45' (N.A.V.D. 88)
N = 1070025.82
E = 869389.92
S 00°13'52" W 180.14' (D)
N 90°00'00" E 18.97'(D)
SPRINT PCS LEASE AREA O.R.B. 1596, PG. 2446
N 00°00'00" E 27.35' (D)
N 90°00'00" E 3.69' (D)
N 00°00'00" E 10.00' (D)
S 00°00'00" E 15.00'(D)
N 90°00'00" W 12.66'(D)
S 00°00'00" E 22.35'(D)
N 90°00'00" W 10.00'(D)
SUBJECT TO INGRESS/EGRESS AND UTILITY EASEMENT O.R.B. 1596, PG. 2446 (SEE TRACT "F" TITLE EXCEPTION "M")
1 15' WATER MAIN EASEMENT O.R.B. 761, PG. 24
S 45°07'45" W 466.30'
S 71°27'48" W 218.43'
1 15' SANITARY SEWER EASEMENT O.R.B. 761, PG. 24
S 11°16'15" W 242.12'
SITE CONTROL POINT #800
SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
EL. = 15.21' (N.A.V.D. 88)
N = 1069661.36
E = 869069.33
SITE CONTROL POINT #802
SET MAG NAIL AND DISK STAMPED "BOWMAN CG LB 8030"
EL. = 15.31' (N.A.V.D. 88)
N = 1069724.56
E = 869566.74
S 82°53'44" W 68.26'
(BEARING BASE) S 00°17'13" W 985.36'
S 00°13'52" W 984.20' (P)
SET MAG NAIL AND DISK STAMPED "BOWMAN CG LB 8030"
U.E. & D.E. (P)
N 89°44'19" W 125.00'
N 89°46'08" W 125.00' (P)
FOUND 5/8" IRON ROD, NO I.D. 0.13' S., 0.23' W. (ACCEPTED AS CORNER)
FOUND 1/2" IRON ROD AND CAP STAMPED "C&T TRV" 1.61' S., 2.08' E.
SUBJECT TO 10' FPL EASEMENT O.R.B. 343, PG. 1215 (NOT PLOTTABLE)
S 00°13'52" E 264.84' (P)
N 00°15'41" E 264.84'
FOUND 1/2" IRON ROD, NO I.D.
FOUND 1/2" IRON ROD, NO I.D. (LEANING) 0.17' E (ACCEPTED AS CORNER)
S 00°15'41" W 192.00'
S 00°13'52" W 191.99' (P)
FOUND 3/4" IRON PIPE
N 00°13'52" E 178.00' (P)
N 00°15'41" E 178.00'
SET MAG NAIL AND DISK STAMPED "BOWMAN CG LB 8030"
FOUND PK NAIL AND DISK STAMPED "FDOT R/W" 0.34' W.
SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030" (TYP.)
D PARCEL 60 10' FPL EASEMENT O.R.B. 456, PG. 2534
SITE CONTROL POINT #803
FOUND F.D.O.T. BRASS DISK IN CONCRETE WALK STAMPED "716-94-06-03"
EL. = 12.33' (N.A.V.D. 88)
N = 1069136.54
E = 869497.65
R PERPETUAL EASEMENT O.R.B. 3116, PG. 162
N 84°07'51" W 624.51'
N 83°49'48" W 620.74' (P)
25.00'
FOUND 5/8" IRON ROD AND CAP STAMPED "FDOT R/W"
FOUND 5/8" IRON ROD, NO I.D. 0.22' E.
FOUND 5/8" IRON ROD, NO I.D.
R=25.00'
Δ=76°19'32"
L=33.30'
CH = S47° 03' 05"W 30.89'

0 60 120 Feet
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 60'

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PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 29462

Bowman Consulting Group, Ltd., Inc.
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POLICE TRAINING FACILITY
ALTA / NSPS LAND TITLE AND BOUNDARY AND TOPOGRAPHIC SURVEY
ST. LUCIE COUNTY FLORIDA

PROJECT NO
011121–01–001

PLAN STATUS	
7/26/22	UPDATE BNDY
DATE	DESCRIPTION

FIELD BOOK 22–235 PAGE 28–60
FIELD CREW: MJ, JW
D.A.L. DRAWN R.E.B. CHKD
SCALE H: 1" = 60' V: N/A
JOB No. 011121–01–001
DATE JUNE 13, 2022
FILE No. 011121 ALTA

SHEET 6 OF 12

0 20 40 Feet

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 20'

MATCH LINE "A" - SEE SHEET 8

MATCH LINE "B" - SEE SHEET 10

THANKSGIVING AVENUE
60' RIGHT-OF-WAY ±20' ASPHALT PAVEMENT

BEST STREET
60' RIGHT-OF-WAY(P)

KAIL STREET
60' RIGHT-OF-WAY
ASPHALT PAVEMENT

S 89°46'20" E 149.99'

LOT 12
(NOT INCLUDED)

LOT 13
(NOT INCLUDED)

LOT 14

LOT 15

LOT 16

BLOCK 688
PORT ST. LUCIE SECTION 18
P.B. 13, PG. 17

20' UTILITY EASEMENT (P)

6' UTILITY EASEMENT (P)

EDGE OF PAVEMENT

SWALE

SWALE LINER (TYP.)

MES
INV. EL. = 12.68'

INV. EL. = 12.05'

INV. EL. = 13.11'

INV. EL. = 13.14'

WOOD UTILITY POLE (TYP.)

CONCRETE APRON

15" CMP

HDPE

PINE TREE (TYP.)

ASSORTED NON-NATIVE VEGETATION

OAK TREE (TYP.)

PALM TREE (TYP.)

UNKNOWN TREE (TYP.)

MES
INV. EL. = 12.51'

MES
INV. EL. = 12.06'

MES
INV. EL. = 12.85'

MES
INV. EL. = 10.52'

CONCRETE DRIVE

HEADWALL
INV. EL. = 12.44'

HEADWALL
INV. EL. = 12.43'

12" X 18" RCP

18" RCP

24" RCP

15" RCP

STORM MANHOLE
RIM EL. = 15.94'
E. INV. EL. = 6.92'
W. INV. EL. = 10.20'
BTM. EL. = 6.16'

CATCH BASIN
GRATE EL. = 14.62'
N. INV. EL. = 10.63'
E. INV. EL. = 6.53'
S. INV. EL. = 10.63'
BTM. EL. = 6.44'

TOP OF SLOPE

TOE OF SLOPE

ASPHALT DRIVE AND PARKING

COVERED PAVILLION

GATE ARM MOTOR

SITE CONTROL POINT #801
SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
EL. = 14.67' (N.A.V.D. 88)
N = 1070031.90
E = 869037.73

CATCH BASIN
E. INV. EL. = 10.64'
W. INV. EL. = 7.19'
WEIR EL. = 15.21'
WEIR EL = 12.83'
BTM. EL. = 6.70'

INV. EL. = 12.09'

INV. EL. = 13.24'

INV. EL. = 13.50'

15" CMP

CLUSTER

CONCRETE DRIVE

5.3'X2.7' CONCRETE PAD

1 STORY CBS GARAGE
182 SW THANKSGIVING AVENUE
F.F.E. = 15.59'
24.1'

A/C PAD

6' CONCRETE SIDEWALK

CATCH BASIN
GRATE EL. = 15.50'
INV. EL. = 12.71'
BTM. EL. = 12.08'

MES
INV. EL. = 12.22'

MES
INV. EL. = 12.39'

7' CBS WALL

10' U.E. & D.E. (P)

6' CONCRETE SIDEWALK

6" CONCRETE CURB (TYP.)

GATE CODE POST

ASPHALT PAVEMENT

CATCH BASIN
GRATE EL. = 14.36'
INV. EL. = 10.57'
BTM. EL. = 7.72'

ASPHALT DRIVE

CONCRETE

CATCH BASIN GRATE EL. = 13.75'
INV. EL. = 11.39'
BTM. EL. = 10.99'

DETENTION AREA

STORM MANHOLE
RIM EL. = 15.13'
E. INV. EL. = 10.41'
S. INV. EL. = 12.05'
W. INV. EL. = 6.52'
BTM. EL. = 6.08'

MES
INV. EL. = 10.06'

MES
INV. EL. = 10.56'

BURIED MES
INV. EL. = 10.38'

MES
INV. EL. = 10.07'

MAPLE TREE (TYP.)

10' U.E. & D.E. (P)

STORM MANHOLE
RIM EL. = 15.57'
N. INV. EL. = 12.40'
E. INV. EL. = 12.48'
BTM. EL. = 12.03'

ICE MACHINE

12" HDPE

6' METAL FENCE

8' CHAIN LINK FENCE

FUEL TANKS

GATE

2 STORY CBS BUILDING
CITY OF PORT ST. LUCIE
BUILDING DEPARTMENT
F.F.E. = 17.09'

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POLICE TRAINING FACILITY

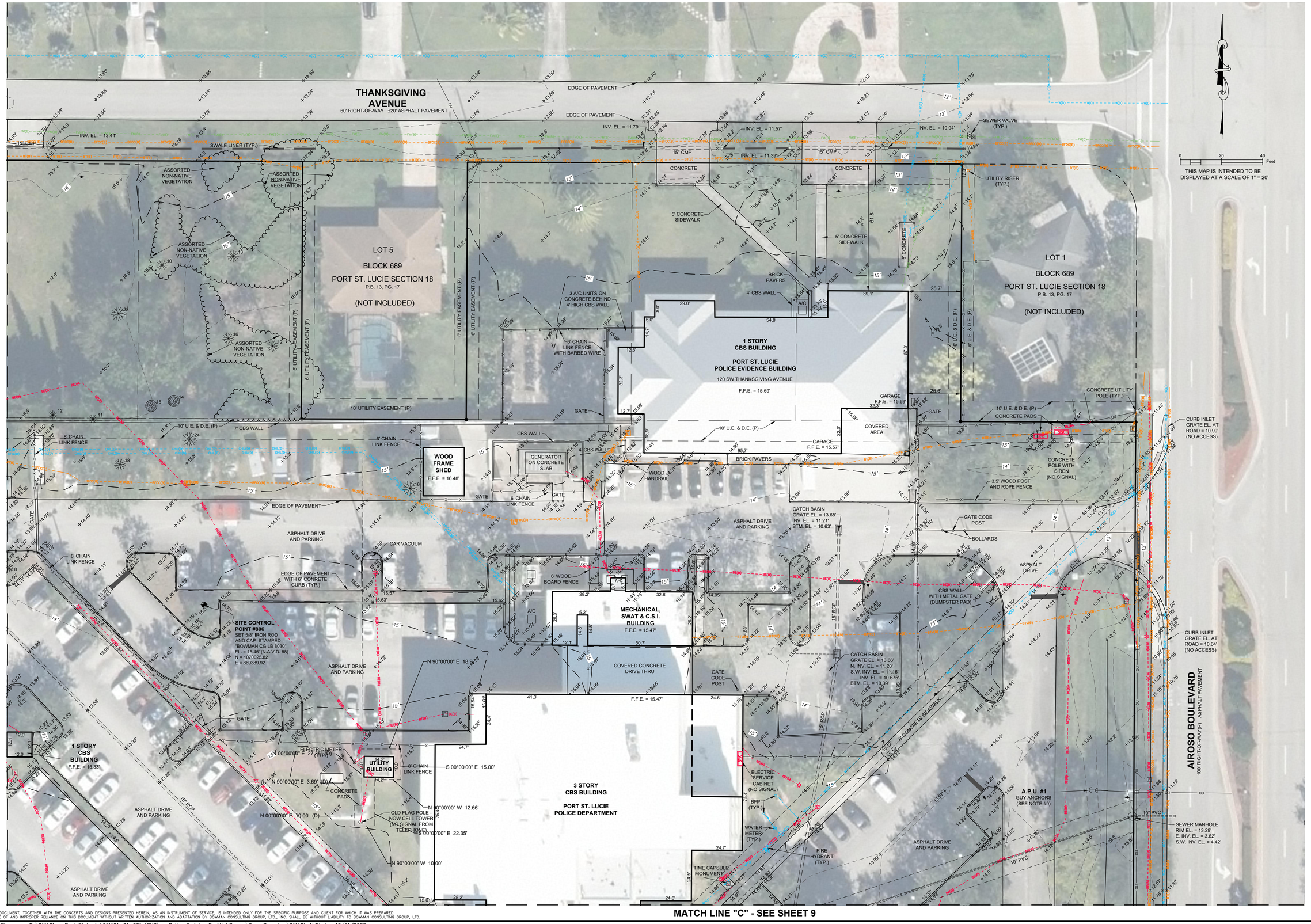
ALTA / NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY

ST. LUCIE COUNTY FLORIDA

PROJECT NO
011121-01-001

PLAN STATUS	
07/12/22	ADD S.U.E. CHILL LINES
10/21/22	ADD TREES SHEETS 7&8
DATE	DESCRIPTION

FIELD BOOK	PAGE
22-235	28-60
FIELD CREW: MJ, JW	
D.A.L. DRAWN	R.E.B. CHKD
SCALE H: 1" = 20' V: N/A	
JOB No. 011121-01-001	
DATE JUNE 13, 2022	
FILE No. 011121 ALTA	



0 20 40 Feet

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POLICE TRAINING FACILITY

ALTA / NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY

ST. LUCIE COUNTY FLORIDA

PROJECT NO
011121-01-001

PLAN STATUS	
07/12/22	ADD S.U.E. CHILL LINES
10/21/22	ADD TREES SHEETS 7&8
DATE	DESCRIPTION

FIELD BOOK 22-235 PAGE 28-60
FIELD CREW: MJ, JW
D.A.L. DRAWN R.E.B. CHKD
SCALE H: 1" = 20' V: N/A
JOB No. 011121-01-001
DATE JUNE 13, 2022
FILE No. 011121 ALTA

SHEET 8 OF 12

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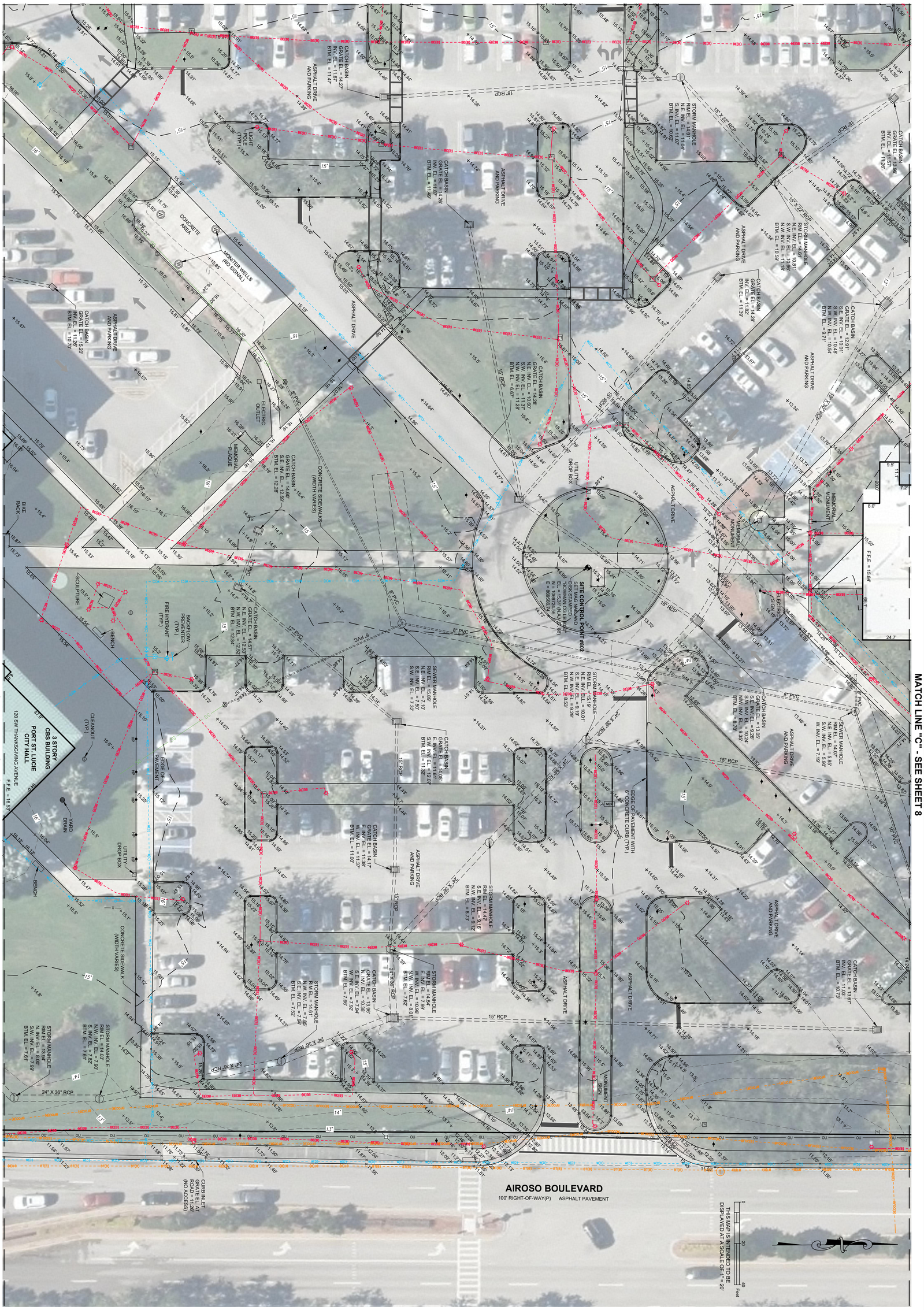
MATCH LINE "E" - SEE SHEET 10

MATCH LINE "D" - SEE SHEET 12

MATCH LINE "C" - SEE SHEET 8


AIROSO BOULEVARD
100' RIGHT-OF-WAY(P) ASPHALT PAVEMENT
3 STORY CBS BUILDING
PORT ST. LUCIE CITY HALL
120 SW THANKSGIVING AVENUE
F.F.E. = 16.5'
SITE CONTROL POINT 8002
SET MAG NAIL AND WASHER DSN STAMPED "BOWMAN" N = 895048.14 E = 890468.54 ELEV. = 15.31' (N.A.V.D. 88)
ASPHALT DRIVE AND PARKING
CONCRETE SIDEWALK (WIDTH VARIES)
CONCRETE AREA
MONITOR WELLS (NO SIGNAL)
ELECTRIC OUTLET
MEMORIAL PLAQUE
BIKE RACK
BENCH
SCULPTURE
FIRE HYDRANT (TYP.)
BACKFLOW PREVENTER (TYP.)
CLEANOUT (TYP.)
YARD DRAIN
UTILITY DROP BOX
EDGE OF PAVEMENT WITH CONCRETE CURB (TYP.)
CURB INLET GRATE EL. AT GUTTER EL. (NO ACCESS)
CATCH BASIN GRATE EL. = 14.57' INV. EL. = 11.27' BTM. EL. = 11.07'
CATCH BASIN GRATE EL. = 14.26' INV. EL. = 11.06' BTM. EL. = 10.86'
CATCH BASIN GRATE EL. = 14.20' INV. EL. = 11.37' BTM. EL. = 11.28'
CATCH BASIN GRATE EL. = 14.57' INV. EL. = 11.27' BTM. EL. = 11.07'
CATCH BASIN GRATE EL. = 15.20' INV. EL. = 10.70' BTM. EL. = 10.50'
CATCH BASIN GRATE EL. = 14.57' N.W. INV. EL. = 12.34' S.E. INV. EL. = 12.24'
CATCH BASIN GRATE EL. = 14.57' INV. EL. = 12.24' BTM. EL. = 12.04'
CATCH BASIN GRATE EL. = 14.57' INV. EL. = 11.57' BTM. EL. = 11.37

MATCH LINE "B" - SEE SHEET 7

LOT 16
(NOT INCLUDED)

LOT 17
(NOT INCLUDED)

0 20 40 Feet
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 20'

20' UTILITY EASEMENT (P)

KAIL STREET
60' RIGHT-OF-WAY ASPHALT PAVEMENT

40" X 60" RCP
40" X 60" RCP
INV. EL. = 8.04'
INV. EL. = 8.01'
INV. EL. = 12.74'
INV. EL. = 12.81'
INV. EL. = 13.31'
INV. EL. = 13.25'

CONCRETE DRIVE
GARAGE F.F.E. = 15.36'
A/C ON CONCRETE PAD
COVERED ENTRY
1 STORY CBS BUILDING
2243 SW KAIL ST.
F.F.E. = 16.21'
COVERED PATIO

LOT 18

EDGE OF PAVEMENT

1 STORY CBS BUILDING
2257 SW KAIL ST.
F.F.E. = 16.20'
COVERED ENTRY
COVERED PATIO
GARAGE F.F.E. = 15.36'
A/C ON CONCRETE PAD
CONCRETE DRIVE

LOT 19

12" CMP

BACKFLOW PREVENTER (TYP.)
WATER METER (TYP.)

TOP OF SLOPE
TOE OF SLOPE

CATCH BASIN
GRATE EL. = 14.64'
N. INV. EL. = 10.50'
S.E. INV. EL. = 7.39'
S. INV. EL. = 10.51'
BTM. EL. = 6.98'

18" RCP
15" RCP

UTILITY HAND HOLE (TYP.)

INV. EL. = 14.17'
COVERED PAVILLION
INV. EL. = 13.69'
4" PVC
MES INV. EL. = 12.81'
COVERED 6' CONCRETE SIDEWALK
15" CMP
INV. EL. = 13.69'
MES INV. EL. = 12.81'
INV. EL. = 13.85'
MES INV. EL. = 12.54'
SWALE LINER (TYP.)

STORM MANHOLE
RIM EL. = 15.53'
E. INV. EL. = 11.05'
S.W. INV. EL. = 11.04'
N.W. INV. EL. = 8.30'
BTM. EL. = 7.75'

GATE ARM MOTOR
YELLOW DIAMOND SIGNS
GATE ARM MOTOR

WELL (TYP.) (ABANDONED)

A/C PAD
1 STORY CBS BUILDING
2252 SW BEST ST.
F.F.E. = 17.49'
COVERED ENTRY
CONCRETE
CAR VACUUM

1 STORY CBS BUILDING
PORT ST. LUCIE EMPLOYEE FAMILY HEALTH CENTER
2266 SW BEST ST.
F.F.E. = 16.75'
COVERED ENTRY
HANDRAILS
A/C PAD
4' CONCRETE SIDEWALK
COVERED ASPHALT
CONCRETE
ASPHALT DRIVE AND PARKING

BEST STREET
60' RIGHT-OF-WAY(P)

INV. EL. = 12.50'
INV. EL. = 12.31'
INV. EL. = 13.29'
INV. EL. = 12.78'
INV. EL. = 12.71'

GENERATOR BUILDING
F.F.E. = 16.08'
WALL
A/C
GATE
8' CHAIN LINK FENCE

2 STORY CBS BUILDING
CITY OF PORT ST. LUCIE BUILDING DEPARTMENT
F.F.E. = 17.09'

POSSIBLE ROOF DRAIN
STORM MANHOLE
RIM EL. = 15.59'
E. INV. EL. = 12.47'
S.W. INV. EL. = 12.47'
BTM. EL. = 12.01'
12" HDPE
15" RCP
CONCRETE SIDEWALKS (WIDTH VARIES)

SITE CONTROL POINT #800
SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
EL. = 15.21' (N.A.V.D. 88)
N = 1069661.36
E = 869069.93

EDGE OF PAVEMENT WITH 6" CONCRETE CURB (TYP.)

CURB INLET
GRATE EL. AT ROAD = 14.33'
GRATE EL. AT REAR = 14.23'
N. INV. EL. = 11.35'
S. INV. EL. = 11.38'
BTM. EL. = 10.94'

CURB INLET
GRATE EL. AT ROAD = 14.26'
GRATE EL. AT REAR = 14.12'
N. INV. EL. = 14.48'
BTM. EL. = 11.20'

LIGHT POLE WITH CAMERA
ASPHALT DRIVE AND PARKING
ASPHALT DRIVE AND PARKING
ASPHALT DRIVE

COVERED ENTRY
COVERED AREA
PERMIT DROP BOX
BIKE RACK
BOLLARDS AND YIELD TO PEDESTRIANS SIGN
LIGHT POLE (TYP.)
ASPHALT DRIVE AND PARKING
BOLLARD (TYP.)
STEPS
BRICK PAVERS
COVERED ENTRY
PERMIT DROP BOX
ASPHALT DRIVE AND PARKING
EDGE OF PAVEMENT WITH 6" CONCRETE CURB (TYP.)
BOLLARD (TYP.)
ELECTRIC CAR CHARGING STATION
ASPHALT DRIVE AND PARKING
TOP OF SLOPE
INV. EL. 14.45' FILLED WITH DIRT
INV. EL. = 14.24' FILLED WITH DIRT
COVERED 4' CONCRETE SIDEWALK
UNDERGROUND FIBER OPTIC VAULT

MATCH LINE "E" - SEE SHEET 9

MATCH LINE "F" - SEE SHEET 11

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POLICE TRAINING FACILITY

ALTA / NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

BOUNDARY AND TOPOGRAPHIC SURVEY

ST. LUCIE COUNTY FLORIDA

PROJECT NO
011121-01-001

PLAN STATUS	
07/12/22	ADD S.U.E. CHILL LINES

DATE	DESCRIPTION

FIELD BOOK 22-235 PAGE 28-60
FIELD CREW: MJ, JW
D.A.L. DRAWN | R.E.B. CHKD
SCALE H: 1" = 20' V: N/A
JOB No. 011121-01-001
DATE JUNE 13, 2022
FILE No. 011121 ALTA

SHEET 10 OF 12

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POLICE TRAINING FACILITY

ALTA / NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY

ST. LUCIE COUNTY FLORIDA

PROJECT NO 011121-01-001

DATE	DESCRIPTION
7/12/22	ADD SUE, DRILL LINES

PLAN STATUS

FIELD BOOK 22-235 PAGE 28-60

FIELD CREW: MJ, JW

D.A.L.: R.E.B.

DRAWN: CHKD:

SCALE: H: 1" = 20' V: N/A

JOB No.011121-01-001

DATE: JUNE 13, 2022

FILE No. 011121 ALTA

SHEET 11 OF 12

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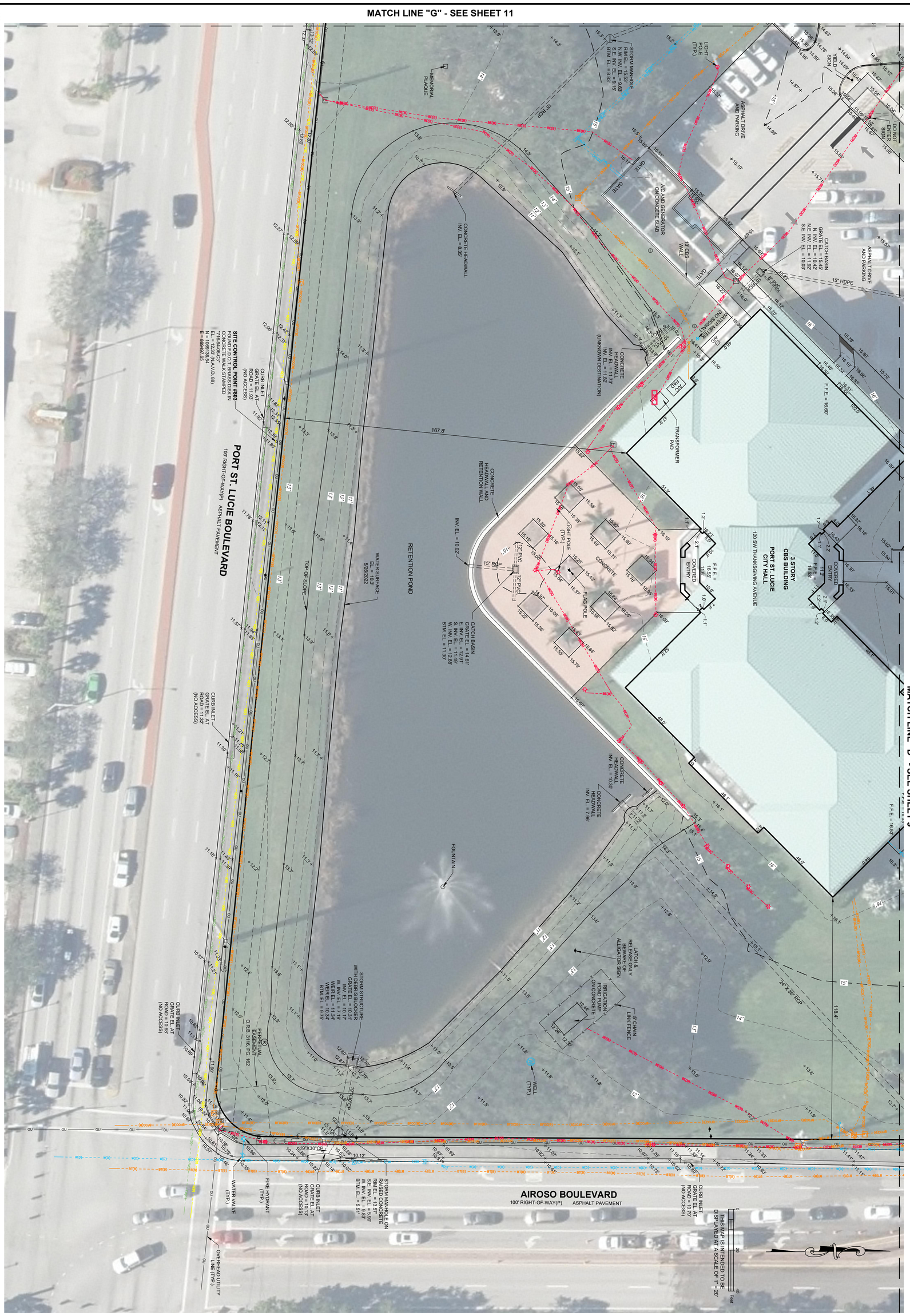

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ST. LUCIE COUNTY FLORIDA

PROJECT NO 011121-01-001

DATE	DESCRIPTION
07/12/22	ADD SUE, DRILL LINES

PLAN STATUS

FIELD BOOK 22-235 PAGE 28-60

FIELD CREW: MJ, JW

D.A.L. R.E.B.

DRAWN CHKD

SCALE: H: 1" = 20' V: N/A

JOB No. 011121-01-001

DATE: JUNE 13, 2022

FILE No. 011121 ALTA

SHEET 12 OF 12

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PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

City of Port St. Lucie Police Training Facility
Landscape Modification
Project: P22-322

Planning and Zoning Board Meeting

December 6, 2022, Meeting

CityofPSL.com

PROJECT SUMMARY

- The site is approximately 0.93 acres in size, a related project for a major site plan under review for the construction of a police training facility.
- The proposed development abuts residential property along the north and east sides, along Thanksgiving Avenue.
- A wall is required in a landscape buffer strip where residential uses abut the property to the side or rear per Section 154.03(C)5 of the Landscape and Land Clearing Code.

CityofPSL.com

APPLICANT AND OWNER

Octavio Reis of Bowman Consulting is acting as agent for the property owner, the City of Port St. Lucie.

CityofPSL.com

MODIFICATION REQUEST

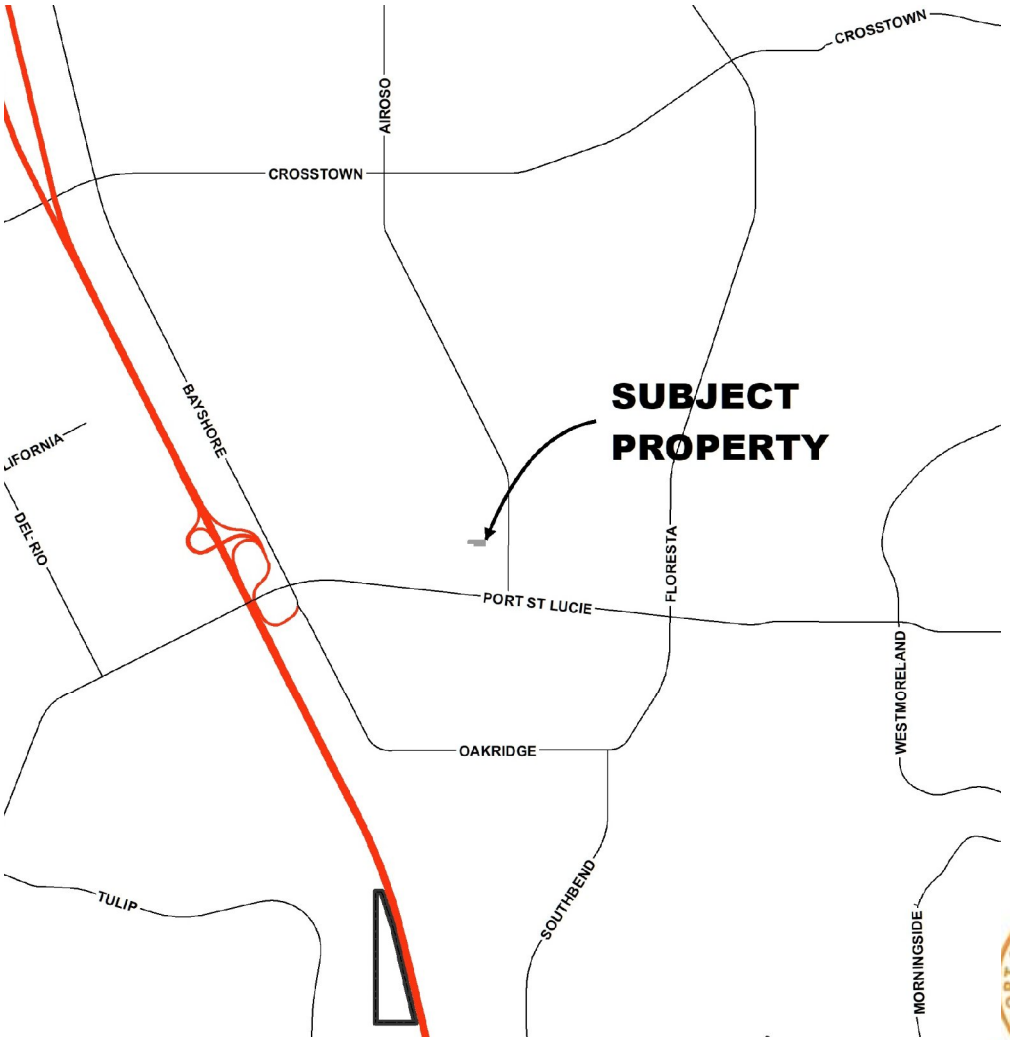
- A waiver to the architectural buffer wall requirement.

- The applicant is proposing a landscape modification to forego a 6-foot-high masonry wall within the 15-foot-wide landscape buffer required along the north and east sides of the site. The applicant proposes the use of landscaping in lieu of the wall requirement.

CityofPSL.com

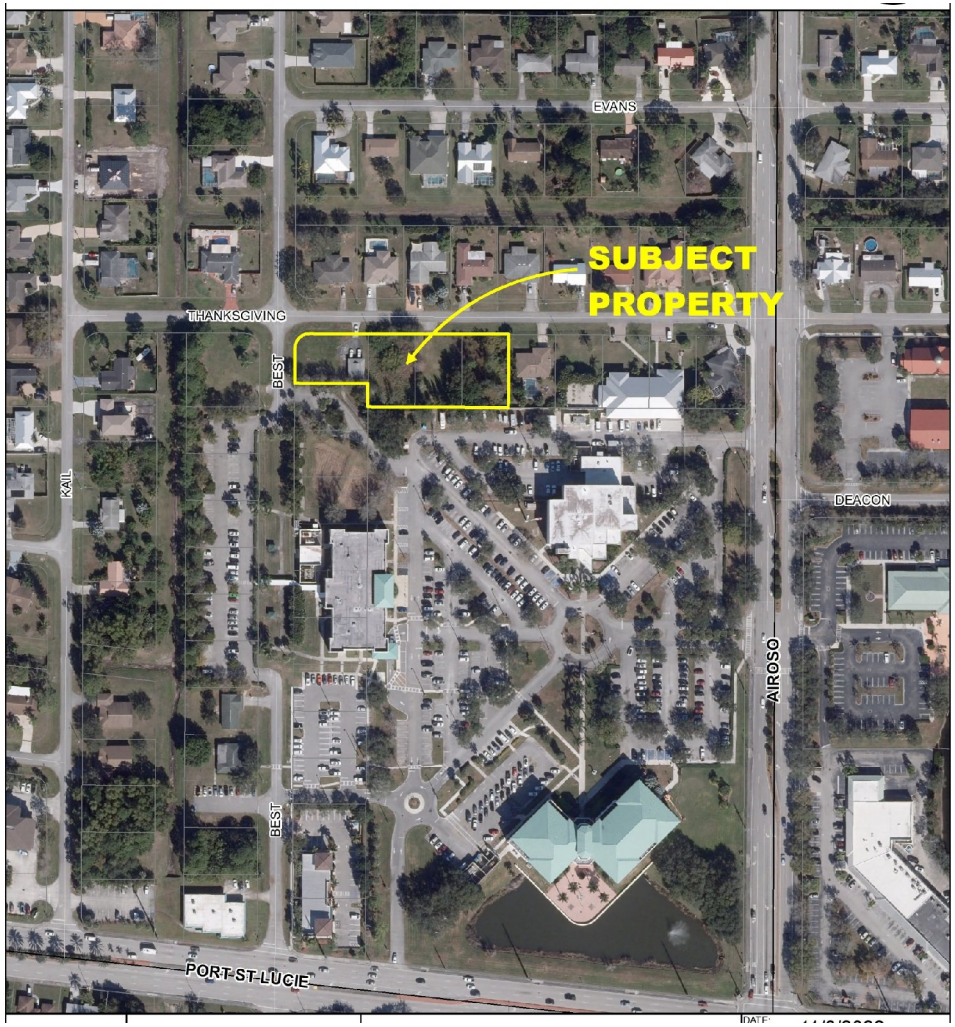
LOCATION

- The property is located south of Thanksgiving Avenue and west of Airoso Boulevard.



CityofPSL.com

AERIAL MAP



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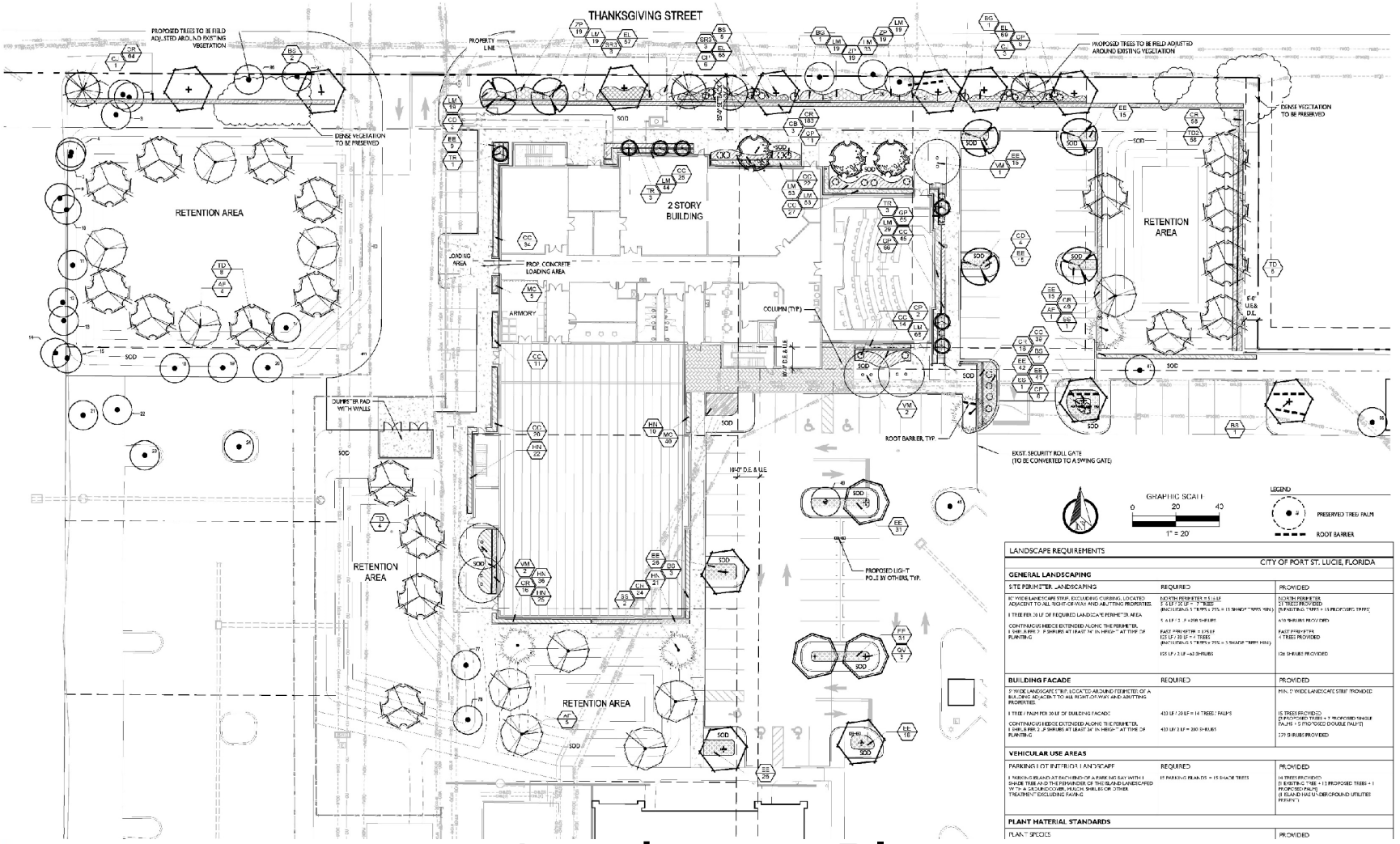
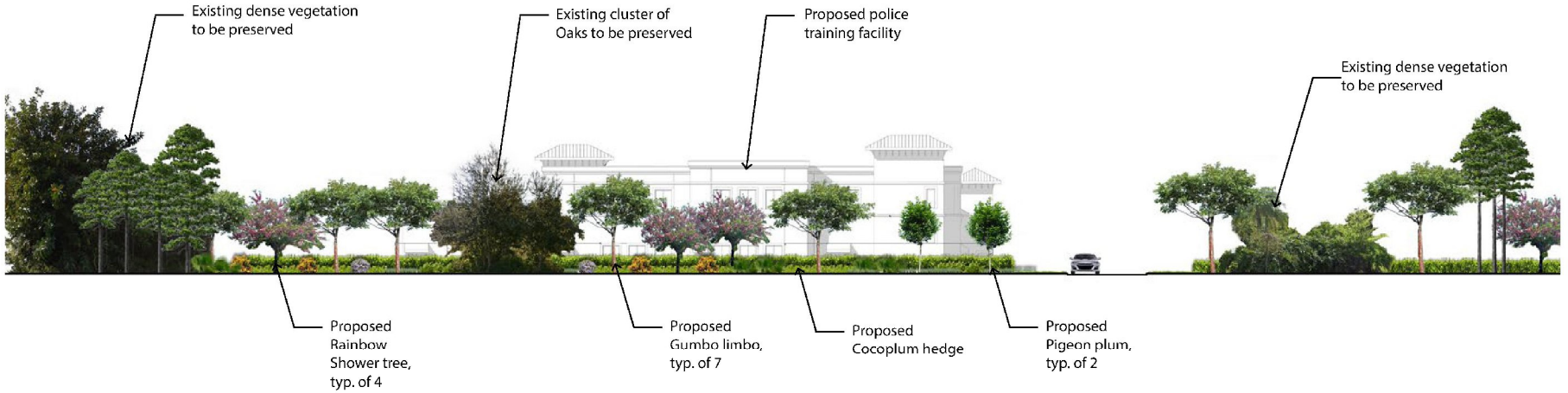


Landscape Plan

North Buffer Elevation



CityofPSL.com

QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

CityofPSL.com

"A City for All Ages"

Agenda Summary

2022-1026

Agenda Date: 12/6/2022 **Agenda Item No.:** 8.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-323 PS Lucie SR CGP, LLC - Variance

Location: 1837 SW Gatlin Boulevard
Legal Description: Lot 9, Lot 10 and Tract P of Block 1702
This is a request for a variance from Section 3.0.8. of the City of Port St. Lucie City Wide Design Standards Manual for the orientation of the garage doors for a car wash.

Submitted By: Bethany Grubbs, Planner III

Executive Summary: The applicant is requesting a variance from Section 3.0.8. of the City of Port St. Lucie City Wide Design Standards Manual to allow for garage doors to face both SW Gatlin Boulevard and SW Import Drive. The applicant is proposing to develop a car wash. The first door (garage door #1), which faces SW Gatlin Boulevard, is intended to provide ventilation to any employees that may be working in the tunnel during business hours. The second door (garage door #2), which faces SW Import Drive, is for vehicle access.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board approve the variance.

Alternate Recommendations:

1. Move that the Board amend the recommendation or provide conditions and approve the variance.
2. Move that the Board deny the variance.
3. Move that the Board table or continue the hearing or review to a future meeting

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: See attached staff report.

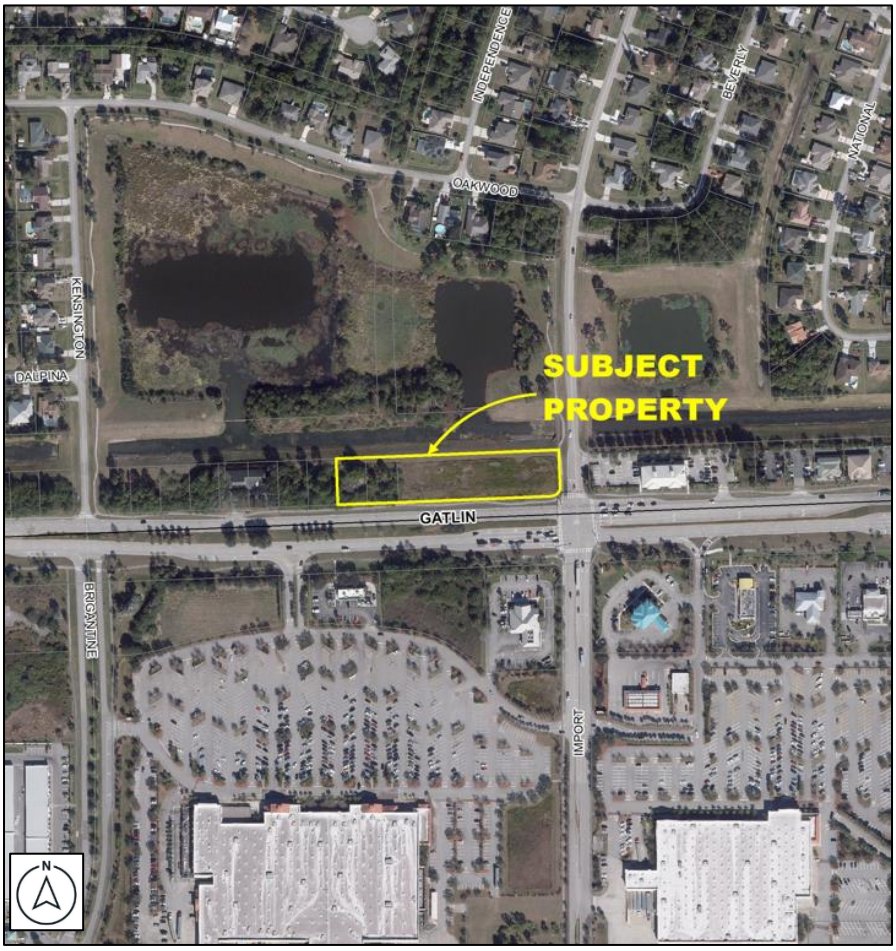
Location of Project: The property is located at the northwest intersections of SW Gatlin Boulevard and SW Import Drive.

Attachments:

1. Staff Report
2. Application, Applicant's Response to Questions, Owner's Authorization, Deed

3. Conceptual Plan
4. Elevations
5. Staff Presentation

PS Lucie SR CGP, LLC
Variance
P22-323



Aerial Map

SUMMARY

Applicant's Request:	A variance from Section 3.0.8. of the City of Port St. Lucie City Wide Design Standards Manual for the orientation of the garage doors for a car wash.
Application Type:	Variance
Applicant:	Lauren Burleson, Driven Brands, Inc.
Property Owner:	Chad J. Post, PS Lucie SR CGP, LLC
Address:	1837 SW Gatlin Boulevard
Location:	The property is located at the northwest intersections of SW Gatlin Boulevard and SW Import Drive
Project Planner:	Bethany L. Grubbs, Planner III

Project Description

The applicant is requesting a variance from Section 3.0.8. of the City of Port St. Lucie City Wide Design Standards Manual to allow for garage doors to face both SW Gatlin Boulevard and SW Import Drive. The applicant is proposing to develop a car wash. The first door (garage door #1), which faces SW Gatlin Boulevard, is intended to provide ventilation to any employees that may be working in the tunnel during business hours. The second door (garage door #2), which faces SW Import Drive, is for vehicle access. The vehicles will enter through the garage door and by use of a conveyor belt system, be guided through the tunnel and exit on the opposite side of the building.

The City of Port St. Lucie Citywide Design Standards manual requires that buildings with commercial land use, located on corner lots that face an arterial or collector road, garage doors or open bays must be oriented to a side of the property not facing an arterial, collector, or local road corner.

Exhibit 1: Conceptual Site Plan

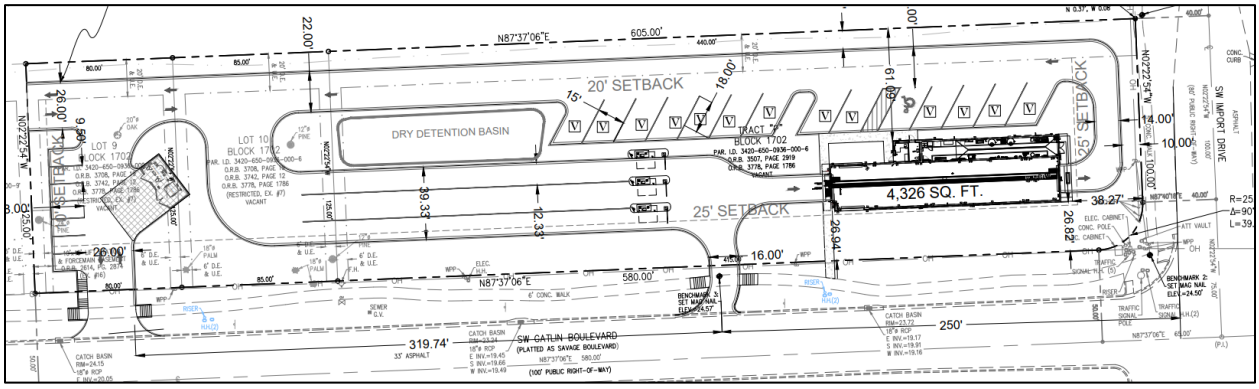


Exhibit 2: Building Elevations (East – Import Drive)

Exhibit 3: Building Elevations (South – Gatlin Boulevard)

Review Criteria

An application for a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

Public Notice Requirements

Public notice was mailed to owners within 750 feet on November 22, 2022 and the file was included in the ad for the Planning & Zoning Board's agenda.

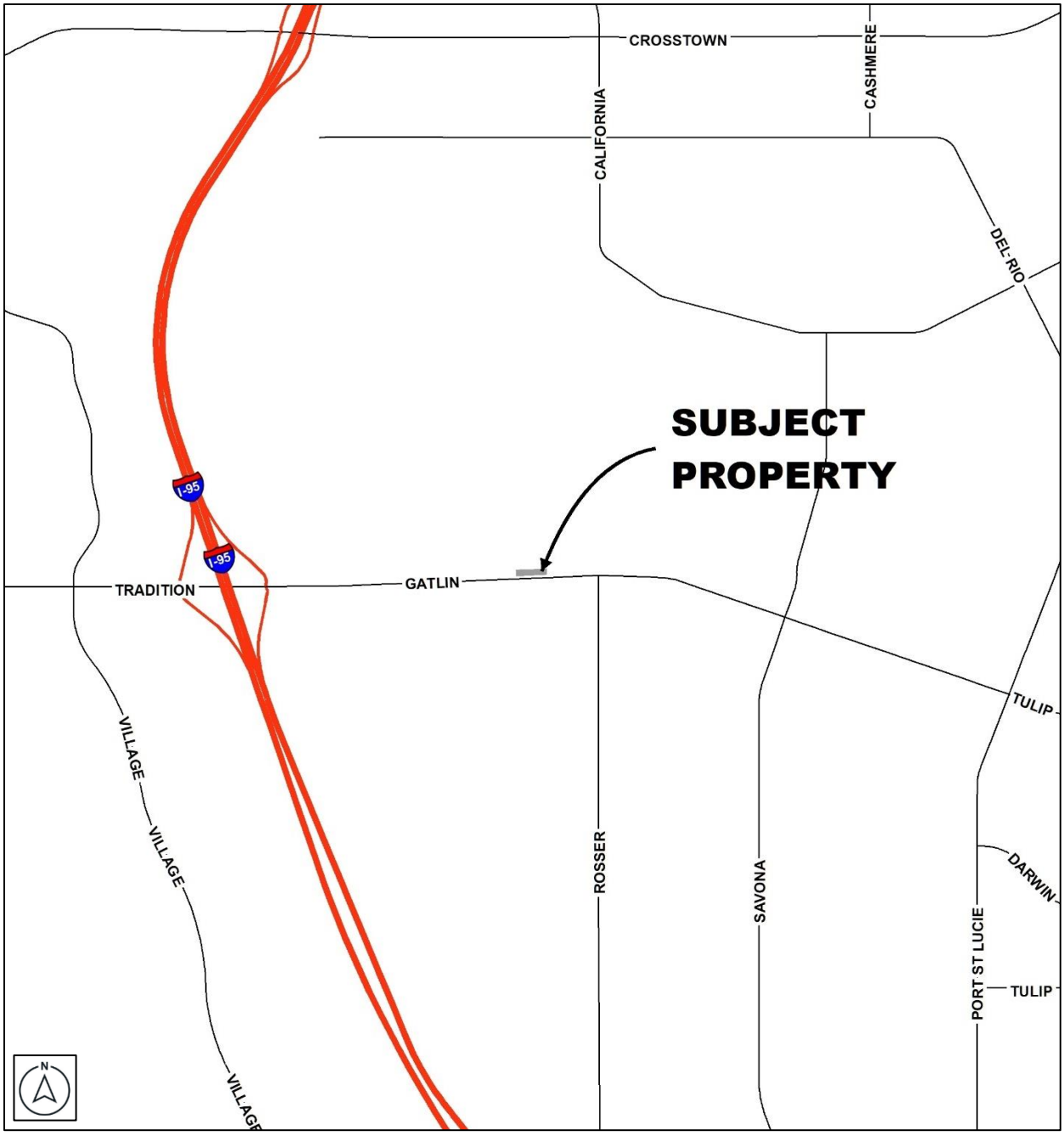
Location and Site Information

Parcel Number:	3420-650-0936-000-6
Property Size:	1.73 acres
Legal Description:	Lot 9, Lot 10 and Tract P of Block 1702
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant

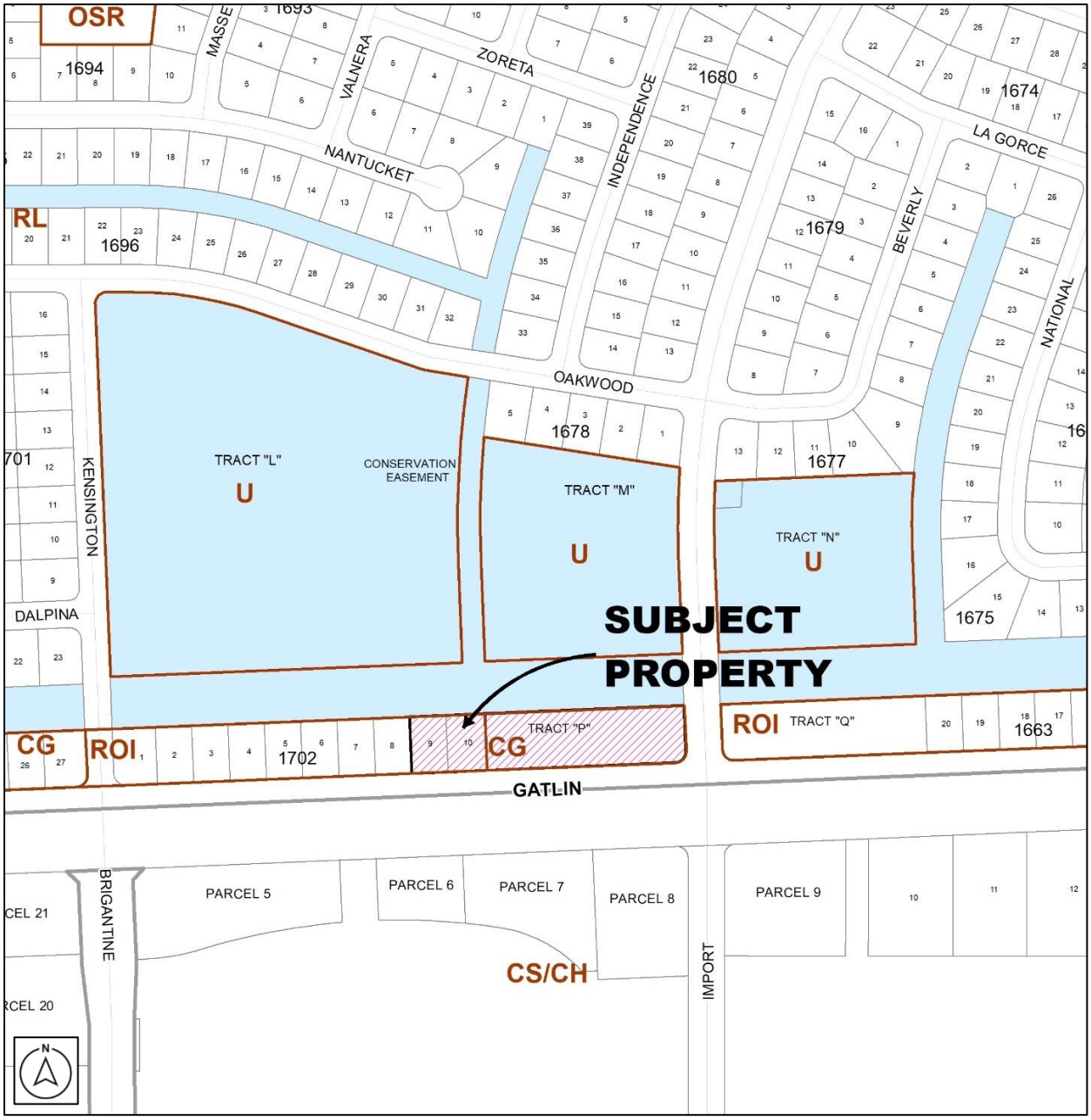
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	U	OSC	Stormwater management tract, Park
South	CS/CH	PUD	Commercial shopping center, fast food restaurant, and bank
East	ROI	P	Commercial office building
West	ROI	RS-2	Vacant

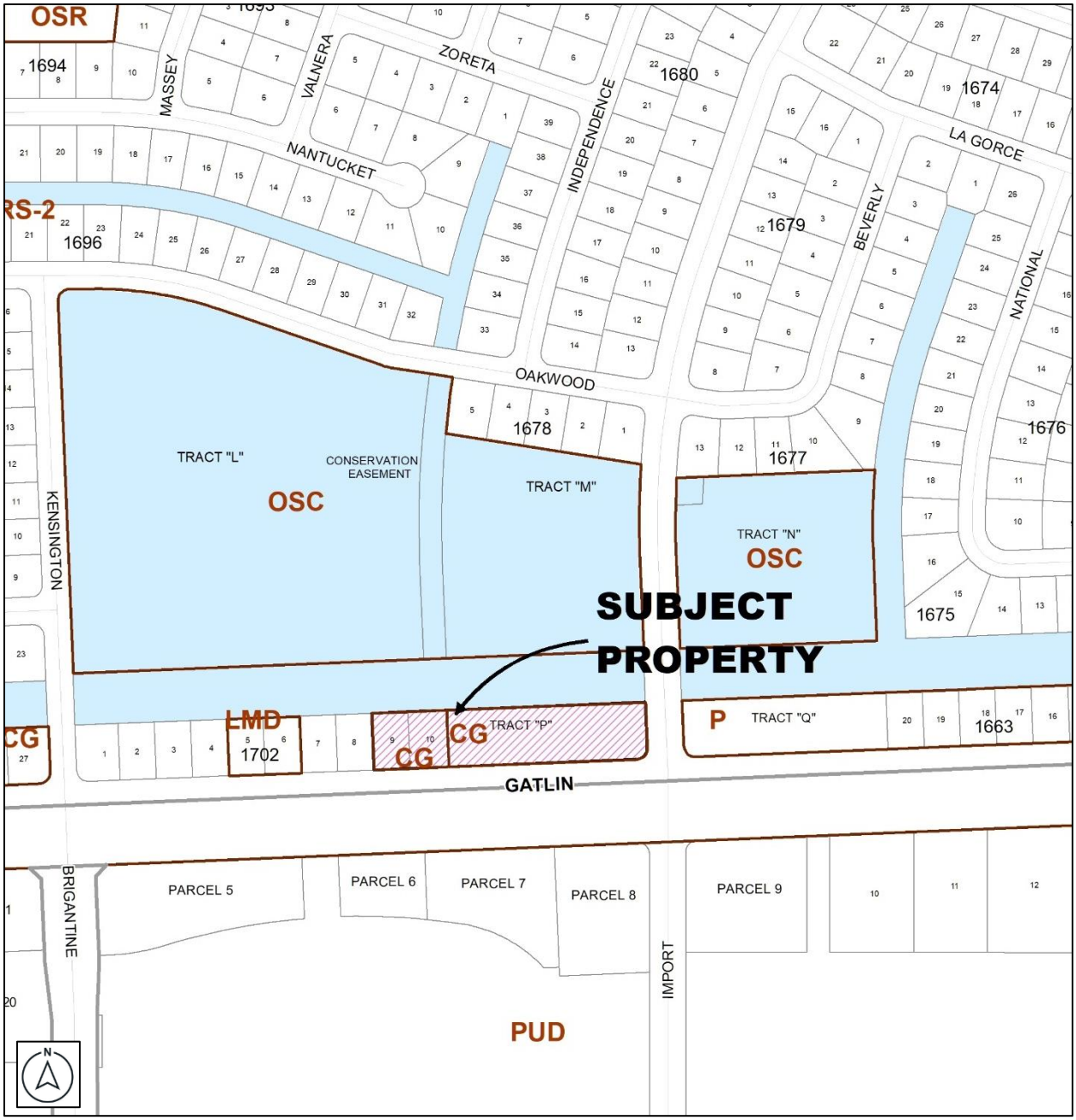
U – Utility, OSC - Conservation Open Space, CS/CH – Commercial Service, PUD - Planned Unit Development, ROI – Residential, Office, Institutional, P – Professional, RS-2 – Single-Family Residential



Location Map



Future land Use


OSR
RS-2
ZORETA
MASSEY
VALNERA
INDEPENDENCE
NANTUCKET
OAKWOOD
LA GORCE
BEVERLY
NATIONAL
KENSINGTON
TRACT "L"
CONSERVATION EASEMENT
OSC
TRACT "M"
TRACT "N"
OSC
SUBJECT PROPERTY
LMD
CG
TRACT "P"
P
TRACT "Q"
GATLIN
BRIGANTINE
PARCEL 5
PARCEL 6
PARCEL 7
PARCEL 8
PARCEL 9
IMPORT
PUD
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1663

Zoning

IMPACTS AND FINDINGS

Section 158.295 (B) of the Zoning Code establishes the duties of the Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board may authorize the variance from the provisions of the Zoning Code as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. Pursuant to Section 158.296, a variance is authorized only for height, area, and size of the structure, yard size, building setback, lot size requirements, and other applicable development regulations, excluding use. To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7). The applicant's response to this criterion is attached to the application. Staff's review is provided below.

See the applicant's responses that are included in the Variance application.

Compatibility with variance criteria Section 158.295 (B).

1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

    - *Staff Findings: The are special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings within the CG zoning district. Car washes are allowed upon approval of a special exception use in the CG zoning district. The fact that this is a corner lot makes the use of an automated car wash unfeasible. When cars drive through an automated car wash, one end has an opening, and the vehicle is guided on the conveyor belt system straight through the opposite end of the building. The garage doors are closed nightly at the end of business hours to secure the tunnel. Regardless of which direction the entrance and exit points are located, there will be one entrance or exit point facing a roadway, unable to allow garage door #2 to meet the City Wide Design Standards.*

      However, garage door #1, which faces Gatlin Boulevard, is not a special condition or circumstance unique to the property. It is proposed for ventilation. The site could be redesigned to accommodate ventilation needs.

2) That the special conditions and circumstances do not result from any action of the applicant.

    - *Staff Findings: The circumstances do not result from the actions of the applicant. The proposed use is an allowable use in the CG zoning district upon special exception use approval. Because this is a corner lot, due to the standard design of the use, it is not possible for the tunnel system, garage door #2, to meet the City Wide Design Standards.*

      Garage door #1, which faces Gatlin Boulevard, is not a special condition and is a result of the applicant. The site could be redesigned to accommodate ventilation needs.

3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.

    - *Staff Findings: Properties located within the CG zoning district are subject to the City Wide Design Standards. However, the design code restricts an automated car wash with a tunnel system that has two garage doors (garage door #2) to not be allowed on a corner lot that has two frontages.*

Garage door #1 relates to the need for ventilation. The applicant could explore alternate building designs and exhaust systems, or other appropriate equipment, to meet the design code.

4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.

    - *Staff Findings: The literal interpretation would deprive the applicant of rights enjoyed by others and would cause undue hardship for the applicant. If denied, the applicant would have to propose a different use other than an automated car wash with a tunnel system.*

5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

    - *Staff Findings: If granted, the applicant will be allowed to move forward with the pending special exception use application to allow an automated car wash in the CG zoning district.*

6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

    - *Staff Findings: The variance will not be injurious to the area involved or detrimental to the public welfare. The site complies with all minimum setback and buffering requirements. Any public comment that is received will be forwarded to the Board.*

7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

    - *Staff Findings: Acknowledged.*

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed variance. If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with conditions

If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).

VARIANCE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port ST. Lucie Blvd.
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 check 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. **Attach two copies of proof of ownership (e.g.: warranty deed, affidavit), a copy of recent survey and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: BZackery@a-ces.com

PROPERTY OWNER:

Name: PS Lucie SR CGP, LLC

Address: 361 Summit Blvd Suite 110

Telephone No. _____

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Lauren Burleson

Address: 440 S Church Street Suite 700, Charlotte, NC 28202

Telephone No. (704) 377-8855 Email lauren.burleson@drivenbrands.com

SUBJECT PROPERTY:

Legal Description: Lots 9 and 10, and tract P, Block 1702, Port St. Lucie Section Thirty One, According to the plat thereof, as recorded in Plat Book 14, Pages 22, 22A though 22G, inclusive, of the public records of St. Lucie County, Florida.

Parcel I.D. Number: 3420-650-0936-00-6

Address: 1837 SW Gatlin Boulevard

Current Zoning Classification CG- General Commercial

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.

A variance is requested to allow for garage doors to face both Gatlin Blvd. and Import Drive. The Garage door facing Gatlin Blvd. is not for a point of access. No pavement or travel way leads up to this point of the building from the exterior. This door is only to provide proper ventilation to any employees that may be working in the tunnel during business hours. The second door that faces Import Dr. is for vehicle access however it does not lead to a driveway that opens on to Import Dr. Additionally, due to the use being a car wash the building would require this access point to function and a denial of this variance would create a special exception where car wash are not allowed on corner lots that they are approved of by the overlying zoning district.

Lauren Burleson — Signature of Applicant
Lauren Burleson — Hand Print Name
10/28/2022 — Date

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.

§ 158.295 PLANNING AND ZONING BOARD OR ZONING ADMINISTRATOR (DIRECTOR OF PLANNING AND ZONING) TO HEAR VARIANCES; POWERS AND DUTIES OF BOARD AND ZONING ADMINISTRATOR

(C) Duties of the Zoning Administrator and Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator should consider:

(1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

(2) That the special conditions and circumstances do not result from any action of the applicant;

(3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

(4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

(5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;

(6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

(7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

VARIANCES

The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator will consider the variance criteria in **§ 158.295 (C) 1-7 and consider your responses to the following when making a determination.**

(1) Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

The existing site is a corner lot. No orientation of the proposed car wash tunnel, which is allowed by right in this zoning district, would be able to not face either of the two right of ways.

(2) Please explain if these conditions and circumstances result from actions by the applicant;

An additional garage door will face toward Gatlin Boulevard that is used purely for ventilation purposes for employees during business hours only, no pavement leads up to the door for any sort of vehicular or pedestrian access.

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

Denying the allowance of a garage door facing these streets would cause this use to not be allowed in a district that has been pre-approved for this use.

(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

We are seeking a variance to allow for garage doors to face right of ways. The use is allowed by right to the zoning district we are currently zoned as, however this restriction would cause a car wash tunnel that has at least two garage doors to not be allowed on a corner lot that has two frontages on two right of ways sharing a corner.

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

The additional of a third garage door facing Gatlin Blvd. would not impact the requirement to not allow garage doors to face right of ways, because it will not be used as an access point for any through traffic of any kind. The sole purpose of the point is to provided proper ventilation for employees.

(7) Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

We are prepared to meet any additional requirement the Planning and Zoning Board or Zoning Administrator may prescribe in order obtain a variance to allow the garage doors to open toward the two right of ways the property fronts.

Lauren Burleson	Lauren Burleson	10/28/2022
Signature of Applicant	Hand Print Name	Date

DocuSign Envelope ID: A5826CD2-B809-4B86-B1F5-6C6C336E560F

May 19, 2022

City of Port St. Lucie, FL
Planning and Zoning
121 S.W. Port St. Lucie Blvd.
Port St. Lucie, FL 34984

RE: Agent Authorization Letter
Lots 9, 10 and Tract P, Block 1702, Port St. Lucie Section Thirty One
Parcel ID 3420-650-0936-000-6

To Whom it May Concern:

I, Chad J. Post, as Authorized Agent, of PS Lucie SR CGP, LLC and owner of Lots 9, 10 and Tract P hereby authorize and designate Driven Brands to act as my agent for any matters relating to the proposed carwash development on aforementioned property. This authorization includes, but is not limited to, submitting and providing documentation (permit applications, engineered drawings, site plans, etc.) as needed for the approvals of the proposed development. Representatives shall include, but is not limited to, engineering firm, architectural firm, contractors, etc.

By signing this document, I hereby acknowledge that I am authorized and possess the authority to execute this agent authorization document.

PS Lucie SR CGP, LLC

By: DocuSigned by: Chad J. Post DCB7F1E2DE074FE...

Chad J. Post
Authorized Agent

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4982482 OR BOOK 4759 PAGE 847, Recorded 01/21/2022 12:44:49 PM Doc Tax: $9100.00

This Instrument Prepared By:
Scott Frederick
Baker Donelson Bearman Caldwell & Berkowitz, PC
420 20th Street North, Suite 1400
Birmingham, Alabama 35203

After recording, send deed and tax notices to:
PS Lucie SR CGP, LLC
361 Summit Blvd., Suite 110
Birmingham, AL 35243

Parcel ID No. 3420-650-0936-000-6

SPECIAL WARRANTY DEED

THIS IS A SPECIAL WARRANTY DEED executed and delivered to be effective as of the 16 day of December, 2021, by **SHILLELAGH GROUP, LLC**, a Delaware limited liability company, whose address is 114 Hammon Avenue, Palm Beach, Florida 33480 ("Grantor"), to **PS LUCIE SR CGP, LLC**, a Delaware limited liability company, whose address is 361 Summit Blvd., Suite 110, Birmingham, Alabama 35243 (hereinafter referred to as the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS, That in consideration of the sum of Ten and 00/100 Dollars and ($10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in St. Lucie County, Florida, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD unto Grantee forever in FEE SIMPLE, subject to real estate taxes for the year 2022 and all subsequent years not yet due and payable and those matters more particularly set forth on the attached Exhibit B (collectively, the "Permitted Exceptions");

AND THE SAID Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

[Remainder page intentionally left blank]

IN WITNESS WHEREOF, the undersigned Grantor has duly executed this instrument under seal to be effective as of the date first set forth above.

Signed, sealed, and delivered in the presence of:

Maria C Miller
Print name: Maria C Miller

Anne Osborne
Print name: ANNE OSBORNE

GRANTOR:

SHILLELAGH GROUP, LLC,
a Delaware limited liability company

By: _____
Name: Michael J. Flynn
Title: Member

STATE OF CONNECTICUT)
)ss:
COUNTY OF Fairfield)

The foregoing instrument was acknowledged before me by means of physical presence, this 16 day of December, 2021, by **Michael J. Flynn, Member of SHILLELAGH GROUP, LLC,** a Delaware limited liability company. He/She is personally known to me or has produced Driver License + Passport as identification.

Maria C Miller
NOTARY PUBLIC Maria C Miller

My Commission Expires: 8/31/2025

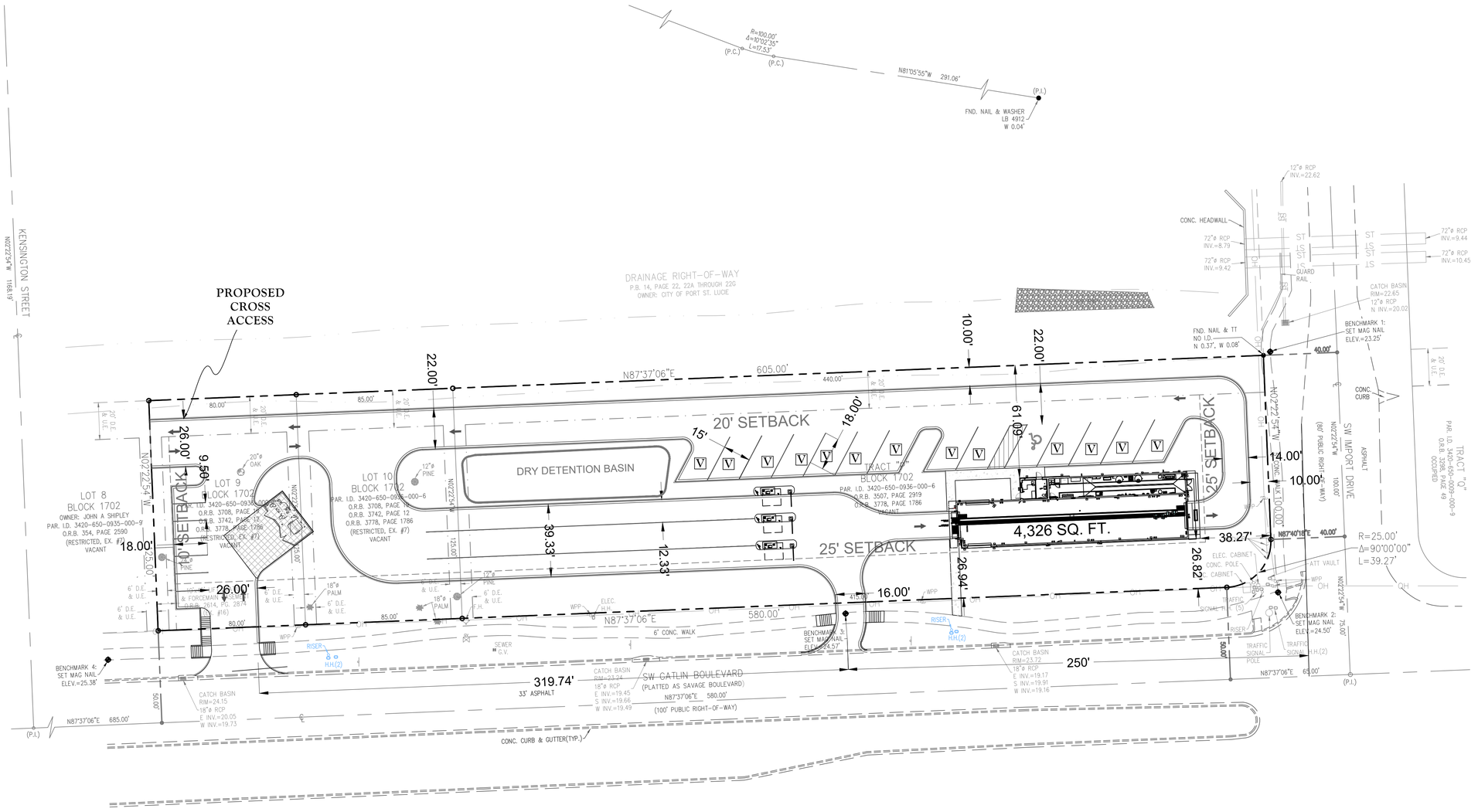
MARIA C MILLER
Notary Public
Connecticut
My Commission Expires Aug 31, 2025

Exhibit A
Legal Description

Lots 9 and 10, and Tract P, Block 1702, Port St. Lucie Section Thirty One, according to the plat thereof, as recorded in Plat Book 14, Page 22, 22A through 22G, inclusive, of the Public Records of St. Lucie County, Florida.

Exhibit B
Permitted Exceptions

1. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Port St. Lucie Section Thirty One, recorded in Plat Book 14, Page 22, 22A - 22G, inclusive, of the Public Records of St. Lucie County, Florida.
2. Restrictions, covenants, and conditions as set forth in the Declaration of Restrictions recorded in Official Records Book 165, Page 2155.
3. Assignment Agreement recorded August 13, 1985 in Official Records Book 473, Page 1177.
4. Stipulated Order of Taking recorded in Official Records Book 817, Page 2091, as affected by Property Interest Assignment and Assumption Agreement and Deed of Transfer in Official Records Book 922, Page 1179, and as affected by Amended Order of Taking recorded in official Records Book 1013, page 2229, and as affected by Assignment and Assumption Agreement recorded in Official Records Book 1141, Page 2395.
5. Ordinance No. 95-039 recorded in Official Records Book 981, Page 1615.
6. Ordinance No. 95-039 recorded in Official Records Book 992, Page 2862.
7. Resolution No. 98-R49 recorded in Official Records Book 1157, Page 2701.
8. Ordinance No. 99-001 recorded in Official Records Book 1203, Page 1026.
9. Ordinance No. 00-002 recorded in Official Records Book 1301, Page 2302.
10. Revocable Encroachment Permit recorded September 23, 2002, in Official Records Book 1584, Page 1398.
11. Access and Utility Easement granted to the City of Port St. Lucie recorded July 19, 2006, in Official Records Book 2614, Page 2874.
12. Resolution No. 13-121 recorded in Official Records Book 3541, Page 731.
13. Unity of Title recorded May 1,2015 in Official Records Book 3742, Page 12 and amended in Official Records Book 3778, Page 1786.
14. Utility Service Agreement with the City of Port St. Lucie recorded December 18, 2015, in Official Records Book 3818, Page 2473.



ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

DATE: 09/13/2022
SCALE: 1" = 30'
DRAWN BY: B. McDANIEL
CHECKED BY: B. ZACKERY
FILE PATH: Z:\SITEDEVELOPMENT\2022\TAKE 5 PORT ST LUCIE,FL...

CAR WASH
SW GATLIN BLVD
PORT ST. LUCIE, FL

CONCEPT 3

P22-155

1 NORTH ELEVATION 3/16" = 1'-0"

2 EAST 3/16" = 1'-0"

3 WEST 3/16" = 1'-0"

4 SOUTH ELEVATION 3/16" = 1'-0"

EXTERIOR FINISH & COLOR PERCENTAGE OF EAST ELEV.			
NO.	AREA	COLOR	%
	GLAZING		13%
1	TOWER	BY MANUF. MATCH SW 6169 SEDATE GRAY	13%
2	STUCCO	MATCH SW COLOR #7018 DOVETAIL	30%
3	DARK CMU	MATCH SW COLOR #7020, BLACK FOX	2%
4	SPLIT FACE CMU	MATCH SW COLOR # 7016, MINDFUL GRAY	40.4%
	METAL ROOF	SLATE GRAY	
	ALUM. COPING	DARK BRONZE	
	STOTEFRONT	CLEAR ANODIZED	

EXTERIOR FINISH & COLOR PERCENTAGE OF NORTH ELEV.			
NO.	AREA	COLOR	%
	GLAZING		4%
2	STUCCO	MATCH SW COLOR #7018 DOVETAIL	31%
3	DARK CMU	MATCH SW COLOR #7020, BLACK FOX	2.2%
4	SPLIT FACE CMU	MATCH SW COLOR # 7016, MINDFUL GRAY	58%

EXTERIOR FINISH & COLOR PERCENTAGE OF EAST ELEV.			
NO.	AREA	COLOR	%
	GLAZING		12%
1	TOWER	BY MANUF. MATCH SW 6169 SEDATE GRAY	17.3%
2	STUCCO	MATCH SW COLOR #7018 DOVETAIL	36%
3	DARK CMU	MATCH SW COLOR #7020, BLACK FOX	1.6%
4	SPLIT FACE CMU	MATCH SW COLOR # 7016, MINDFUL GRAY	27%

EXTERIOR FINISH & COLOR PERCENTAGE OF WEST ELEV.			
NO.	AREA	COLOR	%
	GLAZING		16%
2	STUCCO	MATCH SW COLOR #7018 DOVETAIL	50%
3	DARK CMU	MATCH SW COLOR #7020, BLACK FOX	2%
4	SPLIT FACE CMU	MATCH SW COLOR # 7016, MINDFUL GRAY	27%

EXTERIOR FINISH & COLOR PERCENTAGE OF SOUTH ELEV.			
NO.	AREA	COLOR	%
	GLAZING		21%
1	TOWER	BY MANUF. MATCH SW 6169 SEDATE GRAY	21%
2	STUCCO	MATCH SW COLOR #7018 DOVETAIL	21%
3	DARK CMU	MATCH SW COLOR #7020, BLACK FOX	1.3%
4	SPLIT FACE CMU	MATCH SW COLOR # 7016, MINDFUL GRAY	33.1%

ARCHITECT OF RECORD:
RALPH M. COLEMAN
FLORIDA REGISTERED
ARCHITECT
201 RIVERPLACE, SUITE 401
GREENVILLE, SC 29601
PHONE: 864.451.5288

COR3 DESIGN, LLC
ARCHITECTURE

COR3 Design, LLC
Commercial, Office, Retail, Restaurant, Real Estate Development
201 RiverPlace
Suite 401
Greenville, SC 29601
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Greenville, SC 29601
864.271.6535
MECHANICAL
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870 Cleveland St, STE 1D
Greenville, SC 29601
864.271.6535
ELECTRICAL
Hugh P. Bunn, PE
912 S. Pine Street
Spartanburg, SC 29302
864.583.2795

Project Title :
TAKE 5 CW PORT ST. LUCIE, FL
1801 SW GATLIN BLVD. PORT ST. LUCIE, FL 34953

Client Logo:

Seals :

Revisions :
10.12.2022 Issue for Permit

Project Number :
22022
Phase :
CD
Date :
10.12.2022
Drawn By :
-
Checked By :
-

Sheet Number:
A200

Sheet Title :
ELEVATIONS

THIS DRAWING IS THE PROPERTY OF COR3 DESIGN, LLC. AND IS COPY RIGHT PROTECTED. IT IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED FOR ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST.

PS Lucie SR CGP, LLC
Variance Application
P22-323

Planning and Zoning Board

December 6, 2022

Bethany Grubbs, Planner III

Request Summary

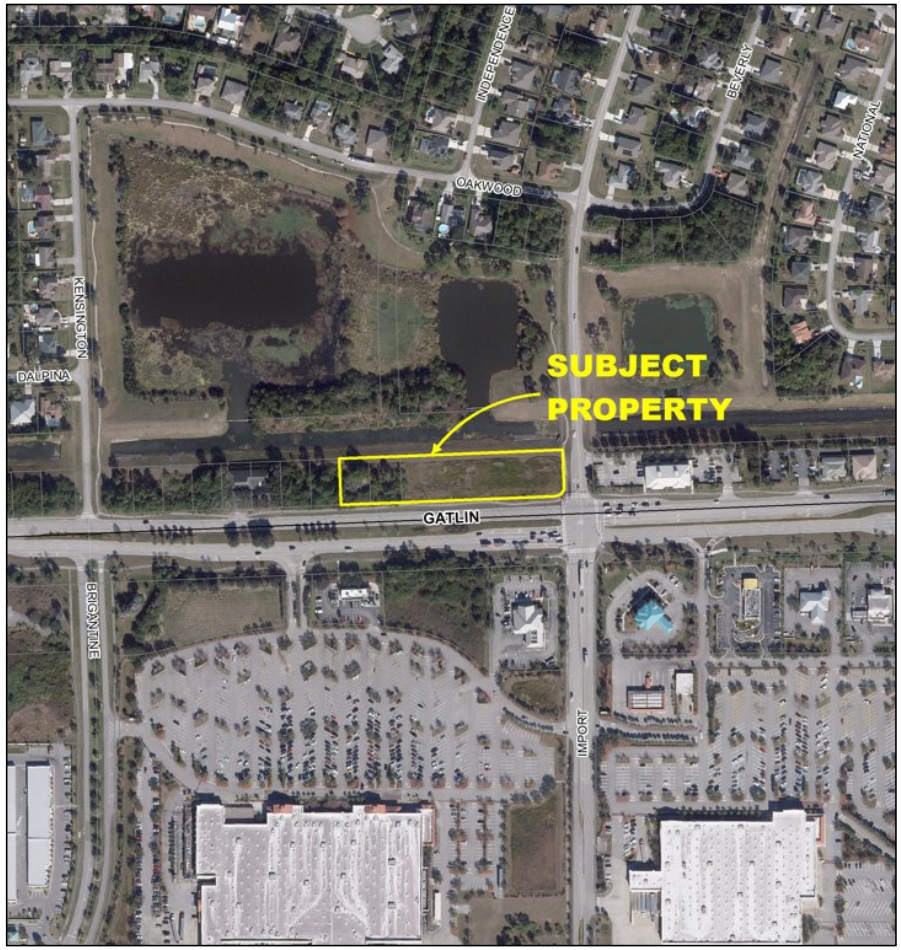
Applicant: Lauren Burleson, Driven Brands, Inc.
Owner: PS Lucie SR CGP, LLC

Address: 1837 SW Gatlin Boulevard, located at the northwest intersections of SW Gatlin Boulevard and SW Import Drive

Request: The applicant is requesting a variance from Section 3.0.8. of the City of Port St. Lucie City Wide Design Standards Manual for the orientation of the garage doors for a car wash.

Aerial

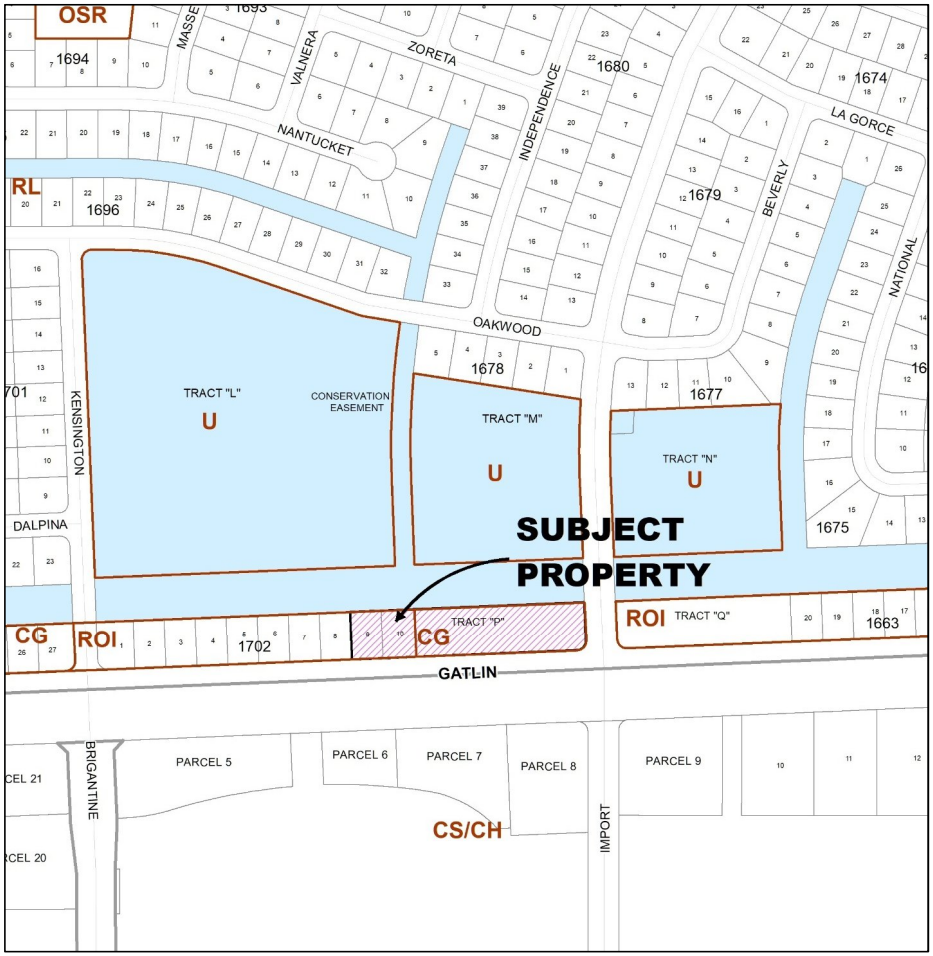
Direction	Future Land Use	Zoning	Existing Use
North	U	OSC	Stormwater management tract, Park
South	CS/CH	PUD	Commercial shopping center, fast food restaurant, and bank
East	ROI	P	Commercial office building
West	ROI	RS-2	Vacant



Land Use

CG (General Commercial)

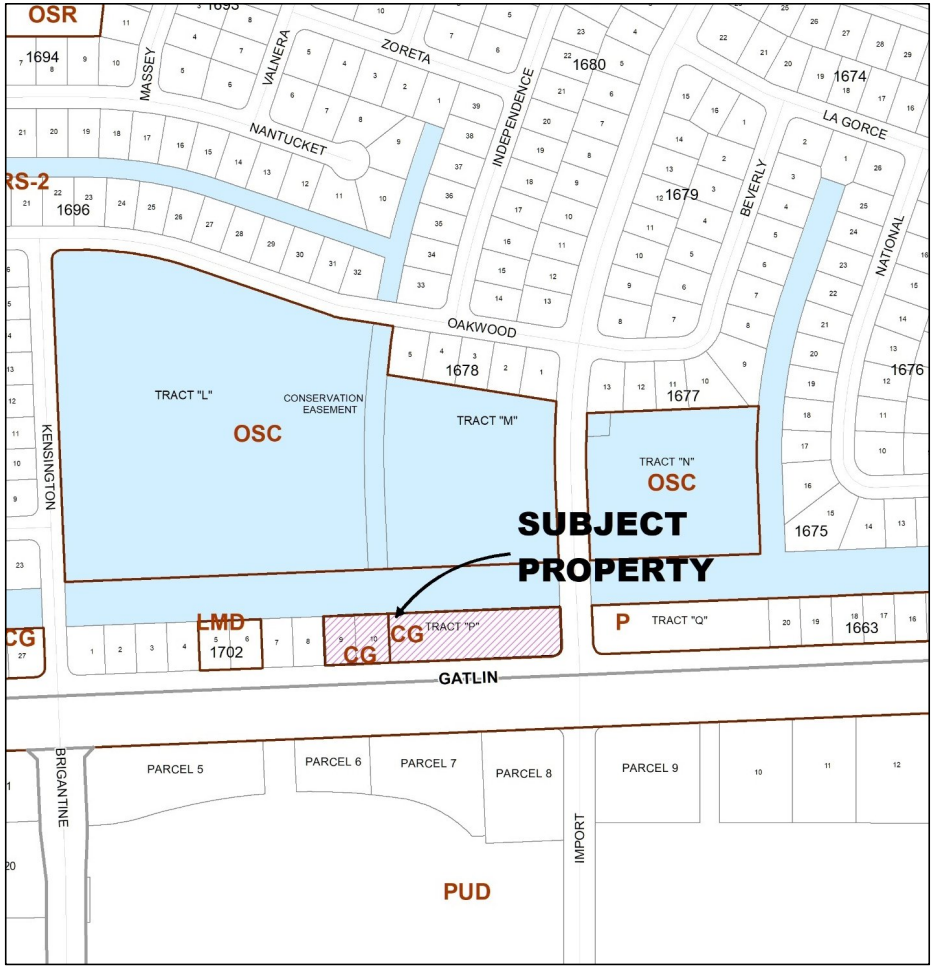
Direction	Future Land Use	Zoning	Existing Use
North	U	OSC	Stormwater management tract, Park
South	CS/CH	PUD	Commercial shopping center, fast food restaurant, and bank
East	ROI	P	Commercial office building
West	ROI	RS-2	Vacant



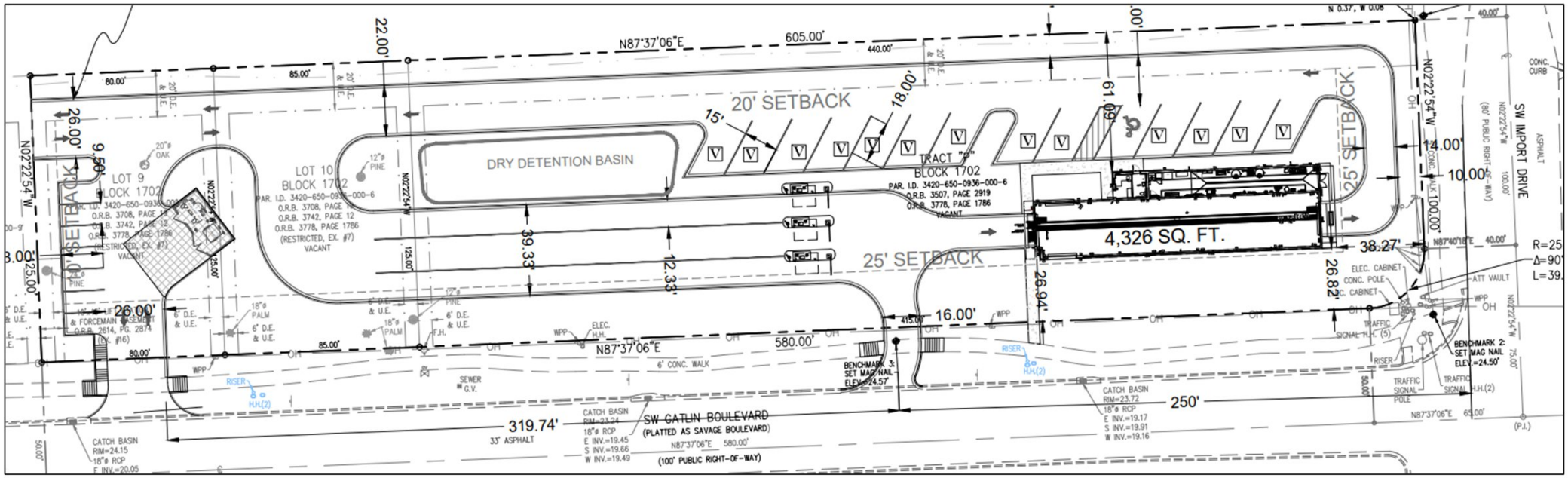
Zoning

CG (General Commercial)

Direction	Future Land Use	Zoning	Existing Use
North	CH/CG	PUD	Restaurant/ undeveloped commercial
South	RM/OSR/I	PUD	Single-family subdivision
East	CH	RM-15	Multi-family condominiums
West	OSC	GU	Stormwater tract



Conceptual Plan



Building Elevations (East – Import Drive)

Building Elevations (South – Gatlin Boulevard)

Questions or Comments?

Planning and Zoning Board Action Options:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

"A City for All Ages"

Agenda Summary

2022-1021

Agenda Date: 12/6/2022 **Agenda Item No.:** 8.e

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-325 St. Lucie Doctors, LLC - Variance

Location: Northwest corner of Becker Road and Darwin Boulevard

Legal Description: Lots 1-3 and 22-24, Block 2358, Port St. Lucie Section 34

A request to grant a variance to Section 4.6.3.1 and Section 4.6.2.1 to allow for increased windows and reduction in roof pitch.

Submitted By: Francis Forman, Planner II, Planning & Zoning

Executive Summary: The applicant is requesting a variance to allow for increased number of square windows and for the allowance of a flat roof to be utilized on the proposed medical office structure.

Presentation Information: N/A

Staff Recommendation: See attached Memo to Table.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: 267 SW Becker Road

Attachments: 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: Francis Forman, Planner II

DATE: November 22, 2022

RE: Variance – St. Lucie Doctors, LLC (P22-325)

- The Planning & Zoning Department is requesting to **table this application to the January 3, 2023, Planning and Zoning Board meeting.**
- The Planning and Zoning Department advertised this application for the December 6, 2022.
- This application will be continued at the January 3, 2022, board hearing.

Should you need any further information, please do not hesitate to contact me at (772) 344-4326 or by email at fforman@cityofpsl.com.

Agenda Summary

2022-1047

Agenda Date: 12/6/2022 **Agenda Item No.:** 9.a

Placement: New Business

Action Requested: Discussion

General Discussion: Variances

Submitted By: Mary Savage-Dunham, Division Director

Executive Summary: The purpose of this discussion item is to allow the Board members to have a general discussion about variances and to discuss if a future training session on variances is desired by the Board.

Presentation Information: A brief presentation to be provided by Board Member.

Staff Recommendation: Move that the Board have a general discussion on variances.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: A brief presentation to be provided by Board Member

Planning Officials Training Workshop Thursday, August 4, 2022

- Citation for succeeding page:

- American Planning Association
- Florida Chapter Treasure Coast
- Planning Law 101
- Training Officials Training Workshop
- Presentation by Thomas J. Baird. Esq. FAICP
- Materials provided by: Susan I. Trevarthen, FAICP
- LEGISLATIVE AND QUASI JUDICIAL DECISIONS
- Page 10
- Attendees (Port St. Lucie Planning and Zoning Board less one member)

Variances

- A variance seeks permission to do something that the code does not allow. Original purpose to avoid unconstitutional taking of property rights.

  * to locate a commercial business on an industrial zone Autrey, 96 So, 2d 784 (Fla. 1957). Change of use require rezoning.

  * Variances are granted based on a decision maker finding that the application complies with criteria in the Code – examples:

    *Undue or unnecessary hardship vs. practical difficulty

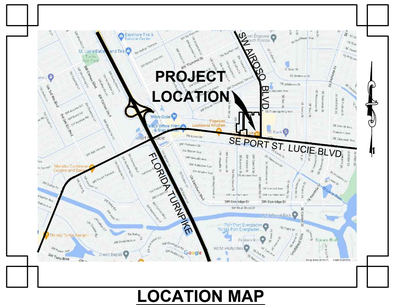
    *Not self created

    *Contrary to the public interest

    *Not adversely affect the use or development of properties

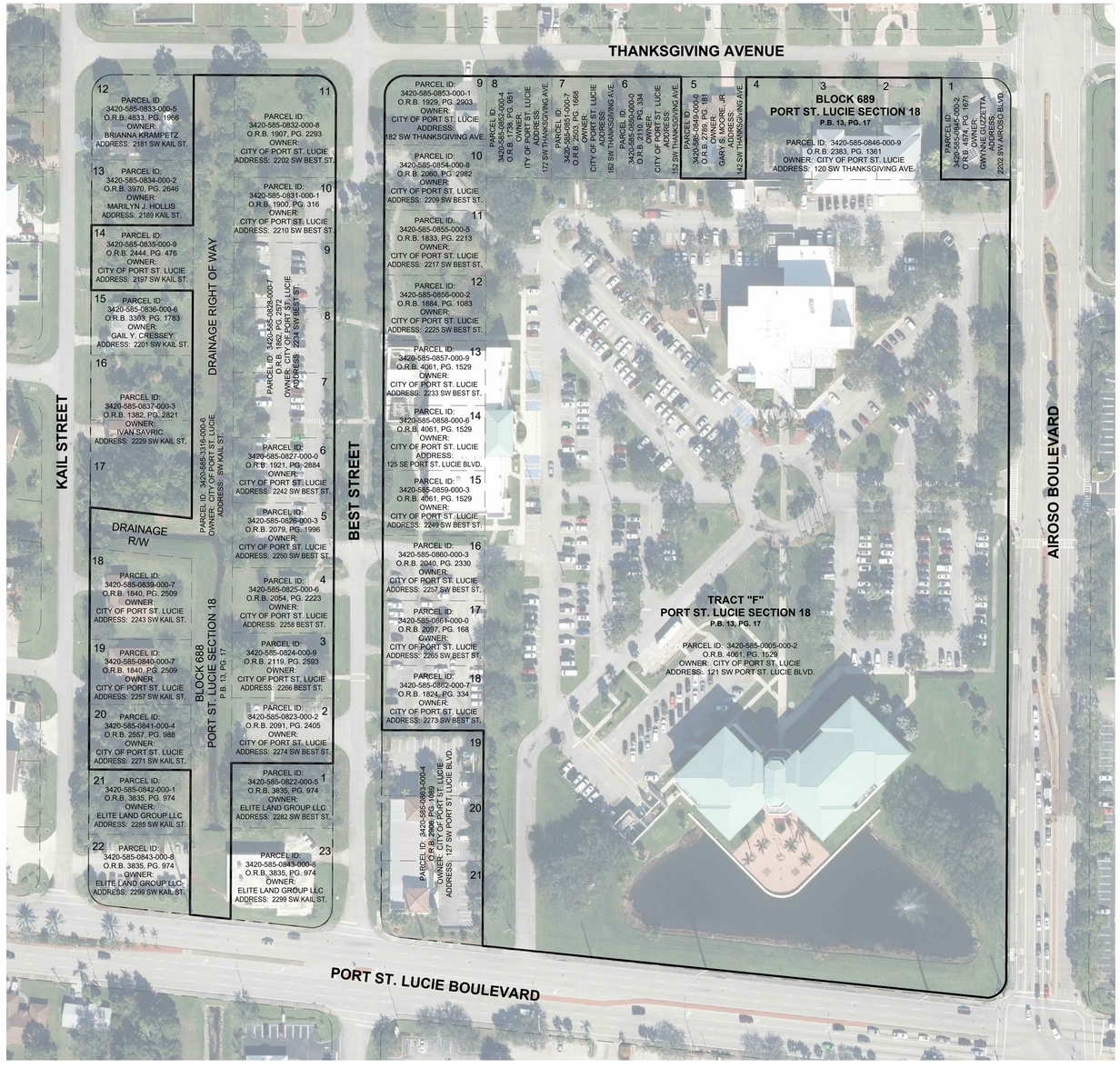
    Nance v. Town of Indiatlantic. 419 So. 2d 1041 (Fla. 1982)

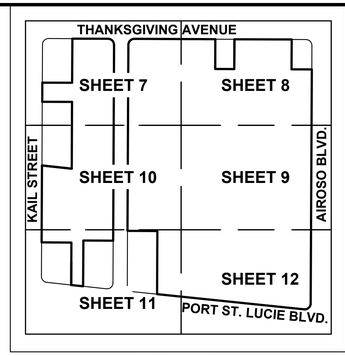
ALTA / NSPS LAND TITLE SURVEY
BOUNDARY AND TOPOGRAPHIC SURVEY
POLICE TRAINING FACILITY
LYING IN PORT ST. LUCIE SECTION EIGHTEEN, AS RECORDED IN PLAT BOOK 13, PAGE 17 AND SECTION 9, TOWNSHIP 37 SOUTH, RANGE 40 EAST
PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

0 80 160 Feet
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 80'





KEY MAP
1" = 300'

LEGEND

A/C	= AIR CONDITIONER		= BACKFLOW PREVENTER
ALTA	= AMERICAN LAND TITLE ASSOCIATION		= SITE CONTROL POINT
BTM	= BOTTOM		= BOLLARD
CH	= CHORD BEARING AND DISTANCE		= CAMERA POLE
CBS	= CONCRETE BLOCK AND STUCCO		= CATV SERVICE BOX
CMP	= CORRUGATED METAL PIPE		= CENTRAL ANGLE
C.S.I.	= CRIME SCENE INVESTIGATION		= CLEANOUT
D.E.	= DRAINAGE EASEMENT	— X —	= FENCE
EL.	= ELEVATION		= CONCRETE UTILITY POLE
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION	10	= CONTOUR ELEVATION
F.F.E.	= FINISHED FLOOR ELEVATION		= ELECTRIC BOX
G.P.S.	= GLOBAL POSITIONING SYSTEM		= ELECTRIC SERVICE CABINET
HDPE	= HIGH DENSITY POLYETHYLENE PIPE	EOI	= END OF ELECTRONIC INFORMATION
I.D.	= IDENTIFICATION	E	= UTILITY HAND HOLE
INV.	= INVERT		= ELECTRIC METER
L	= ARC LENGTH	F	= FIBER OPTIC HAND HOLE
LB	= LICENSED BUSINESS		= FLAG POLE
LS	= LICENSED SURVEYOR		= FIRE HYDRANT
LTD.	= LIMITED		= GAS VALVE
MES	= MITERED END SECTION		= GUY WIRE & ANCHOR
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM		= LIGHT POLE
NSPS	= NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS	MBX	= MAILBOX
O.R.B.	= OFFICIAL RECORDS BOOK		= MONITORING WELL
(P)	= PLAT DATA	— OU —	= OVERHEAD UTILITY LINE
P.B.	= PLAT BOOK	LIFT STA.	= PUMP LIFT STATION
PG.	= PAGE		= RISER
PK	= PARKER KALON		= SEWER VALVE
R	= RADIUS		= SIGN
RCP	= REINFORCED CONCRETE PIPE	SAN.	= SANITARY SEWER MANHOLE
R.T.K.	= REAL TIME KINEMATIC	STORM	= STORM MANHOLE
S.U.E.	= SUBSURFACE UTILITY ENGINEERING		= TELEPHONE SERVICE CABINET
S.W.A.T.	= SPECIAL WEAPONS AND TACTICS		= WATER METER
A	= TITLE EXCEPTION (TRACT "F" TITLE)		= WATER VALVE
TYP.	= TYPICAL	W	= WELL
U.E.	= UTILITY EASEMENT		= WOOD SIGN
x14.52	= EXISTING ELEVATION		= WOOD UTILITY POLE
	= SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"		= YARD DRAIN
	= PK NAIL AND DISK	±	= PLUS OR MINUS / MORE OR LESS
	= FOUND IRON ROD		
	= OAK TREE WITH DIAMETER		
	= MISCELLANEOUS TREE WITH DIAMETER		
	= PALM TREE WITH DIAMETER		
	= PINE TREE WITH DIAMETER		
	= BANYAN TREE WITH DIAMETER		

GENERAL NOTES (S.U.E.):

BOWMAN CONSULTING EXERCISED THE PROFESSIONAL STANDARD OF CARE IN THE PROPER SELECTION AND APPLICATION OF SURFACE GEOPHYSICAL TECHNIQUES FOR MAPPING THE SUBSURFACE UTILITIES WITHIN THE PROJECT LIMITS AS SHOWN ON THIS DRAWING.

BOWMAN CONSULTING DOES NOT GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL UTILITIES WITHIN THE PROJECT AREA.
UTILITY INFORMATION IS BASED ON AVAILABLE FIELD AND RECORD INFORMATION. LOCATION, SIZE, OR DEPTH MAY NOT BE ACCURATE IN ALL AREAS AS THESE MAY HAVE BEEN MODIFIED AT SEGMENTS THAT HAVE NOT BEEN VERIFIED.

DESIGNATED UTILITIES MEET ASCE AND THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION DEFINITION FOR "QUALITY LEVEL B" STANDARDS.

ASCE C-I 38-02 STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA:

QUALITY LEVEL **A (QLA)**	PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT, WITH THE USE OF EXCAVATING EQUIPMENT, THAT IS NON-DESTRUCTIVE AT CERTAIN AREAS.
QUALITY LEVEL B **(QLB)**	INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. THESE FIELD LOCATED UTILITIES ARE SURVEYED.
QUALITY LEVEL C **(QLC)**	INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D.
QUALITY LEVEL D **(QLD)**	INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

THERE ARE CHILL LINES THAT RUN FROM THE COOLING TOWER TO THE POLICE STATION BUILDING AND TO THE BUILDING DEPARTMENT BUILDING THAT WERE UNDETECTABLE DUE TO BEING SCHEDULE 80 PVC PER RECORDS. NO TRACER WIRE FOUND TO TRACE WITH ELECTROMAGNETIC EQUIPMENT.
ALSO, THERE ARE 911 COMMUNICATION SYSTEMS LINES ON THE PROPERTY THAT ARE UNDETECTABLE. RECORDS AND AS BUILT DRAWINGS ARE REQUESTED.
TEST HOLES ARE RECOMMENDED TO FIND THE PVC LINES.

S.U.E. LEGEND

—BTV(B)—	UNDERGROUND CATV (QLB)	—G(B)—	UNDERGROUND GAS (QLB)
—CHIL(D)—	UNDERGROUND CHILL H20 (QLD)	SS	UNDERGROUND SANITARY SEWER (QLD)
—BE(B)—	UNDERGROUND ELECTRIC (QLB)	—BT(B)—	UNDERGROUND TELEPHONE (QLB)
—BFOC(B)—	UNDERGROUND FIBER OPTIC (QLB)	—W(B)—	UNDERGROUND WATER (QLB)
—FM(B)—	UNDERGROUND FORCE MAIN (QLB)	—W(C)—	UNDERGROUND WATER (QLC)
—FM(C)—	UNDERGROUND FORCE MAIN (QLC)	—W(D)—	UNDERGROUND WATER (QLD)
—FM(D)—	UNDERGROUND FORCE MAIN (QLD)		

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS PREPARED UTILIZING THE TITLE COMMITMENTS SHOWN HEREON, THERE MAY BE OTHER MATTERS IN THE PUBLIC RECORDS THAT AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
2. THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 2011 ADJUSTMENT) AND WERE ESTABLISHED BY R.T.K.-G.P.S. USING A TRIMBLE R-12 G.P.S. RECEIVER ON THE VRS NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE FOLLOWING MONUMENTS AS PUBLISHED BY F.D.O.T. AND DESCRIBED AS FOLLOWS:

   "BLC3"
   FOUND F.D.O.T. BRASS DISK IN CONCRETE WALK STAMPED "716-94-06-C3"
   N = 1069136.54
   E = 869497.65

   THE BASIS OF BEARING REFERS TO A BEARING OF SOUTH 00°17'13" WEST ALONG THE WEST LINE OF AIROSO BOULEVARD, ALSO BEING THE EAST LINE OF TRACT "F", PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING BENCHMARK:

   "5044" (ST. LUCIE COUNTY)
   FOUND 2" ALUMINUM DISK STAMPED "5044"
   ELEVATION = 11.30' (N.A.V.D. 88)
   N = 1070280.82
   E = 870039.71

   "BLC3" (F.D.O.T.)
   FOUND F.D.O.T. BRASS DISK IN CONCRETE WALK STAMPED "716-94-06-C3"
   ELEVATION = 12.33' (N.A.V.D. 88)
   N = 1069136.54
   E = 869497.65

   "5045" (ST. LUCIE COUNTY)
   FOUND 2" ALUMINUM DISK STAMPED "5045"
   ELEVATION = 14.47' (N.A.V.D. 88)
   N = 1069540.15
   E = 868517.68
4. THIS SURVEY WAS PERFORMED UTILIZING R.T.K.-G.P.S. AND TRADITIONAL SURVEY PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS, AND HAS A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF LESS THAN 0.10 FEET.
5. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER 12111C0288K AND 12111C0289K, DATED 2/19/2020.
6. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE CALCULATED UNLESS OTHERWISE NOTED.
7. THE IMAGERY SHOWN HEREON DATED 2018 WAS ACQUIRED FROM THE THE LABINS.ORG DATABASE AND IS FOR INFORMATIONAL PURPOSES ONLY.
8. AS TO TABLE "A" ALTA REQUIREMENTS:
   ITEM 6(A)(B). ZONING REPORT OR LETTER WAS NOT PROVIDED BY THE CLIENT.
   ITEM 9. THERE ARE NO PARKING SPACES ON SUBJECT PROPERTY.
   ITEM 16. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION.
   ITEM 17. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED.
9. APPARENT PHYSICAL USES:
   1) THERE ARE UTILITY GUY WIRES CROSSING THE EAST PROPERTY LINE. NO EASEMENT WAS PROVIDED.
   2) THERE ARE NUMEROUS IMPROVMENTS WITHIN THE BEST STREET RIGHT-OF-WAY.
10. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S CERTIFICATION:

TO: CITY OF PORT ST. LUCIE
CPZ ARCHITECTS, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-5, 6(a)(b), 7(a), 8, 13, 16, 17 AND 18 OF TABLE "A" THEREOF.

ALSO

I FURTHER CERTIFY THAT THIS "ALTA/NSPS LAND TITLE SURVEY" MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Richard Barnes
Digitally signed by Richard Barnes
Date: 2022.10.24 08:32:42 -04'00'

OCTOBER 21, 2022
DATE OF LAST FIELDWORK

RICHARD E. BARNES, JR.
FLORIDA SURVEYOR AND MAPPER
REGISTRATION No. 5173

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

SHEET INDEX

SHEET 1	NOTES, LEGEND, LOCATION MAP & OWNER INFORMATION
SHEET 2 - 5	TITLE COMMITMENTS
SHEET 6	BOUNDARY SURVEY
SHEET 7 - 12	TOPOGRAPHIC SURVEY

Bowman CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 29462

Bowman Consulting Group, Ltd., Inc.
301 S.E. Ocean Blvd., Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com

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POLICE TRAINING FACILITY
ALTA / NSPS LAND TITLE
BOUNDARY AND TOPOGRAPHIC SURVEY
ST. LUCIE COUNTY FLORIDA

PROJECT NO
011121-01-001

PLAN STATUS	
7/26/22	ADD S.U.E. NOTE & REV. SEWER ON SHEET 9
07/12/22	ADD S.U.E. CHILL LINES SHEETS 7, 8, 10-12
07/11/22	UPDATE BNDY
10/21/22	ADD TREES SHEETS 7&8
DATE	DESCRIPTION

FIELD BOOK 22-235 PAGE 28-60
FIELD CREW: MJ, JW
D.A.L. DRAWN R.E.B. CHKD
SCALE H: 1" = 80' V: N/A
JOB No. 011121-01-001
DATE JUNE 13, 2022
FILE No. 011121 ALTA

SHEET 1 OF 12

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD., INC. SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

Cad file name: P:\011121 – Port St Lucie\011121-01-001 (SUR) – Police Training Facility\Survey\Topo Boundary\011121 ALTA.dwg 10/21/2022

LEGAL DESCRIPTION

TRACT F, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
PROPERTY INFORMATION REPORT
TITLE SEARCH FROM 05/11/1992 THROUGH 05/11/2022 AT 5:00
ORDER NUMBER: 10472324

THE FOLLOWING LIENS AGAINST THE SAID REAL PROPERTY RECORDED IN THE AFORESAID PUBLIC RECORDS HAVE BEEN FOUND:

1. MEMORANDUM OF TRUST INDENTURE RECORDED MAY 28, 1997, IN OFFICIAL RECORDS BOOK 1079, PAGE 642, AS AFFECTED BY FIRST SUPPLEMENTAL TRUST INDENTURE RECORDED IN OFFICIAL RECORDS BOOK 1919 PAGE 2384 AND FIRST AMENDMENT TO FIRST SUPPLEMENTAL TRUST INDENTURE RECORDED IN OFFICIAL RECORDS BOOK 2789 PAGE 2910.
   NOT A SURVEY MATTER.

2. NOTICE OF COMMENCEMENT RECORDED SEPTEMBER 17, 2021, IN OFFICIAL RECORDS BOOK 4686, PAGE 663.
   NOT A SURVEY MATTER.

3. NOTICE OF COMMENCEMENT RECORDED APRIL 29, 2022, IN OFFICIAL RECORDS BOOK 4817, PAGE 70.
   NOT A SURVEY MATTER.

ADDITIONAL INFORMATION

A. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF PORT ST LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, 17A - 17K, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
   APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

B. RESTRICTIONS CONTAINED IN WARRANTY DEED RECORDED NOVEMBER 10, 1976, IN OFFICIAL RECORDS BOOK 259, PAGE 2415.
   AFFECTS SUBJECT PROPERTY HAVING USE RESTRICTIONS AND A DRAINAGE AND UTILITY EASEMENT AS SHOWN.

C. EASEMENT BY AND BETWEEN CITY OF PORT ST. LUCIE, GRANTER, AND FLORIDA POWER AND LIGHT COMPANY, GRANTEE, RECORDED NOVEMBER 18, 1980, IN OFFICIAL RECORDS BOOK 343, PAGE 1215.
   AFFECTS SUBJECT PROPERTY BUT NOT ENOUGH INFORMATION TO DRAW.

D. EASEMENT BY AND BETWEEN CITY OF PORT ST. LUCIE, GRANTER, AND FLORIDA POWER AND LIGHT COMPANY, GRANTEE, RECORDED FEBRUARY 22, 1985, IN OFFICIAL RECORDS BOOK 456, PAGE 2534.
   AFFECTS SUBJECT PROPERTY AS SHOWN.

E. ASSIGNMENT AGREEMENT RECORDED AUGUST 13, 1985, IN OFFICIAL RECORDS BOOK 473, PAGE 1177.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

F. LEASE AGREEMENT BY AND BETWEEN CITY OF PORT ST. LUCIE, FLORIDA, LESSOR AND PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, LESSEE, RECORDED NOVEMBER 15, 1990, IN OFFICIAL RECORDS BOOK 715, PAGE 2672.
   AFFECTS A PORTION OF SUBJECT PROPERTY. NOTHING TO PLOT.

G. LEASE AGREEMENT BY AND BETWEEN PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, LESSOR AND CITY OF PORT ST. LUCIE, FLORIDA, LESSEE, RECORDED NOVEMBER 15, 1990, IN OFFICIAL RECORDS BOOK 715, PAGE 2686.
   AFFECTS A PORTION OF SUBJECT PROPERTY. NOTHING TO PLOT.

H. ST. LUCIE COUNTY UTILITIES DEPARTMENT DEVELOPER AGREEMENT RECORDED OCTOBER 28, 1991, IN OFFICIAL RECORDS BOOK 761, PAGE 9.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

I. EASEMENT DEED RECORDED OCTOBER 28, 1991, IN OFFICIAL RECORDS BOOK 761, PAGE 24.
   AFFECTS SUBJECT PROPERTY AS SHOWN.

J. LEASE AGREEMENT BY AND BETWEEN PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, LESSOR AND CITY OF PORT ST. LUCIE FLORIDA, LESSEE, RECORDED MAY 28, 1997, IN OFFICIAL RECORDS BOOK 1079, PAGE 575, AS AFFECTED BY LEASE SCHEDULE NO. 2007 RECORDED IN OFFICIAL RECORDS BOOK 2789 PAGE 2931.
   AFFECT SUBJECT PROPERTY. NOTHING TO PLOT.

K. ASSIGNMENT AGREEMENT RECORDED MAY 28, 1997, IN OFFICIAL RECORDS BOOK 1079, PAGE 635.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

L. ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED APRIL 30, 1998, IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

M. LEASE AGREEMENT BY AND BETWEEN CITY OF PORT ST. LUCIE, FLORIDA, LESSOR AND SPRINT SPECTRUM L.P., LESSEE, RECORDED OCTOBER 16, 2002, IN OFFICIAL RECORDS BOOK 1596, PAGE 2445.
   LEASE PARCEL AFFECTS SUBJECT PROPERTY ALTHOUGH THERE IS A SCRIVNER'S ERROR. THE POINT OF COMMENCEMENT IS AT THE NORTHEAST CORNER OF TRACT "F" AND NOT THE NORTHWEST CORNER.
   IT IS PROBABLE THAT THE INGRESS/EGRESS AND UTILITY EASMENTS AFFECT SUBJECT PROPERTY BUT THE DESCRIPTION IS ILLEGIBLE AND IT CANNOT BE PLACED ON THE SURVEY.

N. LEASE AGREEMENT BY AND BETWEEN CITY OF PORT ST. LUCIE, FLORIDA, LESSOR AND PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, LESSEE, RECORDED MARCH 30, 2007, IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

O. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007, IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

P. ALL RIGHT, TITLE AND INTEREST OF PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION A BODY CORPORATE UNDER THE LAWS OF THE STATE OF FLORIDA, IN AN UNDIVIDED THREE-FOURTHS INTEREST IN ALL THE PHOSPHATE, MINERALS AND METALS THAT ARE OR MAY BE IN, ON, OR UNDER THE SAID LAND AND AN UNDIVIDED ONE-HALF INTEREST IN ALL THE PETROLEUM THAT IS OR MAY BE IN, ON, OR UNDER SAID LAND WITH THE PRIVILEGE TO MINE AND DEVELOP THE SAME, WHICH INTEREST HAVING BEEN RESERVED UNDER SECTION 270.11, FLORIDA STATUTE, BY VIRTUE OF WARRANTY DEED RECORHEDED IN OFFICIAL RECORDS BOOK 4061 PAGE 1529. NOTE: THE RIGHT OF ENTRY FOR MINING, DRILLING AND EXPLORATION HAS BEEN RELEASE PURSUANT TO SECTION 270.11(3), FLORIDA STATUTES
   NO COMMENT.

Q. UTILITY SERVICE AGREEMENT RECORDED MARCH 25, 2009, IN OFFICIAL RECORDS BOOK 3072, PAGE 934.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

R. PERPETUAL EASEMENT BY AND BETWEEN PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NON PROFIT CORPORATION, GRANTOR, AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, GRANTEE, RECORDED AUGUST 7, 2009, IN OFFICIAL RECORDS BOOK 3116, PAGE 162.
   AFFECTS SUBJECT PROPERTY AS SHOWN.

S. AMENDED AND RESTATED UTILITY SERVICE AGREEMENT RECORDED DECEMBER 20, 2013, IN OFFICIAL RECORDS BOOK 3589, PAGE 1513.
   AFFECTS SUBJECT PROPERTY . NOTHING TO PLOT.

T. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017, IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.
   AFFECTS SUBJECT PROPERTY . NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 2, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-1057519, REFERENCE NUMBER: 24-4408
DATE: NOVEMBER 5, 2004 AT 14:54
SCHEDULE B

1. - 2. GENERAL EXCEPTIONS
   NO COMMENT.

3. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
   APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

4. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495.
   AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

   NOTE: THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.

5. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS ARE NOT INSURED.
   NO COMMENT.

6. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

7. ASSIGNMENT AND ASSUMPTION AGREEMENT. AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

8. ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF *V.* CITY OF PORT ST. LUCIE, 821 SO. 2D 1130 (FLA. 4TH DCA2002).
   NO COMMENT.

9. SPECIAL ASSESSMENT LIEN BY RESOLUTION NO. 98-R-49 AS RECORDED IN OFFICIAL RECORDS BOOK 1157, PAGE 2701.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 3, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
POLICY NO. 1332-10119, FILE NO. 0410776C
DATE OF POLICY: DECEMBER 20, 2004 @ 4:14 PM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
   NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.
   APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.
   AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
    NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
    NO COMMENT.

LEGAL DESCRIPTION

LOT 4, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
POLICY NO. 1332-10076, FILE NO. 0410295C
DATE OF POLICY: AUGUST 30, 2004 @ 9:05 AM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
   NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.
   APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.
   AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.
8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
    NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
    NO COMMENT.

LEGAL DESCRIPTION

LOT 5, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
POLICY NO. 1332-10090, FILE NO. 0410545C
DATE OF POLICY: OCTOBER 19, 2004 @ 8:53 AM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
   NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.
   APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.
   AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
    NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
    NO COMMENT.

LEGAL DESCRIPTION

LOT 6, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
POLICY NO. 5332-319413, FILE NO. 0409091C
DATE OF POLICY: MARCH 17, 2004 @ 10:28 AM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
   NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.
   APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.
   AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
    NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
    NO COMMENT.

LEGAL DESCRIPTION

LOTS 7, 8 AND 9, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE(S) 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

AMERICAN PIONEER TITLE INSURANCE COMPANY
POLICY NO. OP-9-0080-1196
DATE OF POLICY: DECEMBER 15, 2003 @ 9:49 AM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
   NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS PURSUANT TO THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 112, **PAGE** 495, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
   AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

7. RESTRICTIONS, RESERVATIONS AND EASEMENTS AS INDICATED AND/OR SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 13, PAGE 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
   APPLICBLE MATTERS ON THE PLAT ARE SHOWN.

8. ASSIGNMENT AGREEMENT FROM GENERAL DEVELOPMENT CORPORATION TO FLORIDA POWER AND LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
   NO COMMENT.

9. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED IN ASSIGNMENT AND ASSUMPTION AGREEMENT BY AND BETWEEN ATLANTIC GULF COMMUNITIES CORPORATION (F/K/A GENERAL DEVELOPMENT CORPORATION) AND THE CITY OF PORT ST. LUCIE, FLORIDA, RECORDED APRIL 30, 1998 IN OFFICIAL RECORDS BOOK 1141, PAGE 2395, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (INCLUDES OTHER PROPERTY)
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 10, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
POLICY NO. 5332-296697, FILE NO. 0409090C
DATE OF POLICY: FEBRUARY 13, 2004 @ 11:20 AM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
   NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.
   APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.
   AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
    NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
    NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM FEBRUARY 13, 2004 THROUGH MAY 3, 2022 AT 5:00
FILE NUMBER: 10481069
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED FEBRUARY 13, 2004 IN OFFICIAL RECORDS BOOK 1900, PAGE 316.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

2. MORTGAGE RECORDED MARCH 1, 2004 IN OFFICIAL RECORDS BOOK 1908, PAGE 2518.

3. ASSIGNMENT AGREEMENT RECORDED MARCH 15, 2004 IN OFFICIAL RECORDS BOOK 1919, PAGE 2405.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

4. GROUND LEASE RECORDED MARCH 15, 2004 IN OFFICIAL RECORDS BOOK 1919, PAGE 2423.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

5. SECOND AMENDMENT TO GROUND LEASE RECORDED SEPTEMBER 25, 2013 IN OFFICIAL RECORDS BOOK 3563, PAGE 2014.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

6. RESOLUTION 17-GFC 03 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2134.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 11, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-0230950, FILE NO.: 3082
EFFECTIVE DATE: FEBRUARY 26, 2004 AT 13:59 PM
SCHEDULE B

1. - 6. GENERAL EXCEPTIONS
   NO COMMENT.

7. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
   APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

8. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495.
   AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

   NOTE: THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.

9. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS ARE NOT INSURED.
   NO COMMENT.

10. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177.
    AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

11. ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.
    AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

12. ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF V. CITY OF PORT ST. LUCIE, 821 SO. 2D 1130 (FLA. 4TH DCA 2002).
    NO COMMENT.

13. SPECIAL ASSESSMENT LIEN BY RESOLUTION NO. 98-R-49 AS RECORDED IN OFFICIAL RECORDS BOOK 1157, PAGE 2701 (WHICH IS COLLECTED EACH YEAR AS **A** PART OF THE ANNUAL TAX ROLL).
    AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM FEBRUARY 26, 2004 THROUGH MAY 3, 2022 AT 5:00
FILE NUMBER: 10481119
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED FEBRUARY 26, 2004 IN OFFICIAL RECORDS BOOK 1907, PAGE 2293.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

2. ASSIGNMENT AGREEMENT RECORDED MARCH 15, 2004 IN OFFICIAL RECORDS BOOK 1919, PAGE 2405.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

3. GROUND LEASE RECORDED MARCH 15, 2004 IN OFFICIAL RECORDS BOOK 1919, PAGE 2423.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

4. SATISFACTION OF LIEN RECORDED MARCH 26, 2004 IN OFFICIAL RECORDS BOOK 1928, PAGE 2213.
   AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

5. SECOND AMENDMENT TO GROU

LEGAL DESCRIPTION

LOT 14, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-1178084, FILE NO.: 0513263C
POLICY DATE: DECEMBER 21, 2005 AT 1:54 PM
SCHEDULE B

1. - 6. GENERAL EXCEPTIONS
NO COMMENT.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

8. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O.R. BOOK 112, AT PAGE 495, AS PARTIALLY RELEASED BY INSTRUMENT RECORDED IN O.R. BOOK 1157, AT PAGE 2277.
AFFECTS SUBJECT PROPERTY BUT RELEASE DOES NOT AFFECT SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

9. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O.R. BOOK 473, AT PAGE 1177, SUBJECT TO A SUBORDINATION AGREEMENT RECORDED IN 0. R. BOOK 762, AT PAGE 72.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O.R. BOOK 1141, AT PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

11. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-RI0; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN AND IS NOT YET DUE AND PAYABLE.
NO COMMENT.

12. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM DECEMBER 21, 2005 THROUGH MAY 3, 2022 AT 5:00
FILE NUMBER: 10480304
DATE: MAY 23, 2022

WARRANTY DEED RECORDED DECEMBER 21, 2005 IN OFFICIAL RECORDS BOOK 2444, PAGE 476.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

RELEASE OF LIEN RECORDED JANUARY 10, 2006 IN OFFICIAL RECORDS BOOK 2457, PAGE 2679.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 18 AND 19, BLOCK 688, OF PORT ST. LUCIE SECTION EIGHTEEN, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-0156193, FILE NO.: LUCP3086
EFFECTIVE DATE: NOVEMBER 10, 2003 AT 14:56 PM
SCHEDULE B

1. - 6. GENERAL EXCEPTIONS
NO COMMENT.

7. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION 18, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

8. DECLARATION OF RESTRICTIONS RECORDED IN OR BOOK 112 PAGE 495 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

9. ASSIGNMENT AGREEMENT BETWEEN GENERAL DEVELOPMENT CORPORATION AND FLORIDA POWER AND LIGHT COMPANY RECORDED ON OR BOOK 473 PAGE 1177 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN O.R. BOOK 1141, PAGE 2395 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

11. SUBJECT TO ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICES, CHARGES FOR SERVICES BY ANY WATER, SEWER OR GAS SYSTEM SERVING THE LANDS DESCRIBED HEREIN.
NO COMMENT.

12. TITLE TO PERSONAL PROPERTY IS NOT INSURED.
NO COMMENT.

13. ANY UNRECORDED LEASES AFFECTING SUBJECT PROPERTY, IF ANY.
NO COMMENT.

14. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS ARE NOT INSURED, IF ANY.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM NOVEMBER 10, 2003 THROUGH MAY 3, 2022 AT 5:00
FILE NUMBER: 10480226
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED NOVEMBER 10, 2003 IN OFFICIAL RECORDS BOOK 1840, PAGE 2509.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

2. WARRANTY DEED RECORDED JUNE 9, 2004 IN OFFICIAL RECORDS BOOK 1987, PAGE 1457.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

3. FIRST AMENDMENT TO GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2901.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

4. FIRST AMENDMENT TO LEASE SCHEDULE NO. 2004 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2906.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

5. RESOLUTION 17-GFC 03 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2134.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

6. UTILITY SERVICE AGREEMENT RECORDED FEBRUARY 16, 2022 IN OFFICIAL RECORDS BOOK 4774, PAGE 1094.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 20, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-1222828, FILE NO.: 0614571C
POLICY DATE: MAY 9, 2006 AT 12:52 PM
SCHEDULE B

1. - 6. GENERAL EXCEPTIONS
NO COMMENT.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

8. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O.R. BOOK 112, AT PAGE 495, AS PARTIALLY RELEASED BY INSTRUMENT RECORDED IN O.R. BOOK 1157, AT PAGE 2277.
AFFECTS SUBJECT PROPERTY BUT RELEASE DOES NOT AFFECT SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

9. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O.R. BOOK 473, AT PAGE 1177, SUBJECT TO A SUBORDINATION AGREEMENT RECORDED IN 0. R. BOOK 762, AT PAGE 72.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O.R. BOOK 1141, AT PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

11. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-RI0; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN AND IS NOT YET DUE AND PAYABLE.
NO COMMENT.

12. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM MAY 9, 2006 THROUGH MAY 2, 2022 AT 5:00 PM
FILE NUMBER: 10479958
DATE: MAY 17, 2022

WARRANTY DEED RECORDED MAY 9, 2006 IN OFFICIAL RECORDS BOOK 2557, PAGE 988.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 2, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-1181458, REFERENCE NO.: 25-5204
POLICY DATE: OCTOBER 6, 2005 AT 10:01 AM
SCHEDULE B

1. - 2. GENERAL EXCEPTIONS
NO COMMENT.

3. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

4. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

5. THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.

6. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

7. ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

8. ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF V. CITY OF PORT ST. LUCIE, 821 SO. 2D 1130 (FLA. 4TH DCA 2002).
NO COMMENT.

LEGAL DESCRIPTION

LOT 3, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-1178113, FILEE NO.: 0513748C
POLICY DATE: FEBRUARY 21, 2006 AT 10:59 AM
SCHEDULE B

1. - 6. GENERAL EXCEPTIONS
NO COMMENT.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

8. RESTRICTIONS, RCSERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R, BOOK 112, AT PAGE 495, AS PARTIALLY RELEASED BY INSTRUMENT RECORDED IN O.R. BOOK 1157, AT PAGE 2277.
AFFECTS SUBJECT PROPERTY BUT RELEASE DOES NOT AFFECT SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

9. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O.R. BOOK 473, AT PAGE 1177, SUBJECT TO A SUBORDINATION AGREEMENT RECORDED IN O.R. ROOK 762, AT PAGE 72.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

11. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN AND IS NOT YET DUE AND PAYABLE.
NO COMMENT.

12. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
NO COMMENT.

LEGAL DESCRIPTION

LOT 4, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK
POLICY NUMBER: 5332-319494, FILE NO.: 0410131C
POLICY DATE: AUGUST 12, 2004 AT 10:23 AM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, I7A THROUGH 17K.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R, BOOK 112, AT PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R BOOK 473, AT PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM AUGUST 12, 2004 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481750
DATE: MAY 26, 2022

LOTS 2, 3 AND 4, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

1. WARRANTY DEED RECORDED AUGUST 12, 2004 IN OFFICIAL RECORDS BOOK 2041, PAGE 2672.
(AS TO LOT4) ***AFFECTS LOT 4. NOTHING TO PLOT.***

2. NOTICE OF COMMENCEMENT RECORDED FEBRUARY 10, 2005 IN OFFICIAL RECORDS BOOK 2158, PAGE 19. (AS TO LOT 3) ***AFFECTS LOT 3. NOTHING TO PLOT.***

3. QUIT CLAIM DEED RECORDED FEBRUARY 16, 2005 IN OFFICIAL RECORDS BOOK 2163, PAGE 710.
(AS TO LOT 2) ***AFFECTS LOT 2. NOTHING TO PLOT.***

4. WARRANTY DEED RECORDED OCTOBER 6, 2005 IN OFFICIAL RECORDS BOOK 2383, PAGE 1361.
(AS TO LOT 2) ***AFFECTS LOT 2. NOTHING TO PLOT.***

5. RELEASE OF LIEN RECORDED OCTOBER 28, 2005 IN OFFICIAL RECORDS BOOK 2399, PAGE 610.
(AS TO LOT 2)

6. WARRANTY DEED RECORDED FEBRUARY 21, 2006 IN OFFICIAL RECORDS BOOK 2490, PAGE 1473. (AS TO LOT 3) ***AFFECTS LOT 3. NOTHING TO PLOT.***

7. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
(AS TO LOTS 2, 3 AND 4) ***AFFECTS LOTS 2, 3 AND 4. NOTHING TO PLOT.***

8. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931. (AS TO LOTS 2, 3 AND 4) ***AFFECTS LOTS 2, 3 AND 4. NOTHING TO PLOT.***

9. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
(AS TO LOTS 2, 3 AND 4) ***AFFECTS LOTS 2, 3 AND 4. NOTHING TO PLOT.***

10. EASEMENT RECORDED MARCH 6, 2008 IN OFFICIAL RECORDS BOOK 2946, PAGE 1156.
(AS TO LOTS 2, 3 AND 4) ***AFFECTS LOTS 2, 3 AND 4 AS SHOWN.***

11. UTILITY SERVICE AGREEMENT RECORDED MARCH 25, 2009 IN OFFICIAL RECORDS BOOK 3072, PAGE 934.
(AS TO LOTS 2, 3 AND 4) ***AFFECTS LOTS 2, 3 AND 4. NOTHING TO PLOT.***

12. MORTGAGE RECORDED JULY 27, 2016 IN OFFICIAL RECORDS BOOK 3894, PAGE 2674.
(AS TO LOT 4) ***NO COMMENT.***

13. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.
(AS TO LOTS 2, 3 AND 4) ***AFFECTS LOTS 2, 3 AND 4. NOTHING TO PLOT.***

14. RELEASE OF MORTGAGE RECORDED MAY 18, 2020 IN OFFICIAL RECORDS BOOK 4421, PAGE 172.
(AS TO LOT4) ***NO COMMENT.***

LEGAL DESCRIPTION

LOT 6, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-1054181, FILE NO.: 4821
POLICY DATE: DECEMBER 8, 2004 AT 2:59 PM
SCHEDULE B

1. - 6. GENERAL EXCEPTIONS
NO COMMENT.

7. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

8. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

NOTE: THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED
PEOPLE.

9. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

11. ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF V. CITY OF PORT ST. LUCIE, 821 SO. 2D 1130 (FLA. 4TH DCA 2002).
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM DECEMBER 8, 2004 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481719
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED DECEMBER 8, 2004 IN OFFICIAL RECORDS BOOK 2110, PAGE 334.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

2. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

3. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

4. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

5. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 7, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-1222807, FILE NO.: 0614080C
POLICY DATE: MARCH 8, 2006 AT 9:44 AM
SCHEDULE B

1. - 6. GENERAL EXCEPTIONS
NO COMMENTS.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.
APPLICABLE MATTERS ON THNO COMMENTS.

8. RESTRICTIONS, RCSERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R, BOOK 112, AT PAGE 495, AS PARTIALLY RELEASED BY INSTRUMENT RECORDED IN O.R. BOOK 1157, AT PAGE 2277.
AFFECTS SUBJECT PROPERTY BUT RELEASE DOES NOT AFFECT SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

9. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O.R. BOOK 473, AT PAGE 1177, SUBJECT TO A SUBORDINATION AGREEMENT RECORDED IN O.R. ROOK 762, AT PAGE 72.
AFFECTS SUBJECT PROPERTY BUT SUBORDINATION AGREEMENT DOES NOT AFFECT SUBJECT PROPERTY.

10. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

11. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN AND IS NOT YET DUE AND PAYABLE.
NO COMMENT.

12. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM MARCH 8, 2006 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481684
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED MARCH 8, 2006 IN OFFICIAL RECORDS BOOK 2503, PAGE 1668.
AFFECTS SUBJECT PROPERTY.

2. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
AFFECTS SUBJECT PROPERTY.

3. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
AFFECTS SUBJECT PROPERTY.

4. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
AFFECTS SUBJECT PROPERTY.

5. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.
AFFECTS SUBJECT PROPERTY.

Bowman
CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8830
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 29462

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POLICE TRAINING FACILITY

ALTA / NSPS LAND TITLE
BOUNDARY AND TOPOGRAPHIC SURVEY

ST. LUCIE COUNTY FLORIDA

PROJECT NO
011121-01-001

PLAN STATUS

DATE	DESCRIPTION

FIELD BOOK 22-235 PAGE 28-60
FIELD CREW: MJ, JW
D.A.L. DRAWN | R.E.B. CHKD
SCALE H: 1" = 80' V: N/A
JOB No. 011121-01-001
DATE JUNE 13, 2022
FILE No. 011121 ALTA

SHEET 3 OF 12

LEGAL DESCRIPTION

LOT 8, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 17, 17A THROUGH 17K, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

ATTORNEY'S TITLE INSURANCE FUND, INC.
POLICY NUMBER: OPM-2408260, AGENT'S FILE NO.: 03-56
POLICY DATE: JUNE 20, 2003 AT 4:04 AM
SCHEDULE B

1. - 6. GENERAL EXCEPTIONS
NO COMMENT

7. ANY LIEN OR CLAIM OF LIEN FOR SERVICES, LABOR OR MATERIALS WHICH MAY TAKE PRIORITY OVER THE ESTATE OR INTEREST INSURED BY REASON OF THAT CERTAIN NOTICE OF COMMENCEMENT RECORDED SEPTEMBER 27, 2002, UNDER O.R. BOOK 1586, PAGE 2630, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

8. RESERVATIONS CONTAINED IN WARRANTY DEED RECORDED IN O.R. BOOK 497, PAGE 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
DOCUMENT NOT PROVIDED.

9. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 8, 1965, IN O.R. BOOK 112, PAGE 495, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLATS.

10. 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 O.R. BOOK 473, PAGE 1177, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

11. ANY FEES, ASSESSMENTS OR CHARGES FOR STORMWATER UTILITIES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE TO RECOVER FEES REFUNDED PURSUANT TO THE CASE OF CITY OF PORT ST. LUCIE V. ZLINKOFF, 821 SO. 2D1130 (FLA. 4TH DCA 202).
NO COMMENT.

12. RESOLUTION NO. 98-R49 RECORDED IN O.R. BOOK 1157, PAGE 2701, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

13. ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN O.R. ROOK 1141, PGE 2395, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

14. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, AS RECORDED IN PLAT BOOK 13, PAGE(S) 17, 17A THROUGH 17K, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM JUNE 20, 2003 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481656
DATE: MAY 23, 2022

1. NOTICE OF TERMINATION RECORDED JUNE 20, 2003 IN OFFICIAL RECORDS BOOK 1738, PAGE 949.
AFFECTS SUBJECT PROPERTY.

2. WARRANTY DEED RECORDED JUNE 20, 2003 IN OFFICIAL RECORDS BOOK 1738, PAGE 951.
AFFECTS SUBJECT PROPERTY.

3. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
AFFECTS SUBJECT PROPERTY.

4. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
AFFECTS SUBJECT PROPERTY.

5. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
AFFECTS SUBJECT PROPERTY.

6. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.
AFFECTS SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 9, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 17, 17A THROUGH 17K, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK
POLICY NUMBER: 5332-319428, FILE NO.: 0409332C
POLICY DATE: MARCH 29, 2004 AT 11:57 AM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, I7A THROUGH 17K.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM MARCH 29, 2004 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481597
DATE: MAY 23, 2022

1. AFFIDAVIT RECORDED MARCH 29, 2004 IN OFFICIAL RECORDS BOOK 1929, PAGE 2902.

2. WARRANTY DEED RECORDED MARCH 29, 2004 IN OFFICIAL RECORDS BOOK 1929, PAGE 2903.
AFFECTS SUBJECT PROPERTY.

3. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
AFFECTS SUBJECT PROPERTY.

4. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
AFFECTS SUBJECT PROPERTY.

5. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
AFFECTS SUBJECT PROPERTY.

6. SECOND AMENDMENT TO GROUND LEASE RECORDED SEPTEMBER 25, 2013 IN OFFICIAL RECORDS BOOK 3563, PAGE 2014.
AFFECTS SUBJECT PROPERTY.

7. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.
AFFECTS SUBJECT PROPERTY.

8. NOTICE OF COMMENCEMENT RECORDED MAY 20, 2021 IN OFFICIAL RECORDS BOOK 4614, PAGE 792.
AFFECTS SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 10, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK
POLICY NUMBER: 5332-319428, FILE NO.: 0409332C
POLICY DATE: MARCH 29, 2004 AT 11:57 AM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, I7A THROUGH 17K.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM SEPTEMBER 18, 2004 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481538
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED MARCH 29, 2004 IN OFFICIAL RECORDS BOOK 2060, PAGE 2982.
AFFECTS SUBJECT PROPERTY.

2. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
AFFECTS SUBJECT PROPERTY.

3. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
AFFECTS SUBJECT PROPERTY.

4. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
AFFECTS SUBJECT PROPERTY.

5. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.
AFFECTS SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 11, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-0197202, REFERENCE NO.:23-3212
POLICY DATE: OCTOBER 31, 2003 AT 13:57 AM
SCHEDULE B

1. 1 3. GENERAL EXCEPTIONS
NO COMMENT.

4. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

5. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT. COMPANY AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

6. ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

7. RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN DECLARATION OF RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK I I 2, PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.

8. SPECIAL ASSESSMENT LIEN BY RESOLUTION NO. 98-R-49 AS RECORDED IN OFFICIAL RECORDS BOOK 1157, PAGE 2701.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF V. CITY OF PORT ST LUCIE, 821 SO. 2D 1130 (FLA 4THDCA 2002).
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM OCTOBER 31, 2003 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481487
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED OCTOBER 31, 2003 IN OFFICIAL RECORDS BOOK 1833, PAGE 2213.
AFFECTS SUBJECT PROPERTY.

2. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

3. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

4. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

5. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 12, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-0223963, REFERENCE NO.: 23-3213
POLICY DATE: JANUARY 21, 2004 AT 10:36 AM
SCHEDULE B

1. - 2. GENERAL EXCEPTIONS
NO COMMENT.

3. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA..
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

4. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT. COMPANY AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

5. ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

6. RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN DECLARATION OF RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.

7. ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF V. CITY OF PORT ST LUCIE, 821 SO. 2D 1130 (FLA 4THDCA 2002).
NO COMMENT.

8. SPECIAL ASSESSMENT LIEN BY RESOLUTION NO. 98-R-49 AS RECORDED IN OFFICIAL RECORDS BOOK 1157, PAGE 2701.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM JANUARY 21, 2004 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481401
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED OCTOBER 31, 2003 IN OFFICIAL RECORDS BOOK 1834, PAGE 1083.
AFFECTS SUBJECT PROPERTY.

2. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

3. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

4. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

5. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 13, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. LUCIE COUNTY, FLORIDA RECORDED IN PLAT BOOK 13, PAGE 17; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: P61029-O, CUSTOMER FILE NO.: MOUSTAKAS
POLICY DATE: JULY 16, 1998
SCHEDULE B

2. - 3. GENERAL EXCEPTIONS
NO COMMENT.

4. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

5. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

6. RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.

7. ASSIGNMENT AND ASSUMPTION AGREEMENT AS CONTAINED IN THE INSTRUMENT, RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

8. RESOLUTION NO. 98-R49 DATED JUNE 26, 1998 AND RECORDED JULY 8, 1998 IN OFFICIAL RECORD BOOK 1157, PAGE 2701, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM NOVEMBER 6, 2017 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481362
DATE: MAY 23, 2022

1. CORRECTIVE SPECIAL WARRANTY DEED RECORDED NOVEMBER 6, 2017 IN OFFICIAL RECORDS BOOK 4061, PAGE 1529.
AFFECTS SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 14, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. LUCIE COUNTY, FLORIDA RECORDED IN PLAT BOOK 13, PAGE 17; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: P61029-O, CUSTOMER FILE NO.: MOUSTAKAS
POLICY DATE: JULY 16, 1998
SCHEDULE B

2. - 3. GENERAL EXCEPTIONS
NO COMMENT.

4. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

5. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

6. RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.

7. ASSIGNMENT AND ASSUMPTION AGREEMENT AS CONTAINED IN THE INSTRUMENT, RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM NOVEMBER 6, 2017 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481362
DATE: MAY 23, 2022

1. CORRECTIVE SPECIAL WARRANTY DEED RECORDED NOVEMBER 6, 2017 IN OFFICIAL RECORDS BOOK 4061, PAGE 1529.
AFFECTS SUBJECT PROPERTY.

Bowman
CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8830
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 29462

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POLICE TRAINING FACILITY

ALTA / NSPS LAND TITLE
BOUNDARY AND TOPOGRAPHIC SURVEY

ST. LUCIE COUNTY FLORIDA

PROJECT NO
011121-01-001

PLAN STATUS	
DATE	DESCRIPTION

FIELD BOOK 22-235 PAGE 28-60
FIELD CREW: MJ, JW
D.A.L. DRAWN R.E.B. CHKD
SCALE H: 1" = 80' V: N/A
JOB No. 011121-01-001
DATE JUNE 13, 2022
FILE No. 011121 ALTA

SHEET 4 OF 12

LEGAL DESCRIPTION

LOT 15, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-0133077, REFERENCE NO.: 23-3042
POLICY DATE: JANUARY 3, 2003 AT 11:53 AM
SCHEDULE B

1. - 3. GENERAL EXCEPTIONS
NO COMMENT.

4. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDDS OF ST. LUCIE COUNTY, FLORIDA.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

5. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

6. ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

7. RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN DECLARATION OF RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.

8. RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN DECLARATION OF RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK 493, PAGE 2810.
DOCUMENT NOT PROVIDED.

9. ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER RETROACTIVE OR CURRENT, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF V. CITY OF PORT ST LUCIE.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM NOVEMBER 6, 2017 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481279
DATE: MAY 23, 2022

1. CORRECTIVE SPECIAL WARRANTY DEED RECORDED NOVEMBER 6, 2017 IN OFFICIAL RECORDS BOOK 4061, PAGE 1529.
AFFECTS SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 16, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK
POLICY NUMBER: 5332-319493, FILE NO.: 0410080C
POLICY DATE: AUGUST 11, 2004 AT 9:14 AM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, I7A THROUGH 17K.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. CAPITAL CHARGE INSTALLMENT PAYMENT AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, RECORDED JUNE 2, 2004, IN O.R. BOOK 1982, AT PAGE 1217 (SAID AGREEMENT HAVING BEEN GIVEN TO SECURE THE ORIGINAL AMOUNT OF $3,598.00).
NO COMMENT.

11. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
NO COMMENT.

12. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM AUGUST 11, 2004 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481238
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED AUGUST 11, 2004 IN OFFICIAL RECORDS BOOK 2040, PAGE 2330.
AFFECTS SUBJECT PROPERTY.

2. RELEASE OF LIEN RECORDED OCTOBER 1, 2004 IN OFFICIAL RECORDS BOOK 2068, PAGE 2308.
AFFECTS SUBJECT PROPERTY.

3. FIRST AMENDMENT TO GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2901.
AFFECTS SUBJECT PROPERTY.

4. FIRST AMENDMENT TO LEASE SCHEDULE NO. 2004 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2906.
AFFECTS SUBJECT PROPERTY.

5. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
AFFECTS SUBJECT PROPERTY.

6. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
AFFECTS SUBJECT PROPERTY.

7. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
AFFECTS SUBJECT PROPERTY.

8. RESOLUTION 17-GFC 03 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2134.
AFFECTS SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 17, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
POLICY NUMBER: 1332-10101, FILE NO.: 0410712C
POLICY DATE: NOVEMBER 22, 2004 AT 8:34 AM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, I7A THROUGH 17K.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM NOVEMBER 22, 2004 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481204
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED AUGUST 11, 2004 IN OFFICIAL RECORDS BOOK 2040, PAGE 2330.
AFFECTS SUBJECT PROPERTY.

2. FIRST AMENDMENT TO GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2901.
AFFECTS SUBJECT PROPERTY.

3. FIRST AMENDMENT TO LEASE SCHEDULE NO. 2004 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2906.
AFFECTS SUBJECT PROPERTY.

4. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
AFFECTS SUBJECT PROPERTY.

5. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
AFFECTS SUBJECT PROPERTY.

6. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
AFFECTS SUBJECT PROPERTY.

7. RESOLUTION 17-GFC 03 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2134.
AFFECTS SUBJECT PROPERTY.

8. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 251.
AFFECTS SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 18, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
POLICY NUMBER: 5332-286568, FILE NO.: 0308335C
POLICY DATE: OCTOBER 17, 2003 AT 2:16 PM
SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, I7A THROUGH 17K.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.
AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.
NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM OCTOBER 17, 2003 THROUGH MAY 3, 2022 AT 5:00 PM
FILE NUMBER: 10481177
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED OCTOBER 17, 2003 IN OFFICIAL RECORDS BOOK 1824, PAGE 334.
AFFECTS SUBJECT PROPERTY.

2. ASSIGNMENT AGREEMENT RECORDED MARCH 15, 2004 IN OFFICIAL RECORDS BOOK 1919, PAGE 2405.
AFFECTS SUBJECT PROPERTY.

3. GROUND LEASE RECORDED MARCH 15, 2004 IN OFFICIAL RECORDS BOOK 1919, PAGE 2423.
AFFECTS SUBJECT PROPERTY.

4. FIRST AMENDMENT TO GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2901.
AFFECTS SUBJECT PROPERTY.

5. FIRST AMENDMENT TO LEASE SCHEDULE NO. 2004 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2906.
AFFECTS SUBJECT PROPERTY.

6. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
AFFECTS SUBJECT PROPERTY.

7. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
AFFECTS SUBJECT PROPERTY.

8. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
AFFECTS SUBJECT PROPERTY.

9. SECOND AMENDMENT TO GROUND LEASE RECORDED SEPTEMBER 25, 2013 IN OFFICIAL RECORDS BOOK 3563, PAGE 2014.
AFFECTS SUBJECT PROPERTY.

10. RESOLUTION 17-GFC 03 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2134.
AFFECTS SUBJECT PROPERTY.

11. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.
AFFECTS SUBJECT PROPERTY.

LEGAL DESCRIPTION

DRAINAGE RIGHT OF WAY, LYING WITH BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM 05/11/1992 THROUGH 05/11/2022 AT 5:00 PM
FILE NUMBER: 10472292

A. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, 17A - 17K, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

B. ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED APRIL 30, 1998, IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

Bowman
CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8830
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 29462

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POLICE TRAINING FACILITY

ALTA / NSPS LAND TITLE
BOUNDARY AND TOPOGRAPHIC SURVEY

ST. LUCIE COUNTY FLORIDA

PROJECT NO
011121-01-001

PLAN STATUS

DATE	DESCRIPTION

FIELD BOOK 22-235 PAGE 28-60
FIELD CREW: M.J, J.W
D.A.L. DRAWN | R.E.B. CHKD
SCALE H: 1" = 80' V: N/A
JOB No. 011121-01-001
DATE JUNE 13, 2022
FILE No. 011121 ALTA

SHEET 5 OF 12

R=25.00'
Δ=90°02'01"
L=39.28'
CH = S44° 45' 19"E 35.37'

R=25.00'
Δ=89°57'59"
L=39.26'
CH = N45° 14' 41"E 35.34'

THANKSGIVING AVENUE
60' RIGHT-OF-WAY(P) ASPHALT PAVEMENT

KAIL STREET
60' RIGHT-OF-WAY (P)
ASPHALT PAVEMENT

DRAINAGE RIGHT-OF-WAY

BEST STREET
60' RIGHT-OF-WAY(P)

BLOCK 688
PORT ST. LUCIE SECTION 18
P.B. 13, PG. 17

BLOCK 689
PORT ST. LUCIE SECTION 18
P.B. 13, PG. 17

TRACT "F"
PORT ST. LUCIE SECTION 18
P.B. 13, PG. 17
±18.13 ACRES

±4.75 ACRES

TOTAL FOR BOTH PARCELS
±22.88 ACRES

PORT ST. LUCIE BOULEVARD
100' RIGHT-OF-WAY(P)
ASPHALT PAVEMENT

AIROSO BOULEVARD
100' RIGHT-OF-WAY(P)
ASPHALT PAVEMENT

FOUND 5/8" IRON ROD, NO I.D. 0.11' E. (ACCEPTED AS CORNER)
SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030" (TYP.)
S 89°46'08" E 150.00' (P)
S 89°46'20" E 149.99'
FOUND 1/2" IRON ROD AND CAP STAMPED "LB 7025" 0.13' N., .10' W.
FOUND 3/4" IRON ROD, NO I.D.
FOUND 1/2" IRON ROD AND CAP STAMPED "LB 7025" 0.12' N., .12' W.
20' U.E. & D.E. (P)
N 00°13'52" E 185.00' (P)
N 00°15'41" E 185.16'
S 89°46'08" E 125.00' (P)
N 89°44'19" W 125.00'
FOUND 5/8" IRON ROD, NO I.D. 0.17' N., 0.15' W. (ACCEPTED AS CORNER)
FOUND 5/8" IRON ROD AND CAP STAMPED "KARNER LB #7357" 0.13' N., 0.09' W. (ACCEPTED AS CORNER)
SITE CONTROL POINT #801
SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
EL. = 14.67' (N.A.V.D. 88)
N = 1070031.90
E = 869037.73
U.E. & D.E. (P)
N 00°13'52" E 80.00' (P)
N 00°15'41" E 80.11'
FOUND 5/8" IRON ROD AND CAP STAMPED "AYLOR LB 4602" 0.18' N., 0.13' W. (ACCEPTED AS CORNER)
N 89°44'19" W 125.00'
N 89°46'08" W 125.00' (P)
FOUND 5/8" IRON ROD AND CAP (ROD PUSHED THROUGH CAP) 0.12' S., 0.11' W. (ACCEPTED AS CORNER)
20' U.E. & D.E. (P)
N 00°14'20" E 279.77' (P)
FOUND 1/2" IRON ROD, NO I.D. 0.12' N. (ACCEPTED AS CORNER)
FOUND 5/8" IRON ROD AND CAP STAMPED "BLOOMSTER LB 6018" 0.15' N.
FOUND 5/8" IRON ROD AND CAP STAMPED "BLOOMSTER LB 6018" 0.39' N. (ACCEPTED AS CORNER)
S 83°49'48" E 125.64' (P)
S 83°47'25" E 125.68'
6' U.E. & D.E. (P)
FOUND 5/8" IRON ROD, NO I.D. (BENT) 0.16' N., 0.14' W. (ACCEPTED AS CORNER)
6' U.E. & D.E. (P)
FOUND 5/8" IRON ROD AND DESTROYED CAP, 0.20' N.
"5045" FOUND 2" ALUMINUM DISK STAMPED "5045" EL. = 14.47' (N.A.V.D. 88) N = 1069540.15 E = 868517.68
N 00°13'52" E 322.62' (P)
N 00°15'41" E 322.62'
FOUND 5/8" IRON ROD AND CAP STAMPED "PSM 2791" AND FOUND PK NAIL AND DISK STAMPED "FDOT R/W" 0.12' W.
FOUND PK NAIL AND DISK STAMPED "PSM 2791"
N 83°49'48" W 50.27' (P)
N 83°49'12" W 50.27'
FOUND PK NAIL AND DISK STAMPED "FDOT R/W" 0.10' W.
FOUND PK NAIL AND DISK STAMPED "LS 2791"
S 00°15'41" W 821.32'
S 00°13'52" W 820.60' (P)
N 00°13'52" E 780.00' (P)
N 00°15'41" E 780.21'
FOUND 5/8" IRON ROD AND CAP STAMPED "O.V. 4942", 0.23' E.
FOUND 5/8" IRON ROD AND CAP STAMPED "J.K. QUILLEN LAND SURVEYOR" 0.19' E.
FOUND 3/4" IRON ROD, NO I.D.
SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030" (TYP.)
FOUND 5/8" IRON ROD AND CAP STAMPED "LB 6018" 0.11' S., 0.15' E. (ACCEPTED AS CORNER)
S 89°46'08" E 340.00' (P)
S 89°46'20" E 339.55'
FOUND 5/8" IRON ROD AND CAP STAMPED "J.K. QUILLEN LAND SURVEYOR" 0.12' N. (ACCEPTED AS CORNER)
S 89°46'08" E 240.00' (P)
S 89°46'20" E 240.00'
FOUND 5/8" IRON ROD AND CAP STAMPED "J.K. QUILLEN LAND SURVEYOR" 0.10' W. (ACCEPTED AS CORNER)
"5044" FOUND 2" ALUMINUM DISK STAMPED "5044" EL. = 11.30' (N.A.V.D. 88) N = 1070280.82 E = 870039.71
FOUND 3/4" IRON ROD, NO I.D. 0.40' N. (ACCEPTED AS CORNER)
S 00°17'16" W 125.00'
S 00°13'52" W 125.00' (P)
N 00°13'52" E 125.00' (P)
N 00°17'16" E 125.00'
FPL EASEMENT O.R.B. 2946, PG. 1156
U.E. & D.E. (P)
S 00°17'13" W 125.00'
S 00°13'52" W 125.00' (P)
S 89°46'08" E 85.00' (P)
S 89°46'20" E 85.00'
U.E. & D.E. (P) (TYP.)
10' U.E. & D.E.
S 89°46'08" W 269.44' (D)
S 89°46'20" E 80.00'
S 89°46'08" E 80.00' (P)
FOUND 5/8" IRON ROD AND CAP STAMPED "LB 4875", 0.19' E. (ACCEPTED AS CORNER)
SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030" (TYP.)
10' DRAINAGE & UTILITY EASEMENT (P)
SITE CONTROL POINT #806
SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
EL. = 15.45' (N.A.V.D. 88)
N = 1070025.82
E = 869389.92
S 00°13'52" W 180.14' (D)
N 90°00'00" E 18.97'(D)
SPRINT PCS LEASE AREA O.R.B. 1596, PG. 2446
N 00°00'00" E 27.35' (D)
N 90°00'00" E 3.69' (D)
N 00°00'00" E 10.00' (D)
S 00°00'00" E 15.00'(D)
N 90°00'00" W 12.66'(D)
S 00°00'00" E 22.35'(D)
N 90°00'00" W 10.00'(D)
SUBJECT TO INGRESS/EGRESS AND UTILITY EASEMENT O.R.B. 1596, PG. 2446 (SEE TRACT "F" TITLE EXCEPTION "M")
1 15' WATER MAIN EASEMENT O.R.B. 761, PG. 24
S 45°07'45" W 466.30'
S 71°27'48" W 218.43'
1 15' SANITARY SEWER EASEMENT O.R.B. 761, PG. 24
S 11°16'15" W 242.12'
SITE CONTROL POINT #800
SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
EL. = 15.21' (N.A.V.D. 88)
N = 1069661.36
E = 869069.33
SITE CONTROL POINT #802
SET MAG NAIL AND DISK STAMPED "BOWMAN CG LB 8030"
EL. = 15.31' (N.A.V.D. 88)
N = 1069724.56
E = 869566.74
S 82°53'44" W 68.26'
(BEARING BASE) S 00°17'13" W 985.36'
S 00°13'52" W 984.20' (P)
SET MAG NAIL AND DISK STAMPED "BOWMAN CG LB 8030"
U.E. & D.E. (P)
N 89°44'19" W 125.00'
N 89°46'08" W 125.00' (P)
FOUND 5/8" IRON ROD, NO I.D. 0.13' S., 0.23' W. (ACCEPTED AS CORNER)
FOUND 1/2" IRON ROD AND CAP STAMPED "C&T TRV" 1.61' S., 2.08' E.
SUBJECT TO 10' FPL EASEMENT O.R.B. 343, PG. 1215 (NOT PLOTTABLE)
S 00°13'52" E 264.84' (P)
N 00°15'41" E 264.84'
FOUND 1/2" IRON ROD, NO I.D.
FOUND 1/2" IRON ROD, NO I.D. (LEANING) 0.17' E (ACCEPTED AS CORNER)
S 00°15'41" W 192.00'
S 00°13'52" W 191.99' (P)
FOUND 3/4" IRON PIPE
N 00°13'52" E 178.00' (P)
N 00°15'41" E 178.00'
SET MAG NAIL AND DISK STAMPED "BOWMAN CG LB 8030"
FOUND PK NAIL AND DISK STAMPED "FDOT R/W" 0.34' W.
SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030" (TYP.)
D PARCEL 60 10' FPL EASEMENT O.R.B. 456, PG. 2534
SITE CONTROL POINT #803
FOUND F.D.O.T. BRASS DISK IN CONCRETE WALK STAMPED "716-94-06-03"
EL. = 12.33' (N.A.V.D. 88)
N = 1069136.54
E = 869497.65
R PERPETUAL EASEMENT O.R.B. 3116, PG. 162
N 84°07'51" W 624.51'
N 83°49'48" W 620.74' (P)
25.00'
FOUND 5/8" IRON ROD AND CAP STAMPED "FDOT R/W"
FOUND 5/8" IRON ROD, NO I.D. 0.22' E.
FOUND 5/8" IRON ROD, NO I.D.
R=25.00'
Δ=76°19'32"
L=33.30'
CH = S47° 03' 05"W 30.89'

0 60 120 Feet
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 60'

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD., INC. SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

Cad file name: P:\011121 – Port St Lucie\011121–01–001 (SUR) – Police Training Facility\Survey\Topo Boundary\011121 ALTA.dwg 7/26/2022

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BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 29462

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POLICE TRAINING FACILITY
ALTA / NSPS LAND TITLE AND BOUNDARY AND TOPOGRAPHIC SURVEY
ST. LUCIE COUNTY FLORIDA

PROJECT NO
011121–01–001

PLAN STATUS	
7/26/22	UPDATE BNDY
DATE	DESCRIPTION

FIELD BOOK 22–235 PAGE 28–60
FIELD CREW: MJ, JW
D.A.L. DRAWN R.E.B. CHKD
SCALE H: 1" = 60' V: N/A
JOB No. 011121–01–001
DATE JUNE 13, 2022
FILE No. 011121 ALTA

SHEET 6 OF 12

0 20 40 Feet

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 20'

MATCH LINE "A" - SEE SHEET 8

MATCH LINE "B" - SEE SHEET 10

THANKSGIVING AVENUE
60' RIGHT-OF-WAY ±20' ASPHALT PAVEMENT

BEST STREET
60' RIGHT-OF-WAY(P)

KAIL STREET
60' RIGHT-OF-WAY
ASPHALT PAVEMENT

S 89°46'20" E 149.99'

LOT 12
(NOT INCLUDED)

LOT 13
(NOT INCLUDED)

LOT 14

LOT 15

LOT 16

BLOCK 688
PORT ST. LUCIE SECTION 18
P.B. 13, PG. 17

20' UTILITY EASEMENT (P)

6' UTILITY EASEMENT (P)

EDGE OF PAVEMENT

SWALE

SWALE LINER (TYP.)

MES
INV. EL. = 12.68'

INV. EL. = 12.05'

INV. EL. = 13.11'

INV. EL. = 13.14'

WOOD UTILITY POLE (TYP.)

CONCRETE APRON

15" CMP

HDPE

PINE TREE (TYP.)

ASSORTED NON-NATIVE VEGETATION

OAK TREE (TYP.)

PALM TREE (TYP.)

UNKNOWN TREE (TYP.)

MES
INV. EL. = 12.51'

MES
INV. EL. = 12.06'

MES
INV. EL. = 12.85'

MES
INV. EL. = 10.52'

CONCRETE DRIVE

HEADWALL
INV. EL. = 12.44'

HEADWALL
INV. EL. = 12.43'

12" X 18" RCP

18" RCP

24" RCP

15" RCP

STORM MANHOLE
RIM EL. = 15.94'
E. INV. EL. = 6.92'
W. INV. EL. = 10.20'
BTM. EL. = 6.16'

CATCH BASIN
GRATE EL. = 14.62'
N. INV. EL. = 10.63'
E. INV. EL. = 6.53'
S. INV. EL. = 10.63'
BTM. EL. = 6.44'

TOP OF SLOPE

TOE OF SLOPE

ASPHALT DRIVE AND PARKING

COVERED PAVILLION

GATE ARM MOTOR

SITE CONTROL POINT #801
SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
EL. = 14.67' (N.A.V.D. 88)
N = 1070031.90
E = 869037.73

CATCH BASIN
E. INV. EL. = 10.64'
W. INV. EL. = 7.19'
WEIR EL. = 15.21'
WEIR EL = 12.83'
BTM. EL. = 6.70'

INV. EL. = 12.09'

INV. EL. = 13.24'

INV. EL. = 13.50'

15" CMP

CLUSTER

CONCRETE DRIVE

5.3'X2.7' CONCRETE PAD

1 STORY CBS GARAGE
182 SW THANKSGIVING AVENUE
F.F.E. = 15.59'
24.1'

A/C PAD

6' CONCRETE SIDEWALK

CATCH BASIN
GRATE EL. = 15.50'
INV. EL. = 12.71'
BTM. EL. = 12.08'

MES
INV. EL. = 12.22'

MES
INV. EL. = 12.39'

7' CBS WALL

10' U.E. & D.E. (P)

6' CONCRETE SIDEWALK

6" CONCRETE CURB (TYP.)

GATE CODE POST

ASPHALT PAVEMENT

CATCH BASIN
GRATE EL. = 14.36'
INV. EL. = 10.57'
BTM. EL. = 7.72'

ASPHALT DRIVE

CONCRETE

CATCH BASIN GRATE EL. = 13.75'
INV. EL. = 11.39'
BTM. EL. = 10.99'

DETENTION AREA

STORM MANHOLE
RIM EL. = 15.13'
E. INV. EL. = 10.41'
S. INV. EL. = 12.05'
W. INV. EL. = 6.52'
BTM. EL. = 6.08'

MES
INV. EL. = 10.06'

MES
INV. EL. = 10.56'

BURIED MES
INV. EL. = 10.38'

MES
INV. EL. = 10.07'

MAPLE TREE (TYP.)

10' U.E. & D.E. (P)

STORM MANHOLE
RIM EL. = 15.57'
N. INV. EL. = 12.40'
E. INV. EL. = 12.48'
BTM. EL. = 12.03'

ICE MACHINE

12" HDPE

6' METAL FENCE

8' CHAIN LINK FENCE

FUEL TANKS

GATE

2 STORY CBS BUILDING
CITY OF PORT ST. LUCIE
BUILDING DEPARTMENT
F.F.E. = 17.09'

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POLICE TRAINING FACILITY

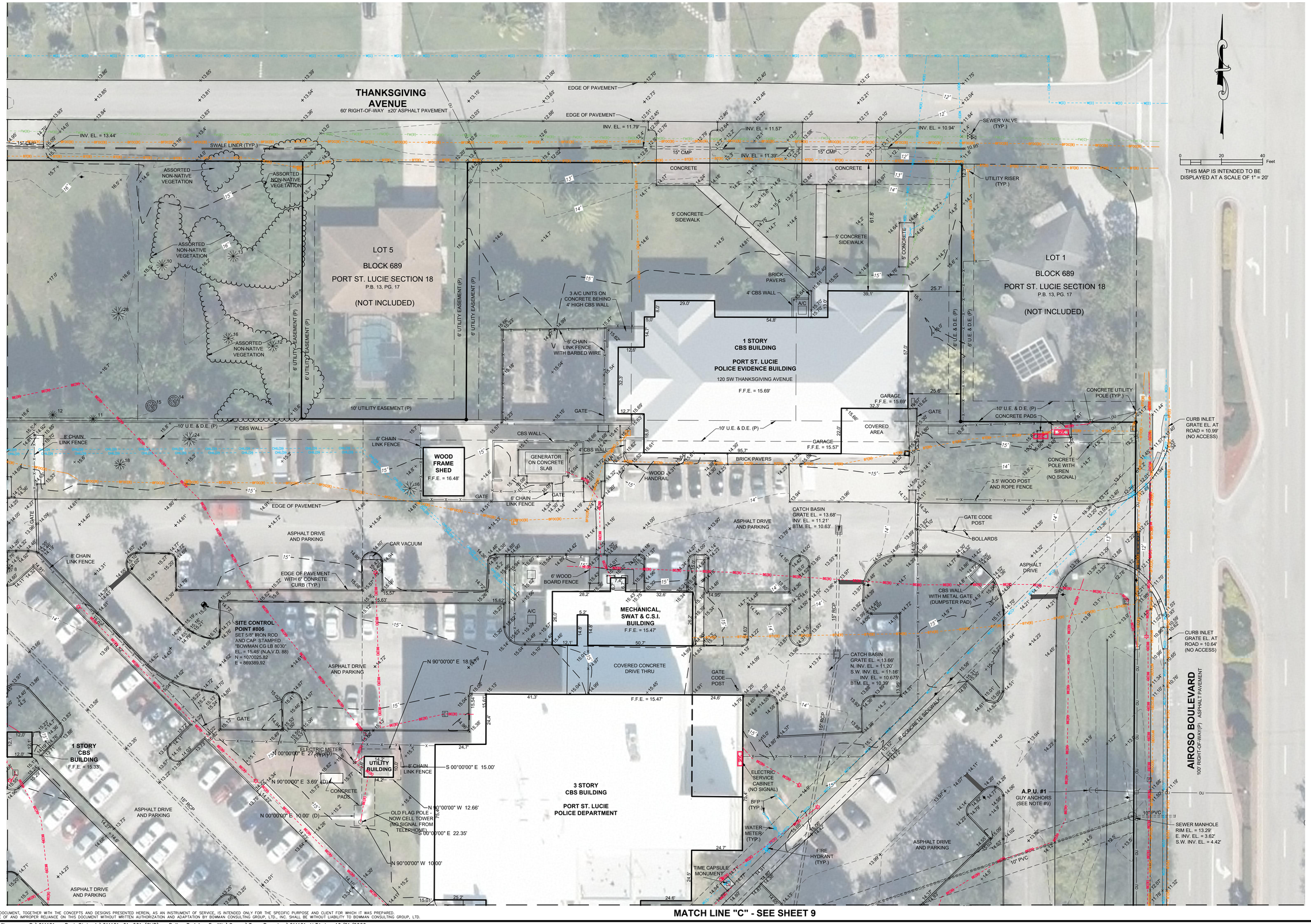
ALTA / NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY

ST. LUCIE COUNTY FLORIDA

PROJECT NO
011121-01-001

PLAN STATUS	
07/12/22	ADD S.U.E. CHILL LINES
10/21/22	ADD TREES SHEETS 7&8
DATE	DESCRIPTION

FIELD BOOK	PAGE
22-235	28-60
FIELD CREW: MJ, JW	
D.A.L. DRAWN	R.E.B. CHKD
SCALE H: 1" = 20' V: N/A	
JOB No. 011121-01-001	
DATE JUNE 13, 2022	
FILE No. 011121 ALTA	



0 20 40 Feet

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POLICE TRAINING FACILITY

ALTA / NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY

ST. LUCIE COUNTY FLORIDA

PROJECT NO
011121-01-001

PLAN STATUS	
07/12/22	ADD S.U.E. CHILL LINES
10/21/22	ADD TREES SHEETS 7&8
DATE	DESCRIPTION

FIELD BOOK 22-235 PAGE 28-60
FIELD CREW: MJ, JW
D.A.L. DRAWN R.E.B. CHKD
SCALE H: 1" = 20' V: N/A
JOB No. 011121-01-001
DATE JUNE 13, 2022
FILE No. 011121 ALTA

SHEET 8 OF 12

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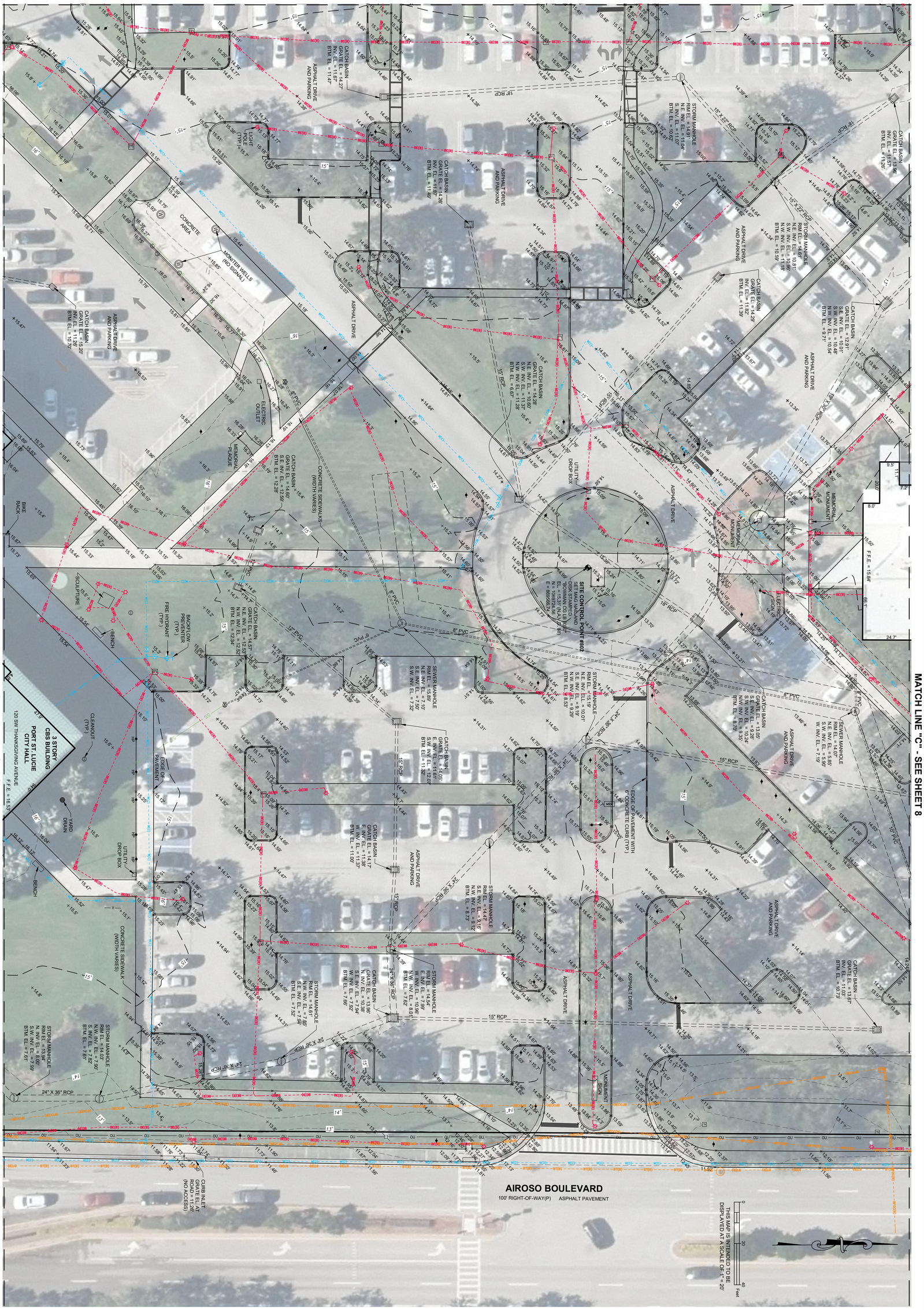
MATCH LINE "E" - SEE SHEET 10

MATCH LINE "D" - SEE SHEET 12

MATCH LINE "C" - SEE SHEET 8


AIROSO BOULEVARD
100' RIGHT-OF-WAY(P) ASPHALT PAVEMENT
3 STORY CBS BUILDING
PORT ST. LUCIE CITY HALL
120 SW THANKSGIVING AVENUE
F.F.E. = 16.5'
SITE CONTROL POINT 8002
SET MAG NAIL AND WASHER DSN STAMPED "BOWMAN" N = 895048.14 E = 890468.54 ELEV. = 15.31' (N.A.V.D. 88)
ASPHALT DRIVE AND PARKING
CONCRETE SIDEWALK (WIDTH VARIES)
CONCRETE AREA
MONITOR WELLS (NO SIGNAL)
ELECTRIC OUTLET
MEMORIAL PLAQUE
BIKE RACK
BENCH
SCULPTURE
FIRE HYDRANT (TYP.)
BACKFLOW PREVENTER (TYP.)
CLEANOUT (TYP.)
YARD DRAIN
UTILITY DROP BOX
EDGE OF PAVEMENT WITH CONCRETE CURB (TYP.)
CURB INLET GRATE EL. AT GUTTER EL. (NO ACCESS)
CATCH BASIN GRATE EL. = 14.57' INV. EL. = 11.27' BTM. EL. = 11.07'
CATCH BASIN GRATE EL. = 14.26' INV. EL. = 11.06' BTM. EL. = 10.86'
CATCH BASIN GRATE EL. = 14.20' INV. EL. = 11.37' BTM. EL. = 11.28'
CATCH BASIN GRATE EL. = 14.57' INV. EL. = 11.27' BTM. EL. = 11.07'
CATCH BASIN GRATE EL. = 15.20' INV. EL. = 10.70' BTM. EL. = 10.50'
CATCH BASIN GRATE EL. = 14.57' N.W. INV. EL. = 12.34' S.E. INV. EL. = 12.24'
CATCH BASIN GRATE EL. = 14.57' INV. EL. = 12.24' BTM. EL. = 12.04'
CATCH BASIN GRATE EL. = 14.57' INV. EL. = 11.57' BTM. EL. = 11.37

MATCH LINE "B" - SEE SHEET 7

LOT 16
(NOT INCLUDED)

LOT 17
(NOT INCLUDED)

0 20 40 Feet
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 20'

20' UTILITY EASEMENT (P)

KAIL STREET
60' RIGHT-OF-WAY ASPHALT PAVEMENT

40" X 60" RCP
40" X 60" RCP
INV. EL. = 8.04'
INV. EL. = 8.01'
INV. EL. = 12.74'
INV. EL. = 12.81'
INV. EL. = 13.31'
INV. EL. = 13.25'

CONCRETE DRIVE
GARAGE F.F.E. = 15.36'
A/C ON CONCRETE PAD
COVERED ENTRY
1 STORY CBS BUILDING
2243 SW KAIL ST.
F.F.E. = 16.21'
COVERED PATIO

LOT 18

EDGE OF PAVEMENT

1 STORY CBS BUILDING
2257 SW KAIL ST.
F.F.E. = 16.20'
COVERED ENTRY
COVERED PATIO
GARAGE F.F.E. = 15.36'
A/C ON CONCRETE PAD
CONCRETE DRIVE

LOT 19

12" CMP

BACKFLOW PREVENTER (TYP.)
WATER METER (TYP.)

TOP OF SLOPE
TOE OF SLOPE

CATCH BASIN
GRATE EL. = 14.64'
N. INV. EL. = 10.50'
S.E. INV. EL. = 7.39'
S. INV. EL. = 10.51'
BTM. EL. = 6.98'

18" RCP
15" RCP

UTILITY HAND HOLE (TYP.)

INV. EL. = 14.17'
COVERED PAVILLION
INV. EL. = 13.69'
4" PVC
MES INV. EL. = 12.81'
COVERED 6' CONCRETE SIDEWALK
15" CMP
INV. EL. = 13.69'
MES INV. EL. = 12.81'
INV. EL. = 13.85'
MES INV. EL. = 12.54'
SWALE LINER (TYP.)

STORM MANHOLE
RIM EL. = 15.53'
E. INV. EL. = 11.05'
S.W. INV. EL. = 11.04'
N.W. INV. EL. = 8.30'
BTM. EL. = 7.75'

GATE ARM MOTOR
YELLOW DIAMOND SIGNS
GATE ARM MOTOR

WELL (TYP.) (ABANDONED)

A/C PAD
1 STORY CBS BUILDING
2252 SW BEST ST.
F.F.E. = 17.49'
COVERED ENTRY
CONCRETE
CAR VACUUM

1 STORY CBS BUILDING
PORT ST. LUCIE EMPLOYEE FAMILY HEALTH CENTER
2266 SW BEST ST.
F.F.E. = 16.75'
COVERED ENTRY
HANDRAILS
A/C PAD
4' CONCRETE SIDEWALK
COVERED ASPHALT
CONCRETE
ASPHALT DRIVE AND PARKING

BEST STREET
60' RIGHT-OF-WAY(P)

INV. EL. = 12.50'
INV. EL. = 12.31'
INV. EL. = 13.29'
INV. EL. = 12.78'
INV. EL. = 12.71'

GENERATOR BUILDING
F.F.E. = 16.08'
WALL
A/C
GATE
8' CHAIN LINK FENCE

2 STORY CBS BUILDING
CITY OF PORT ST. LUCIE BUILDING DEPARTMENT
F.F.E. = 17.09'

POSSIBLE ROOF DRAIN
STORM MANHOLE
RIM EL. = 15.59'
E. INV. EL. = 12.47'
S.W. INV. EL. = 12.47'
BTM. EL. = 12.01'
12" HDPE
15" RCP
CONCRETE SIDEWALKS (WIDTH VARIES)

SITE CONTROL POINT #800
SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
EL. = 15.21' (N.A.V.D. 88)
N = 1069661.36
E = 869069.93

EDGE OF PAVEMENT WITH 6" CONCRETE CURB (TYP.)

CURB INLET
GRATE EL. AT ROAD = 14.33'
GRATE EL. AT REAR = 14.23'
N. INV. EL. = 11.35'
S. INV. EL. = 11.38'
BTM. EL. = 10.94'

CURB INLET
GRATE EL. AT ROAD = 14.26'
GRATE EL. AT REAR = 14.12'
N. INV. EL. = 14.48'
BTM. EL. = 11.20'

LIGHT POLE WITH CAMERA
ASPHALT DRIVE AND PARKING
ASPHALT DRIVE AND PARKING
ASPHALT DRIVE

COVERED ENTRY
COVERED AREA
PERMIT DROP BOX
BIKE RACK
BOLLARDS AND YIELD TO PEDESTRIANS SIGN
LIGHT POLE (TYP.)
ASPHALT DRIVE AND PARKING
BOLLARD (TYP.)
STEPS
BRICK PAVERS
COVERED ENTRY
PERMIT DROP BOX
ASPHALT DRIVE AND PARKING
EDGE OF PAVEMENT WITH 6" CONCRETE CURB (TYP.)
BOLLARD (TYP.)
ELECTRIC CAR CHARGING STATION
ASPHALT DRIVE AND PARKING
TOP OF SLOPE
INV. EL. 14.45' FILLED WITH DIRT
INV. EL. = 14.24' FILLED WITH DIRT
COVERED 4' CONCRETE SIDEWALK
UNDERGROUND FIBER OPTIC VAULT

MATCH LINE "E" - SEE SHEET 9

MATCH LINE "F" - SEE SHEET 11

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POLICE TRAINING FACILITY

ALTA / NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

BOUNDARY AND TOPOGRAPHIC SURVEY

ST. LUCIE COUNTY FLORIDA

PROJECT NO
011121-01-001

PLAN STATUS	
07/12/22	ADD S.U.E. CHILL LINES

DATE	DESCRIPTION

FIELD BOOK 22-235 PAGE 28-60
FIELD CREW: MJ, JW
D.A.L. DRAWN | R.E.B. CHKD
SCALE H: 1" = 20' V: N/A
JOB No. 011121-01-001
DATE JUNE 13, 2022
FILE No. 011121 ALTA

SHEET 10 OF 12

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ALTA / NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY

ST. LUCIE COUNTY FLORIDA

PROJECT NO 011121-01-001

DATE	DESCRIPTION
7/12/22	ADD SUE, DRILL LINES

PLAN STATUS

FIELD BOOK 22-235 PAGE 28-60

FIELD CREW: MJ, JW

D.A.L.: R.E.B.

DRAWN: CHKD:

SCALE: H: 1" = 20' V: N/A

JOB No.011121-01-001

DATE: JUNE 13, 2022

FILE No. 011121 ALTA

SHEET 11 OF 12

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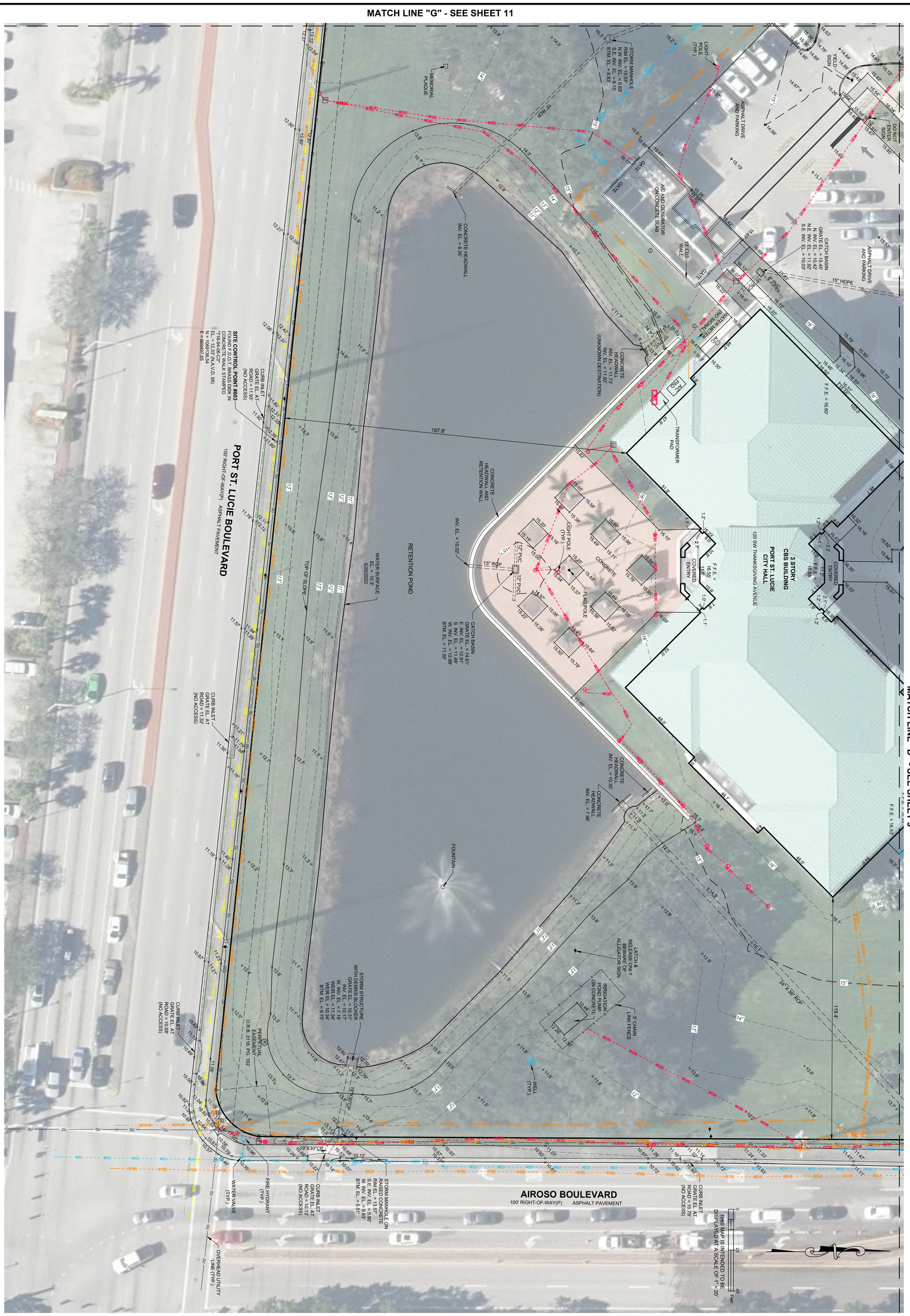

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ST. LUCIE COUNTY FLORIDA

PROJECT NO 011121-01-001

DATE	DESCRIPTION
07/12/22	ADD SUE, DRILL LINES

PLAN STATUS

FIELD BOOK 22-235 PAGE 28-60

FIELD CREW: MJ, JW

D.A.L. R.E.B.

DRAWN CHKD

SCALE: H: 1" = 20' V: N/A

JOB No. 011121-01-001

DATE: JUNE 13, 2022

FILE No. 011121 ALTA

SHEET 12 OF 12

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